

Residential: Single Family Detached**Poplar Mills (Park Place) (CN-PSA-2025-00088)**

1240 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	Considered 09/23/25
No	No	No	No	Yes

Allocation Request

Total	2026
6,900	6,900

Project Fact Finding

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

This 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, with a different applicant. 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.



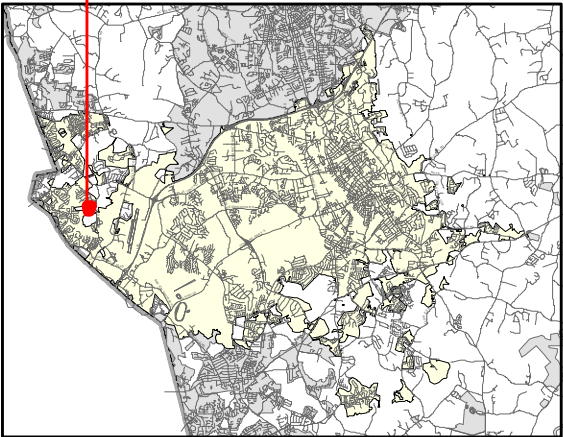
CN-PSA-2025-00088 - Poplar Mills SF Detached

Type: Residential SF Detached

23 single family units

Allocation Request: 6,900

- 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:	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		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)		(Title)		(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 Facsimile Number)			
(Applicant's Phone Number)				jhorton@mihomes.com			
Jeremy Horton		(Name)	(Email)	(Applicant's Email Address)			
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.

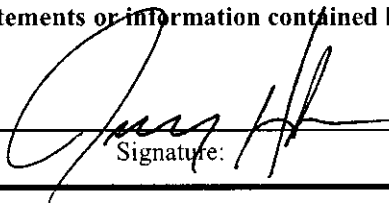
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Family Detached	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 Horton, 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: 

10/22/2025

Date:

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

DPR Design

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

FLOW ESTIMATE

<u>Use</u>	<u>Classification</u>	<u>Daily Flow for Design</u>	<u>Units</u>	<u>Flow (gpd)</u>	<u>Flow (gpm)</u>	<u>Note</u>
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.

Meadowcroft Ph 2 (Flowes Store Road) (CN-PSA-2025-00097)

3970 US HWY 601 S

DRC	Entitled	Units	PRS Routed	Technically Approved
6/15/2023	Yes	102	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	Yes	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

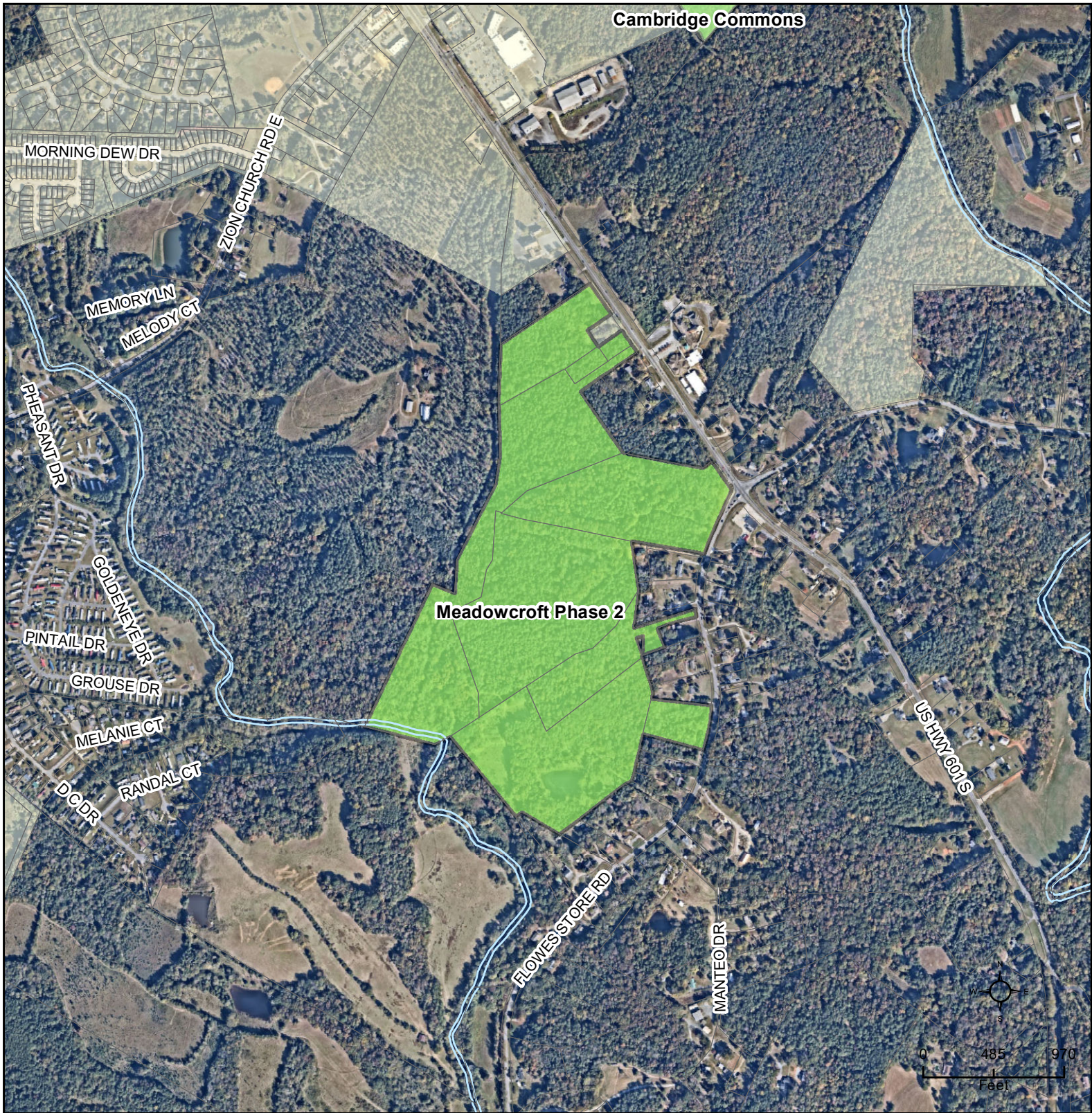
Total	2026	2027	2028
30,600	15,000	15,000	600

Project Fact Finding

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

Brief Summary

The applicant is seeking sewer allocation for Phase 2, which consists of 102 single family detached houses. Prestige states in their narrative that these houses will be executive homes. This project came before the Planning and Zoning Commission in 2018 as Z(CD)- 07-18 and was approved. This project was approved as a Planned Unit Development (PUD). This project consists of multiple parcels totaling 104.7 acres.



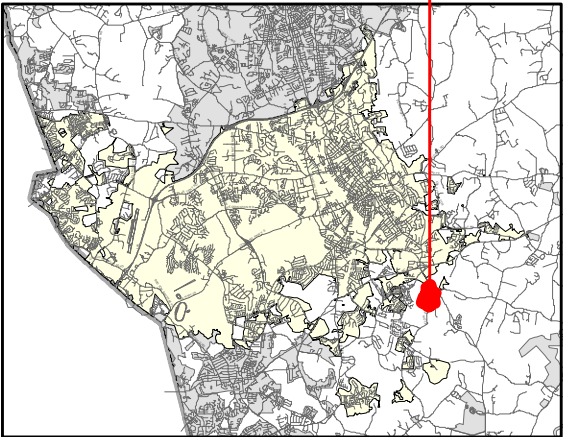
CN-PSA-2025-00097 - Meadowcroft Phase 2

Type: Residential SF Detached

102 single family units

Allocation Request: 30,600

-  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:	Flowes Store Road - Phase 2				
	2.)	Description of project location:	located at the intersection of US Hwy 601 and Flowes Store Road E (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:	5539902295000	3a.)	Parcel Acreage:	62.12	
	4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building	(sq. ft.)	
	6a.)	Description of Facility to be served:	single-family lots	6b.) Number of Lots	102	6c.) Number of Units	102
	7d.)	Additional description information:	includes 9 parcels				
	B. Applicant Information	Steve Bailey President		820 Forest Point Circle, Suite 120			
(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)					
Prestige Land & Site Works, LLC		Charlotte, NC 28273					
(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)					
803-979-7172		(Applicant's Facsimile Number)					
(Applicant's Phone Number)		steven.bailey@prestigecorp.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	Jonathan A. Carter		Bluestone Land Management, PLLC				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	30916		115 Autumn Frost Avenue				
	(NCPE Registration Number)		(Street or Box Number)				
	704-649-2863		Statesville, NC 28677				
	(Phone Number)		(City, State, Zip Code)				
	Jonathan A. Carter		jonathan.carter@bluestonelandmanagement.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: 30,600 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 Lots (4-bedrooms)	300	gal/ day	102	GPD	30,600
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	30,600

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, Alex Bonda, 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.

Alex Bonda

Digitally signed by Alex Bonda
 Date: 2025.10.20 15:22:28 -04'00'

10.20.2025

Signature:

Date:

Flower Store Road – Phase 2 Site Narrative

Prestige is seeking sewer allocation for an approved PUD development with 204 single family executive homes and commercial development. Our intent is to provide the area with a high quality residential mixed-use community. We anticipate the executive-style homes will have an initial sales price above \$500k. The community will have a dedicated amenity area with cabana and pool and natural walking trails to create a walkable neighborhood that connects residents with each pocket of open space and the commercial area. A greenway easement will be dedicated to the City of Concord for its future greenway expansion plans. Our request for sewer allocation is for 102 residential executive-style homes. Sewer allocation was previously approved for 102 residential executive-style homes, associated amenity center, and commercial uses (potential restaurants, shops, neighborhood services, real estate office, dentist office, veterinary services, daycare etc.). Existing/future residents of this area will benefit from this project by having a wider selection of commercial, employment opportunity, and high-end homes that will raise property values and bring more interest to the area.

Prestige is also donating approximately three (3) acres of Hwy 601 road frontage to the City of Concord for the power substation needed to serve this area's existing and future residents. In addition to the land donation, we will grade the substation area and agree to permanently treat its stormwater, saving the City the indefinite costs of maintaining a stormwater pond.

Parcel #s of the project include: 55398192150000, 55399132850000, 55399111820000, 55398087820000, 55399022950000, 55388994070000, 55389910910000, 55389804860000, & 55389886180000

Example residential:



Example commercial:



1:10/17/2025 10:00 AM C:\PROJECTS\2025\25000\DRAWINGS\DWG\25000-01.dwg 25000-01.dwg 1:10/25

DRAINAGE LEGEND

	EXISTING	PROPOSED
PIPE	- - - - -	- - - - -
DITCH		→ - - - -
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - BOTH (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RCI)		
ROOF INLET (RI)		
VALLEY INLET (VI)		
YARD INLET (YI)		
BEVELED END SECTION (BES)		
END SECTION (ES)		
FLARED END SECTION (FES)		
11 1/2" BEND - HORIZONTAL		
22 1/2" BEND - HORIZONTAL		
45" BEND - HORIZONTAL		
90" BEND - HORIZONTAL		
CLEANOUT		
PLUG		
TEE		
WYE		

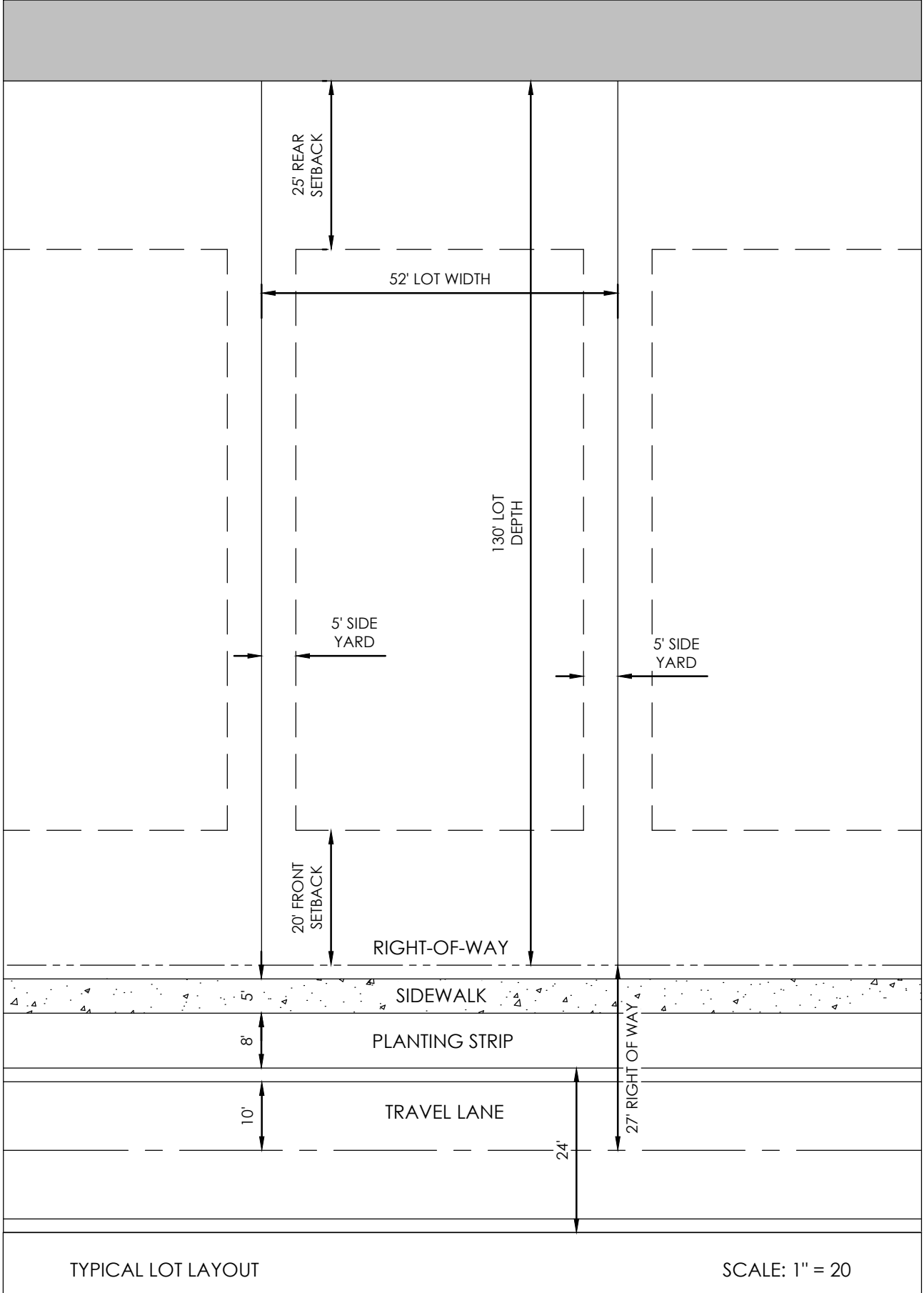
ABBREVIATIONS							
DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)		OC	ON CENTER
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE
FG	FINISH GRADE		MIN	MINIMUM		SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT		MH	MANHOLE		SF	SQUARE FEET

	EXISTING	PROPOSED
GRAVITY PIPE	— SS —	— SS —
SINGLE SERVICE LATERAL	—	—
DOUBLE SERVICE LATERAL		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		
FORCEMAIN	- - 10" FM - -	- - 10" FM - -
AIR RELEASE VALVE (ARV)		
CHECK VALVE (CV)		
PLUG VALVE AND BOX (PV)		
FLUSH HYDRANT		
PUMP CONNECTION (PC)		
REDUCER		
TRACER WIRE ACCESS BOX (TWAB)		
CROSS		
TEE		
TAPPING SLEEVE (TS)		
90" BEND HORIZONTAL		
45" BEND HORIZONTAL		
22 1/2" BEND HORIZONTAL		
11 1/2" BEND HORIZONTAL		
BEND VERTICAL		
PLUG \ CAP		

	EXISTING	PROPOSED
FIRE PROTECTION	— 10" FPW —	— 10" FPW —
WATER MAIN	— 10" W —	— 10" W —
SINGLE SERVICE LATERAL	- - - - -	- - - - -
DOUBLE SERVICE LATERAL		
BUTTERFLY VALVE (BV)		
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		

	EXISTING
NATURAL GAS	— UGG —
TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UTL —
ELECTRICITY	— OHP —
UNDERGROUND ELECTRICITY	— UGP —

	EXISTING	PROPOSED
WATER METER (WM)		
TRACER WIRE ACCESS BOX (TWAB)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
CROSS		
TEE		
90" BEND - HORIZONTAL		
45" BEND - HORIZONTAL		
22 1/2" BEND - HORIZONTAL		
11 1/2" BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		



GENERAL INFORMATION

COUNTY CABARRUS COUNTY
TOWN CONCORD
ZONING PUD
OWNER: PRESTIGE CORPORATE DEVELOPMENT
862 NC-16 BUS, STANLEY, NC 28164
(704) 892-7790
SURVEYOR: V3 SOUTHEAST
3700 SOUTH BLVD, STE. 200
CHARLOTTE, NC 28209
(704) 940-2883
ENGINEER: THOMAS & HUTTON
1111 METROPOLITAN AVENUE, SUITE 500
CHARLOTTE, NC 28204
980.201.5505

DEVELOPMENT NOTES:

- HYDRAULIC FLOW TEST SHALL BE CONDUCTED TO DETERMINE NEEDED FIRE FLOW REQUIREMENTS ARE MET FOR THE STRUCTURES AND WILL BE PROVIDED AND MAINTAINED. PROPOSED WATER SYSTEM MUST MEET AND/OR EXCEED THE MINIMUM FIRE FLOW IN GPM AT 20 PSI DURING PEAK WATER DEMAND IN ACCORDANCE TO TITLE 15A NCAC 18C, CITY OF CONCORD CODE OF ORDINANCE, CHAPTER 62, ARTICLE 3, AND NC FIRE CODE. A CURRENT HYDRANT FLOW TEST IS TO BE UTILIZED IN THE HYDRAULIC MODEL OF THE PROPOSED WATER SYSTEM AND TO DETERMINE ANY CITY REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY CONCORD UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES PER CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62-34 (I).
- SUBDIVISION ENTRY MONUMENT SIGNS TO BE PERMITTED SEPARATE TO SUBDIVISION CONSTRUCTION DOCUMENTS.
- PROPOSED SUBDIVISION IS A CONCORD ELECTRIC PROJECT. SUBSTATION OUTPARCEL AREA TO BE DEDICATED TO CITY.
- PRELIMINARY ALLOCATION APPROVAL MUST BE OBTAINED PRIOR TO SUBMITTING CONSTRUCTION DESIGN DRAWINGS FOR FORMAL REVIEW IN ACCORDANCE WITH THE ADOPTED CITY OF CONCORD SEWER ALLOCATION POLICY.

IF PRIMARY SEWER ALLOCATION (PSA) IS APPROVED, THE PROJECT WILL BE SUBJECT TO THE TERMS OF THE PSA APPROVAL INCLUDING ADDITIONAL PHASING REQUIREMENTS; AND THE PROJECT HAVE 1 YEAR TO ACHIEVE FINAL TECHNICAL PLAN APPROVAL AND WSACC FLOW ACCEPTANCE, UNLESS A ONE TIME 6-MONTH EXPIRATION EXTENSION IS REQUESTED PER THE POLICY.
- ROLLING TERRAIN ROADWAY STANDARDS UTILIZED ON SECTIONS OF ROAD WITH EXISTING GRADE IN EXCESS OF 8% SLOPE.
- ENVIRONMENTAL IMPACTS MUST BE PERMITTED THROUGH NCDEQ/USACE AS APPLICABLE.
- 30' EASEMENT DEDICATED OUTSIDE OF VEGETATED SETBACK FOR IRISH BUFFALO CREEK GREENWAY CONNECTION. DEVELOPER TO PAY FEE-IN-LIEU-OF FOR REQUIRED 10' WIDTH PAVED GREENWAY.

PARCEL ACREAGE

Parcel Number	Area (SF)	Area (Acre)
1	6760	0.16
2	6760	0.16
3	6760	0.16
4	6760	0.16
5	7472	0.17
6	7598	0.17
7	7618	0.17
8	7577	0.17
9	7597	0.17
10	7597	0.17
11	7692	0.18
12	6760	0.16
13	6760	0.16
14	6760	0.16
15	6759	0.16
16	6760	0.16
17	6822	0.16
18	8037	0.18
19	8042	0.18
20	7528	0.17
21	6760	0.16
22	6760	0.16
23	6760	0.16
24	7686	0.18
25	8337	0.19
26	8337	0.19
27	7904	0.18
28	6760	0.16
29	6760	0.16
30	6762	0.16
31	6760	0.16
32	6761	0.16
33	6909	0.16
34	9759	0.22

Parcel Number	Area (SF)	Area (Acre)
35	6989	0.16
36	6762	0.16
37	6764	0.16
38	6760	0.16
39	6760	0.16
40	6760	0.16
41	6760	0.16
42	6760	0.16
43	6761	0.16
44	6762	0.16
45	6763	0.16
46	6764	0.16
47	6765	0.16
48	6766	0.16
49	6767	0.16
50	6768	0.16
51	6769	0.16
52	6770	0.16
53	6771	0.16
54	6772	0.16
55	6773	0.16
56	6774	0.16
57	6775	0.16
58	6776	0.16
59	6777	0.16
60	7135	0.16
61	8337	0.19
62	8337	0.19
63	8337	0.19
64	8339	0.19
65	6522	0.15
66	6234	0.14
67	6767	0.16
68	6760	0.16

Parcel Number	Area (SF)	Area (Acre)
69	6760	0.16
70	6760	0.16
71	6760	0.16
72	7598	0.17
73	7598	0.17
74	7598	0.17
75	8602	0.20
76	6758	0.16
77	6753	0.16
78	6749	0.15
79	6745	0.15
80	7142	0.16
81	8470	0.19
82	8470	0.19
83	8470	0.19
84	8470	0.19
85	8472	0.19
86	8325	0.19
87	6760	0.16
88	6760	0.16
89	6760	0.16
90	6760	0.16
91	7702	0.18
92	8027	0.18
93	8025	0.18
94	7609	0.17
95	7589	0.17
96	7589	0.17
97	6913	0.16
98	6755	0.16
99	6759	0.16
100	6760	0.16
101	6760	0.16
102	9029	0.21

Parcel Number	Area (SF)	Area (Acre)
103	7467	0.17
104	6760	0.16
105	6760	0.16
106	6760	0.16
107	6760	0.16
108	7155	0.16
109	7589	0.17
110	7589	0.17
111	7589	0.17
112	7610	0.17
113	10934	0.25
114	10719	0.25
115	6760	0.16
116	6760	0.16
117	6760	0.16
118	6760	0.16
119	6760	0.16
120	8517	0.20
121	8517	0.20
122	6760	0.16
123	6760	0.16
124	6760	0.16
125	6760	0.16
126	6760	0.16
127	7763	0.18
128	8199	0.19
129	8198	0.19
130	9963	0.23
131	10247	0.24
132	6760	0.16
133	6760	0.16
134	6760	0.16
135	6760	0.16
136	6760	0.16

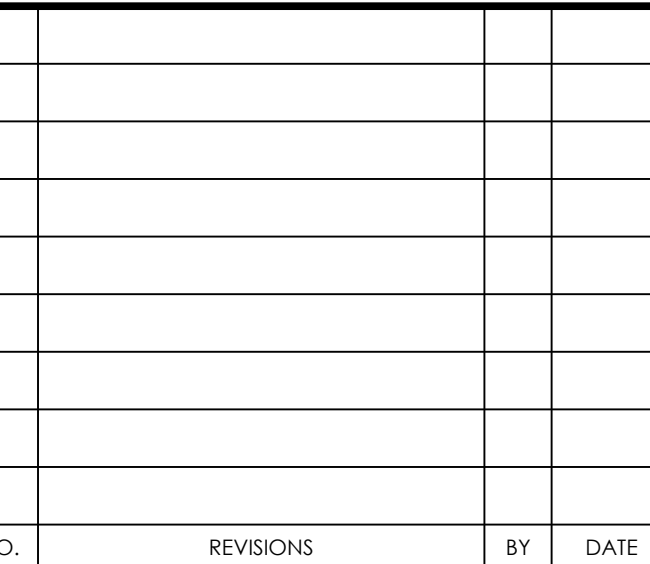
Parcel Number	Area (SF)	Area (Acre)
137	6760	0.16
138	6760	0.16
139	6760	0.16
140	8517	0.20
141	8517	0.20
142	6757	0.16
143	6760	0.16
144	6760	0.16
145	6763	0.16
146	6760	0.16
147	6760	0.16
148	6760	0.16
149	6760	0.16
150	6737	0.15
151	6745	0.15
152	6754	0.16
153	6754	0.16
154	6755	0.16
155	6756	0.16
156	6767	0.16
157	6758	0.16
158	6758	0.16
159	6749	0.15
160	8517	0.20
161	8508	0.20
162	6760	0.16
163	6760	0.16
164	6771	0.16
165	6760	0.16
166	6762	0.16
167	6762	0.16
168	6762	0.16
169	6762	0.16
170	6762	0.16

Parcel Number	Area (SF)	Area (Acre)
171	7704	0.18
172	6760	0.16
173	6760	0.16
174	6760	0.16
175	7755	0.18
176	7858	0.18
177	7857	0.18
178	6840	0.16
179	6760	0.16
180	6792	0.16
181	6760	0.16
182	6760	0.16
183	8485	0.19
184	8621	0.20
185	6760	0.16
186	6760	0.16
187	6756	0.16
188	6764	0.16
189	6963	0.16
190	9437	0.22
191	6760	0.16
192	6760	0.16
193	8517	0.20
194	6760	0.16
195	6760	0.16
196	8970	0.21
197	9516	0.22
198	8664	0.20
199	6760	0.16
200	6760	0.16
201	6760	0.16
202	6760	0.16
203	7745	0.18
204	7429	0.17

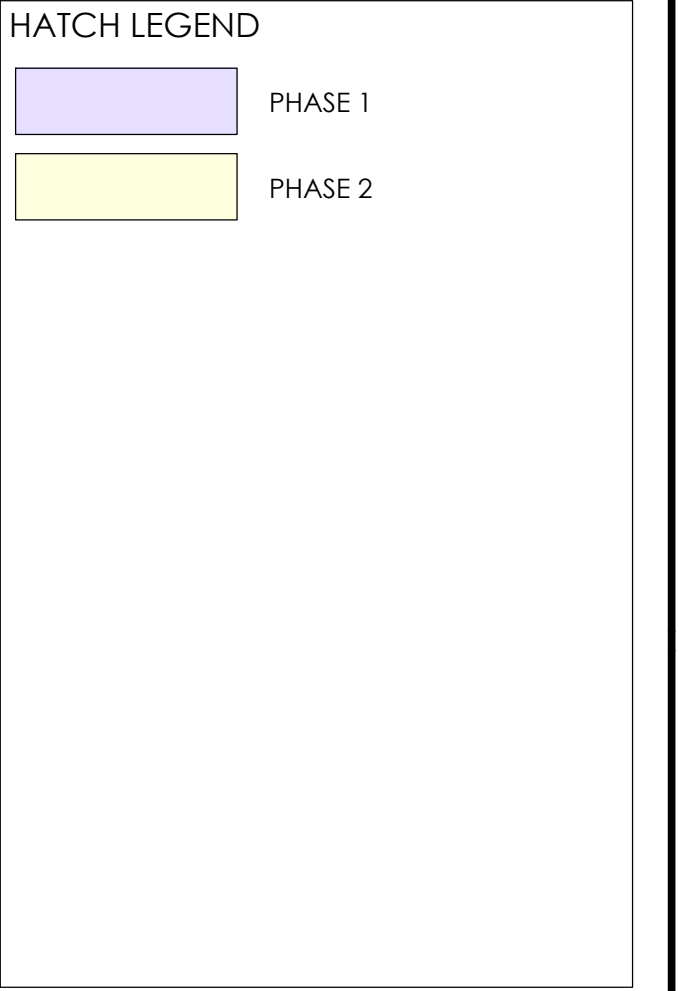
HATCH LEGEND	
	COMMON OPEN SPACE
	SIDEWALK

NO.	REVISIONS	BY	DATE

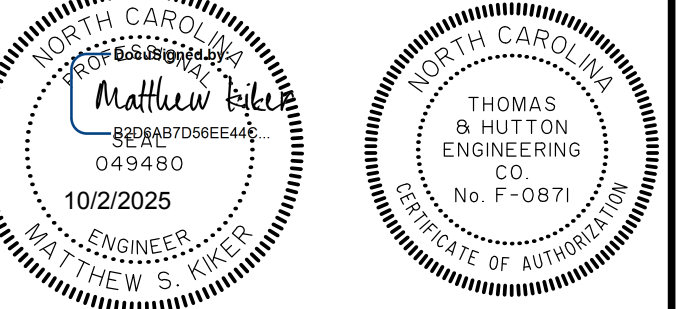
SHEET C2.1, C2.2, C2.3



GN0.3



D.	REVISIONS	BY DATE



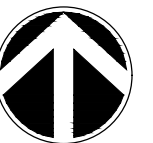
111 Metropolitan Avenue • Suite 500
Charlotte, NC 28204 • 980.201.5505
www.thomasandhutton.com

PHASING PLAN

MEADOWCROFT

PROJECT LOCATION:
FLOWES STORE ROAD
CONCORD, NC 28025

CLIENT/OWNER:
PRESTIGE CORPORATE DEVELOPMENT
862 NC-16 BUS
STANLEY
NC 28164



UTM: HORIZ.: NC83F VERT.: NAVD88

B NO:	33177.0000
TE:	9/30/2025
AWN:	DRW
SIGNED:	DRW
VIEWED:	DPH
PROVED:	DPH
SCALE:	1" = 160'

C0.1



IMPERVIOUS CALCULATIONS (RESIDENTIAL):

EXISTING IMPERVIOUS:	± 0 SF
LOTS:	± 4,000 SF X 200 = ± 800,000 SF (17.11%)
ROADS:	± 276,354 SF (5.91%)
SIDEWALKS:	± 103,236 SF (2.21%)
TOTAL:	± 1,179,590 SF = ± 25.23% OF PARCEL

PROPOSED ROADWAY NETWORK:

GOLDEN VEIN DRIVE:	± 1,834 LF (RESIDENTIAL COLLECTOR W/BIKE LANES)
RUSH RIDGE ROAD:	± 1,941 LF (RESIDENTIAL COLLECTOR W/BIKE LANES)
REEF FOUNDRY ROAD:	± 227 LF (NON-RESIDENTIAL COLLECTOR W/BIKE LANES)
NUGGET LANE:	± 2,470 LF (LOCAL RESIDENTIAL)
PANNING DRIVE:	± 445 LF (LOCAL RESIDENTIAL)
PROSPECTOR DRIVE:	± 483 LF (LOCAL RESIDENTIAL)
LODE LEGACY LANE:	± 767 LF (LOCAL RESIDENTIAL)
CLAIM STREET:	± 159 LF (RESIDENTIAL COLLECTOR)

PROPOSED NET PUBLIC R/W AREA: ± 13,732 AC (± 598,175 SF)

PROPOSED NET LOT AREA: ± 93,727 AC (± 4,082,739 SF)

The image displays two circular professional engineer stamps from the State of North Carolina. The left stamp is for Matthew E. Ecker, License No. B206847, dated 10/2/2025. The right stamp is for Thomas B. Hutton, License No. F-0871, dated 10/2/2025. Both stamps include the text "NORTH CAROLINA", "REGISTERED PROFESSIONAL ENGINEER", and "STATE OF NORTH CAROLINA".

PRELIMINARY PLAT

MEADOWCROFT

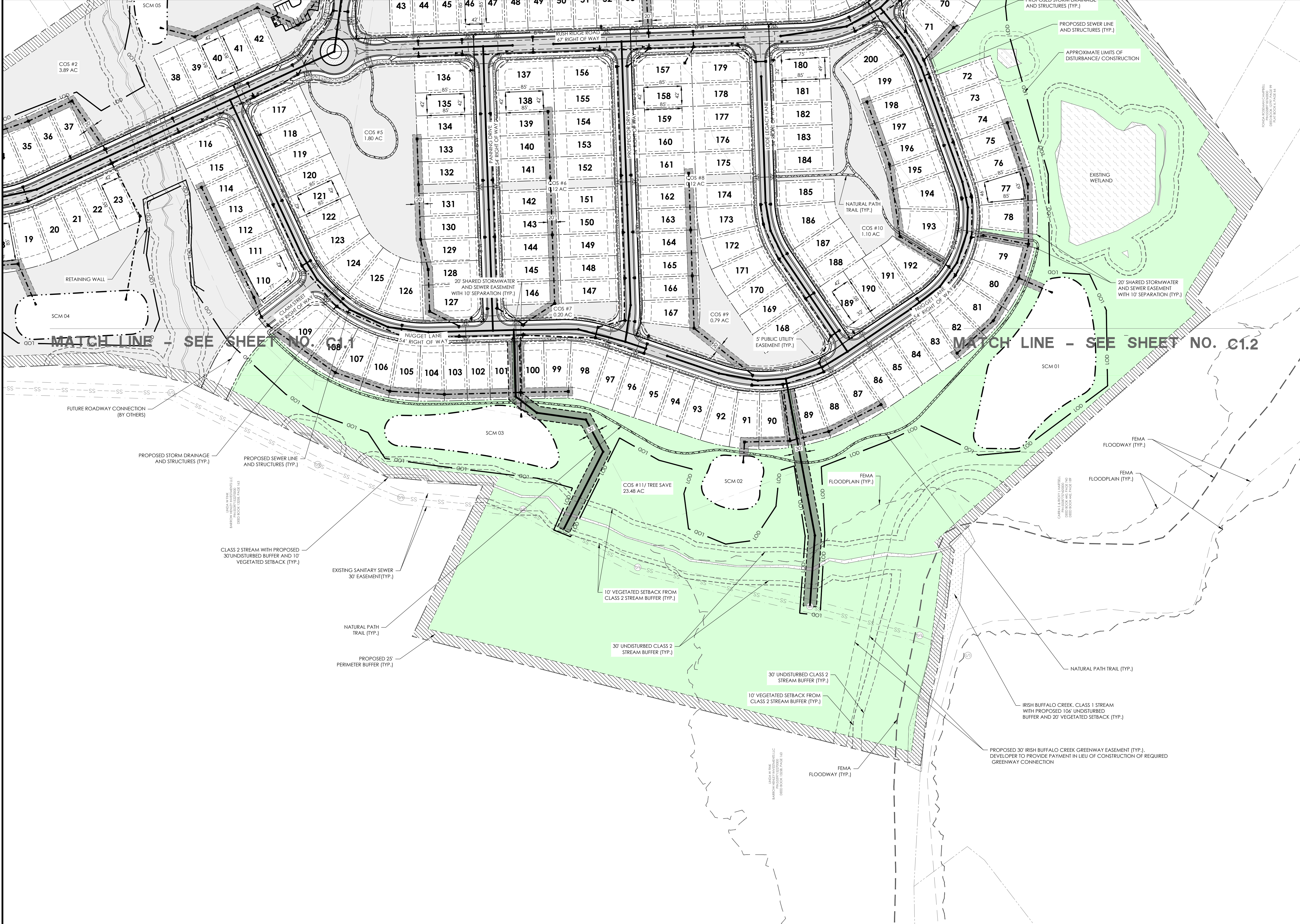
PROJECT LOCATION:

FLOWES STORE ROAD
CONCORD, NC 28025

CLIENT/OWNER:

PRESTIGE CORPORATE DEVELOPMENT
862 NC-16 BUS
STANLEY
NC 28164





HATCH LEGEND

[Hatch Pattern]	ROADWAY EDGE OF PAVEMENT
[Hatch Pattern]	SIDEWALK
[Hatch Pattern]	PERIMETER BUFFER
[Hatch Pattern]	COMMON OPEN SPACE
[Hatch Pattern]	NATURAL PATH TRAIL
[Hatch Pattern]	TREE SAVE
[Hatch Pattern]	LIMITS OF CONSTRUCTION

NO.	REVISIONS	BY	DATE

NORTH CAROLINA
Professional Engineer
Matthew S. Kieker
049480
10/2/2025
ENGINEER
MATTHEW S. KIEKER

NORTH CAROLINA
Professional Engineer
THOMAS S. HUTTON
049480
10/2/2025
ENGINEER
THOMAS S. HUTTON

THOMAS & HUTTON

1111 Metropolitan Avenue • Suite 500
Charlotte, NC 28204 • 980.201.5505
www.thomasandhutton.com

PRELIMINARY PLAT

MEADOWCROFT

PROJECT LOCATION:
FLOWES STORE ROAD
CONCORD, NC 28025

CLIENT/OWNER:
PRESTIGE CORPORATE DEVELOPMENT
842 NC-16 BUS
STANLEY
NC 28164

100 0 50 100
GRAPHIC SCALE:
1" = 100 FEET

DATUM: HORIZ.: NC83F VERT.: NAVD88

JOB NO:	33177.0000
DATE:	9/30/2025
DRAWN:	DRW
DESIGNED:	DRW
REVIEWED:	DPH
APPROVED:	DPH
SCALE:	1" = 100'

C1.3

Residential: Single Family Detached**113-115 Stonecrest (CN-PSA-2025-00101)**

113 and 115 Stonecrest Cir. SW.

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

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
975	975

Project Fact Finding

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 4 new homes on the parcels. There is one home that is abandoned that they plan on demolishing.



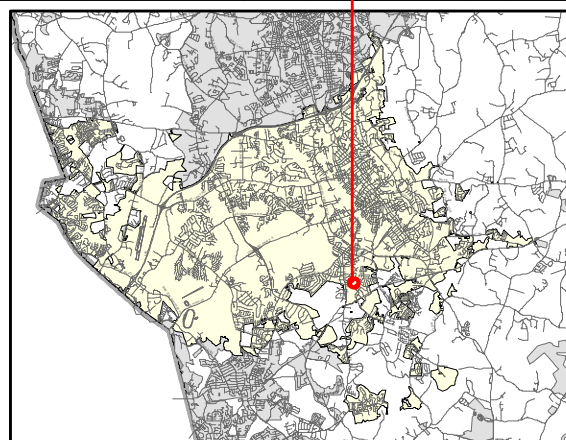
CN-PSA-2025-00101 - 113-115 Stonecrest

Type: Residential SF Detached

6 single family units

Allocation Request: 975

-  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:	Stonecrest Infill				
	2.)	Description of project location:	113-115 Stonecrest Circle				
			(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:	5529533055 & 5529523808	3a.)	Parcel Acreage:	5.4	
	4.)	Site Zoning and use:	RM-2	5.)	Area Commercial or Industrial Building	(sq. ft.) N/A	
	6a.)	Description of Facility to be served.	4 single family homes	6b.) Number of Lots	4	6c.) Number of Units	4
	7d.)	Additional description information:	Replace existing abandoned dilapidated house on large in-town lot with 4 new single-family homes.				
B. Applicant Information	Steve Jones		Manager		P.O. 446		
	(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)		
	Juniper Property Company LLC		Concord, NC 28026				
	(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)		
	704-576-8462		N/A				
	(Applicant's Phone Number)		(Applicant's Facsimile Number)				
	Zachary M. Moretz, Attorney for Applicant	(Name)	zac@moretzlaw.com	(Email)	sjones@junipernc.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	(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: 975 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)	225	gal/ day	3	GPD	675
Single-Family Residential (4 BR)	300	gal/ day	1	GPD	300
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	975

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Zachary M. Moretz, Attorney for Applicant, 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:

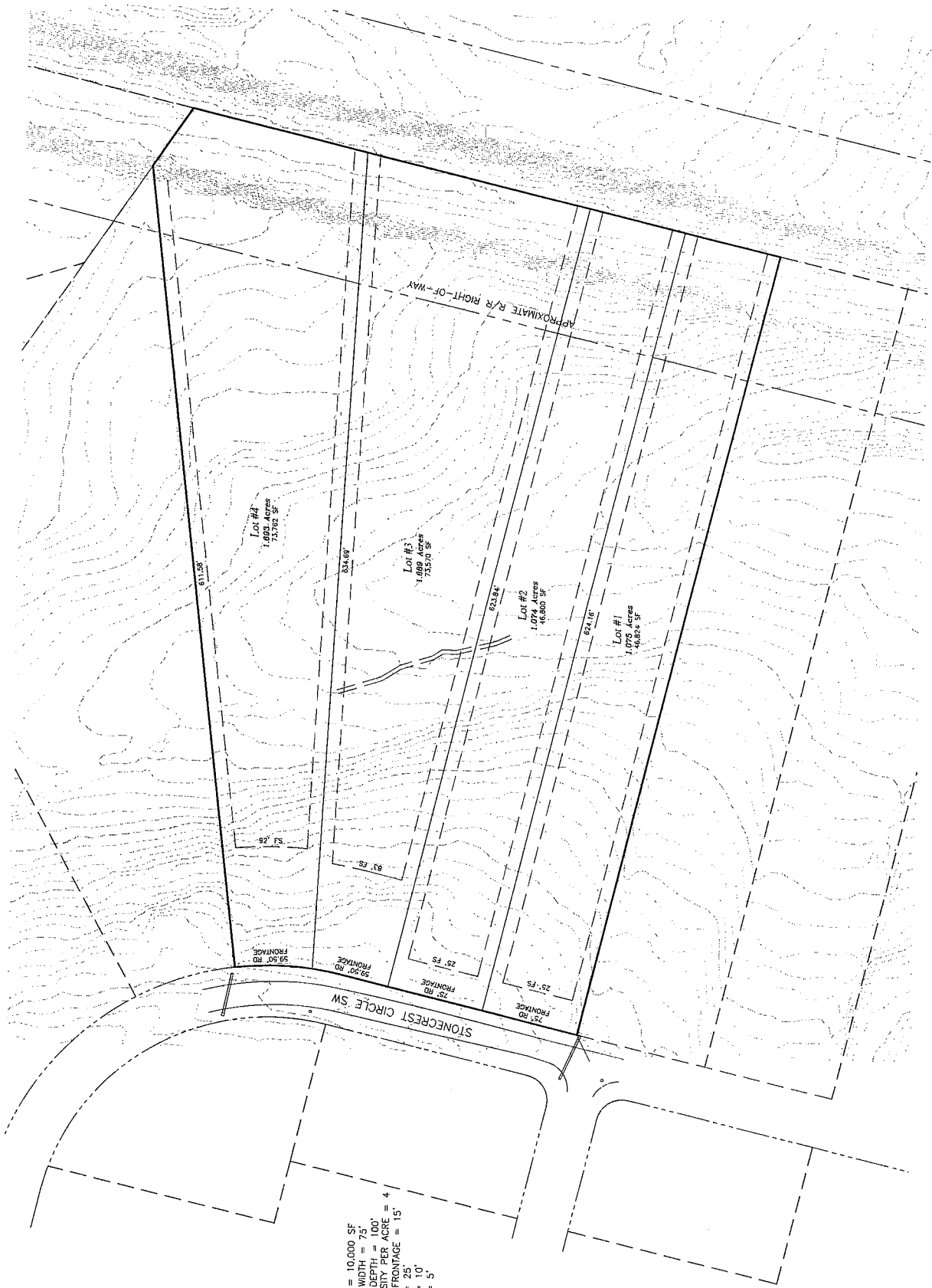
10/20/25

PROJECT NARRATIVE FOR STONECREST RESIDENTIAL INFILL

This project consists of four new three-bedroom single-family homes in replacement of one old abandoned dilapidated home on two large lots on Stonecrest Circle near J.N. Fries Elementary School. The current zoning is RM-2 and no rezoning is being requested. The property is already served by all utilities including city water and sewer and is an ideal infill residential site since it leverages existing infrastructure to provide additional housing walkable to the elementary school. The homes will be one four-bedroom and three three-bedroom homes and will likely be priced in the \$375,000 to \$450,000 range.

Note that there is already one three-bedroom home accounted for currently due to the existing home which will be demolished, so this request is technically only for 750 gpd when the existing home is accounted for.

Please see the attached preliminary subdivision map which we believe meets all subdivision requirements.



RM-2

- MIN LOT = 10,000 SF
- MIN LOT WIDTH = 75'
- MIN LOT DEPTH = 100'
- MAX DENSITY PER ACRE = 4
- MIN LOT FRONTAGE = 15'
- MIN FS = 25'
- MIN SS = 10'
- MIN RS = 5'

Residential: Single Family Attached (Townhomes)**1090 Poole PI Townhomes (CN-PSA-2025-00077)**

1090 Poole Pl. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
8/11/22	RC	No Change	38	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	No	No	No	Yes

Considered 9/24/24	Considered 12/17/2024	Considered 03/25/25	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

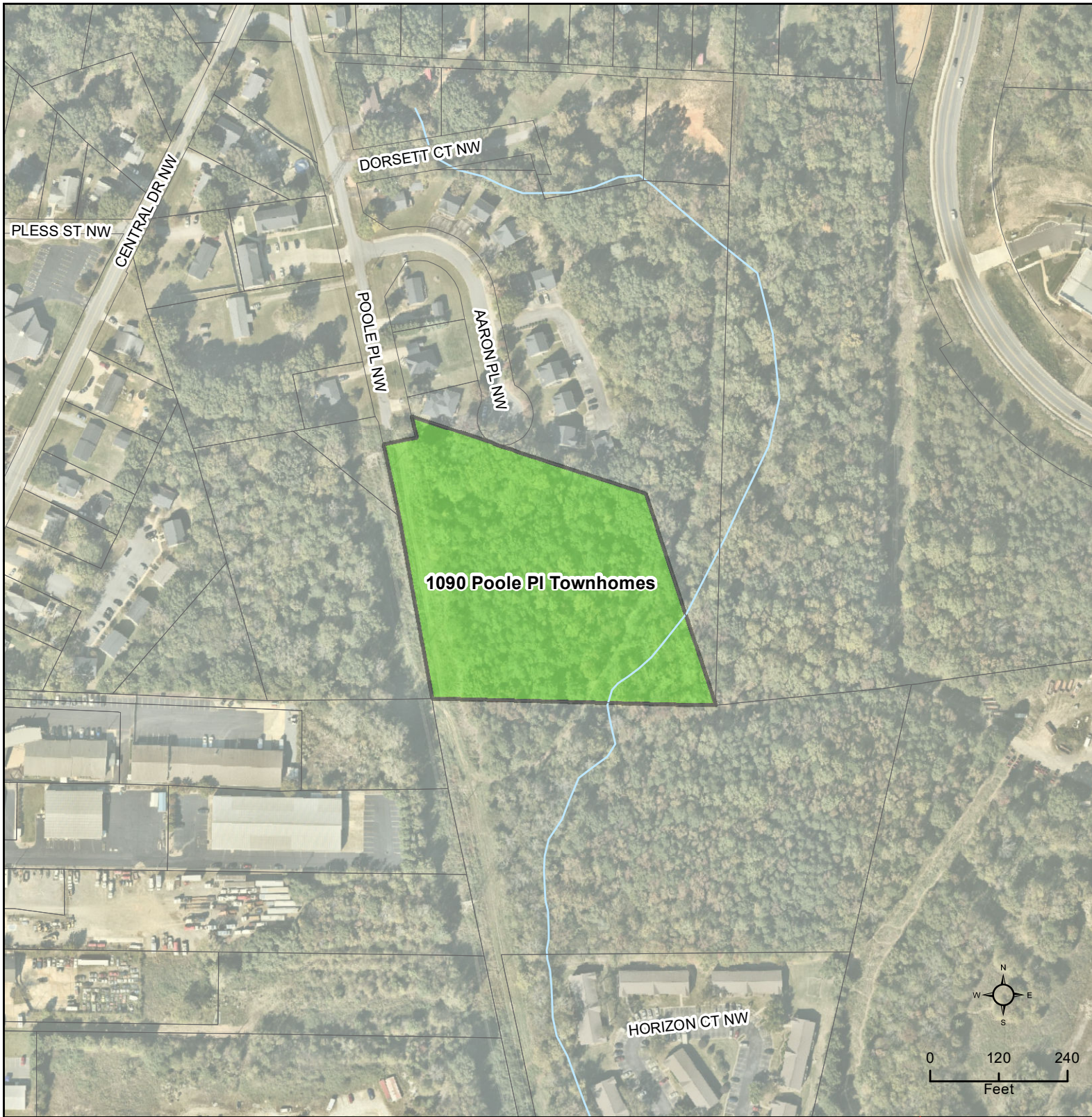
Total	2026
8,550	8,550

Project Fact Finding

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 applicant is seeking allocation for 38 single family attached units at 1090 Poole Place. The property is zoned RC, and the project will have townhomes approximately 35'x22'. They will be located in 7 separate buildings ranging from 3 to 7 units. This project will extend Poole Place and will also have private alley roads and is located to adjacent sewer.



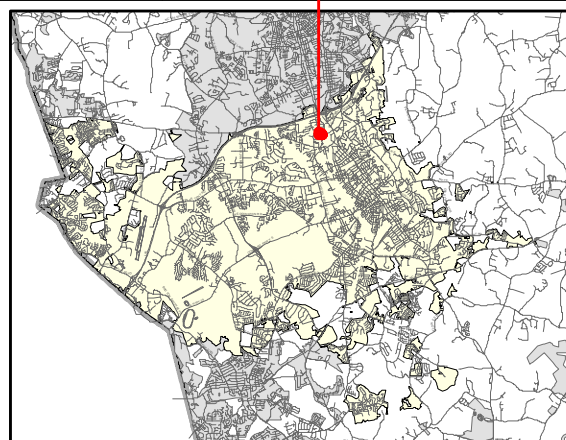
CN-PSA-2025-00077 - 1090 Poole PI Townhomes

Type: Residential SF Attached

38 townhome units

Allocation Request: 8,550

- 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:	1090 Poole Place Townhomes				
	2.)	Description of project location:	Site located at the end of Poole Place 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:	3a.)	Parcel Acreage:		4.82	
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building		(sq. ft.) 0	
	6a.)	Description of Facility to be served:	6b.) Number of Lots	38	6c.) Number of Units	38	
	7d.)	Additional description information:	Townhome project consisting of private roads				
B. Applicant Information	Gaines Edd Estate and Others		2208 W Cone Blvd				
	(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)				
	Greensboro		Greensboro, NC 27408				
	(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)				
	704-713-2602		(Applicant's Facsimile Number)				
	(Applicant's Phone Number)		(Applicant's Email Address)				
	Romil	Chudgar	romelle03@yahoo.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	Josh Butler		Gateway Design Group, PLLC			
(Typed name of North Carolina Professional Engineer)		(Company Name)					
048418		15126 Castlebridge Ln					
(NCPE Registration Number)		(Street or Box Number)					
910-840-2661		Matthews, NC 28104					
(Phone Number)		(City, State, Zip Code)					
Josh Butler		josh@gatewaydesigngroup.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: 8,550 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 Townhomes	225 gal/ day	38	GPD 8,550
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, Romil Chudgar, 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:

February 5, 2024

Date:

Project Narrative

1090 Poole Place Townhomes is a townhome project consisting of 38 for sale townhomes. Townhome sizes are approximately 35'x22'. The townhomes will be located in 7 separate buildings ranging from 3 to 7 units.

The project consists of extending Poole Place, a public road with a 50' public R/W. Then having 2 private alley roads that connect off the Poole Place extension. There will be additional guest parking provided with potentially 2 cluster mailbox locations. At this time, it is not determined if a dumpster will be provided or the project will use rollout containers for waste management. The project will have a BMP that meets all City of Concord stormwater requirements.

Residential: Single Family Attached (Townhomes)

141 Wilkinson Ct. SE. (CN-PSA-2025-00087)

141 Wilkinson Ct. SE.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
10/30/25	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 12/17/2024	Considered 03/25/25	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

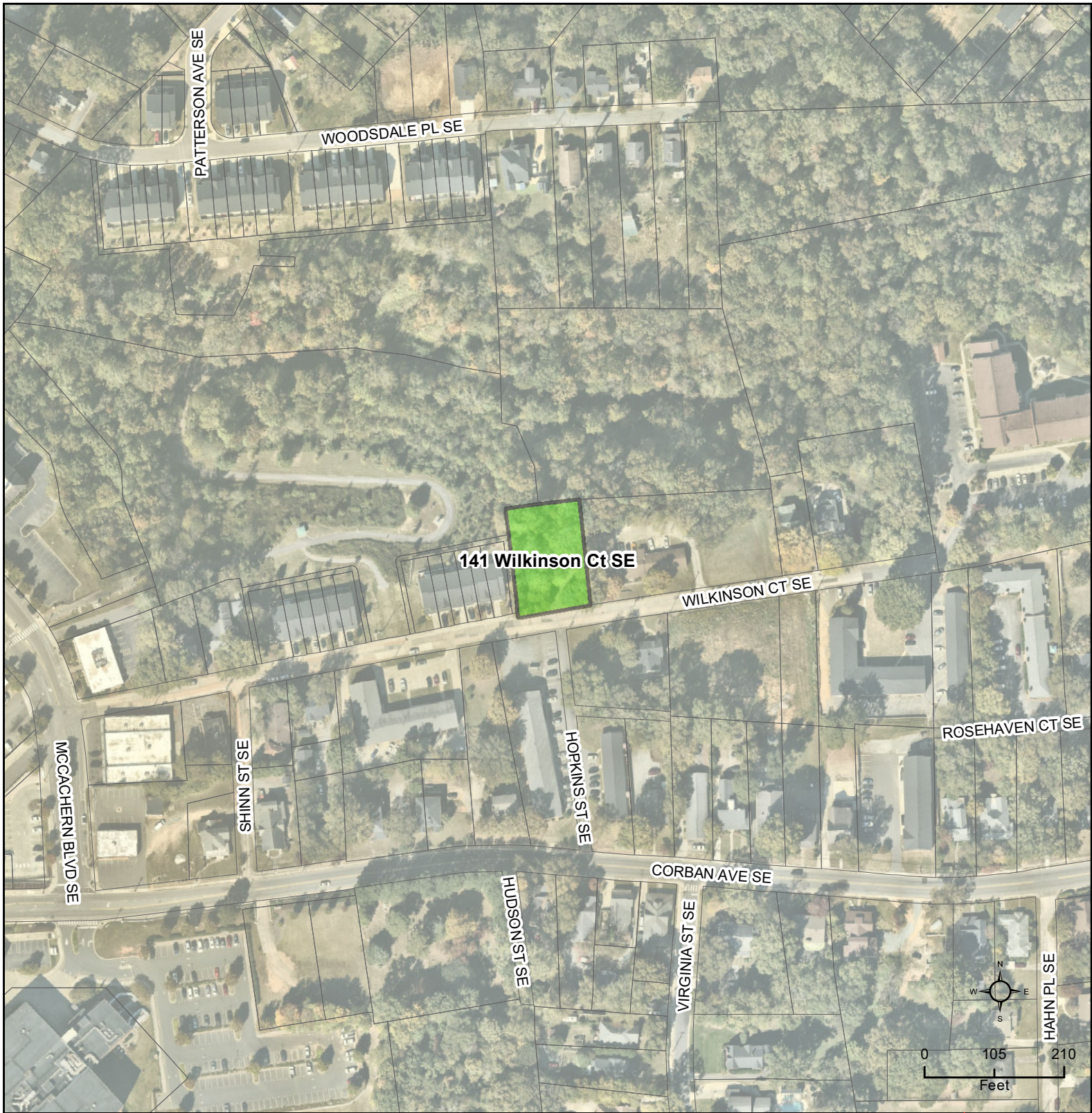
Total	2026
1,125	1,125

Project Fact Finding

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 5 townhomes on this parcel that is approximately 0.4 acres. They are proposing a two-story house with three bedrooms. This parcel is in the Center City Small Area Plan.

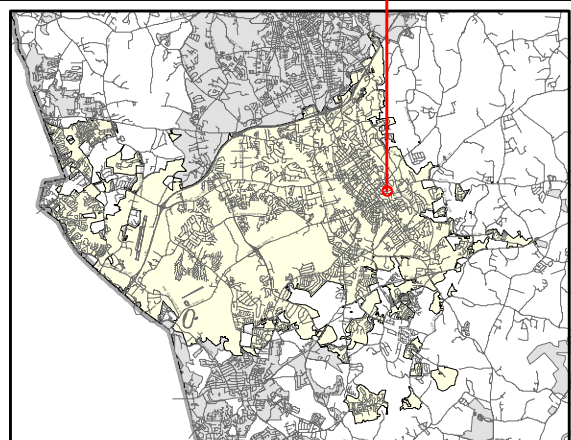
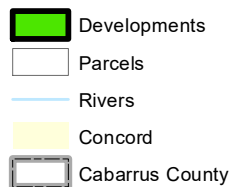


CN-PSA-2025-00087 - 141 Wilkinson Ct SE

Type: Residential SF Attached

5 townhome units

Allocation Request: 1,125





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:	Olympia & Wright at Wilkinson			
	2.)	Description of project location:	141 Wilkinson Ct SE, 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:	5630-08-8222-0000	3a.)	Parcel Acreage:	0.401
	4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served:	New construction 5 unit townhome building		6b.) Number of Lots	1
	7d.)	Additional description information:	Proposed residential development for a 5 unit residential townhome building for individual sale, the structure will be 2 stories with attached garage in each unit. No commercial or industrial uses are proposed.			
B. Applicant Information	Andrew Balogh		President		529 W Summit Ave, Suite 1D	
	(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)	
	Olympia & Wright LLC				Charlotte, NC 28203	
	(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)	
	3364280230					
	(Applicant's Phone Number)				(Applicant's Facsimile Number)	
	Andrew Balogh, President (Name)	andrew@owhomes.com (Email)	permits@owhomes.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						
	(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: 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 Townhome	75 gal/ bedroom	5	GPD 1,125
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1,125

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Andrew Balogh, 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.

Andrew Balogh

Digitally signed by Andrew Balogh
 Date: 2025.10.21 17:08:05 -04'00'

10/01/2025

Signature:

Date:

Olympia & Wright Homes

529 W Summit Ave, Suite 1D
Charlotte, NC 28203



Date: October 1st, 2025

Subject: Request for Sewer Allocation- 141 Wilkinson Ct SE, Concord NC 28025

Dear Planning and Neighborhood Development Staff,

On behalf of Olympia & Wright Homes, I am writing to formally request sanitary sewer allocation for our proposed residential development located at 141 Wilkinson Ct SE, Concord NC 28025. Our development consists of five (5) townhomes on a parcel totaling approximately 0.4 acres.

Each unit is designed as a two-story residence with approximately 1,600 square feet of conditioned space, featuring a one-car garage, open living areas, 3 bedrooms and 2.5 baths each. Our goal with this project is to bring high quality housing within walking distance of downtown Concord at an attainable price.

We respectfully request that the City of Concord grant sewer capacity to allow Olympia & Wright Homes to bring the vision for this project to fruition. If any additional information is needed, please let us know. Thank you very much for your time and consideration.

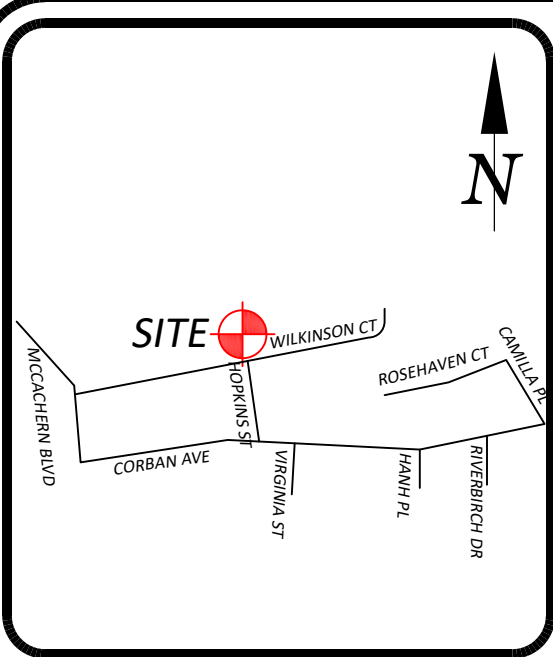
Sincerely,

Andrew Balogh

Andrew Balogh

President

Olympia & Wright Homes



VICINITY MAP
(Not to Scale)

LEGEND

- RF REBAR FOUND
RS REBAR SET
E.O.C. EDGE OF CONCRETE
B.O.C. BACK OF CURB
R/W RIGHT-OF-WAY
SF SQUARE FOOT
PB PLAT BOOK
DB DEED BOOK
PG PAGE
FS FRONT SETBACK
RY REAR YARD SETBACK
SY SIDE YARD SETBACK
LINES SURVEYED
--- LINES NOT SURVEYED
--- BUILDING SETBACKS
--- RIGHT-OF-WAY
--- OVERHEAD ELECTRIC
CONCRETE
POWER POLE
WATER METER

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

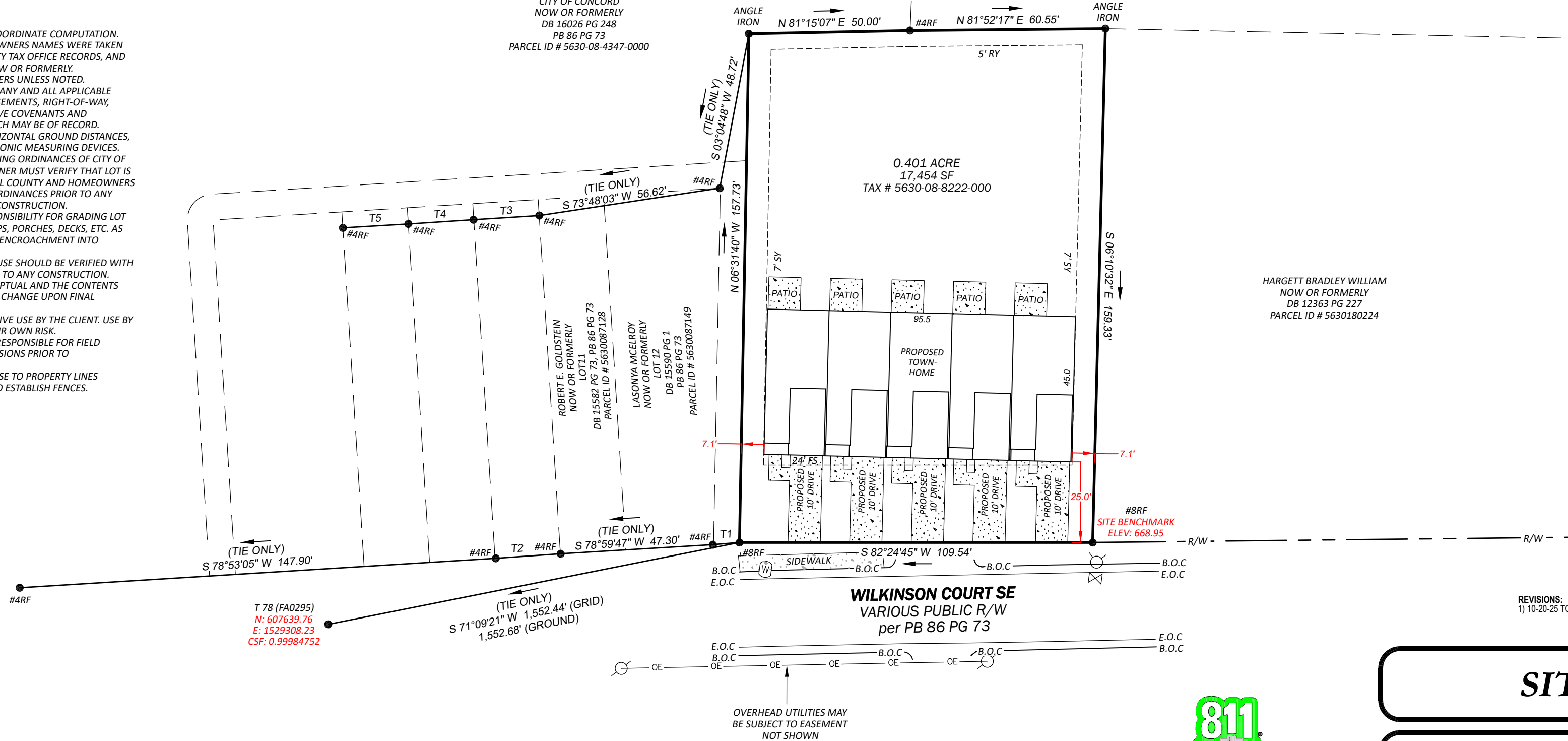
NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CONCORD. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
8. DIMENSIONS OF THE HOUSE SHOULD BE VERIFIED WITH THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
9. THIS DRAWING IS CONCEPTUAL AND THE CONTENTS SHOWN ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.
10. THIS PLAT IS FOR EXCLUSIVE USE BY THE CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS PRIOR TO CONSTRUCTION.
12. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.

CITY OF CONCORD
NOW OR FORMERLY
DB 16026 PG 248
PB 86 PG 73
PARCEL ID # 5630-08-4347-0000

CITY OF CONCORD
NOW OR FORMERLY
DB 16246 PG 166
PARCEL ID # 5630-08-9445-0000

HARGETT BRADLEY WILLIAM
NOW OR FORMERLY
DB 12363 PG 227
PARCEL ID # 5630180224



REVISIONS:
1) 10-20-25 TOWNHOME REDUCED BY 13' (ERG)

TIE TABLE		
LINE (TIE ONLY)	BEARING	DISTANCE
T1	S 77°42'31" W	8.24'
T2	S 78°20'41" W	20.18'
T3	S 78°46'26" W	20.41'
T4	S 78°43'34" W	20.26'
T5	S 78°58'23" W	20.33'

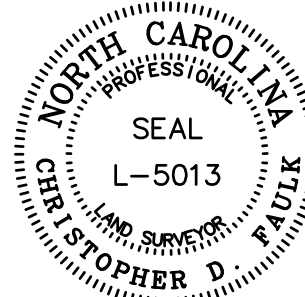
SITE PLAN

AT PROPERTY KNOWN AS
141 WILKINSON COURT SOUTHEAST
DB 16757 PG 248
TAX # 5630-08-8222-0000
CITY OF CONCORD, CABARRUS COUNTY, NC
FOR: OW HOMES

STATE OF NORTH CAROLINA CABARRUS COUNTY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 17645, PAGE 166 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 16757, PAGE 248 OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 7th DAY OF OCTOBER, 2025.

Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR



GPS SURVEY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.7+50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCRVS)
4. DATES OF SURVEY: 8/27/25
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GELOID MODEL USED: GEOID 18
8. COMBINED GRID FACTORS: 0.99984752
9. UNITS: US SURVEY FEET

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RC (BUILDER/ BUYER TO VERIFY SETBACKS WITH CITY)

FRONT: 24' FEET
SIDE YARD: 7' FEET
REAR YARD: 5' FEET
MINIMUM LOT WIDTH: 50' FEET
MINIMUM LOT AREA: 5,000 SF

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710563000K, DATED: NOVEMBER 16, 2018.



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CHARLOTTE, NC 28227

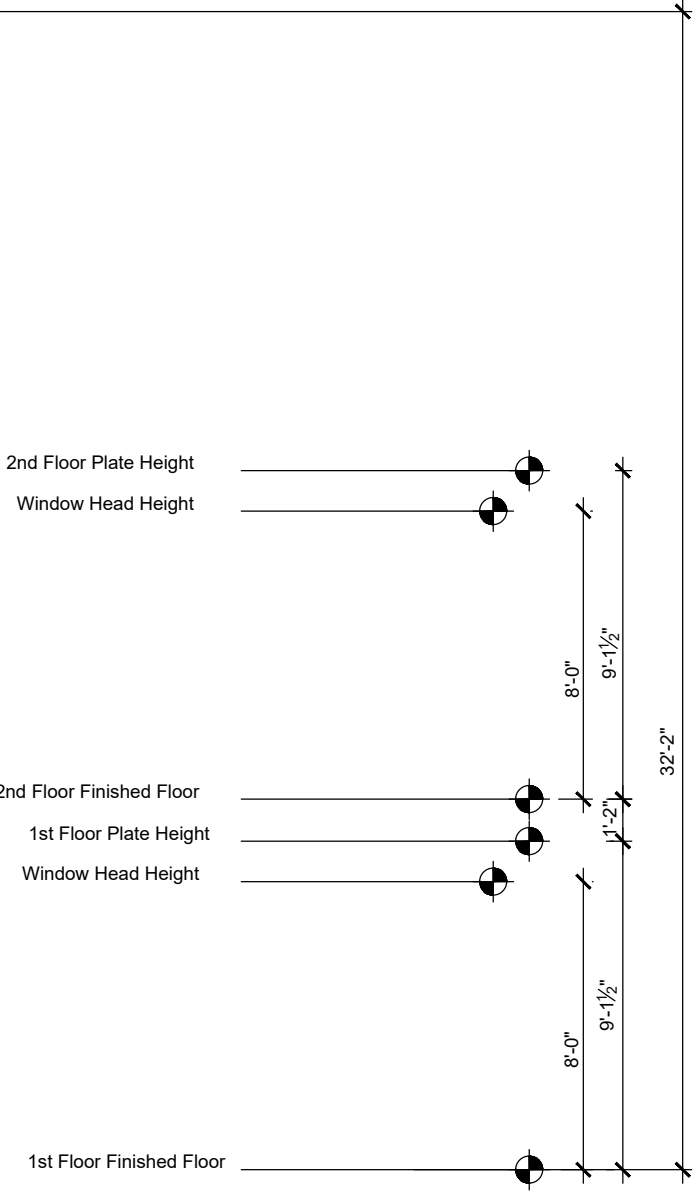
P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

Job No.	081-25-016
Date	10/7/25
Proj. Mgr.	DCC
Drawn	ERG
Checked	CDF
Sheet	1



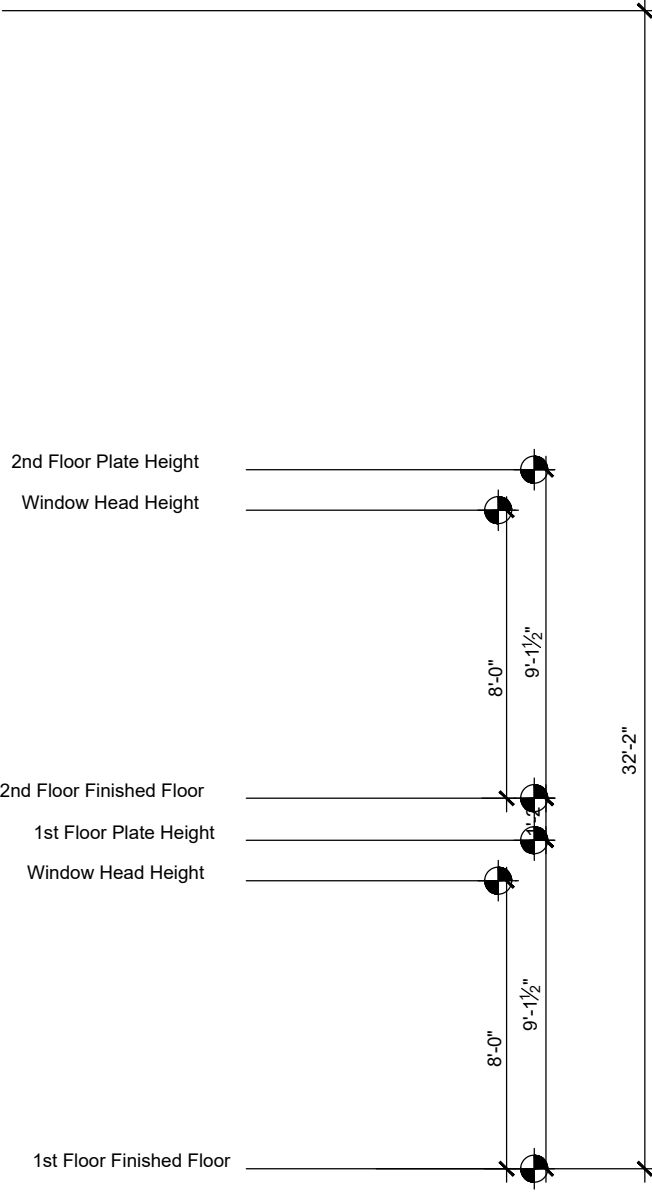
FRONT ELEVATION

SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION

SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



CONTACT INFORMATION

PHONE: (980)485-7076
ADDRESS: info@owhomes.us
www.owhomes.com



DAYTON
5-Unit

DATE: 09-26-2025

DRAWN BY: SNS

REV. DATE: .

SHEET# A-2.3



LEFT SIDE ELEVATION
SCALE: 3/32"=1'-0" (11x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24x36" SHEET SIZE)



RIGHT SIDE ELEVATION
SCALE: 3/32"=1'-0" (11x17" SHEET SIZE)
SCALE: 3/16"=1'-0" (24x36" SHEET SIZE)

CONTACT INFORMATION

PHONE:
(980)485-7076
ADDRESS:
info@owhomes.us
www.owhomes.com



DAYTON
5-Unit

DATE:	09-26-2025
DRAWN BY:	SNS
REV. DATE:.	
SHEET#	A-2.4

Residential: Single Family Attached (Townhomes)

Poplar Mills (Park Place) (CN-PSA-2025-00088)

1240 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	Considered 09/23/25
No	No	No	No	Yes

Allocation Request

Total	2026	2027	2028
26,550	11,250	11,250	4,050

Project Fact Finding

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.



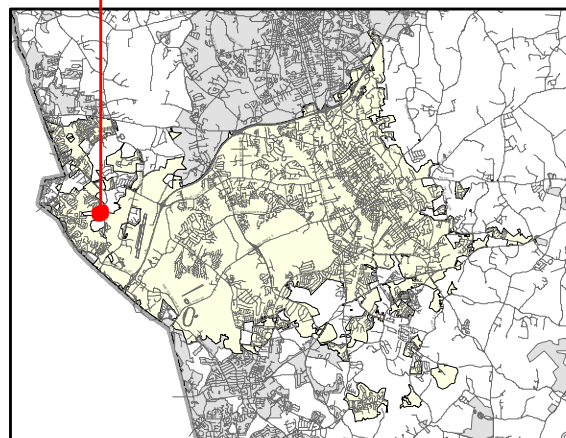
CN-PSA-2025-00088 - Poplar Mills SF Attached

Type: Residential SF Attached

118 townhome units

Allocation Request: 26,550

- 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:	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		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)		(Title)		(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 Facsimile Number)			
(Applicant's Phone Number)				jhorton@mihomes.com			
Jeremy Horton		(Name)	(Email)	(Applicant's Email Address)			
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 Detached	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 Horton, 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: [Signature]

10/22/2025

Date:

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

DPR Design

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

FLOW ESTIMATE

<u>Use</u>	<u>Classification</u>	<u>Daily Flow for Design</u>	<u>Units</u>	<u>Flow (gpd)</u>	<u>Flow (gpm)</u>	<u>Note</u>
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.

Residential: Single Family Attached (Townhomes)**77 Corban (Cottages) (CN-PSA-2025-00090)**

77 Corban Ave. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
10/23/25	RC	NRD	10	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
1,500	1,500

Project Fact Finding

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, We Build, is requesting sewer allocation for 10 cottages. They are proposing 2 two-bedroom 1 story units and 8 2-bedroom 3 story units. This community is proposed to be on one parcel and they are proposing condo platting last time we heard.



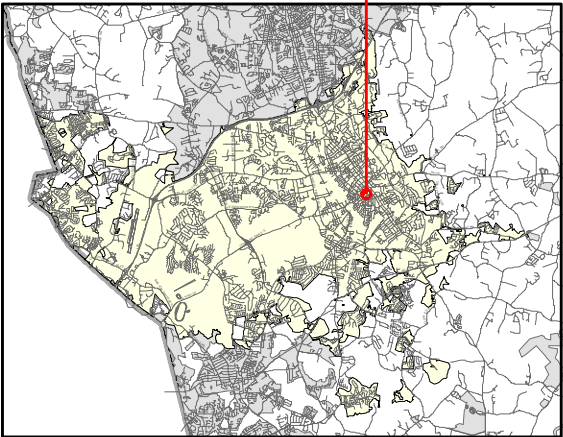
CN-PSA-2025-00090 - 77 Corban (Condo)

Type: Residential SF Attached

10 tiny homes

Allocation Request: 1,500

- 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:	77 Corban				
	2.)	Description of project location:	Site located on Corban Ave SW approximately 230 ft north east from the intersection of COrgan ave and Bell 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:	5620-86-7504	3a.)	Parcel Acreage:	0.845 acres	
	4.)	Site Zoning and use:	(NRD) Neighborhood Infill Residential	5.)	Area Commercial or Industrial Building	(sq. ft.) 0	
	6a.)	Description of Facility to be served.	Cottage Court	6b.) Number of Lots	1	6c.) Number of Units	10
	7d.)	Additional description information:	(10) unit cottage court with water and sewer main extensions and private drive				
	B. Applicant Information	WeBuild Concord			4 Barbick Ave SW, Ste 10		
(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)				
WeBuild Concord			Concord, NC 28025				
(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)784-0039			(Applicant's Facsimile Number)				
(Applicant's Phone Number)			jsykes@webuildconcord.com				
Kate Underwood (Name) kate@daylighteng.com (Email)			(Applicant's Email Address)				
(Name with Title and Email of contact person, who can answer questions about application)							
C. Design Engineer Information if available	Kate Underwood, PhD, PE			Daylight Engineering			
	(Typed name of North Carolina Professional Engineer)			(Company Name)			
	033470			PO Box 1804			
	(NCPE Registration Number)			(Street or Box Number)			
	980-234-7500			Concord, NC 28025			
	(Phone Number)			(City, State, Zip Code)			
	Kate Underwood			kate@daylighteng.com			
	(Name and affiliation of contact person, who can answer questions about application & designs)			(Engineer's Email Address)			



4 Barbrick Ave SW
Suite 10
Concord, NC 28025

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

Project Narrative for the Cottages on Corban

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

WeBuild Concord (WBC) and Tiny House Big Movement (THBM) are partnering to develop an asphalt parking lot at 77 Corban Ave SW, Concord, NC 28025, into a modern cottage village development featuring ten two-bedroom homes. It is our mission to make this Concord's pilot project for the newly established Neighborhood Infill Residential District – Tiny Home/Cottage Development ordinance. Our goal is to create a safe, comfortable, and aesthetically pleasing living space for tenants and homeowners, while enhancing the architectural appeal of downtown Concord.



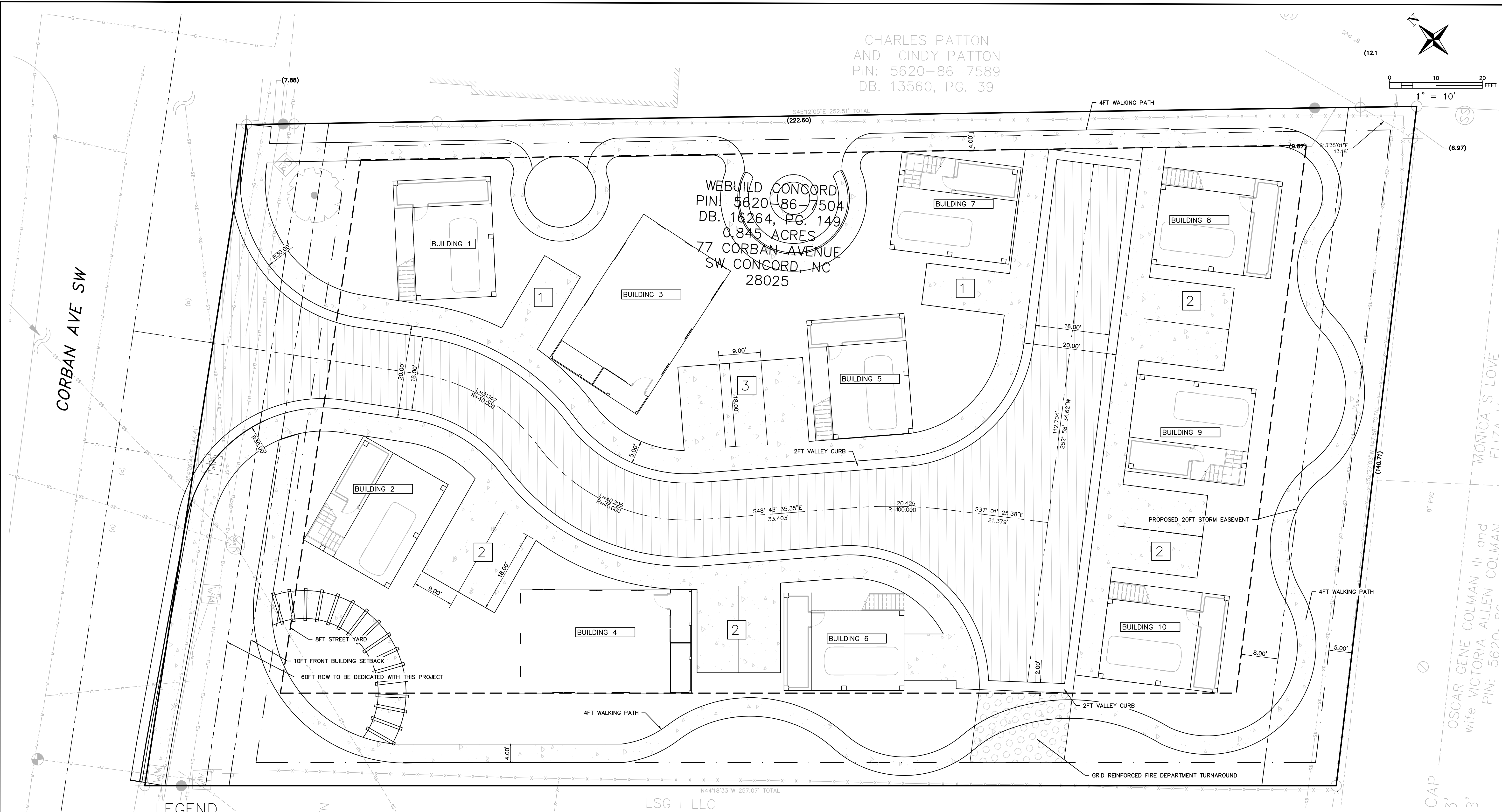
Tiny Homes	Number of Units	Gallons Per Day
2 bed 1-Level	2	300
2 bed 3-Level	8	1200
Total	11	1500 GPD

WBC and THBM will request to rezone this site from RC to NRD, with a focus on Cottage Development. Our single-level homes will be ADA compliant, making them great for seniors, individuals with disabilities, those planning to age in place, or community members with a conscious carbon footprint. This community will be thoughtfully priced to cater to individuals and small families seeking a secure and affordable place to call home. Staff members of Concord's planning department developed the concept plan above to foster a sense of community among residents, providing them with ample green space to encourage social interaction and promote a healthy, community-focused lifestyle. This development will stand as a testament to our dedication to building affordable, thriving, inclusive, and innovative communities. This project exemplifies our commitment to excellence, affordability, and community development, making homeownership a reality for many individuals and families in Concord.

WBC and THBM would like to thank the City of Concord for taking a serious initiative to increase affordable housing and being directly involved with this project from inception. We are also proud to have multiple members from the Concord City Council, Planning Staff, and Housing Department on our collective Board of Directors: Mayor Dusch, 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](http://WeBuildConcord.org)
(704)995-7036
jsykes@webuildconcord.org



LEGEND

BOUNDARY	PROPOSED CATCH BASIN
RIGHT OF WAY	PROPOSED DROP INLET
EASEMENT	PROPOSED STORM DRAIN MANHOLE
PROPOSED CONCRETE	PROPOSED SANITARY SEWER MANHOLE
PROPOSED CURB AND GUTTER	PROPOSED AREA DRAIN
PROPOSED PAVEMENT	PROPOSED WATER METER
PROPOSED CENTERLINE	PROPOSED FIRE HYDRANT
PROPOSED MAJOR CONTOUR	PROPOSED GATE VALVE
PROPOSED MINOR CONTOUR	SIGN
PROPOSED DRAINAGE AREA	TRUNCATED DOME
PROPOSED DISTURBED AREA	
SILT FENCE	
TEMPORARY DIVERSION DITCH	
PROPOSED STORM LINE	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
EXISTING PAVEMENT	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING GAS LINE	
EXISTING UNDERGROUND TELEPHONE LINE	
EXISTING UNDERGROUND POWER LINE	
EXISTING TREE LINE	

SITE DATA TABLE

PARCEL PIN NUMBERS: 5620-86-7504

SITE ACREAGE: 0.845 ACRES
EXISTING ZONING: RC (RESIDENTIAL COMPACT)
PROPOSED ZONING: NRD-CD (NEIGHBORHOOD IN-FILL RESIDENTIAL CONDITIONAL DISTRICT)

PROPOSED USE: COTTAGE COURT
MINIMUM SETBACK FROM PUBLIC STREET: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 5 FT
MAXIMUM BUILDING COVERAGE RATIO: 0.8
MAXIMUM BUILDING HEIGHT: 2 STORIES
PROPOSED BUILDINGS: 2 STORIES ABOVE PARKING
CONSTRUCTION TYPE: IIB

OPEN SPACE REQUIRED: 30% OF OVERALL TRACT = 0.845*0.30 = 0.254 ACRES
OPEN SPACE PROVIDED: = 0.391 ACRES

PARKING CALCULATION:
TINY HOME DEVELOPMENT (10 UNITS)
REQUIRED PARKING = 2 SPACES PER UNIT PER CDO ARTICLE 9.5.5 = 10*2 = 20 SPACES
PROVIDED PARKING = 21 SPACES

ON-SITE IMPERVIOUS AREA SUMMARY	
TOTAL ON-SITE AREA	0.820 AC / 35,736 SF
EXISTING IMPERVIOUS	0.337 AC / 14,688 SF
EXISTING IMPERVIOUS TO REMAIN	0.000 AC / 0 SF
BUILDING	0.138 AC / 6,027 SF
ASHPALT	0.115 AC / 5,024 SF
CURB AND GUTTER	0.026 AC / 1,124 SF
CONCRETE	0.112 AC / 4,878 SF
AMENITY AREA	0.071 AC / 3,103 SF
TOTAL ON-SITE IMPERVIOUS AREA	0.462 AC / 20,156 SF
MAX. IMPERVIOUS AREA ALLOWED	0.656 AC / 28,589 SF

OFF-SITE IMPERVIOUS AREA SUMMARY	
ASHPALT	0.011 AC / 490 SF
CURB AND GUTTER	0.007 AC / 284 SF
CONCRETE	0.013 AC / 571 SF
TOTAL OFF-SITE IMPERVIOUS AREA	0.031 AC / 1,345 SF

NOTES:

THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY REQUIRED SYSTEM MODIFICATIONS AND/OR EXTENSIONS TO ENSURE SERVICE TO THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3; THE CITY OF CONCORD'S POLICIES AND STANDARD SPECIFICATIONS; NC FIRE CODE; WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS.

BASED ON THE DESIGNS AND ALIGNMENT OF THE PUBLIC UTILITIES, THE PUBLIC WATER AND SEWER SERVICES ARE TO BE ENCOMPASSED IN PUBLIC ROAD RIGHT OF WAY, PUBLIC 30-FT UTILITY EASEMENTS, AND/OR A COMBINATION OF BOTH BASED ON THE DESIGNS AND ALIGNMENT OF THE PUBLIC UTILITY. ADDITIONAL EASEMENT AND/OR EASEMENT WIDTH MIGHT BE REQUIRED DUE TO DEPTH, LOCATION, AND/OR ACCESS. REFERENCE THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED OFF-SITE EASEMENTS TO ENSURE SERVICE TO THE PROPOSED SITE. DOCUMENTATION OF THE OFF-SITE EASEMENTS ARE REQUIRED PRIOR TO FORMAL APPROVALS AND AUTHORIZATION TO CONSTRUCT.

THIS PROJECT IS SUBJECT TO THE CITY OF CONCORD SEWER ALLOCATION POLICY.

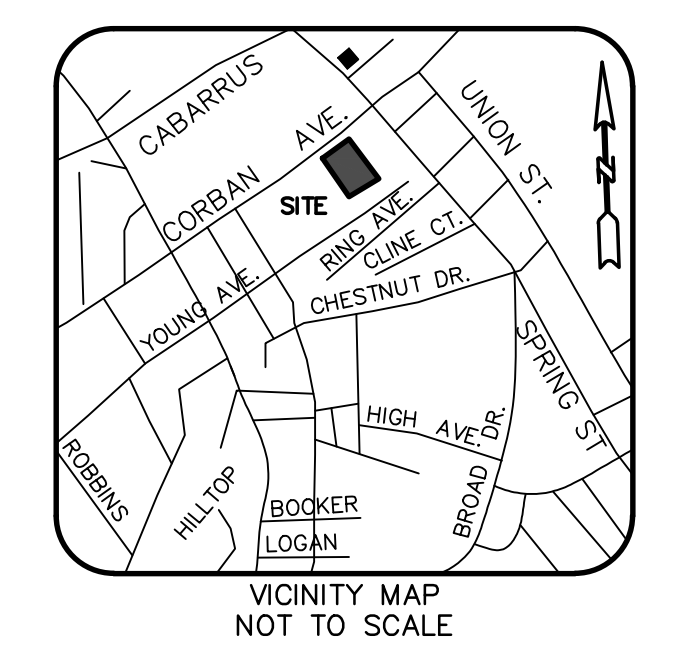
ALL MECHANICAL EQUIPMENT TO BE SCREENED.

A TIA WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF CONCORD UDO. A TRIP GENERATION FOR THE PROPOSED IMPROVEMENTS, AS WELL AS THE FUTURE DEVELOPMENT, WILL NEED TO BE PROVIDED TO THE CITY OF CONCORD. TRANSPORTATION ENGINEERING DEPARTMENT TO DETERMINE THE SCOPE AND TYPE OF TIA THAT IS REQUIRED. THE TIA NEEDS TO BE REVIEWED AND APPROVED BY THE CITY OF CONCORD TRANSPORTATION DEPARTMENT PRIOR TO SITE PLAN APPROVAL.

THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP 3710562000K

EXISTING ZONING: RC
PROPOSED ZONING: NRD

(10) UNIT COTTAGE COURT DEVELOPMENT



DESCRIPTION	DATE	REVISION
77 CORBAN TINY HOMES REZONING PLAN		

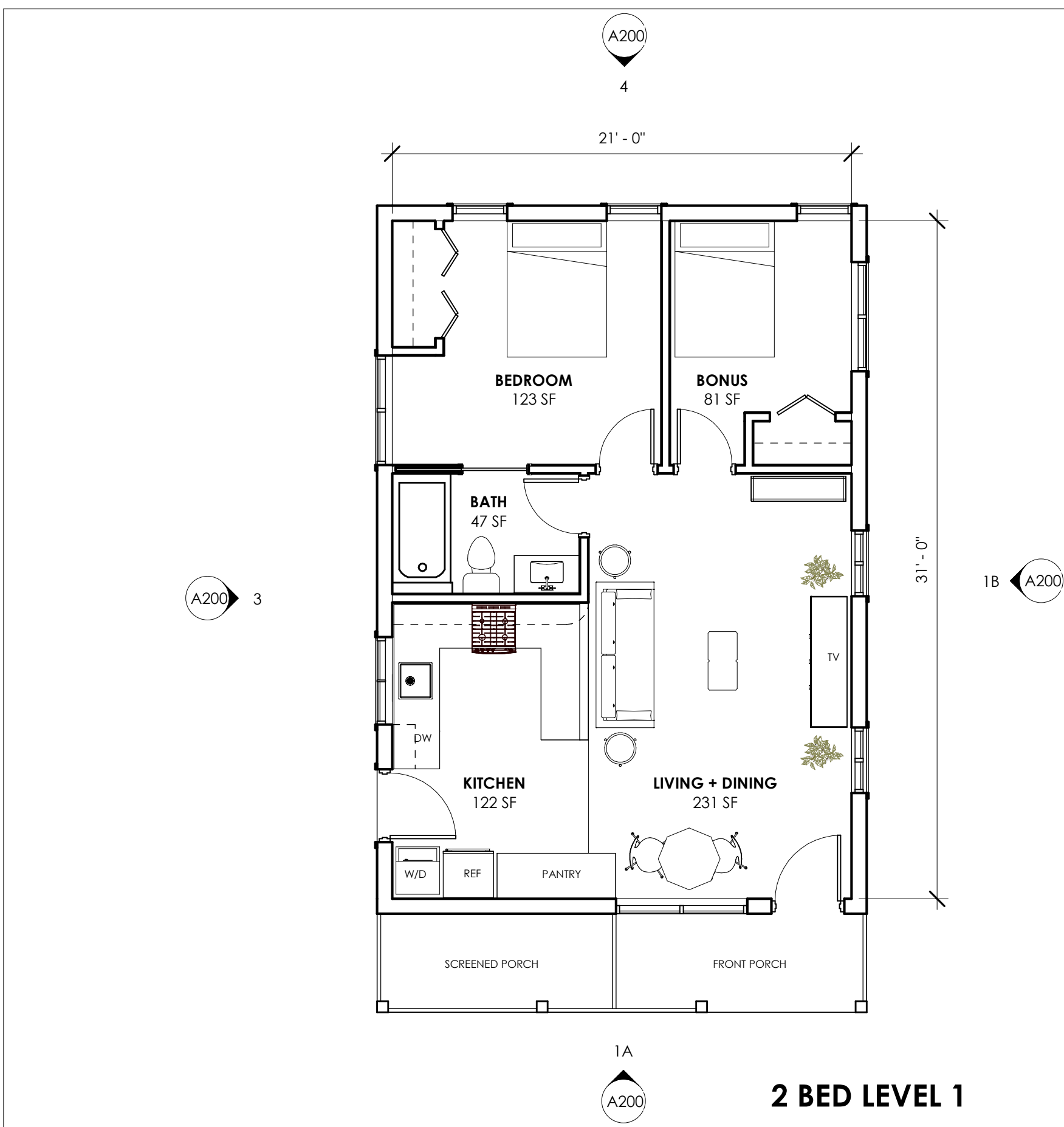
77 CORBAN AVE, CONCORD, NC
WEBUILD CONCORD, PATRICK GRAHAM, 4 BARBARKICK AVE SW., SUITE 10, CONCORD
PROJECT NO. 25018
PROJECT MANAGER:

DAYLIGHT ENGINEERING

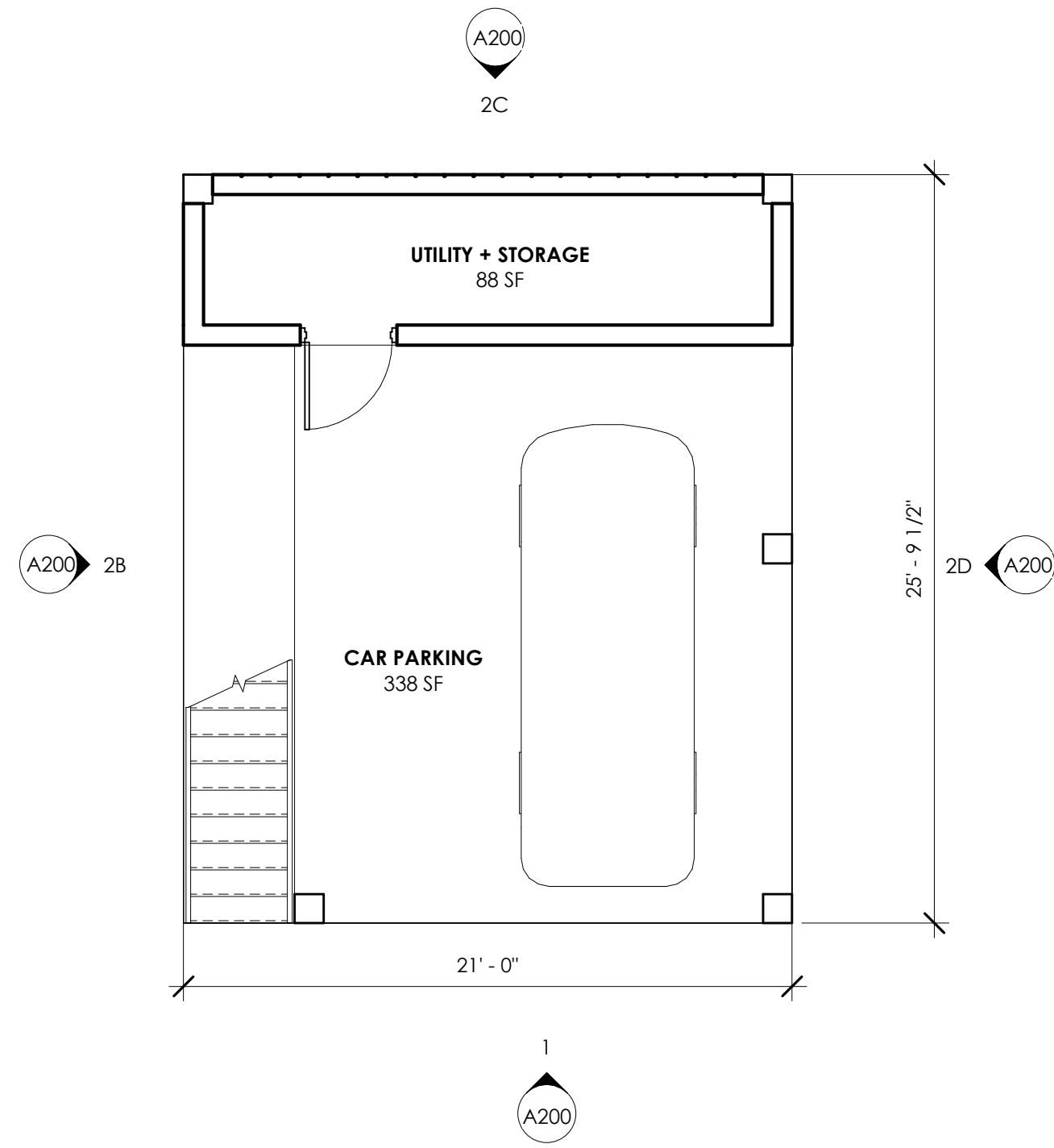
ENGINEERS SEAL
NORTH CAROLINA
033470
10/17/2025
CATEM NEW UNDERWOOD

NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

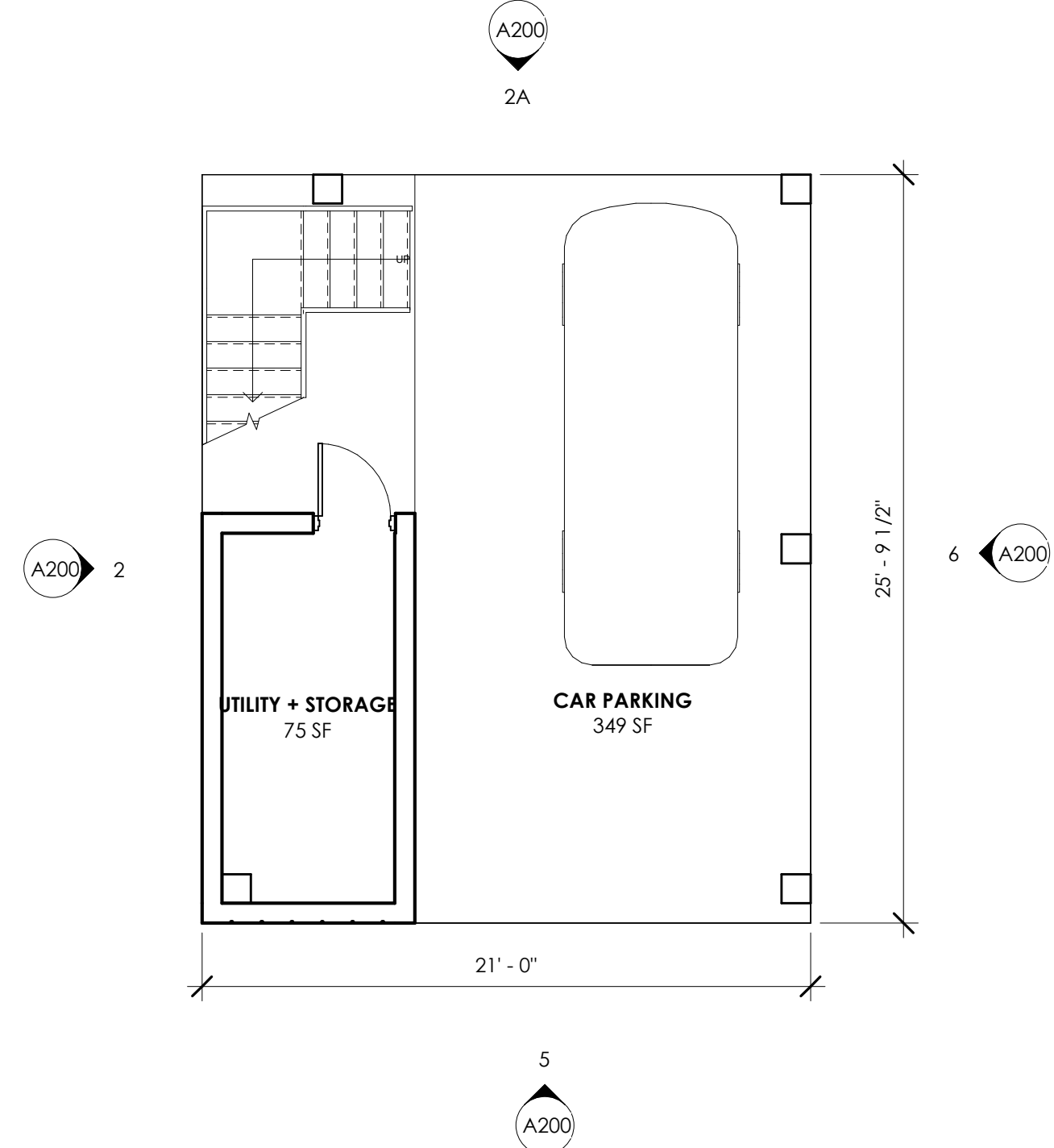
C200



2 BED LEVEL 1

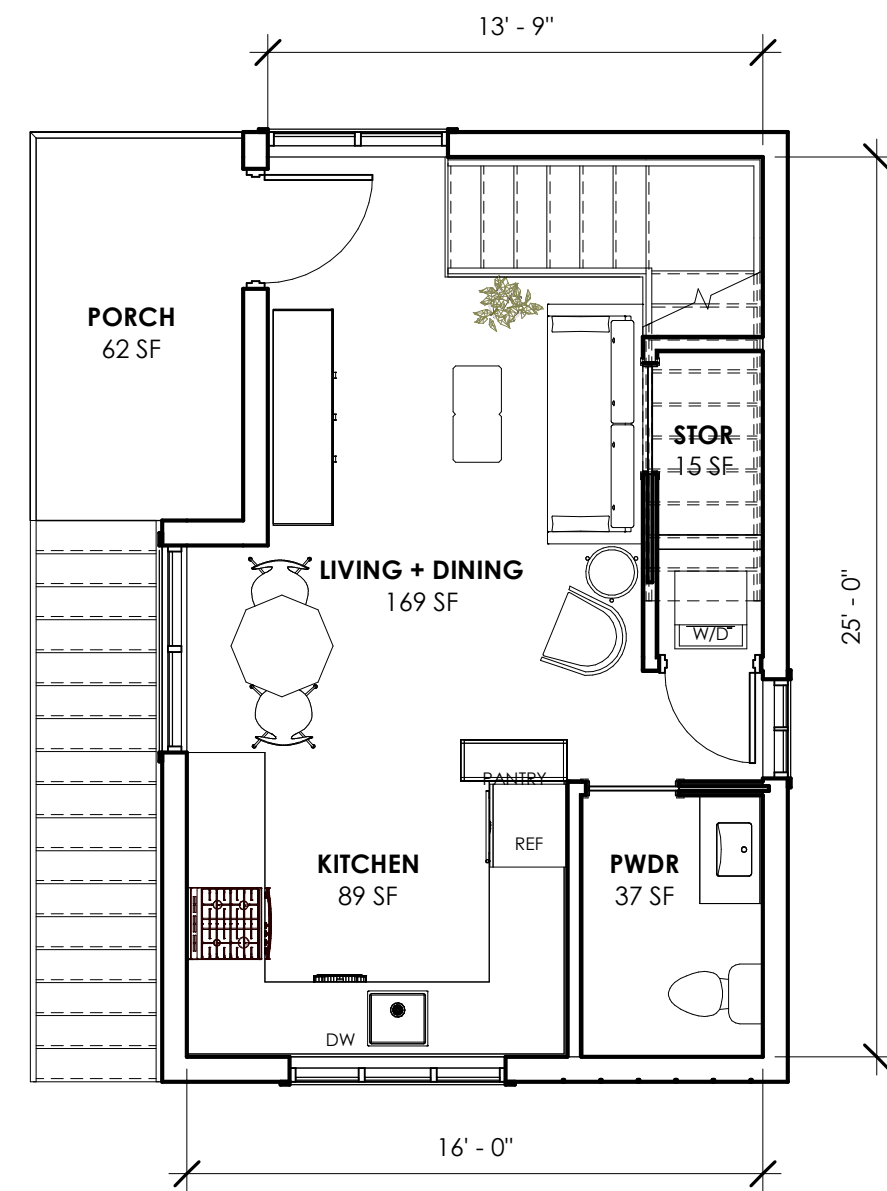


2 BED, 3 LEVEL - TYPE A

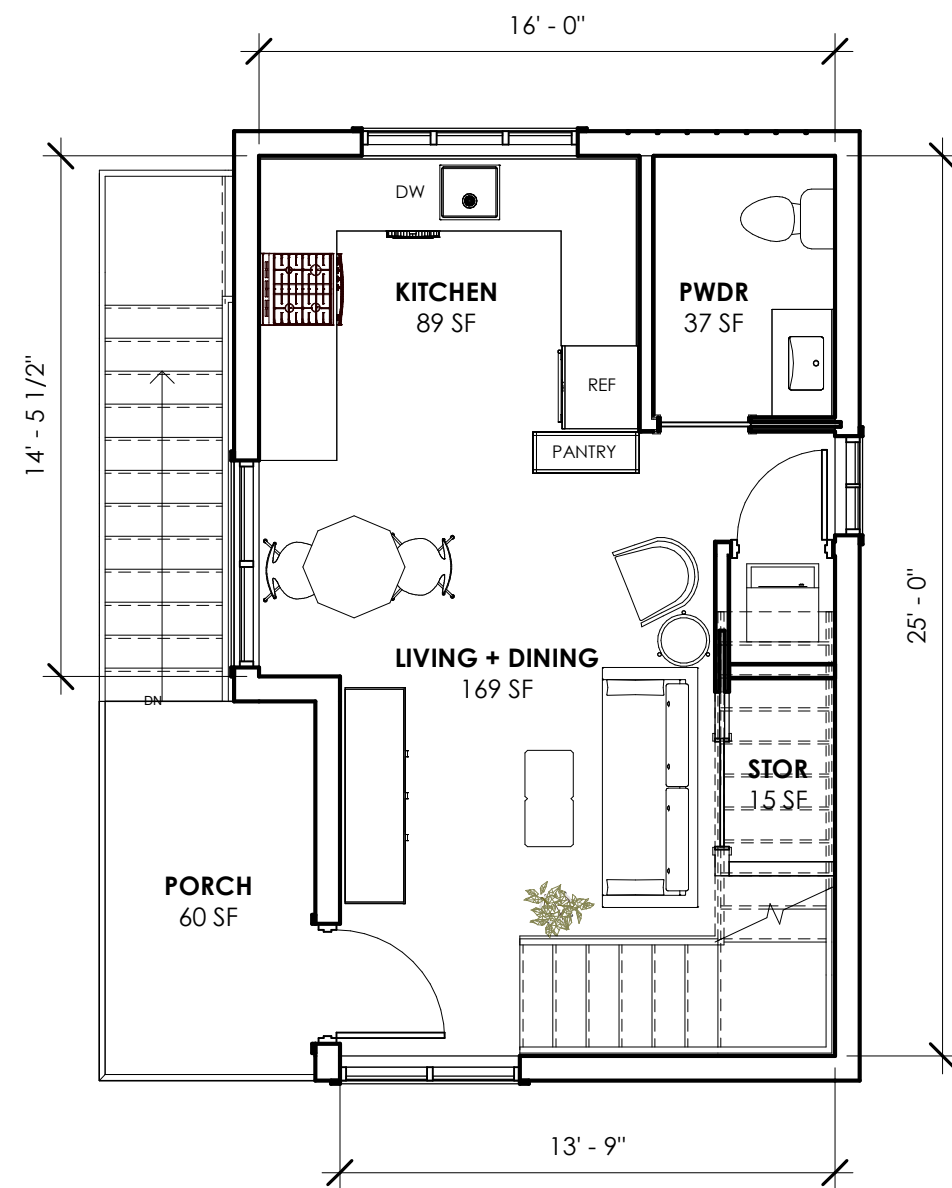


2 BED, 3 LEVEL - TYPE B

1 NEW FLOOR PLAN - 1ST FLOOR
3/16" = 1'-0"

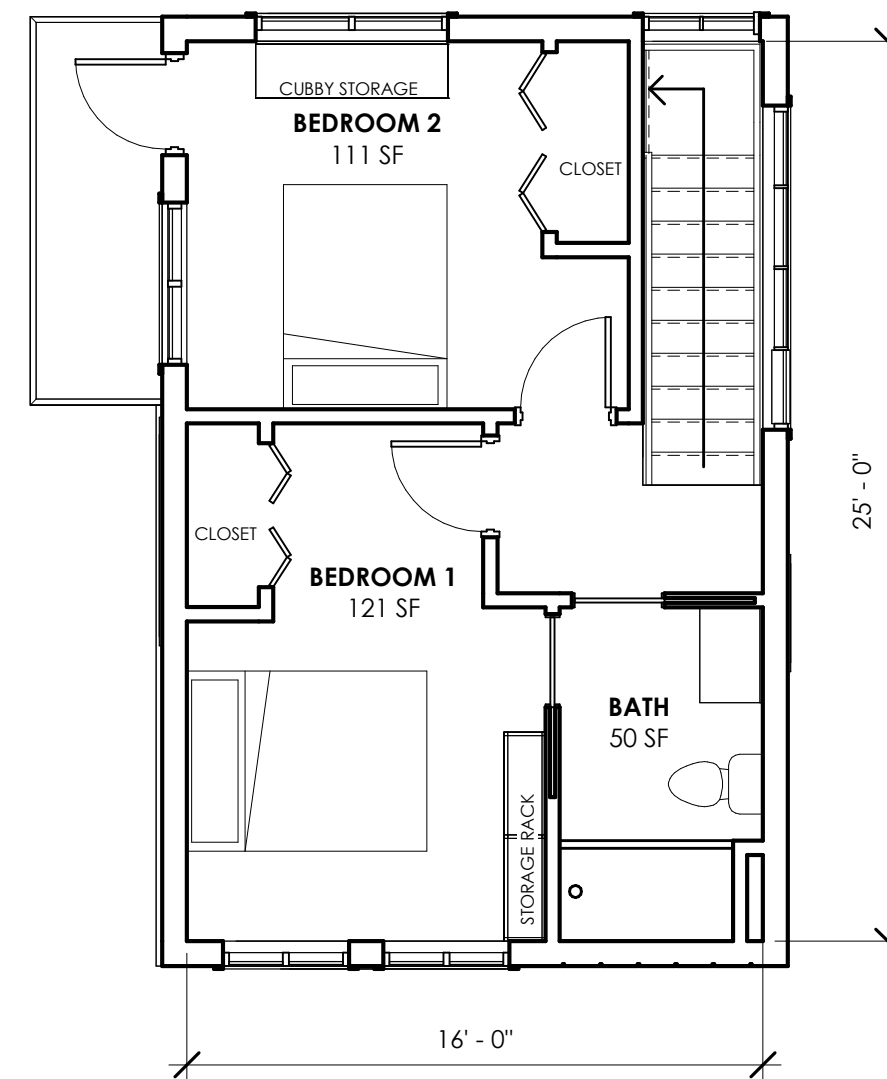


2 BED, 3 LEVEL - TYPE A

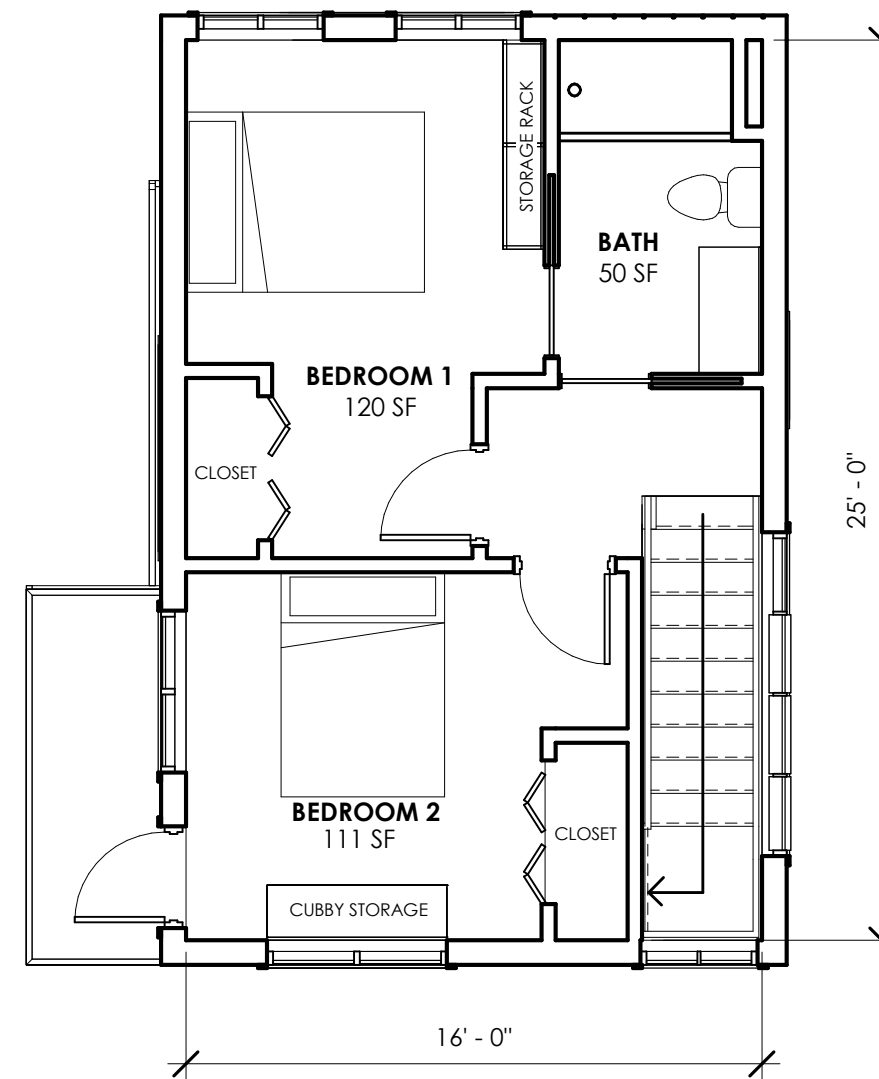


2 BED, 3 LEVEL - TYPE B

2 NEW FLOOR PLAN - 2ND FLOOR
3/16" = 1'-0"



2 BED, 3 LEVEL - TYPE A



2 BED, 3 LEVEL - TYPE B

3 NEW FLOOR PLAN - 3RD FLOOR
3/16" = 1'-0"



Seals



NOT FOR CONSTRUCTION

October
2025

Project

WEBUILD
CONCORD - TINY
HOME VILLAGE

77 Corban Avenue SW
Concord, NC 28025

Project Number

25.012.01

Checked By: FPM

Drawn By: NN

Revisions:

DESCRIPTION	DATE
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CONCEPTUAL DESIGN

Issue Date: October 2025

Sheet Name:

OVERALL PLANS

Sheet Number:

A100

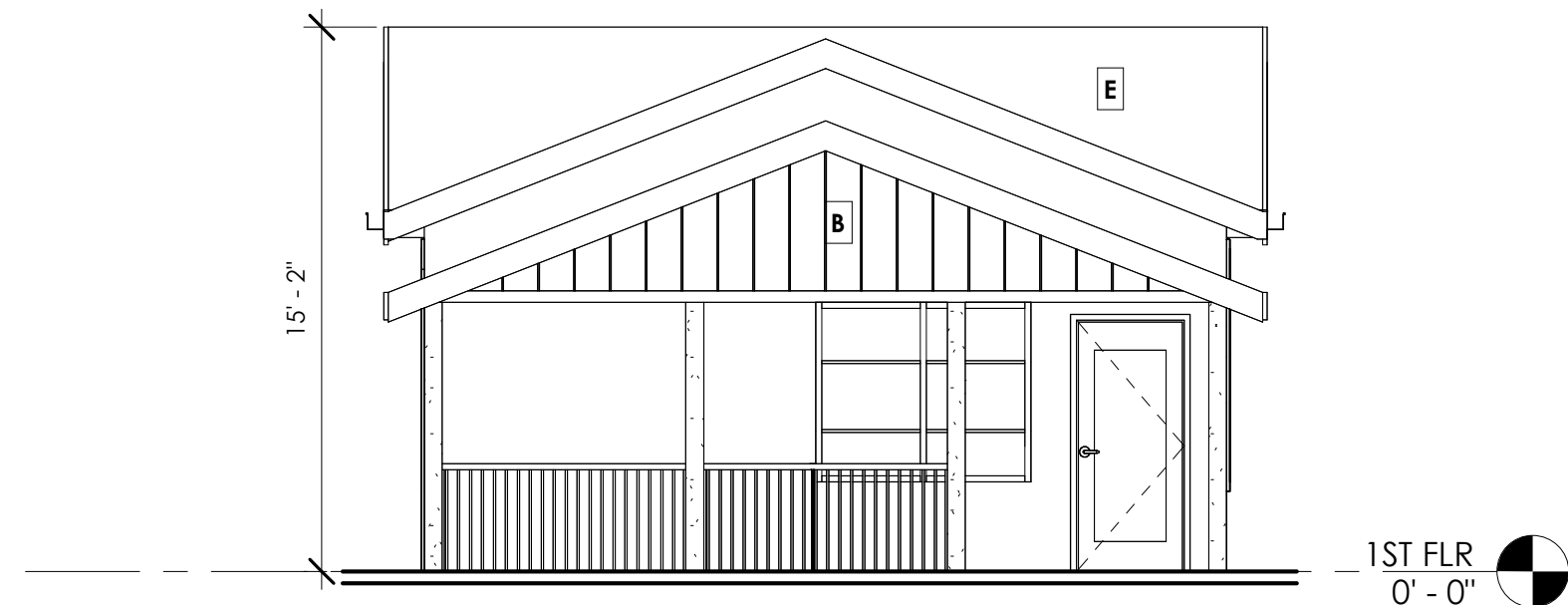
Seals



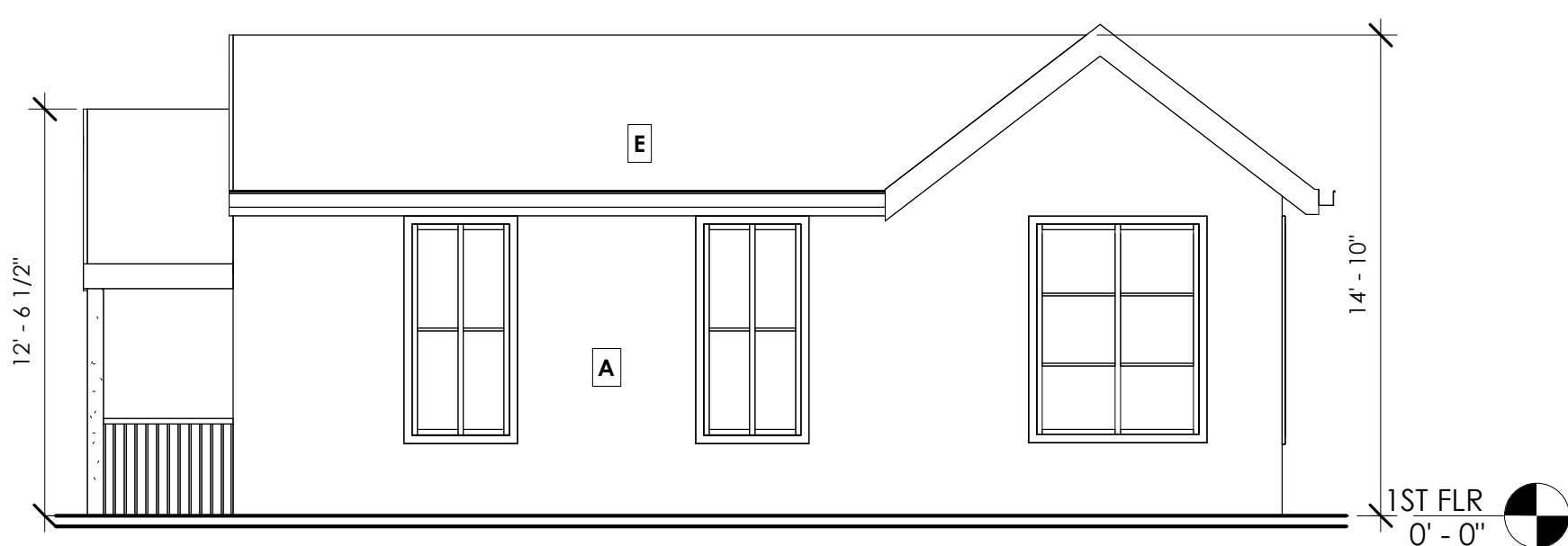
October
2025

BUILDING ELEVATION NOTES

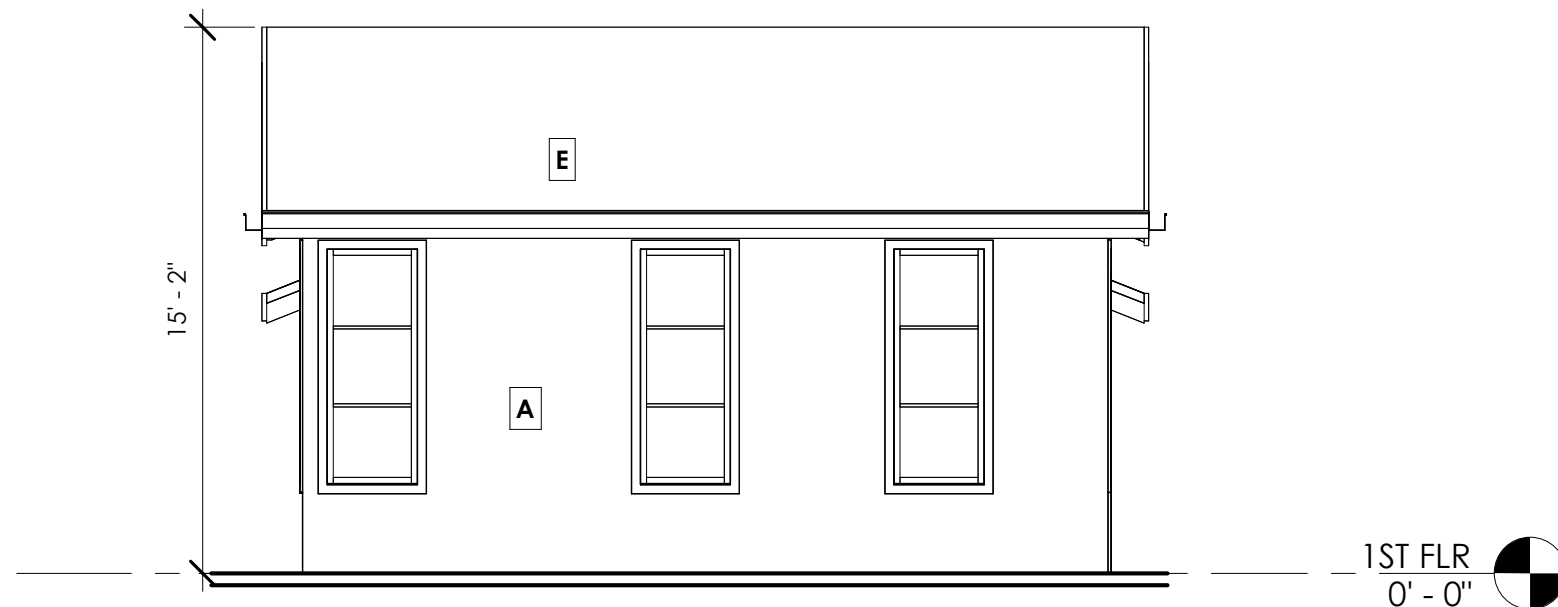
- EXTERIOR MATERIAL KEY NOTES:
 - FIBER CEMENT SIDING 1** - HORIZONTAL LAP
 - TYPE: TBD, COLOR: TBD
 - FIBER CEMENT SIDING 2** - VERTICAL LAP
 - TYPE: TBD, COLOR: TBD
 - COLUMN WRAP** - FIBER CEMENT SIDING:
 - TYPE: TBD, COLOR: TBD
 - WINDOW SHUTTER** - BOD: PAINTED WOOD SHUTTER
 - ASPHALT SHINGLE ROOF** - TYPE: TBD, COLOR: TBD
- FIBER CEMENT TRIMS SHALL BE INSTALLED AROUND OPENINGS, SUCH AS WINDOWS, DOORS, & LOUVERS, WHERE FIBER CEMENT SIDING IS INSTALLED. ALL FIBER CEMENT TRIM PIECES SHALL BE SMOOTH, TYPE: TBD, COLOR: TBD
- FIBER CEMENT TRIMS SHALL BE INSTALLED AT CORNERS & WHERE FIBER CEMENT SIDING MEETS DIFFERENT MATERIALS.
- PROVIDE & INSTALL FIBER CEMENT MOUNTING BLOCK WHERE LIGHTING FIXTURES, HOSE BIBS, RECEPTACLES & OTHER ELEMENTS ARE INSTALLED ON FIBER CEMENT SIDING.



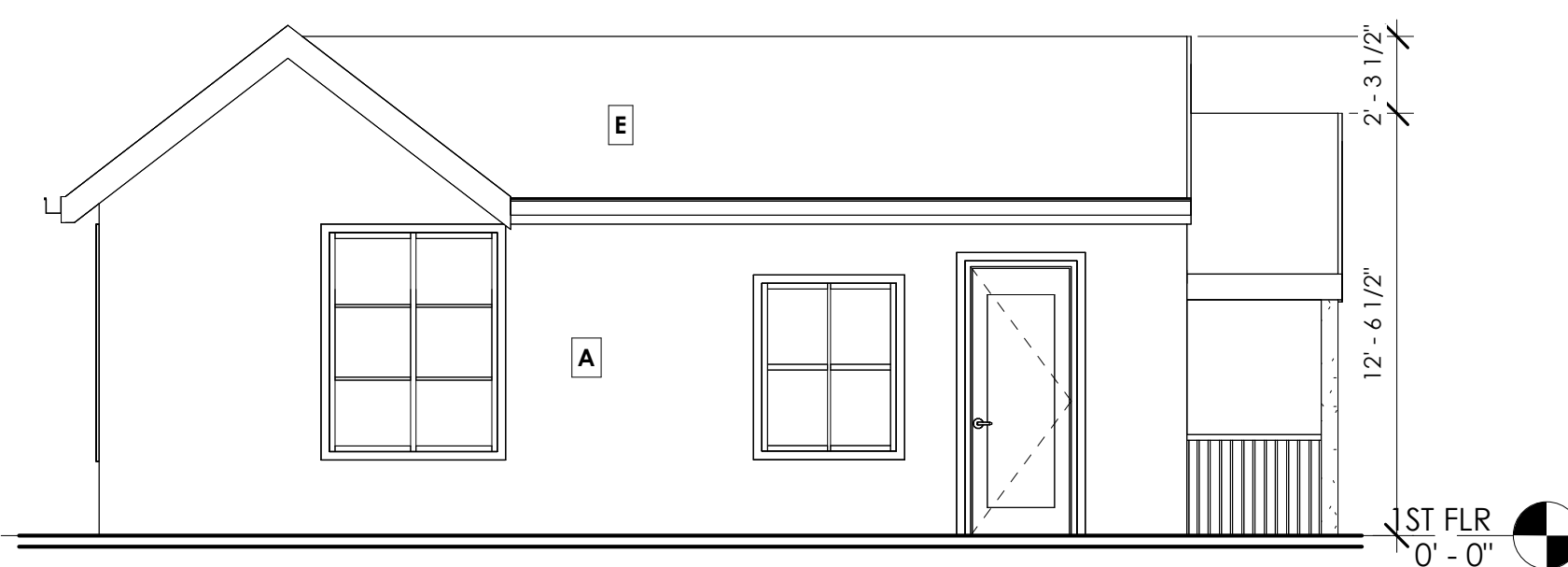
1A 2 BED - TYPE A - NORTH ELEVATION
3/16" = 1'-0"



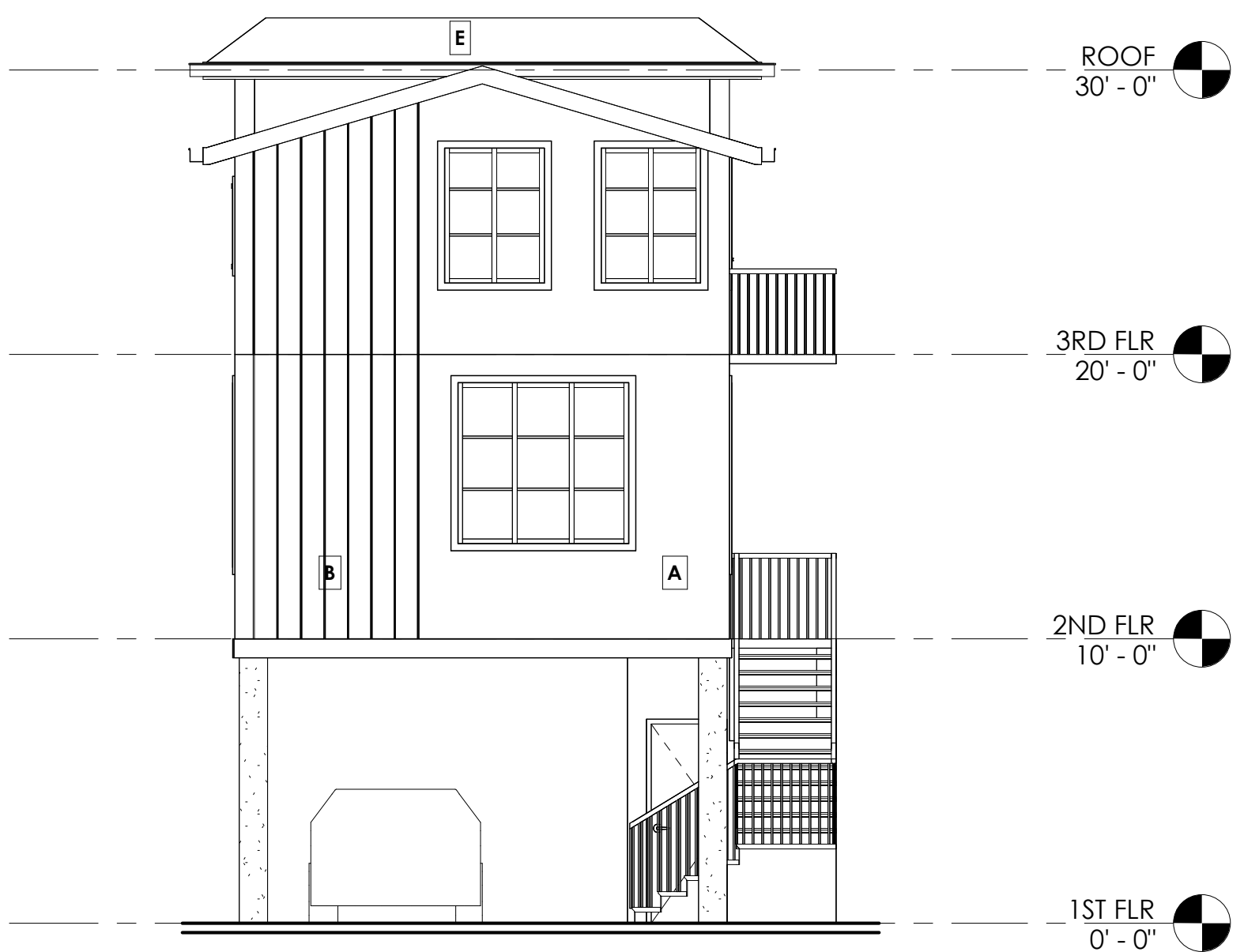
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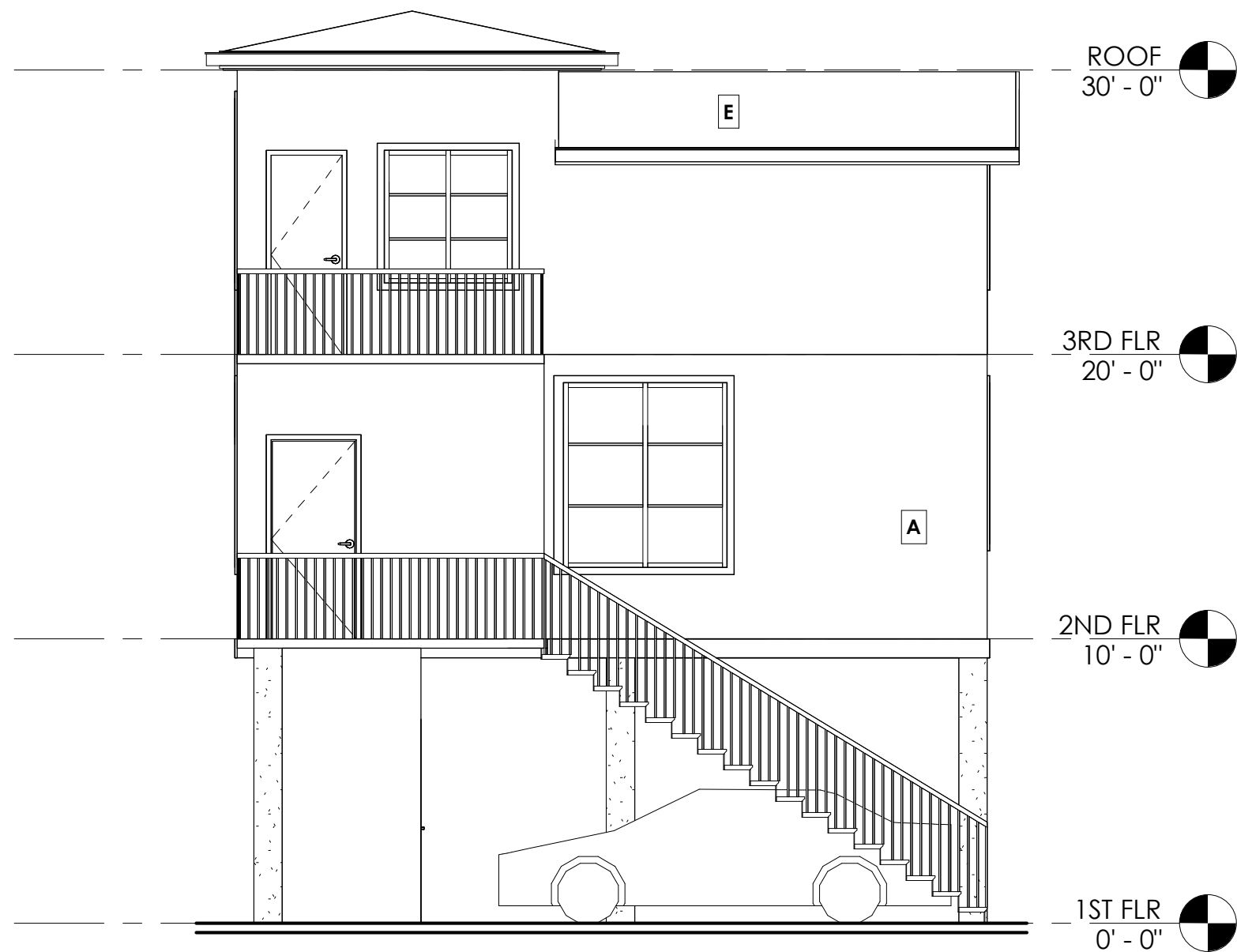
4 2 BED - TYPE A - SOUTH ELEVATION
3/16" = 1'-0"



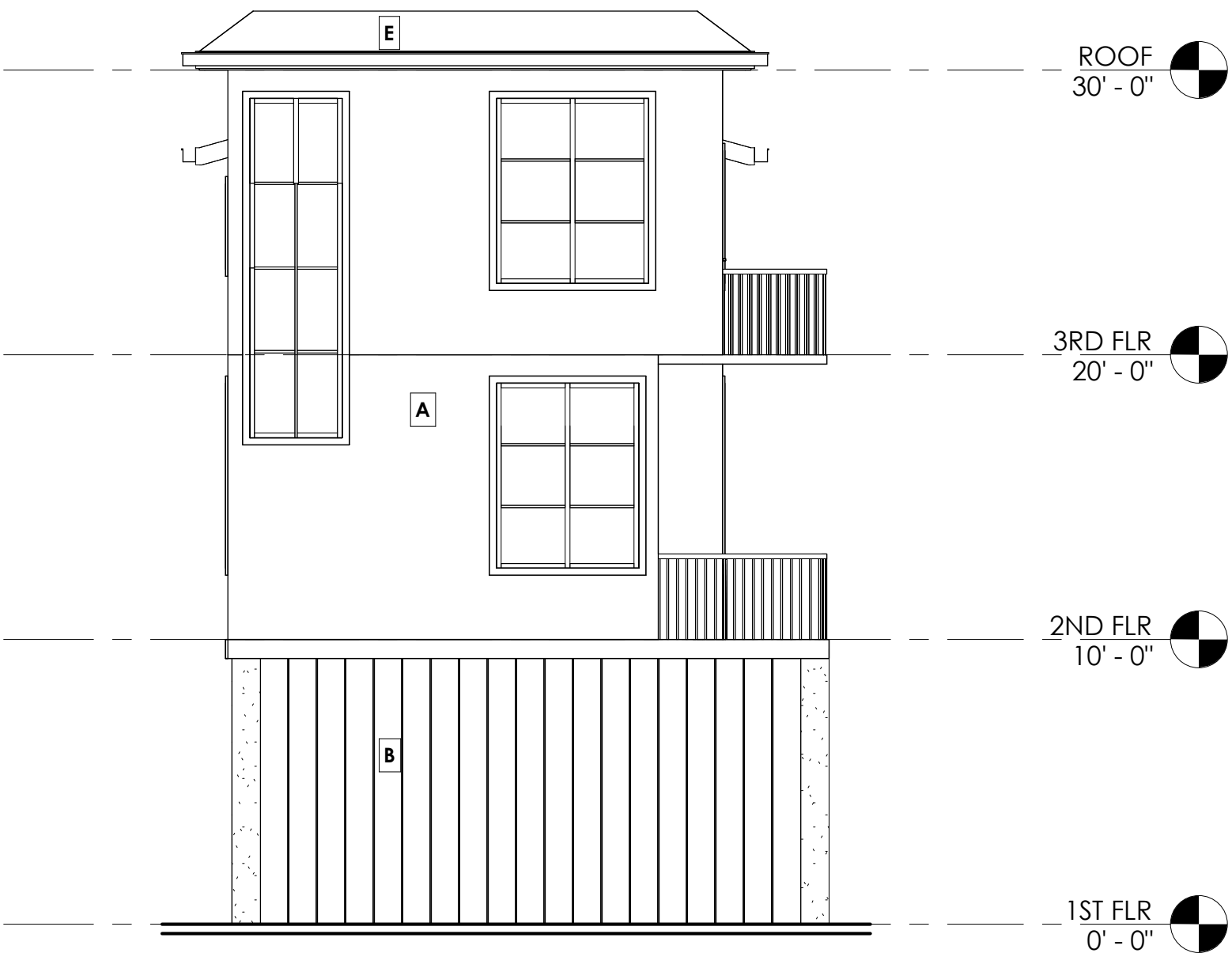
3 2 BED - TYPE A - WEST ELEVATION
3/16" = 1'-0"



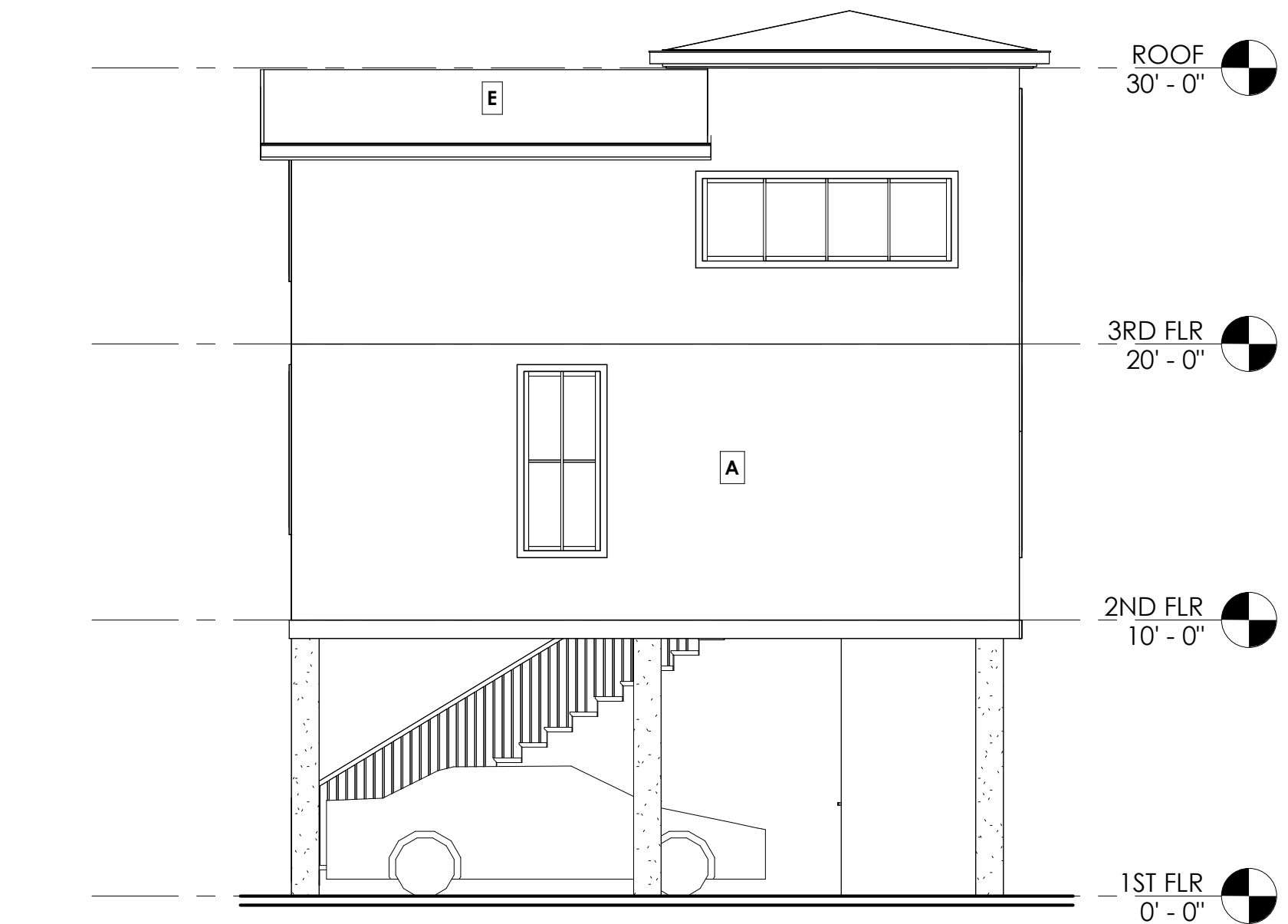
2A 2 BED - TYPE B - NORTH ELEVATION
3/16" = 1'-0"



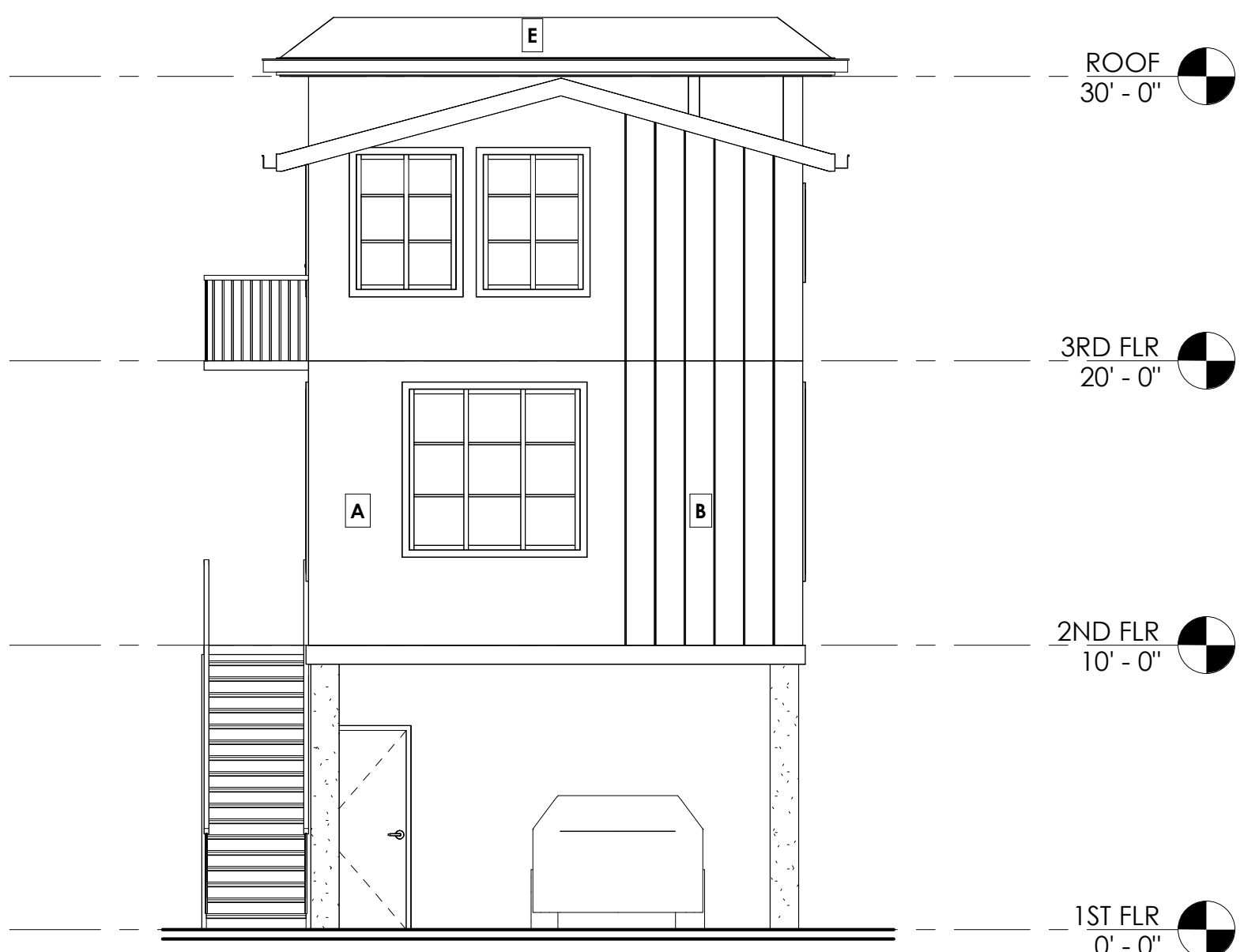
2B 2 BED - TYPE B - EAST ELEVATION
3/16" = 1'-0"



2C 2 BED - TYPE B - SOUTH ELEVATION
3/16" = 1'-0"



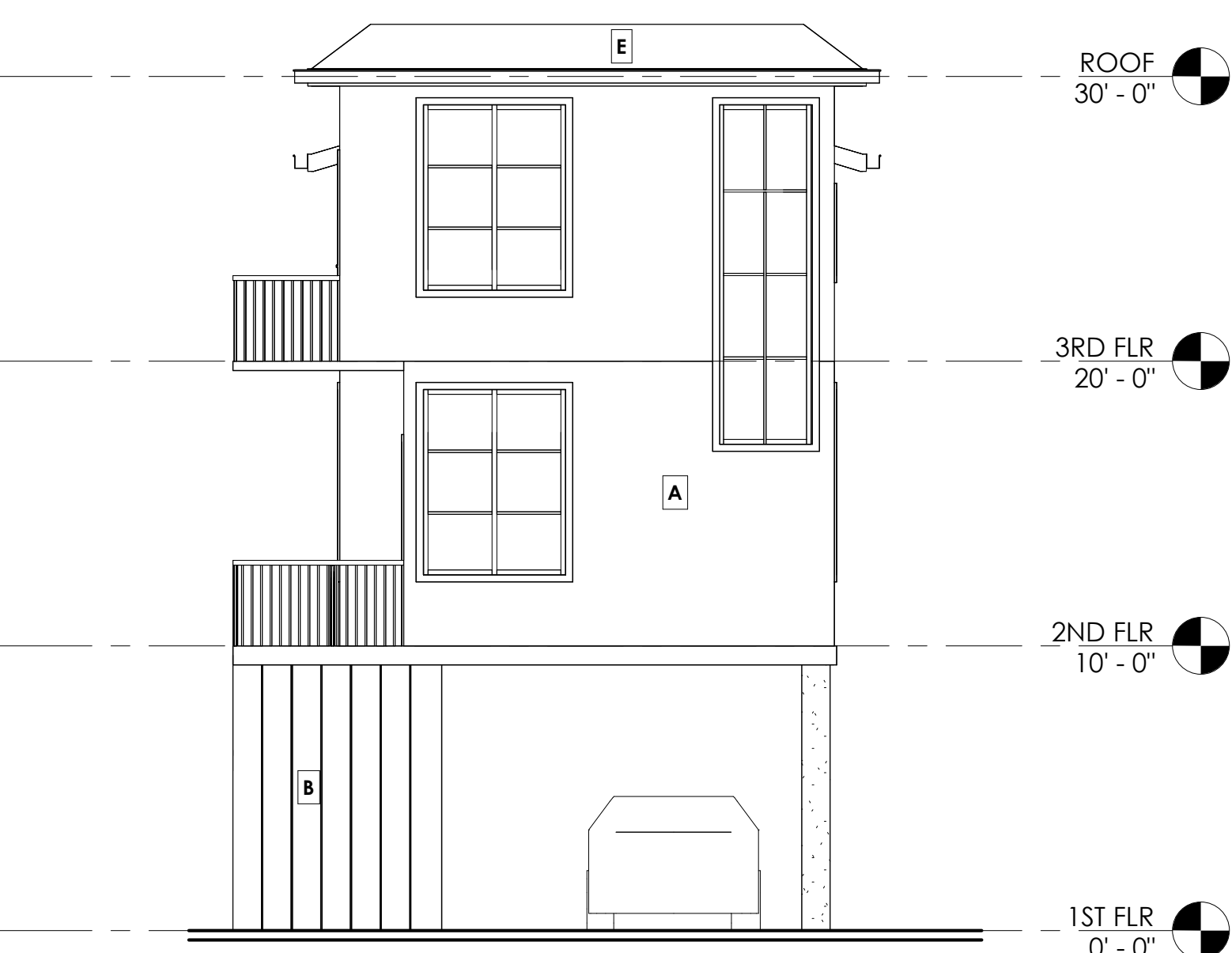
2D 2 BED - TYPE B - WEST ELEVATION
3/16" = 1'-0"



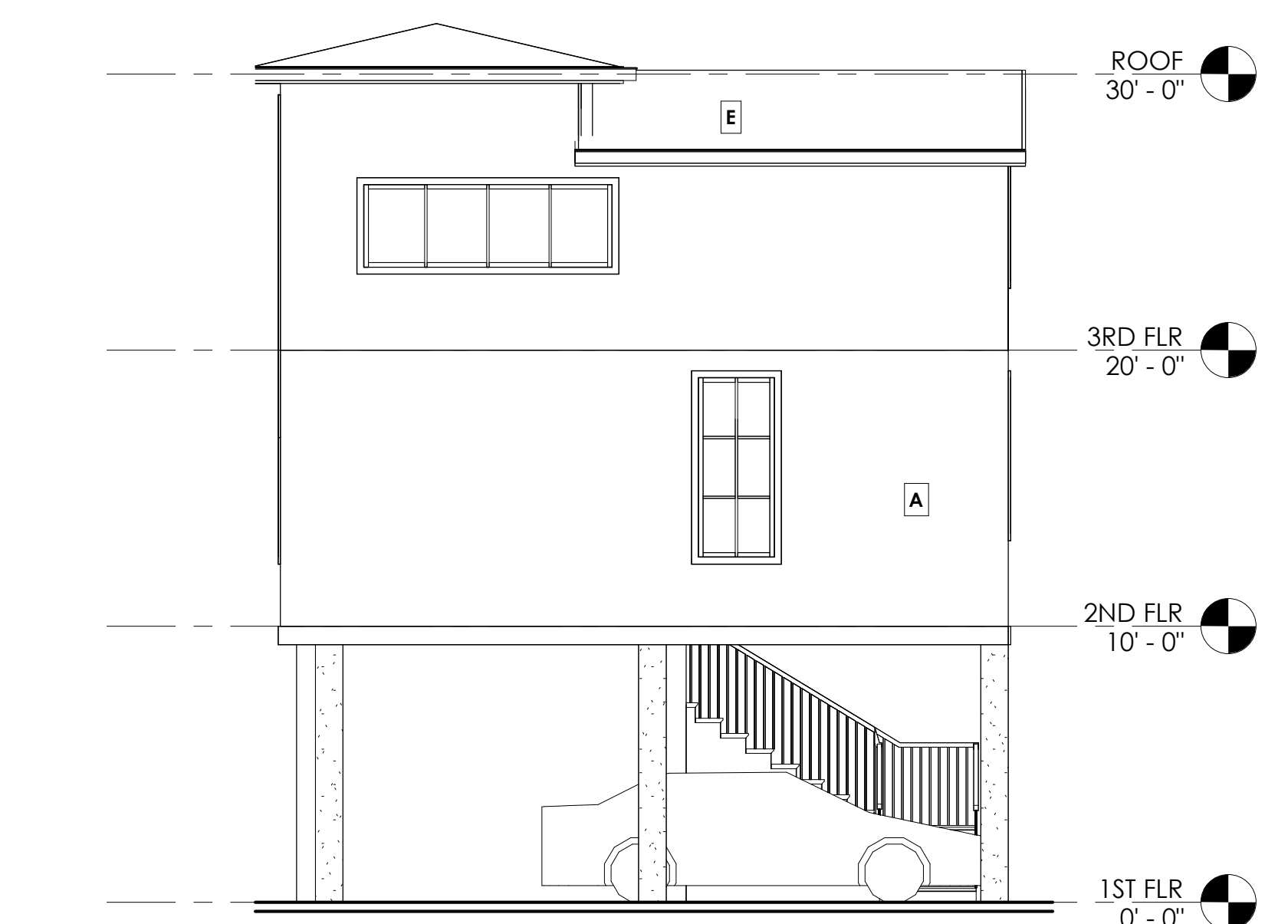
1 2 BED - TYPE C - NORTH ELEVATION
3/16" = 1'-0"



2 2 BED - TYPE C - EAST ELEVATION
3/16" = 1'-0"



5 2 BED - TYPE C - SOUTH ELEVATION
3/16" = 1'-0"



6 2 BED - TYPE C - WEST ELEVATION
3/16" = 1'-0"

Project

**WEBUILD
CONCORD - TINY
HOME VILLAGE**
77 Corban Avenue SW
Concord, NC 28025

Project Number

25.012.01

Checked By: FPM

Drawn By: NN

Revisions:

DESCRIPTION	DATE
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CONCEPTUAL DESIGN

Issue Date: October 2025

Sheet Name:

EXTERIOR ELEVATIONS

Sheet Number:

A200

Residential: Single Family Attached (Townhomes)

Cambridge Commons (CN-PSA-2025-00092)

3505 US Hwy 601 S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	194	Yes (PRS202 1-03256)	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	Considered 09/23/25
No	No	No	Yes	Yes

Allocation Request

Total	2026	2027	2028	2029
43,560	11,250	11,250	11,250	9,900

Project Fact Finding

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

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 would allow them to build the entire neighborhood.



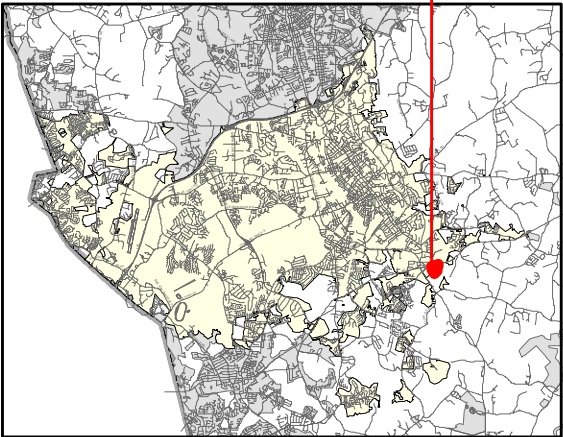
CN-PSA-2025-00092 - Cambridge Commons

Type: Residential SF Attached

194 townhome units

Allocation Request: 43,560

- 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:	3a.)	Parcel Acreage:	Approx. 22 Acres		
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.)	N/A	
	6a.)	Description of Facility to be served:	6b.) Number of Lots	194	6c.) Number of Units	194	
	7d.)	Additional description information:	50 units Phase 1 (194 Townhomes Total Development)				
B. Applicant Information	Cambridge Corner Associates, LLC		Owner		2301 Mullis Lane		
	(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.)		(Title)		(Applicant's Street or Box Number)		
	Cambridge Corner Associates, LLC				Matthews, NC 28105		
	(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)		
	704-576-1888				(Applicant's Facsimile Number)		
	(Applicant's Phone Number)				(Applicant's Email Address)		
	Jerry Rigsby-Manager	(Name)	rigsbydevelopment@gmail.com	(Email)	rigsbydevelopment@gmail.com		
(Name with Title and Email of contact person, who can answer questions about application)							
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		Mc2 Engineering, Inc.				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	29606		2110 Ben Craig Drive, Suite 400				
	(NCPE Registration Number)		(Street or Box Number)				
	704-510-9797		Charlotte, NC 28262				
	(Phone Number)		(City, State, Zip Code)				
	Jeff@mc2eng.com		(Engineer's Email Address)				
(Name and affiliation of contact person, who can answer questions about application & designs)							

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: 43,560 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 Townhse unit	225 gal/ day	194	GPD 43,560
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 43,560

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Jerry Rigsby, 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:



October 20, 2025

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: 43,560 gallons for 194 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 several commercial establishments within walking distance from the proposed development which will connect with proposed sidewalks. The commercial sites include: Food Lion, McDonalds, Bojangles, Great Clips, UPS Store and more.

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.

The developer has partnered with Ryan Homes as the home builder to provide the proposed townhomes. Preliminary building elevations and foundation plans have been provided with the submittal in order to provide the city with a better understanding of the proposed product.

Cambridge Corners is anticipated to be developed in 4 phases of 50, 45, 50 and 49 units. We are requesting 43,560 Gallons to be able to construct the entire development. The utility plans have gone through 2 reviews and were down to minor issues when significant unforeseen access and easement issues arose due to the fire code. The full construction drawings of these plans are nearly complete and approved. The development team has been in contact with the city planning and fire marshal and have come up with a solution that will meet the fire code requirements.

Please see the proposed 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

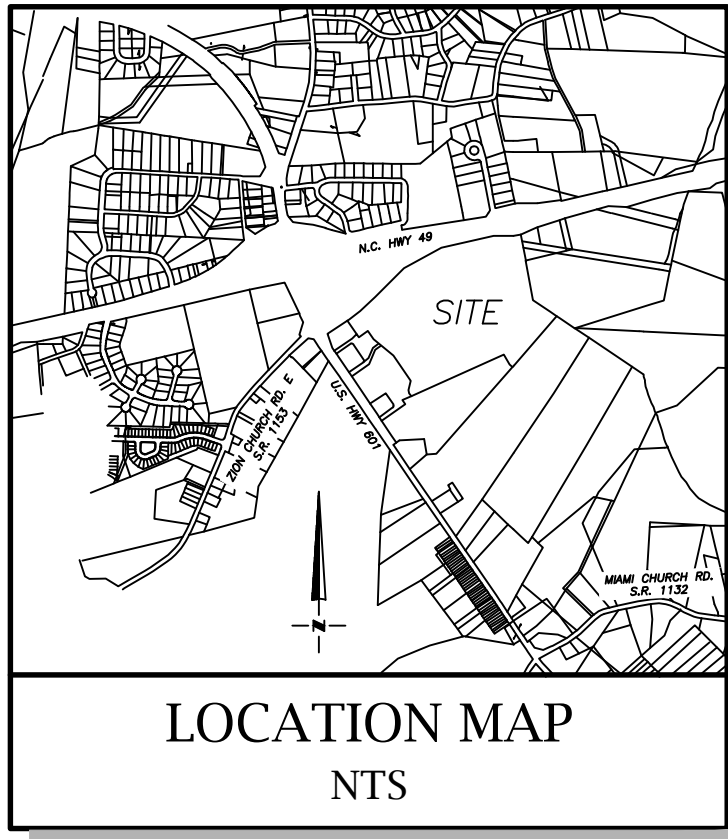
STORM WATER MANAGEMENT

UTILITY ENGINEERING

CONSTRUCTION ADMIN

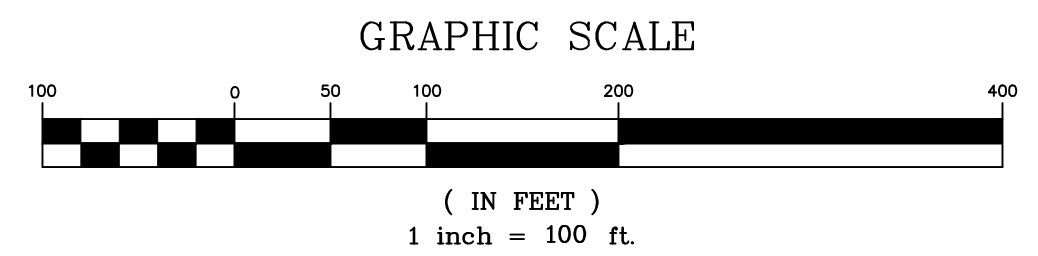
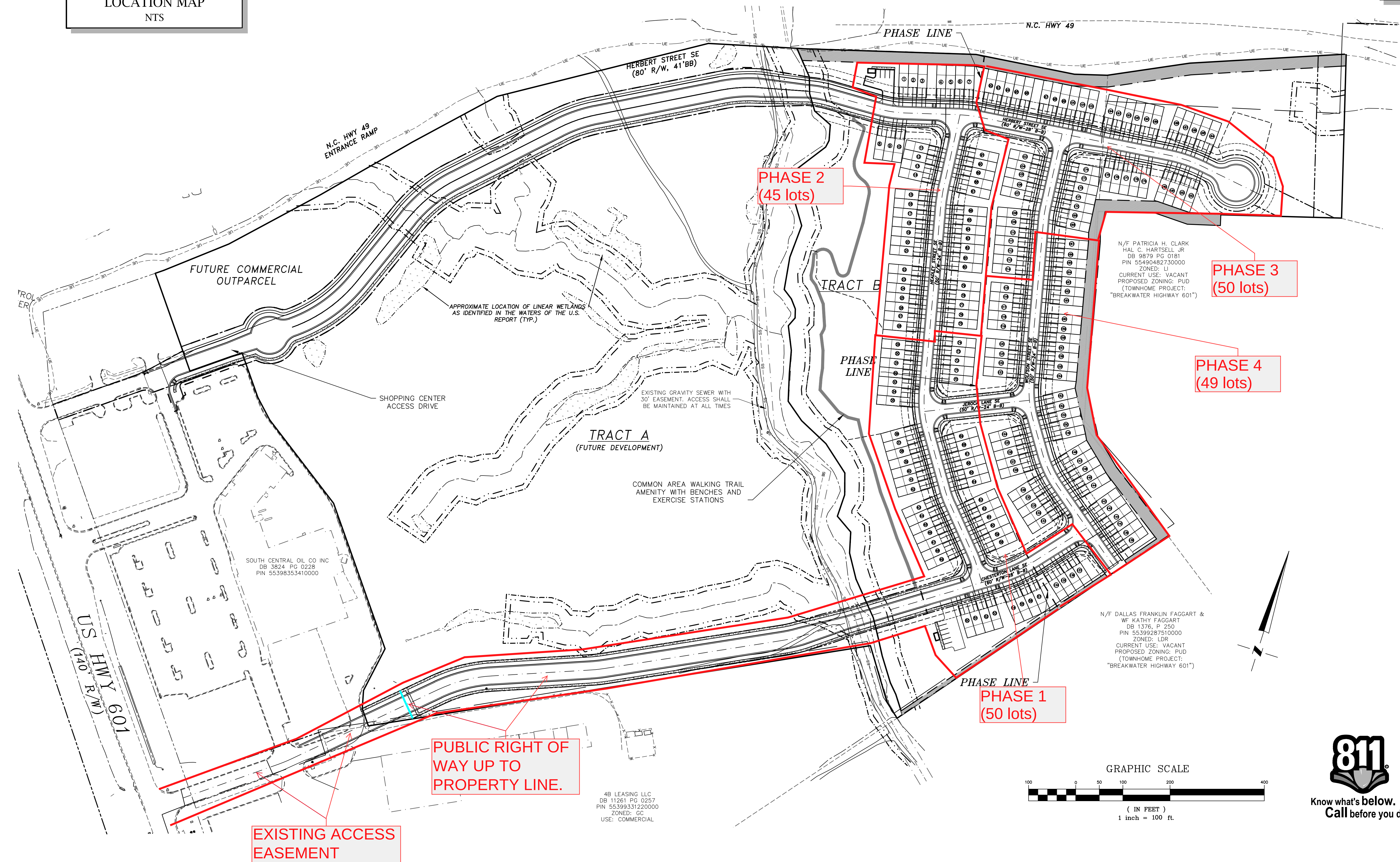
CAMBRIDGE CORNERS

3505 US HWY 601
CONCORD, NC 28025



EXISTING CONDITIONS & DEMOLITION PLAN	C1.0
OFFSITE EXISTING CONDITIONS & DEMOLITION PLAN	C1.1
OVERALL SITE PLAN	C2.0
DETAILED SITE PLAN	C2.1
UTILITY PLAN - WATER	C2.2
UTILITY PLAN - SSWR	C2.3
PH. 1 EROSION CONTROL PLAN	C3.0
PH. 2 EROSION CONTROL PLAN	C3.1
NCG01 STANDARD NOTES	C3.2
EROSION CONTROL PLAN - OFF SITE	C3.3
GRADING PLAN	C4.0
STORMWATER SCM PLAN	C4.1
STORM SEWER DRAINAGE AREA PLAN	C4.2
PRE-DEVELOPMENT DRAINAGE AREA PLAN	C4.3
POST-DEVELOPMENT DRAINAGE AREA PLAN	C4.4
LANDSCAPE PLAN	C5.0
VANCE PO. ROAD IMPROVEMENTS PLAN	C6.0
TRAFFIC CONTROL PLAN	C6.1
SITE DETAILS	C9.0-C9.6

SHEET INDEX



REVISIONS
CAD FILE: 25-005 BASE.DWG
PROJECT NO.: 25-005
DESIGNED BY: JDM
SUBMITTAL DATE: SEPT 22, 2025

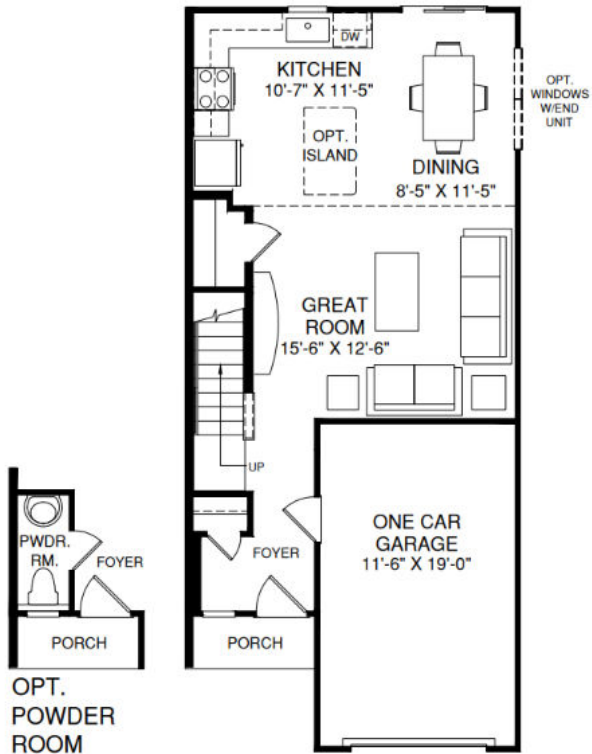
DEVELOPER:
CAMBRIDGE CORNERS ASSOCIATES LLC
2301 MULLIS LANE
MATTHEWS, NC 28105

Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR.
SUITE 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

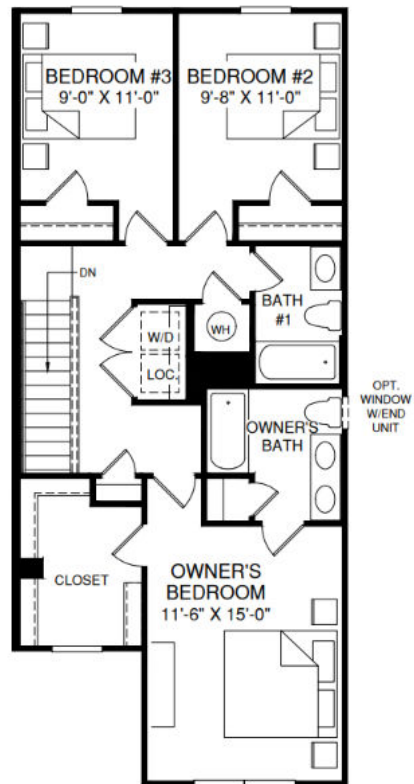








OPT.
POWDER
ROOM



Residential: Single Family Attached (Townhomes)**82 Sumner Ave Townhomes (CN-PSA-2025-00094)**

82 Sumner Ave. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
11/20/25	RV	No Change	13	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
2,925	2,925

Project Fact Finding

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 applicants are looking to build 13 townhomes for what they call workforce employees. They are proposing for each townhome to have 3 bedrooms and a private garage.



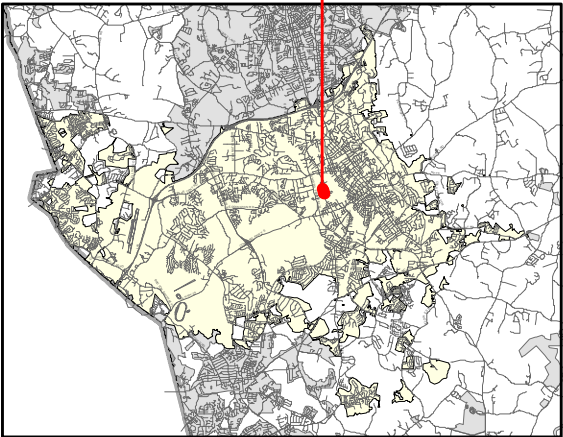
CN-PSA-2025-00094 - 82 Sumner Ave Townhomes

Type: Residential SF Attached

13 townhome units

Allocation Request: 2,925

- 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:	82 Sumner Ave Townhomes				
	2.)	Description of project location:	Site located on Sumner Ave NW, approx 0.30 Miles NE from the intersection of Sumner Ave NW and Warren C Coleman Blvd N (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:	56201760780000	3a.)	Parcel Acreage:	3.992	
	4.)	Site Zoning and use:	RV/Residential	5.)	Area Commercial or Industrial Building	(sq. ft.) 0	
	6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	13	6c.) Number of Units	13
	7d.)	Additional description information:	Single family attached townhomes, front loaded with garages.				
	B. Applicant Information	Brad Barringer		Managing Member		242 Oak Ave, Suite 160	
(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.)		(Title)		(Applicant's Street or Box Number)			
Level Up Capital, LLC				Kannapolis, NC 28081			
(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)			
704-200-8648				(Applicant's Facsimile Number)			
(Applicant's Phone Number)				levelupcapitalinc@gmail.com			
Brad Barringer (Name) levelupcapitalinc@gmail.com (Email)				(Applicant's Email Address)			
C. Design Engineer Information if available	Kate Underwood, PhD, PE		Daylight Engineering				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	033470		PO Box 1804				
	(NCPE Registration Number)		(Street or Box Number)				
	980-234-7500		Concord, NC, 28026				
	(Phone Number)		(City, State, Zip Code)				
	Kate Underwood		kate@daylighteng.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):		2.) The type of wastewater is (indicate percentage):																																				
	☒	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): _____																																					
			3.) Pretreatment required: ☐ No ☐ Yes (Specify or attach effluent documentation) _____																																				
	4.) Volume of wastewater flow <u>to be allocated for this particular project</u> : _____ 2,925 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.}																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Established Type (See 02T.0114(f))</th> <th style="width: 30%;">Daily Design Flow (a, b)</th> <th style="width: 15%;">No. of Units</th> <th style="width: 25%;">Flow</th> </tr> </thead> <tbody> <tr> <td>Townhomes (3 bedrooms each)</td> <td>225 gal/ unit</td> <td>13</td> <td>GPD 2,925</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Total</td> <td>GPD 2,925</td> </tr> </tbody> </table>				Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow	Townhomes (3 bedrooms each)	225 gal/ unit	13	GPD 2,925		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD			Total	GPD 2,925
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow																																				
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	gal/		GPD																																				
		Total	GPD 2,925																																				
E. Applicant Acknowledgment	Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT																																						
	I, <u>Brad Barringer</u> , 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.																																						
	<i>Brad Barringer</i> Signature:		10/20/2025 Date:																																				

October 10, 2025

Concord City Council
Planning & Zoning Department
35 Cabarrus Ave W
Concord, NC 28025



Dear Members of the Concord City Council and Neighborhood Planning Department,

For more than 200 years, our family has called Concord and Cabarrus County home. That long history here has shaped our desire to invest back into the community that has given us so much. With that spirit, my wife, Carolena, and I are seeking the City's approval to move forward with a 13-unit townhome development at 82 Sumner Avenue, focused on creating attainable, owner-occupied housing that supports Concord's working families — including teachers, first responders, and other dedicated residents who serve our city every day.

Unlike large, out-of-town developers, we are a small, family owned organization that cares deeply about the long-term success and character of our community. Our goal is not only to build homes but to strengthen neighborhoods and provide opportunities for residents to establish lasting roots here in Concord. By focusing on owner-occupied units, this project will promote pride of ownership, encourage stronger neighborhood connections, and foster stability within the community.

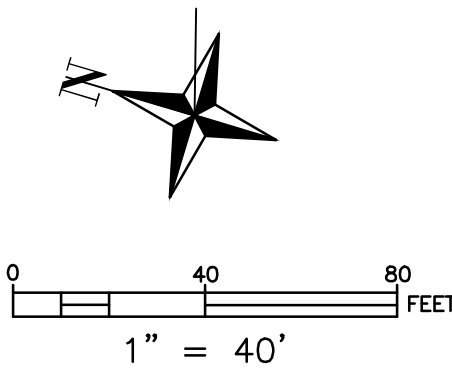
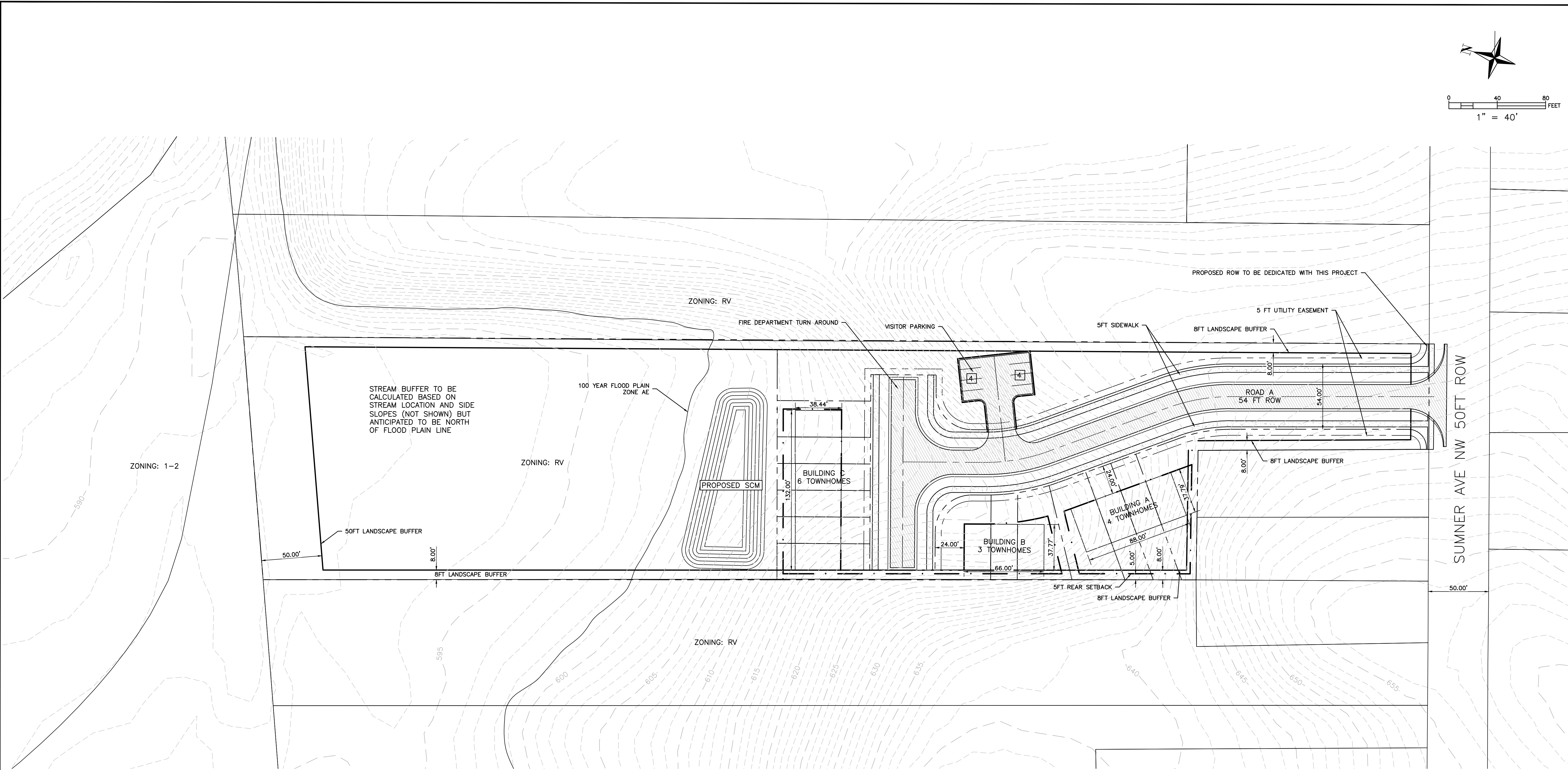
Each home will feature three bedrooms and a private garage, designed to meet the needs of families and individuals looking for quality housing at a reasonable price point. The exterior construction will primarily use high-quality vinyl siding, accented with fiber cement details to enhance curb appeal and architectural character. We've chosen vinyl for its durability, low maintenance, and affordability, which helps us keep these homes attainable for buyers without sacrificing quality. Unlike other higher-cost materials that can drive up both construction and long-term maintenance expenses, vinyl allows us to deliver a clean, attractive design that supports sustainable, cost-effective homeownership — a key component of true affordability.

We are confident that this development will complement the surrounding neighborhood, contribute to the local housing supply, and align with Concord's goals for thoughtful, community-oriented growth. It would be our honor to partner with the City to bring this project to life in a way that reflects both Concord's heritage and its bright future.

Thank you for considering our request for these 13 units, needing 2,925 GPD, and for your ongoing commitment to guiding the growth of our city.

Sincerely,

Brad & Carolena Barringer
Level Up Capital, LLC
LevelUpCapitalNC@gmail.com
(704) 200-8648



ZONING: RV
EXISTING USE: VACANT PROPERTY
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES
AS SHOWN EACH TOWNHOME FOOTPRINT IS 22 X 38

FRONT SETBACK 24FT
SIDE SETBACK 7 FT
REAR SETBACK 5 FT

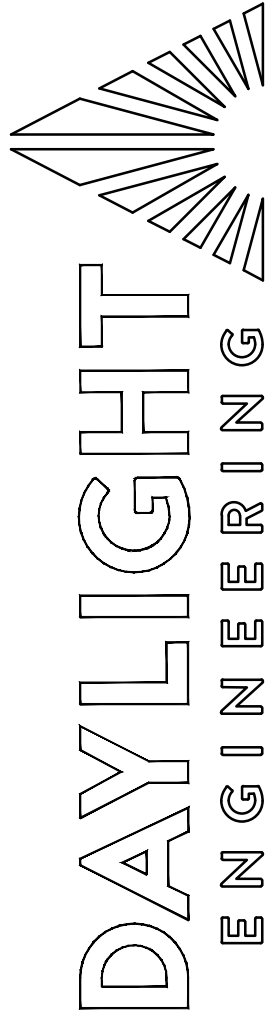
FRONT LOADED TOWNHOMES WITH SINGLE CAR GARAGES
PARKING REQUIREMENTS:

2 SPACES PER UNIT + 1 SPACE / 2 UNITS FOR VISITORS

TOTAL UNITS 13
MINIMUM SPACES REQUIRED:
13 UNITS * 2 SPACES / UNIT + 1 SPACE/2 UNITS = 33

SPACES PROVIDED:
13 GARAGE SPACES
13 DRIVEWAY SPACES
8 VISITOR PARKING SPACES
TOTAL SPACES PROVIDED 34

LANDSCAPE BUFFERS:
STREET YARD: 8FT CLASS A BASED ON RV ZONING
PERIMETER BUFFER: NORTH = 50FT LANDSCAPE BUFFER
PERIMETER BUFFER: EAST AND WEST = 8FT CLASS A BUFFER

 DAYLIGHT ENGINEERING	ENGINEERS SEAL	DESCRIPTION
	PRELIMINARY NO FOR CONSTRUCTION	DATE
	10/20/2025	REVISION
	C200	

82 SUMNER AVE TOWNHOMES
SITE LAYOUT PLAN

82 SUMNER AVE NW, CONCORD
LEVEL UP CAPITAL LLC., 242 OAK AVE PMB 160, KANNAPOLIS, NC, 28081
PROJECT NO. 25111
PROJECT MANAGER: KNU

NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM



Residential: Single Family Attached (Townhomes)**Amhurst Cottages Homes (CN-PSA-2025-00096)**

534 Good Hope Rd. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	In Cabarrus County	NRD	14	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

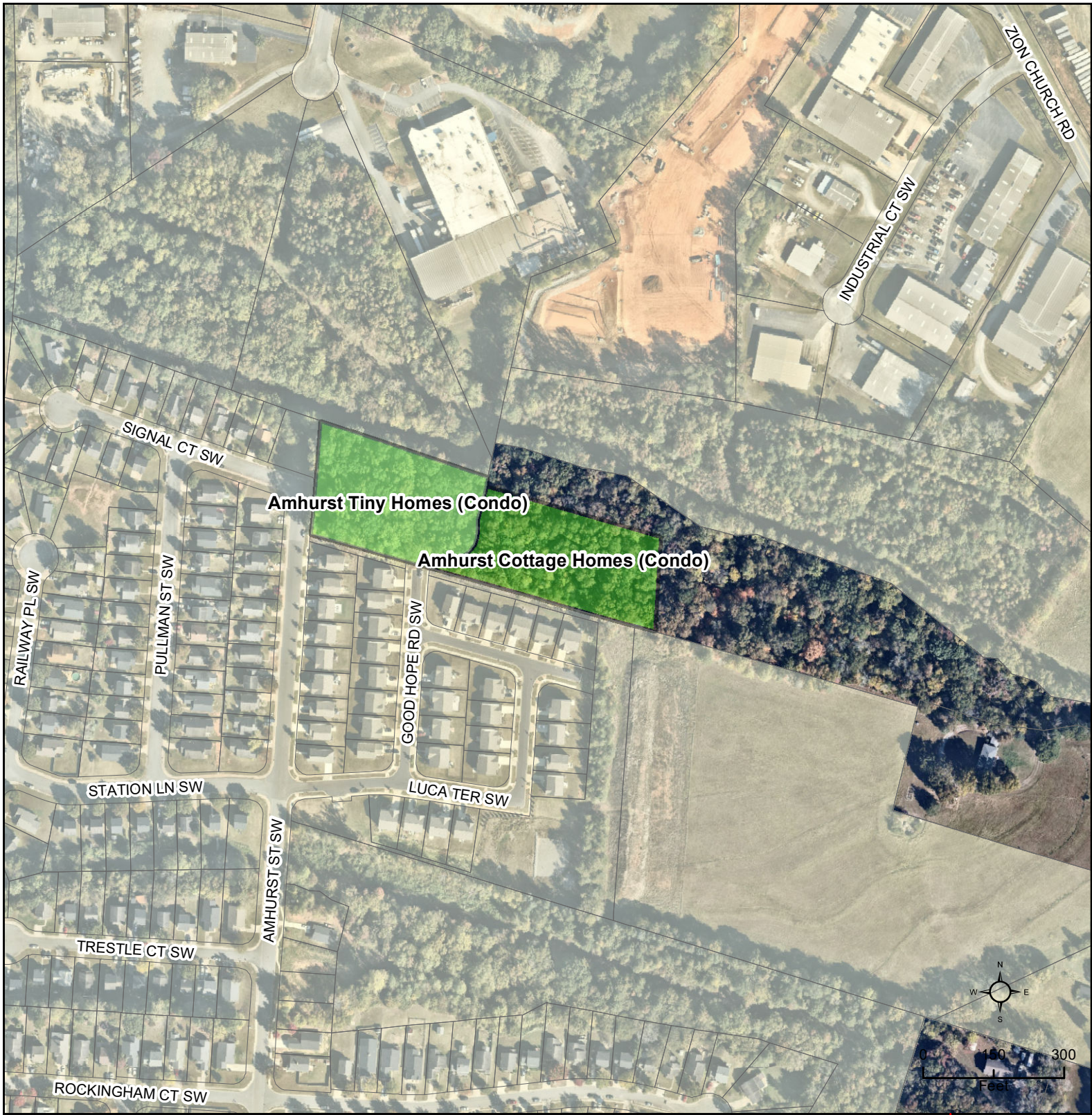
Total	2026
2,100	2,100

Project Fact Finding

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	Yes

Brief Summary

The applicant is requesting sewer allocation for 14 cottages located at 534 Good Hope Rd. SW. that will not be more than 2,100 sf per cottage.



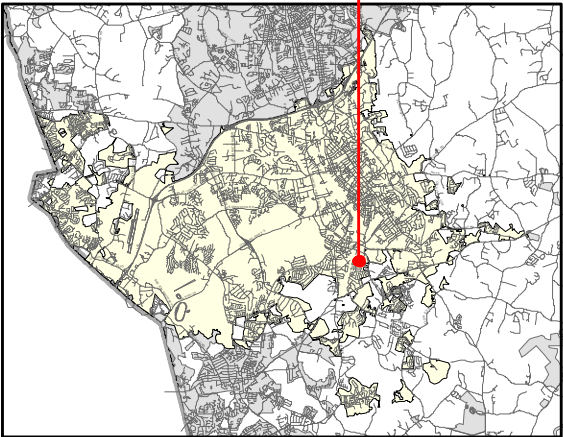
CN-PSA-2025-00096 - Amhurst Cottage Homes (Condo)

Type: Residential SF Attached

14 cottage homes

Allocation Request: 2,100

- 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:	Amhurst Cottage Homes			
	2.)	Description of project location:	Site located approx 0.13 miles NE from the intersection of Station Lane and Amhurst Street 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:	55297584580000	3a.)	Parcel Acreage:	2.000
	4.)	Site Zoning and use:	OI/undeveloped	5.)	Area Commercial or Industrial Building	(sq. ft.) 0
	6a.)	Description of Facility to be served.	Residential (Cottage Homes)	6b.) Number of Lots	6c.) Number of Units	14
	7d.)	Additional description information:	Site is to serve 14 residential Cottage Homes. Project is applying for annexation and rezoning to support this sewer allocation request.			
	B. Applicant Information	Frank Sheperdson		President		(Title)
Washburn 3100		230 Wonderwood Drive				
704-200-9208		Charlotte, NC 28211				
Frank Sheperdson		fshep@belforno.com		fshep@belforno.com		
Kate Underwood, PhD, PE		Daylight Engineering				
980-234-7500		Concord, NC, 28026				
Kate Underwood		kate@daylighteng.com				
C. Design Engineer Information if available	Kate Underwood, PhD, PE		Daylight Engineering			
	033470		PO Box 1804			
	980-234-7500		Concord, NC, 28026			
	Kate Underwood		kate@daylighteng.com			
	980-234-7500		Concord, NC, 28026			
	Kate Underwood		kate@daylighteng.com			
	980-234-7500		Concord, NC, 28026			

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): <u>Cottage Homes</u>		

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: 2100 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 (2 bedroom units)	150	gal/ 2 bedroom units	14	GPD	2100
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	2100

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I Frank Sheperdson 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:

10.20.2025
 Date:

Frank Shepherdson
Washburn 3100 Inc
230 Wonderwood Dr
Charlotte NC 28211
fshep@belforno.com
(704) 200-9208

October 20 2025

City of Concord

Planning & Zoning Department
35 Cabarrus Avenue W
Concord, NC 28025

RE: Support for Sewer Allocation – Proposed Development of 14 Cottage Homes off Amhurst Rd

To Whom It May Concern,

I am writing to formally express my support for the approval of a sewer allocation for a new Cottage Home development I am proposing. The project consists of 14 units, each not more than 1200 square feet, designed to meet the growing demand for affordable homes in the area.

Over the past four years, I have been an active property owner in Concord and have enjoyed a strong working relationship with the City. Throughout this time, I have successfully collaborated with city staff on a number of initiatives including annexation, rezoning, and development approvals. Each project has further deepened my confidence in Concord's long-term growth potential, and I am excited to continue building on that foundation.

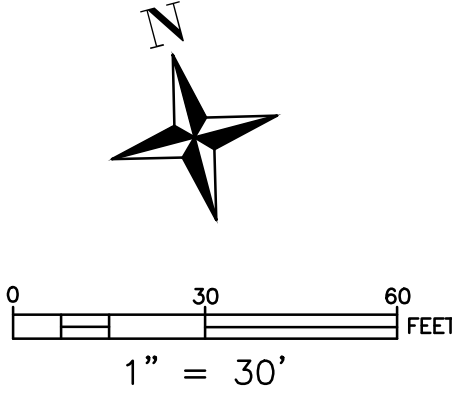
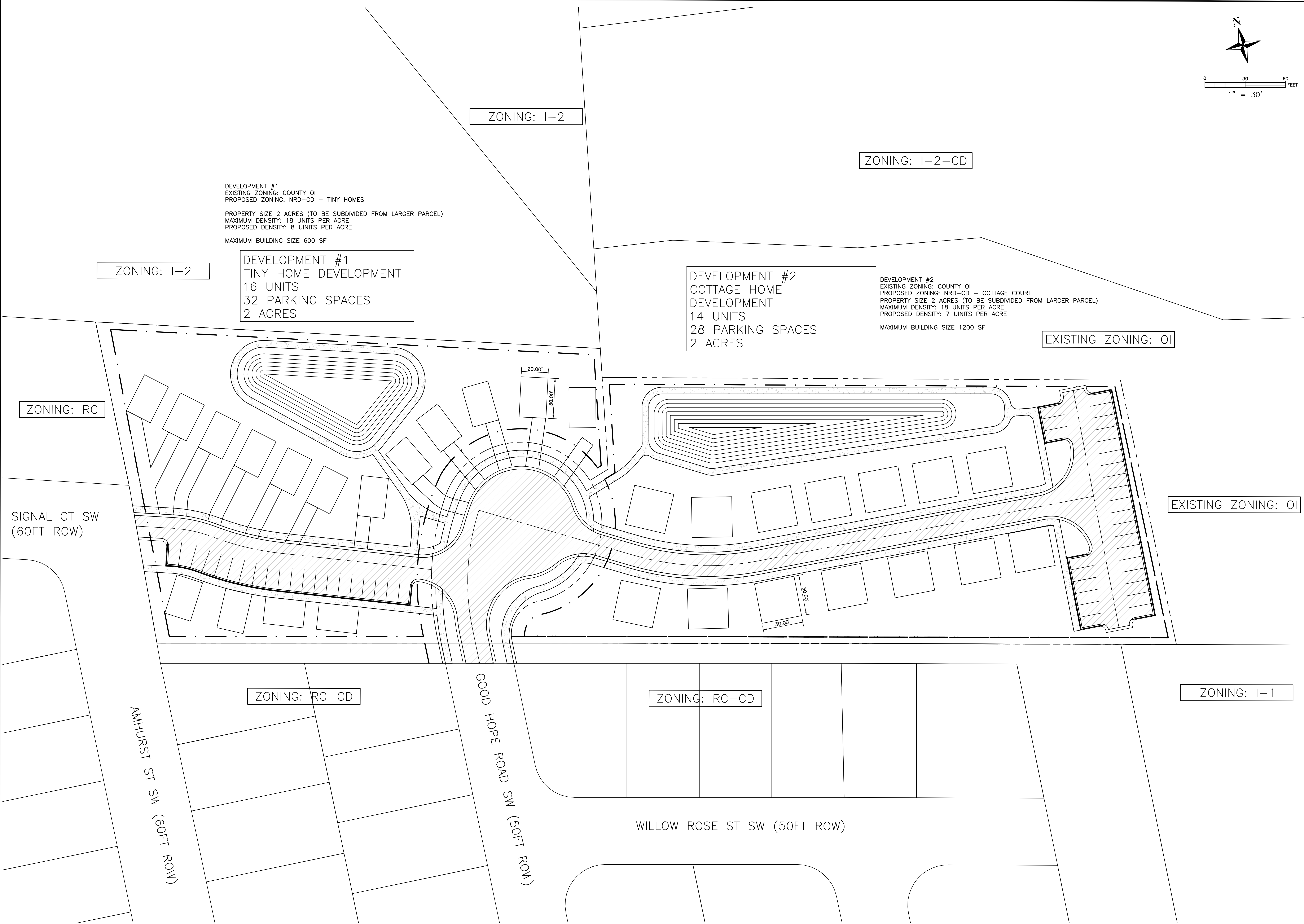
My research is that this product is in high demand within the Concord market. The availability of these homes is essential to the economic vitality of the area. In addition to meeting a demonstrated need, the project will also generate job opportunities and contribute to the City's economic development goals.

I respectfully request the City's favorable consideration for the necessary sewer allocation to allow the project to proceed.

Sincerely,



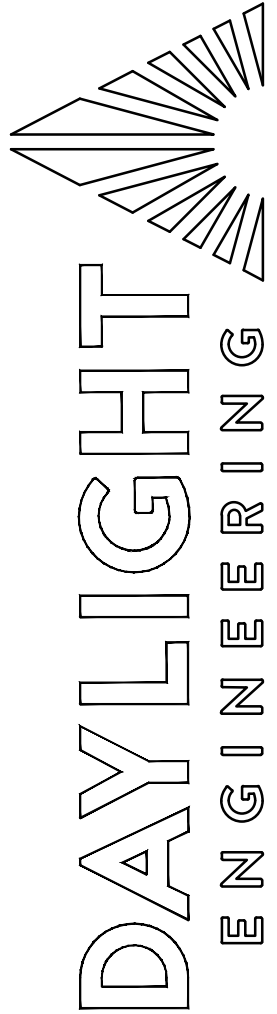
Frank Shepherdson
President
Washburn 3100 Inc



REVISION	DATE	DESCRIPTION

AMHURST TINY/ COTTAGE HOMES
SITE LAYOUT PLAN

SIGNAL COURT SW, CONCORD, NC
FRANK SHEPHERDSON, WASHBURN 3100, INC.,
PROJECT NO. 25054
PROJECT MANAGER: KNU



DAYLIGHT
ENGINEERING

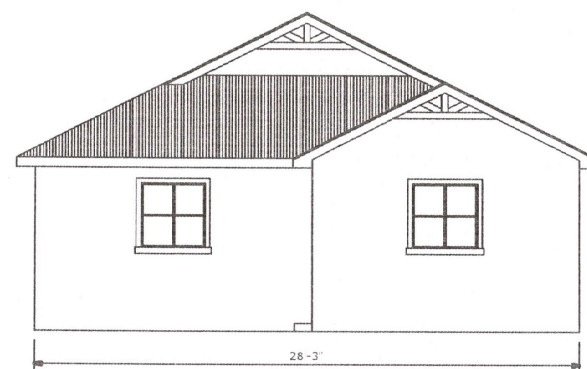
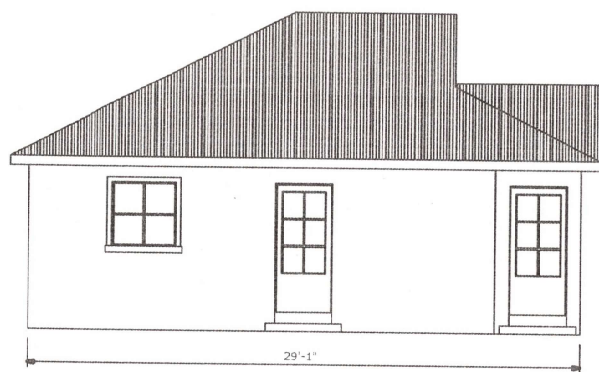
ENGINEERS SEAL

PRELIMINARY
NOT
FOR
CONSTRUCTION

10/20/2025

C200

NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM



AMHURST COTTAGE HOME (TYPICAL)

Residential: Single Family Attached (Townhomes)**Amhurst Tiny Homes (CN-PSA-2025-00098)**

534 Good Hope Rd. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	In Cabarrus County	NRD	16	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

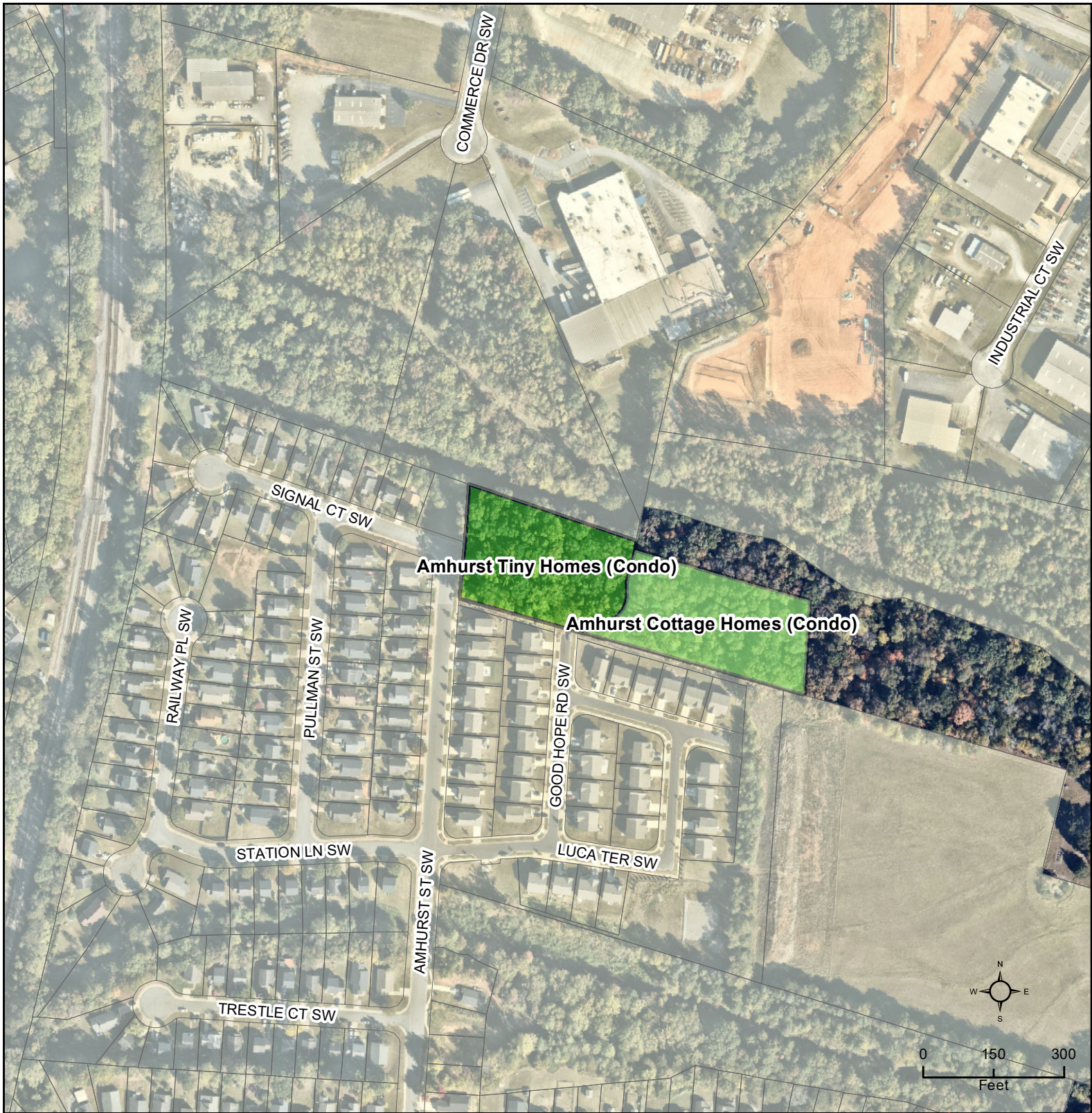
Total	2026
2,400	2,400

Project Fact Finding

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	Yes

Brief Summary

The applicant is requesting sewer allocation for 16 tiny homes located at 534 Good Hope Rd. SW. that will not be more than 600 sf per tiny home.

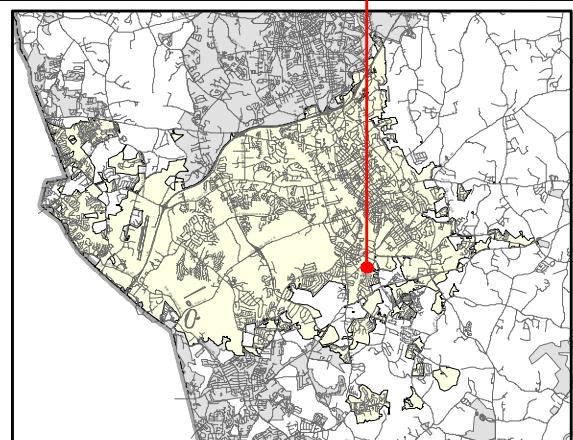
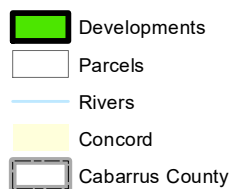


CN-PSA-2025-00098 - Amhurst Tiny Homes (Condo)

Type: Residential SF Attached

16 tiny homes

Allocation Request: 2,400





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:	Amhurst Tiny Homes			
	2.)	Description of project location:	Site located approx 0.13 miles NE from the intersection of Station Lane and Amhurst Street 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:	55297584580000	3a.)	Parcel Acreage:	2.000
	4.)	Site Zoning and use:	OI/undeveloped	5.)	Area Commercial or Industrial Building	0 (sq. ft.)
	6a.)	Description of Facility to be served:	Residential (Tiny Homes)	6b.) Number of Lots		6c.) Number of Units 16
	7d.)	Additional description information:	Site is to serve 16 residential Tiny Homes. Project is applying for annexation and rezoning to support this sewer allocation request.			
	B. Applicant Information	Frank Sheperdson President		230 Wonderwood 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)				
Washburn 3100		Charlotte, NC 28211				
(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)				
704-200-9208		(Applicant's Phone Number)				
(Applicant's Facsimile Number)		(Applicant's Email Address)				
Frank Sheperdson fshep@belforno.com		fshep@belforno.com				
C. Design Engineer Information if available	Kate Underwood, PhD, PE		Daylight Engineering			
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	033470		PO Box 1804			
	(NCPE Registration Number)		(Street or Box Number)			
	980-234-7500		Concord, NC, 28026			
	(Phone Number)		(City, State, Zip Code)			
	Kate Underwood		kate@daylighteng.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): <u>Tiny Homes</u>		

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: 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	
Residential (1 bedroom units)	150	gal/ 1 bedroom units	16	GPD	2400
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	2400

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, Frank Sheperdson, 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.

Frank Sheperdson
Signature:

10.24.2015
Date:

Frank Shepherdson
Washburn 3100 Inc
230 Wonderwood Dr
Charlotte NC 28211
fshep@belforno.com
(704) 200-9208

October 20 2025

City of Concord

Planning & Zoning Department
35 Cabarrus Avenue W
Concord, NC 28025

RE: Support for Sewer Allocation – Proposed Development of 16 Tiny Homes off Amhurst Rd

To Whom It May Concern,

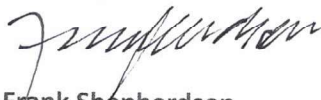
I am writing to formally express my support for the approval of a sewer allocation for a new Tiny Home development I am proposing. The project consists of 16 units, each not more than 600 square feet, designed to meet the growing demand for affordable homes in the area.

Over the past four years, I have been an active property owner in Concord and have enjoyed a strong working relationship with the City. Throughout this time, I have successfully collaborated with city staff on a number of initiatives including annexation, rezoning, and development approvals. Each project has further deepened my confidence in Concord's long-term growth potential, and I am excited to continue building on that foundation.

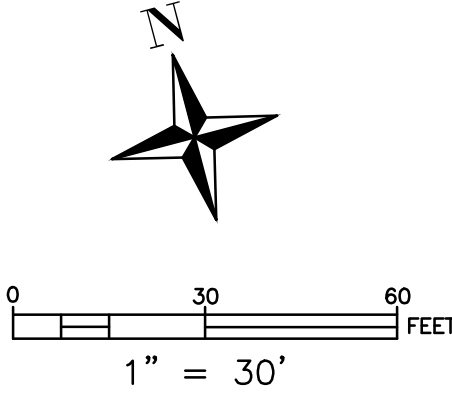
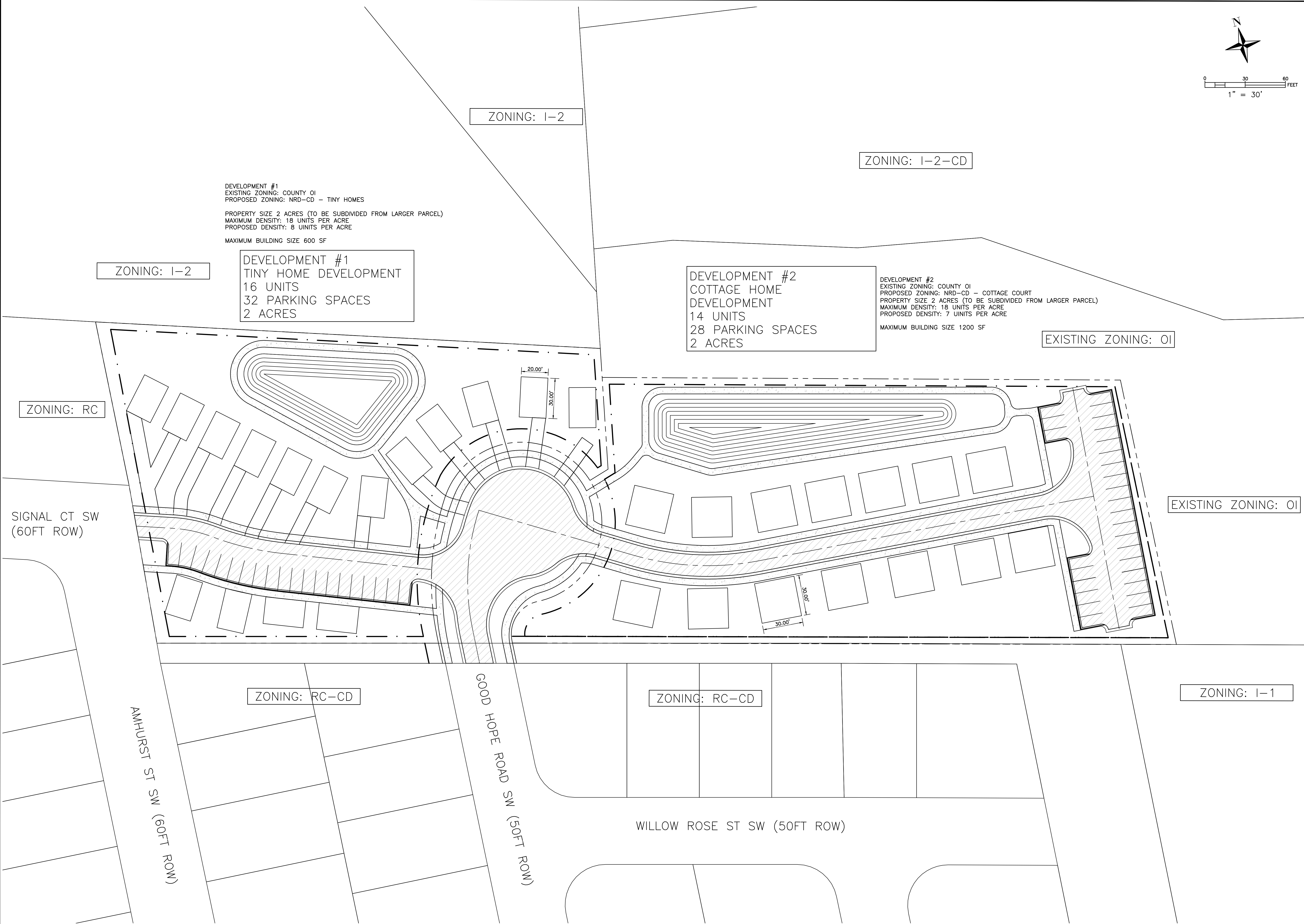
My research is that this product is in high demand within the Concord market. The availability of these homes is essential to the economic vitality of the area. In addition to meeting a demonstrated need, the project will also generate job opportunities and contribute to the City's economic development goals.

I respectfully request the City's favorable consideration for the necessary sewer allocation to allow the project to proceed.

Sincerely,



Frank Shepherdson
President
Washburn 3100 Inc



DEVELOPMENT #1
EXISTING ZONING: COUNTY 01
PROPOSED ZONING: NRD-CD - TINY HOMES

PROPERTY SIZE 2 ACRES (TO BE SUBDIVIDED FROM LARGER PARCEL)
MAXIMUM DENSITY: 18 UNITS PER ACRE
PROPOSED DENSITY: 8 UNITS PER ACRE

MAXIMUM BUILDING SIZE 600 SF

DEVELOPMENT #1
TINY HOME DEVELOPMENT
16 UNITS
32 PARKING SPACES
2 ACRES

DEVELOPMENT #2
COTTAGE HOME
DEVELOPMENT
14 UNITS
28 PARKING SPACES
2 ACRES

DEVELOPMENT #2
EXISTING ZONING: COUNTY 01
PROPOSED ZONING: NRD-CD - COTTAGE COURT
PROPERTY SIZE 2 ACRES (TO BE SUBDIVIDED FROM LARGER PARCEL)
MAXIMUM DENSITY: 18 UNITS PER ACRE
PROPOSED DENSITY: 7 UNITS PER ACRE

MAXIMUM BUILDING SIZE 1200 SF

EXISTING ZONING: 01

EXISTING ZONING: 01

REVISION	DATE	DESCRIPTION

AMHURST TINY/ COTTAGE HOMES
SITE LAYOUT PLAN

SIGNAL COURT SW, CONCORD, NC
FRANK SHEPHERDSON, WASHBURN 3100, INC.,
PROJECT NO. 25054
PROJECT MANAGER: KNU

DAYLIGHT
ENGINEERING

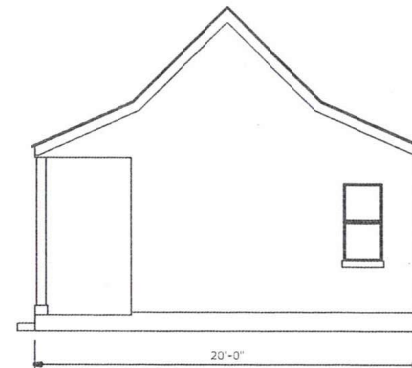
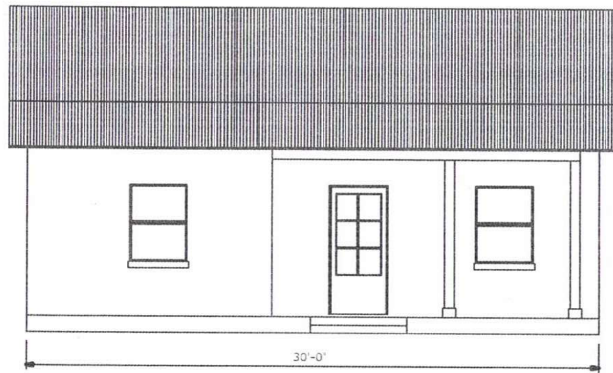
ENGINEERS SEAL

PRELIMINARY
NOT
FOR
CONSTRUCTION

10/20/2025

C200

NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM



AMHURST COTTAGE HOME (TYPICAL)

Residential: Multi-Family

Weddington Ridge Apartments Ph 2(CN-PSA-2025-00086/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	Considered 09/23/2025
No	Yes	Yes	Yes	Yes

Allocation Request

Total	2026	2027	2028	2029
16,875	7,500	4,500	3,750	1,125

Project Fact Finding

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.



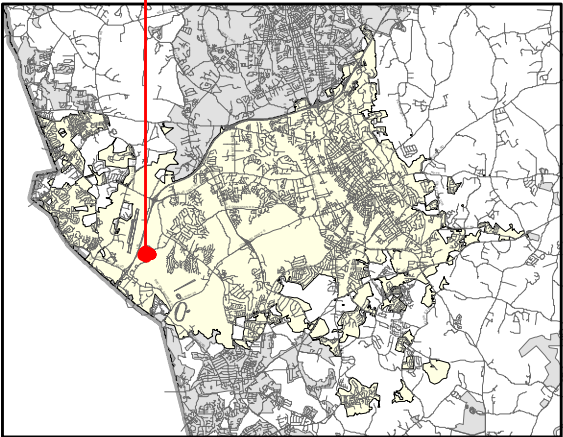
CN-PSA-2025-00086 - Weddington Ridge Phase 2 - Apartments

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		601 S. Tryon St, Suite 800		
			(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.)					(Applicant's Street or Box Number)	
	Crescent Acquisitions, LLC				Charlotte, NC 28202		
	(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)	
	(315) 480-2883						
	(Applicant's Phone Number)				(Applicant's Facsimile Number)		
C. Design Engineer Information if available	Dan	(Name)	Gualtieri	(Email)	dgualtieri@crescentcommunities.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.						
	Robert Cash		CESO, Inc				
	(Typed name of North Carolina Professional Engineer)				(Company Name)		
	033448		(NCPE Registration Number)		4601 Park Road, Suite 650		
(803) 802-1459		(Phone Number)		Charlotte, NC 28209			
Robert Cash		(Name and affiliation of contact person, who can answer questions about application & designs)		(City, State, Zip Code)			
(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	
		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 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:

10/17/2025

Date:

October 17th, 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.

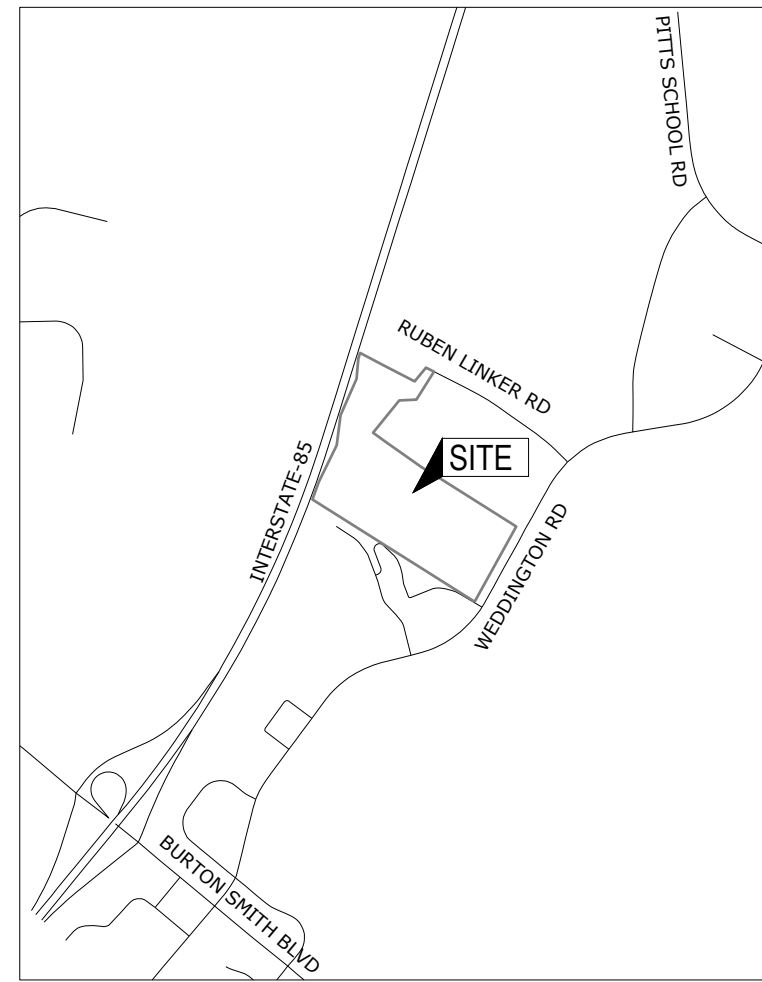
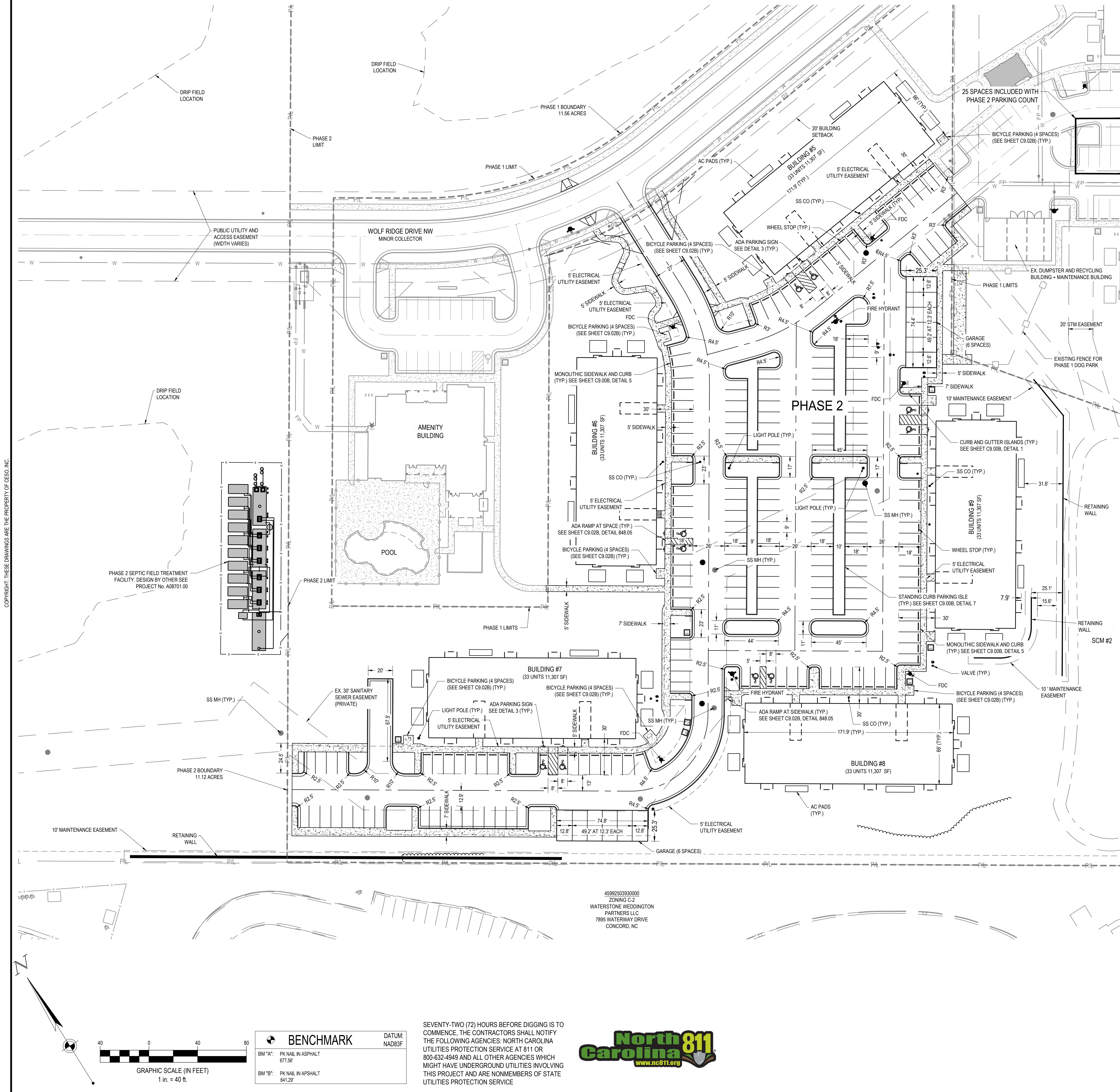
Respectfully,

A handwritten signature in black ink, appearing to read 'R. Cash', written in a cursive style.

Robert Cash, PE

Senior Program Director, Civil Engineering Initials: RLC

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.



LOCATION MAP
NO SCALE

PHASE 2 PROJECT DATA TABLE

SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 2 AREA:	11.08 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:	171.9 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 VEHICLE PARKING:	1.5 - 2.5/UNIT = 248 SPACES MINIMUM
PROPOSED VEHICLE PARKING:	211 OPEN SPACES 12 ENCLOSED SPACES (GARAGE) 25 OPEN SPACES (FROM PHASE 1) 248 SPACES = 1.50 SPACES/UNIT (TOTAL)
REQUIRED BICYCLE PARKING:	1 SPACE / 5 UNITS = 33 SPACES
PROPOSED BICYCLE PARKING:	40 SPACES
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

MULTI-FAMILY IMPERVIOUS AREA	
TOTAL IMPERVIOUS AREA:	362,562 SF
IMPERVIOUS PERCENTAGE:	39.7%
BUILDINGS:	102,726 SF
AMENITIES:	8,012 SF
STREETS / PARKING:	142,487 SF
SIDEWALK:	29,367 SF

MULTI-FAMILY OPEN SPACE	
REQUIRED OPEN SPACE:	20.0%
OPEN SPACE:	197,588 SF
ACTIVE:	31.6%
PASSIVE:	12,807 SF
RESPONSIBLE PARTY:	CRESCENT ACQUISITIONS, LLC

PHASE 2 OPEN SPACE AREA	
TOTAL OPEN SPACE:	2.14 AC
OPEN SPACE PERCENTAGE:	19.3%
PASSIVE OPEN SPACE:	2.14 AC
ACTIVE OPEN SPACE:	0.00 AC

LEGEND

EXISTING

REFER TO C1.008 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

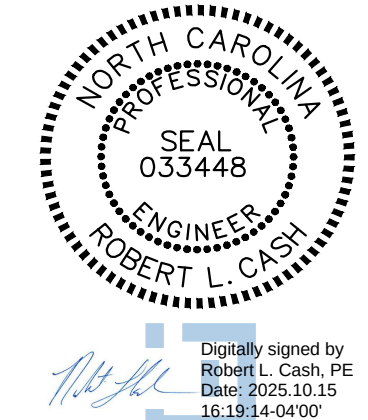
CRESCENT ACQUISITIONS, LLC
WEDDINGTON RIDGE
APARTMENTS PHASE 2

PHASE 2 SITE
PLAN

ISSUE:	PERMIT SET
DATE:	10/15/2025
JOB NO.:	759024-01
DESIGN:	JCR
DRAWN:	JCR
CHECKED:	RLC
SHEET NO.	C4.02B

CESO NC, Co.
4601 PARK ROAD, STE 650
CHARLOTTE, NC 28209
(937) 435-8584
COA: C-4740

ROBERT CASH, PE
BOB.CASH@CESOINC.COM



Digitally signed by
Robert L. Cash, PE
Date: 2025.10.15
16:19:14-04'00'

WEDDINGTON ROAD, CONCORD, NC

Nonresidential

Express Oil Change (CN-PSA-2025-00078)

1529 Concord Pkwy. N.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
1/16/23	C-2	No Change	Advanced Auto 6,889 sf quick service auto	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	Yes	No	No	No	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/25	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

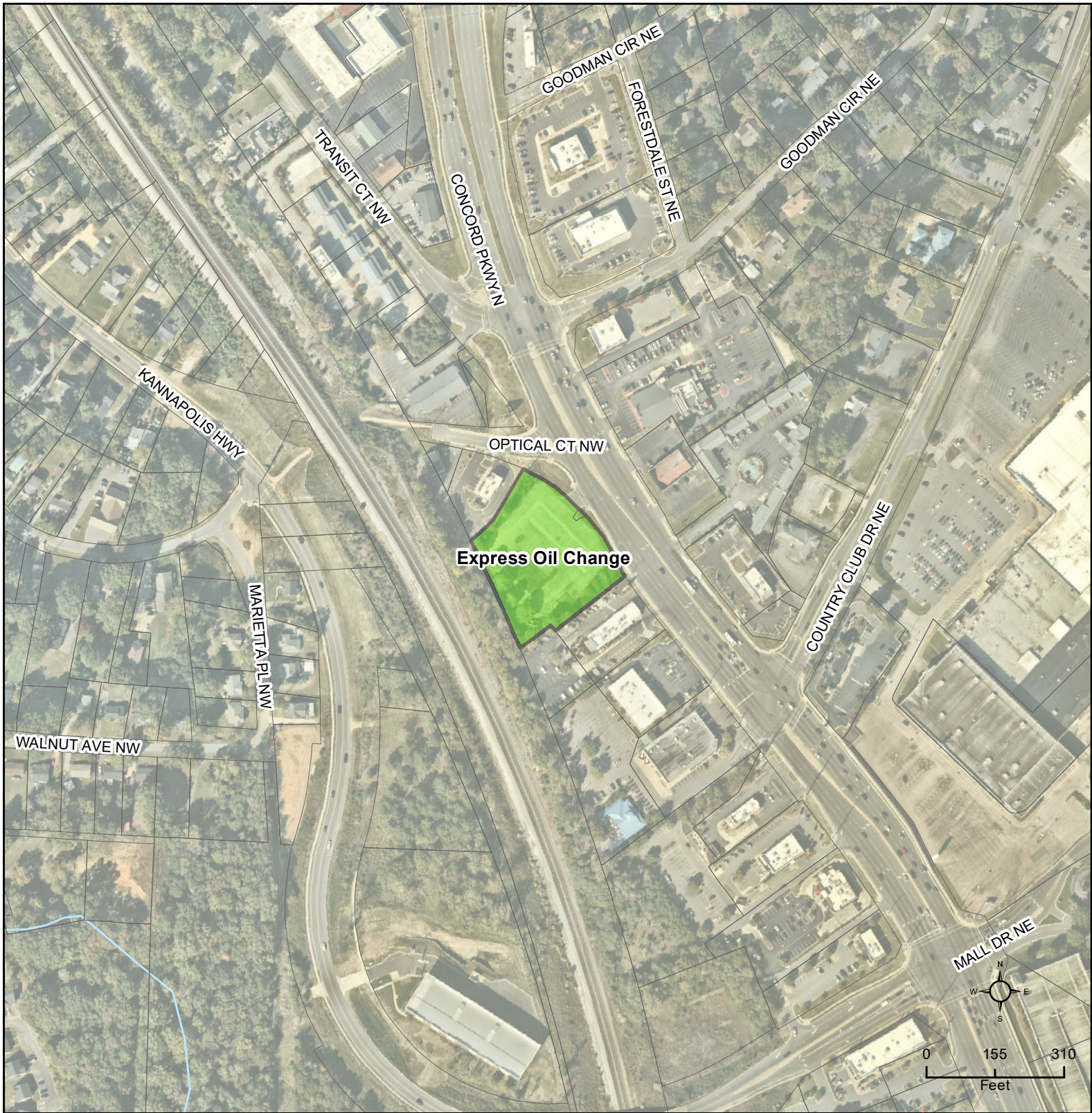
Total	2026
1,189	1,189

Project Fact Finding

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 approximately 6,889 sf Advanced Auto store. This parcel is zoned General Commercial (C-2).



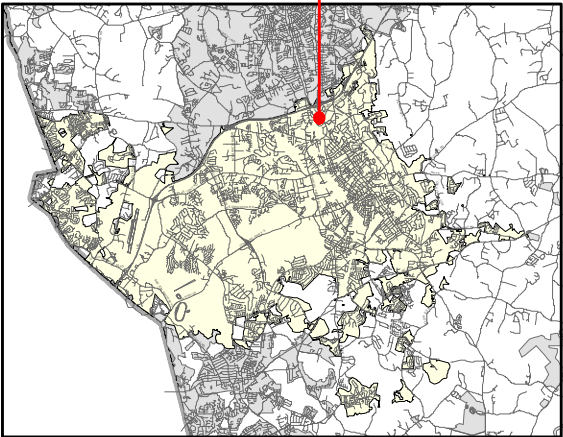
CN-PSA-2025-00078 - Express Oil Change

Type: Nonresidential

Service Station with store no food service

Allocation Request: 1,189

- 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:	Express Oil/Advanced Auto Parts				
	2.)	Description of project location:	Site is located approximately ±540 LF north of the intersection of Country Club Dr NE (NS 99191) and Concord Pkwy N (US-29) (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:	56211900480000	3a.)	Parcel Acreage:	±1.89 ac	
	4.)	Site Zoning and use:	C-2, General Commercial; Quick Service Auto Service Store	5.)	Area Commercial or Industrial Building	(sq. ft.) (Advance Auto = 6889sf; Quick Service Auto Service = 10,000sf)	
	6a.)	Description of Facility to be served.	Auto service station	6b.) Number of Lots	2	6c.) Number of Units	2
	7d.)	Additional description information:	existing site is one parcel. We are proposing two buildings and a property line to divide the parcel into two.				
	B. Applicant Information	Jonathan A. Adamo Executive VP		450 S. Orange Ave., Suite 900			
(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)					
NNN REIT, LP		Orlando, FL 32801					
(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)					
407-650-1579		N/A					
(Applicant's Phone Number)		(Applicant's Facsimile Number)					
Rebecca Van Driessche, VP of Property Management (Name)		rebecca.vandriessche@nnnreit.com (Email)	jon.adamo@nnnreit.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	R. Allen McDowell		Bohler Engineering NC, PLLC				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	046878		1927 S Tryon Street, Suite 310				
	(NCPE Registration Number)		(Street or Box Number)				
	980-272-3400		Charlotte, NC 28203				
	(Phone Number)		(City, State, Zip Code)				
	Allen McDowell		rmcdowell@bohlereng.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): <u>Service Station</u>		

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: 1189 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	
Service Station	250	gal/ fixture	2	GPD	500
Store w/o Food Service	100	gal/ 100 SF	6889	GPD	689
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	1189

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, NNN REIT, LP, 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:

Jonathan A. Adamo

888762888862446...

9/16/2025

Signature: Jonathan A. Adamo / Executive Vice President

Date:

13929

BOOK 7473 PAGE 188

CABARRUS COUNTY
FILED
04/19/2007 12:35 PM
LINDA F. MCABEE
Register Of Deeds
By. [Signature] Deputy/Asst.
EXCISE TAX \$7000.00

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
~~AND SHOULD BE RETURNED TO:~~

LandAmerica Financial Group
450 South Orange Avenue
Suite 170
Orlando, FL 32801
Attention: Sharon Sosa
Re: File No. 06-001641

AFTER RECORDING RETURN TO:
Chris Albee 10964589#45
201 S. College St., Suite 1590
Charlotte, NC 28244 06-1641

NNN# 0014910/127715
Excise Tax Amount: \$ 1,000.00
Tax ID No.: 04089 0033.100000

Petro Store No. 45/Pantry Store No. 3960

KNOW ALL MEN BY THESE PRESENTS:

THAT KLR INVESTMENTS, LLC, a South Carolina limited liability company, as to an undivided 90% interest, having a mailing address of 2 Airport Road, Greer, SC 29650; CER INVESTMENTS, LLC, a South Carolina limited liability company, as to an undivided 5% interest, having a mailing address of 2 Airport Road, Greer, SC 29650; MKP INVESTMENTS, LLC, a South Carolina limited liability company, as to an undivided 5% interest, having a mailing address of 2 Airport Road, Greer, SC 29650, hereinafter referred to as Grantor, as part of an IRC §1031 Tax-Deferred Exchange, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, FL 32801, hereinafter referred to as Grantee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Cabbarus County, North Carolina more particularly described on Exhibit A attached hereto;

TOGETHER WITH all of the improvements (excluding those items on the land which items are transferred by bill of sale contemporaneously herewith), tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest, if any, in and to (i) any and all property lying in a bed of any street, road

or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED FURTHER, the Property is being conveyed in "as is" condition;

The Property being in all respects the same property that was acquired by Grantor by instrument recorded in Book(s): 4649 at Page(s): 63.

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the privileges and appurtenances thereto belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor covenants with 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 lawfully claiming by, through or under the said Grantor subject, however, to (i) all laws, ordinances and governmental regulations regulating the use or occupancy of Property or the character, dimensions or locations of the improvements thereon, (ii) Ad valorem taxes for the year 2007 and subsequent years, which are not yet due and payable; and (iii) all matters of record.

[Signatures will appear on the following pages]

KLR INVESTMENTS, LLC, a South Carolina
limited liability company

By: CER Investments, LLC

Its: Managing Member

By:

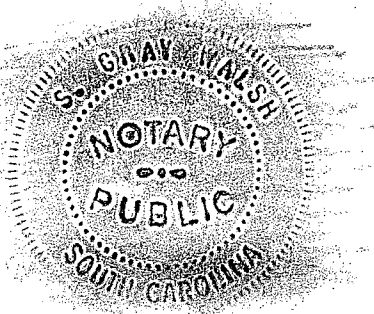

Charles Earl Runion

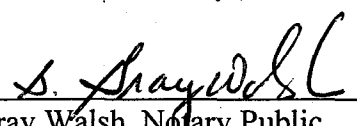
Managing Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, S. Gray Walsh, a Notary Public of the County and State aforesaid, certify that Charles Earl Runion, either being personally known to me or proven by satisfactory evidence (said evidence being South Carolina driver's license), personally came before me this day and acknowledged that he is the managing member of CER Investments, a South Carolina limited liability company, which is the managing member of **KLR INVESTMENTS, LLC**, a South Carolina limited liability company and that he, as such, and being authorized to do so, voluntarily executed the foregoing on behalf of KLR Investments, LLC for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 29th day of March, 2007.




S. Gray Walsh, Notary Public
Greenville County, South Carolina

My Commission Expires: 4/21/2009

CER INVESTMENTS, LLC, a South Carolina
limited liability company

By: _____

Charles Earl Runion

Managing Member

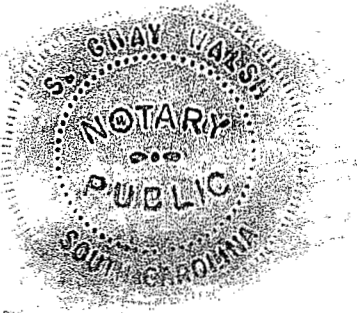
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, S. Gray Walsh, a Notary Public of the County and State aforesaid, certify that Charles Earl Runion, either being personally known to me or proven by satisfactory evidence (said evidence being South Carolina driver's license), personally came before me this day and acknowledged that he is the managing member of **CER INVESTMENTS, LLC**, a South Carolina limited liability company and that he, as managing member, and being authorized to do so, voluntarily executed the foregoing on behalf of said limited liability company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 29th day of March, 2007.

S. Gray Walsh, Notary Public
Greenville County, South Carolina

My Commission Expires: 4/21/2009



MKP INVESTMENTS, LLC, a South Carolina
limited liability company

By: CER Investments, LLC

Its Managing Member

By:

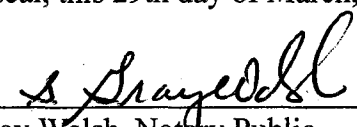


Charles Earl Runion
Managing Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, S. Gray Walsh, a Notary Public of the County and State aforesaid, certify that Charles Earl Runion, either being personally known to me or proven by satisfactory evidence (said evidence being South Carolina driver's license), personally came before me this day and acknowledged that he is the managing member of CER Investments, LLC, which is the managing member of **MKP INVESTMENTS, LLC**, a South Carolina limited liability company and that she, as such, and being authorized to do so, voluntarily executed the foregoing on behalf of said MKP Investments, LLC for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 29th day of March, 2007.



S. Gray Walsh, Notary Public
Greenville County, South Carolina

My Commission Expires: 4/21/2009

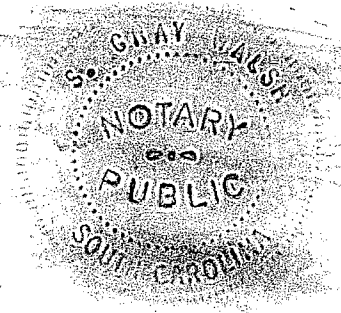


EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT "A"

Tract 1

Lying and being in the City of Concord, No. 4 Township, Cabarrus County, North Carolina, on the southwest side of U.S. Highway Nos. 601 and 29, and on the east side of Railroad Avenue, adjoining the property of Franchise Realty Interstate (Book 398, Page 746), McDonald's Corporation (Book 769, Page 261), and Earnest G. Plyler, Jr. (Pin No. 5621 09 9139), and being more particularly described as follows:

BEGINNING at a nail by an existing 3/8" iron rod, the northwestern corner of Franchise Realty Interstate, said beginning point lying N. 42-10-16 W. 785.13 feet from N.C.G.S. Monument "MALL" [NAD 83/NC Grid Coordinates (N:618,457.565 and E:1,521,777.996 Elev.: 708.83)], and runs thence with the line of Franchise Realty Interstate, S. 53-19-01 W. 223.19 feet to an existing "MAG" nail in the line of McDonald's Corporation, the southwestern corner of Franchise Realty Interstate; thence two (2) courses and distances with the line of McDonald's Corporation, as follows: (1) N. 36-40-59 W. 14.64 feet to an existing 1/2" iron rod; and thence (2) S. 51-26-56 W. 112.70 feet to an existing 2" iron pin on the east side of Railroad Avenue; thence with the east side of Railroad Avenue, N. 24-49-47 W. (passing computed points on line at 153.88 feet, and at 213.57 feet), 253.57 feet to an existing nail, a corner of Plyler; thence two (2) courses and distances with the line of Plyler, as follows: (1) N. 47-18-43 E. 85.74 feet to a set nail by an existing 1/2" iron pin; and thence (2) N. 30-35-48 E. 155.28 feet to an existing 1/2" iron pin on the southwest side of U.S. Highway Nos. 601 and 29, a corner of Plyler; thence with the southwest side of U.S. Highway Nos. 601 and 29, in a southerly direction, three (3) courses and distances, as follows: (1) at a radius of 270.23 feet, an arc distance of 76.96 feet, said arc being subtended by a chord having a chord bearing of S. 60-21-31 E., a chord distance of 76.70 feet to an existing right-of-way monument; thence (2) at a radius of 660.78 feet, an arc distance of 51.77 feet, said arc being subtended by a chord having a chord bearing of S. 49-57-21 E., a chord distance of 51.76 feet to a computed point; and thence (3) at a radius of 660.78 feet, an arc distance of 11.28 feet, said arc being subtended by a chord having a chord bearing of S. 47-13-21 E., a chord distance of 11.28 feet to a point; thence leaving the southwest side of U.S. Highway Nos. 601 and 29, S. 42-24-05 W. 32.29 feet to a point; thence S. 39-37-57 E. 10.54 feet to a point; thence N. 58-28-29 E. 34.50 feet to a point on the southwest side of U.S. Highway Nos. 601 and 29; thence three (3) courses and distances with the southwest side of U.S. Highway Nos. 601 and 29, as follows: (1) in a southerly direction, at a radius of 660.78 feet, an arc distance of 43.70 feet, said arc being subtended by a chord having a chord bearing of S. 43-06-17 E., a chord distance of 43.70 feet to a computed point; thence (2) continuing in a southerly direction, at a radius of 660.78 feet, an arc distance of 49.26 feet, said arc being subtended by a chord having a chord bearing of S. 39-04-28 E., a chord distance of 49.24 feet to an existing right-of-way monument; and thence (3) S. 36-56-20 E. 84.00 feet to the point of BEGINNING, containing 1.934 acres, a portion of which consists of all of Lots Nos. 1 through and including 6, 8 through and including 12, 23 through and including 33, and a part of Lots Nos. 7 and 22, as well as a part of a triangle-shaped lot, of the "C. J. Williams Estate", a map of said estate property being on file in the Office of the Register of Deeds for Cabarrus County, North Carolina, in Map Book 9, Page 35, and being as shown on that Boundary and Topographic Survey of the Properties of WILLIAM TAY LOWRANCE FAMILY TRUST and ROBERT F. LOWRANCE & RALPH E. LOWRANCE for D.H.S. ASSOCIATES, LLC, dated October 16, 2000, revised April 6, 2001, by Ruby A. Goodwin, PLS, of Mel G. Thompson & Associates, P.A.

Pantry Store No.: 3960/Petro Store No.: 45
NCS Case No.: 06-001641
1529 Concord Parkway, North
Concord, North Carolina 28027
Cabarrus County

**WRITTEN CONSENT TO ACTION OF
THE BOARD OF DIRECTORS OF
NNN GP CORP.**

The undersigned, being all of the Directors of **NNN GP CORP.**, a corporation organized and existing under and by virtue of the laws of the State of Delaware (the "**Corporation**"), do hereby unanimously consent in writing to the adoption of the following resolutions, such resolutions to have the same force and effect as if adopted at a duly held meeting of the Board of Directors of the Corporation. Each of the undersigned do hereby waive all formal requirements, including the necessity of holding a formal or an informal meeting, and any requirement that notice thereof be given.

RESOLVED, that the following persons are hereby elected to the offices set forth below:

Jonathan A. Adamo	Senior Vice President
Christopher F. Barry	Vice President
David G. Byrnes	Vice President, Assistant General Counsel
Kristin L. Furniss	Senior Vice President
Michael D. Iannone	Senior Vice President
Joshua P. Lewis	Senior Vice President
Paul N. McKeeby	Vice President
Richard W. (Will) Mims	Vice President
Margaret C. Moeder	Senior Vice President
Mary R. Morrison	Senior Vice President
David J. Reif	Senior Vice President
Craig E. Roy	Vice President
Kella W. Schaible	Assistant Secretary
Russell B. Shelton	Vice President
Bretton A. Thompson	Vice President
Mark G. Thompson	Vice President
Matthew J. Williams	Senior Vice President

RESOLVED, that each officer shall hold office until the officer's successor is elected and qualifies or until the officer's death, resignation, or removal in the manner provided in the Amended and Restated Bylaws of NNN GP Corp.;

RESOLVED, that all actions of the officers of the Corporation taken and undertaken by them on behalf of the Corporation since the Written Consent to Action of the Board of Directors of NNN GP Corp. Taken in Lieu of Annual Meeting dated June 1, 2021, are in all respects hereby approved, ratified and confirmed as of dates taken or done respectively; and

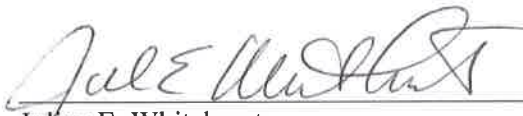
FURTHER RESOLVED, those officers elected by written consent on June 1, 2021, shall continue to serve as officers of the Corporation in the elected offices set forth in said written consent.

This consent may be executed in counterparts, by facsimile or otherwise, each of which counterparts when taken together shall constitute one and the same consent.

IN WITNESS WHEREOF, the undersigned executed this consent effective as of December 15, 2021.



Kevin B. Habicht



Julian E. Whitehurst


SECRETARY'S CERTIFICATION

I, the undersigned, hereby certify that I am the Secretary of NNN GP Corp., a Delaware corporation, as general partner of **NNN REIT, LP**, a Delaware limited partnership, duly organized and existing under the laws of the State of Delaware (the "**Corporation**") that:

1. The Corporation is the owner of the property more particularly located at 1529 Concord Parkway North, Concord, NC (the "**Property**"); and

2. Anyone of the officers of this Corporation identified below are each and all authorized and directed, in the name and on behalf of this Corporation, to carry out and fulfill the development of the Property.

I, finally, certify that the following are the persons who now hold offices and/or positions of the Corporation.

Typed or Printed Names:

Titles:

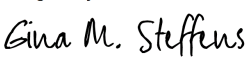
Stephen A. Horn, Jr.
Vincent H. Chao
Gina M. Steffens
Michelle Miller
Jonathan A. Adamo

President and Chief Executive Officer
Executive Vice President and Treasurer
Executive Vice President and Secretary
Executive Vice President
Executive Vice President

This document is executed via electronic signature and upon receipt, will be deemed original and binding upon the signatory hereto. The electronic signature shall for all purposes have the same validity, legal effect and admissibility in evidence as an original inked or "wet" signature and the parties hereby waive any objection to the contrary.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Seal of this Corporation on the 16th day of September, 2025.

(CORPORATE SEAL)

Signed by:

By: _____
Name: Gina M. Steffens
Its: Secretary

2025

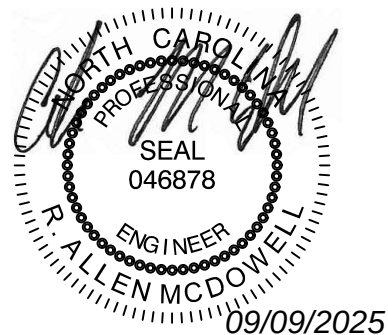
WASTEWATER FLOW CALCULATIONS: EXPRESS OIL/ADVANCE AUTO SERVICE

1529 Concord Pkwy N
Concord, NC 28025

Bohler Project #: NCB220281.00

1st Submission: April 6, 2023

2nd Submission: Sep 9, 2025



Allen McDowell, PE

BOHLER //

BOHLER ENGINEERING NC, PLLC

1927 S Tryon Street, Suite 310, Charlotte, NC 28203

P: 980-272-3400

www.bohlerengineering.com

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APPENDIX A | PROPOSED DEVELOPMENT CONCEPT PLAN

1. NARRATIVE

1.1 BACKGROUND

The following narrative is for a proposed Express Oil and Advance Auto Service located at 1529 Concord Parkway N, Concord, NC 28025. The total site area is ± 1.89 acres and is currently on one parcel (PIN 56211900480000). The proposed development will separate the parcel into two lots, one for an Advance Auto Service and the second for an Express Oil (Appendix A). The development includes, but is not limited to, the construction of curb and gutter, stormwater, sanitary, and water utilities, along with grading activities to serve the lot. Site access will be accomplished by utilizing the existing driveway along Concord Parkway N as a shared access for both lots.



Figure 1: Aerial View of Site

1.2 WASTEWATER FLOW SUMMARY

Though the parcel will be divided into two lots, all wastewater permitting will be done together through the City of Concord Preliminary Wastewater Flow Application.

All flow calculations used in determining the permitted flow was used in accordance with 15A NCAC 2T.0114. The site consists of two buildings and, based on the 'Types of Establishments' listed, one's considered as a 'Service Station' (Express Oil) and the other is considered a 'Store and shopping center without food service' (Advance Auto). Using the associated rates with these establishments, the expected usage for the Express Oil is 500 GPD and the expected usage of the Advance Auto is 689 GPD. The expected total usage for the project is approximately 1,189 GPD. Table 1 below shows the full calculation. Please note that in reality, the typical usage of these facilities is much lower.

Table 1					
Type of Establishment	NC2T Rate	Rate (gal)	Multiplier	Usage (GPD)	Total
Express Oil					
Service Station	250 gal / fixture	250	2	500	
Advance Auto					
Store w/o Food Service	100 gal / 1000 SF	6.889	100	688.9	
					1188.9 GPD

APPENDIX A | PROPOSED DEVELOPMENT CONCEPT PLAN

Billard Room (CN-PSA-2025-00080)

906 Concord Pkwy. N.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	5,902 sf billiards room	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 03/25/25	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
1,000	1,000

Project Fact Finding

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	Yes	No	No	No

Brief Summary

This proposal is to convert the space into a pool room with billiard tables and a bar. This parcel is zoned General Commercial (C-2). This parcel is in the Center City Small Area Plan.



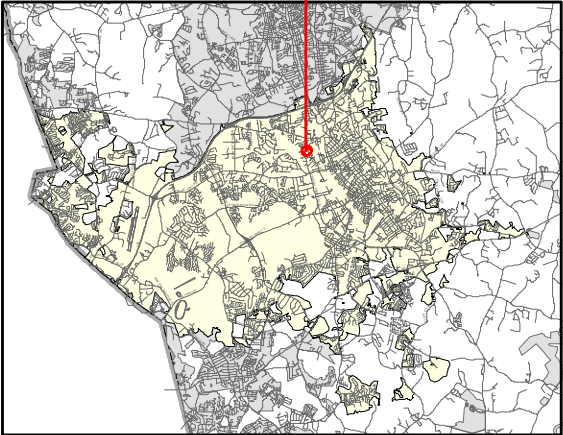
CN-PSA-2025-00080 - Billiard Room

Type: Nonresidential

Convert space to billard room with bathrooms

Allocation Request: 1,000

- 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:	Billiard Room			
	2.)	Description of project location:	906 Concord Pkwy N (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:	5611930310000	3a.)	Parcel Acreage:	0.6690
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 5,902
	6a.)	Description of Facility to be served:	Billiard Room	6b.)	Number of Lots	
	6c.)	Number of Units				
	7d.)	Additional description information:				
B. Applicant Information	Whitaker Investments, 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.)		906 Concord Parkway N (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 28027 (Applicant's City, State, Zip Code)			
	704-791-6134 (Applicant's Phone Number)		704-791-6134 (Applicant's Facsimile Number)			
	Donald (Punch) Whitaker (Name)		angelawhitaker@yahoo.com (Applicant's Email Address)			
	(Name with Title and Email of contact person, who can answer questions about application)					
C. Design Engineer Information if available	REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.					
	(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): <u>Billiard Room</u>		

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: 1,000 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
Billiard Room	gal/	4 plumbing fixtures	GPD 1,000 GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		4 Total	GPD 1,000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, Angele McGee Whitaker, 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.

Angele McGee Whitaker
 Signature:

10-8-25

Date:

This establishment aims to develop a pool room featuring billiard tables and a small bar. Our objective is to create a professional atmosphere for pool enthusiasts, incorporating leagues affiliated with the American Pool Players Association (APA) for team play and tournaments. We aspire to foster a welcoming environment that accommodates players of all skill levels, promoting a family-friendly atmosphere. As passionate players with a network of friendships and connections both within and beyond North Carolina, we seek to unite individuals through this shared interest.

The APA, a global organization, has expressed significant interest in hosting regional tournaments at our venue.

Nonresidential

Car Wash (CN-PSA-2025-00081)

945 Concord Pkwy. N.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	8 bay car wash	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
9,600	9,600

Project Fact Finding

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-bay car wash. This parcel is zoned General Commercial (C-2).



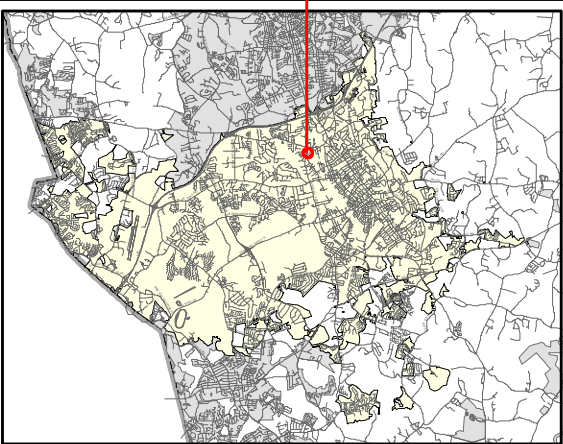
CN-PSA-2025-00081 - Car Wash

Type: Nonresidential

8 bays for a car wash

Allocation Request: 9,600

- 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:	Car Wash			
	2.)	Description of project location:	945 Concord Pkwy N (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:	56119414810000	3a.)	Parcel Acreage:	1.51
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 1,656
	6a.)	Description of Facility to be served:	Carwash	6b.)	Number of Lots	
	6c.)	Number of Units	1			
	7d.)	Additional description information:				
B. Applicant Information	Whitaker Investments 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.)		530 Concord Pkwy N (Applicant's Street or Box Number)			
	Concord, NC 28027 (Applicant's City, State, Zip Code)					
	704-791-6135 / 704-791-6135 (Applicant's Phone Number)		(Applicant's Facsimile Number)			
	Angela / Donald (Name) (Name with Title and Email of contact person, who can answer questions about application)		angela.whitaker@gmail.com (Applicant's Email Address)			
C. Design Engineer Information if available	REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.					
	(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) <u>Car Wash</u>	

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: 9,600 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(e), 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
Car Wash	1,200 gal/ per bay	8 bays	GPD 9,600
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		8 Total	GPD 9,600

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Angela McGee Whitaker 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.

Angela McGee Whitaker
 Signature:

10-9-2025
 Date:

Bubbles Up Auto Spa at 945 Concord Parkway North represents a meaningful investment in Concord's economic and community revitalization. By transforming a long-vacant property into a safe, modern, and environmentally responsible facility, the project will enhance corridor beautification, create local employment opportunities, and showcase sustainable practices in water reclamation and energy efficiency. Through partnerships with local schools, veterans' groups, and nonprofit organizations, Bubbles Up Auto Spa will host fundraising events and community initiatives that directly benefit Concord families. This project reflects a shared commitment to strengthening our city's business corridors while promoting civic pride, environmental stewardship, and long-term local opportunity.

Nonresidential

Sheetz (CN-PSA-2025-00082)

4610 Davidson Hwy.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	6,139 sf Sheetz store with drive thru for food and fuel sales	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
2,000	2,000

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 requesting sewer allocation for a 6,139 sf Sheetz that has fuel stations along with a Drive Thru. This parcel is zoned General Commercial (C-2).



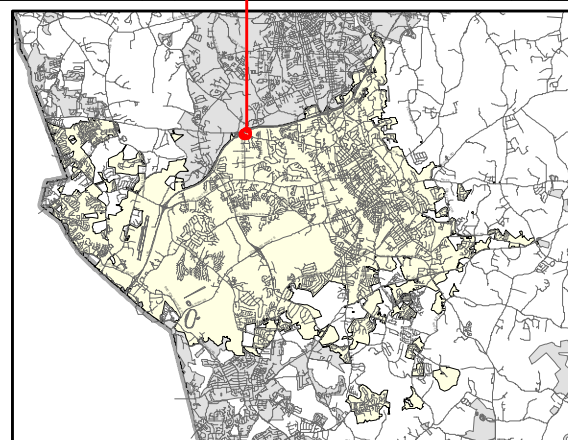
CN-PSA-2025-00082 - Sheetz (Rhylma)

Type: Nonresidential

6,139 sf store with drive-thru

Allocation Request: 2,000

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County
- Other Municipalities





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:	Sheetz Project (Davidson Hwy (NC-73) & Rhylna Pl))			
	2.)	Description of project location:	Site located at NW quadrant of Davidson Highway (NC 73) & Rhylna Place. East of the I85 & NC 73 Interchange (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:	56017714240000, 56017736120000, 56017734440000	3a.)	Parcel Acreage:	~3.28 to be consolidated (3 existing parcels)
	4.)	Site Zoning and use:	C-2 (convenience, retail, restaurant, DT)	5.)	Area Commercial or Industrial Building	(sq. ft.) 6,139 sf
	6a.)	Description of Facility to be served:	Convenience store, restaurant, and fuel sales	6b.) Number of Lots	Currently 3 to be consolidated	6c.) Number of Units
	7d.)	Additional description information:	Construction of a 6,139 sf Sheetz convenience store with Drive Through and Fuel Sales			
	1					
B. Applicant Information	PROPST BROS DIST INC A NC CORP-Trent D. Propst Chairman of the Board (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.)		242 Sheetz Way (Applicant's Street or Box Number)			
	Sheetz, Inc.		Claysburg, PA 16625 (Applicant's City, State, Zip Code)			
	814.553.7101 (Applicant's Phone Number)		814.940.7596 (Applicant's Facsimile Number)			
	Olivia Beck (Name)	obeck@sheetz.com (Email)	obeck@sheetz.com (Applicant's Email Address)			
	(Name with Title and Email of contact person, who can answer questions about application)					
	REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.					
	Thomas J. Anastasi, PE (Typed name of North Carolina Professional Engineer)		Sheetz, Inc. (Company Name)			
	NC 033876 (NCPE Registration Number)		243 Sheetz Way (Street or Box Number)			
	919-437-9859 (Phone Number)		Claysburg, PA 16625 (City, State, Zip Code)			
	Thomas J. Anastasi, Sheetz, Inc. (Name and affiliation of contact person, who can answer questions about application & designs)		tanastas@sheetz.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): <u>Convenience Store with Fuel Sales</u>		

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: 2,000 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.)

Sheetz Historical data used based on a data set of over 100 NC Sheetz locations. Refer to Page 6 of this packet

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 stores, with food preparation	2,000	gal/ day	1	GPD	2,000
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	2,000

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Olivia Beck, 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.



10/14/2025

Signature:

Date:



dates	state	Utility_Type	days_in_month	median_GPD	avg_GPD
6/1/2023	NC	WATER	30	1,634	1,804
7/1/2023	NC	WATER	31	1,692	1,845
8/1/2023	NC	WATER	31	1,625	1,803
9/1/2023	NC	WATER	30	1,561	1,701
10/1/2023	NC	WATER	31	1,597	1,805
11/1/2023	NC	WATER	30	1,658	1,874
12/1/2023	NC	WATER	31	1,667	1,777
1/1/2024	NC	WATER	31	1,611	1,663
2/1/2024	NC	WATER	29	1,540	1,679
3/1/2024	NC	WATER	31	1,653	1,771
4/1/2024	NC	WATER	30	1,695	1,803
5/1/2024	NC	WATER	31	1,679	1,822
6/1/2024	NC	WATER	30	1,681	1,956
7/1/2024	NC	WATER	31	1,700	1,856
8/1/2024	NC	WATER	31	1,654	1,802
9/1/2024	NC	WATER	30	1,617	1,785
10/1/2024	NC	WATER	31	1,677	1,835
11/1/2024	NC	WATER	30	1,565	1,816
12/1/2024	NC	WATER	31	1,599	1,726
1/1/2025	NC	WATER	31	1,470	1,594
2/1/2025	NC	WATER	28	1,468	1,598
3/1/2025	NC	WATER	31	1,577	1,747
4/1/2025	NC	WATER	30	1,669	1,821
5/1/2025	NC	WATER	31	1,613	1,795
6/1/2025	NC	WATER	30	1,607	1,761





MEMORANDUM

To: City of Concord
Engineering Department
P.O. Box 308
Concord, NC 28026-0308

From: Tom Anastasi, Sheetz, Inc.

Date: October 9, 2025

Project: Proposed Sheetz, Davidson Highway (NC 73) & Rhylma Place

Re: **Preliminary Wastewater Flow Application Narrative**

Please accept the enclosed preliminary wastewater flow application and supporting documentation for the proposed Sheetz location at the intersection of Davidson Highway (NC 73) & Rhylma Place.

As shown on the application, we respectfully request a wastewater allocation of **2,000 gallons per day**, which is approximately **54% lower than the calculated flow** using NCAC 2T rates.

Sheetz, Inc. is a **family-owned, 24/7/365 convenience store brand** with more than **800 locations** across seven eastern U.S. states, including over **130 locations in North Carolina**. Our commitment to innovation, customer service, and operational efficiency allows us to provide exceptional convenience to the communities we serve.

Through the use of advanced technology and comprehensive historical water and wastewater data for more than 100 North Carolina locations, we are confident that the requested allocation accurately reflects our actual operational daily usage. Despite operating 24/7/365, our wastewater usage remains well below NCAC 2T estimates due to the efficient design and maintenance of our facilities, which utilize efficient equipment, materials, and fixtures which empowers us to remain responsible of the available resources in the communities we operate in along with promoting long-term sustainability. Our corporate Store Support employees directly maintain all of our locations which enables us to promptly identify and resolve any issues that could increase wastewater.

Approval of this allocation will enable the construction of this location and support our continued investment in the region. Each Sheetz store represents an **average investment of approximately \$8.5 million**, provides **25–30 part-time and full-time jobs opportunities**, while promoting community engagement. For each new store, the Family focuses on the being engaged in community events that tailor to the people we employ and serve.

Thank you for your time and consideration of this application. We look forward to the opportunity to become part of and contribute to the community.

Tom Anastasi

Tom Anastasi, PE
tanastas@sheetz.com
919.437.9859



Nonresidential

SMC Pharma Services LLC (CN-PSA-2025-00083)

4715 Corporate Dr. NW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	I-2	No Change	16,464 sf Pharma manufacturing	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	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/25	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
6,981	6,981

Project Fact Finding

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

The applicant was previously awarded sewer allocation but after evaluation realized they needed more. They are back asking for their maximum project need. This parcel is zoned Light Industrial (I-1).



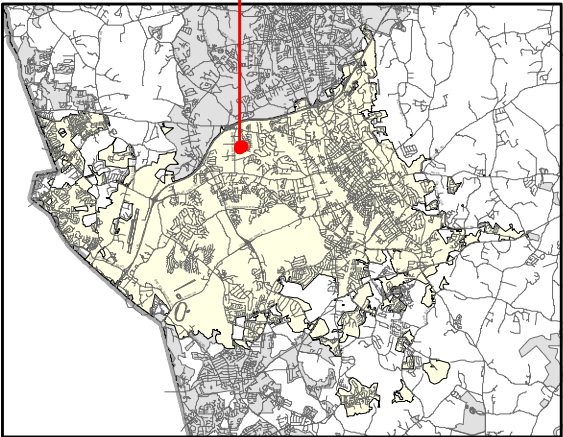
CN-PSA-2025-00083 - SMC Pharma Services

Type: Nonresidential

16,464 sf pharma manufacturing

Allocation Request: 6,981

- 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:	SMC Pharma Services L. L. C. (Scientific Molding Corporation Ltd.)					
	2.)	Description of project location:	4725 Corporate Drive NW, Suite 100, Concord, NC 28027 (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:	5601744021	3a.)	Parcel Acreage:	9.421 acres		
	4.)	Site Zoning and use:	I-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 16,465		
	6a.)	Description of Facility to be served.	Manufacturing	6b.) Number of Lots	1	6c.) Number of Units	N/A	
	7d.)	Additional description information:						
	B. Applicant Information	Paul Pollinger		Senior Directory, Treasury		330 SMC Dr.		
		(Title)		(Applicant's Street or Box Number)				
(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.)		SMC Ltd		Somerset, WI 54025				
(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.)		715.247.3500		(Applicant's City, State, Zip Code)				
(Applicant's Phone Number)				(Applicant's Facsimile Number)				
Steven Bowman (Name)		steven.bowman@smcltd.com (Email)		paul.pollinger@smcltd.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	(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:** 6.981 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.)

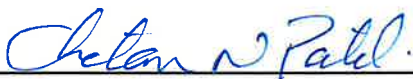
5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**
 a) See **15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, 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	28.9	gal/ per day	10 -lavatory/drinking fountains	GPD	289
Other (Equipment)	6,692	gal/ per day	1 shift	GPD	6,692
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	6,981

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I Chetan N. Patel, 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:

October 15, 2025

Date:



www.smcltd.com

4725 Corporate Drive
Concord, NC. 28027
U.S.A

October 15, 2025

Dear City of Concord Council,

On June 25, 2024, the City of Concord Council approved SMC Pharma Services L.L.C.'s preliminary waste water flow application. The application was assigned the project name SMC Pharma Services LLC and the PSA# CN-PSA-2024-00076. We understand that the approval is valid through 2027.

Since receiving the city's approval, SMC Pharma Services L.L.C.'s Team in Concord, NC worked diligently with the Environmental Compliance Manager of the Water and Sewer Authority of Cabarrus County to determine whether the waste water flowing into the county's sewer system must be pre-treated. During this process, it was determined that the amount of waste water expected to flow into the sewer system is more than what was approved by the City of Concord Council on June 25, 2024.

SMC Pharma Services L.L.C. engaged the engineering firm Olson Engineering Solutions to assess the company's waste water flow. The assessment considered all water sources at 4725 Suite 100 Corporate Drive, Concord, NC 28027 and arrived at a maximum waste water flow of 6,981 gallon per day. The Hurst Boiler and MECO purified water system release 78% of the total estimated gallons per day for the site. These two pieces of equipment are crucial for the company's operations by ensuring a highly sterile environment which is imperative in the pharma services industry. There is no substitute for this equipment.

We ask the City of Concord Council to consider and approve the revised preliminary wastewater flow allocation included in this application. The application that the company is submitting for the council's review reflects the estimated

wastewater allocation for the site and not in addition to what was already approved in June 2024. In addition, we ask that you consider credits from previous tenants when reviewing the company's application.

The company remains on course to be fully operational and offer its pharmaceutical customers a wide portfolio of services including lab-to-market development, analytical services, device manufacture, fill/finish, final assembly, and secondary packaging. We have an ambitious team of 15 professionals who persevere and contribute daily and who are excited to service our customers as well as facilitate growth and well-being in the community.

Respectfully Yours,



Paul Pollinger
Treasury

SMC Ltd.

330 SMC Drive
Somerset, WI 54025
(715) 240-9787
www.smcltd.com

Enclosures (2)

- Pharma Services Brochure
- SMC Pharma Services Sanitary Flow Report



PHARMA SERVICES FILL, FINISH & DRUG DELIVERY CDMO

Sterile Manufacturing

Concord, North Carolina, US



- 30,000 ft² Facility
- Two Formulation Suites
- Two Filling Suites
- Fully Automated 5-Head Groninger with SKAN Isolator for Nested Syringes
 - GMP Batches 10,000 units+
 - Polymer (COC) Syringes 5 mL, 10 mL, and 20 mL
- Manual Filling in Small-Scale Isolator
 - Batch Filling up to 3000 units
 - Nested Syringes and Cartridges, Bulk or Nested Vials
- On-Site Micro Lab
- Manual and Semi-Automated Inspection
- Labeling and Bulk Packaging



Drug Delivery Center of Excellence

Devens, Massachusetts, US



- 330,000 ft² Facility Including Additional 130,000 ft² Expansion
- Molding and Assembly of Proprietary Devices
 - Design Services Available
 - Industrialization Expertise
 - 1-4 Cavity Tooling, 2-5 ppm Assembly
 - 16-48 Cavity, 80-100 ppm Automation
- Assembly, Labeling & Packaging Operations
 - Proprietary Products and Established Platforms
 - ISO 7 Assembly
 - 2°C to 8°C Storage
 - Serialization
- FDA 21 CFR Part 4 Combination Product



Process Development & Analytical Services

Cambridge, UK

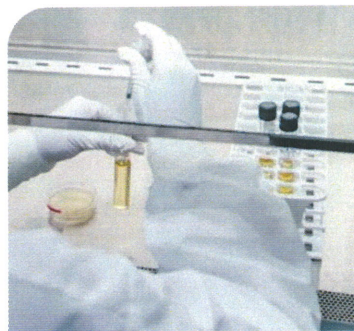
- 10,000 ft² State-Of-The-Art Facility

Dedicated Process Engineering Pilot Lab

- Device Assembly and Testing
- ISO 13485 Accreditation
- Clean Manufacturing Zones with ISO 6 UDAF Air Supply Processing Expertise
- Container Closure Integrity Testing (CCIT) Method Development and Validation
 - Hydrogen Gas
 - Vacuum Decay
- Analytical Testing Equipment and Capabilities
 - Three Instron Force testing cells with custom device fixtures incorporating high speed video.
 - Shimadzu Particle Size Analyzer with auto sampler.
 - Two Agilent Infinity II HPLC systems
 - Three Aralab 1200 L reach-in Stability Chambers.
 - Mechanical device testing, assay & related substance analysis, PSA wet measurements, ICH stability.

Filling Suite for Technical Batches

- Small Batch Manual Filling with Grade A Soft Wall Isolator
- Integrated VHP Decontamination System
- Rapid Gassing Material Loading Chamber
- Flexible, Modular Filling Line Configuration
- Typical Fill Volumes From 0.5 mL up to 100 mL
- Filling of Various Container Formats and Closure Technologies



SMC Pharma Services Sanitary Flow Report

TABLE OF CONTENTS

SECTION 1: INTRODUCTION	1
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SECTION 3: SUMMARY	2

SECTION 1: INTRODUCTION

This Sanitary Flow Report has been prepared for SMC Pharma Services. The analysis was conducted for Building 4725, located at 4725 Corporate Dr NW, Concord, NC 28027.

The assignment involves identifying all building sources of water sent to drain, calculating their respective discharge volumes, and summing these flows to establish an accurate estimate of the total sanitary wastewater contribution from the facility. The results are intended to provide the municipality with reliable information for planning and managing the sanitary sewer system.

SECTION 2: CALCULATIONS

The total sanitary wastewater volume was determined by analyzing all building sources of water sent to drain. All estimates are based on maximum volumes discharged. Cycles are based on realistic operation patterns. Diversity was only applied to exclude infrequently used sources or future sources from the calculation.

Data for each source were obtained from manufacturer specifications. Fixture flows per cycle were based on tables found in North Carolina Plumbing code and cycle was based on building occupancy. Calculated results from this study can be seen in "Table 2.1".

TAG	PROJECT	ROOM	EQUIPMENT DESCRIPTION	Model	Serial	VOLUME PER CYCLE (PEAK)	CYCLES PER DAY	NO DIVERSITY	WORST CASE SIMULTANEOUS DEMAND	DIVERSITY	DIVERSITY
								VOLUMETRIC FLOW (PEAK)			VOLUMETRIC FLOW (PEAK)
#	-	#	-	-	#	GALLONS / CYCLE	CYCLE / DAY	GALLONS	%	%	GPM
	MERCURY	229A	STERIS PARTS WASHER	680PG	FT23-0120	175.000	3	525.0	100%	94.9%	498.24
	MERCURY	242	FEDEGARI AUTOCLAVE	F0F4/9 TH4	SN#NA2913AZ	79.200	3	237.6	100%	94.9%	225.49
	MERCURY	225	HURST BOILER			127.560	24	3061.4	100%	94.9%	2905.37
	MERCURY	225	MECO WFI GENERATOR			110.800	24	2659.2	100%	94.9%	2523.63
	MERCURY	231	QC LAB SINK			3.000	60	180.0	100%	94.9%	170.82
	MERCURY	211	DRINKING FOUNTAIN - NORTH			0.700	15	10.5	100%	94.9%	9.96
	MERCURY	211	DRINKING FOUNTAIN - SOUTH			0.700	15	10.5	100%	94.9%	9.96
	EXISTING	214A	MEN'S WATER CLOSET HANDYCAP			1.600	15	24.0	100%	94.9%	22.78
	EXISTING	214A	MEN'S URINAL			1.000	30	30.0	100%	94.9%	28.47
	EXISTING	214A	MEN'S LAVATORY FAUCET			1.750	45	78.8	100%	94.9%	74.74
	EXISTING	214B	WOMEN'S WATER CLOSET HANDYCAP			1.600	15	24.0	100%	94.9%	22.78
	EXISTING	214B	WOMEN'S WATER CLOSET			1.600	30	48.0	100%	94.9%	45.55
	EXISTING	214B	WOMEN'S LAVATORY FAUCET			1.750	45	78.8	100%	94.9%	74.74
	MERCURY	237	INCUBATOR CONDENSATE			0.125	24	3.0	100%	94.9%	2.85
	MERCURY	220	SCAN FILLER			10.000	1	10.0	100%	94.9%	9.49
	EXISTING	231	SAFETY SHOWER			1200.000	0.25	300.0	0%	94.9%	284.71
HWFI-XV-2	FUTURE	238	WFI DROP SANITIZATION CYCLE			25.000	1	25.0	0%	94.9%	23.73
HWFI-XV-5	FUTURE	229	WFI DROP SANITIZATION CYCLE			25.000	1	25.0	0%	94.9%	23.73
HWFI-XV-6	FUTURE	231	WFI DROP SANITIZATION CYCLE			25.000	1	25.0	0%	94.9%	23.73

Table 2.1

SECTION 3: SUMMARY

The analysis of all water sources in Building 4725 indicates a total estimated sanitary wastewater discharge of approximately **6,980 gallons** per day. These results provide a reliable basis for SMC Pharma Services, and the municipality to anticipate flows and support effective sewer system planning and management.



Name: Andrew D. Olson
License Number: C-5213
Expiration Date: 12/1/2025
Contact Number: +1 (855) 77-OLSON

Nonresidential

Pitts School Road ShopRite Market (CN-PSA-2025-00084)

3699 Concord Pkwy. S.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	4,625 sf Convenience store with fuel pumps and maybe car wash	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2025
3,975	3,975

Project Fact Finding

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 reuse the former Gate Service Station. They plan to keep the existing building and number of pumps. This parcel is zoned General Commercial (C-2).



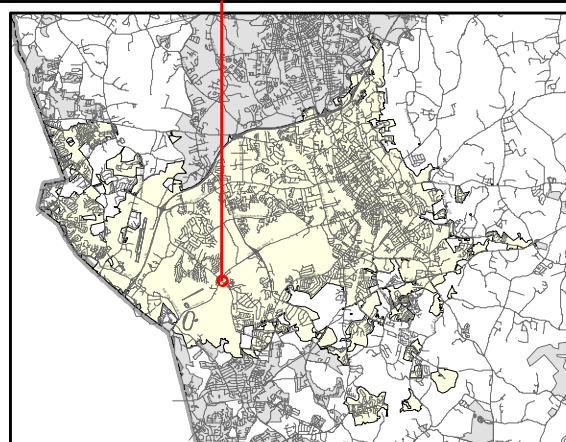
CN-PSA-2025-00084 - Pitts School Road ShopRite Market

Type: Nonresidential

4,625 sf convience store

Allocation Request: 3,975

-  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:	Pitts School Road ShopRite Market			
	2.)	Description of project location:	Site located in the northeast corner of Concord Parkway (US 29) and Pitts School Road (SR 1305) (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:	3a.)	Parcel Acreage:	1.34 AC	
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.) 4,625	
	6a.)	Description of Facility to be served:	6b.) Number of Lots	One	6c.) Number of Units	one
	7d.)	Additional description information:	Fuel Pumps and canopy will accompany C-Store at 3699 CONCORD PKWY S CONCORD NC 28027 and possible single bay automatic car wash			
	B. Applicant Information	NNN-REIT Justin Leith, Dispositions (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.)		406 Penny Lane (Applicant's Street or Box Number)		
ShopRite Markets (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)				
704-737-9696 (Applicant's Phone Number)		N/A (Applicant's Facsimile Number)				
Joe Wilson, PE (Name)		joe.wilson@volkert.com (Email)	Ruchik@shopritemarkets.com (Applicant's Email Address)			
(Name with Title and Email of contact person, who can answer questions about application)						
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		Joseph K Wilson, III, PE (Typed name of North Carolina Professional Engineer)		Volkert, INC (Company Name)		
	023931 (NCPE Registration Number)		4350 Main Street, Suite 219 (Street or Box Number)			
	980-253-6175 (Phone Number)		Harrisburg, North Carolina, NC 28075 (City, State, Zip Code)			
	Joe Wilson, Volkert Inc. (Name and affiliation of contact person, who can answer questions about application & designs)		joe.wilson@volkert.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): <u>Single Bay Automatic Car Wash</u>		

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: 3,975 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 stores, with food preparation:	60	gal/ 100 SF	4,625	GPD	2,775
Single Bay Automatic Car Wash	1,200	gal/ bay	1	GPD	1,200
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	3,975

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Ruchik Mehta, 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:

10/14/2025

Date:

Volkert, Inc.
4350 Main Street
Suite 219
Harrisburg, NC 28075
919-854-0344
www.volkert.com



October 14, 2025

Concord City Council
35 Cabarrus Avenue West
PO Box 308
Concord, NC 28026-0308

RE: ShopRite Market Pitts school Road Sewer Capacity Application

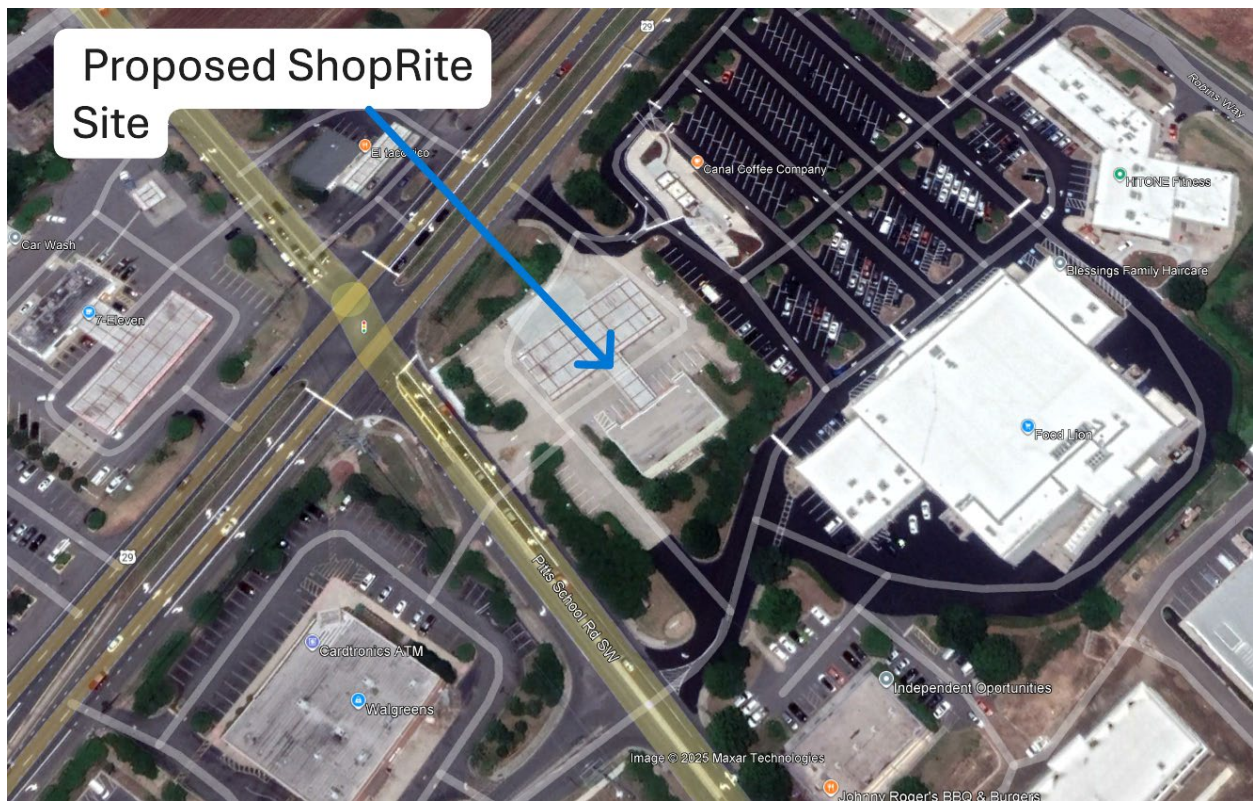
ShopRite Markets is a locally owned and operated Company, providing C-Store and Fuel facilities across the Charlotte Area. Their headquarters is located in Concord, NC. They are pursuing the re-use of the existing 1.34-acre site (previously Gate Service Station) located at 3699 Concord Parkway South Concord, NC 28027. (see attached site exhibits) The owner intends to utilize the existing 4,625 SF building with the same number of pumps and canopy footprints. Based upon 15A NCAC Subchapter 2T rules and WSACC Sewer Allocation and Commitment Policy, we submit our application for evaluation for preliminary allocation by City Council for this re-use project. Regulatory statute 15A NCAC 2T .0114, states the wastewater category is considered convenience store with food preparation. requiring capacity of 2,775 GPD. ShopRite Markets utilizes recycling best practices and environmental stewardship in all our stores. The owner would like to explore the addition of a single bay automated car wash if feasible, so the application includes an additional 1,200 GPD as well. This proposed wash facility will be most efficient and utilize recycling technology to minimize any wastewater. However, if Council will not grant this use for addition in the future, we would continue with the project anyway.

The current facility has been vacant and aesthetically unpleasing for over a year. The ShopRite Market project will repair and enhance the existing structure and surrounding acreage, providing a beneficial and needed service to the area residents. Since the project is simply

A Century of Integrity in Infrastructure

replacing the same use as before, we respectfully request our site be granted allocation so we can get this prominent corner on Concord Parkway (US 29) back to a high-quality status.

Thank you for your consideration in approving our application so that we may proceed to the site plan approval process.



Nonresidential

Raising Canes (CN-PSA-2025-00085)

8041 Concord Mills Blvd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
5/1/25	C-2	No Change	4,420 sf 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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
2,420	2,420

Project Fact Finding

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	Yes	No	No	No

Brief Summary

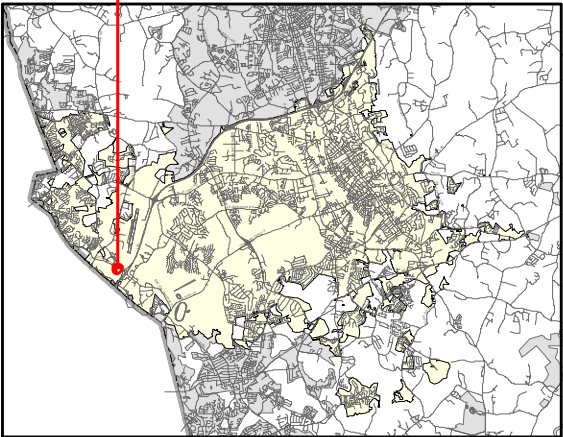
The applicant is proposing to purchase the former TGI Friday's building and put a Raising Canes in that location. They would demo the existing building and rebuild a 4,420 sf restaurant with drive thru. This parcel is zoned General Commercial (C-2).



CN-PSA-2025-00085 - Raising Canes

Type: Nonresidential
4,420 sf restaurant drive-thru with 121 seats
Allocation Request: 2,420

- 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:	Raising Canes			
	2.)	Description of project location:	Site located on (Concord Mills Blvd) SR-2894, approx 1,550 linear feet Northwest of the intersection of Concord Mills Blvd (SR-2894) and I-85 (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:	45897472930000	3a.)	Parcel Acreage:	1.83
	4.)	Site Zoning and use:	C-2; Restaurant	5.)	Area Commercial or Industrial Building	(sq. ft.) 4,420
	6a.)	Description of Facility to be served.	2 Lane Drive Through Restaurant	6b.) Number of Lots	1	6c.) Number of Units 1
	7d.)	Additional description information:	Raising Canes restaurant with 121 seats and 2 lane drive through			
	B. Applicant Information	FLYNN-ADAMS IRENE E TRUSTEE (Title)		1544 Merritt St. (Applicant's Street or Box Number)		
(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.)						
(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.)		Turlock, CA 95380 (Applicant's City, State, Zip Code)				
(Applicant's Phone Number)		(Applicant's Facsimile Number)				
Felicia Bivens (Name)		felicia@teamfredco.com (Email)	(Applicant's Email Address)			
(Name with Title and Email of contact person, who can answer questions about application)						
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	Cody Tutty		Kimley-Horn and Associates, Inc.			
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	057861		421 Fayetteville Street, Suite 600			
	(NCPE Registration Number)		(Street or Box Number)			
	984 884 4383		Raleigh			
	(Phone Number)		(City, State, Zip Code)			
	(Name and affiliation of contact person, who can answer questions about application & designs)		Cody.Tutty@kimley-horn.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: 2,420 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	
Restaurant, single service articles	20	gal/ Seat	121	GPD	2,420
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	2,420

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Irene E. Flynn-Alams, Trustee, 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.

Irene E. Flynn-Alams
 Signature:

10/15/2025
 Date:

Raising Canes Sewer Allocation Narrative

The Raising Canes project site is a redevelopment of an existing restaurant and associated infrastructure located at 8041 Concord Mills Boulevard, Concord, NC 28027 (PIN: 45897472930000). The site is 1.83 acres and zoned C-2. This redevelopment includes the demolition of the existing building, parking lot, and sidewalks. The redevelopment also includes the construction of a new 121 seat restaurant building (4,420 SF), parking and drive aisles, sidewalk, 2-lane drive through and landscaping.

FILED	Jun 30, 2022
AT	12:37:00 PM
BOOK	16095
START PAGE	0267
END PAGE	0273
INSTRUMENT #	20761
EXCISE TAX	\$7,800.00

Excise Tax: \$7,800.00**Tax Parcel ID #:** 45897472930000

This instrument was prepared by Moore & Van Allen, PLLC, and after recording return to Grantee.

Brief description for the Index: 8041 Concord Mills Blvd., Concord, NC

THIS NORTH CAROLINA SPECIAL WARRANTY DEED
is made as of this 30 day of June 2022, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
FHN TGIF Charlotte, LLC, a North Carolina limited liability company	Irene E. Flynn-Adams, Trustee of the Willis A. Adams and Irene E. Flynn-Adams Revocable Living Trust dated November 18, 1992
<u>Address: c/o Eric C. Nichols</u> <u>300 W. Summit Avenue, Suite 250</u> <u>Charlotte, NC 28203</u>	<u>Address: 1544 Merritt St.</u> <u>Turlock, CA 95380</u>

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 Grantor, for a valuable consideration paid by Grantee, receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land, together with the improvements thereon, situated in Cabarrus County, North Carolina, and more particularly described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "**Property**");

The Property was acquired by Grantor by instruments recorded in Book 14771, Page 54 in the Cabarrus County Public Registry.

ALL OR A PORTION OF THE PROPERTY HEREIN CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with 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 exceptions listed on Exhibit "B" attached hereto and made a part hereof.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

FHN TGIF CHARLOTTE, LLC,
a North Carolina limited liability company

By: FHN Holdings, LLC, Its Manager

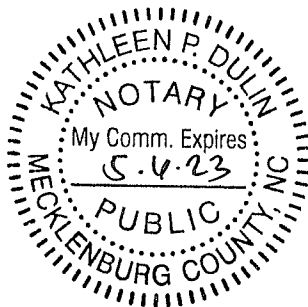
By: 
Name: Eric C. Nichols
Title: Manager

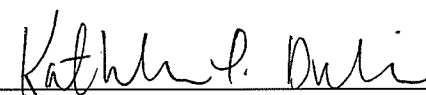
STATE OF NORTH CAROLINA)
COUNTY OF Mecklenburg)

I Kathleen P. Dulin, Notary Public, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument: *Eric C. Nichols, Manager of FHN Holdings, LLC, Manager of FHN TGIF Charlotte, LLC, a North Carolina limited liability company.*

Date: June 29, 2022

[Notarial Seal/Stamp]




Notary Public

Kathleen P. Dulin
Print Name
My commission expires: May 4, 2023

Exhibit "A"

Legal Description

All that certain lot, tract or parcel of land situated in Cabarrus County, North Carolina and being more particularly described as follows:

BEING all of Lot A-5, containing approximately 1.929 acres, as shown on that certain plat recorded in Map Book 34 at Page 91, in the Office of the Register of Deeds of Cabarrus County, North Carolina.

TOGETHER WITH any interests in real estate contained or conveyed in that certain Master Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 2402 at Page 1, in the Office of the Register of Deeds of Cabarrus County, North Carolina.

LESS AND EXCEPT those portions taken by the Department of Transportation by Complaint and Declaration of Taking, File 2017-CVS-3118 in the Superior Court of Cabarrus County, and as noticed in Memorandum of Action recorded in Book 12713, Page 40, in the Cabarrus County Registry, reference to which is made for a more particular description of the area taken.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 2402, Page 1 and Book 2635, Page 243, Cabarrus County Registry.
3. Building restriction lines, easements and other matters shown on plat recorded in Map Book 34, Page 91 and Map Book 33, Page 62, Cabarrus County Registry.
4. Memorandum of Action naming the Department of Transportation as Plaintiff recorded in Book 12713, Page 40, Cabarrus County Registry.
5. Easement(s) to Duke Power Company recorded in Book 219, Page 387; Book 219, Page 602; Book 224, Page 392; and Book 256, Page 268, Cabarrus County Registry.
6. Right of Way Grant in favor of the Concord Telephone Company, Inc. recorded in Book 187, Page 371 and Book 333, Page 131, Cabarrus County Registry.
7. Easement(s) to Board of Light and Water Commissioners as granted in instrument recorded in Book 134, Page 284, Cabarrus County Registry.
8. Easement(s) to Southern Public Utilities Company as granted in instrument recorded in Book 122, Page 576, Cabarrus County Registry.
9. Deed of Easement in favor of the Department of Transportation recorded in Book 1209, Pages 240 and 251, Cabarrus County Registry.
10. Lease by and between CAR-Concord LLC (Landlord) and Atlanta Restaurant Partners, LLC (Tenant), a Memorandum of which is recorded in Book 11518, Page 194, Cabarrus County Registry.
11. Those matters affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

CERTIFICATION OF TRUST

I, the undersigned, declare:

1. That WILLIS A. ADAMS and IRENE E. FLYNN-ADAMS created the WILLIS A. ADAMS AND IRENE E. FLYNN-ADAMS REVOCABLE LIVING TRUST at Turlock, California, on November 18, 1992, and that I, IRENE E. FLYNN-ADAMS, am the sole trustee of the trust.
2. Attached is a true and correct copy of the portion of the trust instrument which provides that I am the sole trustee.
3. This trust may be revoked by me at any time.
4. This trust does not have a tax identification number. The trustor's Social Security Number [REDACTED] may be used for this purpose.
5. Title to assets of this trust should be taken as: "IRENE E. FLYNN-ADAMS, Trustee under the WILLIS A. ADAMS AND IRENE E. FLYNN-ADAMS REVOCABLE LIVING TRUST dated November 18, 1992."
6. I may act alone in taking any action on behalf of the trust.
7. Attached is a true and correct copy of the portion of the trust instrument which lists the powers of the trustee.
8. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification to be incorrect.
9. This certification is made under California Probate Code Section 18100.5 and California Commercial Code Section 8402(a)(2)-(5) and is signed by all the currently acting Trustees. This Certificate is intended to serve as a "Certification of Trust" under California Probate Code §18100.5, as amended. Its purpose is to certify the existence of the trust, the identity and powers of the Trustees, the manner of taking title to assets, and to summarize some of the more important provisions of the Trust so that the Trustees can deal with third parties, such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Trust, which is a private and confidential document.
10. All third parties dealing with the Trustees may rely on this Certificate as a true statement of the provisions of the Trust described herein as of the date this Certificate is presented to such third party (regardless of the date of execution of this Certificate), unless the third party has actual knowledge that the representations contained herein are incorrect. Any transaction entered

into by a person acting in reliance on this certification is enforceable against the trust assets. The Trustees are expressly authorized to sue a third party who fails to rely on this Certificate and demand damages, including punitive damages, on behalf of the Trustor for such nonreliance.

PROBATE CODE SECTION 18100.5(h) PROVIDES THAT ANY PERSON WHO REFUSES TO ACCEPT THIS CERTIFICATION IN LIEU OF THE ORIGINAL TRUST DOCUMENT WILL BE LIABLE FOR DAMAGES, INCLUDING ATTORNEYS' FEES, INCURRED AS A RESULT OF THAT REFUSAL, IF THE COURT DETERMINES THAT THE PERSON ACTED IN BAD FAITH IN REQUESTING THE TRUST DOCUMENT.

11. This Certification is being signed by all of the currently acting trustees of the trust.

DATED: 6-23-2022

Irene E Flynn-Adams
IRENE E. FLYNN-ADAMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Stanislaus) ss.

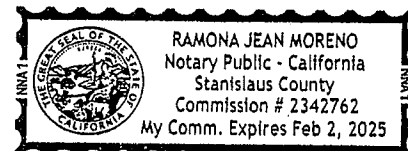
On 6/23, 2022, before me, Ramona Jean Moreno, Notary Public, personally appeared IRENE E. FLYNN-ADAMS,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ramona J Moreno notary public
NOTARY PUBLIC
My Commission expires: Feb 2, 2025



LEGEND

LIGHT DUTY ASPHALT

HEAVY DUTY ASPHALT

LIGHT DUTY CONCRETE

HEAVY DUTY CONCRETE

DEVELOPMENT SUMMARY

PROJECT NAME:

RAISING CANES CONCORD

ADDRESS:

8041 CONCORD MILLS BLVD
CONCORD, NC 28027

PARCEL #:

45897472930000

CURRENT ZONING:

C-2

PROPOSED ZONING:

C-2

PROPOSED IMPERVIOUS AREA:

1.21 AC

PROPOSED BUILDING HEIGHT:

21'

PROPOSED BUILDING AREA:

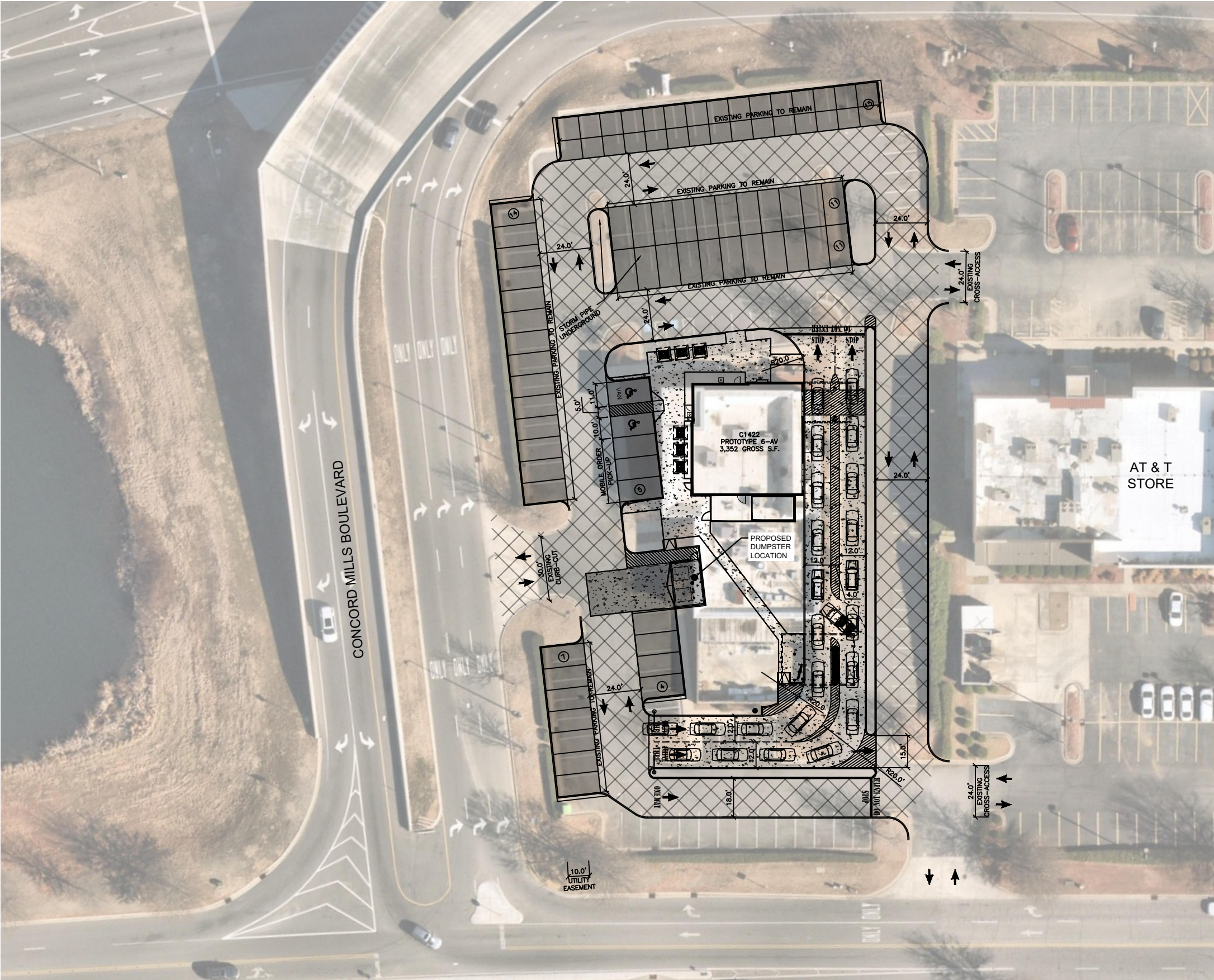
3,352 SQFT

PROPOSED OPEN SPACE:

N/A

DWELLINGS / ACRE:

N/A



Nonresidential

Poplar Mills (Park Place) (CN-PSA-2025-00088)

1240 Cox Mill Road

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
7/2/2020(as Parkview)	PUD	Unknown	200 seat restaurant, 11,250 sf retail, daycare	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	Considered 09/23/25
No	No	No	No	Yes

Allocation Request

Total	2026
17,625	17,625

Project Fact Finding

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 a restaurant, retail, and a daycare at 1240 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.



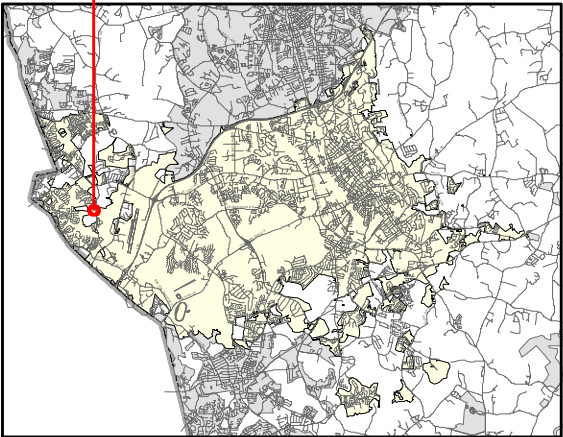
CN-PSA-2025-00088 - Poplar Mills Nonresidential

Type: Nonresidential

Restaurant, retail, daycare

Allocation Request: 17,625

- 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:	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		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)			jhorton@mihomes.com	(Applicant's Email Address)			
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	(Engineer's Email Address)			
(Name and affiliation of contact person, who can answer questions about application & designs)							

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 Detached	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 Horton, 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: [Signature]

10/22/2025

Date:

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

DPR Design

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

FLOW ESTIMATE

<u>Use</u>	<u>Classification</u>	<u>Daily Flow for Design</u>	<u>Units</u>	<u>Flow (gpd)</u>	<u>Flow (gpm)</u>	<u>Note</u>
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.

Nonresidential

Poplar Hub (CN-PSA-2025-00089)

9009 Poplar Tent Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
9/4/25	County	Unknown	An upscale café and 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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
7,000	7,000

Project Fact Finding

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	Yes	No

Brief Summary

The applicant is proposing to annex 8.3 acres of a 33-acre parcel into the City of Concord. They call this Phase 1 and it includes a café as well as a restaurant, sports bar, or beer garden. This parcel is currently in Cabarrus County and would need to be annexed and rezoned.



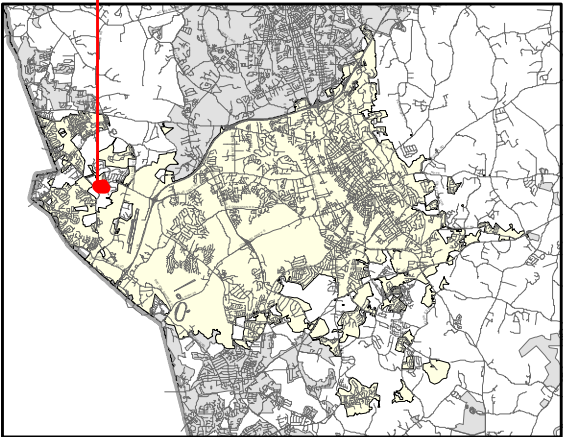
CN-PSA-2025-00089 - Poplar Hub

Type: Nonresidential

9,670 sf restaurant

Allocation Request: 8,000

- 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:	Poplar Hub					
	2.)	Description of project location:	9009 Poplar Tent 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:	3a.)	Parcel Acreage:	33.07			
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.) 9670			
	6a.)	Description of Facility to be served.	6b.)	Number of Lots	-	6c.)	Number of Units	-
	7d.)	Additional description information:						
B. Applicant Information	MetaPlot Properties, LLC		399 Sutro Forest Dr NW					
	(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)					
	MetaPlot Properties, LLC		Concord, NC 28027					
	(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)					
	704-699-5218		(Applicant's Facsimile Number)					
	(Applicant's Phone Number)		hari@metaplotllc.com					
	Hari Vuppala	(Name)	hari@metaplotllc.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	Katie Bradley		Timmons Group				
(Typed name of North Carolina Professional Engineer)		(Company Name)						
047363		610 E Morehead Street, Suite 250						
(NCPE Registration Number)		(Street or Box Number)						
5854726820		Charlotte, NC 29202						
(Phone Number)		(City, State, Zip Code)						
		katie.bradley@timmons.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):

	% 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: _____ 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
Restaurant - Full Service	40 gal/ seat	200	GPD 8,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 8,000

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I, Hari Vuppala, 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.

Hari Vuppala

10-15-2025

Signature: _____ Date: _____

Poplar Hub – Project Narrative

Dear Mayor Dusch and Concord City Council,

Poplar Hub is a proposed Commercial project featuring neighborhood-oriented establishments located at 9009 Poplar Tent Road, Concord, NC (PIN 46805733530000). The property totals ±33 acres, of which the front ±8.3 acres are proposed for annexation into the City of Concord for Phase 1 activation. The rear portion of the site will remain under Cabarrus County jurisdiction.

The vision for Poplar Hub is to establish a unique community destination in Concord—a place where residents of all ages can gather in a safe, vibrant, and welcoming environment. Poplar Hub will repurpose existing structures into engaging spaces that combine dining, coffee, desserts, and outdoor amenities, offering an experience that complements and enhances the City’s growing mix of community-oriented developments.

By blending the charm of a renovated barn with the energy of a modern café, Poplar Hub will bring to Concord the type of neighborhood hub found in celebrated gathering places such as South End, Matthews, and Birkdale Village in Huntersville—but with a character and scale that is distinctly Concord’s own.

Phase 1 Development Program

1. **Sweetleaf Café** – Conversion of an existing shop into an upscale café serving coffee, tea, boba, and ice cream, with indoor seating and a canopy-covered turf patio for outdoor enjoyment. This space is designed to be flexible, accommodating everyday café use as well as occasional live acoustic music or neighborhood events, making it a dynamic and welcoming community destination. Planned capacity: 50 occupants.



2. **The Barn at Poplar Hub** – Renovation of the existing barn into a restaurant, beer garden, or sports bar. Features will include indoor dining, a covered porch, and landscaped patio seating with string lights, creating a casual and inviting atmosphere. Planned capacity: 150 occupants.



3. **Outdoor Amenities** – Landscaped open spaces, a children’s play area, and flexible gathering areas designed to encourage recreation and connection.

4. **Parking & Access** – **80 striped parking spaces**, including ADA stalls, plus a screened dumpster enclosure.

Economic & Community Impact

- **Tenant Demand:** Multiple businesses have already expressed strong interest in leasing space within Poplar Hub.
- **Community Benefit:** The project provides new opportunities for residents to gather, dine, and connect locally.
- **Unique Offering:** Poplar Hub will introduce a vibrant destination environment that complements Concord’s growth and enhances its community fabric.

Sewer Allocation Request

Phase 1 of Poplar Hub requires sewer allocation for two food and beverage establishments:

- **The Barn at Poplar Hub:** 150 seats × 40 gpd = **6,000 gpd**
- **Sweetleaf Café:** 50 seats × 40 gpd = **2,000 gpd**
- **Total Requested Allocation = 8,000 gpd**

With support from the City, Poplar Hub can emerge as a signature destination that celebrates Concord's growth while honoring its rural heritage. Annexation is dependent on securing sewer allocation, which stands as the pivotal step to advance this vision.

Respectfully,

MetaPlot Properties LLC

Hari Vuppala

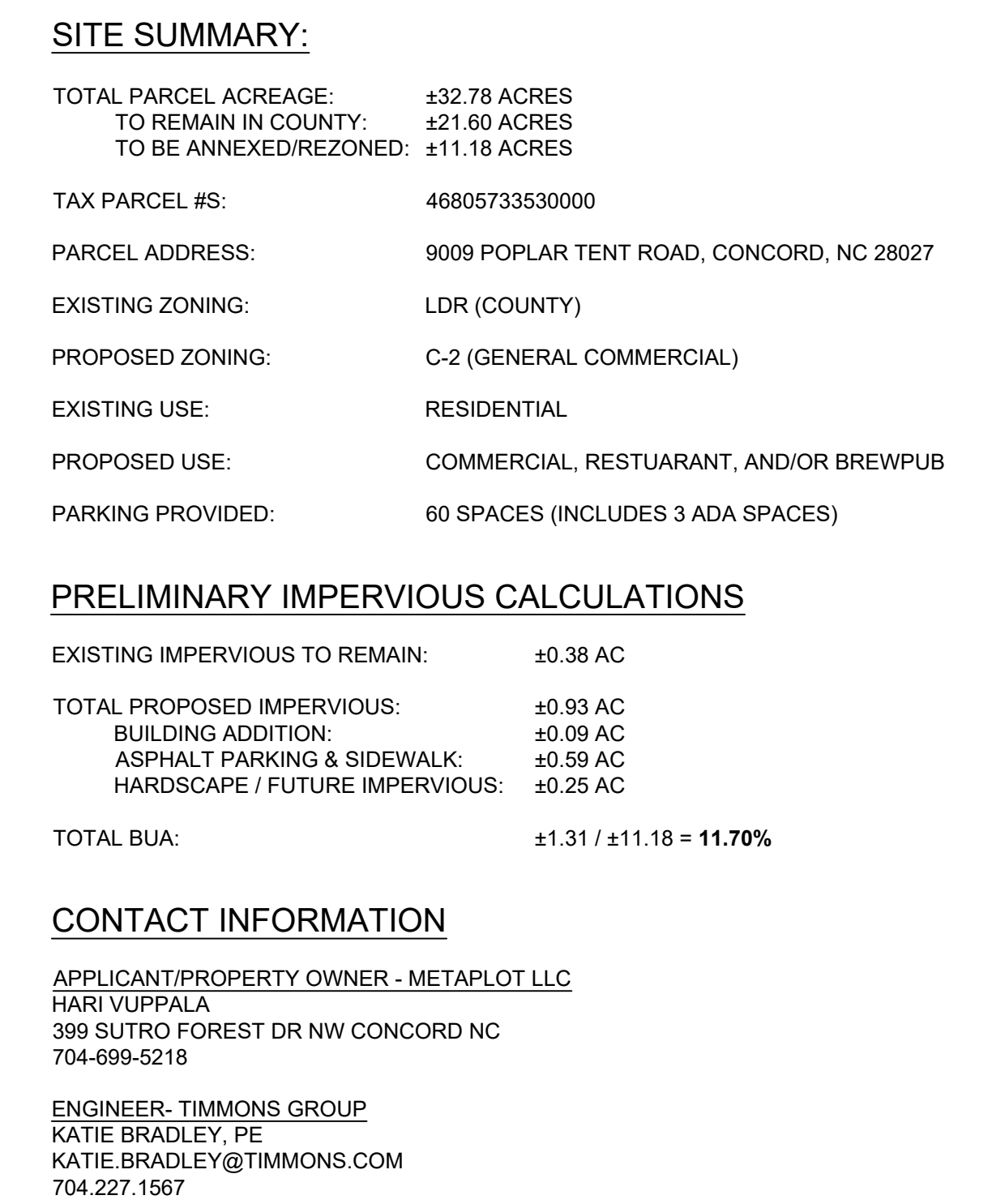
399 Sutro Forest Dr NW

Concord, NC 28027

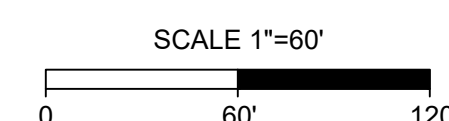
704-699-5218



RENDERING IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE DURING DESIGN PHASE.



PRELIMINARY SITE PLAN
August 28, 2025





SITE SUMMARY:	
TOTAL PARCEL ACREAGE:	±32.78 ACRES
TO REMAIN IN COUNTY:	±21.60 ACRES
TO BE ANNEXED/REZONED:	±11.18 ACRES
TAX PARCEL #S:	46805733530000
PARCEL ADDRESS:	9009 POPLAR TENT ROAD, CONCORD, NC 28027
EXISTING ZONING:	LDR (COUNTY)
PROPOSED ZONING:	C-2 (GENERAL COMMERCIAL)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL, RESTUARANT, AND/OR BREWPUB
PARKING PROVIDED:	60 SPACES (INCLUDES 3 ADA SPACES)

PRELIMINARY IMPERVIOUS CALCULATIONS

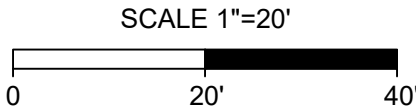
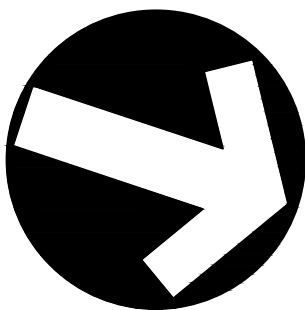
EXISTING IMPERVIOUS TO REMAIN:	±0.38 AC
TOTAL PROPOSED IMPERVIOUS:	±0.93 AC
BUILDING ADDITION:	±0.09 AC
ASPHALT P PARKING & SIDEWALK:	±0.59 AC
HARDSCAPE / FUTURE IMPERVIOUS:	±0.25 AC
TOTAL BUA:	±1.31 / ±11.18 = 11.70%

CONTACT INFORMATION

APPLICANT/PROPERTY OWNER - METAPLOT LLC
HARI VUPPALA
399 SUTRO FOREST DR NW CONCORD NC
704-699-5218

ENGINEER- TIMMONS GROUP
KATIE BRADLEY, PE
KATIE.BRADLEY@TIMMONS.COM
704.227.1567

9009 POPLAR TENT ROAD - CABARRUS COUNTY, NC
PRELIMINARY SITE PLAN
August 28, 2025



Nonresidential

Branchview Commercial- Dollar General (CN-PSA-2025-00091)

360 Old Salisbury- Concord Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
9/25/25	C-2	No Change	10,640 sf Dollar General	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

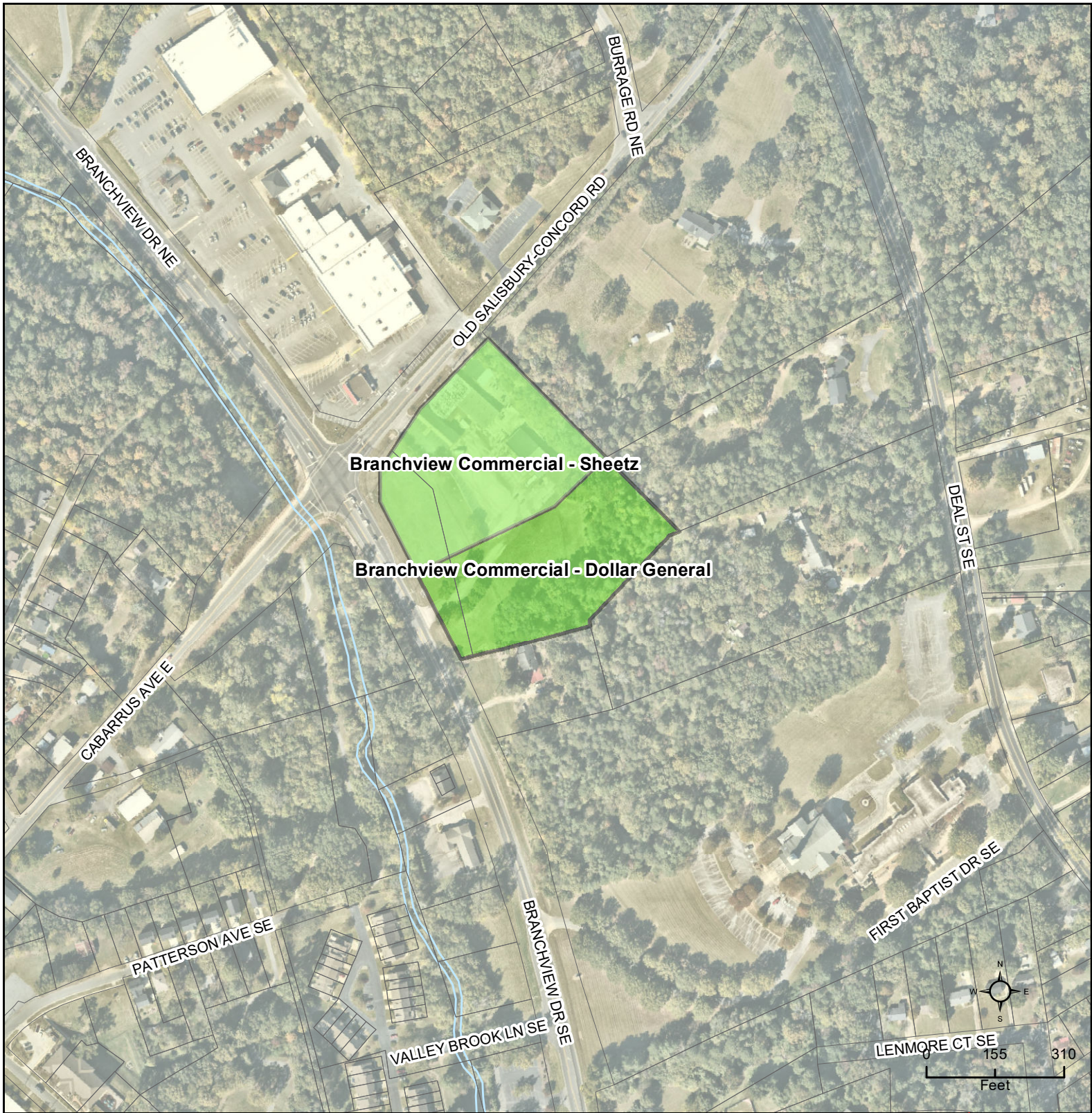
Total	2025
1,064	1,064

Project Fact Finding

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 to build approximately 10,640 sf Dollar General to expand their footprint. The Parcel is zoned General Commercial (C-2).



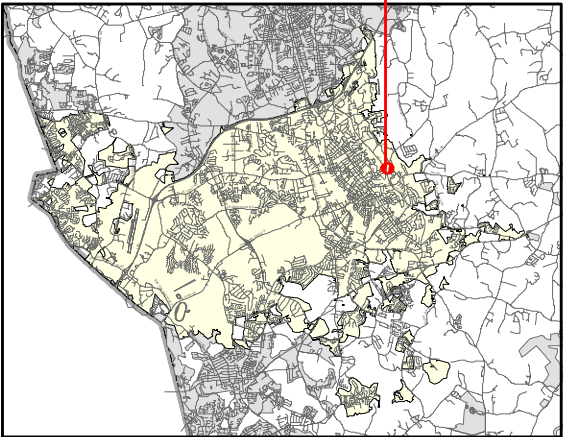
CN-PSA-2025-00091 - Branchview Commercial - Dollar General

Type: Nonresidential

10,640 sf Dollar General

Allocation Request: 1,064

- 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 Commercial - Dollar General					
	2.)	Description of project location:	Site located approximately 150 linear feet from intersection of Branchview Drive (HWY3) and Old Salisbury-Concord Rd (SR1002) (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:	5631-20-1944	3a.)	Parcel Acreage:	2.556 acres		
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	10,640 (sq. ft.)		
	6a.)	Description of Facility to be served.	Dollar General	6b.) Number of Lots		1	6c.) Number of Units	1
	7d.)	Additional description information:						
	B. Applicant Information	Bill Mitchener, Registered Agent (Title)		427 Fenton Place				
(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)						
Mitchener Properties, LLC		Charlotte, NC 28207						
(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) 560-5802		(Applicant's Facsimile Number)						
(Applicant's Phone Number)		bill@mitchenerpropertiesllc.com						
Kate Underwood (Name) kate@daylighteng.com (Email)		(Applicant's Email Address)						
(Name with Title and Email of contact person, who can answer questions about application)								
C. Design Engineer Information if available	Kate Underwood, PhD, PE		Daylight Engineering					
	(Typed name of North Carolina Professional Engineer)		(Company Name)					
	033470		PO Box 1804					
	(NCPE Registration Number)		(Street or Box Number)					
	(980) 234-7500		Concord, NC 28025					
	(Phone Number)		(City, State, Zip Code)					
	Kate Underwood		kate@daylighteng.com					
	(Name and affiliation of contact person, who can answer questions about application & designs)		(Engineer's Email Address)					

<b style="color: red;">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):		2.) The type of wastewater is (indicate percentage):																																
	☐	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): _____																																	
			3.) Pretreatment required: ☒ No ☐ Yes (Specify or attach effluent documentation) _____																																
	4.) Volume of wastewater flow to be allocated for this particular project: <u>1,064</u> 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.}																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Established Type (See 02T.0114(f))</th> <th style="width: 30%;">Daily Design Flow (a, b)</th> <th style="width: 20%;">No. of Units</th> <th style="width: 20%;">Flow</th> </tr> </thead> <tbody> <tr> <td>Dollar General Retail Store</td> <td>100 gal/ 1,000 SF/ day</td> <td>10,640 SF</td> <td>GPD 1,064</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">Total</td> <td>GPD 1,064</td> </tr> </tbody> </table>				Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow	Dollar General Retail Store	100 gal/ 1,000 SF/ day	10,640 SF	GPD 1,064		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD			Total	GPD 1,064
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow																																
Dollar General Retail Store	100 gal/ 1,000 SF/ day	10,640 SF	GPD 1,064																																
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		Total	GPD 1,064																																
E. Applicant Acknowledgment	Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT																																		
	I <u>Bill Mitchener</u> , 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.																																		
	<u>Bill Mitchener</u> Signature: <u>10/17/2025</u> Date:																																		



October 20, 2025

Subject: Request for Sewer Allocation - Proposed Dollar General at Branchview Dr and Old Salisbury-Concord Rd

Dear City of Concord Councilmembers and Mayor,

I am writing on behalf of Mitchener Properties, LLC to formally request preliminary wastewater flow allocation for a proposed Dollar General retail store.

Dollar General has a strong presence across North Carolina and Concord and is looking to expand in the market. The proposed project will be located on a 2.556-acre portion of a larger 6.3-acre parcel at the corner of Branchview Drive and Old Salisbury-Concord Road and will come along with additional commercial development. We believe it is in Concord's best interest to grant Dollar General sanitary sewer allocation. Dollar General is a unique company, and its expanded presence will benefit the residents of Concord:

- Dollar General seeks to be America's neighborhood general store. Expanding to this location would further serve the residents of Concord as other Dollar General stores are 5 miles or more away.
- Dollar General's mission is serving others in the neighborhoods in which stores are located, the people Dollar General employs, and the communities Dollar General calls home.
- Dollar General provides award-winning training and development programs to its employees and has strong internal promotion and placement rates across the company.
- The property is zoned properly (C-2) for a retail store.
- The existing site is the old Sun Drop plant, which is in disrepair. In its current condition, it's an eyesore and no longer contributes to the economy of the City of Concord.

This packet includes:

- Proposed Site Plan (Page 2).
- Wastewater Flow Application (Pages 3–5) — calculated at 1,064 gallons/day per 15A NCAC 2T.0114.
- Sample Dollar General Elevation (Page 6).

We look forward to working closely with the City of Concord to ensure this project meets regulatory requirements and brings economic and community benefits. Thank you for your consideration.

Sincerely,

Bill Mitchener

Bill Mitchener

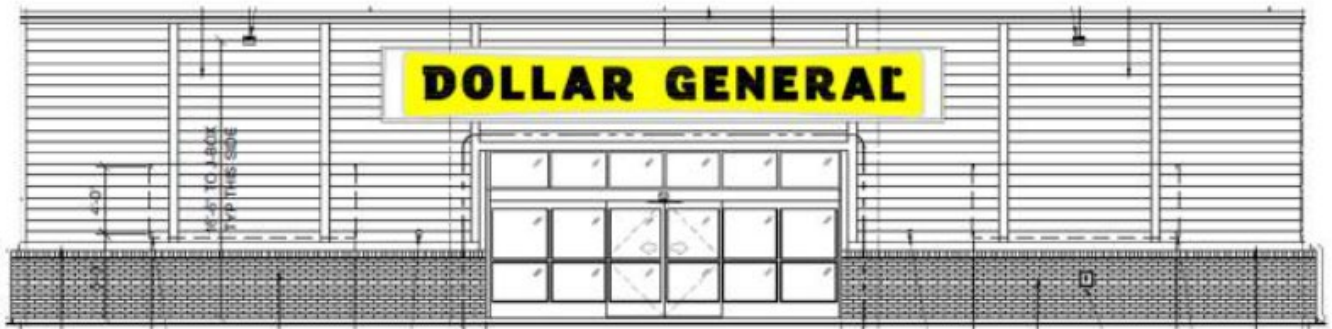
DIMENSIONAL STANDARDS: LOT WIDTH: 50'
LOT DEPTH: 100'
PUBLIC STREET FRONTAGE: 30' MIN
FRONT SETBACK: 10' MIN
BUILDING HEIGHT: 48' MAX

- SPACES PROVIDED = 35 SPACES (2 HANDICAP) PROVIDED



Sample Dollar General Elevation

Front Elevation



Nonresidential

Branchview Commercial- Sheetz (CN-PSA-2025-00093)

360 Old Salisbury- Concord Rd.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
9/25/25	C-2	No Change	6,139 sf Sheetz with drive-thru for food and fuel sales	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	Considered 09/23/25
No	No	No	No	No

Allocation Request

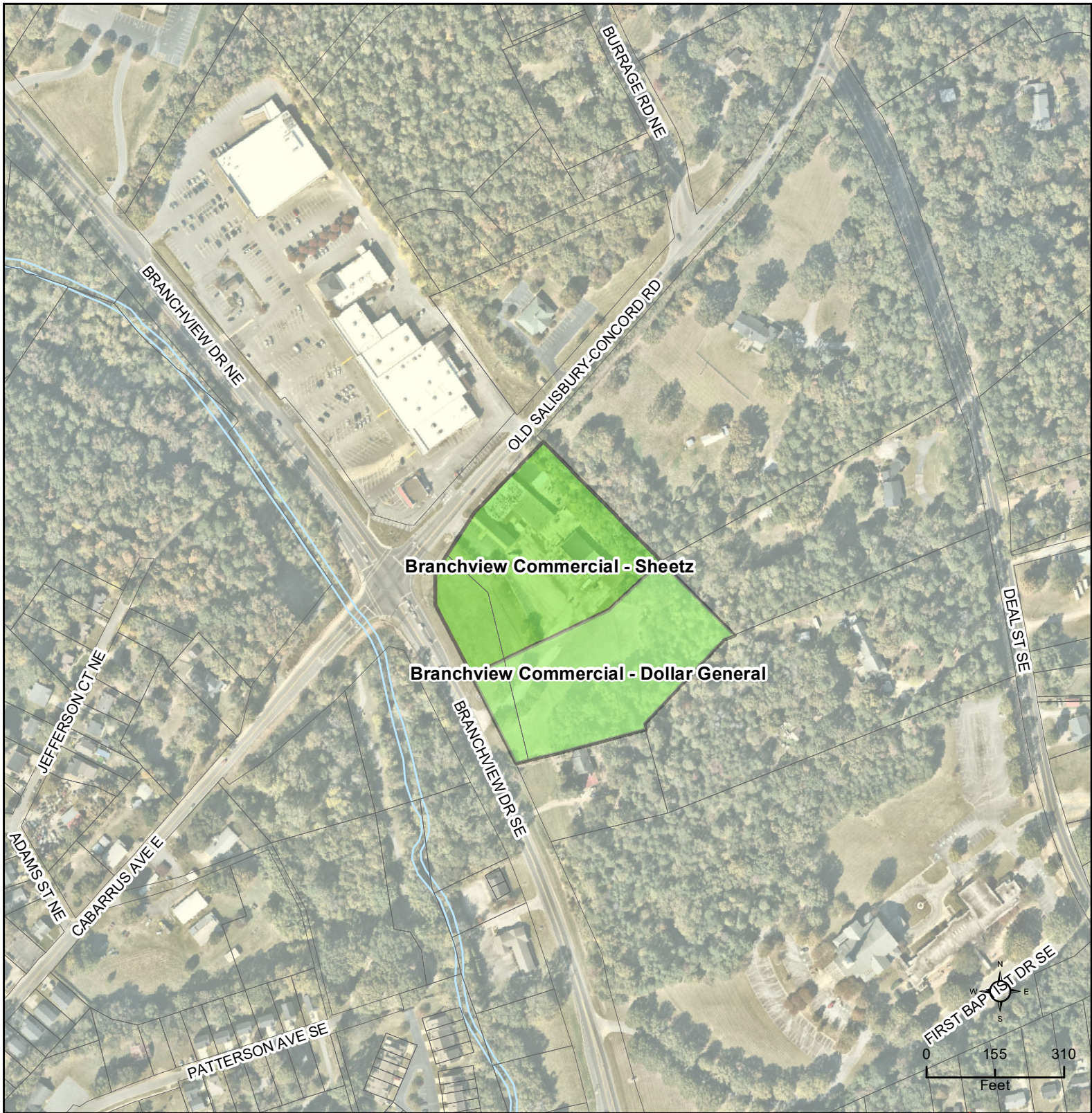
Total	2026
2,000	2,000

Project Fact Finding

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
No	No	No	No	No

Brief Summary

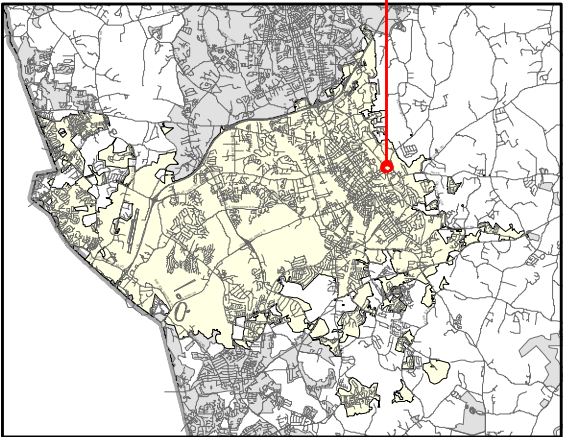
The applicant is requesting sewer allocation for approximately 6,139 sf Sheetz on the same location as the proposed Dollar General. The Sheetz will have fuel pumps and a drive through. The Parcel is zoned General Commercial (C-2).



CN-PSA-2025-00093 - Branchview Commercial - Sheetz

Type: Nonresidential
6,139 sf store with drive-thru
Allocation Request: 2,000

- 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 Commercial - Sheetz Convenience Store				
	2.)	Description of project location:	Site located approximately 150 linear feet from intersection of Branchview Drive (HWY3) and Old Salisbury-Concord Rd (SR1002) (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:	5631-20-1944	3a.)	Parcel Acreage:	3.770 acres	
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	6,139 (sq. ft.)	
	6a.)	Description of Facility to be served.	Sheetz Convenience Store	6b.) Number of Lots	1	6c.) Number of Units	1
	7d.)	Additional description information:	Sheetz convenience store with food preparation				
	B. Applicant Information			Bill Mitchener		Registered Agent	
		427 Fenton Place		(Applicant's Street or Box Number)			
		Charlotte, NC 28207		(Applicant's City, State, Zip Code)			
		(704) 560-5802		(Applicant's Phone Number)			
		Kate Underwood		kate@daylighteng.com		(Email)	
		bill@mitchenerpropertiesllc.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		Daylight Engineering		
			(Typed name of North Carolina Professional Engineer)		(Company Name)		
			033470		PO Box 1804		
			(NCPE Registration Number)		(Street or Box Number)		
			(980) 234-7500		Concord, NC 28025		
			(Phone Number)		(City, State, Zip Code)		
			Kate Underwood		kate@daylighteng.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):			2.) The type of wastewater is (indicate percentage):																																
	☐	Residential Subdivision	☒	Retail (Stores, shopping centers)	% Domestic																															
	☐	Apartments/Condominiums	☐	Institution	100 % Commercial																															
	☐	Mobile Home Park	☐	Hospital, nursing home, dental	% Industrial																															
	☐	School, preschool, daycare	☐	Church	% Other use (Specify) _____																															
	☐	Restaurants (Food or drink facilities)	☐	Sports Centers	3.) Pretreatment required: ☒ No ☐ Yes (Specify or attach effluent documentation) _____																															
	☐	Hotels or motels	☐	Business, offices, factories																																
	☐	Other (specify): _____																																		
	4.) Volume of wastewater flow to be allocated for this particular project: <u>3,684</u> 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.}																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Established Type (See 02T.0114(f))</th> <th style="width: 30%;">Daily Design Flow (a, b)</th> <th style="width: 15%;">No. of Units</th> <th style="width: 20%;">Flow</th> </tr> </thead> <tbody> <tr> <td>Convenience Store w/ Food Prep</td> <td>60 gal/ 100 SF/ day</td> <td>6,139 SF</td> <td>GPD 3,684</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td></td> <td>gal/</td> <td></td> <td>GPD</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">Total</td> <td>GPD 3,684</td> </tr> </tbody> </table>					Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow	Convenience Store w/ Food Prep	60 gal/ 100 SF/ day	6,139 SF	GPD 3,684		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD		gal/		GPD			Total	GPD 3,684
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		Total	GPD 3,684																																	
E. Applicant Acknowledgment	Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT																																			
	I, <u>Bill Mitchener</u> , 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.																																			
	<u>Bill Mitchener</u> Signature:		<u>10/17/2025</u> Date:																																	

Sheetz Average Water Flows in North Carolina for the last three years to support Section 2 in the application.

dates	state	Utility_Type	days_in_month	median_PSD	avg_PSD
6/1/2023	NC	WATER	30	1,634	1,804
7/1/2023	NC	WATER	31	1,692	1,845
8/1/2023	NC	WATER	31	1,625	1,803
9/1/2023	NC	WATER	30	1,561	1,701
10/1/2023	NC	WATER	31	1,597	1,805
11/1/2023	NC	WATER	30	1,658	1,874
12/1/2023	NC	WATER	31	1,667	1,777
1/1/2024	NC	WATER	31	1,611	1,663
2/1/2024	NC	WATER	29	1,540	1,679
3/1/2024	NC	WATER	31	1,653	1,771
4/1/2024	NC	WATER	30	1,695	1,803
5/1/2024	NC	WATER	31	1,679	1,822
6/1/2024	NC	WATER	30	1,681	1,956
7/1/2024	NC	WATER	31	1,700	1,856
8/1/2024	NC	WATER	31	1,654	1,802
9/1/2024	NC	WATER	30	1,617	1,785
10/1/2024	NC	WATER	31	1,677	1,835
11/1/2024	NC	WATER	30	1,565	1,816
12/1/2024	NC	WATER	31	1,599	1,726
1/1/2025	NC	WATER	31	1,470	1,594
2/1/2025	NC	WATER	28	1,468	1,598
3/1/2025	NC	WATER	31	1,577	1,747
4/1/2025	NC	WATER	30	1,669	1,821
5/1/2025	NC	WATER	31	1,613	1,795
6/1/2025	NC	WATER	30	1,607	1,761



October 20, 2025

Subject: Request for Sewer Allocation - Proposed Sheetz at Branchview Dr and Old Salisbury-Concord Rd

Dear City of Concord Councilmembers and Mayor,

I am writing on behalf of Mitchener Properties, LLC to formally request preliminary wastewater flow allocation for a proposed Sheetz convenience store.

While Sheetz is new to the Concord area, the company has a strong presence across North Carolina and is actively expanding in the market. The proposed project will be located on 3.77-acre portion of a larger 6.3-acre parcel at the corner of Branchview Drive and Old Salisbury-Concord Road and will come along with additional commercial development. We believe it is in Concord's best interest to grant Sheetz sanitary sewer allocation. Sheetz is a unique company, and its presence will benefit the residents of Concord:

- Sheetz' average waterflow in North Carolina over the last 3 years is only 2,000 gallons per day (see page 6).
- Sheetz is family owned and operated.
- Sheetz gives back to the community through its own charity, Sheetz for the Kidz, where Sheetz seeks to support children in need in the communities in which it operates. Sheetz for Kidz partners with The Salvation Army, Make-A-Wish, and Feeding America. It donated over \$3,000,000 in the last two years and has impacted more than 182,000 children since 1992.
- Sheetz' real estate team is located nearby in Burlington, NC and will be available to oversee this project and property.
- The property is zoned properly (C-2) for a convenience store, and Sheetz proposes to move this project forward rapidly.
- The existing site is the old Sun Drop plant, which is in disrepair. In its current condition, it's an eyesore and no longer contributes to the economy of the City of Concord.

This packet includes:

- Proposed Site Plan (Page 2).
- Wastewater Flow Application (Pages 3–5) — calculated at 3,684 gallons/day per 15A NCAC 2T.0114; however, based on operational data from existing stores, Sheetz anticipates a use of only 2,000 gallons/day.
- Sheetz Average Water Flows in North Carolina for the last three years (Page 6).
- Company Overview: organizational background and community contributions (Pages 7–20).

We look forward to working closely with the City of Concord to ensure this project meets regulatory requirements and brings economic and community benefits. Thank you for your consideration.

Sincerely,

Bill Mitchener

Bill Mitchener

**BOOM
BOOM**

SHEETZ

WHAT IS A SHEETZ?



SO YOU WANNA GET TO KNOW US?

We're a self-made, family-owned and operated business. From our humble beginnings in 1952, we've always been about one thing, taking care of people. We call it Total Customer Focus.





REDEFINING CONVENIENCE

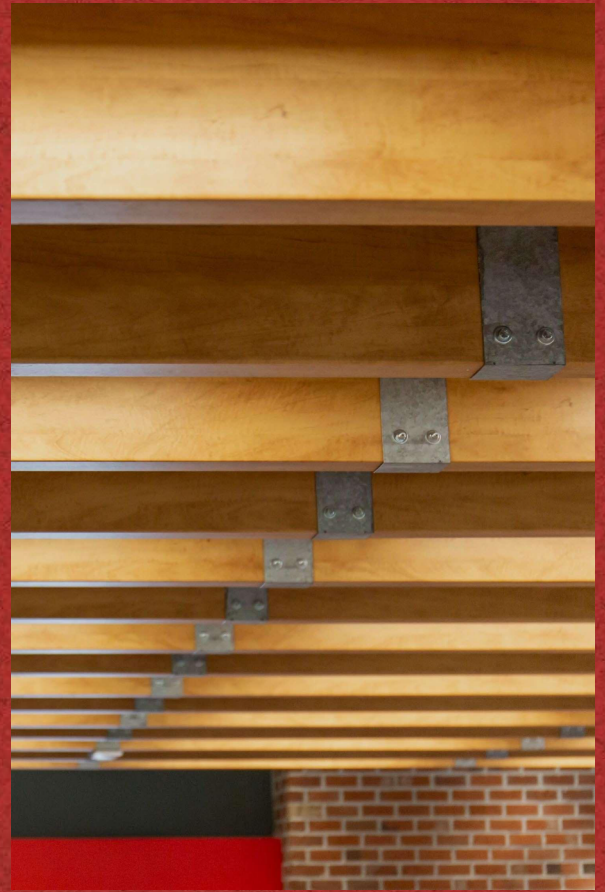


**OUR STORES ARE FRESH, CLEAN, SAFE,
AND FULL OF OPTIONS.**



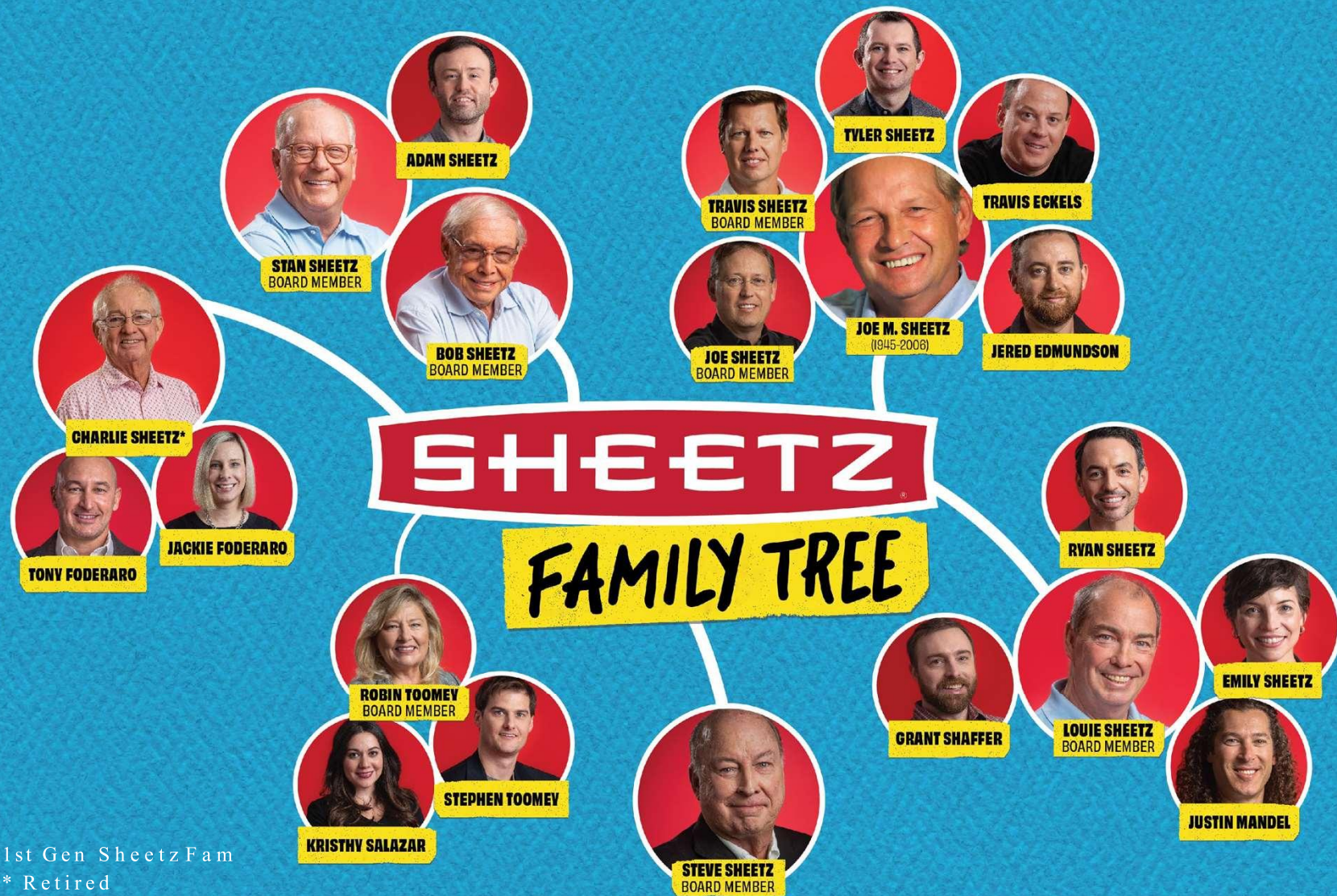
THE ULTIMATE ONE-STOP-SHOP

CONVENIENCE, RESTAURANT, AND FUEL ALL-IN-ONE





**WHO IS
SHEETZ?**



WHAT MAKES US UNIQUE

- Ultimate combined mission
- Best of both worlds – a restaurant and a convenience store – all under one roof
- The power of choice
- Convenience without compromise
- 24/7/365
- Our People and DNA



REASONS TO BELIEVE

COOLER/FIZZ CITY The biggest beverage selection around

CAR WASH Easy-to-use, touchless car wash

BEST/CLEANEST BATHROOMS The cleanest anywhere

MTO/SBC OPTIONS/CUSTOMIZATION Customizable, anytime food and drink menus

24/7/365 Total convenience, anytime

GAS OPTIONS/EV CHARGING Plenty of options

VARIETY More of what you love, always in stock

QUALITY Highest quality products & service

VALUE IN OUR APP Rewardz, personalized offers, easy to use

BEER CAVE Walk-in beer caves with the best brands

FREE AIR Free air at every location

TCF Unmatched customer service



OUR MISSION

Our Mission guides everything we do at Sheetz. Founded in a commitment to Total Customer Focus ("TCF" for short), our Mission is a simple one:

TO PROVIDE CUSTOMERS WITH FAST AND FRIENDLY SERVICE AND QUALITY PRODUCTS IN CLEAN AND CONVENIENT LOCATIONS.



WHO WE ARE AT THE CORE

We want to be the brand that defines convenience by delivering exceptional customer experiences to make people's daily lives easier. We save people valuable time. We give them time back to do the things they love.



AWARDS WE'VE WON

- **#33 100 BEST COMPANIES TO WORK FOR**
- **#3 BEST WORKPLACE IN RETAIL**
- **#98 BEST WORKPLACES FOR WOMEN**
- **#52 BEST WORKPLACES FOR MILLENNIALS**
- **#183 AMERICA'S BEST LARGE EMPLOYERS**
Forbes, 2022
- **TECHNOLOGY LEADER OF THE YEAR**
Convenience Store News , 2022
- **#64 "100 COMPANIES THAT CARE"**
People's





SHEETZ IN THE COMMUNITY

CHARITIES WE CHAMPION:



Make-A-Wish®



FEEDING
AMERICA™

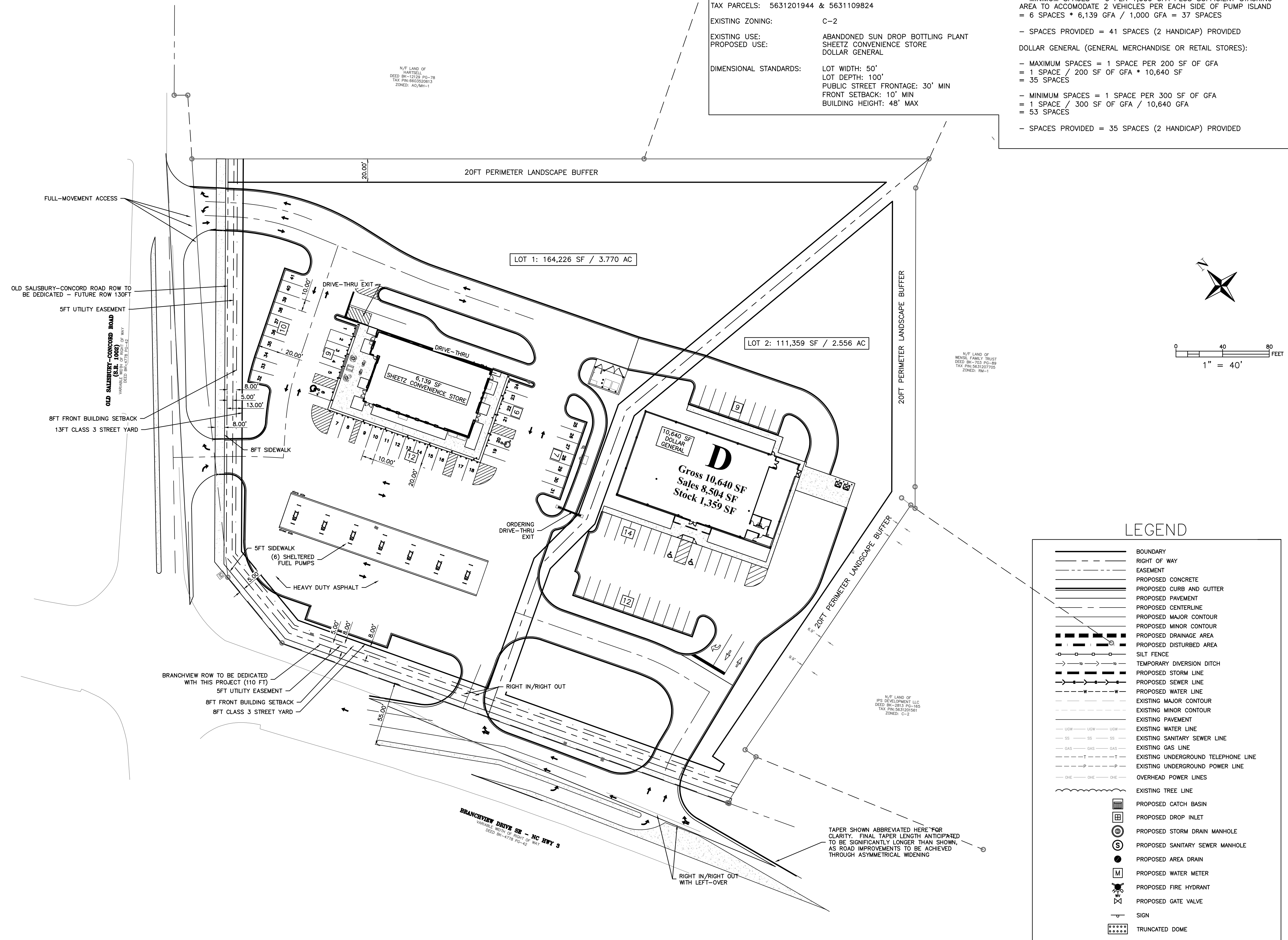
OWNER:	MITCHENER PROPERTIES LLC 427 FENTON PLACE, CHARLOTTE, NC 28207
ENGINEER:	DAYLIGHT ENGINEERING 165 BRUMLEY AVE NE CONCORD, NC 28025
SITE AREA:	± 273,072 SF / 6.269 ACRES
TAX PARCELS:	5631201944 & 5631109824
EXISTING ZONING:	C-2
EXISTING USE: PROPOSED USE:	ABANDONED SUN DROP BOTTLING PLANT SHEETZ CONVENIENCE STORE DOLLAR GENERAL
DIMENSIONAL STANDARDS:	LOT WIDTH: 50' LOT DEPTH: 100' PUBLIC STREET FRONTAGE: 30' MIN FRONT SETBACK: 10' MIN BUILDING HEIGHT: 48' MAX

PARKING REQUIREMENTS:

- MAXIMUM SPACES = 10 PER 1,000 GFA PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND
= 10 SPACES * 6,139 GFA / 1,000 GFA = 62 SPACES
- MINIMUM SPACES = 6 PER 1,000 GFA PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND
= 6 SPACES * 6,139 GFA / 1,000 GFA = 37 SPACES
- SPACES PROVIDED = 41 SPACES (2 HANDICAP) PROVIDED

DOLLAR GENERAL (GENERAL MERCHANDISE OR RETAIL STORES):

- MAXIMUM SPACES = 1 SPACE PER 200 SF OF GFA
= 1 SPACE / 200 SF OF GFA * 10,640 SF
= 35 SPACES
- MINIMUM SPACES = 1 SPACE PER 300 SF OF GFA
= 1 SPACE / 300 SF OF GFA / 10,640 GFA
= 53 SPACES
- SPACES PROVIDED = 35 SPACES (2 HANDICAP) PROVIDED



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SHEETZ RENDERINGS



SHEETZ

SHEETZ STORE ELEVATIONS



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

4" HIGH MIN. VINYL ADDRESS NUMBER
IDENTIFICATION CHARACTERS FOR GLASS
APPLICATION. IN COMPLIANCE WITH IRC 501.2,
VERIFY ADDRESS NUMBER BEFORE INSTALLATION

SHEETZ

SHEETZ STORE ELEVATIONS



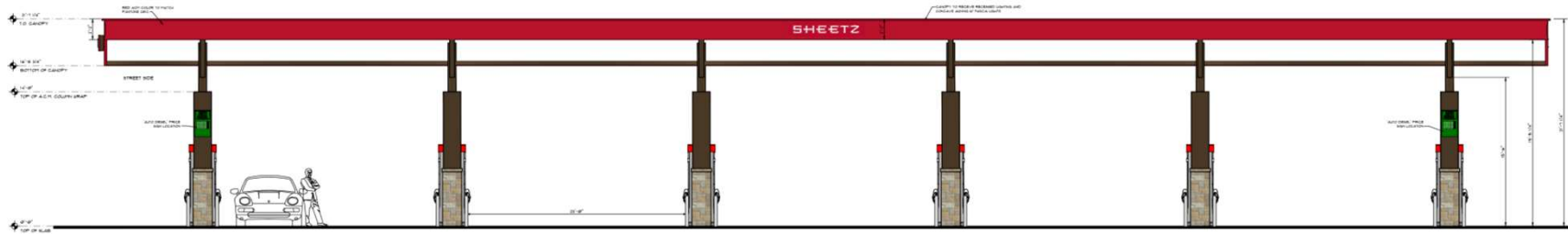
3 REAR ELEVATION
1/4" = 1'-0"



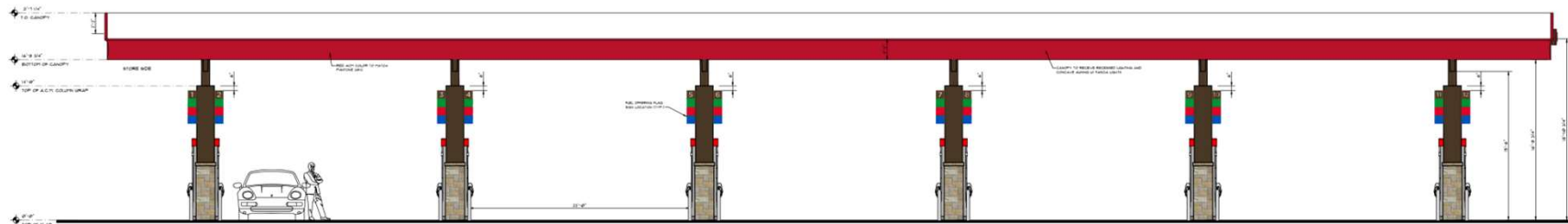
4 RIGHT ELEVATION
1/4" = 1'-0"

SHEETZ

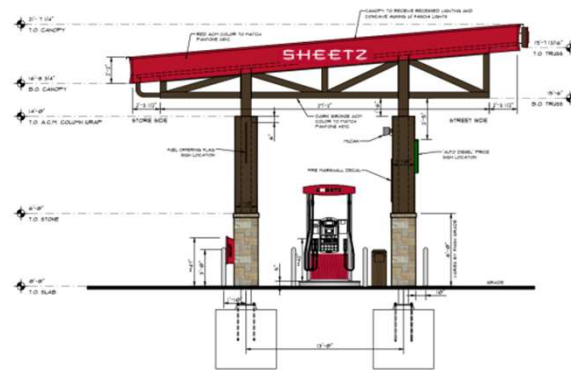
SHEETZ CANOPY ELEVATIONS



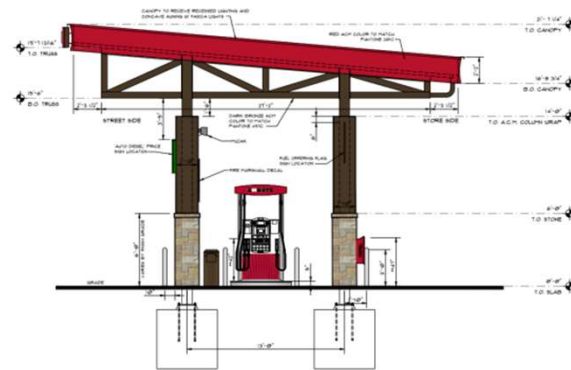
SIDE 'B' ELEVATION
SCALE 3/16" = 1'-0"



SIDE 'D' ELEVATION



SIDE 'A' LEFT SIDE ELEVATION



SIDE 'C' RIGHT SIDE ELEVATION

SHEETZ

Nonresidential

Woodspring Suites (CN-PSA-2025-00099)

503 Dickens PL. NE.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	No Change	48,660 sf hotel with 122 rooms	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	Yes	Yes

Considered 9/24/24	Considered 12/17/24	Considered 03/25/2025	Considered 06/24/2025	Considered 09/23/25
Yes	Yes	Yes	Yes	No

Allocation Request

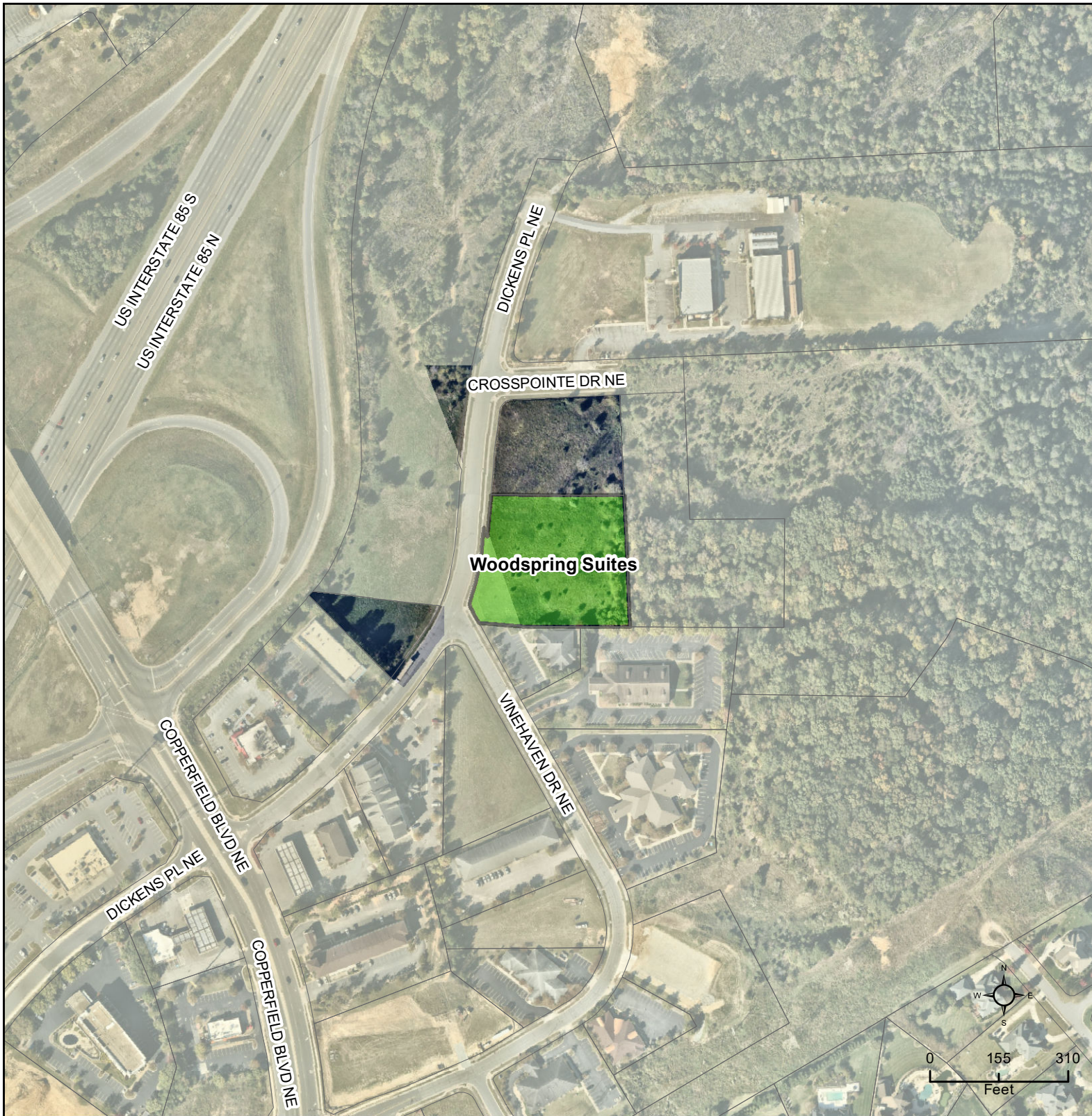
Total	2026
21,350	21,350

Project Fact Finding

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 122-room hotel. This parcel is zoned General Commercial (C-2).



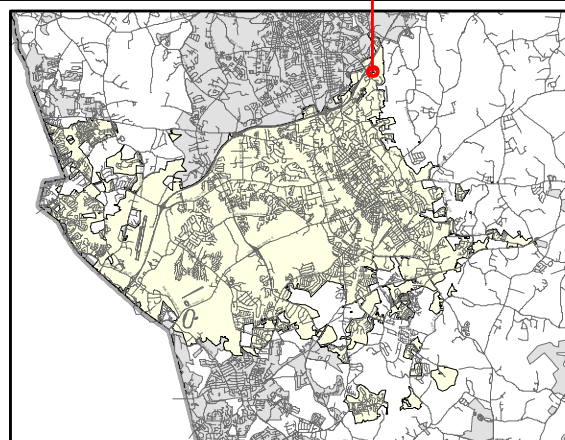
CN-PSA-2025-00099 - Woodspring Suites

Type: Nonresidential

122 room hotel

Allocation Request: 21,350

- 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:	Woodspring Suites				
	2.)	Description of project location:	Dickens Place NE, 0.16 miles NE of Copperfield Blvd NE (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:	5622-87-5801	3a.)	Parcel Acreage:	2.227	
	4.)	Site Zoning and use:	C-2, Commercial	5.)	Area Commercial or Industrial Building (sq. ft.)	48,660	
	6a.)	Description of Facility to be served:	Hotel	6b.) Number of Lots	1	6c.) Number of Units	122
	7d.)	Additional description information:	Hotel with 122 rooms with in-room kitchens				
	B. Applicant Information	The Orange Group LLC		999 Ravenswood Road NE			
Aakash Barodia		Concord, NC, 28025					
252-412-8800		aakash@kaihotelgroup.com					
Kate Underwood		Kate@daylighteng.com					
252-412-8800		aakash@kaihotelgroup.com					
Kate Underwood		Kate@daylighteng.com					
Kate Underwood		Kate@daylighteng.com					
C. Design Engineer Information if available	Kate Underwood, PhD, PE		Daylight Engineering				
	033470		PO Box 1804				
	980-234-7500		Concord, NC, 28026				
	Kate Underwood		kate@daylighteng.com				
	Kate Underwood		kate@daylighteng.com				
	Kate Underwood		kate@daylighteng.com				
	Kate Underwood		kate@daylighteng.com				

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: 21,350 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 with in-room kitchens	175	gal/ room	122 rooms	GPD	21,350
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	21,350

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

E. Applicant Acknowledgment

I Aakash Barodia, 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.

Aakash Barodia

10/17/2025

Signature:

Date:

THE ORANGE GROUP LLC

Dear Concord City Council,

My name is Aakash Barodia and I am the managing member of The Orange Group LLC. We are requesting the City Council to grant us sewer allocation for a 122-room hotel on the corner of Vinehaven and Dickens PL off of Exit 60 on I-85. We have owned this tract of land since 2017.

The members of our company are permanent residents of Concord. My father-in-law, Ghanshyam Patel, purchased his first motel in Concord in 1986 that we still own today. My wife was born and raised in Concord, starting at the original Cabarrus Academy on Union Street to graduating from Concord High. We moved back in 2016 and have since built a house and have 3 and 5 year old boys born at the same hospital as my wife.

Our family is truly born and raised locally and we have no plans of moving anywhere in the future.

The hospitality business is what we are and what we do. We have multiple properties in Virginia and South Carolina but we want to build close to home. We understand you are in a tough position with limited sewer to allocate, but if there is sewer available we strongly feel it should be allocated to our project.

We will create 20+ full-time and part-time long term jobs to our area, hire local contractors during construction phases, and generate hundreds of thousands of dollars in tax revenue annually to Cabarrus County. We will go above and beyond to ensure our hotel is energy efficient and exceeds all standards. There will be pedestrian walkways on all sides of our building and it will aesthetically conform to existing structures in the area.

Our project will be beneficial to the City of Concord because there are no hotels that cater to the traveling nurses, young professionals, and short-term workers that need accommodations in the North Concord area. There is a high demand for this group of travelers and, although the majority of our business will be transient, we will have the facilities to cater to their short-term needs. There will be a ripple effect from all our guests that will flow to gas stations, restaurants, and attractions in the area and it starts with hotels like ours that give guests the comforts of home while being away.

Using current STR Report metrics specific to our local market we have further confirmed that our property is in high demand and will not affect similar properties in our area.

We hope this information will allow the Concord City Council to approve our wastewater flow application.

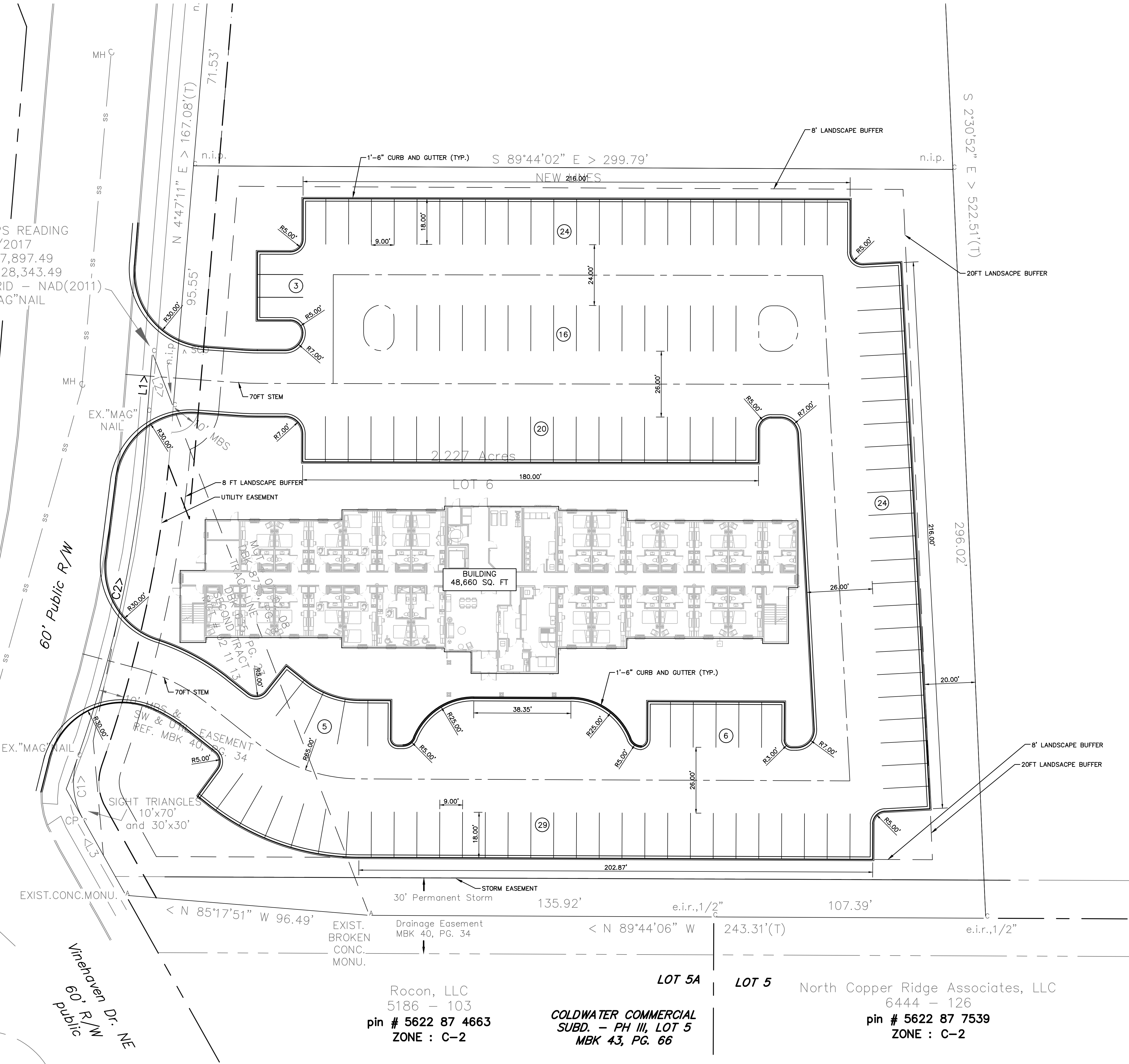
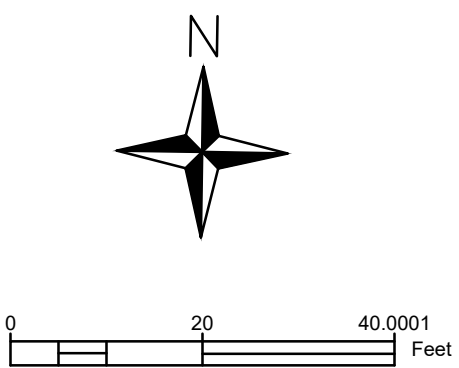
Sincerely yours,



Aakash Barodia

COPPERFIELD, INC.
635 - 23 & 8733 - 80
part of pin # 5622 88 3541
ZONE : C-2
MGT # 02 11 13
MGT # 07 02 08

BY GPS READING
6/29/2017
N: 627,897.49
E: 1,528,343.49
NC GRID - NAD(2011)
EX. "MAG" NAIL

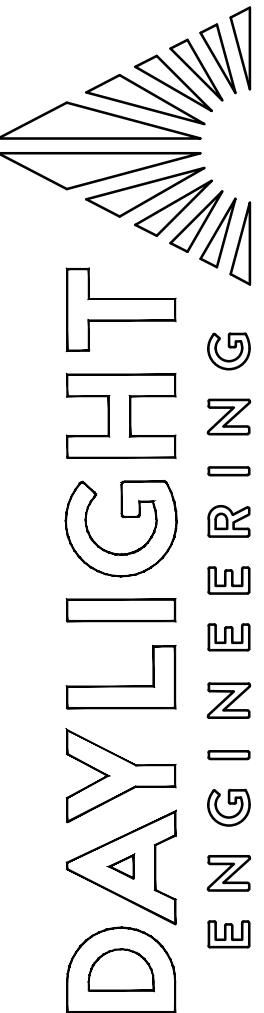


SITE DATA TABLE	
PARCEL PIN:	5622-87-5801
ACREAGE:	2.23 ACRES
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2
MAX. BUILDING HEIGHT	48 FT.
SETBACKS:	30' MIN FRONT N/A MAX
MIN. LOT WIDTH	50 FT.
MIN. LOT DEPTH	100 FT.
MAX. IMPERVIOUS RATIO:	0.80
PROPOSED USE:	HOTEL
# ROOMS	122
PARKING REQUIREMENT:	1 SPACE PER ROOM + 1 SPACE PER 800 SF OF PUBLIC MEETING AREA AND RESTAURANT SPACE
# PARKING SPACES PROVIDED:	127
NOTE: WATER QUALITY AND DETENTION TO BE PROVIDED UNDERGROUND OR ON ADJACENT PROPERTY (TO BE DETERMINED)	

NOTE: BUILDING HEIGHT MAY BE INCREASED BY ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL BUILDING SETBACK UP TO A MAXIMUM HEIGHT OF 200 FEET.

WOODSPRING SUITES
SITE LAYOUT PLAN

503 DICKENS PLACE NE, CONCORD, NC 28025
THE ORANGE GROUP, 899 RAVENSWOOD RD NE, CONCORD, NC 28025
PROJECT NO. 23084
PROJECT MANAGER: KNU



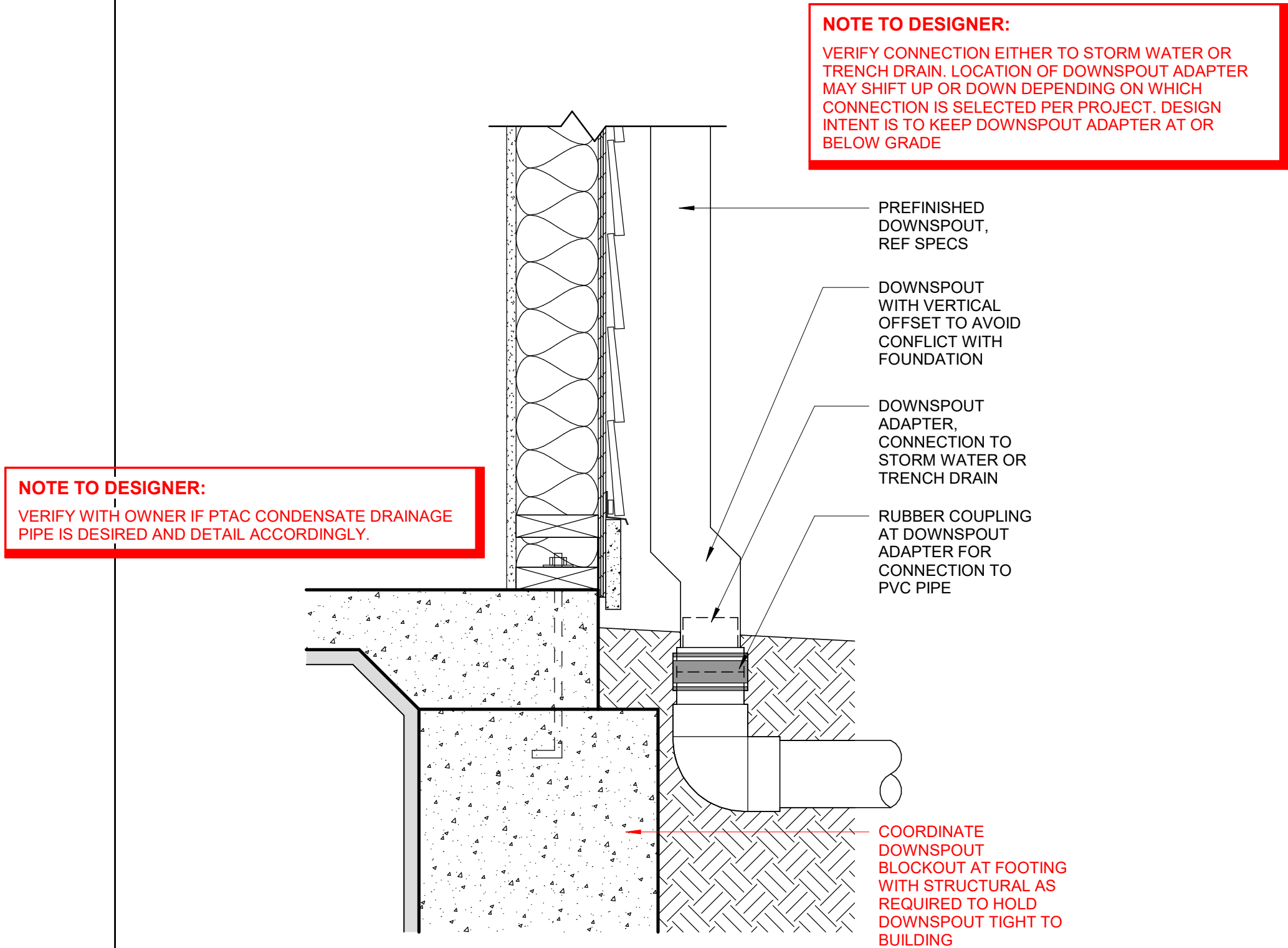
NCBELS LICENSE: P-2772
57 UNION STREET SOUTH, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
PRELIMINARY
NOT FOR
CONSTRUCTION

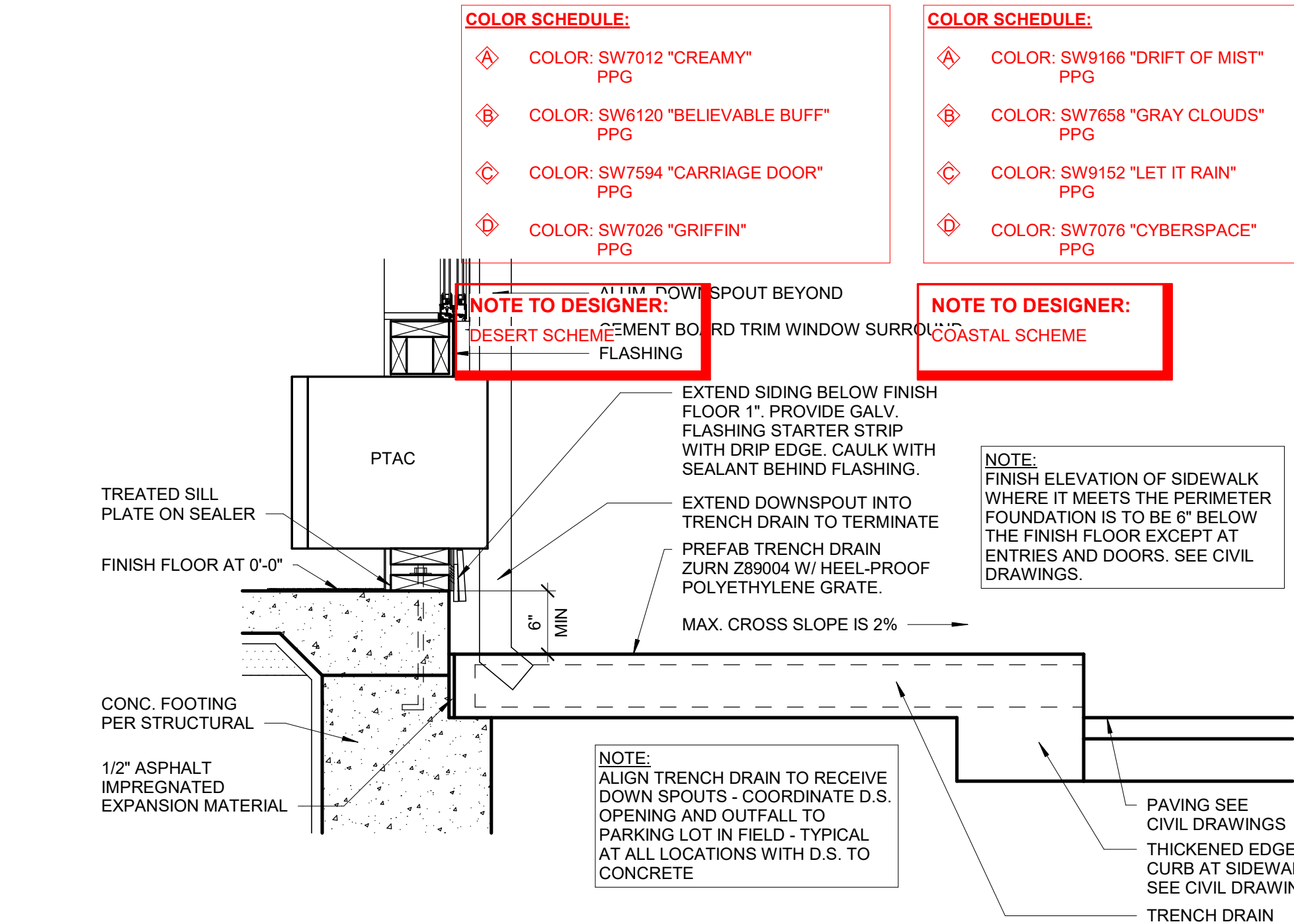
10/20/2025

C200

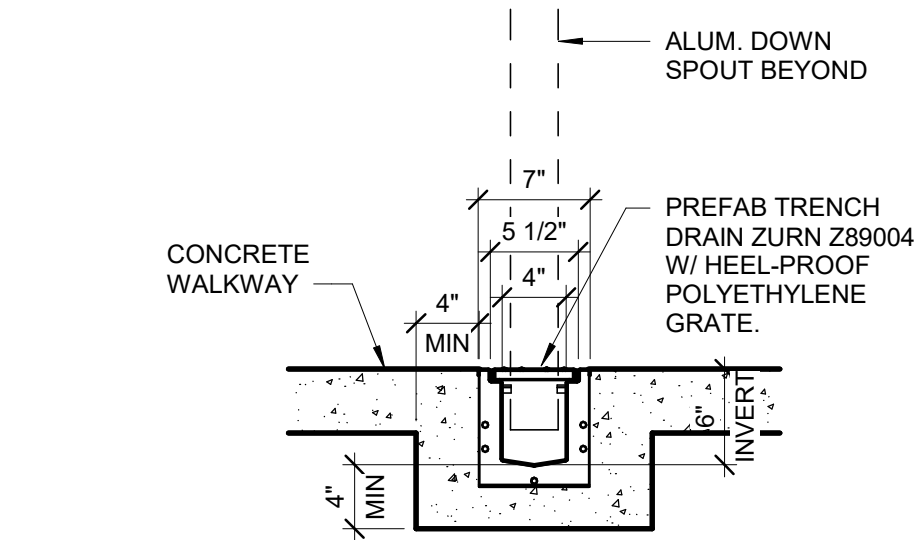
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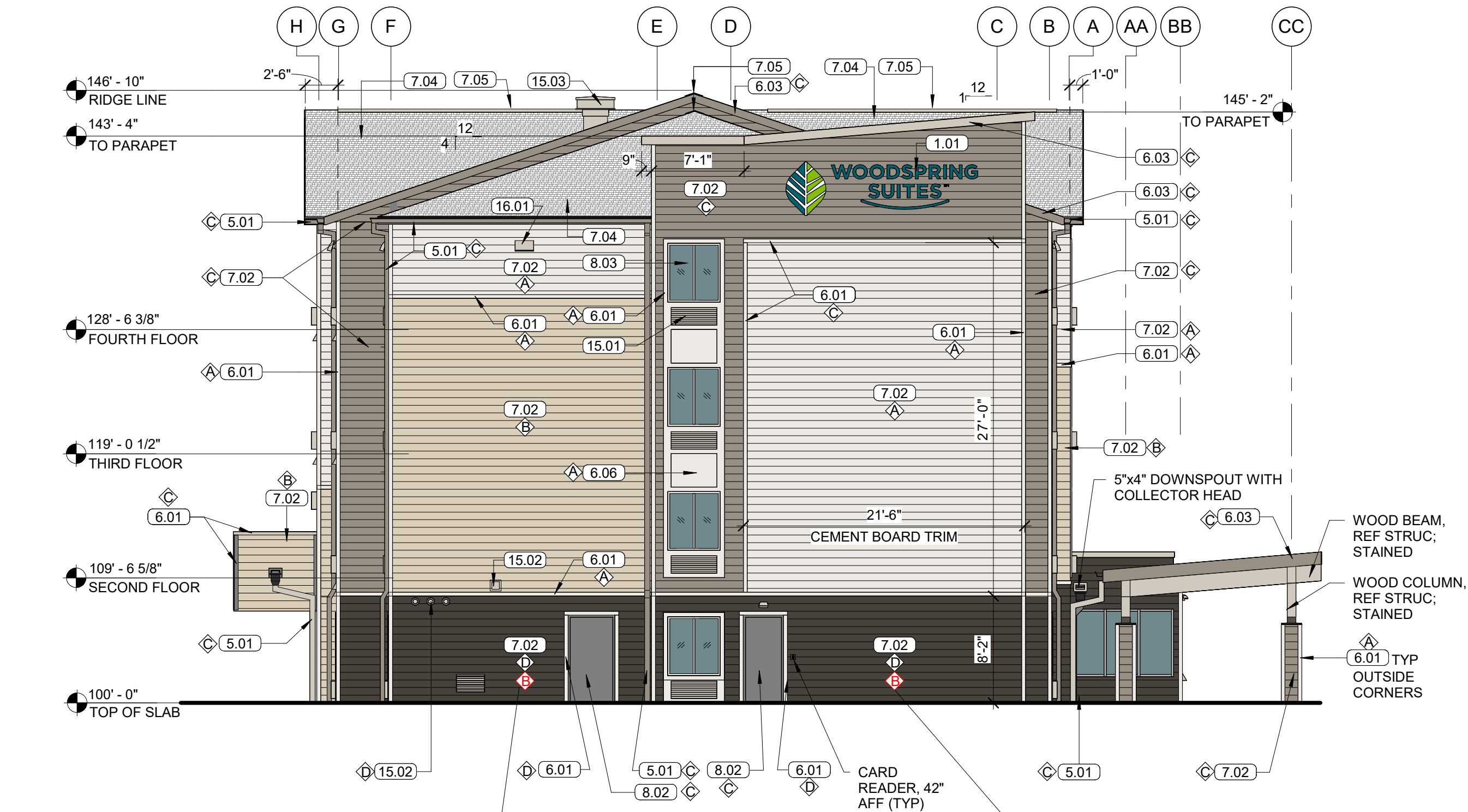
4 DOWNSPOUT CONNECTION
1 1/2" = 1'-0"



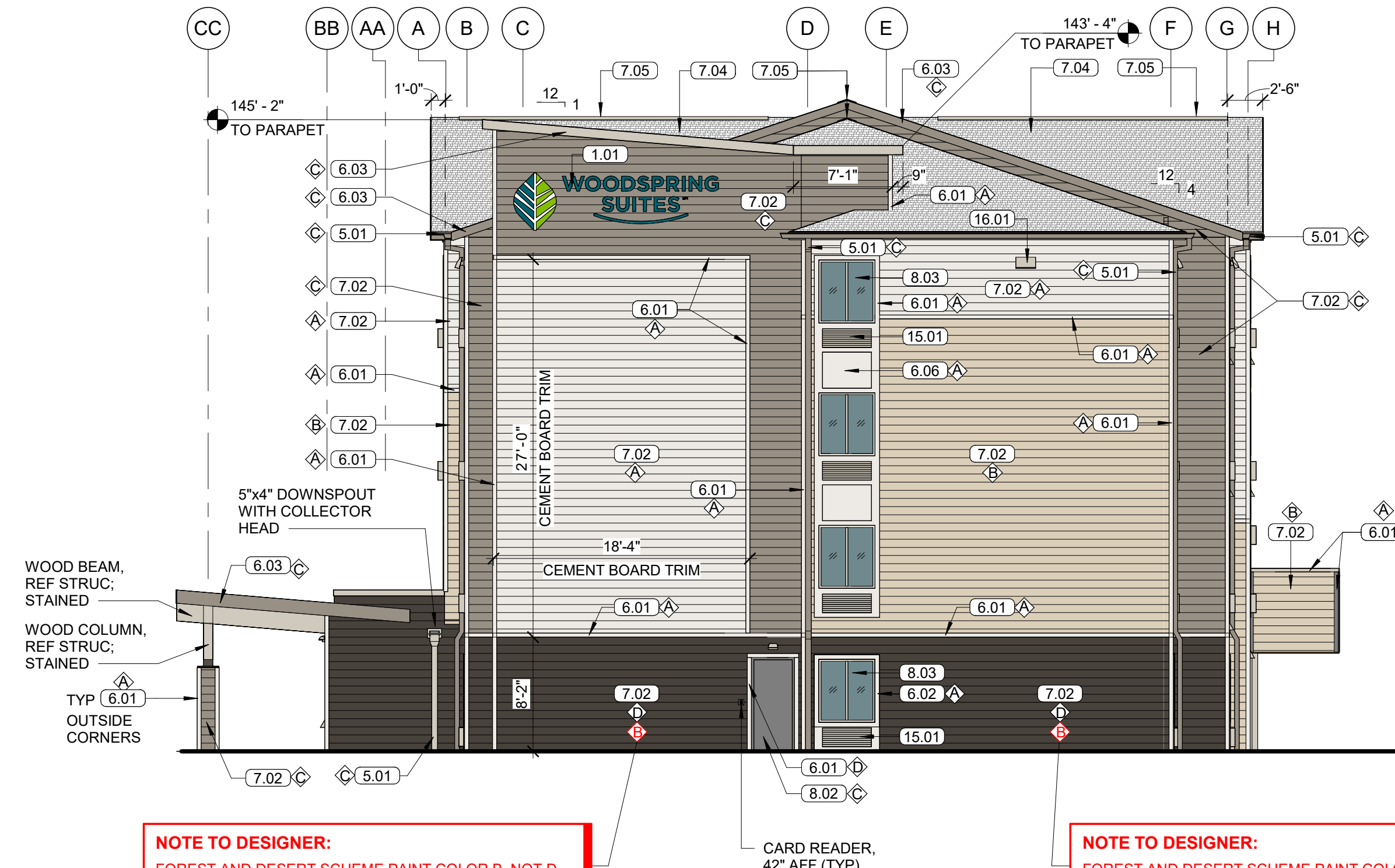
3A BUILDING SILL AT SIDEWALK
1" = 1'-0"



3 PREFAB TRENCH DRAIN SECTION
1" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"

NOTE TO DESIGNER:
REVISE KEYNOTES PER PROJECT

COLOR SCHEDULE:

- COLOR: SW7012 "CREAMY" PPG
- COLOR: SW6120 "BELIEVABLE BUFF" PPG
- COLOR: SW7594 "CARRIAGE DOOR" PPG
- COLOR: SW7026 "GRIFFIN" PPG

COLOR SCHEDULE:

- COLOR: SW9166 "DRIFT OF MIST" PPG
- COLOR: SW7658 "GRAY CLOUDS" PPG
- COLOR: SW9152 "LET IT RAIN" PPG
- COLOR: SW7026 "GRIFFIN" PPG

COLOR SCHEDULE:

- COLOR: SW9109 "NATURAL LINEN" PPG
- COLOR: SW6201 "THUNDEROUS" PPG
- COLOR: SW7644 "GATEWAY GREY" PPG
- COLOR: SW7048 "URBANE BRONZE" PPG

COLOR SCHEDULE:

- COLOR: SW7004 "SNOWBOUND" PPG
- COLOR: SW7569 "STUCCO" PPG
- COLOR: SW9168 "ELEPHANT EAR" PPG
- COLOR: SW7675 "SEALSKIN" PPG

GENERAL NOTE:
PROVIDE WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURER'S FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.

NOTES:

- GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTRACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
- REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
- ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
- EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
- GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED. SUBMIT FOR APPROVAL.

brr

Architect of Record:
BRR Architecture, Inc.

8131 METCALF AVE,
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

WoodSpring Suites

Project Address

Address, City, ST ZIP



Drawn By:

Author

Checked By:

Document Date:

MM/DD/YY

Protocol:

WSS_v5_2023.1 (05/05/23)

Bulletins Through:

WSS_v2_B08

Project No.

XXXXXXXX

Professional Seal

NOT FOR CONSTRUCTION

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A2.2

BRR Original printed on recycled paper

NOTE: THIS SHEETS IS INTENDED TO BE PRINTED IN COLOR FOR CLARITY.

Mixed Use

Jacobs Crossing (CN-PSA-2025-00095)

3389 Jacobs Crossing Blvd. SW.

DRC	Current Zoning	Proposed Zoning	Units	PRS Routed	Technically Approved
No	C-2	Not Changing	7 apartments and 15,174 sf retail, commercial, 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	Considered 09/23/25
No	No	No	No	No

Allocation Request

Total	2026
4,050	4,050

Project Fact Finding

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

Brief Summary

The applicant is proposing a mixed-use development located near a building on 3389 Jacobs Crossing Blvd. SW. The proposed development will have 7 apartments for rent and approximately 15,174 sf of commercial, retail, and office space. The applicant notes that 5 of the 7 units will be offered at maximum 80% of the rate established for the other rental units.



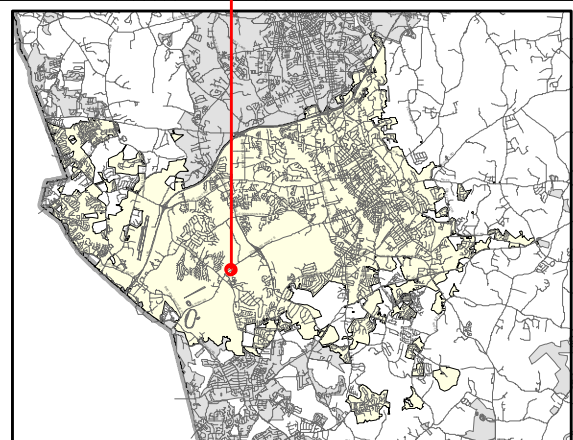
CN-PSA-2025-00095 - Jacobs Crossing

Type: Nonresidential

7,587 sf medical or retail, 7,587 sf for 7 apartments

Allocation Request: 4,050

-  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:	Jacob's Crossing					
	2.)	Description of project location:	Located 0.14 miles to NE (traveling along Concord Parkway S) from intersection of Concord Parkway S and Pitts School 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:	3a.)	Parcel Acreage:	2.303 acres			
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.) 15,174, total			
	6a.)	Description of Facility to be served:	6b.)	Number of Lots	1	6c.)	Number of Units	7
	7d.)	Additional description information:	1st floor 7,587 sq. ft of medical office or retail, and 2nd floor 7,587 sq. ft for 7 rental apartments.					
	B. Applicant Information	Brian Edenfield		Managing Member		280 Bridgewater Lane		
(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)				
Settlers Landing Construction, LLC				Mooresville, NC 28117				
(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)				
276-768-7218								
(Applicant's Phone Number)				(Applicant's Facsimile Number)				
Brian Edenfield		(Name)	edenfieldbrian022@gmail.com	(Email)	edenfieldbrian022@gmail.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	Kate Underwood, PhD, PE		Daylight Engineering					
	(Typed name of North Carolina Professional Engineer)				(Company Name)			
	033470				PO Box 1804			
	(NCPE Registration Number)				(Street or Box Number)			
	980-234-7500				Concord, NC, 28026			
	(Phone Number)				(City, State, Zip Code)			
	Kate Underwood				kate@daylighteng.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):

26	% Domestic
74	% 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: 4,050 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.

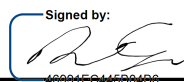
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
3 single-bedroom apartments	150	gal/ one-bedroom units	3	GPD	450
4 two-bedroom apartments	150	gal/ two-bedroom units	4	GPD	600
Medical Office (2 practitioners per suite)	250	gal/ practitioner /shift	6 suites	GPD	3,000
		gal/		GPD	
ALT General Business 25 GPD/Employee/shift =		gal/		GPD	
4 employees*6 businesses * 1 shift *25 = 600 GPD		gal/		GPD	
			Total	GPD	4,050

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I, Brian Edenfield, 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.

Signed by:


10/17/2025

Signature:

Date:

SETTLERS LANDING CONSTRUCTION

222 Carolina Beach Avenue
N# 411
Carolina Beach, NC 28428

Date: October 16, 2025

Subject: Request for Sewer Allocations

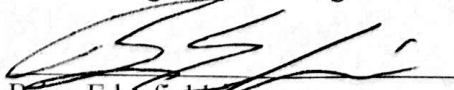
Dear City Council,

On behalf of Settlers Landing Construction, I am writing to formally request a sanitary sewer allocation for our proposed commercial and residential vertical mixed use development project located at 3420 Jacob's Crossing Blvd SW. This commercial and housing project consists of 7 rental units and 15,174 square feet of retail, commercial and office space. It will be of high quality commercial development that will meet and/or exceed the National Building Code and the City of Concord Architectural Standards and will feature a brick/masonry facade.

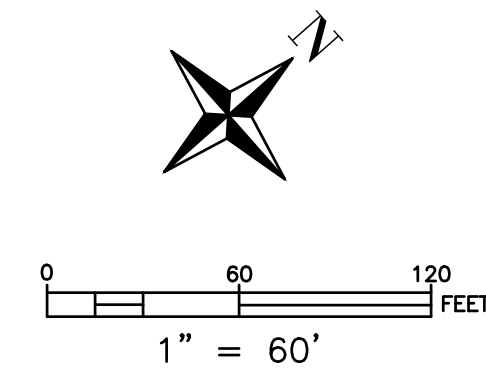
Current U.S. Housing data shows that Cabarrus County (\$1,824) has a 57.5% higher FMR for 2-Bedroom housing than the average of North Carolina (\$1,158) and therefore a higher gross rent. This makes renting difficult to afford for many families and young working professionals. This property will be ideal for Workforce Housing which will provide a minimum of 5 units that will be offered at a maximum of 80% of the rate established for the other rental units, providing affordability for Cabarrus County residents.

In addition to providing much needed housing for the citizens of Cabarrus County, we anticipate that this project will spur additional development in this area which will continue to support the ongoing growth of Eli Lily, Red Bull, Carvana, etc. This property has been initially graded but left vacant for almost a decade. The approval of this project will provide additional stimulus for continued growth for both retail and rental housing needs. The property is a vacant and undeveloped property that has been unused for an extended period of time. The approval of the current project will provide additional stimulus for continued growth for both retail and rental housing needs.

We appreciate your consideration of this vertical mixed use project and look forward to contributing to the smart growth of Concord and Cabarrus County



Brian Edenfield



HWY 29 / CONCORD PARKWAY S

ROBINS WAY S/W 80FT ROW

PROPERTY: 7
48579.82 SQ FT
1.12 ACRES

PROPERTY: 6
50369.18 SQ FT
1.16 ACRES

PROPERTY: 45134.40 SQ FT
1.04 ACRES

PROPERTY :
48465.61 SQ FT
1.11 ACRES

PROPERTY
46422.99 SQ. FT.
1.07 ACRES

PROPERTY :
51877.43 SQ FT
1.19 ACRES

PROPERTY:
100310.86 SQ. FT.
2.30 ACRES

SAMUEL ADAMS CIRCLE S/W
70FT ROW

JACOB'S CROSSING BOULEVARD S/W 80FT ROW

80.00'

00.00

100 YEAR FLOODPLAIN



165 BRUMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

Preliminary
10/20/2025 3:01:34 PM

C200

JACOB'S CROSSING VMU LOT 1

OVERALL DEVELOPMENT PLAN

PROJECT LOCATION

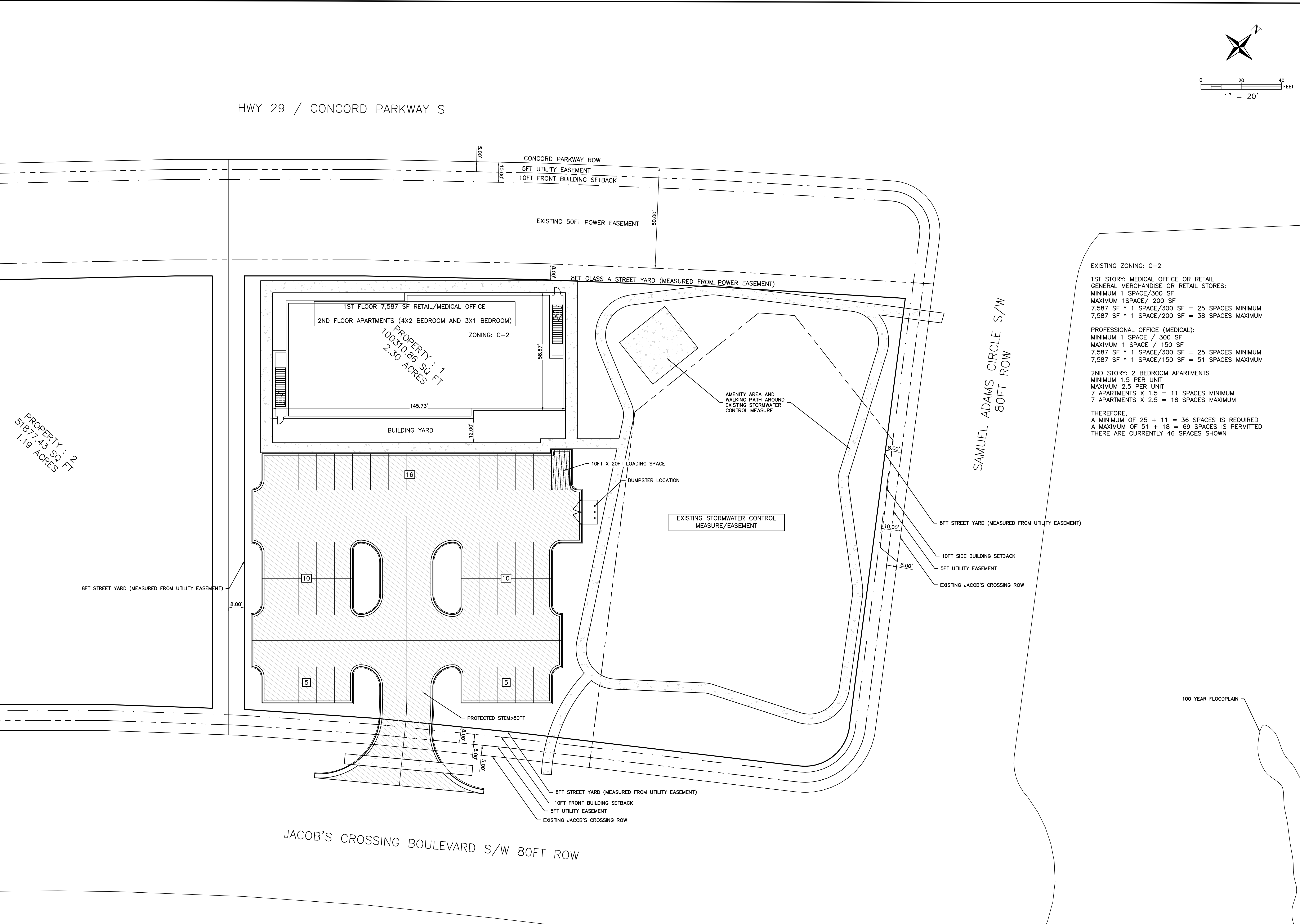
BRIAN DIXON – SETTLER'S LANDING CONSTRUCTION
PROJECT NO. 25077

PROJECT MANAGER: KWU

DESCRIPTION

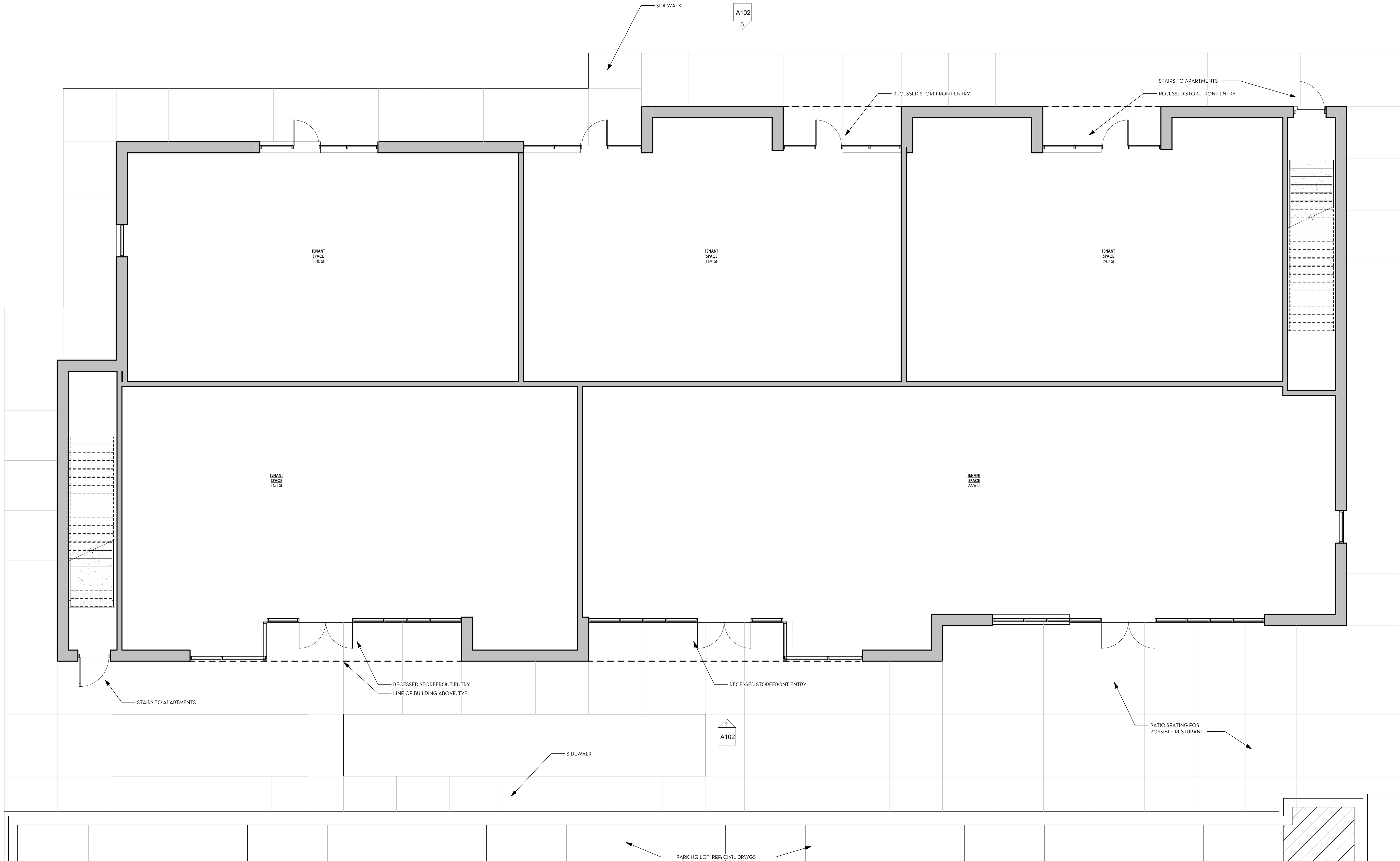
DATE _____

REVISION



<

10/20/2025 10:00:41 AM



1 | LOWER LEVEL PLAN - COMMERCIAL
3/16" = 1'-0"

Revisions:

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LOWER LEVEL PLAN -
COMMERCIAL

Date: 10.20.2025

Architectural
A100
Proj. Number 2025009

10/20/2025 10:00:41 AM

Revisions:

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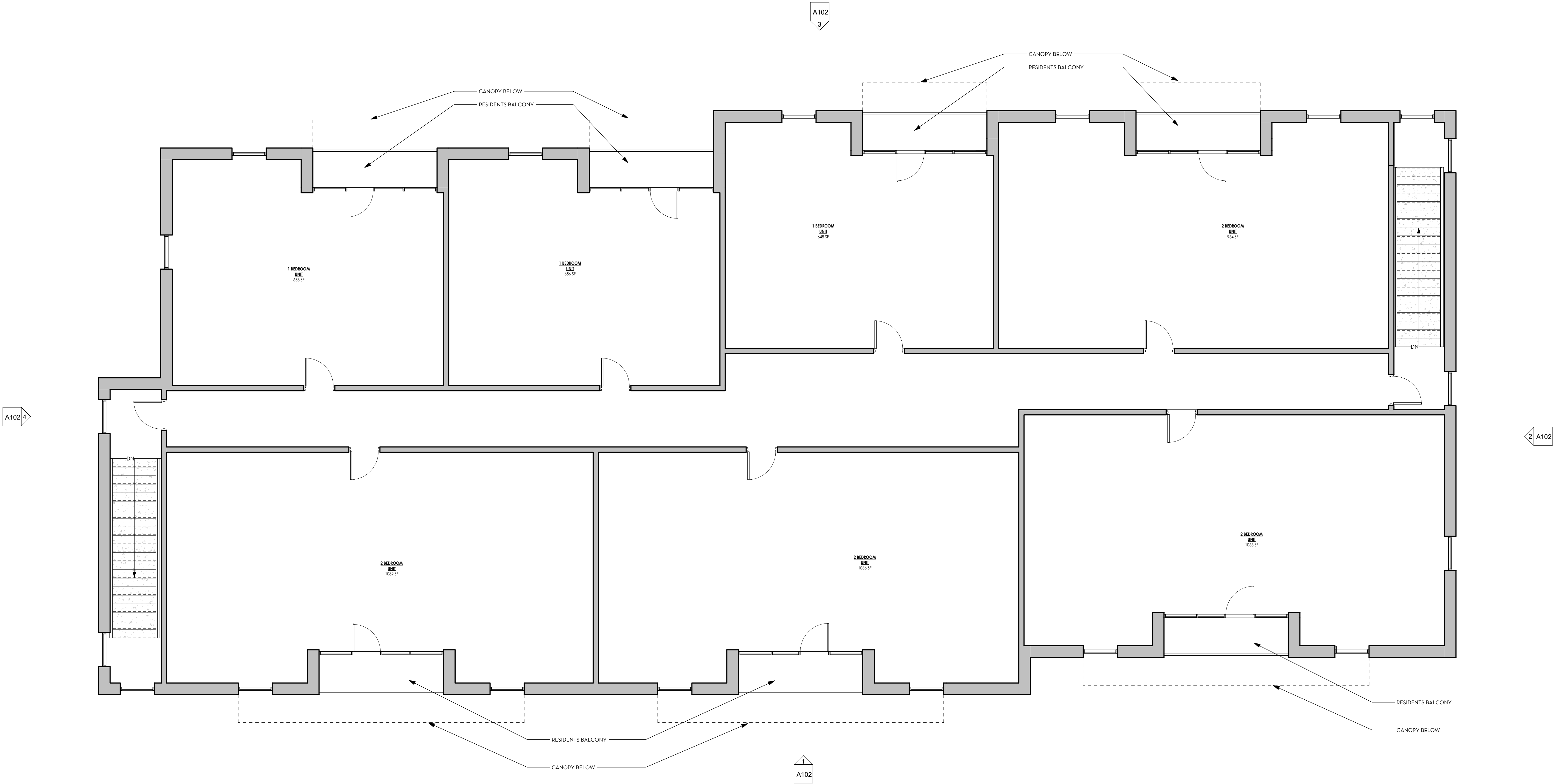
UPPER LEVEL PLAN -
APARTMENTS

Date: 10.20.2025

Architectural

A101

Proj. Number 2025009



1 | UPPER LEVEL PLAN - APARTMENTS
3/16" = 1'-0"

Revisions:

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EXTERIOR ELEVATIONS

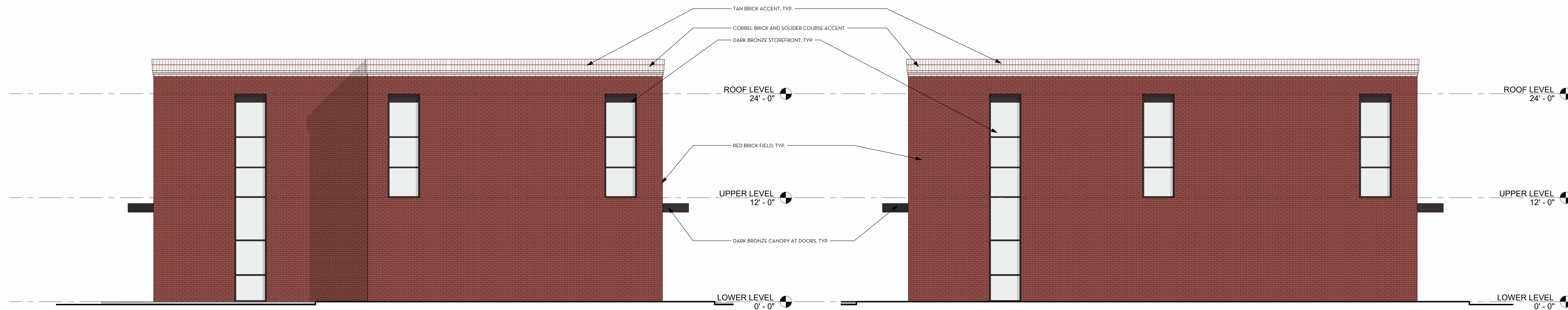
Date: 10.20.2025

Architectural
A102

Proj. Number 2025009



3 | NORTH ELEVATION - HWY 29 SIDE
3/16" = 1'-0"



4 | WEST ELEVATION
3/16" = 1'-0"

2 | EAST ELEVATION
3/16" = 1'-0"



1 | SOUTH ELEVATION - JACOBS CROSSING BLVD SIDE
3/16" = 1'-0"