

**Residential: Single Family Detached****RDMS Homes LLC (CN-PSA-2025-00003)**

2625 Old Airport Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
10/17/2024	No	6	No	No

**Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
No	Yes

**Allocation Request**

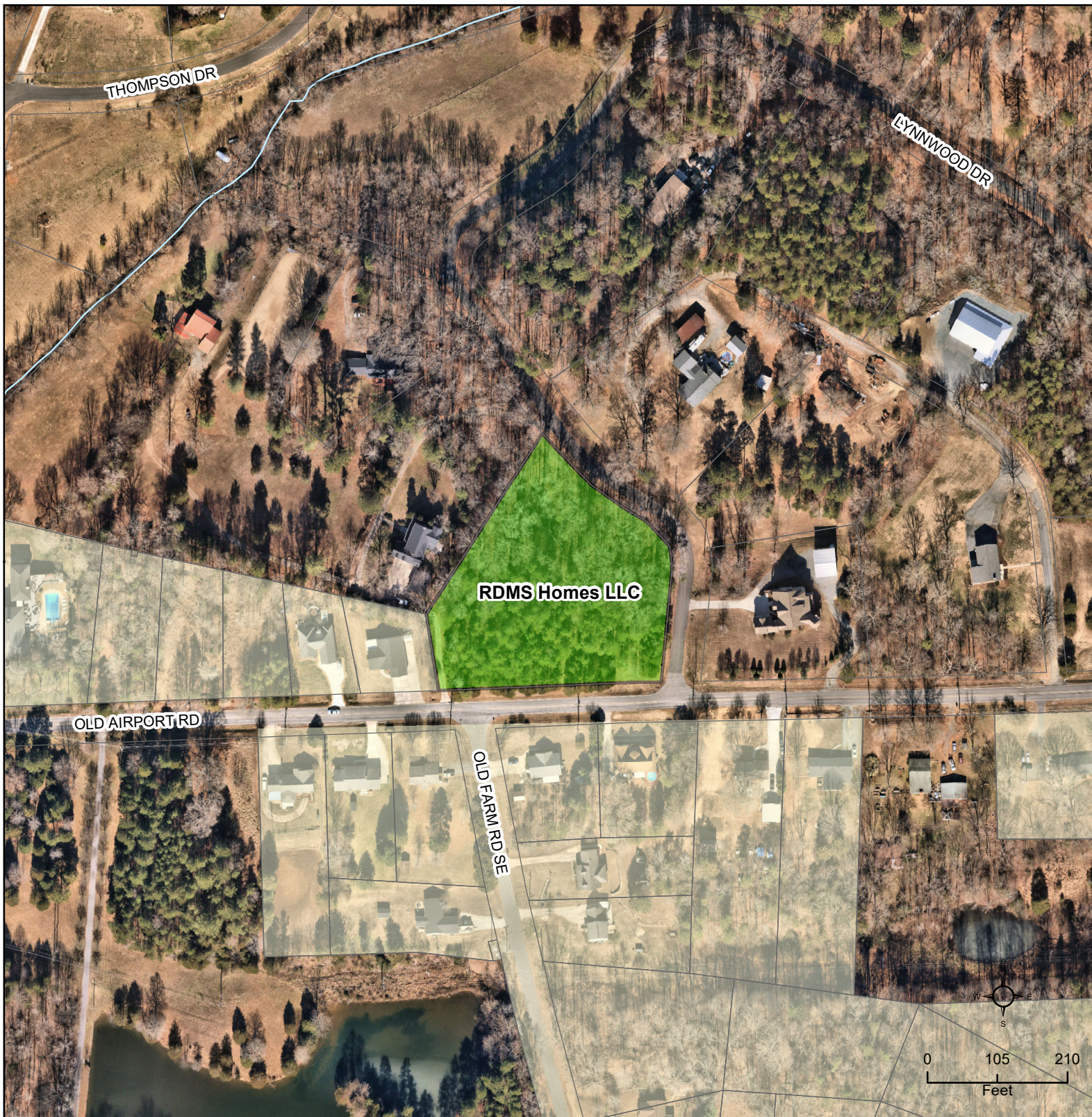
Total	2025
1,800	1,800

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	N/A	N/A	N/A	Positive	Very Negative

**Brief Summary**

The applicant is looking to apply for annexation and rezoning to RM-1 (Residential Medium Density) to develop 6 new parcels with single family homes on each. Public utilities can only be extended to 4 of the 6 lots. The other two lots will need to be served privately and we don't have any indication of if that is possible. The applicant has submitted their annexation record and their conditional rezoning plan for review.





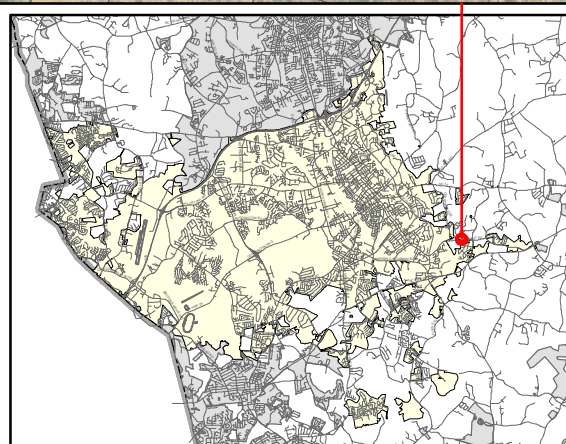
CN-PSA-2025-00003 - RDMS Homes LLC

Type: Residential SF Detached

6 single family units

Allocation Request: 1,800

- 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:	2625 Old Airport				
	2.)	Description of project location:	Old Airport Rd on corner with Lynwood Rd				
	(Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)						
	3.)	Cabarrus County Parcel Identification Number:	3a.)	Parcel Acreage:	2.21		
	4.)	Site Zoning and use:	LDR (Anex rezone to RM-1)	5.)	Area Commercial or Industrial Building	(sq. ft.)	
	6a.)	Description of Facility to be served:	Single Family Homes	6b.)	Number of Lots	6	
	6c.)	Number of Units	6				
7d.)	Additional description information:	We are looking to anex this land to the city of concord and re-zone to RM-1, subdivide land in 6 lots to build 6 (3-4) bedroom single family homes. One per lot					
<b>B. Applicant Information</b>	William Parra		Manager		8611 Concord Mills Blvd. #443		
	(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)		
	RDMS Homes LLC		Concord NC 28027				
	(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)				(Applicant's City, State, Zip Code)		
	704-350-5814		NA				
	(Applicant's Phone Number)		(Applicant's Facsimile Number)				
	William Parra (Manager)	(Name)	wparra@rdmsinvest.com	(Email)	wparra@rdmsinvest.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>	(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 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: 1800 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T.0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
4 Bedroom Homes	300 gal/ day	6 homes	GPD 1,800
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
Total			GPD 1,800

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

**E. Applicant Acknowledgment**

I, William Parra (Manager), 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: 01-13-2025



# Project Description

2625 Old Airport Rd.

**Developer:** RDMS Homes LLC

Contact: William Parra

Phone: 704-350-5814

**Property address:** 2625 Old Airport Rd., Concord NC 28025

Parcel ID: 56403009720000

Current Zoning (Cabarrus County): LDR Application for Annexation to the City of Concord : CN-ANX-2024-00019

**Area Water and Sewer Utility Description:** Existing public water and sewer available within Old Airport Road right of way.

This lot is adjacent to RM-1 lots under the City of Concord Jurisdiction and RM-2 lots across the street on Old Airport Rd. Our Request is to be assigned a zoning of RM-1 after annexation. With

Proposed Use will be to subdivide lot under the minimum RM-1 density (3 units per ac) and development guidelines for Single Family. Current lot size (2.24ac) will allow under RM-1 a density of 6 lots as per proposed plat and to build one single family home on each subdivided lot for a total of 6 single family homes for the entire project. 4 lots will have frontage to Old Airport Rd and 2 will have frontage to Lynwood rd. No new street development planned.

Current lot area: 2.24 ac

Proposed to subdivide: 6 lots (minimum area 15000 sqft per lot)

Units per lot : 1 single Family home

Total units for development: **6 single family homes**

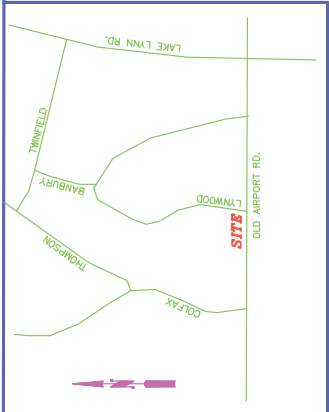
Proposed Dwellings : Single story / 2 story Single Family homes, 1500 sqft minimum each.  
Building heights : single story (20ft), 2 Story (33 ft)

Proposed Development will be in a maximum of 2 phases. 4 units and 2 units for phase 2. Most likely will be all done in one single phase.



**2625 Old Airport Residential Project Narrative** RDMS Homes (Owner) is voluntarily applying for annexation to the city of Concord and if approved subdividing an existing 2.21 acre parcel (PIN 5640300972) into 6 individual residential lots. The land is currently zoned LDR under Cabarrus jurisdiction and after annexation approval a rezoning to RM-1 is requested since there are neighboring lots in the city of concord with this same zoning RM-1. The parcel is located at the intersection of Old Airport Rd and Lynwood Drive. The Owner is in the process of annexing the parcel into the City of Concord. The Owner proposes to discharge all sanitary sewer flow from the 6 new parcels to an existing 8-inch main located in the Old Airport Rd. right of way. Additionally, water service for the new homes will connect to an existing water main located in the Old Airport right of way. To allow for Lots 5 & 6 of the development to access the utilities located in Old Airport right of way, a private utility easement will be recorded on the development plat. Design daily flows for the project assume that all 6 homes will have 4 bedrooms. Total daily design flow based on 75/GPD is 1800 GPD. As per discussion with City of Concord staff, the Owner is aware that the existing 8-inch sewer drains to an existing sanitary sewer pump station that is being evaluated by a Civil engineer in collaboration with the City of Concord Engineering department, draw test result from December 2024 are encouraging but at the moment of this application we are waiting for a pressure gauge for further testing.





Certificate of Acceptance of Offer or Dedication

I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on \_\_\_\_\_, 2024.

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

Plat Review Officer Certificate

State of North Carolina  
County of Cabarrus

I, \_\_\_\_\_ Review Officer of Cabarrus County  
certify that the map or plat to which this certification is  
affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

I, RUFUS JACKSON LOVE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, page \_\_\_\_\_; that the boundaries not surveyed are clearly indicated as drawn from information as found in Book (as shown), page (as shown)); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended.

Witness my original signature and seal this \_\_\_\_\_ day of \_\_\_\_\_

**PRELIMINARY**

N.C.R.L.S. L-2844  
LICENSE NO. \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR

This survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

RUFUS JACKSON LOVE

Certificate of Ownership and Offer of Dedication

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights of way, easements, and/or open space and/or parks, except any of those uses specifically indicated as private, and I further dedicate all sanitary sewer, stormwater drainage and water lines that are located in any public utility easement or right of way and certify that I will maintain all such areas until accepted by the City of Concord, and further that I hereby agree that the plat will be deemed to be dedicated to the City of Concord for a period of one year commencing after final acceptance of required improvements. Any streets indicated as private shall be open to public use, but shall be privately maintained. Said dedication shall be irrevocable provided dedications of easements for storm drainage, whether indicated as private or public, are not made to the City of Concord but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit unless specifically designated a drainage easement to the City of Concord.

BY: \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_

I, \_\_\_\_\_, A Notary Public of the county and state of \_\_\_\_\_, aforesaid certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public  
My commission expires \_\_\_\_\_

Certificate of Final Plat Approval

I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the \_\_\_\_\_ Subdivision was approved by the Administrator with the concurrence of the Development Review Committee at their meeting on \_\_\_\_\_, 2024.

Date \_\_\_\_\_ Planning and Neighborhood Services Director or Designee \_\_\_\_\_

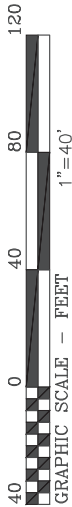
**MINOR SUBDIVISION**

PROPERTY OF

**RDMS HOMES LLC**

2625 OLD AIRPORT ROAD  
DEED BOOK 17015-79, PIN 5640300972  
#11 TOWNSHIP, CABARRUS COUNTY  
NORTH CAROLINA  
JULY 10, 2024

FILE NAME: PARRA-11-6-LOTS-RM-1



OLD AIRPORT ROAD

OLD FARM ROAD

**LEGEND:**

- PROPERTY LINE
  - TIE LINE
  - UNSURVEYED LINE
  - RIGHT-OF-WAY EASEMENT
  - SETBACK LINE
  - COMPUTED POINT
  - POWER POLE
- CP PP

**NOTES:**

- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER FEMA MAP# 371056400K, DATED 11/16/2018.
- AREA DETERMINED BY COORDINATE COMPUTATION.
- CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
- PP DENOTES POWER POLE, NO MONUMENT FOUND OR SET.
- NO NCGRS GRID MONUMENTS ARE WITHIN 2000' OF SUBJECT PROPERTY.
- ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS CURRENTLY ZONED LDR.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL #5640300972.
- THE TOTAL SITE AREA = 2.15 ACRES.

PYRAMID



LAND SURVEYING

RUFUS JACKSON LOVE

PROFESSIONAL LAND SURVEYOR L-2844

P.O. Box 11

Davidson, NC 28036

(704) 892-4249

BASED ON  
DB 470-136  
1976

## Residential: Single Family Detached

### **Branchview Single Family (CN-PSA-2025-00004/CN-RZC-2023-00023)**

805 Branchview Dr. SE.

DRC	Entitled	Units	PRS Routed	Technically Approved
8/24/2023	No	40	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
Yes	Yes

### **Allocation Request**

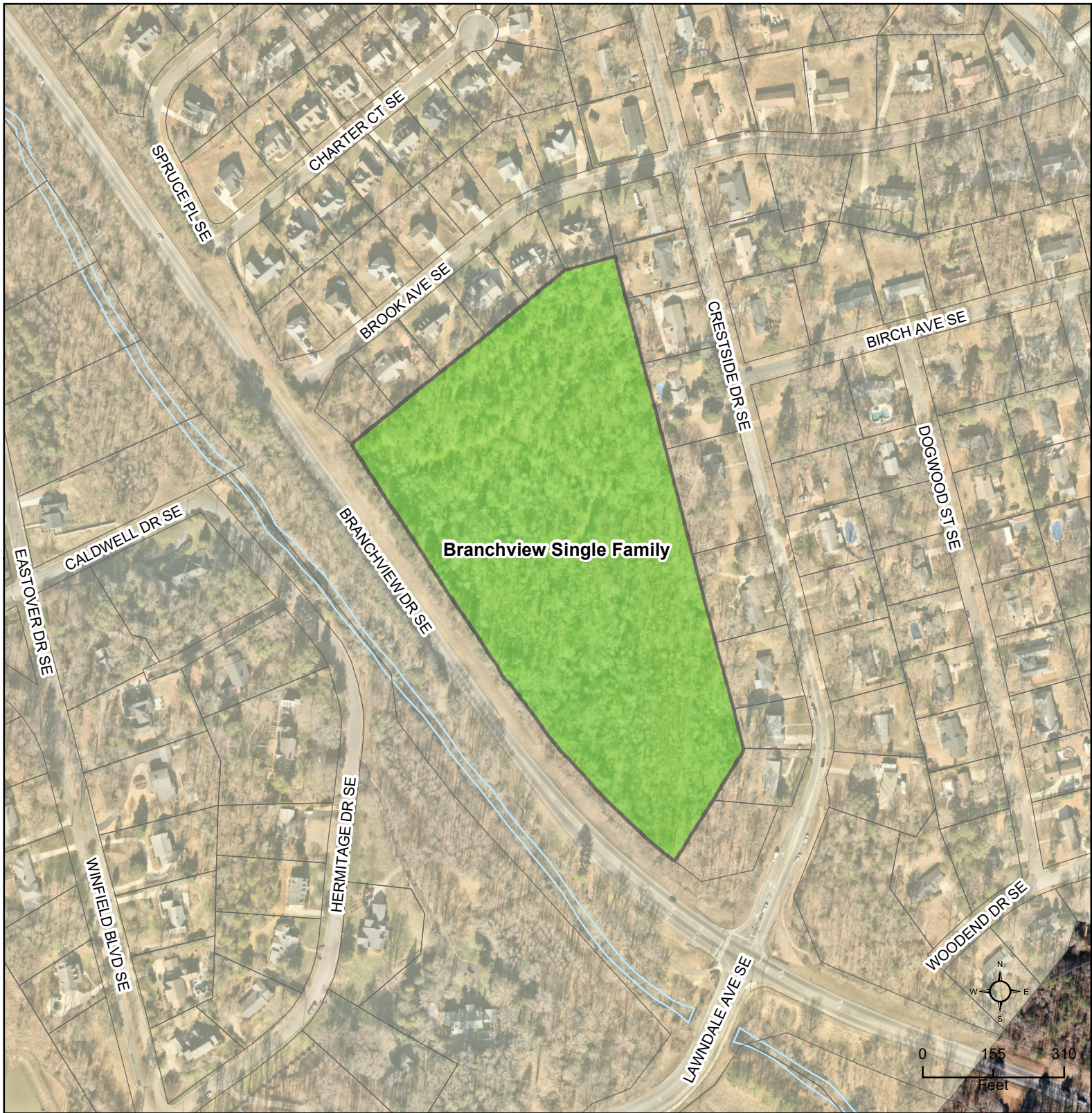
Total	2025
12,000	12,000

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	N/A	N/A	N/A	Positive	N/A

### Brief Summary

The applicant is requesting sewer allocation for 40 single family detached homes located at 805 Branchview Dr. SE. This project went through the rezoning process to rezone from Residential Medium Density (RM-1) to Residential Village Conditional District (RV-CD). The applicant proposed a mixture of front load and rear load townhomes, 80 total units. The project went before Planning and Zoning Commission on October 15<sup>th</sup> and was denied 7-1. The applicant is trying to decide whether they want to offer townhomes along with the single family but didn't make the request for them.










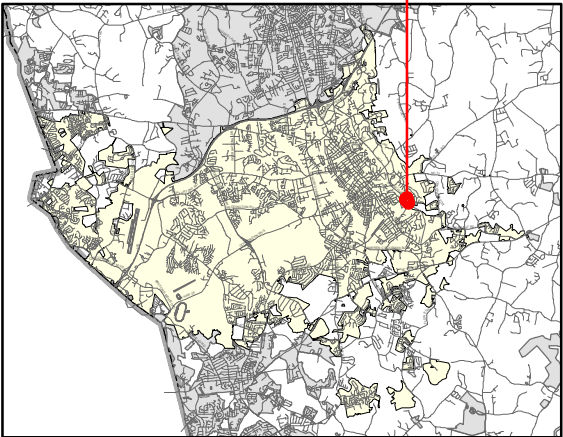
CN-PSA-2025-00004 - Branchview Single Family

Type: Residential    SF Detached

40 single family units

Allocation Request: 12,000

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County







## PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

<b>A. Project Information</b>	1.)	<b>Project Title:</b>	<b>Branchview Single Family</b>					
	2.)	<b>Description of project location:</b>	Located on HW-3 (Branchview Dr. SE.) Approx. 3700 LF S of the intersection of NC-73 (Corban Ave SE) and HW-3 (Branchview Dr SE) <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.)	<b>Cabarrus County Parcel Identification Number:</b>	3a.)	<b>Parcel Acreage:</b>	13.03 ac			
	4.)	<b>Site Zoning and use:</b>	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.)			
	6a.)	<b>Description of Facility to be served:</b>	6b.)	<b>Number of Lots</b>	40	6c.)	<b>Number of Units</b>	40
	7d.)	<b>Additional description information:</b>						
	<b>B. Applicant Information</b>	Chris Boone		President		2907 Providence Road, Suite 250		
(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)						
Capital Land Partners, LLC		Charlotte, NC 28211						
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)		(Applicant's City, State, Zip Code)						
(704)-516-4138		N/A						
(Applicant's Phone Number)		(Applicant's Facsimile Number)						
Chris Boone		(Name)	chrisb@capitallandpartners.com	(Email)		chrisb@capitallandpartners.com		
(Name with Title and Email of contact person, who can answer questions about application)		(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>	Hy V. Nguyen, PE		DPR Design					
	(Typed name of North Carolina Professional Engineer)		(Company Name)					
	NC PE 030523		919 Berryhill Road					
	(NCPE Registration Number)		(Street or Box Number)					
	(704)-332-1204		Charlotte, NC 28208					
	(Phone Number)		(City, State, Zip Code)					
	Ben Lawrence		hnguyen@dpr.design , blawrence@dpr.design					
(Name and affiliation of contact person, who can answer questions about application & designs)		(Engineer's Email Address)						



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

**D. Wastewater Discharge Information**

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

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

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

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

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

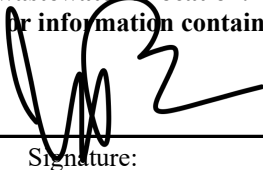
**{Flow rates NOT listed in table 15A NCAC 2T.0114 must be supported with actual water use or wastewater discharge data in accordance with 15A NCAC 2T.0114 (f) and must be attached to this application and sealed by a NC licensed professional engineer.}**

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

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

**E. Applicant Acknowledgment**

I, J. Christopher Boone, 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:

1/13/2025  
 Date:

## **Branchview Single Family**

January 13, 2025

### **Site Development Data:**

--Acreage: ± 13.03 acres

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

--Existing Zoning: RM-1

--Proposed Zoning: RC-CD

--Existing Uses: Residential/Vacant

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

### **General:**

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

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



**Residential: Single Family Detached****Hidden Oaks Development (CN-PSA-2025-00012)**

159 Krimminger Ave. SE.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	6	No	No

**Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
No	No

**Allocation Request**

Total	2025
1,350	1,350

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	N/A	N/A	N/A	Positive	N/A

**Brief Summary**

The applicant is requesting sewer allocation for 6 new single family detached homes at 159 Krimminger Ave. SE. There is currently one existing home that they plan to keep and then the applicants are proposing to subdivide off six new lots. The parcel is zoned Residential Medium Density (RM-1).










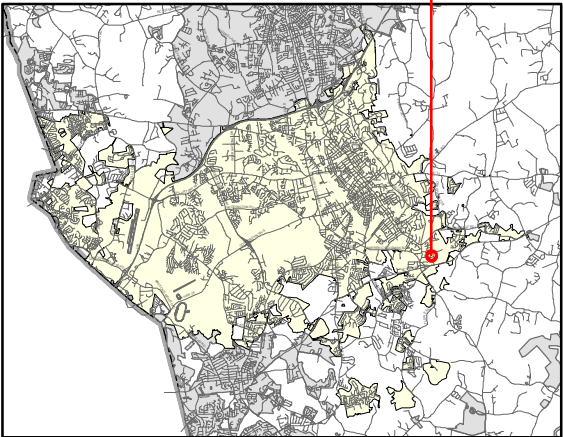
CN-PSA-2025-00012 - Hidden Oaks

Type: Residential    SF Detached

6 single family units

Allocation Request: 1,350

-  Developments
-  Parcels
-  Rivers
-  Concord
-  Cabarrus County







## PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

<b>A. Project Information</b>	1.)	<b>Project Title:</b>	Hidden Oaks Development			
	2.)	<b>Description of project location:</b>	Site is located North-east of the intersection of Hidden Oaks Drive SE (NS-98267) & Krimminger Ave SE (NS-97943) <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.)	<b>Cabarrus County Parcel Identification Number:</b>	55399643280000	3a.)	<b>Parcel Acreage:</b>	±2.79
	4.)	<b>Site Zoning and use:</b>	RM-1	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.) N/A
	6a.)	<b>Description of Facility to be served:</b>	3-Bedroom Residential homes	6b.) Number of Lots	7	6c.) Number of Units 6
	7d.)	<b>Additional description information:</b>	The property will be subdivided into 7 lots, 1 existing lot with an existing home, and 6 new lots that will contain 6 new 3-bedroom homes for sewer allocation.			
	<b>B. Applicant Information</b>	Brandy Sellers		Member		(Title)
(Name of legal owner, board, council, and/or authorized official with title, as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)		3950 Trinity Church Road				
Carolina Real Property Group		(Applicant's Street or Box Number)				
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)		Concord NC 28027				
704-791-9822		(Applicant's City, State, Zip Code)				
(Applicant's Phone Number)		(Applicant's Facsimile Number)				
Brandy Sellers		brandy.sellersus@yahoo.com		brandy.sellersus@yahoo.com		
(Name with Title and Email of contact person, who can answer questions about application)		(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>	Nancy Elizabeth Warlick		CESI			
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	054662		PO Box 268			
	(NCPE Registration Number)		(Street or Box Number)			
	704-648-2684		Concord, NC 28026			
	(Phone Number)		(City, State, Zip Code)			
	Liz Warlick, Professional Engineer		lizwarlick@cesicgs.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: \_\_\_\_\_ 1,350 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T.0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3-Bedroom Single Family Homes	225 gal/ day	6	GPD 1,350
	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, Brandy Sellers, 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:

Brandy Sellers

266AF0914960483

Signature:

1/20/2025

Date:





January 20, 2025

City of Concord  
Planning and Neighborhood Development  
35 Cabarrus Ave W.  
Concord, NC 28025

Re: Hidden Oaks Development Preliminary Sewer Allocation

To Whom It May Concern:

We are pleased to submit this preliminary sewer application.

**Project Narrative:**

The proposed project is to build 6 new residential homes at 159 Krimminger Ave SE, Concord, NC 28025 in Cabarrus County; the homes will contain three bedrooms each and two restrooms. The site will have seven total lots, one existing home, and six new homes to be permitted for sewer allocation. The site is zoned Residential Medium Density (RM-1) and will have public water and public water.

The sewer system will be designed to the NCDENR Minimum Design Criteria for the permitting of Gravity Sewers (Adopted by the Division of Water Quality on February 12, 1996. Updated to 15A NCAC 2T Regulations on March 2008) and the NCDENR Minimum Design Criteria for the permitting of Pump Stations and Force Mains (Adopted by the Division of Water Quality on June 1, 2000).

The proposed sewer will connect to an existing manhole on the City's gravity sewer network. The flow used for the dwelling units is 75 gallons per day (GPD) per bedroom (As per City of Concord Wastewater Regulatory Relief Act G.S. 143-215.1 Amendment); with a 3-Bedroom house, the design flow is 225 GPD. There are 6 proposed units with the site's total sewage flow of 1,350 GPD.

CESI – Statesville Branch Office  
Civil – Geotechnical – Surveying  
PO Box 54, Statesville, NC 28687  
642D Signal Hill Drive Extension, NC 28625 (704) 791-3160  
NCBELS Firm License C-0263

Let us know if you have any questions or need anything further. We look forward to hearing from you.

Sincerely,

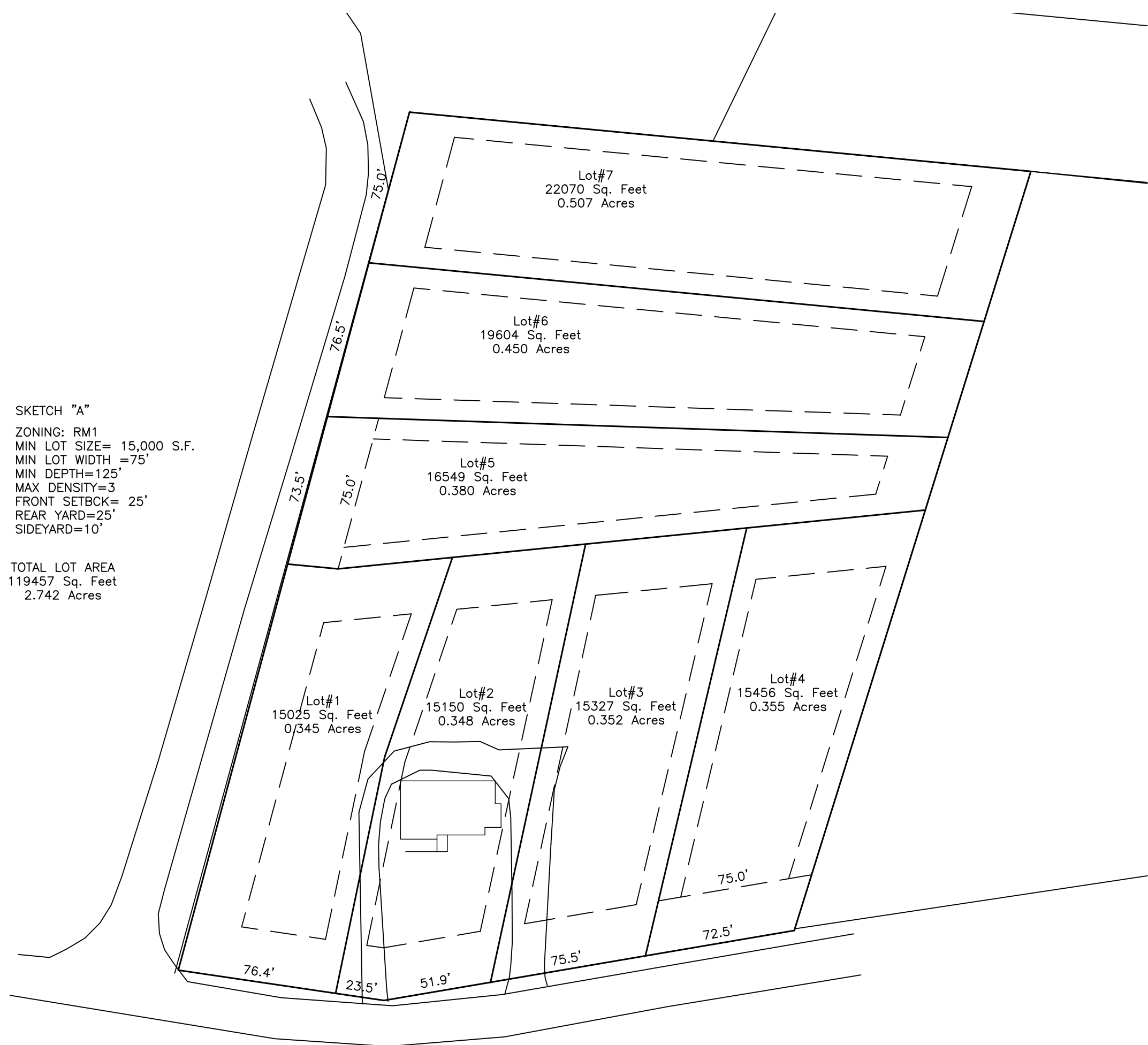
A handwritten signature in blue ink, reading "Nancy Warlick". The signature is fluid and cursive, with the first name "Nancy" and last name "Warlick" clearly distinguishable.

Nancy Elizabeth Warlick, PE  
Project Manager  
CESI  
704.648.2684

SKETCH "A"

ZONING: RM1  
MIN LOT SIZE= 15,000 S.F.  
MIN LOT WIDTH =75'  
MIN DEPTH=125'  
MAX DENSITY=3  
FRONT SETBCK= 25'  
REAR YARD=25'  
SIDEYARD=10'

TOTAL LOT AREA  
119457 Sq. Feet  
2.742 Acres





**Residential: Single Family Detached****Sunview Subdivision (CN-PSA-2025-00013)**

838 Sun View Dr. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
5/26/2022 (as multi-family)	Yes	24	No	No

**Previously Considered**

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24	Considered 6/26/24
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Considered 9/24/24	Considered 12/17/24
Yes	Yes

**Allocation Request**

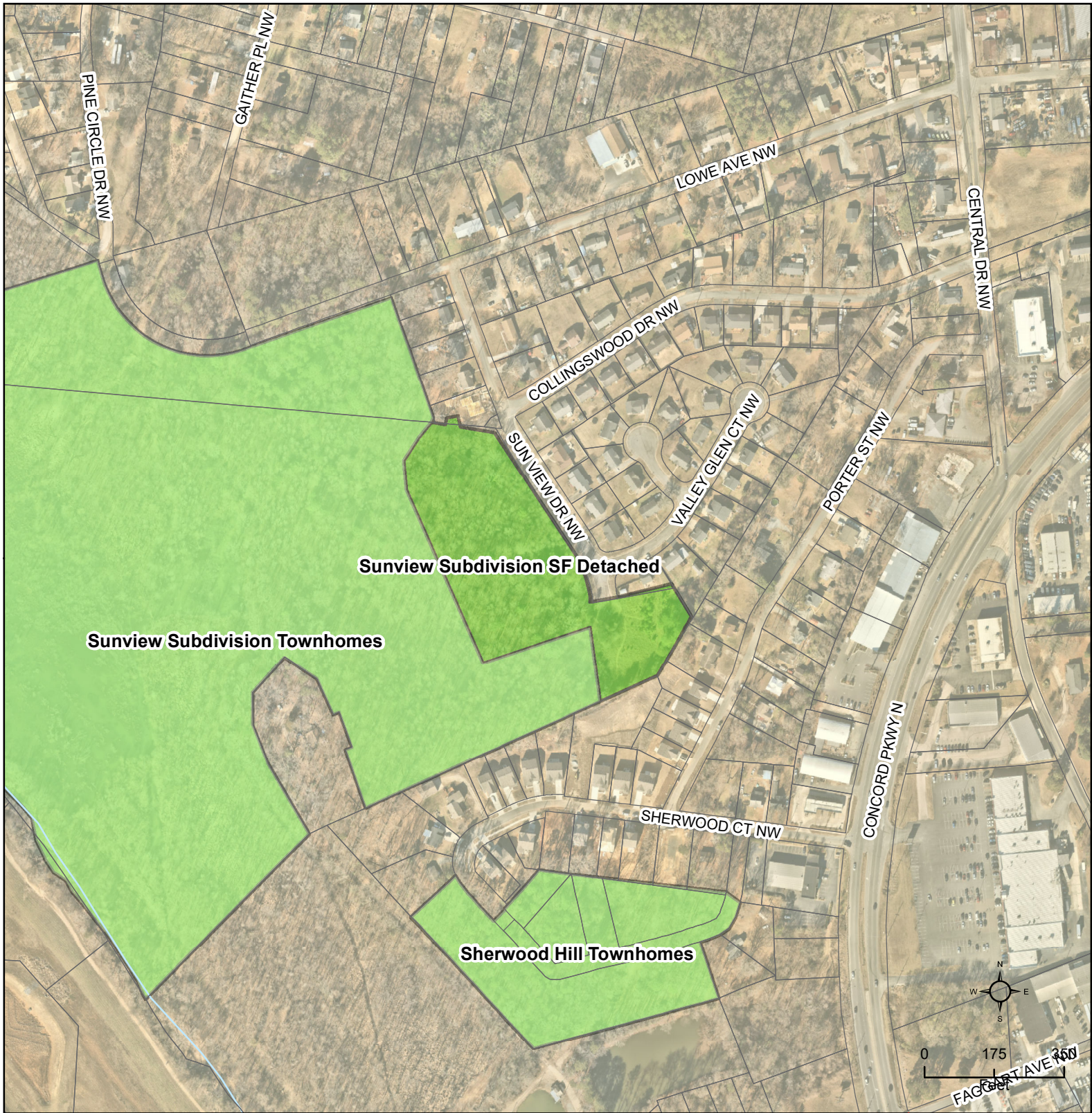
Total	2025
6,300	6,300

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	N/A	N/A	N/A	Positive	N/A

**Brief Summary**

This is a project that has been submitted as a townhome style 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. The narrative now reflects the desire to restructure the project as 24 single family detached units and 95 townhomes. If they proceed with their project they would have to submit a new preliminary plat.



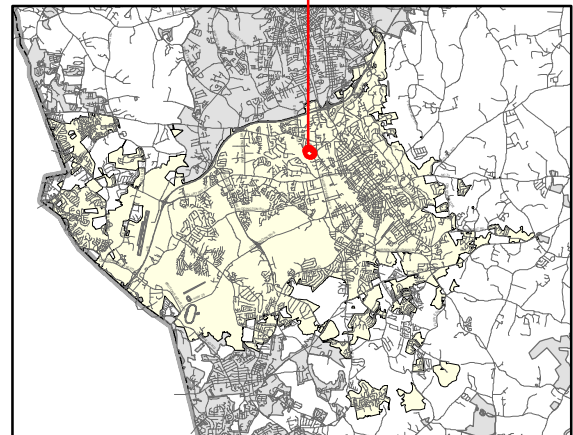
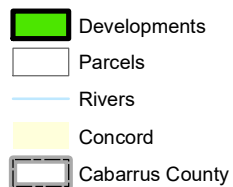


## CN-PSA-2025-00013 - Sunview Subdivision SF Detached

Type: Residential SF Detached

24 single family units

Allocation Request: 6,300







## 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.)	<b>Project Title:</b>	Sunview Subdivision				
	2.)	<b>Description of project location:</b>	Site located at 838 Sunview Dr. NW, approximately 150 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 (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.)	<b>Cabarrus County Parcel Identification Number:</b>	5611734751 & 5611740201	3a.)	<b>Parcel Acreage:</b>	47.940	
	4.)	<b>Site Zoning and use:</b>	RC, Residential Homes	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.)	0
	6a.)	<b>Description of Facility to be served:</b>	Residential Housing	6b.) Number of Lots	119	6c.) Number of Units	119
	7d.)	<b>Additional description information:</b>	Horizontal Mixed Use Single Family Homes & Townhomes				
	<b>B. Applicant Information</b>	Jeff Ott		Manager		301 McCullough Drive, Ste. 109	
(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)			
DFH Land, LLC				Charlotte, NC 28262			
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)				(Applicant's City, State, Zip Code)			
4344268049				(Applicant's Facsimile Number)			
(Applicant's Phone Number)				jeff.ott@dreamfindershomes.com			
Kate Underwood (Name) kate@daylighteng.com (Email)				(Applicant's Email Address)			
(Name with Title and Email of contact person, who can answer questions about application)							
<b>C. Design Engineer Information if available</b>	Kate Underwood , PhD, PE				Daylight Engineering		
	(Typed name of North Carolina Professional Engineer)				(Company Name)		
	033470				P.O Box 1804		
	(NCPE Registration Number)				(Street or Box Number)		
	(980) 234-7500				Concord, NC, 28026-1804		
	(Phone Number)				(City, State, Zip Code)		
	Kate Underwood, PhD, PE				kate@daylighteng.com		
	(Name and affiliation of contact person, who can answer questions about application & designs)				(Engineer's Email Address)		

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

**D. Wastewater Discharge Information**

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

<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: 20,550 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Family	75	gal/ bedroom * 4 bedrooms	12	GPD	3,600
Single Family	75	gal/ bedroom * 3 bedrooms	12	GPD	2,700
Townhomes	75	gal/ bedroom * 2 bedrooms	95	GPD	14,250
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>20,550</b>

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

I, Jeff Ott, 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:

Jeff Ott

9B673591C2994AF...

Signature:

1/20/2025

Date:

**E. Applicant Acknowledgment**



Dear Mr. Mayor, City Council and Staff,

Dream Finders Homes (formally H+H Homes) is requesting sewer allocation for Sunview, an integrated housing development of single family residential homes and townhomes. This development is tucked in behind the long-established neighborhood of Collingswood Dr off of Central, in the heart of Concord. In support of this request, please note the following considerations:

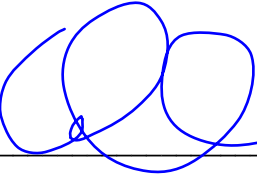
1. The developer is committed to Concord, and has **owned the property since January 2021** (Sapphire Straight LLC).
2. Preliminary Plat approval for a 140 unit townhome development was issued February 4<sup>th</sup>, 2022, as the sewer restrictions were coming into place.
3. Sewer allocation has been **requested at every opportunity**, including:

Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24 Single Family Residential and 95 Townhomes)	December 2023	Not Allocated
Horizontal Mixed Use (24 Single Family Residential and 95 Townhomes)	March 2023	To Be Determined

4. The site is located **less than 2.5 miles from City Hall**, nearby to downtown.
5. There is existing sewer running through the development, and water available at the connection points with city streets.
6. Proposed site amenities include a nature trail that traverses the site. Of the 53 acres on-site, **approximately 33 acres are proposed to remain natural/undeveloped**.
7. This site is designated as **Urban Neighborhood** in the Future Land Use Plan. This site meets the intent of the Future Land Use Plan, section 5.2 bullet 4, which specifies that **"infill is most desirable within identified Mixed-Use Activity Centers, Village Centers, and Urban Neighborhoods"**
8. This proposal also meets the **Future Land Use Plan Objective 1.6 which guides us to "provide a diverse mix and range of housing options"** through the guidance of providing mixed-density housing through integrated housing types. This project meets the policy and guidance of the Future Land Use Plan through the proposed mixed single family and single family attached horizontal mixed-use approach.

While Dream Finders Homes appreciates the challenges that restricted sewer availability has caused for Cabarrus County and the City of Concord, we would like to respectfully request your consideration and approval of this project in the heart of Concord.

Respectfully,

  
01/15/2024

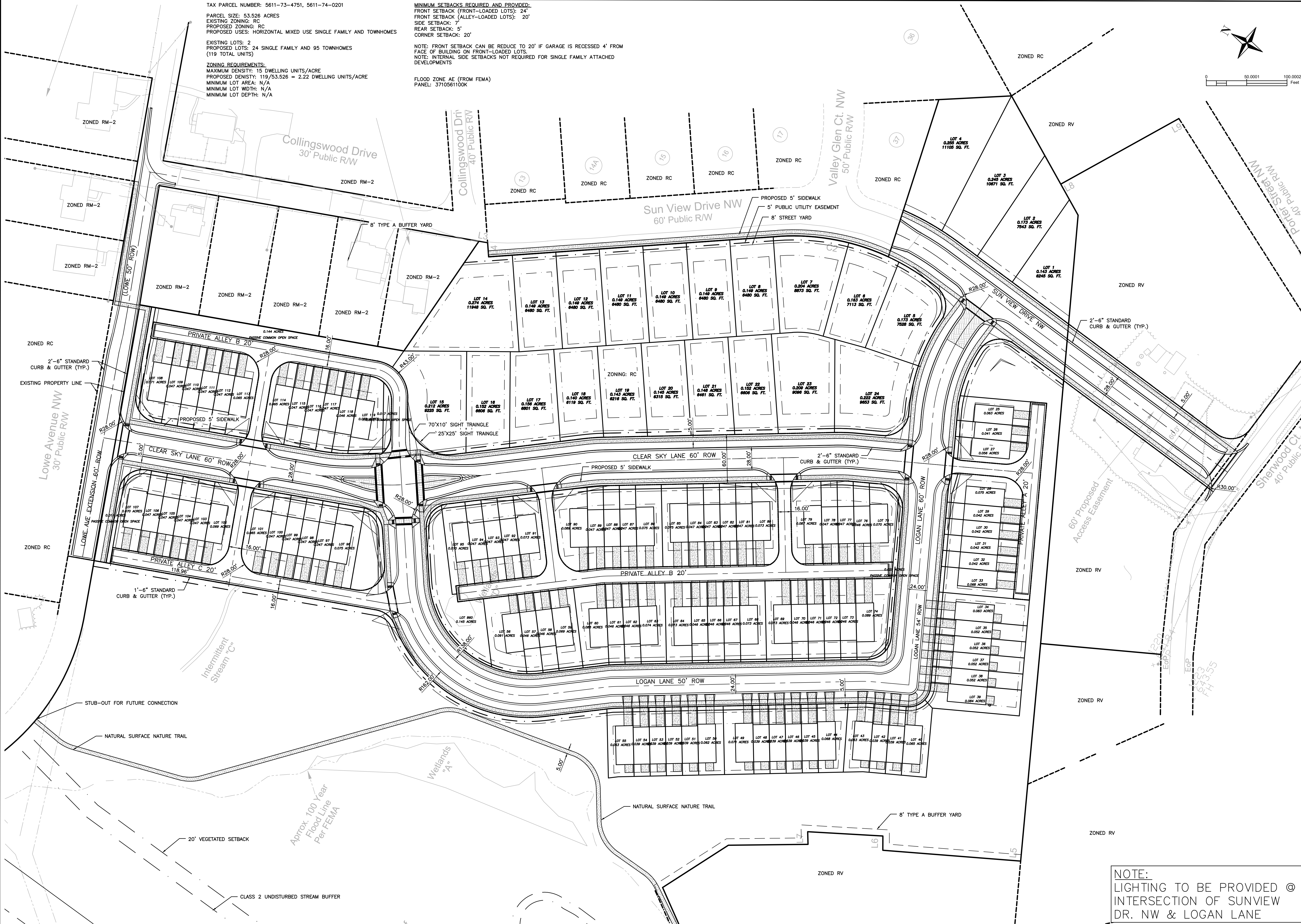
**Kate Underwood, PhD, PE**

Engineer & Partner, Daylight Engineering

M 980.234.7500 | E [kate@daylighteng.com](mailto:kate@daylighteng.com)

57 Union Street South | Concord, NC 28025





TAX PARCEL NUMBER: 5611-73-4751, 5611-74-0201  
PARCEL SIZE: 53.526 ACRES  
EXISTING ZONING: RC  
PROPOSED ZONING: RC  
PROPOSED USES: HORIZONTAL MIXED USE SINGLE FAMILY AND TOWNHOMES  
EXISTING LOTS: 2  
PROPOSED LOTS: 24 SINGLE FAMILY AND 95 TOWNHOMES (119 TOTAL UNITS)  
ZONING REQUIREMENTS:  
MAXIMUM DENSITY: 15 DWELLING UNITS/ACRE  
PROPOSED DENSITY: 119/53.526 = 2.22 DWELLING UNITS/ACRE  
MINIMUM LOT AREA: N/A  
MINIMUM LOT WIDTH: N/A  
MINIMUM LOT DEPTH: N/A

MINIMUM SETBACKS REQUIRED AND PROVIDED:  
FRONT SETBACK (FRONT-LOADED LOTS): 24'  
FRONT SETBACK (ALLEY-LOADED LOTS): 20'  
SIDE SETBACK: 7'  
REAR SETBACK: 5'  
CORNER SETBACK: 20'  
NOTE: FRONT SETBACK CAN BE REDUCE TO 20' IF GARAGE IS RECESSED 4' FROM FACE OF BUILDING ON FRONT-LOADED LOTS.  
NOTE: INTERNAL SIDE SETBACKS NOT REQUIRED FOR SINGLE FAMILY ATTACHED DEVELOPMENTS  
FLOOD ZONE AE (FROM FEMA)  
PANEL: 3710561100K

REVISION	DATE	DESCRIPTION

SUNVIEW SUBDIVISION  
SITE LAYOUT

838 SUNVIEW DR. NW, CONCORD NC 28027  
DREAM FINDERS HOMES - 301 MCCULLOUGH DRIVE STE. 109, CHARLOTTE, NC 28262  
PROJECT NO. 23005  
PROJECT MANAGER: NICK BUYSSE, PE

DAYLIGHT  
ENGINEERING

ENGINEERS SEAL  
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
09/27/2023

C200



# 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

**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



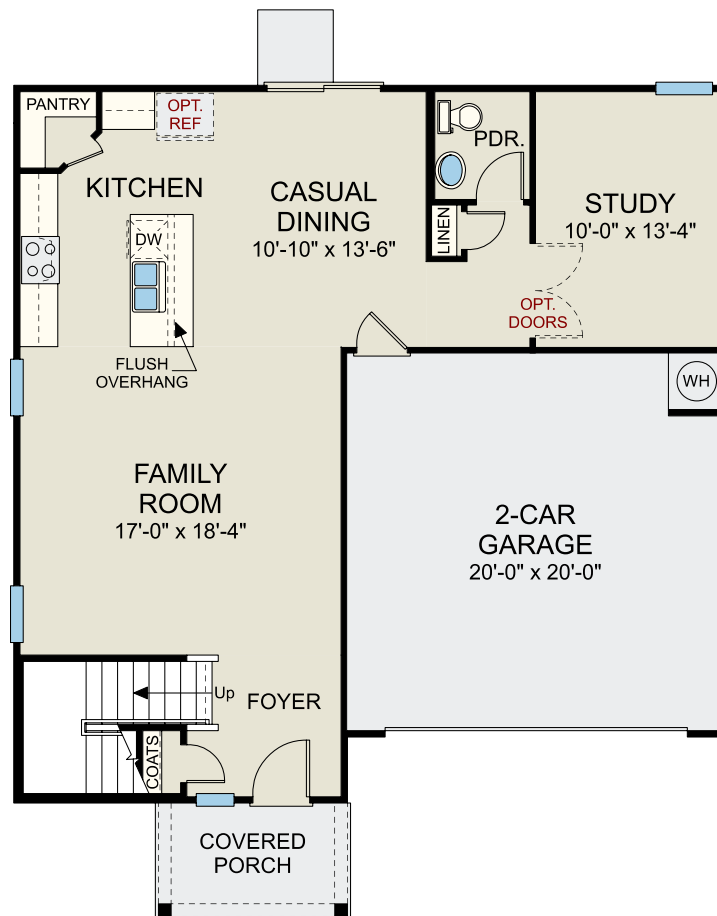
# THE WAYFARE

3-5 BEDROOM

2.5-3 BATH

2 CAR GARAGE

2,267 SQ. FT. LIVING AREA



## First Floor

REV. 4/8/20



## DREAM FINDERS HOMES

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

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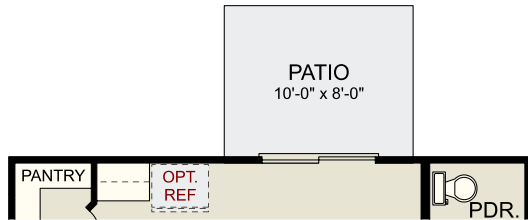
# THE WAYFARE

3-5 BEDROOM

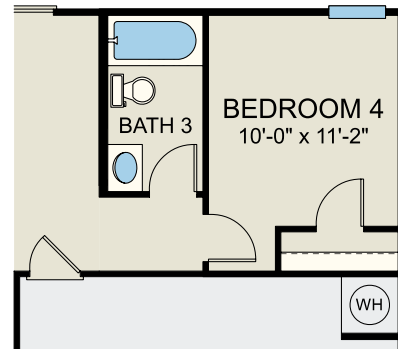
2.5-3 BATH

2 CAR GARAGE

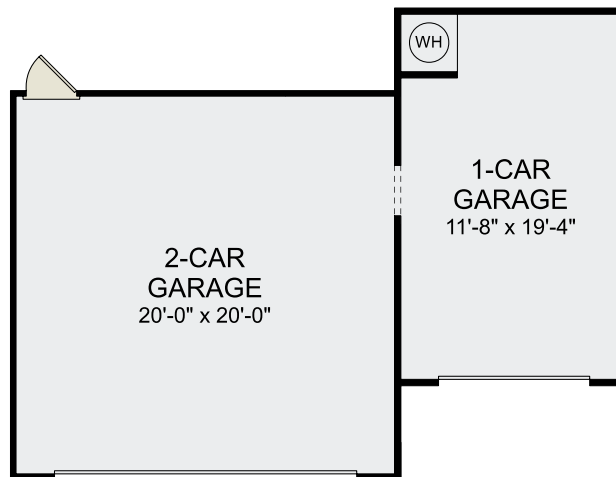
2,267 SQ. FT. LIVING AREA



Optional Patio



Optional Bedroom 4 & Bath 3  
ILO Study & Powder



Optional  
1-Car Garage

## First Floor Options

REV. 4/8/20



**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



## Second Floor

REV. 4/8/20



### DREAM FINDERS HOMES

HOMES BUILT TO FIT YOUR LIFESTYLE

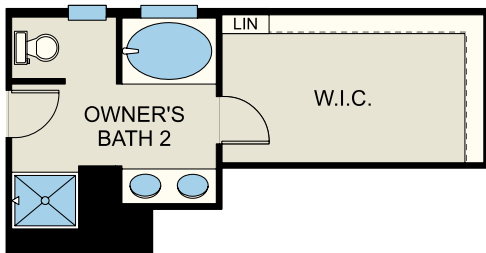
[DREAMFINDERSHOMES.COM](http://DREAMFINDERSHOMES.COM)

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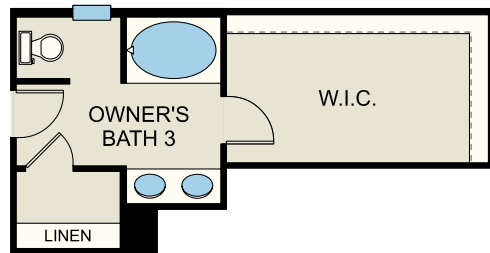


# THE WAYFARE

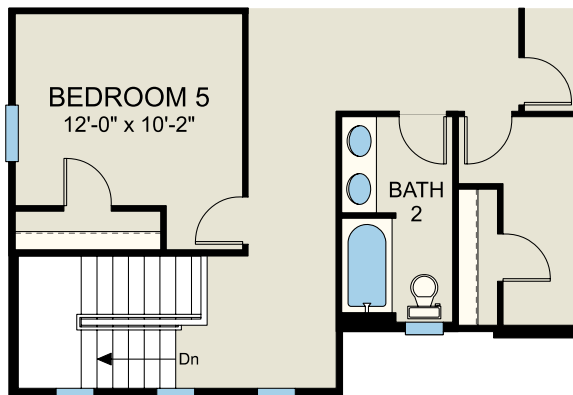
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



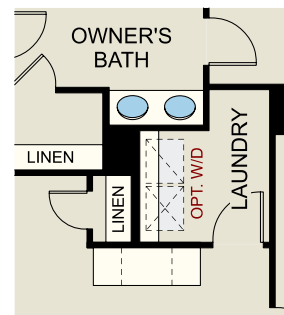
Optional  
Owner's Bath 2



Optional  
Owner's Bath 3



Optional Bedroom 5 ILO Loft  
\*Adds Second Vanity to Bath 2



Optional  
Tech Center

## Second Floor Options

REV. 4/8/20



**DREAM FINDERS HOMES**  
HOMES BUILT TO FIT YOUR LIFESTYLE

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

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# 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**

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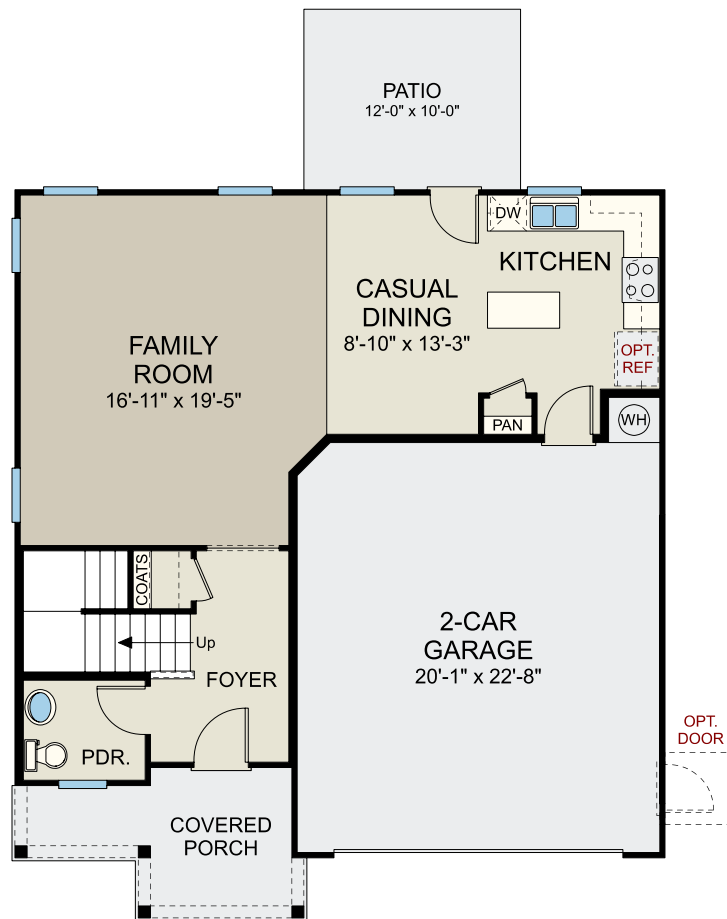
# THE RIVERBIRCH

3 BEDROOM

2.5 BATH

2 CAR GARAGE

1,712 SQ. FT. LIVING AREA



## First Floor

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 RIVERBIRCH

3 BEDROOM

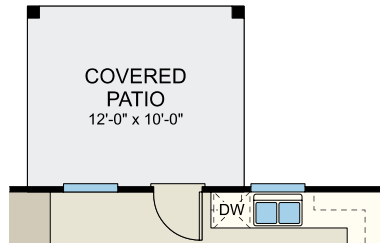
2.5 BATH

2 CAR GARAGE

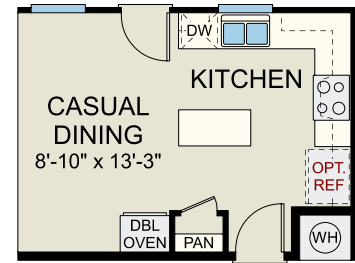
1,712 SQ. FT. LIVING AREA



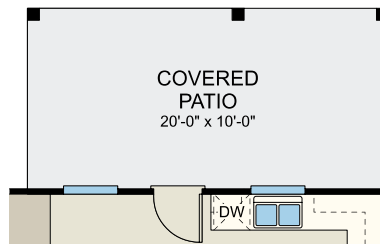
Optional Fireplace  
at Family Room



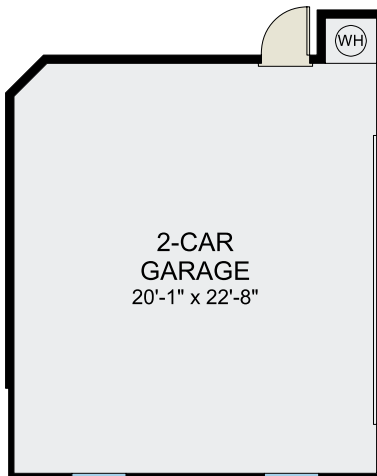
Optional  
Covered Patio



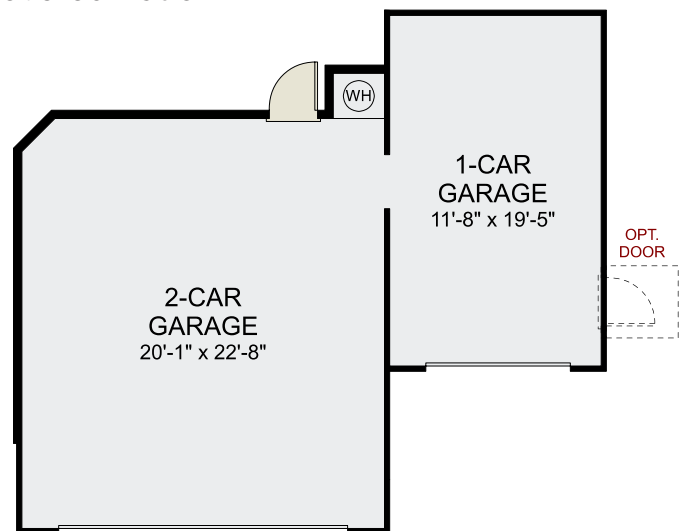
Optional  
Gourmet Kitchen



Optional  
Extended Covered Patio



Optional  
Side Load Garage



Optional  
1-Car Garage

## First Floor Options

REV. 4/1/20



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

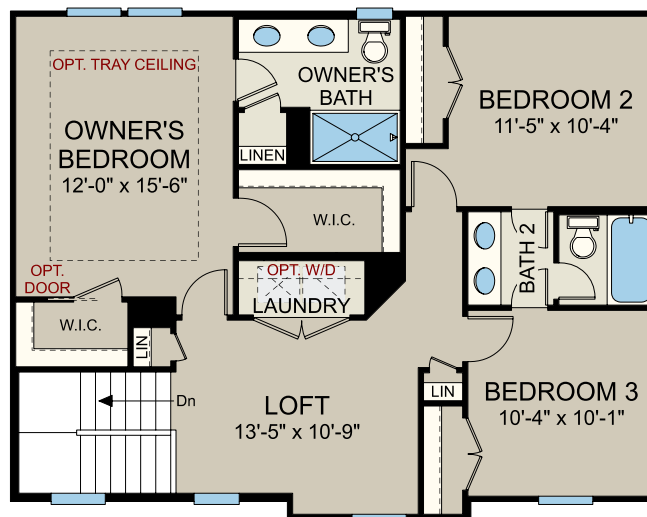
**DREAMFINDERSHOMES.COM**

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# THE RIVERBIRCH

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



## Second Floor

REV. 4/1/20



**DREAM FINDERS HOMES**  
HOMES BUILT TO FIT YOUR LIFESTYLE

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

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# 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

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

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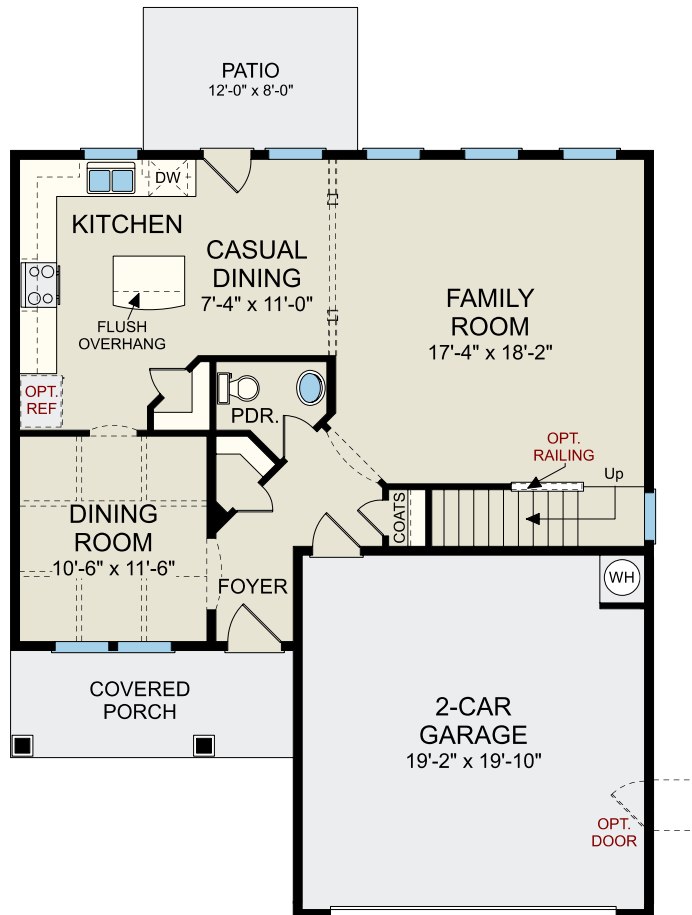
# THE CARDINAL

4 BEDROOM

2.5 BATH

2 CAR GARAGE

2,235 SQ. FT. LIVING AREA



## First Floor

REV. 11/16/18



## DREAM FINDERS HOMES

HOMES BUILT TO FIT YOUR LIFESTYLE

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

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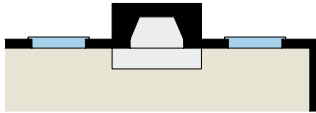
# THE CARDINAL

4 BEDROOM

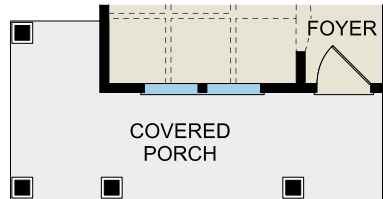
2.5 BATH

2 CAR GARAGE

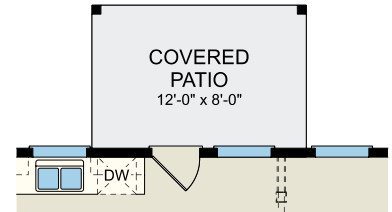
2,235 SQ. FT. LIVING AREA



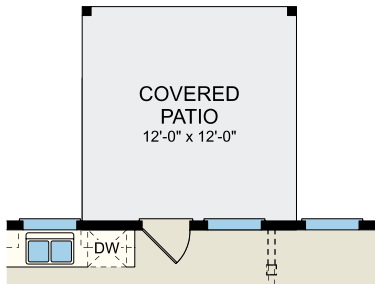
Optional Fireplace  
at Family Room



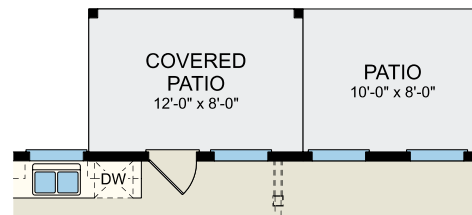
Optional  
Wrap-Around Porch



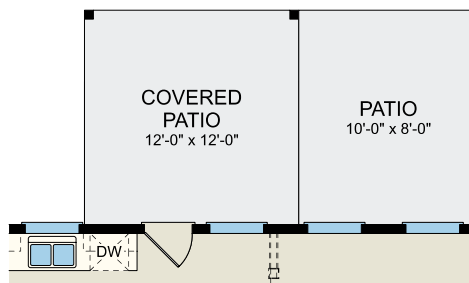
Optional  
Covered Patio



Optional  
Extended Covered Patio



Optional  
Patio w/ Covered Patio



Optional  
Extended Patio  
w/ Extended Covered Patio

## First Floor Options

REV. 11/16/18



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

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

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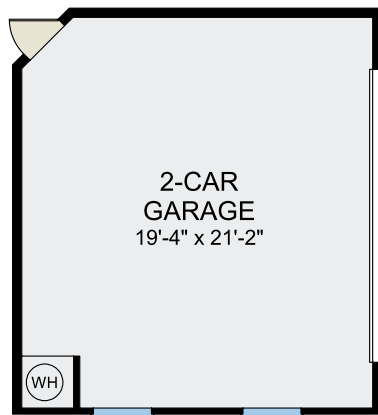
# THE CARDINAL

4 BEDROOM

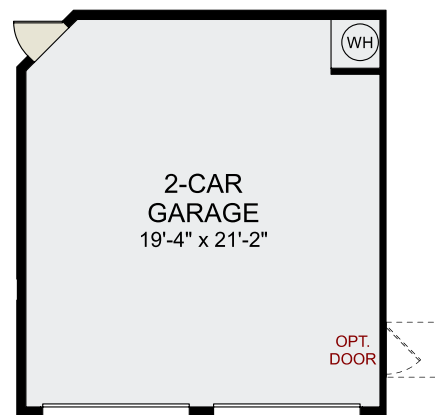
2.5 BATH

2 CAR GARAGE

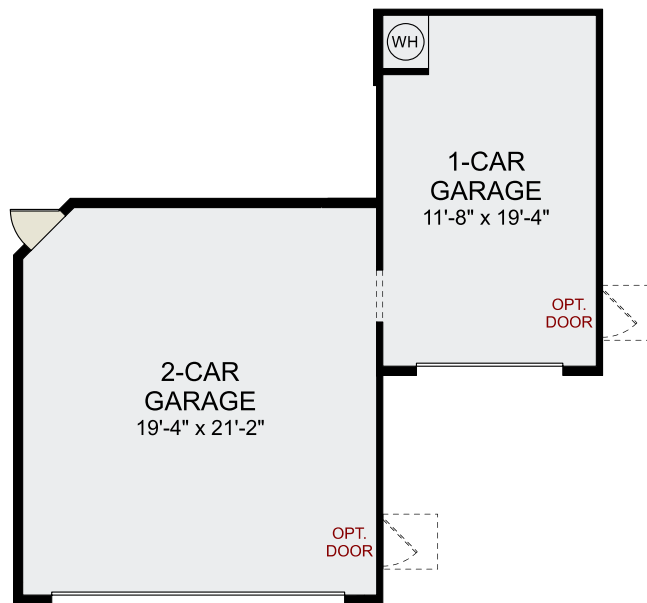
2,235 SQ. FT. LIVING AREA



Optional  
Side Load Garage



Optional  
Double Garage Door



Optional  
1-Car Garage

## First Floor Options (cont.)

REV. 11/16/18



**DREAM FINDERS HOMES**

HOMES BUILT TO FIT YOUR LIFESTYLE

**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



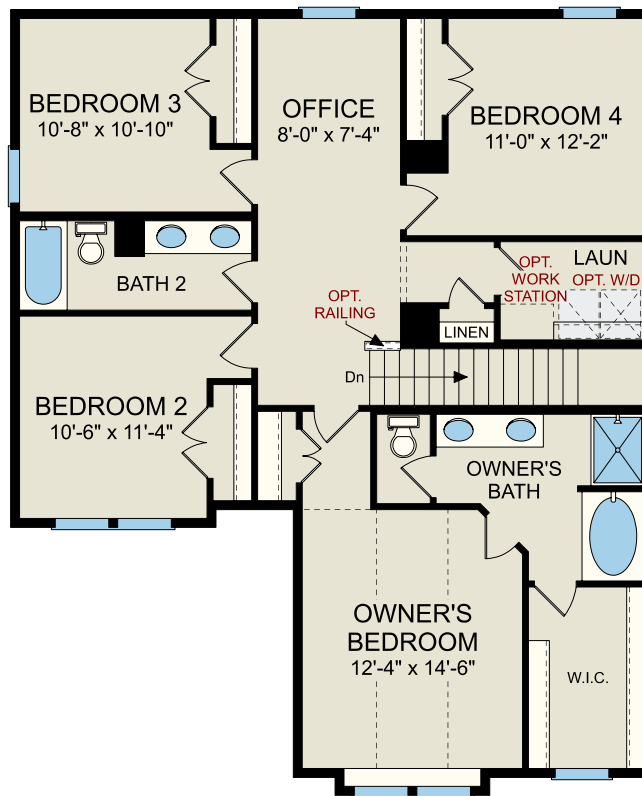
# THE CARDINAL

4 BEDROOM

2.5 BATH

2 CAR GARAGE

2,235 SQ. FT. LIVING AREA



## Second Floor

REV. 11/16/18



## 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



## Residential: Single Family Attached (Townhomes)

### 390 Concord Parkway (CN-PSA-2025-00001)

390 Concord Pkwy. N.

DRC	Entitled	Units	PRS Routed	Technically Approved
10/24/2024	Yes	28	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/2024
No	No

### **Allocation Request**

Total	2025
6,300	6,300

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	Positive	N/A	N/A	Positive	N/A

### Brief Summary

The applicant is proposing to build 28 townhomes at 390 Concord Parkway. The site is currently zoned Residential Village (RV). RV has a maximum density of 8 units per acre. They are currently offering 3.86 units per acre.










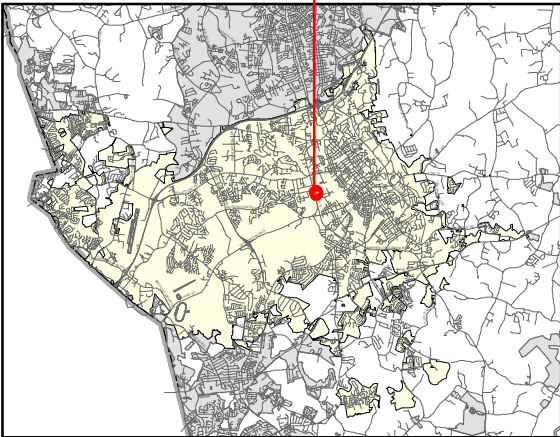
CN-PSA-2025-00001 - 390 Concord Pkwy

Type: Residential    SF Attached

28 townhome units

Allocation Request: 6,300

-  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:	390 Concord Parkway N				
	2.)	Description of project location:	<small>The subdivision entrance (390 Concord Parkway, Concord, NC 28025) is located approximately 523 FT north-west of the intersection of Concord Parkway N(US-601) and Summer Avenue NW(NS-96805).          (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:	3a.)	Parcel Acreage:	±7.28 AC		
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.)	N/A	
	6a.)	Description of Facility to be served.	Townhomes with 3 bedrooms	6b.) Number of Lots	28	6c.) Number of Units	28
	7d.)	Additional description information:					
	<b>B. Applicant Information</b>	Victor Kung		Registered Agent		511 Battery Drive	
<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>			
Greenwood Management LLC				Winston-Salem, NC 27107			
<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>			
917-767-7373							
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>			
Grace Kung / Controller		victor@eastbest-us.com			victor@eastbest-us.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> <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>		Nancy Elizabeth Warlick		CESI			
	<small>(Typed name of North Carolina Professional Engineer)</small>				<small>(Company Name)</small>		
	054662				PO Box 268		
	<small>(NCPE Registration Number)</small>				<small>(Street or Box Number)</small>		
	704-648-2684				Concord, NC 28026		
	<small>(Phone Number)</small>				<small>(City, State, Zip Code)</small>		
	Liz Warlick, Professional Engineer				lizwarlick@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: 6,300 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T.0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3-Bedroom Townhome	225 gal/ day	28	GPD 6,300
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<b>Total</b>	<b>GPD 6,300</b>

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

**E. Applicant Acknowledgment**

I, Victor Kung, 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.

**Victor Kung**

Digitally signed by Victor Kung  
 Date: 2025.01.02 11:06:22 -05'00'

**1/2/2025**

Signature:

Date:





January 02, 2025

City of Concord  
Planning and Neighborhood Development  
35 Cabarrus Ave W.  
Concord, NC 28025

Re: 390 Concord Parkway Preliminary Sewer Allocation

To Whom It May Concern:

We are pleased to submit this preliminary sewer application.

**Project Narrative:**

The proposed project is to build a new subdivision with 28 townhomes at 390 Concord Parkway, Concord, NC 28025 in Cabarrus County; the townhome units will contain 3 bedrooms each and contain a basement floor level and a first floor level. The site is zoned Residential Village (RV) and will have public water, public sewer, and stormwater treatment.

On the site, there will be a new proposed gravity main that will tie to an existing gravity manhole north of the site. The sewer system will be designed to the NCDENR Minimum Design Criteria for the permitting of Gravity Sewers (Adopted by the Division of Water Quality on February 12, 1996. Updated to 15A NCAC 2T Regulations on March 2008) and the NCDENR Minimum Design Criteria for the permitting of Pump Stations and Force Mains (Adopted by the Division of Water Quality on June 1, 2000).

The proposed sewer will connect to an existing manhole on the City's gravity sewer network. The flow used for the dwelling units is 75 gallons per day (GPD) per bedroom (As per City of Concord Wastewater Regulatory Relief Act G.S. 143-215.1 Amendment); with a 3-Bedroom house, the design flow is 225 GPD. There are 28 proposed units with the site's total sewage flow of 6,300 GPD.

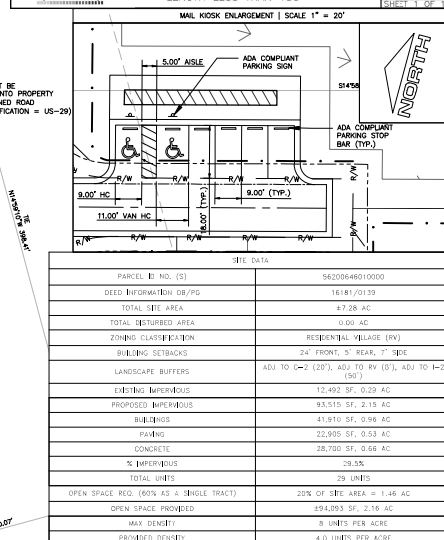
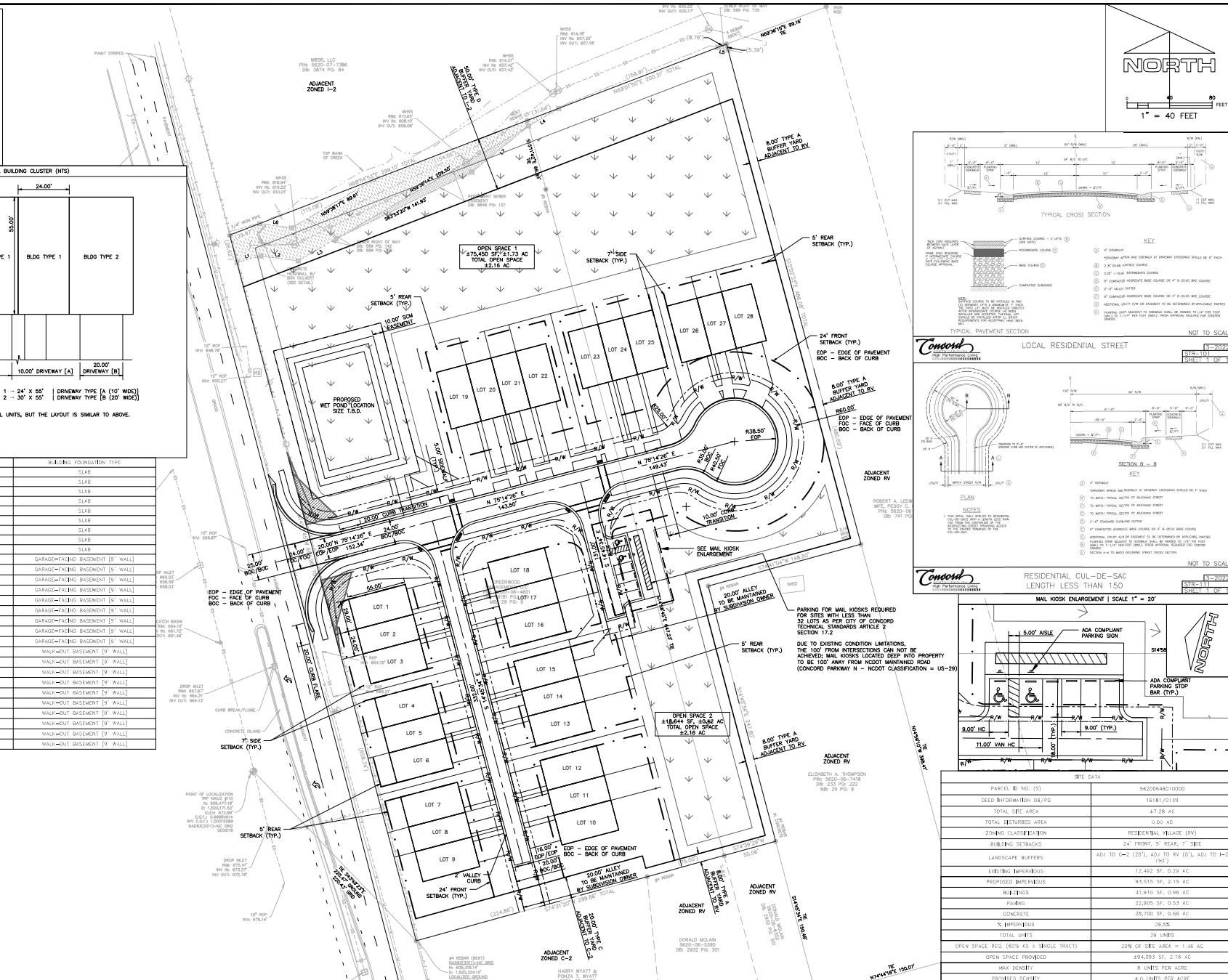
CESI – Statesville Branch Office  
Civil – Geotechnical – Surveying  
PO Box 54, Statesville, NC 28687  
642D Signal Hill Drive Extension, NC 28625 (704) 791-3160  
NCBELS Firm License C-0263

Let us know if you have any questions or need anything further. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, reading "Nancy Warlick". The signature is fluid and cursive, with the first name "Nancy" and last name "Warlick" clearly distinguishable.

Nancy Elizabeth Warlick, PE  
Project Manager  
CESI  
704.648.2684

[illegible]



## Residential: Single Family Attached (Townhomes)

### Sherwood Hill Townhomes (CN-PSA-2025-00009)

46 Sherwood Ct NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	28	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/2024
Yes	Yes

### **Allocation Request**

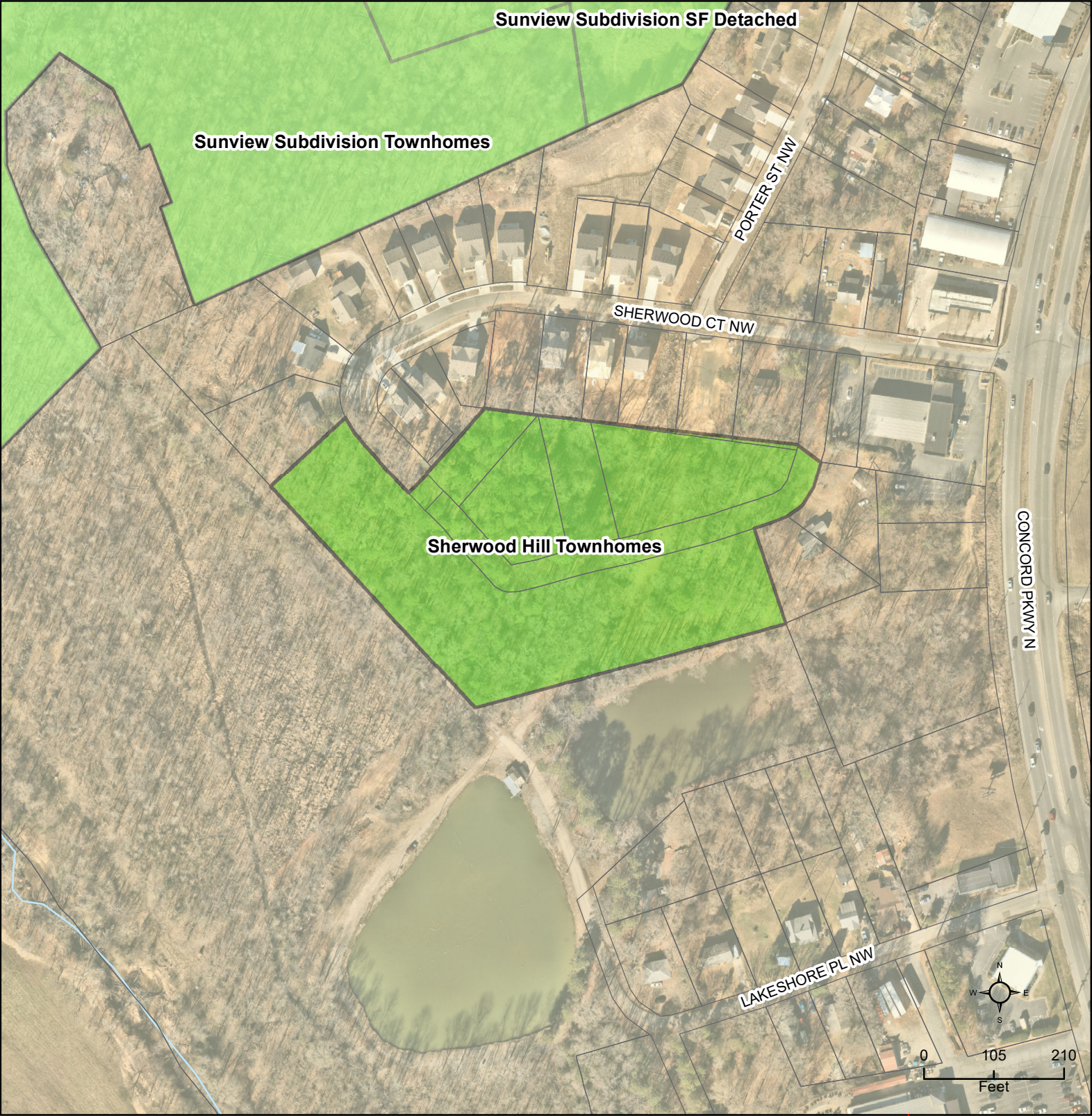
Total	2025
6,300	6,300

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	Positive	N/A	N/A	Positive	N/A

### Brief Summary

The applicant has submitted a proposal to build 28 townhomes currently. The project would be infill and is surrounded by single family homes and commercial zoned parcels. The parcel is zoned Residential Village (RV). The applicant is stating that they are working with True Homes to price the houses for homebuyers with anticipated starting values to be around \$300,000.










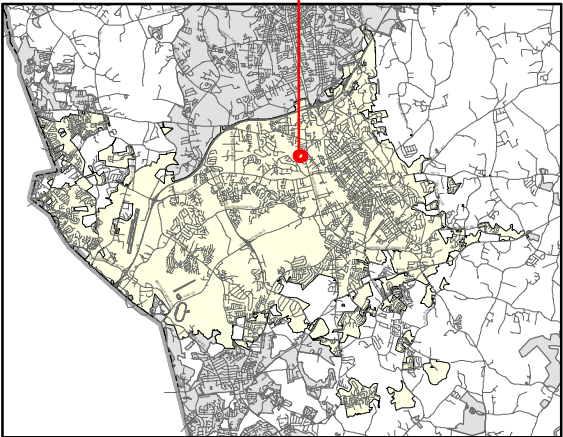
CN-PSA-2025-00009 - Sherwood Hill Townhomes

Type: Residential    SF Attached

28 townhome units

Allocation Request: 6,300

-  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.)	<b>Project Title:</b>	Sherwood Hills Townhomes				
	2.)	<b>Description of project location:</b>	Site located on Sherwood Court NW, approximately 675 ft West of the intersection of Sherwood Court NW and Concord Parkway N. <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.)	<b>Cabarrus County Parcel Identification Number:</b>	See attached property list	3a.)	<b>Parcel Acreage:</b>	4.67	
	4.)	<b>Site Zoning and use:</b>	RV	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.) 0	
	6a.)	<b>Description of Facility to be served:</b>	Residential Subdivision	6b.) Number of Lots	28	6c.) Number of Units	28
	7d.)	<b>Additional description information:</b>	Front loaded with garages, affordable single family attached townhomes				
	<b>B. Applicant Information</b>	Todd Hicks		Partner		Po Box 470643	
<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>			
South Oak Partners, LLC				Charlotte, NC, 28247			
<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>			
704-292-3195							
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>			
Kate Underwood		(Name)	kate@daylighteng.com	(Email)	todd@southoakpartners.com		
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>				<small>(Applicant's Email Address)</small>			
<b>C. Design Engineer Information if available</b>	Kate Underwood, PhD, PE		Daylight Engineering				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	033470		PO Box 1804				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	980-234-7500		Concord, NC, 28026-1804				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
	Kate Underwood		kate@daylighteng.com				
	<small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		<small>(Engineer's Email Address)</small>				





## Property Address List

- No Physical Address

Parcel #: 5611-72-7972

- No Physical Address

Parcel #: 5611-72-8826

- No Physical Address

Parcel #: 5611-72-9817

- No Physical Address

Parcel #: 5611-82-0888

- No Physical Address

Parcel #: 5611-72-8602

# SOUTH OAK PARTNERS



Dear Concord City Council Members,

Our firm purchased the land from the Hawfield family on a contract initiated on February 22, 2019, and closed on March 10, 2021, with the intention of developing a subdivision based on the originally approved 1944 plat. The historical subdivision map divided the area into 3 blocks with a total of 310 lots. South Oak Partners, LLC owns 40 of these original lots, which mostly measure 25 feet in width and approximately 150 feet in depth.

In collaboration with True Homes, South Oak Partners is committed to ensuring that these homes are specifically designed and priced for homebuyers earning 80% or below the area median income (AMI). To further guarantee long-term affordability, deed restrictions will be implemented to ensure these homes remain affordable for a period of 7 to 15 years. This partnership supports the development of workforce housing for community heroes such as firefighters, police officers, nurses, teachers, and other essential workers, with a pricing of around \$300,000.

**Key points supporting our proposal include:**

1. Our previously submitted sewer application for 84 units was denied in December 2023. We have since reduced the request by 46%, now proposing 40 units.
2. The site benefits from existing sewer infrastructure running through the project.
3. The revised plan includes 46 mixed housing units within the Residential Village (RV) zoning, comprising three-bedroom, two-bath single-family attached townhomes and single-family homes. This remains below the maximum allowable density for RV zoning at 15 units per acre.
4. Each townhome will have a single-car garage and an additional parking space in the driveway, while each single-family home will have a two-car garage.
5. The project is located within the city limits of Concord, just 2.1 miles northwest of downtown, with nearby conveniences such as Lowe's (0.25 miles) and Harris Teeter (0.9 miles).
6. While many homes in this area are priced between \$450,000 and \$850,000 within half a mile of our property, we are focused on delivering smaller, more affordable units that meet the community's needs. We anticipate pricing for townhomes starting around \$300,000, ensuring that we offer attainable homeownership options for families.



Through this collaboration with True Homes and the use of deed restrictions, South Oak Partners is dedicated to ensuring that affordable housing opportunities remain accessible to families in the Concord area while fostering long-term affordability for future buyers.

Sincerely,

Todd Hicks

South Oak Partners







DAYLIGHTENGINEERING

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

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION

C200A

SHERWOOD HILLS TOWNHOMES

SITE LAYOUT WITH AERIAL

PROJECT LOCATION  
SOUTH OAK LAND PARTNERS  
PROJECT NO. 23085  
PROJECT MANAGER: KNU

REVISION

DATE

DESCRIPTION

1	18-Jul-24	REVISER FOR SEWER ALLOCATION REQUEST JULY 2024





DAYLIGHT  
ENGINEERING

NCBELS LICENSE: P-2772  
57 UNION STREET SOUTH, CONCORD, NC 28025 · (880) 234-7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY NOT  
FOR  
CONSTRUCTION

C300

SHERWOOD HILLS TOWNHOMES  
GRADING AND DRAINAGE PLAN

PROJECT LOCATION  
SOUTH OAK LAND PARTNERS  
PROJECT NO. 23085  
PROJECT MANAGER: KWU

REVISION	DATE	DESCRIPTION
1	18-Jul-24	REVISER FOR SEWER ALLOCATION REQUEST JULY 2024



C:\Users\NewU\OneDrive\WCML Studio Corporate Drive\1-Builders\Helmsman\3-Lot Spec Orders\Newell\Lots 18-21 4 pack\1-CAD\NEWELL 18-21 01312023.dwg Plot Date: Tuesday, January 31, 2023 6:46:40 PM Plot Scale: 11"x17" = 1/8" = 1'-0"

# NEWELL VILLAGE LOTS 18-21



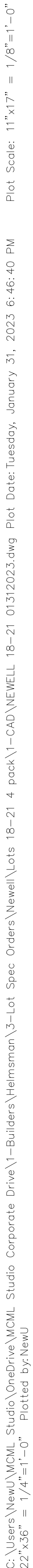
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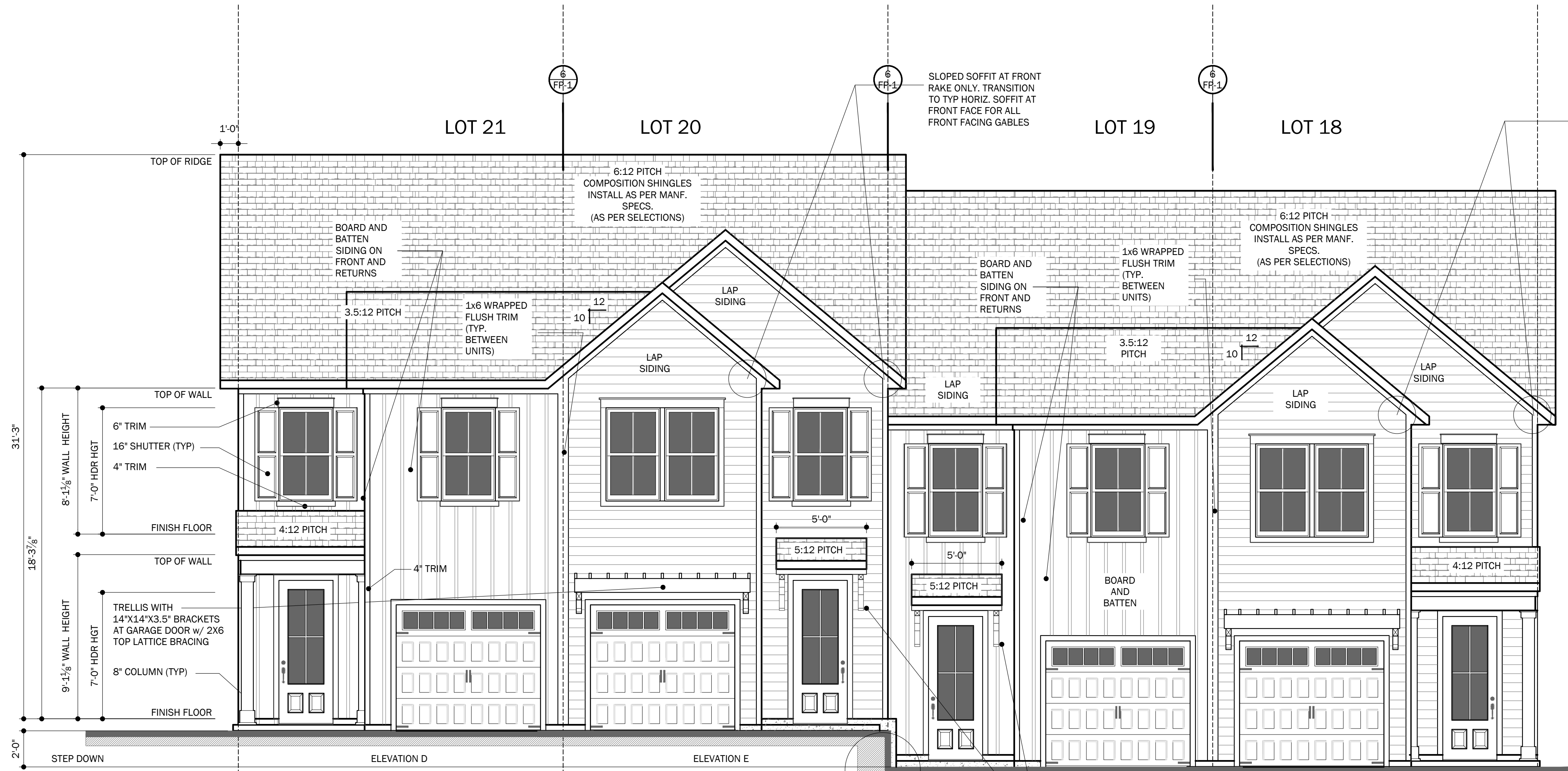
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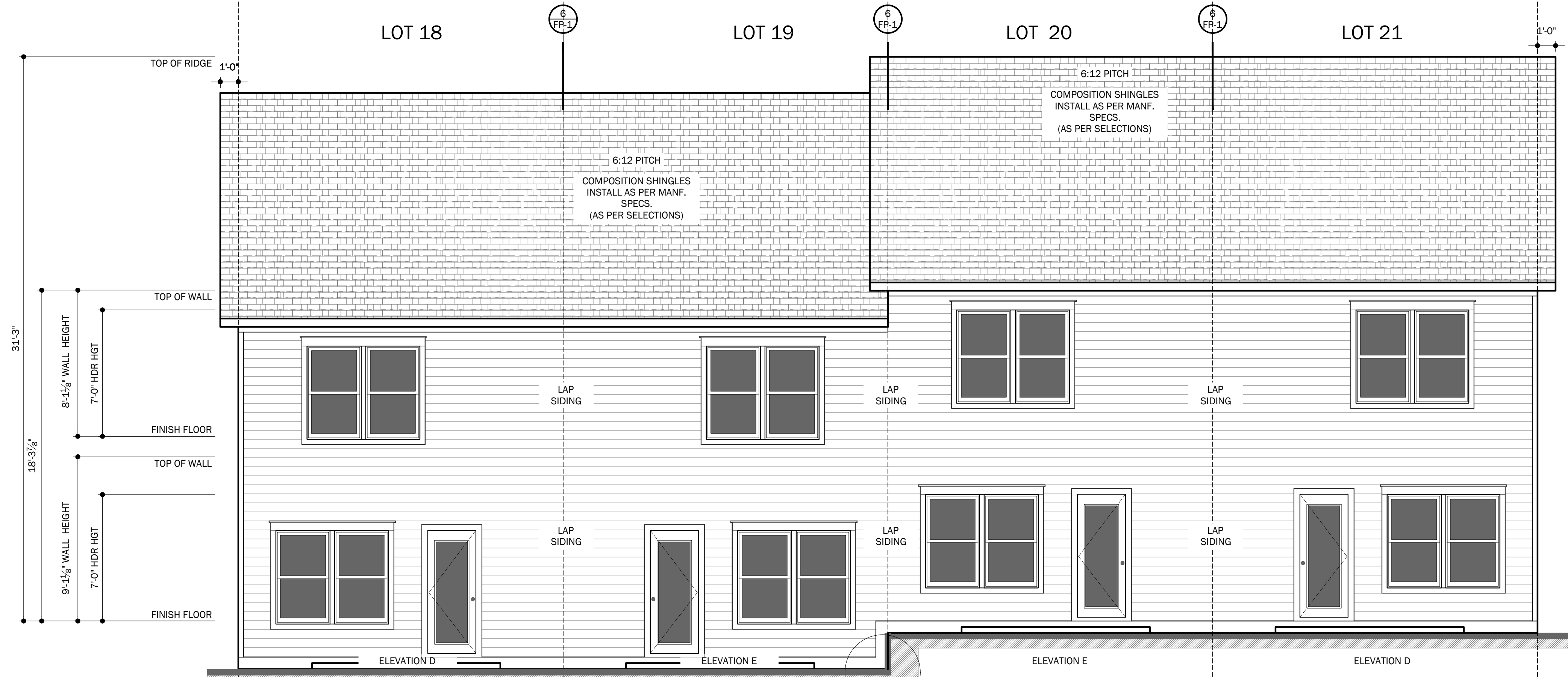


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INTERIOR END UNIT CONDITION



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



Township/County

Engineer  
**IDE STRUCTURAL ENGINEERS**  
1945 JN PEASE PLACE, SUITE #204  
CHARLOTTE, NC 28118  
CORPORATE LICENSE #C3118  
PHONE 704-338-7800  
Stamp/seal

**NEWELL VILLAGE TOWNHOMES**  
**LOTS 18-21**

Project name/owner

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Date  
**January 31, 2023**

Drawn by  
**MCML**

Reviewed by  
**UNDER REVIEW**

Plan set scale  
24x36 sheet  
1/4" = 1'-0"  
11x17 sheet  
**NOT TO SCALE**

Project/plan code  
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Drawing set  
**FOR CONSTRUCTION**

Sheet title/description  
**FRONT & REAR ELEVATION**

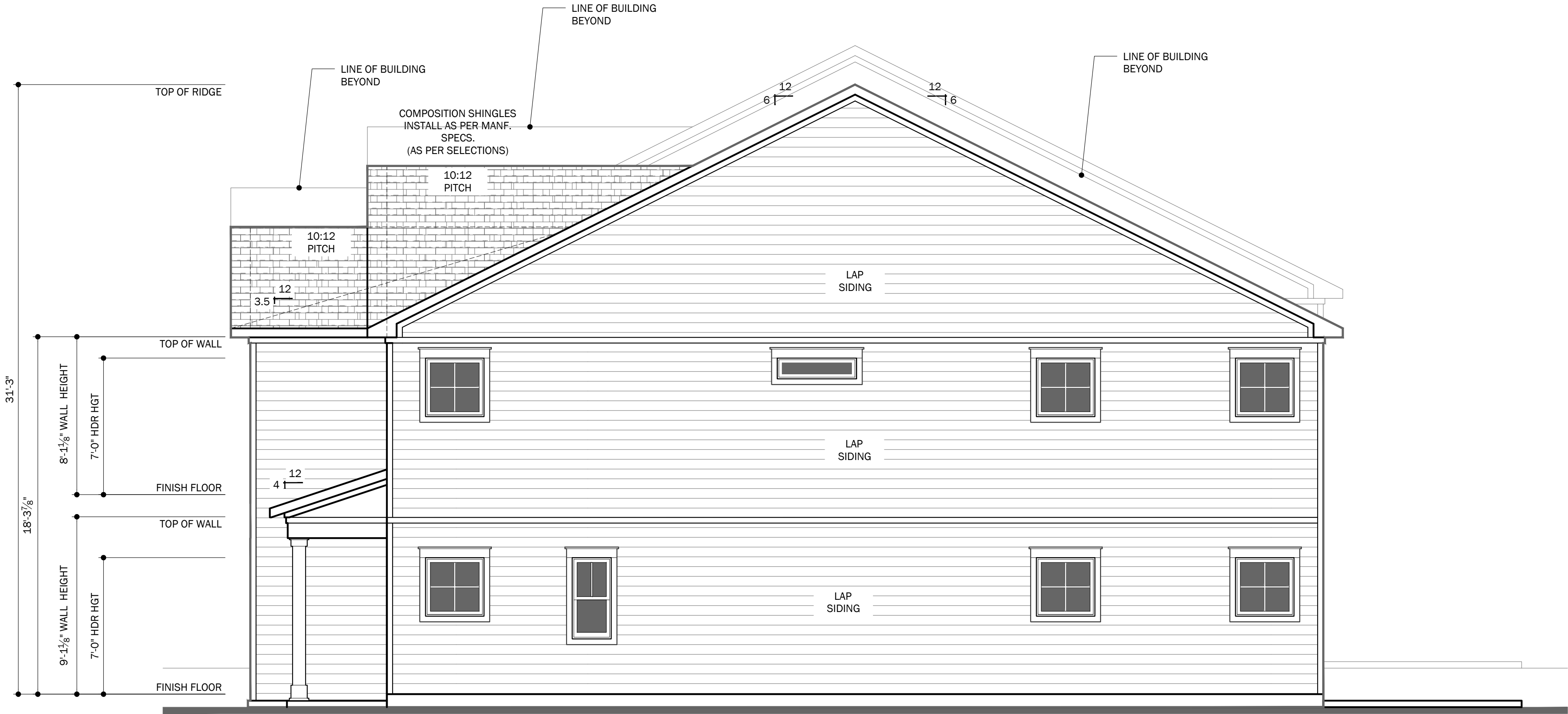
Sheet no.

**A1.0**

Master plan version  
v1.0



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LOT 18  
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



LOT 21  
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



236 Raceway Drive Suite 7  
Mooresville, NC 28117  
PH: 704-208-4251

Township/County

Engineer

**IDE**  
**STRUCTURAL**  
**ENGINEERS**  
1945 JIN PEASE PLACE, SUITE #204  
CHARLOTTE, NC 28205  
CORPORATE LICENSE #C3118  
PHONE: 704-338-7800

Stamp/seal

NEWELL VILLAGE  
TOWNHOMES  
LOTS 18-21

Project name/owner

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from Helsman Homes.

Date

January 31, 2023

Drawn by

MCML

Reviewed by

UNDER REVIEW

Plan set scale

24x36 sheet

1/4" = 1'-0"

11x17 sheet

NOT TO SCALE

Project/plan code

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Drawing set

FOR  
CONSTRUCTION

Sheet title/description

RIGHT ELEVATION

Sheet no.

**A1.1**

Master plan version

v1.0

**Sunview Subdivision (CN-PSA-2025-00013)**

838 Sun View Dr. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
5/22/2022( as multi-family)	Yes	95	No	No

**Previously Considered**

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

Considered 9/24/24	Considered 12/17/2024
Yes	Yes

**Allocation Request**

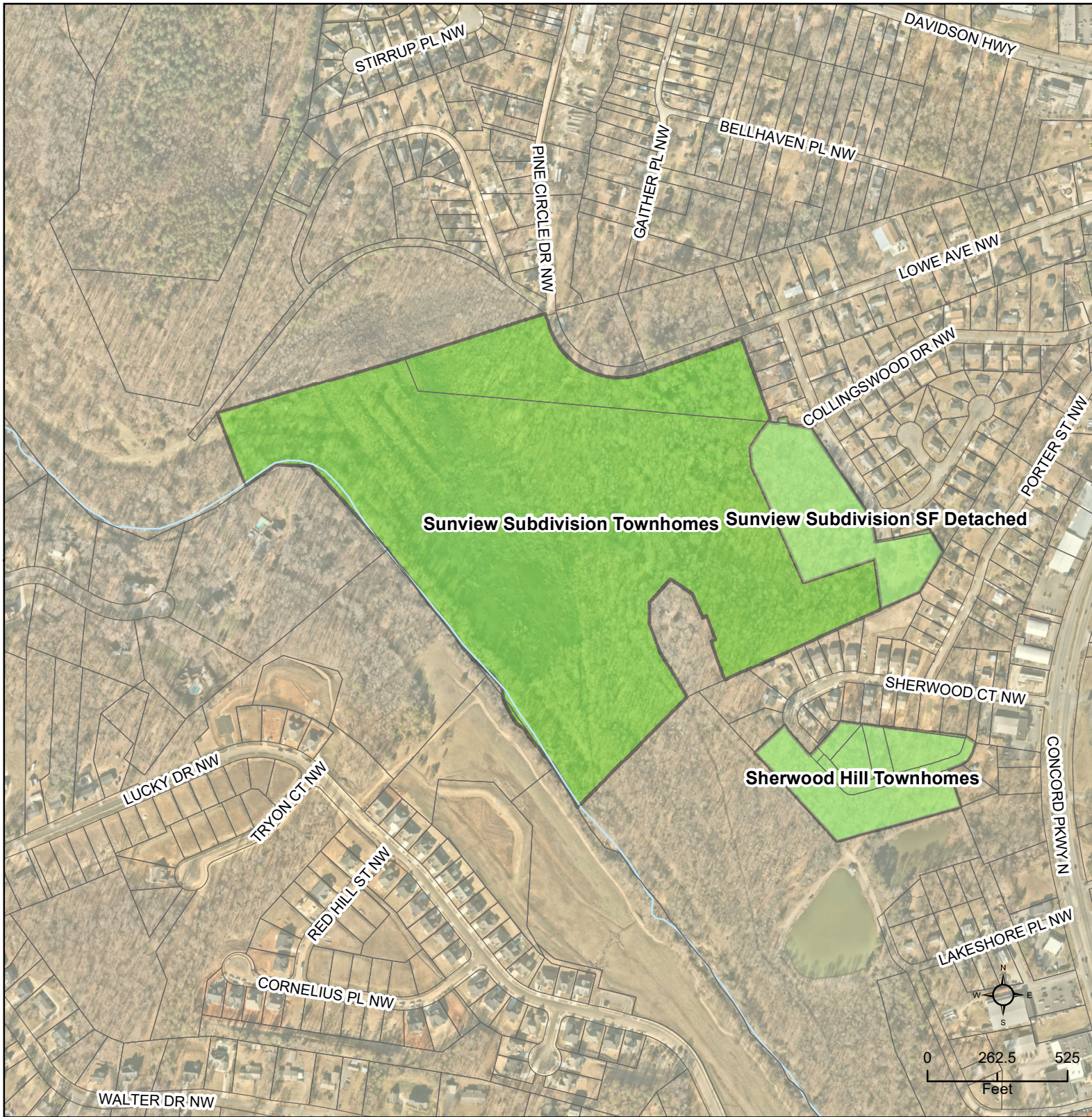
Total	2025	2026
14,250	7,500	6,750

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
N/A	N/A	N/A	N/A	N/A	Positive	N/A

**Brief Summary**

This is a project that has been submitted as a townhome style project for sewer allocation since 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 24 single family detached units and 95 townhomes. If approved they would have to submit a new preliminary plat.



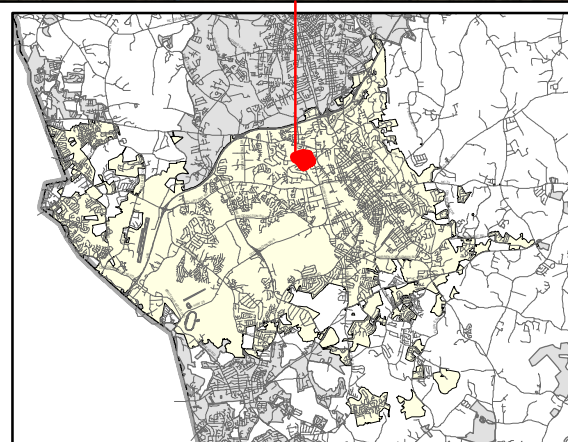
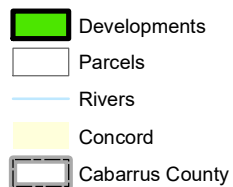


## CN-PSA-2025-00013 - Sunview Subdivision Townhomes

Type: Residential SF Attached

95 townhome units

Allocation Request: 14,250







## 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.)	<b>Project Title:</b>	<b>Sunview Subdivision</b>				
	2.)	<b>Description of project location:</b>	Site located at 838 Sunview Dr. NW, approximately 150 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 (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.)	<b>Cabarrus County Parcel Identification Number:</b>	5611734751 & 5611740201	3a.)	<b>Parcel Acreage:</b>	47.940	
	4.)	<b>Site Zoning and use:</b>	RC, Residential Homes	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.) 0	
	6a.)	<b>Description of Facility to be served:</b>	Residential Housing	6b.)	<b>Number of Lots</b>	119	6c.) <b>Number of Units</b> 119
	7d.)	<b>Additional description information:</b>	Horizontal Mixed Use Single Family Homes & Townhomes				
	<b>B. Applicant Information</b>	<div style="display: flex; justify-content: space-between;"> <span>Jeff Ott</span> <span>Manager</span> </div> <div style="text-align: right; font-size: small;">(Title)</div>		<div style="display: flex; justify-content: space-between;"> <span>301 McCullough Drive, Ste. 109</span> </div> <div style="text-align: center; font-size: small;">(Applicant's Street or Box Number)</div>			
<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>		<div style="text-align: center;">Charlotte, NC 28262</div> <div style="text-align: center; font-size: small;">(Applicant's City, State, Zip Code)</div>					
<div style="text-align: center;">DFH Land, LLC</div>		<div style="text-align: center;">(Applicant's Facsimile Number)</div>					
<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>		<div style="text-align: center;">jeff.ott@dreamfindershomes.com</div> <div style="text-align: center; font-size: small;">(Applicant's Email Address)</div>					
<div style="text-align: center;">4344268049</div> <div style="text-align: center; font-size: small;">(Applicant's Phone Number)</div>		<div style="text-align: center;">(Applicant's Email Address)</div>					
<div style="display: flex; justify-content: space-between;"> <span>Kate Underwood</span> <span>(Name)</span> </div> <div style="display: flex; justify-content: space-between;"> <span>kate@daylighteng.com</span> <span>(Email)</span> </div> <div style="text-align: center; font-size: small;">(Name with Title and Email of contact person, who can answer questions about application)</div>		<div style="text-align: center;">(Applicant's Email Address)</div>					
<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>		<div style="text-align: center;">Kate Underwood , PhD, PE</div> <div style="text-align: center; font-size: small;">(Typed name of North Carolina Professional Engineer)</div>		<div style="text-align: center;">Daylight Engineering</div> <div style="text-align: center; font-size: small;">(Company Name)</div>			
	<div style="text-align: center;">033470</div> <div style="text-align: center; font-size: small;">(NCPE Registration Number)</div>		<div style="text-align: center;">P.O Box 1804</div> <div style="text-align: center; font-size: small;">(Street or Box Number)</div>				
	<div style="text-align: center;">(980) 234-7500</div> <div style="text-align: center; font-size: small;">(Phone Number)</div>		<div style="text-align: center;">Concord, NC, 28026-1804</div> <div style="text-align: center; font-size: small;">(City, State, Zip Code)</div>				
	<div style="text-align: center;">Kate Underwood, PhD, PE</div> <div style="text-align: center; font-size: small;">(Name and affiliation of contact person, who can answer questions about application &amp; designs)</div>		<div style="text-align: center;">kate@daylighteng.com</div> <div style="text-align: center; font-size: small;">(Engineer's Email Address)</div>				

**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: 20,550 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Family	75	gal/ bedroom * 4 bedrooms	12	GPD	3,600
Single Family	75	gal/ bedroom * 3 bedrooms	12	GPD	2,700
Townhomes	75	gal/ bedroom * 2 bedrooms	95	GPD	14,250
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>20,550</b>

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

I, Jeff Ott, 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:

Jeff Ott

9B673591C2994AF...

Signature:

1/20/2025

Date:

**E. Applicant Acknowledgment**

Dear Mr. Mayor, City Council and Staff,

Dream Finders Homes (formally H+H Homes) is requesting sewer allocation for Sunview, an integrated housing development of single family residential homes and townhomes. This development is tucked in behind the long-established neighborhood of Collingswood Dr off of Central, in the heart of Concord. In support of this request, please note the following considerations:

1. The developer is committed to Concord, and has ***owned the property since January 2021*** (Sapphire Straight LLC).
2. Preliminary Plat approval for a 140 unit townhome development was issued February 4<sup>th</sup>, 2022, as the sewer restrictions were coming into place.
3. Sewer allocation has been ***requested at every opportunity***, including:

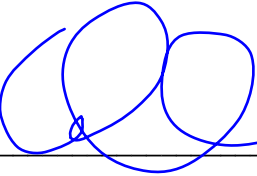
Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24 Single Family Residential and 95 Townhomes)	December 2023	Not Allocated
Horizontal Mixed Use (24 Single Family Residential and 95 Townhomes)	March 2023	To Be Determined

4. The site is located ***less than 2.5 miles from City Hall***, nearby to downtown.
5. There is existing sewer running through the development, and water available at the connection points with city streets.
6. Proposed site amenities include a nature trail that traverses the site. Of the 53 acres on-site, ***approximately 33 acres are proposed to remain natural/undeveloped***.
7. This site is designated as ***Urban Neighborhood*** in the Future Land Use Plan. This site meets the intent of the Future Land Use Plan, section 5.2 bullet 4, which specifies that “***infill is most desirable within identified Mixed-Use Activity Centers, Village Centers, and Urban Neighborhoods***”
8. This proposal also meets the ***Future Land Use Plan Objective 1.6 which guides us to “provide a diverse mix and range of housing options”*** through the guidance of providing mixed-density housing through integrated housing types. This project meets the policy and guidance of the Future Land Use Plan through the proposed mixed single family and single family attached horizontal mixed-use approach.



While Dream Finders Homes appreciates the challenges that restricted sewer availability has caused for Cabarrus County and the City of Concord, we would like to respectfully request your consideration and approval of this project in the heart of Concord.

Respectfully,

  
01/15/2024

**Kate Underwood, PhD, PE**

Engineer & Partner, Daylight Engineering

M 980.234.7500 | E [kate@daylighteng.com](mailto:kate@daylighteng.com)

57 Union Street South | Concord, NC 28025

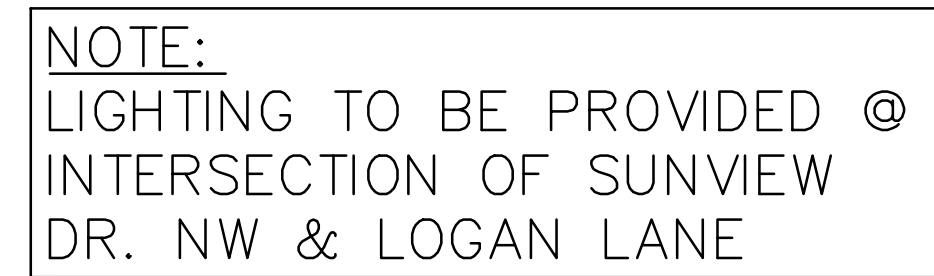


MINIMUM SETBACKS REQUIRED AND PROVIDED:  
FRONT SETBACK (FRONT-LOADED LOTS): 24'  
FRONT SETBACK (ALLEY-LOADED LOTS): 20'  
SIDE SETBACK: 7'  
REAR SETBACK: 5'  
CORNER SETBACK: 20'

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

NOTE: INTERNAL SIDE SETBACKS NOT REQUIRED FOR SINGLE FAMILY ATTACHED  
DEVELOPMENTS

FLOOD ZONE AE (FROM FEMA)  
PANEL: 3710561100K



SUNVIEW SUBDIVISION  
SITE LAYOUT  
838 SUNVIEW DR. NW, CONCORD NC 28027  
DREAM FINDERS HOMES — 301 MCCULLOUGH DRIVE STE. 109, CHARLOTTE, NC 28262  
PROJECT NO. 23005  
PROJECT MANAGER: NICK BUYSSSE, PE



C200



# The Amber

2 Bedrooms  
2.5 Bathrooms  
**1,698 - 1,709** sq ft



The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 5/1/2020. Homes built prior to that date may have slight variations. Floor plans are the copyright property of H&H Homes. © 2020 H&H Homes



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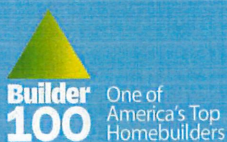


# The Sunstone

2 Bedrooms  
2.5 Bathrooms  
1,511-1840 sq ft



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# The Amber

2 Bedrooms  
2.5 Bathrooms  
**1,698 - 1,709 sq ft**



The specific features in a home may vary from home to home and from one community to another. Square footage and dimensions are estimated and may vary in actual construction. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value at our sole discretion. As we continue to improve our customer satisfaction we occasionally make changes to specific floor plans. This flyer, which is for marketing purposes only, reflects changes made as of 5/1/2020. Homes built prior to that date may have slight variations. Floor plans are the copyright property of H&H Homes. © 2020 H&H Homes



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**Weddington Road Villas (CN-PSA-2025-00019/PRS2021-03526)**

6512 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
12/10/2020	Yes	82	Yes (PRS2021-03256)	No

**Previously Considered**

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

Considered 9/24/24
Yes

**Allocation Request**

Total	2025	2026
13,800	9,000	4,800

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
Very Positive	N/A	Positive	N/A	N/A	Positive	N/A

**Brief Summary**

This is a project that was submitted as a town-home style multi-family project for sewer allocation in July 2022. A preliminary plat was approved for a townhome style subdivision on February 4, 2022. This project has changed ownership, and the new owner is proposing 82, for sale, townhomes that are targeted to families looking to enter the market according to their narrative. They are proposing 1,800-2,600 sf townhomes.










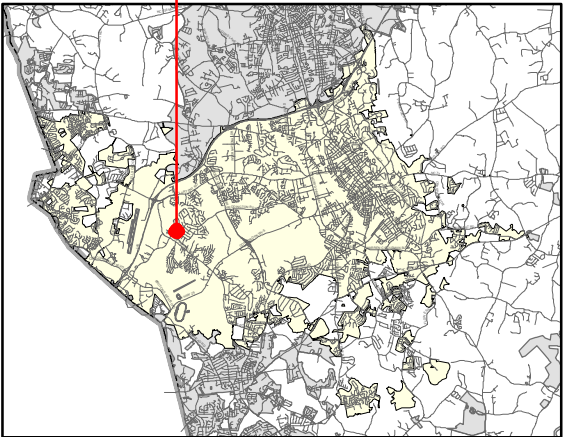
CN-PSA-2025-00019 - Weddington Rd Villas

Type: Residential    SF Attached

82 townhome units

Allocation Request: 13,800

-  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>Weddington Road Villas</b>				
	2.)	Description of project location:	1500 LF N from intersection of Route 1500 and Route 1431 toward Concord <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:	46907066640000	3a.)	Parcel Acreage:	11.69 AC	
	4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building	(sq. ft.)	
	6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	82	6c.) Number of Units	82
	7d.)	Additional description information:	Additional Parcel No 46907051480000 and 46907054010000				
	<b>B. Applicant Information</b>	Mallie Colavita		Manager		11035 Golf Links Dr. P.O. Box 78763	
<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>			
The Intrepid Companies				Charlotte, NC 28277			
<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>			
856-296-4407							
<small>(Applicant's Phone Number)</small>				<small>(Applicant's Facsimile Number)</small>			
Mallie Colavita		(Name)			mcolavita@gmail.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>		Carlos Guerrero Duran, PE		McAdams			
	<small>(Typed name of North Carolina Professional Engineer)</small>				<small>(Company Name)</small>		
	056259				2100 S Tryon Street, Suite 400		
	<small>(NCPE Registration Number)</small>				<small>(Street or Box Number)</small>		
	704-527-0800				Charlotte, NC 28203		
	<small>(Phone Number)</small>				<small>(City, State, Zip Code)</small>		
	Carlos Guerrero Duran, PE				guerrero@mcadamsco.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: 13,800 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	
2 Bedroom	150	gal/ 2 Bedroom	62	GPD	9,300
3 Bedroom	225	gal/ 3 Bedroom	20	GPD	4,500
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>13,800</b>

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

**E. Applicant Acknowledgment**

I, Mallie Colavita, 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.

**Mallie Colavita**

Digitally signed by Mallie Colavita  
 DN: C=US, E=mcolavita@gmail.com, CN=Mallie Colavita  
 Reason: I agree to the terms defined by the placement of my signature on this document  
 Date: 2025.01.21 15:11:54-05'00'

**1/21/25**

Signature:

Date:

# THE MCINTOSH LAW FIRM, P.C.

-ATTORNEYS AT LAW-

POST OFFICE BOX 2270  
209 DELBURG STREET, SUITE 203  
DAVIDSON, NORTH CAROLINA 28036  
TELEPHONE (704) 892-1699  
FACSIMILE (704) 892-8664  
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ROBERT G. MCINTOSH  
AMY SHUE ISAACS  
JESSE C. JONES Ω  
CHRISTOPHER P. GELWICKS ♦ ‡  
LAWRENCE J. SHAHEEN, JR  
LOUISE M. PAGLEN  
THARESA C. GELWICKS ‡ ◇  
LEAH B. TROWBRIDGE  
CAMERON A. CRUMP

OF COUNSEL  
JENNIFER AHLERS CONE  
EDWIN A. SISSON # Φ Ψ ♣  
JEFFREY J. BANYAS # Φ Ψ

SPECIAL COUNSEL  
GAITHER M. KEENER, JR.

Also licensed in Florida Ω  
NCDRC Certified Mediator – Clerk & Family Financial ◇  
Also licensed in South Carolina ♦  
Also licensed in Maryland ‡  
Also licensed in Ohio #  
US Patent and Trademark Φ  
US Court of Appeals Federal Circuit Ψ  
Also licensed in Nebraska ♣

City of Concord  
Attn: Monterai Adams, Development Review Manager  
35 Cabarrus Ave., W  
Concord, NC 28025

Transmitted via online sewer capacity submittal ([adamsm@concordnc.gov](mailto:adamsm@concordnc.gov))

Mrs. Adams:

The purpose of this letter is to request support for and summarize the request from The Intrepid Companies for approval of sewer capacity for a new transformational development to be named Weddington Road Villas located just North of the intersection of Weddington Road and Pitts School Road as described in the application attached. This sewer application request is for Thirteen Thousand Eight Hundred (13,800) gallons per day for a total of 82 new units.

Weddington Road Villas will be a new townhome community providing market rate high end FOR SALE housing to the City of Concord. The community will feature 82 units across the approximately 11.69-acre development. The purpose of this project is to replace the existing mobile home park in order to create a transformational small community exclusively focused on selling homes to families looking for a quality high end product at a market based entry point into the City of Concord. These units will be a perfect entry point into the community for citizens and families of the City of Concord. In addition, Intrepid Companies is working with WeBuild Concord to enable there to be an affordable component to this project and expect to offer a percentage of the units to the public in an affordable manner in partnership with WeBuild Concord.

The 82 townhomes will be constructed of half brick and hardieboard façade with one or two car garages, ranging from 1800sqft to 2600sqft. The community will have sidewalks for connectivity and walkability, as well as a dog park and amenities. The Weddington Road Villas were successfully rezoned and granted preliminary plat approval in 2021. Aside from sewer capacity, the project is fully permitted and fully funded to begin upon sewer approval. We plan on delivering the first townhomes to new Concord families as early as July 2026.

The goal of Weddington Road Villas throughout this project is to place the community first. As a local developer and builder the Intrepid Companies are focused on creating a quality product that



will benefit both new citizens in the community as well as engaging with local contractors and suppliers. The Intrepid Companies specializes in bridging that gap between new citizens and the local community by employing local site contractors, local trade builders, local material sourcing and using private local funding that keeps our focus squarely on the community. They only take on 1 or 2 projects at a time, to ensure efficiency at the highest quality that delivers the best product for the community.

Intrepid Companies understand that with new development comes concerns about traffic impact and the disruption to the community that comes with construction and additional units. Concerns of disruption the development may cause to the community are already being addressed. Intrepid Companies is determined to minimize the impact of construction on the City in order to make sure this development provides a positive net gain for the City while providing an immediate market based high end product that is an ideal entry point for our families, first responders, and those needing to live and work in Concord.

With this award of sewer capacity, the City of Concord will take an immediate step towards ameliorating the troubles caused by the housing shortage that its community is experiencing. The need for market rate housing is becoming more and more prevalent with each passing day. We know that the goal of the City of Concord is to provide the best quality of life for its citizens. The Weddington Road Villas is the perfect project for what we believe the City of Concord needs: identifying a small assemblage of land that currently houses dilapidated rentals and trailers where Intrepid Companies can create something that will transform this parcel into an example of what progress in Concord can look like.

We appreciate you taking the time to consider this proposed sewer application and look forward to preparing a more detailed presentation and analysis to present at the earliest available meeting.

Thank you for your time and consideration.  
Sincerely,

THE MCINTOSH LAW FIRM, P.C.



LAWRENCE J SHAHEEN  
Attorney at Law  
Counsel for Intrepid Companies

# THE INTREPID COMPANIES



WEDDINGTON ROAD VILLAS  
CONCORD, NC



# AREA MAP



- Replacement of existing mobile homes with newly constructed townhomes.
- Complies with the 2030 land use plan.
- Receipt of Rezoning Approval in 2021.
- Receipt of Preliminary Plat Approval in 2021.



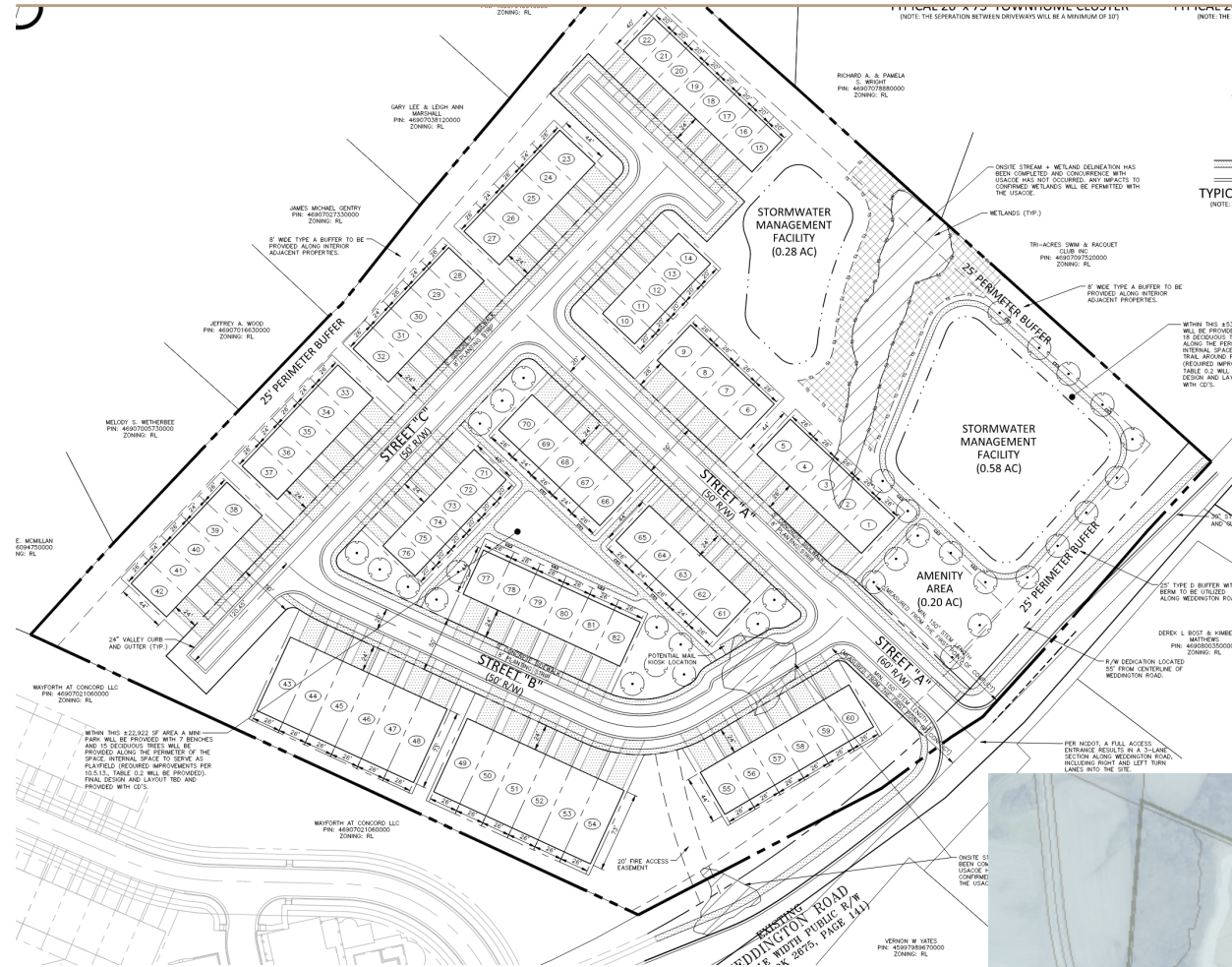
# Existing Land Use



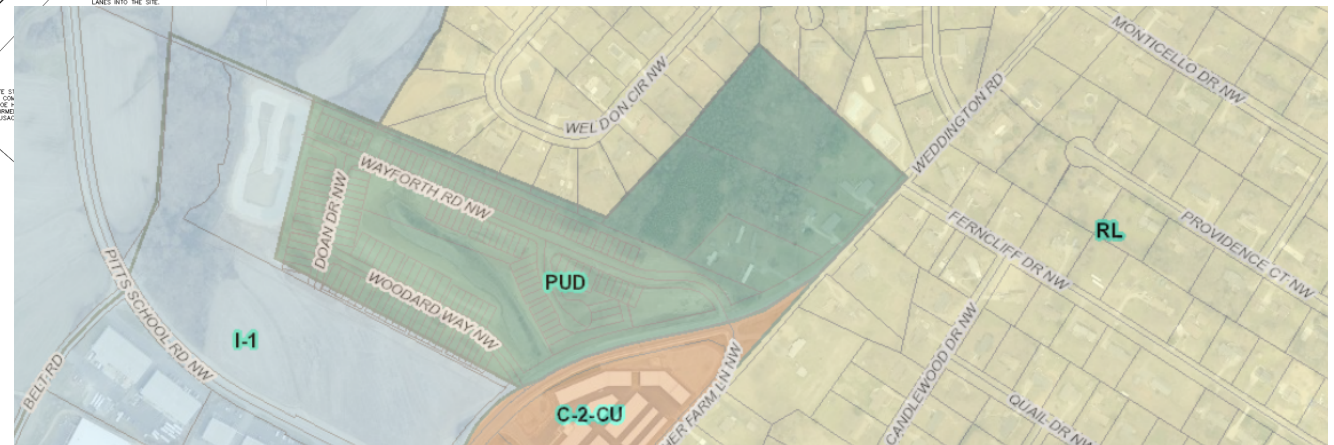
- Existing Land Use
  - Only land use in the vicinity to currently house a trailer park.
  - Surrounding land uses include: established residential subdivisions, high-end rental community and new commercial & office space.



# Overall Site Plan



Weddington Road Villas will consist of 82 townhomes. The project will repurpose two 50yr old rental homes and 6 trailers. The project will have internal sidewalks for community connectivity, a large amenity area and dog park.



# QUALITY FOR SALE PRODUCT



ELEVATION 10

ELEVATION 11

ELEVATION 12





# QUALITY FOR SALE PRODUCT

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# QUALITY FOR SALE PRODUCT

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# QUALITY FOR SALE PRODUCT

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# QUALITY FOR SALE PRODUCT

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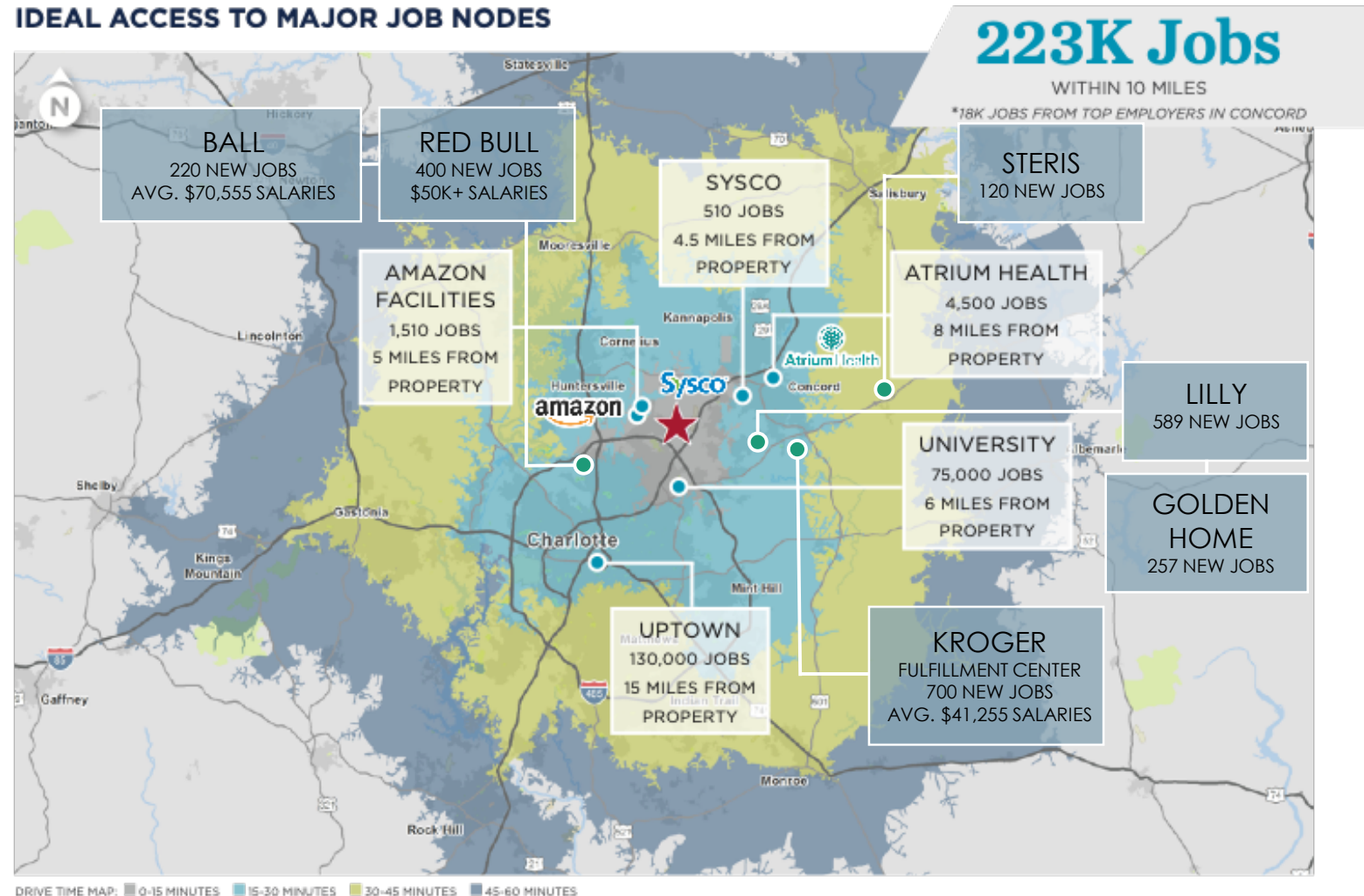




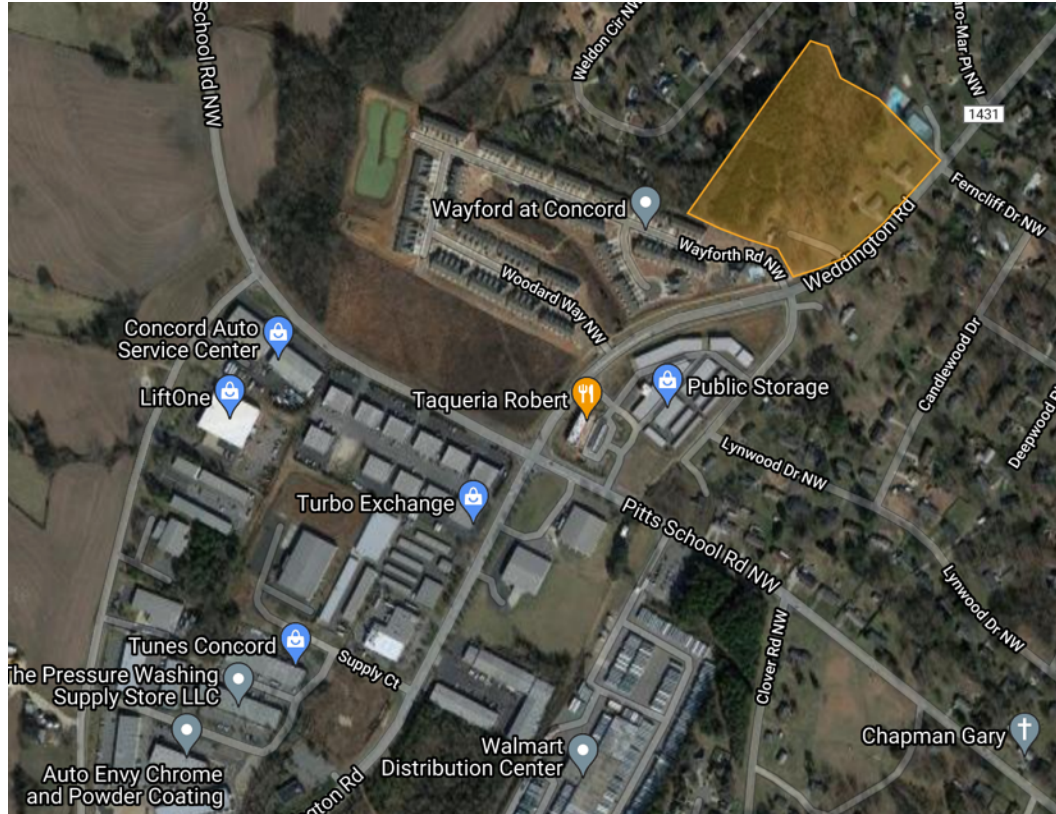
# Existing and Future Employment Growth

## Embedded Among Major Employers

### IDEAL ACCESS TO MAJOR JOB NODES



# Walkability



Walkability: Sidewalks are being added to increase the walkability of this corridor. Residents will be able to walk to their local jobs in the immediate area or access locations for public transportation. Currently there are no sidewalks, nor curb & gutter on the properties.





## **Residential: Multi-Family**

### **Weddington Ridge Apartments Ph 2(CN-PSA-2025-00005/PRS2021-01952)**

8150 Weddington Rd.

<b>DRC</b>	<b>Entitled</b>	<b>Units</b>	<b>PRS Routed</b>	<b>Technically Approved</b>
6/20/2019	Yes	165	Yes	No

### **Previously Considered**

<b>Considered 3/22/22</b>	<b>Considered 7/19/22</b>	<b>Considered 9/20/22</b>	<b>Considered 12/20/22</b>	<b>Considered 3/21/23</b>	<b>Considered 12/19/23</b>	<b>Considered 3/26/24</b>	<b>Considered 6/26/24</b>
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

<b>Considered 9/24/24</b>	<b>Considered 12/17/2024</b>
No	Yes

### **Allocation Request**

<b>Total</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>16,875</b>	7,500	4,500	3,750	1,125

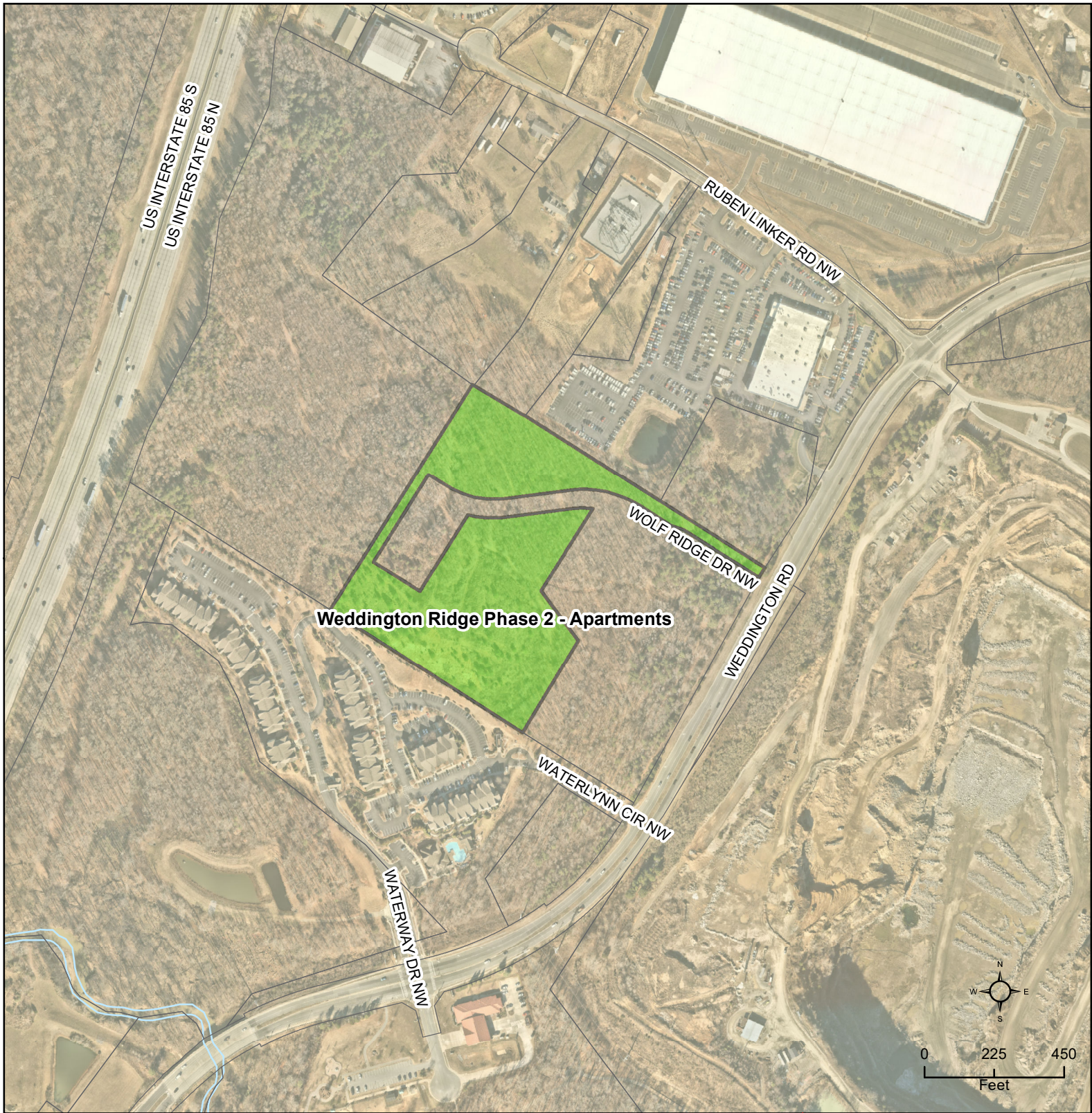
### **Project Scoring**

<b>Small Area Plan</b>	<b>Vertical Mixed Use</b>	<b>Redevelopment Site</b>	<b>Horizontal Mixed Use</b>	<b>Downtown (MSD)</b>	<b>Located Adjacent to Existing Sewer</b>	<b>Annex</b>
Very Positive	N/A	N/A	N/A	N/A	Positive	N/A

### **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 the Planning and Zoning Commission on June 19, 2018, for the entire apartment plan. This site is part of the Weddington Road Corridor Plan which recognizes the project. The only three outstanding items currently, other than sewer allocation, are the NCDEQ sedimentation and erosion control permit, and two other stormwater comments.



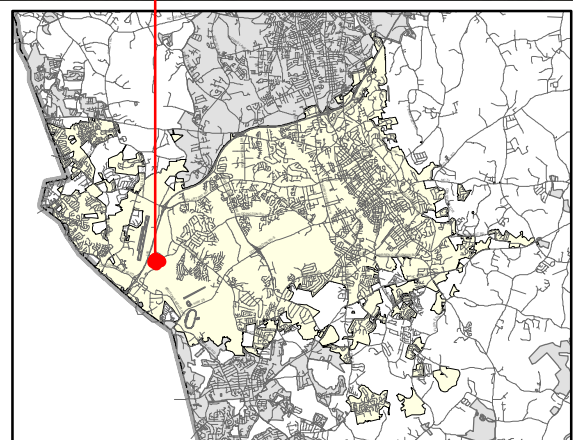
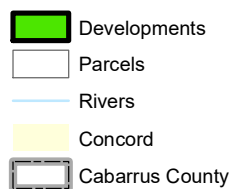


## CN-PSA-2025-00005 - Weddington Ridge Phase 2 - Apartments

Type: Residential Multifamily

165 multi-family units

Allocation Request: 16,875







## 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.)	<b>Project Title:</b>	Weddington Ridge Phase 2				
	2.)	<b>Description of project location:</b>	8150 Weddington Road, Concord, NC				
	(Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)						
	3.)	<b>Cabarrus County Parcel Identification Number:</b>	45992646620000	3a.)	<b>Parcel Acreage:</b>	11.18	
	4.)	<b>Site Zoning and use:</b>	C-2	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.)	
	6a.)	<b>Description of Facility to be served.</b>	Apartments	6b.) Number of Lots	NA	6c.) Number of Units	165
	7d.)	<b>Additional description information:</b>	Phase 2 is 165 apartments				
<b>B. Applicant Information</b>	Michael Tubridy		Managing Director		601 S. Tryon St, Suite 800		
			(Title)				
	(Name of legal owner, board, council, and/or authorized official with title, as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)					(Applicant's Street or Box Number)	
	Crescent Acquisitions, LLC				Charlotte, NC 28202		
	(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)					(Applicant's City, State, Zip Code)	
	(315) 480-2883						
	(Applicant's Phone Number)					(Applicant's Facsimile Number)	
	Dan	(Name)	Gualtieri	(Email)	dgualtieri@crescentcommunities.com		
(Name with Title and Email of contact person, who can answer questions about application)					(Applicant's Email Address)		
<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				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	033448		4601 Park Road, Suite 650				
	(NCPE Registration Number)		(Street or Box Number)				
	(803) 802-1459		Charlotte, NC 28209				
	(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 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: 16,875 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Apartment Bedroom	75	gal/ 1 BR unit	105	GPD	7,875
	150	gal/ 2 BR	60	GPD	9,000
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>16,875</b>

**E. Applicant Acknowledgment**

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

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

  
 Signature:

01/14/2025

Date:



January 14, 2025

Jackie Deal, PE  
City of Concord Engineering Department  
PO Box 308  
Concord, NC 28026

RE: Weddington Ridge Phase II – Sanitary Sewer Capacity Request

Crescent Communities, LLC is proposing to develop a multifamily community on Weddington Road, in Concord, North Carolina. The development is located on two parcels totaling approximately 22.7 acres and will consist of multifamily apartments to provide high quality, new construction housing that will contribute to the long-term economic growth of Concord. The project includes 297 apartments, representing a total investment of over \$70 million in the development of this community, including nearly \$50 million of construction work. The project is located within the Weddington Road Area Plan and is adjacent to an existing sewer line.

Crescent intends to develop Phase I (132 apartments) and Phase II (165 apartments) of this project all at once due to the substantial earthwork and infrastructure required to develop this site.

In general, the subject site is located on the west side of Weddington Road, in Concord, North Carolina. The rectangular-shaped site is bounded by Weddington Road to the East, I-85 to the West, a multi-family development to the South, and both single family homes and businesses to the north. The existing zoning is C-2; a SUP was obtained in 2018 to allow for the development of multifamily in the C-2 zoning.

The apartments proposed for Phase I and II of this development will include a mix of 1- and 2-bedroom units. Site amenities include a community pool and building, and nature walking trails. The apartment project will have a NGBS (National Green Building Standard) Bronze green building certification.

A sewer willingness to serve letter was obtained for Phase I of the development on 11/17/2020 and was subsequently renewed on 10/24/2022 and 8/30/2024 (requires that the project commence construction by April 25, 2025). The approved allocation was to serve Phase I consisting of 132 apartments and an amenity building. Crescent Communities is requesting the allocation for Phase II of the development which will complete the multifamily portion of the project (297 total apartment units). **Our Phase II sewer allocation request is for 16,875 gpd (165 apartments).**

Construction is intended to move forward for the Phase I and Phase II portions of the development once the remaining sewer capacity allocation needed for Phase II is obtained.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Cash', with a stylized, cursive script.

Robert Cash, PE

Senior Program Director, Civil Engineering Initials: RLC



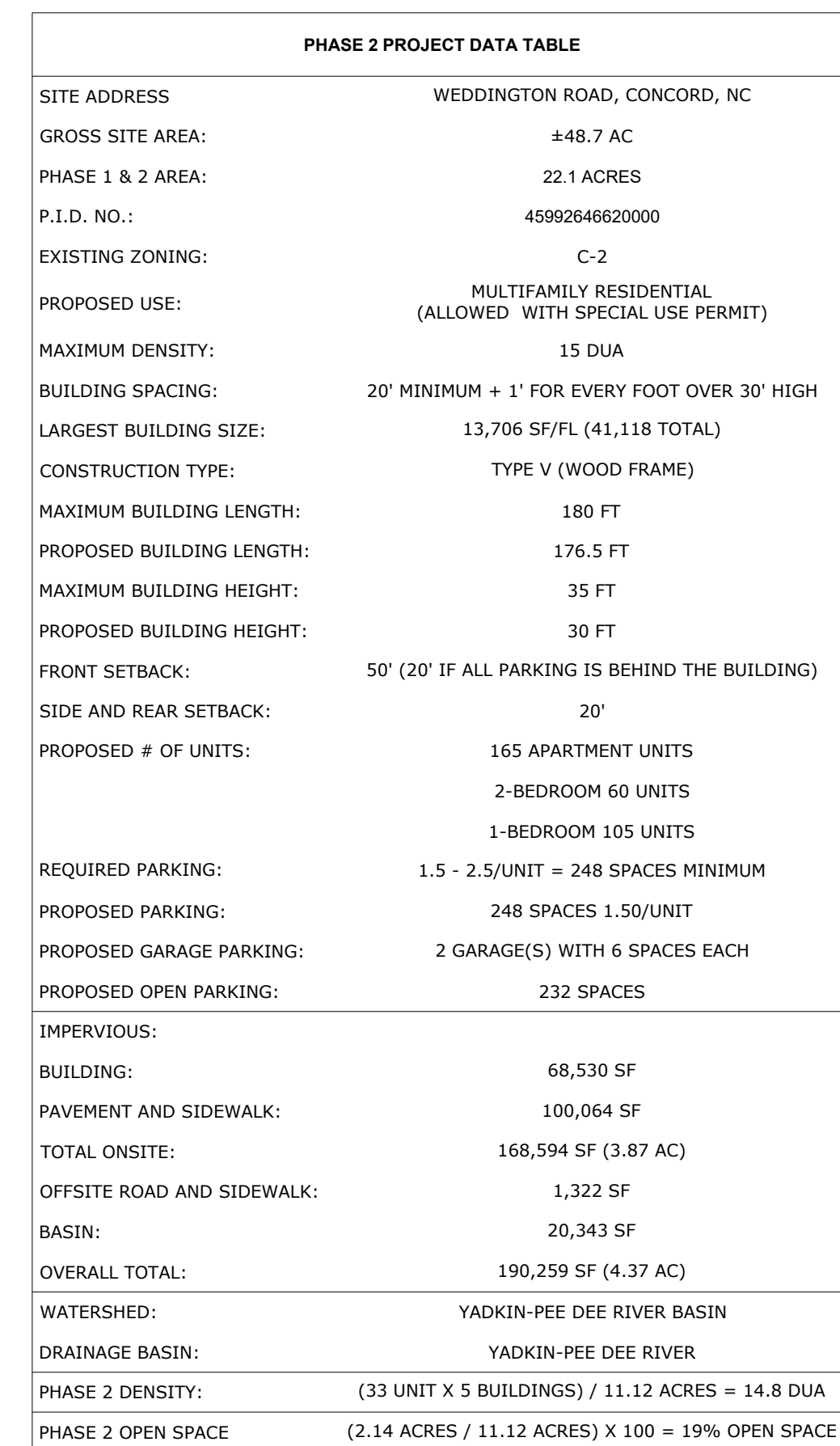


ROBERT CASH, PE  
BOB.CASH@CESOINC.COM










SHEET NO.  
C4.00

WEDDINGTON ROAD CONCORD NC



EXISTING  
REFER TO C1.00 FOR EXISTING FEATURES  
LEGEND  
PROPOSED

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

\\CESO\INC\LOCAL\ROOT\DATA\PROJECTS\MEETING STREET\759024-01 WEDDINGTON RIDGE APTS PHASE II - CONCORD NC\03-CIVIL\PLAN\04 SHEETS\C4.00A MASTER SITE PLAN.DWG - 1/11/2022 2:01 PM



**Residential: Multi-Family**  
**Hamlet Concord (CN-PSA-2025-00008)**

250 Parkwood Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
2/8/2024	Yes	226	No	No

**Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
Yes	Yes

**Allocation Request**

Total	2025	2026	2027	2028	2029
39,400	11,950	10,800	7,500	7,200	1,950

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

**Brief Summary**

The applicant is requesting sewer allocation for 226 units for-rent cottage, duplex, and townhome project. While the applicant is referencing different housing types since they are proposed to all be on one parcel the City of Concord looks at the project as multi-family. This project is considered infill.





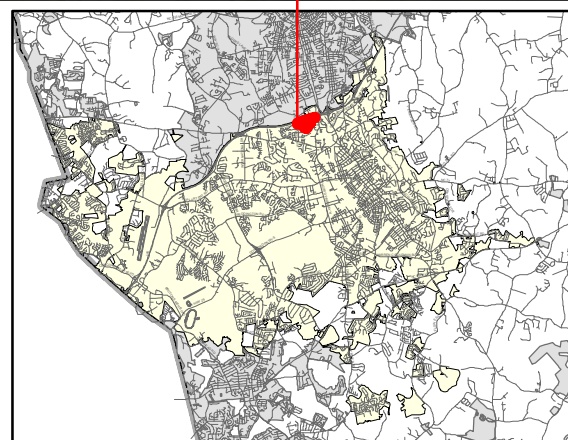
CN-PSA-2025-00008 - Hamlet Concord

Type: Residential Multifamily

226 multi-family units

Allocation Request: 39,400

- 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:	Hamlet Concord			
	2.)	Description of project location:	Site located at 1446 Winecoff School Rd approximately 300 LF north of the intersection of Winecoff School Rd (SR-1790) and Belvedere Drive NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))			
	3.)	Cabarrus County Parcel Identification Number:	56116924550000, 56117924040000, 561178392500000, 56116990150000, 56117977290000, 56117969440000	3a.)	Parcel Acreage:	36.9
	4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building	(sq. ft.)
	6a.)	Description of Facility to be served.	Duplex & THs	6b.) Number of Lots	1	6c.) Number of Units
	7d.)	Additional description information:				
	<b>B. Applicant Information</b>	(1) American South Management Company, LLC; (2) E. Autrey Dawsey, Jr.; and (3) Si		500 East Morehead St, Suite 525		
(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)				
Middleburg Real Estate Partners, LLC		Charlotte, NC 28202				
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)		(Applicant's City, State, Zip Code)				
919.200.3725		N/A				
(Applicant's Phone Number)		(Applicant's Facsimile Number)				
Adam Ricketts		aricketts@middleburg.com	aricketts@middleburg.com			
(Name with Title and Email of contact person, who can answer questions about application)		(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>		Joseph Boulos, PE		Design Resource Group		
	(Typed name of North Carolina Professional Engineer)		(Company Name)			
	047286		1111 Hawthorne Lane			
	(NCPE Registration Number)		(Street or Box Number)			
	704.343.0608		Charlotte, NC 29205			
	(Phone Number)		(City, State, Zip Code)			
	Joseph Boulos		joe@drgrp.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="" 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: 39,400 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
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
See attached spreadsheet for site flow breakout		<b>Total</b>	<b>GPD 39,400</b>

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

I, Adam Ricketts, 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.

**Adam Ricketts**

Digitally signed by Adam Ricketts  
DN: C=US, E=aricketts@middleburg.com, O=Middleburg  
Communities, OU=Development, CN=Adam Ricketts  
Date: 2025.01.16 16:47:53-05'00'

**1/16/2025**

Signature:

Date:

Hamlet at Concord - Wastewater Flow Table					
Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
1 Bedroom Duplex	75	gal/day	10	750	GPD
1 Bedroom Townhome	75	gal/day	20	1,500	GPD
2 Bedroom Duplex	150	gal/day	42	6,300	GPD
2 Bedroom Townhome	150	gal/day	60	9,000	GPD
3 Bedroom Duplex	225	gal/day	42	9,450	GPD
3 Bedroom Townhome	225	gal/day	52	11,700	GPD
Pool	10	gal/person	70	700	GPD
<b>Total:</b>				39,400	GPD





### **Hamlet Concord – Concord Sewer Allocation Application Narrative**

Middleburg Communities is excited to propose a 226-unit for-rent cottage, duplex, and townhome project to help meet the high demand for attainable housing in the Concord area created by Concord's exceptional growth. The site spans 36.9 acres across seven (7) parcels and is conveniently located near the activity center at the Concord Parkway/I-85 interchange. The zoning designation is RC, allowing for up to 15 units per acre, which is well above the proposed 6.50 units per acre.

Middleburg Communities is a housing developer, investor, builder, and operator focused on community-centric designs that provide both quality and attainable housing. This proposed development adheres to these principles while considering the unique shape of the site, existing land features, and neighboring uses.

The community will be interconnected by a walkable, low-speed, tree-lined street that links Winecoff School Road to a developer-constructed extension of Parkwood Drive, enhancing the road network. To promote walkability, all homes will feature alley-loaded or on-street parking, ensuring driveways do not disrupt the sidewalk network. The main entrance off Winecoff School Road will feature low-density duplex style housing, with denser townhomes situated towards the center of the site, creating a town center feel around the clubhouse.

The proposed homes are high-quality, offering unique and interesting architecture through various options (cottage, townhome style, etc.) to accommodate different life stages. In addition to the unifying street, the development will include a series of community-focused open spaces designed to become hubs of activity and social engagement. These spaces may feature grill areas, game lawns, native pollinator gardens, and more.

Apart from the developed area of the community, significant natural features, including the existing pond and large forest stands, will remain undisturbed, blending the community into the existing neighborhood fabric and protecting natural areas for wildlife and a healthy ecosystem. Walking trails will connect these natural areas to the improved open spaces and walkable streets, fostering a unique, pedestrian-focused lifestyle.

The community will also incorporate sustainable features such as low-flow fixtures, car charging capabilities, Energy Star appliances, smart home technology, and low VOC paint, all aimed at reducing the development's energy and water needs.





MIDDLEBURG  
COMMUNITIES

# CONCORD BTR

CONCORD, NORTH CAROLINA





## **Residential: Multi-Family**

### **Norcott Mill Residences (CN-PSA-2025-00015)**

581 Flora Ave. NW.

<b>DRC</b>	<b>Entitled</b>	<b>Units</b>	<b>PRS Routed</b>	<b>Technically Approved</b>
No	Yes	128	No	No

### **Previously Considered**

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

<b>Considered 9/24/24</b>	<b>Considered 12/17/2024</b>
No	No

### **Allocation Request**

<b>Total</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>16,200</b>	7,500	6,600	2,100

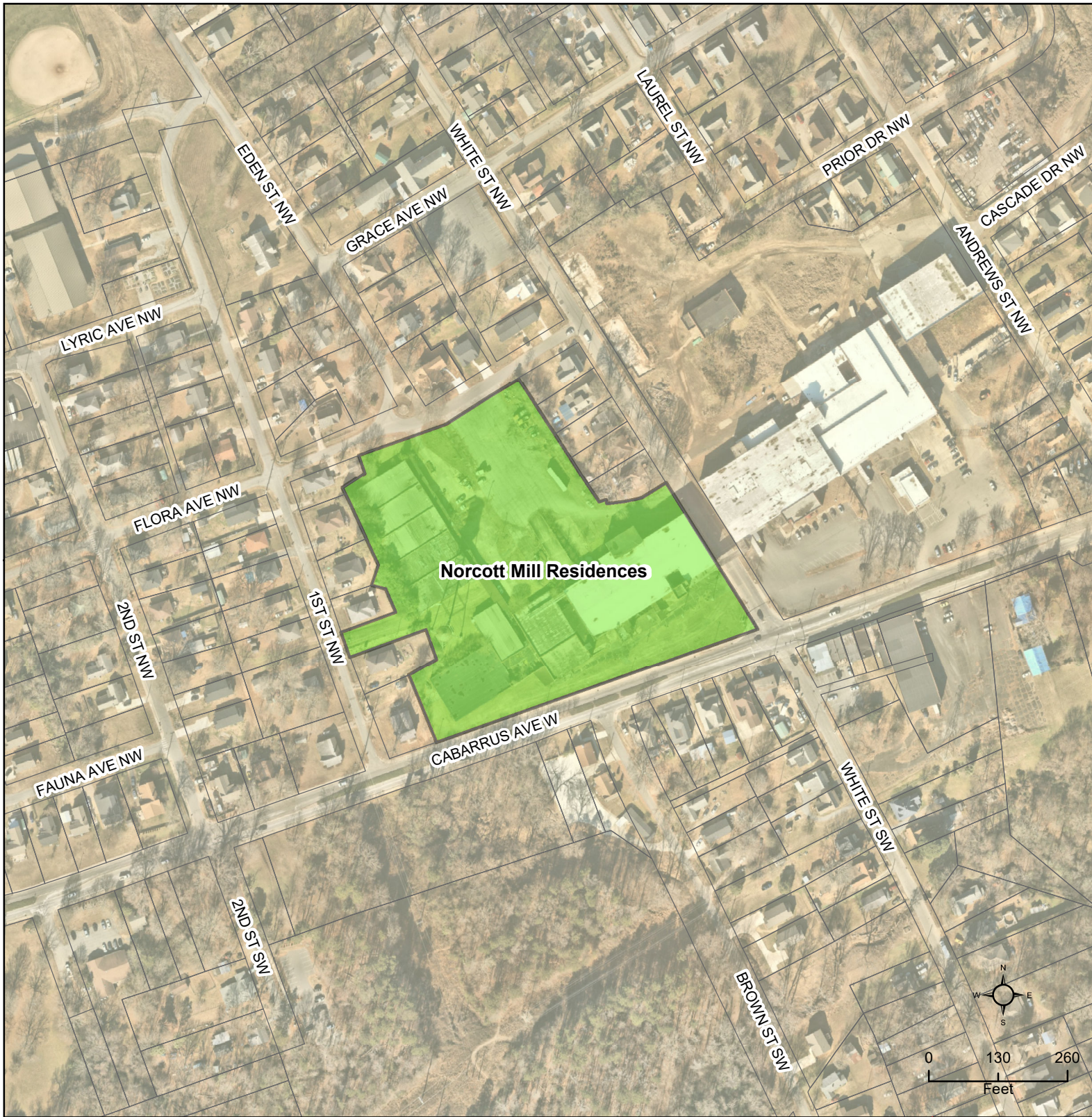
### **Project Scoring**

<b>Small Area Plan</b>	<b>Vertical Mixed Use</b>	<b>Redevelopment Site</b>	<b>Horizontal Mixed Use</b>	<b>Downtown (MSD)</b>	<b>Located Adjacent to Existing Sewer</b>	<b>Annex</b>
Very Positive	N/A	Positive	N/A	N/A	Positive	N/A

### **Brief Summary**

The applicant is looking to reuse the remaining portion of the historic Norcott Mill into 128 multi-family units that they say will be affordable based on incomes at different area median incomes. This focuses on individuals 55 and older. The property is in the Center City Small Area Plan. They are also offering amenities that include an exercise room, yoga and meditation room, and an art room.





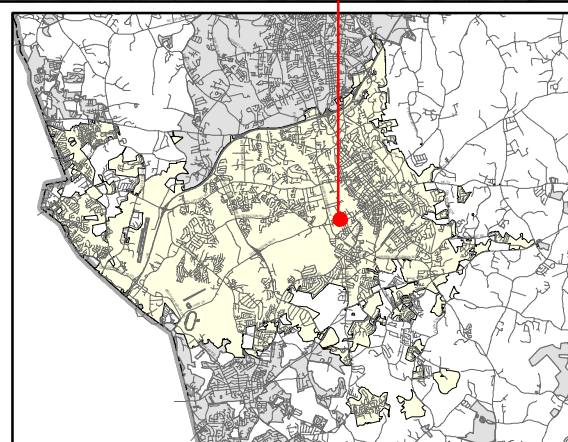
## CN-PSA-2025-00015 - Norcott Mill Residences

Type: Residential   Multifamily

128 multi-family units

Allocation Request: 16,200

- 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.)	<b>Project Title:</b>	Norcutt Mill Residences				
	2.)	<b>Description of project location:</b>	site located at 581 Flora Ave NW Concord, which is also the NW corner lot of the intersection of Cabarrus Ave W and White Street 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.)	<b>Cabarrus County Parcel Identification Number:</b>	56202378930000	3a.)	<b>Parcel Acreage:</b>	6.695	
	4.)	<b>Site Zoning and use:</b>	PUD	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.)	
	6a.)	<b>Description of Facility to be served:</b>	Residential Apartments	6b.) Number of Lots	1	6c.) Number of Units	128
	7d.)	<b>Additional description information:</b>	40-1 BR and 88-2BR units				
	<b>B. Applicant Information</b>	Michael E Phillipps    Board Member		575 Spring Ranch 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>(Applicant's Street or Box Number)</small>					
Earning for Life		Golden, CO 80401					
<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>					
303 882 6723		None					
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>					
B Michael Phillipps <small>(Name)</small> phillipps@me.com <small>(Email)</small>		mike@married.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> <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>	Todd Poteet		West Consultants, PLLC				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	28906		405 South Sterling Street				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	828-522-4719		Morganton, NC 28655				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
	Todd Poteet		tpoteet@west-consultants.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: 16,200 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T.0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Bedroom Units	75	gal/ Day	40	GPD	3,000
Two Bedroom Units	150	gal/ Day	88	GPD	13,200
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>16,200</b>

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

**E. Applicant Acknowledgment**

I, Michael E Phillipps, 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.

Michael E Phillipps

Digitally signed by Michael E Phillipps  
 Date: 2025.01.20 15:00:25 -05'00'

1 20 25

Signature:

Date:



**Norcutt Mill Residences**  
**594 Cabarrus Avenue W., Concord, NC**

Norcutt Mill Residences is the proposed historic adaptive reuse of the remaining portion of the historic Norcutt Mill, with an entrance at 31 White Street NW, creating 128 multifamily affordable living units for individuals and their households over 55 years of age. Specifically, the development will create 40 one bedroom units and 88 two bedroom two bath units.

The current zoning of the site, which is a Planned Unit Development Plan, allows for the development of 128 living units

Norcutt is currently on the National Historic Register. With respect to the design and construction of the Norcutt Mill, the development team will work with the State Historic Preservation Office and the National Park Service and adhere to their historic design and construction requirements.

The development team is also researching and working to incorporate energy saving alternatives, including but not limited to solar panels with the goal of reducing costs for residents and reducing the overall 'footprint' of the redevelopment.

The developer will seek a Brownfield designation for the Norcutt Mill to ensure proper environmental clean up.

Norcutt Mill Residences is designed to offer a range of affordability for individuals and households 55 years of age and older, offering rents based on incomes at 30%, 60%, and 70% of the area median income. .

Offering development amenities such as an exercise room, yoga and meditation room and art room, the development, specified for individuals or households 55 and over will offer activities tailored toward, inclusive community living, living intentionally, health and wellness and responsible living. The development will employ a community coordinator to assist with the organization of meditations, yoga classes, art classes, and general classes of interest presented by members of the community which would include presentations on wellness concepts, box gardening and other healthy living presentations. Residents will be encouraged to host a presentation or 'talk' for the benefit of the community. The goal of the activities and presentations is to stimulate community interaction and encourage positive living habits.

## **Residential: Multi-Family**

### **Parkwood Apartments (CN-PSA-2025-00017)**

232 Parkwood Dr. NW

<b>DRC</b>	<b>Entitled</b>	<b>Units</b>	<b>PRS Routed</b>	<b>Technically Approved</b>
No	Yes	22 units	No	No

### **Previously Considered**

<b>Considered 3/22/22</b>	<b>Considered 7/19/22</b>	<b>Considered 9/20/22</b>	<b>Considered 12/20/22</b>	<b>Considered 3/21/23</b>	<b>Considered 12/19/23</b>	<b>Considered 3/26/24</b>	<b>Considered 6/26/24</b>
No	No	No	Yes (11 units)	No	No	No	No

<b>Considered 9/24/24</b>	<b>Considered 12/17/24</b>
No	No

### **Allocation Request**

<b>Total</b>	<b>2025</b>
4,950	4,950

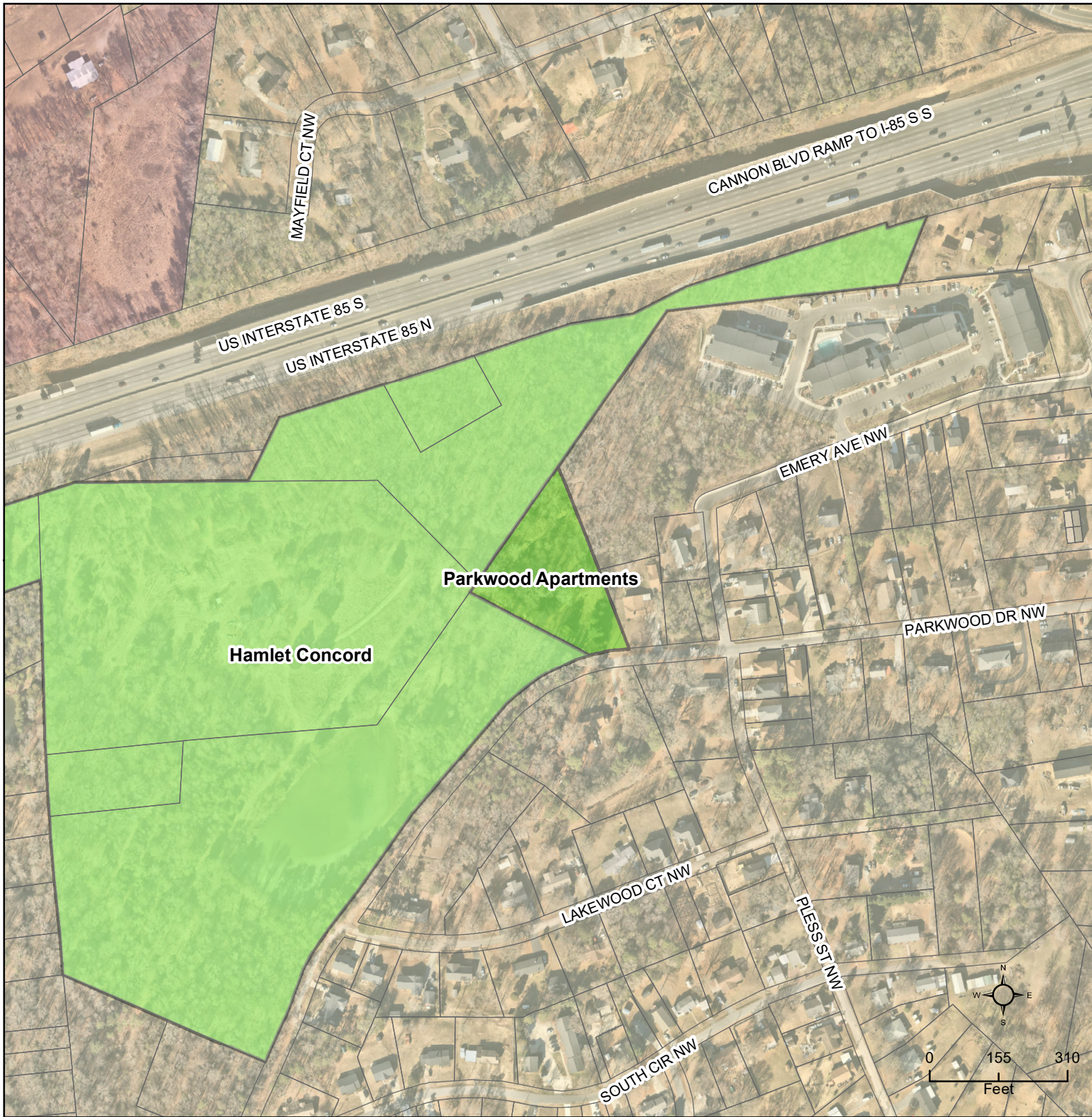
### **Project Scoring**

<b>Small Area Plan</b>	<b>Vertical Mixed Use</b>	<b>Redevelopment Site</b>	<b>Horizontal Mixed Use</b>	<b>Downtown (MSD)</b>	<b>Located Adjacent to Existing Sewer</b>	<b>Annex.</b>
N/A	N/A	Positive	N/A	N/A	Positive	N/A

### **Brief Summary**

The applicant is requesting sewer allocation for 22 apartment units 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. The applicant is also proposing indoor conditioned storage space for residents.





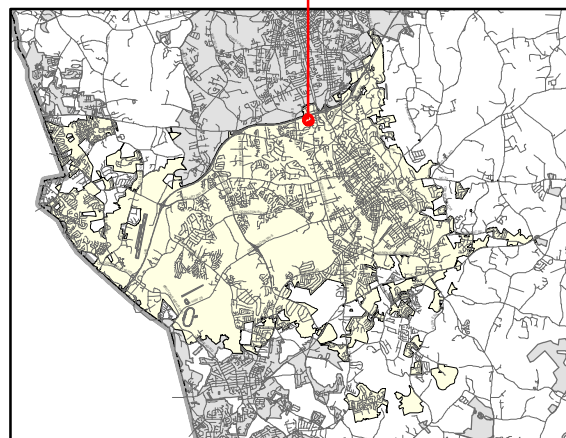
## CN-PSA-2025-00017 - Parkwood Apartments

Type: Residential   Multifamily

22 multi-family units

Allocation Request: 4,950

- 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.)	<b>Project Title:</b>	232 Parkwood Dr. NW			
	2.)	<b>Description of project location:</b>	Located at the western terminus of Parkwood Avenue, 1200' west of Central Drive 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.)	<b>Cabarrus County Parcel Identification Number:</b>	3a.)	<b>Parcel Acreage:</b>	1.516	
	4.)	<b>Site Zoning and use:</b>	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.)	
	6a.)	<b>Description of Facility to be served.</b>	6b.)	<b>Number of Lots</b>	6c.)	<b>Number of Units</b>
	7d.)	<b>Additional description information:</b>	Maximum 22 dwelling units, developed in two 3-story buildings of eleven units each with indoor conditioned storage for tenant use			
	<b>B. Applicant Information</b>	Rohit Patel                      Owner                      (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>		4600 NC HIGHWAY 49 S <small>(Applicant's Street or Box Number)</small>		
HEAVEN PROPERTIES LLC <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>		HARRISBURG, NC 28075 <small>(Applicant's City, State, Zip Code)</small>				
704-778-6490 <small>(Applicant's Phone Number)</small>		none <small>(Applicant's Facsimile Number)</small>				
Rick Flowe, Planner <small>(Name)</small>		rflowe@nfocusplanning.org <small>(Email)</small>	rohit@heavenproperties.us <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>		(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.**

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: 4,950 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T .0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

- a) See 15A NCAC 2T.0114(b), (d), (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 - 3 bedroom	225	gal/ unit	22	GPD	4,950
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>4,950</b>

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

I Heaven Properties, LLC by 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.

Heaven Properties, LLC By [Signature]  
 Signature:

January 20, 2025

Date:



# LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Heaven properties, LLC

SECRETARY OF STATE ID NUMBER: 1431333 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2024

Filing Office Use Only  
E - Filed Annual Report  
1431333  
CA202410609620  
4/15/2024 12:14

☐ Changes

## SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Patel, Rohit

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

4600 NC HWY 49 S

4600 NC HWY 49 S

Harrisburg, NC 28075 Cabarrus County

Harrisburg, NC 28075

## SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real estate

2. PRINCIPAL OFFICE PHONE NUMBER: (704) 312-5183

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

4600 NC HWY 49 S

4600 NC HWY 49 S

Harrisburg, NC 28075

Harrisburg, NC 28075

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

☐

The company is a veteran-owned small business

☐

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

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

NAME: Rohit Patel

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: Member

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

4600 NC HWY 49 S

Harrisburg, NC 28075

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

Rohit Patel

4/15/2024

SIGNATURE

DATE

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

Rohit Patel

Member

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

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



# Plant 4 Partners

315 South Main Street, Suite 200  
Kannapolis, NC 28081 Telephone 704.933.0772

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January 21, 2025

Mayor and City Council  
City of Concord  
35 Cabarrus Ave. W  
Concord, NC 28025

RE: Heaven Properties LLC - 232 Parkwood Ave. Wastewater Allocation Request Narrative

## BACKGROUND & EXISTING CONDITIONS

232 Parkwood Ave. NW consists of approximately 1.516 acres located just west of Central Drive NW approximately 300 feet south of Interstate 85 at the rear corner. The site was occupied by a single-family dwelling appearing on Cabarrus County GIS aerial images for the first time in the 1964 aerial photography flight, it last appears in the 2001 image, then is gone in the 2005 image. An existing gravity wastewater collector line serving the apartments on Emory Ave. crosses near the rear of the property.

The property is designated on the City of Concord Official Zoning Map as “Residential Compact” (RC). This designation provides for a maximum density of 15 dwellings per acre upon the site in accordance with CDO Art. 7 (pg. 17-18) as an “Infill” type project as defined in accordance with CDO Art. 14 (pg. 50).



Heaven Properties of Harrisburg, NC acquired the site in 2022 and has researched development options in the local housing market while conducting development studies and test designs since that time.

# Plant 4 Partners

315 South Main Street, Suite 200  
Kannapolis, NC 28081 Telephone 704.933.0772

## PROJECT SUMMARY & REQUEST

Studies and tests have yielded a site development plan providing twenty-two three-bedroom units plus internal storage facilities for residents reducing the need for off-site storage common among apartment dwellers. This design generates twenty-two (22) dwellings made more affordable by incorporating the indoor conditioned storage space for residents to greatly reduce the potential need for off-site storage.



Designed to offer affordability for residents and a pleasing site presentation these buildings contribute to the appearance of a lower density project. Two buildings, each hosting eleven units, three-story pitched roof and masonry facades are oriented toward the center of the site with a circular access drive and parking configuration. The site design is intended to facilitate ease of access and navigation by both First Responders and service vehicles. A masonry dumpster enclosure positioned for ease of service and in accordance with CPTED (*Crime Prevention Through Environmental Design*) principles is conveniently placed in the correct position for both service vehicle maneuvers and improved visual sight lines.

With a total of sixty-six bedrooms, a wastewater allocation of 75 gallons-per-day-per-bedroom determines an allocation need for 4,950 gallons-per-day to facilitate the project.





ARCHITECTURAL DESIGN INTENT SKETCH

**Carlos J. Moore** EST. 1987  
ARCHITECT P.A.  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.788.8998 F-704.782.0467  
WWW.CMOOREARCH.COM



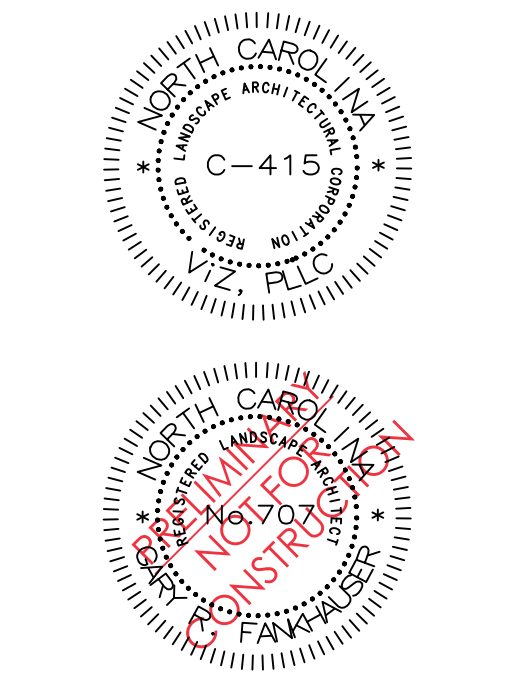
**VIZ**  
VIZ, PLLC  
Urban Design + Land Planning + Landscape Architecture  
PO Box 704  
Concord, NC 28031  
(704) 997-6144  
gary@viz.design  
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**Plant 4 Partners**

**Carlos J. Moore** EST. 1987  
ARCHITECT P.A.  
222 CHURCH ST. N. CONCORD, NC 28025  
T-704.788.8998 F-704.782.0467  
WWW.CMOOREARCH.COM

# Parkwood Apartments Concord, NC

REV #	DATE	DESCRIPTION
1		



DATE: 1/21/2025  
SCALE: NTS  
JOB NUMBER: 09-25.1  
DESIGNED BY: GRF  
DRAWN BY: GRF

SHEET TITLE:  
**SITE SKETCH PLAN**

**L1.0**



## Nonresidential

### **Taco Bell- Poplar Crossing Commercial (CN-PSA-2024-00147)**

311 George W. Liles PKWY. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	2,225 sf drive-thru restaurant	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
No	No

### **Allocation Request**

Total	2025
800	800

### **Project Scoring**

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
N/a	N/A	N/A	N/A	N/A

### Brief Summary

The applicant is seeking sewer allocation for another lot located at 311 George W. Liles Parkway NW. The request is for a 2,225 sf Taco Bell. This parcel is zoned General Commercial (C-2). The applicant received sewer allocation for lot 1 and 2 during a previous allocation.





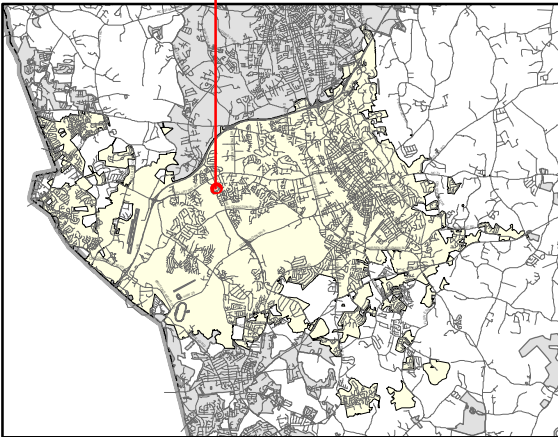
CN-PSA-2024-00147 - Taco Bell - Poplar Crossing

Type: Nonresidential

2,225 sf restaurant

Allocation Request: 800

- 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.)	<b>Project Title:</b>	Poplar Crossing Commercial-Taco Bell				
	2.)	<b>Description of project location:</b>	0.84 acre site on George W. Liles Parkway <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.)	<b>Cabarrus County Parcel Identification Number:</b>	A portion of 56003795000000	3a.)	<b>Parcel Acreage:</b>	Approximately 0.84 acres	
	4.)	<b>Site Zoning and use:</b>	C-2 Commercial Restaurant	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.) 2225	
	6a.)	<b>Description of Facility to be served.</b>	Single Serve Articles Restaurant	6b.) Number of Lots	1	6c.) Number of Units	1
	7d.)	<b>Additional description information:</b>	Single Serve Articles Restaurant				
	<b>B. Applicant Information</b>	JPN Family LLLP		816-G Brawley School Road			
<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>					
JMS Poplar 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>					
704-662-0105		704-662-8753					
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>					
Scott Needham, Manager		bdc@infionline.net	bdc@infionline.net				
<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>	Donald L. Munday		Piedmont Design Associates, PA				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	17327		125 E. Plaza Drive, Suite 101				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	704-664-7888		Mooresville, NC 28115				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
	John Hart, Piedmont Design Associates, PA		dmunday@pdapa.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 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):

	% 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: 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	
Restaurant, Single Service Articles	20	gal/ seat	40	GPD	800
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>800</b>

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

I, Scott R. Needham, 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.

Scott R. Needham  
 Signature:

12/10/2024  
 Date:

**E. Applicant Acknowledgment**

**PROJECT NARRATIVE  
ADDENDUM TO  
PRELIMINARY WASTEWATER FLOW APPLICATION  
POPLAR CROSSING COMMERCIAL NEXT PHASE**

POPLAR CROSSING is a mixed-use development in the SW quadrant of Poplar Tent Road and George W. Liles Parkway covering approximately 125 acres. Commencing in 1998 with our development of Poplar Crossing Shopping Center, needed retail services were brought to the growing Coddle Creek, western side of the City of Concord. Since 1998 we have expanded the shopping center twice, developed a Senior Living Housing Community and partnered with a charter school to improve traffic distribution with a loop road and new Campus for Cabarrus Charter Academy. In partnership with GCI Residential, 45 acres have been developed into Legacy Concord, a 350 unit apartment home community already nearing full occupancy.

On June 25, 2024 we were granted our requested sewer capacity allocation (Application #CN-PSA-2024-00054) for the first two parcels of Phase III of Poplar Crossing Commercial which is a portion of 10.85 undeveloped acres in the SW quadrant of and at the corner Poplar Crossing Drive and George W. Liles Parkway. This approval allowed us to commence with the development of a Chase Bank branch and Culver's Restaurant.

We have recently entered into a contractual agreement with Taco Bell for a 0.84 acre parcel adjacent to the Culver's parcel. Taco Bell will construct and operate a 2,225+/- SF Single Serve drive-through restaurant with 40 internal seats on the parcel shown on the attached site plan. It will employ 9 employees on its highest shift. Based on other Taco Bells in the Concord market owned by this owner, it will result in an estimated tax value of between \$1,500,000 and \$1,525,000. Annual sales are projected to be in the range of \$1,800,000 to \$2,350,000.

The property is zoned C-2 requiring no rezoning. Our preliminary plat has been through two rounds of review with Concord Planning and we are awaiting final review and approval of our TIA (Transportation Impact Analysis), the last item required for final approval and recordation of the plat.

The granting of approval of this application for a very small allocation (800 GPD), this will allow us to include construction of this parcel simultaneously with the bank and Culver's construction creating a more efficient and shorter construction process.





**High Performance Living**



635 Alfred Brown Jr Court SW, P.O. Box 308, Concord, NC 28026 - [www.concordnc.gov](http://www.concordnc.gov)

June 25, 2024

Scott Needham  
Coble Family Farm LLC/JMS Poplar LLC  
816-G Brawley School Rd.  
Mooresville, NC 28117  
[bdc@infionline.net](mailto:bdc@infionline.net)

RE: Preliminary Wastewater Flow Allocation Request  
Project: Poplar Crossing Commercial  
PSA#: CN-PSA-2024-00054  
Approval valid until: June 25, 2025

Dear Scott Needham:

The City of Concord Council considered the preliminary wastewater flow allocation request for the above-mentioned project at the June 25, 2024, council work session and voted to approve the request. According to the sewer allocation policy, the applicant has one year to obtain final plan approval and final sewer allocation of no more than the approved amount of 2,600 GPD. If the applicant is unable to obtain a final sewer allocation within one year, the preliminary approval becomes invalid.

Information on the sewer allocation policy and process can be found at <https://concordnc.gov/Departments/Engineering/Development-Standards#65762-sewer-allocation>.

If we can be of further assistance, feel free to call 704-920-5407 with your questions.

Sincerely,  
City of Concord

**Clinton  
M. Shoaf**

Digitally signed by  
Clinton M. Shoaf  
Date: 2024.06.25  
14:28:01 -04'00'

Clinton M. Shoaf, PE, CFM  
Engineering Manager

Electronic copy: Project File  
Donald L. Munday, PE, Piedmont Design Associates, PA,  
[dmunday@pdapa.com](mailto:dmunday@pdapa.com)

# City Council – Sewer Allocation – Project Approval Summary

## Work Session Meeting: June 25, 2024

<b>Residential – Single Family</b>		<b>Requested Flow (gpd)</b>
No Flow Approved		0
<b>Residential – Townhomes</b>		<b>Requested Flow (gpd)</b>
No Flow Approved		0
<b>Residential - Apartments</b>		<b>Requested Flow (gpd)</b>
No Flow Approved		0
<b>Non-Residential</b>		<b>Requested Flow (gpd)</b>
<b>Poplar Crossing Commercial</b>		<b>2,600</b>
Home2/Tru Concord		4,840
Convenience Store - Copperfield		3,360
Chick-fil-A		1,800
Ford Performance		10,050
Ten Tenths		5,760
Stock Market		6,300
SMC Pharma Services LLC		972
2600 Armentrout Golf		920
<b>Mixed Use</b>		<b>Requested Flow (gpd)</b>
No Flow Requested		N/A
<b>Public</b>		<b>Requested Flow (gpd)</b>
No Flow Requested		N/A

<b>Available after Actual Approved</b>		
<b>Current Total Capacity Available</b>	595,796	gpd
Economic Development	250,000	gpd
Non-Residential	32,838	gpd
Residential	198,321	gpd
	Single Family	94,550 gpd
	Townhomes	49,690 gpd
	Apartments	54,080 gpd
Mixed Use	114,637	gpd
Reserve	167,000	gpd

Next Meeting Date: September 24, 2024



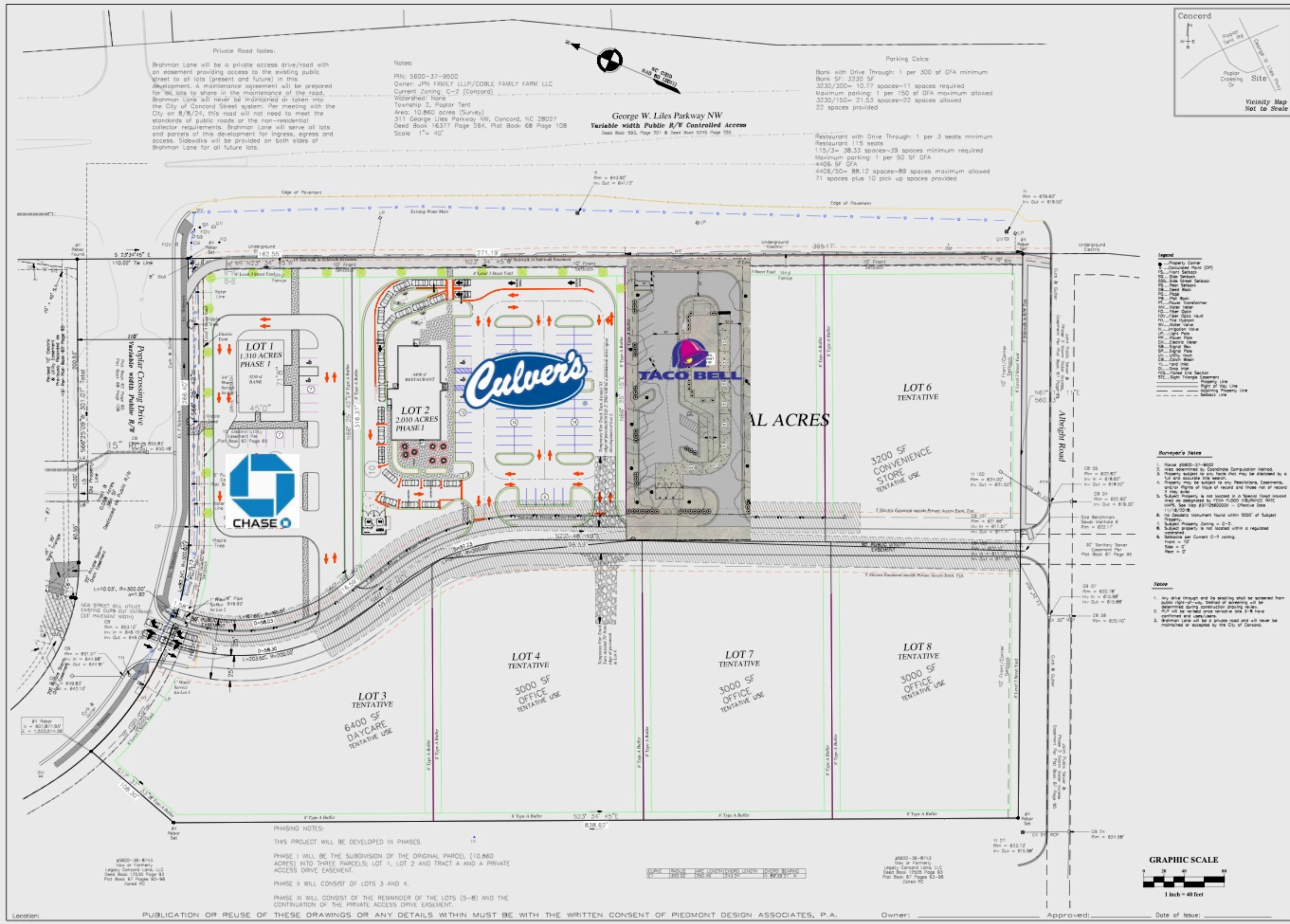


REAL ESTATE DEVELOPMENT PARTNERS  
711 CENTRAL AVENUE  
CHARLOTTE, NC 28204  
704-905-6555

**SITE PLAN**  
GEORGE LILES RETAIL  
311 GEORGE LILES PARKWAY  
CONCORD, NORTH CAROLINA

REVISIONS	BY

Date: 09/30/24  
 Scale: 1"=40' FT  
 Drawn: JHH  
 Checked: DLM  
 Project: 2023-07-02  
 (JHH)  
 Sheet  
 S-1  
 of 1 Sheet





# POPLAR CROSSING COMMERCIAL

LEGACY CONCORD APT. HOMES

TACO BELL current sewer application January 2025

CULVER'S sewer approved 6/25/24

CHASE BANK sewer approved 6/25/24

VALOR CHARTER  
SCHOOL

POPLAR COMMONS  
SENIOR HOUSING

FOOD LION

GOODWILL

Image © 2022 Maxar Technologies



## Nonresidential

### Common Park Circle Dual Brand Hotel (CN-PSA-2025-00002)

7890 Commons Park Circle NW

DRC	Entitled	Units	PRS Routed	Technically Approved
1/27/2022	Yes	88,039 sf (166 room) hotel	No	No

### Previously Considered

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

Considered 9/24/24	Considered 12/17/24
Yes	Yes

### Allocation Request

Total	2025
24,375	24,375

### Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
N/A	Positive	N/A	N/A	N/A

### 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).





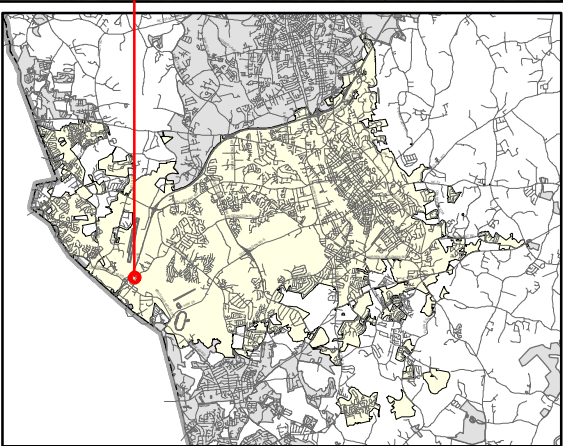
CN-PSA-2025-00002 - Common Park Circle Dual Brand Hotel

Type: Nonresidential

88,039 sf (166 room) hotel

Allocation Request: 24,375

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County







## PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

<b>A. Project Information</b>	1.)	Project Title:	<b>Common Park Circle Dual Brand Hotel</b>					
	2.)	Description of project location:	7890 Commons Park Circle 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:	3a.)	Parcel Acreage:	2.817			
	4.)	Site Zoning and use:	5.)	Area Commercial or Industrial Building	(sq. ft.) 88,039			
	6a.)	Description of Facility to be served:	6b.)	Number of Lots	1	6c.)	Number of Units	N/A
	7d.)	Additional description information:	5 story dual brand hotel with 166 rooms					
<b>B. Applicant Information</b>	<b>Samir Patel</b>		Sr. Manager, Development		2706 James ST			
	<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>		Coralville, IA 52241					
	Concord Lodging 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>		310-496-6193					
	<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>					
	641-680-1244	SAMIR.PATEL@HAWKEYEHOTELS.COM						
	<small>(Applicant's Email Address)</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 Newman</b>		MDV Engineering					
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>					
	28274		215 Johnston ST					
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>					
	704-400-1044		Rock Hill, SC 29730					
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>					
	Michael Newman		michael@mdveng.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 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
100	% Commercial
	% Industrial
	% Other use (Specify) _____

3.) Pretreatment required:

☐ No  
☒ Yes (Specify or attach effluent documentation)  
 \_\_\_\_\_ Grease Interceptor

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

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

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

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

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

1/7/25

Signature:

Date:





Hawkeye**hotels**

**To Whom It May Concern:**

Samir Patel is an authorized signatory for Concord Lodging LLC. Please reach out to me if you have any questions.

**Concord Lodging LLC**

By: Balvant Patel

As its: Manager/Principal

Email: [bob.patel@hawkeyehotels.com](mailto:bob.patel@hawkeyehotels.com)

Phone: 319-752-7400

Date: 2/7/2022



January 9, 2025

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

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

Dear City Council Members:

Concord Lodging, LLC is pleased to present the following request for wastewater capacity needed for the above 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 &amp; TOWNEPLACE SUITES

*\*Projected First Annual Real Estate Tax*

\$160,000

[illegible]

## 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	7.0%	=	\$ 8,463	\$ 9,327	\$ 10,173	\$ 10,778	\$ 11,192	\$ 214,406	\$ 264,339
and other Misc. Items	Total Annual Sales Tax (7%)	=	\$ 8,463	\$ 9,327	\$ 10,173	\$ 10,778	\$ 11,192	\$ 214,406	\$ 264,339

### Lodging Tax Revenue Annually

*Projected Annual Hotel Room Rental Revenue*

State of NC Lodging/Sales Tax	7.25%	\$	438,272	\$	482,994	\$	526,821	\$	558,126	\$	579,592	\$	9,997,848	\$	12,583,653
Cabarrus County Lodging/Sales Tax	6%	\$	362,708	\$	399,719	\$	435,990	\$	461,897	\$	479,663	\$	8,274,081	\$	10,414,057
<b>Total Annual Lodging/Sales Tax</b>	<b>=</b>	<b>\$</b>	<b>800,980</b>	<b>\$</b>	<b>882,712</b>	<b>\$</b>	<b>962,810</b>	<b>\$</b>	<b>1,020,023</b>	<b>\$</b>	<b>1,059,255</b>	<b>\$</b>	<b>18,271,930</b>	<b>\$</b>	<b>22,997,710</b>

### Total Annual Tax Revenue from All Sources

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>=</b>	<b>\$</b>	<b>969,442.91</b>	<b>\$</b>	<b>1,076,615.12</b>	<b>\$</b>	<b>1,163,096.69</b>	<b>\$</b>	<b>1,226,617.44</b>	<b>\$</b>	<b>1,272,138.13</b>	<b>\$</b>	<b>33,283,062.96</b>	<b>\$</b>	<b>38,990,973.24</b>

### Other Positive Impacts To Local/State Economy

**Total Job Creation Impact/Payroll Budget**

FFIS-TPS

FFIS-TPS	=	\$	1,569,169	\$	1,660,684	\$	1,843,252	\$	1,901,800	\$	1,973,681	\$	37,809,578	\$	46,758,164
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### Total Consumer Spending Impact

City of Concord

Total Consumer Spending Impact		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
**Anticipated Dollars to local impact- Hotel & Other Local	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

ANNUAL TAX REVENUE TO CABARRUS CO.	\$ 511,971	\$ 573,846	\$ 615,907	\$ 647,511	\$ 670,936	\$ 22,871,239	\$ 25,891,409
ANNUAL LODGING/SALES TAX REV.	\$ 457,472	\$ 502,770	\$ 547,190	\$ 579,106	\$ 601,202	\$ 10,411,824	\$ 13,099,564
TOTAL SALES TAX REVENUE	\$ 969,443	\$ 1,076,615	\$ 1,163,097	\$ 1,226,617	\$ 1,272,138	\$ 33,283,063	\$ 38,990,973

[illegible]

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
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ANNUAL CONSUMER SPENDING	\$	12,953,850	\$	13,323,960	\$	14,064,180	\$	14,434,290	\$	14,804,400	\$	187,090,605	\$	256,671,285
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TOTAL ADDITIONAL LOCAL ECONOMIC IMPACT	\$	14,523,019	\$	14,984,644	\$	15,907,432	\$	16,336,090	\$	16,778,081	\$	219,656,347	\$	298,185,612
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[illegible]

<b>TOTAL ANNUAL TAX REVENUE GENERATION &amp; ECONOMIC IMPACT</b>	<b>€</b>	<b>15,492,461</b>	<b>€</b>	<b>17,127,875</b>	<b>€</b>	<b>18,233,625</b>	<b>€</b>	<b>18,789,324</b>	<b>€</b>	<b>19,322,358</b>	<b>€</b>	<b>20,622,472</b>	<b>€</b>	<b>22,176,585</b>
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TOTAL ANNUAL TAX REVENUE GENERATION & ECONOMIC IMPACT													
\$	10,772,701	\$	17,137,013	\$	10,253,023	\$	10,107,327	\$	17,322,330	\$	200,222,712	\$	337,170,365

TOTAL TWENTY YEAR REVENUE TO CABARRUS COUNTY	\$ 337,176,585
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# 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	186 ROOMS
PARKING REQUIRED @ 1 per ROOM + 1 per 800 SF OF Meeting/Rest. Space	186 SPACES
PARKING PROVIDED (33 COMPACT - 20%)	186 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 6" 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)

RIDDHI VINAYAK, INC.  
D.B. 12904, PG. 204  
LOT 3  
KINGS GRANT NORTHEAST QUADRANT  
M.B. 35, PG. 38  
PARCEL 45990349840000

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

CONCORD WP COL CONCORD LLC  
D.B. 14019, PG. 249  
LOT 3  
WEDDINGTON ROAD COMMONS  
M.B. 58, PG. 45-46  
PARCEL 45990495290000

PROJECT  
**DUAL BRAND  
HOTEL  
DEVELOPMENT**  
7890 COMMONS PARK  
CIRCLE NW  
CONCORD, NC 28027  
(CABARRUS COUNTY)



**Hawkeye Hotels**  
HAWKEYE HOTELS  
2706 JAMES ST.  
CORALVILLE, IA 52241  
PH: 319.752.7400 ext. 1028

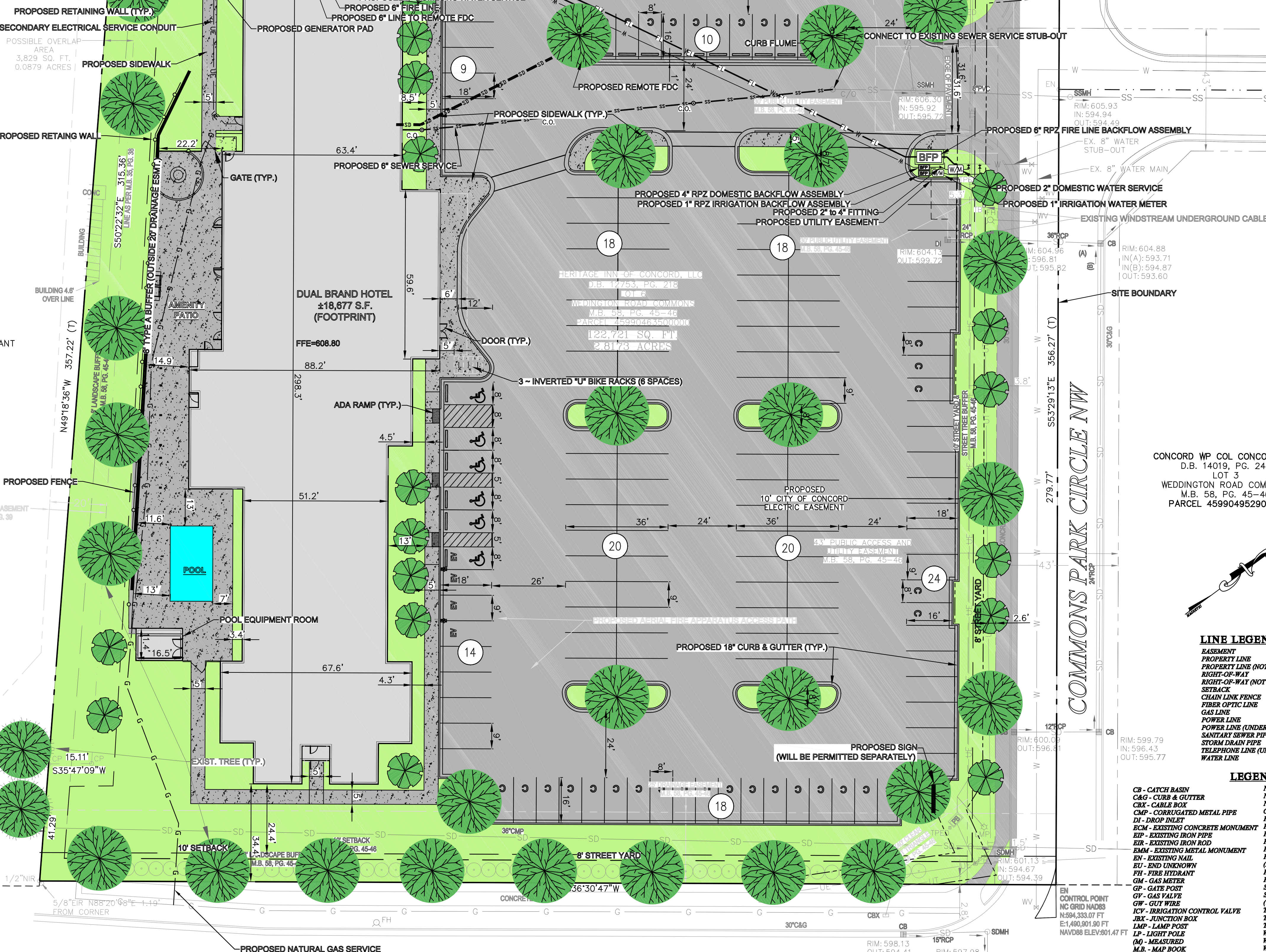
**PRIMO INVESTMENTS**

REVISIONS

DWG. NAME : 2022-101  
DRAWN BY : MDV  
DATE : 5.31.22  
SCALE: 1:20

**SITE &  
UTILITY  
PLAN**

**C-100**



## 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	F
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:

CB - CATCH BASIN	N.G.S. - NATIONAL GEODETIC SURVEY
C&G - CURB & GUTTER	NIR - NEW IRON ROD
CBX - CABLE BOX	NN - NEW NAIL
CMP - CORRUGATED METAL PIPE	OHANG - OVERHANG
DI - DROP INLET	FB - POWER BOX
ECM - EXISTING CONCRETE MONUMENT	PCP - PARCELED IDENTIFICATION NUMBER
EIP - EXISTING IRON PIPE	PM - POWER METER
EIR - EXISTING IRON ROD	PP - POWER POLE
EMM - EXISTING METAL MONUMENT	PG - P&GB
EN - EXISTING NAIL	PVC - PLASTIC PIPE
EU - END UNKNOWN	(R) - RECORDED
FW - FIRE HYDRANT	RW - RIGHT-OF-WAY
GM - GAS METER	RCF - REINFORCED CONCRETE PIPE
GP - GATE POST	SDMH - STORM DRAIN MANHOLE
GV - GAS VALVE	SSMH - SANITARY SEWER MANHOLE
GW - GUY WIRE	T - TOTAL
IB - IRRIGATION CONTROL VALVE	TPB - TELEPHONE BOX
JBX - JUNCTION BOX	TPED - TELEPHONE PEDESTAL
LMP - LAMP POST	TRK - TERRACOTTA PIPE
LP - LIGHT POLE	WB - WATER BOX
MQ - MEASURED	WM - WATER METER
MB - MAP BOOK	WV - WATER VALVE





TOWNEPLACE SUITES  
BY MARRIOTT

Fairfield  
BY MARRIOTT



## Nonresidential

### Edison Square Zaxby's (CN-PSA-2025-00007)

10060 Edison Sq. Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	3,500 sf restaurant drive-thru	No	No

### Previously Considered

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

Considered 9/24/24	Considered 12/17/24
No	No

### Allocation Request

Total	2025
600	600

### Project Scoring

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

### Brief Summary

This proposal is for a 3,500 sf Zaxby's with 30 seats inside the restaurant and a drive-thru. The parcel is zoned General Commercial (C-2).

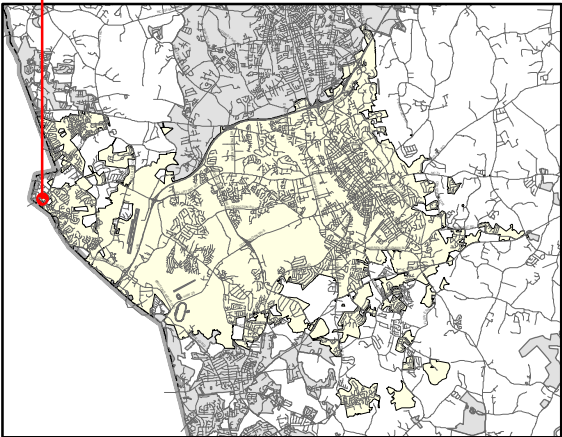




CN-PSA-2025-00007 - Edison Square Zaxby's

Type: Nonresidential  
3,500 sf restaurant  
Allocation Request: 600

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County







## PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

<b>A. Project Information</b>	1.)	Project Title:	Zaxby's - Edison Square				
	2.)	Description of project location:	Site located at the SE corner of Harris Rd & Ellenwood 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:	46705557030000	3a.)	Parcel Acreage:	±1.781	
	4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.) ±3,500	
	6a.)	Description of Facility to be served.	restaurant (30 seats)	6b.) Number of Lots	1	6c.) Number of Units	1
	7d.)	Additional description information:	Zaxby's Quick-Service Restaurant				
	<b>B. Applicant Information</b>	Sam Mahalingam      Managing Partner      (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>		2750 Peachtree Ind. Blvd., Suite F <small>(Applicant's Street or Box Number)</small>			
CLT Operations Holdings, LLC dba Zaxby's <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>		Duluth, GA 30097 <small>(Applicant's City, State, Zip Code)</small>					
(404) 429-8482 <small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>					
Sam Mahalingam      (Name)      samcpa_2000@yahoo.com      (Email) <small>(Name with Title and Email of contact person, who can answer questions about application)</small>		samcpa_2000@yahoo.com <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>		Lester A. Barnes <small>(Typed name of North Carolina Professional Engineer)</small>		Benesch <small>(Company Name)</small>			
	040973 <small>(NCPE Registration Number)</small>		2359 Perimeter Pointe Parkway, Suite 350 <small>(Street or Box Number)</small>				
	704-521-9880 <small>(Phone Number)</small>		Charlotte, NC 28208 <small>(City, State, Zip Code)</small>				
	Pamela G. Johnson - Project Manager <small>(Name and affiliation of contact person, who can answer questions about application &amp; designs)</small>		lbarnes@benesch.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 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):

	% 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: 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 (Sec 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Restaurant - Single Service	20	gal/ seat	30	GPD	600
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			Total	GPD	600

**E. Applicant Acknowledgment**

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

I, Sam Mahalingam, 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: \_\_\_\_\_

01/16/25  
 Date: \_\_\_\_\_

## **Sanitary Sewer Allocation Narrative – Restaurant (Zaxby's)**

January 15, 2025

This sewer allocation application is to support a redevelopment project at 10060 Edison Square Dr. NW, in the City of Concord. (PID # 4670555703) The parcel is currently undeveloped, and the total site area is approximately 1.781 acres. The proposed development is a Zaxby's branded quick-service restaurant with an anticipated seating capacity encompassing approximately (30) thirty seats.

The C-2 zoning designation indicates the parcel is already permitted for the intended type of development. The parcel is not located within a delineated FEMA floodplain. The parcel is surrounded on three sides by similar zoning (C-2) and across Harris Road to the north is zoned residential (LDR). The remaining parcels within the immediate surrounding area have all been developed, and now include businesses such as a medical office building, several restaurants, a gas station, a child care facility and a Veterinarian. The presence of sidewalks, crosswalks, and surrounding development implies adequate pedestrian access and existing infrastructure to support new development.

Stormwater management will be addressed through the implementation of effective and environmentally sound best practices. Post-construction stormwater control measures will be implemented as required to comply with local and state detention / water quality ordinances.

This project proposes new water services to support a planned Zaxby's restaurant. Wastewater from the proposed restaurant will be discharged into an existing private sewer line located on the eastern property boundary. The property owner/developer acknowledges the potential requirements for additional permits from the North Carolina Department of Environmental Quality (NCDEQ) to discharge into the private sewer.

Based on the NCAC 02T Wastewater Design Flow Rates for restaurants, single service articles with a projected seating capacity of 30, the estimated daily sewer flow demand is 20 gallons per seat. This results in an anticipated total sewer allocation of 600 gallons per day (gpd).

With over 900 locations nationwide, Zaxby's is known for giving back to the communities it serves. Zaxby's aims to be involved in local sponsorships, charity events, and other community-building efforts. Zaxby's also encourages local involvement by focusing on supporting youth-focused programs, including those that address education, health, and wellness. With a casual atmosphere and variety of menu items, Zaxby's will especially be popular with families and group diners. And while known for comfort food, we offer salads, grilled chicken options, and lighter meals for those who prefer healthier choices.

Zaxby's would also bring numerous employment opportunities with career advancement within the organization. And we aim to support local suppliers and businesses, which help stimulate regional economies. By sourcing ingredients locally or regionally where possible, we would help boost local agriculture and small businesses.

In conclusion, Zaxby's would be a great fit for the 10060 Edison Square Dr. parcel in Concord, NC and a staple for the community.



## Nonresidential

### Shoppes of Christenbury (CN-PSA-2025-00010)

9465 Camden Town Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
10/17/2024(different layout)	No	Two restaurants totaling 18,750sf	No	No

### Previously Considered

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

Considered 9/24/24	Considered 12/17/24
No	No

### Allocation Request

Total	2025
15,800	15,800

### Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
N/A	Positive	N/A	N/A	N/A

### Brief Summary

The applicant is requesting sewer allocation for two stand-alone restaurants with interior and exterior seating. This parcel is part of an approved planned unit development (PUD) that proposed a large office building with an expansive glass exterior. The original PUD went to Planning and Zoning Commission as Z(CD)-04-19 Christenbury Commons. This project is not associated with the original PUD and would have to formally amend the PUD to move forward with the proposed project from a planning perspective. This parcel is in The Boulevards of Concord Corridor Study area.





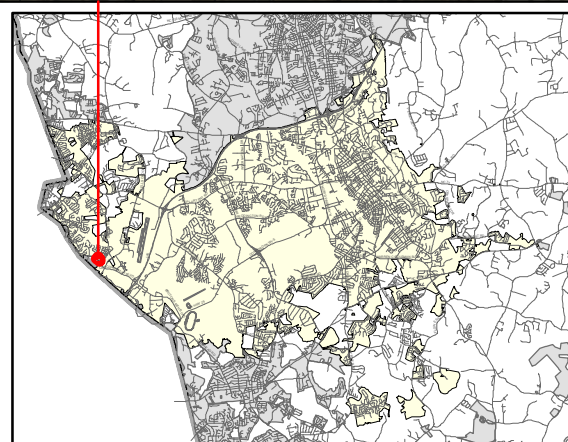
## CN-PSA-2025-00010 - Shoppes at Christenbury

Type: Nonresidential

2 restaurants totaling 18,750 sf

Allocation Request: 15,800

- 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:	<h3>Shoppes of Christenbury</h3>				
	2.)	Description of project location:	Site located SE of the intersection of Cox Mill Rd and Camden Town 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>				
	3.)	Cabarrus County Parcel Identification Number:	02-031-003.32	3a.)	Parcel Acreage:	4.75	
	4.)	Site Zoning and use:	PUD/Undeveloped	5.)	Area Commercial or Industrial Building	(sq. ft.) 18,750	
	6a.)	Description of Facility to be served:	(2) Resturaunts	6b.) Number of Lots	1	6c.) Number of Units	2
	7d.)	Additional description information:					
	<b>B. Applicant Information</b>	Christenbury Office Commons LLC		(Title)		255 S 17th St. Fl 20, Philadelphia, PA 19103	
<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>				(Applicant's Street or Box Number)			
Konover Aquisitions Corp.		(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.)		431 Fairway Dr #201, Deerfield Beach, FL 33441			
(772) 631-4400				n/a			
(Applicant's Phone Number)				(Applicant's Facsimile Number)			
Jeff Williams, EVP		(Name)	jwilliams@konoversouth.com	(Email)	jwilliams@konoversouth.com		
<small>(Name with Title and Email of contact person, who can answer questions about application)</small>				(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>	Andrew Whitesell		Bohler Engineering				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	059428		4130 Parklake Ave Ste 200				
	(NCPE Registration Number)		(Street or Box Number)				
	(919) 578-9000		Raleigh, NC 27612				
	(Phone Number)		(City, State, Zip Code)				
Andrew Whitesell		awhitesell@bohlereng.com					
(Name and affiliation of contact person, who can answer questions about application & designs)		(Engineer's Email Address)					



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

**D. Wastewater Discharge Information**

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

<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):

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

3.) Pretreatment required:

☐ No  
☒ Yes (Specify or attach effluent documentation)

\_\_\_\_\_ (2) 1,500-1,600 Gallon grease traps

4.) Volume of wastewater flow to be allocated for this particular project: 15,800 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	
Restaurant (Full Service)	40	gal/ seat	195	GPD	7,800
Restaurant (Full Service)	40	gal/ seat	200	GPD	8,000
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	

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

I Jeff Williams, EVP 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: 1.16.25





Bohler Engineering NC, PLLC  
4130 Parklake Ave Suite 200  
Raleigh, NC 27612  
919-578-9000

January 16, 2025  
Via: Electronic Mail

City of Concord Engineering  
635 Alfred Brown Jr. Court SW  
Concord, NC 28025

Re: Project Narrative PWWF Application  
Shoppes at Christenbury  
Project ID: NCA240021

Dear City of Concord Engineering and Council,

Bohler is pleased to present this project narrative, supplemental information, and a Preliminary Wastewater Flow Application for a commercial portion of the Christenbury Commons Development (CZ-RZZ-2019-00003). The site is approximately 4.75 acres large, has real ID# 4589-37-0365-0000 and was previously approved to support commercial uses within the PUD documents. At the time of the original approval, an office building was proposed and never constructed. Furthermore, the previous applicant has no plans to develop an office space of any kind on the property.

The current Applicant and contracted purchaser is proposing to develop this site to support two standalone, high-end restaurants with interior and exterior seating areas, parking accommodations, and pedestrian connection to the surrounding Cox Mill Road, Camden Town Drive, and Christenbury Parkway.

Currently two tenants have been identified, one is a very well know restaurant in the surrounding North Carolina that features an elevated dining environment with menu items from their wood fired grill as the focal point of its business. The second restaurant is one of the most well know and successful high end restaurant groups I the country that has selected Concord as its first location in North Carolina and to kick of its further expansion into the state. This restaurant group is well known for its sustainability efforts in all aspects of its business. On top of its first-rate food menu, this restaurant group offers an extensive wine tasting room within its walls and one of the most successful wine clubs in the country.

In support of these two buildings, the applicant is committed to developing a site plan that creates a sense of place as people navigate the intersection and brings in a higher end use mix to bridge the divide between the traditional retail corridor to the East and the well-established and growing affluent residential community to the West. The development will feature outdoor seating, comfortable sidewalks, native plantings, signage, and lighting integrated into the site plan, connecting the commitments to community and sustainability expressed by the tenants. The site as it exists today is graded to slope down hill from the intersection of Camden Town Drive towards Christenbury Parkway. These slopes will be sculpted to support equitable access to both buildings, however, retaining solutions may be utilized and integrated into the landscape.

Currently, the site plan is a sketch in form, however, the applicant recognizes the critical pathway water capacity is within this community. Consequently, we have prepared the attached calculations, application forms, and current conceptual site plan for your consideration and your next council hearing. We look forward to working with the City of Concord, and are happy to be available for any questions, guidance, or concerns.

Thank you,

Dan Danvers, RLA  
Sr. Project Manager | Land Development  
919.578.9000

## Nonresidential

### **7-Eleven (Site #1056460) (CN-PSA-2025-00011)**

8080 Poplar Tent Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
4/18/24	Yes	4,775 sf Convenience Store with Fueling Stations	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
Yes	Yes

### **Allocation Request**

Total	2025
2,865	2,865

### **Project Scoring**

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

### Brief Summary

This proposal is to construct a 7 Eleven fuel station and convenience store. This site is currently zoned General Commercial (C-2).





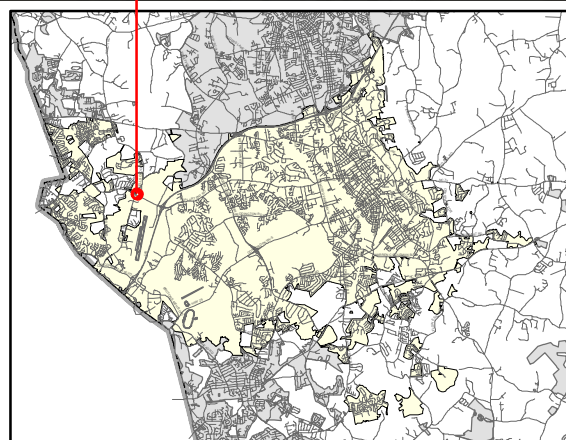
CN-PSA-2025-00011 - 7-Eleven

Type: Nonresidential

4,775 sf convience store with fueling pumps

Allocation Request: 2,865

- 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:	7-Eleven (Site #1056460)				
	2.)	Description of project location:	Site is located at 8080 Poplar Tent Road (SR 1394) which is the northeast quadrant of the intersection of Poplar Tent Road (SR 1394) and Odell School Road (SR 1442) (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:	4680-97-7688-0000	3a.)	Parcel Acreage:	1.57 acres	
	4.)	Site Zoning and use:	I-1-CU	5.)	Area Commercial or Industrial Building	(sq. ft.)	4,775
	6a.)	Description of Facility to be served.	Convenience Store/Gas Station	6b.) Number of Lots	1	6c.) Number of Units	N/A
	7d.)	Additional description information:	Convenience store with 6 multi-position fueling stations				
	<b>B. Applicant Information</b>	Times Oil Corporation		801 East Blvd			
(Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)		(Applicant's Street or Box Number)					
C4 CStore Holdings III, LLC		Charlotte, NC 28203					
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)		(Applicant's City, State, Zip Code)					
704-561-5200		(Applicant's Facsimile Number)					
(Applicant's Phone Number)		cbaker@csere.com					
Corey Baker (Name)      cbaker@csere.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>	Kevin Pulis		P3 Engineering Group, LLC				
	(Typed name of North Carolina Professional Engineer)		(Company Name)				
	042797		701 Brockington Lane				
	(NCPE Registration Number)		(Street or Box Number)				
	843-633-3579		Florence, SC 29501				
	(Phone Number)		(City, State, Zip Code)				
	Kevin Pulis		kevin@p3eg.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 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>Convenience Store/Gas Station</u>		

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

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

3.) Pretreatment required:

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

4.) Volume of wastewater flow to be allocated for this particular project: 2,865 gallons per day

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Convenience Store with Food Preparation	60	gal/ 100 sq ft	4,775 sq ft	GPD	2,865
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>2,865</b>

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

**E. Applicant Acknowledgment**

I, Corey Baker, 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:

01/08/2025  
 Date:



COREY BAKER  
SR. VICE PRESIDENT

tel 704.359.7630  
CBAKER@CSERE.COM

City of Concord City Council  
65 Union St S  
Concord, NC 28025

Re: 7-Eleven (Site #1056460)  
8080 Poplar Tent Road  
Sewer Flow Allocation Request

Dear Members of the Concord City Council,

I am writing today to formally request sewer capacity allocation for a proposed 7-Eleven gas station. The parcel is located at 8080 Poplar Tent Road which is the NE quadrant of the corner of Poplar Tent Road and Odell School Road. This project entails the construction of a 4,775 SF convenience store with 6 multi-position gasoline dispensers.

On May 15, 2007 this parcel was annexed into the City and designated a zoning classification of Conditional Use Light Industrial. This conditional use designation specifically allowed a Convenience Store as a permitted use. Since that time the parcel has sat undeveloped while the surrounding area has experienced significant growth. If granted sanitary sewer capacity by City Council we feel that the proposed 7-Eleven will not only provide essential services to residents but will also contribute positively to the local economy by creating job opportunities and generating tax revenue.

This is our fourth submittal for sewer allocation, and this has a significant impact on the owners of their property as it is essentially useless without access to sewer. We have done everything we know to do to gain your support, we have provided additional information for our project, we have worked with the State and City to closer evaluate our sewer need and we were able to reduce our allocation need by almost 1,200 gallons per day. Per North Carolina State Code 15A NCAC 2T.0114, this project will contribute 2,865 gallons per day of sewer flow. However, based on actual water usage data for similar stores in the region the average daily sewer flow is expected to be approximately 840 gallons per day.

We respectfully request that the City Council approve our request for 2,865 gallons per day of sewer flow for this proposed 7-Eleven project. Thank you for your attention to this request. We look forward to a favorable response and the opportunity to contribute to the continued progress and prosperity of the community.

Should you have any questions, or if I can provide any further information, please feel free to reach me either by phone or email. We appreciate your time in reviewing this material.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Baker", is written over a light blue circular stamp.

Corey S Baker  
Sr. Vice President





# 7impact

GOOD MADE EASY

## 2023 Impact Report



## Opening Letter from the Chief Marketing & Sustainability Officer 7Impact Strategy Overview: Good Made Easy



### **People • Building Thriving Communities** ..... 5

- Community Support
- Disaster Relief Efforts
- Operation Chill®
- Children's Miracle Network Hospitals®
- Our Commitment to DE+I
- DE+I Highlights



### **Planet • Protecting the Environment** ..... 19

- Innovation for a Sustainable Future
- Alternative Fuels Access
- Reduction of CO<sub>2</sub>e Emissions
- Renewable Energy Investments
- Sustainable Packaging



### **Products • Promoting Responsible Consumption** ..... 24

- Sustainability, Innovation and Opportunity
- Higher Quality, Lower Prices, Greater Sustainability
- Sustainability and Proprietary Products
- Food Waste Reduction





At 7-Eleven, Inc., we care deeply about the communities we live and work in. It's why we strive to be good neighbors in everything we do — neighbors who are accessible, supportive, reliable and welcoming.

**“Good Made Easy”** is how we ensure that 7-Eleven, Inc. is a good neighbor to all — it's our strategic approach to building thriving communities, protecting the environment and promoting responsible consumption. It makes it easier for our customers, Franchise Owners, vendors, suppliers and employees to do good by contributing to a more sustainable and socially responsible future.

As we look back on the last year in this report, I'm particularly proud of how the entire 7-Eleven family of brands has banded together to positively impact our neighbors and the planet we share. We all have a role to play in creating a sustainable future for generations to come, and I'm thrilled to share our progress with you.

**Marissa Jarratt**

Executive Vice President  
Chief Marketing & Sustainability Officer





We're making it easier for 7-Eleven customers, Franchise Owners, vendors, suppliers and employees to create positive change for the awesome people we serve and our planet. In this report, we're proud to share how we're educating, inspiring and activating our commitment to three key areas of our business: people, planet and products. And by regularly measuring and reporting on these areas, we're able to see how far we've come and identify areas for continued improvement.



### PEOPLE

Building thriving  
communities



### PLANET

Protecting the  
environment



### PRODUCTS

Promoting responsible  
consumption





# Building Thriving Communities

Giving back and leading through service has always been a part of our company's DNA. Through volunteer initiatives, charitable donations and in-store fundraising campaigns to support important causes, we're helping build thriving communities for years to come.



During National Volunteer Month in April, we hosted our annual **7Cares Day volunteer event** through both the Enon and Irving Store Support Centers. This collective day of service allowed employees to choose a special volunteer opportunity at one of 19 local non-profit organizations and see firsthand the important work these charities do in our communities.



**450+ volunteers dedicated 1,100+ hours**

to support 19 organizations across 7-Eleven, Inc.'s local North Texas and Central Ohio communities with a focus on health, safety and opportunity.



**TOTAL DONATION TO LOCAL COMMUNITIES: \$38,000**



Check out the [video](#) to learn more!



PEOPLE



# Thanks + Giving

In November, Store Support Center employees supported hunger relief efforts through **Second Harvest Food Bank** and **Dayton Foodbank** in Central Ohio and **Minnie's Food Pantry** and **North Texas Food Bank** in North Texas. In total, 300 volunteers assembled more than 3,900 boxes of food. When combined with a 7-Eleven Cares Foundation donation of \$140,000 and the generosity of Store Support Center employees — who donated an additional 2,000 lbs. of food and more than \$2,000 in online gifts — we provided close to 590,000 meals for our neighbors in need at Thanksgiving.

“The support I received from Second Harvest Food Bank during a challenging time in my life not only enabled me to surmount my difficulties but also paved the way for my current success as a thriving small business leader, coach and mentor.”

**TRAY HUNTSMAN**  
CHAMPAIGN COUNTY RESIDENT





# Our Impact



**307** volunteers assembled  
**3,900+** food boxes



**2,327** lbs. of food donated



**\$2,316+** in employee donations



**\$140,000** company donation



**590,000+** meals

to assist our local communities at Thanksgiving!

**7CARES** 

ANNUAL  
**Thanks**  
**+ Giving**  
EVENT



“7-Eleven is what every organization prays for when they get volunteers. It’s really a match made in heaven. And THAT’S why I say, ‘Oh Thank Heaven!’ If we could duplicate this partnership all over the world, we could end hunger once and for all.”

**CHERYL JACKSON**  
FOUNDER • MINNIE’S FOOD PANTRY



## Teaming Up with the American Red Cross to Support Disaster Relief Efforts

In association with the American Red Cross, the 7-Eleven global family of brands (comprising more than 84,000 stores across 20 countries and regions), corporate and customer donations totaled nearly **\$400,000 to help the people of Maui**. These donations provided critical support after deadly wildfires (the worst in U.S. history) raged across the historic landscape in August 2023.

7-Eleven, Inc. also demonstrated its commitment to the cause with a 7-Eleven Cares Foundation donation of \$25,000 and employee donations of \$7,250, all specifically allocated toward the American Red Cross Hawaii Wildlife Relief Fund. And 7-Eleven International LLC also made a corporate donation of \$25,000 to the Hawai'i Community Foundation Maui Strong Fund.

In addition, 7-Eleven Cares Foundation is a proud supporter of the American Red Cross Disaster Responder Program and donated **\$25,000 to the American Red Cross Hurricane Idalia Disaster Relief Fund** and **nearly \$5,300 in product donations**, to help provide food, shelter and comfort for people facing the heartbreaking devastation left behind by the historic storm.



American  
Red Cross

united to provide nearly  
**\$400,000**  
to support disaster relief efforts and  
**humanitarian aid** for the people of **Maui**,  
following the **devastating wildfires** in 2023







# operation chill

RECOGNIZING GREAT KIDS

## Building Thriving Communities One Slurpee® Drink at a Time

Founded in Philadelphia 28 years ago, 7-Eleven's Operation Chill program helps foster positive relationships between law enforcement agencies and the communities they serve. It's simple — when officers see young people doing good, like bike riding with a helmet or helping a neighbor, they reward kids with a free small Slurpee drink coupon. These small gestures go a long way toward creating meaningful connections.

The Operation Chill program also provides opportunities for 7-Eleven® stores and their Asset Protection teams to support local law enforcement and the public. Over the summer, Southern California store operators participated in National Night Out, an annual campaign that helps build police-community partnerships and neighborhood camaraderie. Stores donated food, water and Operation Chill coupons and attended events in cities across Southern California.

Collaborations like these demonstrate the potential for beneficial outcomes when businesses and law enforcement agencies come together to create safe, thriving communities.

### 2023 HIGHLIGHTS



**500,000**

free Slurpee® drink  
coupons handed out



**1,300**

law enforcement  
agencies involved



“7-Eleven, Inc. participation contributes to the overall sense of community security and belonging. There was a huge turnout in each community this year and everyone looked like they were having fun — I know I did!”

**SHERRY LIKEN**

7-ELEVEN ASSET PROTECTION SPECIALIST  
WESTERN ZONE • SOUTHWEST REGION



## Children's Miracle Network Hospitals®

Through a combination of customer donations and the Annual Miracle Tournament and Celebration Dinner, 7-Eleven, Inc. has **raised nearly \$190 million for Children's Miracle Network Hospitals** since 1991. In 2023, the 7-Eleven family of brands raised more than \$18 million through customer donations to support 106 member children's hospitals across America.

Approximately 1,000 supporters, including 7-Eleven Franchise Owners, suppliers, vendors and employees, rallied together at the Annual Miracle Tournament and Celebration Dinner to raise funds and celebrate the children who directly benefit from Children's Miracle Network Hospitals. This year, 52 children and their families — each representing their local member hospital — were on hand to meet and interact with the participants, share their personal stories and, most importantly, have fun!



**Children's  
Miracle Network  
Hospitals®**





“We could not be more grateful for the incredible support of corporate partners like 7-Eleven, Inc., who, year in and year out, amaze us with their passion for our cause. Together with their customers, Franchise Owners, suppliers, vendors and employees, the impact of their fundraising efforts is helping us change kids’ health to change the future.”

**AIMEE J. DAILY, PH.D.**  
PRESIDENT AND CEO OF CHILDREN’S MIRACLE  
NETWORK HOSPITALS



The new Cleat Crew program brought together nine athletes from top-ranked college football programs to raise funds for Children’s Miracle Network Hospitals®. The athletes teamed up with renowned luxury designer Dominic Ciambrone, aka The Shoe Surgeon, to put their mark on individual pairs of custom cleats. Fans had the opportunity to win the cleats through auctions, with proceeds directly benefiting local member Children’s Miracle Network Hospitals in each athlete’s hometown.

Between the auctions and donations from 7-Eleven, Inc.®, over **\$100,000** was raised for Children’s Miracle Network Hospitals.





# HOPE'S HERO WEARS A BOW TIE

## Spotlight on Children's Miracle Network Hospitals® Champion, Kahmari

"LEGOS!" laughs 14-year-old Kahmari, when asked what he'd rather be doing than being interviewed. (As a 2023 Children's Miracle Network Hospitals National Champion, he gets interviewed a lot.) "I like the kits," he says, then adds perkily, "I'm also a pretty good free-former. Just give me a pile, and I'll come up with something!"



Every year, Children's Miracle Network Hospitals identifies 10 "Champions" from across the U.S. to represent 170 member hospitals and their patients. These ambassadors spend their year advocating for the charitable needs of member hospitals.

Quite often, that means sharing their personal stories and testifying to the vital need for continued funding.

Born with gastroschisis, a hole in the abdominal wall that doesn't properly secure a baby's intestines in the body, Kahmari's condition led to short bowel syndrome, which causes malnutrition and weight loss. He also has chronic ulcers and slow gastrointestinal bleeds that require monthly infusions of intravenous medications, along with iron or blood transfusions. When he was just 3 years old, his parents Alyssa and Jamie were told to expect the worst.

Rejecting that advice, they sought help instead from UVA Health Children's Hospital in Charlottesville, Virginia. And thanks to the support and care of their pediatric gastroenterology team — "my second family," Kahmari calls them — he's now a high school freshman, busily cranking out LEGO® creations, singing in his school choir and entertaining his siblings with his energetic dance moves.

The dapper Kahmari, who often sports a colorful bow tie, is remarkably cool about being a celeb. He laughs whenever he goes into his local 7-Eleven® store for his favorite snacks and sees his face on the in-store fundraising posters. "It's so weird to see myself on those posters," he says, rolling his eyes in the typical time-honored teenage tradition.





And for a kid who's endured 60 surgeries related to his lifelong condition, he's surprisingly enthusiastic about food, especially his mom's "world-famous" chicken tacos, and calls "lunch" his favorite class in school. And don't even get



him started on burgers. His favorite: the Gus Burger at Charlottesville's "The White Spot," which features a thick, juicy patty topped with a fried egg. Judging it "absolutely delicious," he good-naturedly pronounces himself in need of one. Stat.

There's certainly no shortage of brothers (three), as well as sisters (three) in Kahmari's home. Slotting smack-dab in the middle of the crew, Kahmari admits he prefers being a big brother to the younger ones. He's also often seen as a big brother to fellow patients. "They can get scared," he states matter-of-factly. "I can relate to what they're going through. I tell them that there's always hope. Just remember that it's going to be okay, and your parents and doctors are going to help you get through it."

**"It's really a miracle seeing the support that Children's Miracle Network Hospitals provides,"**

affirms his mom, Alyssa.

"Our family talks with other families about what that support means. Funds raised through Children's Miracle Network Hospitals make it possible for member hospitals to provide families with a hot meal, clothing, a place to stay, programs that keep their minds occupied, as well as state-of-the-art medical equipment and on and on ... it's just a miracle. As is Kahmari," she adds, beaming at her cheerful child. "He's our family's blessing!"

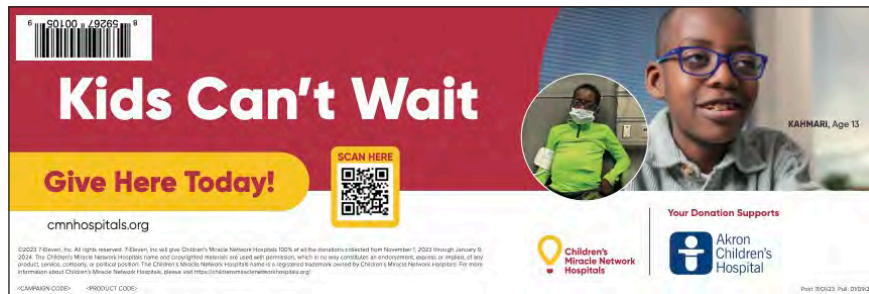




## Helping Hometown Kids Be Kids

In his role as Market Leader for 7-Eleven, Bill Marra covers a lot of ground. The Sacramento native watches over two markets and more than 270 stores from Northern California to Nevada. And there's strength in those numbers.

For the company-wide in-store fundraising campaign supporting Children's Miracle Network Hospitals®, Marra and his team paired that strength with in-store posters featuring Children's Miracle Network Hospitals National Champions for their first-ever “Go For It” days. Throughout the campaign, Marra's team identified select days for store associates to make an extra push for customer donations. The plan was quickly adopted and implemented across the 7-Eleven family of brands, resulting in “Go For It” day totals averaging \$66,000.



“From corporate support on down the line, everyone was fully on board with our plan,” he says. “We chose certain days to tie selected products with donation opportunities. We even brought in local Children's Miracle Network Hospital staff members to personalize our in-store promotions! That really added to the camaraderie and the sense that this was a local campaign directly benefiting children from each store's own community.”

For Marra and his team, community focus is personal. Earlier in 2023, he and other Market Leaders toured their local member hospitals so they could see the importance of the donations first-hand. Calling the tours “critical turning points,” he discovered two big takeaways.



“Children's Miracle Network Hospitals help these kids be kids. They make sure that kids have activities, like art and music programs, to help them relax, despite their medical situation. We even visited an in-house recording studio where teenagers were creating their own music! That was amazing and so positive.”

His other takeaway was seeing how customer donations provided tangible support. “We happened to be there when Life Flight nurses received new helicopter helmets that came directly from Children's Miracle Network Hospitals donations. These people do incredible work and their appreciation for this new gear gave me a real ‘aha’ moment.”

Marra also credits each and every store associate for their incredible work in making the round-up campaign successful.

“What a great job the store associates do every day,” he shared. “They can personalize the ask, say to the customer that their donation is going to, for example, UC Davis down the street. And customers know that hospital, or maybe even know someone who was treated there. That personal connection made the campaign successful, no doubt about it.

**“We're all a part of the communities we serve, and that's a responsibility every one of us takes to heart. We feel great to be able to help our communities and all these wonderful kids.”**







## Our Commitment to DE+I

7-Eleven, Inc. has more than 13,000 stores across the U.S. and Canada and as such, is also an integral part of the incredibly diverse neighborhoods we serve.

To ensure an inclusive customer experience and workplace, we encourage Franchise Owners and 7-Eleven employees across the family of brands to bring their unique perspectives, talents and contributions to work every day. We strive for equality and are committed to taking bold action when it comes to Diversity, Equity and Inclusion. Our strategy focuses on three core pillars:

Foster an inclusive  
workplace culture

Cultivate diverse  
talent

Positively impact the  
communities we serve

## 2023 DE+I HIGHLIGHTS



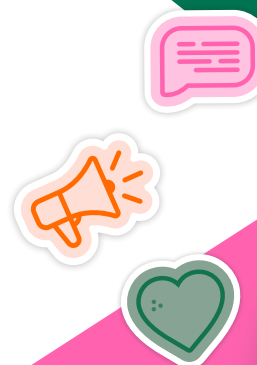
In keeping with our commitment to support the development and advancement of women, we launched an all-new professional development series, ActivateHER, in 2023. As the name implies, the program is all about activating and empowering the next generation of women leaders — and their allies — across the 7-Eleven family of brands. ActivateHER provides participants with educational content and tools, inspiring interviews and engaging discussions, workshops, and other development opportunities — from internal leaders, outside experts and guest speakers.

“Our people drive our success, and we remain committed to ensuring 7-Eleven is a great place to work for all employees.

ActivateHER is a great example of how we’re taking bold action to foster diversity, equity and inclusion across the 7-Eleven family of brands.”



**TREASA BOWERS**  
EXECUTIVE VICE PRESIDENT  
CHIEF HUMAN RESOURCES OFFICER



FEATURING  
**MARIE  
OSMOND**







## Say “Hola” to 7Hola, Our Newest Associate Business Resource Group!

7-Eleven’s newest Associate Business Resource Group — 7Hola — officially launched on Cinco de Mayo (May 5), to provide Hispanic and Latin professionals, and their allies, with opportunities to develop their careers and create a positive impact in our communities.

The group’s foundational pillars focus on professional development, community service and social and cultural education. Since its launch, the group has been working to deepen Hispanic and Latin engagement across the company and create a nurturing environment where all employees can thrive.

Associate Business Resource Groups are voluntary, corporate employee-led groups designed to support associates in alignment with 7-Eleven, Inc.’s organizational mission, values, goals, business practices and objectives.

### THE GOAL:

**Foster and support our diverse workforce, develop future leaders and engage our talented associates.**

### What Employees Say About our ABRGs

“7PRIDE puts out meaningful content that really helps educate employees, which helps us to be better allies and lead with empathy.”

“This is an opportunity to not only meet others within the organization cross-functionally — but also a great way to step out of your comfort zone and focus on developing yourself outside of your day-to-day.”





## 2023 DE+I HIGHLIGHTS

### Black History Month — Featuring Dr. Sorrell

Throughout February, we celebrate Black History Month — our national observance of the historic journey and achievements of African Americans. By spotlighting important African American figures and movements, the commemoration helps our nation move closer to realizing the powerful vision upon which it was founded.

Dr. Michael Sorrell, the longest-serving President in the history of Dallas' Paul Quinn College, shared his insights about how 7-Eleven and our family of brands can help further the important role of education in building representative leadership in the arts, sciences, government and industry.

[Click](#) to watch the video with Dr. Sorrell



### Hispanic Heritage Month — Dr. Chang-Diaz Brings the “Right Stuff” to 7-Eleven

Each September 15 through October 15, we celebrate Hispanic Heritage Month, our national observance of the diverse cultures and rich histories of the Hispanic and Latino American communities.

Celebrated astronaut, physicist and engineer Dr. Franklin Chang-Díaz is NASA's first Hispanic astronaut and a real-life space pioneer who has logged seven spaceflights, more than 1,600 hours in space and three spacewalks. He was instrumental in the construction of the International Space Station and also served as director of the Advanced Space Propulsion Laboratory at the Johnson Space Center. In 2005, he retired from NASA to pursue other interests including the advancement of plasma rocket propulsion technology, environmental causes and mental health programs supporting Hispanic people.

[Click](#) to learn more about Dr. Chang-Díaz's incredible story



#### UP CLOSE AND PERSONAL WITH 7-ELEVEN EMPLOYEES...

- Alexis (Senior Manager of Product Development) shares her perspective about [Black History Month!](#)
- Ana (Senior Energy Analyst), Mariano (Senior Manager, IT PMO) and Marissa (Program Implementation Manager) celebrate [Hispanic Heritage Month!](#)
- Amy (Senior Director of Integrations) talks about the significance of [Women's History Month!](#)
- Shaiyra (Maintenance Project Supervisor) discusses her heritage and personal journey during [Native American Heritage Month!](#)





## 2023 DE+I HIGHLIGHTS

### Building Bridges

The 2023 National Association of Convenience Stores (NACS) show in Atlanta brought together Larry Hughes (7-Eleven, Inc. Vice President, Corporate Human Resources and DE&I) and Kent Montgomery (Senior Vice President, Industry Relations & Multicultural Development at PepsiCo) to discuss “Building a Culture of Diversity and Inclusion Among Customers and the Workforce.”

Montgomery and Hughes engaged in a lively and enlightening exchange about the latest DE+I trends and data and what they mean for the convenience retail industry. The session also shed light on how PepsiCo and 7-Eleven continue to evolve their DE+I agendas and what the convenience industry can do to take its DE+I efforts to the next level.

# NACSSHOW2023





# Protecting the Environment



GREEN  
CHALLENGE  
2050

7-Eleven's parent company, Seven and i Holdings Co., Ltd. (7&i), operates a diverse portfolio of companies across the globe to meet the daily needs of customers through a vast network of stores. In 2019, 7&i launched Green Challenge 2050 — a four-pronged strategy to reduce its environmental footprint across the entire store network and supply chain.

At 7-Eleven, Inc., we take our role in contributing to the [Green Challenge 2050](#) seriously — pursuing its strategic pillars toward specific goals for 2030 and 2050, which are aligned with and help drive progress toward the United Nation's Sustainable Development Goals. In support of this, we seek to achieve a sustainable future through our targeted “Planet” priorities, including increased access to alternative fuels, an overall reduction in CO<sub>2</sub>e emissions, continued investment in renewable energy and the pursuit of sustainable packaging.



PLANET





# Innovating for a Sustainable Future

7-Eleven, Inc. continues to make progress toward reducing our environmental impact and to move ahead by strategically investing in alternative energy (wind and solar) and environmental initiatives that increase efficiency while reducing waste and resource consumption.

## Increasing Access to Alternative Fuels

7-Eleven, Inc. has always focused on innovations to improve the customer experience, and that includes offering alternative fuel options — specifically, electric vehicle charging stations. Through 7Charge™, the company's electric vehicle fast charging network and app, 7-Eleven is focused on providing electric vehicle drivers access to a seamless charging and payment experience across the 7Charge network. By providing a reliable and fast charging option for electric vehicles at stores along select highway corridors and in metropolitan areas, 7Charge is once again redefining convenience.



**In 2023, customers purchased 1.2 million kWh**  
**through our network of electric vehicle**  
**fast charging stations. That equates to**  
**3.6 million e-miles charged**

The 7Charge™ app is currently available for download across Apple and Android devices.



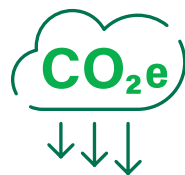


## Reducing CO<sub>2</sub>e Emissions

Our parent company, Seven & i Holdings Co., Ltd., is committed to reducing energy consumption worldwide and improving efficiency. As part of its Green Challenge 2050, Seven & i Holdings Co., Ltd. set a goal to reduce carbon dioxide equivalent (CO<sub>2</sub>e) emissions from stores by 50 percent by 2030, compared with FY2013 levels.

**For its part, 7-Eleven, Inc. has so far reduced CO<sub>2</sub>e emissions from its U.S. and Canadian stores by 38 percent** from FY2013 levels. This

is equivalent to greenhouse gas emissions from approximately 117,000 passenger vehicles for one year. Along with concerted efforts to continuously improve operational energy efficiency practices in stores, we made important progress in three major categories:



### EQUIPMENT INSTALLATIONS\*

LED Lighting • New High-Efficiency HVAC • Energy Management Systems

### ENERGY EFFICIENT STORE DESIGN ELEMENTS\*

Low E Windows • Occupancy Sensors • Photocells/Daylight Harvesting •  
Structural Insulated Panels (SIP)

### RENEWABLE ENERGY MEASURES\*

Wind • Solar • Renewable Energy Contracts + Certificates

\* implemented in some 7-Eleven® store locations






## Investing in Renewable Energy

Energy conservation projects are just one part of the bigger picture — we're also expanding our renewable energy initiative. Case in point: About 26 percent of all the electricity consumed by 7-Eleven, Inc. stores in both the U.S. and Canada during FY2022 came from renewable sources, including wind and solar.

### RECENT HIGHLIGHTS:\*

- ▶ **With more than 13,000 wind turbines in the state, Texas ranks first in the U.S.** for both installed and under-construction wind capacity and is home to four of the largest wind farms in the nation. In 2017, 7-Eleven signed an agreement with TXU Energy to purchase wind energy for all 7-Eleven, Inc. Texas stores in competitive energy markets. In FY2022, 7-Eleven purchased over 334,000 MWh renewable energy from TXU Energy, providing power to more than 900 stores. This program accounted for an estimated 40 percent of all FY2022 renewable energy consumed by 7-Eleven® stores.
  - ▶ **Since FY2020, 7-Eleven has subscribed to a program to procure renewable energy for its Florida stores** by using large-scale solar power generation facilities. This program accounted for of approximately 84,600 MWh, or 10 percent, of all FY2022 renewable energy consumed by 7-Eleven, Inc.
  - ▶ **In FY2021, the company began operating under agreements for over 60,000 MWh of off-site wind energy for its Illinois stores, and community solar projects in Oregon** that are expected to provide an additional 2,500 MWh of renewable energy once fully operational. In FY2022, the Illinois and Oregon agreements contributed approximately 63,000 MWh and 500 MWh of renewable energy, respectively.
- 
- ▶ **In FY2022, 7-Eleven, Inc. announced a 20-year clean energy commitment in Michigan** through Detroit-based DTE Energy's innovative MIGreenPower program. Once the projects are complete, the shared goal is to achieve 100 percent clean energy for all 160 southeast Michigan locations, in an effort to avoid more than 15,000 tons of CO<sub>2</sub>e emissions annually. That's equivalent to removing approximately 3,000 gas-powered cars from the road each year. This agreement is a great example of how 7-Eleven, Inc. is working with both the private and public sectors to reduce its carbon footprint.
  - ▶ **In FY2022, the company subscribed to a program for over 37,000 MWh annually** for off-site wind and solar energy in Nevada. This program delivered an estimated 19,500 MWh of renewable energy in FY2022.

\* Audited renewable energy data for FY2023 was not yet available as of the date of this report.





## Sustainable Packaging

Sustainable food packaging refers to packaging materials and practices that minimize environmental impact through their lifecycle, from production and use to disposal. 7-Eleven and our family of brands is continually looking for ways to improve product packaging by using sustainable materials (e.g., those composed wholly or in-part from postconsumer recycled content (PCR)), reducing resource consumption, waste generation and pollution associated with food packaging, while keeping our offerings at the peak of freshness.

### EXAMPLES OF OUR RECENT INITIATIVES IN THIS SPACE INCLUDE:

- **There's a lot of appeal to a freshly made deli sandwich**, especially when it's wrapped with care to retain its goodness. To ensure our customers can feel good about their lunch, 7-Eleven, Inc. uses PCR for its sandwich wedge packaging. During 2023, through our "Recycled Content Inclusion" program, we redesigned the sandwich wedge to include 20 percent PCR, helping to avoid an estimated 71,500 pounds of virgin plastic use on an annual basis — proof that convenience, fresh food and a cleaner environment are compatible goals.
- **Nachos are arguably one of the most crave-worthy culinary inventions ever.** Keeping the ingredients fresh, delicious and ready-to-go, however, is a challenge. Polystyrene is traditionally used in packaging for its thermal insulation properties. But most single-use polystyrene food containers end up as landfill trash or litter as they are difficult to recycle.

Among commercial plastics on the market today, polypropylene is considered one of the safest, and it is generally more recyclable compared to polystyrene. It's FDA approved for food contact, and its high heat tolerance makes it ideal for foods that can be heated in a microwave, like nachos. Our redesigned polypropylene-packaged Nacho Kit has removed more than 225,000 pounds of polystyrene annually. So whether it's at home or on the go, you can feel good about chipping and dipping to your heart's content.





# Promoting Responsible Consumption

Our priority is to provide customers with the highest quality products while also delivering great value. That includes the types of products we offer, how they're made and how they make it onto store shelves. As the industry leader in convenience, we have a responsibility to source responsibly — whether from our vendors or when developing our own awesome proprietary products.

## Showcasing sustainability, innovation and opportunity



Designed to give emerging brands the chance to see their products on national store shelves, 7-Eleven's "Brands with Heart™" program is winning hearts — and tastebuds — while making a meaningful impact on communities across America.

"We believe our role as a leading retailer goes beyond providing innovative products to our customers — it's about making a lasting difference in the communities we serve," said Marissa Jarratt, 7-Eleven, Inc. Executive Vice President, Chief Marketing & Sustainability Officer. "This year, for the first time ever, every one of our 'Brands with Heart' participants demonstrates a purpose-driven element, bringing us one step closer to achieving this goal.

Take 2023 "Brands with Heart" participant, Equitea Co., for example. Founded in 2020 by Quentin Vennie and his wife, Erin, Equitea's mission is to expand pathways to wellness by making better-for-you products more accessible and equitable for consumers.

"At 7-Eleven, we're proud to be a platform for new and innovative brands to introduce their products to the world," adds Nikki Boyers, Vice President of Private Brands and Emerging Brands at 7-Eleven, Inc. "Not only do these products taste great, they also have positive impacts and benefits with environmental & social principles. We can't wait for our customers to see them on shelves across the country."



Check out our [video](#) to learn more about Brands with Heart!



PRODUCTS



## Cage-free eggs

We're committed to working with suppliers toward a goal of sourcing 100 percent cage-free eggs for all U.S. and Canada stores by 2025, based on available supply.





## Higher quality, lower prices, greater sustainability — Say hello to 7-Eleven Private Brands

High-quality, differentiated products that customers keep coming back for — that's what 7-Eleven Private Brands are all about. Debuting in 2008 with just 87 items, the company's private brand sales have surpassed \$1 billion.

7-Eleven Private Brands include **SEVEN SELECT™** for food, beverages and snack items, and the **24/7 Life** by 7-Eleven™ line, which includes a wide assortment of electronic accessories, over-the-counter medications, health and beauty aids, cleaning supplies, paper goods, office supplies, wine accessories and travel-size toiletries. Taken together, the Private Brands unit now offers more than 900 items nationwide.

Along with that meteoric growth came an unyielding focus on sustainability in both production and packaging.

7-Eleven, Inc.'s goal is to use packaging with sustainable attributes for 50 percent of proprietary products by 2030





## Talking Sustainability with Nikki Boyers

As Vice President of Private Brands and Emerging Brands, Nikki Boyers brings a lifetime of commitment and experience to delivering awesome products that exceed customer expectations and value.

“We’ve recently enhanced how we’re pursuing sustainability by establishing even more ambitious and product-specific criteria,” Boyers said. “We’re looking at ingredients, packaging and production facility certifications. We’re exploring how to improve supply chains and logistics, as well as how to better reduce waste and improve recycling. And we’re factoring in the welfare of our employees and the farmers and growers from whom we buy.”

- ▶ **Skýra™ Icelandic Spring Water** — This 7-Eleven, Inc. exclusive, super-premium water comes from an Icelandic spring in a protected nature preserve. “The water comes from a self-replenishing source,” says Boyers. “The supplier’s plant is LEED-certified. Plus, through our supplier relationship, **100,000 trees have been planted so far** to help replenish the surrounding protective forest, with a goal of a million trees by 2030.”
- ▶ **Seven Select Cold-Pressed Juices** — The company’s exclusive, certified fair-trade juices come from top-quality USDA-certified, non-GMO Project verified organic fruits and vegetables. **“Most juice companies can claim their products are either organic or cold-pressed, but not both. We can, because they are!”** says Boyers. “But we don’t stop there. The juice processing plant is powered up to 80 percent with solar energy, which means we’re able to deliver the highest quality product while simultaneously furthering our sustainability goals.”
- ▶ **Seven Select Replenish™ Sports Drink** — Known as “isotonic” drinks, Seven Select Replenish™ hydration beverages may help replace certain electrolytes and minerals lost during exercise or strenuous activity. “By redesigning the bottle, we can pack and stack more effectively and lower the number of trucks needed to transport this product by more than 800 trucks this year,” says Boyers. “Plus, we’re transitioning from a black bottle cap to a clear one to improve recycling efficiency. **Considering that we sell more than 30 million bottles of Replenish a year, these small changes add up to make a big difference.**”



“Sustainability is important to me because our natural resources are becoming more scarce. I want to do my part to leave the world a better place for future generations to enjoy. It’s a shared responsibility because we’re a massive global retailer and responsible for our footprint. It’s our job to lead by example.”

**NIKKI BOYERS**  
VICE PRESIDENT OF PRIVATE BRANDS  
AND EMERGING BRANDS





## Award-Winning App: Too Good To Go (to Waste)

**Food waste:** It's an environmental concern of epic proportions. When perfectly good food is tossed away, so is all the energy and water it takes to grow, harvest, transport and package it. In Canada, for example, a whopping 35.5 million metric tons of food produced is lost or wasted every year and food waste accounts for 10 percent of greenhouse gas emissions in the world.\*

Wasting food is also a humanitarian concern. An estimated 6.9 million Canadians, including 1.8 million children, live in households struggling to afford food.\*\*

7-Eleven Canada's Director of Operations Jeff Monachello felt strongly that his team could make a difference, "Day-old bread, pastries, milk or sandwiches that are near their best-before dates are nutritious and perfectly safe to consume," he said. "Why waste it when someone can benefit from it, and we can help the environment, too?"

Monachello assembled a team that cooked up a novel solution to the issue by partnering with social impact company Too Good To Go. Their mission is to "Rescue unsold food at your favourite spots from an untimely fate."

In early 2023, Monachello's team leveraged Too Good To Go's mobile app in pilot stores in Vancouver and Toronto, to offer customers daily discount-priced "Surprise Bags" that included products nearing their best-by dates. Response was immediate, enthusiastic and a clear signal that customers wanted more. The program now in 445 stores across Canada.

"The Too Good To Go dashboard tells us that as of December 2023, the program has already helped save more than 130,000 meals," Monachello said.

The program is also bringing in first-time customers. "We've discovered that 31 percent of those picking up Surprise Bags have never been to a 7-Eleven! But when they come in, 29 percent of them make additional purchases.

**So we're helping feed deserving families, protecting the environment and welcoming new customers. If that's not a win-win-win, I don't know what is."**

\*Research by Second Harvest and Value Chain Management International

\*\*Li T, Fafard St-Germain AA, Tarasuk V. (2023) Household food insecurity in Canada, 2022.

GET OUR SURPRISE BAGS  
for 1/3 of the price!

Thank you for reducing food waste with us



Get the app



At select locations only

“The Too Good To Go team is thrilled to support 7-Eleven’s ambition of reducing food waste. Our engagement has already yielded positive results across Canada. Through relationships like the one with 7-Eleven, our ambition is to create a more sustainable future and inspire customers and businesses to reduce food waste every day.”

**SARAH SOTEROFF**

SENIOR PUBLIC RELATIONS MANAGER  
TOO GOOD TO GO





We're proud of the impact we made in 2023 and excited for the future. We're focused on building thriving communities, protecting the environment and promoting responsible consumption, as well as making it easier for customers, Franchise Owners, suppliers, vendors and employees to contribute to a sustainable and socially responsible future. To learn more about our 7Impact commitment, please visit our [website](#).



Forward-looking statements are generally identified through the inclusion of words such as “aim,” “anticipate,” “aspire,” “believe,” “commit,” “endeavor,” “estimate,” “expect,” “goal,” “intend,” “may,” “plan,” “seek,” “strive,” “target,” “will” and “work,” or similar statements or variations of such terms and other similar expressions. The forward-looking statements in this Report and the materials or websites cross-referenced concern 7-Eleven’s goals or expectations with respect to corporate responsibility, sustainability, employees, environmental matters, policy, procurement, philanthropy, data privacy and cybersecurity, and business risks and opportunities. Forward-looking statements inherently involve risks and uncertainties that could cause actual results to differ materially from those predicted in such statements. Forward-looking statements are not guarantees or promises that goals or targets will be met. 7-Eleven undertakes no obligation to update any forward-looking or other statements, whether as a result of new information, future events, or otherwise, and notwithstanding any historical practice of doing so. In addition, historical, current, and forward-looking sustainability-related statements may be based on standards for measuring progress that are still developing, internal controls and processes that continue to evolve, and assumptions that are subject to change in the future. The information included in, and any issues identified as material for purposes of, this document shall not be considered material for Securities and Exchange Commission (“SEC”) or other similar reporting purposes. In the context of this Report, the term “material” is distinct from, and should not be confused with, such term as defined for SEC reporting purposes. Website references and hyperlinks throughout this Report are provided for convenience only, and the content in the referenced websites is not incorporated by reference into this Report, nor does it constitute a part of this Report.





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IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

FOR REVIEW  
ONLY

P3 ENGINEERING  
GROUP, LLC

7-ELEVEN

701 BROCKINGTON LANE  
FLORENCE, SC 29501  
PHONE: 843-633-3579  
EMAIL: KEVIN@P3EG.COM



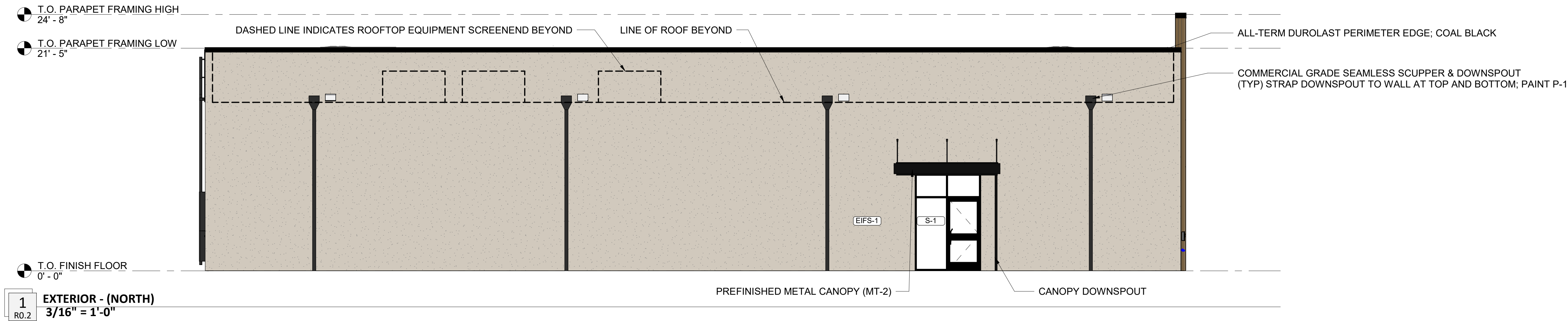
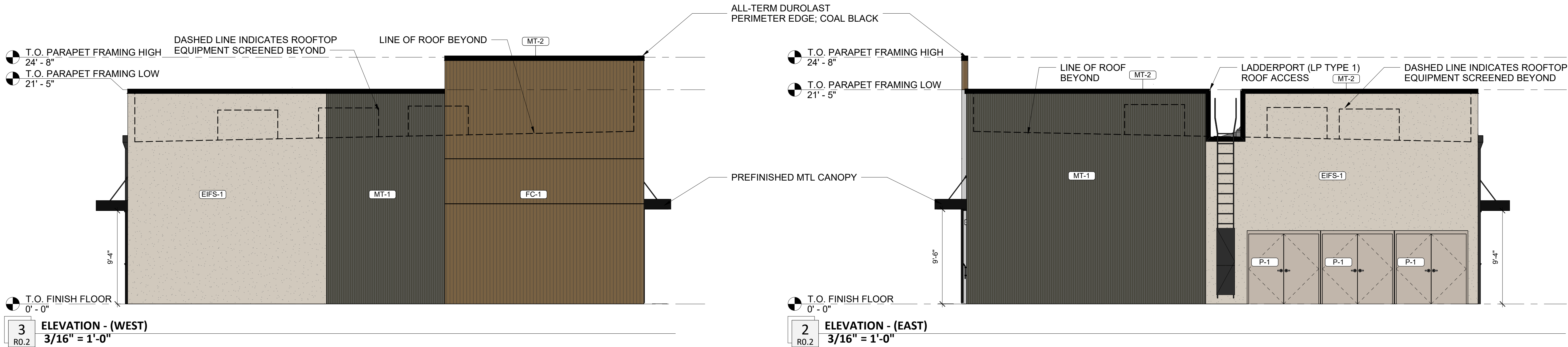
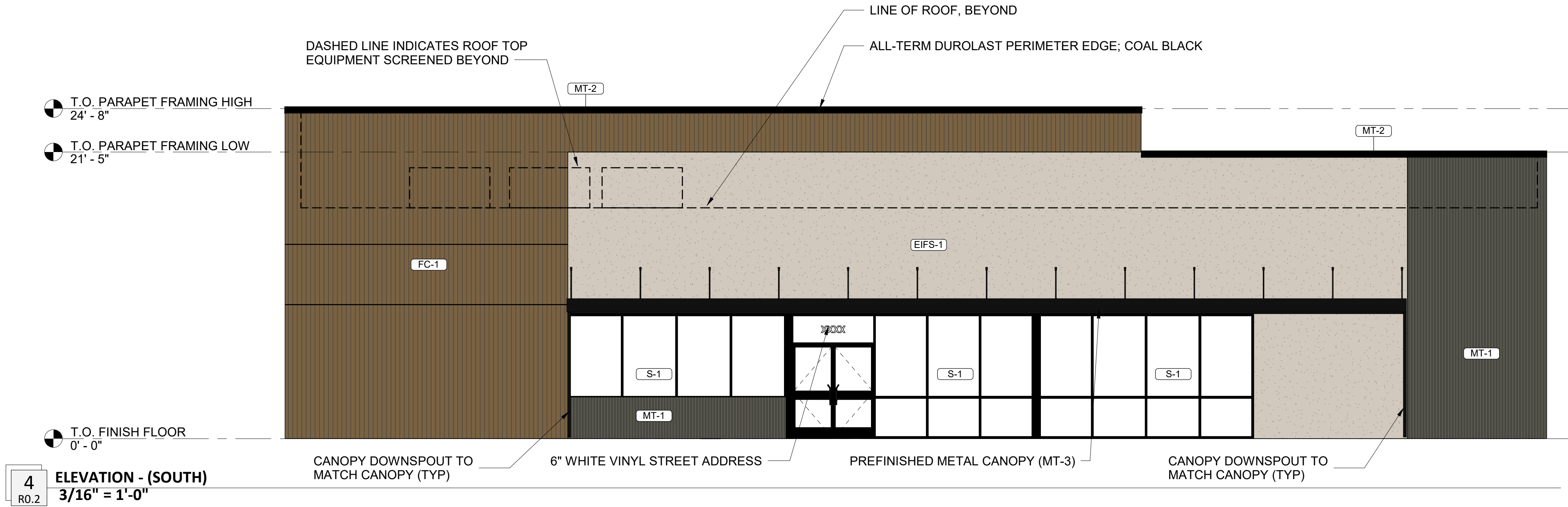
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POPLAR TENT ROAD AND O'DELL SCHOOL ROAD  
CONCORD, NORTH CAROLINA

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REVISIONS:

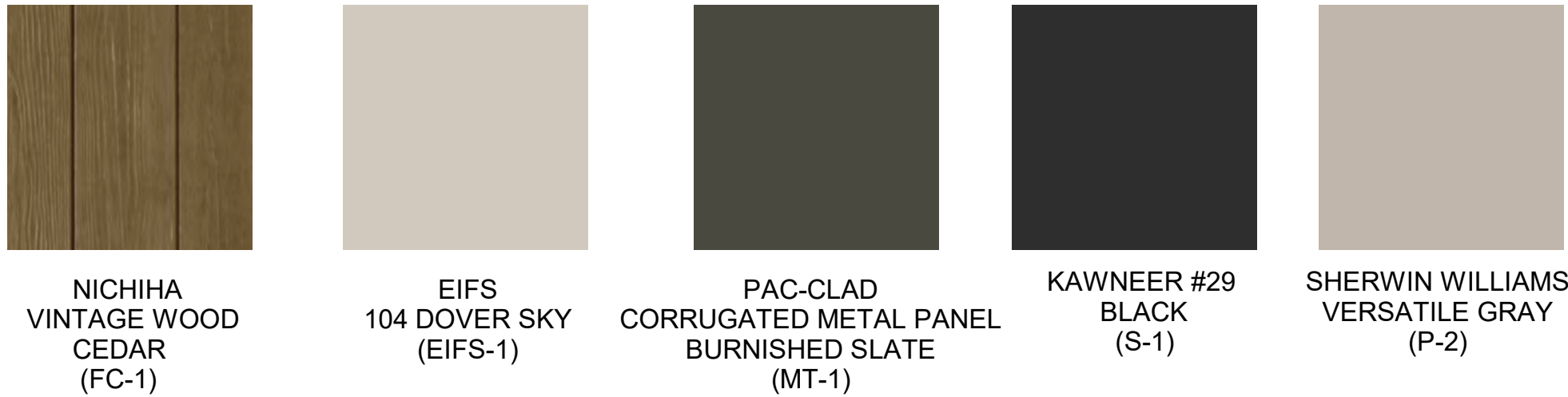
PROJ. NO.: 7-11 CONCORD, NC

CONCEPT SITE PLAN #4





EXTERIOR MATERIALS SCHEDULE				
CODE	DESCRIPTION	COLOR	MANUFACTURER	MODEL
EIFS	EIFS	104 DOVER SKY	DRYVIT	OUTSULATION PLUS MD, SANDPEBBLE FINE TEXTURE; TELE 01 1022 ST
FIBER CEMENT PANEL				
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	CEDAR	NICHIHA	AWP 3030
METAL				
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	BURNISHED SLATE	PAC-CLAD	7/8" 24 GAUGE CORRUGATED METAL PANEL
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	COAL BLACK	DURO-LAST	DURO-LAST #0052 & #3110
MT-3	PRE-FINISHED ALUMINUM CANOPY	MATTE BLACK	MAPES ARCHITECTURAL CANOPIES	MAPES LUMINSHADE CANOPY
PAINT				
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES AT MAIN BUILDING	VERSATILE GRAY	SHERWIN WILLIAMS	SW6072
P-3	TRASH ENCLOSURE GATE, DOWNSPOUTS, LIGHTS POLES, ROOF LADDER, PIPING, BOLLARDS AND HOLLOW METAL DOOR AT SHED	TRICORN BLACK	SHERWIN WILLIAMS	SW6258
ROOFING				
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST	WHITE 40MIL SINGLE-PLY PVC ROOFING MEMBRANE
STOREFRONT				
S-1	ALUMINUM STOREFRONT FRAMING	#29 BLACK	KAWNEER	451T VG
STUCCO				
ST-1	PAINTED STUCCO OVER CMU BLOCK	PAINT TO MATCH 104 DOVER SKY (EIFS-1)		ORANGE PEEL KNOCKDOWN FINISH TO MATCH EIFS FINISH



REVISIONS	
NO.	DATE DESCRIPTION

7- ELEVEN 9350 CFL

POPLAR TENT ROAD AND O'DELL SCHOOL ROAD  
CONCORD, NORTH CAROLINA

NOT FOR  
CONSTRUCTION

04/11/2024

Architect Name -  
Architect Number -

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

Drawing Size: 30 x 42	Project #: 24043
Drawn By: JAM	Checked By: CCMB

Title:  
EXTERIOR COLORED ELEVATIONS

Sheet Number:  
R0.2

Date: 04/11/2024



## Nonresidential

### **7711 Gateway Lane (CN-PSA-2025-00014)**

7711 Gateway Ln. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
1/30/2025	Yes	3,500 sf drive-thru restaurant	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
No	No

### **Allocation Request**

Total	2025
800	800

### **Project Scoring**

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

### Brief Summary

This proposal is to build a approximately 3,500 sf drive-thru restaurant. This parcel is zoned General Commercial (C-2).










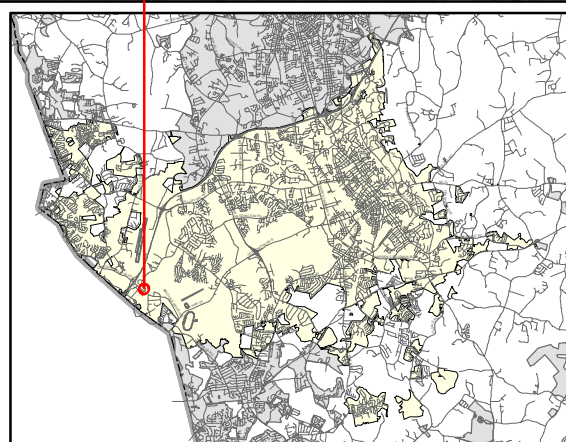
CN-PSA-2025-00014 - 7711 Gateway Lane

Type: Nonresidential

3,500 sf drive-thru restaurant

Allocation Request: 800

-  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:	7711 Gateway Lane			
	2.)	Description of project location:	Gateway Lane, approximately 2,375 feet from the intersection of SR 2894 Bruton Smith Blvd and I-85 <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:	4599-02-8344-0000	3a.)	Parcel Acreage:	1.26
	4.)	Site Zoning and use:	C-2 (Commercial)	5.)	Area Commercial or Industrial Building	(sq. ft.) 3,000
	6a.)	Description of Facility to be served:	drive-thru restaurant	6b.) Number of Lots	1	6c.) Number of Units 1
	7d.)	Additional description information:	Drive-thru restaurant with indoor and outdoor patio seating			
	<b>B. Applicant Information</b>	CONCORD LAND COMPANY LLC Current Owner		12400 Wake Union Church Rd, Suite 3-208		
<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>				
Cross Commercial Real Estate Group		Wake Forest, NC 27587				
<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>				
336-327-3050		N/A				
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Facsimile Number)</small>				
Todd Harrelson		(Name)	todd@crosscreg.com	(Email)	todd@crosscreg.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> <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>		Megan Fitzsimmons		Kimley-Horn and Associates		
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>			
	052677		200 South Tryon Street, Suite 200			
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>			
	704-954-7482		Charlotte, NC 28202			
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>			
	Megan Fitzsimmons		megan.fitzsimmons@kimley-horn.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 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):

	% 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: 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	
Restaurant, single service articles	20	gal/ seat	40	GPD	800
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>800</b>

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

**E. Applicant Acknowledgment**

I, Todd Harrelson, 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.



01/27/2025

Signature:

Date:





January 20, 2025

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

**Subject:**        ***7711 Gateway Lane  
Preliminary Wastewater Flow Application***

Dear City Council Members:

We are reaching out to request sewer capacity for the proposed development at 7711 Gateway Lane. The developer for this location is looking to construct a drive-thru restaurant on the 4599-02-8344-000 parcel in the City of Concord. This proposed development is located on a 1.26 acre parcel and is zoned by-right in the C-2 zoning and commercial use. The use would be consistent with neighboring businesses.

If you have any questions, please feel free to contact me at the office at 704-954-7482, or via email at [megan.fitzsimmons@kimley-horn.com](mailto:megan.fitzsimmons@kimley-horn.com)

Sincerely,

***KIMLEY-HORN AND ASSOCIATES, INC.***

A handwritten signature in blue ink that reads "Megan Fitzsimmons".

Megan Fitzsimmons, P.E.  
Project Manager





Know what's below.  
Call before you dig.

PRELIMINARY ZONING INFORMATION	
LOT SIZE	±54,886 SF = ±1.26 AC
BUILDING SIZE	±2,700 SF
ZONING	C-2 - GENERAL COMMERCIAL AOD - AIRPORT OVERLAY DISTRICT
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT WITH DRIVE-THRU RESTAURANT IS PERMITTED BY-RIGHT IN C-2 ZONING DISTRICT DRIVE-THRU IS PERMITTED BY-RIGHT IN C-2 ZONING DISTRICT
ACCESS	(1) FULL ACCESS DRIVEWAY
REQUIRED BUILDING SETBACKS	FRONT: 10 FT SIDE: 0 FT REAR: 10 FT
REQUIRED PARKING FOR PROPOSED USE	VEHICULAR: 1 SPACE PER EVERY 3 SEATS (ASSUMING 100 SEATS) = 34 SPACES BICYCLE: 4 SPACES PLUS 1 PER 7,500 SF GROSS FLOOR AREA LOADING: 1 12'X25' LOADING SPACE FOR EVERY 20,000 SF OF GROSS FLOOR AREA
PROVIDED PARKING	VEHICULAR: 44 SPACES (2 ADA, 2 COMPACT) BICYCLE: 6 SPACES LOADING: 1 SPACE
DRIVE-THRU STACKING SPACES	REQUIRED: 5 STACKING SPACES PROVIDED: 11 STACKING SPACES (10'X20')
STORMWATER MANAGEMENT	STORMWATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL, ARTICLE 1.
LANDSCAPE MANUAL	PER THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL, ARTICLE 7: EVERY PARKING SPACE MUST BE WITHIN 60 FT OF A TREE. AN 8 FT WIDE PERIMETER LANDSCAPE BUFFER IS REQUIRED AROUND THE SITE.

## SITE NOTES

- SITE NOTES:**
1. PRELIMINARY SITE PLAN IS BASED ON GIS AND AERIAL DATA AND IS SUBJECT TO CHANGE BASED ON SURVEY.
  2. DRIVEWAY LOCATIONS ARE PRELIMINARY AND HAVE NOT BEEN DISCUSSED WITH NCDOT.
  3. AN 8 FT WIDE PERIMETER LANDSCAPE BUFFER IS REQUIRED AROUND THE BUILDING ON EVERY SIDE THAT HAS A MAIN ENTRANCE.

**Kimley»»Horn**  
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
NC LICENSE #F-0102

**NOT FOR  
CONSTRUCTION**

KH PROJECT	014373000
DATE	01/27/2025
SCALE	AS SHOWN
DESIGNED BY	SEM
DRAWN BY	SEM
CHECKED BY	JY

**7711 GATEWAY LANE NW,  
CONCORD,  
NORTH CAROLINA 28027**

**QUICK SERVE  
RESTAURANT**

**PREPARED FOR  
CROSS COMMERCIAL REAL  
ESTATE GROUP**

SHEET NUMBER  
**EX-1**



## Nonresidential

### **Woodspring Suites (CN-PSA-2025-00016)**

503 Dickens PL. NE.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	48,660 sf hotel with 122 rooms	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
Yes	Yes

### **Allocation Request**

Total	2025
21,350	21,350

### **Project Scoring**

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

### Brief Summary

The applicant is proposing to construct a 122-room hotel. This parcel is zoned General Commercial (C-2).





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



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

**D. Wastewater Discharge Information**

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

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

3.) Pretreatment required:

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

4.) Volume of wastewater flow to be allocated for this particular project: 21,350 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in Title 15A NCAC 2T .0114  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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


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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
hotel with in-room kitchens	175	gal/ room	122 rooms	GPD	21,350
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>21,350</b>

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

**E. Applicant Acknowledgment**

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

  
 Signature:

01/21/2025

Date:





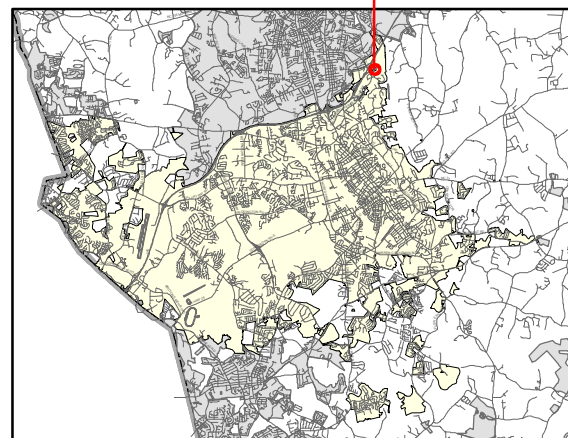
## CN-PSA-2025-00016 - Woodspring Suites

Type: Nonresidential

48,660 sf hotel with 122 rooms

Allocation Request: 21,350

- Developments
- Parcels
- Rivers
- Concord
- Cabarrus County





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# THE ORANGE GROUP LLC

---

Dear Concord City Council,

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

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

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

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

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

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

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

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

Sincerely yours,

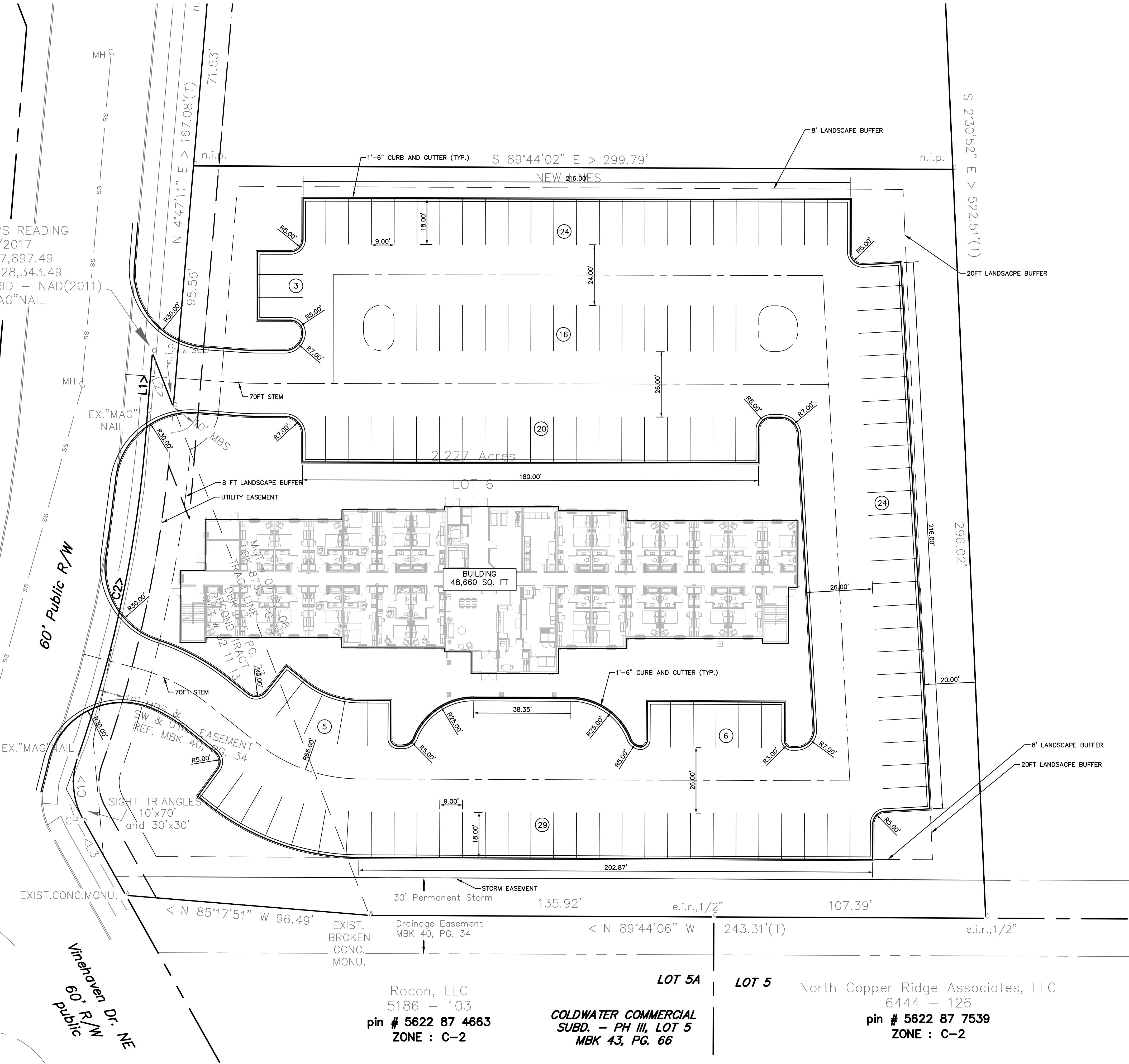
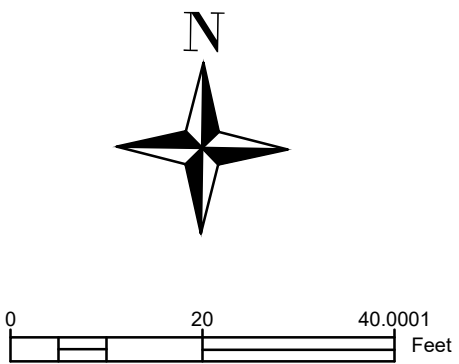


Aakash Barodia



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

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



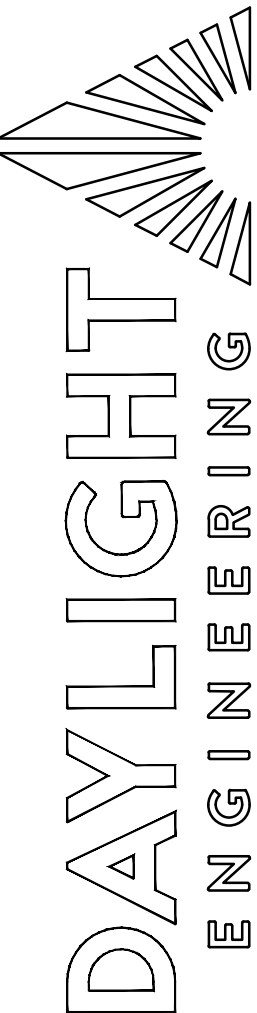
SITE DATA TABLE

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

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

WOODSPRING SUITES  
SITE LAYOUT PLAN

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



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

ENGINEERS SEAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
10/16/2023

C200



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

NOTE TO DESIGNER:  
DESERT SCHEME

COLOR SCHEDULE:  
COLOR: SW9166 "DRIFT OF MIST" PPG  
COLOR: SW7658 "GRAY CLOUDS" PPG  
COLOR: SW9152 "LET IT RAIN" PPG  
COLOR: SW7076 "CYBERSPACE" PPG

NOTE TO DESIGNER:  
COASTAL SCHEME

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

NOTE TO DESIGNER:  
FOREST SCHEME

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

NOTE TO DESIGNER:  
NEUTRAL SCHEME IS USED AS A BASIS FOR DESIGN,  
MODIFY COLOR PER REGION

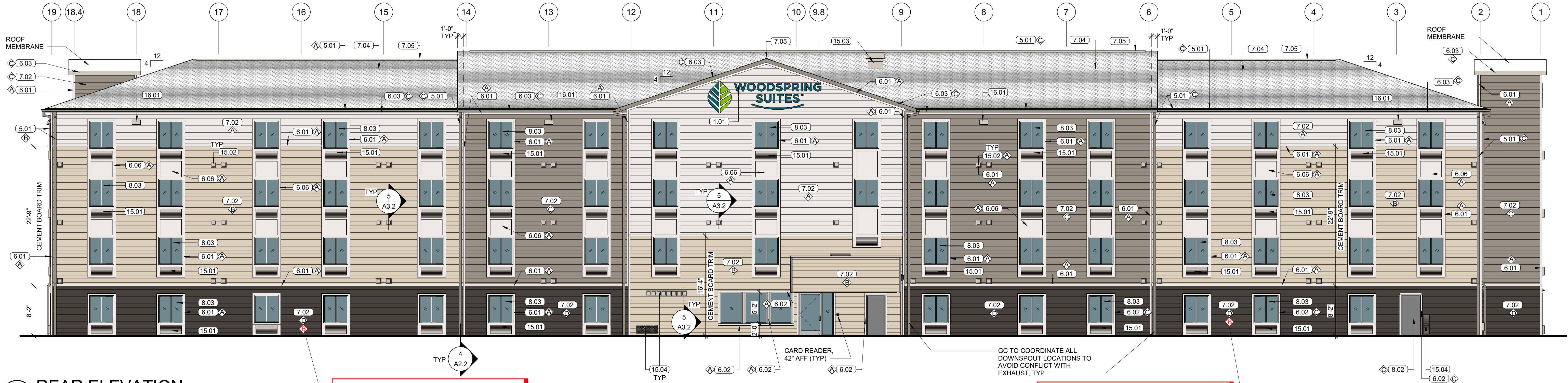
- NOTES:
- GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTRACTOR AND SIGN VENDOR PRIOR TO DRYWALL
  - REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
  - ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL
  - EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
  - GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED. SUBMIT FOR APPROVAL.
  - ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.

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

## KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT. COORDINATE BLOCKING WITH SIGN MANUFACTURER
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS
6.01	CEMENT BOARD TRIM: 5/4"x4" EIFS TRIM: 2-1/2"x4"
6.02	CEMENT BOARD TRIM AT STONE: 5/4"x4"
6.03	CEMENT BOARD TRIM FASCIA
6.06	CEMENT BOARD PANEL
7.02	7" EXPOSURE CEMENT BOARD LAP SIDING: SEE COLOR SCHEDULE
7.04	COMPOSITION SHINGLES
7.05	RIDGE VENT: REF SHEET A1.3 FOR DETAILS
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
15.01	THRU-WALL PTAC
15.02	MECHANICAL LOUVERS: REF MECH. DWGS. PAINT TO MATCH ADJACENT
15.03	ELEVATOR VENT THRU ROOF, REF 4/A1.3
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. MILL ALUMINUM FINISH
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.

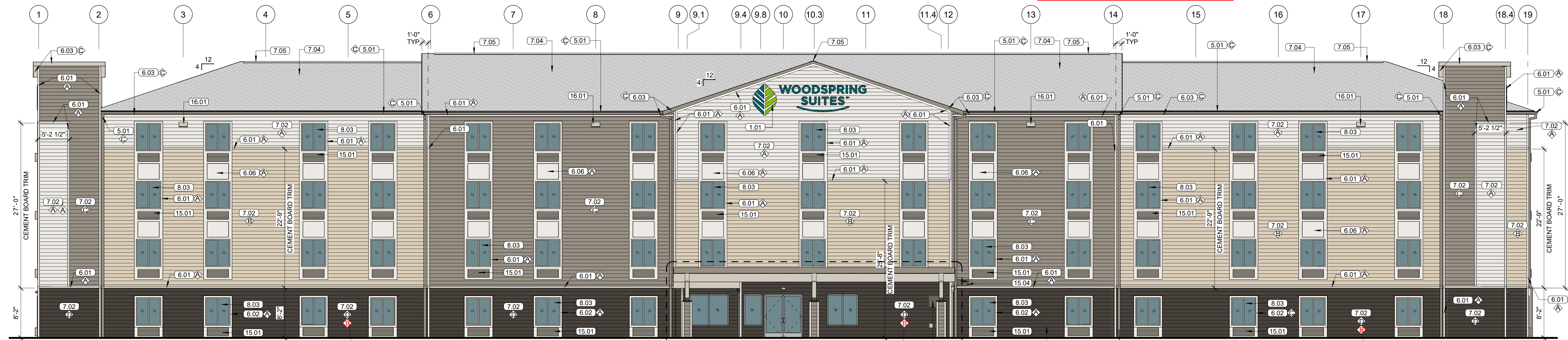
NOTE TO DESIGNER:  
REVISE KEYNOTES PER PROJECT



2 REAR ELEVATION  
1/8" = 1'-0"

NOTE TO DESIGNER:  
FOREST AND DESERT SCHEME PAINT COLOR B, NOT D

NOTE TO DESIGNER:  
FOREST AND DESERT SCHEME PAINT COLOR B, NOT D



1 FRONT ELEVATION  
1/8" = 1'-0"

NOTE TO DESIGNER:  
FOREST AND DESERT SCHEME PAINT COLOR B, NOT D

NOTE TO DESIGNER:  
FOREST AND DESERT SCHEME PAINT COLOR B, NOT D

NOTE TO DESIGNER:  
FOREST AND DESERT SCHEME PAINT COLOR B, NOT D

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

**brr**  
Architect of Record:  
BRR Architecture, Inc.  
8131 METCALF AVE,  
SUITE 300  
OVERLAND PARK, KS 66204  
www.brrarch.com  
Tel: 913-262-9055  
Fax: 913-262-9044

Consultants

### Copyright Notice

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

### Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

WoodSpring Suites

Project Address

Address, City, ST ZIP



Drawn By:

Author

Checked By:

Document Date:

MM/DD/YY

Protocol: WSS\_v5\_2023.1 (05/05/23)

Bulletins Through: WSS\_v2\_B08

Project No.

XXXXXXXX

Professional Seal

Sheet Title

Sheet No.

A2.1

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

5/23/2023 4:25:59 PM

BRR Original printed on recycled paper







## Nonresidential

### **Shake Shack #1630 (CN-PSA-2025-00018)**

8031 Concord Mills Blvd.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	3,680 sf restaurant	No	No

### **Previously Considered**

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

Considered 9/24/24	Considered 12/17/24
No	No

### **Allocation Request**

Total	2025
1,740	1,740

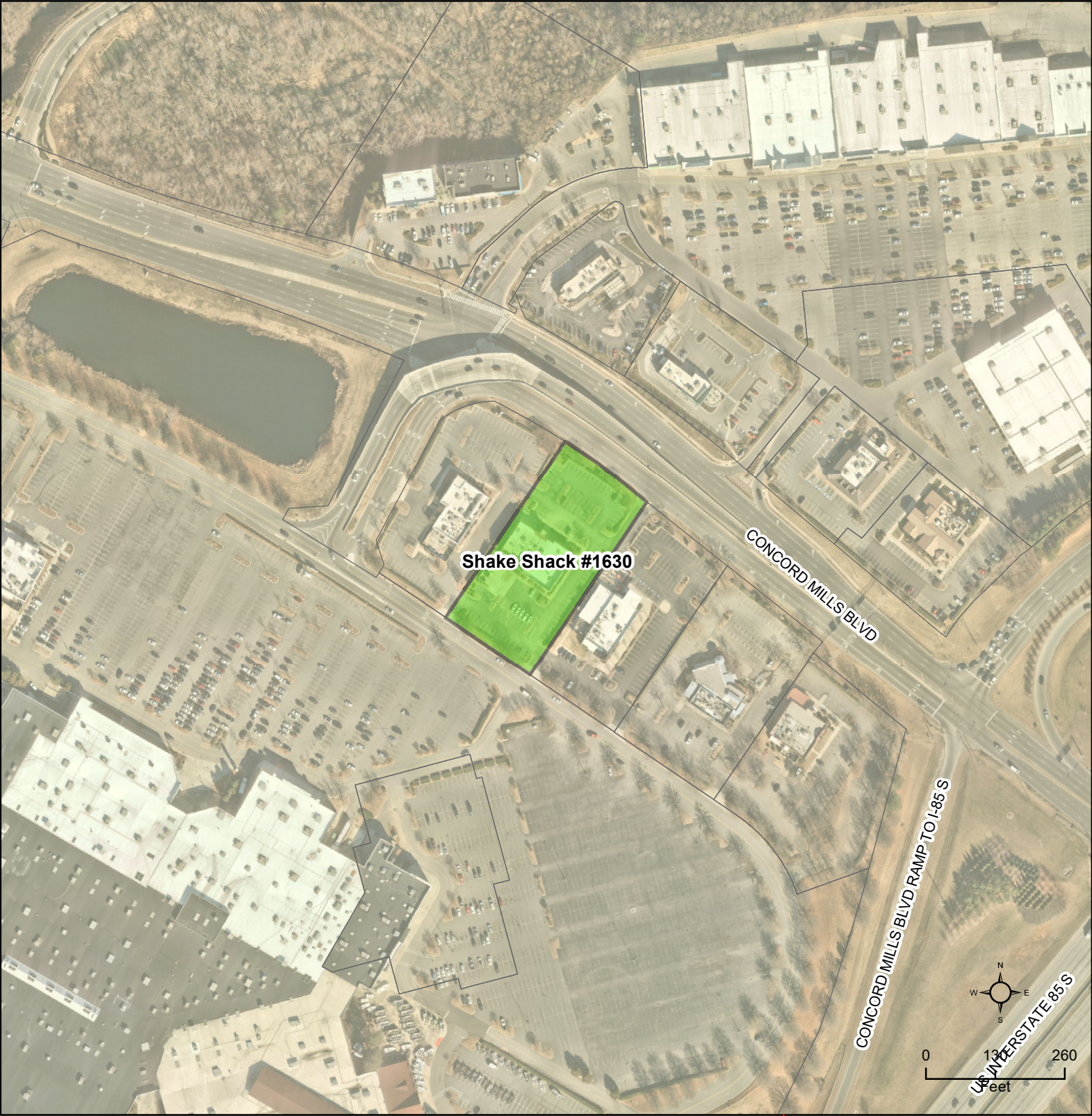
### **Project Scoring**

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
N/A	Positive	N/A	N/A	N/A

### Brief Summary

The applicant is seeking sewer allocation for a fast casual restaurant near Concord Mills. The Parcel is Zoned General Commercial (C-2). This parcel is in The Boulevards of Concord Corridor Study area.

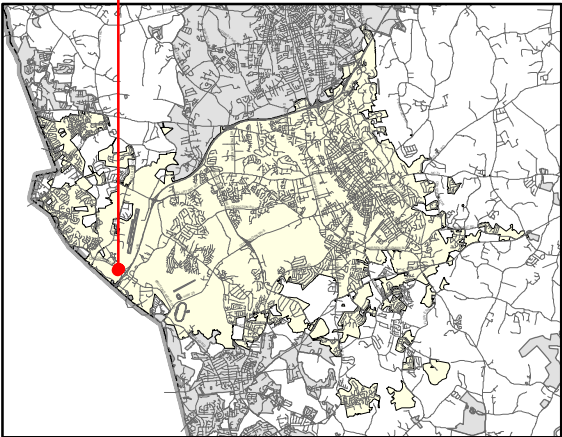




CN-PSA-2025-00018 - Shake Shack #1630

Type: Nonresidential  
3,680 sf restaurant  
Allocation Request: 1,740

- 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.)	<b>Project Title:</b>	Shake Shack #1630				
	2.)	<b>Description of project location:</b>	Interior fit out including structural, mechanical, electrical, plumbing components are proposed <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.)	<b>Cabarrus County Parcel Identification Number:</b>	45897491730000	3a.)	<b>Parcel Acreage:</b>	1.76	
	4.)	<b>Site Zoning and use:</b>	C-2	5.)	<b>Area Commercial or Industrial Building</b>	(sq. ft.) 3,680	
	6a.)	<b>Description of Facility to be served.</b>	quick service restaurant	6b.) Number of Lots	1	6c.) Number of Units	1
	7d.)	<b>Additional description information:</b>	single unit in a multiple tenant space. former restaurant use, new tenant infill as new restaurant use				
	<b>B. Applicant Information</b>	Moore Properties Concord Mills LLC Property Owner <span style="float: right;">(Title)</span>		225 Varick St. Suite301			
<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>					
Shake Shack North Carolina, LLC		New York, NY 10014					
<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>					
972-396-8409		<small>(Applicant's Facsimile Number)</small>					
<small>(Applicant's Phone Number)</small>		<small>(Applicant's Email Address)</small>					
Regina Laman, Project Manager <span style="float: right;">(Name)</span>		rlaman@hdgroupinc.com <span style="float: right;">(Email)</span>	cjessen@shakeshack.com				
<b>C. Design Engineer Information if available</b>	No Civil for Tenant Infill		Contact Information is for Architectural Design Team				
	<small>(Typed name of North Carolina Professional Engineer)</small>		<small>(Company Name)</small>				
	N/A		51 Sleeper Street, 6th Floor				
	<small>(NCPE Registration Number)</small>		<small>(Street or Box Number)</small>				
	617-542-1025		Boston, MA 02210				
	<small>(Phone Number)</small>		<small>(City, State, Zip Code)</small>				
	Eric Erazo, Designer		eerazo@bergmeyer.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 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):

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

3.) Pretreatment required:

☐ No  
☒ Yes (Specify or attach effluent documentation)  
 \_\_\_\_\_ There is existing GI for previous restaurant use.

4.) Volume of wastewater flow to be allocated for this particular project: 1,740 gallons per day  
 \*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**  
 (Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

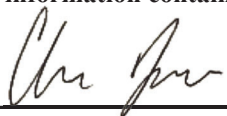
5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T .0114**  
 a) See **15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling,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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Restaurant- Single Service Items	20	gal/ seat	87	GPD	1,740
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			<b>Total</b>	<b>GPD</b>	<b>1,740</b>

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

**E. Applicant Acknowledgment**

I, Claudia Jessen, 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:

1/21/2025

Date:





January 21, 2025

City of Concord  
Planning & Neighborhood Development-Zoning Services  
PO Box 308  
Concord, NC 28026  
(704) 920-5152

RE: **Preliminary Wastewater Flow Application**  
**Shake Shack #1630 – Concord Mills**  
**Project Address: 8031 Concord Mills Boulevard Suite #103, Concord, NC 28027**

To Whom It May Concern,

Please accept this letter as our formal request for wastewater flow allocation for the project listed above. Additional information on the project is below, for your consideration.

- **Parcel Identification Number:** 45897491730000
- **Zoning:** C-2
- **Construction type:** Existing building, Type II-B (non-combustible construction), sprinklered
- **Occupancy:** A-2
- **Project area:** 3,680sf (3,072sf interior + 608sf patio)

We will be performing a renovation of an endcap space in an existing building for a new Shake Shack restaurant. The space formerly housed a Denny's restaurant and has been demised to create the endcap space Shake Shack will occupy.

The scope of work for our project includes architectural, kitchen design, structural, mechanical, electrical, plumbing, fire protection and new rooftop mechanical equipment.

Shake Shack #1630 – Concord Mills will operate as a fast casual restaurant serving standard American fare (burgers, hot dogs, shakes, fries, chicken sandwiches, beer/wine). The hours of operation will be from 11:00AM to 11:00PM, Monday through Sunday (7 days a week).







Shake Shack is committed to finding ways to reduce the impact our operations have on the environment and the communities we serve. We will exclusively use biodegradable, compostable, or recyclable materials for all take-out packaging to help with these efforts. Additionally, Shake Shack is always looking for opportunities to find sustainable materials, increase our use of renewable energy and reduce waste, as well as partner with suppliers who share our commitment to sustainability.

Please feel free to reach out should you need any additional information regarding this request.

Best Regards,

A handwritten signature in black ink, appearing to read "Claudia Jessen".

Claudia Jessen  
Manager of Property Development and Entitlements  
Shake Shack North Carolina LLC  
225 Varick Street, Suite 301  
New York, NY 10014  
(347) 573-1940  
[cjessen@shakeshack.com](mailto:cjessen@shakeshack.com)







January 21, 2025

City of Concord  
Planning & Neighborhood Development-Zoning Services  
PO Box 308  
Concord, NC 28026  
(704) 920-5152

RE: **Letter of Authorization – Shake Shack North Carolina LLC**  
**Shake Shack #1630 – Concord Mills**  
**8031 Concord Mills Blvd Suite #103, Concord, NC 28027**

To Whom It May Concern,

Please allow this letter to serve as proof that Claudia Jessen, Manager of Property Development and Entitlements for Shake Shack North Carolina LLC, is authorized to submit and sign the applications required to obtain all approvals necessary for the interior alteration of an existing space into a new Shake Shack restaurant at the address listed above.

Please contact us with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Rob Lynch".

Rob Lynch  
CEO  
Shake Shack North Carolina LLC  
225 Varick Street, Suite 301  
New York, NY 10014  
(646) 747-7200  
[permits@shakeshack.com](mailto:permits@shakeshack.com)

