

**Residential: Single Family Detached**

**Royscroft (CN-PSA-2022-00146/PRS2020-02472)**

7000 Flowes Store Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
8/19/2019	Yes	50	Yes (PRS2020-02472)	Yes	Yes	Yes	No

**Allocation Request**

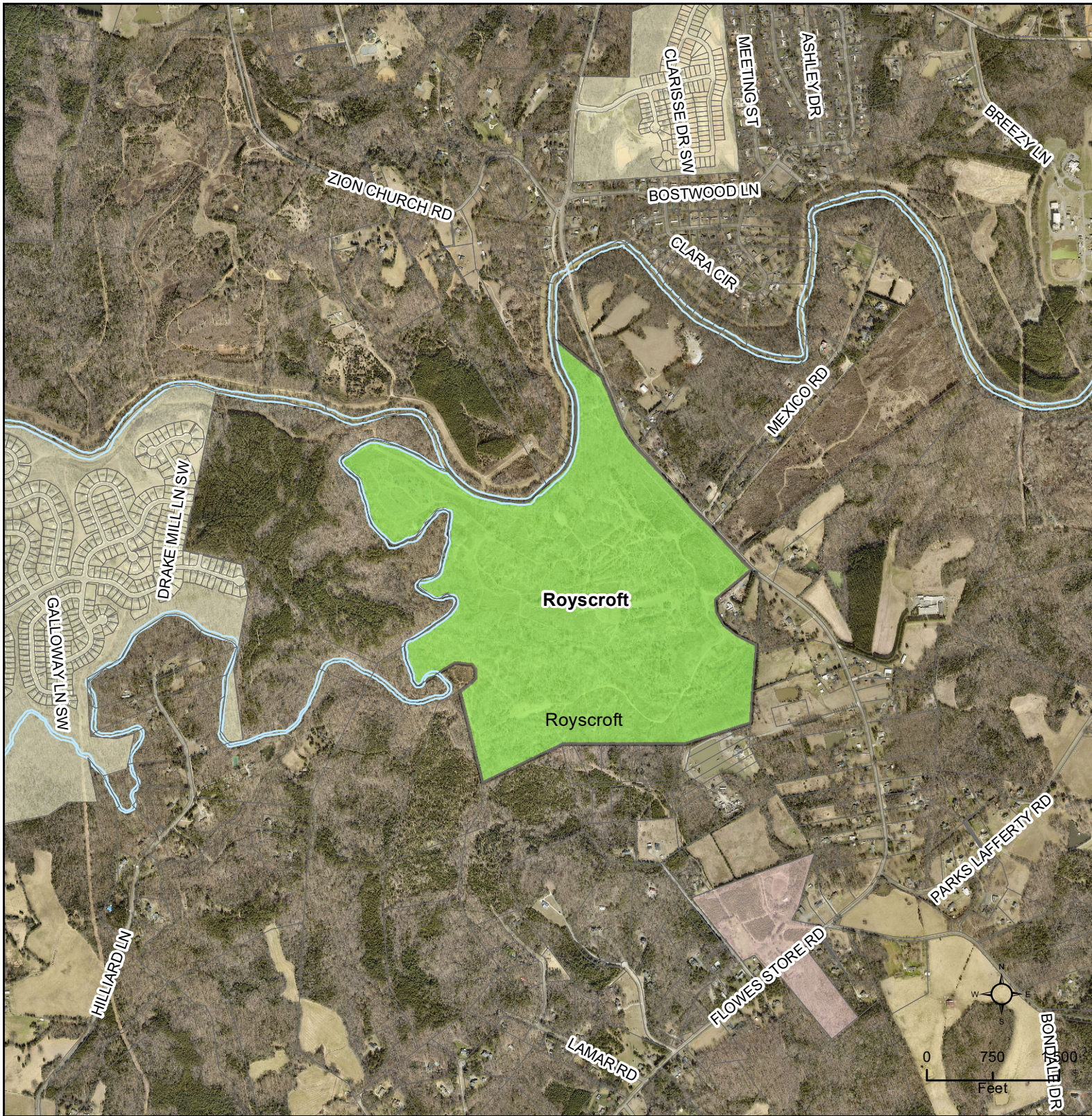
Total	2023
16,000	16,000

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**

This case is for 50 units: a reduction from the 368 units requested at the July 2022 allocation and from the 371 requested at the March 2022 allocation meeting. The preliminary plat was approved on 9/20/20. Zoning case Z(CD)07-16 was approved on June 21, 2016. This rezoning to Planned Residential Development required a mixture of unit types: 55', 75', and 90' wide lots. Planning did approve an administrative amendment. The developer has identified a fire station location. A condition of the zoning is also that the site will provide a kayak/canoe launch. The applicant has provided a phasing plan for the project, which would result in 50 lots in the first phase, with the assumption that they would come back and ask for their project in phases. The developer has continued submitting revisions to their plans since the March allocation and has gone from 24 to 2 open issues on the last review cycle, with some adjustments to the water and sewer applications answered in preparation for the next review cycle. The system has been waiting for a resubmittal since 8/25/2022. The applicant is working with "WeBuild Concord" to offer 10% of the home sites as Affordable Dwelling Units.



CN-PSA-2022-00146

## Royscroft

Type: Residential

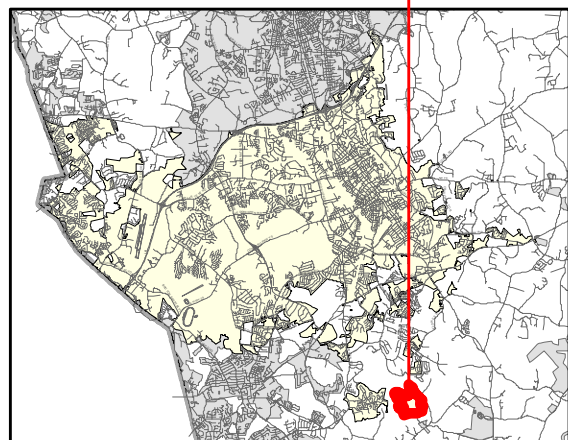
SF Detached

50 single family units

Allocation Request: 16,000

Project Score: 1

- 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:	

<b>A. Project Information</b>	1.)	Project Title:	Royscroft Subdivision			
	2.)	Description of project location:	1000 feet Southwest of the intersection of Flows Store Road (SR1132) and Mexico Road <small>(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 ####)</small>			
	3.)	Cabarrus County Parcel Identification Number:	55374395335537423527	3a.)	Parcel Acreage:	262.42
	4.)	Site Zoning and use:	PRD - Residential Subdivision	5.)	Area Commercial or Industrial Building (sq. ft.)	0
	6a.)	Description of Facility to be served:	Single Family Homes	6b.) Number of Lots	50	6c.) Number of Units
	7d.)	Additional description information:	50 Single Family dwellings			
	<b>B. Applicant Information</b>	Ron Willing		<small>Senior Land Development Manager</small>	820 Forest Point Circle; Suite 100	
		<small>(Title)</small>				
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
Stanley Martin Homes		Charlotte, NC 28273				
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
704-808-1132		(Applicant's Facsimile Number)				
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
Ron Willing		<small>(Name)</small>	willingre@stanleymartin.com	willingre@stanleymartin.com		
		<small>(Email)</small>		<small>(Applicant's Email Address)</small>		
		<small>(Name with Title and Email of contact person, who can answer questions about application)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	Tracey McCormick			McKim & Creed		
	<small>(Typed name of North Carolina Professional Engineer)</small>			<small>(Company Name)</small>		
	041683			8020 Tower Point Drive		
	<small>(NCPE Registration Number)</small>			<small>(Street or Box Number)</small>		
	704-841-2588			Charlotte, NC 28227		
<small>(Phone Number)</small>			<small>(City, State, Zip Code)</small>			
Tracey McCormick			tmccormick@mckimcreed.com			
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>			<small>(Engineer's Email Address)</small>			

**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):

<input checked="checked" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 16,000 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.

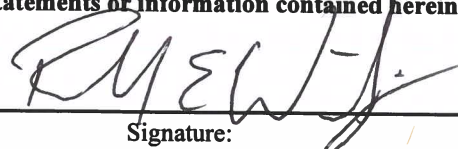
**{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer. }**

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Family Residential	320	gal/ day	50	GPD	16,000
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>16,000</b>

E. Applicant Acknowledgment

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Ron Willing, 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:

10/20/2022  
 Date:

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**STANLEY  MARTIN**  
— Your Life is Our Blueprint™ —

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October 21, 2022

Dear City of Concord Council,

This letter is to serve as a narrative in support of sewer allocation for the Royscroft Subdivision located on the west side of Flowes Store Road near the intersection of Mexico Road in the City of Concord, NC. Royscroft consists of a total of 368 single family residential lots with three different lot widths. The homes will range from 1,295 to 3,596 sf with sales prices starting around \$260,000 and reaching into the low \$500,000s.

Stanley Martin also would like the Council to take in consideration our commitment to offering Affordable Dwelling Units in our Royscroft community. After several conversations with our team, we felt this was an opportunity to provide homeownership to purchasers who ~~would~~ qualify for the program.

Our Senior Vice President of Stanley Martin Homes has recently met with Steve Osborne, Joshua Smith and Patrick Graham with “WeBuild Concord.” Our proposal is to offer 10% of the home sites as ADUs to WeBuild Concord. We are in the planning stages, but this is something we offer in various locations with our company and feel confident we can execute on this program. WeBuild has explained their process and we have no concerns meeting the requirements of their program. Stanley Martin Homes is committed to this offering and excited about the opportunity to partner with WeBuild Concord. We look forward to memorializing this process very soon with the City and WeBuild.

Our front entrance will be enhanced with upgraded landscaping and community monuments at each entrance. Royscroft will include a centrally located Amenity Center, where residents will enjoy a club house, competition size swimming pool, playground, and access to the Greenway with scenic views along the Rocky River and Reedy Creek tributaries. This Greenway will be a major feature for residents to enjoy peaceful walks along the river. In addition, there are numerous active and passive common areas, including several undisturbed environmentally sensitive areas. Over 53% of the property will remain as open space, both active open space and undisturbed open space.

- Project Name: Royscroft
- Rezone Approved by City of Concord: June 2016
- Current Zoning: PRD
- Initial Submittal of Preliminary Plat: February 2020
- Preliminary Plat Approval: September 2, 2020
- Initial Submittal of Construction Documents: August 18, 2020
- Sewer Application Submitted: January 6, 2021
- Received the Early Grading Permit and had the preconstruction meeting: November 30, 2021

**STANLEY  MARTIN**  
 Your Life is Our Blueprint™

We plan to phase Royscroft as shown below:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8
Lots	50	50	49 plus the amenity	50	50	49	49	21
Plat Recordation	June 2023	May 2024	April 2025	March 2026	February 2027	January 2028	December 2028	November 2029
Intial House Closing	December 2023	November 2024	October 2025	September 2026	August 2027	July 2028	June 2029	May 2030
Total GPD	16,000	16,000	16,000	16,000	16,000	15,680	15,680	6,720

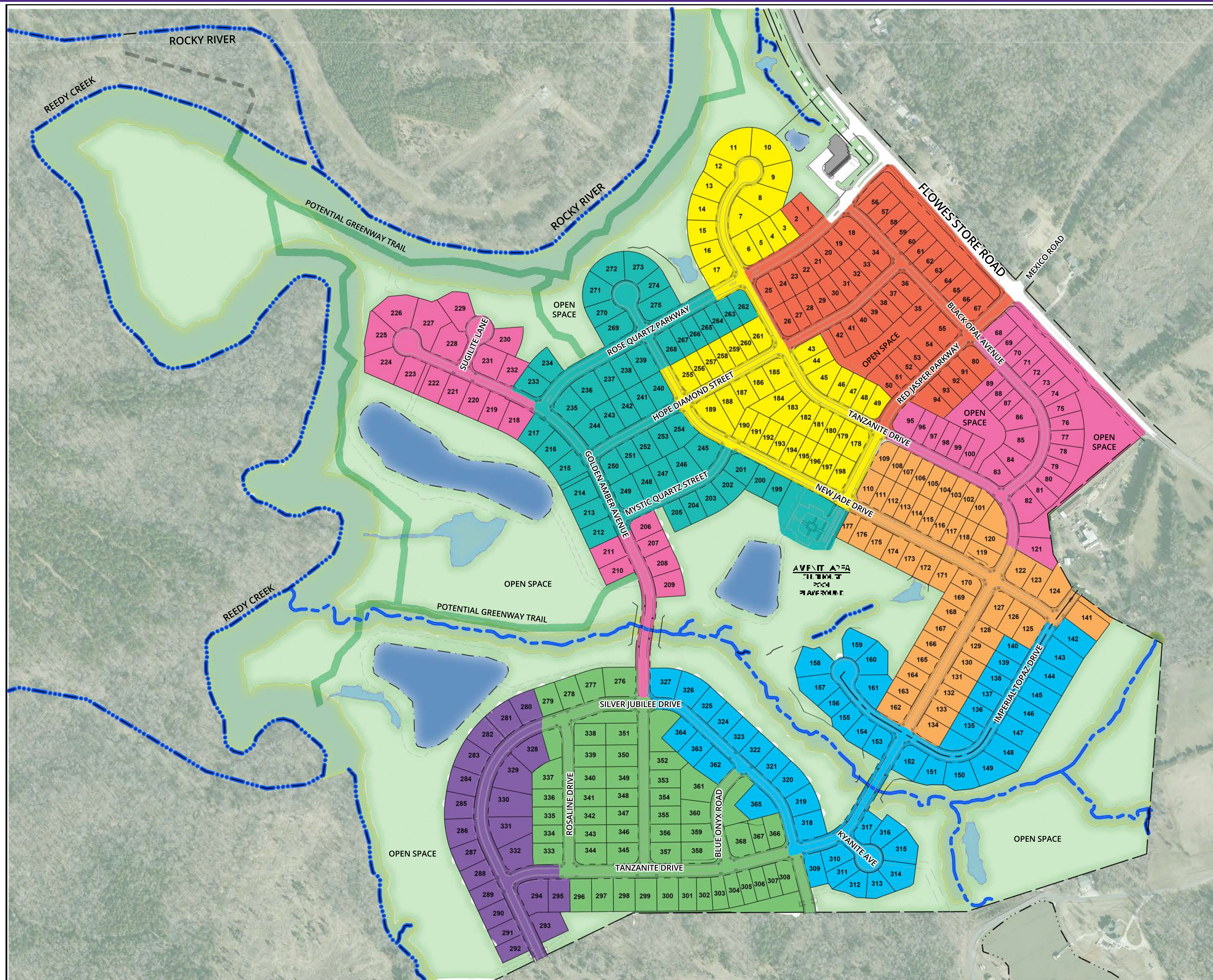
We have purchased all the required easements to install approximately 6,000 linear feet of new water main along Flowes Store Road that will improve water pressure and flow along this route while extending the water main for future residents. In addition, at the intersection of Flowe Store Road and Hwy 601, we will be installing a new left turn lane on Flowes Store Rd to ease traffic that will include updating the signalization, performing shoulder improvements, and refreshing the asphalt overlay.

Stanley Martin Homes also removed 3 lots from the approved Royscroft site plan and is dedicating an outparcel for the future Fire Department Facility/Station and its associated parking lot. The future Fire Department will be located at the front of the neighborhood and behind our enhanced buffered landscaping. We will rough grade the outparcel, as well.

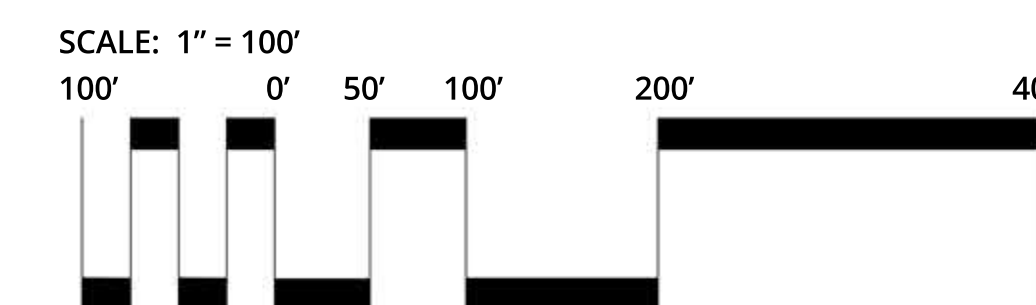
We hope this letter speaks to our need and believe this community will be a great addition to the Concord community.

Sincerely,

Ron Willing  
*Senior Land Development Manager*  
**STANLEY MARTIN HOMES**



- PHASE 1 = 50 LOTS
- PHASE 2 = 50 LOTS
- PHASE 3 = 50 LOTS
- PHASE 4 = 50 LOTS
- PHASE 5 = 50 LOTS
- PHASE 6 = 49 LOTS
- PHASE 7 = 49 LOTS
- PHASE 8 = 21 LOTS



**Residential: Single Family Detached**

**Sunview Subdivision (CN-PSA-2022-00149)**

838 Sun View Dr. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
5/22/2022(as multi-family)	Yes	72	No	No	Yes	Yes	No

**Allocation Request**

Total	2023	2024
23,040	16,000	7,040

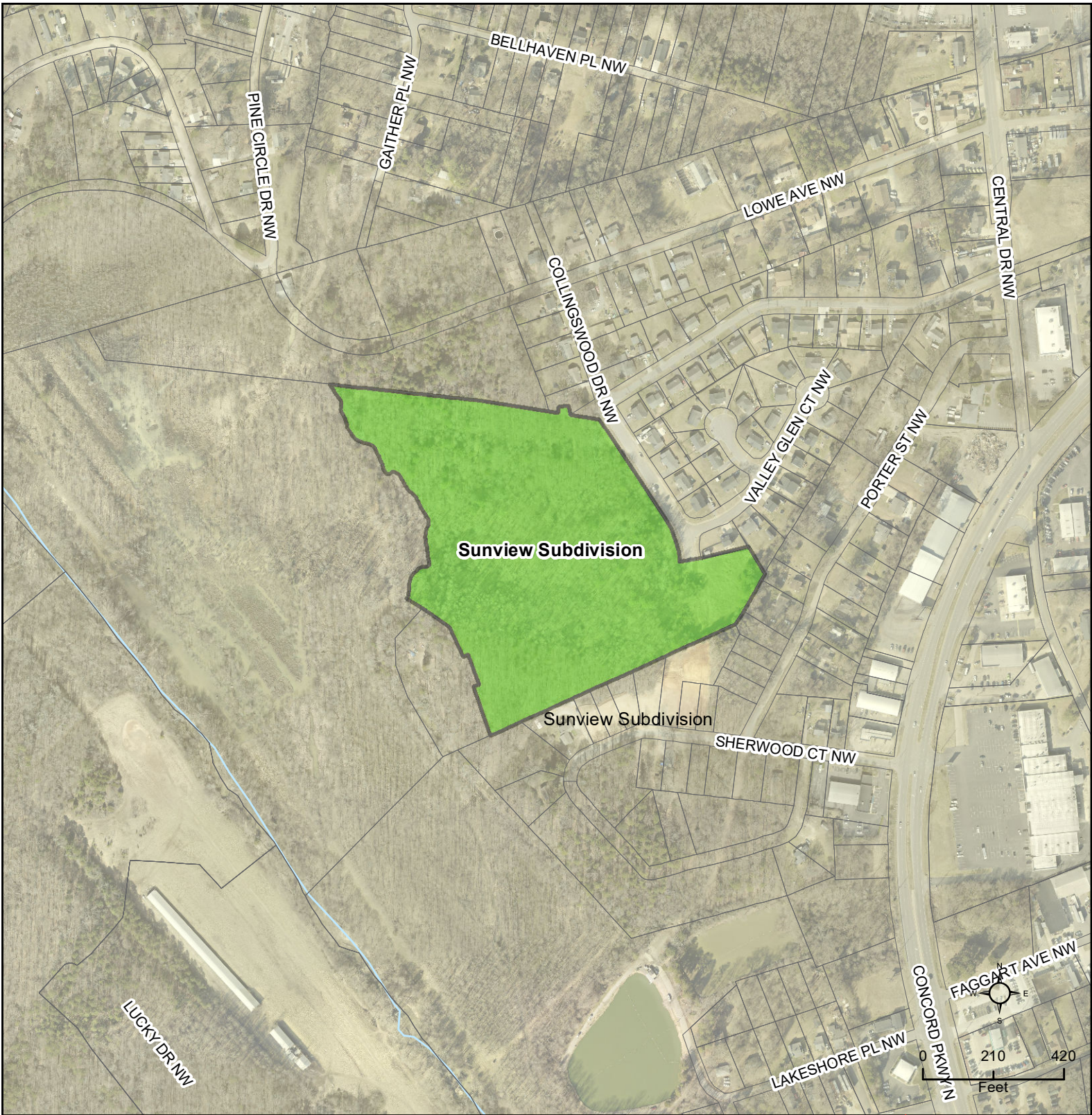
**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**

This is a project that has submitted as a townhome style multi-family project for sewer allocation in July 2022. A preliminary plat was approved for a townhome style subdivision on February 4, 2022, but payment of \$400 has not been received yet. The narrative now reflects the desire to restructure the project as 72 single family detached units that will be built in two phases.





**CN-PSA-2022-00149**  
**Sunview Subdivision**






Type: Residential

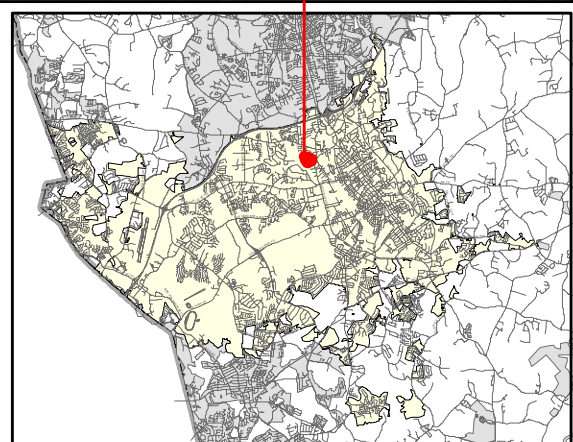
SF Detached

72 single family units

Allocation Request: 23,040

Project Score: 1

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Sunview Single Family Homes</b>			
	<b>2.)</b>	Description of project location:	Site located at 838 Sunview Dr. NW, approximately 200 ft S of intersection of Collingswood Dr. and Sunview Dr. NW, and 1300 ft E of intersection of Collingswood Dr SW and Central Dr NW. <small>(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 ####)</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	5611734751 & 5611740201	<b>3a.)</b>	Parcel Acreage:	47.94
	<b>4.)</b>	Site Zoning and use:	RC - Residential Homes	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.)
	<b>6a.)</b>	Description of Facility to be served:	Residential Housing	<b>6b.) Number of Lots</b>	72	<b>6c.) Number of Units</b>
	<b>7d.)</b>	Additional description information:	Single Family Residential Homes			
	<b>B. Applicant Information</b>	<b>John Moran</b>		Registered Agent		330 Patterson Drive
		<small>(Title)</small>				
<small>(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.)</small>				<small>(Applicant's Street or Box Number)</small>		
Sapphire Strait, LLC				Myrtle Beach, SC 29572		
<small>(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.)</small>				<small>(Applicant's City, State, Zip Code)</small>		
				<small>(Applicant's Facsimile Number)</small>		
				<small>(Applicant's Email Address)</small>		
<b>REQUIRED</b> <b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>						
<b>C. Design Engineer Information if available</b>	<b>Kate Underwood, PhD, PE</b>		Concord Engineering & Surveying, Inc.			
			<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>	
	033470				P.O. Box 268	
			<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>	
	(704) 786-5404				Concord, NC 28026	
			<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>	
<b>Kate Underwood, PhD, PE</b>		kateunderwood@cesicgs.com				
		<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>		

**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):

<input checked="" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 34,560 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).

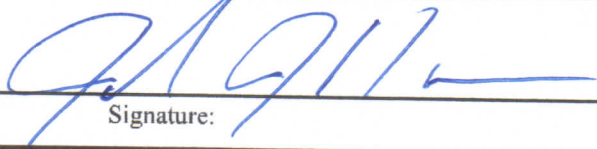
b) Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T.0114] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.  
 (Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported 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	
Single Family PH1	320	gal/ 4-bedroom	50	GPD	16,000
Single Family PH2	320	gal/ 4-bedroom	22	GPD	7,040
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>23,040</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, John Morn, 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: 10/19/52



A DREAM FINDERS HOMES COMPANY 

201 McCullough Dr., Suite 160  
Charlotte, NC 28262  
980-267-3423 Office  
704-817-2344 Fax  
NC General Contractor #74158  
SC General Contractor #G118119  
[HHhomes.com](http://HHhomes.com)

## SUNVIEW SINGLE FAMILY SUBDIVISION

### Overview:

Saphire Straight LLC, an H&H Homes LLC, is the current owner of parcels # 56117347510000 & 56117402010000. The property was purchased in January of 2021 with the plan to develop approximately 141 For-Sale townhomes. Since that time, the project has progressed through preliminary plat design, review, and approval. Due to lack of sewer availability and the need for us to be salvage the invested capital we have reprogrammed our development to 72 single family detached homes. We are financially committed and stand ready to complete the final design and permitting of the project.

### Location:

The site is nestled between the Irish Buffalo Creek and the long-established neighborhoods on Collingswood Dr. NW, Lowe Avenue NW, Sunview Drive NW, and Sherwood Court. Zemosa Acres sits to the west of the site on the west side of Irish Buffalo Creek. Further defined, Sunview is located approximately 200 ft south of intersection of Collingswood Drive and Sunview Drive NW in Concord NC. This is an infill development, with long established single family residential development on the north, west, and south boundaries, and large-lot single family residential on the western boundary past Irish Buffalo Creek.

### Why Consider Sunview for Sewer Allocation Approval:

We understand that this project comes at a challenging time for the City of Concord. As an applicant, we are tremendously grateful for the City's integrity, fairness, and transparency as it addresses its sewer capacity and allocation issue. It is no small feat, and it is to be commended by all.

In a situation where the residential demand outstrips the availability of critical resources, we are all challenged to reassess our development plans to ensure they are in line with the common good of the City of Concord. As such, we believe we have modified our project to meet the needs of the city, to address current sewer availability and future capacity while tackling the ever-growing concern for the need of affordable and appealing housing that will make the City of Concord proud. In addition, we are confident this community will be central to the City of Concord and will serve to interconnect the existing road infrastructure by tying together the road network, sidewalks, and public utilities to better serve both the existing and future residents in this area. In our last steps to turn this plan into reality, we modified our proposed development to be a **Single Family Detached development**.

This development will provide a much needed affordable and desirable single family housing option for residents who would like the independence, space, and status of a single-family home design while remaining in the City of Concord. This alternative product type will undoubtedly satisfy a significant portion of the population while simultaneously being respectful of the available sewer for this type of development.

**Zoning:**

- RC

**Acreage:**

- 47.94

**Community Phasing:**

We propose to develop the site in two phases consistent with the City of Concord's amended sewer allocation policy. The two Phases of Development are as follows:

- Phase 1: 50 single family detached homes.
- Phase 2: 22 single family detached homes.

This phased approach to development meet both the City's allocation availability for single family detached development, and the required phasing of 50 units maximum per year as outlined in the City of Concord Sewer Allocation Policy. By phasing this development and focusing on single family units we believe that this project serves the community's needs for affordable housing and availability for sewer.

**Allocation Requested:**

- **2023: Phase 1 16,000 GPD**
- **2024: Phase 2 7,040 GPD**

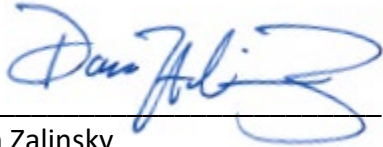
**Community Summary:**

This site was purchased by H&H Homes in 2021 with the honest desire to build in the heart of Concord. The site has proceeded through the preliminary plat process for a townhome development, however due to the limitations on townhome development based on sewer capacity we proposed to modify the site design to meet the needs of the community with a desirable and functional Single Family Detached product.

In today's ever-changing residential housing market, much of the available housing is not affordable to low and moderate-income households. Due to the rapid increase in home prices, working families housing costs amount to 30% or more of their incomes. It's these working families that are essential to the City of Concord's future. When factoring in projected population growth, the direct impact of insufficient housing supply will only put additional upward pressure on housing costs; thus, further

negatively impacting affordability. Sunview will help bridge this gap by providing new affordable and desirable housing options in an ideal in-fill location.

We truly appreciate the City Council's efforts in its fair consideration of all the proposals submitted to them and anxiously await a favorable outcome for all involved.



---

Dan Zalinsky  
Division President – H&H Homes Charlotte

10/20/2022

Date

TAX PARCEL NUMBER: 5611-73-4751  
 PARCEL SIZE: 53,526 ACRES  
 EXISTING ZONING: RC  
 PROPOSED ZONING: RC  
 PROPOSED USES: SINGLE FAMILY RESIDENTIAL  
 EXISTING IMPERVIOUS AREA: +/- 873 SF

EXISTING LOTS: 2  
 PROPOSED LOTS: 72 SINGLE FAMILY RESIDENTIAL + COMMON AREAS

OPEN SPACE  
 TOTAL OPEN SPACE REQUIRED: 10% = 0.10 \* 53,526 = 5,353 ACRES  
 TOTAL OPEN SPACE PROVIDED: +/- 40.0 ACRES (75%)  
 PASSIVE OPEN SPACE: 35,733 AC  
 ACTIVE OPEN SPACE: 0,974 AC

ZONING REQUIREMENTS:  
 MAXIMUM DENSITY: 15 DWELLING UNITS/ACRE  
 PROPOSED DENSITY: 1.37 DWELLING UNITS/ACRE  
 MINIMUM LOT AREA: N/A  
 MINIMUM LOT WIDTH: N/A  
 MINIMUM LOT DEPTH: N/A  
 MAXIMUM IMPERVIOUS AREA: 50% / 26,763 ACRES  
 MAXIMUM BUILDING HEIGHT: 35'

IMPERVIOUS AREA CALCULATIONS: TBD

BUILDINGS:  
 DRIVEWAYS:  
 ROADS:  
 SIDEWALKS:  
 PATIOS:  
 TOTAL:

MINIMUM SETBACKS REQUIRED AND PROVIDED:  
 FRONT SETBACK: 24'  
 SIDE SETBACK: 7'  
 REAR SETBACK: 5'  
 CORNER SETBACK: 20'

NOTE: FRONT SETBACK CAN BE REDUCED TO 20' IF GARAGE IS RECESSED 4' FROM FACE OF BUILDING ON FRONT-LOADED LOTS.

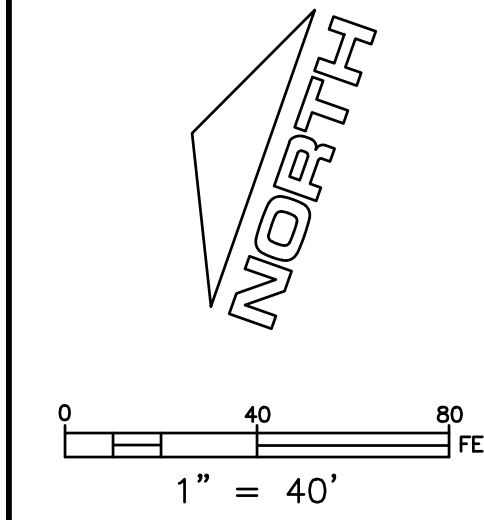
LANDSCAPE AREAS & BUFFERS:  
 - 50% OF OPEN SPACE TO BE DESIGNATED AS TREE SAVE  
 - REQUIRED OPEN SPACE = 8,029 ACRES  
 - REQUIRED TREE SAVE = 0.19 \* 8,029 = 4.01 ACRES  
 - 8' CLASS A BUFFER YARD ADJACENT TO SINGLE FAMILY RESIDENTIAL  
 - 8' LEVEL 1 STREET YARDS ALONG PUBLIC ROAD FRONTAGES  
 - SLOPE DEPENDENT UNDISTURBED BUFFER AND 10' VEGETATED SETBACK FROM CLASS 1 STREAMS.  
 - 30' UNDISTURBED BUFFER AND 10' VEGETATED SETBACK FROM CLASS 2 STREAMS.

PROPOSED DEVELOPMENT:  
 TOTAL SINGLE FAMILY LOTS: 72  
 PROPOSED DENSITY: 72/53,526 = 1.37 UNITS/ACRE  
 AVERAGE LOT SIZE: 6,098 sf / 0.14 ACRES

FLOOD ZONE AE (FROM FEMA)  
 PANEL: 3710681100K  
 MAXIMUM BUILDING HEIGHT 35 FT

NOTE:  
 LIGHTING TO BE PROVIDED @  
 INTERSECTION OF SUN VIEW  
 DR. NW & LOGAN LANE

PHASE 1: 50 LOTS  
 PHASE 2: 22 LOTS



North Carolina One-Call Center  
 CALL 1-800-632-4949  
 Call BEFORE you DIG!  
 "It's The Law"

REVISION	DATE	DESCRIPTION

SUNVIEW SUBDIVISION  
 SITE LAYOUT PLAN  
 838 SUNVIEW DR. NW, CONCORD, NC 28027  
 PROJECT MANAGER: SAPHIRE STRAIT LLC  
 CESI PROJECT NO. 210615  
 DRAWN BY: ANU  
 CHECKED BY: NOB  
 PROJECT START:

CESI CIVIL  
 GEOTECHNICAL  
 SURVEYING  
 PO BOX 268  
 CONCORD, NC 28026-0268  
 P. 704.786.5404  
 F. 704.786.7454  
 www.cesigs.com  
 NCBELS CORP. NO. C-0263  
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 ENGINEERS SEAL

PRELIMINARY  
 PLAN  
 DO NOT USE  
 FOR  
 CONSTRUCTION

10/21/2022  
 C200

# THE RIVERBIRCH

3 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 1,712 SQ. FT. LIVING AREA



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**

REV. 4/1/20



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

[DREAMFINDERSHOMES.COM](http://DREAMFINDERSHOMES.COM)

Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734





# THE CARDINAL

4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,235 SQ. FT. LIVING AREA



ELEVATION A



ELEVATION B



ELEVATION C

REV. 11/16/18



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

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# THE WAYFARE

3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



**ELEVATION A**



**ELEVATION B**



**ELEVATION D**

REV. 4/8/20



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

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Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734



**Residential: Single Family Detached**

**Poplar Mills (Park Place) (CN-PSA-2022-00132)**

1200 Cox Mill Road

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
7/2/2020	Yes	24	No	No	Yes	No	No

**Allocation Request**

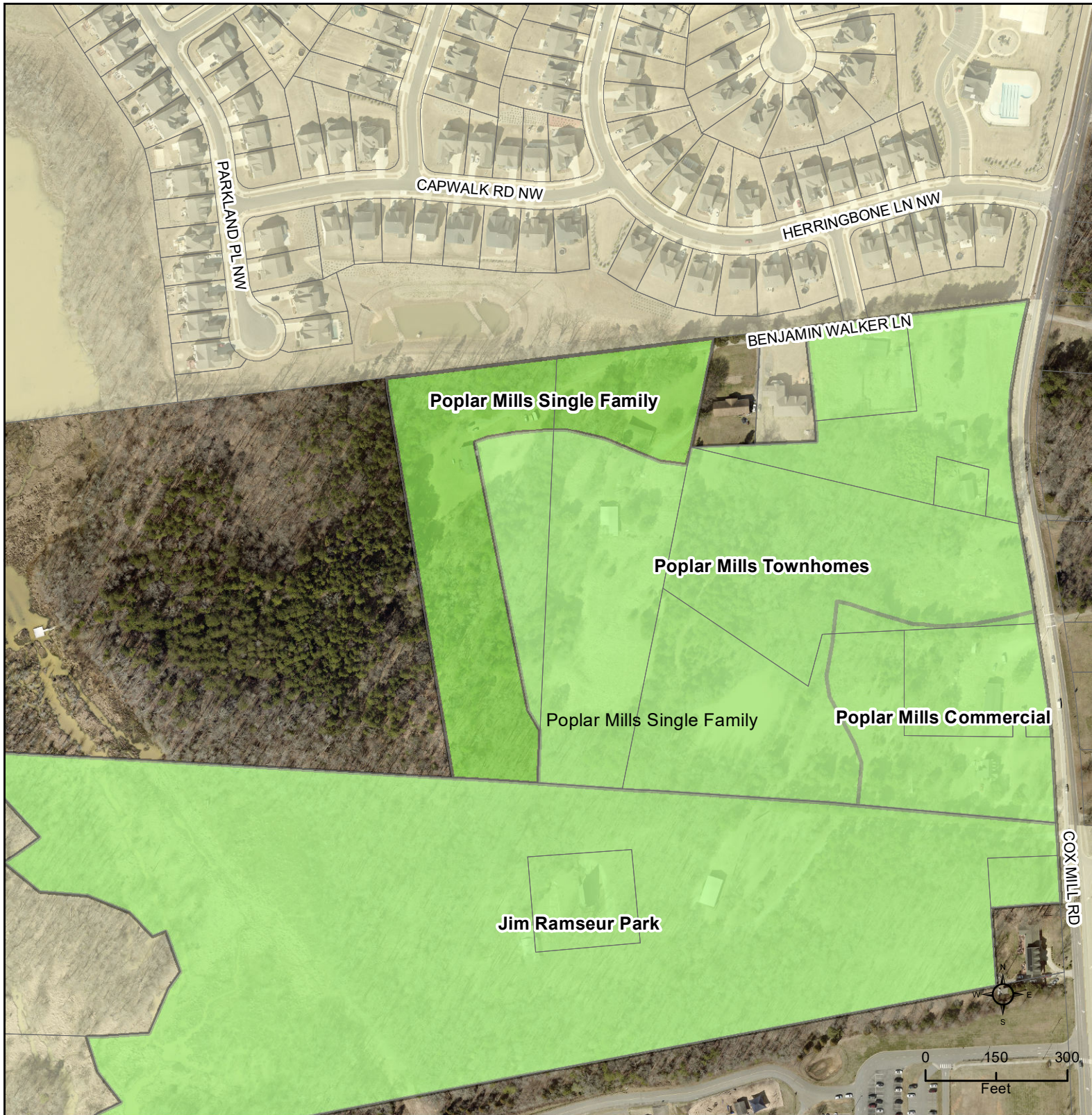
Total	2023
7,680	7,680

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	1	0	0	0	1

**Brief Summary**

The applicant is seeking sewer allocation for 24 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 horizontal mixed-use project with 141 units of single family attached and 31,250 square foot of commercial space including restaurant, retail, and daycare: the total square footage permissible by zoning is less than what is being requested in the non-residential sewer application. This site is adjacent to the Jim Ramseur Park.



CN-PSA-2022-00132

Poplar Mills Single Family






Type: Residential

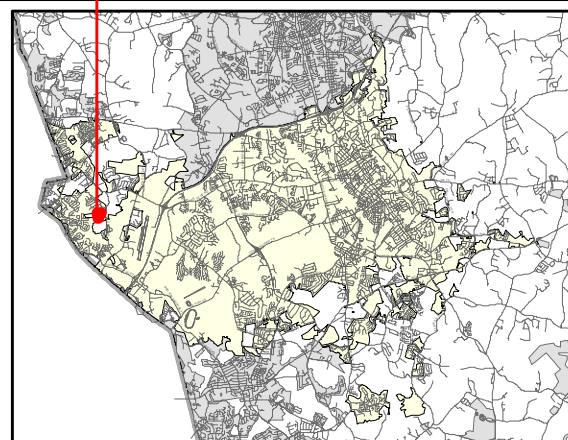
SF Attached

24 single family units

Allocation Request: 7,680

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Poplar Mills</b>			
	<b>2.)</b>	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) <small>(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 ####))</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	468033-8708	<b>3a.)</b>	Parcel Acreage:	28.03
	<b>4.)</b>	Site Zoning and use:	PUD	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 32,000
	<b>6a.)</b>	Description of Facility to be served:	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	<b>6b.) Number of Lots</b>	56	<b>6c.) Number of Units</b> 165
	<b>7d.)</b>	Additional description information:	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315			
	<b>B. Applicant Information</b>	<b>HARI VUPPALA</b>		<b>407 SUTRO FOREST DR. NW</b>		
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
AVA GLOBAL, LLC		CONCORD, NC, 28027				
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
704-488-3290		N/A				
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
<b>HARI VUPPALA</b> (Name)		AVAGLOBALLLC@GMAIL.COM (Email)	<b>AVAGLOBALLLC@GMAIL.COM</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>HY NGUYEN</b>		<b>DPR DESIGN</b>			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	NC PE 030523		919 BERRYHILL RD. SUITE 101			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-332-1204		CHARLOTTE, NC 28208			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
<b>BEN LAWRENCE</b>		<b>HNGUYEN@DPR.DESIGN</b>				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

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

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

70	% Domestic
30	% 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: 60,445 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	320	gal/ UNIT/DAY	24	GPD	7,680
TOWNHOMES	240	gal/ UNIT/DAY	141	GPD	33,840
RESTAURANT	40	gal/ DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/ DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/ DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/ PERSON	50	GPD	500
			<b>Total</b>	<b>GPD</b>	<b>60,445</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

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**

Digitally signed by Hari Vuppala  
 Date: 2022.08.05 16:22:13 -04'00'

**08-05-2022**

Signature:

Date:

## **Poplar Mills Narrative**

For Consideration October 2022

### **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:** 24 single-family detached dwelling units and 141 single family attached units. 2 commercial use buildings.

### **General:**

Park View 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 24 detached single-family units, 141 attached townhome units and 2 commercial buildings totaling 32,000 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.

**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:**

Park View 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.





**1** SCHEMATIC ILLUSTRATIVE SITE PLAN  
PLAN

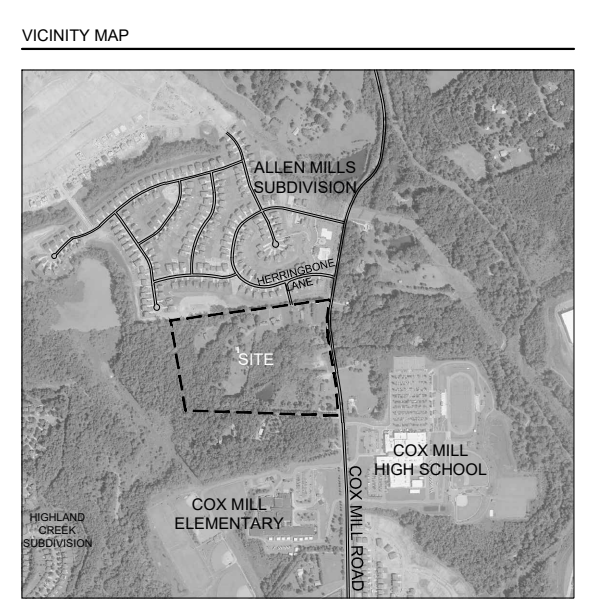
SCALE: 1" = 100'



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urban design . landscape architecture  
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704.332.1204 . www.dprassociates.net  
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CLIENT / OWNER  
**AVA GLOBAL, LLC**  
407 SUTRO FOREST DR NW  
CONCORD, NORTH CAROLINA, 28027  
704.488.3290

LAND USE ATTORNEY  
**MOORE&VANLLEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: CM  
DRAWN BY: TW + PK  
CHECKED BY: CM

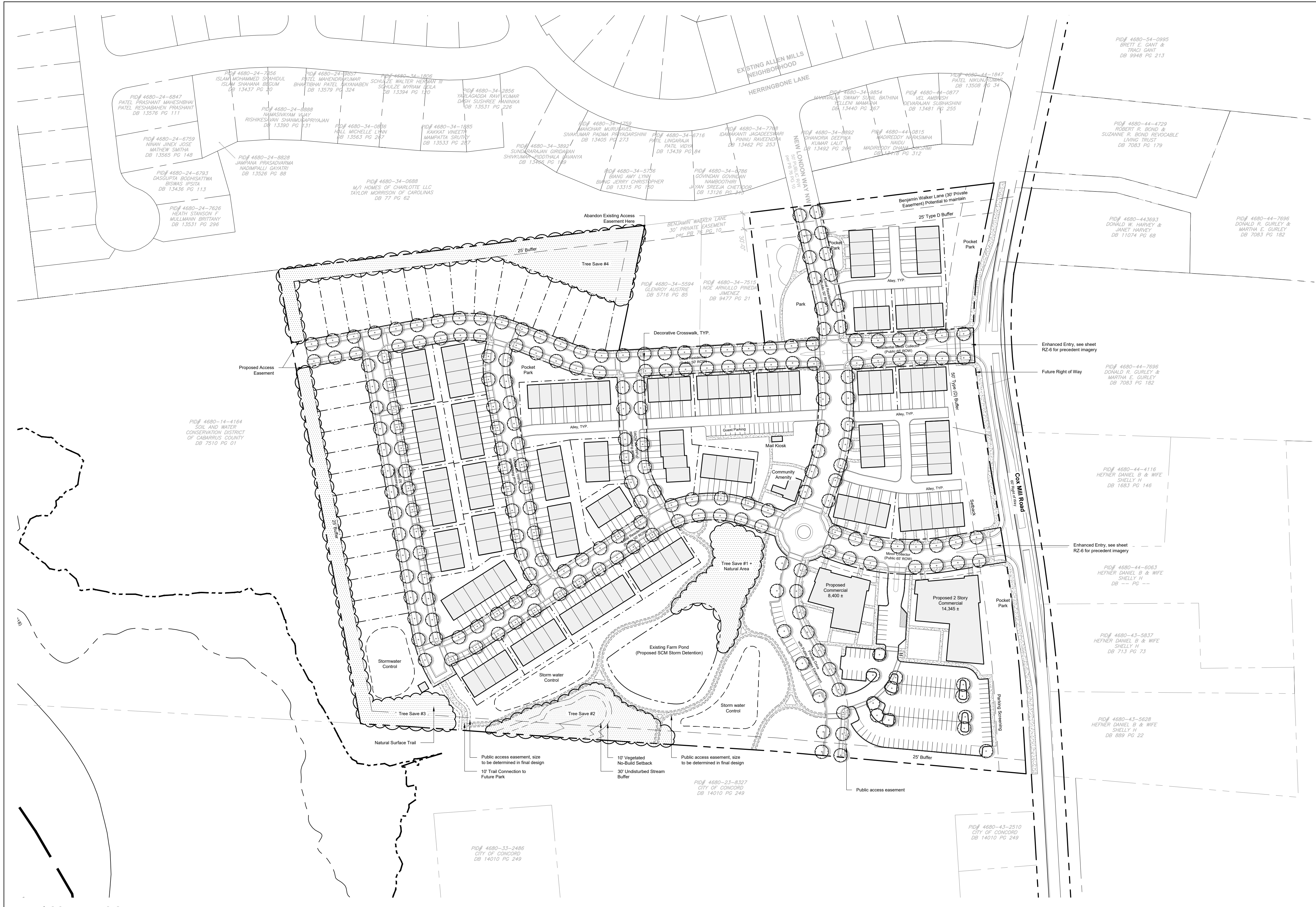
SCALE

SCALE  
AS INDICATED

DRAWING  
ILLUSTRATIVE SITE PLAN

**RZ-1**

Plotfile: 18016-RZ1.dwg / 6/9/2021 5:55 PM



**SITE DEVELOPMENT DATA:**

<b>SITE:</b>	
TOTAL SITE AREA:	± 28.03 AC.
TAX PARCEL #:	4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230
<b>EXISTING ZONING:</b>	LDR
<b>PROPOSED ZONING:</b>	PUD
<b>PROPOSED USE:</b>	(I) UP TO 168 SINGLE-FAMILY ATTACHED OR DETACHED DWELLING UNITS OF WHICH NO MORE THAN 142 SHALL BE SINGLE-FAMILY ATTACHED UNITS, AND (II) UP TO 31,250 SQUARE FEET OF COMMERCIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH THE ACCESSORY USES IN THE PUD ZONING DISTRICT
<b>PROPOSED DENSITY:</b>	168 DU / 28.03 AC. = 5.99 DU PER AC.
<b>PARKING RATIO:</b>	COMMERCIAL: 127 SPACES / 31,250 SF ± 4 SPACES / 1,000 SF
<b>SETBACKS:</b>	
<b>COMMERCIAL:</b>	
FRONT YARD:	50' FROM COX MILL RW
SIDE YARD:	10' FROM INTERIOR STREETS
REAR YARD:	10' MIN.
<b>SINGLE FAMILY:</b>	
MIN. LOT WIDTH:	40' (REQUESTED DEVIATION)
FRONT YARD:	24' FROM RW
SIDE YARD:	5' MIN.
REAR YARD:	15'
<b>TOWNHOMES:</b>	
FRONT LOADED:	
FRONT YARD:	24' FROM RW
SIDE YARD:	6' MIN.
REAR YARD:	15'
CORNER LOT:	6' (REQUESTED DEVIATION)
REAR LOADED:	
FRONT YARD:	8' (REQUESTED DEVIATION)
SIDE YARD:	6' MIN.
REAR YARD:	20'
CORNER LOT:	6' (REQUESTED DEVIATION)

**IMPERVIOUS AREA:**

NET SITE AREA:	± 28.03 AC
NET RESIDENTIAL AREA:	± 23.82 AC
NET COMMERCIAL AREA:	± 4.21 AC
<b>RESIDENTIAL:</b>	
STRUCTURES + DRIVEWAYS:	± 317,000 SF (30.6%)
STREETS:	± 141,000 SF (13.6%)
SIDEWALKS:	± 83,000 SF (8.0%)
AMENITY:	± 8,000 SF (0.7%)
<b>RESIDENTIAL TOTAL IMPERVIOUS AREA:</b>	<b>± 12.60 AC. (52.9% OF NET RES. AREA)</b>
<b>COMMERCIAL OUT PARCEL:</b>	
STRUCTURES:	± 25,000 SF (13.6%)
PARKING:	± 50,000 SF (27.3%)
STREETS:	± 22,000 SF (12.0%)
SIDEWALKS:	± 15,000 SF (8.8%)
<b>COMMERCIAL OUT PARCEL TOTAL IMPERVIOUS:</b>	<b>± 2.57 AC. (61.1% OF NET COMMERCIAL AREA)</b>
<b>TOTAL IMPERVIOUS:</b>	<b>± 15.17 AC (54.12% OF NET DEVELOPMENT)</b>

**REQUESTED DEVIATIONS TO STANDARDS:**

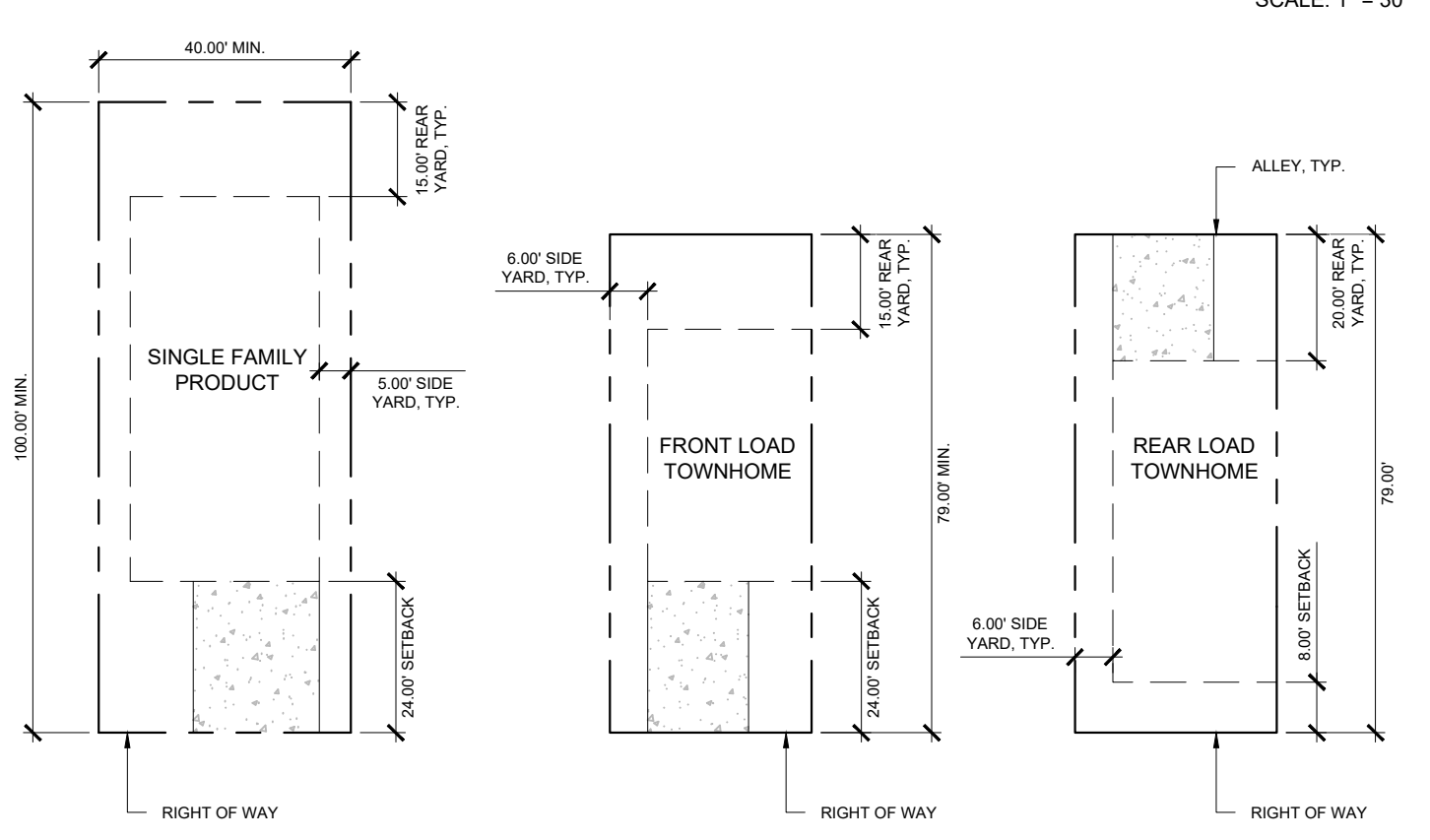
- THE FOLLOWING MODIFICATIONS TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE (PUD) ORDINANCE.
- THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.
  - THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.
  - MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.
  - 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.
  - 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES
  - 6' CORNER LOT SIDE YARD FOR TOWNHOMES
  - REQUESTED WAIVER OF 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET ABUTS PARCELS: 4680345594 AND 4680347515
  - MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%
  - FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

**NOTES:**

- ALLEYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
- PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
- 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 8.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
- MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
- ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND HILL CONNECT WITH THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
- REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS

**1 SCHEMATIC SITE PLAN**

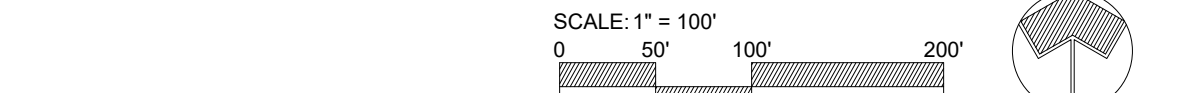
**LOT DIAGRAM EXHIBIT:**



**PROJECT PHASING EXHIBIT:**



**COMMERCIAL AREA EXHIBIT:**

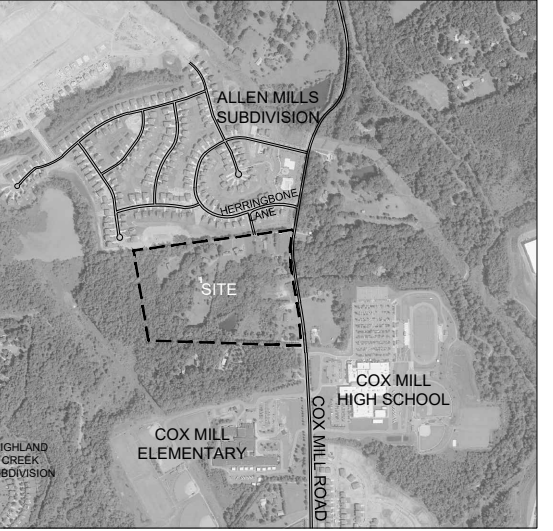


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**LAND USE ATTORNEY**  
MOOREAVANALEN  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**VICINITY MAP**



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**ISSUED FOR**  
**REZONING +ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
SCHEMATIC SITE PLAN

**RZ-2**

ARCHITECTURE PRECEDENT:



Park View Commercial View 1  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 2  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Aerial View  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 3  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 4  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Material Palette  
04/29/2021

- REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN
- BOARD & BATTEN  
VERTICAL SIDING  
ARCTIC WHITE (HARDIE BOARD)
  - EXTERIOR INSULATED FINISH  
VERTICAL SIDING  
AGARELLO WHITE
  - BRICK MASONRY  
ALAMO (MERRIDALE BRICK)
  - PHENOLIC WOOD PANEL  
METROPOLITAN WALNUT  
(STONEMOOD)
  - ALUMINUM STOREFRONT &  
SLIC METALS  
EXTRA-DARK BRONZE
  - PRECAST CONCRETE
- REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN

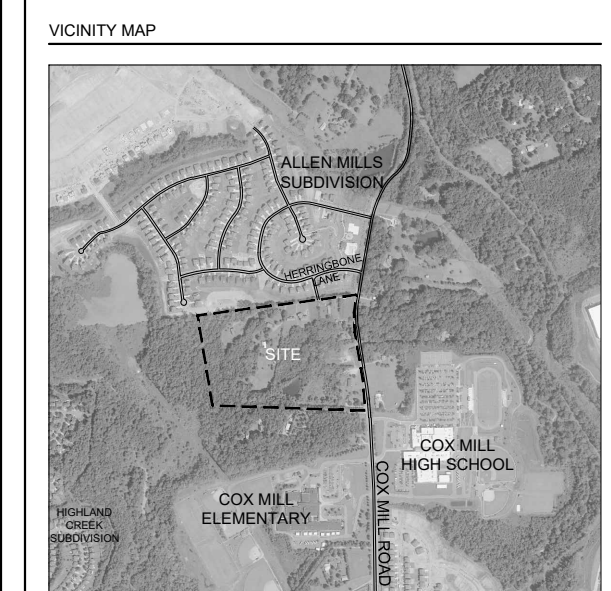


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LAND USE ATTORNEY  
**MOORE&VANALEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**REDLINE DESIGN**  
1023 W MOREHEAD ST #202  
CHARLOTTE, NC 28208  
704.377.2990



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING +ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W + P.K.  
CHECKED BY: C.M.

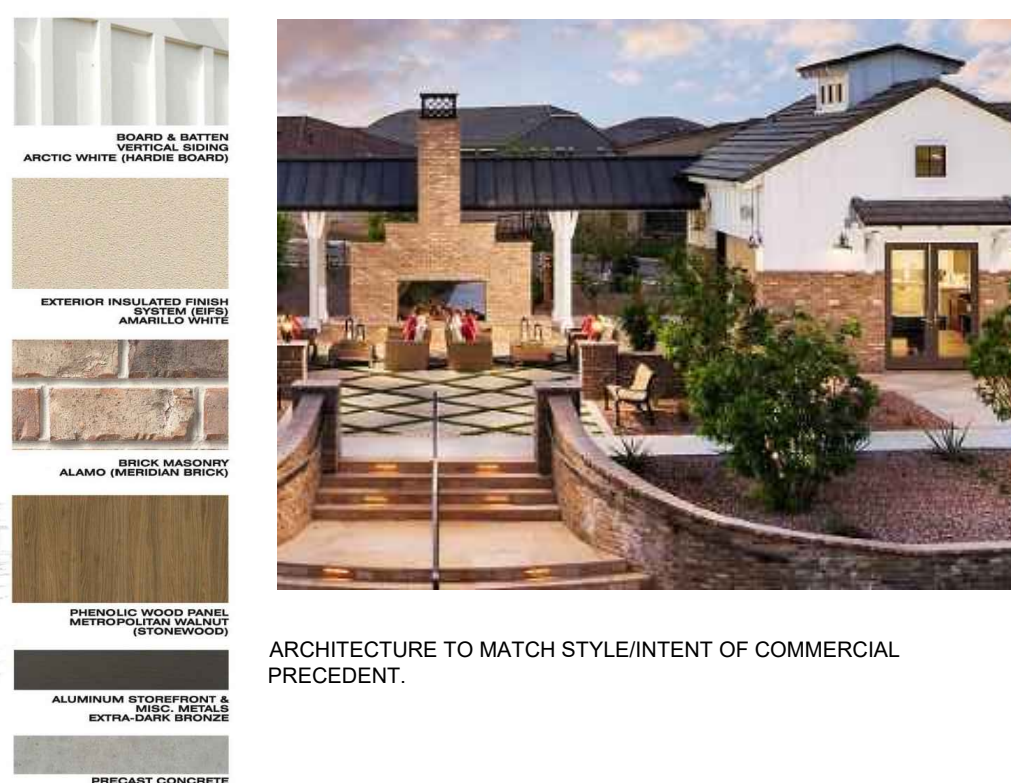
SCALE

AS INDICATED

DRAWING  
ARCHITECTURAL CHARACTER

**RZ-5**

**1A OFFICE / COMMERCIAL**  
CONCEPTUAL ELEVATION



ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.

**1B CLUB/AMENITY**  
CONCEPTUAL ELEVATION



- BEIGE WINDOW FRAMES, MULLIONS
- STANDARD GREY MODULAR BRICK
- GREY CMU
- 2 COLORS OF CEMENTIOUS EXTERIOR (HARDIE) BOARD, BOARD & BATTEN, AND CLAPBOARD SIDING
- GUNMETAL GREY POWDER COATED ALUMINUM HANDRAILS AT BALCONIES
- ALUMINUM GUTTERS/DOWNSPOUTS
- METAL TRIM/COPING TO MATCH GUTTERS/DOWNSPOUTS
- CHARCOAL 20 YEAR ASPHALT SHINGLES

**2 SINGLE FAMILY HOME EXTERIOR MATERIALS**  
CONCEPTUAL ELEVATION



- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR (HARDIE) BOARD SIDING
- BOARD AND BATTEN

**3 TOWNHOMES (SINGLE FAMILY ATTACHED) EXTERIOR MATERIALS**  
CONCEPTUAL ELEVATION





**1 CONCEPTUAL OPEN SPACE PLAN**  
PLAN

1" = 100'

**OPEN SPACE TABS:**

Open Space	Total (sf)	Environmentally Sensitive Area (sf)	Active Open Space (sf)	Program Elements
1	165,884	90,175	75,709	Bench seating, walking trails, active lawn
2	2,717	0	2,717	Bench seating, overlook to soils conservation property
3	7,837	0	7,837	Bench seating, open lawn
4	21,423	500	20,923	Potential amenity bldg, bench seating, walking trails, active lawn
5	18,253	0	18,253	Lawn, enhanced landscape, bench seating
6	13,218	0	0	Lawn and bench seating
7	12,534	0	12,534	Active lawn, bench seating, enhanced landscape
8	15,722	0	0	Active lawn, trail, bench seating
9	18,900	0	18,900	Hardscape, outdoor seating, benches, lighting
10	5,818	0	5,818	Hardscape, outdoor seating, benches, lighting
11	23,075	0	0	Active lawn, trail, bench seating
<b>Total Site Area</b>			<b>1,221,188 sf</b>	
<b>Total Open Space Provided</b>			<b>305,381 sf (25.2%) Provided</b>	
<b>Total Upland Open Space</b>			<b>214,706 sf (95.7% of provided open space)</b>	
<b>Total Active Open Space</b>			<b>162,691 sf (53.8% of provided open space)</b>	

**CHARACTER IMAGERY:**



**DECORATIVE CROSSWALKS:**



**ENHANCED ENTRY IMAGERY:**

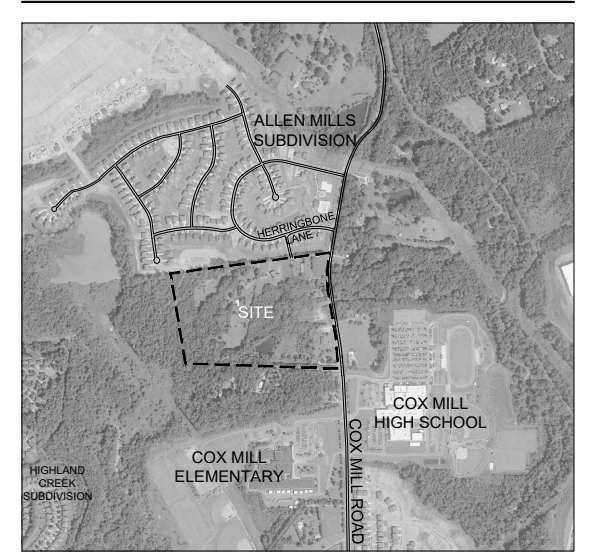


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VICINITY MAP



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

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5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
**OPEN SPACE PLAN**

**RZ-6**

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**TREE SAVE + TREE REPLANTING TABS:**

TREE SAVE REQUIRED:	50% OF REQ. OPEN SPACE (305,297 SF x 0.5 = 152,649 SF)
TREE SAVE AREA #1:	19,399 SF
TREE SAVE AREA #2:	23,269 SF
TREE SAVE AREA #3:	31,206 SF
TREE SAVE AREA #4:	42,533 SF
TREE REPLANTING AREA A:	16,277 SF
TREE REPLANTING AREA B:	21,659 SF

TOTAL TREE SAVE + TREE REPLANTING PROVIDED: 154,343 SF (76.3% REQ. MET BY TREE SAVE)

**1 TREE SAVE + TREE REPLANTING PLAN**  
PLAN

1" = 100'



**2 EXISTING CANOPY AREA**  
PLAN

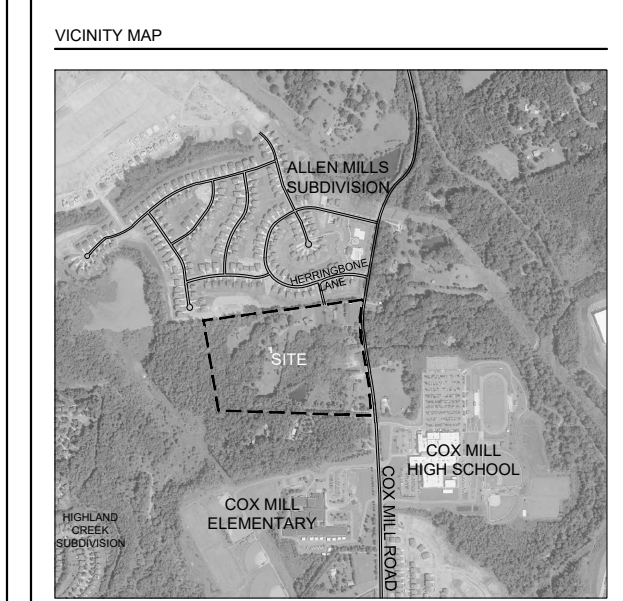
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**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

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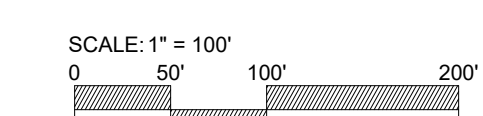
PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
TREE SAVE + TREE REPLANTING PLAN

**RZ-7**



Plotfile: 18016-RZ1.dwg / 6/9/2021 5:56 PM

**Residential: Single Family Attached (Townhomes)**

**Poplar Mills (Park Place) (CN-PSA-2022-00132)**

1200 Cox Mill Road

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
7/2/2020	Yes	141	No	No	Yes	No	No

**Allocation Request**

Total	2023	2024	2025
34,340	12,000	12,000	10,340

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	1	0	0	0	1

**Brief Summary**

The applicant is seeking sewer allocation for 141 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 24 units of single family detached and 31,250 square foot of commercial space including restaurant, retail, and daycare: the total square footage permissible by zoning is less than what is being requested in the non-residential sewer application. This site is adjacent to the Jim Ramseur Park.



CN-PSA-2022-00132

Poplar Mills Townhomes






Type: Residential

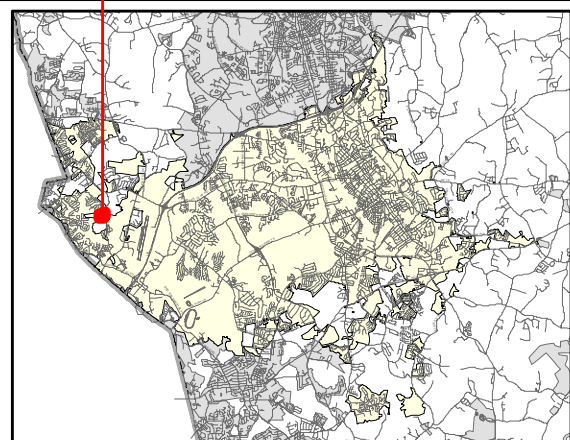
SF Attached

141 townhome units

Allocation Request: 34,340

Project Score: 1

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Poplar Mills</b>			
	<b>2.)</b>	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) <small>(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 ####))</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	468033-8708	<b>3a.)</b>	Parcel Acreage:	28.03
	<b>4.)</b>	Site Zoning and use:	PUD	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 32,000
	<b>6a.)</b>	Description of Facility to be served:	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	<b>6b.) Number of Lots</b>	56	<b>6c.) Number of Units</b> 165
	<b>7d.)</b>	Additional description information:	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315			
	<b>B. Applicant Information</b>	<b>HARI VUPPALA</b>		<b>407 SUTRO FOREST DR. NW</b>		
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
AVA GLOBAL, LLC		CONCORD, NC, 28027				
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
704-488-3290		N/A				
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
<b>HARI VUPPALA</b> (Name)		AVAGLOBALLLC@GMAIL.COM (Email)	<b>AVAGLOBALLLC@GMAIL.COM</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>HY NGUYEN</b>		<b>DPR DESIGN</b>			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	NC PE 030523		919 BERRYHILL RD. SUITE 101			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-332-1204		CHARLOTTE, NC 28208			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
<b>BEN LAWRENCE</b>		<b>HNGUYEN@DPR.DESIGN</b>				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				



**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):

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

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

70	% Domestic
30	% 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: 60,445 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	320	gal/ UNIT/DAY	24	GPD	7,680
TOWNHOMES	240	gal/ UNIT/DAY	141	GPD	33,840
RESTAURANT	40	gal/ DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/ DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/ DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/ PERSON	50	GPD	500
			<b>Total</b>	<b>GPD</b>	<b>60,445</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

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**

Digitally signed by Hari Vuppala  
 Date: 2022.08.05 16:22:13 -04'00'

**08-05-2022**

Signature:

Date:

## **Poplar Mills Narrative**

For Consideration October 2022

### **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:** 24 single-family detached dwelling units and 141 single family attached units. 2 commercial use buildings.

### **General:**

Park View 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 24 detached single-family units, 141 attached townhome units and 2 commercial buildings totaling 32,000 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.

**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:**

Park View 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.



**1** SCHEMATIC ILLUSTRATIVE SITE PLAN  
PLAN

SCALE: 1" = 100'



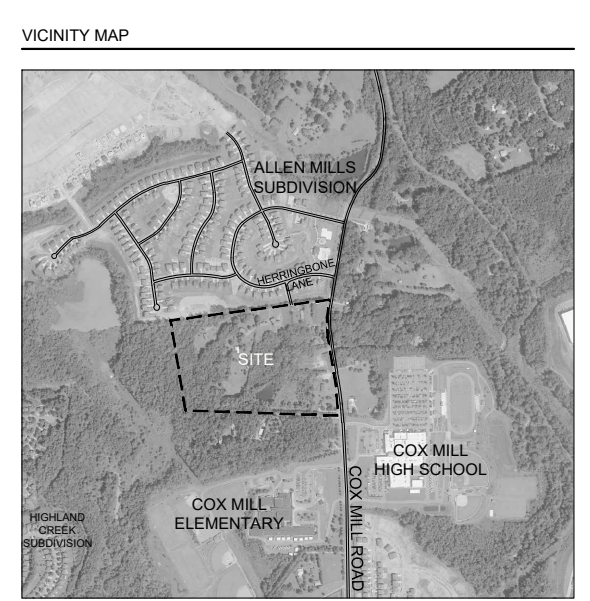
Park Place Commercial View 1 (04/28/2021) REDLINE PARK PLACE  
Park Place Commercial View 2 (04/28/2021) REDLINE PARK PLACE  
Park Place Commercial View 3 (04/28/2021) REDLINE PARK PLACE  
Park Place Commercial View 4 (04/28/2021) REDLINE PARK PLACE



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**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

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PROJ. MANAGER: CM  
DRAWN BY: TW + PK  
CHECKED BY: CM

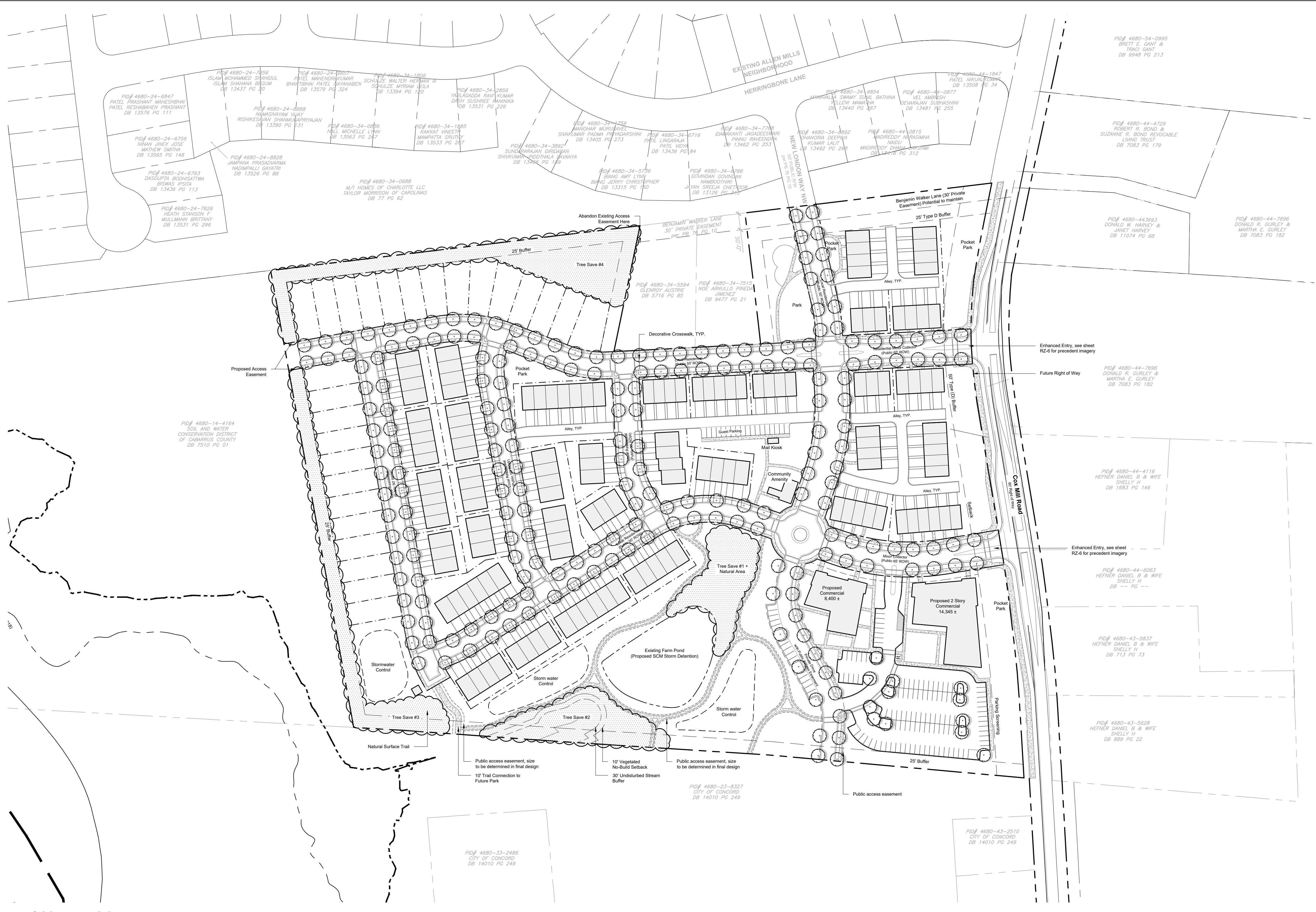
SCALE

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AS INDICATED

DRAWING  
ILLUSTRATIVE SITE PLAN

**RZ-1**

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**SITE DEVELOPMENT DATA:**

**SITE :**  
**TOTAL SITE AREA :** ± 28.03 AC.  
**TAX PARCEL #:** 4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230

**EXISTING ZONING:** LDR  
**PROPOSED ZONING:** PUD  
**PROPOSED USE:** (I) UP TO 168 SINGLE-FAMILY ATTACHED OR DETACHED DWELLING UNITS OF WHICH NO MORE THAN 142 SHALL BE SINGLE-FAMILY ATTACHED UNITS, AND (II) UP TO 31,250 SQUARE FEET OF COMMERCIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH THE ACCESSORY USES IN THE PUD ZONING DISTRICT

**PROPOSED DENSITY :** 168 DU / 28.03 AC. = 5.99 DU PER AC.  
**PARKING RATIO:** COMMERCIAL: 127 SPACES / 31,250 SF = ± 4 SPACES / 1,000 SF

**SETBACKS:**  
**COMMERCIAL:**  
**FRONT YARD:** 50' FROM COX MILL RW  
**SIDE YARD:** 10' FROM INTERIOR STREETS  
**REAR YARD:** 10' MIN.  
**CORNER LOT:** 5' MIN.  
**SINGLE FAMILY:**  
**MIN. LOT WIDTH:** 40' (REQUESTED DEVIATION)  
**FRONT YARD:** 24' FROM RW  
**SIDE YARD:** 5' MIN.  
**REAR YARD:** 15'  
**TOWNHOMES:**  
**FRONT LOADED:**  
**FRONT YARD:** 24' FROM RW  
**SIDE YARD:** 6' MIN.  
**REAR YARD:** 15'  
**CORNER LOT:** 6' (REQUESTED DEVIATION)  
**REAR LOADED:**  
**FRONT YARD:** 8' (REQUESTED DEVIATION)  
**SIDE YARD:** 6' MIN.  
**REAR YARD:** 20'  
**CORNER LOT:** 6' (REQUESTED DEVIATION)

**IMPERVIOUS AREA:**

**NET SITE AREA:** ± 28.03 AC  
**NET RESIDENTIAL AREA:** ± 23.82 AC  
**NET COMMERCIAL AREA:** ± 4.21 AC

**RESIDENTIAL:**  
**STRUCTURES + DRIVEWAYS:** ± 317,000 SF (30.6%)  
**STREETS:** ± 141,000 SF (13.6%)  
**SIDEWALKS:** ± 83,000 SF (8.0%)  
**AMENITY:** ± 8,000 SF (0.7%)

**RESIDENTIAL TOTAL IMPERVIOUS AREA: ± 12.60 AC. (52.9% OF NET RES. AREA)**

**COMMERCIAL OUT PARCEL:**  
**STRUCTURES:** ± 25,000 SF (13.6%)  
**PARKING:** ± 50,000 SF (27.3%)  
**STREETS:** ± 22,000 SF (12.0%)  
**SIDEWALKS:** ± 15,000 SF (0.8%)

**COMMERCIAL OUT PARCEL TOTAL IMPERVIOUS: ± 2.57 AC. (61.1% OF NET COMMERCIAL AREA)**

**TOTAL IMPERVIOUS: ± 15.17 AC (54.12% OF NET DEVELOPMENT)**

**REQUESTED DEVIATIONS TO STANDARDS:**

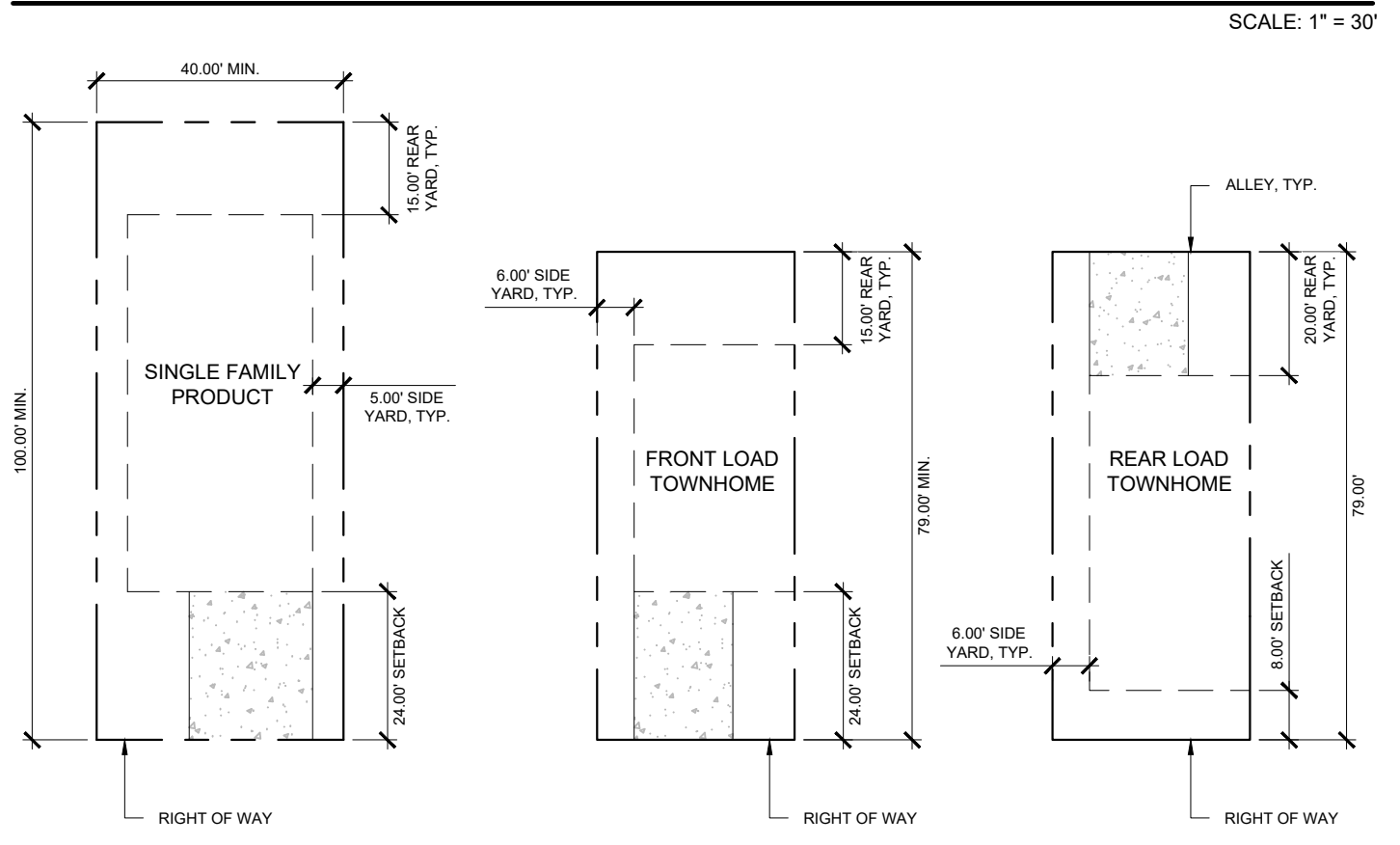
- THE FOLLOWING MODIFICATIONS TO MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE (PUD) ORDINANCE.
- A. THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.
  - B. THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.
  - C. MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.
  - D. 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.
  - E. 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES
  - F. 6' CORNER LOT SIDE YARD FOR TOWNHOMES
  - G. REQUESTED WAIVER OF 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET ABUTS PARCELS: 4680345594 AND 4680347515
  - H. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%
  - I. FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

**NOTES:**

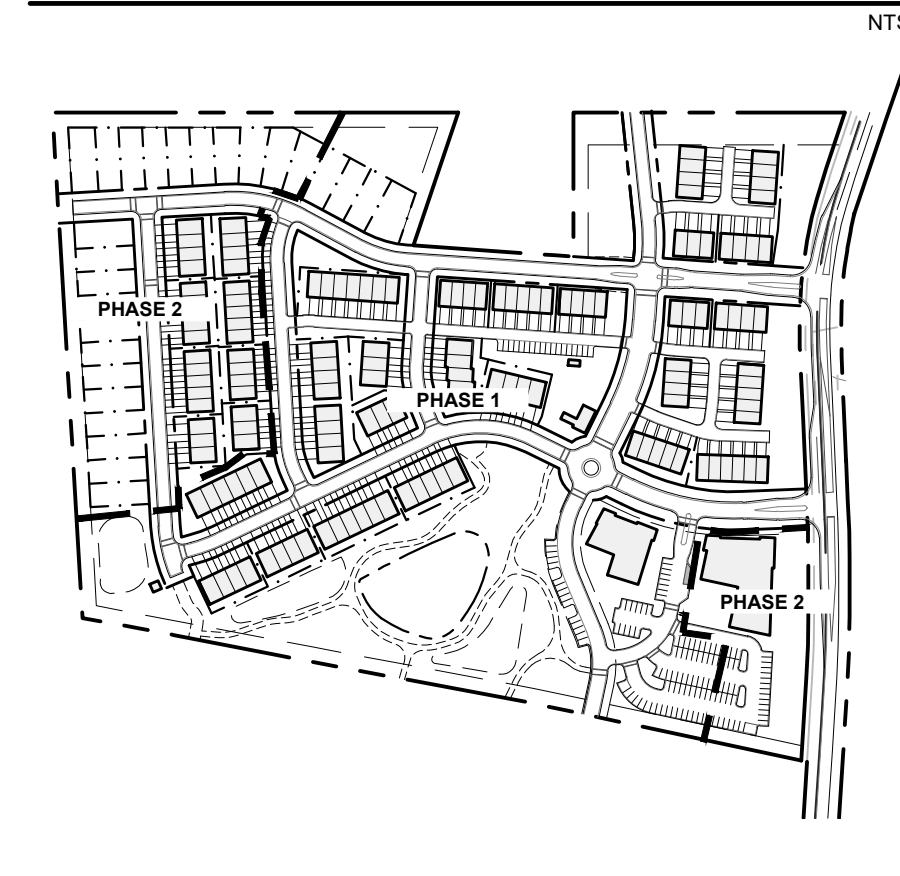
- A. ALLEYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
- B. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
- C. 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 9.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
- D. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
- E. ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND HILL CONNECT WITH THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
- F. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS

**1 SCHEMATIC SITE PLAN**

**LOT DIAGRAM EXHIBIT:**



**PROJECT PHASING EXHIBIT:**

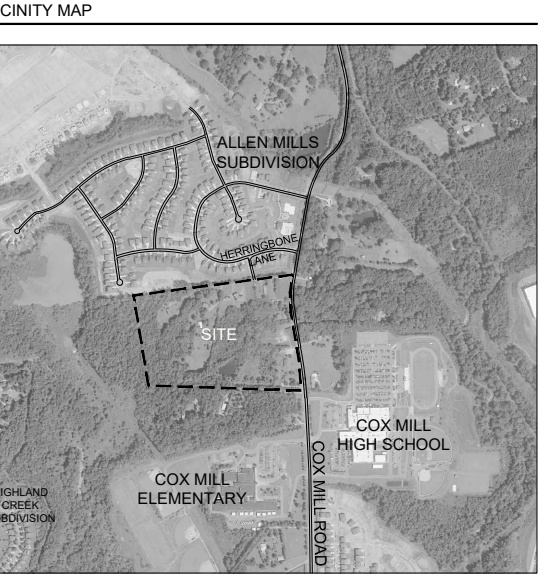


**COMMERCIAL AREA EXHIBIT:**



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**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

**PROJECT NUMBER:** 18016  
**DATE:** 02.08.2021

**REZONING +ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

**PROJ. MANAGER:** C.M.  
**DRAWN BY:** T.W + P.K.  
**CHECKED BY:** C.M.

**SCALE:**  
AS INDICATED  
**DRAWING:**  
SCHEMATIC SITE PLAN

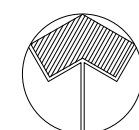
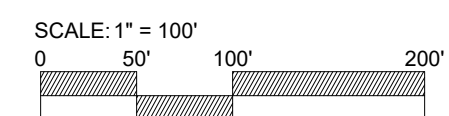
**RZ-2**

Plotfile: 18016-RZ1.dwg / 6/9/2021 5:56 PM



**1 SCHEMATIC UTILITY PLAN**  
PLAN

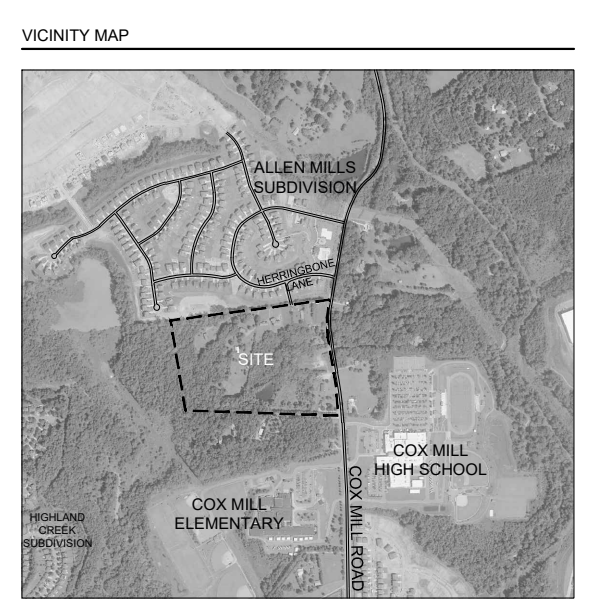
SCALE: 1" = 100'



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CLIENT / OWNER  
**AVA GLOBAL, LLC**  
407 SUTRO FOREST DR NW  
CONCORD, NORTH CAROLINA, 28027  
704.488.3290

LAND USE ATTORNEY  
**MOORE & VANALEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016  
DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.M. + P.K.  
CHECKED BY: C.M.

SEAL

SCALE  
AS INDICATED  
DRAWING  
**SCHEMATIC UTILITY PLAN**

**RZ-3**

Plotfile: 18016-RZ1.dwg / 5/9/2021 5:56 PM



ARCHITECTURE PRECEDENT:



Park View Commercial View 1  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 2  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Aerial View  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 3  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 4  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Material Palette  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN

- BOARD & BATTEN  
VERTICAL SIDING  
ARCTIC WHITE (HARDIE BOARD)
- EXTERIOR INSULATED FINISH  
VERTICAL SIDING  
AGARELLO WHITE
- BRICK MASONRY  
ALAMO (MERRIDALE BRICK)
- PHENOLIC WOOD PANEL  
METROPOLITAN WALNUT  
(STONEMOOD)
- ALUMINUM STOREFRONT &  
SLIC METALS  
EXTRA-DARK BRONZE
- PRECAST CONCRETE

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN

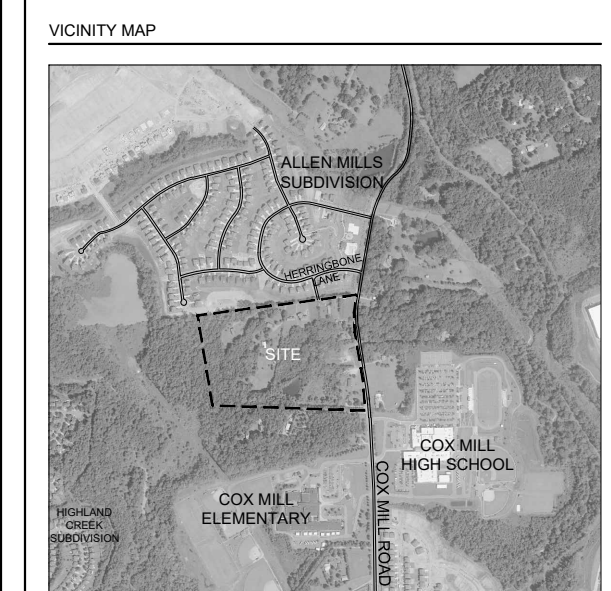


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CLIENT / OWNER  
**AVA GLOBAL, LLC**  
407 SUTRO FOREST DR NW  
CONCORD, NORTH CAROLINA, 28027  
704.488.3290

LAND USE ATTORNEY  
**MOORE & VAN ALLEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**REDLINE DESIGN**  
1023 W MOREHEAD ST #202  
CHARLOTTE, NC 28208  
704.377.2990



PROJECT  
**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

ISSUED FOR  
**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE  
AS INDICATED

DRAWING  
ARCHITECTURAL CHARACTER

**RZ-5**

**1A** OFFICE / COMMERCIAL  
CONCEPTUAL ELEVATION

ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.



- BEIGE WINDOW FRAMES, MULLIONS
- STANDARD GREY MODULAR BRICK
- GREY CMU
- 2 COLORS OF CEMENTIOUS EXTERIOR (HARDIE) BOARD, BOARD & BATTEN, AND CLAPBOARD SIDING
- GUNMETAL GREY POWDER COATED ALUMINUM HANDRAILS AT BALCONIES
- ALUMINUM GUTTERS/DOWNSPOUTS
- METAL TRIM/COPING TO MATCH GUTTERS/DOWNSPOUTS
- CHARCOAL 20 YEAR ASPHALT SHINGLES

**2** SINGLE FAMILY HOME EXTERIOR MATERIALS  
CONCEPTUAL ELEVATION



- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR (HARDIE) BOARD SIDING
- BOARD AND BATTEN

**3** TOWNHOMES (SINGLE FAMILY ATTACHED) EXTERIOR MATERIALS  
CONCEPTUAL ELEVATION



**1B** CLUB/AMENITY  
CONCEPTUAL ELEVATION

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**1 CONCEPTUAL OPEN SPACE PLAN**  
PLAN

1" = 100'

**OPEN SPACE TABS:**

Open Space	Total (sf)	Environmentally Sensitive Area (sf)	Active Open Space (sf)	Program Elements
1	165,884	90,175	75,709	Bench seating, walking trails, active lawn
2	2,717	0	2,717	Bench seating, overlook to soils conservation property
3	7,837	0	7,837	Bench seating, open lawn
4	21,423	500	20,923	Potential amenity bldg, bench seating, walking trails, active lawn
5	18,253	0	18,253	Lawn, enhanced landscape, bench seating
6	13,218	0	0	Lawn and bench seating
7	12,534	0	12,534	Active lawn, bench seating, enhanced landscape
8	15,722	0	0	Active lawn, trail, bench seating
9	18,900	0	18,900	Hardscape, outdoor seating, benches, lighting
10	5,818	0	5,818	Hardscape, outdoor seating, benches, lighting
11	23,075	0	0	Active lawn, trail, bench seating
<b>Total Site Area</b>			<b>1,221,188 sf</b>	
<b>Total Open Space Provided</b>			<b>305,381 sf (25.2%) Provided</b>	
<b>Total Upland Open Space</b>			<b>214,706 sf (95.7% of provided open space)</b>	
<b>Total Active Open Space</b>			<b>162,691 sf (53.8% of provided open space)</b>	

**CHARACTER IMAGERY:**



**DECORATIVE CROSSWALKS:**



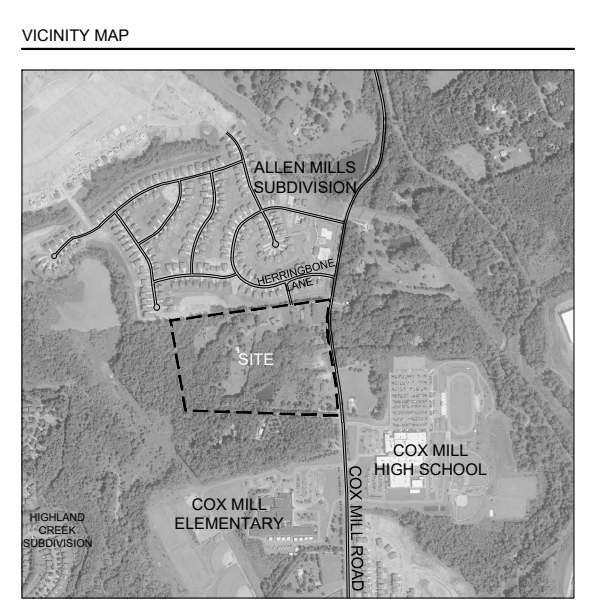
**ENHANCED ENTRY IMAGERY:**



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LAND USE ATTORNEY  
**MOORE&VANALLEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
**OPEN SPACE PLAN**

**RZ-6**

Plotfile: 18016-RZ1.dwg / 6/9/2021 5:56 PM



**TREE SAVE + TREE REPLANTING TABS:**

TREE SAVE REQUIRED:	50% OF REQ. OPEN SPACE (305,297 SF x 0.5 = 152,649 SF)
TREE SAVE AREA #1:	19,399 SF
TREE SAVE AREA #2:	23,269 SF
TREE SAVE AREA #3:	31,206 SF
TREE SAVE AREA #4:	42,533 SF
TREE REPLANTING AREA A:	16,277 SF
TREE REPLANTING AREA B:	21,659 SF

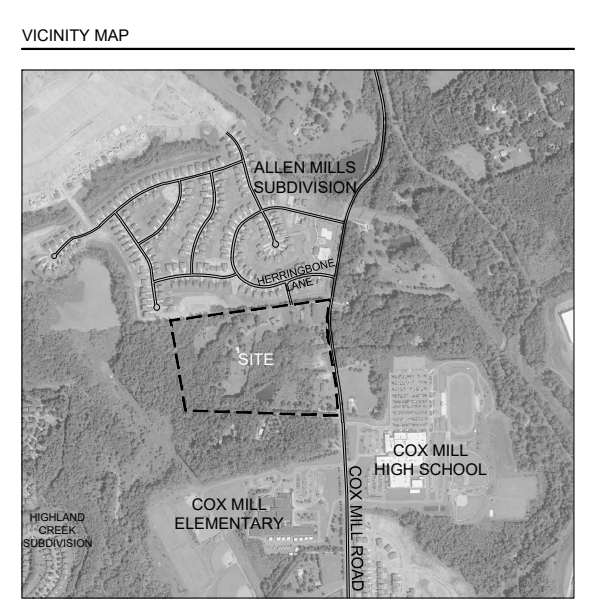
TOTAL TREE SAVE + TREE REPLANTING PROVIDED: 154,343 SF (76.3% REQ. MET BY TREE SAVE)



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704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE  
AS INDICATED

DRAWING  
**TREE SAVE + TREE REPLANTING PLAN**

**RZ-7**

**1 TREE SAVE + TREE REPLANTING PLAN**

PLAN

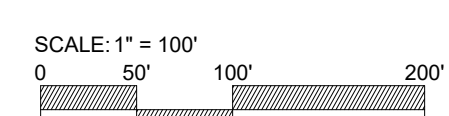
1" = 100'



**2 EXISTING CANOPY AREA**

PLAN

NTS



Plotfile: 18016-RZ1.dwg / 6/9/2021 5:56 PM

**Residential: Single Family Attached (Townhomes)**

**1090 Poole Place Townhomes (CN-PSA-2022-00133)**

1090 Poole Pl.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
8/11/2022	Yes	38	No	No	No	No	No

**Allocation Request**

Total	2023
9,120	9,120

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**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. This project will extend Poole Place and will also have private alley roads and is located to adjacent sewer.



CN-PSA-2022-00133

## 1090 Poole Place Townhomes






Type: Residential

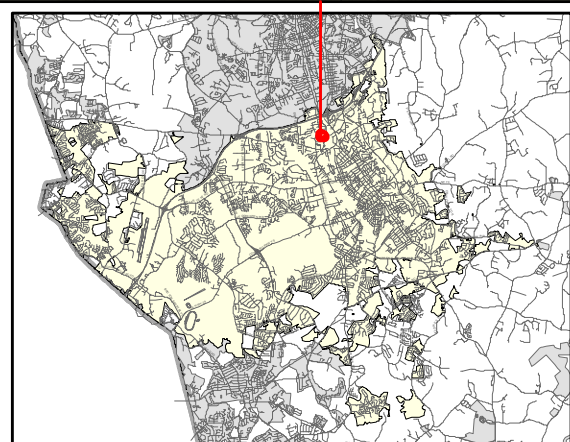
SF Attached

38 townhome units

Allocation Request: 9,120

Project Score: 1

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	1090 Poole Place Townhomes				
	<b>2.)</b>	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 ####))						
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	56119785180000	<b>3a.)</b>	Parcel Acreage:	4.82	
	<b>4.)</b>	Site Zoning and use:	RC/Townhomes	<b>5.)</b>	Area Commercial or Industrial Building (sq. ft.)	0	
	<b>6a.)</b>	Description of Facility to be served:	Townhomes	<b>6b.) Number of Lots</b>	38	<b>6c.) Number of Units</b>	38
	<b>7d.)</b>	Additional description information:	Townhome project consisting of private roads				

<b>B. Applicant Information</b>	Gaines Edd Estate and Others		C/O Chase DRM LLC		
	(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		2208 W Cone Blvd		
	(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		Greensboro, NC 27408		
	(Applicant's Phone Number)		(Applicant's Facsimile Number)		
	Romil	Chudgar	romilk03@yahoo.com		
	(Name with Title and Email of contact person, who can answer questions about application)		(Applicant's Email Address)		
<b>REQUIRED</b>					
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.					

<b>C. Design Engineer Information if available</b>	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):

<input checked="" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 9,120 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	240 gal/ day	38	GPD 9,120
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**E. Applicant Acknowledgement**

**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.

Romil Chudgar Signature: \_\_\_\_\_ Date: 8-15-22

## **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.

**Tuckers Walk Subdivision Ph 3 (CN-PSA-2022-00138)**

10216 Meeting House Dr. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
No	Yes	18	Yes	No	No	Yes	Yes

**Allocation Request**

Total	2023
2,640	2,640

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	1	0	1	0	2

Brief Summary

The applicant is requesting sewer allocation for 18 townhomes located at 10216 Meeting House Dr. NW. This project was rezoned to PUD in 2018 and contains townhomes and commercial outparcels. The site is appropriately zoned for the proposed use and is phase three of Tuckers Walk and was preliminary platted in 2018 (PRS2018-01573). Tuckers Walk Phase 1 was platted in 2018 (PRS2018-03090) with a revision to approved plans in 2020. Phase 2 construction documents were submitted in 2019 (PRS2019-00893) and issued 7/28/2020. They are looking to build and final plat the third phase.





CN-PSA-2022-00095

Tuckers Walk Subdivision Phase 3






Type: Residential

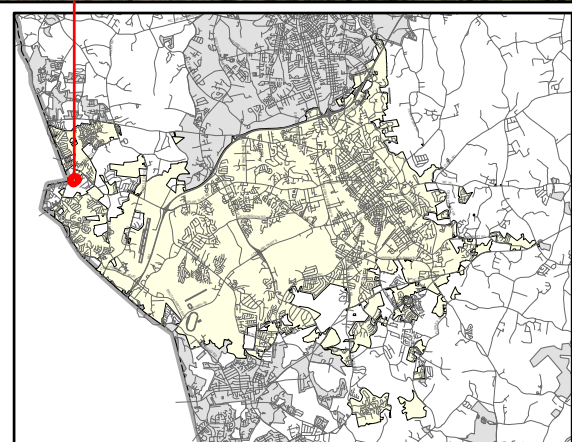
SF Attached

11 units

Allocation Request: 2,640

Project Score: 2

-  Parcels
-  Rivers
-  Developments
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	<b>TUCKERS WALK SUBDIVISION - PH 3</b>			
	2.)	Description of project location:	SOUTH OF INTERSECTION OF HARRIS ROAD AND POPLAR TENT ROAD <small>(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 ###)</small>			
	3.)	Cabarrus County Parcel Identification Number:	46719016030000	3a.)	Parcel Acreage:	11.769
	4.)	Site Zoning and use:	PUD - RESIDENTIAL	5.)	Area Commercial or Industrial Building	0
	6a.)	Description of Facility to be served:	SINGLE FAMILY HOME	6b.) Number of Lots	11	6c.) Number of Units
	6a.)				11	
	7d.)	Additional description information:	11 SINGLE FAMILY TOWN HOMES			
<b>B. Applicant Information</b>	<b>DAVID S. MILLER</b> <b>MANAGER</b> (Title)		<b>10815 SIKES PLACE SUITE 300</b>			
	<small>(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)</small>		<small>(Applicant's Street or Box Number)</small>			
	<b>STREETSCAPE TW, LLC</b>		<b>CHARLOTTE, NC 28277</b>			
	<small>(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)</small>		<small>(Applicant's City, State, Zip Code)</small>			
	<b>(704) 321-1000</b>					
	<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>			
<b>LARISSA COLES</b> (Name)		<b>ENGINEER</b> (Email)	<b>larissa@odomengineering.com</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>LARISSA M. COLES, P.E.</b>		<b>ODOM ENGINEERING, PLLC</b>			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	029478		169 OAK STREET			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	<b>(828) 247-4495 EX.18</b>		<b>FOREST CITY, NC 28043</b>			
<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
<b>Larissa Coles</b>		<b>larissa@odomengineering.com</b>				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

<input checked="" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 2640 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T .0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BEDROOM RESIDENTIAL	80 gal/ DAY/BEDROOM	11	GPD 2640
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 2640</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

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

David S Miller  
 Signature:

9/28/2022  
 Date:

## Narrative For Tucker's Walk Phase 3 Sewer Allocation Application

June 30, 2022

Dear Mayor Dusch and Concord City Council

This application is a resubmittal, with reduced units, of the allocation application reviewed on September 20, 2022. Immediately prior to the discussion on our allocation request at the previous meeting, the townhome category available gallons per day were reduced (due to an allocation granted to another project) to 2,767 gallons per day which were insufficient to meet the needs of the total allocation of 4,320 Gallons per day requested for our 18 lot phase 3 of Tucker's Walk townhome subdivision. Therefore, this request reduces our request for phase 3 to 11 townhome lots and an allocation of 2,640 gallons per day which would be within the remaining available capacity in the townhome category. At the September 20<sup>th</sup> allocation meeting, our project received the second highest City council ranking in the townhome category. Therefore, if the ranking stayed the same, our reduced request to only 11 lots should satisfy the City's criteria for approval as the revised request would be within the remaining townhome capacity.

The description of the request below is similar to our earlier submitted narrative except for the reduction of lots to 11 from 18.

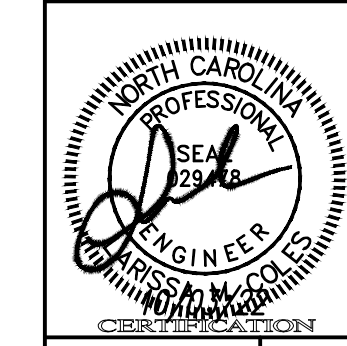
Tucker's Walk is a Planned Unit Development at the Southern to Southwestern Corner of Poplar Tent Rd. and Harris Rd. The preliminary plat for the Planned Unit Development was approved by the City of Concord on November 13, 2018. The Planned Unit Development consists of multiple phases including a 38,000 square foot medical office park, 30,000 square feet of commercial development and a 91 single family townhome subdivision. All of the project, except for the final 18 lots in Phase 3 of the PUD, has been permitted and completed. Permits for sewer and water have previously been issued for the Medical office park (PermitWQ0039877 dated 3/28/2018 and Modified Permit WQ0039877 dated 10/8/2021) and the commercial lots and 73 of the 91 residential lots. (Sewer allocations for Phase I of the Tucker's Walk residential subdivision and the commercial lots were approved on 10/14/2019, Project 2019-053 and the sewer allocations were approved for Phase 2 of the Tucker's Walk residential subdivision on 8/27/2020, Project 2019-053. Furthermore, the sewer and water lines have been installed with the exception of the lateral lines to serve the final 18 lots in Phase 3. Currently, the PUD as designed and completed will represent a total investment by Raley Miller Properties and our homebuilder Meeting Street Homes of approximately \$60 Million.

Upon commencement of the development in 2018, we confirmed that sewer and water utilities were available in adequate capacity for the entire development. Our construction plans and preliminary approved plat have always shown the residential development to total 91 lots and to be constructed in multiple phases. We were surprised to learn that after installing all of the infrastructure as approved, we would experience a situation where the final 18 lots could possibly not be allowed sewer entitlements. We are requesting sewer allocations for only 11 of the remaining 18 lots so as to not exceed the remaining capacity. The 11 lots requested only require an additional 2,640 gallons of sewer usage per day. The rest of our project has already been approved for a total of 38,280 gallons per day.

We look forward to your support and approval of our reduced request for 2,640 gallons per day of sewer allocation for 11 lots within our final phase of the Tucker's Walk Planned Urban Development.

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

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

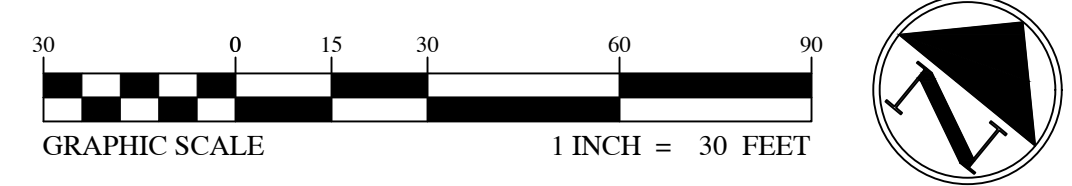
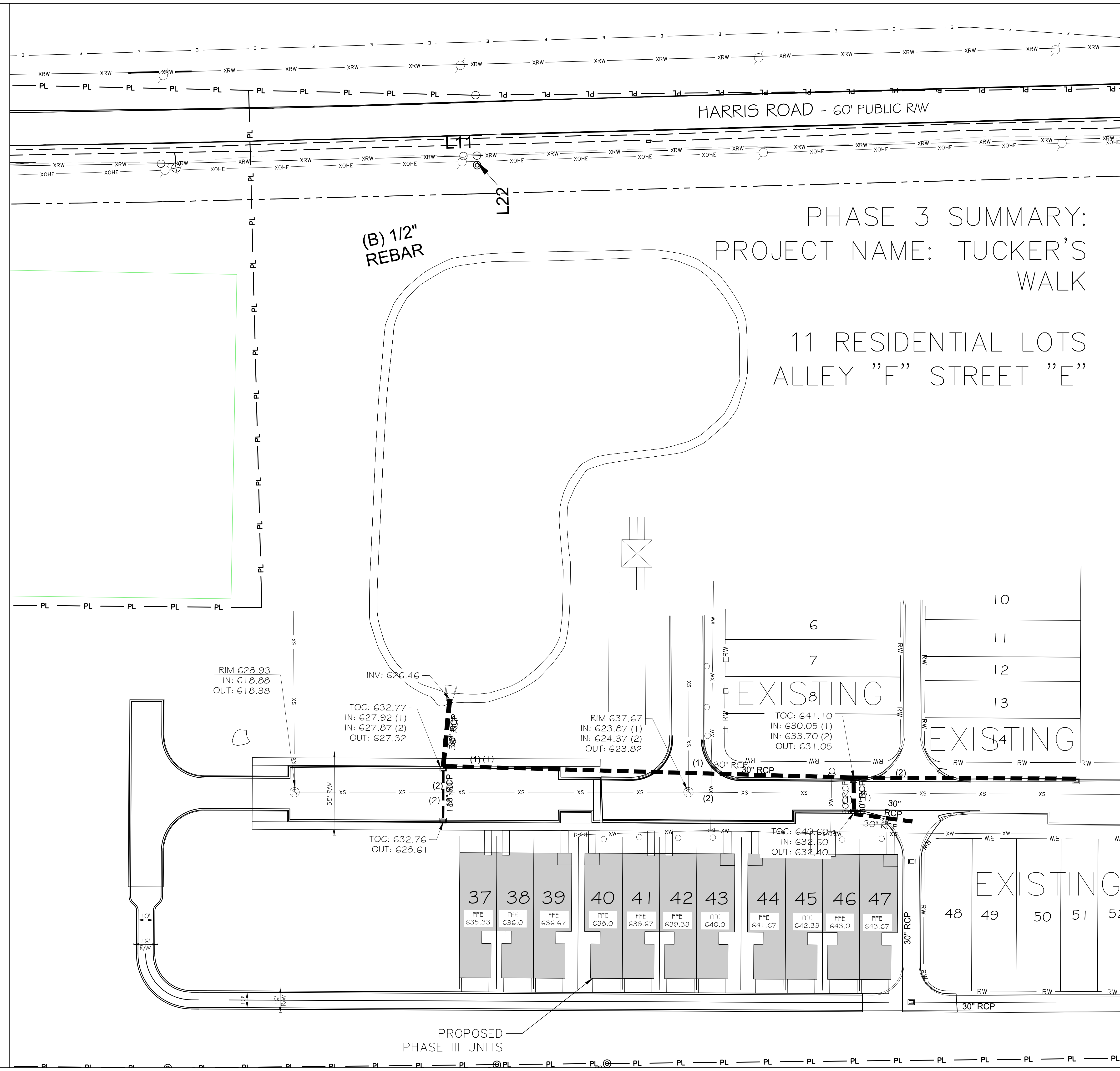


PLANS FOR  
**TUCKERS WALK PHASE 3**  
HARRIS RD., CONCORD, NORTH CAROLINA  
**SITE PLAN**



SCALE: 1" = 30'  
DATE: 100322  
DRAWN BY: EHM  
CHECKED BY: LMC  
PROJECT MGR: LMC  
SHEET:  
C-3

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



Drawing name: Z:\2020\20178 - TUCKER'S WALK\DWG\2022\_1003\_ TUCKERS WALK.dwg Plotted on: Oct 03, 2022 - 12:37pm

**Residential: Single Family Attached (Townhomes)**

**Weddington Ridge Phase 3 (CN-PSA-2022-00140/PRS2021-03324)**

7515 Ruben Linker Rd. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	137	Yes	Yes	Yes	Yes	No

**Allocation Request**

Total	2023	2024	2025
<b>34,320</b>	12,000	12,000	10,320

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
2	0	0		0	1	0	<b>3</b>

**Brief Summary**

137 townhomes located on Ruben Linker Rd. City Council considered this case in March of 2022, and did not allocate sewer for the project at that time. This project has also come before City Council for sewer allocation in July of 2022 and September of 2022, and did not allocate sewer for this project at that time. This is the back half of a Special Use Permit that was granted by Planning and Zoning Commission on June 19, 2018. At the time of the special use permit, townhomes were permitted in the C-2 zoning district by right, so the area was not included within the bounds of the special use permit. The applicant pursued an amendment to the special use permit to go to 648 apartments over the entire site, which was denied by the Planning and Zoning Commission on December 17, 2019. The applicant then proceeded with the development of the apartment units under the entitlements granted by SUP 05-18 in two phases. City Staff has administratively authorized the townhomes to proceed under the former entitlements although townhomes were removed as a permitted use from the C-2 zoning district on December 12, 2019. The preliminary plat is pending payment of \$400 in fees as of May 16, 2022. A 30' greenway easement is being dedicated as part of this project. This site is part of the Weddington Road Corridor Plan.

**Outstanding Items**

On the last round of review, there are several technical requirements not met that will require a few adjustments. An approved copy of the NCDEQ erosion control permit has not been received by the City.



CN-PSA-2022-00140

### Weddington Ridge Phase 3 - Townhomes

Type: Residential

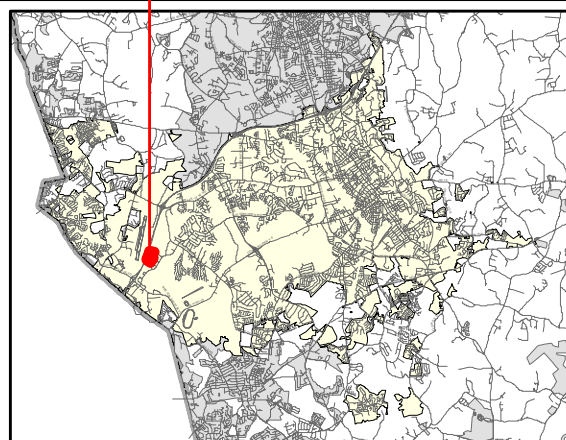
SF Attached

137 townhome units

Allocation Request: 34,320

Project Score: 3

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	Weddington Ridge Phase 3			
	<b>2.)</b>	Description of project location:	8150 Weddington Riad, 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 ####))					
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	45991783680000	<b>3a.)</b>	Parcel Acreage:	25.66
	<b>4.)</b>	Site Zoning and use:	C-2	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.)
	<b>6a.)</b>	Description of Facility to be served:	Townhomes	<b>6b.) Number of Lots</b>	NA	<b>6c.) Number of Units</b> 137
	<b>7d.)</b>	Additional description information:	Phase 3 is 137 Townhome Units			
<b>B. Applicant Information</b>	Tony Chen		Managing Director		(Title)	
	Crescent Acquisitions, LLC		601 S. Tryon St, Suite 800			
	(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.)					
	(315) 480-2883		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 Phone Number)		(Applicant's City, State, Zip Code)			
	(Applicant's Facsimile Number)		(Applicant's Email Address)			
Dan		(Name)	Gualtieri		(Email)	
<b>REQUIRED</b> <b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>						
<b>C. Design Engineer Information if available</b>	Robert Cash		CESO, Inc			
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	033448		4601 Park Road, Suite 650			
	(NCPE Registration Number)					
	(803) 802-1459		Charlotte, NC 28209			
	(Phone Number)					
	Peter Day		bob.cash@cesoinc.com			
(Name and affiliation of contact person, who can answer questions about application & designs)						





April 25, 2022

M. Sue Hyde, PE  
City of Concord Engineering Department  
PO Box 308  
Concord, NC 28026

RE: Weddington Ridge Phase 3  
Sanitary Sewer System

Crescent Communities, LLC is proposing to develop a residential community on Weddington Road, in Concord, North Carolina. The development is located on three parcels totaling approximately 48.7 acres and will consist of both multifamily apartments and townhomes to provide high quality, new construction housing to over 400 households who will contribute to the long-term economic growth of Concord. The project includes 297 apartments and 137 townhomes. Crescent Communities projects a total investment of over \$120 million in the development of this neighborhood, including nearly \$90 million of construction work. The project is located within the Weddington Road Area Plan and includes the construction of a new public street connecting Weddington Road and Ruben Linker Road, improving connectivity in this area.

Although the project is broken up into three phases for permitting, Crescent intends to develop 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 approved SUP proposed townhomes on the western half of the site (Phase 3) which allows the townhomes to be developed in the existing C-2 zoning.

The townhomes of this development will include a mix of 3- and 4-bedroom units with private garages and backyard space. Site amenities will include nature walking trails, outdoor gathering areas, as well as an easement dedication for a future greenway connection.

A willingness to serve letter was obtained for Phase 1 of the development on 11/17/2020 (requires that the project commence construction within two years) as well as a private sewer permit from NCDEQ on 7/13/2021. The approved allocation was to serve Phase I consisting of multifamily apartment buildings. Crescent Communities is requesting sewer allocation for the townhome portion of the development (34,320 gpd).

We are nearing approval of our land development plans for Phase I-III. Construction is anticipated to commence for all three portions of the development once we receive the remaining sewer capacity allocation needed for the entire project (as defined as "Phase II" and "Phase III" for planning and permitting purposes).

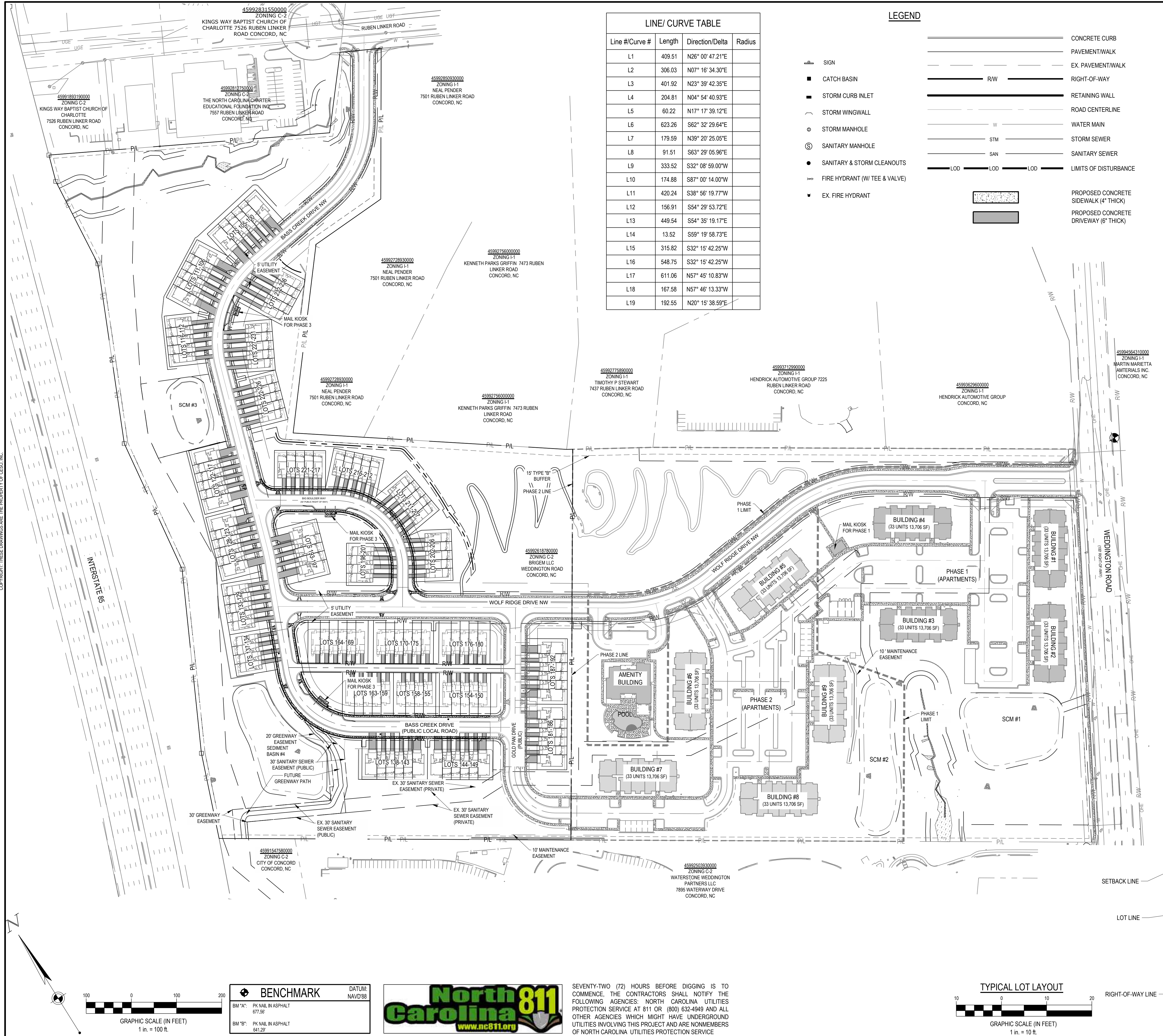
We believe this development will be a great location for new and existing Concord residents to call home as it provides a convenient location to access the jobs, amenities and community that the City of Concord has to offer.

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



**LINE/ CURVE TABLE**

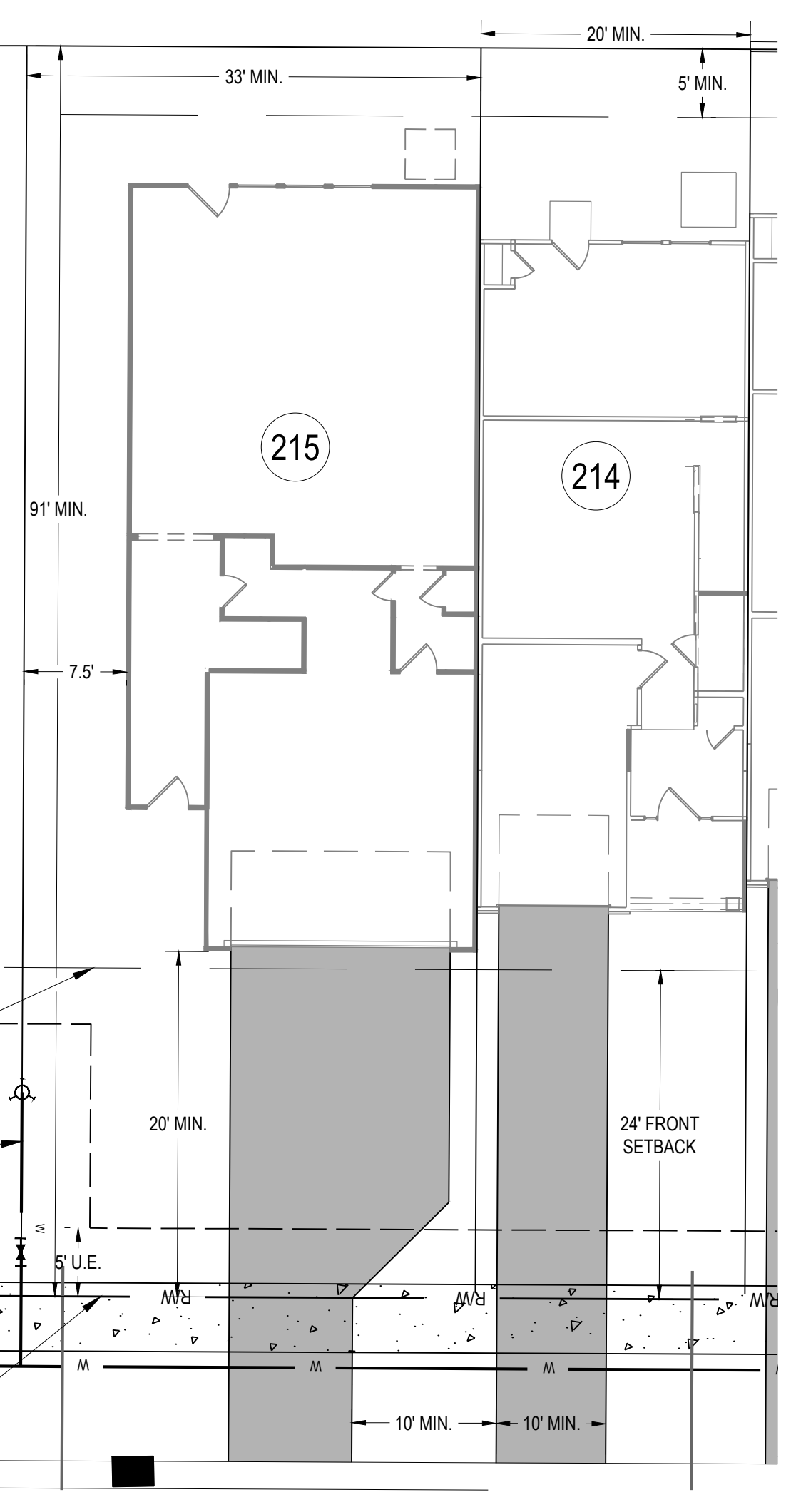
Line #/Curve #	Length	Direction/Delta	Radius
L1	409.51	N26° 00' 47.21"E	
L2	306.03	N07° 16' 34.30"E	
L3	401.92	N23° 39' 42.35"E	
L4	204.81	N04° 54' 40.93"E	
L5	60.22	N17° 17' 39.12"E	
L6	623.26	S62° 32' 29.64"E	
L7	179.59	N39° 20' 25.05"E	
L8	91.51	S63° 29' 05.96"E	
L9	333.52	S32° 08' 59.00"W	
L10	174.88	S87° 00' 14.00"W	
L11	420.24	S38° 56' 19.77"W	
L12	156.91	S54° 53' 53.72"E	
L13	449.54	S54° 35' 19.17"E	
L14	13.52	S69° 19' 58.73"E	
L15	315.82	S32° 15' 42.25"W	
L16	548.75	S32° 15' 42.25"W	
L17	611.06	N57° 45' 10.83"W	
L18	167.58	N57° 46' 13.33"W	
L19	192.55	N20° 15' 38.59"E	

**LEGEND**

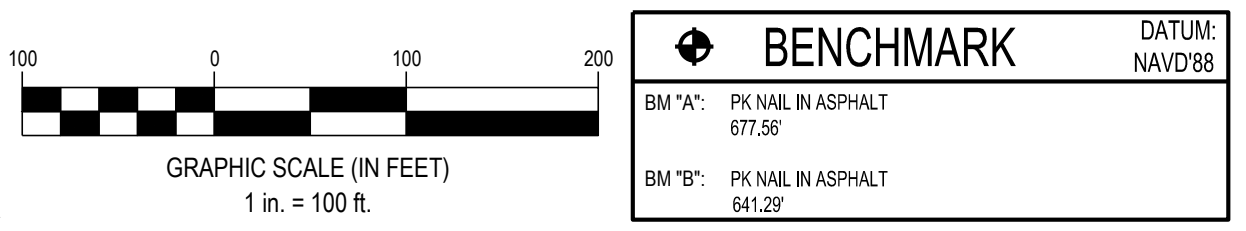
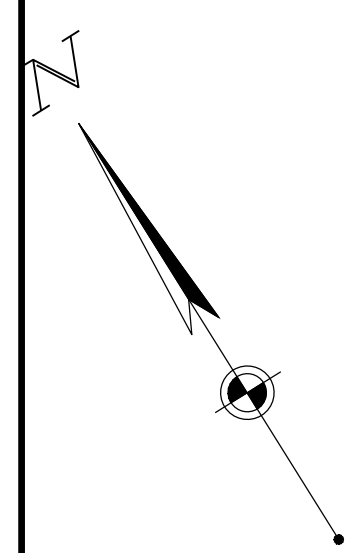
- CONCRETE CURB
- PAVEMENT/WALK
- EX. PAVEMENT/WALK
- RIGHT-OF-WAY
- RETAINING WALL
- ROAD CENTERLINE
- W — WATER MAIN
- STM — STORM SEWER
- SAN — SANITARY SEWER
- LOD — LIMITS OF DISTURBANCE
- PROPOSED CONCRETE SIDEWALK (4" THICK)
- PROPOSED CONCRETE DRIVEWAY (6" THICK)
- SIGN
- CATCH BASIN
- STORM CURB INLET
- STORM WINGWALL
- STORM MANHOLE
- ⊙ SANITARY MANHOLE
- SANITARY & STORM CLEANOUTS
- FIRE HYDRANT (W/ TEE & VALVE)
- ▼ EX. FIRE HYDRANT

**PHASE 3 PROJECT DATA TABLE**

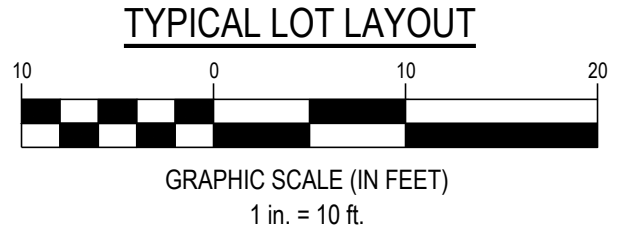
SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	48.7± AC
PHASE 1 & 2 AREA:	22.6± AC
PHASE 3 AREA:	26.1± AC
P.I.D. NO.:	45991783680000, 45992646620000, 45992684130000
EXISTING ZONING:	C-2
PROPOSED USE:	TOWNHOMES (SUP 05-18)
MAXIMUM DENSITY:	15 DUA
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	56 FT (MAX)
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	25 FT (MAX)
PROPOSED BUILDING SQUARE FOOTAGE:	1,400 FT <sup>2</sup> (MAX)
FRONT SETBACK:	24 FT (20' IF REAR-LOADED)*
*NOTE: CORNER LOTS HAVE TWO FRONTS AND BOTH WOULD HAVE A FRONT SETBACK OF 20'.	
SIDE SETBACK (EXTERIOR UNITS):	7.5 FT
REAR SETBACK:	5 FT
PROPOSED # OF UNITS:	137 TOWNHOME LOTS
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 3 DENSITY:	137 UNITS / 26.1 ACRES = 5.25 DUA
PHASE 3 LOT ACREAGE	MINIMUM LOT ACREAGE = 0.040
	AVERAGE LOT ACREAGE = 0.050
PHASE 3 OPEN SPACE	(12.3 ACRES / 26.1 ACRES) X 100 = 47% OPEN SPACE
PHASE 3 ACTIVE OPEN SPACE	0.30 AC
STREET R-O-W AREA (PHASE 3)	1.61 AC
BASS CREEK DRIVE C.L. LENGTH:	651 FT (TOTAL LENGTH)
ALLEY C.L. LENGTH	502 FT
PHASE 3 PERVIOUS AREA:	17,964± AC
PHASE 3 IMPVIOUS AREA:	7,790± AC
ROAD IMPVIOUS AREA:	2,550± AC
SIDEWALK IMPVIOUS AREA:	0.865± AC
DRIVEWAY IMPVIOUS AREA:	1.062± AC
BUILDING IMPVIOUS AREA:	3,313± AC
BASIN 3 IMPVIOUS:	3,723± AC
BASIN 4 IMPVIOUS:	3,826± AC
ANTICIPATED FINAL PLATTING DATE:	FEBRUARY 2023




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



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE AT 811 OR (800) 632-4949 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE




  
**CESO**  
 WWW.CESOINC.COM

REVISION DESCRIPTION

NO. DATE

CESO NC, Co.  
 3601 RIGBY ROAD, STE 300  
 MIAMISBURG, OH 45342  
 (937) 435-8584  
 COA: C-4740

ROBERT CASH, PE  
 BOB.CASH@CESOINC.COM

  
 Robert L. Cash  
 State of North Carolina  
 No. 033448  
 Date: 2022.01.20  
 Exp: 25.05.20

**CRESCENT ACQUISITIONS, LLC**  
**WEDDINGTON RIDGE**  
**PHASE 3 - TOWNHOMES**  
 WEDDINGTON ROAD, CONCORD, NC

**MASTER SITE PLAN**

ISSUE:  
 NOT FOR CONSTRUCTION  
 DATE:  
 OCTOBER 21, 2021

JOB NO.: 759758-01  
 DESIGN: C. GRAMMER  
 DRAWN: J. TEW  
 CHECKED: P. DAY

SHEET NO.  
**C4.00**

ICESO\LOCAL\ROOT\DATA\PROJECTS\CRESCENT COMMUNITIES\759758-01 CRESCENT COMMUNITIES - WEDDINGTON RIDGE - TOWNHOMES\03-CIVIL\PLAN04 - SHEETS\C4.0 SITE PLAN.DWG - 1/20/2022 3:00 PM

**Residential: Single Family Attached (Townhomes)**

**Wallace Meadows (CN-PSA-2022-00144/PRS2018-02493)**

10560 Harris Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
3/8/2018	Yes	80	Yes	Yes	No	No	No

**Allocation Request**

Total	2023	2024
19,440	12,000	7,440

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	0	0	0

**Brief Summary**

The Wallace Meadows project was rezoned in 2018 for 121 townhome units. This parcel is zoned RV-CD and is located near the Town of Huntersville. This project submitted a preliminary plat in 2018 and it was approved but wasn't paid for and issued until 2022 (CN-PLP-2018-00024). The applicant also submitted construction documents for 80 units in 2018 under record PRS2018-02493. As of June 2021, the system is waiting for a resubmittal. This project applied for sewer allocation in March 2022 and was not awarded sewer that round.



CN-PSA-2022-00144

## Wallace Meadows






Type: Residential

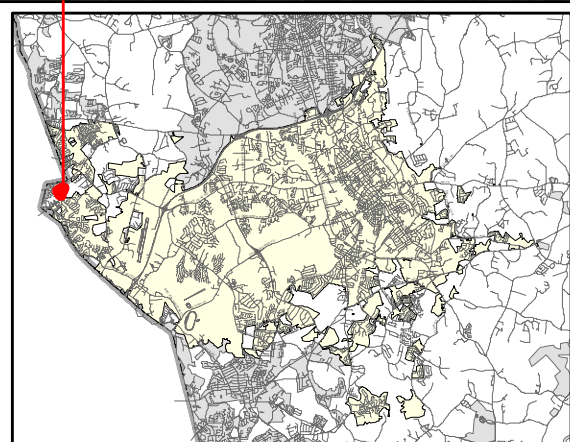
SF Attached

80 townhome units

Allocation Request: 19,440

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Wallace Meadows			
	2.)	Description of project location:	10560 Harris Rd. 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:	46706884640000	3a.)	Parcel Acreage:	15.20
	4.)	Site Zoning and use:	RV-CD-Vacant	5.)	Area Commercial or Industrial Building	(sq. ft.) N/A
	6a.)	Description of Facility to be served.	Residential Subdivison	6b.) Number of Lots	81	6c.) Number of Units 80
	7d.)	Additional description information:				
<b>B. Applicant Information</b>	Brad Dyer		Project Manager		(Title)	
	2857 Westport Road		(Applicant's Street or Box Number)			
	Eastwood Homes		Charlotte, NC 28208			
	(980) 721-0919		(Applicant's City, State, Zip Code)			
	(Applicant's Phone Number)		(Applicant's Facsimile Number)			
	Brad Dyer- Project Manager (Name)		bdyer@eastwoodhome.com (Email)		(Applicant's Email Address)	
	(Name with Title and Email of contact person, who can answer questions about application)					
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	Robert Cash		CESO			
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	033448		4601 Park Road, Suite 650			
	(NCPE Registration Number)		(Street or Box Number)			
	704-521-7898		Charlotte, NC 28031			
	(Phone Number)		(City, State, Zip Code)			
Robert Cash		bob.cash@cesoinc.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):

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

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

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

3.) Pretreatment required:

No  
 Yes (Specify or attach effluent documentation)  
 \_\_\_\_\_

4.) Volume of wastewater flow to be allocated for this particular project: 19,440 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 . 114  
 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. 14] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.  
**{Flow rates NOT listed in table 5A 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
Dwelling Unit (3bdm)	240 gal/	81	GPD 19,440
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 19,440</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Brad Dyer, 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:

Oct 18, 2022  
 Date:



October 20, 2022

M. Sue Hyde, PE  
City of Concord Engineering Department  
PO Box 308  
Concord, NC 28026

RE: Wallace Meadows  
Sanitary Sewer System

Eastwood Homes is proposing to develop a residential community on Harris Road, in Concord, North Carolina. The development is located on one parcel and totals approximately 15.20 acres and will consist of townhomes to provide high quality, new construction housing to 81 households who will contribute to the long-term economic growth of Concord. Eastwood Homes projects a total investment of over \$7,500,000.00 in the development of this neighborhood, including nearly \$17,000,000.00 of construction work. The price point for the townhomes will be starting in the high \$300k range.

In general, the subject site is located on the north side of Harris Road, in Concord, North Carolina. The triangular-shaped site is bounded by Harris Road to the East, an existing gravel driveway with single-family homes to the south, and a stream to the west. The property was is zoned as City of Concord RV-CD.

The townhomes proposed for this development will include a mix of 3 and 4-bedroom units, with private garages. Site amenities include a tot lot playground area by others and a 5-foot nature trail.

The project is being converted to a private sewer system. The construction documents and permitting applications to NCDEQ are completed at this time and ready for review.

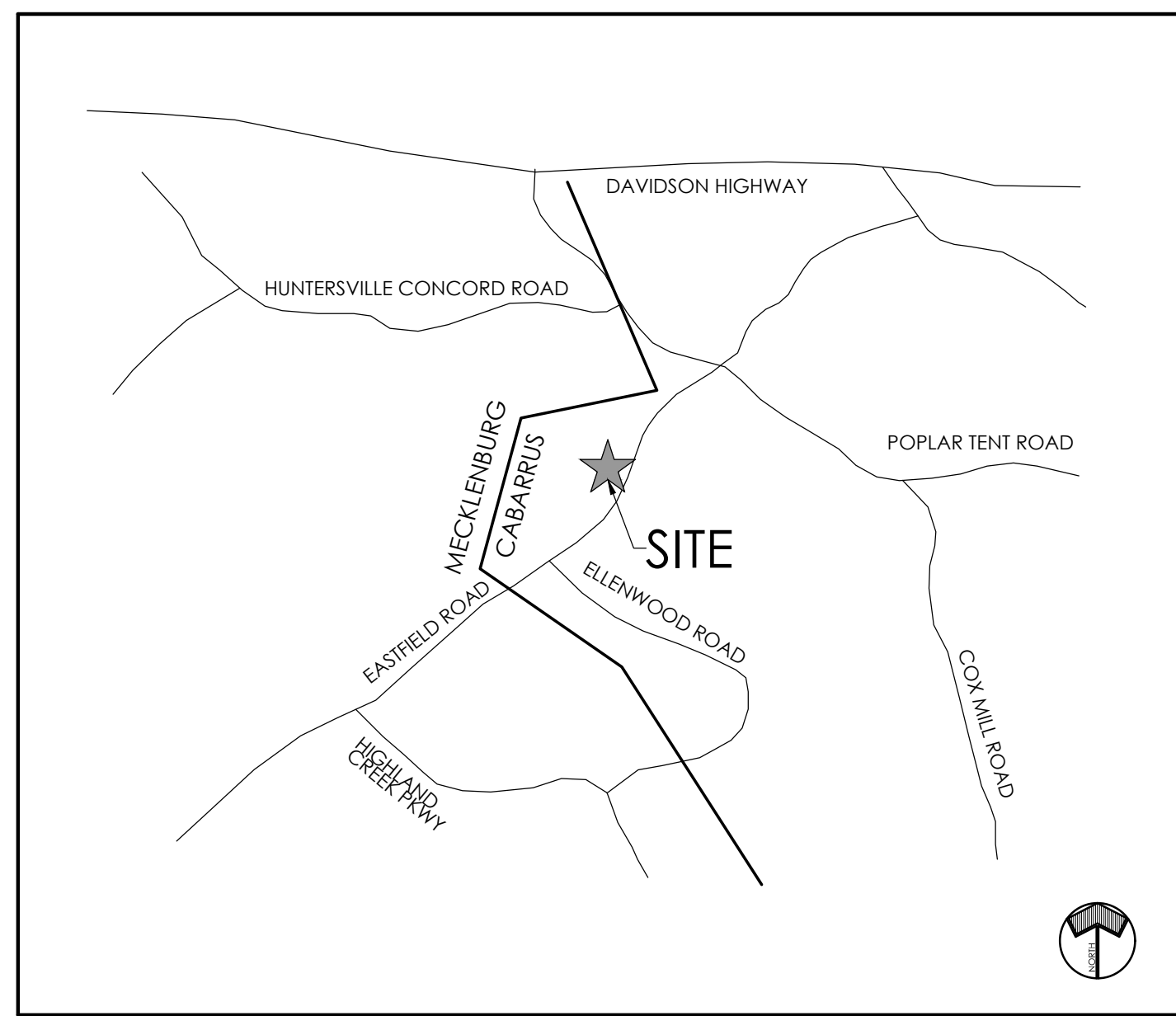
We believe this development will be a great location for new and existing Concord residents to call home as it provides a convenient location to access the jobs, amenities and community that the City of Concord has to offer.

Respectfully,



Robert Cash, PE  
Senior Program Director, Civil Engineering

Initials: RLC



VICINITY MAP  
SCALE: N.T.S.

TOTAL SITE ACREAGE = 15.20 AC  
 CABARRUS COUNTY ZONING = MDR  
 PROPOSED ZONING = RV-CD (CITY OF CONCORD)  
 8 DWELLING UNITS / ACRE ALLOWED  
 ALLOWABLE: 121 DWELLING UNITS  
 PROVIDED: 5 DWELLING UNITS / ACRE  
 MULTI-FAMILY UNITS = 80  
 66.1% OF ALLOWABLE DENSITY

REQUIRED OPEN SPACE (12%)  
 662,446 x 0.12 = 79,493 SF (1.825 AC)

PROVIDED OPEN SPACE: (29%)  
 145,683 (3.34 AC) (OPEN SPACE HATCH)  
 (INCLUDES ACTIVE OPEN SPACE: 7,301 SF)

50% OF THE CREEK & POND AREA  
 (94,100 x 0.5 = 47,050 SF (WATER MGMT AREA))

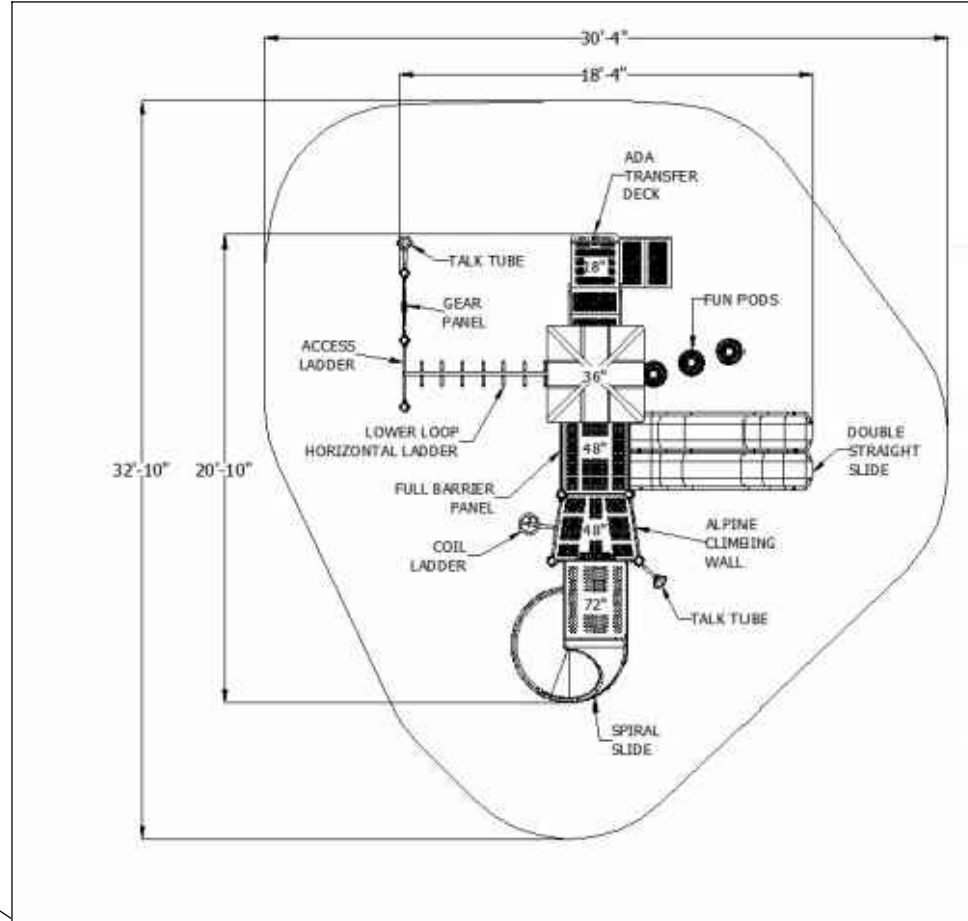
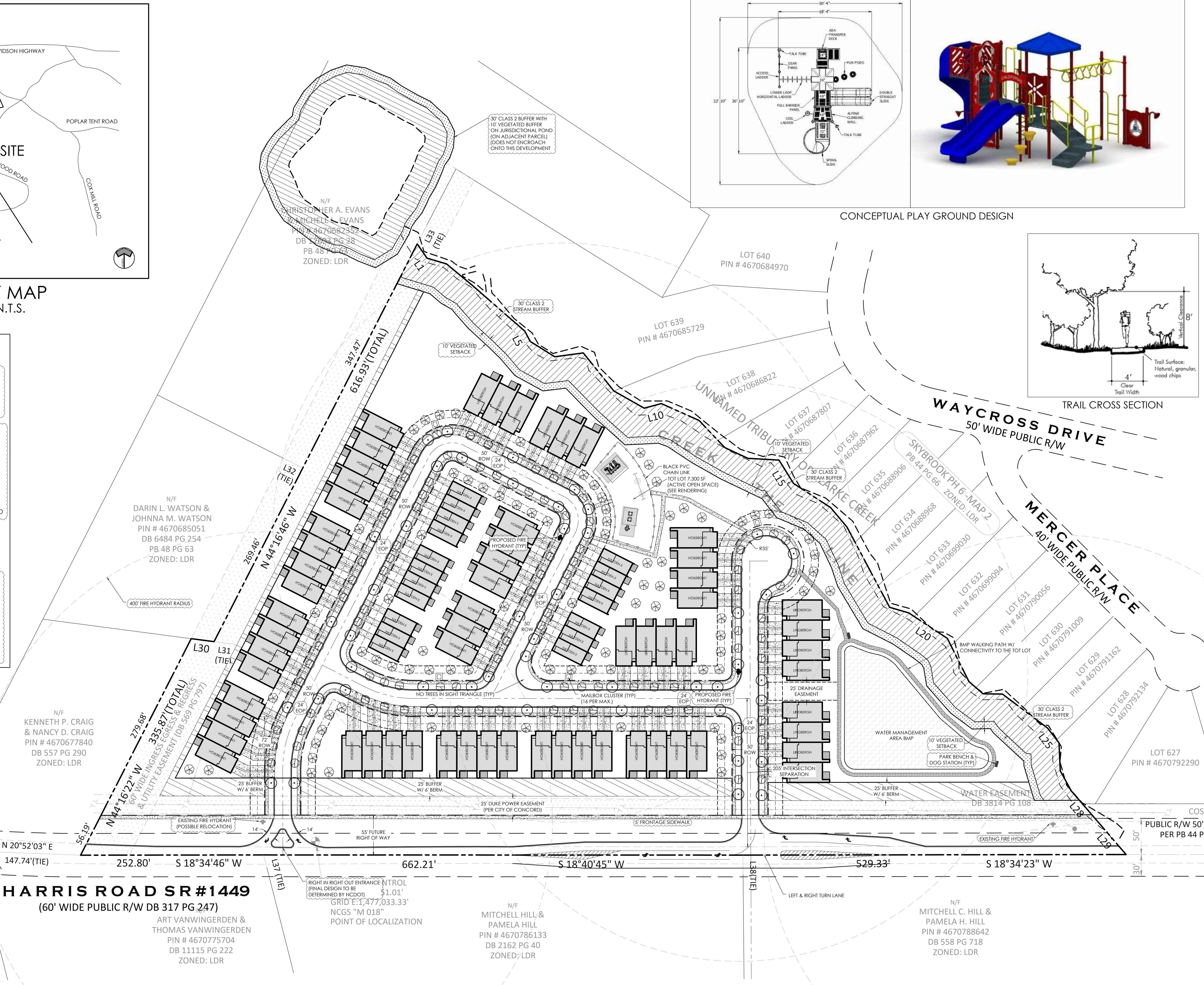
TOTAL OPEN SPACE PROVIDED: 192,733 SF (4.424 AC)  
 17% ADDITIONAL OPEN SPACE PROVIDED VS REQUIRED

IMPERVIOUS SURFACE:  
 222,736 SF, (5.11 AC), 33.6%  
 \*(INCLUDES ROADS, WALKS, BUILDING FOOTPRINTS AND DRIVES)

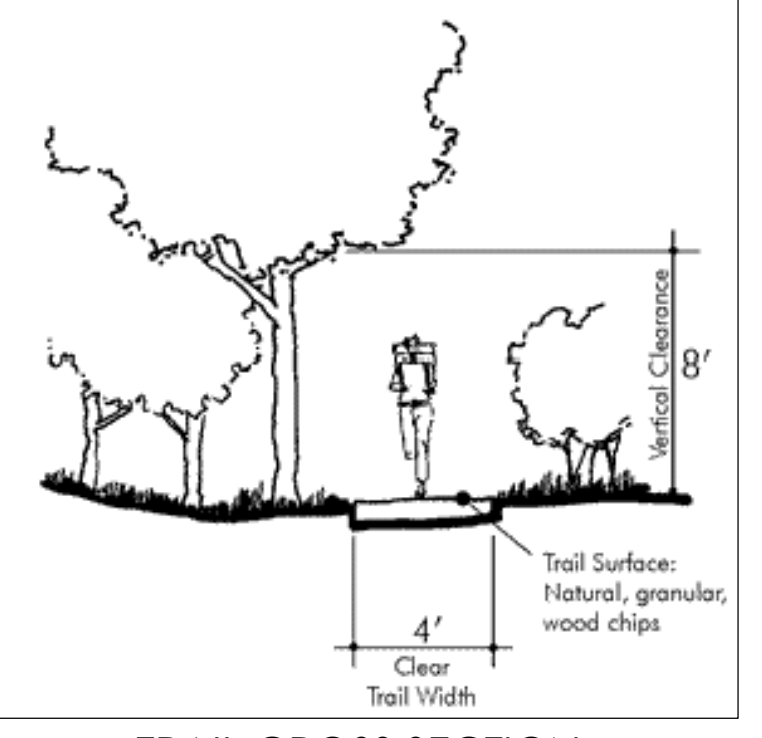
STREET TREES LEGEND:  
 SHADE STREET TREES  
 1 PER 100 LF (4,250 LF) = 43 TREES REQUIRED  
 49 TREES PROVIDED

ORNAMENTAL STREET TREES  
 1 PER 50 LF (4,250 LF) = 85 TREES REQUIRED  
 88 TREES PROVIDED

FRONT YARD TREES LEGEND:  
 1 TREE PER UNIT = 80 TREES REQUIRED  
 80 TREES PROVIDED



CONCEPTUAL PLAY GROUND DESIGN



TRAIL CROSS SECTION

**HensonFoley**  
 Landscape Architecture | Civil Engineering | Surveying  
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078  
 p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com  
 NC ENGINEERING BOARD LICENSE # C-2781  
 NC LAND SURVEYING BOARD LICENSE # PL-189

NORTH ARROW  
 GRAPHIC SCALE 1"=60 FT.

**WALLACE MEADOWS**  
 PIN # 4670688464  
 10560 HARRIS ROAD, HUNTERSVILLE (CABARRUS COUNTY) 28078

**OVERALL SKETCH PLAN**

REVISIONS:


X-BASE:218001-R8.DWG  
 PROJECT NUMBER: 218001  
 DATE: 03/12/18 DRAWN BY: HFI  
 SHEET **EX01**

**Residential: Single Family Attached (Townhomes)**

**Ervin Property (CN-PSA-2022-00155)**

750 Old Charlotte Rd. SW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
6/24/2021	Yes	81	No	No	Yes	Yes	No

**Allocation Request**

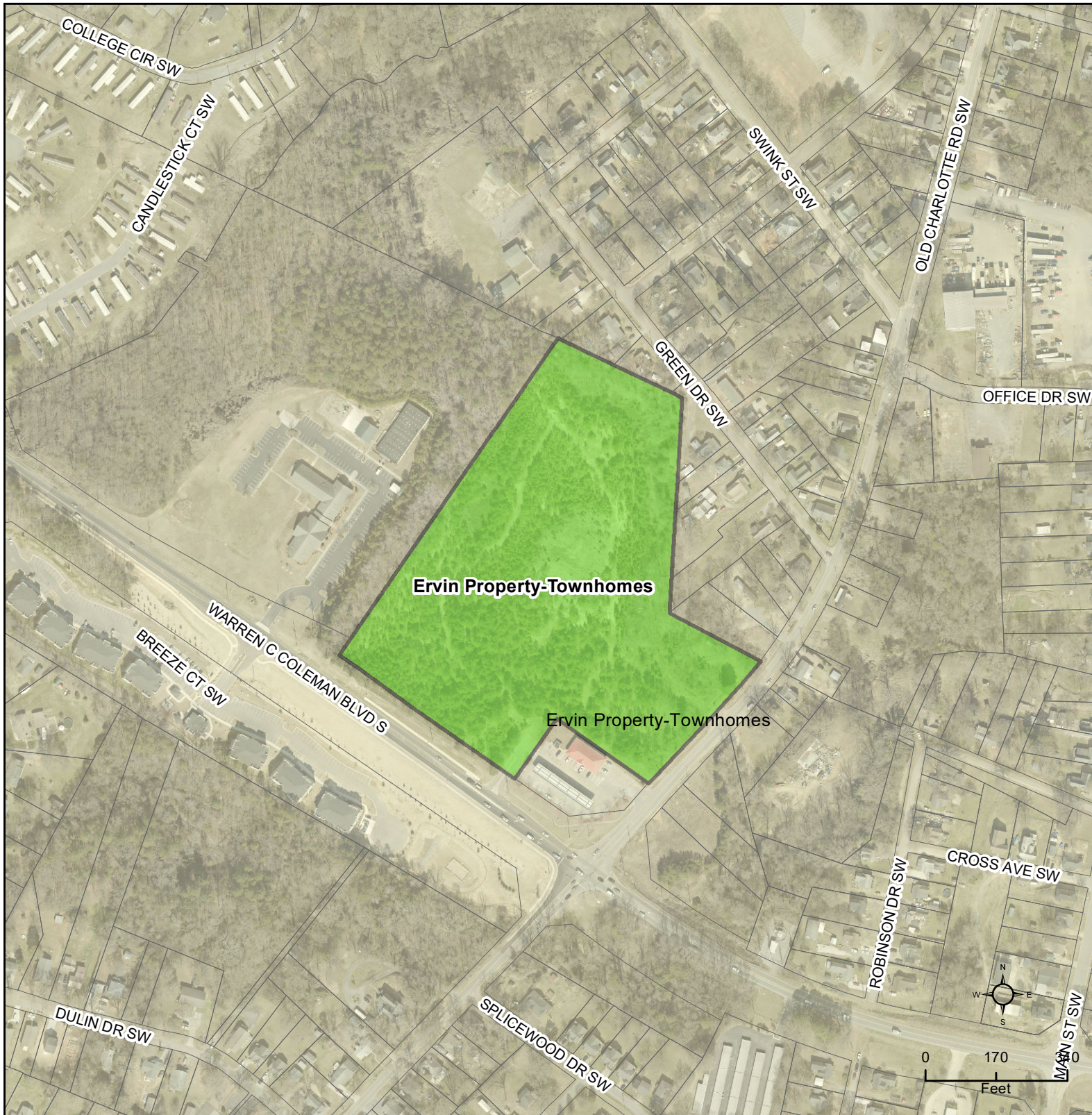
Total	2023	2024
19,440	12,000	7,440

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
2	0	0	0	0	1	0	3

**Brief Summary**

The applicant is proposing 81 units at 750 Old Charlotte Rd. The site is already zoned Residential Compact (RC), so the development can proceed by right. The preliminary plat for the site was approved, pending payment on April 5, 2022. The fees were paid and was issued. The property is within the boundaries of the Center City Plan.



CN-PSA-2022-00155

## Ervin Property-Townhomes

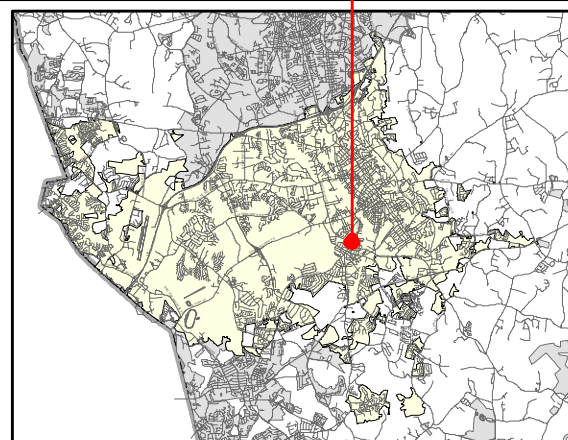
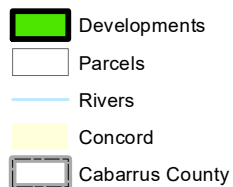
Type: Residential

SF Attached

81 townhome units

Allocation Request: 19,440

Project Score: 3





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Ervin Property - TOWNHOMES			
	2.)	Description of project location:	Site located on Old Charlotte Rd (SR 1335) approx 400 linear feet north of Warren C Coleman Blvd S (US Hwy 601) <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	5529497904, 5620405037	3a.)	Parcel Acreage:	13.07
	4.)	Site Zoning and use:	RC, Residential	5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	81	6c.) Number of Units 81
	7d.)	Additional description information:	Proposed 81 townhomes, 3 bedrooms each			
	<b>B. Applicant Information</b>	David Hughes		Manager		236 Raceway Dr, Suite 7
<small>(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.)</small>		<small>(Title)</small>		<small>(Applicant's Street or Box Number)</small>		
Nest Communities, LLC				Mooresville, NC 28117		
<small>(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.)</small>				<small>(Applicant's City, State, Zip Code)</small>		
704-787-5622						
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>		
David Hughes		dhughes@nestcommunities.com		dhughes@nestcommunities.com		
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Email)</small>		<small>(Applicant's Email Address)</small>		
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	Josh Butler		Gateway Design Group, PLLC			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	048418		15126 Castlebridge Lane			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	910-840-2661		Matthews, NC 28104			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
Josh Butler		josh@gatewaydesigngroup.com				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

<input checked="" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 19,440 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 Townhomes	240 gal/ day	81	GPD 19,440
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, David Hughes, 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:

10/24/22  
 Date:

October 20, 2022

M. Sue Hyde, PE  
City of Concord Engineering Department  
PO Box 308  
Concord, NC 28026

RE: Wallace Meadows  
Sanitary Sewer System

Eastwood Homes is proposing to develop a residential community on Harris Road, in Concord, North Carolina. The development is located on one parcel and totals approximately 15.20 acres and will consist of townhomes to provide high quality, new construction housing to 81 households who will contribute to the long-term economic growth of Concord. Eastwood Homes projects a total investment of over \$7,500,000.00 in the development of this neighborhood, including nearly \$17,000,000.00 of construction work. The price point for the townhomes will be starting in the high \$300k range.

In general, the subject site is located on the north side of Harris Road, in Concord, North Carolina. The triangular-shaped site is bounded by Harris Road to the East, an existing gravel driveway with single-family homes to the south, and a stream to the west. The property was is zoned as City of Concord RV-CD.

The townhomes proposed for this development will include a mix of 3 and 4-bedroom units, with private garages. Site amenities include a tot lot playground area by others and a 5-foot nature trail.

The project is being converted to a private sewer system. The construction documents and permitting applications to NCDEQ are completed at this time and ready for review.

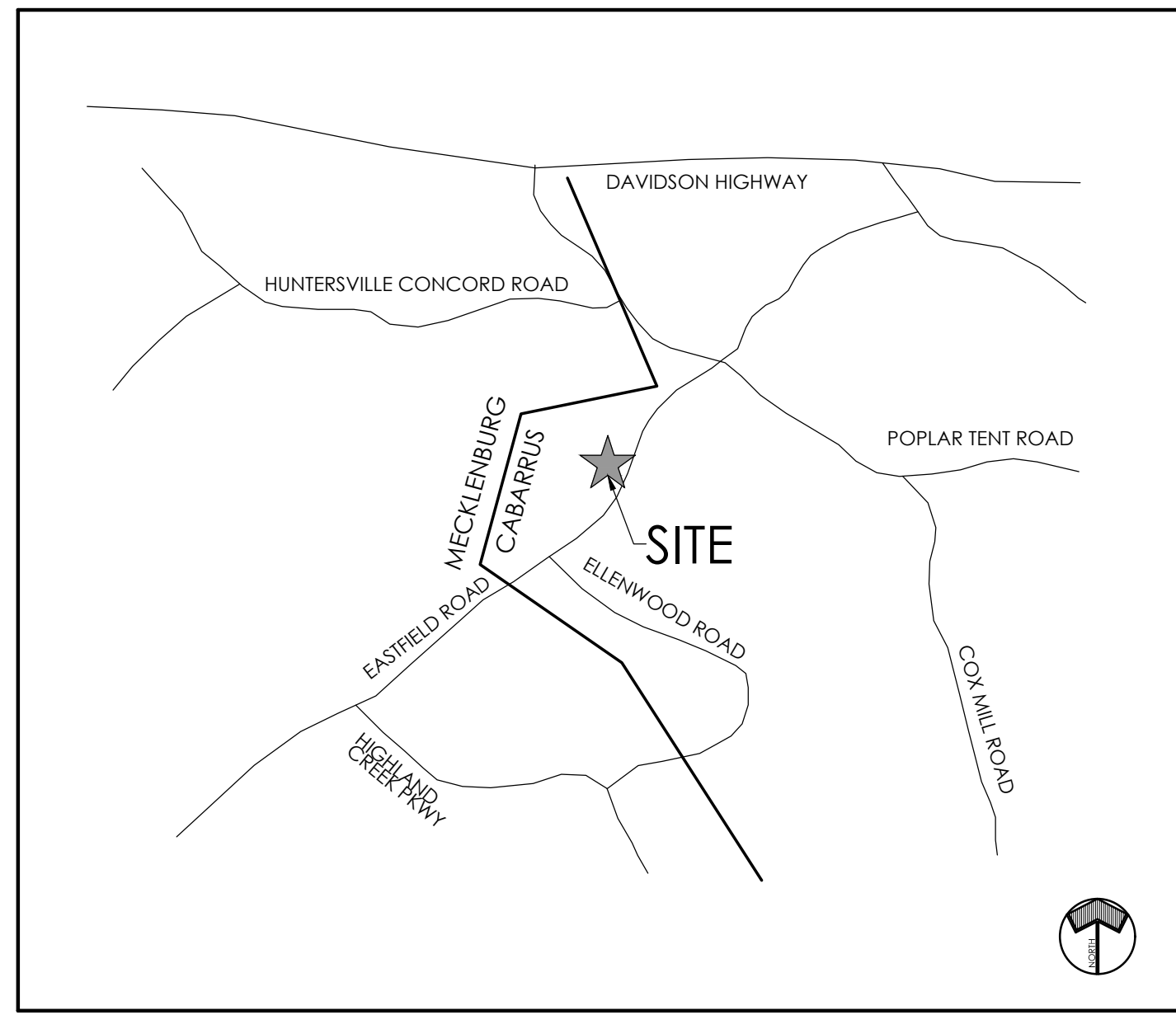
We believe this development will be a great location for new and existing Concord residents to call home as it provides a convenient location to access the jobs, amenities and community that the City of Concord has to offer.

Respectfully,



Robert Cash, PE  
Senior Program Director, Civil Engineering

Initials: RLC



VICINITY MAP  
SCALE: N.T.S.

TOTAL SITE ACREAGE = 15.20 AC  
CABARRUS COUNTY ZONING = MDR

PROPOSED ZONING = RV-CD (CITY OF CONCORD)  
8 DWELLING UNITS / ACRE ALLOWED  
ALLOWABLE: 121 DWELLING UNITS  
PROVIDED: 5 DWELLING UNITS / ACRE  
MULTI-FAMILY UNITS = 80  
66.1% OF ALLOWABLE DENSITY

REQUIRED OPEN SPACE (12%)  
662,446 x 0.12 = 79,493 SF (1.825 AC)

PROVIDED OPEN SPACE: (29%)  
145,683 (3.34 AC) (OPEN SPACE HATCH)  
(INCLUDES ACTIVE OPEN SPACE: 7,301 SF)

50% OF THE CREEK & POND AREA  
(94,100 x 0.5 = 47,050 SF (WATER MGMT AREA))

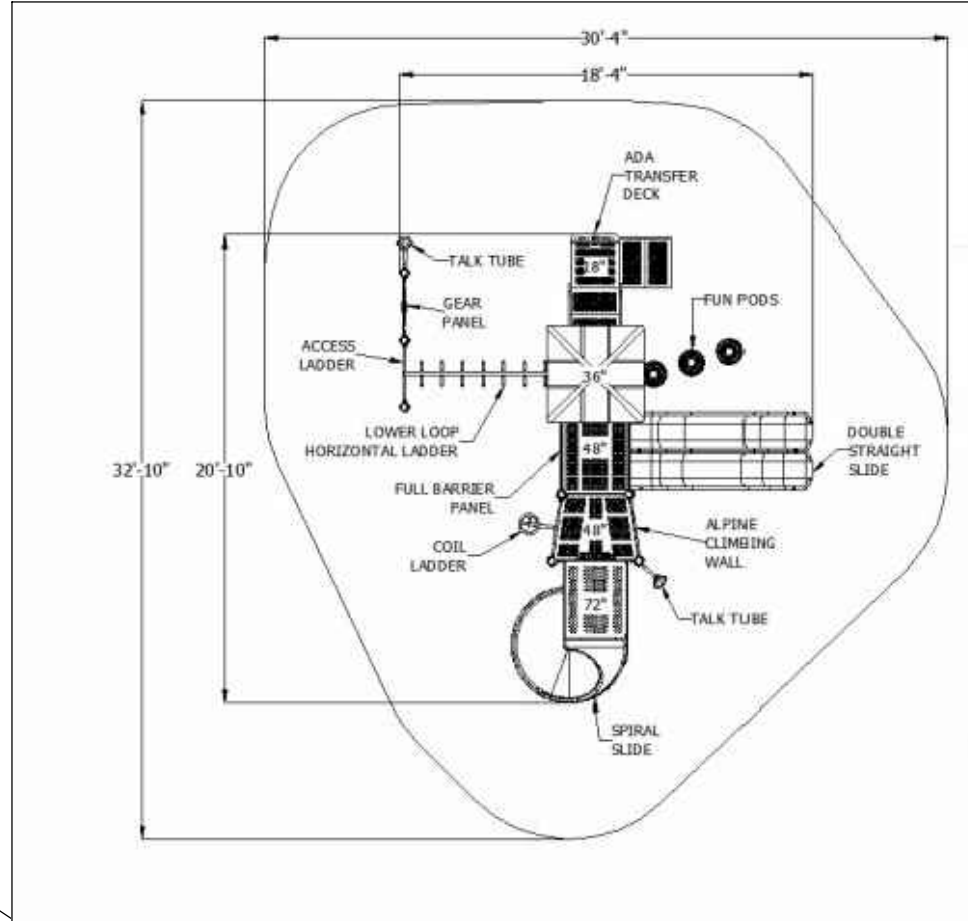
TOTAL OPEN SPACE PROVIDED: 192,733 SF (4.424 AC)  
17% ADDITIONAL OPEN SPACE PROVIDED VS REQUIRED

IMPERVIOUS SURFACE:  
222,736 SF, (5.11 AC), 33.6%  
\*(INCLUDES ROADS, WALKS, BUILDING FOOTPRINTS AND DRIVES)

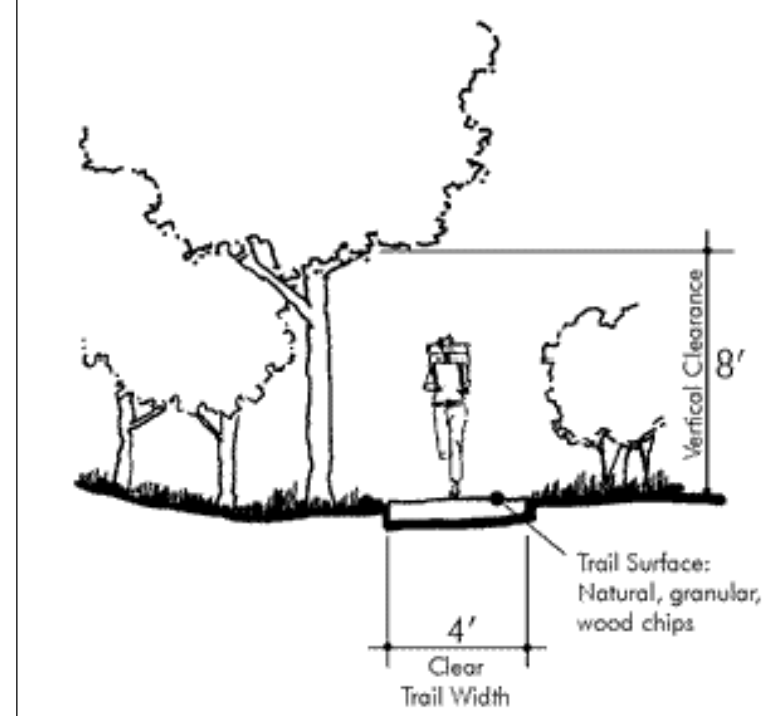
STREET TREES LEGEND:  
SHADE STREET TREES  
1 PER 100 LF (4,250 LF) = 43 TREES REQUIRED  
49 TREES PROVIDED

ORNAMENTAL STREET TREES  
1 PER 50 LF (4,250 LF) = 85 TREES REQUIRED  
88 TREES PROVIDED

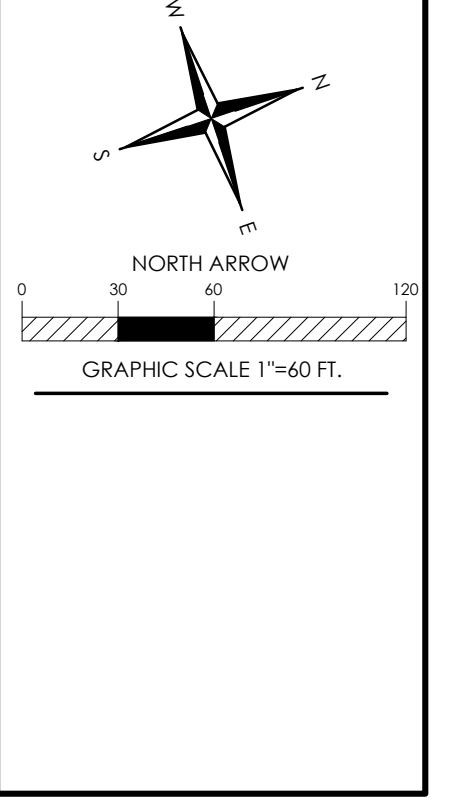
FRONT YARD TREES LEGEND:  
1 TREE PER UNIT = 80 TREES REQUIRED  
80 TREES PROVIDED



CONCEPTUAL PLAY GROUND DESIGN



TRAIL CROSS SECTION



**HARRIS ROAD SR#1449**  
(60' WIDE PUBLIC R/W DB 317 PG 247)

ART VANWINGERDEN &  
THOMAS VANWINGERDEN  
PIN # 4670775704  
DB 11115 PG 222  
ZONED: LDR



WALLACE MEADOWS  
PIN # 4670688464  
10560 HARRIS ROAD, HUNTERSVILLE (CABARRUS COUNTY) 28078

OVERALL SKETCH PLAN

REVISIONS:


X-BASE:218001-R8.DWG  
PROJECT NUMBER: 218001  
DATE: 03/12/18 DRAWN BY: HFI  
SHEET EX01

HensonFoley  
Landscape Architecture | Civil Engineering | Surveying  
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078  
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE # C-2781  
NC LAND SURVEYING BOARD LICENSE # PL-189



**Residential: Single Family Attached (Townhomes)**

**Skybrook Corners Ph 2 Expansion (CN-PSA-2022-00156)**

10601 Poplar Tent Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
12/16/2021	Yes	19	No	No	No	Yes	No

**Allocation Request**

Total	2023
4,560	4,560

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**

The applicant originally submitted 52 townhomes near the intersection of Poplar Tent Rd. and Huntersville-Concord Rd. The preliminary plat was at technical approval on February 10, 2021. The 52 units received sewer allocation on March 22, 2022. The applicant pursued annexation of an adjacent piece of property for a road access, which was approved by City Council on November 10, 2020, and zoned on December 15, 2020. Additional land adjacent to the access was approved for annexation by Council on February 10, 2022. Now the applicant is trying to develop 5 units for Skybrook Corners and 15 for the Stinson Expansion.



CN-PSA-2022-00156

## Skybrook Corners Ph 2 Expansion






Type: Residential

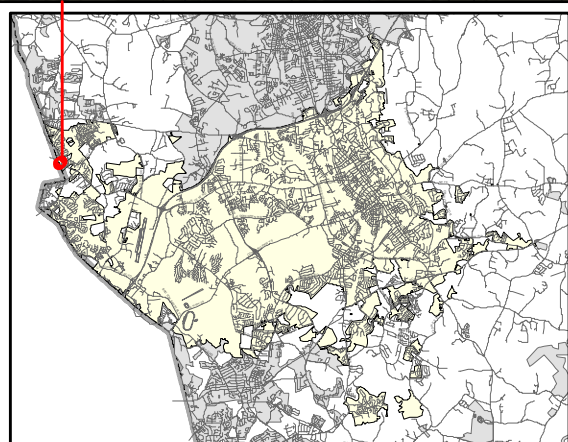
SF Attached

19 townhome units

Allocation Request: 4,560

Project Score: 1

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	<b>Skybrook Corners Expansion</b>				
	2.)	Description of project location:	Southwest corner of Huttersville-Concord Road(SR 2426) and Poplar Tent Road (SR 2424) <small>(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 ####))</small>				
	3.)	Cabarrus County Parcel Identification Number:	4671731210000 & 46717396200000	3a.)	Parcel Acreage:	3.108 & 7.01	
	4.)	Site Zoning and use:	RV-CD	5.)	Area Commercial or Industrial Building	(sq. ft.)	
	6a.)	Description of Facility to be served:	residential townhomes	6b.) Number of Lots		6c.) Number of Units	19
	7d.)	Additional description information:	this application is for the addition of 19 townhome units to an existing permitted project				
	<b>B. Applicant Information</b>	<b>Brian Pace</b>		<b>Manager</b>		<b>6719-C Fairview Road</b>	
<small>(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.)</small>		<small>(Title)</small>		<small>(Applicant's Street or Box Number)</small>			
<b>Skybrook, LLC</b>				<b>Charlotte, NC 28210</b>			
<small>(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.)</small>				<small>(Applicant's City, State, Zip Code)</small>			
<b>704-365-1208</b>				<b>704-365-5506</b>			
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>			
<b>Brian Pace, Manager</b> (Name)		<b>bpace@pacedevelop.com</b> (Email)		<b>bpace@pacedevelop.com</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>				<small>(Applicant's Email Address)</small>			
<b>REQUIRED</b> <b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>							
<b>C. Design Engineer Information if available</b>	<b>Steven S. Wilson</b>				<b>Landworks Design Group, P.A.</b>		
	<small>(Typed name of North Carolina Professional Engineer)</small>				<small>(Company Name)</small>		
	<b>15497</b>				<b>1230 W. Morehead, Ste 304</b>		
	<small>(NCPE Registration Number)</small>				<small>(Street or Box Number)</small>		
	<b>704-841-1604</b>				<b>Charlotte, NC 28208</b>		
	<small>(Phone Number)</small>				<small>(City, State, Zip Code)</small>		
	<b>Steven S. Wilson and Landworks Design Group</b>				<b>swilson@landworkspa.com</b>		
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>				<small>(Engineer's Email Address)</small>			

**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):

<input checked="" type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 4560 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	80 gal/ bedX3bed/unit	19	GPD 4560
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Brian Pace, 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.

**Brian Stephen Pace** Digitally signed by Brian Stephen Pace  
 Date: 2022.07.22 15:55:01 -04'00'

Signature: \_\_\_\_\_ Date: **10-24-2022**



October 24, 2022

Honorable William C. Dusch & Concord City Council  
35 Cabarrus Ave W,  
Concord, NC 28025

Dear Mayor Dusch & City Council Members,

Please allow this letter to serve as a narrative regarding our project's request for sewer capacity within the City of Concord. Below is a list of all the pertinent information for our project:

- Project Name: Skybrook Corners Phase 2; Parcel IDs: 46717306200000 & 46717312110000
- Accela #: PRS2021-01595
- Project Owner: Skybrook, LLC (Developer)
- Project Location: Corner of Huntersville-Concord Road and Poplar Tent Road
- Project Zoning & Annexation: CD-RV and currently annexed into the city limits
- Project Use & Density: 71 Townhome Units on 10.46 AC (6.78 DUA)
- Project Open Space: 22.3% (2.34 AC)
- Projected Price Point: Starting in the \$300,000s
- Note: 52 units received approval for sewer allocation on March 22, 2022.
- **Note: This request is for 19 units (5 for Skybrook Corners & 14 for the Stinson Extension).**

Since 1998, the Skybrook Development team has had the honor in partnering with our local municipalities and creating over 2,000 homes and an 18-hole golf course on 960 acres within Cabarrus County, the Town of Huntersville and the City of Concord. Our goal in developing our communities is to be able to provide a high quality and affordable home for all buyers. We have successfully integrated a high-end product which includes apartments, townhomes and single-family dwellings across all three of our Skybrook communities. We are proud to have worked side by side with city officials in incorporating all elements of design that have made our communities an asset for years to come. In an effort to extend this vision, on October 27, 2020 we formally submitted a new phase of Skybrook to the City of Concord called the Skybrook Corners. This project is an infill development which will complete and connect two existing public streets from two surrounding sides of the Parkside at Skybrook North community. Given that this project is up for capacity review, I want to share with you a brief summary of all the work that has been accomplished and completed to date:

- On October 10, 2006 our development team purchased this property and has maintained ownership through present day.
- On December 31, 2011 the property was annexed into the City of Concord.
- On January 17, 2012 the property was rezoned from County Low Density Residential (LDR) to Concord Residential Village (RV).
- On November 12, 2020 we received annexation and rezoning approval from City Council for the Stinson Right of Way which allowed us to construct the public street connecting the Parkside community.
- On February 10, 2021 we obtained preliminary plat approval from the City of Concord.
- On May 3, 2021 we received sedimentation, erosion control and grading approvals from the NCDEQ.
- On May 26, 2021 we submitted construction drawings for approval.
- On July 1, 2021 we started on-site construction through installation of our erosion control measures including the temporary sediment basin.

- On September 30, 2021 we received approval on the traffic signal plans from NCDOT.
- On October 1, 2021 we received approval on all NCDOT encroachment agreements.
- On October 8, 2021 all construction drawing plan review comments have been addressed pending utility permits including WSACC acceptance.
- On October 14, 2021 water and sewer plans were submitted to WSACC.
- On October 27, 2021 the City of Concord issued the Acknowledgment and Acceptance of Risk letter stipulating WSACC's sewer capacity limitation within the county.
- On November 22, 2021 we received approval on our Early Grading Permit.
- On March 22, 2022 we received approval for sewer allocation for 52 townhome units.
- On June 1, 2022, we started installing our storm drainage pipes and site grading.
- On October 1, 2022, we are finalizing grading, installing utilities, and are anticipating roadway completion by Spring 2023.

Our plan is to begin home building after road installation with home occupancy taking place in the third quarter of 2023. Skybrook Corners is our 4<sup>th</sup> townhome project incorporated within our three Skybrook communities, which will provide affordability that complements our existing single-family homes. Although these homes will be owned by individual families, our plan is to provide full HOA maintenance of the home's exteriors and yards in an effort to ensure a professional level of maintenance is provided at all times.

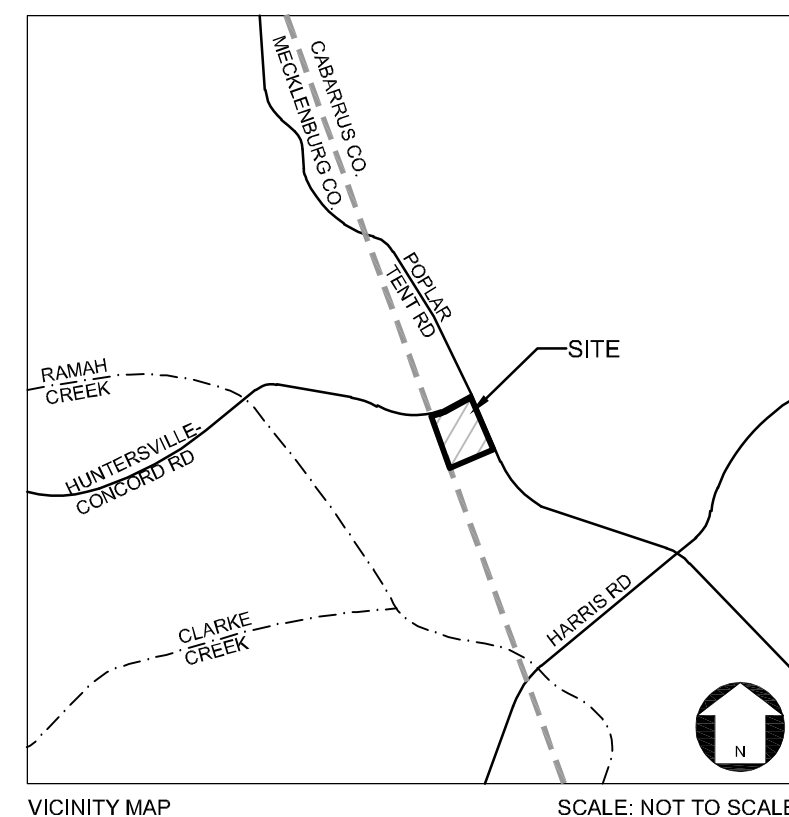
As far as home product, our builder is planning on offering five different floorplans with top quality features such as granite countertops in the kitchen and baths, tile backsplash in the kitchen, stainless steel appliances and Revwood tile and stain resistant flooring. In addition to elegance, our townhomes will also provide efficiency features that contribute to energy savings and water conservation. Our HardiePlank siding resists damage from wind, rain, freezing temps and extreme heat better than your typical vinyl siding; low flow faucets and toilets along with Energy Star rated dishwashers will assist in water conservation; LED lighting will be used throughout our homes which can produce light up to 85% more efficiently than conventional incandescent bulbs and Low E double pane windows will be provided to help reduce heat intrusion into our homes. As with all of our Skybrook communities, Skybrook Corners will have the opportunity to enjoy resort style Swim & Racquet Club amenities in addition to walking trails, ballfields, and playgrounds.

We are extremely thankful for all the effort and time that staff and city council has provided during our reviews. We look forward to completing this project and respectfully request that you grant sewer capacity for 19 additional units so that we may complete our project as scheduled. If you have any questions or need additional information, please call me at 704.995.2507 or email me at [scott@bpropnc.com](mailto:scott@bpropnc.com). We look forward to seeing you at the city council meeting.

Sincerely,

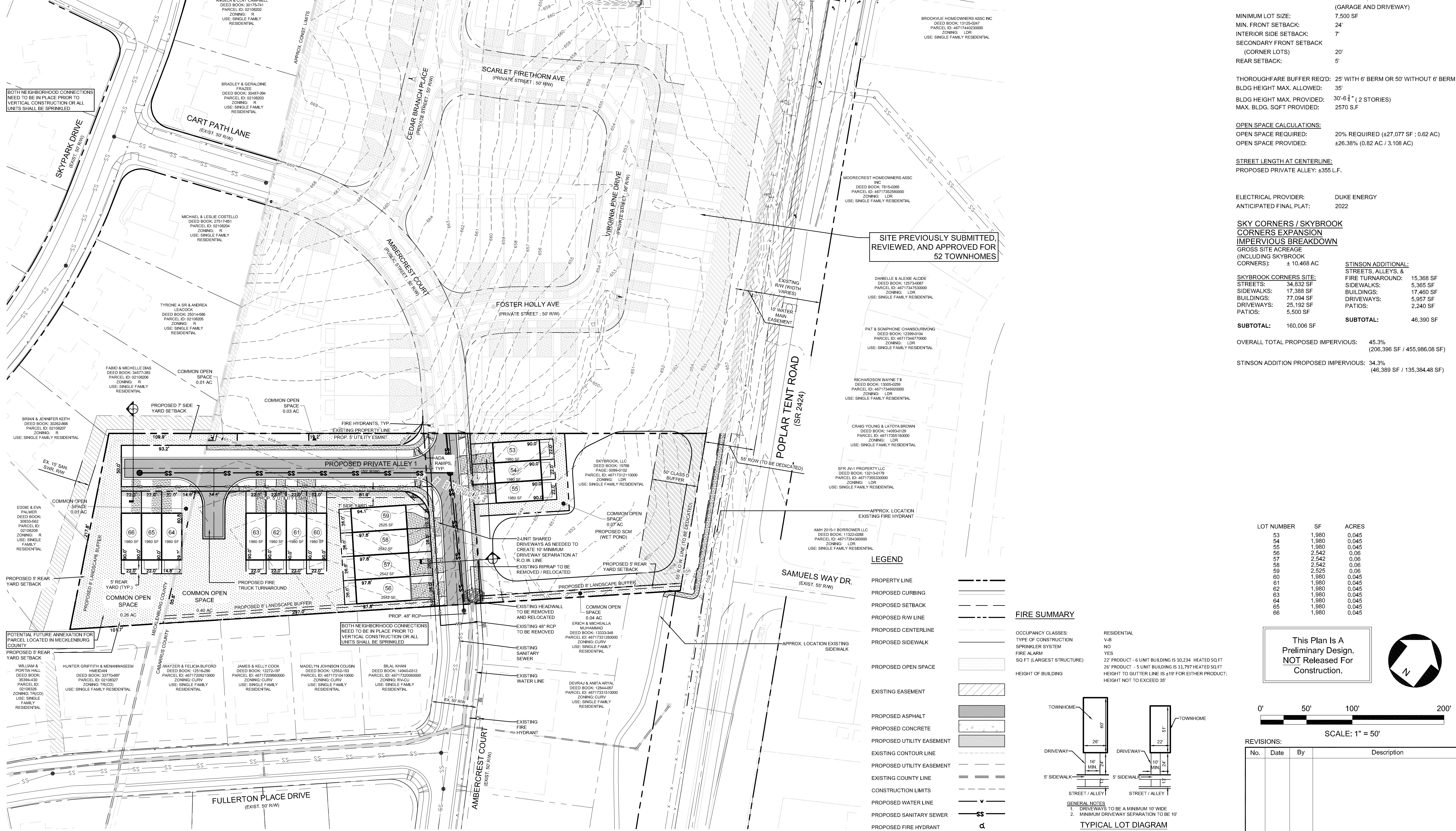


Scott Moore  
Project Manager  
Skybrook Subdivision



VICINITY MAP SCALE: NOT TO SCALE

BOTH NEIGHBORHOOD CONNECTIONS NEED TO BE IN PLACE PRIOR TO VERTICAL CONSTRUCTION OR ALL UNITS SHALL BE SPRINKLED



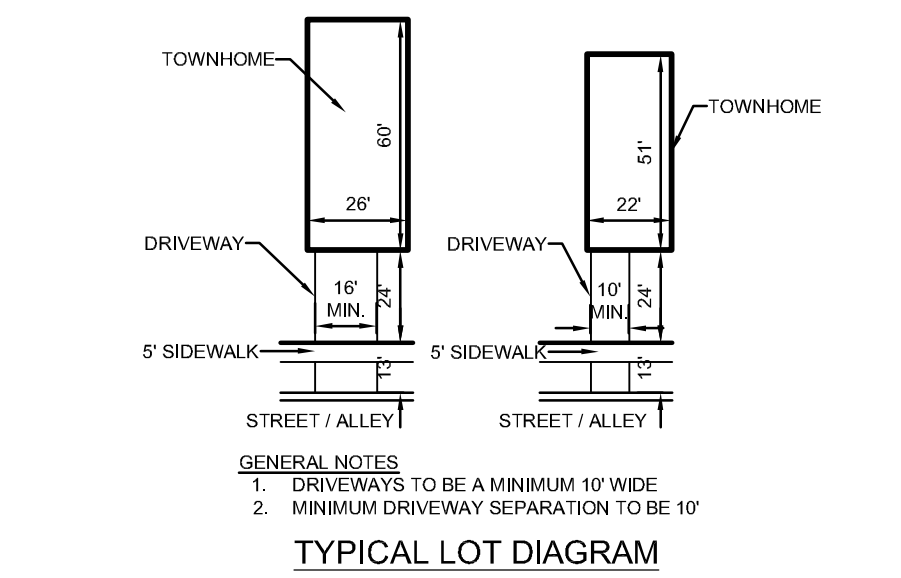
SITE PREVIOUSLY SUBMITTED, REVIEWED, AND APPROVED FOR 52 TOWNHOMES

**LEGEND**

- PROPERTY LINE
- PROPOSED CURBING
- PROPOSED SETBACK
- PROPOSED R/W LINE
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- EXISTING EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED UTILITY EASEMENT
- EXISTING CONTOUR LINE
- PROPOSED UTILITY EASEMENT
- EXISTING COUNTY LINE
- CONSTRUCTION LIMITS
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT

**FIRE SUMMARY**

OCCUPANCY CLASSES:	RESIDENTIAL
TYPE OF CONSTRUCTION	V-B
SPRINKLER SYSTEM	NO
FIRE ALARM	YES
22' PRODUCT - 6 UNIT BUILDING IS 10,234 HEATED SQ FT	
26' PRODUCT - 5 UNIT BUILDING IS 11,797 HEATED SQ FT	
HEIGHT TO GUTTER LINE IS ±19' FOR EITHER PRODUCT:	
HEIGHT NOT TO EXCEED 35'	



**SITE DATA**

PIN: #46717312110000  
 JURISDICTION: CITY OF CONCORD, CABARRUS COUNTY  
 SITE AREA: ±3.108 AC (135,384.48 S.F.) (GROSS)  
 FINAL PLAT DATE: 2022

**CODE REQUIREMENTS (City of Concord Land Development Code):**  
 EXISTING ZONING: RV-CD  
 EXISTING USE: VACANT  
 PROPOSED USE: TOWNHOMES  
 EXISTING WATERSHED: CLARKE

ALLOWABLE DENSITY: 8 DUA/AC  
 PROPOSED DENSITY: 14 UNITS (44.50 DUA)  
 10 UNITS - 22' WIDE  
 4 UNITS - 26' WIDE

PARKING REQUIRED: 21-35 SPACES  
 (1.5 SPACES/UNIT MIN. 2.5 SPACES/UNIT MAX.)  
 PARKING PROVIDED: 28 SPACES, 2 SPACES PER UNIT (GARAGE AND DRIVEWAY)  
 MINIMUM LOT SIZE: 7,500 SF  
 MIN. FRONT SETBACK: 24'  
 INTERIOR SIDE SETBACK: 7'  
 SECONDARY FRONT SETBACK (CORNER LOTS): 20'  
 REAR SETBACK: 5'

THOROUGHFARE BUFFER REQD: 25' WITH 6' BERM OR 50' WITHOUT 6' BERM  
 BLDG HEIGHT MAX. ALLOWED: 35'  
 BLDG HEIGHT MAX. PROVIDED: 30'-6 1/2" (2 STORIES)  
 MAX. BLDG. SQFT PROVIDED: 2570 S.F.

**OPEN SPACE CALCULATIONS:**  
 OPEN SPACE REQUIRED: 20% REQUIRED (±27,077 SF / 0.62 AC)  
 OPEN SPACE PROVIDED: ±26.38% (0.62 AC / 3.108 AC)

**STREET LENGTH AT CENTERLINE:**  
 PROPOSED PRIVATE ALLEY: ±355 L.F.

ELECTRICAL PROVIDER: DUKE ENERGY  
 ANTICIPATED FINAL PLAT: 2022

**SKY CORNERS / SKYBROOK CORNERS EXPANSION IMPERVIOUS BREAKDOWN**  
 GROSS SITE ACREAGE (INCLUDING SKYBROOK CORNERS): ± 10.468 AC  
 SKYBROOK CORNERS SITE:  
 STREETS: 34,832 SF  
 SIDEWALKS: 17,388 SF  
 BUILDINGS: 77,094 SF  
 DRIVEWAYS: 5,957 SF  
 PATIOS: 5,500 SF  
 SUBTOTAL: 160,006 SF

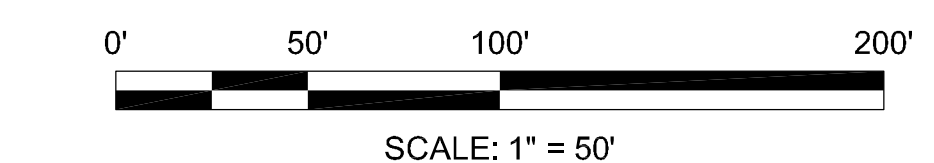
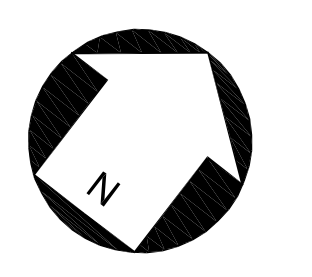
STINSON ADDITIONAL STREETS, ALLEYS, & FIRE TURNAROUND: 15,368 SF  
 SIDEWALKS: 5,365 SF  
 BUILDINGS: 17,460 SF  
 DRIVEWAYS: 5,957 SF  
 PATIOS: 2,240 SF  
 SUBTOTAL: 46,390 SF

OVERALL TOTAL PROPOSED IMPERVIOUS: 45.3% (206,396 SF / 455,986.08 SF)

STINSON ADDITION PROPOSED IMPERVIOUS: 34.3% (46,389 SF / 135,384.48 SF)

LOT NUMBER	SF	ACRES
53	1,980	0.045
54	1,980	0.045
55	1,980	0.045
56	2,542	0.06
57	2,542	0.06
58	2,542	0.06
59	2,542	0.06
60	1,980	0.045
61	1,980	0.045
62	1,980	0.045
63	1,980	0.045
64	1,980	0.045
65	1,980	0.045
66	1,980	0.045

This Plan Is A Preliminary Design. NOT Released For Construction.



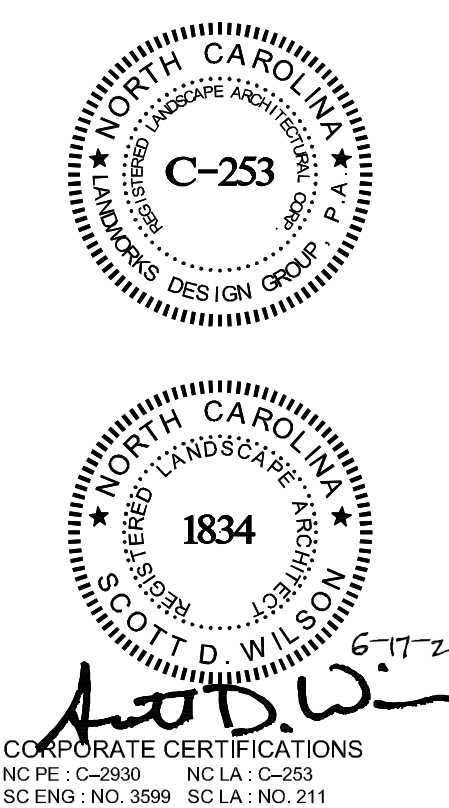
REVISIONS:

No.	Date	By	Description



PRELIMINARY PLAT  
**SKYBROOK CORNERS EXPANSION**  
 CITY OF CONCORD, CABARRUS COUNTY,  
 NORTH CAROLINA  
 PACE DEVELOPMENT GROUP  
 CHARLOTTE, NC

PRELIMINARY PLAT



Project Manager: SDW

Drawn By: SDW

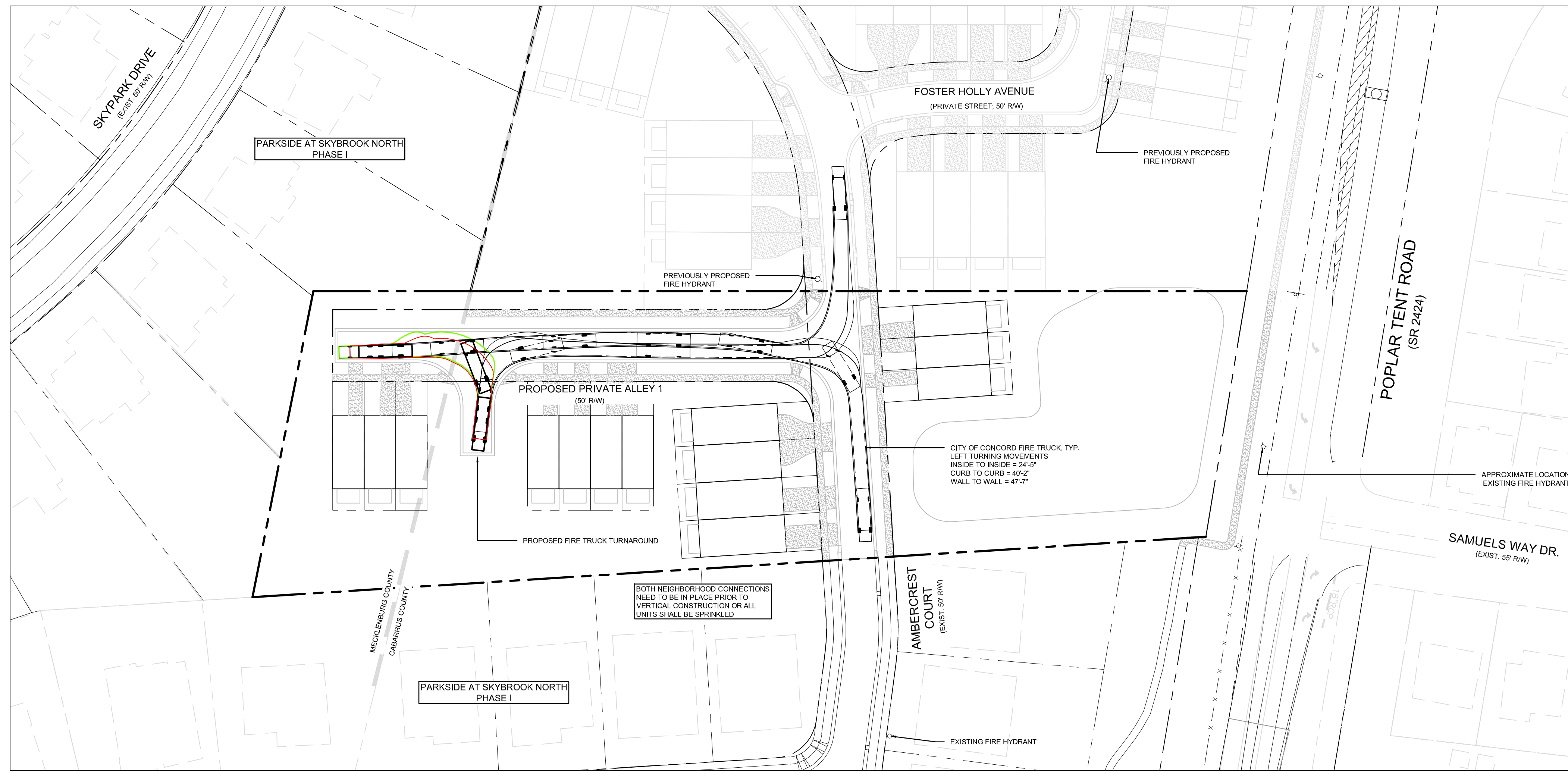
Checked By: SSW

Date: 06/17/2022

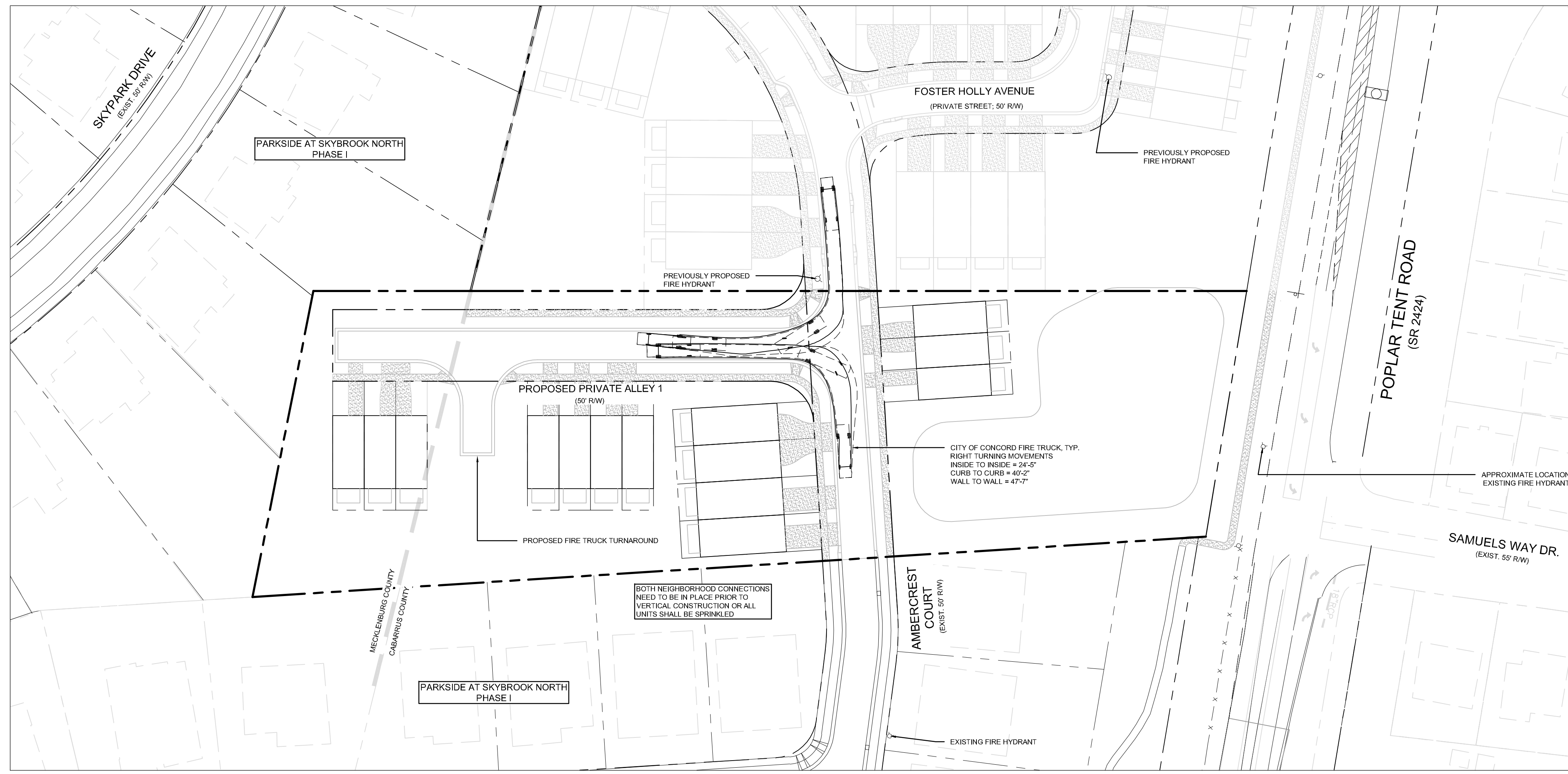
Project Number: 18018.1

Sheet Number:

**L-101**



**COC FIRE TRUCK LEFT TURNING MOVEMENTS**  
SCALE: 1" = 50'



**COC FIRE TRUCK RIGHT TURNING MOVEMENTS**  
SCALE: 1" = 50'

**ENVIRONMENTAL NOTES**

1. DEVELOPER WILL BE REQUIRED TO PROVIDE AN SCM ACCESS EASEMENT IN AND AROUND ANY SCMS USED FOR STORM WATER TREATMENT AND DETENTION AND EXECUTE A MAINTENANCE AGREEMENT.

**GENERAL NOTES**

1. DEVELOPMENT OF THIS PROJECT SHALL BE GOVERNED BY THE CONCORD DEVELOPMENT ORDINANCE (THE "CDO") AND THE CONCORD TECHNICAL STANDARDS MANUAL.
2. STORM WATER RUNOFF FROM THE PROJECT WILL BE MANAGED THROUGH PROVEN BEST MANAGEMENT PRACTICE (BMP) TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CONCORD AND NCDREG AS OUTLINED IN THE CITY'S STORM WATER ORDINANCE. PETITIONER SHALL, UPON COMPLETION OF THE STORM WATER FACILITIES, ESTABLISH AN ENTITY OR ASSOCIATION TO MAINTAIN OR CAUSED TO BE MAINTAINED SAID FACILITIES AS REQUIRED BY THE CITY.
3. UTILITY SERVICES, ADA RAMPS AND CATCH BASINS/TRANSITIONS ARE NOT ALLOWED WITHIN DRIVEWAYS.
4. NO OBJECTS MORE THAN 2' TALL ALLOWED WITHIN SIGHT TRIANGLES.
5. IN ACCORDANCE WITH CDO SECTION 7.6.1 - UNCOVERED, ENCLOSED DECKS, TERRACES, STOODS, OR PORCHES SHALL NOT ENDOUR CLOSER THAN 5 FT TOWARD THE PROPERTY LINE.
6. OPEN SPACE SHALL BE MANAGED BY THE HOA.

**FIRE NOTES**

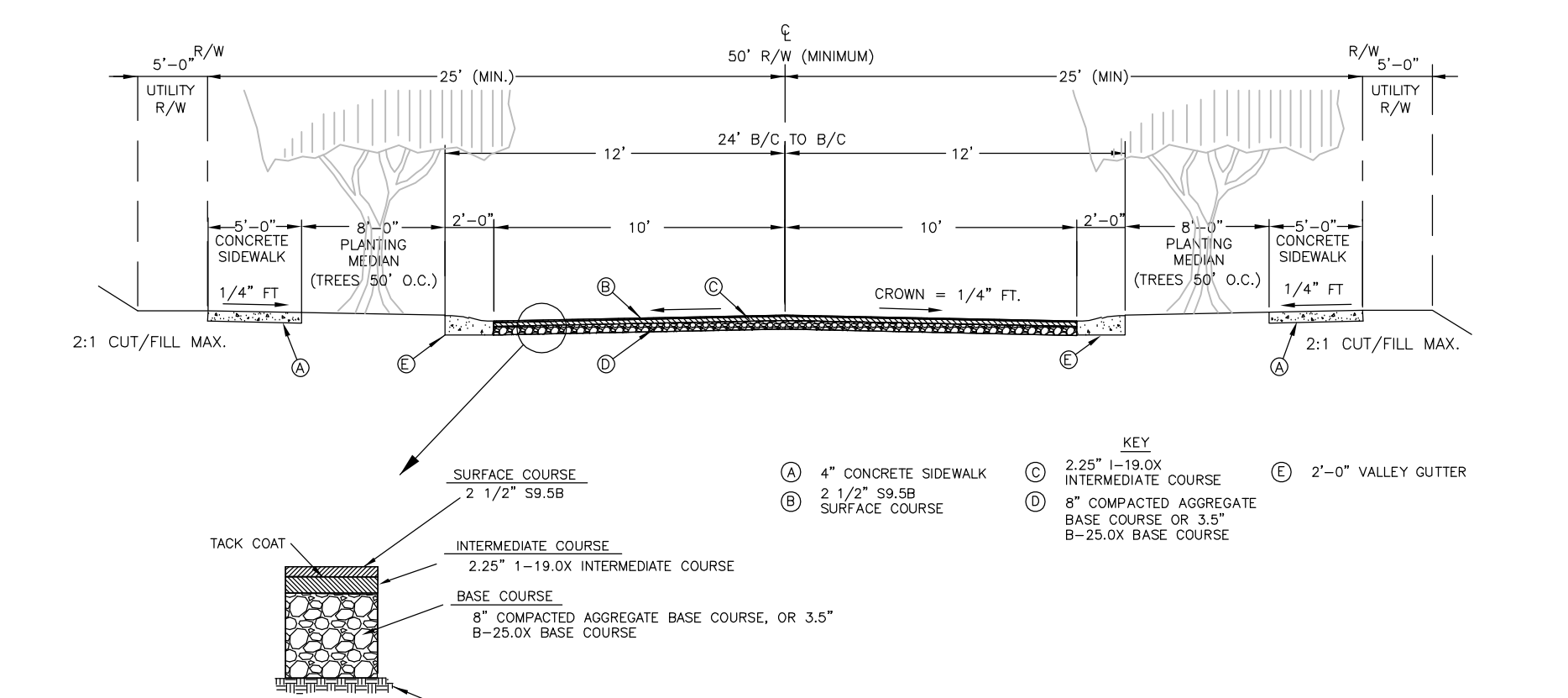
1. TIMING OF INSTALLATION, WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE TIME OF CONSTRUCTION. (NCFC 501.4)
2. APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO THE JURISDICTION. ACCESS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING AS MEASURED BY AN APPROVAL ROUTE AROUND THE EXTERIOR OF THE BUILDING. (NCFC 503.1.1)
3. ACCESS ROADS ARE REQUIRED TO BE 20 FEET WIDE MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT AND 28 FEET WIDE IF THE BUILDING HEIGHT IS GREATER THAN 30 FEET. (NCFC 503.2.1)
4. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE MORE THAN ONE FIRE APPARATUS ACCESS ROAD BASED ON THE POTENTIAL FOR IMPAIRMENT OF A SINGLE ROAD BY VEHICLE CONGESTION, CONDITION OF TERRAIN/CLIMATIC CONDITIONS, OR OTHER FACTORS THAT COULD LIMIT ACCESS. (NCFC 503.1.2)
5. FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (NCFC TABLE C105.1) NOTE: DISTANCE VARIES BASED UPON NEEDED FIRE FLOW.
6. FIRE HYDRANTS SHALL BE PLACED NOT GREATER THAN 200 FEET FROM THE END OF EACH CUL DE SAC. (NCFC TABLE C105.1)
7. WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX C TABLE C105.1 (NCFC)
8. MINIMUM FIRE FLOW IS 1,000 GPM @ 20 PSI FOR DWELLINGS LESS THAN 3,600 S.F. FOR DWELLINGS OVER 3,600 S.F. THE NEEDED FIRE FLOW IS TO BE BASED ON TABLE B105.1 WITH A MINIMUM OF 1,500 GPM @ 20 PSI (NCFC APPENDIX B)
9. ONE OR TWO FAMILY RESIDENTIAL DEVELOPMENTS, DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107.1)
10. MULTI-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE. (NCFC D106.1 AND D106.2)
11. THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (NCFC D103.3)
12. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
13. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.3)

**NOTES**

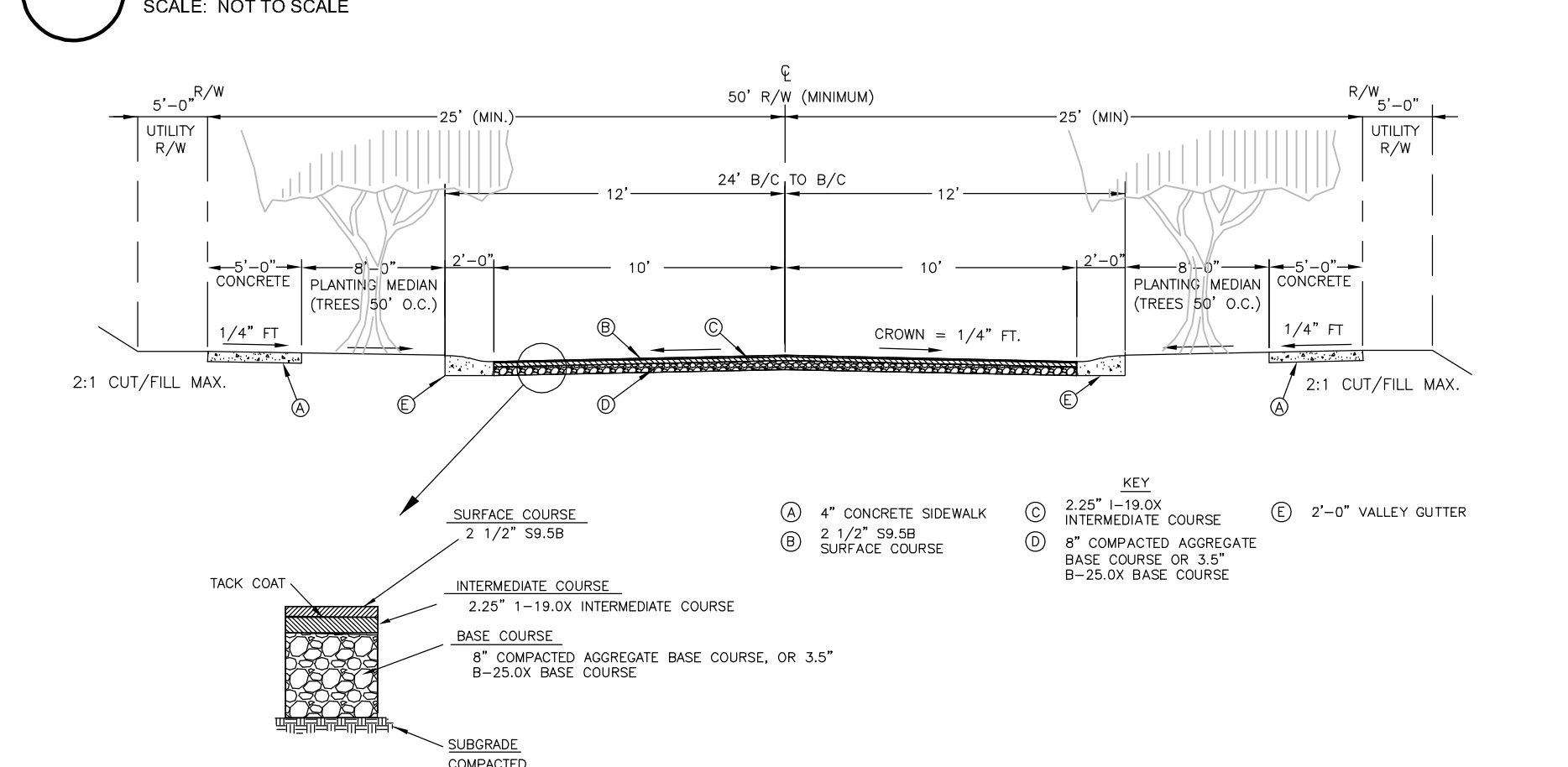
1. ANY DEVELOPMENT WITHIN THE FLOODPLAIN MUST FOLLOW ARTICLE 4 - SECTION 4.7 OF THE CITY DEVELOPMENT ORDINANCE.
2. A SIGNED MAINTENANCE AGREEMENT WITH DEVELOPER / HOA FOR UPKEEP OF FIRE ACCESS ROAD SHALL BE IN PLACE.
3. SCMS ARE COUNTED AS OPEN SPACE AND ARE SUBJECT TO CDO SECTION 10.5.4.

**ADDITIONAL SITE NOTES**

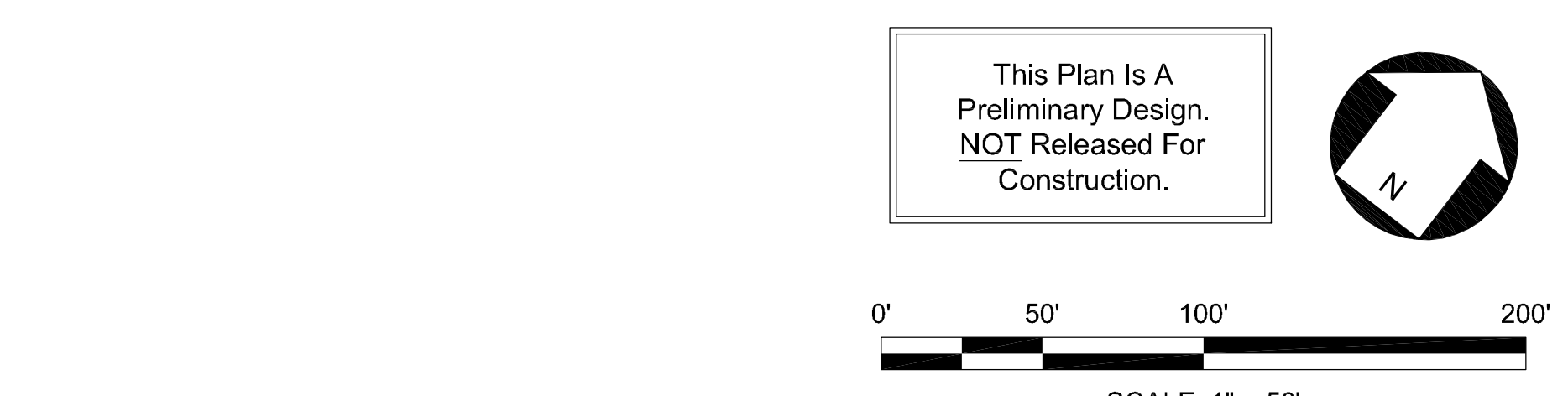
1. ALL DRAINAGE STRUCTURES WITHIN ROADWAY REQUIRED TO BE TRAFFIC RATED WITH THE USE OF 2.5' STANDARD CURB AND GUTTER OR 2.0' VALLEY CURB.



**1 TYPICAL PUBLIC STREET CROSS SECTION (CART PATH LANE ROAD EXTENSION)**  
SCALE: NOT TO SCALE

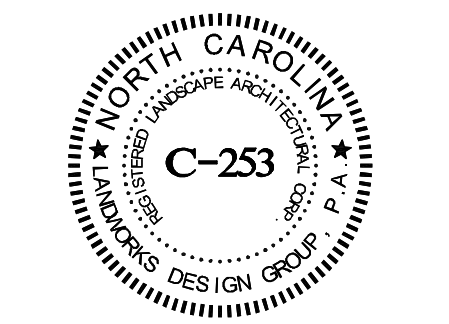
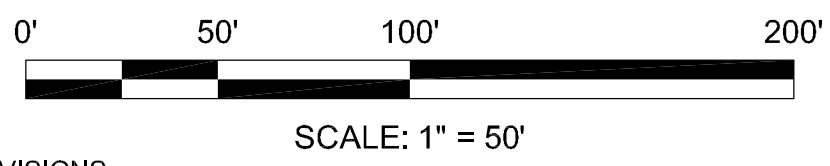
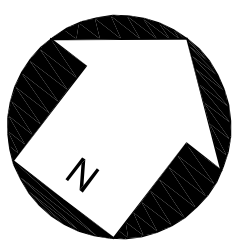


**2 TYPICAL PRIVATE STREET CROSS SECTION**  
SCALE: NOT TO SCALE



REVISIONS:			
No.	Date	By	Description

This Plan Is A Preliminary Design. NOT Released For Construction.



SCOTT W. WILCOX  
CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: IND-3559 SC LA: NO-211

Project Manager: SDW

Drawn By: SDW

Checked By: SSW

Date: 06/17/2022

Project Number: 18018.1

Sheet Number:

**L-102**

P:\2018 Jobs\18018.1 - Skybrook Townhome CD's - Pace\CAD\Sketch Planning\Simon Sketch\preliminary Plat\PP - skybrook corners\_simsion.dwg



**Residential: Multi-Family**

**Longview (CN-PSA-2022-00131)**

1405 Winecoff School Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	156	No	No	No	No	No

**Allocation Request**

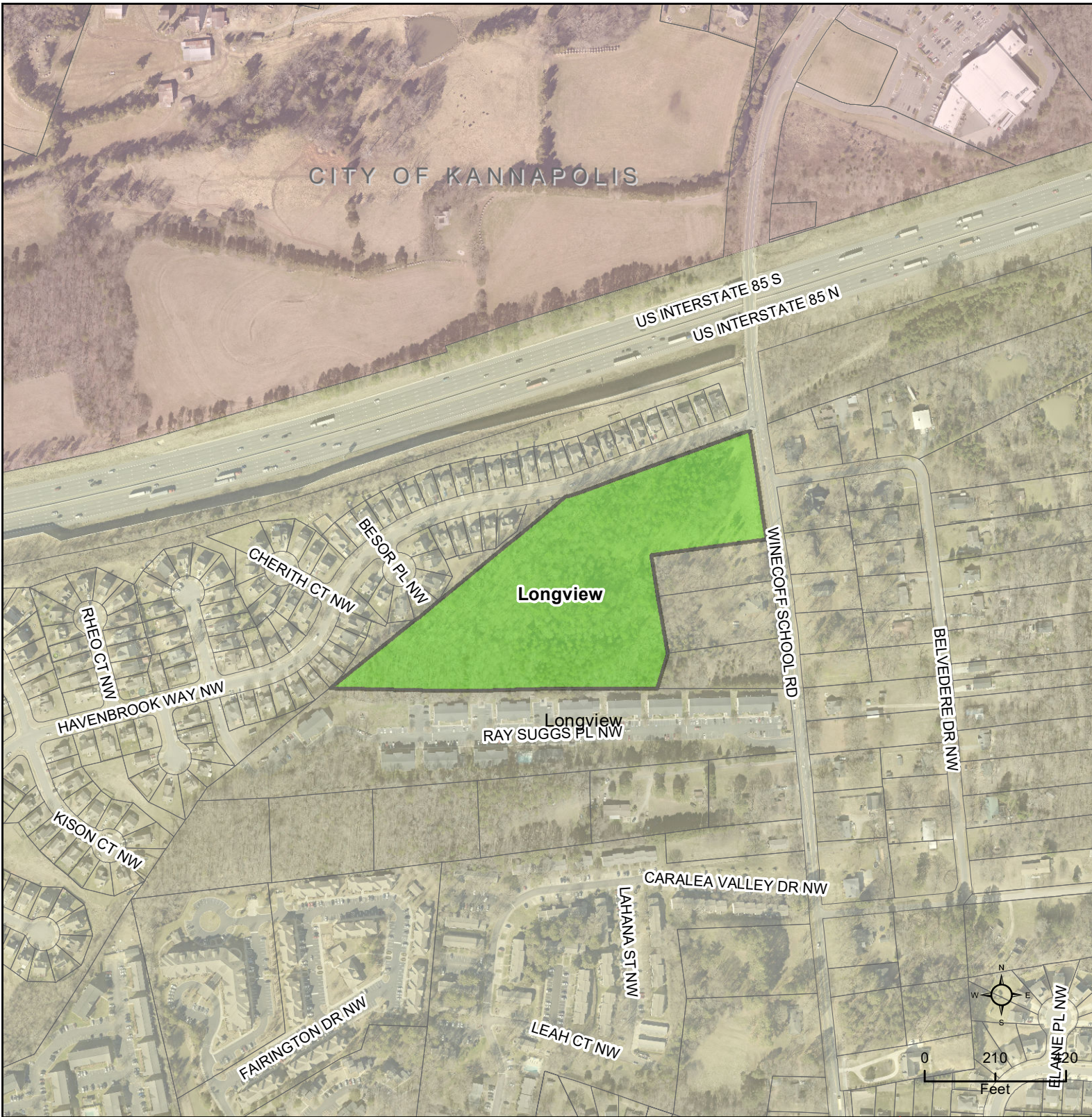
Total	2023	2024	2025	2026
24,960	8,000	8,000	8,000	960

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**

The applicant is proposing to build 156 multi-family units located at 1405 Winecoff School Road. The property is currently zoned RC and they are able to do multi-family by right. They are proposing parking in the rear of the units along with a club house, pool, and volleyball courts. This is the first time the applicant is applying for sewer allocation.



CN-PSA-2022-00131

## Longview







Type: Residential

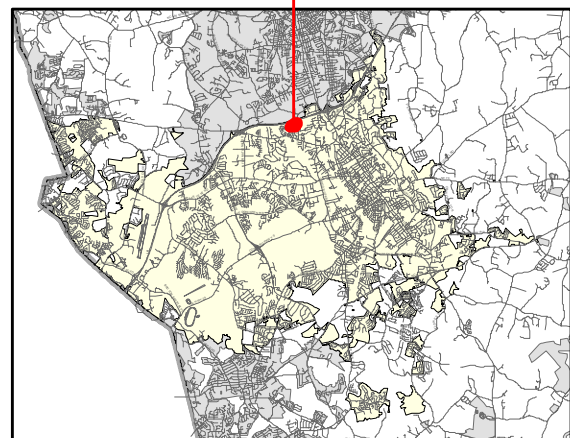
Multifamily

156 multifamily units

Allocation Request: 28,460

Project Score: 1

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





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	<b>LONGVIEW</b>			
	2.)	Description of project location:	PROPERTY AT THE SOUTHWEST PORTION OF THE INTERSECTION OF WINECOFF SCHOOL ROAD (SR 1790) @ HAVENBROOK WAY <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	56115816840000	3a.)	Parcel Acreage:	10.945
	4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served:	<b>MULTIFAMILY</b>	6b.) Number of Lots		6c.) Number of Units
	7d.)	Additional description information:	156 multifamily units			
	7c.)					156
<b>B. Applicant Information</b>	Carrie O'Brien		<small>Chief Operating &amp; Compliance Officer</small>		2453 POWDER SPRINGS RD SW STE 320	
			<small>(Title)</small>			
	<small>(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.)</small>		CMJD CONCORD APARTMENTS LLC		<small>(Applicant's Street or Box Number)</small>	
	<small>(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.)</small>		404.474.4579		MARIETTA, GA 30064	
			<small>(Applicant's Phone Number)</small>		<small>(Applicant's City, State, Zip Code)</small>	
					<small>(Applicant's Facsimile Number)</small>	
			RALPH DAVIA	<small>(Name)</small>	rdavia@greydenllc.com	<small>(Email)</small>
		<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>		
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>RALPH DAVIA</b>		<b>GREYDEN ENGINEERING</b>			
			<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>	
			<small>(NCPE Registration Number)</small>		12460 Crabapple Road Suite 202-374	
			770-355-8070		<small>(Street or Box Number)</small>	
			<small>(Phone Number)</small>		12460 Crabapple Road Suite 202-374 Alpharetta, Georgia 30004	
			<b>RALPH DAVIA - DESIGN ENGINEER</b>		<small>(City, State, Zip Code)</small>	
		<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		rdavia@greydenllc.com		
				<small>(Engineer's Email Address)</small>		

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input checked="" type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 28,460 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.)

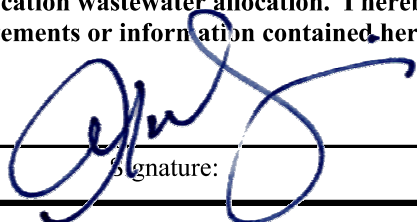
5.) Summarize wastewater flow generated by project in the table below: The wastewater flow calculations used in determining the permitted flow in accordance with 15A NCAC 2T .0114  
 a) See 15A NCAC 2T.0114(b), (d), (e)(2) for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed 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	
MULIFAMILY RESIDENTIAL	160	gal/ DAY	156	GPD	24960
CLUBHOUSE / POOL	10	gal/ PERSON	350	GPD	3500
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>28,460</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

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

Signature: 

Date: 7/22/2022

September 27, 2022

City of Concord

RE: Project Narrative for Proposed Development for Longview Multifamily Development.

We write to you as a request to propose development on parcels 56115816840000 located within Cabarrus County. Our goal is to work with all our neighboring property owners in addition to working with the County and City. Currently, the 10.945 Acre property located off Havenbrook Way is in zoning district RC of Cabarrus County. The proposed development reflects zoning regulations and adheres to development guidelines for the County/City. Total number of multifamily units included in the overall development is 156, and a community center that includes a club house, pool, playground and volleyball courts.

# DEVELOPMENT SUMMARY

TOTAL AREA = 10.95 ACRES

ZONING = RC

SETBACKS:

FRONT = 50' (20' IF PARKING IN REAR)

SIDE = 20'

REAR = 20'

MIN. LOT AREA: 43,456 SF

MIN. LOT WIDTH: 100 FT

MIN. LOT FRONTAGE: 35 FT

MAX BLDG HEIGHT: 40 FT

PROPOSED OPEN SPACE = 1.41 ACRES = 5.62%

PROPOSED UNIT = 156

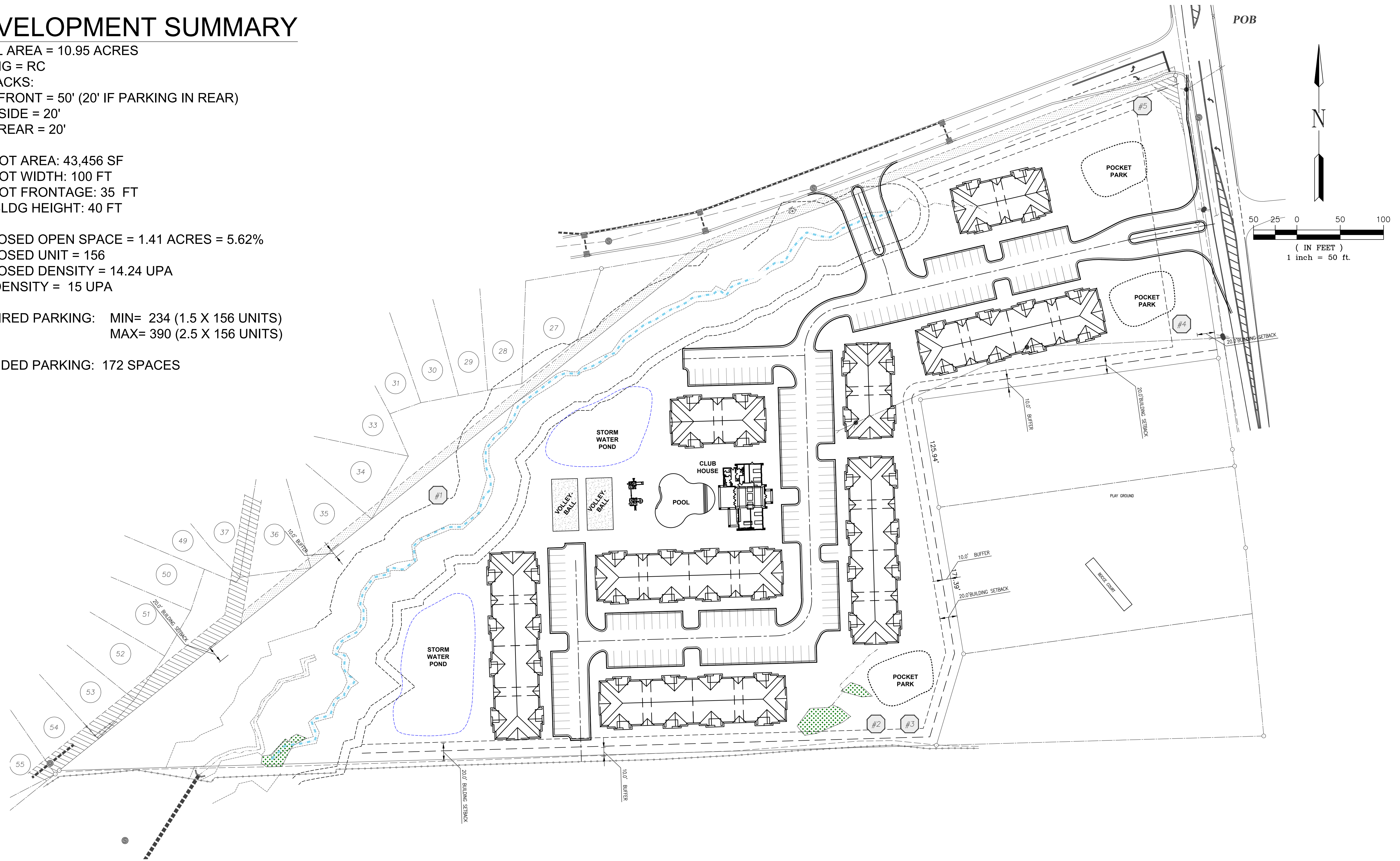
PROPOSED DENSITY = 14.24 UPA

MAX DENSITY = 15 UPA

REQUIRED PARKING: MIN= 234 (1.5 X 156 UNITS)

MAX= 390 (2.5 X 156 UNITS)

PROVIDED PARKING: 172 SPACES



# LONGVIEW TRACT

## CONCEPT PLAN v2

CITY OF CONCORD, NORTH CAROLINA

**Residential: Multi-Family**

**110 Old Davidson Place (CN-PSA-2022-00135)**

110 Old Davidson Place NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	No	26	No	No	No	No	No

**Allocation Request**

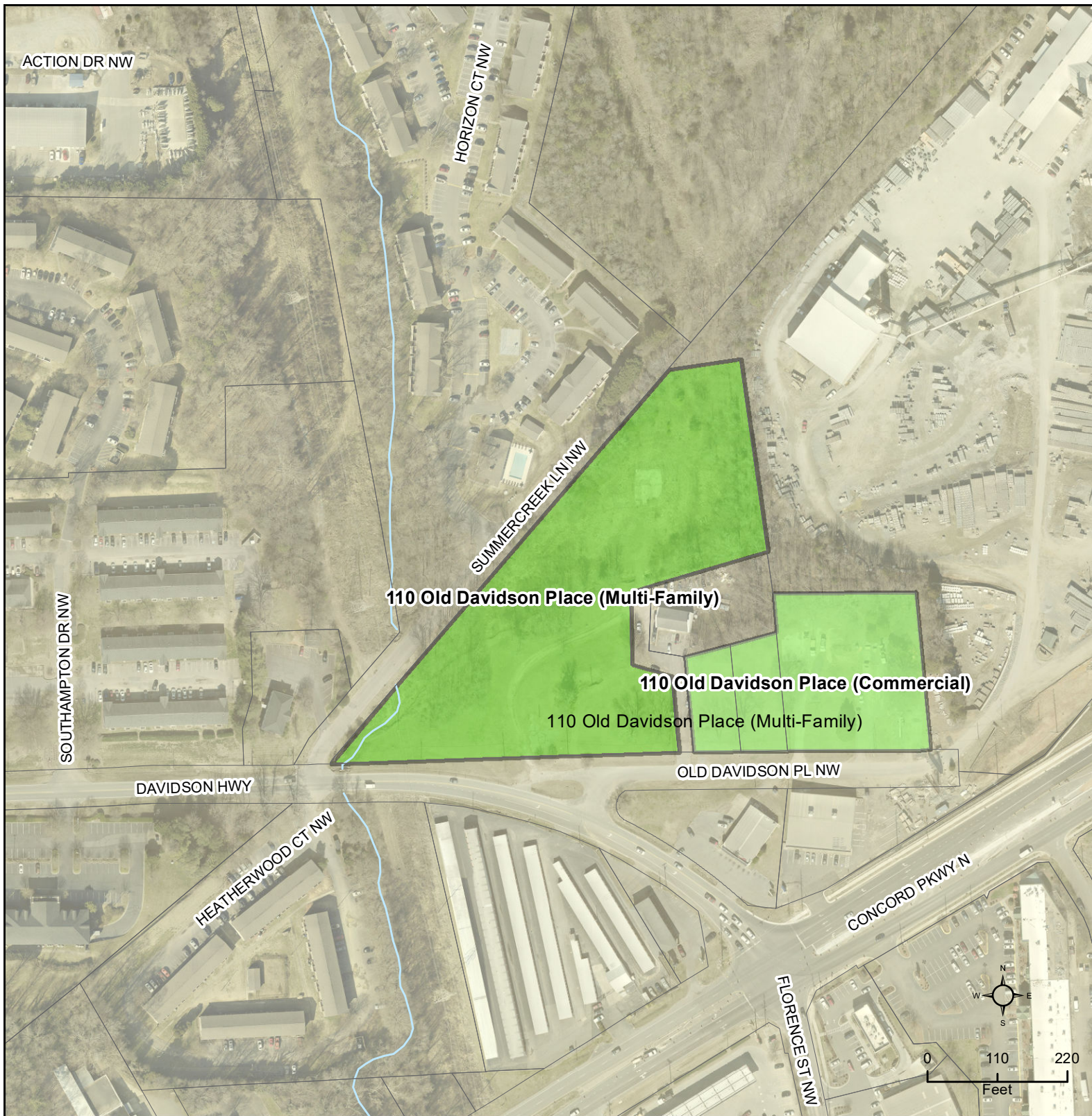
Total	2023
3,200	3,200

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	2	1	1	0	0	0	4

**Brief Summary**

The applicant is proposing to build approximately 54 apartment units and 18,900 sq ft of commercial retail space. This parcel is zoned C-2(CD) and has an approved site plan for a grocery store from 2015 and amended to include more uses as options and new site plan in 2017. This site would need to go back through the rezoning process to change the allowable use on site. They are proposing two buildings to be vertical integrated mixed use with retail/commercial on the first floor and the remaining floors will be apartments. The third building they are proposing will remain all multi-family.



CN-PSA-2022-00135

## 110 Old Davidson Place (Multi-Family)






Type: Residential

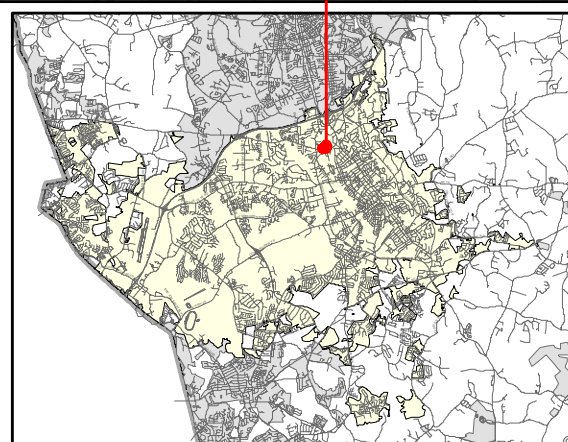
Multifamily

26 multifamily units

Allocation Request: 3,200

Project Score: 4

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	110 Old Davidson Place Multi-Use				
	2.)	Description of project location:	Site located on Old Davidson Place NW, approx. 120 linear feet East of intersection of Davidson Hwy and Old Davidson Place NW <small>(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 ####)</small>				
	3.)	Cabarrus County Parcel Identification Number:	56210575580000, 56210555960000, 56210555340000, 56210536690000	3a.)	Parcel Acreage:	6.596	
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 18,900	
	6a.)	Description of Facility to be served.	Multi-Use	6b.) Number of Lots	4	6c.) Number of Units	54
	7d.)	Additional description information:	Multi-use Development consisting of 54 apartments and 18,900 commercial sqft.				
	<b>B. Applicant Information</b>	Adriano Pena		Administrator		(Title)	
<small>(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.)</small>			14022 Sale, Ridge Rd <small>(Applicant's Street or Box Number)</small>				
160 Concord Inc.			2701-A Freedom Drive <small>(Applicant's City, State, Zip Code)</small>				
<small>(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.)</small>			Charlotte, NC 28208				
631-905-6175 <small>(Applicant's Phone Number)</small>			980-213-3515 <small>(Applicant's Facsimile Number)</small>				
Marisol Duran <small>(Name)</small>		compareconcord@gmail.com <small>(Email)</small>		gaamafoods@gmail.com <small>(Applicant's Email Address)</small>			
<b>REQUIRED</b> <small>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</small>							
<b>C. Design Engineer Information if available</b>	Travis S. Gingras <small>(Typed name of North Carolina Professional Engineer)</small>			Latitude 35 Design Group, PC <small>(Company Name)</small>			
	046974 <small>(NCPE Registration Number)</small>			1189 Daybrook Dr <small>(Street or Box Number)</small>			
	704-956-1862 <small>(Phone Number)</small>			Kannapolis NC 28081 <small>(City, State, Zip Code)</small>			
	Travis S. Gingras <small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>			travis@latitude35design.com <small>(Engineer's Email Address)</small>			

**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):

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

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

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

3.) Pretreatment required:

- No  
 Yes (Specify or attach effluent documentation)

4.) Volume of wastewater flow to be allocated for this particular project: 11,570 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
stores / shopping w/o food	100 gal/	1000 sqft	18,900 sqft	GPD 1,890
residential dwelling	160 gal/	1+2 bedrooms	41	GPD 6,560
residential dwelling	240 gal/	3 bedrooms	13	GPD 3,120
	gal/			GPD
	gal/			GPD
	gal/			GPD
			<b>Total</b>	<b>GPD 11,570</b>

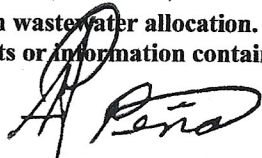
**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Adriano Pena, 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.



08-22-2022

Signature:

Date:

Sewer Allocation				
Building No.	Established Type	Daily Design Flow	No. of Units	Flow (GPD)
Building A.	Residential Dwelling	160 gal/ 1+2 bedrooms	14	2,240
	Residential Dwelling	240 gal/ 3 bedrooms	4	960
			<b>Building Flow</b>	<b>3,200</b>
Building B.	Stores/Shoppng w/o food	100 gal/ 1000sqft	8400 sqft	840
	Residential Dwelling	160 gal/ 1+2 bedrooms	12	1,920
	Residential Dwelling	240 gal/ 3 bedrooms	4	960
			<b>Building Flow</b>	<b>3,720</b>
Building C.	Stores/Shoppng w/o food	100 gal/ 1000sqft	10500 sqft	1,050
	Residential Dwelling	160 gal/ 1+2 bedrooms	15	2,400
	Residential Dwelling	240 gal/ 3 bedrooms	5	1,200
			<b>Building Flow</b>	<b>4,650</b>
			<b>Total Flow</b>	<b>11,570</b>

**15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES**

(a) This Rule shall be used to determine wastewater flow rates for all systems governed by this Subchapter unless alternate criteria are provided by a program-specific rule or for flow used for the purposes of 15A NCAC 02H .0105. Higher flow rates shall be required where usage and occupancy are atypical, including those in Paragraph (e) of this Rule. Wastewater flow calculations shall take hours of operation and anticipated maximum occupancies and usage into account when calculating peak flows for design.

(b) In determining the volume of sewage from dwelling units, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.

(c) The following table shall be used to determine the minimum allowable design daily flow of wastewater facilities. Design flow rates for establishments not identified below shall be determined using available flow data, water-using fixtures, occupancy or operation patterns, and other measured data.

Type of Establishments	Daily Flow For Design
Barber and beauty shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, offices and factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, rescue and emergency response facilities	
Fire or rescue stations without on site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and drink facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq ft floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq ft floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq ft floor space
Bakery	10 gal/100 sq ft floor space
Meat department, butcher shop or fish market	75 gal/100 sq ft floor space
Specialty food stand or kiosk	50 gal/100 sq ft floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self service laundry facilities	500 gal/machine
Medical, dental, veterinary facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift

Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, recreation, camp grounds, R-V parks and other outdoor activity facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, preschools and day care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service stations, car wash facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq ft
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq ft
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, shopping centers, malls and flea markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq ft
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq ft
Stores and shopping centers without food service	100 gal/1000 sq ft
Transportation terminals – air, bus, train, ferry, port and dock	5 gal/passenger

(d) Design daily flow rates for proposed non-residential developments where the types of use and occupancy are not known shall be designed for a minimum of 880 gallons per acre, or the applicant shall specify an anticipated flow based upon anticipated or potential uses.



TO: City of Concord Planning Department

FROM: Travis S. Gingras PE

DATE: 10/19/2022

SUBJECT:

To whom it may concern,

I hope this memorandum finds you well. I am writing to inform you of the proposed 110 Old Davidson Place Multi-Use Project that will be before City Council in consideration for flow allocation. The project is comprised of 4 parcels (PIN 56210575580000, 56210555960000, 56210555340000, 56210536690000).

The project proposes approximately 54 apartments and 18,900 square feet of commercial space. The price of the proposed apartments is not yet determined as these units will be listed at market rate. It is anticipated that the commercial space will be primarily commercial retail, and at this time tenants have not yet been secured. The proposed project will provide an additional 31 parking spaces above the minimum requirement, ample tree save areas, and on-site amenities for residential tenants. The site is located adjacent to WSACC Sewer Main.

The site in total is 6.596 acres and zoned C-2(CD). The property was rezoned (Z(CD)-04-17) in 2017 from I-1 to C-2CD by 160 Concord Inc. to accommodate a grocery store. The reason a grocery store was not built in this location is that 160 Concord Inc. found a more suitable site in Concord to locate the grocery and has since held the 110 Old Davidson Place property.

The greater Charlotte Metro Area is still seeing a housing shortage. Housing becomes even more important as Cabarrus County EDC and City of Charlottes/Mecklenburg County continue to attract company headquarters and quality businesses to the area. We look to begin helping to solve that problem with this proposed project.

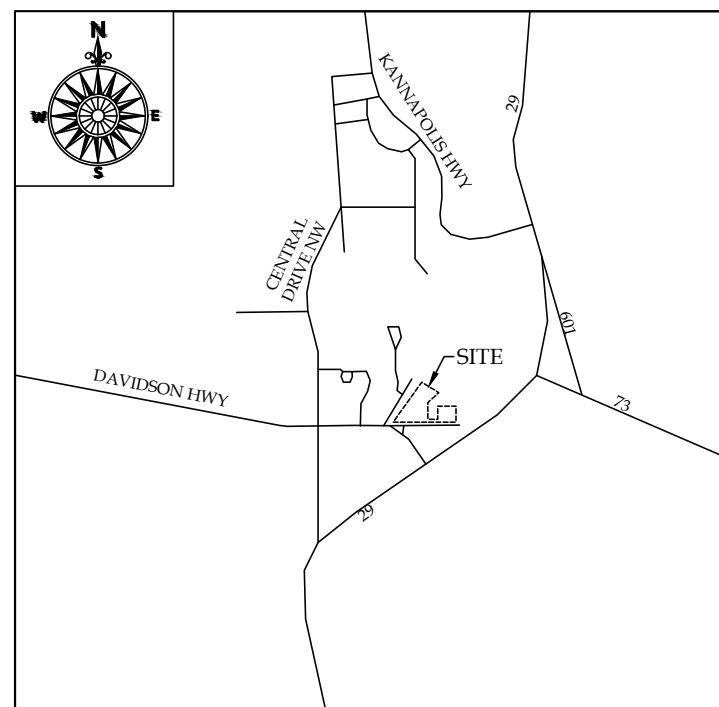
We appreciate your time and consideration of this project.

If there are any questions, please do not hesitate to reach out.

Regards,

A handwritten signature in black ink, appearing to read "T. S. Gingras".

Travis S. Gingras, PE



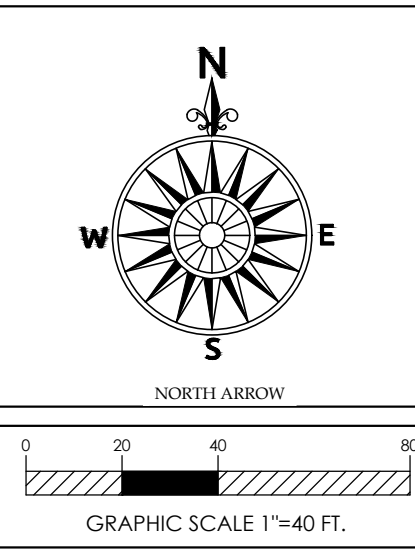
VICINITY MAP  
SCALE: N.T.S.



SITE DATA	
MULTI-FAMILY	
BLDG A	18
BLDG B	16
BLDG C	20
<b>TOTAL</b>	<b>54</b>
COMMERCIAL	
BUILDING A	0
BUILDING B	8,400
BUILDING C	10,500
<b>TOTAL</b>	<b>18,900</b>

MULTI-FAMILY UNIT YIELD	
1-BEDROOM UNITS	14
2-BEDROOM UNITS	27
3-BEDROOM UNITS	13
<b>TOTAL</b>	<b>54</b>

PARKING COUNTS		
BLDG	REQ'D (MIN/MAX)	PROVIDED
BLDG A	27 / 45	45
BLDG B	46 / 72	46
BLDG C	59 / 93	72
<b>TOTAL</b>	<b>132 / 210</b>	<b>163</b>



PRELIMINARY  
NOT FOR  
CONSTRUCTION



C200 - SITE PLAN.DWG  
PROJECT NUMBER: 2022-018  
DATE: 07/29/2022 DRAWN BY: TSG

REVISIONS:

NO.	DATE	DESCRIPTION

SKETCH PLAN  
CONCORD MULTI-USE  
110 OLD DAVIDSON PLACE NW, CONCORD, NC  
PTN: 56210575580000, 56210555960000, 56210555340000, 56210536690000



**Residential: Multi-Family**

**Weddington Ridge Apartments Ph 2(CN-PSA-2022-00139/PRS2021-01952)**

8150 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
6/20/2019	Yes	165	Yes	Yes	Yes	Yes	No

**Allocation Request**

Total	2023	2024	2025	2026
26,400	8,000	8,000	8,000	2,400

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
2	0	0	0	0	1	0	3

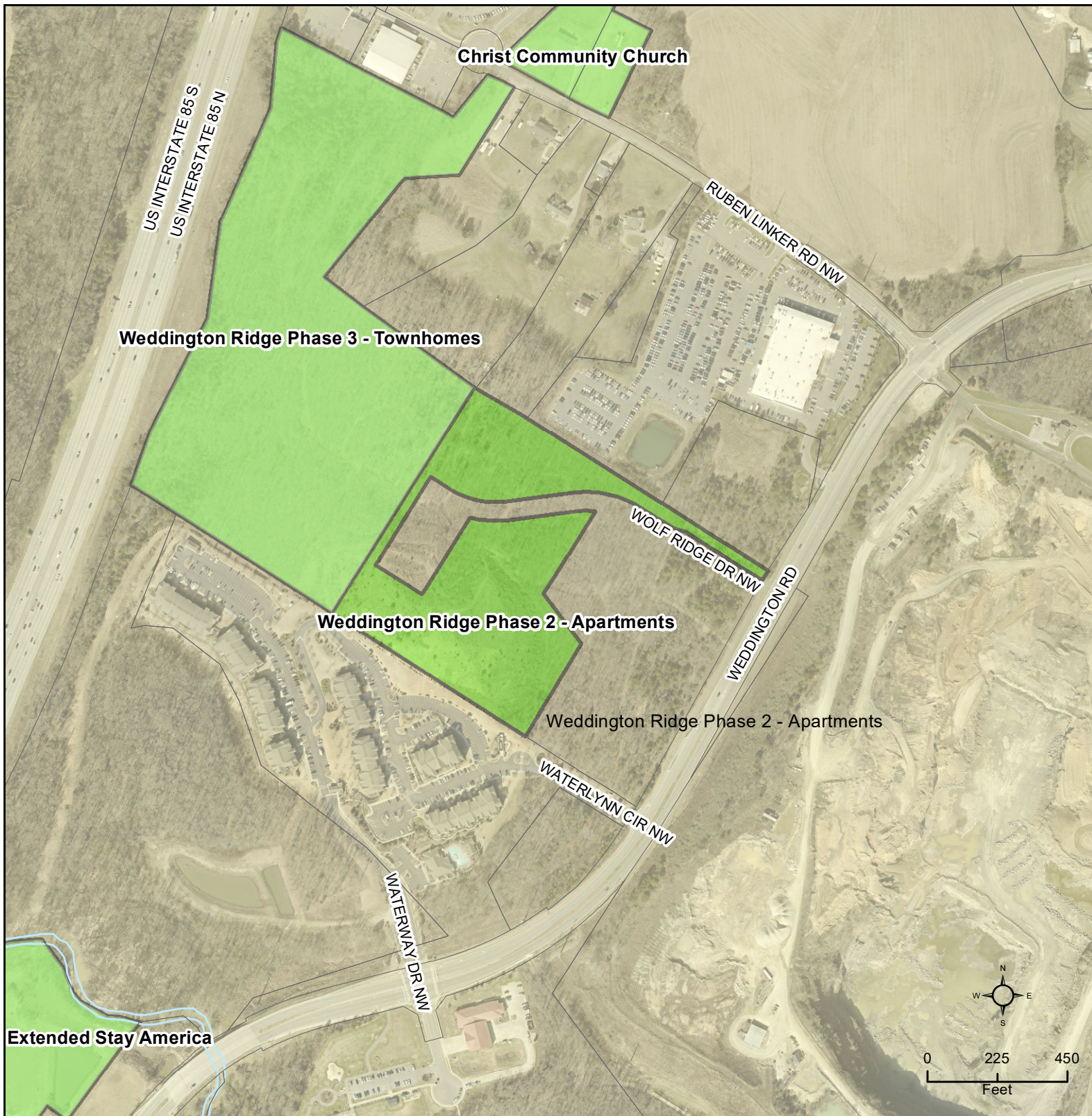
**Brief Summary**

Weddington Ridge Phase 2 was considered at the March 2022 sewer allocation meeting and did not receive an allocation, so the applicant is requesting reconsideration. The project consists of 165 apartment units in 7 buildings located on Weddington Road. A Special Use Permit was granted by 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.

**Outstanding Items**

The only three outstanding items at this time, other than sewer allocation, are the NCDEQ sedimentation and erosion control permit, and two other stormwater comments.





CN-PSA-2022-00139

## Weddington Ridge Phase 2 - Apartments

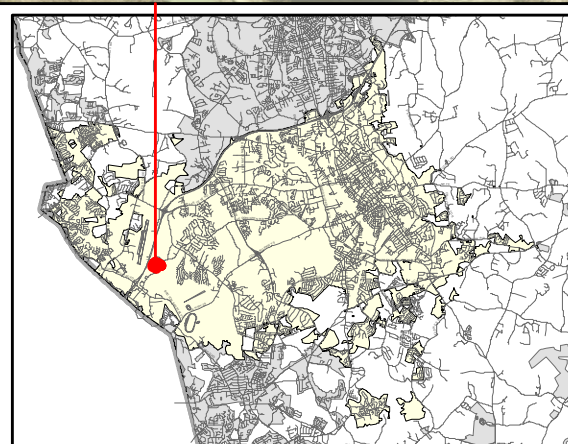
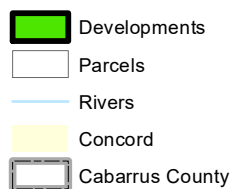
Type: Residential

Multifamily

156 multifamily units

Allocation Request: 26,400

Project Score: 1





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Weddington Ridge Phase 2			
	2.)	Description of project location:	8150 Weddington Riad, Concord NC			
	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 apartment units			
	<b>B. Applicant Information</b>	Michael Tubridy		Managing Director		601 S. Tryon St, Suite 800
<small>(Title)</small>				<small>(Applicant's Street or Box Number)</small>		
<small>(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.)</small>				Charlotte, NC 28202		
Crescent Acquisitions, LLC				<small>(Applicant's City, State, Zip Code)</small>		
<small>(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.)</small>						
(315) 480-2883				<small>(Applicant's Facsimile Number)</small>		
<small>(Applicant's Phone Number)</small>				dgualtieri@crescentcommunities.com		
Dan		Gualtieri		<small>(Applicant's Email Address)</small>		
<small>(Name)</small>		<small>(Email)</small>		<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	Robert Cash		CESO, Inc			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	033448		4601 Park Road, Suite 650			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	(803) 802-1459		Charlotte, NC 28209			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
	Peter Day		bob.cash@cesoinc.com			
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):	
<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)	100	% Domestic
<input checked="" type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution		% Commercial
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental		% Industrial
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church		% Other use (Specify) _____
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers	3.) Pretreatment required:	
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories	<input checked="" type="radio"/> No	
<input type="checkbox"/>	Other (specify): _____			<input type="radio"/> Yes (Specify or attach effluent documentation)	

4.) **Volume of wastewater flow to be allocated for this particular project:** 26,400 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.}**

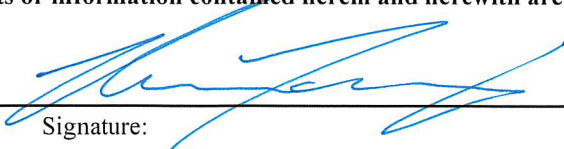
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
1 and 2 Bedroom Apartment Units	160 gal/ unit	165	GPD 26,400
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 26,400</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

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.

4/19/22

Signature:  Date:

April 25, 2022

M. Sue Hyde, PE  
City of Concord Engineering Department  
PO Box 308  
Concord, NC 28026

RE: Weddington Ridge Phase 2  
Sanitary Sewer System

Crescent Communities, LLC is proposing to develop a residential community on Weddington Road, in Concord, North Carolina. The development is located on three parcels totaling approximately 48.7 acres and will consist of both multifamily apartments and townhomes to provide high quality, new construction housing to over 400 households who will contribute to the long-term economic growth of Concord. The project includes 297 apartments and 137 townhomes. Crescent Communities projects a total investment of over \$120 million in the development of this neighborhood, including nearly \$90 million of construction work. The project is located within the Weddington Road Area Plan and includes the construction of a new public street connecting Weddington Road and Ruben Linker Road, improving connectivity in this area.

Although the project is broken up into three phases for permitting, Crescent intends to develop 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 approved SUP proposed townhomes on the western half of the site (Phase 3) which allows the townhomes to be developed in the existing C-2 zoning.

The apartments proposed for Phase I and II of this development will include a mix of 1- and 2-bedroom units, with market rents. Site amenities include a community pool and building, nature walking trails, as well as an easement dedication for a future greenway connection. The apartment project will have a NGBS (National Green Building Standard) Bronze green building certification.

A willingness to serve letter was obtained for Phase 1 of the development on 11/17/2020 (requires that the project commence construction within two years) as well as a private sewer permit from NCDEQ on 7/13/2021. The approved allocation was to serve Phase I consisting of multifamily apartment buildings. Crescent Communities is requesting the allocation for Phase 2 of the development which will complete the multifamily portion of the project (297 total apartment units). Our Phase II sewer allocation request is for 26,400 gpd.

While Phase I was allocated 40,630 gpd, the City of Concord was recently granted a flow reduction for 1- and 2-bedroom apartments by NCDEQ (reduced from 240 gpd to 160 gpd), therefore there are 17,760 gpd in excess capacity allocated to Phase I. This excess capacity could be allocated to Phase II (if the City of Concord will allow), thereby reducing our request for Phase II from 26,400 gpd to 8,640 gpd.

We are nearing approval of our land development plans for Phase I-III, as well as have submitted our architectural drawings for building permit. Construction is anticipated to commence for all three portions of the development once we receive the remaining sewer capacity allocation needed for the entire project (as defined as "Phase II" and "Phase III" for planning and permitting purposes).

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

CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

**PHASE 2 CONSTRUCTION DOCUMENTS**

FOR

**WEDDINGTON RIDGE APARTMENTS**

**8150 WEDDINGTON ROAD  
CONCORD, NORTH CAROLINA**

**OWNER/DEVELOPER:**  
CRESCENT ACQUISITION, LLC  
601 SOUTH TRYON STREET, SUITE 800  
CHARLOTTE, NC 28202  
PHONE: (315) 480-2883  
CONTACT: DAN GUALTIERI

**ARCHITECT:**  
FKHPPE  
PO BOX 14802  
GREENSBORO, NC 27415  
PHONE: (336) 681-5441  
CONTACT: FRANK PARK

**ENGINEER:**  
CESO, INC.  
4601 PARK ROAD SUITE 650  
CHARLOTTE, NC 28209  
PHONE: (803) 802-1459  
CONTACT: ROBERT CASH, PE

**GOVERNING AGENCIES AND UTILITY COMPANIES:**

**ZONING:**  
PLANNING & NEIGHBORHOOD  
DEVELOPMENT DEPARTMENT  
35 CABARRUS AVE W CONCORD,  
NC 28025  
PHONE: (704) 920-5152

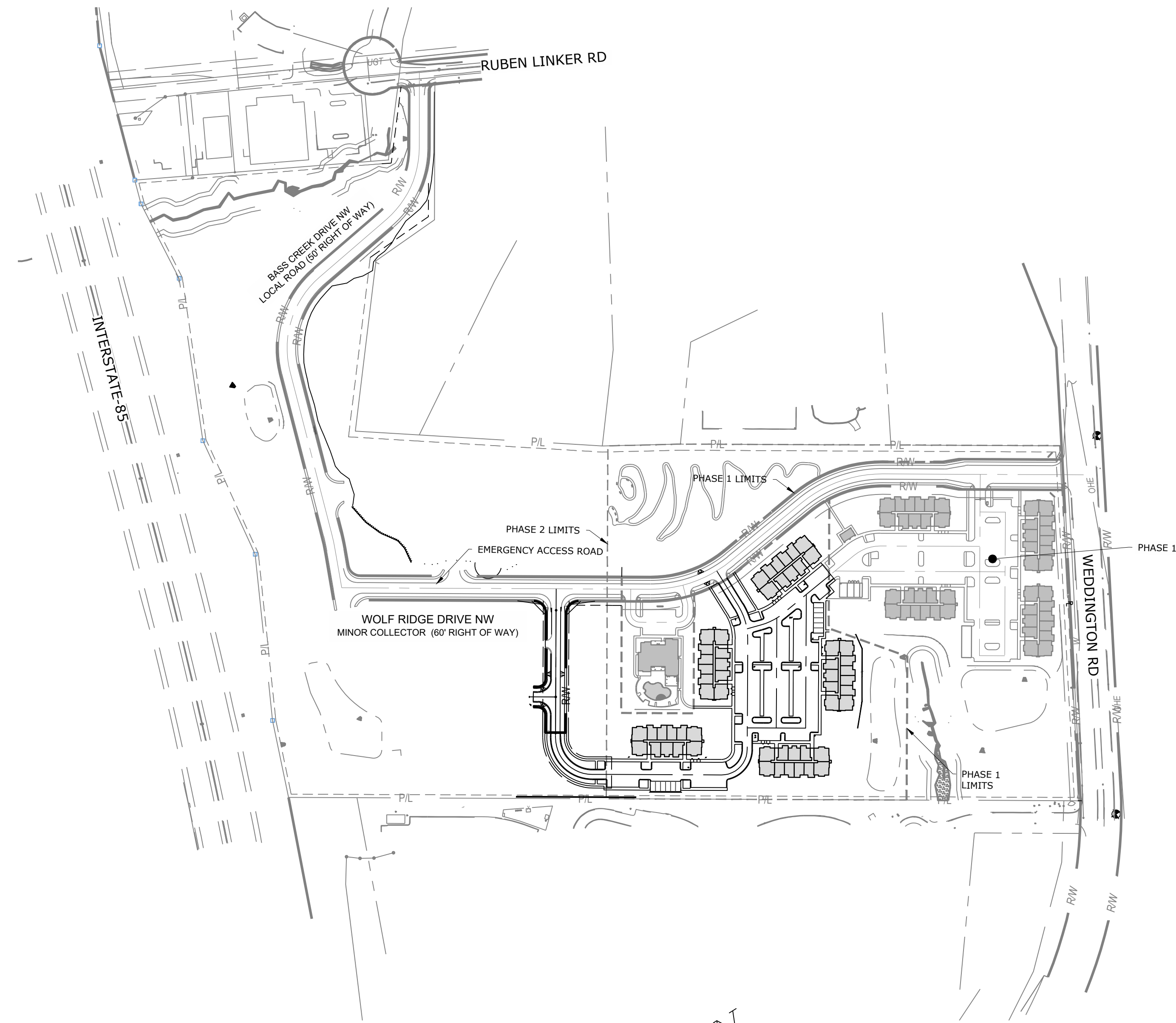
**CITY OF CONCORD ENGINEERING DEPARTMENT:**  
WASTEWATER  
635 ALFRED BROWN JR. COURT SW CONCORD, NC 28025  
PHONE: (704) 920-5342

**WATER RESOURCES**  
635 ALFRED BROWN JR. COURT SW CONCORD, NC 28025  
PHONE: (704) 920-5300

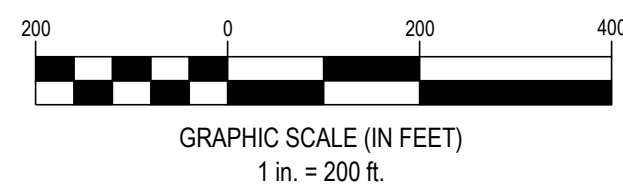
**STORMWATER SERVICES DEPARTMENT**  
635 ALFRED BROWN JR. COURT SW CONCORD, NC 28025  
PHONE: (704) 920-5555

**PHASE 2 PROPERTY DATA:**

PARCEL OWNER:	BRIGEM LLC	
PARCEL ID:	45992646620000	
ADDRESS:	8150 WEDDINGTON RD CONCORD, NC 28027	
PROPERTY AREA:	±11.1 AC	
ZONING:	C-2	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)	
	<u>REQUIRED</u>	<u>PROPOSED</u>
<b>BUILDING SETBACKS</b>		
FRONTAGE ALONG STREET:	50'	50'
SIDE:	20'	20'
REAR:	20'	20'
<b>PARKING AREA SETBACKS</b>		
FRONT:	20'	20'
SIDE:	20'	20'
REAR:	20'	20'
MAXIMUM BUILDING HEIGHT:	35'	30'
BUILDING AREA:	9.88 AC	
<b>PARKING:</b>		
TOTAL PARKING SPACES:	248	248
ADA PARKING SPACES:	10	10
FLOODPLAIN DESIGNATION:	THE SITE IS WITHIN THE SPECIAL FLOOD HAZARD ZONE X (500-YEAR).	



**OVERALL PROJECT PLAN**  
SCALE: 1" = 200'



**SURVEY PROVIDED BY:**  
GPA PROFESSIONAL LAND SURVEYORS  
605 PHILLIP DAVIS DRIVE CHARLOTTE, NC  
PHONE: (704) 335-8600  
CONTACT: CHRIS DELLA MEA  
DATED: 06/04/2019

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY GPA. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

BENCHMARK				
	ELEVATION*	NORTHING**	EASTING**	DESCRIPTION
A	677'-6.7200"	596576'-4.8000"	1493437'-7.9200"	PK NAIL IN ASPHALT
B	641'-3.4800"	595765'-3.2400"	1492985'-6.1200"	PK NAIL IN ASPHALT

\* VERTICAL DATUM: NAD83  
\*\* HORIZONTAL DATUM: NAD83 - NORTH CAROLINA GRID NORTH, US FOOT



LOCATION MAP  
NO SCALE



VICINITY MAP  
NO SCALE

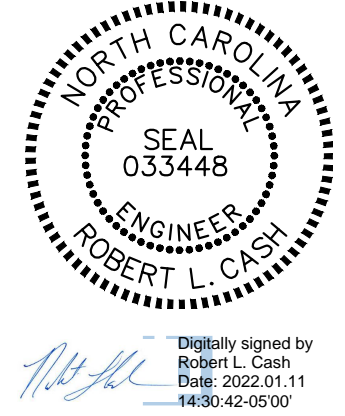
SHEET LIST TABLE	
SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	GENERAL NOTES
C4.00A	MASTER SITE PLAN
C4.00	OVERALL SITE PLAN
C4.01	SITE PLAN
C4.02	ROADWAY PLAN AND PROFILE
C4.03	INTERSECTION DETAILS
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN
C5.02	GRADING PLAN
C5.03	BASIN 4 DETAIL
C5.04	STORM PROFILES
C5.05	STORM PROFILES
C5.06	STORM PROFILES
C5.07	DRAINAGE MAP
C6.00	OVERALL UTILITY PLAN
C6.01	PRIVATE UTILITY PLAN
C6.02	FIRE PROTECTION PLAN
C7.00	SANITARY PLAN AND PROFILES
C9.00	DETAILS
C9.01	STORM MANAGEMENT SYSTEM DETAILS
C9.02	WATER AND STORM DETAILS
C9.03	STORM MANAGEMENT SYSTEM DETAILS
C9.04	UTILITY DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS



REVISION DESCRIPTION  
NO. DATE

CESO NC, Co.  
3601 RIGBY ROAD, STE 300  
MIAMISBURG, OH 45342  
(937) 435-8584  
COA: C-4740

ROBERT CASH, PE  
BOB.CASH@CESOINC.COM



CRESCENT ACQUISITIONS, LLC  
**WEDDINGTON RIDGE  
APARTMENTS PHASE 2**

**COVER SHEET**

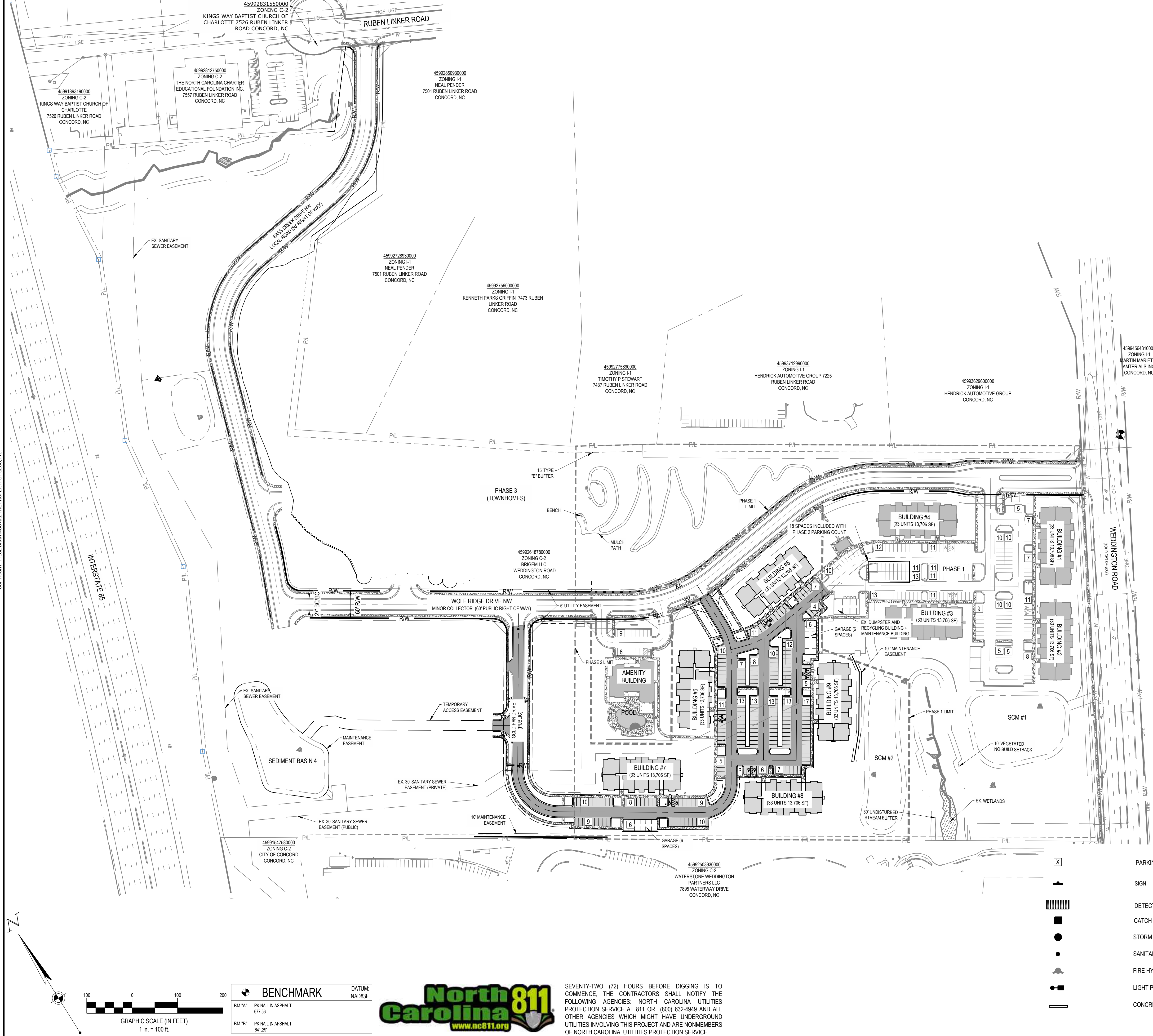
ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	10/22/21
JOB NO.:	759024-01
DESIGN:	JCR
DRAWN:	JCR
CHECKED:	RLC

SHEET NO.  
**C0.00**



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE AT 811 OR, (800) 632-4949 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE

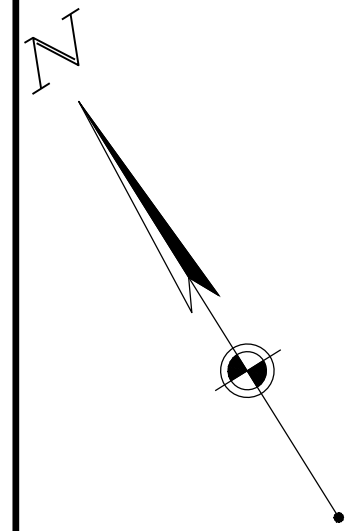
COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.



PHASE 2 PROJECT DATA TABLE	
SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	448.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	4599264620000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
BUILDING SPACING:	20' MINIMUM + 1' FOR EVERY FOOT OVER 30' HIGH
LARGEST BUILDING SIZE:	13,706 SF/FL (41,118 TOTAL)
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	176.5 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
FRONT SETBACK:	50' (20' IF ALL PARKING IS BEHIND THE BUILDING)
SIDE AND REAR SETBACK:	20'
PROPOSED # OF UNITS:	165 APARTMENT UNITS 2-BEDROOM 60 UNITS 1-BEDROOM 105 UNITS
REQUIRED PARKING:	1.5 - 2.5/UNIT = 248 SPACES MINIMUM
PROPOSED PARKING:	248 SPACES 1.50/UNIT
PROPOSED GARAGE PARKING:	2 GARAGE(S) WITH 6 SPACES EACH
PROPOSED OPEN PARKING:	232 SPACES
IMPERVIOUS:	
BUILDING:	68,530 SF
PAVEMENT AND SIDEWALK:	100,064 SF
TOTAL ONSITE:	168,594 SF (3.87 AC)
OFFSITE ROAD AND SIDEWALK:	1,322 SF
Basin:	20,343 SF
OVERALL TOTAL:	190,259 SF (4.37 AC)
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 2 DENSITY:	(33 UNIT X 5 BUILDINGS) / 11.12 ACRES = 14.8 DUA
PHASE 2 OPEN SPACE	(2.14 ACRES / 11.12 ACRES) X 100 = 19% OPEN SPACE

LEGEND	
EXISTING	REFER TO C1.00 FOR EXISTING FEATURES
LEGEND	
PROPOSED	
PARKING SPACE COUNT	[Symbol] BUILDING
SIGN	[Symbol] CONCRETE CURB
DETECTABLE WARNING MAT.	[Symbol] PAVEMENT/WALK
CATCH BASIN	[Symbol] RETAINING WALL
STORM MANHOLE	[Symbol] PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
SANITARY & STORM CLEANOUTS	[Symbol] PROPOSED LIGHT DUTY ASPHALT PAVEMENT.
FIRE HYDRANT	[Symbol] PROPOSED CONCRETE PAVEMENT
LIGHT POLE	[Symbol] PROPOSED CONCRETE SIDEWALK
CONCRETE BUMPER BLOCK	[Symbol]

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**BENCHMARK**  
 DATUM: NAD83F  
 BM 'A': PK NAIL IN ASPHALT 671.50'  
 BM 'B': PK NAIL IN ASPHALT 641.29'



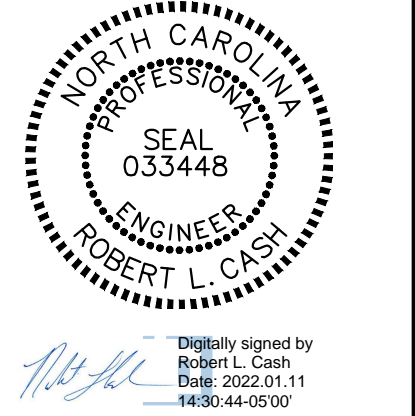
SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE AT 811 OR (800) 632-4949 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE



NO.	DATE	REVISION DESCRIPTION

CESO NC, Co.  
 3601 RIGBY ROAD, STE 300  
 MIAMISBURG, OH 45342  
 (937) 435-8584  
 COA: C-4740

ROBERT CASH, PE  
 BOB.CASH@CESOINC.COM



CRESCENT ACQUISITIONS, LLC  
**WEDDINGTON RIDGE APARTMENTS PHASE 2**

**OVERALL SITE PLAN**

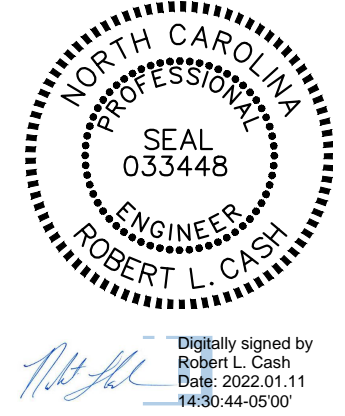
ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	10/22/21
JOB NO.:	759024-01
DESIGN:	JCR
DRAWN:	JCR
CHECKED:	RLC
SHEET NO.	C4.00



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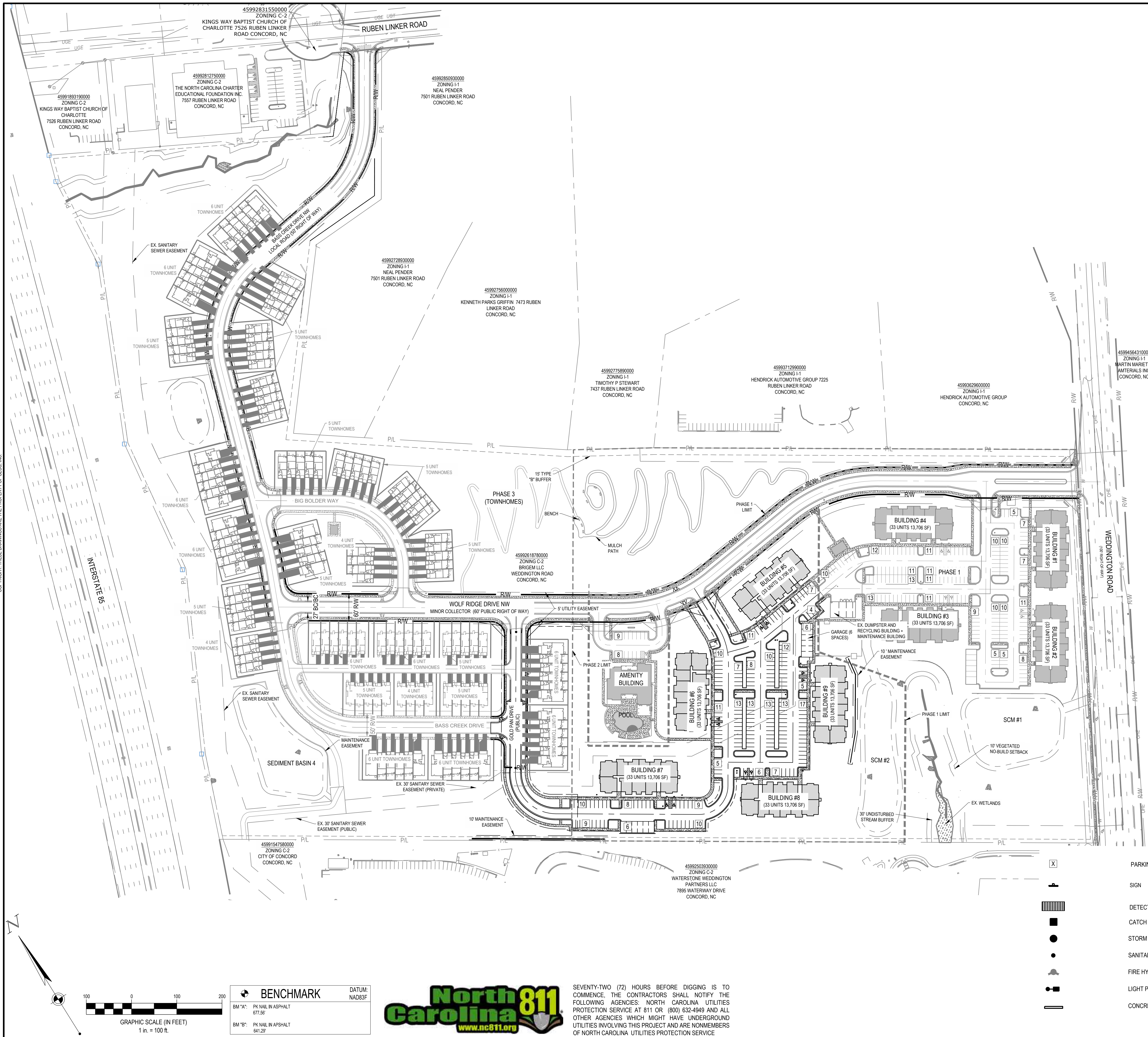


# CRESCENT ACQUISITIONS, LLC WEDDINGTON RIDGE APARTMENTS PHASE 2

## MASTER SITE PLAN

ISSUE:  
CONSTRUCTION DOCUMENTS  
DATE:  
10/22/21  
JOB NO.: 759024-01  
DESIGN: JCR  
DRAWN: JCR  
CHECKED: RLC  
SHEET NO.  
C4.00A

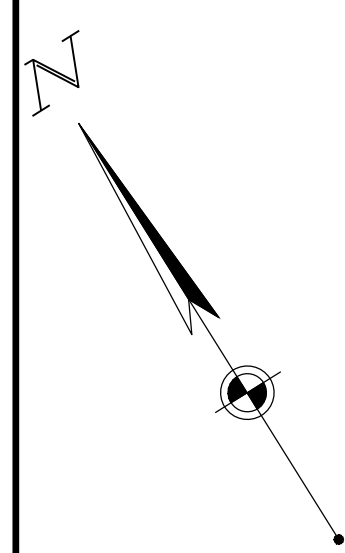
OVERALL PROJECT DATA TABLE	
SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	4599264620000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
BUILDING SPACING:	20' MINIMUM + 1' FOR EVERY FOOT OVER 30' HIGH
LARGEST BUILDING SIZE:	13,706 SF/FL (31,677 TOTAL)
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	176.5 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
FRONT SETBACK:	50' (20' IF ALL PARKING IS BEHIND THE BUILDING)
SIDE AND REAR SETBACK:	20'
PROPOSED # OF APT UNITS:	
PHASE 1	132 APARTMENT UNITS
PHASE 2	165 APARTMENT UNITS
TOTAL	297 APARTMENT UNITS
REQUIRED PARKING:	1.5 - 2.5/UNIT = 446 SPACES MINIMUM
PROPOSED PARKING:	453 SPACES 1.53/UNIT
PROPOSED GARAGE PARKING:	3 GARAGE(S) WITH 6 SPACES EACH
PROPOSED OPEN PARKING:	435 SPACES
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
TOTAL DENSITY:	(33 UNIT X 9 BUILDINGS) / 22.1 ACRES = 13.4 DUA
TOTAL OPEN SPACE	(4.6 ACRES / 22.1 ACRES) X 100 = 21% OPEN SPACE



### LEGEND

EXISTING  
REFER TO C1.00 FOR EXISTING FEATURES  
LEGEND  
PROPOSED

	PARKING SPACE COUNT		BUILDING
	SIGN		CONCRETE CURB
	DETECTABLE WARNING MAT.		PAVEMENT WALK
	CATCH BASIN		RETAINING WALL
	STORM MANHOLE		PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
	SANITARY & STORM CLEANOUTS		PROPOSED LIGHT DUTY ASPHALT PAVEMENT.
	FIRE HYDRANT		PROPOSED CONCRETE PAVEMENT
	LIGHT POLE		PROPOSED CONCRETE SIDEWALK
	CONCRETE BUMPER BLOCK		

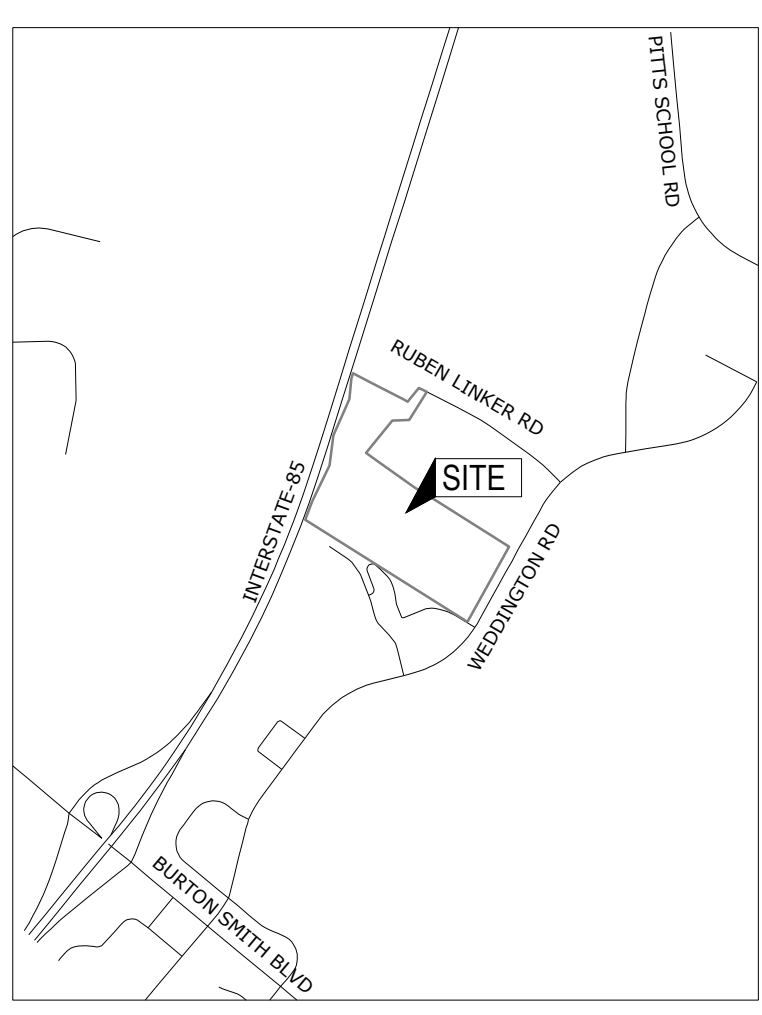
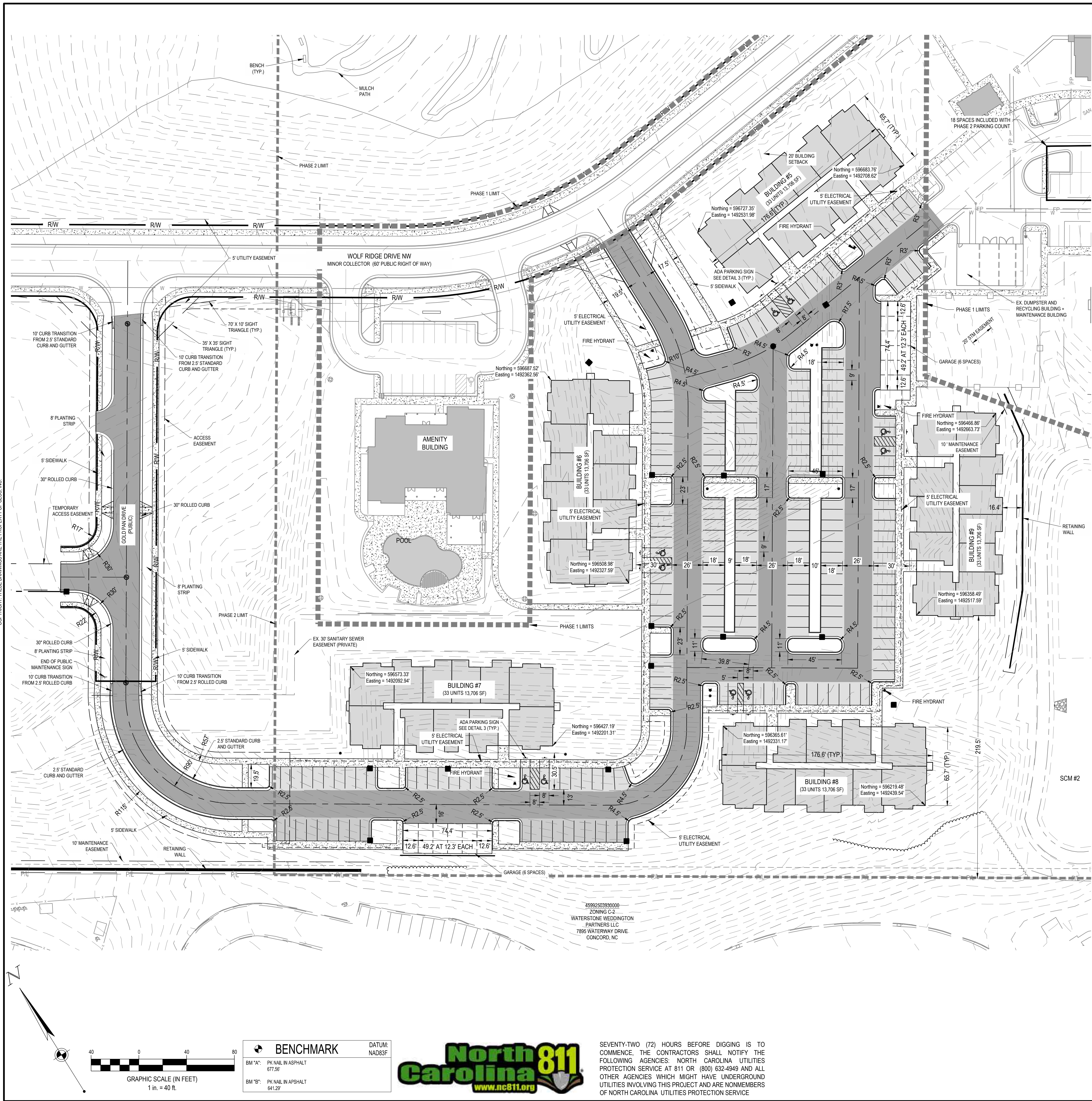


**BENCHMARK**  
 DATUM: NAD83F  
 BM "A": PK NAIL IN ASPHALT 671.56'  
 BM "B": PK NAIL IN ASPHALT 641.29'



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LOCATION MAP  
NO SCALE

**PHASE 2 PROJECT DATA TABLE**

SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	4599264620000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
BUILDING SPACING:	20' MINIMUM + 1' FOR EVERY FOOT OVER 30' HIGH
LARGEST BUILDING SIZE:	13,706 SF/FL (41,118 TOTAL)
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	176.5 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
FRONT SETBACK:	50' (20' IF ALL PARKING IS BEHIND THE BUILDING)
SIDE AND REAR SETBACK:	20'
PROPOSED # OF UNITS:	165 APARTMENT UNITS 2-BEDROOM 60 UNITS 1-BEDROOM 105 UNITS
REQUIRED PARKING:	1.5 - 2.5/UNIT = 248 SPACES MINIMUM
PROPOSED PARKING:	248 SPACES 1.50/UNIT
PROPOSED GARAGE PARKING:	2 GARAGE(S) WITH 6 SPACES EACH
PROPOSED OPEN PARKING:	232 SPACES
IMPERVIOUS:	
BUILDING:	68,530 SF
PAVEMENT AND SIDEWALK:	100,064 SF
TOTAL ONSITE:	168,594 SF (3.87 AC)
OFFSITE ROAD AND SIDEWALK:	1,322 SF
BASIN:	20,343 SF
OVERALL TOTAL:	190,259 SF (4.37 AC)
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 2 DENSITY:	(33 UNIT X 5 BUILDINGS) / 11.12 ACRES = 14.8 DUA
PHASE 2 OPEN SPACE:	(2.14 ACRES / 11.12 ACRES) X 100 = 19% OPEN SPACE

**LEGEND**

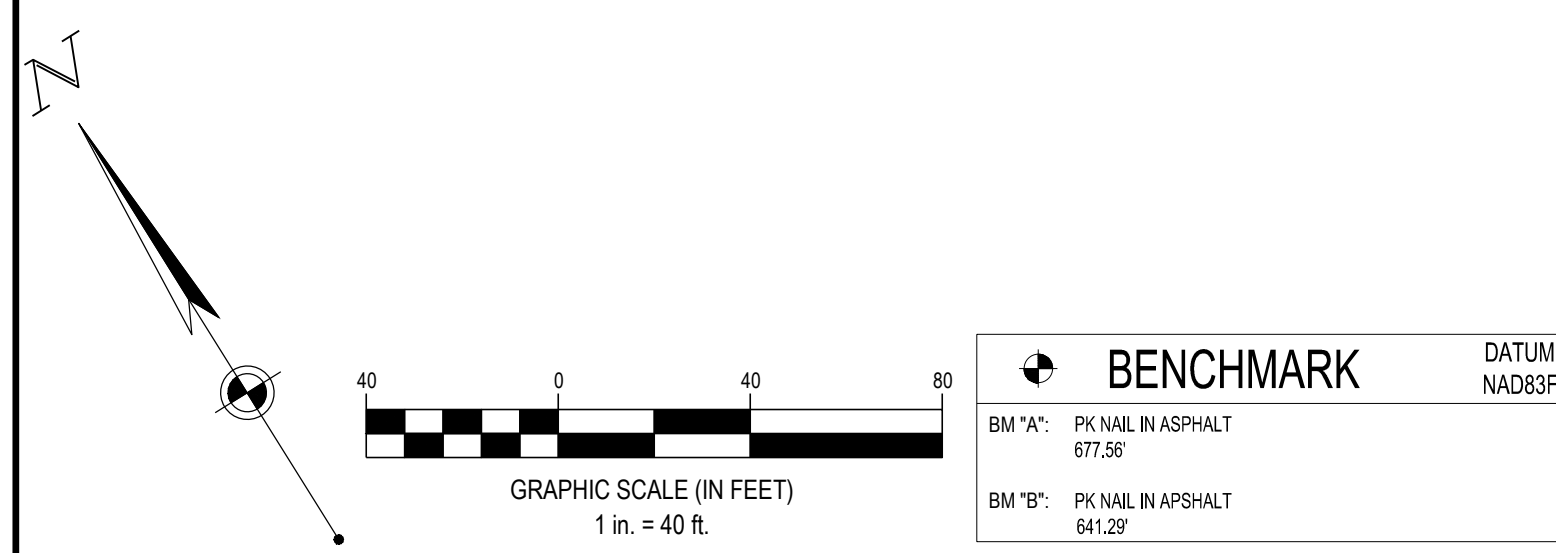
REFER TO C1.00 FOR EXISTING FEATURES

**LEGEND**

**PROPOSED**

PARKING SPACE COUNT		BUILDING	
SIGN		CONCRETE CURB	
DETECTABLE WARNING MAT.		PAVEMENT/WALK	
CATCH BASIN		RETAINING WALL	
STORM MANHOLE		PROPOSED HEAVY DUTY ASPHALT PAVEMENT.	
SANITARY & STORM CLEANOUTS		PROPOSED LIGHT DUTY ASPHALT PAVEMENT.	
FIRE HYDRANT		PROPOSED CONCRETE PAVEMENT	
LIGHT POLE		PROPOSED CONCRETE SIDEWALK	
CONCRETE BUMPER BLOCK			

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REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

CESO NC, Co.  
3601 RIGBY ROAD, STE 300  
MIAMISBURG, OH 45342  
(937) 435-8584  
COA: C-4740



ROBERT CASH, PE  
BOB.CASH@CESOINC.COM

**CRESCENT ACQUISITIONS, LLC  
WEDDINGTON RIDGE  
APARTMENTS PHASE 2**

**SITE PLAN**

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	10/22/21
JOB NO.:	759024-01
DESIGN:	JCR
DRAWN:	JCR
CHECKED:	RLC
SHEET NO.	<b>C4.01</b>

**Residential: Multi-Family**

**Parkwood Apartments (CN-PSA-2022-00141)**

232 Parkwood Dr. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	22	No	No	No	No	No

**Allocation Request**

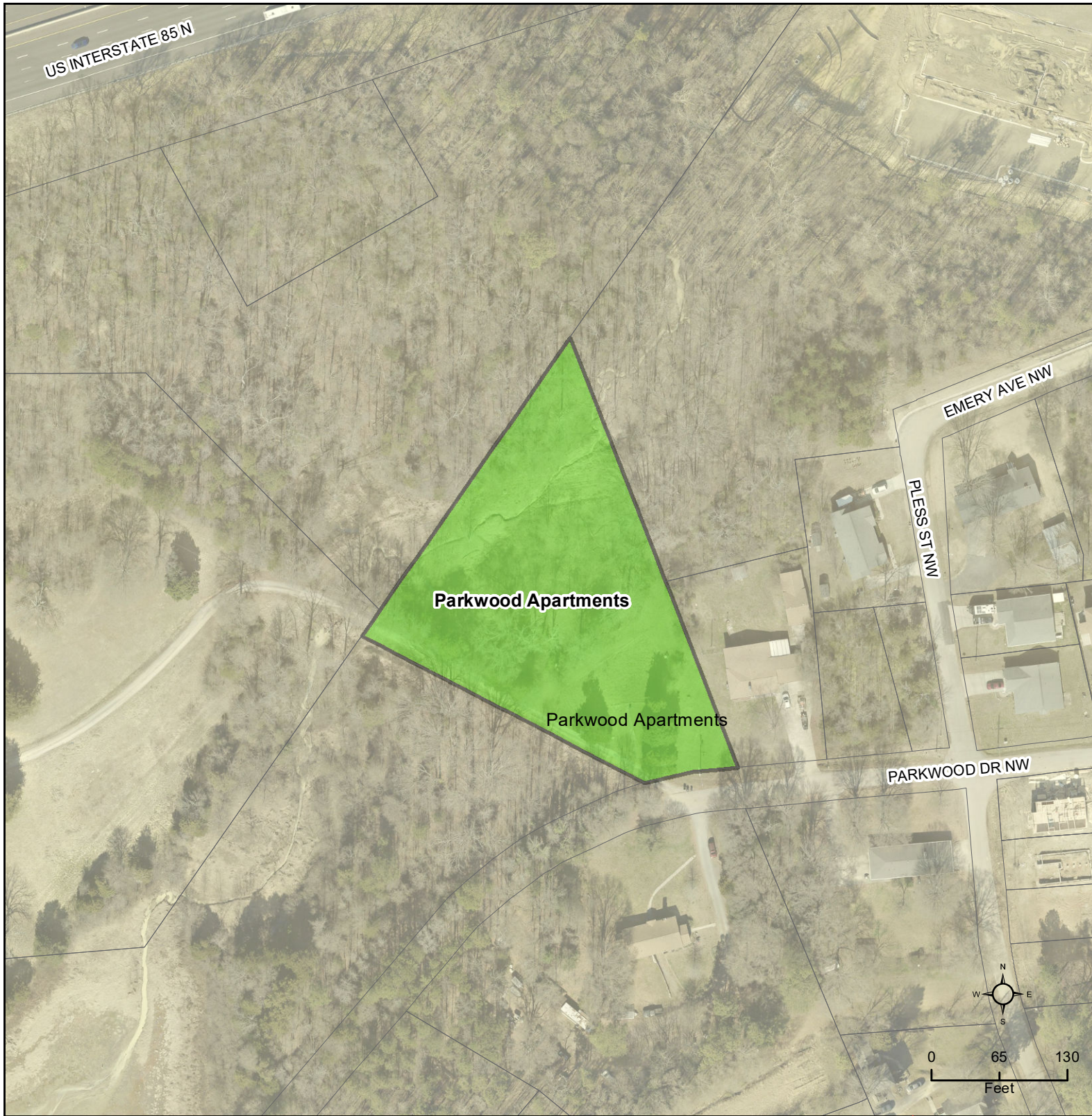
Total	2023
5,280	5,280

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**






The applicant is requesting sewer allocation for 22 apartments on 1.51 acres. This parcel is currently zoned RC and this use is allowed. The applicant says these units will be priced at market rate. This parcel is adjacent to existing sewer and hasn't come before City Council requesting sewer allocation until now.

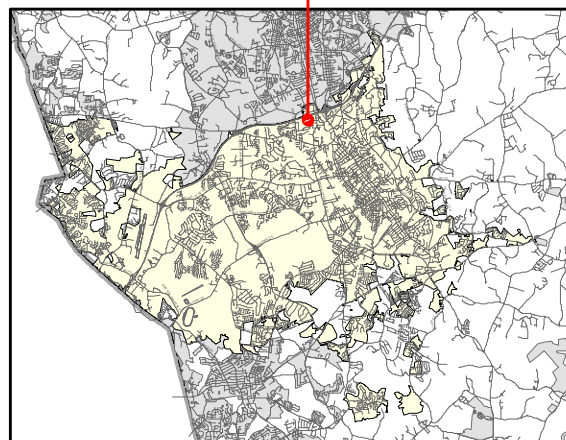


**CN-PSA-2022-00141**  
**Parkwood Apartments**

Type: Residential  
Multifamily  
22 multifamily units

Allocation Request: 5,280  
Project Score: 1

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	Parkwood Apartments			
	2.)	Description of project location:	22 new units located at 232 Parkwood Dr.			
			(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:	5611-79-8499-0000	3a.)	Parcel Acreage:	1.51
	4.)	Site Zoning and use:	RC-Residential	5.)	Area Commercial or Industrial Building	0
	6a.)	Description of Facility to be served:	Residential	6b.) Number of Lots	1	6c.) Number of Units 22
	7d.)	Additional description information:	Existing residential has been removed, to be replaced with new apartments			
<b>B. Applicant Information</b>	Rohit Patel		Owner		4600 NC Hwy-49 S.	
			(Title)		(Applicant's Street or Box Number)	
			Heaven Properties, LLC		Harrisburg, NC 28075	
			(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)	
			704-778-6490		n/a	
			(Applicant's Phone Number)		(Applicant's Facsimile Number)	
			Peyton Woody	(Name)	pwoody@woodbinedesign.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.						
<b>C. Design Engineer Information if available</b>	Riley D. Burgess, Jr. P.E.		Woodbine Design, PC			
			(Typed name of North Carolina Professional Engineer)			
			10051		20816 N. Main St., Ste 204	
			(NCPE Registration Number)		(Street or Box Number)	
			704-315-8367		Cornelius, NC 28031	
			(Phone Number)		(City, State, Zip Code)	
		Peyton Woody		pwoody@woodbinedesign.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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input checked="checked" type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 5280 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	
Dwelling Units 2-bedroom	160	gal/ dwelling	22	GPD	3520
Dwelling Units additional bedrooms	80	gal/ bedroom	22	GPD	1760
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	GPD	<b>5280</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I Rohit 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.

DocuSigned by:  
  
 BE41DDFE48A846D...  
 Signature: \_\_\_\_\_

10/12/2022

Date: \_\_\_\_\_



blending  
nature & man

October 12<sup>th</sup>, 2022

Subject: Parkwood Apartments “Project Summary”

To Whom It May Concern:

The site consists of one (1) parcel approximately 1.51-acres in size. Parcel number 5611-79-8499-0000. The site is currently vacant and was previously used for a single family residential home. Our proposed new total flow is projected at 5,280-gpd to serve 22 new apartment units. These units will be rented at market rate value for that area. The site is currently zoned RC “Residential Compact”, the proposed use is in compliance with the existing RC zoning which allows for a maximum of 15-dwelling units per acre.

[www.woodbinedesign.com](http://www.woodbinedesign.com)

20816 N. Main Street, Suite 204 Cornelius, NC 28031

980.722.2669 & 704.315.8367

**SITE LEGEND**

PROPOSED CURB & GUTTER  
 REVERSED PITCH CURB & GUTTER  
 PROPERTY LINE  
 LOT LINES  
 DECORATIVE FENCING  
 PAVEMENT STRIPING  
 PAVEMENT  
 CONCRETE  
 TRAFFIC FLOW  
 PARKING BAY COUNT  
 SPOT ELEVATION  
 HANDICAP RAMP

**LEGEND**

**PROPOSED**

- 5' CONTOURS
- 1' CONTOURS
- SANITARY SEWER
- STORM SEWER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATE INLET
- SPOT ELEVATION

**EXISTING**

- 5' CONTOURS
- 1' CONTOURS
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- STORM SEWER MANHOLE (MH)
- CURB INLET (C)
- GRATE INLET (YARD INLET (C/R))

SEE SHEET C7 FOR LANDSCAPE PLAN. DENUDED AREA = 0.99 ac.

SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

**PAVEMENT NOTES**

- HEAVY DUTY**  
HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH)  
8" AGGREGATE BASE COURSE  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE
- LIGHT DUTY**  
LIGHT DUTY PAVING SPECIFICATION  
6" AGGREGATE BASE COURSE  
2" S9.5B SURFACE COURSE
- GRAVEL DRIVE**  
8" STONE BASE
- CONCRETE SIDEWALK**  
4" THICK WHEN ADJACENT TO 30" C&G, 3600 PSI CONC.  
6" THICK WHEN CROSSING DRIVEWAY OR ADJACENT TO VALLEY C&G, AND 3600 PSI CONC.
- ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.

NOTE: ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

**GENERAL NOTES**

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADI TO BE 5'-0" U.N.O.
- STANDARD PARKING DIMENSIONS:  
STD AUTO: 9'-0" WIDE X 19'-0" LONG  
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG  
HANDICAP: 9'-0" WIDE X 22'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

**ZONING CODE SUMMARY**

PROJECT NAME: PARKWOOD APARTMENTS  
 OWNER: HEAVEN PROPERTIES LLC PHONE # (704) 778-6490  
 PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669  
 TAX PARCEL ID: 5611-79-8499-0000

LOT SIZE: 65,775-SF OR 1.51-AC ZONING: RC JURISDICTION: CONCORD  
 EXISTING USE: SF - RESIDENTIAL PROPOSED USE: MF - APARTMENTS  
 PROP. BUILDING HEIGHT: 30 FT. PROP. BUILDING LENGTH: 88 FT.  
 MAX. ALLOWABLE: 35 FT. MAX. ALLOWABLE: 150 FT.  
 BUILDING COVERAGE: 10,138 SF. NUMBER OF STORIES: 3  
 NUMBER OF UNITS: 22 (11-UNITS PER BLDG) NUMBER OF LOTS: N/A  
 DENSITY ALLOWED: 15 DUA = 22 UNITS DENSITY PROPOSED: 22 DUA  
 (SF=SINGLE FAMILY) (MF=MULTIFAMILY)

**YARD REQUIREMENTS:**

SETBACK (FRONT): 24 FT. SIDE YARD (L): 7 FT.  
 CORNER YARD: 24 FT. SIDE YARD (R): 7 FT.  
 REAR YARD: 5 FT. GARAGE SETBACK: N/A FT. (FROM BACK OF CURB/SIDEWALK)

**BUFFER YARD REQUIREMENTS:**

FRONT: (NO) / YES \_\_\_\_\_ REAR: (NO) / YES \_\_\_\_\_  
 SIDE (R): (NO) / YES \_\_\_\_\_ 8' TYPE A SIDE (L): (NO) / YES \_\_\_\_\_

**SCREENING REQUIREMENTS:**

FRONT: (NO) / YES \_\_\_\_\_ 12' CATEGORY 3 REAR: (NO) / YES \_\_\_\_\_  
 SIDE (R): (NO) / YES \_\_\_\_\_ SIDE (L): (NO) / YES \_\_\_\_\_  
 PARKING: (NO) / YES \_\_\_\_\_ 8' TYPE A

**IMPERVIOUS AREA DATA**

WATERSHED: NOT WITHIN A WATERSHED

**PARKING DATA**

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3  
 PARKING REQUIRED: MIN. = 1.5-SPACES PER UNIT MAX. = 2.5-SPACES PER UNIT  
 NUMBER OF UNITS: 22

SPACES REQUIRED: 33(MIN) 55(MAX) LOADING REQ'D: N/A  
 PROVIDED: 33-SPACES PROVIDED: N/A

HC REQUIRED: 2-SPACES BICYCLE REQUIRED: 1:5 UNITS = 4  
 PROVIDED: 2-SPACES PROVIDED: 4-SPACES

**LANDSCAPE NOTES**

- ALL PARKING SPACES SHALL BE LOCATED WITH 60'-FT OF A CANOPY TREE.
- ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF CONCORD'S UNIFIED DEVELOPMENT ORDINANCE.
- NO PLANTINGS SHALL BE PERMITTED WITH 35'x35' SIGHT TRIANGLES.

SEE LANDSCAPE PLAN SHEET C9 FOR REQUIRED PLANTINGS.

**OPEN SPACE**

**LIGHTING & UTILITY NOTES**

- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN FOR DETAILS.
- OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS ON, OR ADJACENT TO, THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRYWAYS.
- ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THE TOWN/CITY UNIFIED DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
- LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.

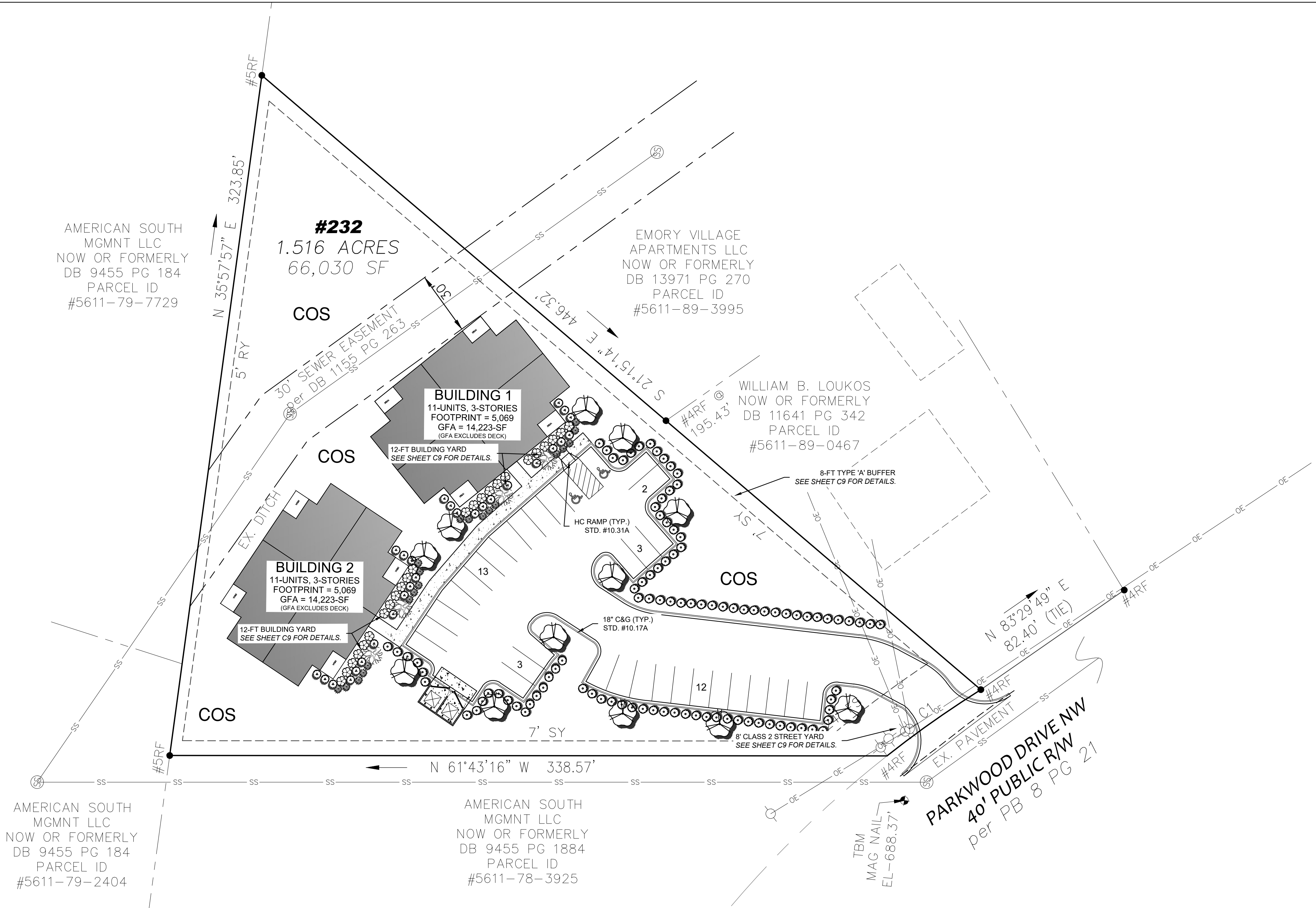
SEE UTILITY PLAN FOR LANDSCAPE DETAILS

**TRASH NOTES**

(1) 8-CY WASTE DUMPSTER & (1) 8-CY RECYCLING DUMPSTER WILL BE PROVIDED ON SITE. OWNER SHALL BE RESPONSIBLE FOR COORDINATING PRIVATE WASTE AND RECYCLING COLLECTION SERVICE.

**PHASING NOTES**

NO PROJECT PHASING PROPOSED.



AMERICAN SOUTH MGMNT LLC  
 NOW OR FORMERLY DB 9455 PG 184  
 PARCEL ID #5611-79-7729

AMERICAN SOUTH MGMNT LLC  
 NOW OR FORMERLY DB 9455 PG 184  
 PARCEL ID #5611-79-2404

#232  
 1.516 ACRES  
 66,030 SF

EMORY VILLAGE APARTMENTS LLC  
 NOW OR FORMERLY DB 13971 PG 270  
 PARCEL ID #5611-89-3995

WILLIAM B. LOUKOS  
 NOW OR FORMERLY DB 11641 PG 342  
 PARCEL ID #5611-89-0467

AMERICAN SOUTH MGMNT LLC  
 NOW OR FORMERLY DB 9455 PG 1884  
 PARCEL ID #5611-78-3925

PARKWOOD DRIVE NW  
 40' PUBLIC R/W  
 per PB 8 PG 21

Woodbine Design, P.C.  
 Land Planning & Civil Engineering  
 980.722.2669  
 704.315.5387

PRELIMINARY NOT FOR CONSTRUCTION  
 J. DEE BURGESS

SEAL  
 J. DEE BURGESS  
 NO. C-4063

NORTH ARROW  
 0 15 30 60  
 Graphic Scale 1" = 30 ft.

**SITE PLAN**

RAILROAD DR. APARTMENTS  
 482 RAILROAD DR.  
 CONCORD, NC 28025

Project Location Sheet Title

DEVELOPER/OWNER  
 JOUNEY INVESTMENTS, LLC  
 6220 HUDSPETH RD.  
 HARRISBURG, NC 28075

Designed By: WOODBINE DESIGN  
 Drawn By: NA  
 Date: 10/12/22  
 Revisions:

Sheet: C2 of 12  
 Project Number: 21013

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 10/12/2022  
 2:\22039-232 PARKWOOD DR. APARTMENTS\DWG\SS-RAILROADDR.PARTMENTS.DWG

**Residential: Multi-Family**

**River Rock Easy Living at Davidson Hwy and Winecoff Sch Rd (CN-PSA-2022-00148)**

2821 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
1/14/21	Yes	99	No	No	Yes	Yes	No

**Allocation Request**

Total	2023	2024
15,840	8,000	7,840

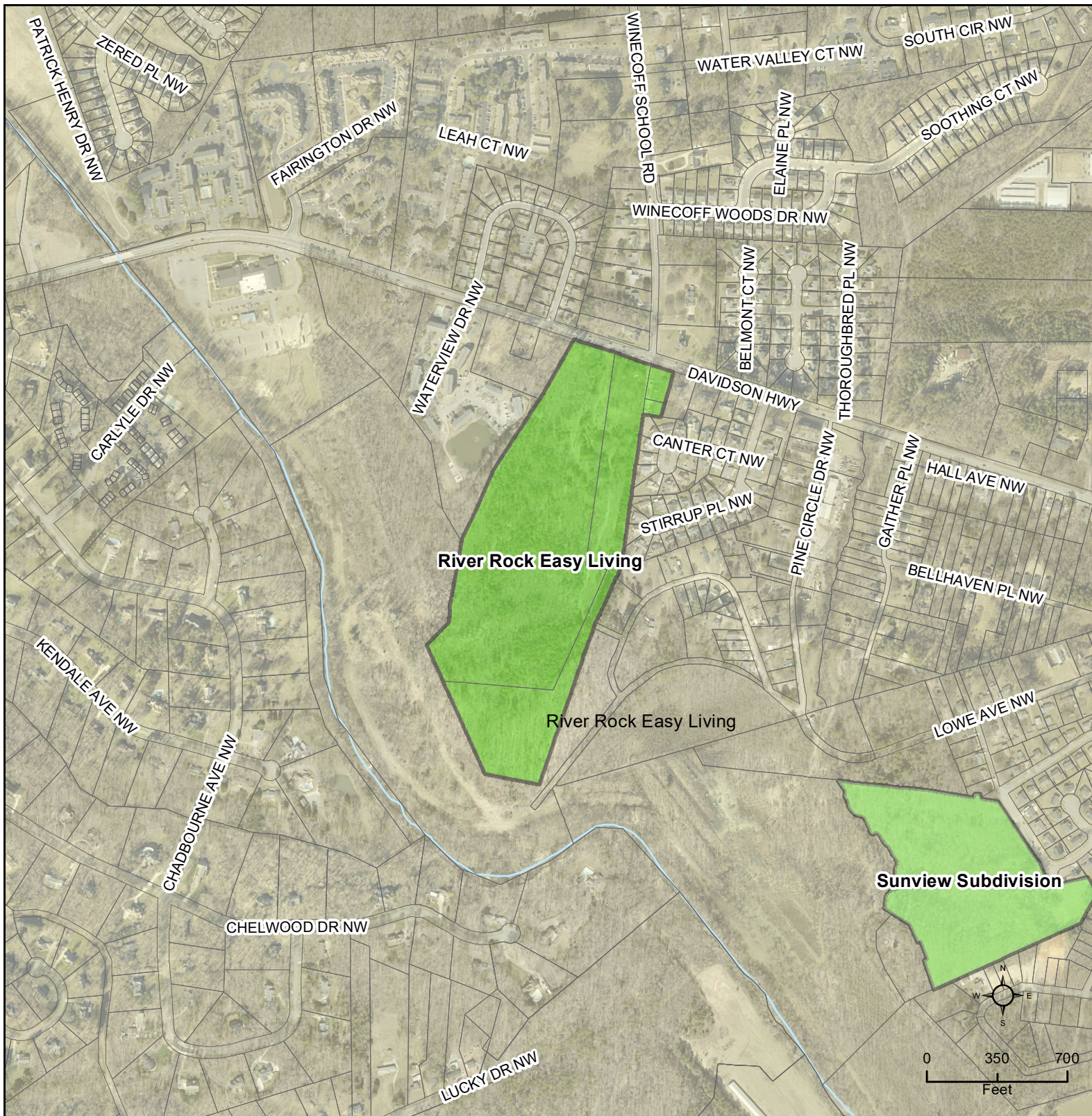
**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	1	0	0	1	0	2

**Brief Summary**

The applicant is requesting sewer allocation for 99 townhomes at 2821 Davidson Hwy. A rezoning request was approved by the Planning and Zoning Commission on January 18, 2022, and the Special Use Permit was considered and approved on February 15, 2022. The rezoning petition did not indicate that the lots would be subdivided, therefore making this fall under the multifamily allocation. The special use permit would not have been necessary for single family attached, but was necessary for multi-family. The application indicates single family residential subdivision. The applicant is planning to construct ranch style units and provide a natural walking path throughout the open space area.








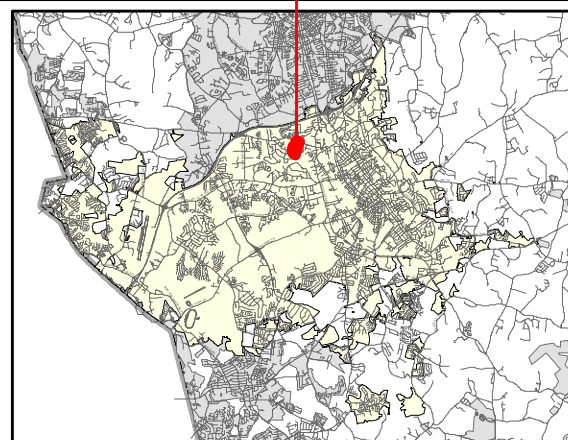


**CN-PSA-2022-00148**  
**River Rock Easy Living**

Type: Residential  
 Multifamily  
 156 multifamily units

Allocation Request: 15,840  
 Project Score: 2

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	River Rock Easy Living, 55 & Over, Active Adult Community			
	<b>2.)</b>	Description of project location:	Site located on the south side of Davidson Highway at the intersection of Winecoff School Road <small>(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 ####))</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	<b>3a.)</b>	Parcel Acreage:	+/- 31.74	
	<b>4.)</b>	Site Zoning and use:	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 210,960	
	<b>6a.)</b>	Description of Facility to be served:	<b>6b.) Number of Lots</b>	4	<b>6c.) Number of Units</b>	99
	<b>7d.)</b>	Additional description information:	Unique housing types to accommodate 55 & over/senior residents to remain in the City of Concord.			
	<b>B. Applicant Information</b>			517 Alcove Road, 302		
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
River Rock Development		Mooresville, NC 28117				
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
980-223-6026						
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
Dan Hughes		(Name)	dhughes@riverrcap.com	(Email)		
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		dhughes@riverrcap.com				
		(Applicant's Email Address)				
<b>REQUIRED</b> <b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>						
<b>C. Design Engineer Information if available</b>	Marc R Van Dine		McAdams Engineering			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	036289		3430 Toringdon Way, Suite 110			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-287-6756		Charlotte NC 28277			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
Marc Van Dine		vandine@mcadamsco.com				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		(Engineer's Email Address)				



## Narrative for Sewer Allocation Application 55 & Over Active Adult, Senior, Easy Living Community (At the Intersection of Davidson Highway & Winecoff School Road)

Below are several key points as to why this project along the south side of Davidson Highway at its intersection with Winecoff School Road should be considered & granted sewer allocation in 2022.

- \* Unique, low density housing type targeted to active adults who are 55 & over which is currently not available in the general area.



- \* The proposed land use of this project is consistent with the City's adopted land use policies considering growth (2030 Land Use Plan) & development. It is also compatible with nearby developments.

- \* This project is located adjacent to an existing sewer line.

- \* This project promotes the public health by providing walkways along all streets and via the 5-foot-wide natural walking path throughout the +/- 3.88-acre active open space area.



- \* This project well exceeds the minimum City standards specific to open space (48% provided) & tree preservation (28% provided).

- \* The project will consist of 33 buildings. Each building will have 3 units within it. All buildings will be a single story,

ranch style unit. The development can be completed in 2 phases.

- \* This project will increase tax base within the City of Concord and will not negatively impact local schools.

- \* The Traffic Impact Analysis for this project has been approved by the City and NCDOT with all mitigation measures to be constructed both on and offsite.

- \* The conditional rezoning (Residential Village Conditional District) was approved by the Planning & Zoning Commission at their January 18, 2022, hearing. The Special Use Permit application was also approved by the Planning & Zoning Commission on February 15, 2022.



## Narrative for Sewer Allocation Application 55 & Over Active Adult, Senior, Easy Living Community (At the Intersection of Davidson Highway & Winecoff School Road)

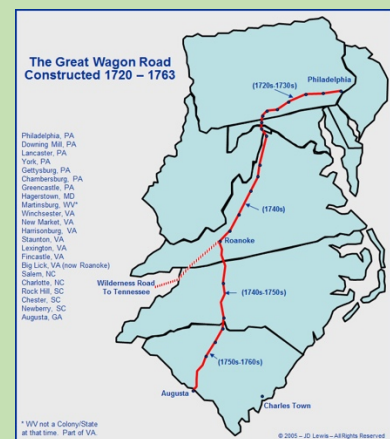
\* River Rock Development is purchasing the +/- 38 acres (south & west of the project) which will be contributed to the City for a significant segment of the future Irish Buffalo Greenway. This contribution on a per acre price equates to +/- \$35,387 or a total of \$1,344,706. While a large expense, River Rock Development recognizes its commitment to the City of Concord and supports the quality of life of its citizens.

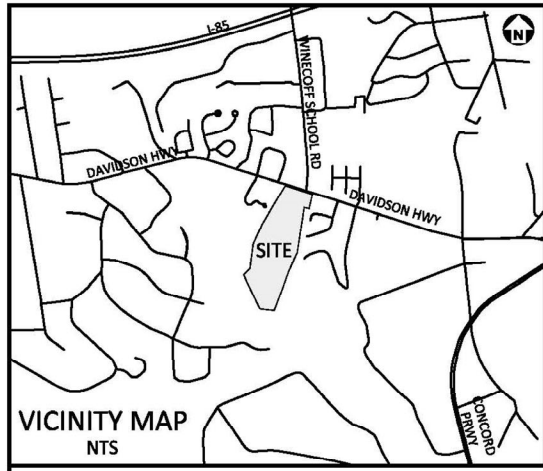
\* Zero-step entries & accessible doorways & hardware to allow ADA accessibility within each unit. Minimal sloping driveways will also contribute to accessibility.

\* The project will include signage and monument features to incorporate the history of The Great Wagon Road which was critical to the development of North Carolina in the 1700s.



\* The underlying land has been in a local Concord resident's family for over 200 years.





VICINITY MAP  
NTS

**SITE DATA**

DEVELOPER/APPLICANT  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NC 28117

PID: 5611554639, 5611557793, 5611660107, 5611569073

EXISTING ZONING: RM-2 & RC

PROPOSED ZONING: RV (CD)

MINIMUM PERIMETER SETBACKS

ALONG DAVIDSON HWY: 25' TYPE D BUFFER

SIDE: 8' TYPE A BUFFER WITH 20' BUILDING SETBACK

REAR: 8' TYPE A BUFFER WITH 20' BUILDING SETBACK

DEVELOPMENT AREA

AREA: ± 31.74 AC

LOT COUNT: 99 UNITS

LOT DENSITY: 3.12 UNITS/AC

OPEN SPACE PROVIDED: ± 14.88 AC

STORMWATER DETENTION PROVIDED: ± 1.28 AC

LINEAR FEET OF ROADS:  
STREET 'A' - 303  
STREET 'B' - 1,163  
STREET 'C' - 980  
STREET 'D' - 417

**TOTAL DEVELOPMENT**

REQUIRED OPEN SPACE: 15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)

PROVIDED ACTIVE OPEN SPACE: ± 5.79 AC

TOTAL PROVIDED OPEN SPACE: ± 14.88 AC

PROVIDED TREE SAVE: 29.5% OF GROSS SITE OR ± 9.36 AC

REQUIRED STREET TREES: 1 SHADE TREE EACH SIDE OF ROAD PER 50'

PROVIDED STREET TREES: 2,863 FEET OF STREETS = 115 REQUIRED TREES (LOCATION OF STREET TREES TBD)

REQUIRED STREET CONNECTIVITY RATIO: 1.4

PROVIDED STREET CONNECTIVITY RATIO: 1.5 (9 LINKS / 6 NODES)

TOTAL ACRES OF RIGHT-OF-WAY: ± 3.76 AC

TOTAL ACRES OF SUBLOTS: ± 4.64 AC

IMPERVIOUS AREA

STRUCTURES = 210,960 SF

STREETS = 93,530 SF

SIDEWALKS = 34,719 SF

DRIVEWAYS = 50,284 SF

TOTAL IMPERVIOUS = 389,493 SF

MAXIMUM IMPERVIOUS PER ZONING: 50% OF GROSS SITE OR ± 15.87 AC

PROVIDED IMPERVIOUS (ACREAGE): 28.17 OR ± 8.94 AC

**MINIMUM SETBACKS**

FRONT BUILDING SETBACK: 20 FEET

FRONT GARAGE SETBACK: 24 FEET

REAR SETBACK: 10 FEET

CORNER SETBACK: 20 FEET

**PARKING COUNT**

REQUIRED (1.5 PER DWELLING): 149 SPACES

66 DWELLINGS WITH 1 CAR GARAGES: 66 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)

66 DWELLINGS WITH 2 CAR GARAGES: 264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)

ON STREET PARKING: 24 SPACES

TOTAL PARKING PROVIDED: 354 SPACES

BICYCLE PARKING PROVIDED: 20 SPACES (1 PER EVERY 5 UNITS)

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136 PAGE REALTY INC	RC
2	5611567463	2821-0032 THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	- DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127 RESEARCH CITY LLC	RC
5	5611559947	12377-145 CCA RESIDENTIAL #2 LLC	RC
6	5611559964	8169-0218 WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-126 HOME SFR BORROWER LLC	RC
8	5611559841	5445-0152 ADRIANA KIPP	RC
9	5611559723	14309-073 RAY TEMBO & ALDREA SPEIGHT	RC
10	5611559967	13761-228 YAMAGA CO LTD	RC
11	5611559536	13638-137 LINDA KISER	RC
12	5611558591	1166-0280 PATRICK ROSS & ERIC YOWHILL YFNANK	RC
13	5611558484	2612-0060 ALAN M FEENEY	RC
14	5611558396	2972-0323 EDWARD & CYNTHIA DUBE	RC
15	5611559253	14009-172 CAROLYN T & JIMMY R SHAMPSON	RC
16	5611557071	13294-339 GREGORIO SOTO HERNANDEZ	RC
17	5611468269	14547-203 WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033 WAFRICO HOLDINGS LLC & PHILIP S CONRAD	RM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS



POTENTIAL AMENITIES



PICKLEBALL COURT



DOG PARK



INTERNAL WALKING PATH



NATURAL WALKING PATH



CLUBHOUSE



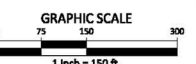
POOL AMENITY



POTENTIAL TRASH CANS



POTENTIAL PARK BENCHES



**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
AUSTIN HUGHES  
RIVER ROCK CAPITAL PARTNERS  
517 ALCOVE ROAD, SUITE 302  
MOORESVILLE, NORTH CAROLINA 28117

**DAVIDSON HIGHWAY  
SINGLE-FAMILY ATTACHED  
RANCH HOMES  
REZONING PLAN  
2821 DAVIDSON HWY  
CONCORD, NORTH CAROLINA, 28027**

**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.08.2021	PER CITY COMMENTS
2	10.13.2021	PER CITY COMMENTS
3	11.15.2021	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021210332

FILENAME 2021210332-RZ1

CHECKED BY EM

DRAWN BY JDS

SCALE 1"=150'

DATE 06.08.2021

**SHEET**

**OPEN SPACE  
EXHIBIT  
RZ.03**

**Residential: Multi-Family**

**Concord Independent Living (Calamar) (CN-PSA-2022-00153)**

3575 Jacobs Crossing Blvd. SW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
10/21/2019	Yes	128	Yes (PRS2020-02117)	No	Yes	Yes	Yes (10/27/20, paid 11/15/21)

**Allocation Request**

Total	2023
20,480	20,480

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	0	0	0	1	0	1

**Brief Summary**

The Calamar project consists of a 128-unit senior apartment complex (congregate care) on two parcels in the Settler's Landing Development. The construction drawings for the project were technically approved on October 27, 2020, however, fees were not paid until 11/15/21, which meant that more than a year had elapsed with the project dormant, which is why it was not considered in March of 2022. The project did request and receive an early grading permit on January 25, 2022, and the site was subsequently graded. The PSA application states that the project is for middle income retirees.



CN-PSA-2022-00153

Concord Independent Living






Type: Residential

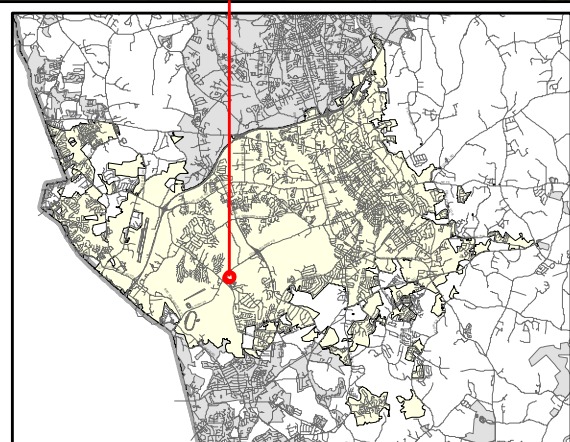
Multifamily

128 multifamily units

Allocation Request: 20,480

Project Score: 1

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	<b>CONCORD INDEPENDENT LIVING</b>			
	2.)	Description of project location:	Known as Parcel C & D of Settler's Landing Commercial Park, Cabarrus County, North Carolina Plat Book 86, page 45, tax ID PIN #5509-44-531286619 <small>(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 ####)</small>			
	3.)	Cabarrus County Parcel Identification Number:	n/a	3a.)	Parcel Acreage:	7 ACRES
	4.)	Site Zoning and use:	R2	5.)	Area Commercial or Industrial Building	(sq. ft.) 144,208
	6a.)	Description of Facility to be served.	128 unit apartment building	6b.) Number of Lots		6c.) Number of Units 128
	7d.)	Additional description information:	SEE ATTACHED			
	<b>B. Applicant Information</b>	RM75 Holdings LLC		3949		
<small>(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)</small>		<small>(Applicant's Street or Box Number)</small>				
RM75 Holdings LLC		Wheatfield, NY 14120				
<small>(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)</small>		<small>(Applicant's City, State, Zip Code)</small>				
716-693-0006		716-693-8439				
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
James Darois PM <small>(Name)</small>   jdarois@calamar.com <small>(Email)</small>		jdarois@calamar.com				
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>MATTHEW LOWDER, PE</b>		BOWMAN NORTH CAROLINA, LTD.			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	24434		4006 BARRETT DRIVE, SUITE 104			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	919-553-6570		RALEIGH, NC 27609			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
MATTHEW LOWDER, PE - PRINCIPAL/BRANCH MANAGER		MLOWDER@BOWMAN.COM				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

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

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: 20,480 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. }

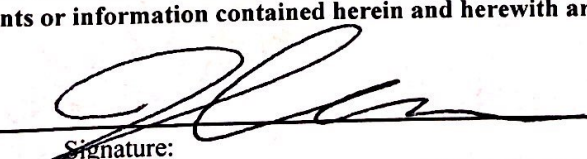
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
1 BEDROOM DWELLING	160 gal/ DAY	37	GPD 5,920
2 BEDROOM DWELLING	160 gal/ DAY	91	GPD 14,560
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 20,480</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, James Darois - PM, 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.

10/24/2022

Signature:  Date: \_\_\_\_\_



**Sewer Allocation Request**  
**Concord Independent Living “Active Adult 55+ Senior Lifestyle Housing”**  
**3575 Jacobs Crossing Blvd.**

**Project Description:**

This active adult 55+ senior housing project is priced for middle income retirees. The majority of the residents that will relocate to our project will come from within the Concord, NC community, allowing for existing housing stock to be recycled to new homeowners. According to our recent market study, in the Concord market area, over 34% of the population is 50+, which is approximately 71,000 seniors. This senior housing community was fully approved and entitled two years ago. Initial construction involved the development of a regional detention basin which is now complete. Our project construction started a year ago just a few days prior to the revised procedures for sewer allocation. Over \$2M has already been invested in the project infrastructure. If the sewer allocation is approved at the 12/20/22 meeting, construction would resume early 2023 but would not be completed until late 2024. The sewer allocation would not be used 2024 but approval of an allocation is required to resume construction.

**Project Highlights:**

- 128 units- consisting of 37- One-bedroom units and 91-Two-bedroom units.
- \$22 million dollar project, which will contribute over a \$105,000 annual estimated tax revenue without any negative impact on schools or transportation.
- Utilizing energy efficient HVAC, appliances, water saving toilets, and showerheads for lower impact.
- Amenities for our seniors include: an activity director, chapel, exercise room, yoga, arts and crafts, community room, theater room, and many organized activities.

• **Zoning: R2**

• **Acreage: 7 acres**

• **Allocation Requested: 20,480**

**\*Need will accrue approximately late 2024**

**Calamar Regional Office**  
**15720 Brixham Hill Avenue**  
**Charlotte, NC 28277**



## CONCORD INDEPENDENT LIVING

3575 Jacobs Crossing Boulevard, Concord, NC

See [pages 199-206](#) [of 371] in the Sewer Allocation Packet for September 20, 2022 Meeting



This active adult 55+ senior housing apartment is a materially different product from other housing within the Concord community for the following reasons:

- (i) This housing serves an underserved population in the Concord community, where 34% of the population is 55+ years old.
- (ii) More than 65% of the residents who move in will sell an existing home within Concord to relocate to our active adult community, opening up existing housing stock for young families in Concord.
- (iii) Our residents, who are generally retired postal workers, police officers, teachers and government employees, come from within a 10-mile radius to stay close to their families, friends, church and other community services such as healthcare, haircare, etc. Those residents that come from outside relocate to be closer to their children and grandchildren.
- (iv) Our active adult housing has no impact on school districts other than increasing the tax base, and very little impact on traffic since many of our residents either no longer drive or only drive short distances.
- (v) Residents that move into our active adult communities generally stay 7 years on average, given the amenities and activities at the building which includes a full time Connect55+ Activities Coordinator who arranges daily programming like healthy living, financial planning, tech talks, etc., in addition to social events in our large community room for gatherings, a movie theatre, billiards / game room, yoga & exercise rooms, a non-denominational chapel / mediation area, craft & puzzle rooms, and so much more. Our mantra is more than just a slogan, but a reality for our residents – “Come as strangers, live as friends.”

This project was technically approved on October 27, 2020 and we have invested more than \$2.5 million to date. While the project laid dormant resulting in a payment slightly after the 12 month period, this was due to a confluence of several extenuating factors including the tragic death of our Atlantic Director of Development who identified this project for our company, the re-bidding of the entire project due to covid cost escalations that needed to be addressed with our lender, and our initial engineer on the project leaving the area unbeknownst to us. We ultimately started mobilization of the project on October 28, 2021 and completed the stormwater control detention pond in late December, 2021. Our company uses local contractors from the communities where we build and we generate millions of dollars of income that stays within your community. The site is currently staged with all underground utility and water infrastructure materials that were ordered many months ago and we have contractors who are ready to deploy for installation once all necessary approvals are obtained.

At this time we have been caught in the middle of a change in policy relative to the sewer allocation for a project in which we commenced construction with available sewer and water utilities being available, right on the cusp of the effective November 1, 2021 policy initiation date. We are unable to proceed with obtaining our building permit in the absence of a sewer allocation despite all technical approvals by the City of Concord and are respectfully requesting approval of our allocation at this time to complete this much needed project for the Concord community.



Units



Amenities



Typical Connect55+® Community

**Residential: Multi-Family**

**579 Old Speedway (CN-PSA-2022-00136)**

579 Old Speedway Dr.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
7/8/21	Yes	11	No	No	Yes	No	No

**Allocation Request**

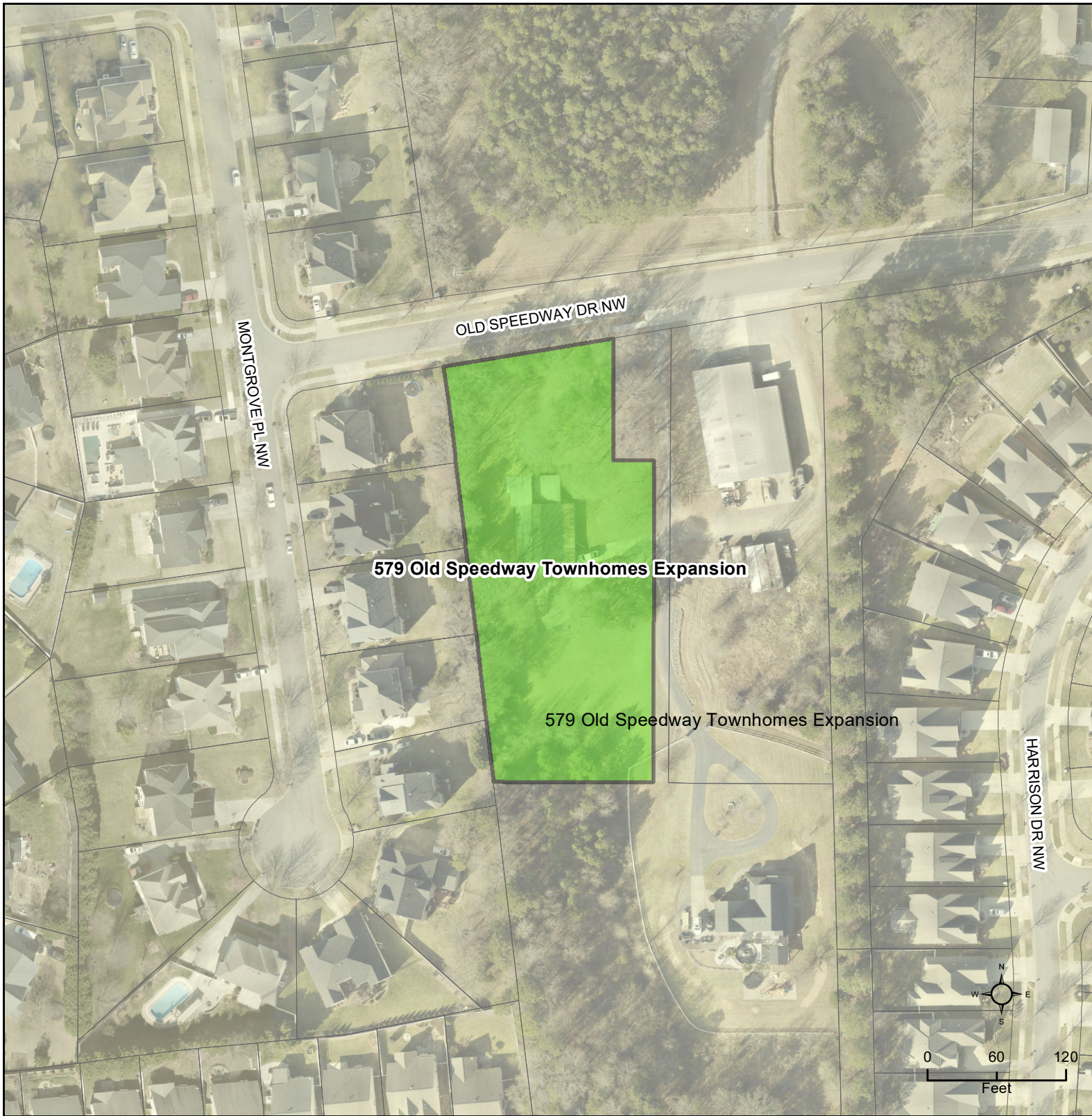
Total	2023
2,640	2,640

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	0	1	0	0	1	0	2

**Brief Summary**

The applicant is requesting sewer allocation for 11 townhomes at 579 Old Speedway Drive. The site is appropriately zoned for the proposed use and is currently occupied by a single-family residence. This site is viewed as multi-family due to the site layout showing the units not being parceled out.



CN-PSA-2022-00136

### 579 Old Speedway Townhomes Expansion






Type: Residential

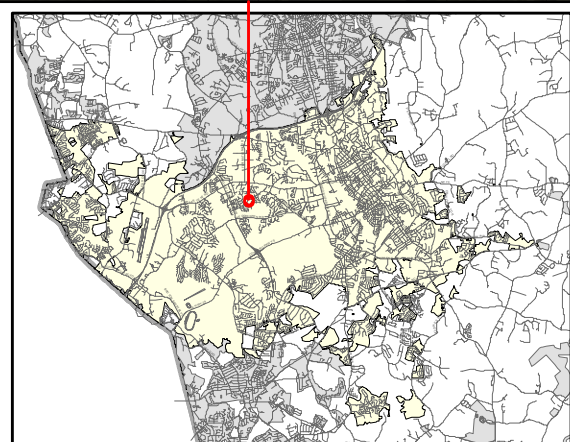
Multifamily

11 multifamily units

Allocation Request: 2,640

Project Score: 2

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	579 Old Speedway Townhomes				
	2.)	Description of project location:	Eleven Townhomes on Old Speedway Dr (250 lf east of intersection of Old Speedway and Montgrove Pl, NW <small>(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 ####)</small> )				
	3.)	Cabarrus County Parcel Identification Number:	5600768975	3a.)	Parcel Acreage:	1.3 Acres	
	4.)	Site Zoning and use:	RV	5.)	Area Commercial or Industrial Building	(sq. ft.)	
	6a.)	Description of Facility to be served:	11 3-BR Townhomes	6b.) Number of Lots	1	6c.) Number of Units	11
	7d.)	Additional description information:	2 buildings containing 11 townhomes				

<b>B. Applicant Information</b>	Ramak Bakhshoudeh	44 Bonaire Dr	
	<small>(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.)</small>	<small>(Title)</small>	<small>(Applicant's Street or Box Number)</small>
	Equinox Properties, LLC		Dix Hills, NY 11746
	<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>
	516 635 5630		
	<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>
	Ramak Bakhshoudeh * (Name)	woodhavenoff@hotmail.com (Email)	woodhavenoff@hotmail.com
<small>(Name with Title and Email of contact person who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>	
<i>Manager of Carpe Diem Asset Group, LLC, Managing member by for Equinox Properties, LLC</i> <b>REQUIRED</b>			
<small>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</small>			

<b>C. Design Engineer Information if available</b>	Paul Campbell	AWCK
	<small>(Typed name of North Carolina Professional Engineer)</small>	<small>(Company Name)</small>
	NCPE 018906	120 S. Main St
	<small>(NCPE Registration Number)</small>	<small>(Street or Box Number)</small>
	7049381515	Kannapolis, NC 28082
	<small>(Phone Number)</small>	<small>(City, State, Zip Code)</small>
Paul Campbell	pcampbell@awck.com	
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>	<small>(Engineer's Email Address)</small>	



**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input checked="" type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 2640 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.

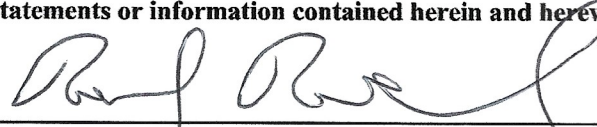
{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BR Townhome	80 gal/ BR	33	GPD 2640
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 2640</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgment: TO BE COMPLETED BY THE APPLICANT**

I, Ramak Bakhshoudeh, 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.

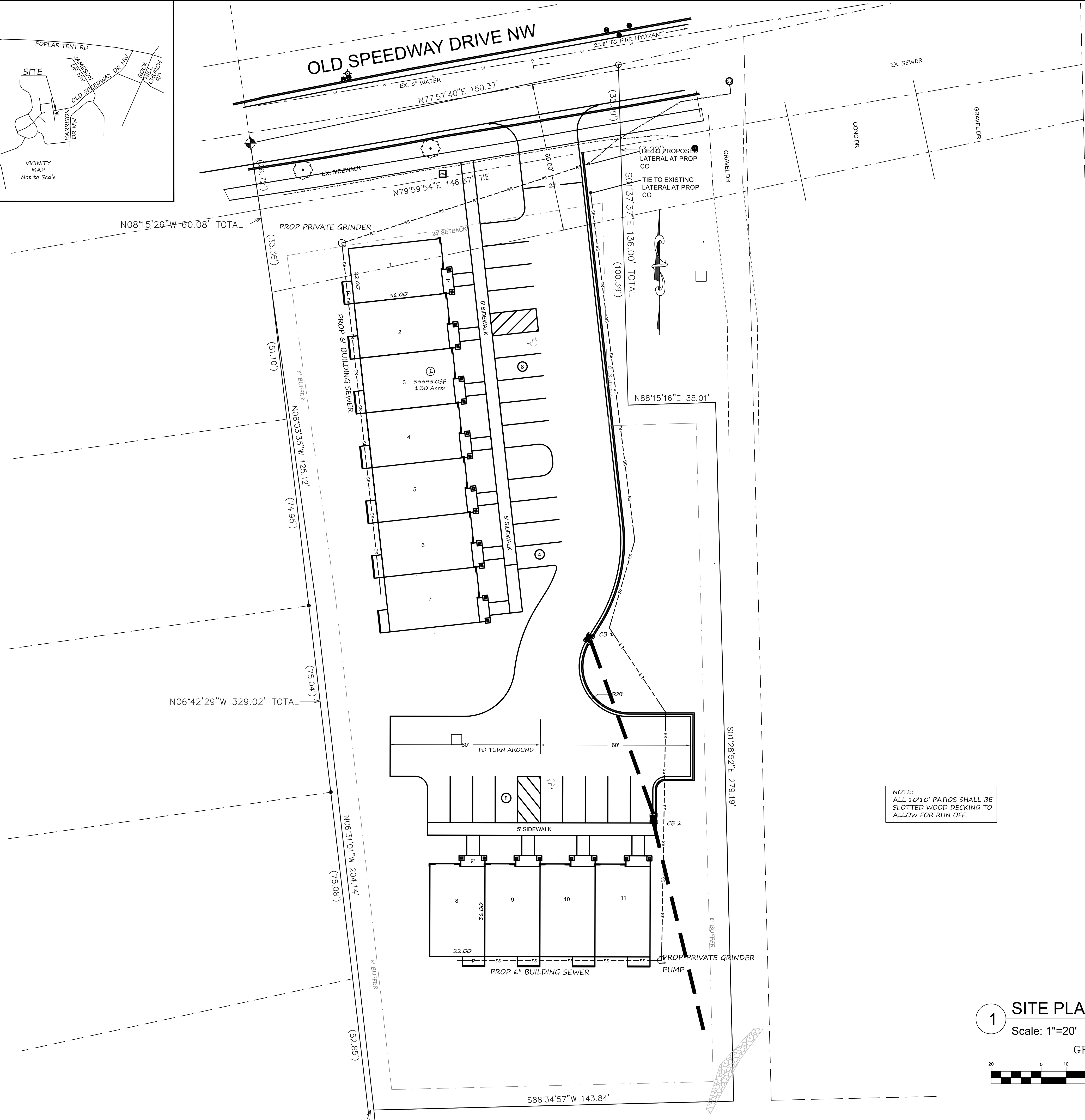
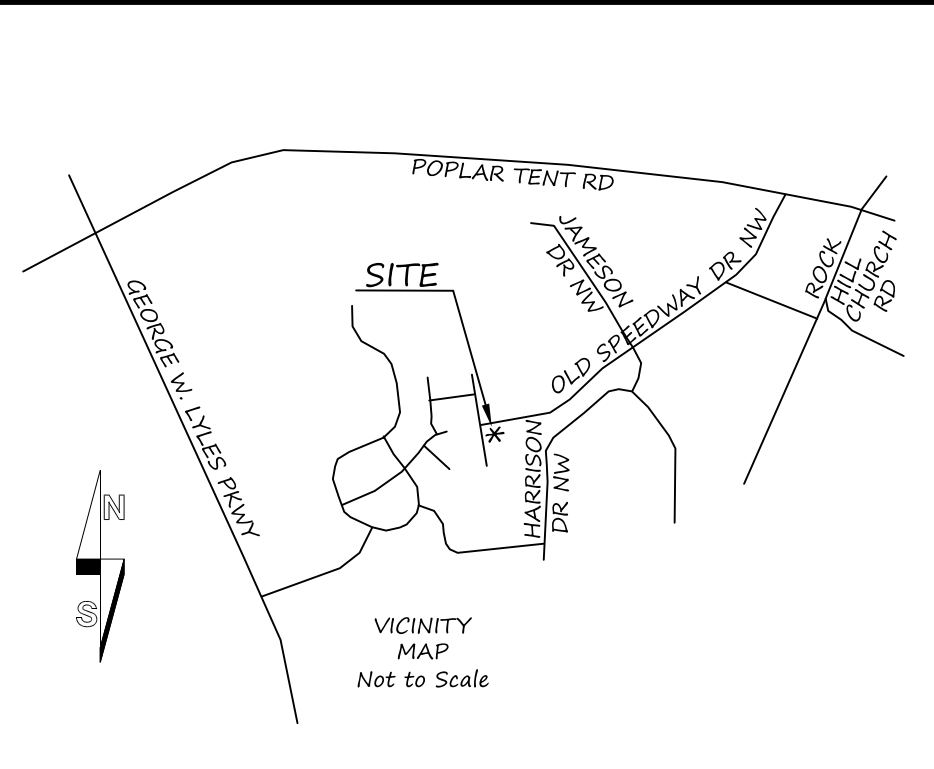
 Signature: \_\_\_\_\_ Date: 01/21/2022

## 579 Old Speedway Townhomes narrative

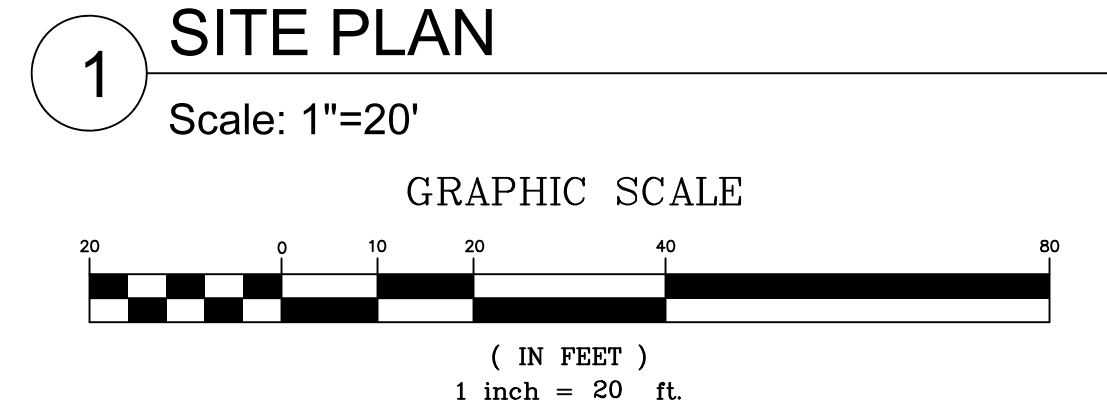
This project consists of two buildings with 11 total three bedroom townhomes. It is planned on the 1.3 acre tract at 579 Old Speedway Drive (Cabarrus County Pin 5600-76-8975. The site is currently zoned RV and is owned by Equinox Properties, LLC. This development is an in-fill project.

The proposed site proposed 22 parking spaces, of which one is ADA compliant. The site is currently served with City of Concord water and sewer and the proposed development is planned to be served by City of Concord water and sewer coming from Old Speedway. The current site plan is proposing less than 20,000 SF new impervious and will follow all NCDOT, City of Concord and NCDENR rules and regulations.

Each townhome is two stories will be approximately 1600 sf. The townhomes estimated cost will be approximately \$250,000-\$275,000 and this project will increase the City tax base by between \$2,750,000-\$3,025,000.



NOTE:  
ALL 10'x10' PATIOS SHALL BE  
SLOTTED WOOD DECKING TO  
ALLOW FOR RUN OFF.



**CONCORD  
GENERAL NOTES**

- A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCD&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- B. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLAN, PRIOR TO BEGINNING CONSTRUCTION. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- C. DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTES.
- D. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

**SITE NOTES**

OWNER: RSRD SERVICES, LLC  
44 BONAIRE DR  
DIX HILLS, NY 11746

PIN: 5600-76-8975  
AREA: 1.30 ACRES 56695 SF  
DB 13941 PG 183

ZONING: RV

IMPERVIOUS SURFACE (0.5 ALLOWED)  
EXISTING = 4300 SF (TO BE REMOVED)  
PROPOSED BUILDING = 8851.6 SF  
SIDEWALK/PATIO = 2677.4 SF  
PAVEMENT = 12638.8 SF.  
TOTAL = 24167.8 SF

DIMENSIONAL STANDARDS  
MIN LOT SIZE - N/A  
IMPERVIOUS RATIO - 0.5  
MIN STREET FRONTAGE - 15'  
MIN LOT WIDTH - 50'  
MIN LOT DEPTH - 100'  
MAX BUILDING HT - 35'

BUILDING SETBACKS  
FRONT - 24'  
SIDE - 7'  
REAR - 5'

PERIMETER BUFFER YARDS  
CLASS A - 8'

BUILDING YARDS  
CATEGORY 1 - 6'

STREET YARDS  
CLASS 1 - 8'

PARKING LOT YARD  
10% NET AREA OF LANDSCAPING ON THE INTERIOR OR EXTERIOR OF PARKING LOTS.

PARKING SPACES:  
REQUIRED: DUPLEXES = 2/UNIT = 22 SPACES  
PROVIDED - 22 SPACES TOTAL  
W/2 VAN ACCESSIBLE SPACE

**alley, williams,  
carmen & king, inc.**  
CONSULTING ENGINEERS,  
SURVEYING & INSPECTION  
Firm License No. F-0203  
120 S. MAIN STREET  
PO BOX 1248  
KANNAPOLIS, NC 28081  
704.938.1515  
www.awck.com

**PRELIMINARY  
REVIEW SET  
ONLY**

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

**579 Old Speedway Drive NW  
Concord, NC**  
**SITE AND UTILITY PLAN**

BY	REVISION	DATE	#

SCALE: 1" = 20'  
DATE: 10-27-21  
JOB # 21526  
C - 1.0



**Residential: Multi-Family**

**Old Creamery Townhomes (CN-PSA-2022-00157)**

363 Church St. N

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	No	10	No	No	No	No	No

**Allocation Request**

Total	2023
1,600	1,600

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
2	0	0	1	0	1	0	4

**Brief Summary**

The applicant is seeking sewer allocation for an additional 10 units from when they applied for the sewer allocation in June 2022. In June 2022 they applied and were awarded sewer allocation for 22 units. They are looking to redesign their original plan. This property has submitted a rezoning application but hasn't gone before Planning and Zoning Commission. This parcel does fall within the Center City Plan.



CN-PSA-2022-00157

## Old Creamery Townhomes Expansion






Type: Residential

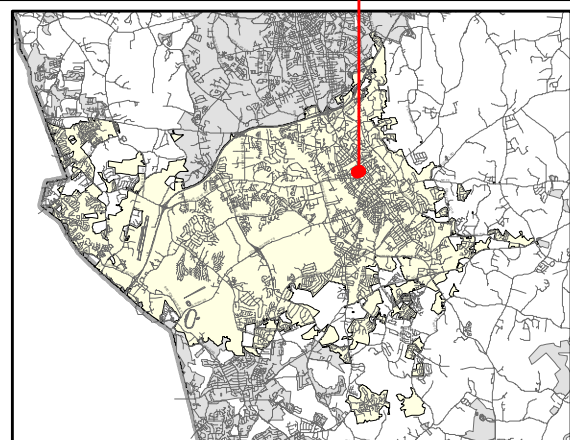
Multifamily

10 multifamily units

Allocation Request: 1,600

Project Score: 4

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Old Creamery Townhomes - Expansion</b>			
	<b>2.)</b>	Description of project location:	363 Church St N Concord, NC 28025 (behind the old creamery on Peachtree Ave) <small>(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 ####))</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	5621518365	<b>3a.)</b>	Parcel Acreage:	5.105
	<b>4.)</b>	Site Zoning and use:	C-2 mixed use. Will be ze-zoning to PUD	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.)
	<b>6a.)</b>	Description of Facility to be served:	Townhome / Apts	<b>6b.)</b>	Number of Lots	<b>6c.)</b>
	<b>7d.)</b>	Additional description information:	See project narrative attached			
	<b>7c.)</b>	Number of Units	27			
<b>B. Applicant Information</b>	<b>J. Harris Morrison, III    President</b>		<b>805 Trade St NW</b>			
	<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>			
	<b>The Creamery Concord LLC</b>		<b>Concord NC 28027</b>			
	<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>			
	<b>704-953-5924</b>		<b>704-953-5924</b>			
	<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>			
	<b>Zach Priester</b> (Name)	zach@fortiuscapitalpartners.com (Email)	<b>Harris@harrismorrison.com</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>Richard E. Burrage Jr</b>		<b>Anderson Burrage Consulting, Inc</b>			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	<b>037841</b>		<b>454 Burrage Rd NE</b>			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	<b>704-791-6898</b>		<b>Concord NC 28025</b>			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
	<b>Rick Burrage, P.E, civil engineer</b>		<b>rburrage@rbinc.us</b>			
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input checked="" type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 1,600 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
1 & 2 Bedroom Units	160 gal/ unit	10	GPD 1,600
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Harris Morrison, 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.

*Harris Morrison*

Signature:

10/24/2022

Date:



City of Concord - Engineering Department  
Post Office Box 308  
Concord, NC 28026-0308

October 24, 2022

Old Creamery Townhomes  
Preliminary Wastewater Flow Application – Project Narrative – Phase 2

Fortius Capital Partners (FCP) is currently planning the development of the Old Creamery Townhomes. 27 townhome units were granted a preliminary wastewater allocation of 4,320 gallons per day on the July 19<sup>th</sup>, 2022 council meeting. Throughout the design and development of the townhome community its has come to our attention the site will allow for a greater density than the original 27 units. FCP believes an additional 10 can be located on the site. This allocation is seeking sewer allocation for the additional 10 units (an additional 1,600 GPD). The original approved application is attached for reference only. FCP remains committed to meeting the timeline and requirements of the July 19<sup>th</sup> approval.

The Old Creamery Townhomes will provide a truly unique leasing option for the residents of Downtown Concord. The townhomes will be co-located with the historic Old Creamery mixed use development at Peach Tree and Church Street. Their architecture will blend to match the traditional style of the historic buildings onsite, and have a commitment to a professional, clean, and welcoming appearance.

The townhomes will utilize an urban infill strategy, occupying the vacant land immediately behind the Old Creamery. This will provide residents a level of walkability not available in many parts of Concord. In addition to Old Creamery development; the orange line bus stop, the Locke Mill Plaza, and the shops and dining along Church Street will all be a short walk from the proposed townhome locations.

The 37 townhomes will be a mix of one-bedroom and two-bedroom units, approximately 900 and 1,250 square feet respectively. Each unit will be 2 to 3 stories; containing bedrooms, bathrooms, kitchen, laundry, and dedicated parking. There will be shared amenities and greenspace throughout the planned unit development. Perhaps, most importantly the development will solely focus on providing attainable housing, a historically underserved market segment which is segment that is increasingly being pushed further and further from city centers.

FCP is aware of the constraints on the available sewer capacity the City of Concord is faced with. We believe the unique aspects of this development: the walkability, the infill within the City and alongside a historic mixed use development, and its commitment to attainable housing; will provide benefits for the City of Concord and its residents. We urge the City of Concord to consider these benefits while reviewing sewer allocation. Sewer flow allocation more than anything will equip our firm to deliver a first-rate product, generate economic development, and provide quality housing for residents.

Kind Regards,

A handwritten signature in blue ink that reads "Harris Morrison". The signature is written in a cursive, flowing style.

Harris Morrison  
Fortius Capital Partners



**Nonresidential**

**Poplar Mills (Park Place) (CN-PSA-2022-00132)**

1200 Cox Mill Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
7/2/2020	Yes	18,925 sf of restaurant, retail, daycare, pool/clubhouse	No	No	Yes	No	No

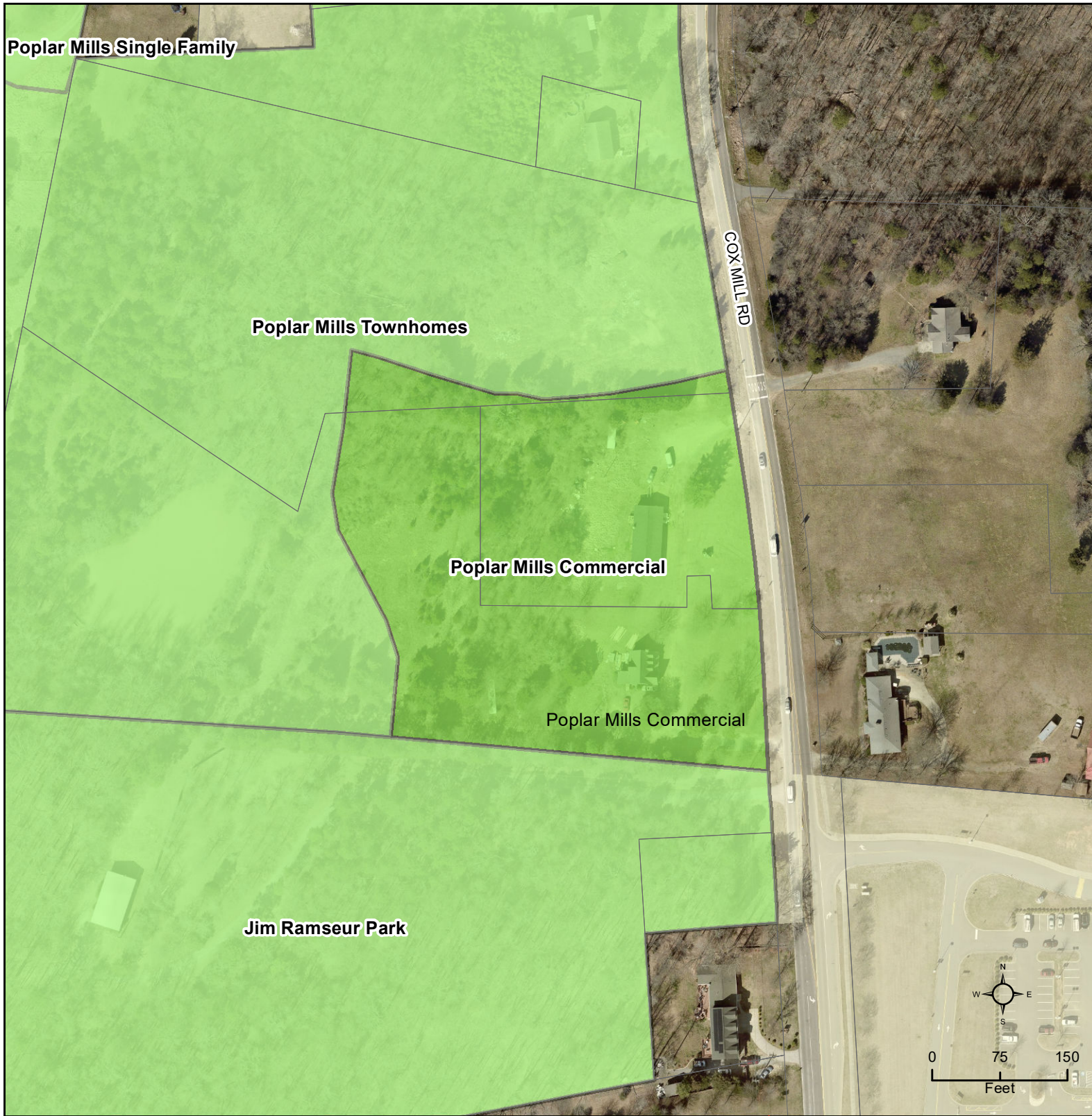
**Allocation Request**

Total	2023
18,425	18,425

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	1	0	0	1

**Brief Summary**

The applicant is seeking sewer allocation for 18,925 square feet of commercial space including restaurant, retail, and daycare. This is part of a mixed-use development that includes 141 single family attached residential units at 1200 Cox Mill Rd. NW and 24 units of single family detached. This site was heard and approved for rezoning on June 15, 2021. The total square footage permissible by zoning is less than what is being requested in the non-residential sewer application. This site is adjacent to the Ramseur Park.



CN-PSA-2022-00132

Poplar Mills Commercial






Type: Nonresidential

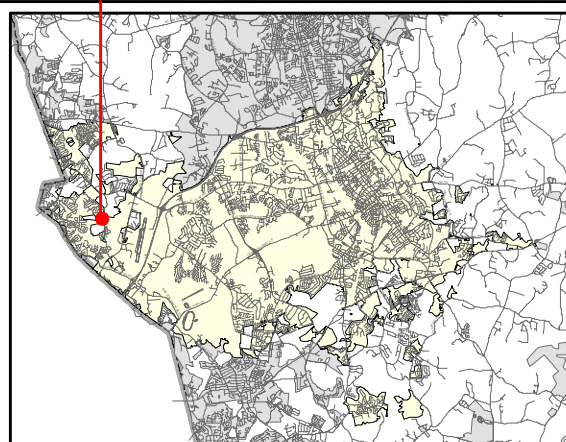
SF Attached

18,925 sf - restaurant, retail, daycare, clubhouse

Allocation Request: 18,425

Project Score: 1

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Poplar Mills</b>				
	<b>2.)</b>	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) <small>(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 ####))</small>				
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	468033-8708	<b>3a.)</b>	Parcel Acreage:	28.03	
	<b>4.)</b>	Site Zoning and use:	PUD	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 32,000	
	<b>6a.)</b>	Description of Facility to be served:	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	<b>6b.) Number of Lots</b>	56	<b>6c.) Number of Units</b>	165
	<b>7d.)</b>	Additional description information:	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315				
	<b>B. Applicant Information</b>	<b>HARI VUPPALA</b>		<b>407 SUTRO FOREST DR. NW</b>			
		<small>(Title)</small>					
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>					
AVA GLOBAL, LLC		CONCORD, NC, 28027					
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>					
704-488-3290		N/A					
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>					
<b>HARI VUPPALA</b> (Name)		AVAGLOBALLLC@GMAIL.COM (Email)		<b>AVAGLOBALLLC@GMAIL.COM</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>					
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.							
<b>C. Design Engineer Information if available</b>	<b>HY NGUYEN</b>		<b>DPR DESIGN</b>				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	NC PE 030523		919 BERRYHILL RD. SUITE 101				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	704-332-1204		CHARLOTTE, NC 28208				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
<b>BEN LAWRENCE</b>		<b>HNGUYEN@DPR.DESIGN</b>					
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>					

**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):

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

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

70	% Domestic
30	% 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: 60,445 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	320	gal/ UNIT/DAY	24	GPD	7,680
TOWNHOMES	240	gal/ UNIT/DAY	141	GPD	33,840
RESTAURANT	40	gal/ DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/ DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/ DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/ PERSON	50	GPD	500
			<b>Total</b>	<b>GPD</b>	<b>60,445</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

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**

Digitally signed by Hari Vuppala  
 Date: 2022.08.05 16:22:13 -04'00'

**08-05-2022**

Signature:

Date:

## **Poplar Mills Narrative**

For Consideration October 2022

### **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:** 24 single-family detached dwelling units and 141 single family attached units. 2 commercial use buildings.

### **General:**

Park View 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 24 detached single-family units, 141 attached townhome units and 2 commercial buildings totaling 32,000 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.

**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:**

Park View 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.



**1** SCHEMATIC ILLUSTRATIVE SITE PLAN  
PLAN

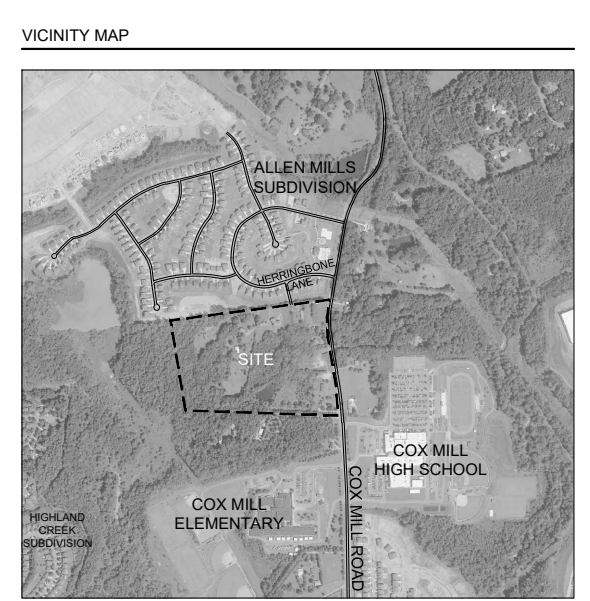
SCALE: 1" = 100'



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704.332.1204 . www.dprassociates.net  
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CLIENT / OWNER  
**AVA GLOBAL, LLC**  
407 SUTRO FOREST DR NW  
CONCORD, NORTH CAROLINA, 28027  
704.488.3290

LAND USE ATTORNEY  
**MOORE&VANLLEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING + ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: CM  
DRAWN BY: TW + PK  
CHECKED BY: CM

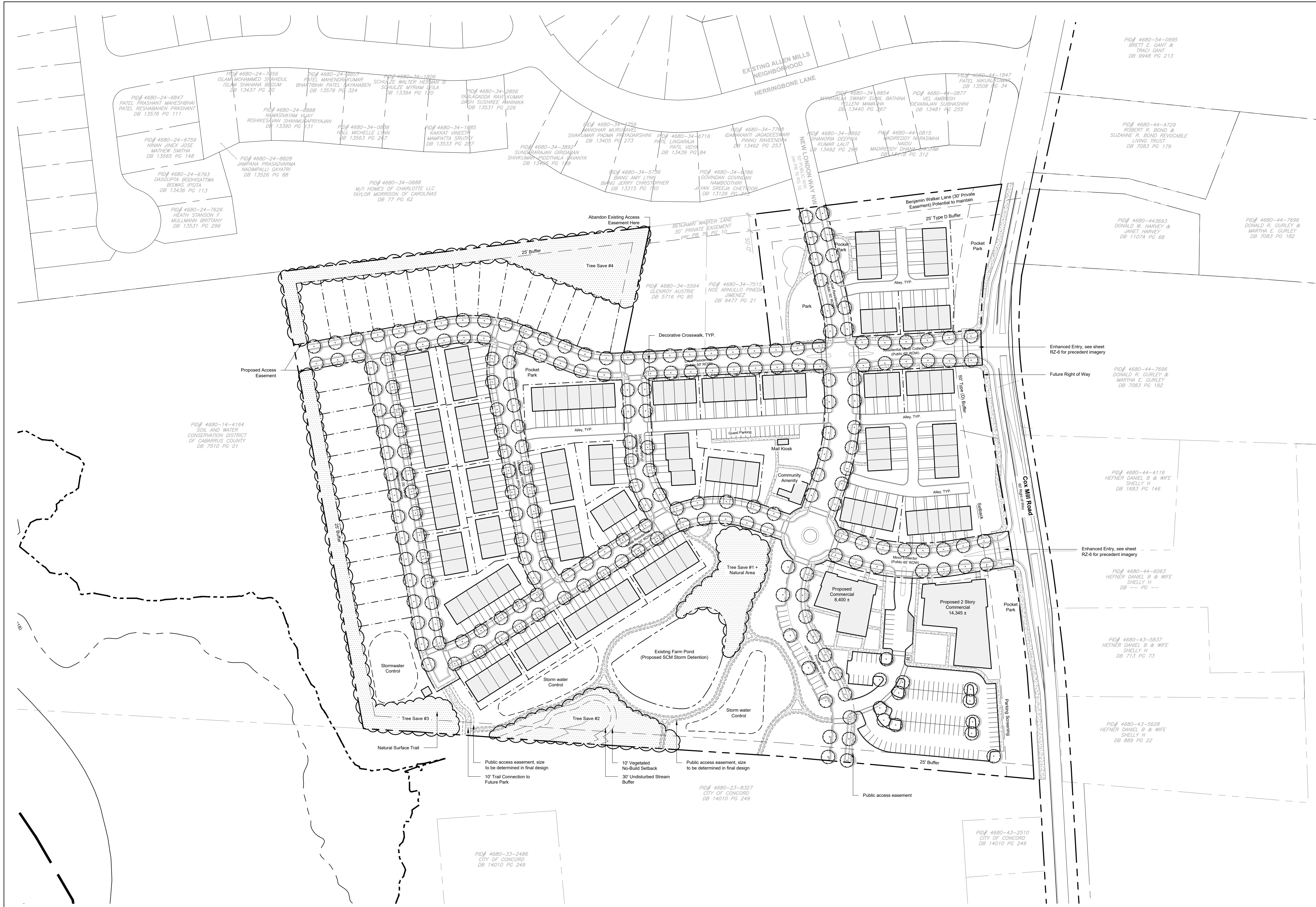
SCALE

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AS INDICATED

DRAWING  
ILLUSTRATIVE SITE PLAN

**RZ-1**

Plotfile: 18016-RZ1.dwg / 6/9/2021 5:55 PM



**SITE DEVELOPMENT DATA:**

<b>SITE:</b>	
TOTAL SITE AREA:	± 28.03 AC.
TAX PARCEL #:	4680-34-1315, 4680-34-3187, 4680-34-8660, 4680-44-0585, 4680-44-0386, 4680-33-8708, 4680-43-1923, + 4680-34-8230
<b>EXISTING ZONING:</b>	LDR
<b>PROPOSED ZONING:</b>	PUD
<b>PROPOSED USE:</b>	(I) UP TO 168 SINGLE-FAMILY ATTACHED OR DETACHED DWELLING UNITS OF WHICH NO MORE THAN 142 SHALL BE SINGLE-FAMILY ATTACHED UNITS, AND (II) UP TO 31,250 SQUARE FEET OF COMMERCIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH THE ACCESSORY USES IN THE PUD ZONING DISTRICT
<b>PROPOSED DENSITY:</b>	168 DU / 28.03 AC. = 5.99 DU PER AC.
<b>PARKING RATIO:</b>	COMMERCIAL: 127 SPACES / 31,250 SF ± 4 SPACES / 1,000 SF
<b>SETBACKS:</b>	
<b>COMMERCIAL:</b>	
FRONT YARD:	50' FROM COX MILL RW
SIDE YARD:	10' FROM INTERIOR STREETS
REAR YARD:	10' MIN.
<b>SINGLE FAMILY:</b>	
MIN. LOT WIDTH:	40' (REQUESTED DEVIATION)
FRONT YARD:	24' FROM RW
SIDE YARD:	5' MIN.
REAR YARD:	15'
<b>TOWNHOMES:</b>	
FRONT LOADED:	
FRONT YARD:	24' FROM RW
SIDE YARD:	6' MIN.
REAR YARD:	15'
CORNER LOT:	6' (REQUESTED DEVIATION)
REAR LOADED:	
FRONT YARD:	8' (REQUESTED DEVIATION)
SIDE YARD:	6' MIN.
REAR YARD:	20'
CORNER LOT:	6' (REQUESTED DEVIATION)

**IMPERVIOUS AREA:**

NET SITE AREA:	± 28.03 AC
NET RESIDENTIAL AREA:	± 23.82 AC
NET COMMERCIAL AREA:	± 4.21 AC
<b>RESIDENTIAL:</b>	
STRUCTURES + DRIVEWAYS:	± 317,000 SF (30.6%)
STREETS:	± 141,000 SF (13.6%)
SIDEWALKS:	± 83,000 SF (8.0%)
AMENITY:	± 8,000 SF (0.7%)
<b>RESIDENTIAL TOTAL IMPERVIOUS AREA:</b>	<b>± 12.60 AC (52.9% OF NET RES. AREA)</b>
<b>COMMERCIAL OUT PARCEL:</b>	
STRUCTURES:	± 25,000 SF (13.6%)
PARKING:	± 50,000 SF (27.3%)
STREETS:	± 22,000 SF (12.0%)
SIDEWALKS:	± 15,000 SF (8.8%)
<b>COMMERCIAL OUT PARCEL TOTAL IMPERVIOUS:</b>	<b>± 2.57 AC (61.1% OF NET COMMERCIAL AREA)</b>
<b>TOTAL IMPERVIOUS:</b>	<b>± 15.17 AC (54.12% OF NET DEVELOPMENT)</b>

**REQUESTED DEVIATIONS TO STANDARDS:**

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

- THE MINIMUM SIDE YARD FOR EXTERIOR TOWNHOME UNITS SHALL BE 6' WITH MINIMUM 12' BUILDING SEPARATION.
- THE MINIMUM DRIVEWAY SEPARATION FOR REAR LOAD TOWNHOMES SHALL BE 4' IN ALLEYS.
- MAXIMUM IMPERVIOUS AREA FOR THE PROJECT SHALL BE 60%.
- 40' MIN. LOT WIDTH FOR SINGLE FAMILY DETACHED HOMES.
- 4000 SF MIN LOT SIZE FOR SINGLE FAMILY DETACHED HOMES
- 6' CORNER LOT SIDE YARD FOR TOWNHOMES
- REQUESTED WAIVER OF 25' PUD BUFFER WHERE PROPOSED PUBLIC STREET ABUTS PARCELS: 4680345594 AND 4680347515
- MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL DISTRICT SHALL BE 60%
- FRONT SETBACK ON REAR LOAD TOWNHOMES SHALL BE 8' FROM ROW

**NOTES:**

- ALLEYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.
- PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.
- 25% OF THE STORMWATER GENERATED FROM THE SITE SHALL BE MANAGED WITH LID MEASURES AS INDICATED IN SECTION 9.11 IN THE DEVELOPMENT ORDINANCE. POTENTIAL ELEMENTS COULD BE BIO-RETENTION BASINS, SAND FILTERS, FILTER STRIPS OR PERVIOUS PAVING. THESE ELEMENTS WOULD BE INCLUDED IN LOW AREAS OF THE SITE TO ALLOW FOR NATURAL DRAINAGE TO THE LID MEASURE.
- MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60% TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS AREA NEEDED TO DEVELOP REAR LOAD PRODUCT.
- ACCESS TO THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY SHALL BE PROVIDED AND HILL CONNECT WITH THE EXISTING PATH ON THE CABARRUS SOIL AND WATER CONSERVATION PROPERTY.
- REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS

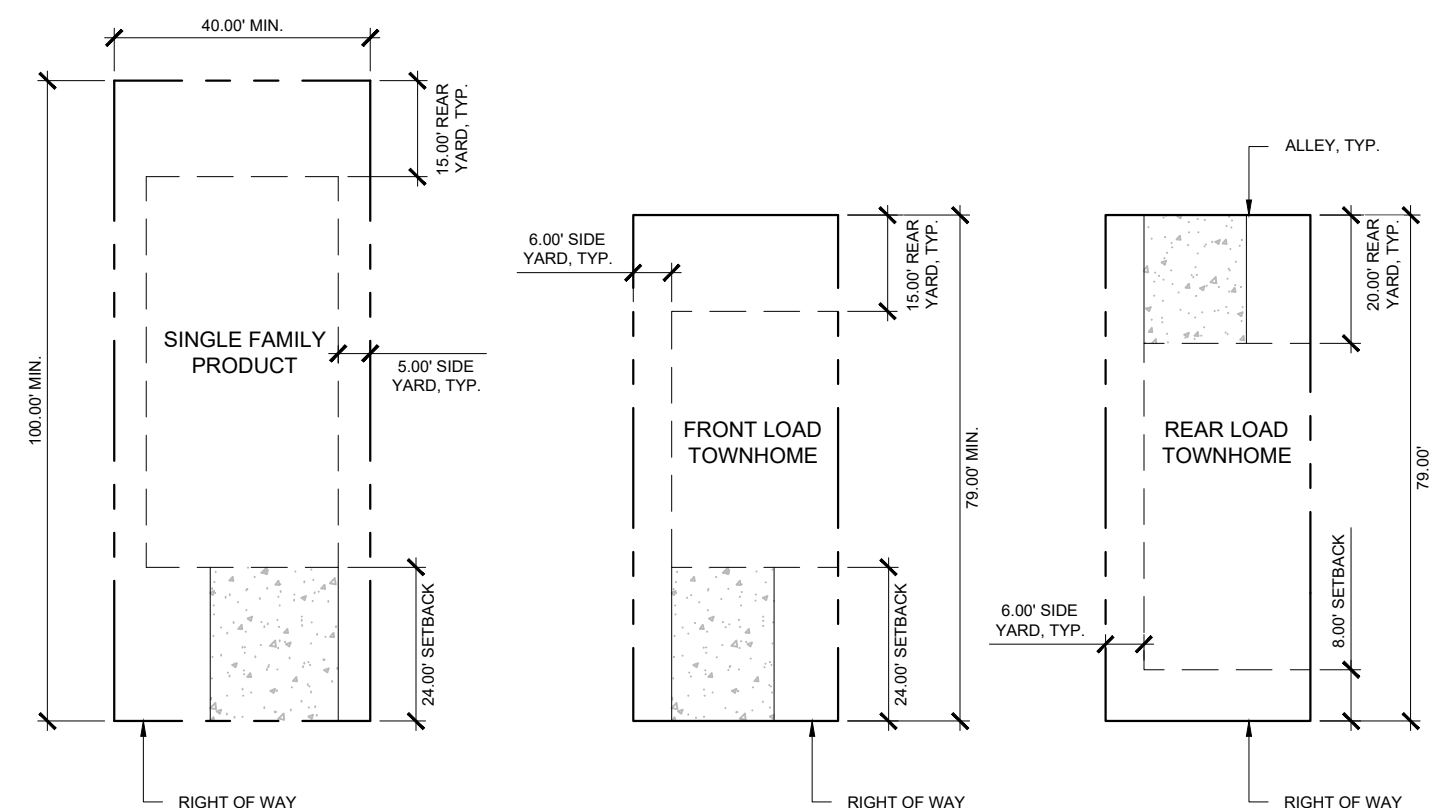
**1 SCHEMATIC SITE PLAN**

PLAN

SCALE: 1" = 100'

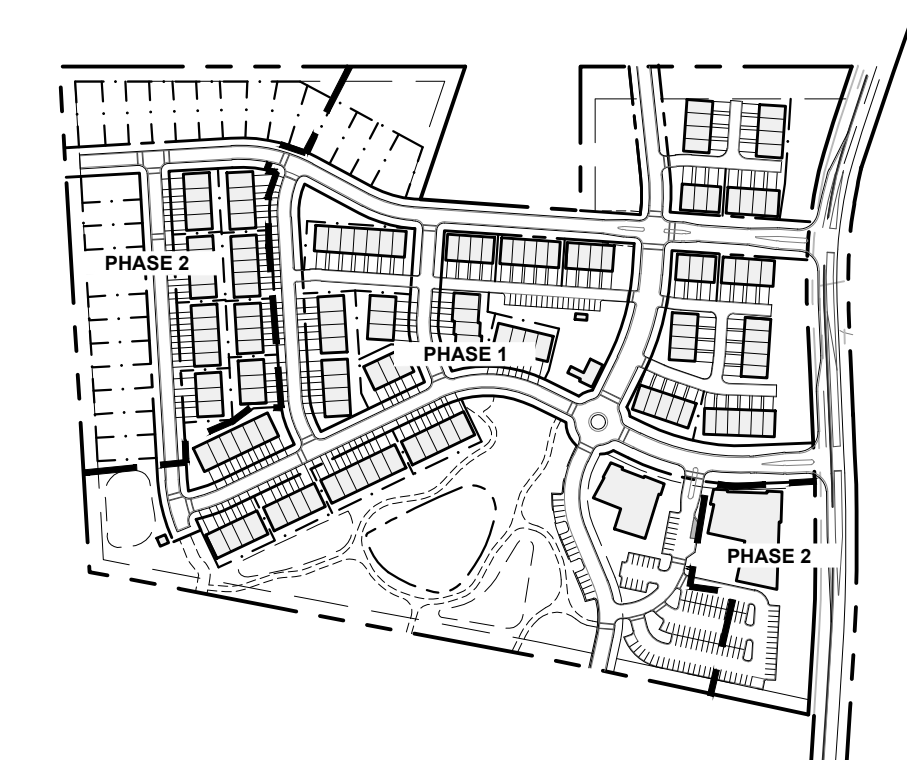
**LOT DIAGRAM EXHIBIT:**

SCALE: 1" = 30'



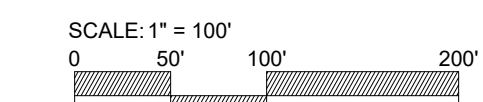
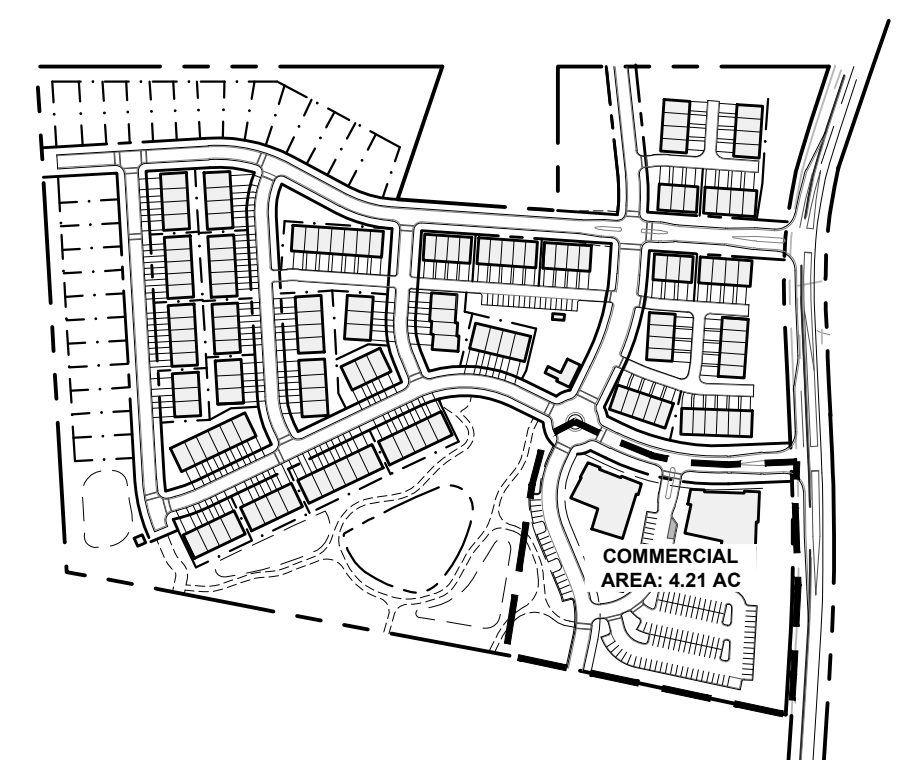
**PROJECT PHASING EXHIBIT:**

NTS



**COMMERCIAL AREA EXHIBIT:**

NTS

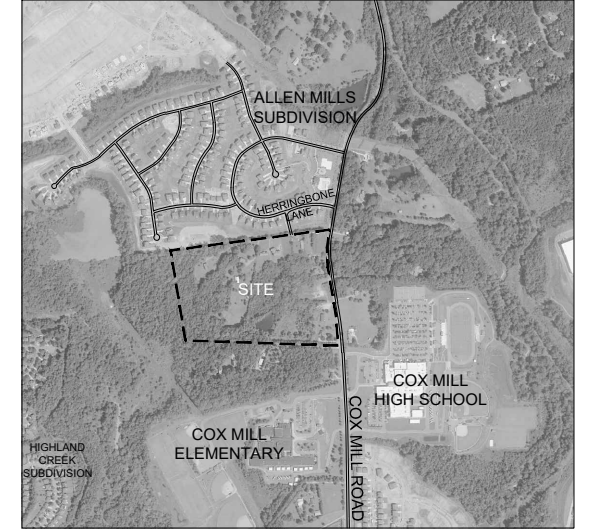


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**CLIENT / OWNER**  
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**LAND USE ATTORNEY**  
MOOREAVANALEN  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**VICINITY MAP**



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
02.08.2021

**REZONING +ANNEXATION PLAN**

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W + P.K.  
CHECKED BY: C.M.

SCALE

SCALE AS INDICATED

DRAWING:  
SCHEMATIC SITE PLAN

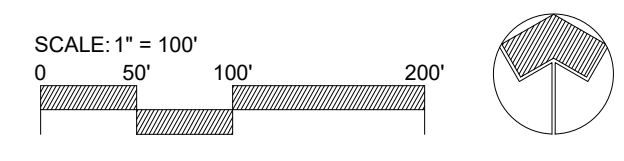
**RZ-2**





**1 SCHEMATIC UTILITY PLAN**  
PLAN

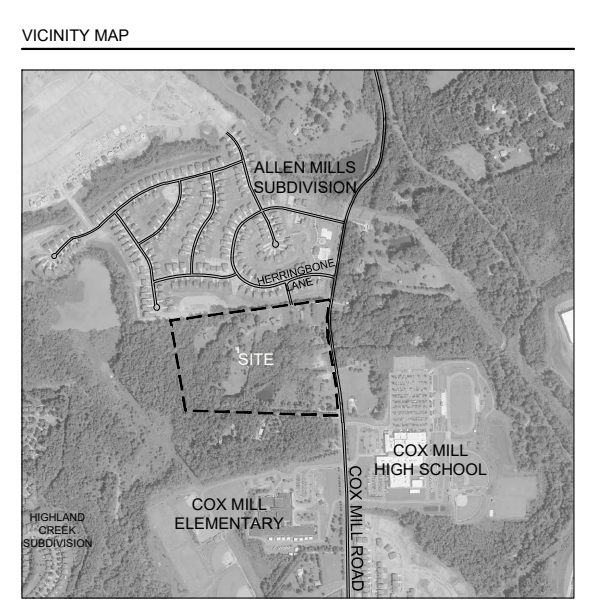
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LAND USE ATTORNEY  
**MOORE & VANALEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
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DATE  
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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.M. + P.K.  
CHECKED BY: C.M.

SCALE  
AS INDICATED

DRAWING  
**SCHEMATIC UTILITY PLAN**

**RZ-3**

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**DEVELOPMENT STANDARDS:**

**AVA Global – Cox Mill Development Standards 6/8/2021 Rezoning Petition**

**Site Development Data:**

-Average: 1.28.03 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:** (i) Up to 168 single-family attached or detached dwelling units of which no more than 142 shall be single-family attached units, and (ii) up to 31,250 square feet of commercial uses (i.e. total floor area across all floors) as allowed by right and under prescribed conditions together with the accessory uses in the PUD zoning district as further described in Section 2 below.

**1. General Provisions:**

**a. Site Location.** These Development Standards, the Schematic Site Plan, and related graphics form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by AVA Global, LLC and Kearey Construction (together the "Petitioner") to accommodate development of a residential community with commercial uses on the approximately 28.03 acre site located off on Cox Mill Road (the "Site").

**b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Concord Development Ordinance (the "Ordinance" or "CDO"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance shall govern but subject to permitted deviations from the standards of the Ordinance expressly set forth in this Rezoning Plan.

**c. Development Areas.** For ease of reference and as an organizing principal associated with the master planned community, the Rezoning Plan sets forth two (2) development areas (and other sub-areas within the Development Areas) as generally depicted on the Rezoning Plan as Development Area A and B, (each a "Development Area" and collectively the "Development Areas"). The exact boundaries of the Development Areas may be subject to modifications to account for Development/Site Elements (as defined below) and other modifications needed to fulfill the design and development intent of the Rezoning Plan in accordance with the CDO.

**d. Graphics and Alterations.** The depictions of lots, sidewalks, structures and buildings, building elevations, driveways, streets, buffers, storm water facilities, trails, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards and Article 5.4.3.

Since the Project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing alterations or modifications from the graphic representations of the Development/Site Elements provided such alterations or

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- iii. The minimum driveway separation for rear load townhomes on private alleys shall be four (4) feet.
- iv. Driveways shall be separated from the interior property lines by a minimum of one (1) foot for both front and rear loaded townhomes.
- v. The minimum front setback and driveway length shall be twenty-four (24) feet for front loaded townhomes and detached single family lots but secondary frontage for corner lots may be twenty (20) feet.
- vi. The minimum front setback shall be eight (8) feet and the minimum driveway length shall be twenty (20) feet for rear loaded townhomes

*It is understood, the proposed PUD shall generally need the dimensional requirements of the Ordinance and the Technical Standards Manual. However, minor modifications of some non-safety related dimensional standards may be considered where appropriate. The PUD may provide flexibility in the development of the site and the applicant shall clearly demonstrate that the requested modifications will result in a more innovative design and will be in the community's best interest. These modifications may be considered provided that the project contains enhanced design elements as specified in 9.1.9.F.*

**d. Non-residential buildings shall adhere to the following standards:**

- i. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, EIFS, stucco, decorative block and/or wood. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.
- ii. Rooftop mechanical screening units, "package units", will be located in the center of the roof in large footprints, in order to eliminate exposure from the ground view level.
- iii. Mechanical units will likely be no more than 5'-7" above the roof deck (pending final manufacturer selection), in order to eliminate exposure from ground view level.
- iv. The building will be set at an elevation above road frontages, which will further obstruct the view of rooftop mechanical units.
- v. There will be an approximately 2'-4" tall parapet wall which rises above the roof deck, further blocking any potential exposure to rooftop mechanical units.

**6. Streetscape, Landscaping, and Open Space:**

- a. A twenty-five (25) foot perimeter buffer shall be provided as generally depicted on the Rezoning Plan.
- b. Setbacks and yards as required by Ordinance will be provided.

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6

modifications are in accordance with applicable approval processes and Section 3.2.8 of the Ordinance

**e. Approvals.** It is understood approval of the Rezoning Plan does not constitute approval of any transportation element shown on the plan which may not meet technical standards. Technical review done during the preliminary plat and/or site plan stage may identify elements which do not meet technical standard which will need to be revised for technical plan approval.

**f. Project Supports Purposes of PUD.**

**i. Project Description.** The site development plan concept for the Site as described in this Rezoning Plan will create a mixed use, pedestrian friendly community with a sustainable mix of residential and commercial land uses and intensities containing neighborhood services uses 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 proposed for the Property pursuant to this Rezoning Plan 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 and retaining open space, connecting mixed uses by way of an integrated network of streets, bike paths and pedestrian access, among other plan goals.

**ii. 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 seeks the 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 neighborhood services commercial uses portion generally depicted on the Rezoning Plan seeks application of the PUD to provide for the mixture of use within a walkable street network. The proposed plan also supports neighborhood services uses for the broader community within walking or biking distances reducing vehicle trips to other commercial nodes.

**2. Permitted Uses & Development Areas: Phase I Commitments:**

**a. Development Area A** may be developed with up to 168 single family residential units, of which no more than 142 can be developed as single family attached dwelling units as allowed by right and under prescribed conditions, together with accessory uses, as permitted in the PUD zoning district, including, without limitation, community clubhouse, recreation, open space and related uses (e.g. improved passive and active open spaces, gathering shelters, gazebos, ball fields, maintenance buildings, outdoor recreational uses, and/or other uses typically associated with residential communities).

**b. Development Area B** may be developed with up to 31,250 square feet (i.e. total floor area of all floors) of commercial uses, as allowed by right and under prescribed conditions, together

CHAR22320612-10

2

**c.** The Petitioner shall provide an eight (8) foot planting strip and a ten (10) foot sidewalk along the Site's frontage on Cox Mill Road.

**d.** Community gathering space shall be provided as generally depicted on the Rezoning Plan and is intended to provide pockets of open space throughout the development. Community gathering spaces may include benches, play structures, trails, signature landscaping, courtyards, lawns and/or other features that provide opportunities to recreate or foster community engagement.

**e.** Stormwater areas are included in open space and meet requirements set forth in Article 10.5.4.

**6. Environmental Features:**

**a.** The Site shall comply with Stormwater and Water Quality requirements as set forth in the Ordinance and applicable NCDDEQ Design Manual.

**b.** The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from and engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**c.** Any jurisdictional streams present on the site shall be subject to required stream buffers as set for in the Ordinance.

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

**7. Lighting and Electrical:**

**a.** Any movement of existing City of Concord electric utilities can be at the owner/developer cost.

**b.** All electrical installations must comply City of Concord Technical Standards Manual.

**8. Wastewater:**

**a.** Proposed Site is to be served with public portable water and gravity sanitary sewer. A potential onsite public pump station is an option. All public sewer/water and/or pump station shall be designed in accordance with the City's standards.

**b.** If applicable, copies of all corresponding sewer easement agreements and plat maps will be submitted to the city planning department for review and comments; final versions of these documents will be recorded at the register of deeds and then sent to the water resource department for filing.

**c.** If applicable, all proposed grease lines and sanitary sewer lines within the building footprint and extending out to the grease interceptor shall be shown within the plumbing section of the architectural drawings. In addition, all grease interceptor design calculation for the sizing of the interceptor shall be shown within these architectural drawings, along with a

CHAR22320612-10

7

with accessory uses and other uses as permitted in the C-1 and B-1 zoning district as established in the use table (CDO 8.1.8) excluding the following uses:

- Adult entertainment establishments
- Automobile repair, major
- Automobile wash (car wash), including detailing service
- Vehicle sales, lease, rental, including boat, rv and storage buildings
- Pawnshops
- Bail bonding
- Drive through and/or drive in restaurants
- Internet/electronic gaming establishment
- Variety stores

*Note: The uses designated as "permitted with supplemental regulation" in Table 8.1.8 shall still be subject to the specific design regulations as prescribed in Section 8.3; the specific reference is indicated in the "standards" column of the use table.*

**c. Phase I Non-residential Commitment.** To encourage a mix of uses to occur as part of the first phase of development taking place on the Site, a minimum of 8,400 square feet of non-residential uses as permitted herein shall be developed and completed as evidenced by the applicable certificate of occupancy/certificate of compliance for such uses prior to development and issuance of building permit for the 113<sup>th</sup> residential dwelling unit on the Site.

**3. Access and Transportation:**

**aa. Technical Review; Illustrations.** Transportation technical review will be done throughout the site plan/construction documents review and approval process and may require minor and/or significant changes to the Site as generally depicted on the Rezoning Plan. Driveway locations, street design and other transportation related elements shown in the plans or illustrations may not meet the technical standards and are not intended to constitute approval of an exception to technical standards unless expressly noted as a variation in standards described herein. Transportation technical review will take place throughout the preliminary plan and/or site plan approval process and may result in minor and/or significant changes to the layouts generally depicted on the Rezoning Plan.

**a. Access.** Access to the Site will be from Cox Mill Road as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the City of Concord and/or NCDOT in accordance with applicable published standards, and may require revision to the Traffic Impact Analysis prepared by Kinley-Horn and Associates, Inc. dated September 18, 2020 (the "TIS"). It is understood that street network changes are limited to 10% and requested modification will need to be justified according to this standard.

**b. Improvements and Phasing.** The Petitioner shall install phased transportation improvements per the approved traffic impact analysis subject to the following:

- i. **Transportation Based TIS Phasing; Adjustments in Development Levels Above TIS Amounts.** The improvements set forth in the TIS shall be substantially complete prior to the issuance of the first (1<sup>st</sup>) certificate of compliance associated with the residential units or the commercial development; provided, however, Applicant may seek phasing of transportation improvements

CHAR22320612-10

3

corresponding detail of the interceptor structure itself with actual dimensions; this includes any referencing to the latest version of the plumbing code.

**d.** Project phasing may be required due to limitations of available sewer capacity allocation. Flow acceptance is not guaranteed until project permitting.

**9. Amendments to the Rezoning Plan:**

**a.** Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

**10. Binding Effect of the Rezoning Application:**

**a.** If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**11. Requested Deviations to Standards and Justifications**

**a.** The minimum side yard for exterior townhome units shall be 6' with minimum 12' building separation.  
*Justification:* Reduction of the side yards consolidates the development footprint allowing for increased public open space and pedestrian connectivity.

**b.** The minimum driveway separation for rear load townhomes shall be 4' in the alleys.  
*Justification:* Decreased driveway separation consolidates the development footprint allowing for increased public open space and pedestrian connectivity.

**c.** Maximum impervious area in residential district shall be 60%.  
*Justification:* The increase in impervious area in the residential district allows the use of rear load townhome products. Rear load townhomes have significantly more impervious area compared to front load, but better contribute to the creation of appealing open spaces, framed streetscapes and pedestrian and vehicular circulation.

**d.** Maximum impervious for the overall project shall be 60%.  
*Justification:* The increase in impervious area in the residential district allows the use of rear load townhome products. Rear load townhomes have significantly more impervious area compared to front load, but better contribute to the creation of appealing open spaces, framed streetscapes and pedestrian and vehicular circulation.

**e.** 40' minimum lot width for single family detached homes.  
*Justification:* Reduction of the lot width consolidates the development footprint allowing for increased public open space and pedestrian connectivity. It also allows for an increased diversity of housing types which provides greater economic access to the development and enhances the character of the neighborhood.

**f.** 4,000 sf minimum lot size for single family detached homes.  
*Justification:* Reduction of the lot width consolidates the development footprint allowing for

CHAR22320612-10

8

set forth in the TIS based on increased levels of residential and/or commercial development upon supplements to the TIS that analyze each such phase and associated improvements that are reviewed and approved by the City and NCDOT in accordance with customary standards, and upon such approval Petitioner may implement the applicable development associated with the approved phasing.

Furthermore, if the uses and associated levels of development allowed by the Rezoning Plan are increased above those corresponding uses and levels of development set forth in the TIS, those adjustments shall be subject to review by the City and NCDOT, if applicable, to determine if the TIS should be revised.

**ii. [Intentionally Deleted]**

**iii. Right-of-way Availability.** If any roadway improvements set forth in the TIS cannot be constructed due to lack of right of way or inability of Petitioner to obtain right of way or any such improvements are altered from what is set forth in the TIS for any other reason, the TIS and subsequent development plans will be revised and reviewed by the City and/or NCDOT, as applicable, for approval in accordance with published standards, such approval not to be unreasonably withheld or delayed.

**iv. Alternative Improvements; Mitigation in Lieu.** Changes to the above referenced roadway improvements can be approved through the permitting process upon the determination and mutual agreement of Petitioner and the City and/or NCDOT, as applicable, provided, however, such adjustments may require a revised TIS approved by the City and/or NCDOT, as applicable, to demonstrate, among other requirements of the City and/or NCDOT, as applicable, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this TIS in the overall area of the rezoning.

In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner may work with the City and/or NCDOT, as applicable, including review by the City and/or NCDOT, as applicable, of a revised TIS for approval in accordance with customary standards in order to identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described above.

**c. Street Network.** The overall street network may be adjusted during the permitting process so long as the provisions of the Ordinance related to connectivity, block lengths and links are adhered to. Furthermore, the technical review of the horizontal and vertical design of the street network will be performed during the preliminary plan and/or site plan approval process and that review may result in minor or significant changes to the conceptual lay-out generally depicted on the Rezoning Plan in order to meet the published technical standards, and any changes in the street network throughout any stage will be subject to technical review in accordance with published standards prior to approval.

**4. Design Intent Statement:**

CHAR22320612-10

4

increased public open space and pedestrian connectivity. It also allows for an increased diversity of housing types which provides greater economic access to the development and enhances the character of the neighborhood.

**g.** 6' corner lot side yard for townhomes.  
*Justification:* Reduction of the side yards consolidates the development footprint allowing for increased public open space and pedestrian connectivity.

**h.** Requested waiver of 25' PUD buffer where proposed public street abuts parcels 4680345594 and 4680347515.  
*Justification:* The alignment of the street allows for consistent pedestrian and vehicular connectivity, builds on the street grid and allows the noted parcels to connect to a public street without creating a spite strip condition.

**i.** Front setback on rear load townhomes shall be 8' from ROW.  
*Justification:* The reduced front setback allows for the rear load townhomes to front on the public street, creating and framing a unique pedestrian friendly public realm.

CHAR22320612-10

9

**a. Walkable Community.** The Petitioner proposes to develop a 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. Enhanced decorative crosswalks shall be provided.

**b. Planned/Unified Development.** The Rezoning Site and each Development Area and parcel created therein shall be viewed as a planned/unified development plan as to the Development/Site Elements as may be generally depicted on the Rezoning Plan and shall be viewed as a planned/unified development in accordance with applicable provisions of Ordinance.

**5. Lot and Architectural Design Standards:**

**a.** Single family detached units shall adhere to the following standards:  
 i. The minimum lot size shall be 4,000 square feet with a minimum lot width of forty (40) feet.

**b.** Single family attached residential units shall adhere to the following standards which as applicable shall be deviations from applicable standards of the Ordinance:

- i. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 inches.
- ii. Porches and/or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. When provided, front porches should wrap a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- iii. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- iv. Garage doors visible from public streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or by adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- v. Rear loaded townhomes shall have lead walks that connect to the sidewalk along public and/or private streets. Front loaded townhomes shall have lead walks that connect to public and/or private streets; or provide a lead walk that connects to the driveway.
- vi. Townhouse buildings fronting public or private network required streets should be limited to 7 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple seven unit buildings are adjacent.

**c.** The following minimum standards are allowed for the development of this Site as deviations from applicable standards of the Ordinance; other modified standards may be requested during the final design of the project as provided in the (PUD) Ordinance:

- i. The minimum driveway width shall be ten (10) feet.
- ii. The minimum side yard for exterior townhome units shall be six (6) feet with a minimum twelve (12) foot building separation.

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5



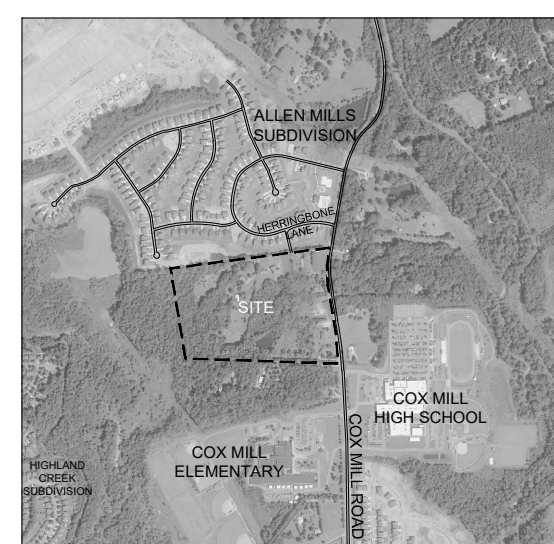
**CLIENT / OWNER**

**AVA GLOBAL, LLC**  
 407 SUTRO FOREST DR NW  
 CONCORD, NORTH CAROLINA, 28027  
 704.488.3290

**LAND USE ATTORNEY**

**MOOREAVANALLEN**  
 100 NORTH TRYON STREET SUITE 4700  
 CHARLOTTE, NORTH CAROLINA 28202  
 704.331.1000

**VICINITY MAP**



**PROJECT**

**PARK PLACE AT COX MILL**

COX MILL ROAD  
 CONCORD, NORTH CAROLINA

PROJECT NUMBER  
 18016

DATE  
 02.08.2021

ISSUED FOR  
**REZONING +ANNEXATION PLAN**

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/07/21	SECOND SUBMISSION	CM + TW
2	05/06/21	THIRD SUBMISSION	CM + PK
3	05/26/21	FOURTH SUBMISSION	CM + PK
4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
 DRAWN BY: T.W + P.K.  
 CHECKED BY: C.M.

**SCALE**

AS INDICATED

DRAWING:  
**DEVELOPMENT STANDARDS**

**RZ-4**

ARCHITECTURE PRECEDENT:



Park View Commercial View 1  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 2  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Aerial View  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 3  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial View 4  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN



Park View Commercial Material Palette  
04/29/2021

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN

- BOARD & BATTEN  
VERTICAL SIDING  
ARCTIC WHITE (HARDIE BOARD)
- EXTERIOR INSULATED FINISH  
VERTICAL SIDING  
AGARELLO WHITE
- BRICK MASONRY  
ALAMO (MERRIDALE BRICK)
- PHENOLIC WOOD PANEL  
METROPOLITAN WALNUT  
(STONEMOOD)
- ALUMINUM STOREFRONT &  
SLIC METALS  
EXTRA-DARK BRONZE
- PRECAST CONCRETE

REDLINE DESIGN GROUP  
ARCHITECTURE | INTERIOR DESIGN | PLANNING | GRAPHIC DESIGN

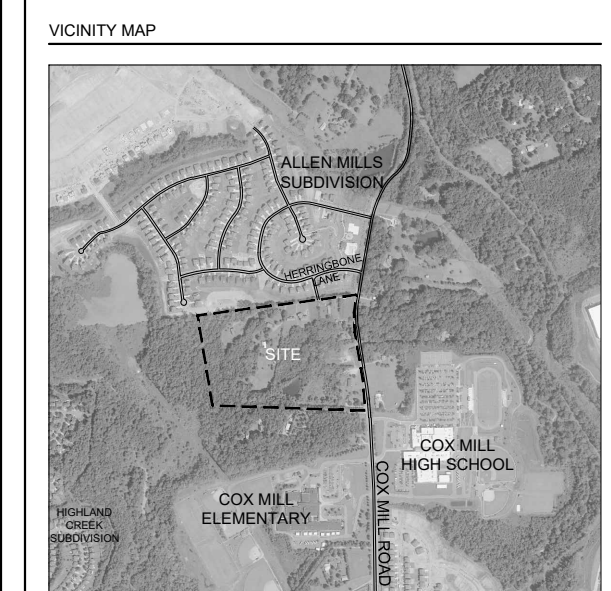


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LAND USE ATTORNEY  
**MOORE&VANALEN**  
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CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**REDLINE DESIGN**  
1023 W MOREHEAD ST #202  
CHARLOTTE, NC 28208  
704.377.2990



PROJECT  
**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

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ISSUED FOR  
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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
ARCHITECTURAL CHARACTER

**RZ-5**

**1A** OFFICE / COMMERCIAL  
CONCEPTUAL ELEVATION

ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.



- BEIGE WINDOW FRAMES, MULLIONS
- STANDARD GREY MODULAR BRICK
- GREY CMU
- 2 COLORS OF CEMENTIOUS EXTERIOR (HARDIE) BOARD, BOARD & BATTEN, AND CLAPBOARD SIDING
- GUNMETAL GREY POWDER COATED ALUMINUM HANDRAILS AT BALCONIES
- ALUMINUM GUTTERS/DOWNSPOUTS
- METAL TRIM/COPING TO MATCH GUTTERS/DOWNSPOUTS
- CHARCOAL 20 YEAR ASPHALT SHINGLES

**2** SINGLE FAMILY HOME EXTERIOR MATERIALS  
CONCEPTUAL ELEVATION



- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR (HARDIE) BOARD SIDING
- BOARD AND BATTEN

**3** TOWNHOMES (SINGLE FAMILY ATTACHED) EXTERIOR MATERIALS  
CONCEPTUAL ELEVATION

**1B** CLUB/AMENITY  
CONCEPTUAL ELEVATION

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**1 CONCEPTUAL OPEN SPACE PLAN**  
PLAN

**OPEN SPACE TABS:**

Open Space	Total (sf)	Environmentally Sensitive Area (sf)	Active Open Space (sf)	Program Elements
1	165,884	90,175	75,709	Bench seating, walking trails, active lawn
2	2,717	0	2,717	Bench seating, overlook to soils conservation property
3	7,837	0	7,837	Bench seating, open lawn
4	21,423	500	20,923	Potential amenity bldg, bench seating, walking trails, active lawn
5	18,253	0	18,253	Lawn, enhanced landscape, bench seating
6	13,218	0	0	Lawn and bench seating
7	12,534	0	12,534	Active lawn, bench seating, enhanced landscape
8	15,722	0	0	Active lawn, trail, bench seating
9	18,900	0	18,900	Hardscape, outdoor seating, benches, lighting
10	5,818	0	5,818	Hardscape, outdoor seating, benches, lighting
11	23,075	0	0	Active lawn, trail, bench seating
<b>Total Site Area</b>			<b>1,221,188 sf</b>	
<b>Total Open Space Provided</b>			<b>305,381 sf (25.2%) Provided</b>	
<b>Total Upland Open Space</b>			<b>214,706 sf (95.7% of provided open space)</b>	
<b>Total Active Open Space</b>			<b>162,691 sf (53.8% of provided open space)</b>	

**CHARACTER IMAGERY:**



**DECORATIVE CROSSWALKS:**



**ENHANCED ENTRY IMAGERY:**

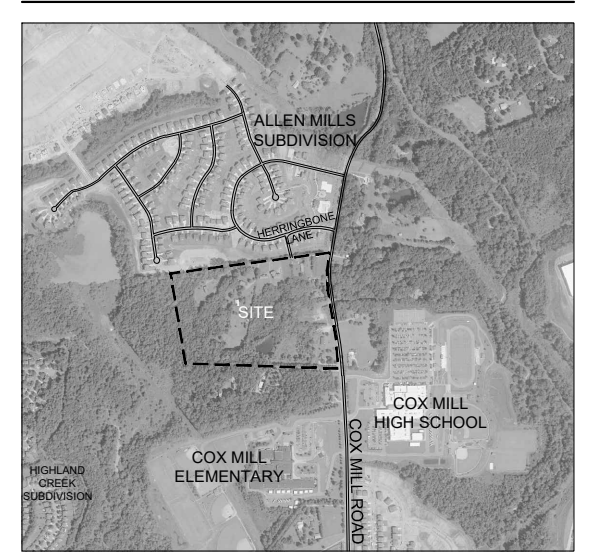


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LAND USE ATTORNEY  
**MOORE&VANALLEN**  
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CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000

**VICINITY MAP**



**PROJECT**  
**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
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**ISSUED FOR**  
**REZONING +ANNEXATION PLAN**

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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
**OPEN SPACE PLAN**

**RZ-6**

Plotfile: 18016-RZ1.dwg / 6/9/2021 5:56 PM



**TREE SAVE + TREE REPLANTING TABS:**

TREE SAVE REQUIRED:	50% OF REQ. OPEN SPACE (305,297 SF x 0.5 = 152,649 SF)
TREE SAVE AREA #1:	19,399 SF
TREE SAVE AREA #2:	23,269 SF
TREE SAVE AREA #3:	31,206 SF
TREE SAVE AREA #4:	42,533 SF
TREE REPLANTING AREA A:	16,277 SF
TREE REPLANTING AREA B:	21,659 SF

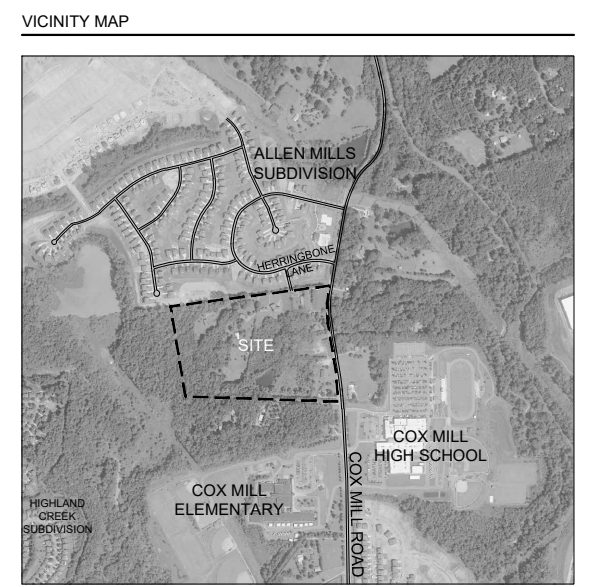
TOTAL TREE SAVE + TREE REPLANTING PROVIDED: 154,343 SF (76.3% REQ. MET BY TREE SAVE)



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LAND USE ATTORNEY  
**MOORE&VANLLEN**  
100 NORTH TRYON STREET SUITE 4700  
CHARLOTTE, NORTH CAROLINA 28202  
704.331.1000



**PARK PLACE AT COX MILL**

COX MILL ROAD  
CONCORD, NORTH CAROLINA

PROJECT NUMBER  
18016

DATE  
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**REZONING + ANNEXATION PLAN**

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4	06/08/21	FIFTH SUBMISSION	CM + PK
5	06/09/21	SIXTH SUBMISSION	CM

PROJ. MANAGER: C.M.  
DRAWN BY: T.W. + P.K.  
CHECKED BY: C.M.

SCALE

SCALE  
AS INDICATED

DRAWING  
TREE SAVE + TREE REPLANTING  
PLAN

**RZ-7**

**1 TREE SAVE + TREE REPLANTING PLAN**

PLAN

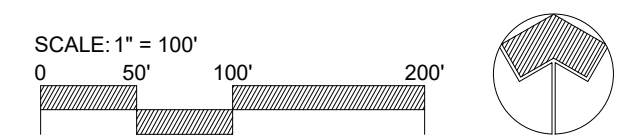
1" = 100'



**2 EXISTING CANOPY AREA**

PLAN

NTS



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**Non-Residential**

**Concord Retail (CN-PSA-2022-00134)**

3220 US HWY 601

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	2,600 sf coffee shop	No	No	No	No	No

**Allocation Request**

Total	2023
2,000	2,000

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for a 2,600 sq. ft. coffee shop located at 3220 US HWY 601. This parcel is zoned General Commercial (C-2). The applicant states that they plan to subdivide the approximately 3.65 acre parcel into three lots and develop them.








**CN-PSA-2022-00134**  
**00992 Concord Retail**

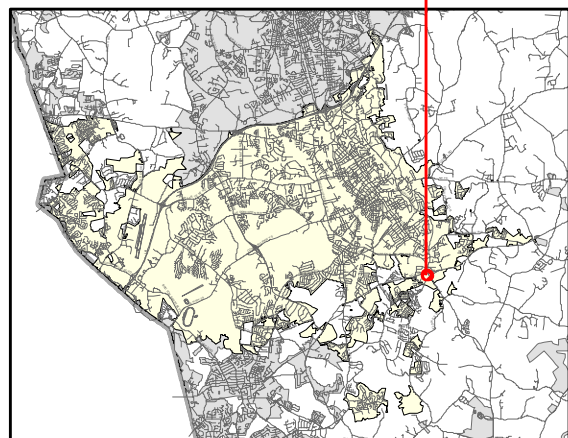
Type: Nonresidential

2,600 sf coffee shop

Allocation Request: 2,000

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Concord Retail			
	2.)	Description of project location:	Site located on the southwest corner of Routes 49 & 601.			
	(Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
	3.)	Cabarrus County Parcel Identification Number:	55397441400000	3a.)	Parcel Acreage:	3.63
	4.)	Site Zoning and use:	C-2 / Commercial	5.)	Area Commercial or Industrial Building	(sq. ft.) 2,600
	6a.)	Description of Facility to be served:	Drive in restaurant	6b.) Number of Lots	3	6c.) Number of Units 1
	7d.)	Additional description information:	Parcel to be subdivided into three lots, one lot will be built out initially as a drive in restaurant.			

<b>B. Applicant Information</b>	Jones, Clara Efirid		Owner		2923 S. Tryon Street, Suite 320	
	(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)	
	V3 Southeast		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)	
	704.940.2883		N/A			
	(Applicant's Phone Number)				(Applicant's Facsimile Number)	
	Daniel Soder (Engineer) (Name)		DSoder@V3Co.com (Email)		DSoder@V3Co.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.

<b>C. Design Engineer Information if available</b>	Daniel Soder		V3 Southeast			
	(Typed name of North Carolina Professional Engineer)				(Company Name)	
	053045		2923 S. Tryon Street, Suite 320			
	(NCPE Registration Number)				(Street or Box Number)	
	704.940.2883		Charlotte, NC 28203			
	(Phone Number)				(City, State, Zip Code)	
Daniel Soder		DSoder@V3Co.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):

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

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

	<b>% Domestic</b>
100	<b>% Commercial</b>
	<b>% Industrial</b>
	<b>% Other use (Specify) _____</b>

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.)

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, Drive-In	50	gal/ car space	40	GPD	2,000
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>2,000</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I Daniel Soder, 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:

August 22, 2022  
Date:



August 22, 2022

City of Concord  
P.O. Box 308  
Concord, NC 28026-0308

RE: Concord Retail | Preliminary Wastewater Flow Application Narrative

Dear Concord City Council,

Thank you for your consideration of this application for preliminary wastewater flow approval. This project consists of a single 3.63-acre tract located southwest of the intersection of Routes 49 and 601. The existing zoning for the site is C-2 and the PIN is 55397441400000. The 3.63-acre parcel will be subdivided into 3 separate outparcels; Lot 1 will be developed into a drive in restaurant. Lot 2 will house the development's stormwater control measure and Lot 3 will potentially developed at an unknown date in the future. Access to the site is off Zion Church Road via an existing access easement through the adjacent parcel (PIN 55397356090000).

The proposed use on Lot 1 will be a coffee shop. The building will be approximately 2,600 sf and once approved, will be serviced by a public sewer line along Route 49. Public water is located along Zion Church Road.

When finalized the project will include a site the is in full compliance with the C-2 zoning and land development requirements. Site features will include landscaping, bicycle parking, and a dedicated loading zone. As required by the Concord development standards, stormwater control will be provided on Lot 2. This system will capture and account for runoff from the adjacent outparcels which are currently not supported by stormwater control measures.

Architectural features will include building materials consistent with the zoning requirements. As required all mechanical systems and site dumpsters will be screened from visibility. The structure design will evaluate compatibility with buildings in the adjacent developments. Consideration will be given in respect to scale, height, architectural styles and roof styles. Final building proportions will be consistent with the overall scale of the building. In addition, final building design will include the evaluation and incorporation of sustainability components to the extend practical.

Overall, this project will align with the adjacent properties and provide site and structure that is consistent with the expectation of City Code and the community. Thank you for your consideration.

Sincerely,  
V3 Companies

A handwritten signature in blue ink, appearing to read 'Daniel Soder', written over a circular stamp or seal.

Daniel Soder, P.E.  
Civil Designer II, V3 Southeast

**Nonresidential**

**Common Park Circle Dual Brand Hotel (CN-PSA-2022-00137)**

7890 Commons Park Circle NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	88,039 sf (166 room) hotel	No	No	No	No	No

**Allocation Request**

Total	2023
24,375	24,375

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for an 88,039 sf 166 room hotel. This hotel is to be 5 stories with a pool and outdoor patio. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00137






## Common Park Circle Dual Brand Hotel

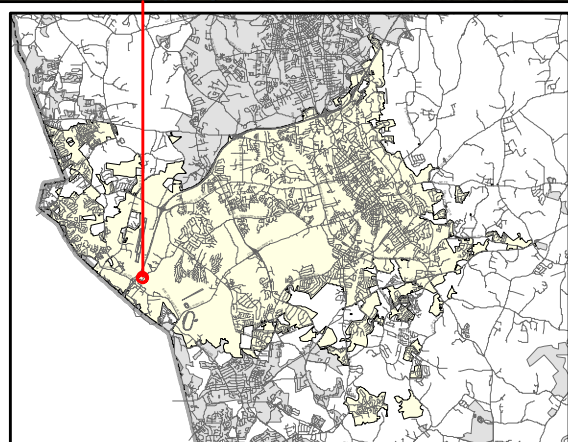
Type: Nonresidential

88,039 sf (165 room) hotel

Allocation Request: 24,375

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Common Park Circle Dual Brand Hotel</b>			
	<b>2.)</b>	Description of project location:	<b>7890 Commons Park Circle NW</b>			
	(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 ####))					
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	4599-04-6350-0000	<b>3a.)</b>	Parcel Acreage:	2.817
	<b>4.)</b>	Site Zoning and use:	C-2 & Hotel	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 88,039
	<b>6a.)</b>	Description of Facility to be served:	Hotel	<b>6b.) Number of Lots</b>	1	<b>6c.) Number of Units</b>
	<b>7d.)</b>	Additional description information:	5 story dual brand hotel with 166 rooms			
<b>B. Applicant Information</b>	<b>Samir Patel</b>		Sr. Manager, Development		<b>2706 James ST</b>	
	(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.)					
	<b>Concord Lodging LLC</b>		<b>Coralville, IA 52241</b>			
	(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.)					
	<b>641-680-1244</b>		<b>310-496-6193</b>			
	(Applicant's Phone Number)					
	<b>SAMIR PATEL</b> (Name)		SAMIR.PATEL@HAWKEYEHOTELS.COM (Email)		<b>SAMIR.PATEL@HAWKEYEHOTELS.COM</b>	
(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.						
<b>C. Design Engineer Information if available</b>	<b>Michael Newman</b>		<b>MDV Engineering</b>			
	(Typed name of North Carolina Professional Engineer)					
	<b>28274</b>		<b>215 Johnston ST</b>			
	(NCPE Registration Number)					
	<b>704-400-1044</b>		<b>Rock Hill, SC 29730</b>			
	(Phone Number)					
	<b>Michael Newman</b>		<b>michael@mdveng.com</b>			
(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):

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

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

	<b>% Domestic</b>
100	<b>% Commercial</b>
	<b>% Industrial</b>
	<b>% Other use (Specify) _____</b>

3.) Pretreatment required:

- No  
 Yes (Specify or attach effluent documentation)

           Grease Interceptor

4.) **Volume of wastewater flow to be allocated for this particular project:** 24,375 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Hotel	120	gal/ room	85	GPD	10,200
Hotel with in-room cooking facilities	175	gal/ room	81	GPD	14,175
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>24,375</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, SAMIR PATEL, 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.

*Samir Patel*

8/2/22

Signature:

Date:



September 28, 2022

City Council  
City of Concord  
35 Cabarrus Ave W  
Concord, NC 28025

**Reference: Fairfield Inn/Towneplace Suites  
7890 Commons Park Circle NW  
Concord, NC 28027**

Dear City Council Members:

Concord Lodging, LLC is pleased to present the following request for wastewater capacity needed for the above reference project. This proposed dual brand hotel project is located on Parcel Identification Number 4599-04-6350-0000 and address 7890 Commons Park Circle NW in the City of Concord, Cabarrus County, North Carolina. This is a 2.817 acre parcel, zoned C-2, and is part of the previous Weddington Road Commons project developed in 2009. This proposed commercial hotel use is a by-right development in the C-2 zoning district and is consistent with the surrounding commercial businesses.

This proposed dual brand hotel project consists of a 5-story 166 room structure, pool, outdoor amenities patio, 166 parking spaces, and associated improvements. Access will be from the existing private drive named Commons Park Circle NW with no access to Weddington Road.

Water & Sewer services for this dual brand hotel will connect to existing service stub-outs previously installed in the private drive located on the north side of the site. These existing service stub-outs were installed in 2009 to serve this parcel and are part of the City of Concord public water and sewer system. Additionally, enclosed is a spreadsheet prepared by Concord Lodging, LLC showing the potential positive economic impacts this project will provide to the local community.

Concord Lodging, LLC respectfully requests that the Concord City Council approve this Preliminary Wastewater Flow Application based upon the information provided.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Newman", with a stylized flourish at the end.

Michael Newman, P.E.

**TAX BENEFITS FOR THE CITY OF CONCORD AND STATE OF NORTH CAROLINA FROM PROPOSED HOTEL**

**Real Estate Tax Revenue Annually**

FAIRFIELD INN & TOWNEPLACE SUITES  
 \*Projected First Annual Real Estate Tax \$160,000

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Total First Annual Real Estate Tax Projections	\$ 19,200	\$ 19,776	\$ 20,369	\$ 20,980	\$ 21,610	\$ 413,976	\$ 515,911
Estimated State Share of Real Estate Tax 12%	\$ 140,800	\$ 164,800	\$ 169,744	\$ 174,836	\$ 180,081	\$ 14,382,751	\$ 15,213,013
Estimated City/County/School District Share of Real Estate Tax 88%							

**Sales Tax Revenue Annually**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Revenue from Sales Tax on Meeting Rooms and other Misc. Items	\$ 8,463	\$ 9,327	\$ 10,173	\$ 10,778	\$ 11,192	\$ 214,406	\$ 264,339
<b>Total Annual Sales Tax (7%)</b>	<b>\$ 8,463</b>	<b>\$ 9,327</b>	<b>\$ 10,173</b>	<b>\$ 10,778</b>	<b>\$ 11,192</b>	<b>\$ 214,406</b>	<b>\$ 264,339</b>

**Lodging Tax Revenue Annually**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
State of NC Lodging/Sales Tax	\$ 438,272	\$ 482,994	\$ 526,821	\$ 558,126	\$ 579,592	\$ 9,997,848	\$ 12,583,653
Cabarrus County Lodging/Sales Tax	\$ 362,708	\$ 399,719	\$ 435,990	\$ 461,897	\$ 479,663	\$ 8,274,081	\$ 10,414,057
<b>Total Annual Lodging/Sales Tax</b>	<b>\$ 800,980</b>	<b>\$ 882,712</b>	<b>\$ 962,810</b>	<b>\$ 1,020,023</b>	<b>\$ 1,059,255</b>	<b>\$ 18,271,930</b>	<b>\$ 22,997,710</b>

**Total Annual Tax Revenue from All Sources**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
State of North Carolina Revenue	\$ 457,472	\$ 502,770	\$ 547,190	\$ 579,106	\$ 601,202	\$ 10,411,824	\$ 13,099,564
Cabarrus County Revenue	\$ 511,971	\$ 573,846	\$ 615,907	\$ 647,511	\$ 670,936	\$ 22,871,239	\$ 25,891,409
<b>Total Annual Revenue to State/City/County</b>	<b>\$ 969,442.91</b>	<b>\$ 1,076,615.12</b>	<b>\$ 1,163,096.69</b>	<b>\$ 1,226,617.44</b>	<b>\$ 1,272,138.13</b>	<b>\$ 33,283,062.96</b>	<b>\$ 38,990,973.24</b>

**Other Positive Impacts To Local/State Economy**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Total Job Creation Impact/Payroll Budget	\$ 1,569,169	\$ 1,660,684	\$ 1,843,252	\$ 1,901,800	\$ 1,973,681	\$ 37,809,578	\$ 46,758,164

**Total Consumer Spending Impact**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
City of Concord	\$ 12,953,850	\$ 13,323,960	\$ 14,064,180	\$ 14,434,290	\$ 14,804,400	\$ 187,090,605	\$ 256,671,285

**SUMMARY**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
ANNUAL TAX REVENUE TO CABARRUS CO.	\$ 511,971	\$ 573,846	\$ 615,907	\$ 647,511	\$ 670,936	\$ 22,871,239	\$ 25,891,409
ANNUAL LODGING/SALES TAX REV.	\$ 457,472	\$ 502,770	\$ 547,190	\$ 579,106	\$ 601,202	\$ 10,411,824	\$ 13,099,564
<b>TOTAL SALES TAX REVENUE</b>	<b>\$ 969,443</b>	<b>\$ 1,076,615</b>	<b>\$ 1,163,097</b>	<b>\$ 1,226,617</b>	<b>\$ 1,272,138</b>	<b>\$ 33,283,063</b>	<b>\$ 38,990,973</b>
ANNUAL JOB CREATION IN DOLLARS	\$ 1,569,169	\$ 1,660,684	\$ 1,843,252	\$ 1,901,800	\$ 1,973,681	\$ 32,565,742	\$ 41,514,327
ANNUAL CONSUMER SPENDING	\$ 12,953,850	\$ 13,323,960	\$ 14,064,180	\$ 14,434,290	\$ 14,804,400	\$ 187,090,605	\$ 256,671,285
<b>TOTAL ADDITIONAL LOCAL ECONOMIC IMPACT</b>	<b>\$ 14,523,019</b>	<b>\$ 14,984,644</b>	<b>\$ 15,907,432</b>	<b>\$ 16,336,090</b>	<b>\$ 16,778,081</b>	<b>\$ 219,656,347</b>	<b>\$ 298,185,612</b>
<b>TOTAL ANNUAL TAX REVENUE GENERATION &amp; ECONOMIC IMPACT</b>	<b>\$ 15,492,461</b>	<b>\$ 17,137,875</b>	<b>\$ 18,233,625</b>	<b>\$ 18,789,324</b>	<b>\$ 19,322,358</b>	<b>\$ 286,222,472</b>	<b>\$ 337,176,585</b>
<b>TOTAL TWENTY YEAR REVENUE TO CABARRUS COUNTY</b>	<b>\$ 337,176,585</b>						



**SITE ANALYSIS**

TAX PARCEL NUMBER (PIN)	4599-04-6350
SITE AREA	(122,721 SF) 2.8173 ACRES
EXISTING ZONING	C-2
PROPOSED HOTEL BUILDING, 5 STORY (NO MEETING OR RESTAURANT SPACE)	±93,340 SF
PROPOSED NUMBER OF ROOMS	168 ROOMS
PARKING REQUIRED @ 1 per ROOM + 1 per 800 SF OF Meelng/Rest. Space	166 SPACES
PARKING PROVIDED (33 COMPACT - 20%)	166 SPACES
PARKING BIKE SPACES REQUIRED @ 1/30 Rooms	6 SPACES
PARKING BIKE SPACES PROVIDED	6 SPACES
MAX. ALLOWED BLDG. HEIGHT *	72' (48+24)
PROPOSED BUILDING HEIGHT	±68.33' (5-story)
EXISTING IMPERVIOUS AREA	8,737 SF (0.201 ACRES)
PROPOSED IMPERVIOUS AREA	82,216 (1.887 ACRES)
TOTAL IMPERVIOUS AREA	90,953 SF (2.088 ACRES) ±74.1%

\* PER TABLE 7.7.2-A OF THE CONCORD DEVELOPMENT ORDINANCE THE MAXIMUM HEIGHT MAY BE INCREASED BY ONE (1) FOOT FOR EACH ONE (1) FOOT OF ADDITIONAL BUILDING SETBACK. IN THIS CASE 24' OF ADDITIONAL BUILDING FRONT SETBACK IS PROVIDED; THEREFORE, THE INCREASED MAX. ALLOWED BUILDING HEIGHT 72' (48' + 24'=72').

**PAVING LEGEND**

	<b>CONCRETE PAVEMENT</b> ITEM 710 6" PORTLAND CEMENT CONCRETE (4500 PSI) PAVEMENT #4 BARS @ 12" O.C. EACH WAY ITEM 520 4" GRADED AGGREGATE BASE
	<b>LIGHT DUTY PAVEMENT</b> ITEM 610 2" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE ITEM 520 4" GRADED AGGREGATE BASE COURSE (ABC)
	<b>HEAVY DUTY PAVEMENT</b> ITEM 610 1.5" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE ITEM 610 1.5" TYPE I 19.0B ASPHALTIC CONCRETE ITEM 520 8" GRADED AGGREGATE BASE COURSE (ABC)

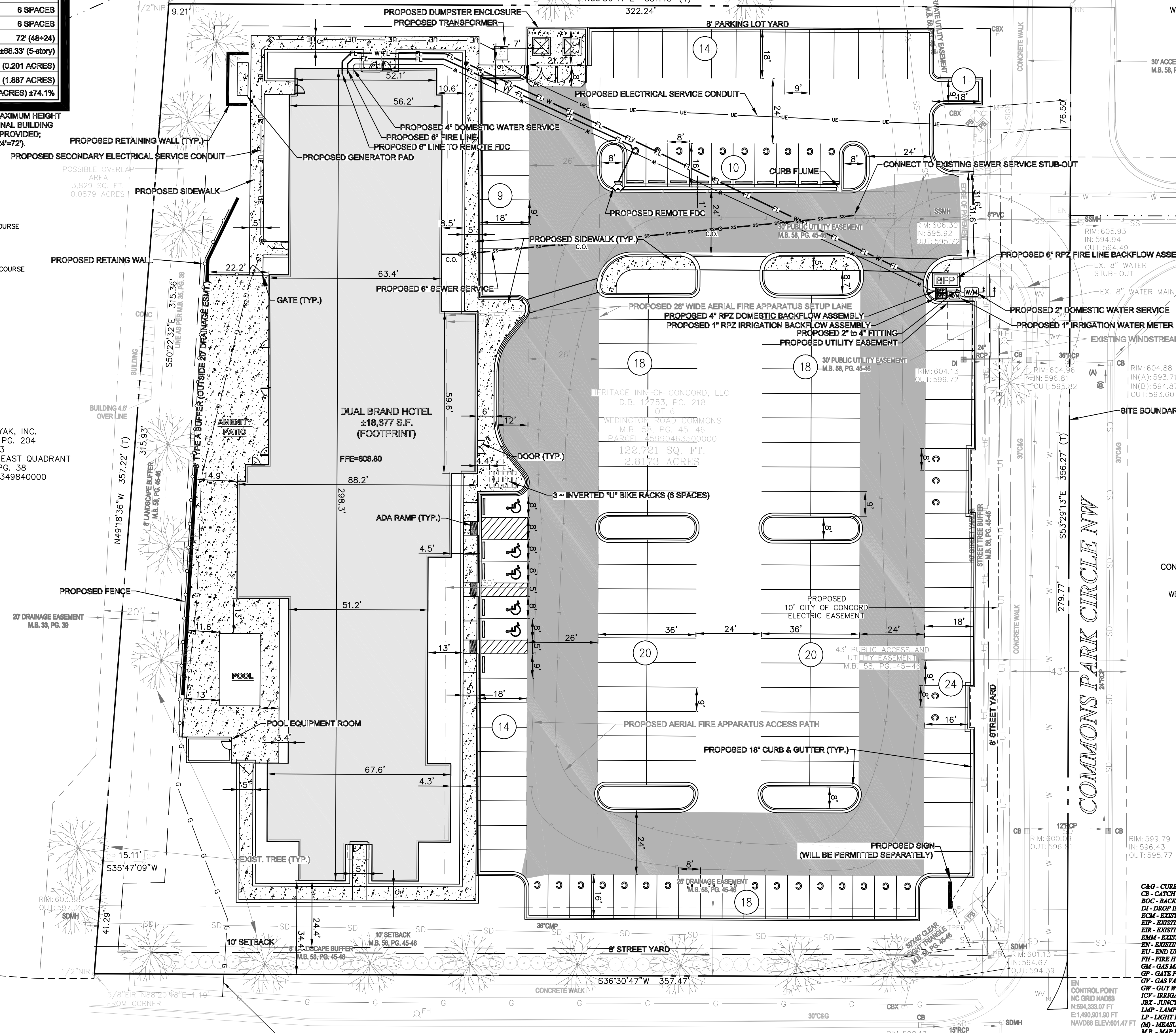
NC GRANDLAND, LLC  
D.B. 10542, PG. 239  
LOT 5  
WEDDINGTON ROAD COMMONS  
M.B. 58, PG. 45-46  
PARCEL 45990435540000

ITS CONCORD LP  
D.B. 11710, PG. 295  
LOT 1  
WEDDINGTON ROAD COMMONS  
M.B. 58, PG. 45-46  
PARCEL 45990458820000

RIDDHI VINAYAK, INC.  
D.B. 12904, PG. 204  
LOT 3  
KINGS GRANT NORTHEAST QUADRANT  
M.B. 35, PG. 38  
PARCEL 45990349840000

HERITAGE INN OF CONCORD, LLC  
D.B. 12753, PG. 218  
LOT 6  
WEDDINGTON ROAD COMMONS  
M.B. 58, PG. 45-46  
PARCEL 45990435540000  
122,721 SQ. FT.  
2.8173 ACRES

CONCORD WP COL CONCORD LLC  
D.B. 14019, PG. 249  
LOT 3  
WEDDINGTON ROAD COMMONS  
M.B. 58, PG. 45-46  
PARCEL 45990495290000

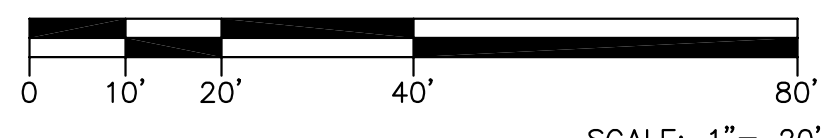


**LINE LEGEND:**

EASEMENT	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CHAIN LINK FENCE	X
FIBER OPTIC LINE	-o-
GAS LINE	-g-
POWER LINE	-p-
POWER LINE (UNDERGROUND)	-ue-
SANITARY SEWER PIPE	-ss-
STORM DRAIN PIPE	-sd-
TELEPHONE LINE (UNDERGROUND)	-ut-
WATER LINE	-w-

**LEGEND:**

C&G - CURB & GUTTER	N&S - NATIONAL GEODETIC SURVEY
CB - CATCH BASIN	NIR - NEW IRON ROD
CB - BACK OF CURB	OHANG - OVERHANG
DI - DROP INLET	ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE	FB - POWER BOX
EIR - EXISTING IRON ROD	FIN - PARCEL IDENTIFICATION NUMBER
EMM - EXISTING METAL MONUMENT	FM - POWER METER
EW - EXISTING WALL	PG - PAGE
EU - END UNKNOWN	PVC - PLASTIC PIPE
FE - FIRE HYDRANT	(R) - RECORDED
GM - GAS METER	R/W - RIGHT-OF-WAY
GP - GATE POST	RCP - REINFORCED CONCRETE PIPE
GV - GAS VALVE	SDMH - STORM DRAIN MANHOLE
GW - GUY WIRE	SSMH - SANITARY SEWER MANHOLE
ICV - IRRIGATION CONTROL VALVE	T - TOTAL
J - JUNCTION BOX	TPED - TELEPHONE BOX
LMP - LAMP POST	TRK - TERRACOTTA PIPE
LP - LIGHT POLE	WB - WATER BOX
M - MEASURED	WM - WATER METER
MB - MAP BOOK	WV - WATER VALVE



**MDV Engineering**  
P-0883  
C/O Ayer Design Group  
215 Johnston Street  
Rock Hill, SC 29730  
Phone: 704-400-1044  
Email: rmtchae@mdveng.com

**PROJECT**  
**DUAL BRAND HOTEL DEVELOPMENT**  
7890 COMMONS PARK  
CIRCLE NW  
CONCORD, NC 28027  
(CABARRUS COUNTY)

FOR  
**Hawkeye Hotels**  
HAWKEYE HOTELS  
2706 JAMES ST.  
CORALVILLE, IA 52241  
PH: 319.752.7400 ext. 1028

**PRIMO INVESTMENTS**

REVISIONS


DWG. NAME : 2022-101  
DRAWN BY : MDN  
DATE : 5.31.22  
SCALE: 1:20

**SITE & UTILITY PLAN**  
**C-100**

**Nonresidential**

**Christ Community Church (CN-PSA-2022-00143)**

7504 Ruben Linker Rd. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
8/04/2022	No	25,000 sf church	No	No	No	No	No

**Allocation Request**

Total	2023
2,904	2,904

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for an 25,000 sq. ft. church building with a wing for youth activities, conference room/office space, and fellowship space with a kitchen. This parcel is zoned Light Industrial (I-1). This use is not permitted in I-1 and the applicant will need to apply for a rezoning.



CN-PSA-2022-00143






### Christ Community Church

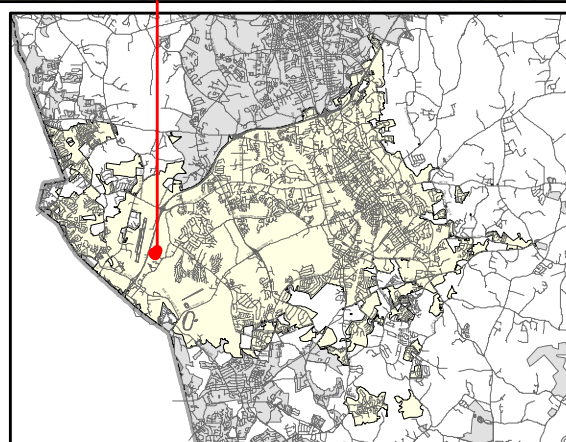
Type: Nonresidential

25,000 sf church

Allocation Request: 2,904

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Christ Community Church International</b>				
	<b>2.)</b>	Description of project location:	<b>7504 Ruben Linker Rd. Concord, NC 28027</b>				
			<small>(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 ####))</small>				
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	4599286395, 4599288214	<b>3a.)</b>	Parcel Acreage:	<b>3.30</b>	
	<b>4.)</b>	Site Zoning and use:	<b>I-1</b>	<b>5.)</b>	Area Commercial or Industrial Building	<b>(sq. ft.) 25,000</b>	
	<b>6a.)</b>	Description of Facility to be served:	<b>Church</b>	<b>6b.) Number of Lots</b>	<b>2</b>	<b>6c.) Number of Units</b>	<b>1</b>
	<b>7d.)</b>	Additional description information:	<b>Auditorium with Educational Wing, Offices and Fellowship Space</b>				
<b>B. Applicant Information</b>	<b>Richard E. Burrage Jr.    President</b>		<b>454 Burrage Rd. NE</b>				
			<small>(Title)</small>				
	<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
	<b>Christ Community Church International</b>		<b>Concord, NC 28025</b>				
	<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
	<b>704-791-6898</b>		<b>NA</b>				
	<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
<b>Rick Burrage</b> (Name)		<b>rburrage@rbinc.us</b> (Email)		<b>rburrage@rbinc.us</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>					
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.							
<b>C. Design Engineer Information if available</b>	<b>Richard E Burrage Jr. P.E.</b>		<b>Anderson Burrage Consulting, Inc.</b>				
			<small>(Company Name)</small>				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Street or Box Number)</small>				
	<b>037841</b>		<b>454 Burrage Rd. NE</b>				
	<small>(NCPE Registration Number)</small>		<small>(City, State, Zip Code)</small>				
	<b>704-791-6898</b>		<b>Concord, NC 28025</b>				
	<small>(Phone Number)</small>		<small>(Engineer's Email Address)</small>				
<b>Rick Burrage</b>		<b>rburrage@rbinc.us</b>					
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>					

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input checked="" type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 2,904 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.**

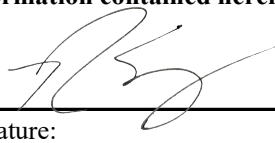
**{Flow rates NOT listed in table 15A NCAC 2T .0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T .0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}**

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Non-Residential (unknown)	880	gal/ acre	3.30	GPD	2,904
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>2,904</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Richard E. Burrage Jr., 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.



10/12/22

Signature:

Date:

## Project Narrative:

This project consists of the construction of a new approx.. 25,000 sqft church building and supporting infrastructure. The building will consist of mostly auditorium space, with a wing for youth activities, conference room / office space, and fellowship space (with kitchen).

The facility will primarily be used for Church services with some midweek small group meetings and youth events. We do not plan to operate a daycare, or camps.

Our current facility at 7568 Ruben Linker Road has reached our upper limit of seating capacity twice in the past 6 months. We are currently running two services on Sundays (English and Spanish), so we are in need of expansion in the near future.

Because of our recent experience with COVID and the uncertainty of the economy, we would like to keep the option available to lease out the new building once it has been constructed (short term) in case unforeseen changes occur and the church is not in a position financially to complete the upfit and occupy the new building. For this reason we are requesting that we can leave the zoning I-1 throughout the construction of the building shell to give us more flexibility in the event we need to find a short term tenant. If this request becomes a deciding factor we, would prioritize getting approved with the limitation of Church use only over our request to keep the property I-1 throughout construction of the building shell.

### Daily Flow Rate Calculations (NCAC 15A):

Church with Kitchen:  $5\text{gal}/\text{seat} \times 500\text{seats} = 2,500\text{gal}/\text{day}$

Non-Residential (unknown use) =  $880\text{ gal}/\text{acre} \times 3.30 = 2,904\text{gal}/\text{day}$

\*Note – Since we are requesting the potential to lease this property, the higher value for the flow rate was used on the application. If the approval is for Church use only, the calculated flow rate would be 2,500gal/day.



\*0000000799009755028006282019\*

# CORPORATE RESOLUTION TO BORROW / GRANT COLLATERAL

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$144,000.00	06-28-2019	06-28-2039	7990099755			***	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "\*\*\*\*" has been omitted due to text length limitations.

**Corporation:** CHRIST COMMUNITY CHURCH INTERNATIONAL  
 3711 PENNINGER ROAD  
 CONCORD, NC 28025

**Lender:** UWHARRIE BANK  
 CONCORD OFFICE  
 25 PALASIDE DRIVE, NE  
 CONCORD, NC 28025  
 (704) 262-3855

### I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT:

**THE CORPORATION'S EXISTENCE.** The complete and correct name of the Corporation is CHRIST COMMUNITY CHURCH INTERNATIONAL ("Corporation"). The Corporation is a non-profit corporation which is, and at all times shall be, duly organized, validly existing, and in good standing under and by virtue of the laws of the State of North Carolina. The Corporation is duly authorized to transact business in all other states in which the Corporation is doing business, having obtained all necessary filings, governmental licenses and approvals for each state in which the Corporation is doing business. Specifically, the Corporation is, and at all times shall be, duly qualified as a foreign corporation in all states in which the failure to so qualify would have a material adverse effect on its business or financial condition. The Corporation has the full power and authority to own its properties and to transact the business in which it is presently engaged or presently proposes to engage. The Corporation maintains an office at 454 BURRAGE ROAD, NE, CONCORD, NC 28025. Unless the Corporation has designated otherwise in writing, the principal office is the office at which the Corporation keeps its books and records. The Corporation will notify Lender prior to any change in the location of the Corporation's state of organization or any change in the Corporation's name. The Corporation shall do all things necessary to preserve and to keep in full force and effect its existence, rights and privileges, and shall comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental or quasi-governmental authority or court applicable to the Corporation and the Corporation's business activities.

**RESOLUTIONS ADOPTED.** At a meeting of the Directors of the Corporation, or if the Corporation is a close corporation having no Board of Directors then at a meeting of the Corporation's shareholders, duly called and held on June 28, 2019, at which a quorum was present and voting, or by other duly authorized action in lieu of a meeting, the resolutions set forth in this Resolution were adopted.

**OFFICERS.** The following named persons are officers of CHRIST COMMUNITY CHURCH INTERNATIONAL:

NAMES	TITLES	AUTHORIZED	ACTUAL SIGNATURES
RICHARD E BURRAGE JR.	President	Y X	(Seal)
JOHN-THOMAS MOORE CRAIG	Treasurer	N	
DONALD AYDELOTTE	Secretary	N	

**ACTIONS AUTHORIZED.** The authorized person listed above may enter into any agreements of any nature with Lender, and those agreements will bind the Corporation. Specifically, but without limitation, the authorized person is authorized, empowered, and directed to do the following for and on behalf of the Corporation:

**Borrow Money.** To borrow, as a cosigner or otherwise, from time to time from Lender, on such terms as may be agreed upon between the Corporation and Lender, such sum or sums of money as in his or her judgment should be borrowed, without limitation.

**Execute Notes.** To execute and deliver to Lender the promissory note or notes, or other evidence of the Corporation's credit accommodations, on Lender's forms, at such rates of interest and on such terms as may be agreed upon, evidencing the sums of money so borrowed or any of the Corporation's indebtedness to Lender, and also to execute and deliver to Lender one or more renewals, extensions, modifications, refinancings, consolidations, or substitutions for one or more of the notes, any portion of the notes, or any other evidence of credit accommodations.

**Grant Security.** To mortgage, pledge, transfer, endorse, hypothecate, or otherwise encumber and deliver to Lender any property now or hereafter belonging to the Corporation or in which the Corporation now or hereafter may have an interest, including without limitation all of the Corporation's real property and all of the Corporation's personal property (tangible or intangible), as security for the payment of any loans or credit accommodations so obtained, any promissory notes so executed (including any amendments to or modifications, renewals, and extensions of such promissory notes), or any other or further indebtedness of the Corporation to Lender at any time owing, however the same may be evidenced. Such property may be mortgaged, pledged, transferred, endorsed, hypothecated or encumbered at the time such loans are obtained or such indebtedness is incurred, or at any other time or times, and may be either in addition to or in lieu of any property theretofore mortgaged, pledged, transferred, endorsed, hypothecated or encumbered.

**Execute Security Documents.** To execute and deliver to Lender the forms of mortgage, deed of trust, pledge agreement, hypothecation agreement, and other security agreements and financing statements which Lender may require and which shall evidence the terms and conditions under and pursuant to which such liens and encumbrances, or any of them, are given; and also to execute and deliver to Lender any other written instruments, any chattel paper, or any other collateral, of any kind or nature, which Lender may deem necessary or proper in connection with or pertaining to the giving of the liens and encumbrances.

**Negotiate Items.** To draw, endorse, and discount with Lender all drafts, trade acceptances, promissory notes, or other evidences of indebtedness payable to or belonging to the Corporation or in which the Corporation may have an interest, and either to receive cash for the same or to cause such proceeds to be credited to the Corporation's account with Lender, or to cause such other disposition of the proceeds derived therefrom as he or she may deem advisable.

**Further Acts.** In the case of lines of credit, to designate additional or alternate individuals as being authorized to request advances under such lines, and in all cases, to do and perform such other acts and things, to pay any and all fees and costs, and to execute and deliver

**CORPORATE RESOLUTION TO BORROW / GRANT COLLATERAL  
(Continued)**

Loan No: 7990099755

Page 2

such other documents and agreements as the officer may in his or her discretion deem reasonably necessary or proper in order to carry into effect the provisions of this Resolution.

**ASSUMED BUSINESS NAMES.** The Corporation has filed or recorded all documents or filings required by law relating to all assumed business names used by the Corporation. Excluding the name of the Corporation, the following is a complete list of all assumed business names under which the Corporation does business: None.

**NOTICES TO LENDER.** The Corporation will promptly notify Lender in writing at Lender's address shown above (or such other addresses as Lender may designate from time to time) prior to any (A) change in the Corporation's name; (B) change in the Corporation's assumed business name(s); (C) change in the management of the Corporation; (D) change in the authorized signer(s); (E) change in the Corporation's principal office address; (F) change in the Corporation's state of organization; (G) conversion of the Corporation to a new or different type of business entity; or (H) change in any other aspect of the Corporation that directly or indirectly relates to any agreements between the Corporation and Lender. No change in the Corporation's name or state of organization will take effect until after Lender has received notice.

**CERTIFICATION CONCERNING OFFICERS AND RESOLUTIONS.** The officer named above is duly elected, appointed, or employed by or for the Corporation, as the case may be, and occupies the position set opposite his or her respective name. This Resolution now stands of record on the books of the Corporation, is in full force and effect, and has not been modified or revoked in any manner whatsoever.

**NO CORPORATE SEAL.** The Corporation has no corporate seal, and therefore, no seal is affixed to this Resolution.

**CONTINUING VALIDITY.** Any and all acts authorized pursuant to this Resolution and performed prior to the passage of this Resolution are hereby ratified and approved. This Resolution shall be continuing, shall remain in full force and effect and Lender may rely on it until written notice of its revocation shall have been delivered to and received by Lender at Lender's address shown above (or such addresses as Lender may designate from time to time). Any such notice shall not affect any of the Corporation's agreements or commitments in effect at the time notice is given.

**IN TESTIMONY WHEREOF,** I have hereunto set my hand and attest that the signature set opposite the name listed above is his or her genuine signature.

I have read all the provisions of this Resolution, and I personally and on behalf of the Corporation certify that all statements and representations made in this Resolution are true and correct. This Corporate Resolution to Borrow / Grant Collateral is dated June 28, 2019.

**THIS RESOLUTION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS RESOLUTION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.**

CERTIFIED TO AND ATTESTED BY:

X  (Seal)  
DONALD KYDELOTTE, Secretary of CHRIST  
COMMUNITY CHURCH INTERNATIONAL

NOTE: If the officer signing this Resolution is designated by the foregoing document as one of the officers authorized to act on the Corporation's behalf, it is advisable to have this Resolution signed by at least one non-authorized officer of the Corporation.



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAR 02 2015

CHRIST COMMUNITY CHURCH  
INTERNATIONAL  
C/O RICHARD E BURRAGE JR  
454 BURRAGE RD NE  
CONCORD, NC 28025

Employer Identification Number:  
46-4419072  
DLN:  
17053028320015  
Contact Person:  
KIMBERLY O'BANNON ID# 31554  
Contact Telephone Number:  
(877) 829-5500

Accounting Period Ending:  
December 31st  
Public Charity Status:  
170 (b) (1) (A) (i)  
Form 990 Required:  
No  
Effective Date of Exemption:  
January 1, 2014  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

CHRIST COMMUNITY CHURCH

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in cursive script that reads "Tamesa Riggall".

Director, Exempt Organizations

State of North Carolina  
Department of the Secretary of State

ARTICLES OF INCORPORATION  
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the nonprofit corporation is: Christ Community Church International.

2.  (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: Richard Burrage Jr..

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 454 Burrage Rd. NE

City: Concord State: NC Zip Code: 28025 County: Cabarrus

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: NA

City: \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

5. The name and address of each incorporator is as follows:

Richard Burrage Jr.

3711 Penninger Rd.

Concord, NC 28025

6. (Check either a or b below.)

a.  The corporation will have members.

b.  The corporation will not have members.

7. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8. Any other provisions which the corporation elects to include are attached.

**Nonresidential**

**Extended Stay America (CN-PSA-2022-00145)**

7830 Commons Park Circle NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	125-unit hotel	No	No	No	No	No

**Allocation Request**

Total	2023
21,875	21,875

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for a 125-unit hotel located at 7830 Commons Park Circle NW. This parcel is zoned General Commercial (C-2).








**CN-PSA-2022-00145**  
**Extended Stay America**

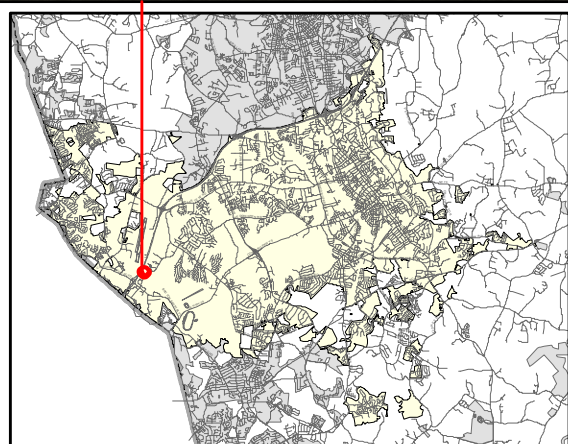
Type: Nonresidential

(125 room) hotel

Allocation Request: 21,875

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	<b>Extended Stay America</b>			
	2.)	Description of project location:	7830 Commons Park Circle NW - Plat Book 58, Page 45, Lot 2 <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	459905193000	3a.)	Parcel Acreage:	6.7690
	4.)	Site Zoning and use:	C2 General Commercial	5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served:	<b>Hotel</b>	6b.) Number of Lots	1	6c.) Number of Units
	7d.)	Additional description information:	Extended Stay Hotel			
	7c.)					
<b>B. Applicant Information</b>	HWWT, LLC Stephen H. Locke <b>President</b> <small>(Title)</small> <small>(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.)</small>		16115 SW 117th Ave, Unit A7			
			<small>(Applicant's Street or Box Number)</small>			
	Gold Coast Premier NC 2, LLC		Miami, Florida 33177			
			<small>(Applicant's City, State, Zip Code)</small>			
	786-701-3584		786-701-3578			
			<small>(Applicant's Phone Number)</small>			
	<small>Aaron Packard SVP &amp; Director of Development (Name)</small> apackard@goldcoastpremier.com <small>(Email)</small>		vgarcia@goldcoastpremier.com			
		<small>(Applicant's Email Address)</small>				
REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	Steven S. Wilson		Landworks Design Group, P.A.			
			<small>(Typed name of North Carolina Professional Engineer)</small>			
	15497		1230 W. Morehead, Suite 304			
			<small>(NCPE Registration Number)</small>			
	704-841-1604		Charlotte, NC 28208			
			<small>(Phone Number)</small>			
	Steven S. Wilson		swilson@landworkspa.com			
		<small>(Engineer's Email Address)</small>				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>						

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input checked="" type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 21,875 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.}**

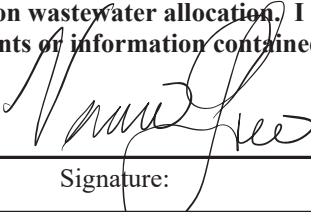
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow
Hotel/Motel w/ in room cooking	175	gal/ Room	125 Rooms	GPD
		gal/		GPD
		gal/		GPD
		gal/		GPD
		gal/		GPD
		gal/		GPD
			<b>21,875 Total</b>	<b>GPD</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Veronica Garcia, 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/ 17 /2022

Signature:  Date: \_\_\_\_\_



# Narrative

Date: 10/20/2022

To: City of Concord

From: Steve Wilson

Project: Extended Stay America

Job Number: 22095

Subject: Preliminary Wastewater Flow Narrative

A Preliminary Wastewater Flow Application has been submitted to the City of Concord for consideration by the City for sewer flow allocation.

The proposed Extended Stay America project will be a 125 unit hotel located at 7830 Commons Park Circle NW in Concord, NC. The 6.77 acre lot for this project is recorded on Plat Book 58, Page 45, Lot #2. The site is currently zoned C-2 and has PIN# 45990581930000.

The 125 unit building will generate 21,875 gallons per day of sewage flow based on the 15A NCAC 02T .0114 rate of 175 gallons per day per unit. Each of the units will be equipped with in room cooking facilities, low flow shower heads and faucets and 0.8 gal flush toilets to minimize actual generated sewage flows.



**Nonresidential**

**Tucker's Village (CN-PSA-2022-00147)**

10120 Harris Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	117,000 sq. ft. neighborhood shopping center	No	No	No	No	No

**Allocation Request**

Total	2023
29,755	29,755

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for 117,000 sq. ft. of neighborhood shopping center located at 10120 Harris Rd. This parcel is 16 acres and was annexed into the City limits in May 2019. This property is zoned C-2-CD. The applicant's plan is to include a grocery along with retail spaces and several outparcels that would either be retail or restaurant uses.



CN-PSA-2022-00147






## Tucker's Village

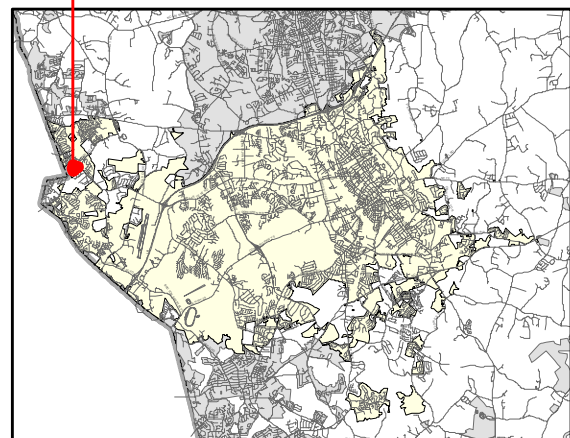
Type: Nonresidential

117,000 sf neighborhood shopping center

Allocation Request: 29,755

Project Score: 0

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	TUCKER'S VILLAGE			
	2.)	Description of project location:	Western quadrant of the Harris Rd and Poplar Tent Rd intersection <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	4671-91-1607 & 4671-91-3611	3a.)	Parcel Acreage:	16.03 +/-
	4.)	Site Zoning and use:	C2-CD	5.)	Area Commercial or Industrial Building	(sq. ft.) 117,000 sf +/-
	6a.)	Description of Facility to be served:	Mixed use/Comm	6b.) Number of Lots	2	6c.) Number of Units n/a
	7d.)	Additional description information:	Mixed use development with grocery, retail, and food service			
	<b>B. Applicant Information</b>	RMP-Hensley, LLC		10815 Sikes Place, Suite 300		
<small>(Title)</small>		<small>(Applicant's Street or Box Number)</small>				
<small>(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.)</small>		Charlotte, NC 28277				
RMP-Hensley, LLC		<small>(Applicant's City, State, Zip Code)</small>				
<small>(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.)</small>		n/a				
704-321-1000		<small>(Applicant's Facsimile Number)</small>				
<small>(Applicant's Phone Number)</small>		David Miller		David@raleymler.com		
<small>(Name)</small>		<small>(Email)</small>		David@raleymler.com		
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	HY NGUYEN, PE		DPR DESIGN			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	NC PE 030523		919 BERRYHILL SUITE 101			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-332-1204		CHARLOTTE, NC 28208			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
Chad Michelini		HNGUYEN@DPR.DESIGN				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

<input type="checkbox"/>	Residential Subdivision	<input checked="" type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input checked="" type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input checked="" type="checkbox"/>	Other (specify): <u>Grocery Store</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: 29,755 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	
	gal/	see attached		see attached	GPD
Commercial - Grocery (60,000 sf)	see attached	gal/	see attached	GPD	9,325
Commercial - Retail (35,600 sf)	130	gal/	1000 sf	GPD	4,680
Commercial - Drive Thru Food Business	50	gal/	car space	GPD	7,750
Commercial - Full Service Restaurant	40	gal/	seat	GPD	8,000
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>29,755</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, David Miller, 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: David S. Miller, Manager Date: 10/15/2022

## Narrative For Tucker's Village Shopping Center Sewer Allocation Application

October 15, 2022

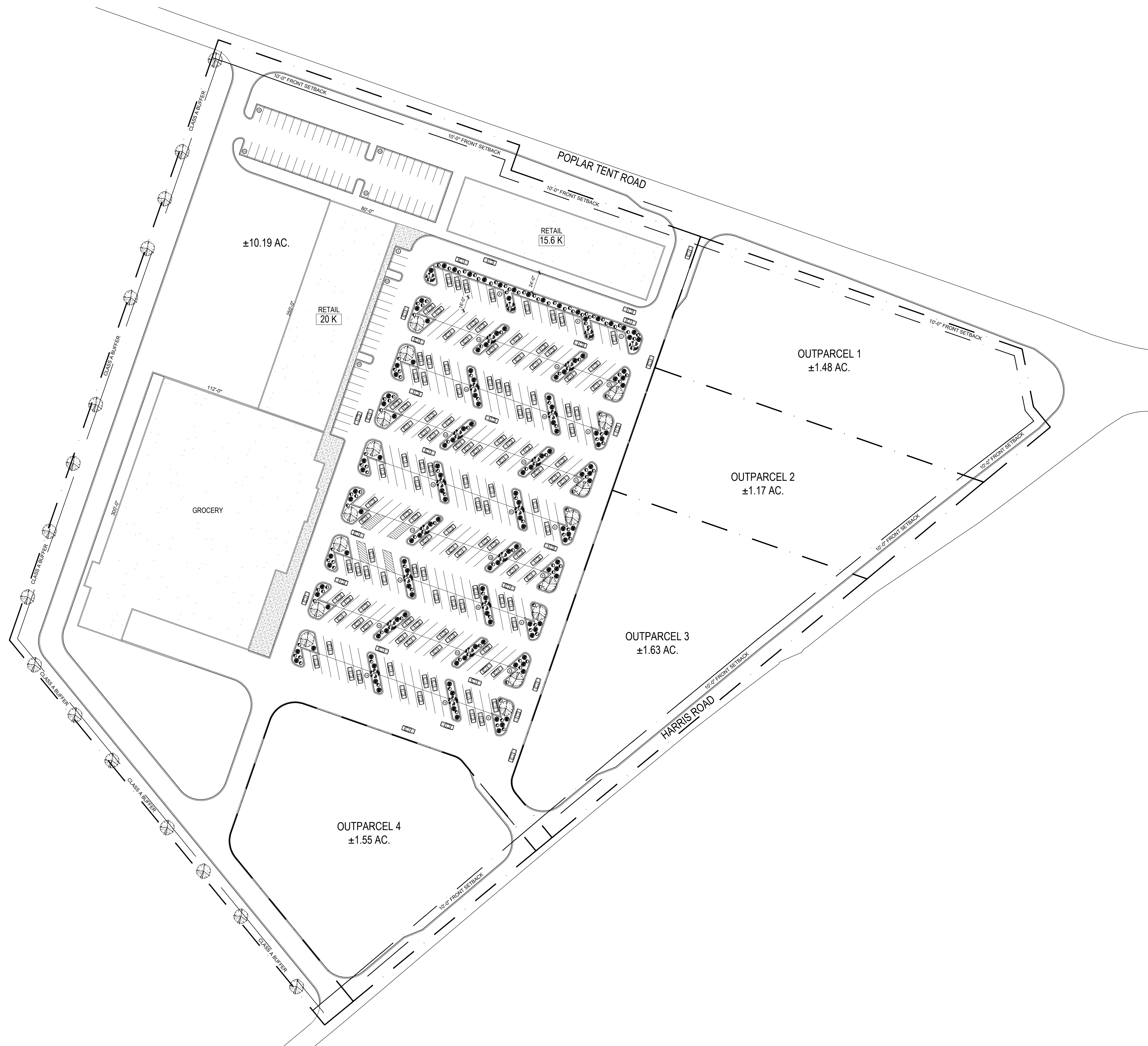
Dear Mayor Dusch and Concord City Council

Tucker's Village is a proposed 16 acre neighborhood shopping center located at the West Quadrant of Poplar Tent Rd. and Harris Rd. ( PIN 4671-91-3611 and 4671-9191607). The property was annexed into Concord in 2019 and the property was subsequently zoned for conditional commercial use by the City of Concord on May 21, 2019 (Rezoning Case Z(CD) 07/19). The approved zoning permits up to 150,000 square feet of commercial uses to include most permitted uses with the City's C-2 zoning district. The preliminary plan for the shopping center would include a grocery store, additional retail space and several outparcels to accommodate freestanding retail or restaurant uses. The Conditional Zoning does not permit Single-Family Attached Dwelling, Multifamily Dwelling (Apartment), Convention Center, Animal Shelter, Visitor Bureau, Golf Course, Go-Kart Track, Sexually-Oriented Business, Amusement Park, Motion Picture Theater (drive-in), Flea Market, Truck Stop/Travel Plaza or a Solid Waste Management Facility. Tucker's Village is part of a larger Planned Unit Development at the intersection of Poplar Tent Rd. and Harris Rd. which includes single family residential, townhomes, medical office and commercial development. The proposed investment to construct the shopping center is estimated to be approximately \$40 Million and the project, when completed would include upscale retail, service and restaurant tenants to serve the growing population within an estimated three to five mile radius of the Harris Rd. and Poplar Tent Rd. intersection. The property is owned by RMP-Hensley, LLC., Raley Miller Properties, Inc. is the developer of the shopping center and has previously developed two of the four corners at this intersection for Cannon Crossroads Shopping Center and also the Tucker's Walk PUD consisting of 91 townhome lots and approximately 50,000 square feet of medical and commercial space.

Our sewer allocation request for Tucker's Village is based upon the proposed development of approximately 117,000 square feet of retail and restaurant space. Our estimated allocation is for 29,755 gallons per day which would address the needs of the grocery store, retail space and out parcels.

We look forward to your support and approval of our request for 29,755 gallons per day of sewer allocation for the Tucker's Village neighborhood shopping center.

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



**SITE DATA**

TOTAL SITE AREA +/- 16.02 AC

ZONING DATA C-2-CD

ZONING:

MINIMUM LOT AREA: NA  
 MINIMUM LOT WIDTH: 50'-0"  
 FRONT SETBACK: 10'-0"  
 SIDE SETBACK: NA  
 REAR SETBACK: NA  
 MAXIMUM BUILDING HEIGHT: 48'-0"

NOTE: CLASS A BUFFER REQUIRES 8'-0" WIDTH WITH 1 SHADE TREE PER 100 LINEAR FEET

\*\*\*SUBJECT TO CHANGE

PARKING CALCULATION MEANS

TYPE: COMMERCIAL  
 5 SPACES/1000 SF

ACCESSIBLE REQUIREMENTS:  
**TO BE DETERMINED**

**BUILDING DATA**

RETAIL AREA CALCULATIONS

BLDG. DES.	LEVEL 1
GROCERY	60,000
RETAIL	20,000
RETAIL	15,600
<b>TOTALS</b>	<b>95,600</b>

**TOTAL AREA 95,600 SF**

**PARKING DATA**

TYPE: NON-RESIDENTIAL  
 5 SPACES PER 1,000 SF = 426 SPACES SUGGESTED

TOTAL SPACES SHOWN:  
**411 spaces provided**

**NOTICE**

ROBERT JOHNSON ARCHITECTS CANNOT GUARANTEE THE ACCURACY OF ANY BOUNDARY INFORMATION CONTAINED. A COMPLETE AND CURRENT SURVEY WAS NOT USED, AS THIS INFORMATION WAS NOT SUPPLIED BY THE LAND OWNER. IT IS IMPERATIVE THAT PROPER SURVEY INFORMATION BE OBTAINED TO VERIFY THE VALIDITY OF THIS CONCEPTUAL PLAN AS SHOWN.

**COPYRIGHT**

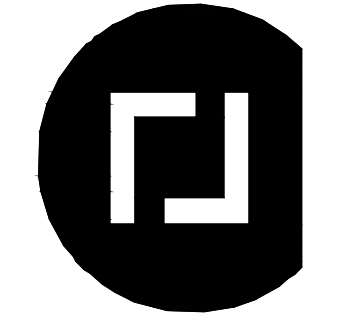
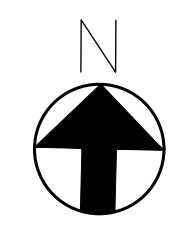
This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

Harris & Poplar Tent Rd.  
 CONCORD, NC - RJa Project #SP-1206 - 05.19.2022

SCHMATIC SITE PLAN

SCALE : 1" = 60'-0" \* NOTE: RETENTION AREA NOT SHOWN AND TO BE DETERMINED BY OWNER'S CIVIL ENGINEER

0 10 20 30 60



ROBERT JOHNSON architects  
 1808 West Morehead St.  
 Charlotte, NC 28208  
 T 704 / 342.1058

2022-10-19. PLAN MODIFIED BY DPR DESIGN TO ADJUST BUILDING INFORMATION FOR SEWER ALLOCATION

**Nonresidential**

**Clover Industrial Park (CN-PSA-2022-00150)**

401 Pitts School Road NW.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
1/7/2021 (MAACO)	Yes	MAACO 8,200 sf	No	No	No	No	No

**Allocation Request**

Total	2023
4,197	4,197

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for an 8,200 sf MAACO paint and body shop located at 401 Pitts School Rd. NW. The applicant is planning for this MAACO to be the first of three proposed uses on this site. They are also proposing a self-storage facility with offices for lease and an office building with warehouse space. The parcel is currently zoned Light Industrial (I-1).








**CN-PSA-2022-00150**  
**Clover Industrial Park**

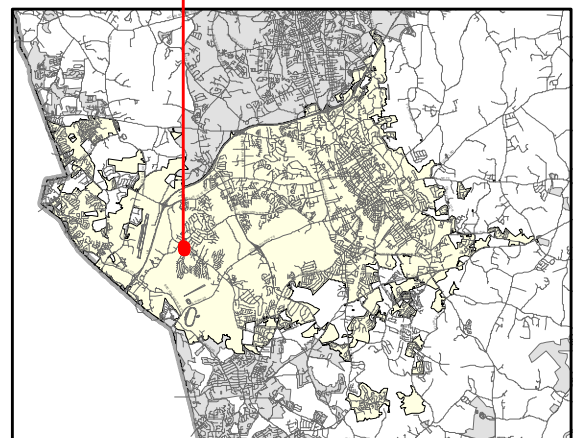
Type: Nonresidential

MAACO body shop, self-storage, warehouse, office space

Allocation Request: 4,197

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County







**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Clover Industrial Park			
	2.)	Description of project location:	SITE IS LOCATED AT 401 PITTS SCHOOL ROAD NW (SR1305) APPROX <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	45997826100000	3a.)	Parcel Acreage:	4.338
	4.)	Site Zoning and use:	I-1 Mixed Use - Office	5.)	Area Commercial or Industrial Building	(sq. ft.) 63,200
	6a.)	Description of Facility to be served:	Lease Office & Warehouse	6b.) Number of Lots	1	6c.) Number of Units 3
	7d.)	Additional description information:	Building #1 will feature a MAACO Paint & Body Shop, Building #2 will feature a Self Storage Facility with Leaseable Office Space and Conference Room			
	<b>B. Applicant Information</b>	NICHOLAS RIGGINS, CEO <small>(Title)</small>		1208 PUMPKIN WAY DRIVE <small>(Applicant's Street or Box Number)</small>		
<small>(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.)</small>		MINT HILL, NC 28227 <small>(Applicant's City, State, Zip Code)</small>				
HARMONIC REAL ESTATE INVESTMENTS, L <small>(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.)</small>						
704-999-8557 <small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
NICHOLAS RIGG <small>(Name)</small> nicksr@habitsofhe <small>(Email)</small>		NICKSR@HABITSOFHROES.COM <small>(Applicant's Email Address)</small>				
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>						
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	KENNETH KORNEGAY		CSE ENGINEERING CONSULTANTS			
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	033206		8511 DAVIS LAKE PARKWAY, SUITE C6-200			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-509-5428		CHARLOTTE, NC 28269			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
KENNETH KORNEGAY		KKORNEGAY@CSE-ENGINEERS.COM				
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

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

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

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

3.) Pretreatment required:

No  
 Yes (Specify or attach effluent documentation)  
 \_\_\_\_\_

4.) Volume of wastewater flow to be allocated for this particular project: 4,197 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	
Bldg #1 - General Business	25	gal/ Employee/Shif	7 emp / 1 shift	GPD	175
Bldg #2 - Office	25	gal/ Employee/Shif	22	GPD	550
Bldg #2 - Self Storage	1	gal/ Unit	272	GPD	272
Building #3 - Office	25	gal/ Employee/Shif	120	GPD	3,000
Building #3 - Warehouse	100	gal/ Bay	2	GPD	200
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>4,197</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Nicholas Riggins, 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.

*Nicholas Riggins*

10-21-2022

Signature:

Date:

# CSE ENGINEERING CONSULTANTS

October 21, 2022

## **CITY OF CONCORD PRELIMINARY WASTEWATER FLOW APPLICATION**

### **PROJECT NARRATIVE**

PROJECT: Clover Industrial Park  
401 Pitts School Road NW  
Concord, NC 28207  
Tax Parcel – 4599782610000  
Zoning – I-1

Clover Industrial Park is a mixed-use development which will include a MAACO Paint and Body shop, a self-storage facility with offices for lease and an office building with warehouse space. The project will include three buildings with be approximately 63,200 square feet of mixed-use commercial space and will be located on a 4.333 acre property. The property is zoned I-1 and the tax parcel number is 45997826100000.

The property will be owned and developed by Harmonic Real Estate Investments, LP. The Engineer-of-Record will be CSE Engineering Consultants PLLC.

Harmonic Real Estate Investments LP  
Nicholas Riggins  
12908 Pumpkin Way Drive  
Mint Hill, NC 28227  
704-999-8537  
[nicksr@habitsofheroes.com](mailto:nicksr@habitsofheroes.com)

CSE Engineering Consultants  
Kenneth Kornegay, P.E.  
8511 Davis Lake Drive  
Suite C6-200  
Charlotte, NC 28269  
704-509-5428  
[kkornegay@cse-engineers.com](mailto:kkornegay@cse-engineers.com)

## WHO WE ARE:

Harmonic Brass Real Estate Investments LP, is the current owner of parcels #APN 4599 78 2610 Old/Alternate APN 02045 0036.700000. HBREI is owned by Nick & Brandi Riggins, it is a Veteran, Family and Minority owned business. Veteran Nicholas and Brandi moved their delivery service business to Concord in October 2020 after serving in the U.S. Air Force. At its peak, it employed 120 people throughout Concord and Kannapolis. As part of our commitment to providing opportunities for upward mobility to our employees, we serve communities in ways that generate strategic sustainable value for them. A financial commitment has been made and we are prepared to complete the project's design and permitting process.

### Timeline Breakdown

Year	Outcome
2019	As owner operators Nick & Brandi Riggins our initial plan was to build a three phase industrial park beginning with a single Maaco as our Phase 1 building.
2020	In March 2020 After the initial DRC comments were met with support we proceeded on with the initial plans.
2021	Concluding our due diligence period the property was purchased in July of 2021 with the plan to develop the single Maaco Body Shop.
2022	We received news that our project didn't meet the sewer allocation approval and an overall scoring of zero. We decided to revisit submitting our mixed use industrial complex plans including all three phases and overall shared benefits to the community and city of Concord.

### LOCATION:

The site is located less than five miles from Concord Airport. Our site is in the heart of Concord 2030's industrial plan. The Concord 2030 plan has the goal of reserving additional land for new industrial uses, especially around Concord Regional Airport, which includes Amazon and FedEx, along 1-85 between Pitts School Road and Rocky River.

Designed with small businesses in mind, our site offers prime space for small warehouses.

To spur innovation and development, a vibrant industrial park combining a well-known brand and a much-needed office space is at the center of our development plan.

#### PROJECT OVERVIEW:

Clover Industrial Park was always planned to be developed in three phases. Initial analysis determined that it was in our best interest to start with the single Maaco body shop because of speed to market. Over the past few years, the project has progressed through a number of preliminary plat designs, reviews, and approvals.

We have reprogrammed our development into a mixed-use industrial park due to sewer availability issues and to retain our invested capital.

We understand that the proposed Maaco building may not be in the best interests of the community. As a result, we reimagined, rebranded, and re-launched Clover Industrial Park.

#### REIMAGINING CLOVER INDUSTRIAL PARK

As a result of the initial denial of sewer application and preservation of capital investment, we decided to focus on a combined development plan for Pitts School Road and Clover Road.

Due to the size and location of the 4.58 acres, it quickly became obvious that the property would be used in three entirely different ways. Our property development plan includes our Maaco location, a mixed-use self-storage/office space, and a warehouse with premium Class C office space.

#### Maaco

At that location, we remain committed to our Maaco franchise. As job creators, we must continue to provide employment opportunities to the Riverdale community. The Concord Maaco store would be the first of its kind in the city. As well as creating jobs, our project will bring a new competitor to Concord.

As part of the Pitts School Rd corridor, our Maaco franchise gives Clover Industrial Park a retail feel perfect for the area's combination of residential and industrial buildings. Maaco Collision Repair & Auto Painting was the first company we chose. This decision was not in haste. We spent several months studying the market. We looked into various types of businesses and decided that we wanted the experience of a franchisor who has thoroughly developed its franchise establishment.

**MIXED USE SELF STORAGE/ OFFICE SPACE**

Self-storage became a key piece of the overall vision, despite initially not being the primary objective. There is an increasing need throughout the area for Class C office and community use space.

Self Storage building will be home to a wide variety of businesses, offering community conference/training rooms, traditional office space, and storage.

**BEYOND STORAGE**

**Community Rooms**

A well-appointed, comfortable space with a classic decor and a distinguished appearance. Guests can enjoy oversized UHD televisions and comfortable seating in this rental unit.

It is ideally suited for meetings, luncheons, private parties, sporting events, receptions, dinners, group get-togethers, and special events. It is possible to set up the space in a variety of ways.

**CLASS C - OFFICE SPACE**

Ideally suited to service operations that are looking to expand in Concord. A small business that is industrial or service-oriented may be a good tenant for our property. Companies doing engineering, landscaping, sign making, security, construction, plumbing, electrical, etc., may fall into this category.

Purpose	Type	Total	Size	Jobs
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Business Use	Office	7	10X20	35
Business & Community Use	Conference room	2	Large - 10 X 20 Small - 10 x 20	N/A

**Phase 2 - Warehouse & Class C - Office Space**

A key component of our development site is warehouse space designed for small business owners. This is an ideal place for smaller distributors to store customer goods during transit. This is exactly what our Bonded Warehouse building does. A secure warehouse allows smaller companies to store customer goods and provide employees with office space.

The region has seen an influx of large warehouses that are not affordable or practical for small businesses. As well as providing a place for storage, our solution also provides office space. Small business success is at the center of our solution

Purpose	Type	Total	Size	Jobs Potential
Business Use	Office	7	10X20	40

**WHY CONSIDER CLOVER INDUSTRIAL PARK FOR SEWER ALLOCATION APPROVAL:**

There is a purpose behind the development of this project in Concord. Supporting employment, economic development, and growth for other small businesses. Specifically, we're committed to providing solutions to support Concord 2030's "preserved for employment uses to generate jobs."

We propose to develop the site in three phases consistent with the City of Concord's amended sewer allocation policy. The three Phases of Development are as follows:

1. Phase 1: Maaco
  - o 2023: Phase 1: \_\_\_\_\_
2. Phase 2: Self Storage and Office Space
  - o 2024: Phase 2: \_\_\_\_\_

### 3. Phase 3: Warehouse Storage and Office Space

- 2025: Phase 3: \_\_\_\_\_

A few light industrial and employment uses are encouraged to locate in mixed-use districts, depending on their intensity.

The small business remains the backbone of our economic growth and prosperity. It's vital that we help provide spaces that actively promote the growth of those businesses and individuals supporting them.

Small businesses remain the backbone of our economic growth and prosperity. We must provide spaces that actively promote the growth of businesses and individuals that support them.

We are grateful for the City's integrity, fairness, and transparency as it addresses its sewer capacity and allocation concerns.

Since industrial demand outpaced the availability of critical resources, we were challenged to reassess our development plans in order to ensure they are in line with common good.

We believe that by modifying our project, we have met the needs of the city, addressed current sewer availability and future capacity, and addressed the growing need for affordable, attractive, and aesthetically pleasing Class C office space that will be a pride to Concord.

Our current business address: 413 Goodman Rd Concord, NC 28027

Nicholas Riggins: 704-999-8557

Brandi Riggins: 6154001929



## PARTNERSHIP AGREEMENT

**THIS PARTNERSHIP AGREEMENT** (the "Agreement") made and entered into this 13th day of June, 2019 (the "Execution Date"),

### **BETWEEN:**

Harmonic Real Estate Investments, LLC of 1607 Swan Drive Charlotte, NC 28216, and  
Heroes Logistics, LLC of 12908 Pumpkin Way DR, mint Hill , NC  
(individually the "Partner" and collectively the "Partners").

### **BACKGROUND:**

- A. The Partners wish to associate themselves as partners in business.
- B. This Agreement sets out the terms and conditions that govern the Partners within the Partnership.

**IN CONSIDERATION OF** and as a condition of the Partners entering into this Agreement and other valuable consideration, the receipt and sufficiency of which consideration is acknowledged, the parties to this Agreement agree as follows:

#### **Formation**

1. By this Agreement the Partners enter into a general partnership (the "Partnership") in accordance with the laws of The State of North Carolina. The rights and obligations of the Partners will be as stated in the applicable legislation of The State of North Carolina (the 'Act') except as otherwise provided in this Agreement.

#### **Name**

2. The firm name of the Partnership will be: Harmonic Brass Real Estate Investments, Ltd. Partnership.

#### **Purpose**

3. The purpose of the Partnership will be: Automobile restoration and Real Estate Development.

**Term**

- 4. The Partnership will begin on June 1st, 2019 and will continue until terminated as provided in this Agreement.

**Place of Business**

- 5. The principal office of the business of the Partnership will be located at 12908 Pumpkin Way Drive, Mint Hill, NC 28227 or such other place as the Partners may from time to time designate.

**Capital Contributions**

- 6. Each of the Partners has contributed to the capital of the Partnership, in cash or property in agreed upon value, as follows (the "Capital Contribution"):

<b>Partner</b>	<b>Contribution Description</b>	<b>Agreed Value</b>
Harmonic Real Estate Investments, LLC	Sweat Equity: \$10000 Certification: \$1000 * Incidental \$2000* Systems: \$2000	\$15000 USD
Heroes Logistics, LLC	Capital Investment	\$75000 USD

- 7. All Partners will contribute their respective Capital Contributions fully and on time.

**Withdrawal of Capital**

- 8. No Partner will withdraw any portion of their Capital Contribution without the express written consent of the remaining Partners.

**Additional Capital**

- 9. Capital Contributions may be amended from time to time, according to the requirements of the Partnership provided that the interests of the Partners are not affected, except with the unanimous consent of the Partners. No Partner will be required to make Additional Capital Contributions. Whenever additional capital is determined to be required and an individual Partner is unwilling or unable to meet the additional contribution requirement within a

reasonable period, as required by Partnership business obligations, remaining Partners may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case the allocation of profits or losses among all the Partners will be adjusted to reflect the aggregate change in Capital Contributions by the Partners.

10. Any advance of money to the Partnership by any Partner in excess of the amounts provided for in this Agreement or subsequently agreed to as Additional Capital Contribution will be deemed a debt owed by the Partnership and not an increase in Capital Contribution of the Partner. This liability will be repaid with interest at rates and times to be determined by a majority of the Partners within the limits of what is required or permitted in the Act. This liability will not entitle the lending Partner to any increased share of the Partnership's profits nor to a greater voting power. Such debts may have preference or priority over any other payments to Partners as may be determined by a majority of the Partners.

**Capital Accounts**

11. An individual capital account (the "Capital Accounts") will be maintained for each Partner and their Initial Capital Contribution will be credited to this account. Any Additional Capital Contributions made by any Partner will be credited to that Partner's individual Capital Account.

**Interest on Capital**

12. No borrowing charge or loan interest will be due or payable to any Partner on their agreed Capital Contribution inclusive of any agreed Additional Capital Contributions.

**Financial Decisions**

13. Decisions regarding the distribution of profits, allocation of losses, and the requirement for Additional Capital Contributions as well as all other financial matters will be decided by a unanimous vote of the Partners.

**Profit and Loss**

14. Subject to the other provisions of this Agreement, the net profits and losses of the Partnership, for both accounting and tax purposes, will accrue to and be borne by the Partners according to the following schedule (the "Profit and Loss Distribution"):

<b>PARTNER</b>	<b>PROFIT/LOSS PERCENT</b>
Harmonic Real Estate Investments, LLC	51%
Heroes Logistics, LLC	49%

**Books of Account**

15. Accurate and complete books of account of the transactions of the Partnership will be kept in accordance with generally accepted accounting principles (GAAP) and at all reasonable times will be available and open to inspection and examination by any Partner. The books and records of the Partnership will reflect all the Partnership's transactions and will be appropriate and adequate for the business conducted by the Partnership.

**Annual Report**

16. As soon as practicable after the close of each fiscal year, the Partnership will furnish to each Partner an annual report showing a full and complete account of the condition of the Partnership. This report will consist of at least the following documents:
- a. a statement of all information as will be necessary for the preparation of each Partner's income or other tax returns;
  - b. a copy of the Partnership's federal income tax returns for that fiscal year;
  - c. supporting income statement;
  - d. a balance sheet;
  - e. a cash flow statement;
  - f. a breakdown of the profit and loss attributable to each Partner; and
  - g. any additional information that the Partners may require.

**Banking and Partnership Funds**

17. The funds of the Partnership will be placed in such investments and banking accounts as will be designated by the Partners. All withdrawals from these bank accounts will be made by the duly authorized agent or agents of the Partners as agreed by unanimous consent of the Partners. Partnership funds will be held in the name of the Partnership and will not be commingled with those of any other person or entity.

**Fiscal Year**

18. The fiscal year will end on the 31st day of December of each year.

**Audit**

19. Any of the Partners will have the right to request an audit of the Partnership books. The cost of the audit will be borne by the Partnership. The audit will be performed by an accounting firm acceptable to all the Partners. Not more than one (1) audit will be required by any or all of the Partners for any fiscal year.

**Management**

20. All the Partners will be consulted and the advice and opinions of the Partners will be obtained as much as is practicable. However, the Managing Partner will have management and control of the day-to-day business of the Partnership for the purposes stated in this Agreement. All matters outside the day-to-day business of the Partnership will be decided by a unanimous vote of the Partners.
21. Harmonic Real Estate Investments, LLC will be the Managing Partner. The term "Managing Partner" will also include any party subsequently appointed to that role.
22. In addition to day-to-day management tasks, the Managing Partner's duties will include keeping, or causing to be kept, full and accurate business records for the Partnership according to generally accepted accounting principles (GAAP) and overseeing the preparation of any reports considered reasonably necessary to keep the Partners informed of the business performance of the Partnership.
23. A Managing Partner can voluntarily withdraw from the position of Managing Partner or can be replaced by a unanimous vote of the remaining Partners. In the event of a withdrawal or removal of the Managing Partner from the position of Managing Partner or from the Partnership, the

remaining Partners will have equal rights in the management of the Partnership until they appoint a successor Managing Partner.

24. The Managing Partner will not be liable to the remaining Partners for any action or failure to act resulting in loss or harm to the Partnership except in the case of gross negligence or willful misconduct.

**Contract Binding Authority**

25. Each Partner will have authority to bind the Partnership in contract.

**Partnership Representative**

26. Nicholas Riggins will be the partnership representative ("the Partnership Representative") with the sole authority to act on behalf of the Partnership in relation to IRS tax audits pursuant to Chapter 63 Subchapter C of the Internal Revenue Code of 1986 ("the Tax Rules").
27. The Partnership Representative is appointed for the current tax year and subsequent tax years until otherwise designated by the Partners.
28. The Partnership Representative will promptly advise the Partners of any audit of the Partnership initiated by the IRS and provide regular updates to the Partners on the progress of such audits and any resulting settlement negotiations. The Partnership Representative will be generally accountable to the Partners and will obtain the majority approval of the Partners for (i) any decisions affecting the tax liability of the Partnership or the Partners; and (ii) any decision finalizing tax settlement with the IRS.
29. The Partnership Representative may resign from the position by serving notice in writing on both the Partnership and the IRS. The Partnership, acting by majority vote, may revoke the designation of the Partnership Representative by serving notice on the Partnership Representative and the IRS and simultaneously appointing a new Partnership Representative for that taxable year.
30. Whether serving in an active capacity or not, any person who has served as Partnership Representative in respect of any given taxable year or portion thereof will remain accountable to the Partnership, throughout the period of limitation relating to that taxable year, in respect of any notification received from the IRS and will promptly advise the Partnership of any and all such

correspondence.

31. In the event that a tax settlement reached between the IRS and the Partnership Representative is not satisfactory to one or more of the Partners and the matter cannot be resolved through negotiation in good faith at a meeting of the Partners, then, two weeks, or such longer period as the partners may agree, following such meeting the Partners agree to submit the dispute to mediation.

**Tax Elections**

32. In the event of an imputed underpayment by the Partnership assessed at audit, the Partnership Representative will elect the application of Section 6226 of Subchapter C (Alternative to Payment of Imputed Underpayment by Partnership) and duly furnish to each Partner, and to the Secretary of the Treasury or his delegate, a statement of that Partner's share of any adjustments within 45 days of the notice of final partnership adjustment.

**Meetings**

33. Regular meetings of the Partners will be held only as required.
34. Any Partner can call a special meeting to resolve issues that require a vote, as indicated by this Agreement, by providing all Partners with reasonable notice. In the case of a special vote, the meeting will be restricted to the specific purpose for which the meeting was held.
35. All meetings will be held at a time and in a location that is reasonable, convenient and practical considering the situation of all Partners.

**Admitting a New Partner**

36. No new Partners may be admitted into the Partnership.

**Voluntary Withdrawal of a Partner**

37. Any Partner will have the right to voluntarily withdraw from the Partnership at any time. Written notice of intention to withdraw must be served upon the remaining Partners at least three (3) months prior to the withdrawal date.
38. The voluntary withdrawal of a Partner will result in the dissolution of the Partnership.

39. A Dissociated Partner will only exercise the right to withdraw in good faith and will act to minimize any present or future harm done to the remaining Partners as a result of the withdrawal.

**Involuntary Withdrawal of a Partner**

40. Events resulting in the involuntary withdrawal of a Partner from the Partnership will include but not be limited to: death of a Partner; Partner mental incapacity; Partner disability preventing reasonable participation in the Partnership; Partner incompetence; breach of fiduciary duties by a Partner; criminal conviction of a Partner; Expulsion of a Partner; Operation of Law against a Partner; or any act or omission of a Partner that can reasonably be expected to bring the business or societal reputation of the Partnership into disrepute.
41. The involuntary withdrawal of a Partner will result in the dissolution of the Partnership.
42. A trustee in bankruptcy or similar third party who may acquire that Dissociated Partner's interest in the Partnership will only acquire that Partner's economic rights and interests and will not acquire any other rights of that Partner or be admitted as a Partner of the Partnership or have the right to exercise any management or voting interests.

**Dissociation of a Partner**

43. Where the dissociation of a Partner for any reason results in the dissolution of the Partnership then the Partnership will proceed in a reasonable and timely manner to dissolve the Partnership, with all debts being paid first, prior to any distribution of the remaining funds. Valuation and distribution will be determined as described in the Valuation of Interest section of this Agreement.
44. The remaining Partners retain the right to seek damages from a Dissociated Partner where the dissociation resulted from a malicious or criminal act by the Dissociated Partner or where the Dissociated Partner had breached their fiduciary duty to the Partnership or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Partnership or to the reputation of the Partnership.



**Dissolution**

45. Except as otherwise provided in this Agreement, the Partnership may be dissolved only with the unanimous consent of all Partners.

**Distribution of Property on Dissolution of Partnership**

46. In the event of the dissolution of the Partnership, each Partner will share in any remaining assets or liabilities of the Partnership in proportion to the Partners' Capital Contributions inclusive of any Additional Capital Contributions (the "Dissolution Distribution").
47. Upon Dissolution of the Partnership and liquidation of Partnership Property, and after payment of all selling costs and expenses, the liquidator will distribute the Partnership assets to the following groups according to the following order of priority:
- a. in satisfaction of liabilities to creditors except Partnership obligations to current Partners;
  - b. in satisfaction of Partnership debt obligations to current Partners; and then
  - c. to the Partners according to the Dissolution Distribution described above.
48. The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Partnership assets after liabilities or any insufficiency in Partnership assets in resolving liabilities under this section will be shared by the Partners according to the Dissolution Distribution described above.

**Valuation of Interest**

49. In the absence of a written agreement setting a value, the value of the Partnership will be based on the fair market value appraisal of all Partnership assets (less liabilities) determined in accordance with generally accepted accounting principles (GAAP). This appraisal will be conducted by an independent accounting firm agreed to by all Partners. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Partners. A withdrawing Partner's interest will be based on that Partner's proportion of the Dissolution Distribution described above, less any outstanding liabilities the withdrawing Partner may have to the Partnership. The intent of this section is to ensure the survival of the Partnership despite the withdrawal of any individual Partner.

50. No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Partnership books immediately prior to valuation.

**Goodwill**

51. The goodwill of the Partnership business will be assessed at an amount to be determined by appraisal using generally accepted accounting principles (GAAP).

**Title to Partnership Property**

52. Title to all Partnership Property will remain in the name of the Partnership. No Partner or group of Partners will have any ownership interest in such Partnership Property in whole or in part.

**Voting**

53. Any vote required by the Partnership will be assessed where each Partner receives one vote carrying equal weight.

**Force Majeure**

54. A Partner will be free of liability to the Partnership where the Partner is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Partner has communicated the circumstance of said event to any and all other Partners and taken any and all appropriate action to mitigate said event.

**Duty of Loyalty**

55. No Partner will engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the Partnership or that would be in direct conflict of interest to the Partnership without the unanimous written consent of the remaining Partners. Any and all businesses, ventures or transactions with any appearance of conflict of interest must be fully disclosed to all other Partners. Failure to comply with any of the terms of this clause will be deemed an Involuntary Withdrawal of the offending Partner and may be treated accordingly by the remaining Partners.

**Duty of Accountability for Private Profits**

56. Each Partner must account to the Partnership for any benefit derived by that Partner without the consent of the other Partners from any transaction concerning the Partnership or any use by that Partner of the Partnership property, name or business connection. This duty continues to apply to

any transactions undertaken after the Partnership has been dissolved but before the affairs of the Partnership have been completely wound up by the surviving Partner or Partners or their agent or agents.

**Duty to Devote Time**

57. Each Partner will devote such time and attention to the business of the Partnership as the majority of the Partners will from time to time reasonably determine for the conduct of the Partnership business.

**Actions Requiring Unanimous Consent of the Partners**

58. The following list of actions will require the unanimous consent of all Partners:
- a. assigning check signing authority;
  - b. committing the Partnership to new liabilities or obligations totaling over \$2,000.00 USD;
  - c. incurring single expenditures that exceed \$2,000.00 USD;
  - d. selling or encumbering of any Partnership asset whose fair market value exceeds \$2,000.00 USD;
  - e. hiring any employee whose total compensation package exceeds \$100,000.00 USD per annum;
  - f. firing of any employee except in the case of gross misconduct that exposes the Partnership to possible liability;
  - g. waiving or releasing any Partnership claim except for full consideration; and
  - h. endangering the ownership or possession of Partnership property.
59. Any losses incurred as a result of a violation of this section will be charged to and collected from the individual Partner that acted without unanimous consent and caused the loss.

**Forbidden Acts**

60. No Partner may do any act in contravention of this Agreement.
61. No Partner may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Partner in the Partnership.
62. No Partner may do any act that would make it impossible to carry on the ordinary business of the Partnership.
63. No Partner may confess a judgment against the Partnership.
64. No Partner will have the right or authority to bind or obligate the Partnership to any extent with regard to any matter outside the intended purpose of the Partnership.
65. Any violation of the above Forbidden Acts will be deemed an Involuntary Withdrawal of the offending Partner and may be treated accordingly by the remaining Partners.

**Indemnification**

66. All Partners will be indemnified and held harmless by the Partnership from and against any and all claims of any nature, whatsoever, arising out of a Partner's participation in Partnership affairs. A Partner will not be entitled to indemnification under this section for liability arising out of gross negligence or willful misconduct of the Partner or the breach by the Partner of any provisions of this Agreement.

**Liability**

67. A Partner will not be liable to the Partnership, or to any other Partner, for any mistake or error in judgment or for any act or omission done in good faith and believed to be within the scope of authority conferred or implied by this Agreement or the Partnership.

**Liability Insurance**

68. The Partnership may acquire insurance on behalf of any Partner, employee, agent or other person engaged in the business interest of the Partnership against any liability asserted against them or incurred by them while acting in good faith on behalf of the Partnership.

**Life Insurance**

69. The Partnership will have the right to acquire life insurance on the lives of any or all of the Partners, whenever it is deemed necessary by the Partnership. Each Partner will cooperate fully with the Partnership in obtaining any such policies of life insurance.

**Amendments**

70. This Agreement may not be amended in whole or in part without the unanimous written consent of all Partners.

**Governing Law and Jurisdiction**

71. This Agreement will be construed in accordance with and exclusively governed by the laws of The State of North Carolina.
72. The Partners submit to the jurisdiction of the courts of The State of North Carolina for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

**Definitions**

73. For the purpose of this Agreement, the following terms are defined as follows:
- a. "Additional Capital Contributions" means Capital Contributions, other than Initial Capital Contributions, made by Partners to the Partnership.
  - b. "Capital Contribution" means the total amount of cash or Property contributed to the Partnership by any one Partner.
  - c. "Dissociated Partner" means any Partner who is removed from the Partnership through a voluntary or involuntary withdrawal as provided in this Agreement.
  - d. "Expulsion of a Partner" can occur on application by the Partnership or another Partner, where it has been determined that the Partner:
    - i. has engaged in wrongful conduct that adversely and materially affected the Partnership's business;

- ii. has willfully or persistently committed a material breach of this Agreement or of a duty owed to the Partnership or to the other Partners; or
  - iii. has engaged in conduct relating to the Partnership's business that makes it not reasonably practicable to carry on the business with the Partner.
- e. "Initial Capital Contribution" means Capital Contributions made by any Partner to acquire an interest in the Partnership.
- f. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.

**Additional Clause**

74. Types of Investment includes Real estate development, or property development, encompassing activities that range from the renovation and re-lease of existing buildings to the purchase of raw land and the sale of developed land or parcels to others.

**Miscellaneous**

75. Time is of the essence in this Agreement.
76. This Agreement may be executed in counterpart.
77. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in the neuter gender include the masculine gender and the feminine gender and vice versa.
78. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR  
ACKNOWLEDGMENT**

Mecklenburg County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Nicholas Riggins  
Name(s) of principal(s)

Date: 2/17/21

(Official Seal)



Shauna N. Gales  
Official Signature of Notary

Shauna N. Gales, Notary Public  
Notary's printed or typed name

My commission expires: Feb 28 2021

**OPTIONAL**

This certificate is attached to a \_\_\_\_\_, signed by \_\_\_\_\_  
Title/Type of Document Name of Principal Signer(s)

on \_\_\_\_\_, and includes \_\_\_\_\_ pages.  
Date # of pages

State of North Carolina  
Department of the Secretary of State

APPLICATION TO RESERVE A BUSINESS ENTITY NAME

Pursuant to §55D-23 of the General Statutes of North Carolina, the undersigned hereby applies to the Secretary of State to reserve the following business entity name:

1. The business entity name to be reserved is:

Harmonic Brass Real Estate Investment, GP

2. The name of the applicant is: Heroes Logistics, LLC

3. The address of the applicant is:

Street Address 12908 Pumpkin Way Dr

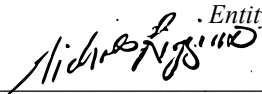
City: Mint Hill State: NC Zip Code: 28227

4. The above entity name is to be reserved for a nonrenewable period of 120 days from the date of the filing of this application.

This the 24 day of May, 2021.

Heroes Logistics, LLC

*Entity Name*



*Signature*

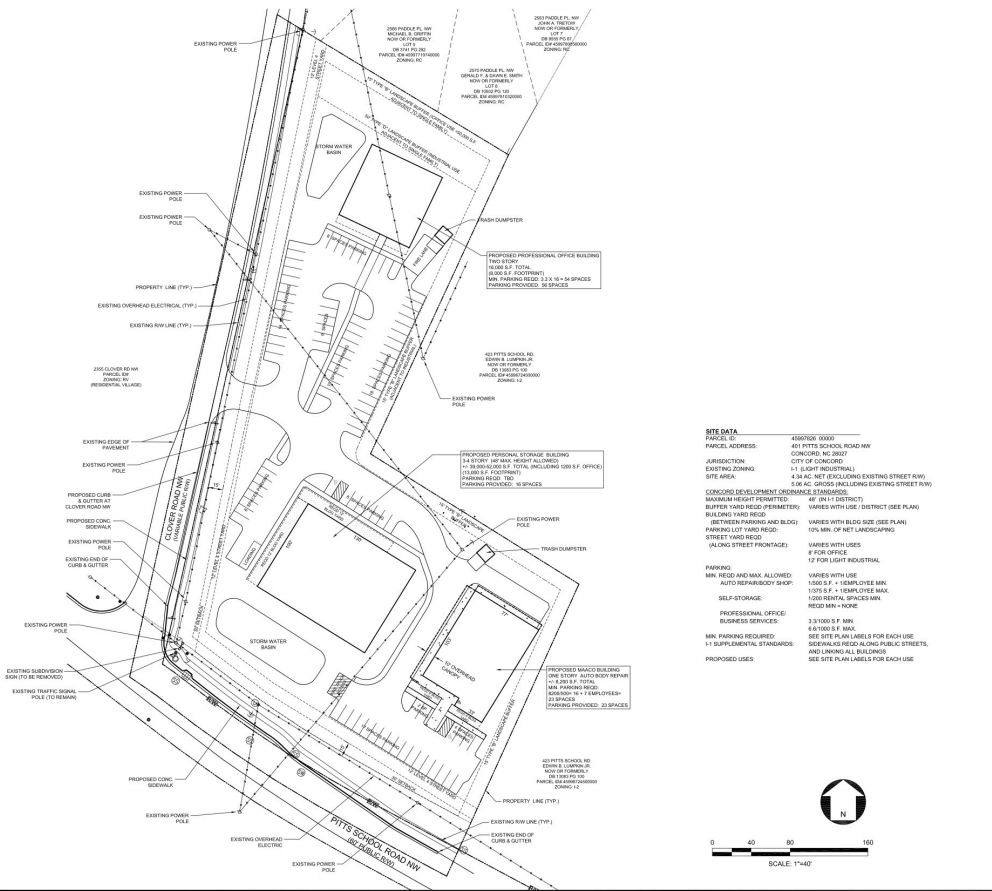
Nicholas Riggins

*Type or Print Name and Title*

**NOTES:**

1. Filing fee is \$30. This document must be filed with the Secretary of State.





### LEGEND

- RF REBAR FOUND
- RS REBAR SET
- CP COMPLETED POINT
- CMF CONCRETE MONUMENT FOUND
- ROW RIGHT-OF-WAY
- SF SQUARE FOOT
- PLB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- PROPERTY LINES SURVEYED
- LINES NOT SURVEYED
- BUILDING SETBACKS
- RIGHT-OF-WAY
- OVERHEAD POWER LINE
- FENCE
- TREELINE

### POWER POLE

- GUY WIRE
- TRAFFIC SIGNAL POLE
- UNDERGROUND TRAFFIC SIGNAL CONTROL BOX
- UTILITY PESTAL
- GAS VALVE
- SANITARY SEWER MANHOLE
- STORMWATER MANHOLE
- FIRE HYDRANT
- CURB INLET
- STREET SIGN
- NEIGHBORHOOD SIGN
- TRAFFIC INFORMATION SIGN

**SITE DATA**  
 PARCEL ID: 458705 0000  
 PARCEL ADDRESS: 401 PITTS SCHOOL ROAD NW  
 CONCORD, NC 28027  
 JURISDICTION: CITY OF CONCORD  
 EXISTING ZONING: I-1 (LIGHT INDUSTRIAL)  
 SITE AREA: 4.34 AC. NET (EXCLUDING EXISTING STREET RW)  
 5.96 AC. GROSS (INCLUDING EXISTING STREET RW)

**CONCORD DEVELOPMENT CHRONICLE STANDARDS:**  
 MAXIMUM HEIGHT PERMITTED: 45' (IN 11 DISTRICT)  
 BUFFER YARD REQD: (PERMETER) VARIES WITH USE (DISTRICT (SEE PLAN))  
 BUILDING YARD REQD: (BETWEEN PARKING AND BLDG) VARIES WITH BLDG SIZE (SEE PLAN)  
 PARKING LOT YARD REQD: 10% MIN. OF NET LANDSCAPING  
 STREET YARD REQD: (ALONG STREET FRONTAGE) VARIES WITH USES:  
 F FOR OFFICE  
 I FOR INDUSTRIAL  
 12' FOR LIGHT INDUSTRIAL

**PARKING:**  
 MIN. REQD AND MAX. ALLOWED: VARIES WITH USE  
 AUTO REPAIR/BODY SHOP: 1,000 S.F. + 1 EMPLOYEE MIN.  
 1,000 S.F. + 1 EMPLOYEE MAX.  
 SELF-STORAGE: 1,000 RENTAL SPACES MIN.  
 1,000 RENT MIN + HOME

**PROFESSIONAL OFFICE/BUSINESS SERVICES:**  
 3,500 S.F. MIN.  
 4,800 S.F. MAX.  
 SEE SITE PLAN LABELS FOR EACH USE

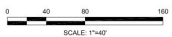
**MIN. PARKING REQUIRED:**  
 1:1 SUPPLEMENTS, STANDARDS  
 AND LINKING ALL BUILDINGS  
 SEE SITE PLAN LABELS FOR EACH USE

**PROPOSED USES:**

PROPOSED PROFESSIONAL OFFICE BUILDING  
 17,000 S.F. TOTAL  
 14,000 S.F. TOTAL (BASED ON 2,000 SQ. FT. MIN. PARKING REQD.)  
 MIN. PARKING REQD.: 3.2 x 14 = 44.8 SPACES  
 PARKING PROVIDED: 36 SPACES

PROPOSED PERSONAL STORAGE BUILDING  
 14,400 S.F. TOTAL (BASED ON 1,200 S.F. OFFICE)  
 10,000 S.F. FOOTPRINT  
 PARKING REQD.: 180  
 PARKING PROVIDED: 36 SPACES

PROPOSED MAACO BUILDING  
 17,000 S.F. TOTAL  
 14,000 S.F. TOTAL (BASED ON 2,000 SQ. FT. OFFICE)  
 10,000 S.F. FOOTPRINT  
 PARKING REQD.: 180  
 PARKING PROVIDED: 36 SPACES



**Nonresidential**

**Take 5 Car Wash (CN-PSA-2022-00151)**

3325 Bogle Dr.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
7/21/2022	Yes	3,500 sq. ft. car wash	No	No	No	Yes	No

**Allocation Request**

Total	2023
5,005	5,005

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for a 3,500 sq. ft. car wash at 3325 Bogle Dr. The parcel is zoned General Commercial (C-2).



CN-PSA-2022-00151






## Take 5 Car Wash

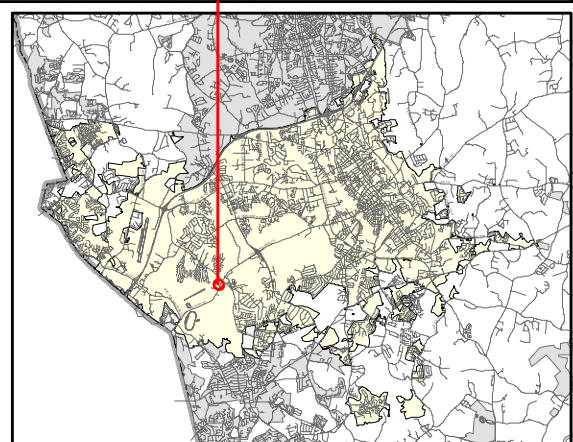
Type: Nonresidential

3,500 sf car wash

Allocation Request: 5,005

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Take 5 Car Wash</b>			
	<b>2.)</b>	Description of project location:	Site located at the northwest corner of the Bogle Drive and Concord Parkway South Intersection <small>(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 ####))</small>			
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	55092381010000	<b>3a.)</b>	Parcel Acreage:	1.39
	<b>4.)</b>	Site Zoning and use:	C-2	<b>5.)</b>	Area Commercial or Industrial Building	(sq. ft.) 3,500
	<b>6a.)</b>	Description of Facility to be served:	car wash	<b>6b.) Number of Lots</b>	1	<b>6c.) Number of Units</b> 1
	<b>7d.)</b>	Additional description information:	Proposed Car wash facility with automatic drive-thru tunnel and self vacuum stalls			
	<b>B. Applicant Information</b>	<b>Lauren McNeil</b> Project Manager <small>(Title)</small>		<b>440 Church Street, Suite 700</b>		
<small>(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.)</small>		<small>(Applicant's Street or Box Number)</small>				
<b>Driven Brands</b>		<b>Charlotte, NC 28202</b>				
<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>				
<b>704-377-8855</b>						
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
<b>Brandy Zackery, PE</b> <small>(Name)</small>		<b>bzackery@a-ces.com</b> <small>(Email)</small>	<b>Lauren.McNeil@DrivenBrands.com</b>			
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>Michael S. Dennis P.E.</b>					
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	<b>041185</b>		<b>870 Cleveland Street Ste 1D</b>			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	<b>(864) 752-7234</b>		<b>Greenville, SC 29601</b>			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
			<b>michaeld@leblancwelch.com</b>			
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input checked="" type="checkbox"/>	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)

\_\_\_\_\_ Oil/water separator w/grit removal

4.) Volume of wastewater flow to be allocated for this particular project: 5,005 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
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Lauren McNeil, 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.

(Printed Name)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Arnold Consulting Engineering Services, Inc.

P.O. Box 1338  
Bowling Green, KY 42102

1136 South Park Drive, Suite 201  
Bowling Green, KY 42103

Phone (270)780-9445  
Fax (270)780-9873

October 21, 2022

City of Concord  
635 Alfred Brown Jr. Court SW  
Concord, NC 28025

RE: Take 5 Car Wash – Concord Parkway South & Bogle Drive

To Whom it May Concern:

The proposed development project consists of a drive through, automated car wash. There will be twenty-eight (28) self service vacuum stations and three (3) pay stations to service the car wash. There is also a dumpster enclosure and 6 employee parking spaces included to service the proposed development. The property is currently zoned as C-2 General Commercial. The car wash use is permitted within this zoning district. The project will require a sanitary sewer main extension to service the property. A water main may require extension from across Bogle Drive to service the property also.

The car wash development utilizes PurWater Recovery systems to reclaim a large portion of their water and therefore limits the amount of flow that actually goes into the city sewer system. As you will see on the attached letter from New Wave Industries, the manufacturer, the reclaim systems reclaim approximately 80% of the developments water and only sends 14.3 gallons of water per vehicle into the city's sewer system. The development anticipates approximately 300-350 cars per day which would equate to somewhere between 4,290 – 5,005 GPD of flow into the city's sewer system.

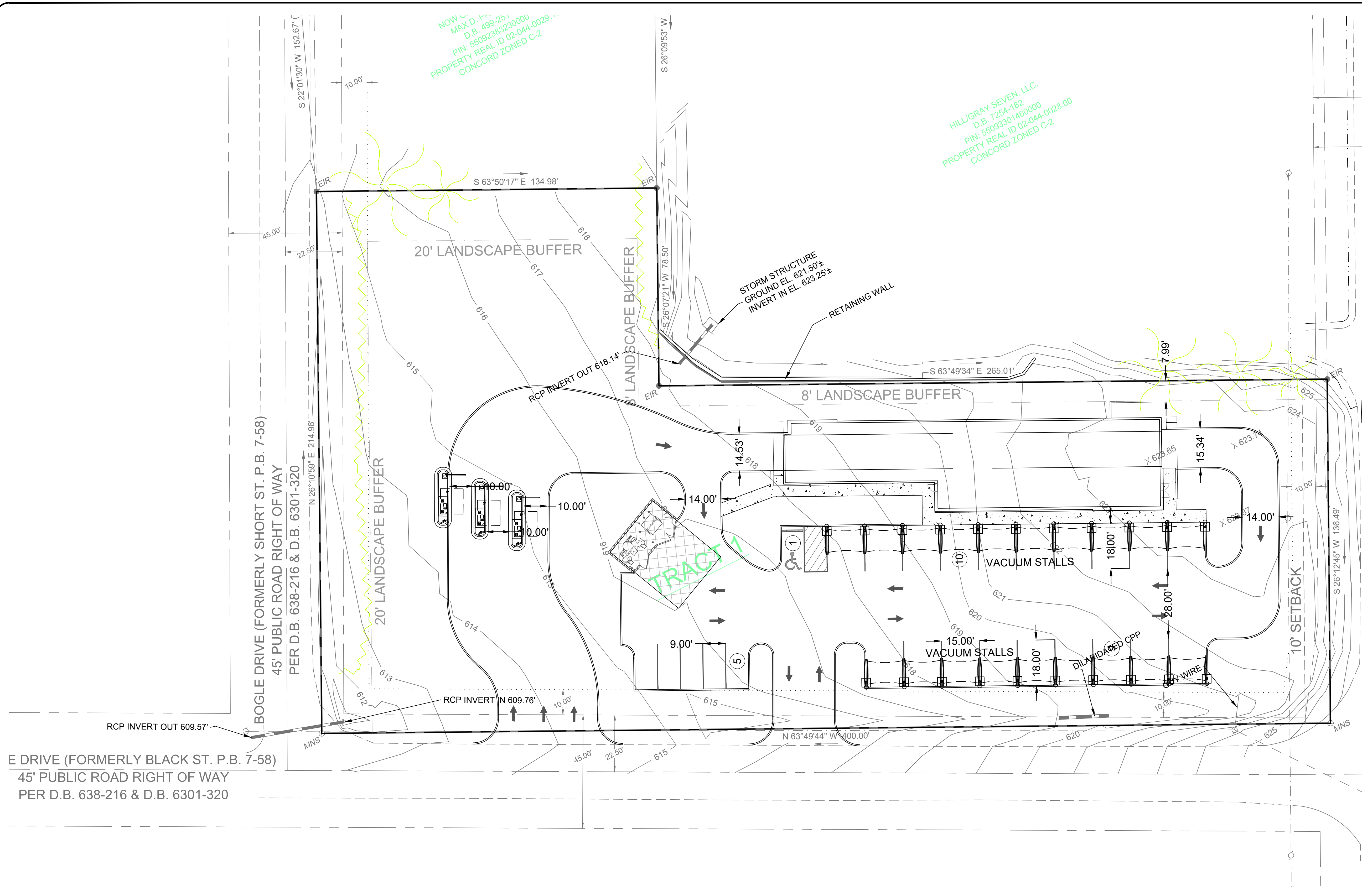
Thank you,

A handwritten signature in blue ink that reads 'Brandy Zackery'.

Brandy Zackery, P.E. #053287

NOW C.  
MAX D. P.  
D.B. 498-251  
PIN: 55092383230000  
PROPERTY REAL ID 02-044-0029...  
CONCORD ZONED C-2

HILL GRAY SEVEN, LLC.  
D.B. 7254-182  
PIN: 55093301460000  
PROPERTY REAL ID 02-044-0028.00  
CONCORD ZONED C-2



CONCORD PARKWAY SOUTH  
U.S. HIGHWAY 29  
120' PUBLIC ROAD RIGHT OF WAY  
PER P.B. 49-31

**ENCROACHMENTS:**

N

**UTILITIES LOCATED AT PROPERTY LINE:**

N

WATER

Y

ELECTRIC

N


SEWER

N

GAS

Y

TELECOM



**ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.**  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

DATE: 07/27/22  
SCALE: 1"=20'  
DRAWN BY: B. McDANIEL  
CHECKED BY: B. ZACKERY  
FILE PATH: Z:\SITE\DEVELOPMENT\TAKE 5 - CONCORD\CONCEPTS...

## CAR WASH

### 3310 PERRY ST. CONCORD, NC 28027

# CONCEPT 1

DEVELOPMENT SUMMARY		MINIMUM SETBACKS	
CURRENT ZONING:	C-2	FRONT YARD:	10'
PROPOSED ZONING:	C-2	SIDE YARD:	NONE
CURRENT USE:	VACANT (UNDEVELOPED)	REAR YARD:	NONE
PROPOSED USE:	CAR WASH	MAXIMUM BLDG. HEIGHT:	48'
LOT SIZE:	+/- 1.49 AC	<b>PARKING</b>	
		REQUIRED SPACES:	1 SPACE PER 500 SQ. FT. =6 REQUIRED STALLS
		PROVIDED SPACES:	19 VACUUM SPACES 1 ADA SPACE 5 STANDARD SPACES
<b>ZONING REQUIREMENTS</b>			
MINIMUM LOT SIZE:	NO REQUIREMENT		
MINIMUM LOT WIDTH:	NO REQUIREMENT		
MINIMUM LOT FRONTAGE:	NO REQUIREMENT		
MAXIMUM LOT COVERAGE:	70%		

**Nonresidential**

**Derita Rd. Flex Project (CN-PSA-2022-00152)**

2350 Derita Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
No	Yes	A 47,640 sf building and A 44,940 sf building	No	No	No	No	No

**Allocation Request**

Total	2023
7,250	7,250

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for two buildings totaling 92,580 sq. ft. of Class A shallow-bay flex Industrial space located at 2350 Derita Rd. This parcel is zoned Light Industrial (I-1). The applicant says their product caters to smaller tenants in the 6,000-12,000-sf. range.










**CN-PSA-2022-00152**  
**Derita Rd Flex Project**

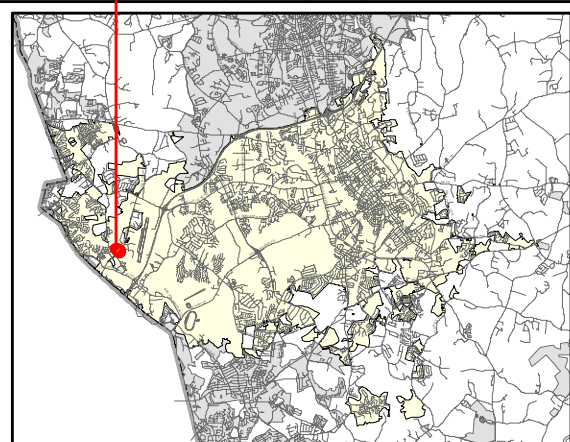
Type: Nonresidential

2 bldgs 47,640 and 44,940 sf

Allocation Request: 7,250

Project Score: 0

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	<b>1.)</b>	Project Title:	<b>Derita Road Flex Project</b>				
	<b>2.)</b>	Description of project location:	<b>2350 Derita Road, Charlotte, NC 28027</b>				
			<small>(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 ####))</small>				
	<b>3.)</b>	Cabarrus County Parcel Identification Number:	45896837060000 & 45896805160000	<b>3a.)</b>	Parcel Acreage:	<b>15.5 total</b>	
	<b>4.)</b>	Site Zoning and use:	<b>I-1</b>	<b>5.)</b>	Area Commercial or Industrial Building	<b>(sq. ft.) 92,580</b>	
	<b>6a.)</b>	Description of Facility to be served:	<b>Light industrial / Flex</b>	<b>6b.) Number of Lots</b>	<b>2</b>	<b>6c.) Number of Units</b>	<b>2</b>
	<b>7d.)</b>	Additional description information:	<b>Two light industrial flex buildings, #1 is 47,640 SF and #2 is 44,940 SF, for a total of 92,580 SF</b>				
<b>B. Applicant Information</b>	<b>Drew Thigpen</b>		<b>Vice President</b>		<b>2077 Somerville Road, Suite 310</b>		
			<small>(Title)</small>		<small>(Applicant's Street or Box Number)</small>		
			<b>GGW Flex Holdings LLC</b>		<b>Annapolis, Maryland, 21401</b>		
			<small>(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.)</small>		<small>(Applicant's City, State, Zip Code)</small>		
			<b>843.469.2517</b>				
			<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>		
		<b>Drew Thigpen</b>	<small>(Name)</small>	<b>DThigpen@GGCommercial.com</b>	<small>(Email)</small>	<b>DThigpen@GGCommercial.com</b>	
		<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>			
<b>REQUIRED</b> <b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>							
<b>C. Design Engineer Information if available</b>	<b>Greg Welsh, PE</b>		<b>Oak Engineering, PLLC</b>				
			<small>(Typed name of North Carolina Professional Engineer)</small>				
			<b>033996</b>		<b>4929 Monroe Road</b>		
			<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>		
			<b>704.989.4046</b>		<b>Charlotte, NC 28205</b>		
			<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>		
		<b>Greg Welsh, PE</b>		<b>greg@oak.engineering</b>			
		<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>			

**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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input checked="" type="checkbox"/>	Other (specify): <u>I-1 Light Industrial</u>		

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

	<b>% Domestic</b>
	<b>% Commercial</b>
100	<b>% Industrial</b>
	<b>% Other use (Specify) _____</b>

3.) Pretreatment required:

- No  
 Yes (Specify or attach effluent documentation)  
 \_\_\_\_\_

4.) Volume of wastewater flow to be allocated for this particular project: 7,250 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
WAREHOUSE	100 gal/ LOADING BAY	35 LOADING BAYS	GPD 3500
OFFICE	25 gal/ EMPLOYEE	150	GPD 3750
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 7,250</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Drew Thigpen, 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.

**Drew Thigpen**

Digitally signed by Drew Thigpen  
 Date: 2022.10.24 09:00:09 -04'00'

**10/24/2022**

Signature:

Date:



24 October 2022

**To:** The City of Concord  
Planning & Neighborhood Development Department  
City Hall – P.O. Box 308  
Concord, NC 28025

**From:** Drew Thigpen  
Greenberg Gibbons Properties  
2077 Somerville Road, Suite 310  
Annapolis, MD 21401

**Subject:** Project Narrative

Dear City of Concord:

Greenberg Gibbons Properties is excited to bring its Class-A shallow-bay flex space to the city of Concord. We have roughly 15 acres between two parcels at 2350 Derita Road that we think are perfectly suited for our product.

Derita Road has seen an incredible amount of extremely high-quality industrial development recently, but most of this development has been via the bulk or distribution product. Our shallow bay product, while still catering to the industrial sector, serves smaller, more light-industrial tenants, in the 6,000 – 12,000 square foot range, that are currently prohibitively underserved in the city of Concord, as they are in many cities throughout the Carolinas and the Southeast in general.

It is for this reason that in 2020 we assembled an experienced team to deliver our Class-A shallow-bay flex product throughout the Carolinas. We have two (2) projects under construction in Charlotte, one (1) project under construction in Greenville, SC, and three (3) projects under various states of development in Raleigh.

To support this Carolina-based venture, we have put together an experienced team with over twenty (20) years of development experience with this specific type of product. Two of us, myself and my partner, Rick Williamson, have relocated to Charlotte to lead this effort, and we are already seeing the fruits of these efforts as our first building under construction in Charlotte is already over 50% pre-leased, a rarity for this type of product.

We have also secured a world-class institutional joint venture capital partner in CalSTRS, the California State Teachers' Retirement System, to support these speculative development efforts. This product type has been so underserved that it creates a real hindrance for many businesses to grow as there is no space that is sized for their needs. We have perfected the design, construction, and management of this product and believe that we are building homes for tenants' businesses. Once we have the space built, we coordinate with the tenant to finish the space in the manner that works best for their specific business needs.

The last thing we would note is that we are long-term holders. In an era where so many are interested in building, filling, and selling their product, we have alignment with our team and with our capital partners to hold these products for decades. It's the reason we build exclusively out of hard-wall tilt construction with overly landscaped projects and why our designs utilize real brick veneer to keep that timeless aesthetic.

We're excited to bring this product to the city of Concord. This site's I-1 zoning works perfectly for our product so there is no rezoning challenge, and we have no concerns with the market fundamentals relative to our product. The only challenge with this project is sewer assurance, and if we receive this assurance, we will immediately begin full-speed design and permitting efforts to begin construction middle of 2023.

We look forward to working with Concord to make this project a successful reality! I've also included some reference renderings from our aforementioned Charlotte project to give the town a feel for what our product will look like. We take pride in building the same product to the same institutional quality and design in every market we go to so this project will mirror the renderings completely, and we would be more than happy to entertain any visitors who want to see the product in-person.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Thigpen', with a stylized flourish at the end.

Drew Thigpen  
Vice President of Development, Partner  
843.469.2517  
[DThigpen@GGCommercial.com](mailto:DThigpen@GGCommercial.com)





**Nonresidential**

**3065 Dale Earnhardt Blvd Commercial Lot (CN-PSA-2022-00158)**

3065 Dale Earnhardt Pkwy

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	5,000 sf restaurant	No	No	No		No

**Allocation Request**

Total	2023
7,000	7,000

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for a 5,000 sq. ft. restaurant located at 3065 Dale Earnhardt Pkwy. This parcel currently has an empty building that used to be a Circle K. The applicant is proposing a demo of the old building and constructing a new restaurant. This parcel is zoned General Commercial (C-2).





CN-PSA-2022-00158

## Craver-James Restaurant

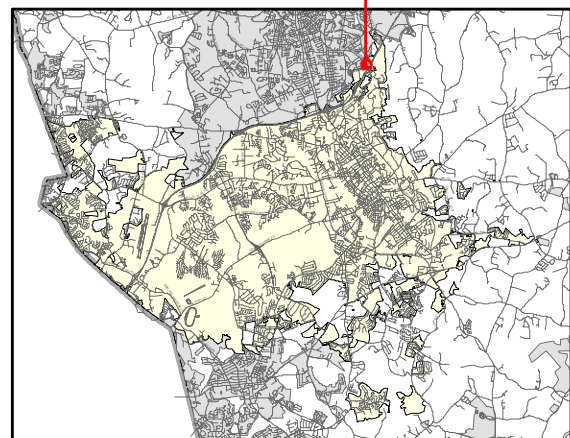
Type: Nonresidential

5,000 sf resturant

Allocation Request: 7,000

Project Score: 0

- 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:	

<b>A. Project Information</b>	1.)	Project Title:	3065 Dale Earnhardt Blvd. Commercial Lot			
	2.)	Description of project location:	3065 Dale Earnhardt Blvd., Kannapolis, NC 28083			
	3.)	Cabarrus County Parcel Identification Number:	5622780771	3a.)	Parcel Acreage:	1.14
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 5000
	6a.)	Description of Facility to be served.	Restaurant	6b.) Number of Lots	1	6c.) Number of Units 1
	7d.)	Additional description information:	Restaurant - Full Service			
	<b>B. Applicant Information</b>	James Craver		Member/Manager		(Title)
(Name of legal owner, board, council, and/or authorized official with title, as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant)						
Craver James Properties, LLC						
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)						
9805211419						
(Applicant's Phone Number)						
Craig Craver		(Name)	ccraver44@gmail.com	(Email)		
(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.						
<b>C. Design Engineer Information if available</b>	Richard E Burrage Jr. P.E.		Anderson Burrage Consulting, Inc.			
	(Typed name of North Carolina Professional Engineer)					
	037841					
	(NCPE Registration Number)					
	704-791-6898					
	(Phone Number)					
	Rick Burrage					
(Name and affiliation of contact person, who can answer questions about application & designs)						
rburrage@rbinc.us						
(Engineer's Email Address)						



**3065 Dale Earnhardt Blvd.**

**Concord NC 28025**

**Project Narrative**

A new building with surface parking will be located at the old Circle K site zoned c-2. This is a very appropriate use for this location given its convenient access to I-85 and Dale Earnhardt Blvd. This use will generate new jobs and improve the local tax base along with creating new jobs. There will be low impact on public resources as the site has existing water, sewer, and gas.

**Site Data**

The site is on the corner of Dale Earnhardt Blvd. and I-85 on exit 60. It has existing sewer and water hook ups along with paved parking and access. It was formally a Circle K and will require very little site work. The site also has existing storm water in place and existing gas, electrical and telecommunication lines. Landscaping will be provided in the form of native trees and shrubs in order to minimize the need for irrigation. Street and internal trees and landscape buffers will be provided to meet code ordinances.

**Summary**

This site has already been turned down two times for a tidal wave car wash. The feedback was to change use and that is what has been done. The current empty building has become a target for vandalism and homelessness. The concord Police are aware and have yet to be able to stop it or catch anyone. This property truly needs to be repurposed.

**Final Note:**

James Craver, who developed all of Copperfield Blvd and brought exit 60 to Concord in the early 90's is part owner of this property. He has always had the best interest of his home town at heart. We hope you will consider all the jobs, revenue and tax base and infrastructure he has brought to the area when considering this project.

## Copperfield Inc. Information

### -Development History and future plans-

- Development began in the early 1980's when Bub Craver and Charlie Sehorn began purchasing tracts of land in the area between Branchview and I-85. Over a few years, they were able to put together around 25 parcels of over 350 acres that encompasses what we now know as Copperfield Blvd.
- In the early 90's, Bub and Charlie's company, Copperfield Inc., was able to secure the rights to the exit 60 interchange. In order to do this, they had to agree to pay for half the cost of the full interchange and donate the land for the Right of way for what is now Copperfield Blvd.
- Copperfield Inc. donated the right of way (25+/- acres) for Copperfield Blvd and paid for the entire construction cost of the project. Concord was only requiring 2 lanes. Copperfield Inc. went well beyond this and put in 5 total lanes with curb and gutter creating Copperfield Blvd. This proved to be an invaluable decision with huge benefits to the City of Concord
- As Copperfield was built and the parcels were slowly being developed a large tract of 49 acres between the Cracker Barrel and Northeast Medical Dr. was left in Cabarrus County. An agreement was made between the City of Concord and Copperfield Inc. to annex a strip of land along the I-85 corridor to protect the property and guarantee future annexation by the City of Concord. Then as the property was developed, the land would be annexed into the City and access to city of Concord utilities would be granted.
- 2019 the I-85 widening project began. The DOT project area stopped at what is now a lighted intersection at the corner of Vinehaven and Copperfield. There were no original plans to have a light or a turnaround leaving large trucks with no way back to I-85. In order to fix this problem, Copperfield Inc, City of Concord, and NCDOT went into a joint agreement to build the new section of Vinehaven. Copperfield Inc. and the NCDOT agreed to pay for half of construction cost and the City of Concord agreed to put 250k that would be appropriated towards the cost of the lighted intersection. Copperfield Inc. donated the 80' wide Right of way for the new Vinehaven extension as well. (2.5 acres) Copperfield paid for the Waterline along vinehaven. Also, a sidewalk agreement is still active. City of Concord, NCDOT and Copperfield Inc to pay for thirds of the sidewalk.

In summary, without the hard work and huge risk by Bub Craver and Charlie Sehorn through their company Copperfield Inc., there would be no Copperfield Blvd. Development. How do you place a value on the countless jobs, tax revenue, real estate opportunities, and economic impact in the City of Concord? Approximate current tax value within Copperfield Development is over \$100 million for just the largest buildings/land owners only.

**KEY POINTS for future development:**

- Copperfield Inc donated the land and paid for construction of what is now Copperfield Blvd., Dickens Place, Vinehaven, Amalia, and Northeast Gateway Ct. to current construction standards.
- Copperfield Inc paid for Half the cost of the exit 60 interchange
- A strip of land between I-85 and land owned by Copperfield Inc. was annexed into the city to guarantee future annexation into the City of Concord as developed by protecting the land from being annexed into neighboring cities.
- Copperfield Inc. paid for the entire waterline along the new Vinehaven extension with the understanding that utilities would be available at the time of development.
- Copperfield Inc., NCDOT and the City of Concord are in a current agreement for completion of the sidewalk for the Vinehaven dr. extension.
- The agreement between Copperfield Inc, NCDOT and City of Concord for the construction of Vinehaven, the lighted intersection and the sidewalks for Vinehaven is still in effect and has not been closed. The City of Concord is to take over the road when work is complete
- While the Vinehaven extension has taken several years to complete, it is still not closed. It is under construction in order to ease traffic restrictions for the City of Concord and develop the land surrounding the property.
- The Members of Copperfield Inc. are local developers who have, over the years, done what the City of Concord has asked and developed the land along Copperfield Blvd with the betterment of the community always in mind
- This project began in the early 1980's and has been an ongoing project into the present day

### **Economic impact along Copperfield Blvd.**

- Copperfield Blvd. Construction and ROW donation
- Exit 60 Construction and ROW donation
- Vinehaven Construction-donated ROW and Lighted intersection.
- Protection the property for future Concord annexation.
- Countless Jobs and economic impact
- Hotels
  - Hampton Inn
  - Country Inn and Suites
  - Sleep Inn
  - Holiday inn
- Medical centers
  - Atrium Health Imaging Center, Surgery Center and Multiple doctors' offices behind them
  - Charlotte Eye Ears and Throat
  - NE Digestive Health
  - Carolina Urology
  - DaVita Dialysis
  - Ryan Foot and Ankle Clinic
  - Carolina nephrology
  - Ortho Carolina
  - Many more...
- Residential
  - Governors Point
- Businesses
  - Lowes Hardware
  - Northlite Shopping Center (Sams, Walmart, Kohls etc.)
  - F&M Bank
  - Copperfield Shopping center (golds gym, K&W etc.)
  - Breakfastime
  - Cracker Barrel
  - Numerous gas stations
  - ACN
  - Moose Pharmacy
  - Johnny's Farmhouse
  - Jersey mikes building and numerous tenents
  - Many Many more....

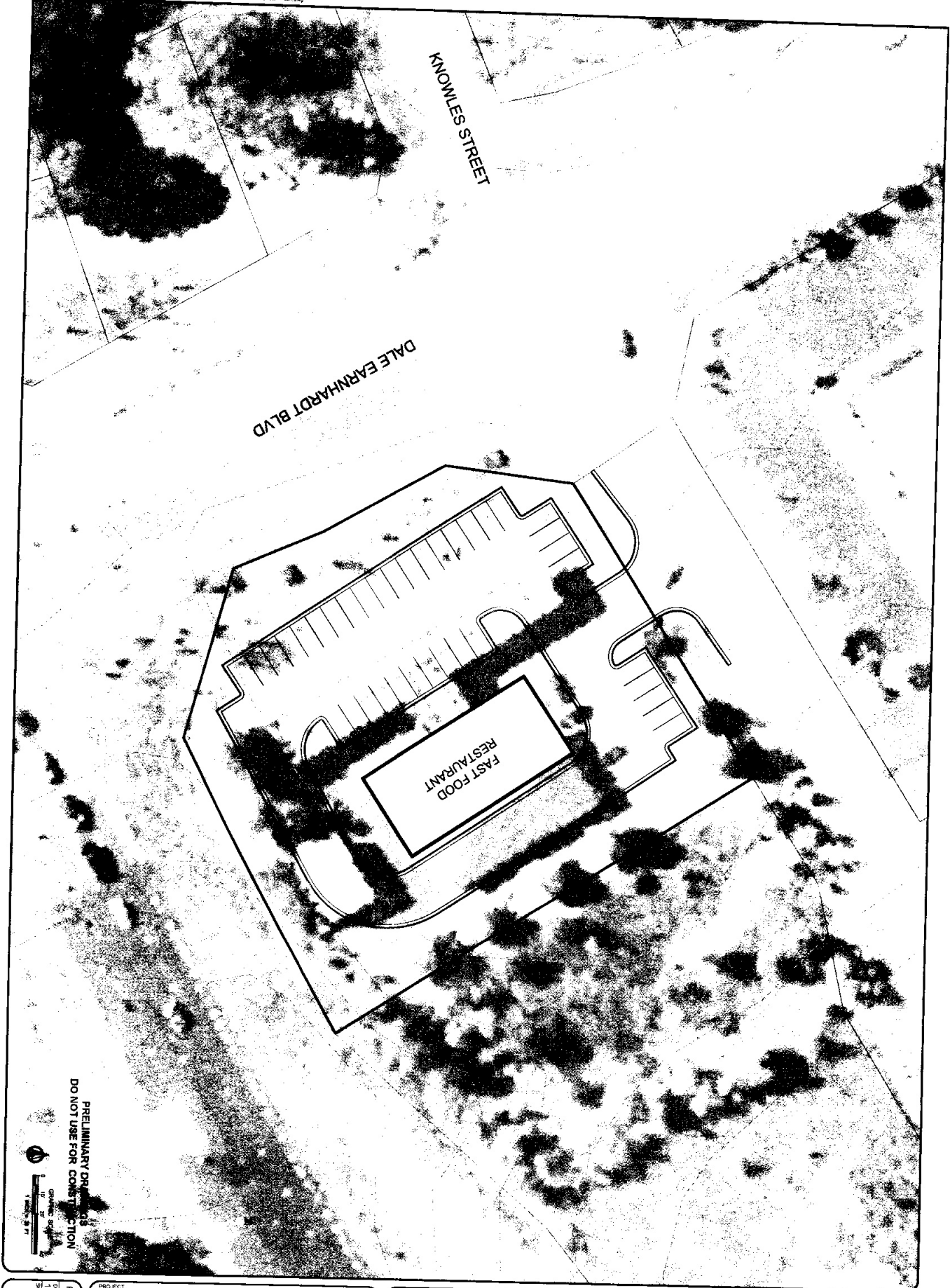
### **Investment made by Copperfield Inc.**

- Paid for half the Exit 60 interchange and was the driving force behind making it happen with the NCDOT
- Donated the ROW and paid for the construction of Copperfield Blvd. and built it above City of Concord Construction standards. Put in Water line and sewer line along Copperfield Blvd.
- Paid 750K towards the Construction of Vinehaven/Dickens extension and donated the land for the ROW.
- Paid for the entire water line along the Vinehaven/Dickens extension totaling over 280k
- Still under contract with city of concord and NCDOT to pay for 1/3 of the sidewalks along Vinehaven/Dickens

### **City of Concord Investment Vinehaven/Dickens extension**

- 250k for lighted interchange on Copperfield Blvd. and Vinehaven
- City is under contract with NCDOT to take over Maintenance of Vinehaven/Dickens extension at the end of this year.
- 1/3 of cost of side walks





PRELIMINARY DRAWINGS  
DO NOT USE FOR CONSTRUCTION



**C001**  
PROJECT NO. 104522  
SHEET NO. REB

PROJECT  
**3065 DALE EARNHARDT BLVD**  
COMMERCIAL DEVELOPMENT  
3065 Dale Earnhardt Blvd, Kannapolis, NC 28083 Cabarrus County  
SKETCH PLAN  
SHEET TITLE

#	Date	Revision

**ANDERSON BURRAGE**  
CONSULTANTS, INC.  
154 Rousey Rd. W.  
Covington, NC 28025  
704.797.4288  
N.C. Lic. No. 0006



**Nonresidential**

**Old Dominion Freight Line (ODFL) (CN-PSA-2022-00159)**

2980 New Town Way

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
11/3/2022	Yes	60,000 sf. freight service center	No	No	No	No	No

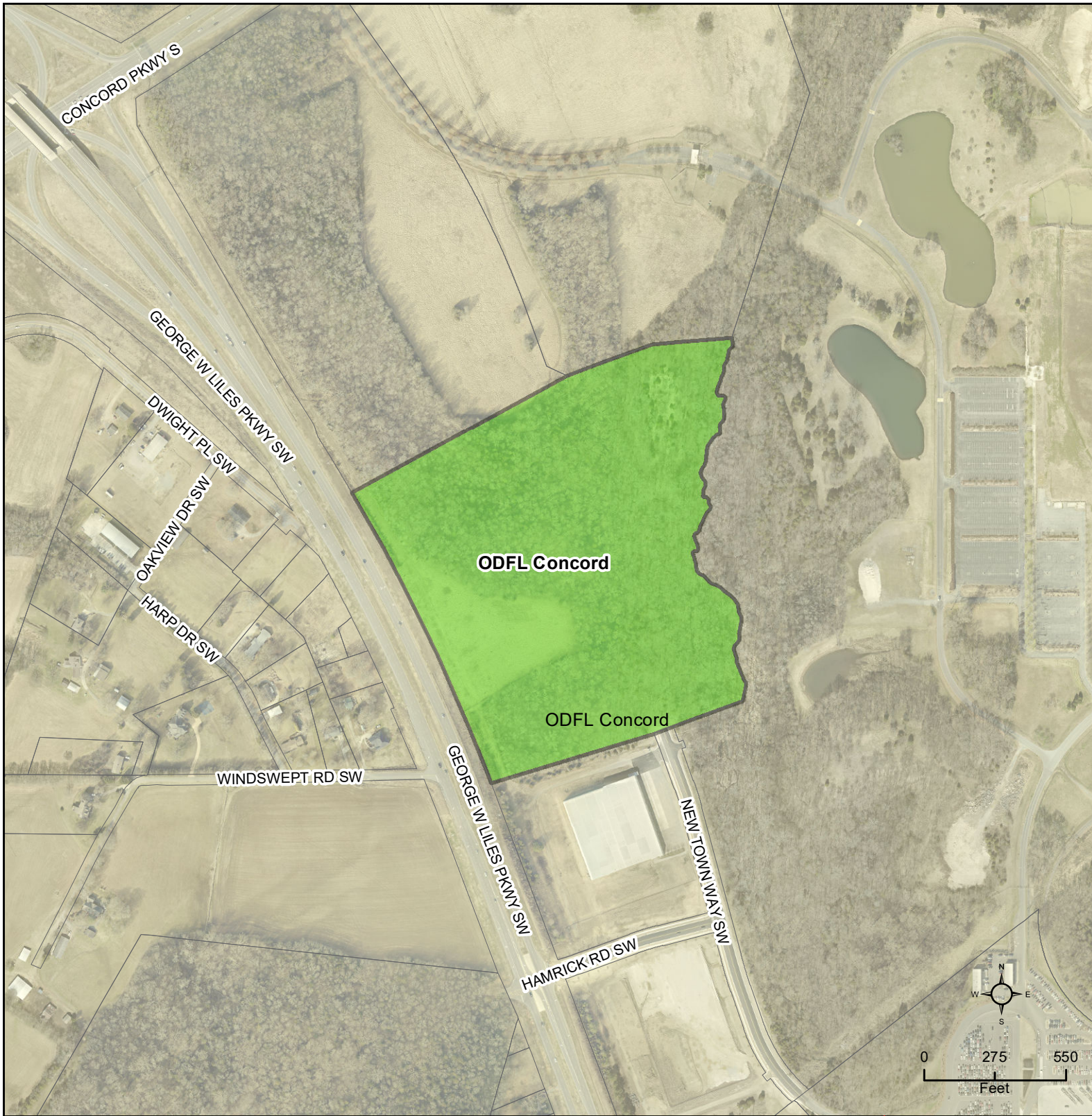
**Allocation Request**

Total	2023
2,500	2,500

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for a 60,000 sq. ft. freight service center located at 2980 New Town Way. The applicant is proposing a facility of 102 dock doors with trailer, tractor, and employees parking to support the facility. This parcel is zoned General Industrial (I-2). This use will require a Special Use Permit in order to operate in this zoning district.



CN-PSA-2022-00159






ODFL Concord

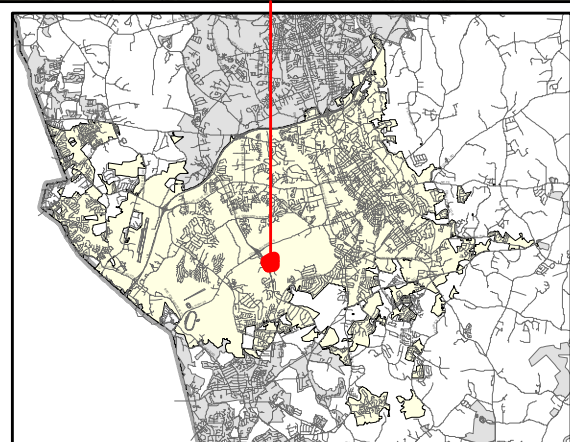
Type: Nonresidential

60,000 sf freight service center

Allocation Request: 2,500

Project Score: 0

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	Old Dominion Freight Line Concord				
	2.)	Description of project location:	Northwest End of New Town Way SW, 730' Northwest of Intersection of Hamrick Road SW <small>(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 ####))</small>				
	3.)	Cabarrus County Parcel Identification Number:	Portion of 5519-78-1062-0000	3a.)	Parcel Acreage:	+/-40 Acres	
	4.)	Site Zoning and use:	1-2 - Proposed Truck Freight Terminal	5.)	Area Commercial or Industrial Building (sq. ft.)	60,000 SF	
	6a.)	Description of Facility to be served:	ODFL Service Center	6b.) Number of Lots	1	6c.) Number of Units	1
	7d.)	Additional description information:	This project is for a proposed Old Dominion Freight Line Motor Freight Service Center				
	<b>B. Applicant Information</b>	Cecil Overbey		Senior VP	500 Old Dominion Way		
<small>(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.)</small>		<small>(Title)</small>	<small>(Applicant's Street or Box Number)</small>				
Old Dominion Freight Line, Inc.				Thomasville, NC 27630			
<small>(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.)</small>				<small>(Applicant's City, State, Zip Code)</small>			
366-822-1651				NA			
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>			
<b>C. Design Engineer Information if available</b>	Kyle M. Hoyt, P.E		Hoyt + Berenyi, LLC				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	046520		346 Seacoast Parkway, Suite 200				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	843-408-3546		Mount Pleasant, SC 29464				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
Kyle M. Hoyt, Engineer		khoyt@hoytberenyi.com					
<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>					



October 24, 2022

**RE: Project Narrative – ODFL Concord  
+/-40 Acre Portion of 5519-78-1062-0000  
12500 NW 107 Ave**

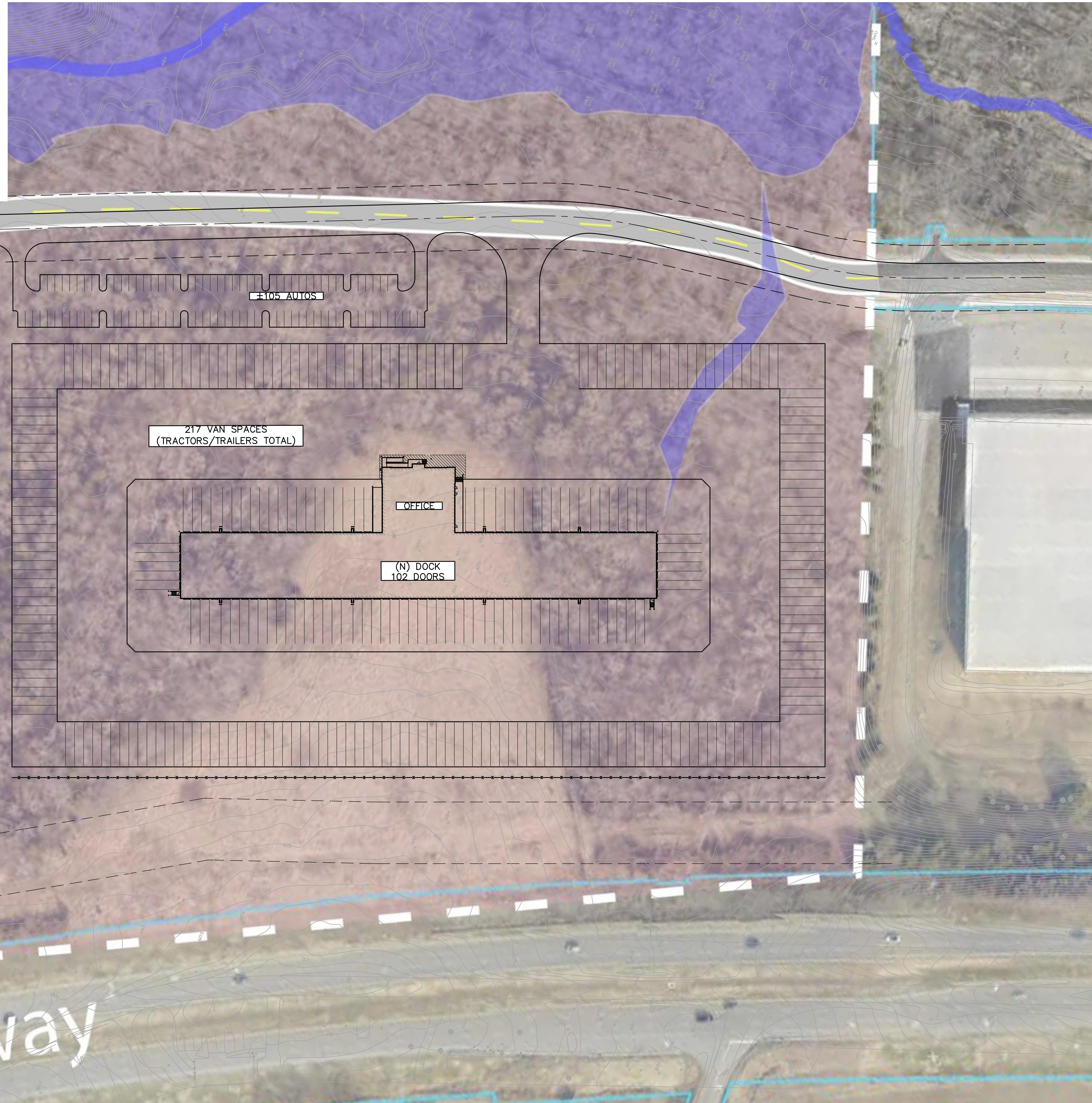
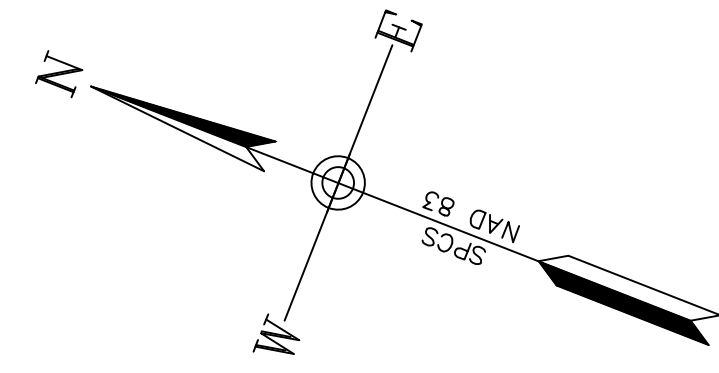
The Old Dominion Freight Line (ODFL) Concord project includes the construction of a new Interstate Motor Freight Terminal. ODFL is a Less Than Truckload (LTL) freight carrier specializing in (1) one & (2) two-day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

The proposed ODFL Concord facility will include approximately 102 dock doors with trailer, tractor, and employee parking required to support the facility; and is to be constructed on an approximately 40 acre portion of Parcel #5519-78-1062-0000 located at the northern end of New Town Way SW. In order to help illustrate the project footprint and location, a Conceptual Site Plan and Site Exhibit are attached to this narrative.

The property is zoned I-2 and the proposed use, “Truck Terminal and Support Facilities”, is identified as a special use with supplemental regulations. Specifically, the project will be subject to the conditions outlined in section 8.3.7G of the Development Ordinance pertaining primarily to access and screening; which, the project will fully comply with. The project will also satisfy all other local, state, and federal regulations, including, but not limited to stormwater quantity and quality control.

The proposed facility is a low impact use in regards to utility and infrastructure needs. The facility requires no industrial water use or industrial wastewater discharge. Sewer needs are limited to domestic and commercial discharges with no industrial pre-treatment being required. Sewer projections, as reflected in the wastewater application are based on approximate employee counts for both the office and dock employees. Based on the structure 15A NCAC 2T.0114, the office employees are projected separately from the dock employees. The dock employees would include forklift drivers or truck drivers themselves, and have been projected based on the Factory Employee rates; which, is the most comparable category for the sewer projection. The total flow reflected in the application is 2,500 GPD based on the rates published in 15A NCAC 2T.0114; but, in reality, the actual sewer flow will be less.

If there any questions regarding the details of the project, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at [khoyt@hoytberenyi.com](mailto:khoyt@hoytberenyi.com).



±105 AUTOS

217 VAN SPACES  
(TRACTORS/TRAILERS TOTAL)

OFFICE

(N) DOCK  
102 DOORS

(N) STORMWATER  
MANAGEMENT AREA

Liles Parkway



**HOYT + BERENYI**  
P.O. Box 1470 Ladson, SC 29456  
843.408.3546 | www.HoytBerenyi.com



OLD DOMINION FREIGHT LINE  
CONCORD

CABARRUS COUNTY, NC

DRAWINGS FOR:

REV	DATE	DESCRIPTION	BY

DRAWN BY: Kyle M. Hoyt, P.E.  
CHECKED BY: \_\_\_\_\_  
DATE: October 24, 2022  
PROJECT #: 21-006  
SCALE: 1" = 60'  
SHEET TITLE:  
**Conceptual Site Plan**

SHEET NUMBER:  
**CSP**

**Nonresidential**

**McKenzie Jade's (CN-PSA-2022-00160)**

1085 Vinehaven Dr. N

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	12,000 sq. ft high end bridal/dress shop	No	No	No	No	No

**Allocation Request**

Total	2023
1,800	1,800

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	0	0	0	0	0

**Brief Summary**

This proposal is for an 12,000 sq. ft high end bridal and formal wear dress shop located at 1085 Vinehaven Dr. N. The applicant currently rents and existing building and is looking to expand into a larger space. This will be a 2-story building that has loading areas in the rear. They are also proposing a flex area designed to display gowns but can also be used as an event space. This parcel is zoned General Commercial (C-2).





CN-PSA-2022-00160






McKenzie Jade's

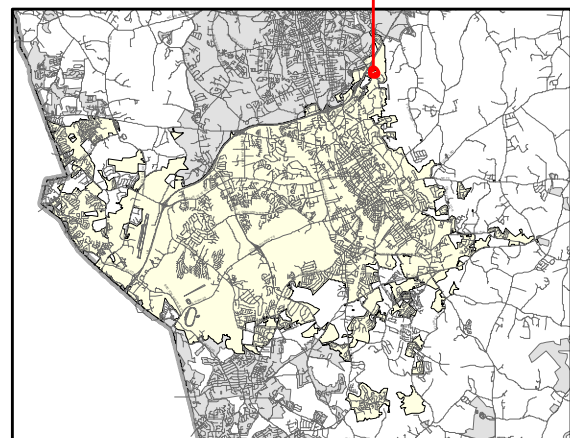
Type: Nonresidential

12,000 sf bridal/dress shop

Allocation Request: 1,800

Project Score: 0

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	McKenzie Jade's			
	2.)	Description of project location:	Lot # 4 at the corner of Vinehaven Dr N & Dickens Rd 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:	5622-87-3342	3a.)	Parcel Acreage:	1.47
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 12,000 sf
	6a.)	Description of Facility to be served:	Mercantile	6b.) Number of Lots	1	6c.) Number of Units
	7d.)	Additional description information:	High end dress shop for Bridal gowns, Tuxedos, Pageant Gowns, and Evening Gowns.			
<b>B. Applicant Information</b>	Robert Faggart		525 Lake Lynn RD			
			(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)			
	McKenzie Jade's		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.)			
	704-309-6350		(Applicant's City, State, Zip Code)			
			(Applicant's Phone Number)			
Virginia Moore, Architect (Name)		vmoore@cmoorearch.com (Email)		robby.faggart@gmail.com		
				(Applicant's Facsimile Number)		
				(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.						
<b>C. Design Engineer Information if available</b>	Riley D Burgess Jr		Woodbine Design PC			
			(Typed name of North Carolina Professional Engineer)			
	10051		20816 N Main St Suite 204			
			(Company Name)			
			(NCPE Registration Number)			
	704-315-8367		Cornelius NC 28031			
			(Street or Box Number)			
		(City, State, Zip Code)				
Peyton Woody, PE		pwoody@woodbinedesign.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):

<input type="checkbox"/>	Residential Subdivision	<input checked="" type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input type="checkbox"/>	Business, offices, factories
<input checked="" type="checkbox"/>	Other (specify): <u>event</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: 1,800 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T .0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow
mercantile retail dress shop	100 gal/	1000 sf	12,000 sf	GPD 1,200
event / pageant practice area (3 times a week max)	30 gal/	person	50 people / 12 times during the month	GPD 600
				GPD
see commentary regarding calculation for event area.				GPD
				GPD
				GPD
				GPD
			<b>Total</b>	<b>GPD 1,800</b>

**E. Applicant Acknowledgment**

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

I, Robert Glenn Faggart Jr. 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.

Robert Glenn Faggart Jr. Signature: \_\_\_\_\_ Date: 10-24-22

Project Narrative & Sewer Calculation Explanation for McKenzie Jade's  
PIN – 5622-87-3342  
Zoned C-2  
1.47 acres

McKenzie Jade's currently rents an existing building on Florence Ave in Concord. They have outgrown their space and wish to construct a free standing building of their own. Their proposed project site is 1085 Vinehaven Dr NE. This site is pre-graded in the Sycamore Development and already has sidewalks installed as part of the subdivision.

McKenzie Jade's proposes to build a 2 story high end bridal and formal wear dress shop. The building proposed is 8,000 sf on the first floor and 4,000 sf on the second floor. There will be designated rooms for Bridal wear, Tuxedos, Evening Gowns, Pageant attire, as well as shoes and accessories. There will be a flex area designed that will have gowns displayed but can be relocated to have an event space. The event space would be for practicing for pageant competitions or a bridal party selecting dresses.

The loading areas are on the rear of the building and the site concept shows a circle drive for vehicular traffic and fire truck access.

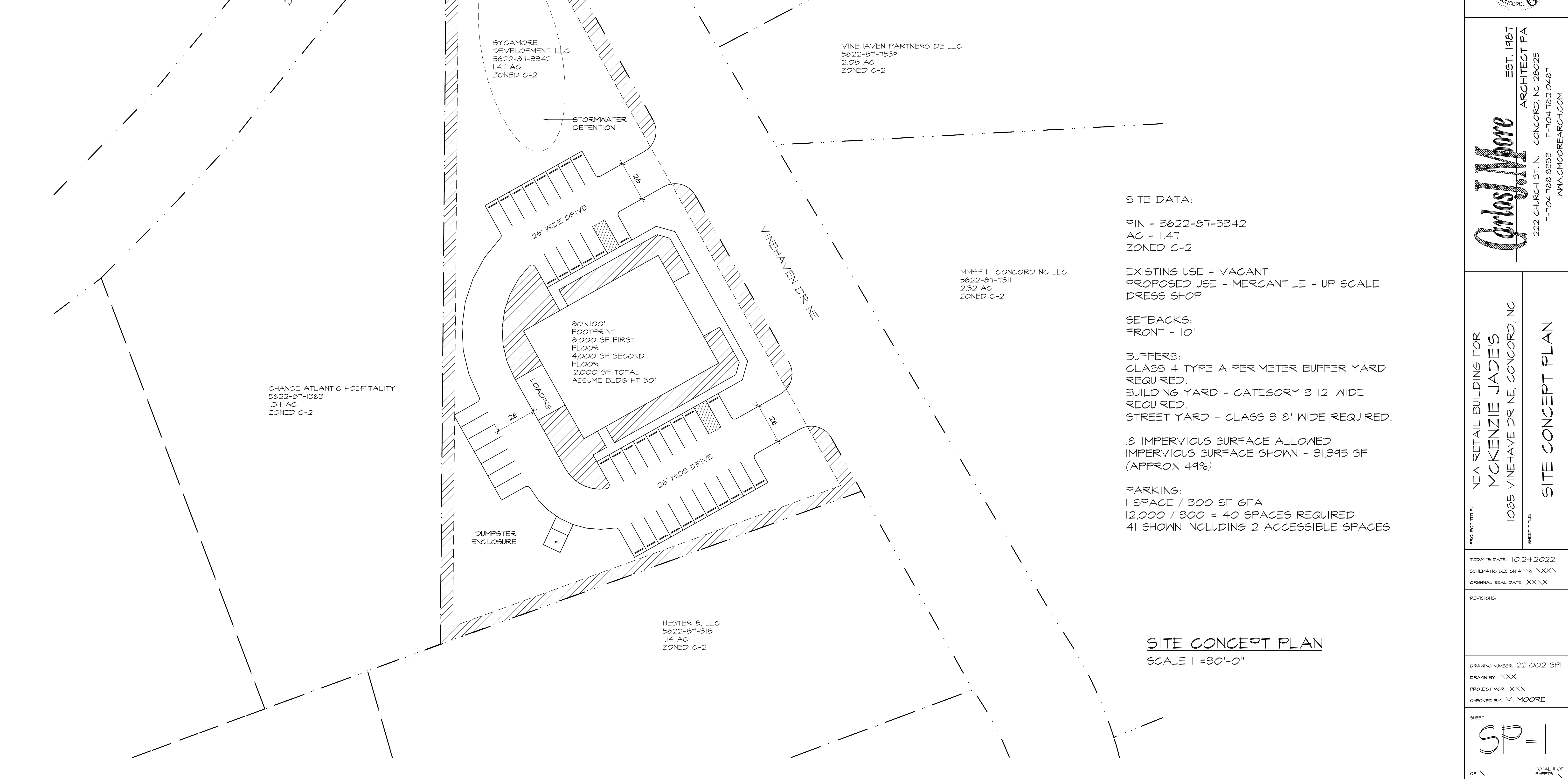
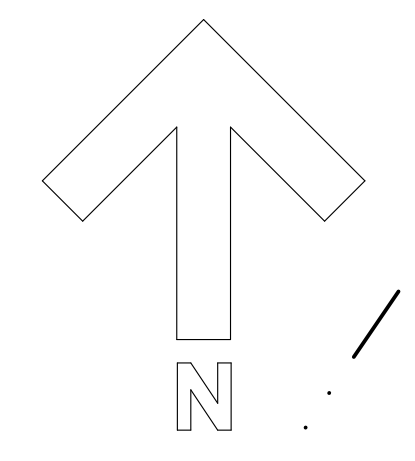
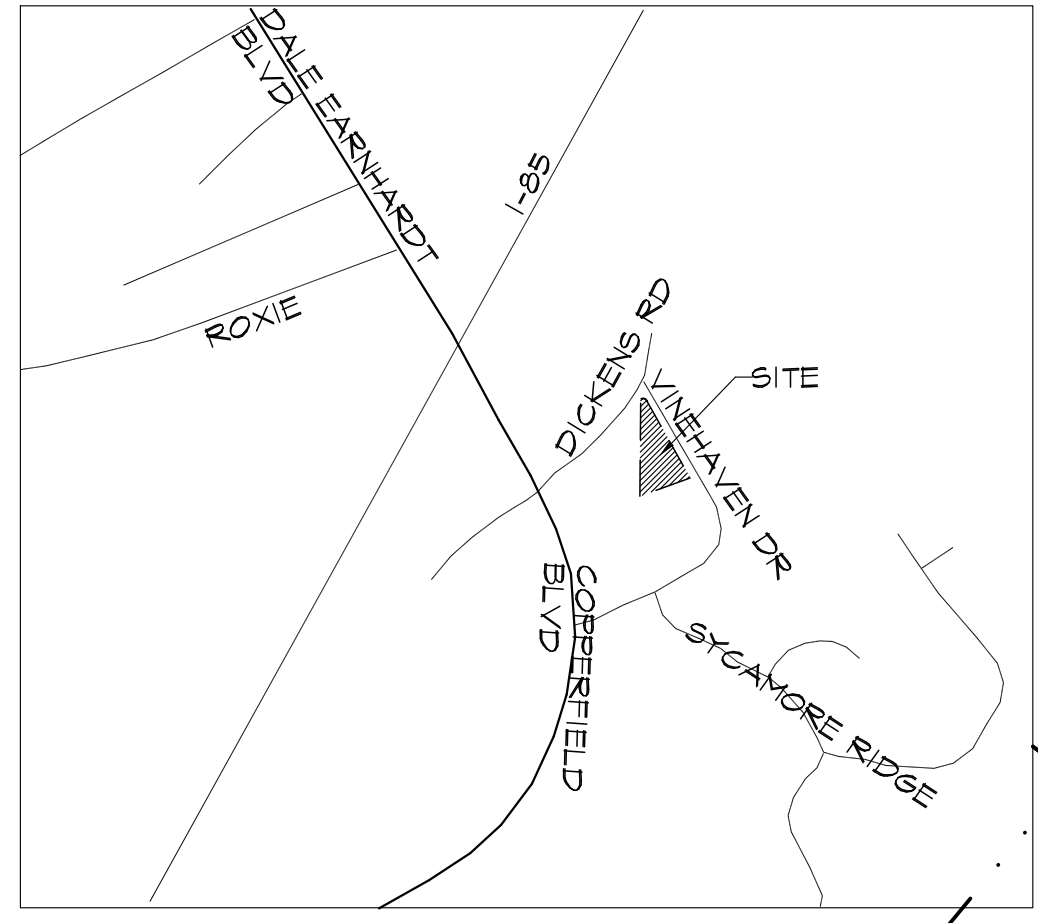
When estimating the sewer demand the following method was used:  
 $12,000 \text{ sf} / 100 \text{ gallons per day} = 1200 \text{ GPD}$

Since the event area is estimated to be used maximum 1 day a week and weekends, we estimated it at:

$50 \text{ people} @ 30 \text{ gallon per seat or person} = 1500 \text{ GPD} \times 12 \text{ days max per month} = 18,000 \text{ Gallons per month}$ . Since there would not be events every day all month long but only max 3 times per week a ratio was used –  $18,000 / 30 \text{ days} = 600 \text{ GPD}$ . 600 GPD was used in the wastewater application for the "event" component. The square footage for the event space is included also in the mercantile estimation also. (It is calculated twice)

Total wastewater requested on the application:

1200 GPD
<u>600 GPD</u>
1800 GPD



**SITE DATA:**

PIN - 5622-87-3342  
 AC - 1.47  
 ZONED C-2

EXISTING USE - VACANT  
 PROPOSED USE - MERCANTILE - UP SCALE  
 DRESS SHOP

**SETBACKS:**

FRONT - 10'  
 CLASS 4 TYPE A PERIMETER BUFFER YARD  
 REQUIRED.  
 BUILDING YARD - CATEGORY 3 12' WIDE  
 REQUIRED.  
 STREET YARD - CLASS 3 8' WIDE REQUIRED.

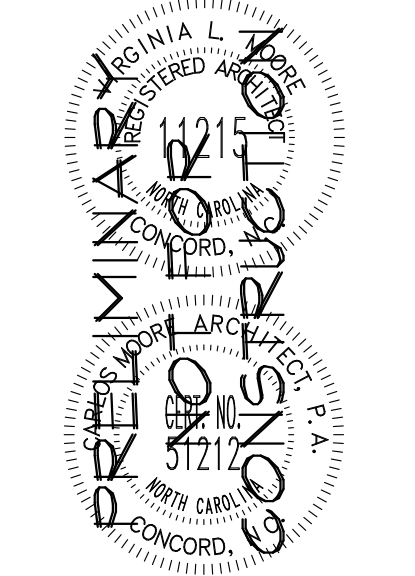
.8 IMPERVIOUS SURFACE ALLOWED  
 IMPERVIOUS SURFACE SHOWN - 31,395 SF  
 (APPROX 49%)

**PARKING:**

1 SPACE / 300 SF GFA  
 12,000 / 300 = 40 SPACES REQUIRED  
 41 SHOWN INCLUDING 2 ACCESSIBLE SPACES

**SITE CONCEPT PLAN**  
 SCALE 1"=30'-0"

NOTICE:  
 ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN, UNLESS OTHERWISE SPECIFIED.  
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**Carlos Moore**  
 EST. 1987  
 ARCHITECT PA  
 222 CHURCH ST. N. CONCORD, NC 28025  
 T-704.788.8988 F-704.782.0487  
 WWW.CMOOREARCH.COM

PROJECT TITLE:  
 NEW RETAIL BUILDING FOR  
 MCKENZIE JADE'S  
 1085 VINEHAYE DR NE, CONCORD, NC

SHEET TITLE:  
 SITE CONCEPT PLAN

TODAY'S DATE: 10.24.2022  
 SCHEMATIC DESIGN APPR. XXXX  
 ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 221002 SPI  
 DRAWN BY: XXX  
 PROJECT MGR: XXX  
 CHECKED BY: V. MOORE

SHEET  
 SP-1  
 OF X TOTAL # OF SHEETS: X

**Nonresidential**

**745 Cabarrus Office Suites (CN-PSA-2022-00161)**

745 Cabarrus Ave. W.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	Yes	21,200 sq. ft office building (suites)	No	No	No	No	No

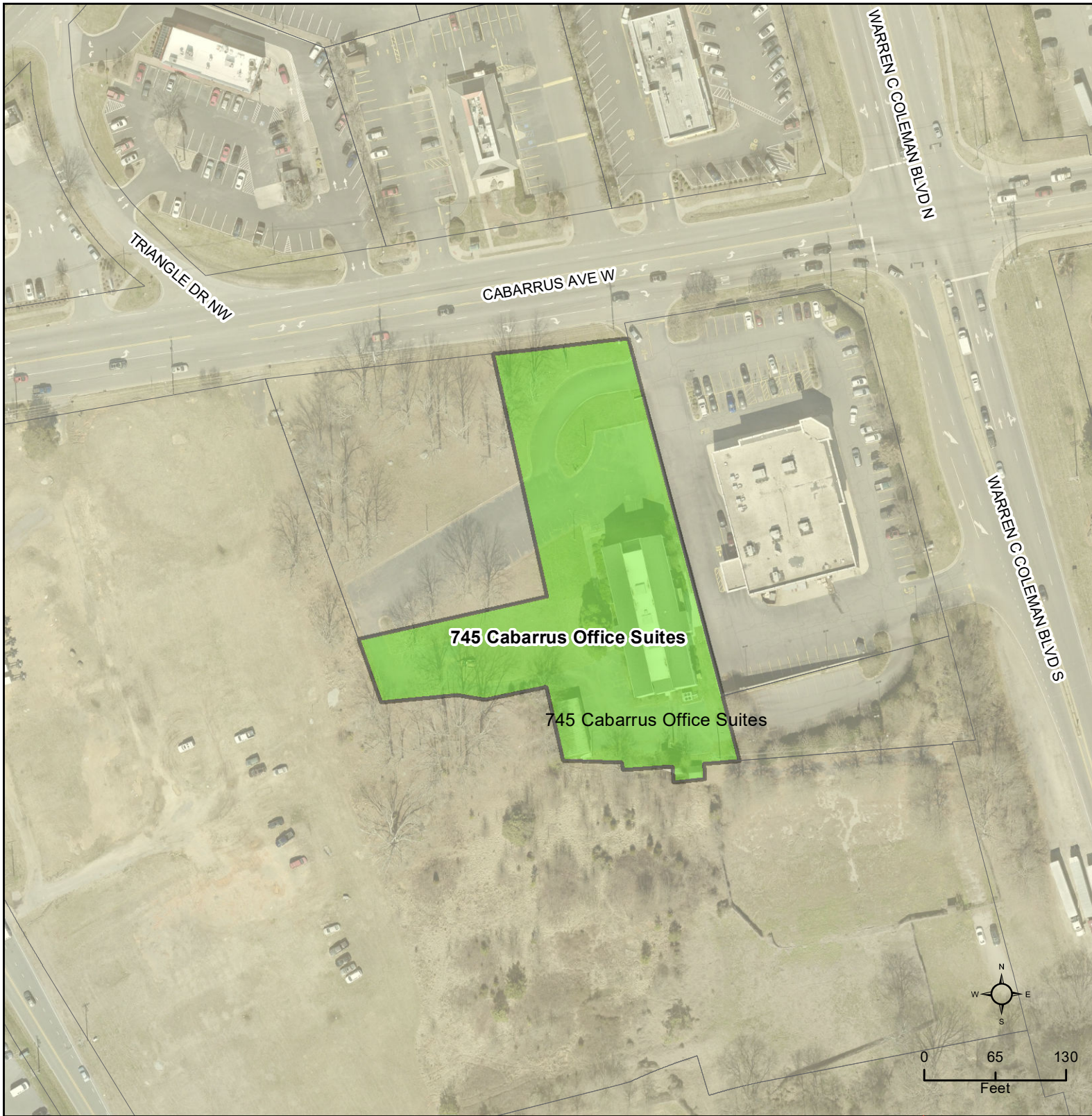
**Allocation Request**

Total	2023
1,250	1,250

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution	Total
0	2	0	0	0	2

**Brief Summary**

This proposal is for an 21,200 sq. ft. office building with suites located at 745 Cabarrus Ave. W. The applicant says that the project will be comprised of approximately 30 executive office suites, conference rooms, training rooms, and open collaborative spaces to create a business hub. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00161

## 745 Cabarrus Office Suites

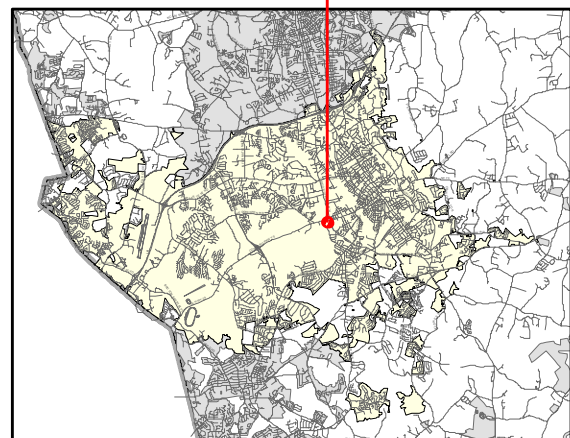
Type: Nonresidential

21,200 sf office building (30 plus suites)

Allocation Request: 1,250

Project Score: 2

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	745 Cabarras Office Suites Remodel			
	2.)	Description of project location:	Intersection of Cabarrus Ave W and Warren C colmean Blvd . Beside Walgreens			
	3.)	Cabarrus County Parcel Identification Number:	56200287320000	3a.)	Parcel Acreage:	1.6
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 21,200
	6a.)	Description of Facility to be served:	Office/Suites	6b.) Number of Lots	1	6c.) Number of Units 1
	7d.)	Additional description information:	This Building has been out of use for a 1 year+ and we would like to be grant usage once more .			
	<b>B. Applicant Information</b>	Leland Boyd                      Managing Member		4311 Schoolhouse Commons St197		
(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)				
Realeaf Property Solutions LLC		Harrisburg, NC 28075				
(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)				
910-391-3879						
(Applicant's Phone Number)		(Applicant's Facsimile Number)				
(Name)		(Email)	Leland.B@ReleafPropertySolutions.com			
(Name with Title and Email of contact person, who can answer questions about application)		(Applicant's Email Address)				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	N/A					
	(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):

<input type="checkbox"/>	Residential Subdivision	<input type="checkbox"/>	Retail (Stores, shopping centers)
<input type="checkbox"/>	Apartments/Condominiums	<input type="checkbox"/>	Institution
<input type="checkbox"/>	Mobile Home Park	<input type="checkbox"/>	Hospital, nursing home, dental
<input type="checkbox"/>	School, preschool, daycare	<input type="checkbox"/>	Church
<input type="checkbox"/>	Restaurants (Food or drink facilities)	<input type="checkbox"/>	Sports Centers
<input type="checkbox"/>	Hotels or motels	<input checked="" type="checkbox"/>	Business, offices, factories
<input type="checkbox"/>	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: 1250 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 Off	gal/ 25	50	GPD 1250
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Leland Boyd, 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.



10/24/2022

Signature:

Date:

## 745 Cabarrus ave Project

Our vision is to restore the life of this older building, creating a creative business hub with modern amenities, for entrepreneurs , small businesses ,and larger companies, who need additional office space for remote or satellite employees.

Given its ideal central location we intend to bring more business to the area.

This updated office building will be comprised of 30+ executive office suites , various conference rooms, corporate training rooms , and open collaborative spaces .

Renovations will extend to the interior, exterior , and landscape . Significantly increasing the property value while providing an highly attractive location for locals to work and fellowship.

See rendering below.



**Mixed Use**

**110 Old Davidson Place (CN-PSA-2022-00135)**

110 Old Davidson Place NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
	No	28 units and 18,900 sf of first floor commercial	No	No	No	No	No

**Allocation Request**

Total	2023
8,370	8,370

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
0	2	1	1	0	0	0	4

**Brief Summary**

The applicant is proposing to build approximately 54 apartment units in three buildings and 18,900 sq ft of commercial retail space. This parcel is zoned C-2(CD) and has an approved site plan for a grocery store from 2015 and amended to include more uses as options and new site plan in 2017. This site would need to go back through the rezoning process to change the allowable use on site. They are proposing two buildings to be vertical integrated mixed use with retail/commercial on the first floor and the remaining floors will be apartments. The third building they are proposing will remain all multi-family.



CN-PSA-2022-00135






110 Old Davidson Place (Commercial)

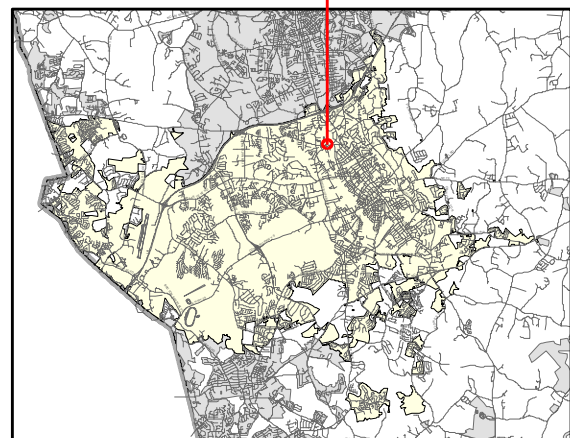
Type: Mixed Use

18,900 sf commercial

Allocation Request: 8,370

Project Score: 4

-  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:	

<b>A. Project Information</b>	1.)	Project Title:	110 Old Davidson Place Multi-Use				
	2.)	Description of project location:	Site located on Old Davidson Place NW, approx. 120 linear feet East of intersection of Davidson Hwy and Old Davidson Place NW <small>(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 ####)</small>				
	3.)	Cabarrus County Parcel Identification Number:	56210575580000, 56210555960000, 56210555340000, 56210536690000	3a.)	Parcel Acreage:	6.596	
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) 18,900	
	6a.)	Description of Facility to be served.	Multi-Use	6b.) Number of Lots	4	6c.) Number of Units	54
	7d.)	Additional description information:	Multi-use Development consisting of 54 apartments and 18,900 commercial sqft.				
	<b>B. Applicant Information</b>	Adriano Pena, Administrator <small>(Title)</small>		14022 Sale, Ridge Rd <small>(Applicant's Street or Box Number)</small>			
<small>(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.)</small>		Huntersville, NC 28078					
160 Concord Inc. <small>(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.)</small>		2701-A Freedom Drive <small>(Applicant's City, State, Zip Code)</small>					
631-905-6175 <small>(Applicant's Phone Number)</small>		Charlotte, NC 28208					
		980-213-3515 <small>(Applicant's Facsimile Number)</small>					
Marisol Duran <small>(Name)</small>		compareconcord@gmail.com <small>(Email)</small>	gaamafoods@gmail.com <small>(Applicant's Email Address)</small>				
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>							
<b>REQUIRED</b> <small>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</small>							
<b>C. Design Engineer Information if available</b>	Travis S. Gingras <small>(Typed name of North Carolina Professional Engineer)</small>		Latitude 35 Design Group, PC <small>(Company Name)</small>				
	046974 <small>(NCPE Registration Number)</small>		1189 Daybrook Dr <small>(Street or Box Number)</small>				
	704-956-1862 <small>(Phone Number)</small>		Kannapolis NC 28081 <small>(City, State, Zip Code)</small>				
	Travis S. Gingras <small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		travis@latitude35design.com <small>(Engineer's Email Address)</small>				

**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):

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

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

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

3.) Pretreatment required:

No  
 Yes (Specify or attach effluent documentation)

4.) Volume of wastewater flow to be allocated for this particular project: 11,570 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	
stores / shopping w/o food	100	gal/ 1000 sqft	18,900 sqft	GPD	1,890
residential dwelling	160	gal/ 1+2 bedrooms	41	GPD	6,560
residential dwelling	240	gal/ 3 bedrooms	13	GPD	3,120
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	GPD	11,570

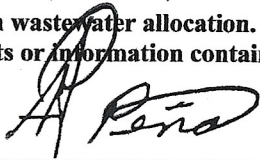
**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Adriano Pena, 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.



08-22-2022

Signature:

Date:

Sewer Allocation				
Building No.	Established Type	Daily Design Flow	No. of Units	Flow (GPD)
Building A.	Residential Dwelling	160 gal/ 1+2 bedrooms	14	2,240
	Residential Dwelling	240 gal/ 3 bedrooms	4	960
			<b>Building Flow</b>	<b>3,200</b>
Building B.	Stores/Shoppng w/o food	100 gal/ 1000sqft	8400 sqft	840
	Residential Dwelling	160 gal/ 1+2 bedrooms	12	1,920
	Residential Dwelling	240 gal/ 3 bedrooms	4	960
			<b>Building Flow</b>	<b>3,720</b>
Building C.	Stores/Shoppng w/o food	100 gal/ 1000sqft	10500 sqft	1,050
	Residential Dwelling	160 gal/ 1+2 bedrooms	15	2,400
	Residential Dwelling	240 gal/ 3 bedrooms	5	1,200
			<b>Building Flow</b>	<b>4,650</b>
			<b>Total Flow</b>	<b>11,570</b>



TO: City of Concord Planning Department

FROM: Travis S. Gingras PE

DATE: 10/19/2022

SUBJECT:

To whom it may concern,

I hope this memorandum finds you well. I am writing to inform you of the proposed 110 Old Davidson Place Multi-Use Project that will be before City Council in consideration for flow allocation. The project is comprised of 4 parcels (PIN 56210575580000, 56210555960000, 56210555340000, 56210536690000).

The project proposes approximately 54 apartments and 18,900 square feet of commercial space. The price of the proposed apartments is not yet determined as these units will be listed at market rate. It is anticipated that the commercial space will be primarily commercial retail, and at this time tenants have not yet been secured. The proposed project will provide an additional 31 parking spaces above the minimum requirement, ample tree save areas, and on-site amenities for residential tenants. The site is located adjacent to WSACC Sewer Main.

The site in total is 6.596 acres and zoned C-2(CD). The property was rezoned (Z(CD)-04-17) in 2017 from I-1 to C-2CD by 160 Concord Inc. to accommodate a grocery store. The reason a grocery store was not built in this location is that 160 Concord Inc. found a more suitable site in Concord to locate the grocery and has since held the 110 Old Davidson Place property.

The greater Charlotte Metro Area is still seeing a housing shortage. Housing becomes even more important as Cabarrus County EDC and City of Charlottes/Mecklenburg County continue to attract company headquarters and quality businesses to the area. We look to begin helping to solve that problem with this proposed project.

We appreciate your time and consideration of this project.

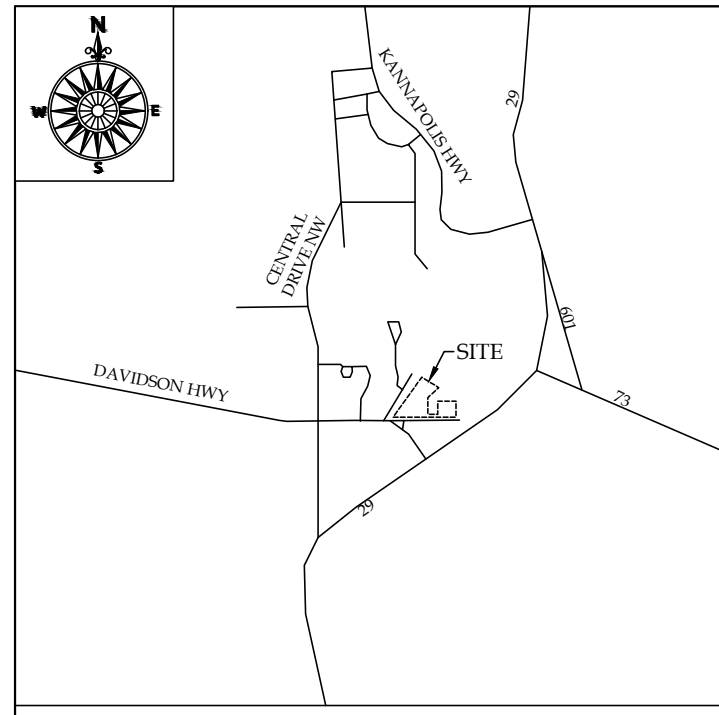
If there are any questions, please do not hesitate to reach out.

Regards,

A handwritten signature in black ink, appearing to read "T. S. Gingras".

Travis S. Gingras, PE



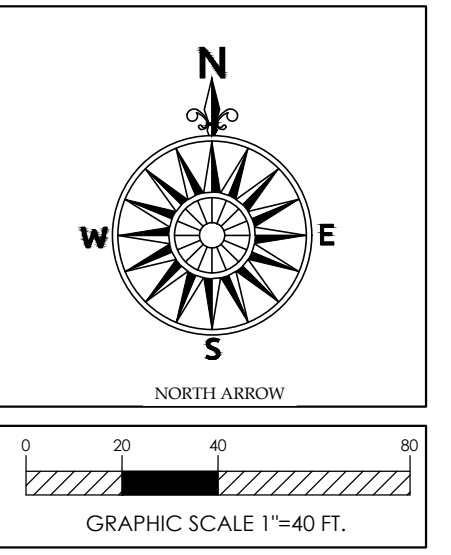


VICINITY MAP  
SCALE: N.T.S.



SITE DATA	
MULTI-FAMILY	
BLDG A	18
BLDG B	16
BLDG C	20
<b>TOTAL</b>	<b>54</b>
COMMERCIAL	
BUILDING A	0
BUILDING B	8,400
BUILDING C	10,500
<b>TOTAL</b>	<b>18,900</b>

PARKING COUNTS		
BLDG	REQ'D (MIN/MAX)	PROVIDED
BLDG A	27 / 45	45
BLDG B	46 / 72	46
BLDG C	59 / 93	72
<b>TOTAL</b>	<b>132 / 210</b>	<b>163</b>



PRELIMINARY  
NOT FOR  
CONSTRUCTION



C200 - SITE PLAN.DWG  
PROJECT NUMBER: 2022-018  
DATE: 07/29/2022 DRAWN BY: TSG

REVISIONS:

NO.	DATE	DESCRIPTION

SKETCH PLAN  
CONCORD MULTI-USE  
110 OLD DAVIDSON PLACE NW, CONCORD, NC  
PTN: 56210575580000, 56210555960000, 56210555340000, 56210536690000



**Mixed Use**

**114 Kerr St Project (CN-PSA-2022-00154)**

114 Kerr St. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Considered 9/20	Technically Approved
4/7/2022	Yes	15 units, WeBuild Office, incubation space	No	No	No	No	No

**Allocation Request**

<b>Total</b>
<b>2,735</b>

**Project Scoring**

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.	Total
2	2	1	0	0	1	0	6

**Brief Summary**

This request from WeBuild is to redevelop the old Kerr St Baptist Church into 15 affordable housing units above their WeBuild Concord Office. They also plan to have incubation space for artists and entrepreneurs. This parcel is currently zoned Residential Compact (RC). The applicant will need to rezone to Planned Unit Development (PUD).



CN-PSA-2022-00154






## 114 Kerr St Project

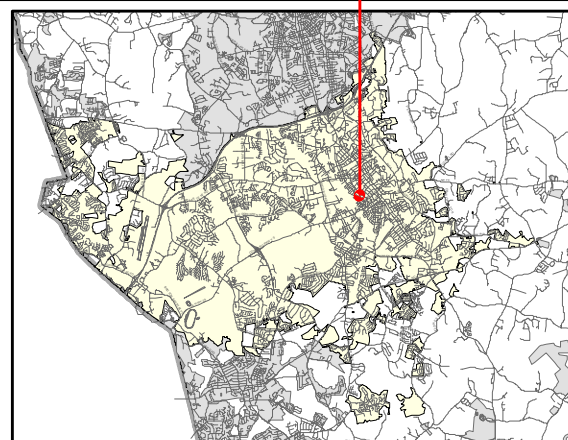
Type: Mixed Use

15 multifamily units & 5 office spaces

Allocation Request: 2,735

Project Score: 6

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	<b>114 Kerr Street Project</b>			
	2.)	Description of project location:	Church site at 114 Kerr Street NW to be converted into mixed-use space for affordable housing <small>(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 ####))</small>			
	3.)	Cabarrus County Parcel Identification Number:	56205794830000	3a.)	Parcel Acreage:	.72
	4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.) 15,124
	6a.)	Description of Facility to be served:	Affordable Housing	6b.) Number of Lots	1	6c.) Number of Units 15
	7d.)	Additional description information:	<small>We plan to change zoning for mixed-use development for 15 affordable housing units, a WeBuild Concord office, and an incubation space for artists and entrepreneurs.</small>			
	<b>B. Applicant Information</b>	<b>Patrick Graham</b>		<b>CEO</b>		<b>4 Barbrick Ave SW, Suite 10</b>
<small>(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.)</small>		<small>(Title)</small>		<small>(Applicant's Street or Box Number)</small>		
<b>WeBuild Concord</b>				<b>Concord, NC 28025</b>		
<small>(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.)</small>				<small>(Applicant's City, State, Zip Code)</small>		
<b>7045774355</b>						
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>		
<b>Patrick Graham</b>		<small>(Name)</small>	<b>pgraham@webuildconcord.org</b>	<small>(Email)</small>	<b>pgraham@webuildconcord.org</b>	
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>		<small>(Applicant's Email Address)</small>				
<b>REQUIRED</b> Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.						
<b>C. Design Engineer Information if available</b>	<b>TBD - out for bid</b>					
	<small>(Typed name of North Carolina Professional Engineer)</small>			<small>(Company Name)</small>		
	<small>(NCPE Registration Number)</small>			<small>(Street or Box Number)</small>		
	<small>(Phone Number)</small>			<small>(City, State, Zip Code)</small>		
	<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>			<small>(Engineer's Email Address)</small>		

**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):

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

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

90	% Domestic
10	% 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: 2,735 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 Apartments (3 bedroom)	240	gal/ Day	2	GPD	480
Residential Apartments (2 bedroom)	160	gal/ Day	13	GPD	2,080
5 offices spaces for 7 individuals total	25	gal/ Day	7	GPD	175
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>2,735</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, Patrick Graham, 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.

**Patrick Graham** Digitally signed by Patrick Graham  
 Date: 2022.10.24 12:25:52 -04'00'

**10/24/2022**

Signature:

Date:



## **114 Kerr Street Project**

The area surrounding 114 Kerr Street NW, Concord, NC 28025, is under redevelopment. Because of its proximity to an arts district, we plan to change zoning for mixed-use development for 15 affordable housing units, a WeBuild Concord office, and an incubation space for artists and entrepreneurs.

This development will ensure affordable housing that aligns with the area's current vision.



**CONCEPT PLAN**  
SCALE - 1" = 20'-0"

**SITE DATA:**

IDENTIFICATION:  
5620-57-9483

ACREAGE  
TOTAL ACRES = X

IMPERVIOUS SURFACE  
PROPOSED = 6,400 SF  
EXISTING EDU -4,408  
EXISTING SANCTUARY -3,279  
EXISTING PAVING - 2,500 SF +/-

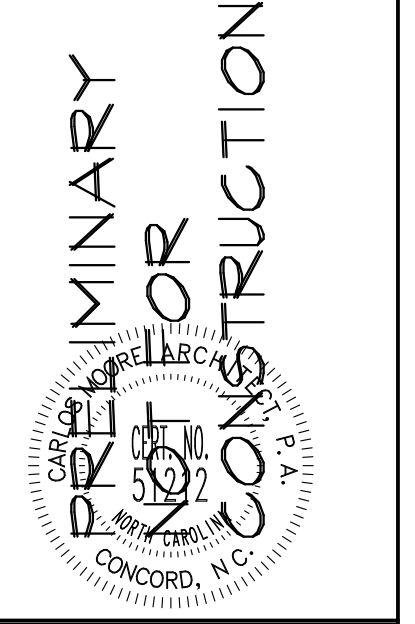
ZONING  
RC  
CURRENT USE IS VACANT CHURCH &  
ASSOC EDUCATIONAL WING  
PROPOSED USE IS APARTMENTS /  
GALLERY SPACE / STUDIO'S (?)  
USE IS STILL UNDETERMINED

SETBACKS  
F: 24'  
S: 20'  
R: 20'  
MAX BLDG HT.: 35'

PARKING SPACES:  
1.5 SPACES / UNIT = 15 UNITS MAX  
= 23 SPACES  
1 VAN ACCESSIBLE SPACE  
1 LOADING AREA

ADD GALLERY SPACE  
PARKING?

NOTICE:  
ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BILLING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.  
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**Carlos J. Moore**  
ARCHITECT, P.A.  
222 CHURCH ST. NORTH, CONCORD, NC 28025  
(704) 788-8333 cmoorearch@vnet.net

PROJECT TITLE:  
**CHANGE OF USE FOR  
CEDAR & KERR ST DEVELOPMENT  
217 CEDAR ST / 114 KERR ST CONCORD NC**

SHEET TITLE:  
**CONCEPT PLAN**

DATE: 04.04.2022  
DESIGN:  
FINAL:

REVISIONS:

DRAWING NUMBER: XXXXXX  
DRAWN BY: VLM  
CHECKED BY: V. MOORE

SHEET  
**SP = 1**  
OF 1 TOTAL # OF SHEETS

**Public**

**Jim Ramseur Park (Ph 1 and 2) (CN-PSA-2022-00142)**

1252 Cox Mill Rd.

<b>DRC</b>	<b>Entitled</b>	<b>Units</b>	<b>PRS Routed</b>	<b>Considered 3/22</b>	<b>Considered 7/19</b>	<b>Considered 9/20</b>	<b>Technically Approved</b>
6/30/2022	Yes	Splash pad, pickleball, basketball, dog park, maintenance building, 53,325 sf recreation building	No	No	No	No	No

**Ph 1 Allocation Request**

<b>Total</b>	<b>2023</b>
<b>10,500</b>	<b>10,500</b>

**Ph 2 Allocation Request**

<b>Total</b>	<b>2023</b>
<b>17,037</b>	<b>17,037</b>

<b>Office</b>	<b>Small Area Plan</b>	<b>Part of Approved Mixed Use</b>	<b>Annexation (Not ED)</b>	<b>Logistics/Distribution</b>	<b>Total</b>
0	0	0	0	0	0

**Brief Summary**

The City of Concord Park Department is requesting sewer allocation for Phase 1 and Phase 2 of the Jim Ramseur Park Project. Phase 1 will consist of a splashpad pavilion, pickleball pavilion, basketball pavilion, dog park, maintenance building. In phase two the Park Department is proposing a 53,325 sf Recreation building.





CN-PSA-2022-00142

## Jim Ramseur Park

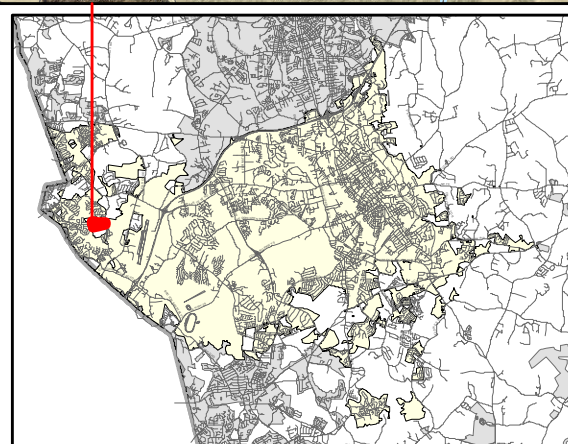
Type: Public

28.6 acre park

Allocation Request: 27,537

Project Score: 0

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County





**PRELIMINARY WASTEWATER FLOW APPLICATION**

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

<b>TO BE COMPLETED BY THE CITY OF CONCORD</b>	
Planning Case No:	
Engineering Project No:	
ATC No:	

<b>A. Project Information</b>	1.)	Project Title:	Jim Ramseur Park - Phase I			
	2.)	Description of project location:	1252 Cox Mill Rd, Concord, NC 28027			
	3.)	Cabarrus County Parcel Identification Number:	4680-23-8327-0000	3a.)	Parcel Acreage:	~27.2
	4.)	Site Zoning and use:		5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served:	Recreation Complex	6b.) Number of Lots	1	6c.) Number of Units
	7d.)	Additional description information:	Recreation Complex consisting of pickleball & basketball courts, passive park, splashpark and other amenities			
	<b>B. Applicant Information</b>	George A. Berger      Senior Planner		147 Academy Avenue NW		
		(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)				
City of Concord		Concord, NC 28026-0308				
(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)				
704-920-5611		(Applicant's Facsimile Number)				
(Applicant's Phone Number)		(Applicant's Email Address)				
See above      (Name)		bergerg@concordnc.gov      (Email)		bergerg@concordnc.gov		
(Name with Title and Email of contact person, who can answer questions about application)						
<b>REQUIRED</b>						
<b>Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.</b>						
<b>C. Design Engineer Information if available</b>	Ray Nix		Woolpert North Carolina, LLC			
			(Company Name)			
	(Typed name of North Carolina Professional Engineer)		13860 Ballantyne Corporate Place, Suite 425			
	054074		(Street or Box Number)			
	(NCPE Registration Number)		Charlotte, NC 28227			
	843.972.4596		(City, State, Zip Code)			
	(Phone Number)		ray.nix@woolpert.com			
Ray Nix		(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):		2.) The type of wastewater is (indicate percentage):	
<input type="checkbox"/> Residential Subdivision	<input type="checkbox"/> Retail (Stores, shopping centers)		% Domestic
<input type="checkbox"/> Apartments/Condominiums	<input type="checkbox"/> Institution	100	% Commercial
<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Hospital, nursing home, dental		% Industrial
<input type="checkbox"/> School, preschool, daycare	<input type="checkbox"/> Church		% Other use (Specify) _____
<input type="checkbox"/> Restaurants (Food or drink facilities)	<input checked="" type="checkbox"/> Sports Centers	3.) Pretreatment required:	
<input type="checkbox"/> Hotels or motels	<input type="checkbox"/> Business, offices, factories	<input checked="" type="radio"/> No <input type="radio"/> Yes (Specify or attach effluent documentation)	
<input type="checkbox"/> Other (specify): _____			

4.) Volume of wastewater flow to be allocated for this particular project: 10,500 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T .0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

b) Per 15A NCAC 02T.0114(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
Splashpad Pavilion	see attached gal/		GPD 3,250
Pickleball Pavilion	see attached gal/		GPD 4,000
Basketball Pavilion	see attached gal/		GPD 1,500
Dog Park	see attached gal/		GPD 500
Maintenance Building	see attached gal/		GPD 1,250
	gal/		GPD
		<b>Total</b>	<b>GPD 10,500</b>

**Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT**

**E. Applicant Acknowledgment**

I, George A. Berger, 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: 11/7/2022

**WASTEWATER GENERATION AND DESIGN CONSIDERATIONS**

**Jim Ramseur Park**  
**City of Concord, NC**

Date Printed 11/3/2022

Last Revision 11/3/2022

Wastewater Flow Generation:

Description	Unit	Unit Demand (gpd/per unit)	Avg Daily Flow (ADF in gpd)			Peaking Factor*	Peak Daily Flow (gpd)
			Unadjusted (gpd)	Adjustment Factor	Adjusted (gpd)		
Primary Recreation Building, Phase II (53,325 SF Gross)							
Gymnasium, SF	19611	50 per 100 SF	9806	1.000	9806	2.50	24,514
Multi-Use Area (Karate/Dance/Fitness), SF	8042	50 per 100 SF	4021	1.000	4021	2.50	10,053
Multi-Purpose Area, SF	3425	50 per 100 SF	1713	1.000	1713	2.50	4,281
Spectator Seating, per Seat	264	5 per Seat	1320	1.000	1320	2.50	3,300
General Business and Staff Areas, SF	1783	10 per 100 SF	178	1.000	178	2.50	446
			Subtotal for Phase II		17037		42,593
Splashpad Pavilion - Phase I (See Chart)	13	250	3250	1.000	3250	2.50	8,125
Pickleball Pavilion - Phase I (See Chart)	16	250	4000	1.000	4000	2.50	10,000
Basketball Pavilion - Phase I (See Chart)	6	250	1500	1.000	1500	2.50	3,750
Dog Park - Phase I (See Chart)	2	250	500	1.000	500	2.50	1,250
Maintenance Building - Phase I Per Employee	5	250	1250	1.000	1250	2.50	3,125
			Subtotal for Phase I		10500		26250
<b>TOTAL FLOW</b>					<b>27,537</b>		
<b>TOTAL PEAK FLOW</b>							<b>68,843</b>

Description of Adjustments:

1. The Recreation Building will primarily be used in the weekday evenings and weekends throughout the calendar year. Weekday usage during school hours will likely be sparse.

\*Peaking Factor As Determined by Commercial/Retail/Industrial Use

**CHECK CAPACITY OF GRAVITY SEWER SYSTEM**

$$Q_{max} = (1.49/n) \times A \times R^{.67} \times S^{.5}$$

where:  $Q_{max}$  = Maximum Flowrate (cfs)

n = Mannings Roughness Coefficient

A = Cross Sectional Area (sf)

R = Hydraulic Radius (ft)

S = Slope (ft/ft)

Calculate Cross Sectional Area of Pipe

$$\text{Dia (in)} = 8.00$$

$$A \text{ (sf)} = \text{PI} \times d^2 / 4$$

$$A \text{ (sf)} = 0.35$$

Calculate Hydraulic Radius

$$R \text{ (ft)} = \text{Area} / \text{Wetted Perimeter}$$

$$R \text{ (ft)} = (\text{PI} \times d^2 / 4) / (\text{PI} \times d)$$

$$R \text{ (ft)} = 0.17$$

Select Variables

$$n = 0 \text{ PVC}$$

$$S \text{ (ft/ft)} = 0$$

$$Q_{max} \text{ (cfs)} = 0.77 \quad \text{**or} \quad Q_{max} \text{ (gpm)} = 343.97$$

$$Q_{proposed} \text{ (gpm)} = 47.81 \quad \text{using peak flow}$$

Therefore, 8 in diameter PVC gravity sewer is O.K.

**CHECK VELOCITY:**

$$V = (k/n)(R_h)^{.49} S^{.54}$$

$$V_{comp} = 2.20 \text{ fps}$$

$$V_{min} = 2.00 \text{ fps}$$

The following is the fixture unit count for the buildings as provided by the architect:

Fixture Type	Fixture Unit Value as Load Factor	Minimum Size of Trap (inches)	No. Anticipated	Total Fixture Value
<b>Primary Recreation Building, Phase II</b>				
Automatic clothes washers, commercial	3	2	1	3
Drinking fountain	0.5	1.25	12	6
Floor drains	2	2	16	32
Kitchen sink, domestic	2	1.5	1	2
Kitchen sink, domestic with food waste grinder and/or dishwasher	2	1.5		0
Hose Bib	1	n/a	4	4
Lavatory / Sink	1	1.25	24	24
Icemaker	1	2	1	1
Service / Janitorial Sink	2	1.5	3	6
Urinal, 1 gallon per flush or less	2	See Code	7	14
Water closet, public (1.6 gpf)	4	See Code	28	112
			Sub-Total	204
<b>Splashpad Pavilion - Phase I</b>				
Drinking fountain	0.5	1.25	2	1
Floor drains	2	2		0
Kitchen sink, domestic	2	1.5		0
Hose Bib	1	n/a		0
Lavatory / Sink	1	1.25	5	5
Icemaker	1	2		0
Service / Janitorial Sink	2	1.5	1	2
Urinal, 1 gallon per flush or less	2	See Code		0
Water closet, public (1.6 gpf)	4	See Code	5	20
			Sub-Total	28
<b>Pickleball Pavilion - Phase I</b>				
Drinking fountain	0.5	1.25	2	1
Floor drains	2	2		0
Hose Bib	1	n/a		0
Lavatory / Sink	1	1.25	5	5
Service / Janitorial Sink	2	1.5	1	2
Urinal, 1 gallon per flush or less	2	See Code	1	2
Water closet, public (1.6 gpf)	4	See Code	7	28
			Sub-Total	38
<b>Basketball Pavilion - Phase I</b>				
Drinking fountain	0.5	1.25	1	0.5
Floor drains	2	2		0
Lavatory / Sink	1	1.25	2	2
Service / Janitorial Sink	2	1.5	1	2
Water closet, public (1.6 gpf)	4	See Code	2	8
			Sub-Total	12.5
<b>Dog Park - Phase I</b>				
Drinking fountain - Dual Use	0.5	1.25	2	1
			Sub-Total	1
<b>Maintenance Building - Phase I</b>				
Drinking fountain	0.5	1.25	1	0.5
Floor drains	2	2		0
Hose Bib	1	n/a		0
Lavatory / Sink	1	1.25	1	1
Service / Janitorial Sink	2	1.5	1	2
Urinal, 1 gallon per flush or less	2	See Code	1	2
Water closet, public (1.6 gpf)	4	See Code	1	4
			Sub-Total	9.5



# SITE and Utilities

## **Existing Site**

The project site is located at 1252 Cox Mill Road in Concord and consists of three tax parcels totaling approximately 28.6 acres. The site is an existing residence, a shop/storage building and a house barn. Access to the property is from a driveway connected to Cox Mill Road. The property is adjacent to Cox Mill Elementary School to the South and the Clarke Creek Wetland and Herron Rookery to the North. According to topographic information, the site has about 60 vertical feet of difference between the driveway access of Cox Mill Road and the Southwestern limits of the construction limits. The site is generally graded from the Northeast to the Southwest.

The site has a variety of existing utilities within the limits to include potable water, primary electric, communications and data networking.

## **Demolition**

The demolition for the project consists of removal of the primary residence, ancillary structures and some asphalt pavement within the property limit. Existing utilities may require removal or relocation as required to serve the proposed improvements.

## **Proposed Site**

The property site will be home to the Jim Ramseur Park. The park will be constructed in two phases. The first will include the parking facility, pickleball courts, basketball courts, a splashpad and playground, a natural amphitheater, and several pavilions. The park will be completed with the construction of a recreation center in Phase II. Please refer to the included site plan.

## **Utilities**

Several options exist for the conveyance of the sanitary sewer to be generated by the development. The options include connection to either of the lift stations at the Cox Road Elementary School; Connection to a proposed 8" and 10" gravity sewer line to be constructed by others through the project site by the developer to the North of the site; or construction of a lift station to serve the subject property. Said options are expounded and included in the attached memorandum dated July 22<sup>nd</sup> provided to the City.

All sanitary sewer is subject to review, approval and capacity provided by the Cabarrus County Water and Sewer District.

A water main will connect to a 16" existing water main located along the right of way Cox Mill Road. The extension will branch to serve both the fire main connection and the portable water needs. The pressure and flow within the existing system is anticipated to be adequate to serve the facility.

# Memo

**To:** Jason Pauling  
Andrew Pack

**From:** Greg Harnish, PE

**Date:** February 16, 2022  
R1 – 22 July 2022

**Subject:** Jim Ramseur Park – Sanitary Sewer Evaluation

## BACKGROUND:

1. Alex Waldon and Greg Harnish met with William Van Wieren, Facilities Manager for Cabarrus County Schools on the afternoon of January 26<sup>th</sup> to investigate the lift stations located at the Cox Mill Elementary School. Photographs taken by Woolpert and information provided by Mr. Wieren regarding the existing lift stations may be provided upon request. The following is a summary of the existing condition of the pump station per field observation:
  - a. Field House Lift Station: Located to the east side of the building at the athletic fields, the pump is “taxed” when the fields are heavily used for events. The duplex station consists of two 1.5” HP pumps running on 208V, 3 phase power. According to the information on the control panel, the pumps were manufactured in March of 2010. The station does not have an emergency pump connection nor telemetry. According to GoogleEarth, the rim elevation for the station is approximately +624. From observation, the depth to the pumps on float was between 10 and 12 feet. The pump station discharges to a gravity sewer manhole located to the Northwest of the Elementary School. Said manhole conveys flow to the primary lift station. According to Jason Pauling, the fields are maintained and used primarily by the City of Concord (the “City”).
  - b. Primary Lift Station: Located at the Northwest side of the Elementary School and just SW of the playground, this station receives all flow from the property. In other words, the station pumps wastewater generated by the school and the athletic events. According to the cut sheet dated from July of 2002, the duplex station consists of two 7.5” HP Flygt pumps running on 480V, 3 phase power and capable of pumping 140 GPM at 80 feet of total dynamic head. The pump model number is 3127.170. The wet well is 60” in diameter. The control panel did not provide any information on the pumps. The station does not have an emergency pump out connection. According to Mr VanWeiren, the telemetry system does not work. The rim elevation for the station is approximately +642. From observation, the depth to the pumps on float was between approximately 14 feet. According to Mr VanWeiren, the pump station discharges to a gravity sewer manhole “about a half mile away” at the entry to one of the residential neighborhoods located to the south along Cox Mill Road. The force main size between the pump station and discharge is unknown. Mr VanWeiren stated that the County School District would not have an aversion to upgrading the existing station.
2. DPR has provided a preliminary plan for a gravity sewer main to be constructed within the park project. Said main can serve both the park project and the proposed residential development to the North of the park project. The preliminary plan was coordinated with the anticipated park improvements. According to the plan, the gravity sewer

line will cross the existing wetlands and Clarks Creek which bound the projects to the west. The gravity main will connect to a manhole situated on the west side of the creek.

3. The park project can also be served by a lift station to discharge to the gravity system on the west side of Clarke Creek.

#### SANITARY SEWER DESIGN OPTIONS:

Preliminary grading for the recreation building to be located at the Jim Ramsauer Park indicates an anticipated finish ground floor elevation of ~+630. The proposed project also has several structures with restroom facilities and a splash pad. Based upon the findings at the elementary school (refer to Attachment A), the aforementioned preliminary plan prepared by DPR and direction provided by the City, several design scenarios may be considered as follows:

- a. Option 1: Directly Connect to the Primary Lift Station: The recreation building will NOT be able to reach the primary lift station on the elementary school site via gravity. Therefore, connection to the primary lift station would require a new lift station on the project property with a force main connecting to the existing primary lift station. At a minimum, upgrades to the existing primary lift station on the elementary school site include an emergency pump out vault, replacement of the rail system, and telemetry. From the information provided, the pumps may require removal and replacement as well. This option will require an agreement with Cabarrus County School that will include elements of the work to be performed; assignment of cost for said work; and an arrangement for ongoing maintenance.
- b. Option 2: Directly Connect to the Field House Lift Station: The distance to the field house lift station is about 1,100 feet. Assuming 0.42% slope and fall across several manholes, the additional fall would be approximately five feet. Therefore, the invert entering the field house station would be ~+620. Thus, it appears gravity could be connected to the Field House Lift Station. However, the auxiliary buildings to be located in the SW portion of the park site such as the proposed restroom and maintenance facility may not have adequate fall.

Regardless, both the existing field house and primary lift station on the elementary school site must be upgraded for this option. The upgrades to the existing field house lift station should include an emergency pump out vault, which appears to have been omitted. Telemetry may not be required for the field house station, but it would be beneficial to the stakeholders. The size and functionality of the existing pumps is not known. Required upgrades to the existing primary lift station on the elementary school site are identical to those stated in Option 1 above. From the information provided, the pumps may require replacement for both stations as well. This option will require an agreement with Cabarrus County School.

- c. Option 3: Connect to gravity sewer main: DPR has presented a preliminary design to the City for the construction of a gravity sanitary sewer line running from the adjacent property to the north to the primary gravity main lying along Clarke's Creek to the Southwest extent of the property. The gravity main is the desired option for the residential neighborhood proposed to the north. If the City does not contribute to the planning, design and construction of the gravity sewer main, this option would certainly be the least expensive. However, Woolpert understands the developer has requested a cost sharing agreement of some kind.

This option will require a developer's agreement with the private developer and an easement to be dedicated for the gravity main. While the developer's engineer has presented a timeline to Woolpert with construction anticipated to conclude in March of 2023, the City has presented concerns with the viability of the residential development. Woolpert understands that the developer has not applied for sewer allocation, which is a critical milestone for developments within the wastewater treatment basin. In the current environment, a moratorium for issuance of sanitary sewer approvals could shelve the project for five or more years. This situation has most recently occurred to the southeast of Charlotte.

- d. Option 4: Construct onsite gravity and lift station: This option consists of construction of gravity sewer main within the park leading to lift station to be placed near the maintenance building in the SW corner of the developed park site. The park will not be dependent upon agreement with Cabarrus County School nor the



timing of the gravity main by the developer to the north. This option eliminates external factors pertaining to both the developer to the North and the Elementary School to the south.

In a meeting held with Jason Pauling on Friday, July 15<sup>th</sup>, the City is aware that the lift station may be designed to serve either or both the school and the developer. However, the decision to incorporate the additional flow from either or both of these properties should be made early in the process as the design of the lift station wet well and the size of the force main are dependent upon the anticipated flow rates.

e. Option 4: Construct onsite and offsite gravity and lift station:

Because the existing fields to the west of the elementary school are maintained and used primarily by the City, Jason has asked Woolpert to investigate the potential to connect the field house to the lift station proposed for the park. Additional information will be required to determine feasibility for the connection. The alternative is to increase the depth of the wet well. Furthermore, a flow determination from the facility should be incorporated prior to design of the lift station.

CONCLUSION:

Options 1 and 2 require field investigation, additional due diligence and two- or tri-party agreements. The two options represent the costliest of the five options explored in this memorandum as well as the largest number of unknowns pertaining to the design.

Option 3 presents as the least expensive. This option requires additional due diligence, agreements and easements to be discussed and negotiated with the developer. Woolpert also understands the developer may have difficulty in attaining the sewer capacity reservation for the project within the near-term future. Hence, the timing of the project may not be amenable. Woolpert also understand the development has requested a form of cost sharing for the improvements. Agreements that include monetary transactions may require additional time and effort. Lastly, the design of the gravity sewer main will likely require a 10" pipe to minimize the required slope as may be required to meet the cover requirements within the wetland. Said justification may only occur if the elementary school is a participant.

Due to the variables and uncertainty associated with the first three options, the City has directed Woolpert to focus on Option 4. While not the least expensive, Option 4 does afford the City autonomy from the pragmatism and challenges inherent with Options 1 thru 3. To a certain extent, Option 4 allows the City to dictate the schedule for design and construction. Furthermore, the project can revert to Option 3 and abandon the pump station should the developer to the north move forward with the residential development.



Option 5 should be viewed as an extension or future phase of Option 4. While incorporation of the fieldhouse into the proposed pump station can be completed at this time, Woolpert recommends deferral as a means of limiting capital expenditure. Extension of the gravity main from the proposed lift station to serve the existing fieldhouse building could be considered as a future option to abandon the existing pump station. This option could be considered in lieu of replacing the pumps or other maintenance as may be required in the future at the fieldhouse lift station.

ATTACHMENTS:

- A - Findings at the elementary school
- B - Preliminary plan prepared by DPR
- C – Sketch for Options 3, 4 and 5
- D - Order of magnitude cost estimate

# Cox Mill Elementary

## Legend

-  Cox Mill Elementary
-  Cox Mill Elementary

Cox Mill Elementary Playground

Primary Lift Station

Manhole (not field located) receiving flow from Field House Lift Station and Elem School. Discharge to East side of Primary Lift Station

Cox Mill Elementary

Field House Lift Station

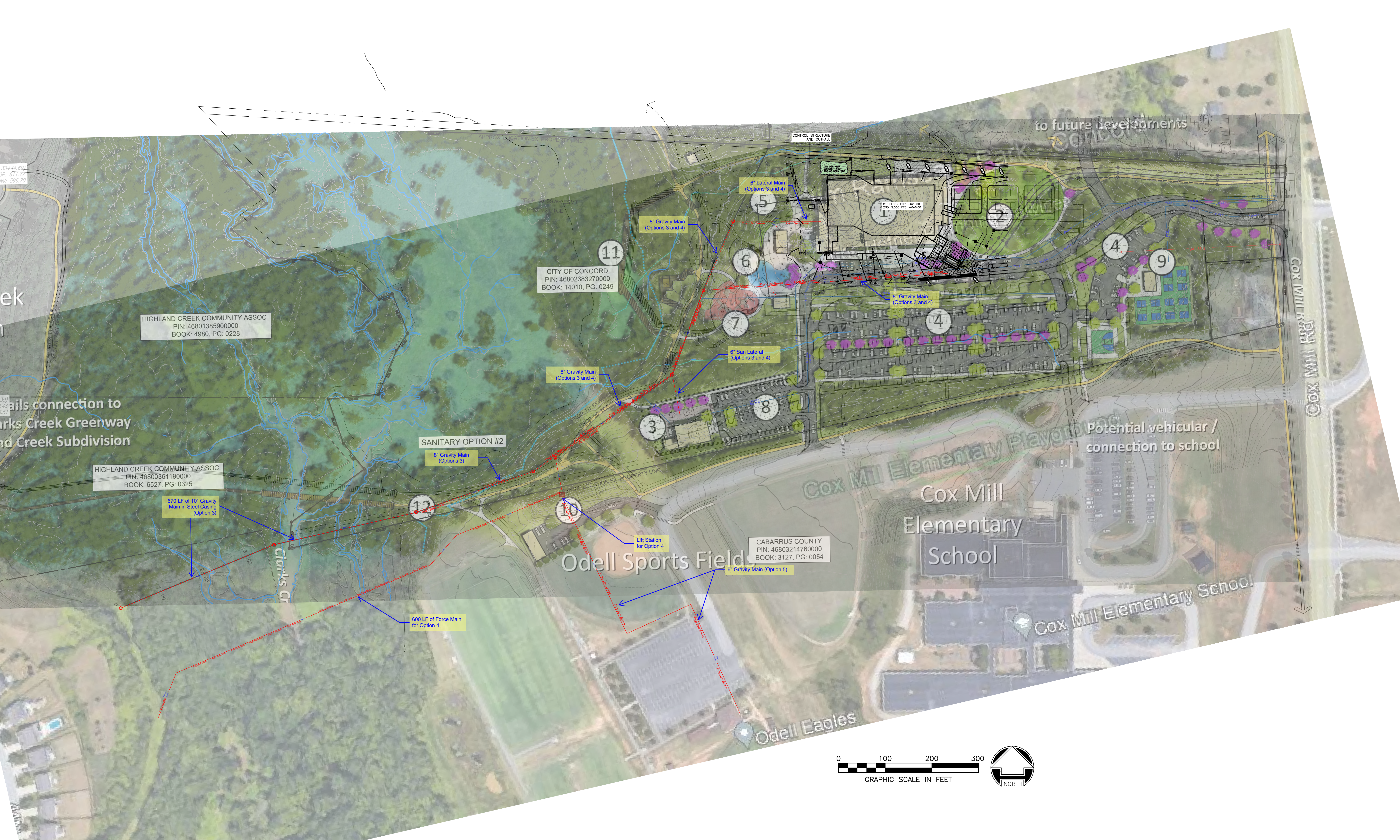
Google Earth

Image © 2021 Maxar Technologies



400 ft





33+44.60  
 OP: 611.77  
 INV: 596.70

ek

ails connection to  
 rks Creek Greenway  
 nd Creek Subdivision

HIGHLAND CREEK COMMUNITY ASSOC.  
 PIN: 46800361190000  
 BOOK: 6527, PG: 0325

HIGHLAND CREEK COMMUNITY ASSOC.  
 PIN: 46801385900000  
 BOOK: 4980, PG: 0228

670 LF of 10" Gravity  
 Main in Steel Casing  
 (Option 3)

Clarks Cr

SANITARY OPTION #2  
 8" Gravity Main  
 (Options 3)

600 LF of Force Main  
 for Option 4

CITY OF CONCORD  
 PIN: 46802383270000  
 BOOK: 14010, PG: 0249

8" Gravity Main  
 (Options 3 and 4)

6" San Lateral  
 (Options 3 and 4)

Lift Station  
 for Option 4

6" Gravity Main (Option 5)

CABARRUS COUNTY  
 PIN: 46803214760000  
 BOOK: 3127, PG: 0054

Odell Sports Field

Odell Eagles

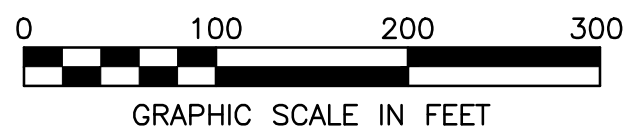
Cox Mill  
 Elementary  
 School

Cox Mill Elementary School

Potential vehicular /  
 connection to school

to future developments

Cox Mill Rd





**Sanitary Sewer - Option 1, Connect to ES Primary Lift Station**

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	6" Service Lateral	150	LF	\$40.00	\$6,000.00
	8" PVC Gravity Sewer Main <sup>3</sup>	1,000	LF	\$55.00	\$55,000.00
	Gravity Sewer Manholes	3	EA	\$3,500.00	\$10,500.00
	Pump Station	1	EA	\$100,000.00	\$100,000.00
	3" Force Main	630	LF	\$30.00	\$18,900.00
	Sod / Site Restoration	1	LS	\$20,000.00	\$20,000.00
	<b>UPGRADES TO EXISTING PRIMARY STATION</b>				
	Install and Monitor Flowmeter	1	EA	\$3,500.00	\$3,500.00
	Replace Existing Pumps	2	EA	\$25,000.00	\$50,000.00
	Install Telemetry System	1	EA	\$15,000.00	\$15,000.00
	Install Vault and Emergency Pumpout	1	EA	\$7,500.00	\$7,500.00
	Connect to Existing Wetwell	1	EA	\$2,500.00	\$2,500.00
	<b>CONTINGENCY</b>				
	Agreement with Cabarrus County <sup>4</sup>	1	EA	\$20,000.00	\$20,000.00
	Consultant Services - Evaluation and Design	1	LS	\$30,000.00	\$30,000.00
				<b>TOTAL OPTION 1</b>	<b>\$338,900.00</b>

**Sanitary Sewer - Option 2, Connect to Field House Lift Station**

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	6" Service Lateral	150	LF	\$40.00	\$6,000.00
	8" PVC Gravity Sewer Main <sup>3</sup>	2,200	LF	\$55.00	\$121,000.00
	Gravity Sewer Manholes	5	EA	\$3,500.00	\$17,500.00
	Sod / Site Restoration	1	LS	\$20,000.00	\$20,000.00
	<b>UPGRADES TO EXISTING FIELD HOUSE LIFT STATION</b>				
	Connect to Existing Wetwell	1	EA	\$3,500.00	\$3,500.00
	Replace Existing Pumps	2	EA	\$25,000.00	\$50,000.00
	<b>UPGRADES TO EXISTING PRIMARY STATION</b>				
	Install and Monitor Flowmeter	1	EA	\$2,000.00	\$2,000.00
	Replace Existing Pumps	2	EA	\$25,000.00	\$50,000.00
	Install Telemetry System	1	EA	\$15,000.00	\$15,000.00
	Install Vault and Emergency Pumpout	1	EA	\$7,500.00	\$7,500.00
	<b>CONTINGENCY</b>				
	Agreement with Cabarrus County <sup>4</sup>	1	EA	\$20,000.00	\$20,000.00
	Consultant Services - Evaluation and Design	1	LS	\$30,000.00	\$30,000.00
				<b>TOTAL OPTION 2</b>	<b>\$342,500.00</b>

**Sanitary Sewer - Option 3, Gravity Run Thru Site to Serve Residential to North**

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	6" Service Lateral <sup>7</sup>	42	LF	\$40.00	\$1,680.00
	8" PVC Gravity Sewer Main <sup>7</sup> (to serve development only)	799	LF	\$55.00	\$43,945.00
	Gravity Sewer Manholes	3	EA	\$3,500.00	\$10,500.00
	Connect to Existing Gravity Main	3	EA	\$2,000.00	\$6,000.00
				\$40.00	
				<b>SUB-TOTAL OPTION 3</b>	<b>\$62,125.00</b>
	<b>WITHOUT COST SHARING, OPTION 3a</b>				
	<b>CONTINGENCY</b>				
	Agreement with Developer <sup>5</sup>	1	LS	\$20,000.00	\$20,000.00
	Coordination of consultants	1	LS	\$10,000.00	\$10,000.00
				<b>TOTAL OPTION 3a</b>	<b>\$92,125.00</b>
	<b>WITH COST SHARING, OPTION 3b</b>				
	<b>CONTINGENCY</b>				
	8" PVC Gravity Sewer Main (portion of thru main) <sup>8</sup>	820	LF	\$55.00	\$22,550.00
	10" Gravity Sewer Main (connecting main, sized for school) <sup>8</sup>	670	LF	\$105.00	\$35,175.00
	20" Steel Casing (for runs under creek) <sup>8</sup>	315	LF	\$210.00	\$33,075.00
	Gravity Sewer Manholes (for thru run) <sup>8</sup>	5	EA	\$1,500.00	\$3,750.00
	Clearing, Dewatering <sup>8</sup>	1	LS	\$50,000.00	\$25,000.00
	Agreement with Developer <sup>5</sup>	1	LS	\$30,000.00	\$30,000.00
	Coordination of consultants	1	LS	\$15,000.00	\$15,000.00
				<b>TOTAL OPTION 3b</b>	<b>\$226,675.00</b>

**Sanitary Sewer - Option 4, Provide Sewer to Subject Parcel Only**

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	6" Service Lateral	316	LF	\$40.00	\$12,640.00
	8" PVC Gravity Sewer Main <sup>3</sup>	1,268	LF	\$55.00	\$69,740.00
	Gravity Sewer Manholes	6	EA	\$3,500.00	\$21,000.00
	Pump Station, including 6' dia wetwell and panel	1	EA	\$100,000.00	\$100,000.00
	3" Force Main	1,025	LF	\$30.00	\$30,750.00
	Clearing, Dewatering <sup>8</sup>	1	LS	\$35,000.00	\$35,000.00
	CONTINGENCY				
	Consultant Services - Evaluation and Design	1	LS	\$10,000.00	\$10,000.00
				<b>TOTAL OPTION 4</b>	<b>\$279,130.00</b>

**Sanitary Sewer - Option 5, Provide Sewer to Subject Parcel and Field House**

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	Cost for Option 4				\$279,130.00
	6" Service Lateral	5	LF	\$40.00	\$200.00
	6" PVC Gravity Sewer Main <sup>3</sup>	730	LF	\$55.00	\$40,150.00
	Gravity Sewer Manholes	4	EA	\$3,500.00	\$14,000.00
	Remove / Abandon Ex. Wetwell and Station	1	LS	\$10,000.00	\$10,000.00
	Abandon Ex. Forcemain	1	LS	\$1,000.00	\$1,000.00
	Sod / Site Restoration	1	LS	\$20,000.00	\$20,000.00
				<b>TOTAL OPTION 5</b>	<b>\$364,480.00</b>

NOTES:

- 1 Impact, Connection and Permitting Fees are NOT included above.
- 2 Maintenance Cost associated with pump stations (via agreement with County or direct) is NOT included above.
- 3 Gravity Sewer Main for all options includes 525 LF of main running East/West thru the property for ancillary and future use.
- 4 Agreement with County may include attorney fees, maintenance agreement, consultant assistance, easement, etc. Actual Cost is TBD.
- 5 Agreement with Developer may include attorney fees, agreements, easement, shared fees, etc. Actual Cost is TBD.
- 6 Quantities are estimated due to the preliminary nature of the design
- 7 Gravity Sewer Services and/or Mains require size to be determined as part of final design
- 8 Cost Sharing Options assumes 50% of unit cost in computing the total

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# J.E. "Jim" Ramseur Park Master Plan

Cabarrus County  
Soil and Water  
Conservation

Driveway / connection  
to future developments

Cox Mill Road

Potential vehicular /  
connection to school

Cox Mill  
Elementary  
School

Odell Sports Fields

## Key

- |                     |                                    |                                       |                                |   |
|---------------------|------------------------------------|---------------------------------------|--------------------------------|---|
| ① Dog Park          | ⑥ Splash Pad                       | ⑪ Shelter (38x34)<br>Restroom (36x28) | ⑬ Shelter - Event Lawn (40x30) | ⑯ Maintenance Building & Trash Collection |
| ② Open Event Lawn   | ⑦ Adventure Playground             | ⑫ Shelter- Dog Park (24x24)           | ⑭ (3)Shelters - Small (16x20)  | ⑰ Phase 2 - Outdoor Education             |
| ③ Splashpad Lawn    | ⑧ Small Amphitheatre               | ⑬ Shelter - Event Lawn (40x30)        | ⑮ Greenway Trails              | ⑱ Restroom Building                       |
| ④ Pickleball Courts | ⑨ (2) Basketball Courts w/Restroom | ⑭ (3)Shelters - Small (16x20)         |                                | ⑲ Phase 2 - Recreation Center             |
| ⑤ Spectator Seating | ⑩ Outdoor Education Pad            | ⑮ Greenway Trails                     |                                | ⑳ Elevated Boardwalk                      |

## Legend

- |   |                     |   |                          |
|---|---------------------|---|--------------------------|
|  | Proposed Shelter    |  | Proposed Restrooms       |
|  | Asphalt Pavement    |  | Storm Detention          |
|  | Concrete Walks      |  | 100 Year Flood Elevation |
|  | Boardwalk / Bridge  |  | Wetland                  |
|  | 10' Multi-Use Trail |  | Property Lines           |