Residential: Single Family Detached

Amhurst (CN-PSA-2023-00112)

456 Amhurst St. SW

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	3	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
No	No	No	No	No	No

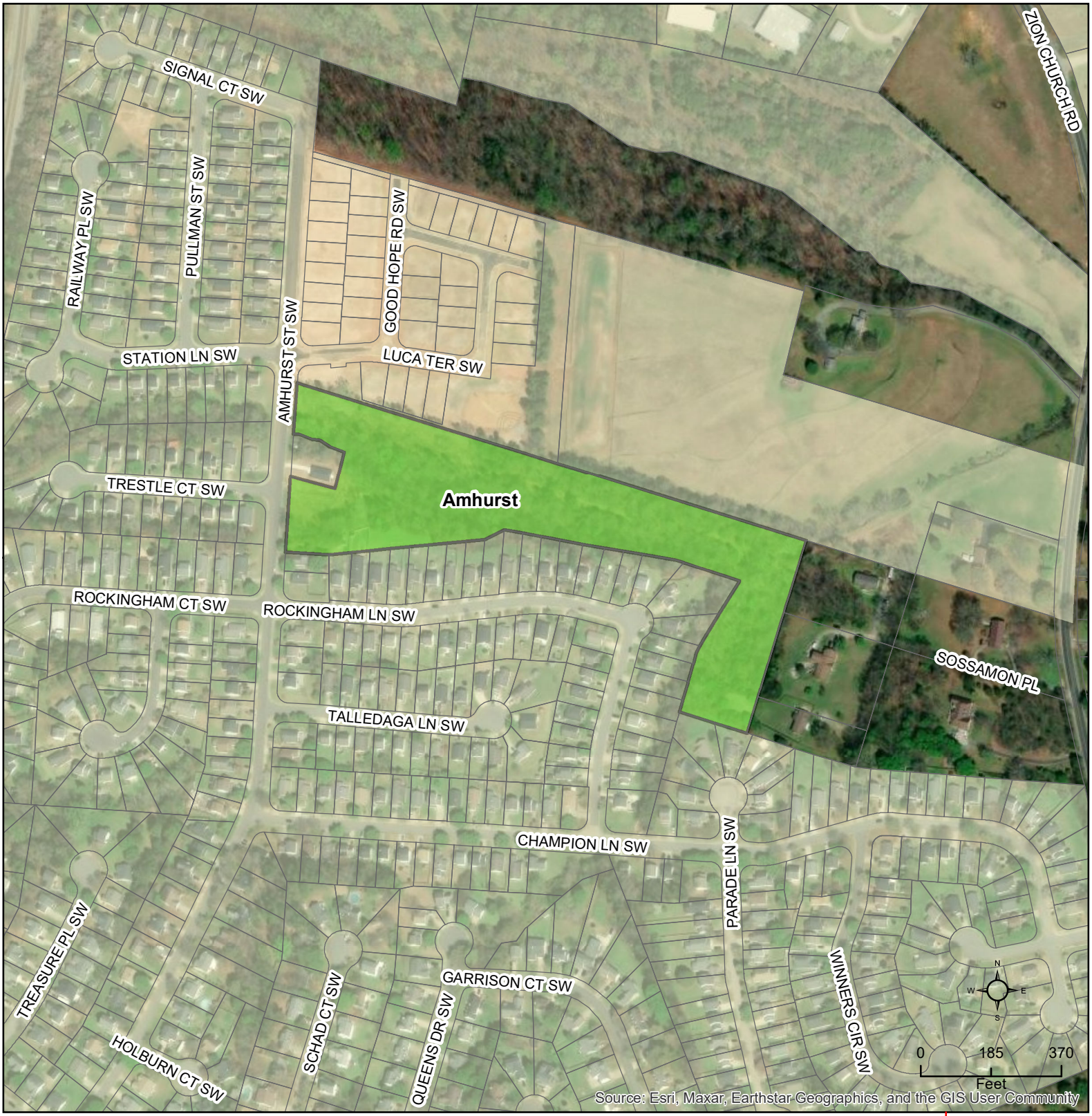
Allocation Request

Total	2024
675	675

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

Brief Summary

The applicant is requesting sewer capacity for three single family homes. They are proposing that each home will have three bedrooms and two bathrooms.

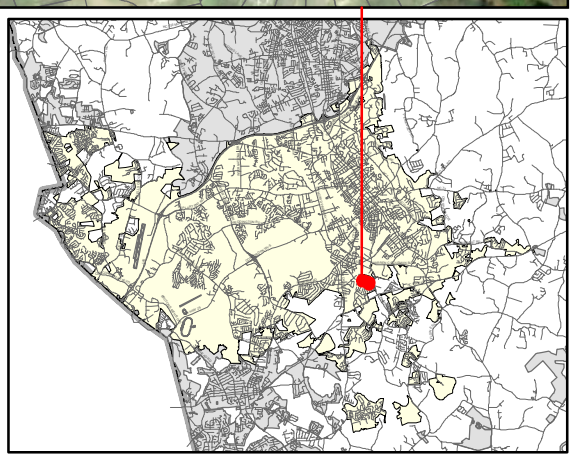


CN-PSA-2023-00112

Type: Residential
SF Detached
3 single family units

Allocation Request: 675

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Amherst subdivide					
2.)	**Description of project location:**	Site located at 456 Amherst St (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:**	55297465680000	3a.)	**Parcel Acreage:**	9.001		
4.)	**Site Zoning and use:**	Residential	5.)	**Area Commercial or Industrial Building**	(sq. ft.)		
6a.)	**Description of Facility to be served.**	Residential	6b.) **Number of Lots**	3	6c.) **Number of Units**	3	
7d.)	**Additional description information:**	Subdividing into 3 lots. Single family home on each lot					

B. Applicant Information

William Stennett, owner (Title)
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)

1119 Oklahoma St
(Applicant's Street or Box Number)

Carolina Superior Builders, LLC
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)

Mannapolis, NC 28083
(Applicant's City, State, Zip Code)

9807223972
(Applicant's Phone Number)

(Applicant's Facsimile Number)

(Name) (Email)
(Name with Title and Email of contact person, who can answer questions about application)

stennett85@yahoo.com
(Applicant's Email Address)

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

C. Design Engineer Information if available

(Typed name of North Carolina Professional Engineer)

(Company Name)

(NCPE Registration Number)

(Street or Box Number)

(Phone Number)

(City, State, Zip Code)

(Name and affiliation of contact person, who can answer questions about **application & designs**)

(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

(✓) No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 675 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	225 gal/ day	3	GPD 675
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 675

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ William Stennett, **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.

William Stennett — Signature:

1/21/2024 — Date:

Narrative for Sewer Allocation Application for 456 Amhurst St.

We are applying for sewer allocation for 456 Amhurst St. Our plans are to subdivide this lot and build three single family, custom homes. Each home will have three bedrooms and two bathrooms. These homes will be built one at a time by Carolina Superior Builders, LLC.

Residential: Single Family Detached

Weddington Road Site (CN-PSA-2024-00004)

4460 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/3/2021	Yes	65	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
No	Yes	No	No	No	No

Allocation Request

Total	2024	2025
19,500	15,000	4,500

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

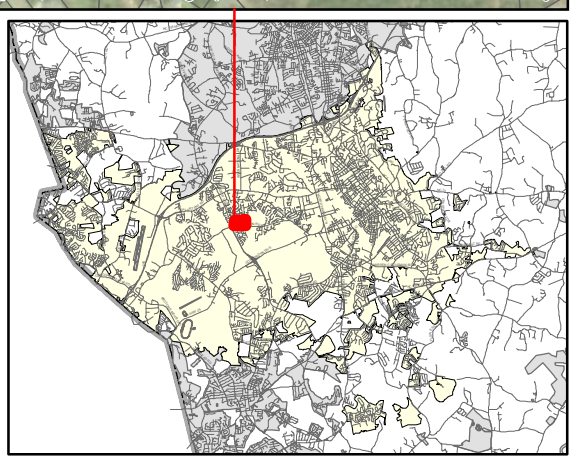
Brief Summary

This is a new applicant but the same proposal. The sewer allocation from July 2022 expired on July 19, 2023. This applicant is seeking allocation for 65 single family detached units at 4460 Weddington Road. The property is zoned RV, and the project will incorporate single family attached (166units) and single family detached. This component of the allocation is for the 65 single family detached units. The project is located within the boundaries of the Weddington Road Corridor Plan. A preliminary plat was submitted for the project (CN-PLP-2022-00001), but the City has been awaiting resubmittal since 2/16/22 (as of 5/15/22): it has been through one review cycle.

CN-PSA-2024-00004

Type: Residential
SF Detached
65 single family units

Allocation Request: 19,500



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Weddington Road Site					
2.)	Description of project location:	Directly West of West Cabbarus High School, Near Weddington Rd and George Lyles Pkwy Intersection (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	56007478020000	3a.)	Parcel Acreage:	75.83		
4.)	Site Zoning and use:	RV	5.)	Area Commercial or Industrial Building (sq. ft.)	N/A		
6a.)	Description of Facility to be served.	Residential Neighborhood	6b.) Number of Lots	231	6c.) Number of Units	231	
7d.)	Additional description information:	Mixed Residential Neighborhood with single family homes and attached townhomes.					

B. Applicant Information

Brian Johnson , Vice President (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2025 Ayrsley Town Boulevard, Ste 1104 (Applicant's Street or Box Number)
Mattamy Carolina Corporation (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
704.507.7547 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Brian Johnson (Name) BA.johnson@mattamycorp.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	BA.Johnson@mattamycorp.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matthew R. Reiking (Typed name of North Carolina Professional Engineer)	ESP Associates, Inc. (Company Name)
038830 (NCPE Registration Number)	P.O. Box 7030 (Street or Box Number)
803.802.2440 (Phone Number)	Charlotte, NC 28241 (City, State, Zip Code)
Matt Reiking (Name and affiliation of contact person, who can answer questions about application & designs)	mreiking@espassociates.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 56,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Single Family Homes (Assumed 4 Br)	75gal/day/bedroom x 4 = 300 gal/ day	65	GPD 19,500
Townhomes (Assumed 3 Br)	75gal/day/bedroom x 3 = 225 gal/ day	166	GPD 37,350
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 56,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

BM
Signature:

1-10-24
Date:

October 3, 2023

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

RE: Weddington Road Site
Concord, NC
Preliminary Wastewater Flow Narrative

To Whom It May Concern;

A proposed residential development, currently referred to as the Weddington Road Site is being proposed by Mattamy Homes as generally shown in the "Weddington Road Site Preliminary Concept Plan" last dated March 7, 2023, prepared by ESP Associates, Inc. The project encompasses approximately 75.8 acres within Tax Parcel ID#56007478020000. The proposed development is located directly South and West of the West Cabarrus High School along Weddington Road near the intersection of Weddington Road and George Lyles Parkway and consists of approximately:

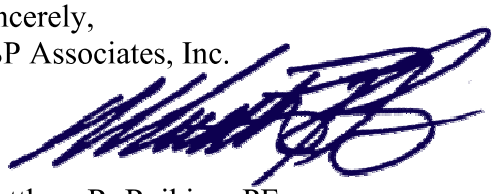
- +/-231 Total Units:
  - 166 Townhome Front-Loaded Units, assumed to be an average of 3 bedrooms per unit.
  - 65 Single Family Detached Residential Lots, assumed to be an average of 4 bedrooms per home.
- Utilization of Existing RV Zoning.
- Three (3) tie ins of proposed streets to existing public roadways.
- Tie-in to existing City of Concord public water and sewer infrastructure.
- Water quality areas to manage and control stormwater runoff from the proposed development.
- Grading to minimize impacts to protected streams/wetlands, as feasible.
- Incorporation of at least 15% of the total site areas as shared public spaces and open areas for use by the residents.
- Incorporation of tree save equal to or greater than 50% required common open space.
- No industrial development.

This proposed development is estimated to produce 56,850 gal/day of wastewater flow, assuming 75gal/day/bedroom. Wastewater is currently anticipated to be managed by tying into and utilizing the existing City's sanitary sewer system surrounding the site.

ESP Associates, Inc.
P.O. Box 7030 ▪ Charlotte, NC 28241
1.800.960.7317 ▪ NC: 704.583.4949, fax 704.583.4950 ▪ SC: 803.802.2440, fax 803.802.2515
www.espassociates.com

If you have any questions or require any additional information, please do not hesitate to contact me by phone at 704-654-5336 or via email at mreiking@espassociates.com.

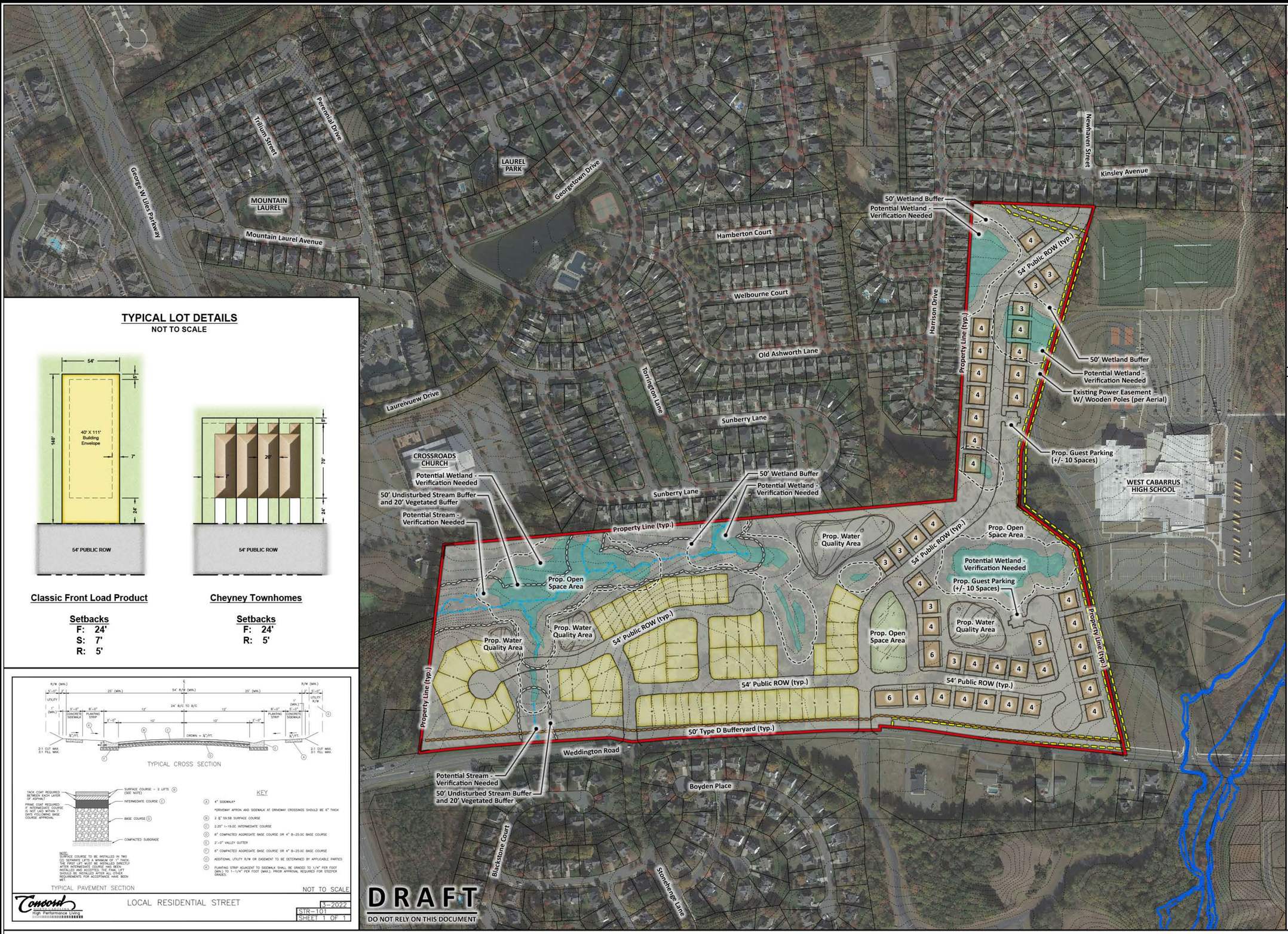
Sincerely,
ESP Associates, Inc.



Matthew R. Reiking, PE
Civil Engineering Department Manager

cc: Brian Johnson – Vice President Mattamy Carolinas Corp.

ESP Associates, Inc.
P.O. Box 7030 ▪ Charlotte, NC 28241
1.800.960.7317 ▪ NC: 704.583.4949, fax 704.583.4950 ▪ SC: 803.802.2440, fax 803.802.2515
www.espassociates.com



DRAFT
DO NOT RELY ON THIS DOCUMENT

Vicinity Map

Not To Scale

NORTH

Site Data:

Tax Parcels:	56007478020000
Total Acreage:	+/- 75.83 Acres (per GIS)
Location:	City of Concord, North Carolina
Zoning:	
Existing:	RV
Total Potential Lots:	+/- 231 Units
Cheyney Townhomes:	+/- 166 Units (20' x 60')
Classic Product:	+/- 65 Units (54' x 140')
Potential Density:	+/- 3.05 DU/AC
Open Space:	
Required:	+/- 11.37 Acres (15%) Min.
Proposed:	+/- 11.37 Acres (15%)
Tree Save:	
Required:	50% of Required Open Space
Proposed:	50% of Required Open Space
Connectivity:	
Required:	1.4 (Links/Nodes)
Proposed:	1.33 (16 Links/12 Nodes)
Road Length:	
54' Public ROW:	+/- 7,700 LF

General Notes

1. Base information provided by Cabarrus County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panel 3710561100K effective date of study 11/16/2018.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Concord Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

TYPICAL LOT DETAILS

NOT TO SCALE

Classic Front Load Product

Setbacks
F: 24'
S: 7'
R: 5'

Cheyney Townhomes

Setbacks
F: 24'
R: 5'

Weddington Road Site

Preliminary Concept Plan

ESP Job #23-00015 March 7, 2023

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FT.

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

2127 Ayrsley Town Boulevard, Suite 201
Charlotte, NC 28273

Residential: Single Family Detached

Sunview Subdivision (CN-PSA-2024-00005)

838 Sun View Dr. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
5/22/2022(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
Yes	Yes	Yes	Yes	Yes	Yes

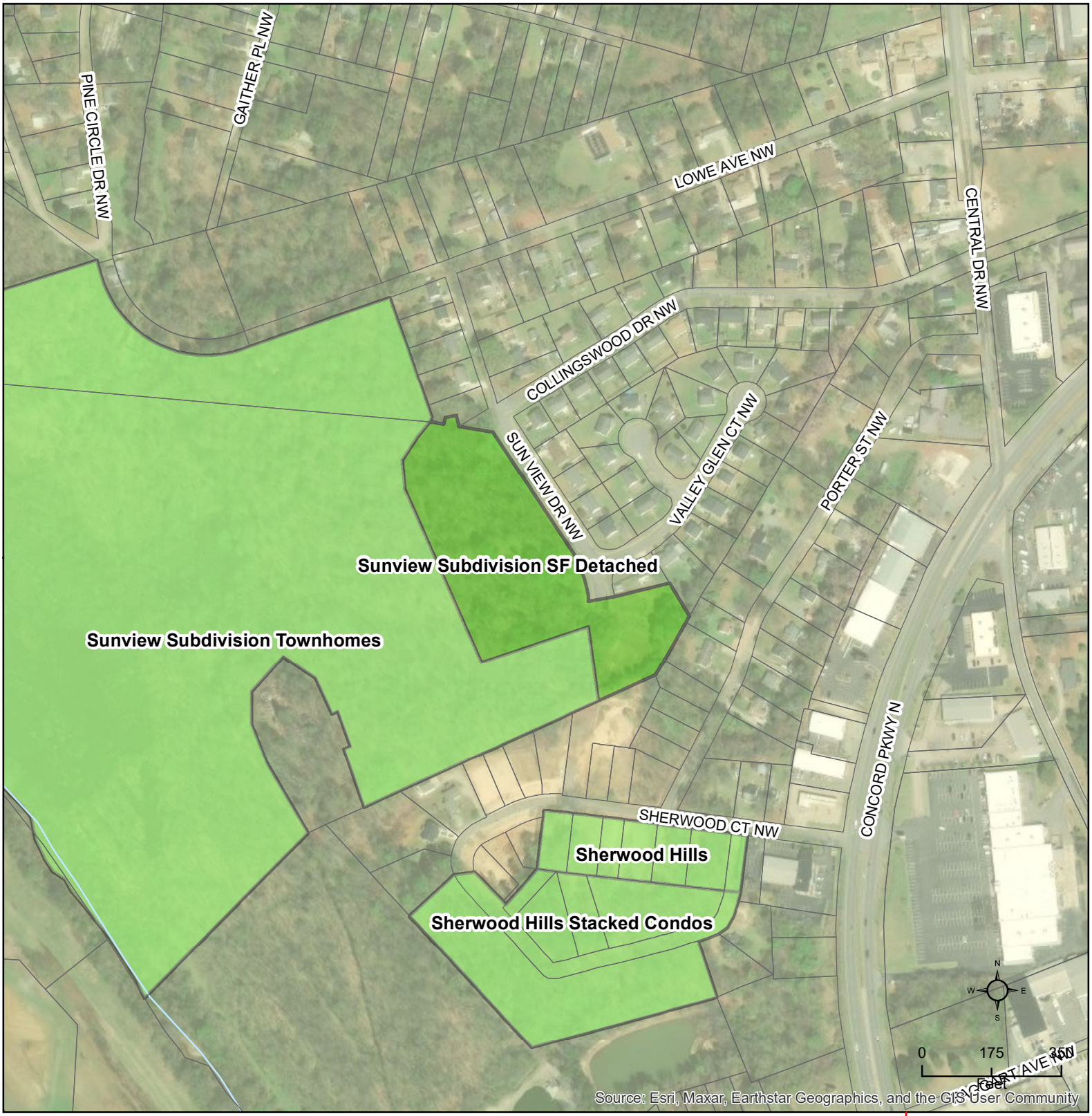
Allocation Request

Total	2024
6,300	6,300

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

Brief Summary

This is a project that has been submitted as a townhome style multi-family project for sewer allocation in July 2022. A preliminary plat was approved for a townhome style subdivision on February 4, 2022, but payment of $400 has not been received yet. The narrative now reflects the desire to restructure the project as 24 single family detached units and 95 townhomes.

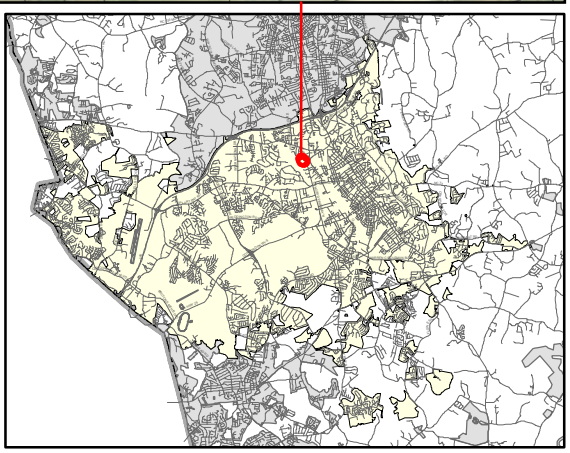


CN-PSA-2024-00005

Type: Residential
SF Detached
24 single family units

Allocation Request: 6,300

Developments
Parcels
Rivers
Concord
Cabarrus County



DocuSign Envelope ID: E6179B1E-F395-41C3-A439-8BE45D995F5D

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Sunview Subdivision					
2.)	**Description of project location:**	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.)	**Cabarrus County Parcel Identification Number:**	5611734751 & 5611740201	3a.)	**Parcel Acreage:**	47.940		
4.)	**Site Zoning and use:**	RC, Residential Homes	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** 0		
6a.)	**Description of Facility to be served.**	Residential Housing	**6b.) Number of Lots**	119	**6c.) Number of Units**	119	
7d.)	**Additional description information:**	Horizontal Mixed Use Single Family Homes & Townhomes					

B. Applicant Information

Chris Robusto , Vice President of Land (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.)	301 McCullough Drive, Suite 109 (Applicant's Street or Box Number)
Dream Finders Homes (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC, 28262 (Applicant's City, State, Zip Code)
704-574-0316 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Chris.Robusto@dreamfindershomes.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	P.O Box 1804 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

DocuSign Envelope ID: E6179B1E-F395-41C3-A439-8BE45D995F5D

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 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
		Total	GPD 20,550

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

DocuSigned by: Chris Robusto C7E8FE054FAC49C...

Signature: Date: 1/15/2024

DAYLIGHT ENGINEERING

57 Union Street South
Concord, NC 28025
980.234.7500
daylighteng.com

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*** (Saphire Straight LLC).
2. Preliminary Plat approval for a 140 unit townhome development was issued February 4th, 2022, as the sewer restrictions were coming into place.
3. Sewer allocation has been ***requested at every opportunity***, including:

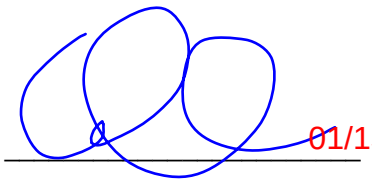
Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24 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.

57 Union Street South
Concord, NC 28025
980.234.7500
daylighteng.com

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
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 DENISTY: 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

0 50.0001 100.0002 Feet

ZONED RM-2
ZONED RC
ZONED RV
Collingswood Drive 30' Public R/W
Collingswood Dri 40' Public R/W
Sun View Drive NW 60' Public R/W
Valley Glen Ct. NW 50' Public R/W
Potter Street NW 40' Public R/W
Lowe Avenue NW 30' Public R/W
Sherwood Ct. NW 40' Public R/W
(LOWE 50' ROW)
PROPOSED 5' SIDEWALK
5' PUBLIC UTILITY EASEMENT
8' STREET YARD
8' TYPE A BUFFER YARD
2'-6" STANDARD CURB & GUTTER (TYP.)
EXISTING PROPERTY LINE
PRIVATE ALLEY B 20'
PRIVATE ALLEY C 20'
PRIVATE ALLEY A 20'
CLEAR SKY LANE 60' ROW
LOGAN LANE 60' ROW
LOGAN LANE 54' ROW
LOGAN LANE 50' ROW
LOWE AVE EXTENSION 60' ROW
SUN VIEW DRIVE NW
70'X10' SIGHT TRIANGLE
25'X25' SIGHT TRAINGLE
1'-6" STANDARD CURB & GUTTER (TYP.)
60' Proposed Access Easement
Intermittent Stream "C"
Wetlands "A"
Aprrox. 100 Year Flood Line Per FEMA
STUB-OUT FOR FUTURE CONNECTION
NATURAL SURFACE NATURE TRAIL
20' VEGETATED SETBACK
CLASS 2 UNDISTURBED STREAM BUFFER
ZONING: RC

LOT 1 0.143 ACRES 6245 SQ. FT.
LOT 2 0.173 ACRES 7543 SQ. FT.
LOT 3 0.245 ACRES 10671 SQ. FT.
LOT 4 0.255 ACRES 11105 SQ. FT.
LOT 5 0.173 ACRES 7538 SQ. FT.
LOT 6 0.149 ACRES 6480 SQ. FT.
LOT 7 0.204 ACRES 8873 SQ. FT.
LOT 8 0.163 ACRES 7113 SQ. FT.
LOT 9 0.149 ACRES 6480 SQ. FT.
LOT 10 0.149 ACRES 6480 SQ. FT.
LOT 11 0.149 ACRES 6480 SQ. FT.
LOT 12 0.149 ACRES 6480 SQ. FT.
LOT 13 0.149 ACRES 6480 SQ. FT.
LOT 14 0.274 ACRES 11946 SQ. FT.
LOT 15 0.212 ACRES 9225 SQ. FT.
LOT 16 0.152 ACRES 6606 SQ. FT.
LOT 17 0.156 ACRES 6801 SQ. FT.
LOT 18 0.140 ACRES 6119 SQ. FT.
LOT 19 0.143 ACRES 6216 SQ. FT.
LOT 20 0.145 ACRES 6315 SQ. FT.
LOT 21 0.149 ACRES 6461 SQ. FT.
LOT 22 0.152 ACRES 6606 SQ. FT.
LOT 23 0.209 ACRES 9099 SQ. FT.
LOT 24 0.222 ACRES 9653 SQ. FT.
0.144 ACRES PASSIVE COMMON OPEN SPACE
0.017 ACRES PASSIVE COMMON OPEN SPACE
0.011 ACRES PASSIVE COMMON OPEN SPACE
0.011 ACRES PASSIVE COMMON OPEN SPACE
0.144 ACRES PASSIVE COMMON OPEN SPACE

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

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

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION
09/27/2023

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

Builder 100 One of America's Top Homebuilders

ecoSelect

EQUAL HOUSING OPPORTUNITY

HHhomes.com

H&H HOMES

The **Sunstone**

2 Bedrooms
2.5 Bathrooms
1,511-1840 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 04/01/2020 Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. ©2020 H&H Homes.

Builder 100 One of America's Top Homebuilders

ecoSelect

HHhomes.com

H&H HOMES

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

Builder 100 One of America's Top Homebuilders

ecoSelect

EQUAL HOUSING OPPORTUNITY

HHhomes.com

H&H HOMES

THE WAYFARE

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

ELEVATION A

ELEVATION B

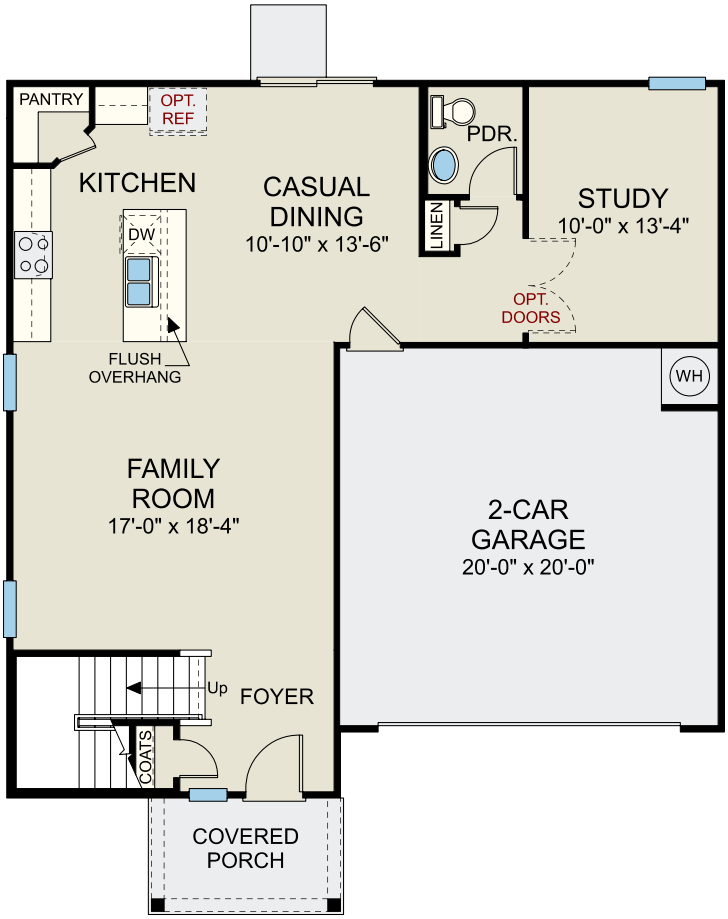
ELEVATION D

REV. 4/8/20

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



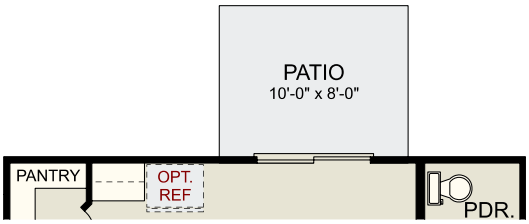
First Floor

REV. 4/8/20

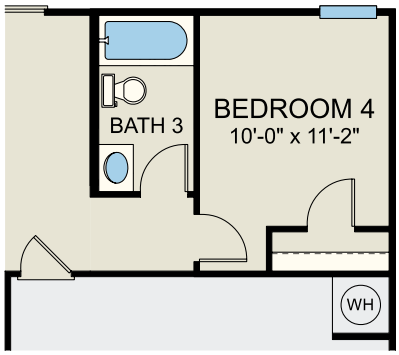
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE WAYFARE

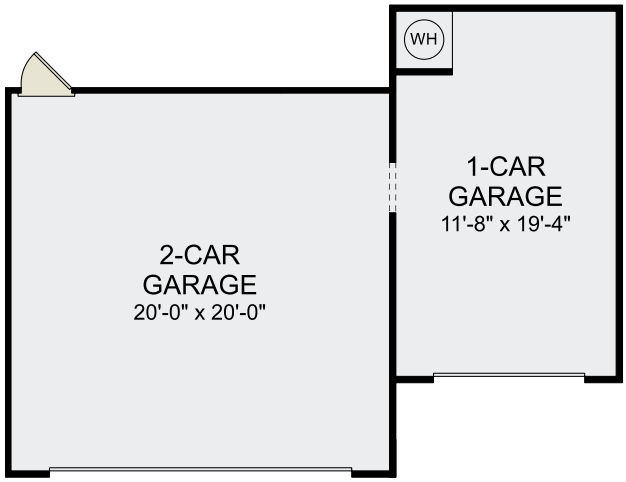
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



Optional Patio



Optional Bedroom 4 & Bath 3
ILO Study & Powder



Optional
1-Car Garage

First Floor Options

REV. 4/8/20

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

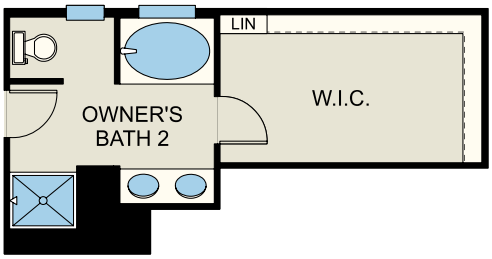
Second Floor

REV. 4/8/20

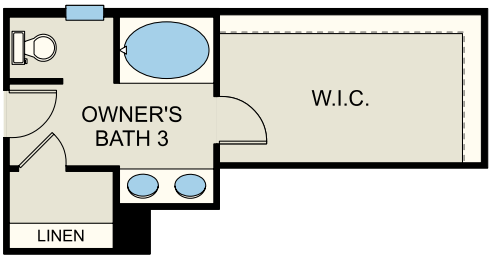
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE WAYFARE

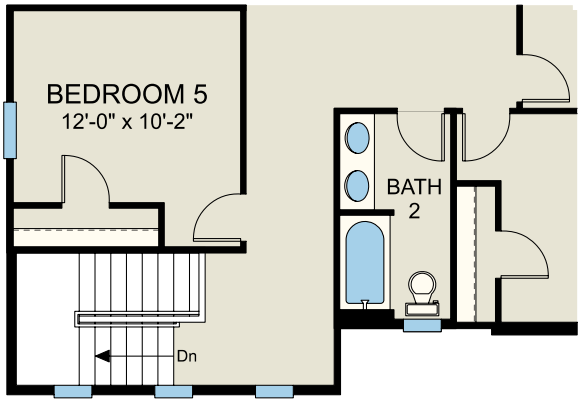
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



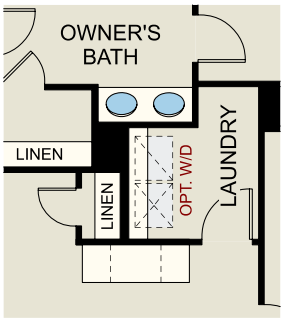
Optional
Owner's Bath 2



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

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

ELEVATION A

ELEVATION B

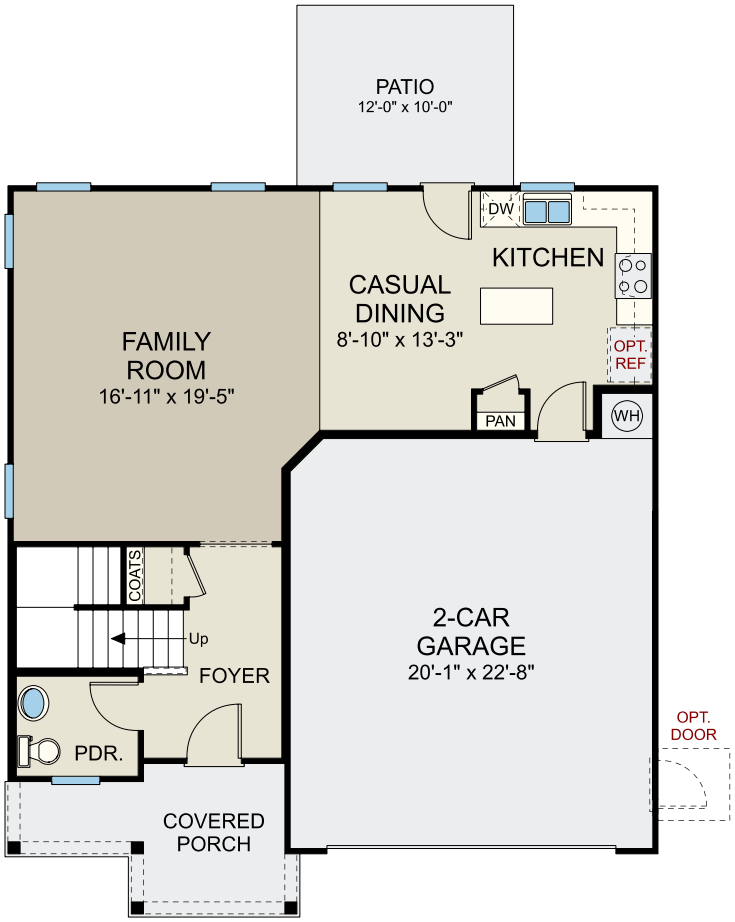
ELEVATION C

REV. 4/1/20

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



First Floor

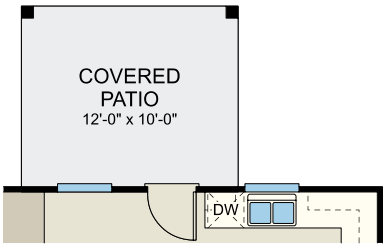
REV. 4/1/20

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

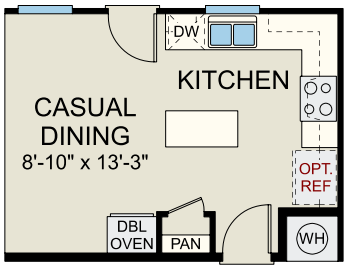
THE RIVERBIRCH

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

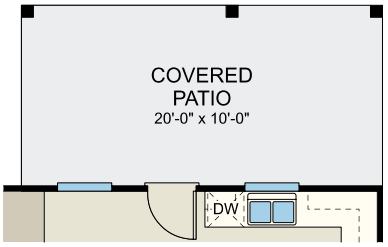
Optional Fireplace at Family Room



Optional Covered Patio

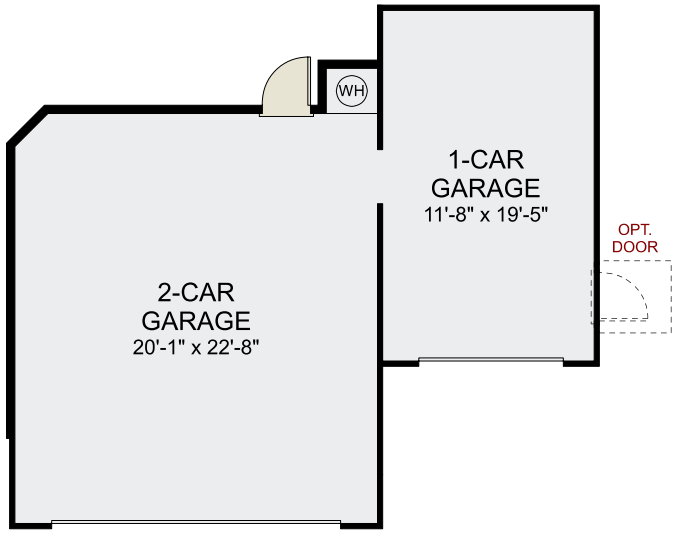


Optional Gourmet Kitchen



Optional Extended Covered Patio

Optional Side Load Garage



Optional 1-Car Garage

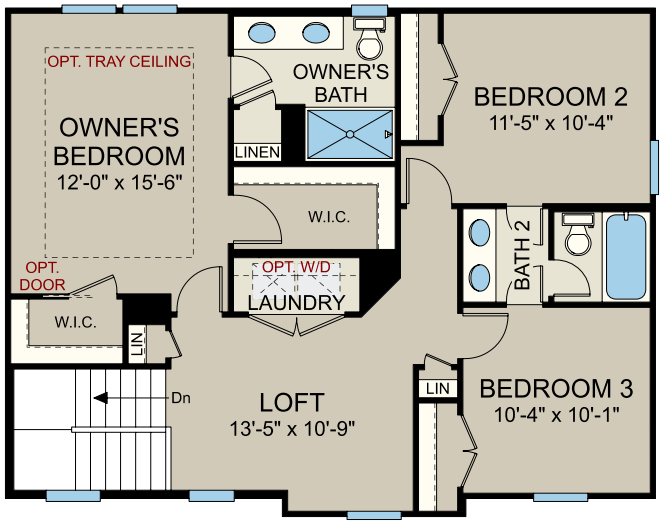
First Floor Options

REV. 4/1/20

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



Second Floor

REV. 4/1/20

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

THE CARDINAL

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

ELEVATION A

ELEVATION B

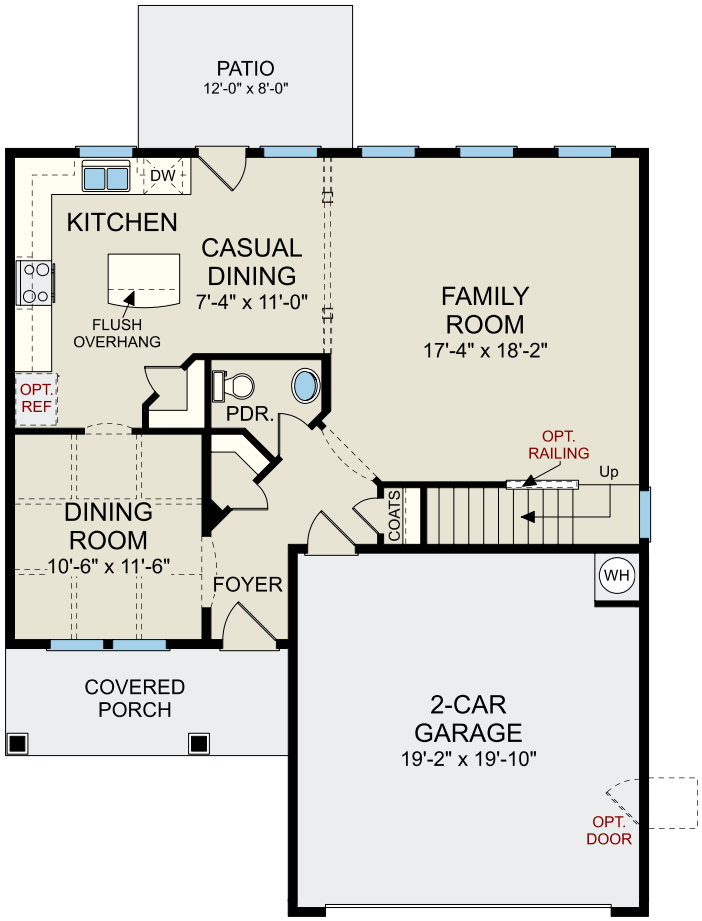
ELEVATION C

REV. 11/16/18

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



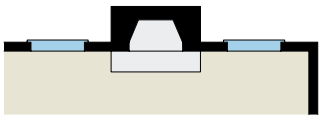
First Floor

REV. 11/16/18

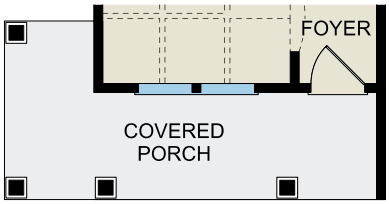
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE CARDINAL

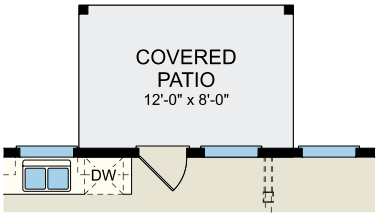
4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,235 SQ. FT. LIVING AREA



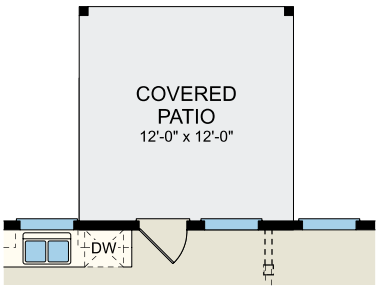
Optional Fireplace at Family Room



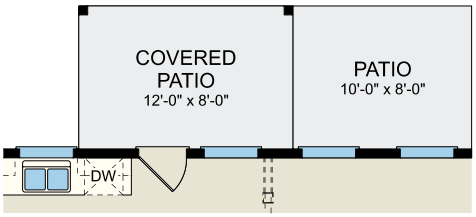
Optional Wrap-Around Porch



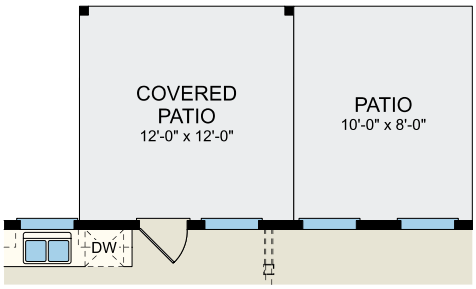
Optional Covered Patio



Optional Extended Covered Patio



Optional Patio w/ Covered Patio



Optional Extended Patio w/ Extended Covered Patio

First Floor Options

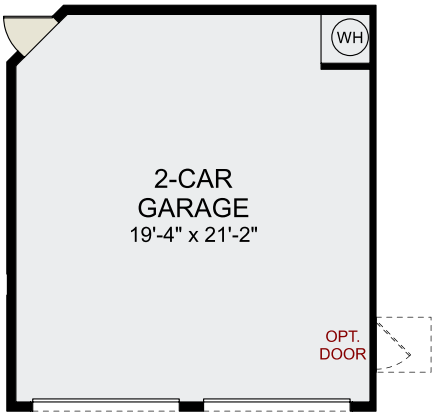
REV. 11/16/18

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

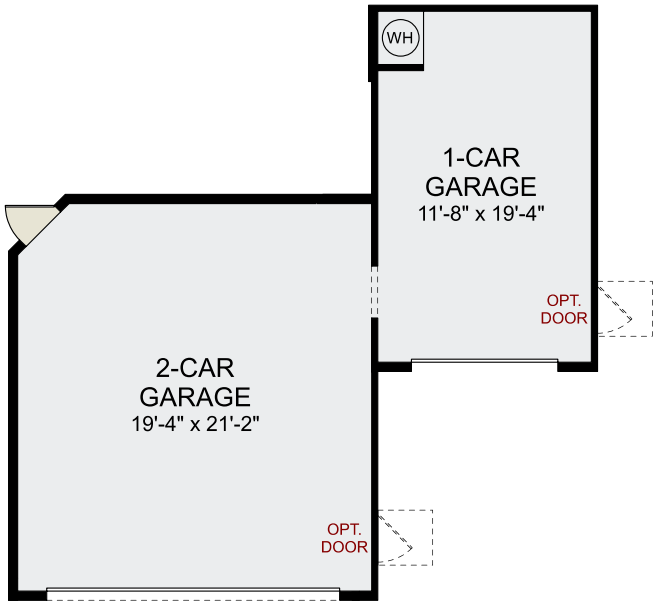
THE CARDINAL

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

Optional
Side Load Garage



Optional
Double Garage Door



Optional
1-Car Garage

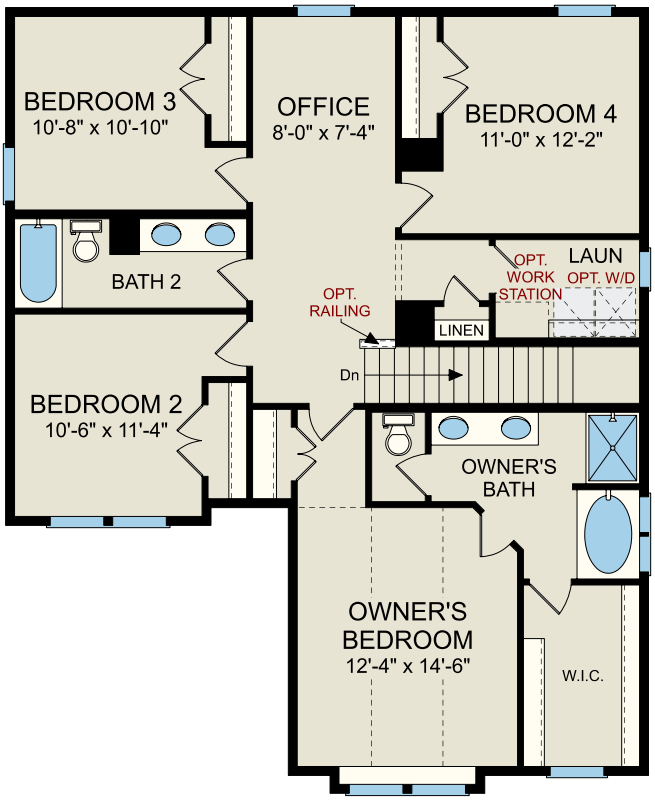
First Floor Options (cont.)

REV. 11/16/18

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

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 Detached

Poplar Mills (Park Place) (CN-PSA-2024-00006)

1200 Cox Mill Road

DRC	Entitled	Units	PRS Routed	Technically Approved
7/2/2020	Yes	14	No	No

Previously Considered

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

Allocation Request

Total	2024
4,200	4,200

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

Brief Summary

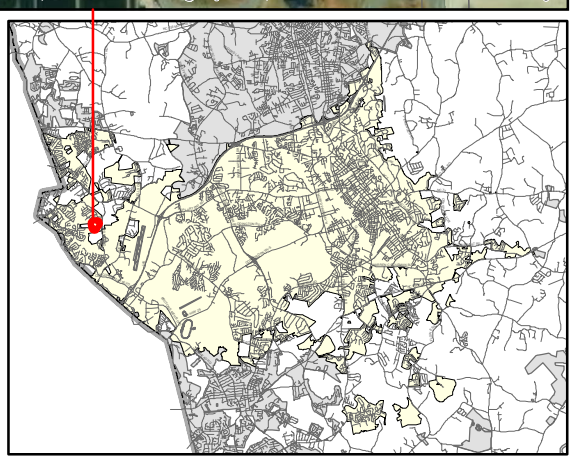
The applicant is seeking sewer allocation for 14 single family detached residential units at 1200 Cox Mill Rd. NW. This site was heard and approved for rezoning on June 15, 2021. This is part of a larger horizontal mixed-use project with 141 units of single family attached and 31,250 square foot of commercial space including restaurant, retail, and daycare: the total square footage permissible by zoning is less than what is being requested in the non-residential sewer application. This site is adjacent to Jim Ramseur Park. The applicant has a preliminary plat in the system for review and is record number CN-PLP-2022-00006.

CN-PSA-2024-00006

Type: Residential
SF Detached
14 single family units

Allocation Request: 4,200

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:	

A. Project Information

1.)	**Project Title:**	Poplar Mills					
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448), APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	32,000		
6a.)	**Description of Facility to be served.**	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	**6b.) Number of Lots**	56	**6c.) Number of Units**	165	
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315					

B. Applicant Information

HARI VUPPALA (Title)	407 SUTRO FOREST DR. NW
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
AVA GLOBAL, 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)
704-488-3290	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
HARI VUPPALA (Name) AVAGLOBALLLC@GMAIL.COM (Email)	AVAGLOBALLLC@GMAIL.COM
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

HY NGUYEN	DPR DESIGN
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE 030523	919 BERRYHILL RD. SUITE 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	CHARLOTTE, NC 28208
(Phone Number)	(City, State, Zip Code)
BEN LAWRENCE	HNGUYEN@DPR.DESIGN
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

70	**% Domestic**
30	**% Commercial**
	% Industrial
	% Other use (Specify) _____

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 57,775 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
SINGLE FAMILY DETACHED	300	gal/	UNIT/DAY	14	GPD	4,200
TOWNHOMES	225	gal/	UNIT/DAY	154	GPD	34650
RESTAURANT	40	gal/	DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/	DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/	DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/	PERSON	50	GPD	500
				Total	GPD	57,775

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Hari Vuppala Digitally signed by Hari Vuppala Date: 2022.12.22 11:25:01 -05'00' 10-03-2023

Signature: Date:

Poplar Mills Narrative

Due January 22, 2024, for sewer allocation consideration January 2024

Site Development Data:

--Acreage: ± 28.03 acres

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

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 14 single-family detached dwelling units and 154 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 14 detached single-family units, 154 attached townhome units and 2 commercial buildings totaling 32,000 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

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

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

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

Consistent with Purposes of Planned Unit Development:

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

Design Intent Statement:

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

Environmental Features:

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

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

Price Points for Homes:

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

SCALE: 1" = 100'
0 50' 100' 200'

1 SCHEMATIC ILLUSTRATIVE SITE PLAN

PLAN

SCALE: 1" = 100'

2 ARCHITECTURE PRECEDENT IMAGERY

Park View Commercial View 1
04/29/2021

Park View Commercial View 2
04/29/2021

Park View Commercial View 3
04/29/2021

Park View Commercial View 4
04/29/2021

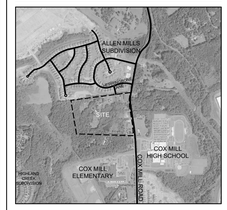
3 OPEN SPACE PRECEDENT IMAGERY

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

CLIENT / OWNER

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

KEY MAP



PROJECT

POPLAR MILLS

COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-1

Plotted: 22005-RZ1.dwg / 8/14/2023 9:09 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION.

ORIGINAL SHEET SIZE: 24" X 36"

Park View Commercial View 1
04/29/2021

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

Park View Commercial View 2
04/29/2021

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

Park View Commercial Aerial View
04/29/2021

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

Park View Commercial View 3
04/29/2021

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

Park View Commercial View 4
04/29/2021

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

Park View Commercial Material Palette
04/29/2021

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

1A | OFFICE / COMMERCIAL
CONCEPTUAL ELEVATION

ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.

1B | CLUB/AMENITY
CONCEPTUAL ELEVATION

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

2 | SINGLE FAMILY HOME EXTERIOR MATERIALS
CONCEPTUAL ELEVATION

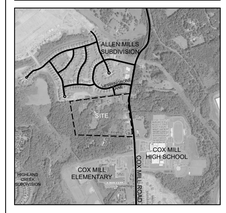
- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR ('HARDIE') BOARD SIDING
- BOARD AND BATTEN

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

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

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

KEY MAP



PROJECT
POPLAR MILLS
COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

Plotted: 22005-RZ1.dwg / 8/14/2023 9:10 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION

ORIGINAL SHEET SIZE: 24" X 36"

Residential: Single Family Detached

Afton Village Ph 3 (CN-PSA-2024-00015)

5830 Kesler Ave. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	33	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
9,900	9,900

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

Brief Summary

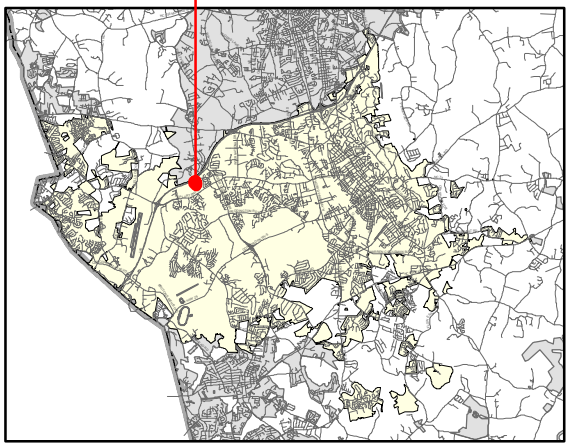
The applicant is seeking sewer allocation for 33 single family detached residential units at 5830 Kesler Ave. NW The original preliminary plat was approved on 2/28/01. It depicted a mix of single family detached as well as townhomes. The applicant is now proposing all single family detached for this phase of their project at Afton Village.

CN-PSA-2024-00015

Type: Residential
SF Detached
33 single family units

Allocation Request: 9,900

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Afton Village Phase 3					
2.)	**Description of project location:**	Site located on Village Dr NW approximately 0.60 miles West of the intersection of Village Dr NW and George W Liles Pkwy (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:**	5600-08-1919	3a.)	**Parcel Acreage:**	6.9 ac		
4.)	**Site Zoning and use:**	TND	5.)	**Area Commercial or Industrial Building (sq. ft.)**	0		
6a.)	**Description of Facility to be served.**	Single Family Residential	6b.)	**Number of Lots**	33	6c.) **Number of Units**	33
7d.)	**Additional description information:**	Afton Village Phase 3 Single Family Subdivision. Preliminary Plat approval 2001, Engineering Plan and Waste Water Application Submission 2008. Houses will follow the Afton Village Residential Design Guidelines.					

B. Applicant Information

Afton Development Co LLC/NCLLC , (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.)	5570 Village Drive NW (Applicant's Street or Box Number)
Village Development Co LLC/NCLLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-791-8220 (Applicant's Phone Number)	(Applicant's Facsimile Number)
David Mayfield, Manager (Name) dm@mayfielddevelopment.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dm@mayfielddevelopment.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	(Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 9,900 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 Homes	75 gal/ bedroom * 4 bedrooms	33	GPD 9,900
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 9,900

E. Applicant Acknowledgment

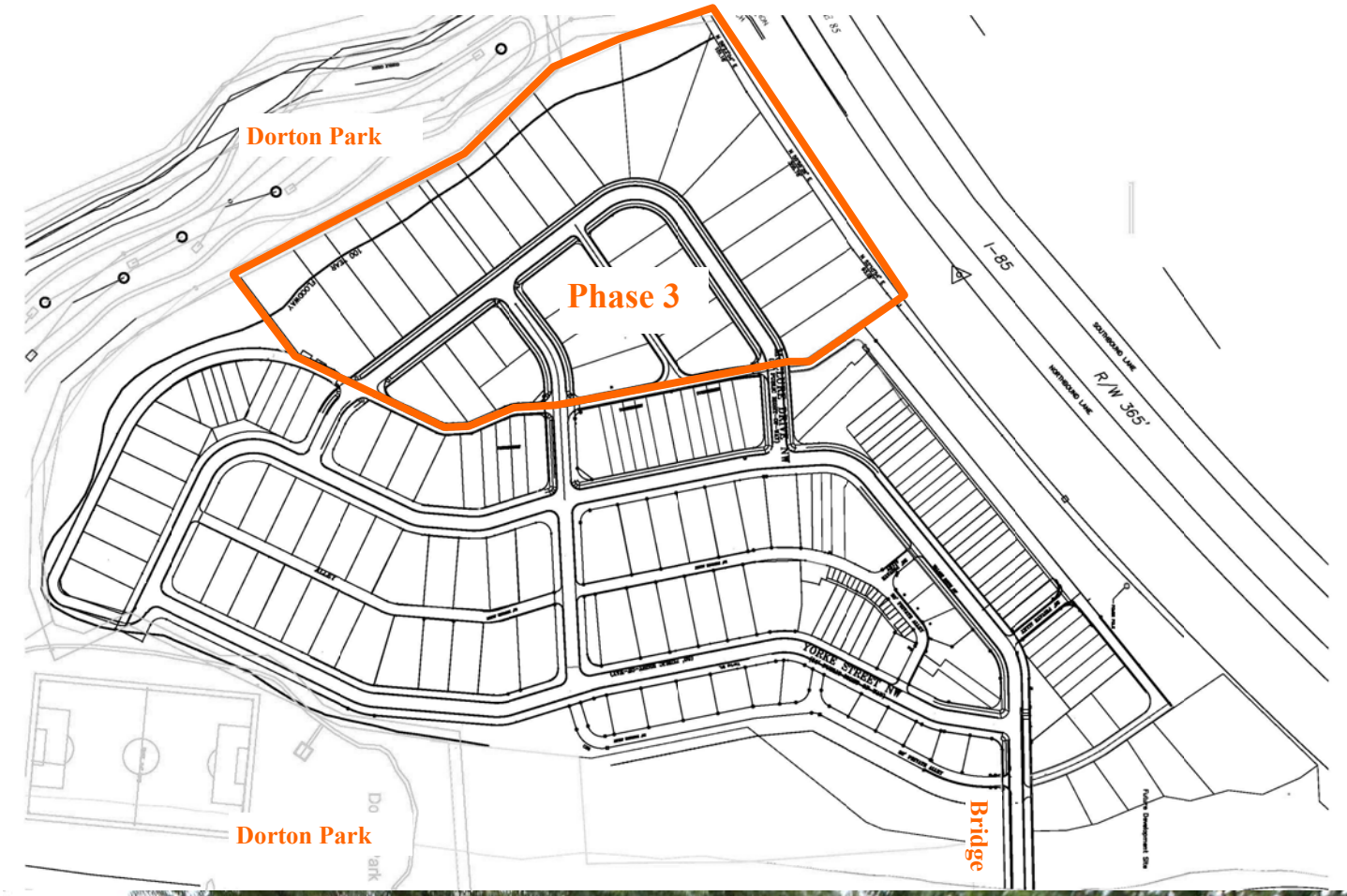
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

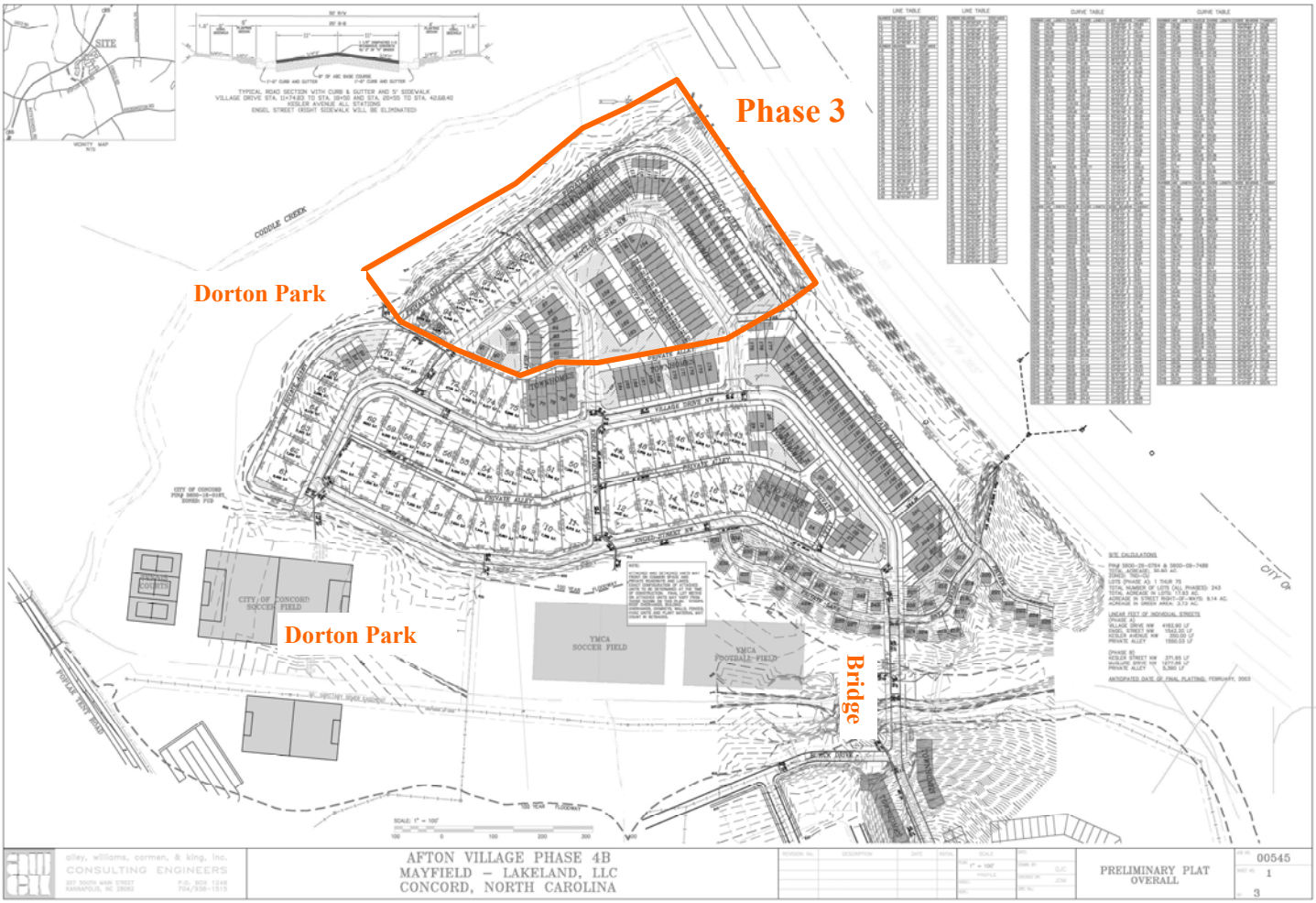
Signature: _____ Date: 1/19/24

Phase 3 Single Family Lots for Custom Homes

Phase 3 is the last remaining large parcel of Afton Village. Although the original approved Preliminary Plat 2/28/01 shows this area with townhomes and a few single family lots, we have determined that the greater need is to develop this parcel as single family lots for custom four bedroom homes. Using the same Afton Village Design Guidelines, the single family character would be similar to the surrounding single family homes. We are requesting an allocation for 33 lots.



These Afton Village custom homes are similar to those proposed for Phase 3



2/28/01 Approved Preliminary Plat showing Phase 3 with 13 single family and 70 townhomes.

Photograph of homes along Yorke Street in Afton Village are similar in size and character to those proposed for Phase 3.

Residential: Single Family Detached

Lakeside Reserve (CN-PSA-2024-00018/PRS2023-03475)

3303 NC Hwy 49

DRC	Entitled	Units	PRS Routed	Technically Approved
09/19/2019	Yes	134	Yes	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23
No	Yes (awarded)	No	No	No

Allocation Request

Total	2024	2025	2026
31,270	12,370	11,250	7,650

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

Brief Summary

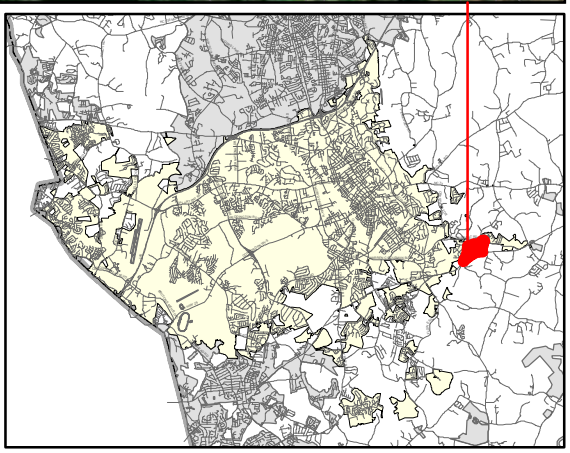
This project, the eastern portion of the property known as Buffalo Ranch, consists of 134 units. The project was awarded sewer allocation on July 19, 2022 and received their 6 month extension that expired on January 19 2024. The project as presented in conjunction with this request has been through the rezoning process as Z(CD)-22-22 and was approved on November 21, 2023. The Buffalo Ranch Planned Unit Development was last amended in 2017, although an adjoining 3.3 acres was annexed in 2021. The narrative for the project references upgrading the Raccoon Hollow Pump Station. This project has submitted their preliminary plat and construction documents for review.

CN-PSA-2024-00018

Type: Residential
SF Detached
134 single family units

Allocation Request: 31,270

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	LAKESIDE RESERVE				
2.)	**Description of project location:**	Hwy 49 and Heglar Road (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	55496900930000, 55495922720000 56407053790000 & 55494991610000	3a.)	**Parcel Acreage:**	80.64	
4.)	**Site Zoning and use:**	RV-CD, active adult residential	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	Single Family Residential	6b.) **Number of Lots**	134	6c.) **Number of Units**	
7d.)	**Additional description information:**	Active Adult Community with 11 acre lake, walking trails and clubhouse				

B. Applicant Information

William T. Niblock , 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.)	759 Concord Pkwy N, Suite 20 (Applicant's Street or Box Number)
Niblock Homes, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
(704) 920-7105 (Applicant's Phone Number)	(704) 920-7132 (Applicant's Facsimile Number)
William Niblock (Name) wniblock@niblockhomes.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	wniblock@niblockhomes.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Donald Munday (Typed name of North Carolina Professional Engineer)	Piedmont Design Associates, PA (Company Name)
NC 017327 (NCPE Registration Number)	125 East Plaza Drive, Suite 101 (Street or Box Number)
(704) 664-7888 (Phone Number)	Mooresville, NC 28115 (City, State, Zip Code)
Donald Munday (Name and affiliation of contact person, who can answer questions about **application & designs**)	dmunday@pdapa.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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:** 31,270 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 - 3 bedroom	75 gal/ bedroom	134	GPD 30,150
Amenity Center	10 gal/ person	112	GPD 1,120
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 31270

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

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

Signature:

1-19-2024
Date:

To: Steve Osborne
Planning Director
City of Concord

January 18, 2024

From: William Niblock
Niblock Homes, LLC

RE: Sewer Allocation Request
Lakeside Reserve

Dear Steve:

I wish to begin by once again stating that I recognize the City's difficult position of allocating and administrating a limited sewer capacity and that I have been impressed by the way the Council and Staff have approached the issue. I am also grateful that Niblock Homes received sewer allocation for Lakeside Reserve (CN-PSA-2022-00042). We have worked diligently to move this project forward. Unfortunately, we will not have construction drawing approval by the expiration of our allocation.

Attached is a timeline of the steps we have taken and progress we have made. The site plan went through various renditions over several months working with Staff to develop a final plan to carry forward to the Planning Board for rezoning approval. During this process, the commercial component that was a carryover from the original owner was eliminated and an attached housing product was also eliminated. The final plan includes 135 senior single family housing units. The plan received unanimous approval from the Planning Board. The Planning Board process was delayed until the Traffic TIA study was approved by NCDOT and the City. The traffic consultant worked with NCDOT on various studies that took time and multiple traffic counts to satisfy their concerns.

The rezoning was approved November 21, 2023. I had directed our engineer to proceed with engineering design prior to the rezoning so that we were ready to submit the construction drawings for review the next day, November 22, 2023. Reviews and revisions to the plans are on-going with Staff. We have also submitted for permitting through NCDEQ Erosion Control, Army Corps 404 Wetlands, NCDWQ 401 Wetlands and NCDOT. Our project also will rebuild the existing Raccoon Hollow Pump Station on Hwy 49 for which our engineer is working with Staff through the design flow calculations and construction requirements. The City requires that all permits must be in hand for final approval. Every project we work on now takes considerable time, the regulatory requirements have grown exponentially and there are so many various departments and agencies with different requirements that complicate the design and review process.

Again, I wish to thank you for your time and your consideration of regranting the sewer allocation for Lakeside Reserve.

Yours truly,

William Niblock

Lakeside Reserve

Timeline for design and approvals

Date	
7/19/2022	Council Approved wastewater flow allocation - 12 months starts
7/22/2022	request to be on DRC agenda
8/4/2022	DRC meeting
8/8/2022	request proposal for TIA report from traffic engineer
8/26/2022	receive comments from DRC meeting
9/26/2022	meeting w/ staff to revise project plan to meet comments
10/11/2022	subdivision / street names approved by Cabarrus County
10/14/2022	rezoning plan submitted
11/23/2022	receive comments on rezoning plan
11/29/2022	wetlands / stream delineations completed
12/13/2022	request current pump station flow data
1/31/2023	draft TIA report received
2/3/2023	Army Corps approves wetland / stream delineations
2/14/2023	revised rezoning plan uploaded
3/3/2023	received pump station flow data
3/13/2023	TIA Report completed
5/11/2023	enginer completes pump station analysis
6/2/2023	submit plan for wastewater improvements
6/20/2023	received staff review comments on Rezoning site plan
6/27/2023	meeting w/ Engineering and Water Resource staff
7/10/2023	uploaded revised rezoning site plan from review comments

7/19/2023	comments received on Rezoning Plan
7/24/2023	application submitted for Sewer Allocation extension
7/25/2023	Sewer Allocation Extension granted
8/15/2023	Teams meeting Engineering Dept. on pump station flow
8/17/2023	revised Rezoning Plan submitted
8/21/2023	revised pump station calculation submitted to Engineering
8/21/2023	Transportion to require NCDOT approval prior to zoning hearing
8/21/2023	submitted revised TIA Report
9/7/2023	dsicussion with NCDOT on TIA
9/28/2023	additional information for revised TIA completed
9/29/2023	discussion with NCDOT on TIA and submitted
10/17/2023	uploaded Final TIA to Transportation
10/17/2023	TIA approved by NCDOT
10/30/2023	Zoning hearing date set and conditions approved
11/21/2023	Concord Planning Board - Rezoning Approved
11/22/2023	Construction Drawings uploaded to Acella
12/13/2023	NCDEQ 401 Permit application submitted
12/13/2023	Army Corps 404 Permit application submitted
12/15/2023	comments received on Construction Drawings
12/15/2023	Preliminary Plat uplaoded to Acella
12/18/2023	Ersoion Control Plans submitted to NCDEQ
12/22/2023	Planning provides feedback on comment questions
12/22/2023	Engineering provides additional information on comments

12/28/2023	Transportation request to submit plans directly to NCDOT
12/29/2023	Planning provides feedback on Preliminary Plat
1/8/2024	additional aerial topo requested around pump station property
1/9/2024	review comments provided on Preliminary Plat
1/15/2024	Preliminary Plat resubmitted

PROJECT NOTES:

- Project was awarded preliminary flow allocation July 19, 2022, the approval is valid until July 19, 2023. The project must obtain final flow acceptance by that date, if not obtained, the project must reapply for a preliminary flow acceptance.
- Per City Code Sec. 62-88 (9) - Developer is to pay a one-time fee for expansions of existing pump stations. City to calculate fee based on the present worth of the cost for the city to operate and maintain, rehabilitate, and repair the pump station and force main in perpetuity. The fee would be based on the expansion not the entire pump station.
- Technical review of Transportation elements to be performed with site/construction plans and may result in minor and/or major changes in the overall layout and design of the streets and lots.

811 Know what's below. Call before you dig.

LAKESIDE SUBDIVISION (RC-CD)			
Phase	Area (Ac.)	Number of Lots	Typical Lot Sizes
1	42.46 Ac.	57 (Single Family)	55' X 138'
2	13.27 Ac.	24 (Single Family)	55' x 138'
3	36.02 Ac.	54 (Single Family)	55' x 138'

The existing lake to be buffered with a 30' undisturbed Stream/Lake Buffer & a 10' Vegetative No-Build setback in accordance with Article 4 of the City of Concord's Development Ordinance.

Stormwater Notes:
The existing lake must be buffered in accordance with Article 4 of the City of Concord's Development Ordinance. Any modifications to the dimensions of the buffer must be approved by the City of Concord's jurisdictional SFI staff.

CONDITIONAL REZONE TO RV-CD
(Residential Village Conditional District)

OLD AIRPORT ROAD SR 2635 (60' Public R/W)

HECOLAR ROAD SR 2632 (60' Public R/W)

NC HIGHWAY 49 (600' Public R/W)

BEDFORD FARMS SUBDIVISION

LAKESIDE

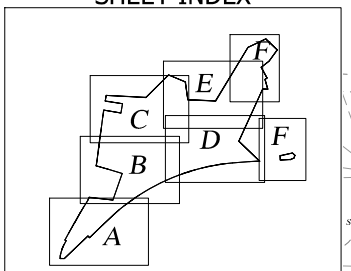
PHASE 1 (57 Lots)
PHASE 2 (24 Lots)
PHASE 3 (54 Lots)

PROPOSED ROAD STUB

AMENITY

EXISTING RACCOON HOLLOW PUMP STATION

SHEET INDEX



CONDITION OF APPROVAL:
A new preliminary plat application is required if any changes to the approved site plan review, shall or limit the width of perimeter buffers.

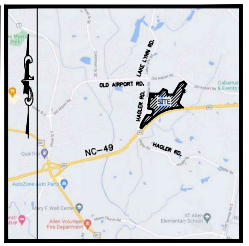
Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)
1	8,000	0.18	31	8,000	0.18	61	8,000	0.18
2	8,000	0.18	32	8,000	0.18	62	8,000	0.18
3	8,000	0.18	33	8,000	0.18	63	8,000	0.18
4	8,000	0.18	34	8,000	0.18	64	8,000	0.18
5	8,000	0.18	35	8,000	0.18	65	8,000	0.18
6	8,000	0.18	36	8,000	0.18	66	8,000	0.18
7	8,000	0.18	37	8,000	0.18	67	8,000	0.18
8	8,000	0.18	38	8,000	0.18	68	8,000	0.18
9	8,000	0.18	39	8,000	0.18	69	8,000	0.18
10	8,000	0.18	40	8,000	0.18	70	8,000	0.18
11	8,000	0.18	41	8,000	0.18	71	8,000	0.18
12	8,000	0.18	42	8,000	0.18	72	8,000	0.18
13	8,000	0.18	43	8,000	0.18	73	8,000	0.18
14	8,000	0.18	44	8,000	0.18	74	8,000	0.18
15	8,000	0.18	45	8,000	0.18	75	8,000	0.18
16	8,000	0.18	46	8,000	0.18	76	8,000	0.18
17	8,000	0.18	47	8,000	0.18	77	8,000	0.18
18	8,000	0.18	48	8,000	0.18	78	8,000	0.18
19	8,000	0.18	49	8,000	0.18	79	8,000	0.18
20	8,000	0.18	50	8,000	0.18	80	8,000	0.18

Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)
81	8,000	0.18	91	8,000	0.18	101	8,000	0.18
82	8,000	0.18	92	8,000	0.18	102	8,000	0.18
83	8,000	0.18	93	8,000	0.18	103	8,000	0.18
84	8,000	0.18	94	8,000	0.18	104	8,000	0.18
85	8,000	0.18	95	8,000	0.18	105	8,000	0.18
86	8,000	0.18	96	8,000	0.18	106	8,000	0.18
87	8,000	0.18	97	8,000	0.18	107	8,000	0.18
88	8,000	0.18	98	8,000	0.18	108	8,000	0.18
89	8,000	0.18	99	8,000	0.18	109	8,000	0.18
90	8,000	0.18	100	8,000	0.18	110	8,000	0.18

Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)	Parcel #	Area (SQ FT)	Area (AC)
111	8,000	0.18	121	8,000	0.18	131	8,000	0.18
112	8,000	0.18	122	8,000	0.18	132	8,000	0.18
113	8,000	0.18	123	8,000	0.18	133	8,000	0.18
114	8,000	0.18	124	8,000	0.18	134	8,000	0.18
115	8,000	0.18	125	8,000	0.18	135	8,000	0.18
116	8,000	0.18	126	8,000	0.18	136	8,000	0.18
117	8,000	0.18	127	8,000	0.18	137	8,000	0.18
118	8,000	0.18	128	8,000	0.18	138	8,000	0.18
119	8,000	0.18	129	8,000	0.18	139	8,000	0.18
120	8,000	0.18	130	8,000	0.18	140	8,000	0.18
121	8,000	0.18	131	8,000	0.18	141	8,000	0.18
122	8,000	0.18	132	8,000	0.18	142	8,000	0.18
123	8,000	0.18	133	8,000	0.18	143	8,000	0.18
124	8,000	0.18	134	8,000	0.18	144	8,000	0.18
125	8,000	0.18	135	8,000	0.18	145	8,000	0.18
126	8,000	0.18	136	8,000	0.18	146	8,000	0.18
127	8,000	0.18	137	8,000	0.18	147	8,000	0.18
128	8,000	0.18	138	8,000	0.18	148	8,000	0.18
129	8,000	0.18	139	8,000	0.18	149	8,000	0.18
130	8,000	0.18	140	8,000	0.18	150	8,000	0.18
131	8,000	0.18	141	8,000	0.18	151	8,000	0.18
132	8,000	0.18	142	8,000	0.18	152	8,000	0.18
133	8,000	0.18	143	8,000	0.18	153	8,000	0.18
134	8,000	0.18	144	8,000	0.18	154	8,000	0.18
135	8,000	0.18	145	8,000	0.18	155	8,000	0.18

SITE LEGEND

DETAIL SYMBOL	DETAIL DESCRIPTION
	EXISTING PROPERTY LINE
105.34'	PROPOSED LOTLINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED ROAD PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SIDEWALK RAMP
	PROPOSED OPEN SPACE HATCH
PSDE	PROPOSED STORM DRAINAGE ESMT.
UTE	PROPOSED UTILITY EASEMENT
	PROPOSED BRICK PAVERS



VICINITY MAP
NO SCALE

SITE NOTES:
Parcel ID: 5549-69-0093 DB 14315 PG 144, 5549-59-2272 DB 14315 PG 144, 5640-70-5379 DB 14315 PG 144, 5549-49-9161 DB 15200 PG 152.
Net Site Size: 91.75 acres.
Current Site Zoning: PUD & RM-1 (Concord)
Proposed Site Rezone: RV-CD (Concord)
Proposed Density: 1.47 DUA
Average Lot Size: 55' x 138' or 7,590 sf; Minimum Required Lot Size: 7,500 sf
Overlay District: This property does not lie within an Overlay District
Flood: This property is not within the 100 and 500 year floodplains.
Watershed: This site does not lie in a Regulated Water Quality Watershed.
Stream and Wetlands: This site does have existing lakes, streams and wetlands within this property, which are all shown on this plan.

SITE DEVELOPMENT NOTES:
Proposed Lots: 135 Single Family Residential Lots. (See Project Data chart below)
Subdivision Phasing: Three Phases. (Ph. 1, 2 & 3-Residential)
Storm Water-Water Quality: This project must provide water quality treatment for the first 1" of rain and detain the stormwater runoff flows to the predeveloped rates for the 1 yr & 10 yr 24 hr storm events for Concord.
Impervious Allocation: See Chart.
Building Forms: Residential (Type V - Frame Construction)
(Max. 3,600 SF, 2-Story, Height less than 30' at gutter line)
Open Space: Required 10%, Provided 49% (44.63 acres) (Phases 1, 2 & 3)
Active Open Space Provided: 3.12 acres (Amenity Center & 5,311 LF Walking Trail plus 5' either side of trail)
SCM not included in Open space (See Open Space calcs)
Setbacks:
Front: 24' (per RV-CD Zoning) or 20' if garages are recessed 4' behind front plane of the main structure. 20' will only be allowed on Corner or Front setback not both.
Side: 7' (per RV-CD Zoning)
Corner: 24' (per RV-CD Zoning) or 20' if garages are recessed 4' behind front plane of the main structure. 20' will only be allowed on Corner or Front setback not both.
Rear: 5'
Buffers: All lake and stream buffers are shown on plan. All other buffers in accordance with Article 4 of the City of Concord Development Ordinance.
Streets: 7,802 ± LF of new Public Streets will be built to Concord Street Stds and Dedicated to the City of Concord.
(See Cross Sections). Crosswalks to be Hi-Vis style per NCDOT 1205.07.
Utilities: Water, Sanitary Sewer and Storm Water utilities will be permitted and installed to Concord Land Development Stds. Existing Raccoon Hollow pump station to be redesigned to accommodate Lakeside Subdivision flows.
1. Any movement of existing City of Concord electrical utilities can be at owner/developer cost.
2. All electrical installations must comply with City of Concord technical standards manual.
Utility Easements: A 5' public utility and access easement run along all property frontage lines/right of way.
Sanitation Collection: Roll out containers by the City of Concord.
Landscaping: All public street landscaping will be to City of Concord standards.

GENERAL NOTES:

1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY SURVEY WAS OBTAINED FROM A SURVEY CONDUCTED BY ESP ASSOCIATES, DATED JUNE 2, 2006. THE EXISTING TOPOGRAPHIC SURVEY WAS OBTAINED FROM NORSTAR SURVEYING.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
7. CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
8. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW".
9. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

PROJECT DATA			
Item	SF	AC	%
Total Site Size	4,060,936	93.23	100%
NCDOT ROW Dedication	64,352	1.48	1.58%
Net Site	3,996,584	91.75	98.42%

LOT DATA				
	FRONT	SIDE	REAR	CORNER
RV-CD Lot Std. Setbacks	24'	7'	5'	24'
Min. Lot Width	50'			
Total # of Lots	135			
Max Density Allowed	(For RV-CD)	8	Du/Ac.	
Proposed Lots/DUA		1.47	Du/Ac.	

CONNECTIVITY RATIO CALCS: 1 x MIN			
Item	LINKS	NODES	RATIO
Connectivity Ratio	16	11	1.45

OPEN SPACE REQ CALCS			
Item	SF	AC	%
Net Site	3,996,584	91.75	
Open Space-0-2 dua			10%
Open Space Required	399,658	9.17	
Active Open Space Prop	136,024	3.12	7%
Amenity Center	56,360	1.29	
Walking Trail: 5,311 LF Trail	79,665	1.83	
Total Open Space Prop. (P. 1, 2 & 3)	1,943,967	44.63	49%

BUFFERS FOR RV-CD			
Perimeter & Hagler Rd.	8'		
Hwy 49	50'		
Hwy 49	50'		

Tree Save/Preservation			
Item	SF	AC	%
Net Site	3,996,584	91.75	
Open Space-0-2 dua			10%
Open Space Required	399,658	9.17	

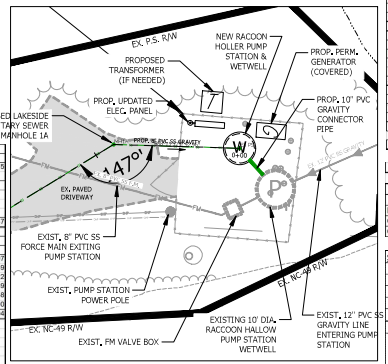
ROAD DATA		
ROAD NAME:	CLASSIFICATION:	LENGTH:
BIG SKY DRIVE (To Bloomington Ln)	RESIDENTIAL COLLECTOR	1118.81'
BIG SKY DRIVE CUL-DE-SAC	LOCAL STREET	476.12'
ELKOTT DRIVE	LOCAL STREET	564.23'
CHAMBERWOOD DRIVE	RESIDENTIAL COLLECTOR	1,268.93'
BLUESTONE DRIVE	LOCAL STREET	471.13'
ABBEYWOOD DRIVE	RESIDENTIAL COLLECTOR	1,354.29'
TILLMAN LANE	LOCAL STREET	1,399.22'
TRADITIONS LANE	LOCAL STREET	787.39'
BLOOMINGTON LANE	LOCAL STREET	461.70'
Total Length of Proposed Roads:		7,801.82'

Overall Impervious Data		
	SF	Ac
Site	3,996584	91.75

Phasing	Units	Acres	DUA
Phase 1	57		
Phase 2	24		
Phase 3	54		
	135	91.75	1.47

Impervious Area Calcs	SF	Ac
Proposed Impervious		
55' Wide Lots	564840	12.97
Ammenity Area	16971	0.39
Streets BC to BC	227188	5.22
Sidewalks in RW	82460	1.89
Walking Trail	25253	0.58
Surplus	0	0.00
Total Est. Impervious	916712	21.04

Individual Lot Impervious Breakdown			
Item	Dim	Dim	Total SF
Bldg	40.00	75.00	3,000.00
Driveway	20.00	24.00	480.00
Driveway Apron in RW	20.00	18.00	360.00
Sidewalk in lot	0.00	0.00	0.00
Patio	12.00	12.00	144.00
Misc			200.00
Total			4,184.00



PUMP STATION PLAN
SCALE: 1" = 20'

SITE DATA											
Phase	# of Lots	LF of Streets	Street R/W	Area in Lots	Area in COS	SCM ESMT Areas	Lot Area %	Phase Area %	Total Area	Total (Acres)	
Phase 1	57	3,269'	5.02 Ac.	11.00 Ac.	23.92 Ac.	2.52 Ac.	25.9%	46.3%	1,849,580.70	42.46	
Phase 2	24	1,092'	1.88 Ac.	6.60 Ac.	4.33 Ac.	0.46 Ac.	49.7%	14.5%	577,827.82	13.27	
Phase 3	54	3,441'	4.57 Ac.	12.15 Ac.	16.38 Ac.	2.93 Ac.	33.7%	39.3%	1,569,175.44	36.02	
Totals	135	7,801.82	11.47 Ac.	29.74 Ac.	44.63 Ac.	5.91 Ac.		100.0%	3,996,583.95	91.75	

	# of Units		Per Unit	Total Bedrooms
Phase 1	57	Single Family	(3 Bedroom)	171
Phase 2	24	Single Family	(3 Bedroom)	72
Phase 3	54	Single Family	(3 Bedroom)	162

Area in 8' Buffer:	71,861.09	SF or 1.65	Acres (Buffer included in COS areas above)
Area in 50' Buffer:	188,691.68	SF or 4.33	Acres (Buffer included in COS areas above)
Totals	260,552.77	5.98	Acres (Buffer included in COS areas above)

PIEDMONT DESIGN Associates, P.A.
Suite 140 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone (704) 799-4200 www.piedmontdesignassociates.com
NC FIRM ID # License # C-1007

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N, STE 20
CONCORD, NC 28027
704-788-4818

REZONING PLAN
LAKESIDE RESERVE
NC HIGHWAY 49
CONCORD, CABARRUS Co., NORTH CAROLINA

REVISIONS	BY
A PER CITY OF CONCORD STAFF COMMENTS 02/14/23	CLF
B PER CITY OF CONCORD STAFF COMMENTS 07/06/23	CLF
C PER CITY OF CONCORD STAFF COMMENTS 08/14/23	CLF

Date: 07/29/2022
Scale: As Noted
Drawn: CLF
Checked: DLM
Project: 2020-04-02
Job:
Sheet: RZ-2
C 08/14/23
of 7 Sheets

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Location: _____ Owner: _____ Approved: _____ Date of Issue: _____

I:\Engineering\Projects\2020\2020-04-02 - Buffalo Ranch\LDP\2020-04-02 - Buffalo Ranch.dwg, 8/15/2023 3:44:19 PM, cfoster

Residential: Single Family Detached

Royscroft (CN-PSA-2024-00032/PRS2020-02472)

7000 Flowes Store Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
8/19/2019	Yes	50	Yes (PRS2020-02472)	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
Yes	Yes	Yes	Yes	Yes	Yes

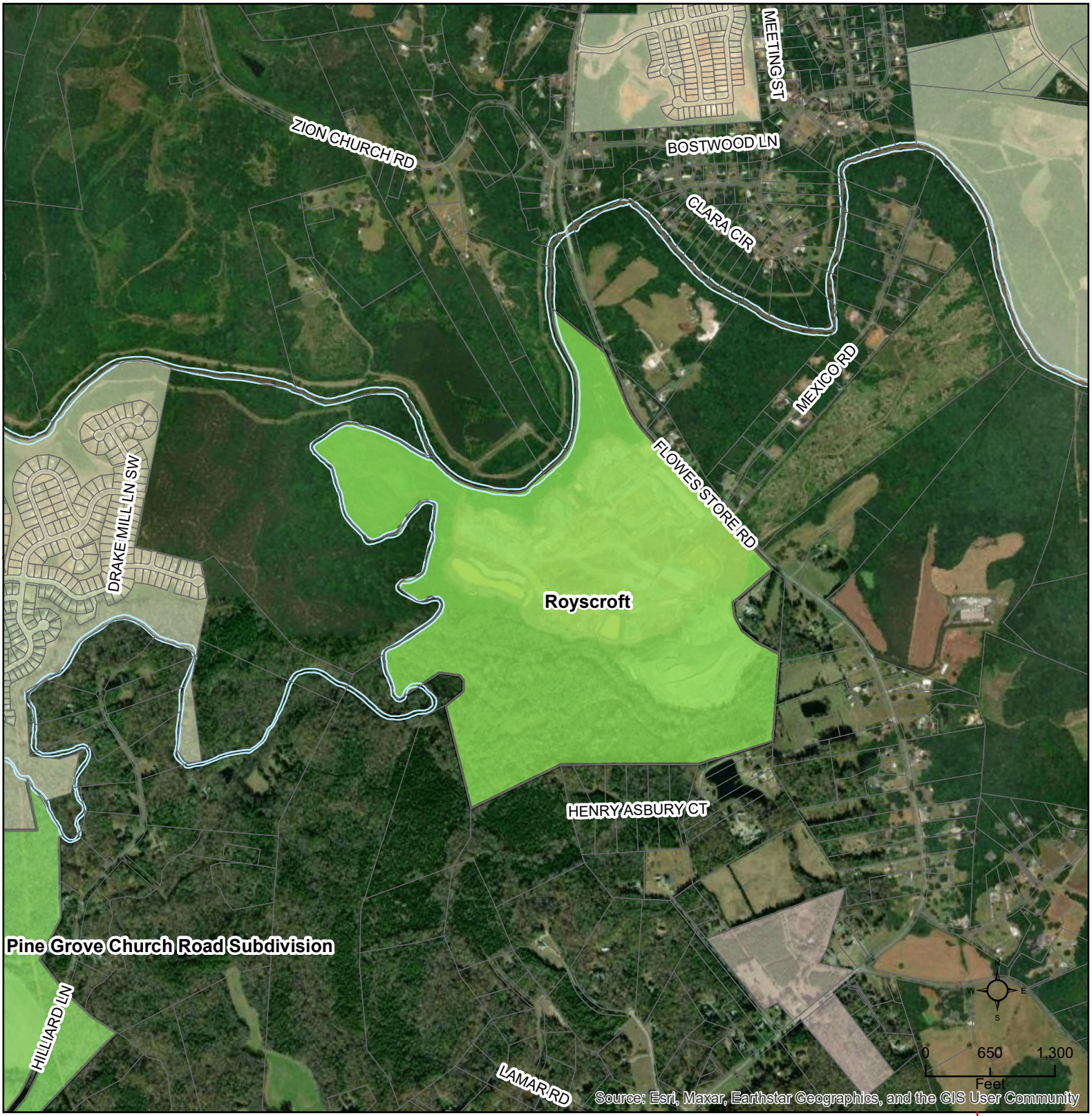
Allocation Request

Total	2024
15,000	15,000

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

Brief Summary

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

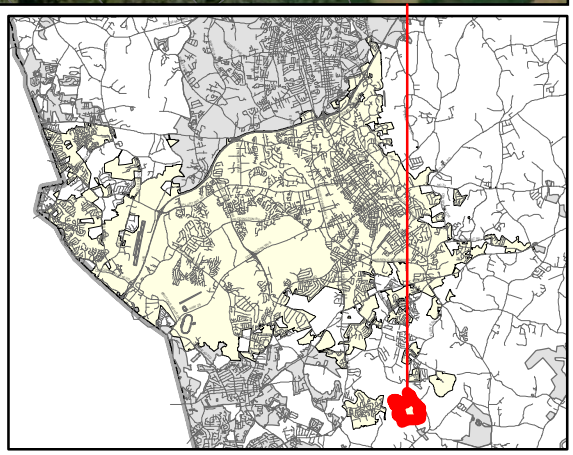


CN-PSA-2024-00024

Type: Residential
SF Detached
50 single family units

Allocation Request: 15,000

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Royscroft Subdivision					
2.)	Description of project location:	1000 feet Southwest of the intersection of Flowes Store Road (SR1132) and Mexico Road (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	55374395335537423527	3a.)	Parcel Acreage:	262.42		
4.)	Site Zoning and use:	PRD - Residential Subdivision	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Single Family Homes	6b.) Number of Lots	50	6c.) Number of Units		
7d.)	Additional description information:	Phase 1 - 50 Single Family dwellings					

B. Applicant Information

Robert Bennett, Senior VP Land and Business Dev (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.)	820 Forest Point Circle; Suite 100 (Applicant's Street or Box Number)
Stanley Martin Homes (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
980 880 4587 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Robert Bennett (Name) bennettrm@stanleymartin.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	bennettrm@stanleymartin.com (Applicant's Email Address)
REQUIRED **Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.**	

C. Design Engineer Information if available

Tracey McCormick (Typed name of North Carolina Professional Engineer)	McKim & Creed (Company Name)
041683 (NCPE Registration Number)	8020 Tower Point Drive (Street or Box Number)
704-841-2588 (Phone Number)	Charlotte, NC 28227 (City, State, Zip Code)
Tracey McCormick (Name and affiliation of contact person, who can answer questions about **application & designs**)	tmccormick@mckimcreed.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Single Family Residential	300 gal/ day	50	GPD 15,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 15,000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 01/16/2024

COMMITTMENT STATEMENT

January 22, 2024

ROYSCROFT

Stanley Martin Homes, LLC (“Owner”) as the owner of the property located at 7000 and 7001 Flowes Store Road, Concord, NC, identified as Tax Parcel ID Numbers 5537 43-9533 and 5537-42-3527, being referred to herein as the "Property", the aforesaid parcels comprising a total of 262 acres. The development of the Property will be in substantial conformance with the following conditions ("Proffer").

I. Home site offering- Affordable Homes and Executive Series Homes

The development of the Property will include three different lot sizes serving multiple buyer segments: first time price sensitive buyer (**affordable buyer)**, 1st move up buyer and a 2nd or 3rd move up/luxury home **(executive series**) buyer. This site will also have an amenity package serving all buyers. The amenity package will include a pool, cabana and playground, as well as walking trails.

II. Affordable Offering

In addition, the pricing for price sensitive buyers, in Royscroft, as a gesture of good faith and a commitment to giving back to the community, Stanley Martin is proud to offer a "Homes for Heroes Discount Program." This program entails an additional $10k in options or a retail home price discount for any current or retired firefighters, EMS personnel, law enforcement officers, military personnel, healthcare professionals, and/or schoolteachers. This special program is an extra benefit, supplementing any published incentives available to the public within this community.

III. Commitments- Economic Development:

The owner, Stanley Martin Homes is dedicating a **fire station** site as previously noted in the documents for site approval. We are also committed to the grading of the fire station site. The owner is also responsible for extending a water line down Flowe Store Rd to the intersection of Hwy 601. Both commitments are economic improvements for the City of Concord’s benefit. Additionally, we have allocated a portion of the site for a new **library site** for the City of Concord.

IV. Development phasing

The owner, Stanley Martin Homes will be developing the site in several phases. Each phase will be 50 lots.

McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

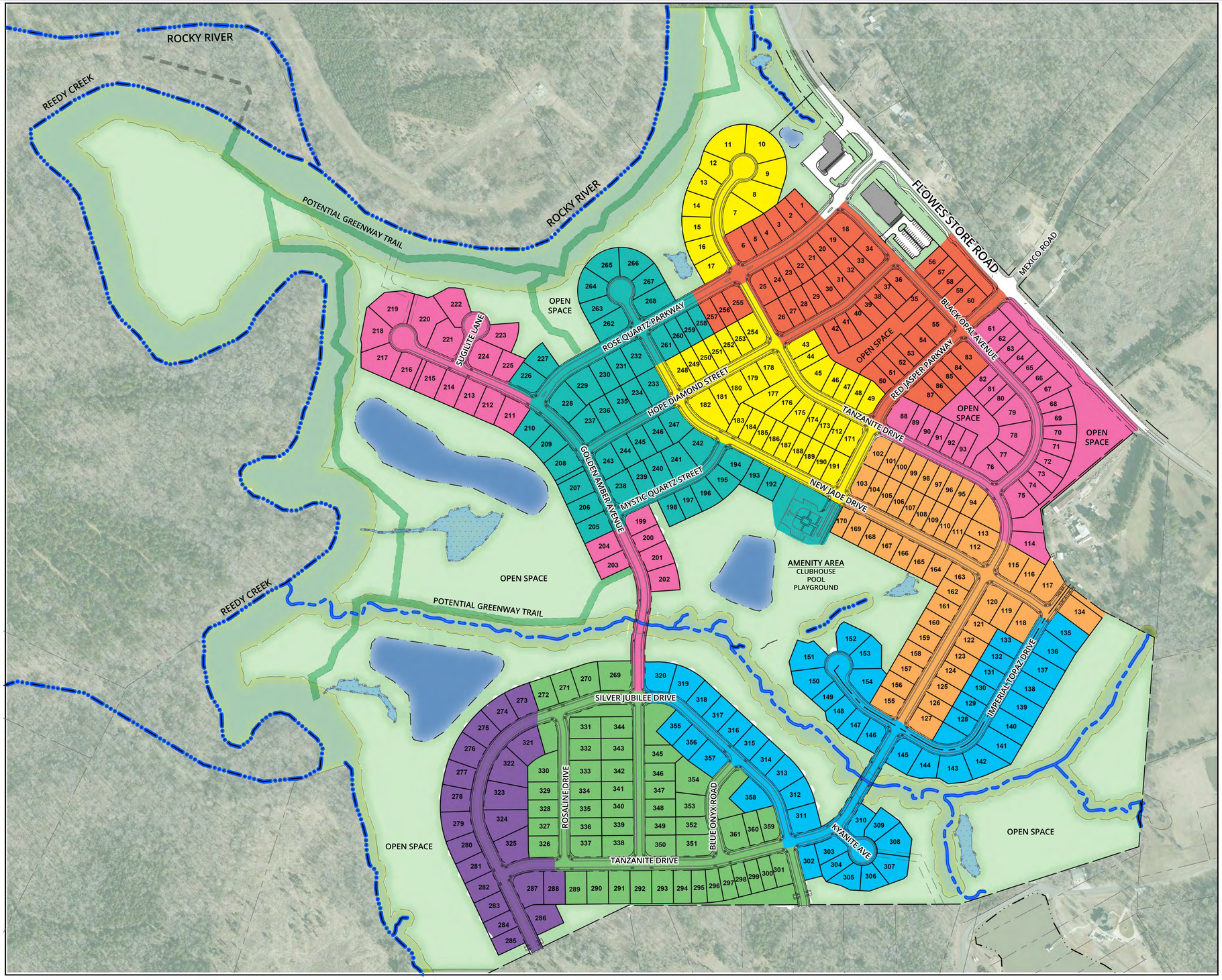
DATE: JANUARY 2024
DRAFT: NOT FOR CONSTRUCTION

ROYSCROFT

CONCORD, NORTH CAROLINA
07798-0001

NORTH

SCALE: 1” = 100’
100’ 0’ 50’ 100’ 200’ 400’



- PHASE 1 = 50 LOTS
- PHASE 2 = 46 LOTS
- PHASE 3 = 47 LOTS
- PHASE 4 = 50 LOTS
- PHASE 5 = 50 LOTS
- PHASE 6 = 49 LOTS
- PHASE 7 = 49 LOTS
- PHASE 8 = 21 LOTS

McKIM&CREED
ENGINEERS SURVEYORS PLANNERS

DATE: JANUARY 2024
DRAFT: NOT FOR CONSTRUCTION

ROYSCROFT

PHASING PLAN

CONCORD, NORTH CAROLINA
07798-0001

NORTH

SCALE: 1" = 100'
100' 0' 50' 100' 200' 400'

Residential: Single Family Detached

Pine Grove Church Road Subdivision (CN-PSA-2024-00032)

460 Pine Grove Church Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	273	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
No	No	No	No	No	No

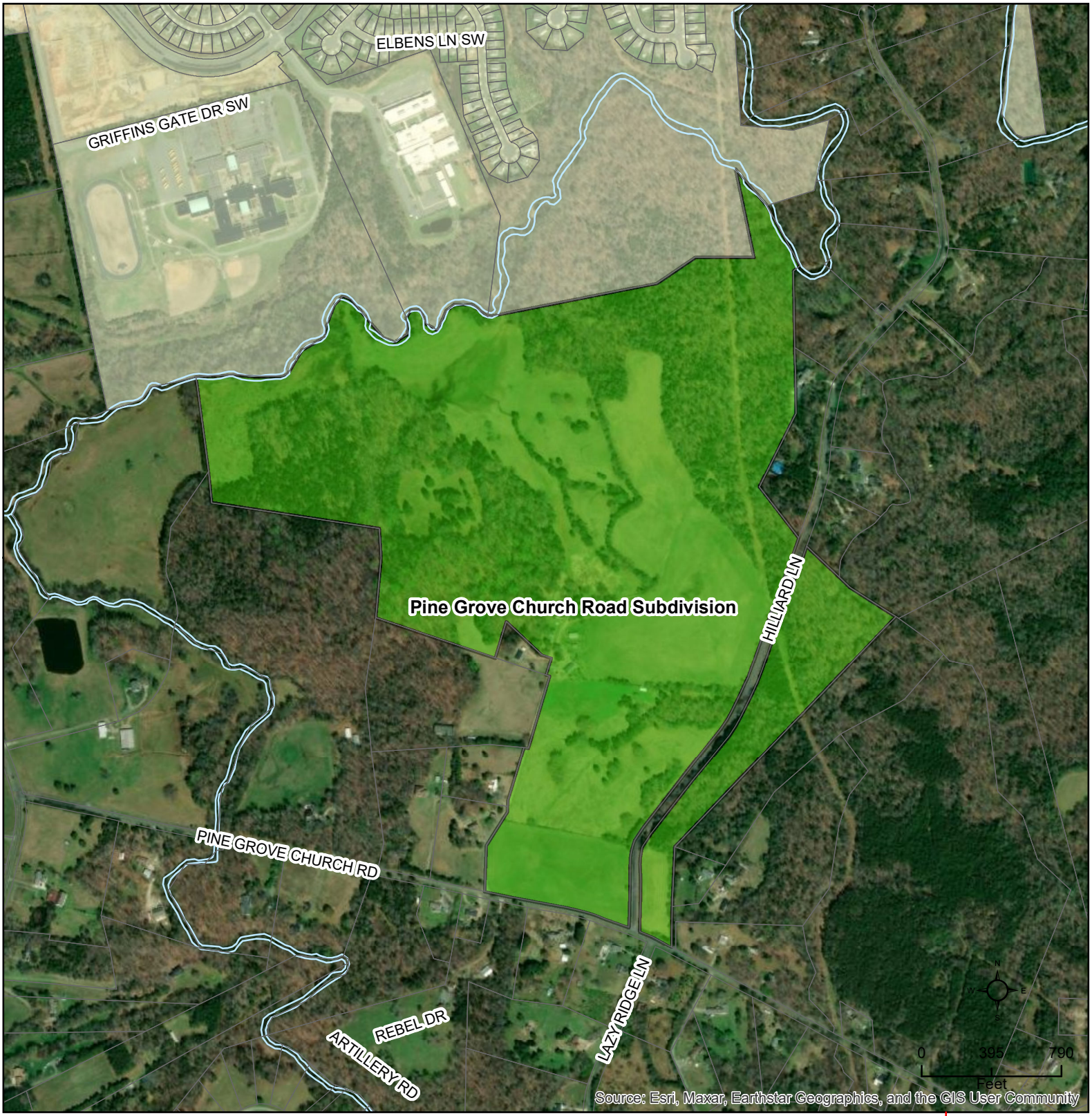
Allocation Request

Total	2024	2025	2026	2027	2028	2029
96,750	23,250	18,750	17,850	15,000	15,000	6,900

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

Brief Summary

The applicant is seeking sewer allocation for 273 single family detached residential units at 460 Pine Grove Church Road. The applicant is looking to offer 5 different layouts and has stated in their project narrative that they will be priced in the $400,000 range. The applicant will need to annex and is proposing to rezone the parcel to conservation subdivision. An application for annexation has not been submitted.

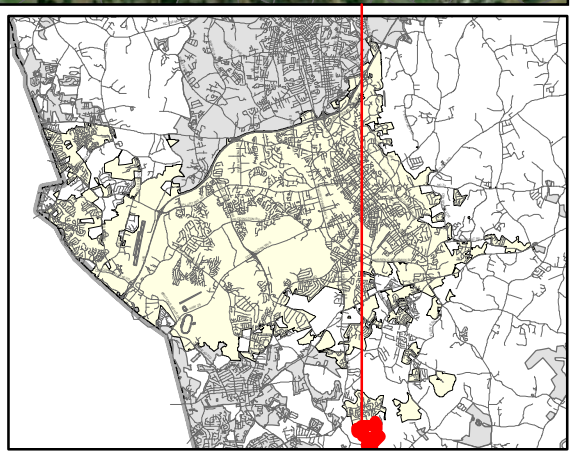


CN-PSA-2024-00032

Type: Residential
SF Detached
273 single family units

Allocation Request: 96,750

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Pine Grove Church Road					
2.)	Description of project location:	Located on Pine Grove Church Road, .5 miles east of the intersection of Lower Rocky River Road. Adjacent Hillard Lane (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:	55268839220000	3a.)	Parcel Acreage:	+/- 181.98 Acres		
4.)	Site Zoning and use:	Proposed: Conservation Subdivision	5.)	Area Commercial or Industrial Building (sq. ft.)			
6a.)	Description of Facility to be served.	Single Family Detached	6b.) Number of Lots	273	6c.) Number of Units	273	
7d.)	Additional description information:	Single Family Conservation Subdivision. Preserves large tracts of land in the Rocky River Watershed.					

B. Applicant Information

Charlie Odell Hill Estate Trust , (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.)	8025 Arrowridge Boulevard (Applicant's Street or Box Number)
D. R Horton, Inc. (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
704-470-7073 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Logan Creech (Name) Entitlements Project Manager (Email) (Name with Title and Email of contact person, who can answer questions about application)	lfcreech@drhorton.com (Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 96,750 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	
Phase 1	28,050 + 4,500 gal/	83	GPD	32,550
Phase 2	39,525 gal/	117	GPD	39,275
Phase 3	24,675 gal/	73	GPD	24,675
	gal/		GPD	
	gal/		GPD	
	gal/		GPD	
		Total	GPD	96,750

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Logan F. Creech _____, **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.

1/2/2024

Signature: Date:

Pine Grove Church Road Sewer Allocation Schedule

Section/Use	# of Units	# of 4 Bedrooms	#of 5 Bedrooms	Amenity	Flow From Units	Total Flow	Anticipated Date for Sewer Need
Phase 1	83	41	42	4,500 (450 Pool Deck Max Capacity)	28,050	32,550	
Phase 2	117	58	59		39,525	39,525	
Phase 3	73	36	37		24,675	24,675	
Totals	273	135	138			**96,750 GPD**	**Jun-25**

Assumptions:

The estimated average daily sewer flow rates indicated in 15A NCAC Subchapter 2T 0.114 Wastewater Design Flow Rates are to be utilized in determining the total average daily flow except for single-family and multifamily residential development. For single-family and multifamily residential development, an average daily wastewater flow rate of 150 GPD for 1 and 2-bedroom units/dwellings and 75 GPD for each additional bedroom is to be utilized in determining the total average daily flow per the recently adopted Wastewater Regulatory Relief Act G.S. 143-215.1 Amendment.

Residential 1-2 Bedroom: 150 GPD
Residential 3 Bedroom: 225 GPD
Residential 4 bedroom: 300 GPD
Residential 5 Bedroom: 375 GPD

8025 Arrowridge Boulevard
Charlotte, NC 28273
704-470-7073

January 2, 2024

City of Concord
Planning & Neighborhood Development-Zoning Services
City Hall
35 Cabarrus Avenue West
Concord, NC 28025

RE: Pine Grove Church Subdivision
Preliminary Wastewater Flow Application
Project Narrative

To Whom it May Concern,

In today's market with rising home prices DR Horton is proud introduce the Pine Grove Church Road development, a quaint single-family residential community, which will provide a desirable option for homeownership in Concord. Offering 5 different floorplans customers will be able to select a spacious home to fit their lifestyle and enjoy top quality features such as granite countertops in kitchen and baths, tile backsplash in the kitchen, stainless steel appliances and Revwood, tile and stain resistant flooring. In addition to elegance, our homes also provide efficiency features that contribute to energy savings and water conservation. Our HardiePlank siding resists damage from wind, rain, freezing temps and extreme heat better than your typical vinyl siding; low flow faucets, low flow toilets and Energy Star rated dishwashers assist in water conservation; LED lighting used throughout our homes can produce light up to 85% more efficiently than conventional incandescent bulbs and Low E double pane windows to help reduce heat intrusion into our homes. The starting value of these homes will be approximately $430,000.

The Pine Grove Church Subdivision is a proposed single-family detached 273-unit subdivision located off Pine Grove Church Road near the intersection with Lower Rocky River Road. This development will be annexed into the City of Concord limits and rezoned to Conservation Subdivision (CS – Concord).

Conservation subdivisions provide the opportunity for property owners to achieve more efficient development than through conventional development. This zoning district focuses on the retention of significant open areas, undisturbed woodlands, and other existing environmental features on the

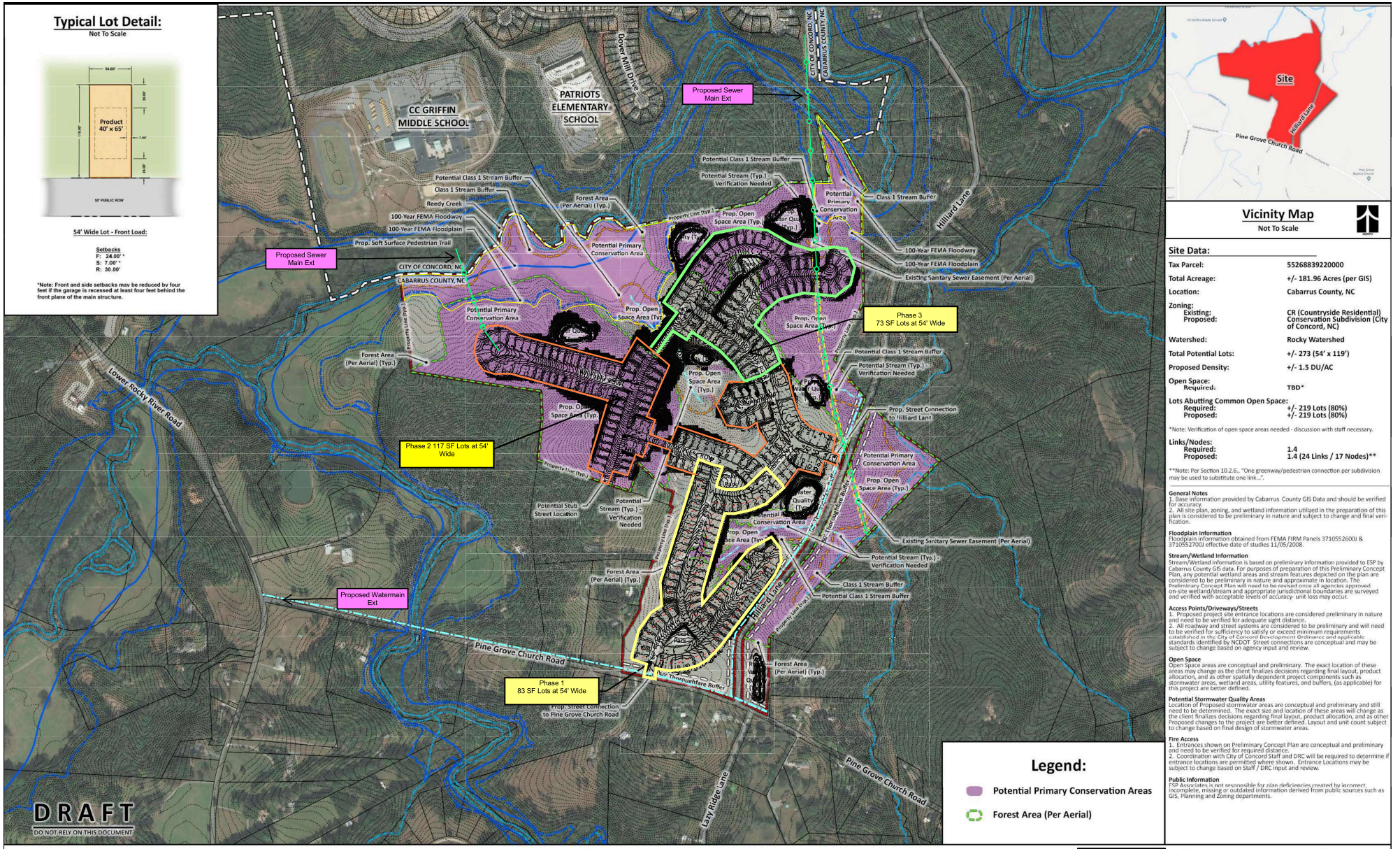
site. This land is in a critical watershed near the confluence of Reedy Creek and Caldwell Creek which then flow to the Rocky River. We have also reviewed the Concord Parks and Recreation Master Plan. DR Horton will commit to installing a soft trail along Reedy Creek and dedicate this area as Greenway Easement. In addition to our public greenway amenity, we will also offer a swimming pool, playground, dog park and a pavilion to serve the residents.

There are 273 lots proposed under this development. These homes will be served by public roads, sewer, and water infrastructure. Stormwater management will meet the requirements outlined under the City of Concord Stormwater Design Manual. We look forward to delivering another beautiful community to Concord. If you should have any questions or comments, please feel free to call me at 704.470.7073

Sincerely,

Logan F. Creech

Logan Creech, AICP
Entitlement Project Manager



Site Data:

Tax Parcel:	55268839220000
Total Acreage:	+/- 181.96 Acres (per GIS)
Location:	Cabarrus County, NC
Zoning:	
Existing:	CR (Countryside Residential)
Proposed:	Conservation Subdivision (City of Concord, NC)
Watershed:	Rocky Watershed
Total Potential Lots:	+/- 273 (54' x 119')
Proposed Density:	+/- 1.5 DU/AC
Open Space:	
Required:	TBD*
Lots Abutting Common Open Space:	
Required:	+/- 219 Lots (80%)
Proposed:	+/- 219 Lots (80%)

*Note: Verification of open space areas needed - discussion with staff necessary.

Links/Nodes:	
Required:	1.4
Proposed:	1.4 (24 Links / 17 Nodes)**

**Note: Per Section 10.2.6., "One greenway/pedestrian connection per subdivision may be used to substitute one link...".

General Notes
1. Base information provided by Cabarrus County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panels 3710552600J & 3710552700J effective date of studies 11/05/2008.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Concord Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of Proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other Proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Fire Access
1. Entrances shown on Preliminary Concept Plan are conceptual and preliminary and need to be verified for required distance.
2. Coordination with City of Concord Staff and DRC will be required to determine if entrance locations are permitted where shown. Entrance Locations may be subject to change based on Staff / DRC input and review.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

NORTH

Pine Grove Church Road Site
Preliminary Concept Plan B

ESP Job #JO38 March 30, 2021

GRAPHIC SCALE
300 0 150 300 600
1 INCH = 300 FT.

GRB LAND CONSULTING, PC
2521 WELLWORTH AVE.
HENDERSON, NV 89074
(704) 654-5721
NC LICENSE # C-4301
FOR DUE DILIGENCE PURPOSE ONLY

NVR
13924 Professional Center Drive, Suite 100
Huntersville, NC 28078

Residential: Single Family Detached

Flowes Store Road Ph 1 (CN-PSA-2024-00032)

3970 US HWY 601 S

DRC	Entitled	Units	PRS Routed	Technically Approved
6/15/2023	Yes	102	No	No

Previously Considered

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

Allocation Request

Total	2024	2025	2026
33,200	17,600	15,000	600

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

Brief Summary

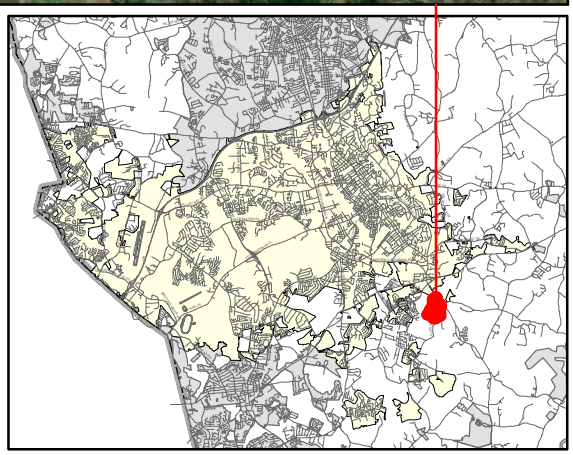
The applicant is seeking sewer allocation for Phase 1, which consists of 102 single family detached houses. This project came before the Planning and Zoning Commission in 2018 as Z(CD)- 07-18 and was approved. This project was approved as a Planned Unit Development (PUD). This project consists of multiple parcels totaling 104.7 acres. They are also requesting allocation for a clubhouse, daycare, gas station, and shopping center.

CN-PSA-2024-00036

Type: Residential
SF Detached
102 single family units

Allocation Request: 33,200

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:	

A. Project Information

1.)	Project Title:	Flowes Store Road - Phase 1				
2.)	Description of project location:	located at the intersection of US Hwy 601 and Flowes Store Road E (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	5539902295000	3a.)	Parcel Acreage:	62.12	
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	20,000	
6a.)	Description of Facility to be served.	Mixed-Use	6b.) Number of Lots	102	6c.) Number of Units	102
7d.)	Additional description information:	includes 9 parcels				

B. Applicant Information

Steve Bailey, President (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	7224 Jameson Way (Applicant's Street or Box Number)
Prestige Corporate Development, PLLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Stanley, NC 28164 (Applicant's City, State, Zip Code)
704-607-5059 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Alex Bonda (Name) alex.bonda@pcdllc.net (Email) (Name with Title and Email of contact person, who can answer questions about application)	steve@pcdllc.net (Applicant's Email Address)

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

C. Design Engineer Information if available

Jonathan A. Carter (Typed name of North Carolina Professional Engineer)	Bluestone Land Management, PLLC (Company Name)
30916 (NCPE Registration Number)	115 Autumn Frost Avenue (Street or Box Number)
704-649-2863 (Phone Number)	Statesville, NC 28677 (City, State, Zip Code)
Jonathan A. Carter (Name and affiliation of contact person, who can answer questions about **application & designs**)	jonathan.carter@bluestonelandmanagement.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☑	Other (specify): Pool/clubhouse (50 gal/100 sf/day + 10 gal per person per day)		

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**: 41,200 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 Family Lots (4-bedrooms)	300	gal/	day	102	GPD	30,600
Pool	10	gal/	day/person	200 people	GPD	2,000
Clubhouse	50	gal/	day/100 sf	1,200 sf	GPD	600
Daycare	25	gal/	day/person	200 people	GPD	5,000
Gas Station	250	gal/	day/plumbing fixture	4	GPD	1,000
Shopping Center	100	gal/	day/1,000 sf	20,000 sf	GPD	2,000
				Total	GPD	41,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Alex Bonda _____, **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.

Alex Bonda
Digitally signed by Alex Bonda
Date: 2024.01.22 15:48:59 -05'00'

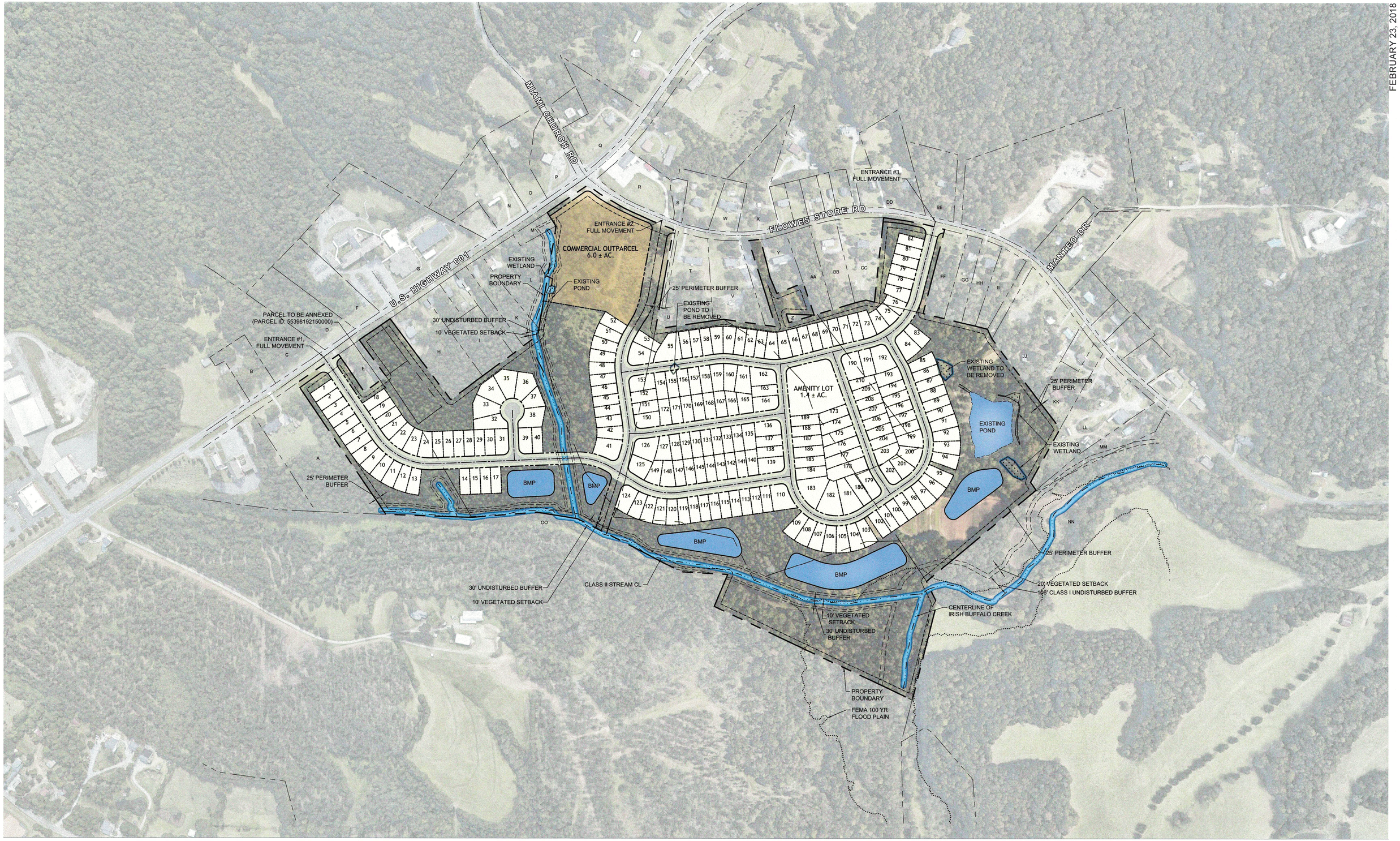
Signature: Date:

Flowes Store Road Site Narrative

Seeking sewer allocation for an approved PUD development with 204 single family homes (seeking allocation for half the homes – 102 homes). The intent is to provide the area with a quality residential mixed-use development. The homes are intended to be age targeted. We anticipate the homes would have a starting price in the high $400s to low $500s. The community would have a dedicated amenity area with cabana or clubhouse and pool, as well as natural walking trails that connect residents with pockets of open space. Our request for sewer allocation is for 102 residential homes and associated amenity center, daycare, gas station, and shopping center. We are also dedicating land to the City of Concord in order for the City to construct a power substation to serve this area's existing/future residents.

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

FEBRUARY 23, 2018



FLOWES STORE ROAD

ZONING PLAN RENDERING

SCALE 1"=200'

0 200' 400'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Residential: Single Family Detached

Sherwood Hills Townhomes (CN-PSA-2024-00038)

46 Sherwood Ct. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	5	No	No

Previously Considered

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

Allocation Request

Total	2024
1,500	1,500

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

Brief Summary

The applicant has submitted a proposal to build 35 townhomes and 5 single family detached homes. The project would be infill and is surrounded by single family homes and commercial zoned parcels.

CN-PSA-2024-00038

Type: Residential
SF Detached
5 single family units

Allocation Request: 1,500

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Sherwood Hills Townhomes				
2.)	**Description of project location:**	Site located on Sherwood Ct. NW, approximately 675 ft. West of the intersection of Sherwood Ct. NW and Concord Parkway N. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	See Attached Property List	3a.)	**Parcel Acreage:**	6.95 ac	
4.)	**Site Zoning and use:**	RV	5.)	**Area Commercial or Industrial Building (sq. ft.)**	0	
6a.)	**Description of Facility to be served.**	Residential Subdivision	6b.) **Number of Lots**	40	6c.) **Number of Units**	40
7d.)	**Additional description information:**	Residential Townhome and Single Family Residential Subdivision				

B. Applicant Information

Todd Hicks , Partner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 470643 (Applicant's Street or Box Number)
South Oak Partners LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28247 (Applicant's City, State, Zip Code)
704-292-3195 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	todd@southoakpartners.com (Applicant's Email Address)
REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.	

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

(●) No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 17,250 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Townhomes	150 gal/ 3 Bedrooms	35	GPD 15,750
Single family Residential	75 gal/ 4 Bedrooms	5	GPD 1,500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 17,250

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 1/22/24

Property Address List

- 46 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-83-1041

- 48 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-83-0052

- 50 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-9083

- 54 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-9003

- 60 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-8034

- 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

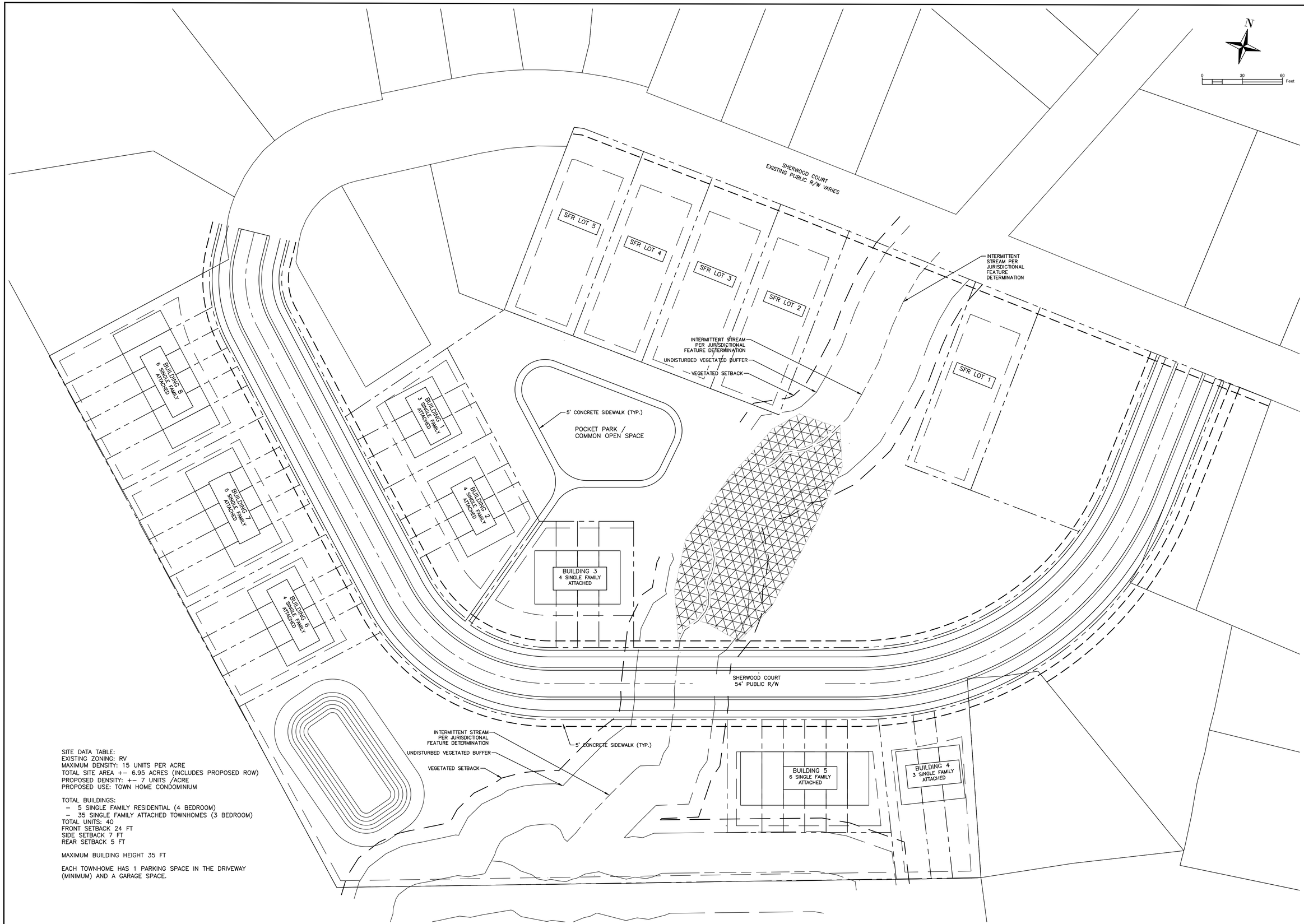
  Parcel #: 5611-72-8602

Narrative for City of Concord for Sherwood Hills Subdivision infill project (40 units total)

Our firm purchased the land from the Hawfield family of owners with a contract started on February 22, 2019, and culminated with a close on March 10, 2021, in anticipation of developing the previously approved platted subdivision of residential lots back in 1944. This old subdivision map was divided originally into 3 blocks of 310 lots total. The land owned by South Oak Partners, LLC encompasses 40 of the original 310 lots that vary in width and depth, but mostly are 25' wide and approximately 150' deep. Below are bullet points we believe support our proposal:

- Our previously submitted sewer application for 84 units was denied in December 2023. We reduced our request by 46% from the 84 down to 40.
- The project has current sewer infrastructure running through the project.
- Our 46-unit mixed housing plan within the Residential Village (RV) zoned tracts show a combination of three (3) bedroom, two (2) bath single family attached townhomes and 3-bedroom 2 bath single family homes. This unit count remains below the maximum density proposed for the RV zoning at 15 units per acre.
- Each townhome is served by a single-family garage and a parking space in the driveway to meet parking needs.
- Each Single-family home is served by a two-car garage.
- This site is within the city limits of Concord, just 2.1 miles west, northwest of downtown Concord. Walking distance to Lowes (0.25 miles) and Harris Teeter (0.9 miles).

While several new homes in this area range from $450K up to $850K within ½ mile from this property, we hope that this project can create smaller, affordable units to the marketplace, that is in desperate need for the community to still live the American dream. We anticipate a price point for the new townhomes to begin in low 300's and single-family homes in the high 300's.



SITE DATA TABLE:
EXISTING ZONING: RV
MAXIMUM DENSITY: 15 UNITS PER ACRE
TOTAL SITE AREA +– 6.95 ACRES (INCLUDES PROPOSED ROW)
PROPOSED DENSITY: +– 7 UNITS /ACRE
PROPOSED USE: TOWN HOME CONDOMINIUM

TOTAL BUILDINGS:
– 5 SINGLE FAMILY RESIDENTIAL (4 BEDROOM)
– 35 SINGLE FAMILY ATTACHED TOWNHOMES (3 BEDROOM)
TOTAL UNITS: 40
FRONT SETBACK 24 FT
SIDE SETBACK 7 FT
REAR SETBACK 5 FT

MAXIMUM BUILDING HEIGHT 35 FT

EACH TOWNHOME HAS 1 PARKING SPACE IN THE DRIVEWAY (MINIMUM) AND A GARAGE SPACE.

REVISION	DATE	DESCRIPTION

SHERWOOD HILLS TOWNHOMES

SITE LAYOUT PLAN

PROJECT LOCATION
SOUTH OAK LAND PARTNERS
PROJECT NO. 23065
PROJECT MANAGER: KWU

DAYLIGHT ENGINEERING
NCBELS LICENSE: P–2772
57 UNION STREET SOUTH, CONCORD, NC 28025 · (980) 234–7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION

01/22/2024

C200

Sherwood Hills

Sherwood Hills

Sherwood Hills

Residential: Single Family Attached (Townhomes)

Weddington Rd. Site (CN-PSA-2024-00004)

4460 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/23/2021	Yes	166	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
No	Yes	No	No	No	Yes

Allocation Request

Total	2024	2025	2026	2027
37,350	11,250	11,250	11,250	3,600

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

Brief Summary

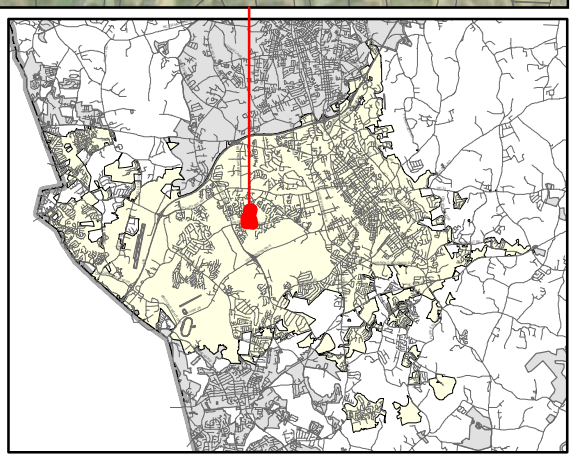
This is a project that has been submitted as a townhome style multi-family project for sewer allocation in July 2022. A preliminary plat was approved for a townhome style subdivision on February 4, 2022, but payment of $400 has not been received yet. The narrative now reflects the desire to restructure the project as 65 single family detached units and 166 townhomes.

CN-PSA-2024-00004

Type: Residential
SF Attached
166 townhome units

Allocation Request: 37,350

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Weddington Road Site					
2.)	Description of project location:	Directly West of West Cabbarus High School, Near Weddington Rd and George Lyles Pkwy Intersection (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	56007478020000	3a.)	Parcel Acreage:	75.83		
4.)	Site Zoning and use:	RV	5.)	Area Commercial or Industrial Building (sq. ft.)	N/A		
6a.)	Description of Facility to be served.	Residential Neighborhood	6b.) Number of Lots	231	6c.) Number of Units	231	
7d.)	Additional description information:	Mixed Residential Neighborhood with single family homes and attached townhomes.					

B. Applicant Information

Brian Johnson , Vice President (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2025 Ayrsley Town Boulevard, Ste 1104 (Applicant's Street or Box Number)
Mattamy Carolina Corporation (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
704.507.7547 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Brian Johnson (Name) BA.johnson@mattamycorp.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	BA.Johnson@mattamycorp.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matthew R. Reiking (Typed name of North Carolina Professional Engineer)	ESP Associates, Inc. (Company Name)
038830 (NCPE Registration Number)	P.O. Box 7030 (Street or Box Number)
803.802.2440 (Phone Number)	Charlotte, NC 28241 (City, State, Zip Code)
Matt Reiking (Name and affiliation of contact person, who can answer questions about application & designs)	mreiking@espassociates.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 56,850 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Single Family Homes (Assumed 4 Br)	75gal/day/bedroom x 4 = 300 gal/ day	65	GPD 19,500
Townhomes (Assumed 3 Br)	75gal/day/bedroom x 3 = 225 gal/ day	166	GPD 37,350
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 56,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

BM
Signature:

1-10-24
Date:

October 3, 2023

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

RE: Weddington Road Site
Concord, NC
Preliminary Wastewater Flow Narrative

To Whom It May Concern;

A proposed residential development, currently referred to as the Weddington Road Site is being proposed by Mattamy Homes as generally shown in the "Weddington Road Site Preliminary Concept Plan" last dated March 7, 2023, prepared by ESP Associates, Inc. The project encompasses approximately 75.8 acres within Tax Parcel ID#56007478020000. The proposed development is located directly South and West of the West Cabarrus High School along Weddington Road near the intersection of Weddington Road and George Lyles Parkway and consists of approximately:

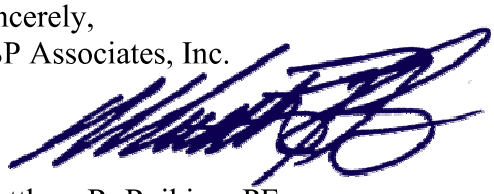
- +/-231 Total Units:
  - 166 Townhome Front-Loaded Units, assumed to be an average of 3 bedrooms per unit.
  - 65 Single Family Detached Residential Lots, assumed to be an average of 4 bedrooms per home.
- Utilization of Existing RV Zoning.
- Three (3) tie ins of proposed streets to existing public roadways.
- Tie-in to existing City of Concord public water and sewer infrastructure.
- Water quality areas to manage and control stormwater runoff from the proposed development.
- Grading to minimize impacts to protected streams/wetlands, as feasible.
- Incorporation of at least 15% of the total site areas as shared public spaces and open areas for use by the residents.
- Incorporation of tree save equal to or greater than 50% required common open space.
- No industrial development.

This proposed development is estimated to produce 56,850 gal/day of wastewater flow, assuming 75gal/day/bedroom. Wastewater is currently anticipated to be managed by tying into and utilizing the existing City's sanitary sewer system surrounding the site.

ESP Associates, Inc.
P.O. Box 7030 ▪ Charlotte, NC 28241
1.800.960.7317 ▪ NC: 704.583.4949, fax 704.583.4950 ▪ SC: 803.802.2440, fax 803.802.2515
www.espassociates.com

If you have any questions or require any additional information, please do not hesitate to contact me by phone at 704-654-5336 or via email at mreiking@espassociates.com.

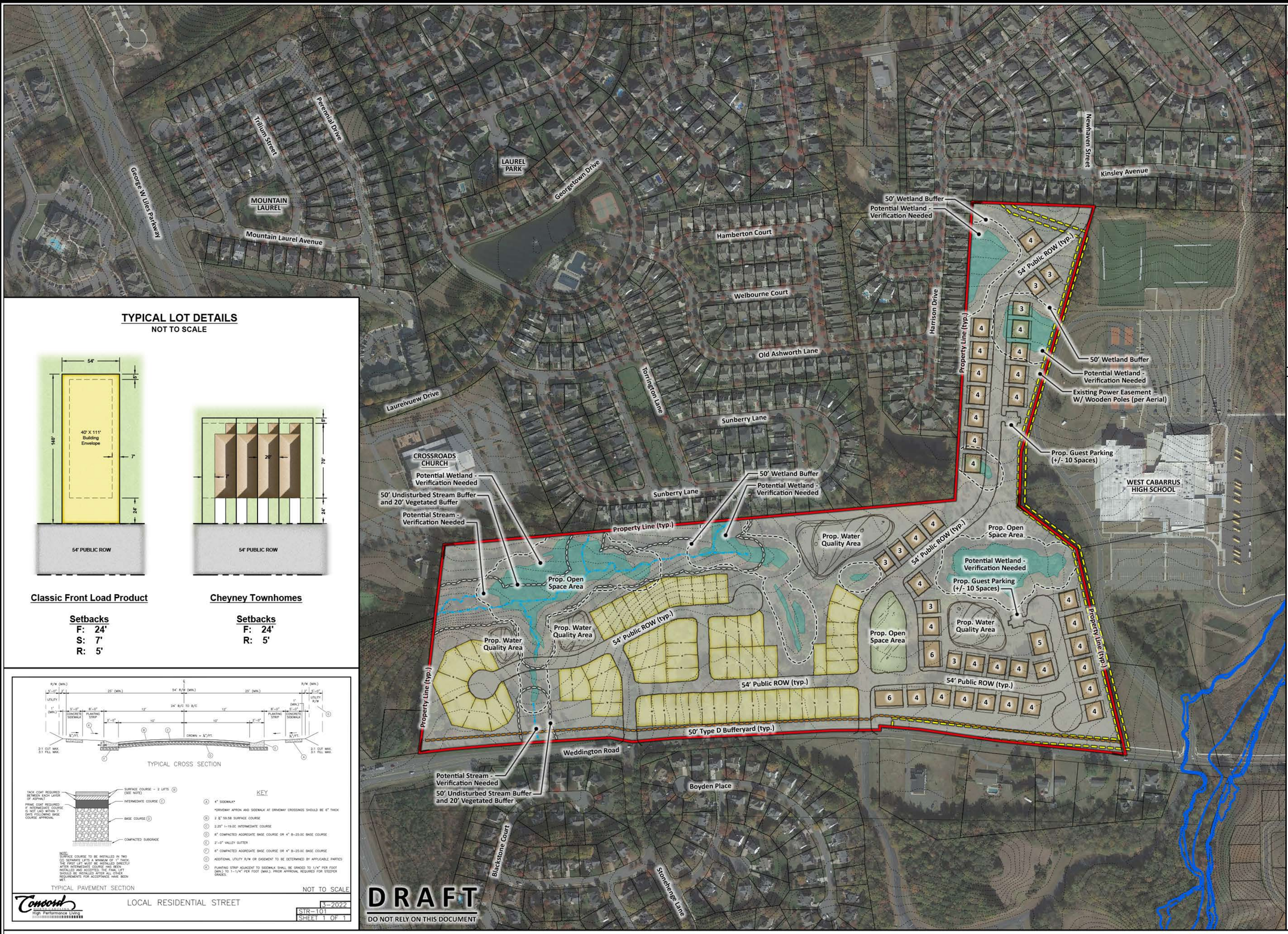
Sincerely,
ESP Associates, Inc.



Matthew R. Reiking, PE
Civil Engineering Department Manager

cc: Brian Johnson – Vice President Mattamy Carolinas Corp.

ESP Associates, Inc.
P.O. Box 7030 ▪ Charlotte, NC 28241
1.800.960.7317 ▪ NC: 704.583.4949, fax 704.583.4950 ▪ SC: 803.802.2440, fax 803.802.2515
www.espassociates.com



DRAFT
DO NOT RELY ON THIS DOCUMENT

Vicinity Map

Not To Scale

NORTH

Site Data:

Tax Parcels:	56007478020000
Total Acreage:	+/- 75.83 Acres (per GIS)
Location:	City of Concord, North Carolina
Zoning:	
Existing:	RV
Total Potential Lots:	+/- 231 Units
Cheyney Townhomes:	+/- 166 Units (20' x 60')
Classic Product:	+/- 65 Units (54' x 140')
Potential Density:	+/- 3.05 DU/AC
Open Space:	
Required:	+/- 11.37 Acres (15%) Min.
Proposed:	+/- 11.37 Acres (15%)
Tree Save:	
Required:	50% of Required Open Space
Proposed:	50% of Required Open Space
Connectivity:	
Required:	1.4 (Links/Nodes)
Proposed:	1.33 (16 Links/12 Nodes)
Road Length:	
54' Public ROW:	+/- 7,700 LF

General Notes

1. Base information provided by Cabarrus County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panel 3710561100K effective date of study 11/16/2018.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Concord Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

TYPICAL LOT DETAILS

NOT TO SCALE

Classic Front Load Product

Setbacks
F: 24'
S: 7'
R: 5'

Cheyney Townhomes

Setbacks
F: 24'
R: 5'

Weddington Road Site

Preliminary Concept Plan

ESP Job #23-00015 March 7, 2023

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FT.

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

2127 Ayrsley Town Boulevard, Suite 201
Charlotte, NC 28273

Residential: Single Family Attached (Townhomes)

Sunview Subdivision (CN-PSA-2024-00005)

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
Yes	Yes	Yes	Yes	Yes	Yes

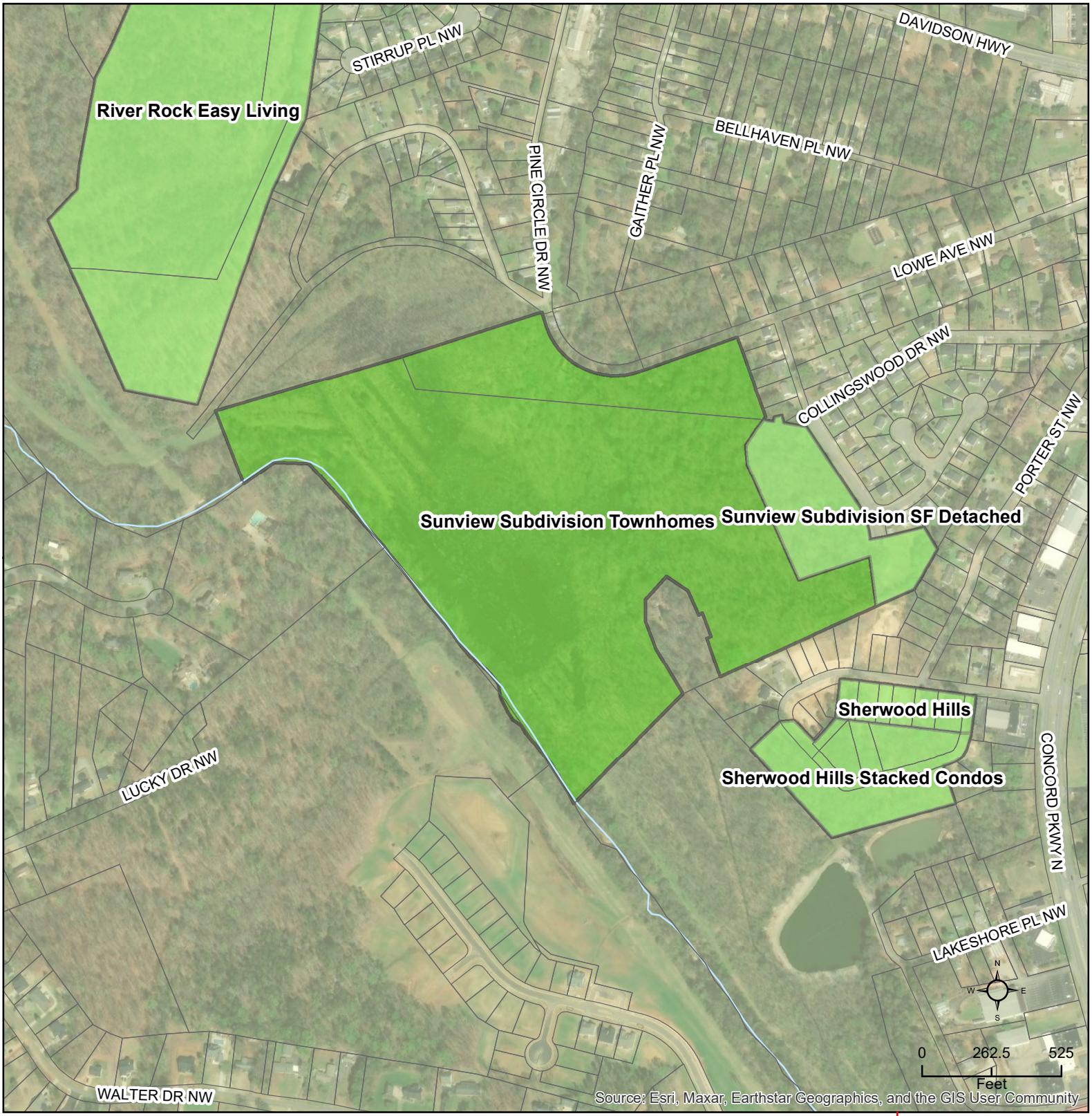
Allocation Request

Total	2024	2025
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.
0	0	0	0	0	1	0

Brief Summary

This is a project that has been submitted as a townhome style multi-family project for sewer allocation in July 2022. A preliminary plat was approved for a townhome style subdivision on February 4, 2022, but payment of $400 has not been received yet. The narrative now reflects the desire to restructure the project as 24 single family detached units and 95 townhomes.

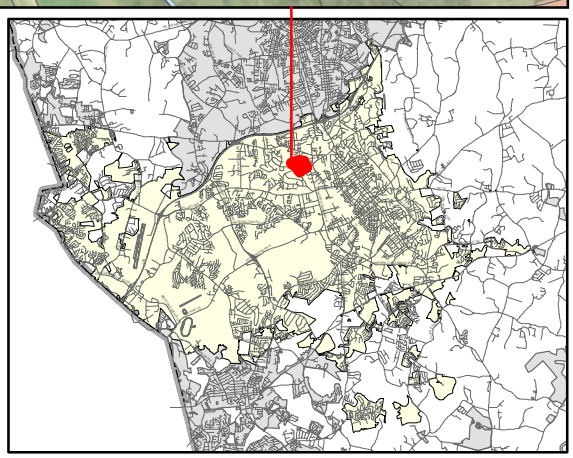


CN-PSA-2024-00005

Type: Residential
SF Attached
95 townhome units

Allocation Request: 14,250

Developments
Parcels
Rivers
Concord
Cabarrus County



DocuSign Envelope ID: E6179B1E-F395-41C3-A439-8BE45D995F5D

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Sunview Subdivision					
2.)	**Description of project location:**	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.)	**Cabarrus County Parcel Identification Number:**	5611734751 & 5611740201	3a.)	**Parcel Acreage:**	47.940		
4.)	**Site Zoning and use:**	RC, Residential Homes	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** 0		
6a.)	**Description of Facility to be served.**	Residential Housing	**6b.) Number of Lots**	119	**6c.) Number of Units**	119	
7d.)	**Additional description information:**	Horizontal Mixed Use Single Family Homes & Townhomes					

B. Applicant Information

Chris Robusto , Vice President of Land (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.)	301 McCullough Drive, Suite 109 (Applicant's Street or Box Number)
Dream Finders Homes (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC, 28262 (Applicant's City, State, Zip Code)
704-574-0316 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Chris.Robusto@dreamfindershomes.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	P.O Box 1804 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

DocuSign Envelope ID: E6179B1E-F395-41C3-A439-8BE45D995F5D

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 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
		Total	GPD 20,550

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

DocuSigned by: Chris Robusto C7E8FE054FAC49C...

Signature: Date: 1/15/2024

DAYLIGHT ENGINEERING

57 Union Street South
Concord, NC 28025
980.234.7500
daylighteng.com

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*** (Saphire Straight LLC).
2. Preliminary Plat approval for a 140 unit townhome development was issued February 4th, 2022, as the sewer restrictions were coming into place.
3. Sewer allocation has been ***requested at every opportunity***, including:

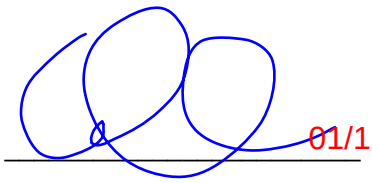
Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24 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.

57 Union Street South
Concord, NC 28025
980.234.7500
daylighteng.com

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
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 DENISTY: 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

0 50.0001 100.0002 Feet

ZONED RM-2
ZONED RC
ZONED RV
Collingswood Drive 30' Public R/W
Collingswood Dri 40' Public R/W
Sun View Drive NW 60' Public R/W
Valley Glen Ct. NW 50' Public R/W
Potter Street NW 40' Public R/W
Lowe Avenue NW 30' Public R/W
Sherwood Ct. NW 40' Public R/W
(LOWE 50' ROW)
PROPOSED 5' SIDEWALK
5' PUBLIC UTILITY EASEMENT
8' STREET YARD
8' TYPE A BUFFER YARD
2'-6" STANDARD CURB & GUTTER (TYP.)
EXISTING PROPERTY LINE
PRIVATE ALLEY B 20'
PRIVATE ALLEY C 20'
PRIVATE ALLEY A 20'
CLEAR SKY LANE 60' ROW
LOGAN LANE 60' ROW
LOGAN LANE 54' ROW
LOGAN LANE 50' ROW
LOWE AVE EXTENSION 60' ROW
SUN VIEW DRIVE NW
70'X10' SIGHT TRIANGLE
25'X25' SIGHT TRAINGLE
1'-6" STANDARD CURB & GUTTER (TYP.)
60' Proposed Access Easement
Intermittent Stream "C"
Wetlands "A"
Aprrox. 100 Year Flood Line Per FEMA
STUB-OUT FOR FUTURE CONNECTION
NATURAL SURFACE NATURE TRAIL
20' VEGETATED SETBACK
CLASS 2 UNDISTURBED STREAM BUFFER
ZONING: RC

LOT 1 0.143 ACRES 6245 SQ. FT.
LOT 2 0.173 ACRES 7543 SQ. FT.
LOT 3 0.245 ACRES 10671 SQ. FT.
LOT 4 0.255 ACRES 11105 SQ. FT.
LOT 5 0.173 ACRES 7538 SQ. FT.
LOT 6 0.149 ACRES 6480 SQ. FT.
LOT 7 0.204 ACRES 8873 SQ. FT.
LOT 8 0.163 ACRES 7113 SQ. FT.
LOT 9 0.149 ACRES 6480 SQ. FT.
LOT 10 0.149 ACRES 6480 SQ. FT.
LOT 11 0.149 ACRES 6480 SQ. FT.
LOT 12 0.149 ACRES 6480 SQ. FT.
LOT 13 0.149 ACRES 6480 SQ. FT.
LOT 14 0.274 ACRES 11946 SQ. FT.
LOT 15 0.212 ACRES 9225 SQ. FT.
LOT 16 0.152 ACRES 6606 SQ. FT.
LOT 17 0.156 ACRES 6801 SQ. FT.
LOT 18 0.140 ACRES 6119 SQ. FT.
LOT 19 0.143 ACRES 6216 SQ. FT.
LOT 20 0.145 ACRES 6315 SQ. FT.
LOT 21 0.149 ACRES 6461 SQ. FT.
LOT 22 0.152 ACRES 6606 SQ. FT.
LOT 23 0.209 ACRES 9099 SQ. FT.
LOT 24 0.222 ACRES 9653 SQ. FT.
0.144 ACRES PASSIVE COMMON OPEN SPACE
0.017 ACRES PASSIVE COMMON OPEN SPACE
0.011 ACRES PASSIVE COMMON OPEN SPACE
0.011 ACRES PASSIVE COMMON OPEN SPACE
0.144 ACRES PASSIVE COMMON OPEN SPACE

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

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

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION
09/27/2023

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

Builder 100 One of America's Top Homebuilders

ecoSelect

EQUAL HOUSING OPPORTUNITY

HHhomes.com

H&H HOMES

The **Sunstone**

2 Bedrooms
2.5 Bathrooms
1,511-1840 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 04/01/2020 Homes built prior to that date may have slight variations. Floor plans are the copyrighted property of H&H Homes. ©2020 H&H Homes.

Builder 100 One of America's Top Homebuilders

ecoSelect

HHhomes.com

H&H HOMES

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

Builder 100 One of America's Top Homebuilders

ecoSelect

EQUAL HOUSING OPPORTUNITY

HHhomes.com

H&H HOMES

THE WAYFARE

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

ELEVATION A

ELEVATION B

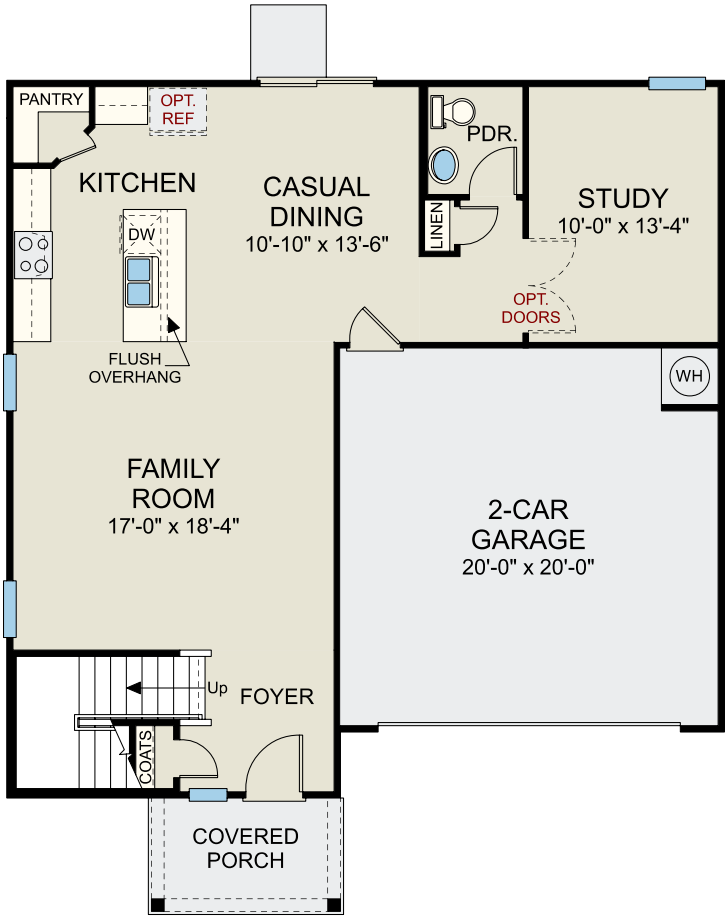
ELEVATION D

REV. 4/8/20

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



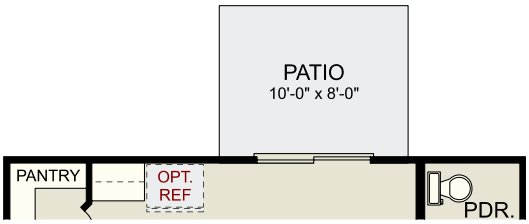
First Floor

REV. 4/8/20

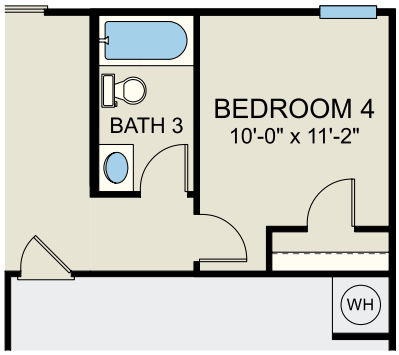
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE WAYFARE

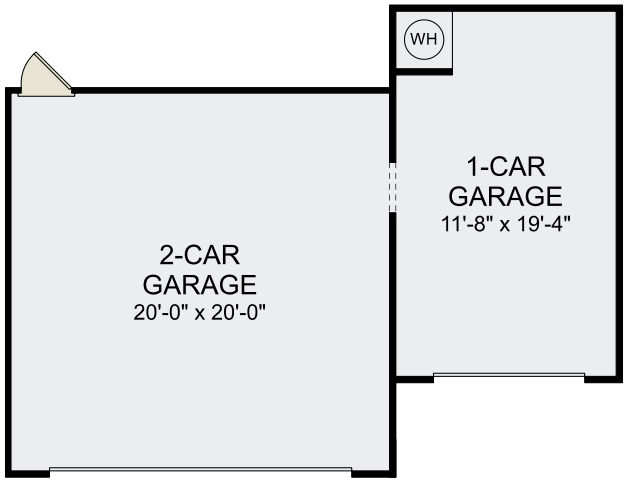
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



Optional Patio



Optional Bedroom 4 & Bath 3
ILO Study & Powder



Optional
1-Car Garage

First Floor Options

REV. 4/8/20

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

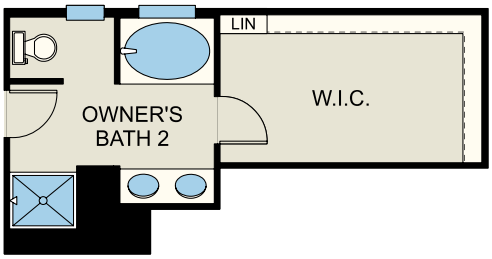
Second Floor

REV. 4/8/20

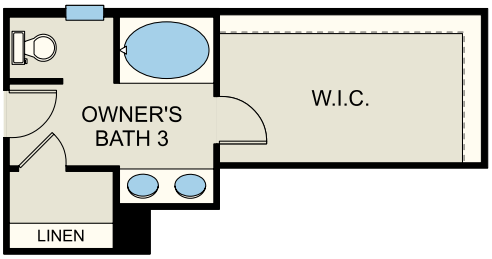
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE WAYFARE

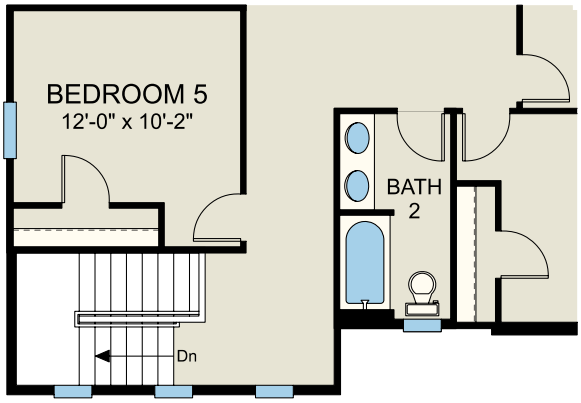
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



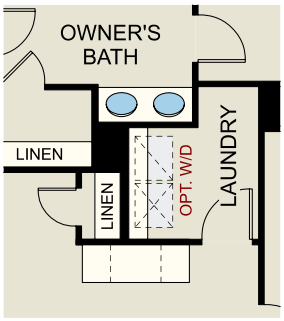
Optional
Owner's Bath 2



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

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

ELEVATION A

ELEVATION B

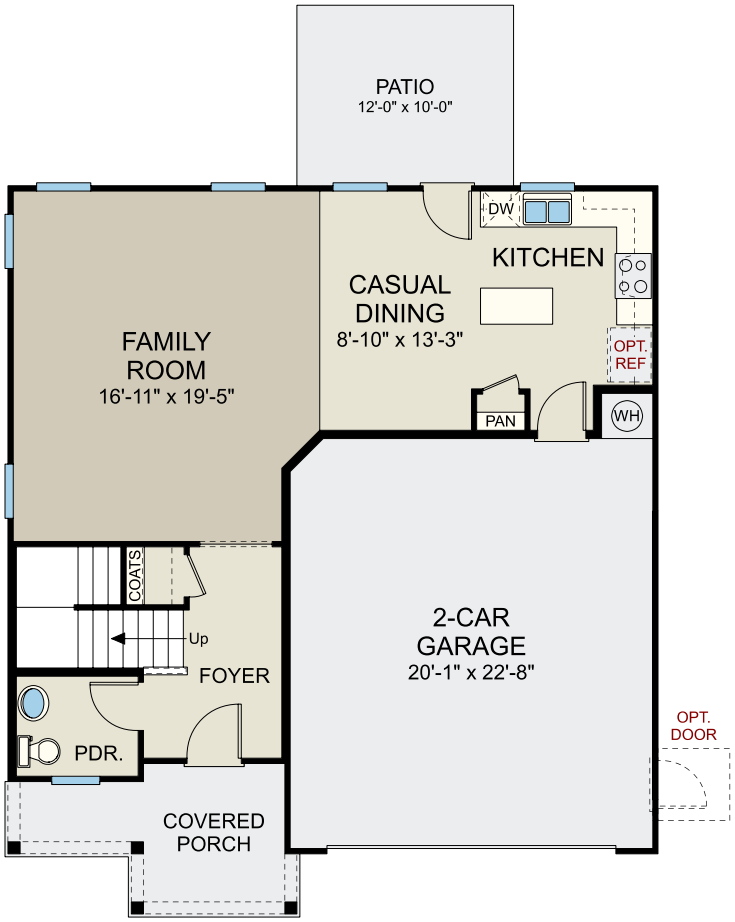
ELEVATION C

REV. 4/1/20

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



First Floor

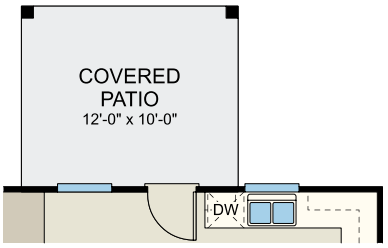
REV. 4/1/20

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

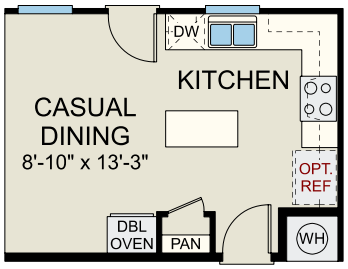
THE RIVERBIRCH

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

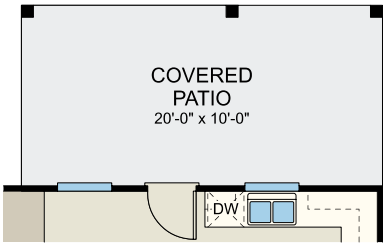
Optional Fireplace at Family Room



Optional Covered Patio

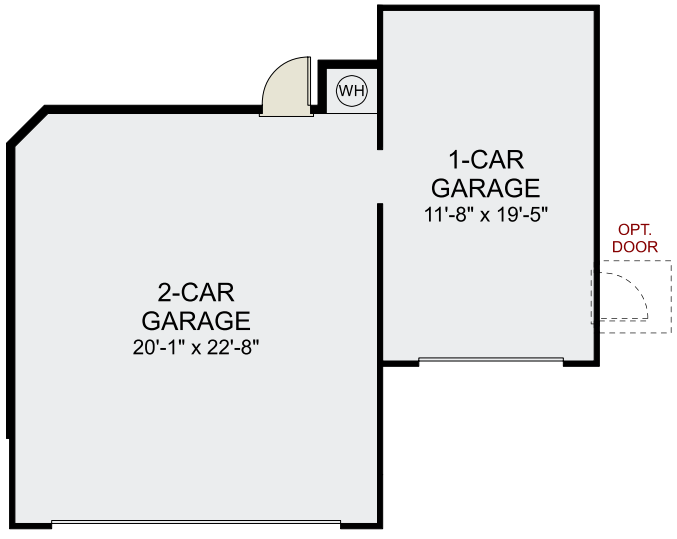


Optional Gourmet Kitchen



Optional Extended Covered Patio

Optional Side Load Garage



Optional 1-Car Garage

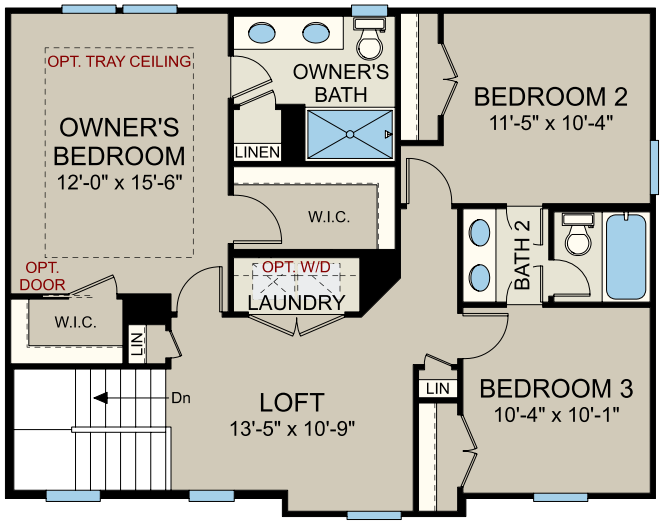
First Floor Options

REV. 4/1/20

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



Second Floor

REV. 4/1/20

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

THE CARDINAL

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

ELEVATION A

ELEVATION B

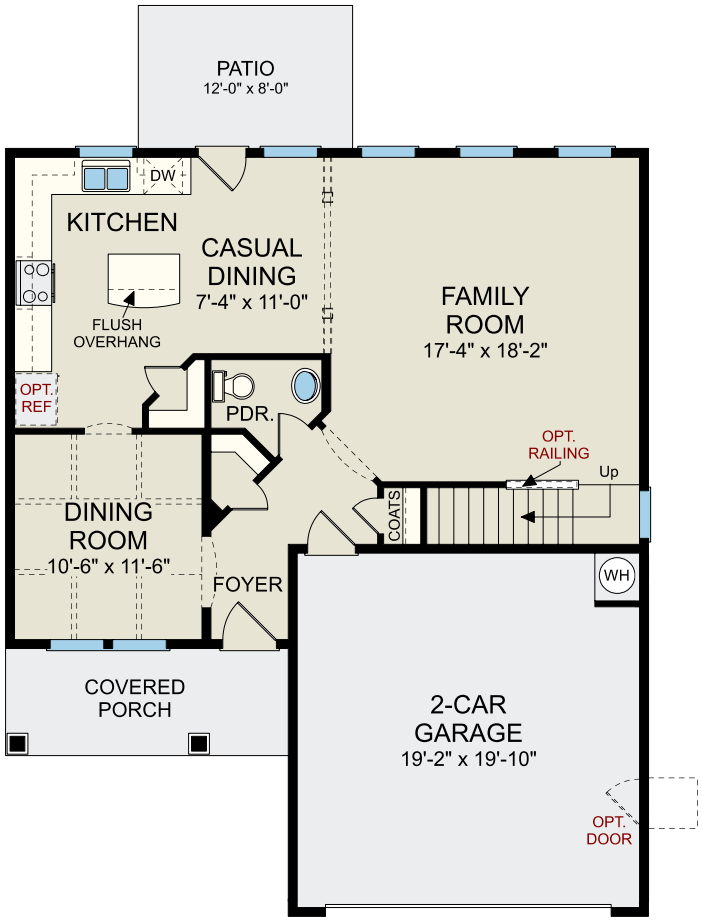
ELEVATION C

REV. 11/16/18

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



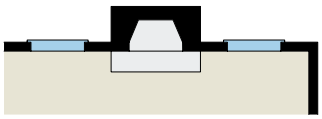
First Floor

REV. 11/16/18

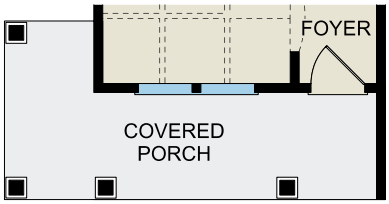
DREAMFINDERSHOMES.COM
Site maps, floor plans and elevations are artist's rendering only and are subject to change without notice. Dimensions, plans and specifications are not to scale. Contact your new home sales associate for more details. Dream Finders Homes CBC1252734

THE CARDINAL

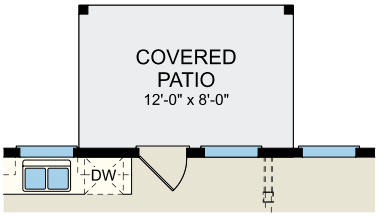
4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,235 SQ. FT. LIVING AREA



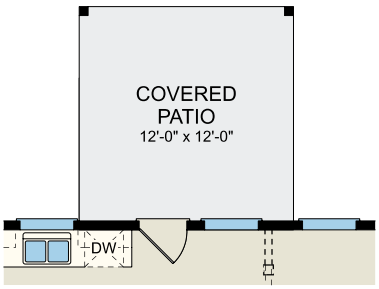
Optional Fireplace at Family Room



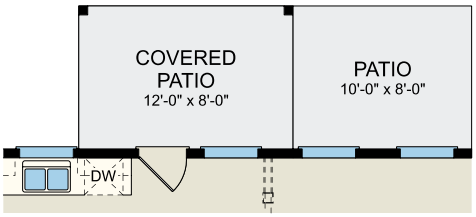
Optional Wrap-Around Porch



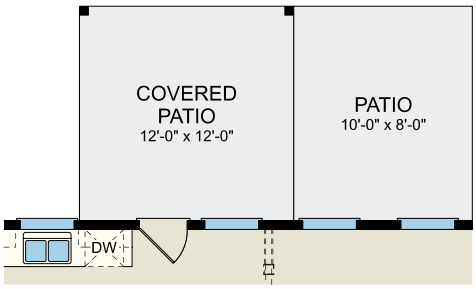
Optional Covered Patio



Optional Extended Covered Patio



Optional Patio w/ Covered Patio



Optional Extended Patio w/ Extended Covered Patio

First Floor Options

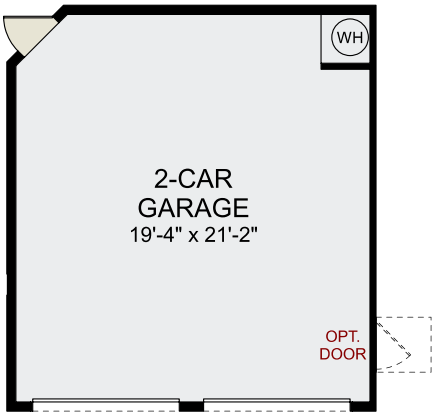
REV. 11/16/18

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

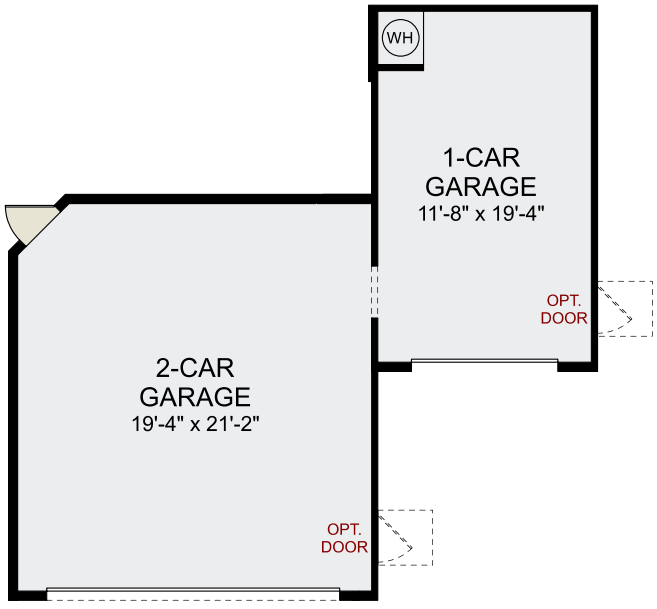
THE CARDINAL

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

Optional
Side Load Garage



Optional
Double Garage Door



Optional
1-Car Garage

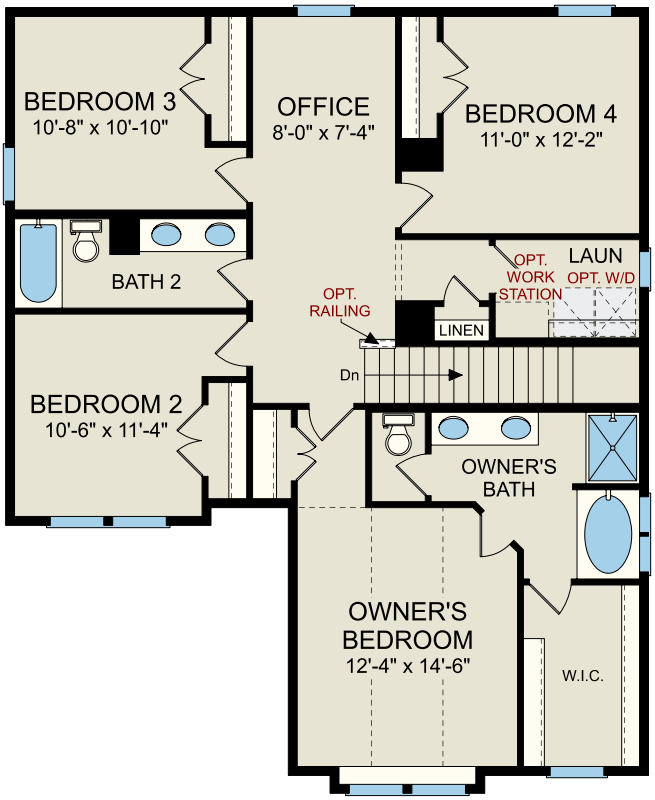
First Floor Options (cont.)

REV. 11/16/18

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

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)

Poplar Mills (Park Place) (CN-PSA-2024-00006)

1200 Cox Mill Road

DRC	Entitled	Units	PRS Routed	Technically Approved
7/2/2020	Yes	154	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
No	Yes	No	Yes	Yes	Yes

Allocation Request

Total	2024	2025	2026	2027
35,150	11,750	11,250	11,250	900

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

Brief Summary

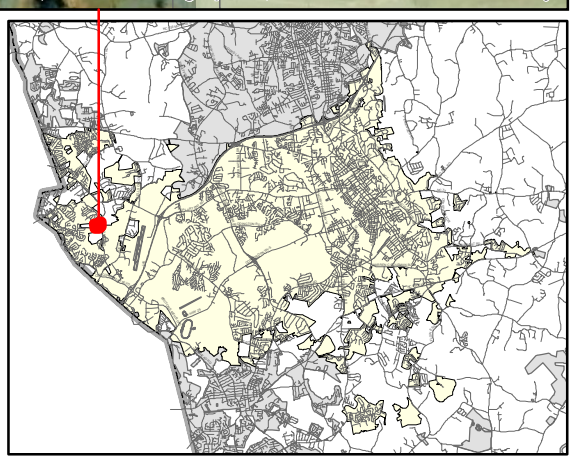
The applicant is seeking sewer allocation for 154 single family attached residential units at 1200 Cox Mill Rd. NW. This site was heard and approved for rezoning on June 15, 2021. This is part of a larger mixed-use project with 14 units of single family detached and approximately 25,000 square feet of commercial space including restaurant, retail, and daycare. This site is adjacent to Jim Ramseur Park. The applicant has a preliminary plat in the system for review and is record number CN-PLP-2022-00006.

CN-PSA-2024-00006

Type: Residential
SF Attached
154 townhome units

Allocation Request: 35,150

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Poplar Mills					
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448), APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	32,000		
6a.)	**Description of Facility to be served.**	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	**6b.) Number of Lots**	56	**6c.) Number of Units**	165	
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315					

B. Applicant Information

HARI VUPPALA (Title)	407 SUTRO FOREST DR. NW
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
AVA GLOBAL, 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)
704-488-3290	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
HARI VUPPALA (Name) AVAGLOBALLLC@GMAIL.COM (Email)	AVAGLOBALLLC@GMAIL.COM
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

HY NGUYEN	DPR DESIGN
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE 030523	919 BERRYHILL RD. SUITE 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	CHARLOTTE, NC 28208
(Phone Number)	(City, State, Zip Code)
BEN LAWRENCE	HNGUYEN@DPR.DESIGN
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

70	**% Domestic**
30	**% Commercial**
	% Industrial
	% Other use (Specify) _____

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 57,775 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
SINGLE FAMILY DETACHED	300	gal/	UNIT/DAY	14	GPD	4,480
TOWNHOMES	225	gal/	UNIT/DAY	154	GPD	36,960
RESTAURANT	40	gal/	DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/	DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/	DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/	PERSON	50	GPD	500
				Total	GPD	57,775

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Hari Vuppala Digitally signed by Hari Vuppala Date: 2022.12.22 11:25:01 -05'00' 10-03-2023

Signature: Date:

Project: Parkway Village
Project No. 21062
Location: Kannapolis, NC

DPR ASSOCIATES, INC.

WATER FLOW ESTIMATE

Prepared by: CEM
Checked by: HVN
Date: 10/06/21

DOMESTIC FLOW

Use	Classification	Daily Flow for Design	Units	Flow (gpd)	Flow (gpm)	Notes
Single Family Dwelling	4 Bedroom	300 gal/unit/day	14	4,200.00	8.8	
Townhomes	3 Bedroom	225 gal/unit/day	154	34,650.00	72.2	
Pool/Clubhouse	Pool/Spa	10 gal/person	50 people	500.00	1.0	
Building 1						
Resturant	Business	40 gal/day per seat	220.0	8,800.00	18.3	
Retail	Business	100 gal/day per 1000 sf	11250.0	1,125.00	2.3	
Building 2						
Daycare	Business	25 gal/day per child + staff	340.0	8,500.00	17.7	300 kids + 40 staff

Total Flow = 57,775 gpd 120.4 gpm

Peak Flow 462.2 gallons per minute

P = Population for peak flow= 770 people

Peak Factor = 3.84 Peak Factor = (18+(P/1000)^0.5)/(4+P/1000)^0.5

1-2 bedroom unit = 160 gallons/day
3 bedroom unit = 160+80 = 240 gal/day
4 bedroom unit = 160+80+80 = 320 gal/day

320 300
240 225

1 22500 Retail / rest
12500 Retail 100 gall/1000sf
12500 Res 40 gal/seat

2 9500 day care 25 gal per person

Restaurant 12 sf per person 12500 1042
15 sf per person 12500 833

57,775 gpd
Domestic 0.32
Commercial 0.68
Other

FIRE FLOW

Use	Area (sf)	Classification	Daily Flow for Design	Units	Flow (gpd)	Flow (gpm)	Note

O = Located on an Out parcel property
S = Located Onsite

Peak Flow* =** 00,000 gallons per day
= 0 gallons per minute

***Use 2.5 factor for peak flow

Poplar Mills Narrative

Due January 22, 2024, for sewer allocation consideration January 2024

Site Development Data:

--Acreage: ± 28.03 acres

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

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 14 single-family detached dwelling units and 154 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 14 detached single-family units, 154 attached townhome units and 2 commercial buildings totaling 32,000 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

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

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

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

Consistent with Purposes of Planned Unit Development:

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

Design Intent Statement:

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

Environmental Features:

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

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

Price Points for Homes:

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

SCALE: 1" = 100'
0 50' 100' 200'

1 SCHEMATIC ILLUSTRATIVE SITE PLAN

PLAN

SCALE: 1" = 100'

2 ARCHITECTURE PRECEDENT IMAGERY

Park View Commercial View 1
04/29/2021

Park View Commercial View 2
04/29/2021

Park View Commercial View 3
04/29/2021

Park View Commercial View 4
04/29/2021

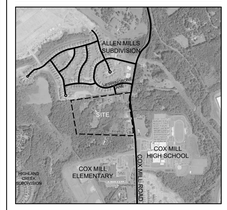
3 OPEN SPACE PRECEDENT IMAGERY

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

CLIENT / OWNER

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

KEY MAP



PROJECT

POPLAR MILLS

COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-1

Plotted: 22005-RZ1.dwg / 8/14/2023 9:09 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION.

ORIGINAL SHEET SIZE: 24" X 36"

Park View Commercial View 1
04/29/2021

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

Park View Commercial View 2
04/29/2021

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

Park View Commercial Aerial View
04/29/2021

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

Park View Commercial View 3
04/29/2021

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

Park View Commercial View 4
04/29/2021

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

Park View Commercial Material Palette
04/29/2021

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

1A | OFFICE / COMMERCIAL
CONCEPTUAL ELEVATION

ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.

1B | CLUB/AMENITY
CONCEPTUAL ELEVATION

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

2 | SINGLE FAMILY HOME EXTERIOR MATERIALS
CONCEPTUAL ELEVATION

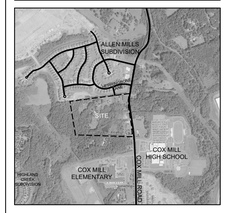
- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR ('HARDIE') BOARD SIDING
- BOARD AND BATTEN

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

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

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

KEY MAP



PROJECT
POPLAR MILLS
COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

Plotted: 22005-RZ1.dwg / 8/14/2023 9:10 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION

ORIGINAL SHEET SIZE: 24" X 36"

Residential: Single Family Attached (Townhomes)

Weddington Ridge Phase 3 (CN-PSA-2024-00009/PRS2021-03324)

7515 Ruben Linker Rd. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	137	Yes	No

Previously Considered

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

Allocation Request

Total	2024	2025	2026
32,175	12,600	11,250	8,325

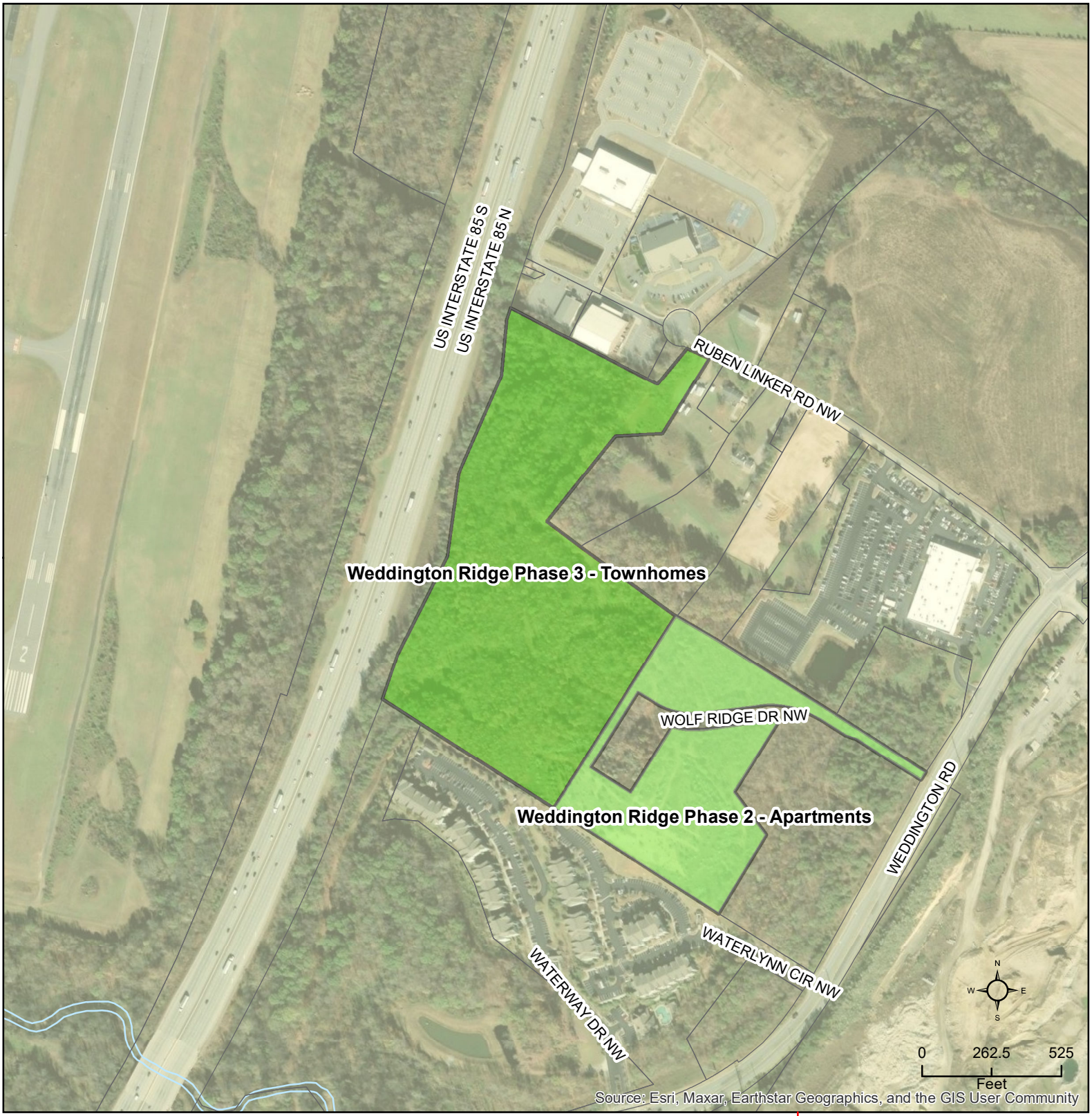
Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
2	0	0		0	1	0

Brief Summary

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

Outstanding Items

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

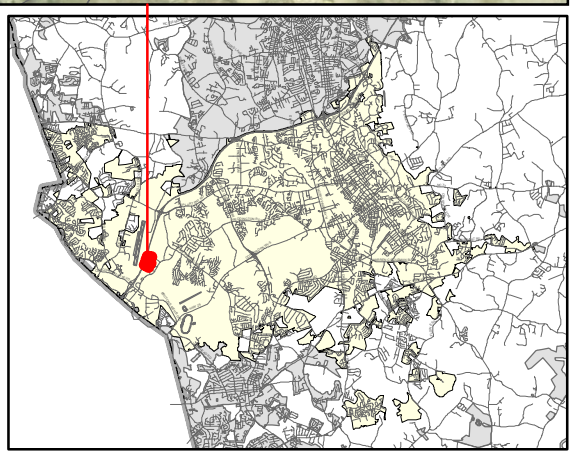


CN-PSA-2024-00009

Type: Residential
SF Attached
137 townhome units

Allocation Request: 32,175

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Weddington Ridge Phase 3					
2.)	**Description of project location:**	8150 Weddington Riad, Concord NC (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	45991783680000	3a.)	**Parcel Acreage:**	25.66		
4.)	**Site Zoning and use:**	C-2	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	Townhomes	6b.) **Number of Lots**	NA	6c.) **Number of Units**	137	
7d.)	**Additional description information:**	Phase 3 is 137 Townhome Units					

B. Applicant Information

Tony Chen , Managing Director (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	601 S. Tryon St, Suite 800 (Applicant's Street or Box Number)
Crescent Acquisitions, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28202 (Applicant's City, State, Zip Code)
(315) 480-2883 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Dan (Name) Gualtieri (Email) (Name with Title and Email of contact person, who can answer questions about application)	dgualtieri@crescentcommunities.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Robert Cash (Typed name of North Carolina Professional Engineer)	CESO, Inc (Company Name)
033448 (NCPE Registration Number)	4601 Park Road, Suite 650 (Street or Box Number)
(803) 802-1459 (Phone Number)	Charlotte, NC 28209 (City, State, Zip Code)
Peter Day (Name and affiliation of contact person, who can answer questions about **application & designs**)	bob.cash@cesoinc.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 32,175 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3-Bedroom Residential Unit	225 gal/ unit	119	GPD 26,775
4-Bedroom Residential Unit	300 gal/ unit	18	GPD 5,400
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 32,175

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 10/10/23

4601 Park Road, Suite 650
Charlotte, NC 28209
(704) 521-7898
www.cesoinc.com

October 16, 2023

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

RE: Weddington Ridge Phase 3
Sanitary Sewer System

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

Although the project is broken up into three phases for permitting, Crescent intends to develop this project all at once due to the substantial earthwork and infrastructure required to develop this site.

In general, the subject site is located on the west side of Weddington Road, in Concord, North Carolina. The rectangular-shaped site is bounded by Weddington Road to the East, I-85 to the West, a multi-family development to the South, and both single family homes and businesses to the north. The existing zoning is C-2, a SUP was obtained in 2018 to allow for the development of multifamily in the C-2 zoning. The approved SUP proposed townhomes on the western half of the site (Phase 3) which allows the townhomes to be developed in the existing C-2 zoning.

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

A willingness to serve letter was obtained for Phase 1 of the development on 11/17/2020 and renewed 10/24/2022 (requires that the project commence construction within two years, 10/24/24 expire) as well as a private sewer permit from NCDEQ on 7/13/2021. The approved allocation was to serve Phase I consisting of multifamily apartment buildings. Crescent Communities is requesting sewer allocation for the townhome portion of the development (32,175 gpd).

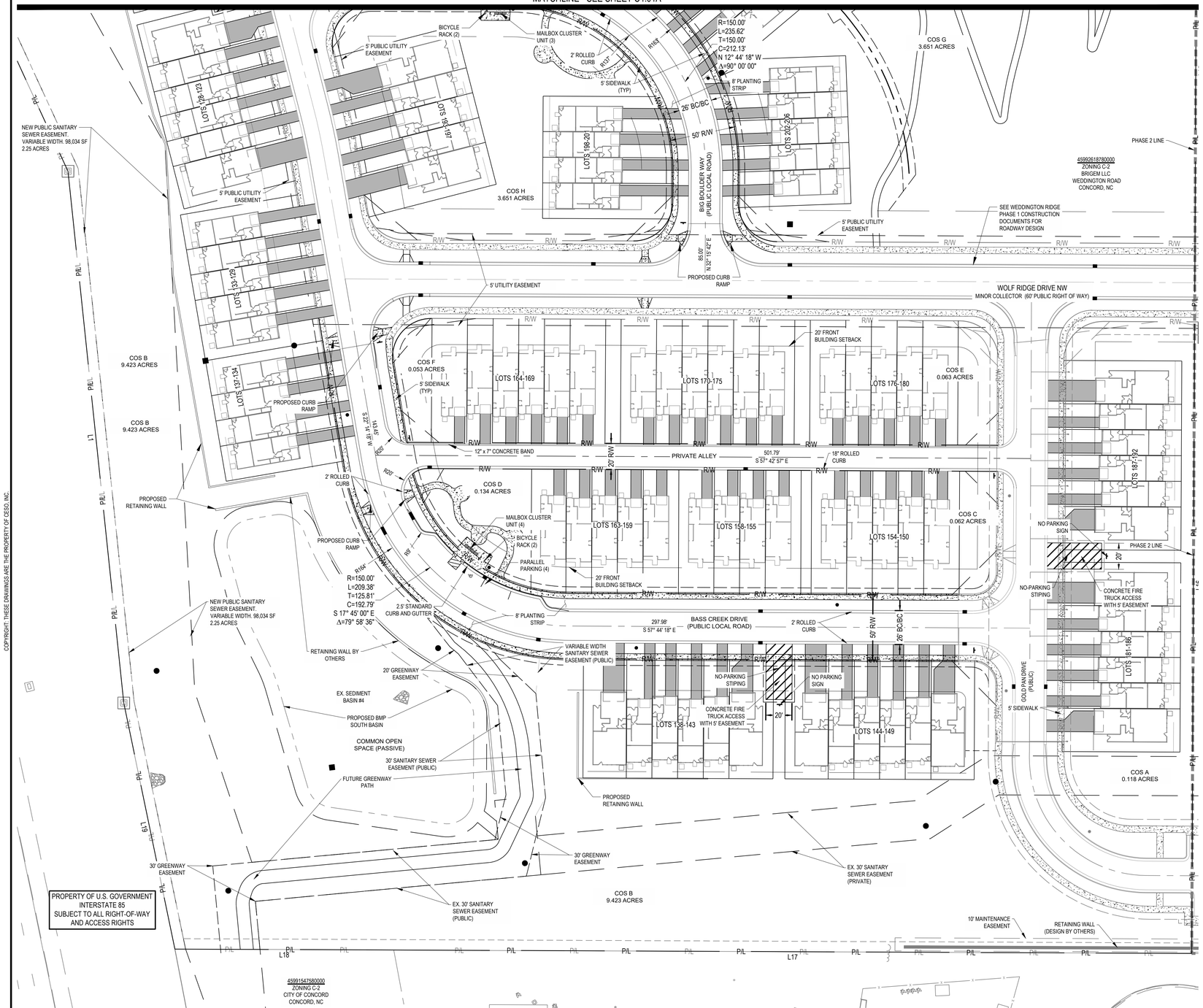
We are nearing approval of our land development plans for Phase I-III. Construction is anticipated to commence for all three portions of the development once we receive the remaining sewer capacity allocation needed for the entire project (as defined as “Phase II” and “Phase III” for planning and permitting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

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

Respectfully,

Robert Cash, PE
Senior Program Director, Civil Engineering

Initials: RLC



LEGEND

- SIGN
- CATCH BASIN
- STORM CURB INLET
- STORM WINGWALL
- STORM MANHOLE
- SANITARY MANHOLE
- SANITARY & STORM CLEANOUTS
- FIRE HYDRANT (W/ TEE & VALVE)
- EX. FIRE HYDRANT

- CONCRETE CURB
- PAVEMENT/WALK
- EX. PAVEMENT/WALK
- R/W — RIGHT-OF-WAY
- RETAINING WALL
- ROAD CENTERLINE
- W — WATER MAIN
- STM — STORM SEWER
- SAN — SANITARY SEWER
- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- PROPOSED CONCRETE SIDEWALK (4" THICK)
- PROPOSED CONCRETE DRIVEWAY (6" THICK)

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

BENCHMARK	DATUM: NAVD'88
BM "A":	PK NAIL IN ASPHALT 677.56'
BM "B":	PK NAIL IN ASPHALT 641.29'

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

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

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

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

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL SEAL 033448 ENGINEER ROBERT L. CASH
Digitally signed by Robert L. Cash
Date: 2022.03.01 17:22:28-05'00'

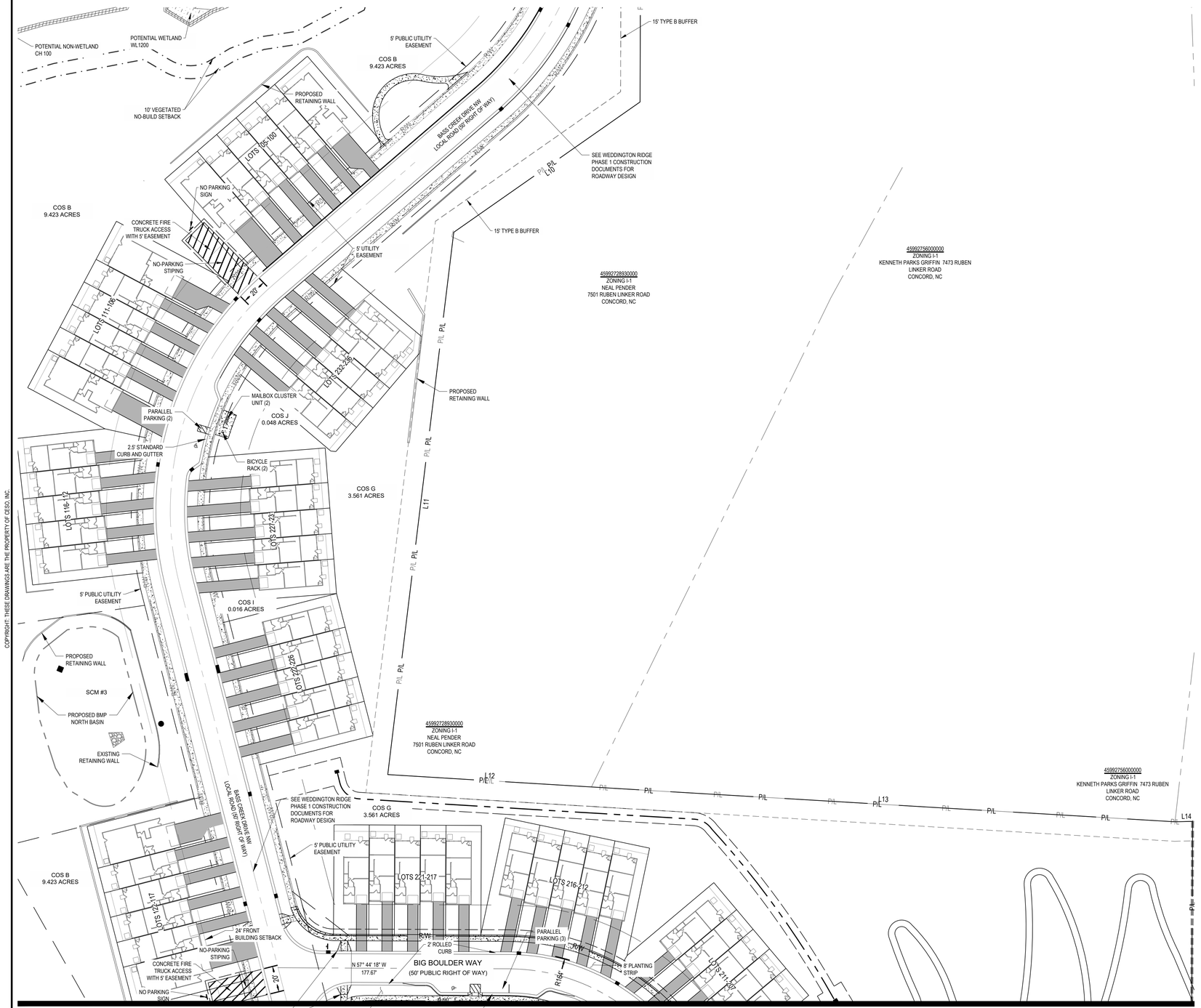
CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

SITE PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	OCTOBER 21, 2021
JOB NO.:	759758-01
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	P. DAY
SHEET NO.	C4.01



LEGEND

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

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

BENCHMARK	DATUM: NAVD'88
BM "A":	PK NAIL IN ASPHALT 677.56'
BM "B":	PK NAIL IN ASPHALT 641.29'

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

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

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

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

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033448 ROBERT L. CASH

Digitally signed by Robert L. Cash
Date: 2022.03.01 17:22:29-05'00'

CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

SITE PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	OCTOBER 21, 2021
JOB NO.:	759758-01
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	P. DAY

SHEET NO.
C4.02

Residential: Single Family Attached (Townhomes)

Wallace Meadows (CN-PSA-2024-00031/PRS2018-02493)

10560 Harris Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
3/8/2018	Yes	81	Yes	No

Previously Considered

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

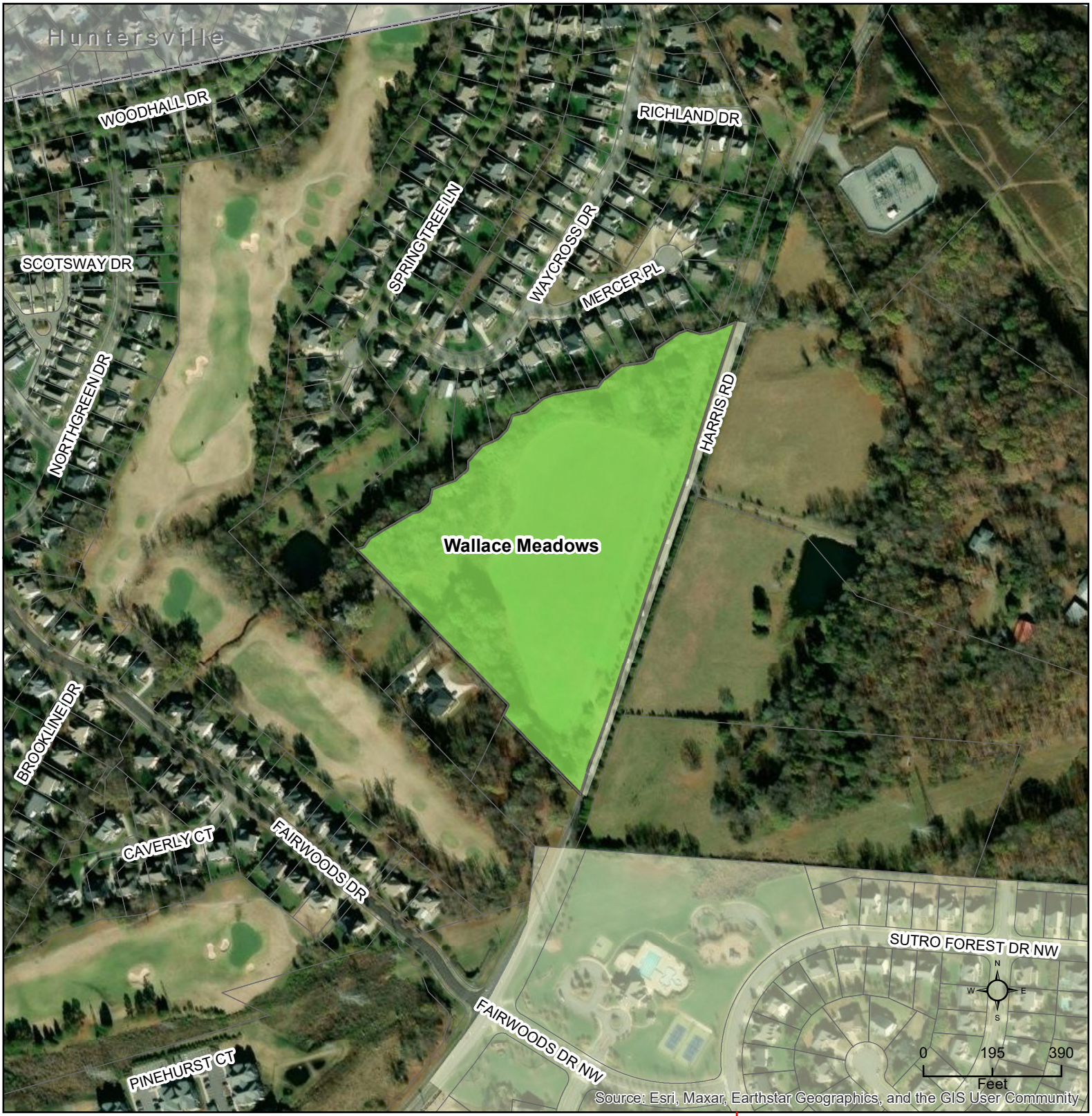
Allocation Request

Total	2024	2025
18,225	11,250	6,975

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

Brief Summary

The Wallace Meadows project was rezoned in 2018 for 121 townhome units. This parcel is zoned RV-CD and is located near the Town of Huntersville. This project submitted a preliminary plat in 2018 and it was approved but wasn't paid for and issued until 2022 (CN-PLP-2018-00024). The applicant also submitted construction documents for 81 units in 2018 under record PRS2018-02493. As of June 2021, the system is waiting for a resubmittal.

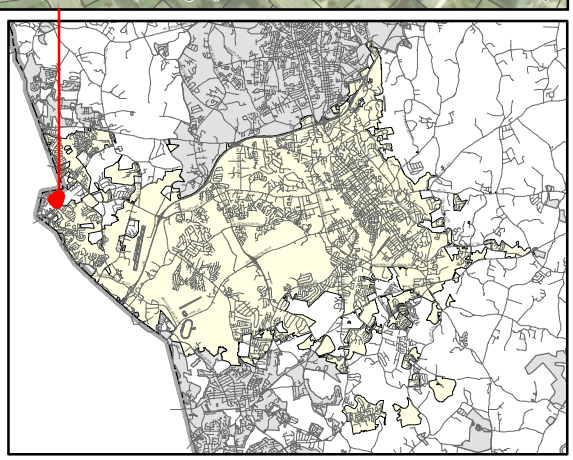


CN-PSA-2024-00031

Type: Residential
SF Attached
81 townhome units

Allocation Request: 18,225

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Wallace Meadows					
2.)	**Description of project location:**	10560 Harris Rd. Concord, NC 28027 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	46706884640000	3a.)	**Parcel Acreage:**	15.20		
4.)	**Site Zoning and use:**	RV-CD-Vacant	5.)	**Area Commercial or Industrial Building (sq. ft.)**	N/A		
6a.)	**Description of Facility to be served.**	Residential Subdivison	6b.) **Number of Lots**	81	6c.) **Number of Units**	80	
7d.)	**Additional description information:**						

B. Applicant Information

Brad Dyer — Project Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2857 Westport Road (Applicant's Street or Box Number)
Eastwood Homes (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28208 (Applicant's City, State, Zip Code)
(980) 721-0919 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Brad Dyer- Project Manager (Name) — bdyer@eastwoodhome.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Robert Cash (Typed name of North Carolina Professional Engineer)	CESO (Company Name)
033448 (NCPE Registration Number)	4601 Park Road, Suite 650 (Street or Box Number)
704-521-7898 (Phone Number)	Charlotte, NC 28031 (City, State, Zip Code)
Robert Cash (Name and affiliation of contact person, who can answer questions about **application & designs**)	bob.cash@cesoinc.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

5.) Summarize wastewater flow generated by project in the table below: The **wastewater flow calculations** used in determining the permitted flow in accordance with **15A NCAC 2T . 114**
a) **See 15A NCAC 2T.0114(b), (d), (e)(2)** for caveats to wastewater flow rates (i.e., minimum flow per dwelling, proposed unknown non-residential development, uses; public access facilities located near high public use areas; as defined in G.S. 42A-4).
b) **Per 15A NCAC 02T.0114(c), design flow rated for establishments not identified [in Table 15A NCAC 02T. 14] shall be determined using available flow data, water using fix ures, occupancy or operation pat erns, and other measured data.**
{Flow rates NOT listed in table 5A NCAC 2T .0114 must be suppo ted with a ual wa r use or was ewater dis harg da a in accordance wi h 15A NCAC 2T .0114 (f) and must be at ached o this application and sealed by a NC licensed p ofessional ngine r.}

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Dwelling Unit (3bdrm)	225 gal/	81	GPD 18,225
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 18,225

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: Oct 18, 2022

Property Address List

- 46 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-83-1041

- 48 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-83-0052

- 50 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-9083

- 54 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-9003

- 60 Sherwood Ct. NW
  Concord, NC 28027

  Parcel #: 5611-73-8034

- 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

4601 Park Road, Suite 650
Charlotte, NC 28209
(704) 521-7898
www.cesoinc.com

October 16, 2023

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

RE: Wallace Meadows
Sanitary Sewer System

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

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

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

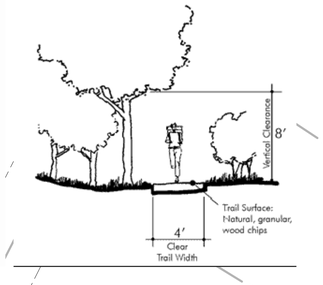
The project is being converted to a private sewer system. The construction documents and permitting applications to NCDEQ are completed at this time and ready for review.

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

Respectfully,

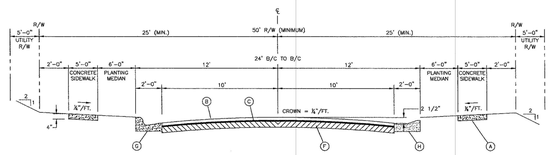
Robert Cash, PE
Senior Program Director, Civil Engineering

Initials: RLC



NOTE:
TOT LOT FENCING - STANDARD BLACK, TUBULAR, 48 INCH FENCING AROUND TOT LOT. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

PLAYGROUND EQUIPMENT - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



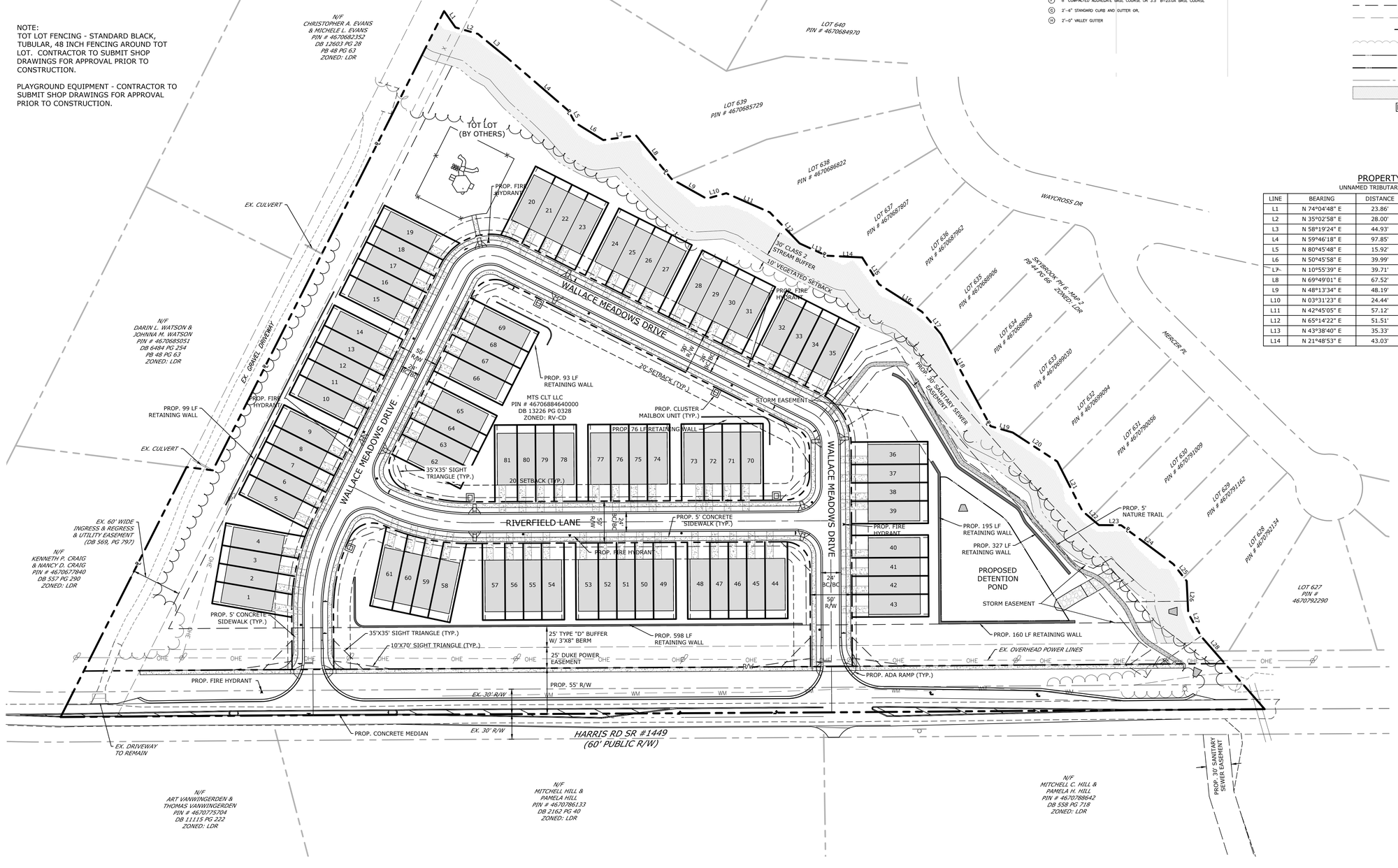
TYPICAL CROSS SECTION
LOCAL STREET

DIMENSIONS FOR LANES
USING 2'-0" STANDARD CURB AND GUTTER OR VALLEY GUTTER

- (A) 6" SIDEWALK
- (B) 1 ¾" SF9.5K SURFACE COURSE
- (C) 2.25" I-19.0X INTERMEDIATE COURSE
- (F) 8" COMPACTED AGGREGATE BASE COURSE OR 3.5" B-25.0X BASE COURSE
- (G) 2'-6" STANDARD CURB AND GUTTER OR,
- (H) 2'-0" VALLEY GUTTER

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PARCEL
- EASEMENT
- FACE OF CURB (FC)
- BACK OF CURB (BC)
- EDGE OF PAVEMENT (EP)
- CENTER LINE OF PAVEMENT
- CONCRETE SIDEWALK
- PARCEL LINE
- SETBACK LINE
- STORMWATER EASEMENT
- SANITARY SEWER EASEMENT
- LANDSCAPE BUFFER
- FENCE
- SIGN
- TREELINE
- STREAM / CREEK
- POND
- PERENNIAL STREAM BUFFER
- STREAM BUFFER
- CLUSTER BOX UNIT MAILBOX



PROPERTY LINE TABLE

UNNAMED TRIBUTARY TO CLARKE CREEK LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 74°04'48" E	23.86'	L15	N 76°51'48" E	37.95'
L2	N 35°02'58" E	28.00'	L16	N 51°39'05" E	61.17'
L3	N 58°19'24" E	44.93'	L17	N 68°41'43" E	35.18'
L4	N 59°46'18" E	97.85'	L18	N 80°39'50" E	125.59'
L5	N 80°45'48" E	15.92'	L19	N 34°54'59" E	27.59'
L6	N 50°45'58" E	39.99'	L20	N 52°08'38" E	63.79'
L7	N 10°55'39" E	39.71'	L21	N 82°04'11" E	66.60'
L8	N 69°49'01" E	67.52'	L22	N 59°30'24" E	25.98'
L9	N 48°13'34" E	48.19'	L23	N 19°15'42" E	26.66'
L10	N 03°31'23" E	24.44'	L24	N 55°39'32" E	78.21'
L11	N 42°45'05" E	57.12'	L25	N 71°00'55" E	25.79'
L12	N 65°14'22" E	51.51'	L26	S 73°49'16" E	38.71'
L13	N 43°38'40" E	35.33'	L27	N 79°49'52" E	31.68'
L14	N 21°48'53" E	43.03'	L28	N 67°53'30" E	49.99'

0 30 60 120
1 INCH = 60 FEET

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

NORTH CAROLINA
PROFESSIONAL
SEAL
033448
ENGINEER
ROBERT L. CASEY
4-29-21

EASTWOOD HOMES

WALLACE MEADOWS

CONCORD, NORTH CAROLINA

OVERALL SITE PLAN

ISSUE:	
DATE:	4/8/2020
JOB NO.:	R2DEV1801
DESIGN:	MAH
DRAWN:	DW
CHECKED:	FC
SHEET NO.	C-400

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

North Carolina 811 www.nc811.org

Residential: Single Family Attached (Townhomes)

Sherwood Hill Townhomes-stacked condos (CN-PSA-2024-00038)

46 Sherwood Ct NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	35	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
7,875	7,875

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

Brief Summary

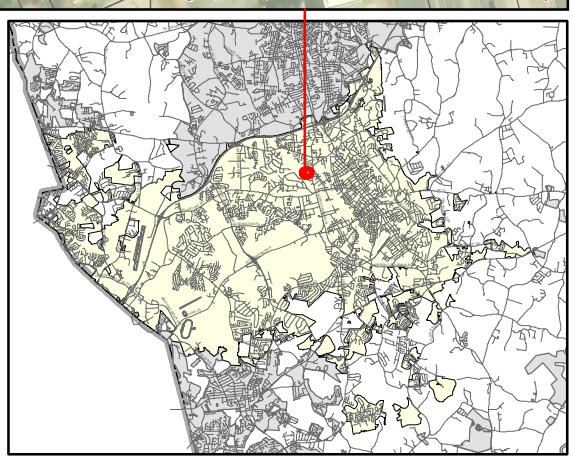
The applicant has submitted a proposal to build 35 townhomes and 5 single family detached homes. The project would be infill and is surrounded by single family homes and commercial zoned parcels.

CN-PSA-2024-00038

Type: Residential
SF Attached
35 stacked condos

Allocation Request: 7,875

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Sherwood Hills Townhomes				
2.)	**Description of project location:**	Site located on Sherwood Ct. NW, approximately 675 ft. West of the intersection of Sherwood Ct. NW and Concord Parkway N. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	See Attached Property List	3a.)	**Parcel Acreage:**	6.95 ac	
4.)	**Site Zoning and use:**	RV	5.)	**Area Commercial or Industrial Building (sq. ft.)**	0	
6a.)	**Description of Facility to be served.**	Residential Subdivision	6b.) **Number of Lots**	40	6c.) **Number of Units**	40
7d.)	**Additional description information:**	Residential Townhome and Single Family Residential Subdivision				

B. Applicant Information

Todd Hicks , Partner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 470643 (Applicant's Street or Box Number)
South Oak Partners LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28247 (Applicant's City, State, Zip Code)
704-292-3195 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Kate Underwood (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	todd@southoakpartners.com (Applicant's Email Address)
REQUIRED Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.	

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 9,375 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
Townhomes	225 gal/ 3 Bedrooms	35	GPD 7,875
Single family Residential	75 gal/ 4 Bedrooms	5	GPD 1,500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 9,375

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

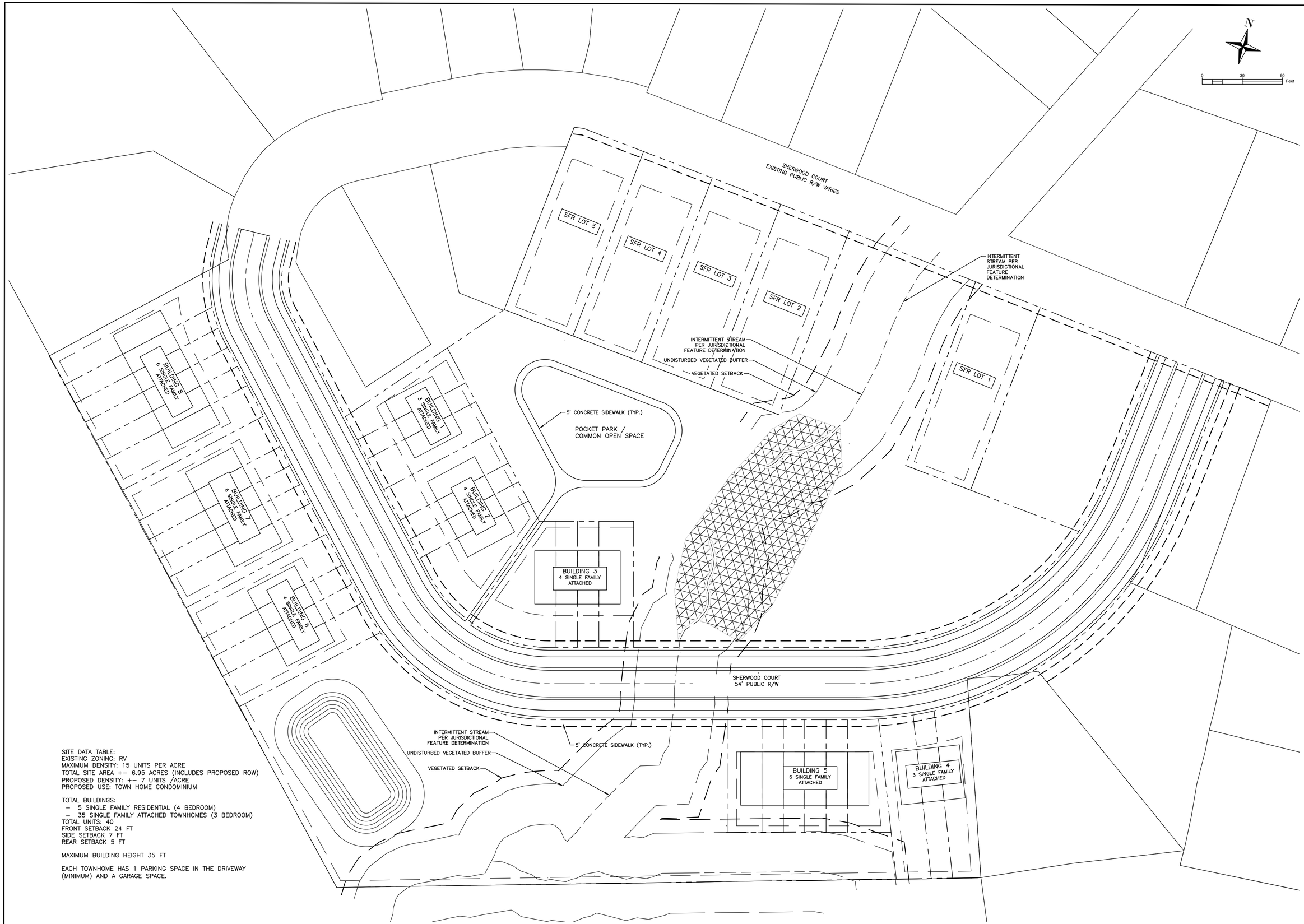
Signature: _____ Date: 1/22/24

Narrative for City of Concord for Sherwood Hills Subdivision infill project (40 units total)

Our firm purchased the land from the Hawfield family of owners with a contract started on February 22, 2019, and culminated with a close on March 10, 2021, in anticipation of developing the previously approved platted subdivision of residential lots back in 1944. This old subdivision map was divided originally into 3 blocks of 310 lots total. The land owned by South Oak Partners, LLC encompasses 40 of the original 310 lots that vary in width and depth, but mostly are 25' wide and approximately 150' deep. Below are bullet points we believe support our proposal:

- Our previously submitted sewer application for 84 units was denied in December 2023. We reduced our request by 46% from the 84 down to 40.
- The project has current sewer infrastructure running through the project.
- Our 46-unit mixed housing plan within the Residential Village (RV) zoned tracts show a combination of three (3) bedroom, two (2) bath single family attached townhomes and 3-bedroom 2 bath single family homes. This unit count remains below the maximum density proposed for the RV zoning at 15 units per acre.
- Each townhome is served by a single-family garage and a parking space in the driveway to meet parking needs.
- Each Single-family home is served by a two-car garage.
- This site is within the city limits of Concord, just 2.1 miles west, northwest of downtown Concord. Walking distance to Lowes (0.25 miles) and Harris Teeter (0.9 miles).

While several new homes in this area range from $450K up to $850K within ½ mile from this property, we hope that this project can create smaller, affordable units to the marketplace, that is in desperate need for the community to still live the American dream. We anticipate a price point for the new townhomes to begin in low 300's and single-family homes in the high 300's.



SITE DATA TABLE:
EXISTING ZONING: RV
MAXIMUM DENSITY: 15 UNITS PER ACRE
TOTAL SITE AREA +– 6.95 ACRES (INCLUDES PROPOSED ROW)
PROPOSED DENSITY: +– 7 UNITS /ACRE
PROPOSED USE: TOWN HOME CONDOMINIUM

TOTAL BUILDINGS:
– 5 SINGLE FAMILY RESIDENTIAL (4 BEDROOM)
– 35 SINGLE FAMILY ATTACHED TOWNHOMES (3 BEDROOM)
TOTAL UNITS: 40
FRONT SETBACK 24 FT
SIDE SETBACK 7 FT
REAR SETBACK 5 FT

MAXIMUM BUILDING HEIGHT 35 FT

EACH TOWNHOME HAS 1 PARKING SPACE IN THE DRIVEWAY (MINIMUM) AND A GARAGE SPACE.

REVISION	DATE	DESCRIPTION

SHERWOOD HILLS TOWNHOMES

SITE LAYOUT PLAN

PROJECT LOCATION
SOUTH OAK LAND PARTNERS
PROJECT NO. 23065
PROJECT MANAGER: KWU

DAYLIGHT ENGINEERING
NCBELS LICENSE: P–2772
57 UNION STREET SOUTH, CONCORD, NC 28025 · (980) 234–7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION

01/22/2024

C200

Sherwood Hills

Sherwood Hills

Sherwood Hills

Sherwood Hills

Residential: Single Family Attached (Townhomes)

Ervin Property (CN-PSA-2024-00041)

750 Old Charlotte Rd. SW

DRC	Entitled	Units	PRS Routed	Technically Approved
6/24/2021	Yes	81	No	No

Previously Considered

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

Allocation Request

Total	2024	2025
18,225	11,250	6,975

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

Brief Summary

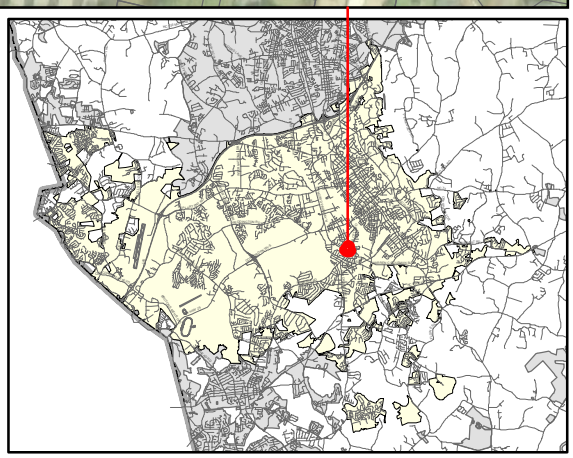
The applicant is proposing 81 units at 750 Old Charlotte Rd. The site is already zoned Residential Compact (RC), so the development can proceed by right. The preliminary plat for the site was approved, pending payment on April 5, 2022. The fees were paid and were issued. The property is within the boundaries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

CN-PSA-2024-00041

Type: Residential
SF Attached
81 townhome units

Allocation Request: 18,225

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

David Hughes, Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	800 Westmere Ave, Suite 201 (Applicant's Street or Box Number)
Nest Communities, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte NC 28208 (Applicant's City, State, Zip Code)
704-787-5622 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
David Hughes (Name) dhughes@nestcommunities.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dhughes@nestcommunities.com (Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

○ No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 18,225 gallons per day

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

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

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Dave Hughes _____, **the undersigned, do hereby make application for preliminary wastewater**

(Printed Name)

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

Signature: _____ Date: 1/20/24

Flow Calculations

Residential Multi-family – 3 bedroom units (225 gal/day)

81 units

225 x 81 = **18,225 GPD**

January 20th, 2024

City Council
City of Concord
35 Cabarrus Ave W
Concord North Carolina 28025

Reference: Project Narrative for Preliminary Wastewater Flow Application
Ervin Property – **Townhomes**, PIN 5529497904, 5620405037

Dear Council Members and Staff:

In accordance with the City of Concord's preliminary wastewater flow allocation policy, this letter serves as the project narrative.

LOCATION: The proposed development is a 13-acre parcel existing within the City of Concord. It's located in the northwest quadrant of the intersection between Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335). Please note that the existing Circle K gas station that's also at this intersection isn't associated with our project.

REDEVELOPEMENT: **Originally, the site was the location of a water tower which dates back to 1965 and was eventually removed around 2006. We believe this is a great opportunity to redevelop the property to add value to the City and Community.**

HISTORY: Our company has been the owner of this property and diligently worked with the planning staff since June 2021. We were granted Preliminary Plat approval in April 2022. Subsequently, we submitted the initial full construction plans for review in May 2022. While we have applied for wastewater allocation on three separate occasions - in July 2022, September 2022, December 2022, and March 2023, and December 2023 – we have not yet received allocation.

PROPOSED USE: The Ervin Townhomes Development is intended to encompass 81 two-story townhomes. We are excited to present the following features for your consideration:

PROJECT FEATURES:

- The Ervin Property will boast a pedestrian-friendly streetscape, complete with sidewalks and planted medians on both sides of the internal roadway network. Furthermore, the frontage of Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335) will also have these features.

- Our commitment to promoting an active and safe lifestyle is evident through the inclusion of dedicated bike lanes on one side of the internal roadways, accompanied by on-street parking on the opposite side.

- Each of the residences will feature three bedrooms and two and a half baths, offering a diverse architectural mix that seamlessly complements the surrounding area.

- Our townhomes will cater to a diverse range of housing needs, with values starting in the three-hundred-thousand-dollar range.

- Nest will build our highest energy efficient homes which include the latest technology and green building materials available in our market. The following features will be included:

    - ✓ Energy Star Rated appliances, including kitchen appliances and water heaters, along with an energy-efficient HVAC system.
    - ✓ Honeywell smart thermostats with Zwave technology
    - ✓ Environmentally friendly Freon-Free Air Conditioning.
    - ✓ Water-conserving low-flow toilets (1.6 gallons) as opposed to the older 3-gallon models.
    - ✓ Landscaping with Bermuda grass, which demands less water, fertilizer, and maintenance.
    - ✓ Energy Star Rated LED interior lighting.
    - ✓ Double Pane Low-E windows

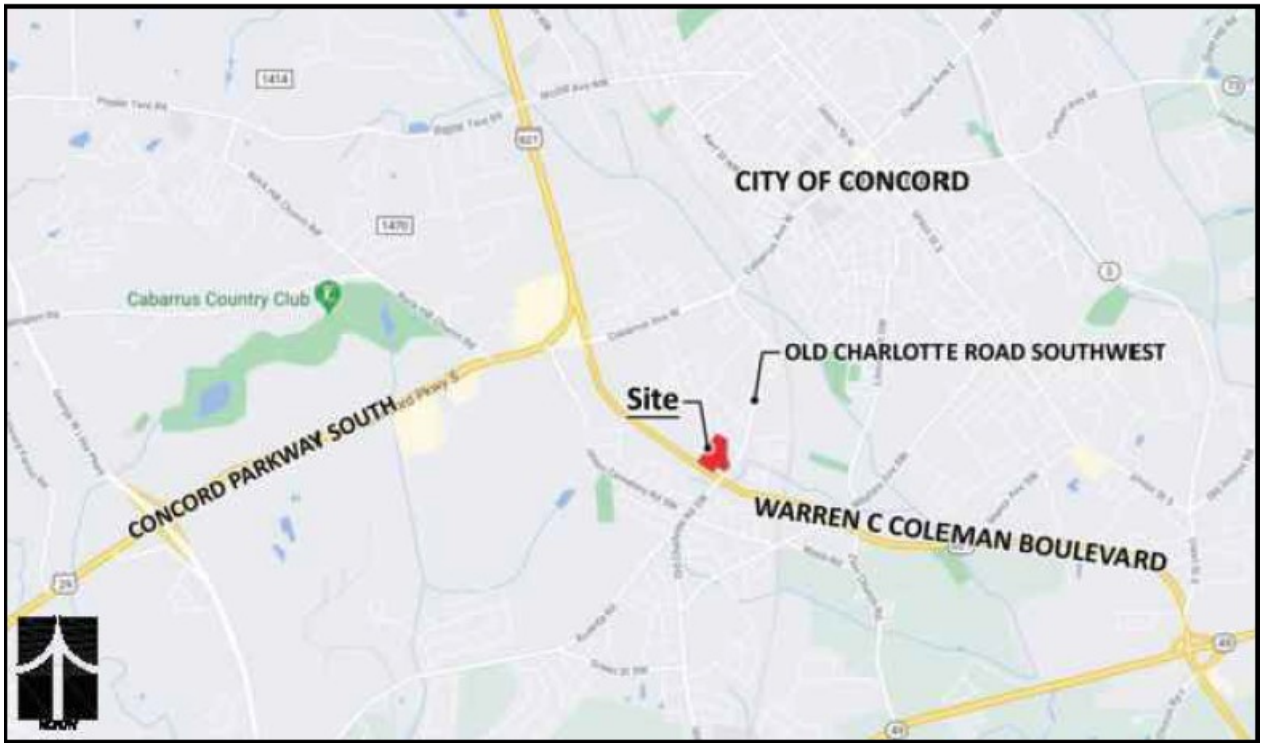
We, at Nest Communities, firmly believe that our innovative layout and commitment to energy efficiency will contribute positively to the community's development.

Thank you for considering our proposal.

Sincerely,

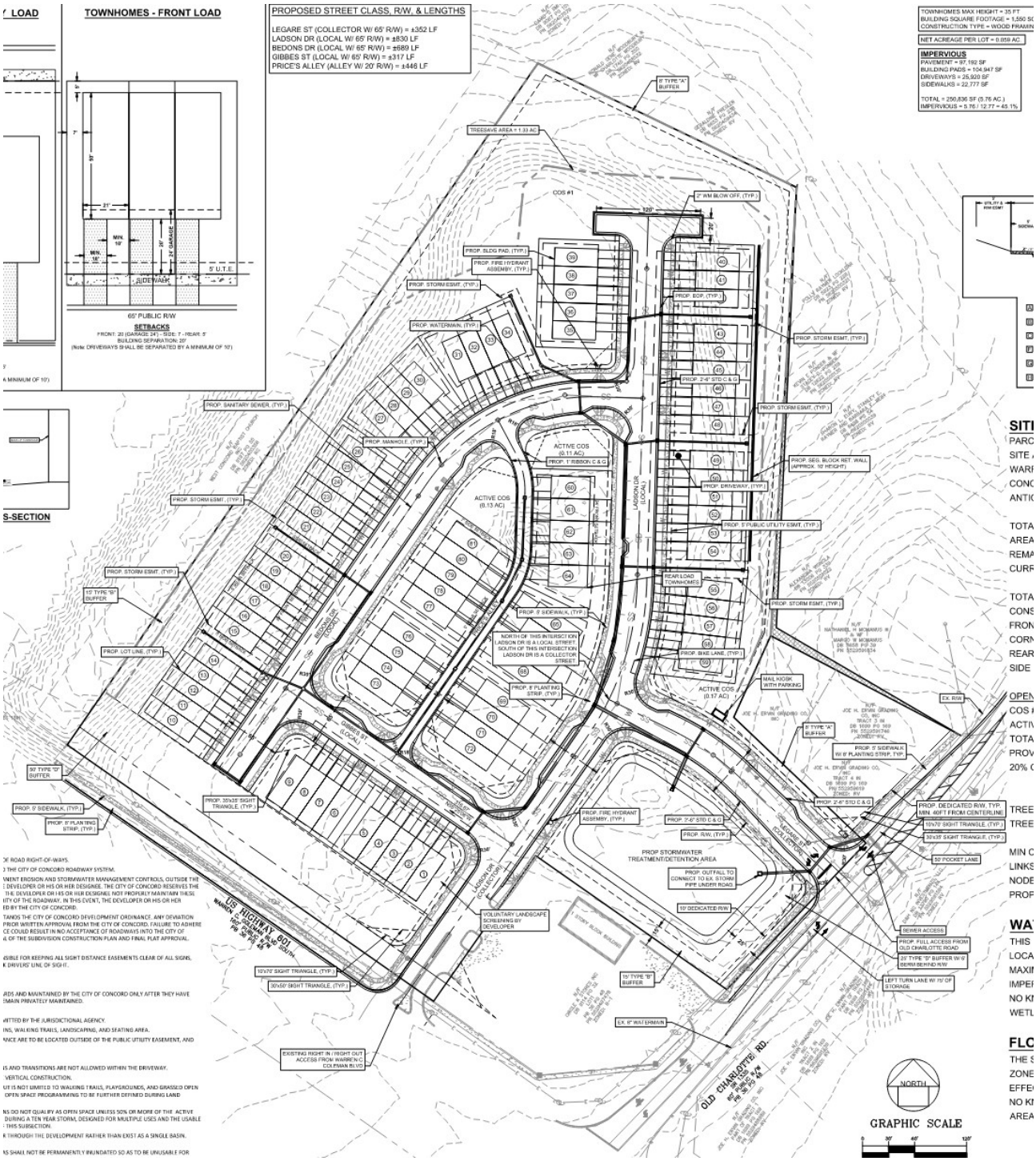
Dave Hughes
Nest Communities, LLC
p 704-787-5622
Dhughes@nestcommunities.com

SITE LOCATION MAP



Ervin Townhomes

Proposed Site Plan



Residential: Multi-Family

Weddington Ridge Apartments Ph 2(CN-PSA-2024-00008/PRS2021-01952)

8150 Weddington Rd.

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

Previously Considered

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

Allocation Request

Total	2024	2025	2026	2027
24,750	7,500	7,500	7,500	2,250

Project Scoring

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

Brief Summary

Weddington Ridge Phase 2 was considered at the March 2022 sewer allocation meeting and did not receive an allocation, so the applicant is requesting reconsideration. The project consists of 165 apartment units in 7 buildings located on Weddington Road. A Special Use Permit was granted by Planning and Zoning Commission on June 19, 2018 for the entire apartment plan. This site is part of the Weddington Road Corridor Plan which recognizes the project.

Outstanding Items

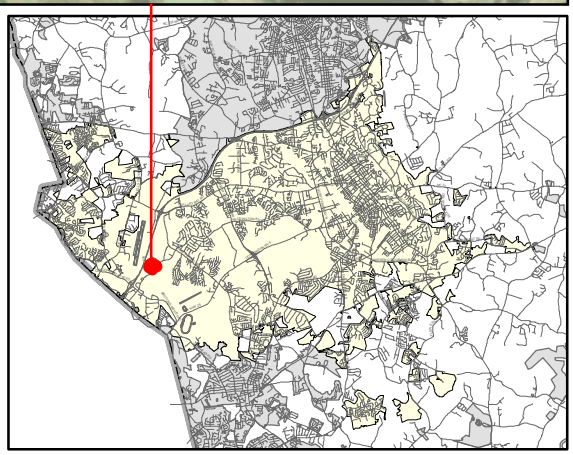
The only three outstanding items at this time, other than sewer allocation, are the NCDEQ sedimentation and erosion control permit, and two other stormwater comments.

CN-PSA-2024-00008

Type: Residential
Multifamily
165 multifamily units

Allocation Request: 24,750

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Weddington Ridge Phase 2					
2.)	Description of project location:	8150 Weddington Riad, Concord NC (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	45992646620000	3a.)	Parcel Acreage:	11.18		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.)		
6a.)	Description of Facility to be served.	Apartments	6b.) Number of Lots	NA	6c.) Number of Units	165	
7d.)	Additional description information:	Phase 2 is 165 apartment units					

B. Applicant Information

Michael Tubridy, Managing Director (Title) (Name of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	601 S. Tryon St, Suite 800 (Applicant's Street or Box Number)
Crescent Acquisitions, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings as applicable.)	Charlotte, NC 28202 (Applicant's City, State, Zip Code)
(315) 480-2883 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Dan (Name) Gualtieri (Email) (Name with Title and Email of contact person, who can answer questions about application)	dgualtieri@crescentcommunities.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Robert Cash (Typed name of North Carolina Professional Engineer)	CESO, Inc (Company Name)
033448 (NCPE Registration Number)	4601 Park Road, Suite 650 (Street or Box Number)
(803) 802-1459 (Phone Number)	Charlotte, NC 28209 (City, State, Zip Code)
Peter Day (Name and affiliation of contact person, who can answer questions about **application & designs**)	bob.cash@cesoinc.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 24,750 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
1 & 2 bedroom apartments	150 gal/ unit	165	GPD 24,750
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 24,750

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Michael Tubridy _____, **the undersigned, do hereby make application for preliminary wastewater**

(Printed Name)

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

Signature: _____ Date: 10/10/23

4601 Park Road, Suite 650
Charlotte, NC 28209
(704) 521-7898
www.cesoinc.com

October 18, 2023

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

RE: Weddington Ridge Phase 2
Sanitary Sewer System

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

Although the project is broken up into three phases for permitting, Crescent intends to develop this project all at once due to the substantial earthwork and infrastructure required to develop this site.

In general, the subject site is located on the west side of Weddington Road, in Concord, North Carolina. The rectangular-shaped site is bounded by Weddington Road to the East, I-85 to the West, a multi-family development to the South, and both single family homes and businesses to the north. The existing zoning is C-2, a SUP was obtained in 2018 to allow for the development of multifamily in the C-2 zoning. The approved SUP proposed townhomes on the western half of the site (Phase 3) which allows the townhomes to be developed in the existing C-2 zoning.

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

A willingness to serve letter was obtained for Phase 1 of the development on 11/17/2020 and renewed 10/24/2022 (requires that the project commence construction within two years, 10/24/24 expire) as well as a private sewer permit from NCDEQ on 7/13/2021. The approved allocation was to serve Phase I consisting of multifamily apartment buildings. Crescent Communities is requesting the allocation for Phase 2 of the development which will complete the multifamily portion of the project (297 total apartment units). Our Phase II sewer allocation request is for 24,750 gpd.

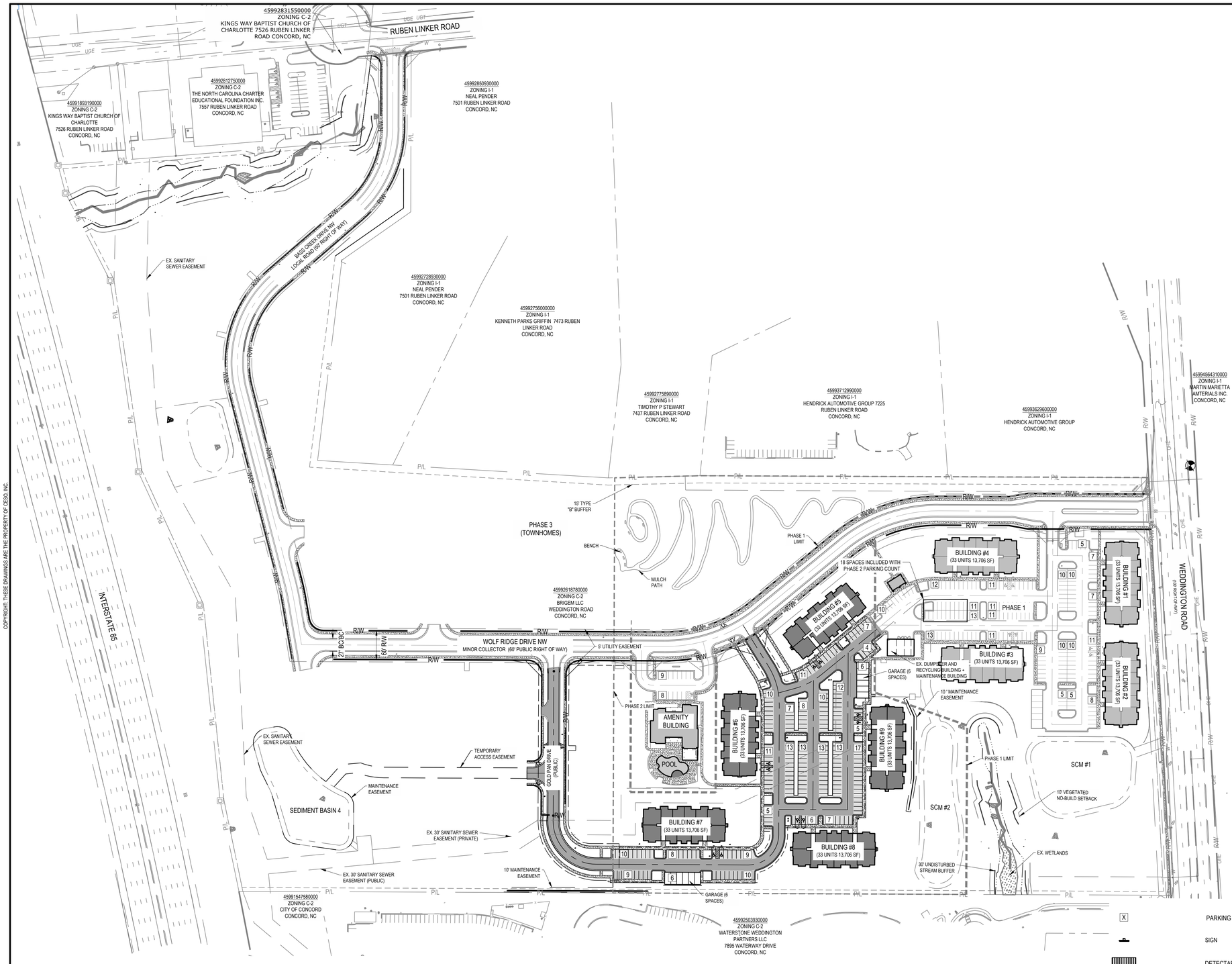
We are nearing approval of our land development plans for Phase I-III, as well as have submitted our architectural drawings for building permit. Construction is anticipated to commence for all three portions of the development once we receive the remaining sewer capacity allocation needed for the entire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

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

Respectfully,

Robert Cash, PE
Senior Program Director, Civil Engineering

Initials: RLC



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

PHASE 2 PROJECT DATA TABLE	
SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	45992646620000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
BUILDING SPACING:	20' MINIMUM + 1' FOR EVERY FOOT OVER 30' HIGH
LARGEST BUILDING SIZE:	13,706 SF/FL (41,118 TOTAL)
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	176.5 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	30 FT
FRONT SETBACK:	50' (20' IF ALL PARKING IS BEHIND THE BUILDING)
SIDE AND REAR SETBACK:	20'
PROPOSED # OF UNITS:	165 APARTMENT UNITS 2-BEDROOM 60 UNITS 1-BEDROOM 105 UNITS
REQUIRED PARKING:	1.5 - 2.5/UNIT = 248 SPACES MINIMUM
PROPOSED PARKING:	248 SPACES 1.50/UNIT
PROPOSED GARAGE PARKING:	2 GARAGE(S) WITH 6 SPACES EACH
PROPOSED OPEN PARKING:	232 SPACES
IMPERVIOUS:	
BUILDING:	68,530 SF
PAVEMENT AND SIDEWALK:	100,064 SF
TOTAL ONSITE:	168,594 SF (3.87 AC)
OFFSITE ROAD AND SIDEWALK:	1,322 SF
BASIN:	20,343 SF
OVERALL TOTAL:	190,259 SF (4.37 AC)
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 2 DENSITY:	(33 UNIT X 5 BUILDINGS) / 11.12 ACRES = 14.8 DUA
PHASE 2 OPEN SPACE	(2.14 ACRES / 11.12 ACRES) X 100 = 19% OPEN SPACE

LEGEND

EXISTING

REFER TO C1.00 FOR EXISTING FEATURES LEGEND

PROPOSED

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

GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

BENCHMARK — DATUM: NAD83F

BM "A": PK NAIL IN ASPHALT
677.56'

BM "B": PK NAIL IN APSHALT
641.29'

North Carolina 811 www.nc811.org

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

CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

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

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL SEAL 033448 ENGINEER ROBERT L. CASH

CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE APARTMENTS PHASE 2

WEDDINGTON ROAD, CONCORD NC

OVERALL SITE PLAN

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

Multi-Family

River Rock Easy Living at Davidson Hwy and Winecoff Sch Rd (CN-PSA-2024-00011)

2821 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Technically Approved
1/14/21	Yes	99	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
No	Yes	Yes	Yes	Yes	Yes

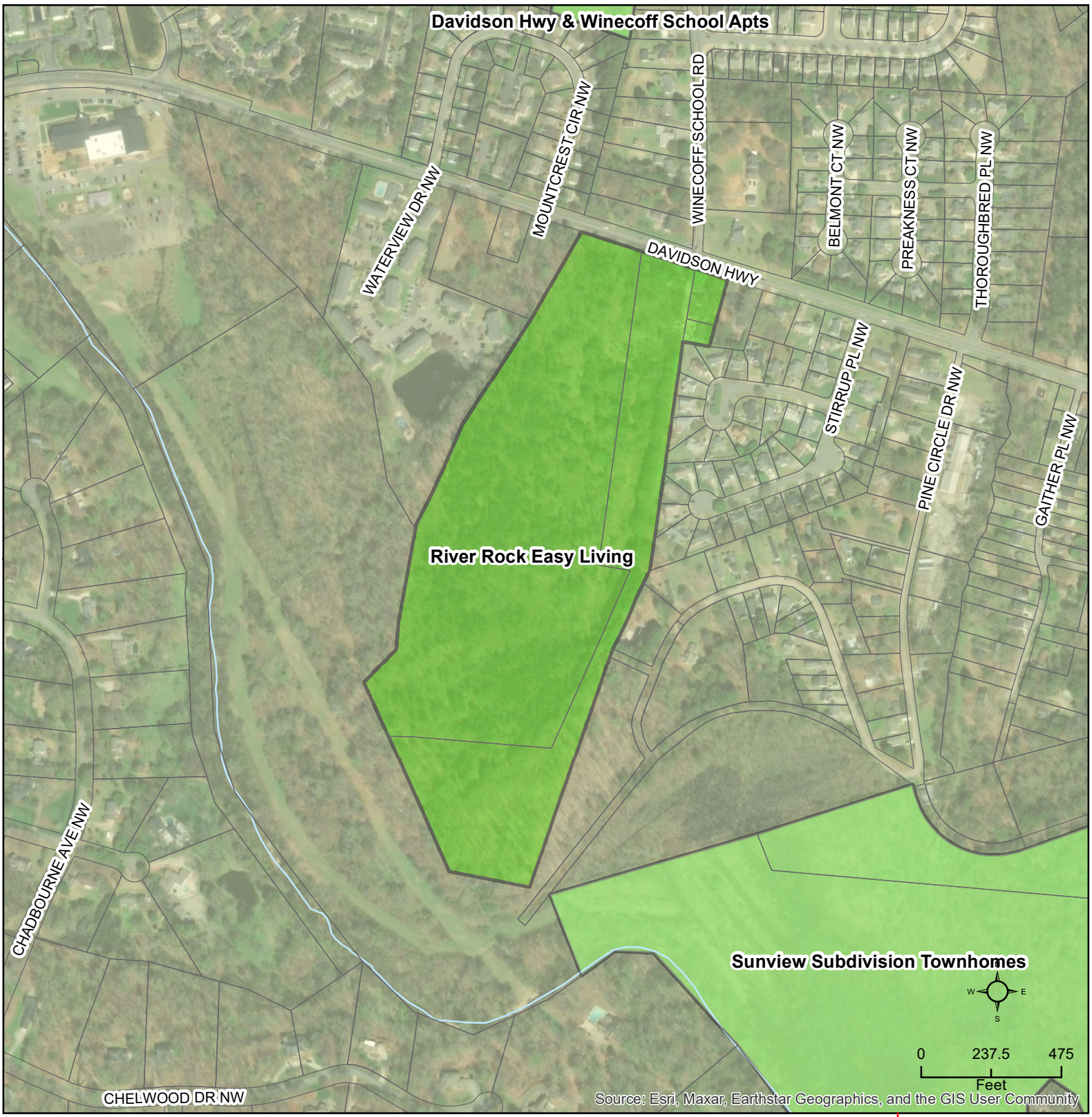
Allocation Request

Total	2024	2025
15,850	8,350	7,350

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

Brief Summary

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

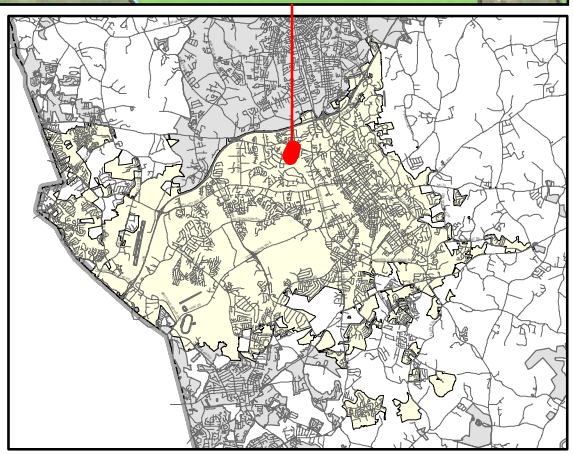


CN-PSA-2024-00011

Type: Residential
Multifamily
99 multifamily units

Allocation Request: 15,850

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	River Rock Easy Living, 55 & Over, Active Adult Community					
2.)	Description of project location:	Site located on the south side of Davidson Highway at the intersection of Winecoff School Road (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	5611554639, 5611557793, 5611660107, 5611569073	3a.)	Parcel Acreage:	+/- 31.74		
4.)	Site Zoning and use:	RV-CD & residential	5.)	Area Commercial or Industrial Building (sq. ft.)	210,960		
6a.)	Description of Facility to be served.	99 single story, attached ranch homes	6b.) Number of Lots	4	6c.) Number of Units	99	
7d.)	Additional description information:	Unique housing types to accommodate 55 & over/senior residents to remain in the City of Concord.					

B. Applicant Information

, (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.)	517 Alcove Road, 302 (Applicant's Street or Box Number)
River Rock Development (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC 28117 (Applicant's City, State, Zip Code)
980-223-6026 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Dan Hughes (Name) dhughes@riverrcap.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dhughes@riverrcap.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Marc R Van Dine (Typed name of North Carolina Professional Engineer)	McAdams Engineering (Company Name)
036289 (NCPE Registration Number)	2100 South Tryon Street, Suite 400 (Street or Box Number)
704-287-6756 (Phone Number)	Charlotte NC 28203 (City, State, Zip Code)
Marc Van Dine (Name and affiliation of contact person, who can answer questions about **application & designs**)	vandine@mcadamsco.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

(8) No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 15,850 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
2 Bedroom Dwelling	150 gal/	dwelling	99	GPD	14,850
3,100 sf Clubhouse	10 gal/	person	100 people	GPD	1,000
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	15,850

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 01/18/2024

RIVER ROCK™ Development

55 & Over, Active Adult, Age Restricted, Senior, Easy Living Community

(Intersection of Davidson Highway & Winecoff School Road)

Below are several key points as to why this project should be granted sewer allocation at the March 26th, 2024, City Council hearing:

* The site is located adjacent to an existing sewer.
* The site is a redevelopment site.
* The residences are universal & diverse
* 15% of the homes will be dedicated to Veterans.
* All units will be built to current accessible standards.
  - No stairs into & within each home (“Zero Steps”)
  - Installation of grab bar blocking within all bathrooms
  - Circulation throughout the homes will be wide enough to accommodate wheelchairs & walkers.
* Satisfies needs of an underserved population including those with disabilities.
* Allows transition for aging adults, grandparents.
* Contribution of 38 acres which equates to a total donation of $1,344,706 to the City to be added to the future Irish Buffalo Greenway.

RIVER ROCK™ Development

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

Below are several key points as to why this project along the south side of Davidson Highway at its intersection with Winecoff School Road should be considered & granted sewer allocation in 2024.

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

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

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

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

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

* The project will consist of 33 buildings. Each building will have 3 units within it. All buildings will be a single story, ranch style unit. The development can be completed in 2 phases.

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

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

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

517 Alcove Road, Suite 302, Mooresville, North Carolina 28117
980-223-4004

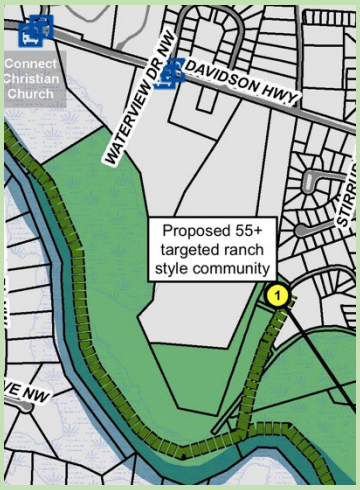
RIVER ROCK™ Development

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

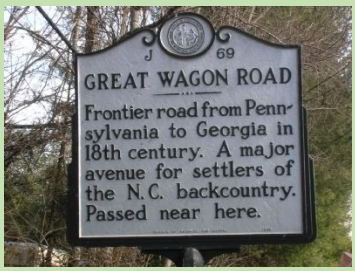
* River Rock Development is purchasing the +/- 38 acres (south & west of the project) which will be contributed to the City for a significant segment of the future Irish Buffalo Greenway. This contribution on a per acre price equates to +/- $35,387 or a total of $1,344,706. While a large expense, River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

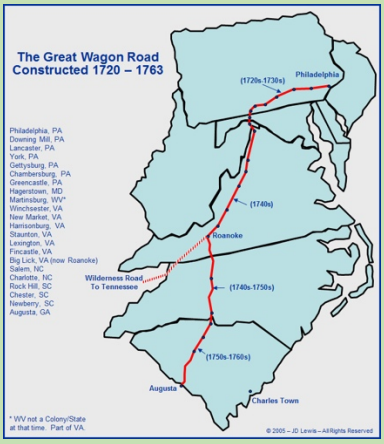
* Zero-step entries & accessible doorways & hardware to allow ADA accessibility within each unit. Minimal sloping driveways will also contribute to accessibility.

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

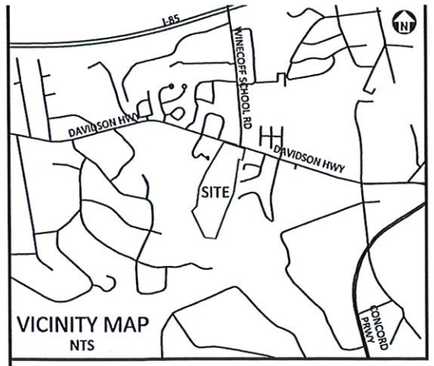


* The underlying land has been in a local Concord resident's family for over 200 years.





517 Alcove Road, Suite 302, Mooresville, North Carolina 28117
980-223-4004



VICINITY MAP
NTS

SITE DATA

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

PID:	5611554639, 5611557793, 5611660107, 5611569073
EXISTING ZONING:	RM-2 & RC
PROPOSED ZONING:	RV (CD)
MINIMUM PERIMETER SETBACKS	
ALONG DAVIDSON HWY:	25' TYPE D BUFFER
SIDE:	-8' TYPE A BUFFER WITH 20' BUILDING SETBACK -15' TYPE B BUFFER (LOCATION PROVIDED ON PLAN) WITH 20' BUILDING SETBACK
REAR:	8' TYPE A BUFFER WITH 20' BUILDING SETBACK
	DEVELOPMENT AREA
AREA:	±31.74 AC
LOT COUNT:	99 UNITS
LOT DENSITY:	3.12 UNITS/AC
OPEN SPACE PROVIDED:	± 13.51 AC
STORMWATER DETENTION PROVIDED:	± 1.28 AC

LINEAR FEET OF ROADS:
STREET 'A' - 303
STREET 'B' - 1,347
STREET 'C' - 580
STREET 'D' - 417

TOTAL DEVELOPMENT

REQUIRED OPEN SPACE:	15% OF GROSS SITE OR 4.76 AC (31.74 AC x 15%)
PROVIDED ACTIVE OPEN SPACE:	± 5.03 AC
TOTAL PROVIDED OPEN SPACE:	± 13.47 AC
PROVIDED TREE SAVE:	28.11% OF GROSS SITE OR ± 8.92 AC
REQUIRED STREET TREES:	1 SHADE TREE EACH SIDE OF ROAD PER 50'
PROVIDED STREET TREES:	3,197 FEET OF STREETS = 128 REQUIRED TREES (LOCATION OF STREET TREES TBD)
REQUIRED STREET CONNECTIVITY RATIO:	1.4
PROVIDED STREET CONNECTIVITY RATIO:	1.5 (9 LINKS / 6 NODES)
TOTAL ACREAGE OF RIGHT-OF-WAY:	± 3.97 AC
TOTAL ACREAGE OF SUBLOTS:	± 4.64 AC
IMPERVIOUS AREA	
STRUCTURES =	210,960 SF
STREETS =	99,155 SF
SIDEWALKS =	37,730 SF
DRIVEWAYS =	50,284 SF
TOTAL IMPERVIOUS =	398,129 SF
MAXIMUM IMPERVIOUS PER ZONING:	50% OF GROSS SITE OR ± 15.87 AC
PROVIDED IMPERVIOUS (ACREAGE):	28.80% OR ± 9.14 AC

MINIMUM SETBACKS	
FRONT BUILDING SETBACK:	20 FEET
FRONT GARAGE SETBACK:	24 FEET
REAR SETBACK:	10 FEET
CORNER SETBACK:	20 FEET
PARKING COUNT	
REQUIRED (1.5 PER DWELLING):	149 SPACES
33 DWELLINGS WITH 1 CAR GARAGES:	66 SPACES (INCLUDES 1 GARAGE SPACE & 1 DRIVEWAY SPACE)
66 DWELLINGS WITH 2 CAR GARAGES:	264 SPACES (INCLUDES 2 GARAGE SPACES & 2 DRIVEWAY SPACES)
ON STREET PARKING:	24 SPACES
TOTAL PARKING PROVIDED:	354 SPACES
BICYCLE PARKING PROVIDED: (1 PER EVERY 5 UNITS)	20 SPACES

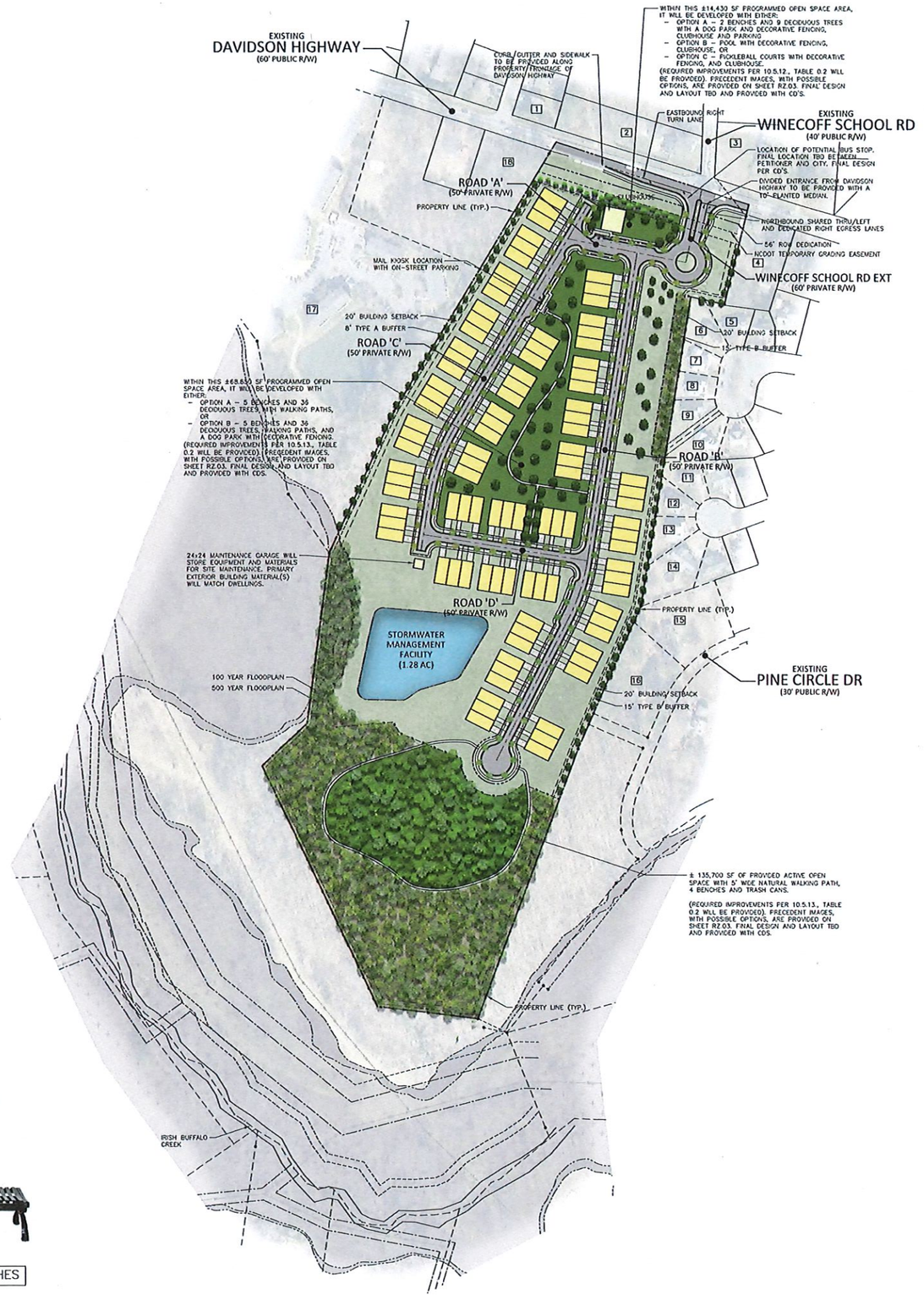
ADJACENT PROPERTY OWNERS

	PARCEL	DEED	OWNER	ZONING
1	5611565429	681-0136	PAGE REALTY INC	RC
2	5611567463	2821-0032	THOMAS H & VICTORIA H JOHNSON	RC
3	5611661356	--	DONALD B & CAROLYN C BRAFFORD	RC
4	5611661009	9072-0127	RESEARCH CITY LLC	RC
5	5611650947	12377-145	CCA RESIDENTIAL #2 LLC	RC
6	5611559964	8169-0218	WILLIAM A & JACQUELINE ZEARLEY	RC
7	5611559856	12165-136	MOME SFR BORROWER LLC	RC
8	5611559841	5445-0152	ADRIANA KIPP	RC
9	5611559723	14309-073	KAY TEMBO & ALDREA SPEIGHT	RC
10	5611559667	13761-228	YAMASA CO LTD	RC
11	5611559536	13518-137	LINDA ISSER	RC
12	5611558591	1166-0280	PATRICK ROSS & JULIE TOWELL TENNIS	RC
13	5611558494	2612-0060	ALAN M FEENEY	RC
14	5611558396	2972-0323	EDMOND & CYNTHIA DUBE	RC
15	5611559253	14009-172	CAROLYN T & JIMMY R SWANSON	RC
16	5611557071	13394-339	GREGORIO SOTO HERNANDEZ	RC
17	5611468269	14547-203	WATERS EDGE OWNER LLC	RC
18	5611563241	11295-033	WAFRICO HOLDINGS LLC & PHILIP S CONRAD	AM-2

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS

POTENTIAL TRASH CANS

POTENTIAL PARK BENCHES



POTENTIAL AMENITIES

PICKLEBALL COURT

DOG PARK

INTERNAL WALKING PATH

NATURAL WALKING PATH

CLUBHOUSE

POOL AMENITY

N

GRAPHIC SCALE
0 75 150 300
1 Inch = 150 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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

DAVIDSON HIGHWAY SINGLE-FAMILY ATTACHED RANCH HOMES

REZONING/ SUP PLAN
2821 DAVIDSON HWY
CONCORD, NORTH CAROLINA, 28027

REVISIONS

NO.	DATE	
1	07. 08. 2021	PER CITY COMMENTS
2	10. 13. 2021	PER CITY COMMENTS
3	11. 15. 2021	PER CITY COMMENTS
4	01. 05. 2022	PER CITY COMMENTS
5	01. 31. 2022	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2021210332
FILENAME	2021210332-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=150'
DATE	06. 08. 2021

SHEET

OPEN SPACE EXHIBIT

RZ.03

M:\Projects\NOC\2021210332\04-Production\Engineering\2021210332-RZ1.dwg, 2/10/2022 10:25:43 AM, Drew Singleton

Residential: Multi-Family

Davidson Hwy & Winecoff School Apartments (CN-PSA-2024-00026)

1267 Winecoff School Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
7/22/2021	Yes	76	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
No	No	No	No	No	No

Allocation Request

Total	2024	2025
12,750	8,850	3,900

Project Scoring

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

Brief Summary

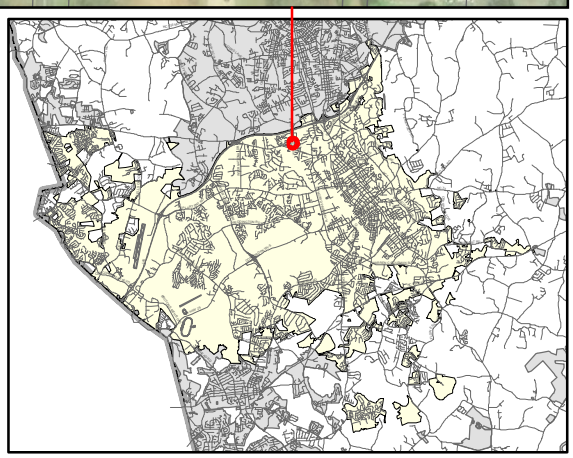
The applicant is proposing to combine two parcels to create four apartments. The properties are currently zoned Residential Compact (RC) which allows multi-family. The applicant is requesting allocation for 76 units, the entire project.

CN-PSA-2024-00026

Type: Residential
Multifamily
76 multifamily units

Allocation Request: 12,750

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

, (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)
(**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)
(Applicant's Phone Number)	(Applicant's Facsimile Number)
(Name) (Email) (Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

☐ No

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

_____

4.) **Volume of wastewater flow to be allocated for this particular project**: _____ 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
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _____, **the undersigned, do hereby make application for preliminary wastewater**

(Printed Name)

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

Signature: Date:

Greenbriar Engineering, PLLC
NCBELS Firm No. P-2746
PO Box 6052, Statesville, NC 28687
Phone: (704)500-8194
Email: Jacob@GreenbriarEng.com

Project Name: 1267 Winecoff School Rd. Concord, NC

Project Location: PIN's 5611-57-3671 & 5611-57-6578

Project Number: 23139

Prepared for:
City of Concord City Council
35 Cabarrus Ave W
Concord, NC 28025

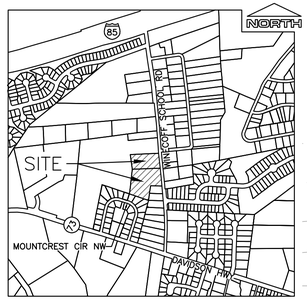
This letter is intended to describe a new apartment complex being proposed in Concord, NC for the purpose of obtaining preliminary sewer allocation.

Project Summary

This development will take two existing parcels and combine them into a new fire-acre apartment complex. Four apartment buildings are proposed: three at 24 units, one at 4 units, making 76 units total at 15 units per acre. The properties are zoned Residential Compact (RC) which allows a maximum density of 15 units per acre. The properties are located within the City of Concord jurisdiction. A sketch of the proposed development has been provided showing the site layout.

Regards,

Jacob B. Levan, P.E.



VICINITY MAP

SCALE 1"=1000'

NORTH

0 40 80 FEET

1" = 40 FEET

PIN 5611572567

PIN 5611670815

BELVEDERE DR NW

PIN 5611670636

PIN 5611670635

PIN 5611670451

PIN 5611671279

PIN 5611578148

PIN 5611578037

PIN 5611573192

PIN 5611574087

PIN 5611575063

PIN 5611566939

PIN 5611568939

PIN 5611566950

WINECOFF SCHOOL RD

WINECOFF WOODS DR NW

OPEN SPACE

APARTMENT BUILDING 3 STORIES – 24 UNITS

APARTMENT BUILDING 3 STORIES – 24 UNITS

APARTMENT BUILDING 1 STORY – 4 UNITS

COMMUNITY BUILDING

MAIL KIOSK

POOL

SWQ

20.00' BUILDING SETBACK

8.00' LANDSCAPING BUFFER YARD

8.00' LANDSCAPING STREET YARD

50.00' BUILDING SETBACK

75.00' FUTURE ROW OF WINECOFF SCHOOL RD

HC CURB RAMP

HC PARKING SIGN

VA PARKING SIGN

TRUNCATED DOMES

PARKING STOPS (TYP.)

REQ. OPEN SPACE: 1.03 AC
PROVIDED OPEN SPACE: 2.08 AC

TOTAL UNITS: 76 UNITS

REQ. PARKING: 1.5 SPACES PER UNIT
= 1.5 SPACES x 76
= 114 SPACES

PROVIDED PARKING: 125 SPACES
(INCLUDING 5 TOTAL HC SPACES, ONE OF WHICH IS TO BE VAN-ACCESSIBLE)

SITE DATA

PARCEL/PIN NO.(S)	5611-5763-7100-00, 5611-5765-7800-00
DEED INFORMATION	DB 13569 PG 299, 301
OWNER NAME	ANIL ANUMUKONDA
TOTAL SITE AREA	
TOTAL DISTURBED	
ZONING CLASSICATION	RC (RESIDENTIAL COMPACT)
PROPOSED USE	MULTIFAMILY RESIDENTIAL
BUILDING 1 AREA	
BUILDING 2 AREA	
BUILDING 3 AREA	
MAX DENSITY	15 UNITS/AC x **5.13 AC** = 76 UNITS
PROPOSED APARTMENT UNITS	76
BUILDING SETBACKS	FRONT 24', REAR 20', INTERIOR SIDE 20', STREET SIDE 50'
EXISTING IMPERVIOUS	
PROPOSED IMPERVIOUS	
BUILDINGS	
PAVING	
SIDEWALKS	
% PROPOSED IMPERVIOUS	
PARKING REGULATION	CITY OF CONCORD
REQUIRED PARKING	1.5 SPACES / UNIT x 76 UNITS = 114 MINIMUM SPACES
PROVIDED PARKING	125 TOTAL SPACES, INCLUDING 5 HC. ONE OF THE 5 HC SPACES TO BE VAN-ACCESSIBLE.
MAXIMUM BUILDING HEIGHT	35'

Not a Certified Document as to the Original Document but Only as to the Revisions in red.

Jacob B. Levan, PE (#055054)
Greenbriar Engineering, PLLC
NCBELS Firm No. P-2746
PO Box 6052, Statesville, NC 28687
Jacob@GreenbriarENG.com
704-500-8194

PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION

North Carolina One-Call Center
811 or 1-800-632-4949
2 DAYS BEFORE DIGGING IN NORTH CAROLINA
CALL 1-800-632-4949
CONTRACTOR SHALL CONTACT NC811 TO LOCATE UTILITIES EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.
Call BEFORE you DIG!
"It's The Law"

REVISION	DATE	DESCRIPTION

1267 WINECOFF SCHOOL ROAD

PRELIMINARY SITE PLAN

CONCORD, CABARRUS COUNTY, NC 28027

ANIL ANUMUKONDA

CESI PROJECT NO. 230021.000
DRAWN BY: CRA
CHECKED BY: JBL

PROJECT MANAGER: DFR
APPROVED BY: DFR
PROJECT START: TBD

CESI
CIVIL GEOTECHNICAL SURVEYING
STATESVILLE BRANCH OFFICE
PO BOX 54
STATESVILLE, NC 28677
M.704.657.4180
www.cesicgs.com
NCBELS CORP. NO. C-0263

©COPYRIGHT 2020

ENGINEERS SEAL

PRELIMINARY PLAN DO NOT USE FOR CONSTRUCTION

C200

Residential: Multi-Family

Winecoff Apartments (CN-PSA-2024-00037)

280 Belvedere Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/20/2021	Yes	39	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
No	No	Yes	No	Yes	Yes

Allocation Request

Total	2024
6,150	6,150

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

Brief Summary

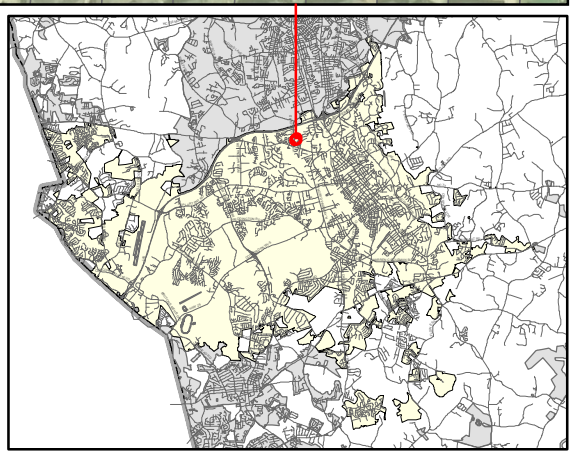
The applicant is proposing two smaller style apartment buildings, one is a 3 story, and one is a 2 story. The applicant is requesting sewer for 39 units. The applicant is also proposing 8 garages. The applicant is also proposing an open-air pavilion and a dog park area.

CN-PSA-2024-00037

Type: Residential
Multifamily
39 multifamily units

Allocation Request: 6,150

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Winecoff Apts				
2.)	Description of project location:	Near the corner of Winecoff School Rd and Belvedere 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.)	Cabarrus County Parcel Identification Number:	5611-67-0451, 5611-67-2464, 5611-67-2664	3a.)	Parcel Acreage:	2.61	
4.)	Site Zoning and use:	RC - multifamily	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	2 apartment buildings	6b.) Number of Lots	3 to be combined	6c.) Number of Units	
7d.)	Additional description information:					

B. Applicant Information

Tran M Chung, Owner (Title) (Name of **legal owner, board, council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	381 Sycamore Ridge Rd NE (Applicant's Street or Box Number)
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord NC 28025 (Applicant's City, State, Zip Code)
704-640-7304 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Virginia Moore, Architect (Name) vmoore@cmoorearch.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	tmchung78@yahoo.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Riley Dee Burgess Jr (Typed name of North Carolina Professional Engineer)	Woodbine Design, PC (Company Name)
10051 (NCPE Registration Number)	20816 N. Main St Suite 204 (Street or Box Number)
704-315-8367 (Phone Number)	Cornelius NC 28031 (City, State, Zip Code)
Peyton Woody, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	pwoody@woodbinedesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 3,750 phase 1 + 2,400 Phase 2 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	
Phase 1 - 20 two bedroom units	150	gal/	per unit	20	GPD	3,000
Phase 1 - 2 one bedroom units	150	gal/	per unit	2	GPD	300
Phase 1 - 2 three bedroom units	225	gal/	per unit	2	GPD	450
Phase 2 - 12 two bedroom units	150	gal/	per unit	12	GPD	1,800
Phase 2 - 1 one bedroom unit	150	gal/	per unit	1	GPD	150
Phase 2 - 2 three bedroom units	225	gal/	per unit	2	GPD	450
				Total	GPD	6,150

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Tran Chung _____, **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.

Tran Chung — Signature:

2/1/2024 — Date:

Carlos J. Moore
ARCHITECT, P.A.
Established 1987
222 Church Street North • Concord, NC 28025 • 704-788-8333 • Fax 704-782-0487 • www.cmoorearch.com

Project Narrative for Winecoff School Rd
PIN – 5611-67-0451, 5611-67-2464, 5611-67-2664
Zoned RC
2.619 acres

The project site is an undeveloped wooded parcels just south of Belvedere Dr NW. The project went before DRC in May of 2021. A traffic impact analysis was requested and performed. It is attached for your reference.

The project consists of developing 2 small apartments buildings, one is 3 story and one is 2 story along with 8 garages and is a phased development. Phase 1 would consist of constructing the 3 story building, the open air pavilion, a dog park, and 8 detached garages for a total of 24 units in phase 1. Sewer for phase 1 would total 3,750 GPA. Phase 2 would consist of constructing the 2 story building which would consist of 15 units and 2,400 GPD of waste water.

Efforts are made to create a pleasant, small scale, affordable, and sustainable apartment community. The 2 story building is situated more towards the residential neighborhood to be sensitive with the scale of the neighborhood and the 3 story building is situated towards Winecoff School Rd.

Garages are proposed as an added amenity, as well as an open air pavilion, and a dog park area. All amenities would be constructed during Phase 1.

Phase 1 – 2024 / 2025 = 3,750 GPD
Phase 2 – 2026 = 2,400 GPD

DAVENPORT

September 14, 2021

TECHNICAL MEMORANDUM

Winecoff Apartment Development

Concord, NC

Prepared for
Carlos Moore Architect, PA

This report is printed on recycled paper with 30% post-consumer content.
All paper is FSC Certified. The entire document, including binding, is 100% recyclable.

Project #: 210618

DAVENPORT

Transportation Technical Memorandum

Winecoff Apartment Development
Concord, NC

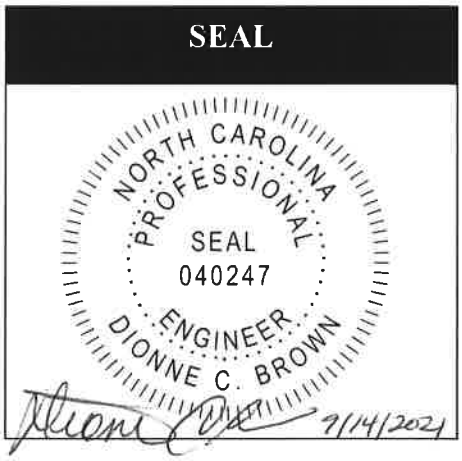
Prepared for Carlos Moore Architect, PA
September 14, 2021

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Erin Govea, P.E.

Sealed by: Dionne C. Brown, P.E.



This report is printed on recycled paper with 30% post-consumer content. All paper is FSC Certified. The entire document, including binding, is 100% recyclable.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.

Home Office:
119 Brookstown Ave. Suite PH1
Winston-Salem, NC 27101
Main: 336.744.1636: Fax: 336.458.9377

Serving the Southeast since 2002

Transportation Technical Memorandum
Winecoff Apartment Development
September 14, 2021

The proposed Winecoff Apartment Development is to be located on the southeast quadrant of the intersection of Winecoff School Road at Belvedere Drive in Concord, NC. The proposed Winecoff Apartment Development is planned to consist of 39 apartment units. Based on the site plan, the proposed development will have one (1) access point on Belvedere Drive.

Winecoff School Road is a two-lane road and approximately 21 feet wide with a speed limit of 35 MPH. Belvedere Drive is a two-lane road and approximately 20 feet wide with a speed limit of 25 MPH. The predominant land uses in the study area are residential. The AADT on Winecoff School Road is 9,200 vehicles per day in 2019.

Vehicular Trip Generation

The trip generation potential of this site was projected based on the most recent edition (10th Edition) of the ITE *Trip Generation Manual.* Table 1 presents the results.

Table 1 – ITE Trip Generation

Land Use	Intensity	Average Daily Traffic (vehicles per day)	AM Peak Hour (vehicles per day)		PM Peak Hour (vehicles per day)	
			Enter	Exit	Enter	Exit
220 – Low Rise Multifamily Housing	39 Dwelling Units	254	4	15	16	10
Total Trips		**254**	**4**	**15**	**16**	**10**

It is estimated that the distribution is a 50/50 split on Winecoff School Road.

Sight Distance

DAVENPORT carried out on-site field investigation of the proposed site access on Belvedere Drive. Looking west there is clear sight distance approximately 300 feet and to the east approximately 500 feet. Based on a design speed of 30 MPH on Belvedere Drive, this sight distance exceeds the NCDOT minimum requirement of 200 feet.

Turn Lane Determinations

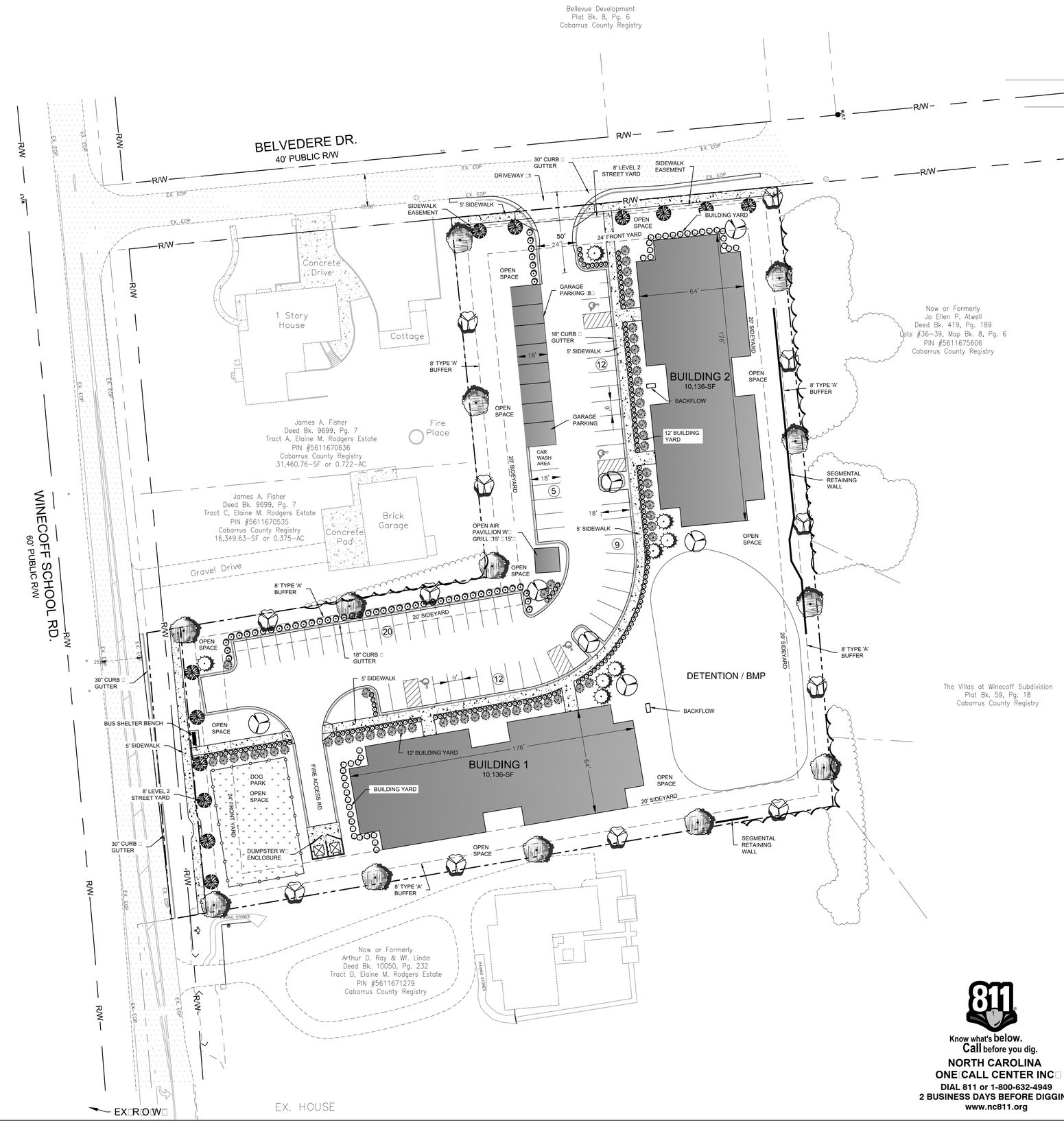
Though traffic volumes were not collected for this project, it is estimated that 10% of the AADT (one way) represents the PM Peak Hour volumes. Therefore, the estimated PM peak hour volume is 460 vehicles on Winecoff School Road. The AADT on Belvedere Drive is unknown. Therefore, according to the City of Concord guidelines, a right turn lane and a left turn lane will be warranted on Winecoff School Road at Belvedere Drive based on the AADT being over 4,000 vehicles per day.

Recommendations

It is recommended to provide a northbound right turn lane of 100 feet of storage and southbound left turn lane of 100 feet of storage with appropriate tapers at the intersection of Winecoff School Road and Belvedere Drive. It is also recommended that the site access be designed and constructed to City of Concord and NCDOT design requirements.

Conclusion

In conclusion, the analysis indicates this development is not expected to have a detrimental impact on traffic operations in the vicinity. Please note that the proposed access should be designed in accordance with City of Concord and NCDOT standards.



ZONING CODE SUMMARY

PROJECT NAME: WINCOFF APARTMENTS
OWNER: TRAN M. CHUNG
PLANS PREPARED BY: Woodbine Design, PC PHONE # 704-315-8367
ZONING: RC JURISDICTION: CITY OF CONCORD
TAX PARCEL ID: (5611-67-0451), (5611-67-2464) & (5611-67-2664)
LOT SIZE: 114,109.48 / 2.619 SQ. FT./ACRES
PROPOSED USE: APARTMENTS
MAX. BUILDING HEIGHT: 35 FEET PROPOSED HEIGHT: XX FEET
MAX. BUILDING LENGTH: 180 FEET PROPOSED LENGTH: XX FEET
BUILDING COVERAGE: PROP. = 25,340 SQ. FT.
DENSITY ALLOWED: 15 UNITS/AC = 2.619-ac x 15 = 39.29 UNITS
DENSITY PROPOSED: 15 UNITS/AC or 39 UNITS

YARD REQUIREMENTS:
SETBACK (FRONT): 24 FT. FROM R/W, SIDE YARD (R): 20 FT.
SIDE YARD (L): 20 FT. REAR YARD: 20 FT.

OPEN SPACE:
REQUIRED = 20% (EXCLUDING BMP)
PROVIDED = SITE 114,083.64 - BLDG. (20,272+22969+11,225) - PAVE - POND = ACTIVE OPEN SPACE 59,617.64-SF
PROVIDED = 59,617.64-SF/114,083.64=52%

IMPERVIOUS AREA DATA

EXIST IMPERV COVERAGE:	0 (REMOVED)	SQ. FT./ACRES
PAVEMENT COVERAGE:	22,969 / 0.53	SQ. FT./ACRES
GRAVEL COVERAGE:	1270 / 0.03	SQ. FT./ACRES
CONCRETE COVERAGE:	3010 / 0.078	SQ. FT./ACRES
BUILDING COVERAGE:	20,488 / 0.47	SQ. FT./ACRES
PAVILION COVERAGE:	225 / 0.005	SQ. FT./ACRES
TOTAL IMPERVIOUS:	48,117 / 1.10	SQ. FT./ACRES
LOT SIZE:	114,083.64 / 2.619	SQ. FT./ACRES
PERCENT IMPERVIOUS:	42% FOR OVERALL SITE, MAX ALLOWED 50%	

LANDSCAPING & BUFFER DATA

BUFFERS YARD:
FRONT: (NO) / YES ____ FT. REAR NO / (YES) 8' TYPE 'A'
SIDE (R): NO / (YES) 8' TYPE 'A' FT. SIDE (L): NO / (YES) 8' TYPE 'A'
POINTS REQUIRED = .2 POINTS/LF

BUILDING YARD:
FRONT: NO / (YES) 8' CATEGORY 2 FT. REAR (NO) / YES ____
SIDE (R): NO / (YES) 8' CATEGORY 2 FT. SIDE (L): NO / (YES) 8' CATEGORY 2
POINTS REQUIRED = .5 POINTS/LF

STREET YARD:
REQUIRED: 8' LEVEL 1
NOTE: LANDSCAPE CALCS TO BE DETERMINED
POINTS REQUIRED = .24 POINTS/LF

PARKING LOT YARD:
REQUIRED: 10% NET AREA OF PARKING LOT
PLANTINGS REQUIRED = 1 SHADE TREE & 8 SHRUBS PER EACH 10 PARKING SPACES.

PARKING

PER CONCORD ZONING ORDINANCE SECTION NO. 10.3
REQUIRED: 60 PROVIDED: 58+8 GARAGES=66
HC REQ'D: 4 HC PROVIDED: 4
MIN PARKING = 1.5 SPACES/UNIT

WATERSHED

WATERSHED: NOT WITHIN A WATERSHED DISTRICT

TIME TABLE

1. PROJECT SHALL BEGIN UPON APPROVAL AND END WITHIN 1-YEAR, NO PHASING

GENERAL NOTES

1. SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
2. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
3. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.
4. SITE LIGHTING SHALL BE PERMITTED SEPARATELY, NO LIGHTING IS PROPOSED AT THIS TIME.
5. THIS SITE SHALL UTILIZE CENTRAL DUMPSTER LOCATION AS SHOWN.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH THE CITY OF CONCORD ORDINANCE.
7. NO ONSITE DEMOLITION LANDFILL OR STUMP HOLE SHALL BE LOCATED ON THIS SITE.

811
Know what's below. Call before you dig.
NORTH CAROLINA ONE CALL CENTER INC
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org

PLOTTED: 7/1/2021
W:\21020-WINECOFF APARTMENTS_CAD\04A-BASE-WINCOFF APARTMENT.DWG

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

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 980.722.2669
woodbinedesign@gmail.com 704.315.8367
pwoody@woodbinedesign.com
20816 N. Main Street, Suite 204
Cornelius, NC 28031

PRELIMINARY NOT FOR CONSTRUCTION

SEAL

SEAL NO: C-4063

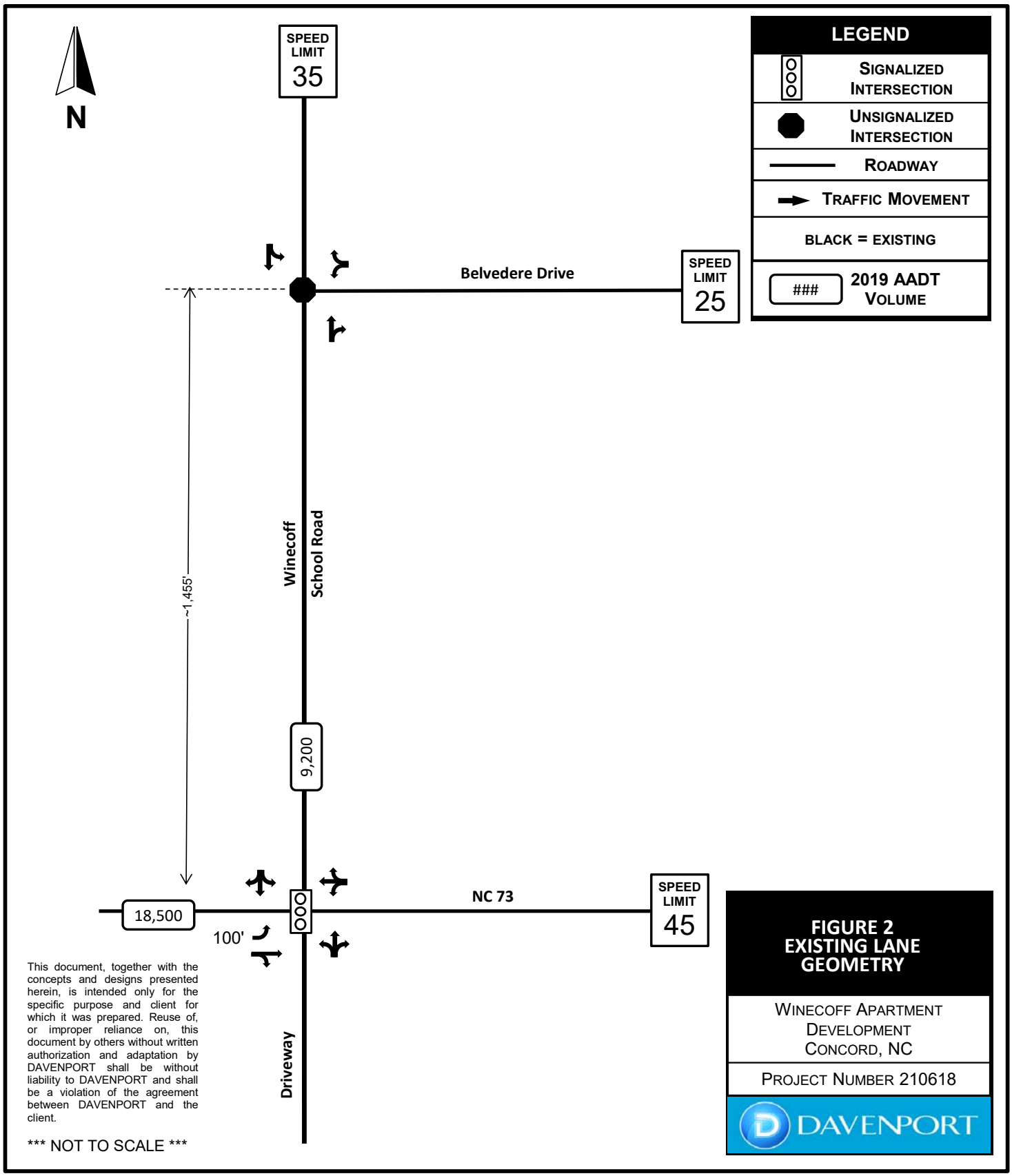
NORTH ARROW
Graphic Scale 1" = 30 ft.

Project: WINCOFF APARTMENTS
Location: 280 BELVEDERE DR NW CONCORD, CABARRUS COUNTY, NC
Sheet Title: SITE PLAN

DEVELOPER/OWNER
TRAN M. CHUNG
381 SYCAMORE RIDGE
CONCORD, NC 28025

Designed By: Woodbine Design
Drawn By: NA
Date: 4/26/21
Revisions:
6/18/21-DRC Comments
7/1/21-NCDOT Comments

Sheet C2 Of 10
Project Number 21020



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.

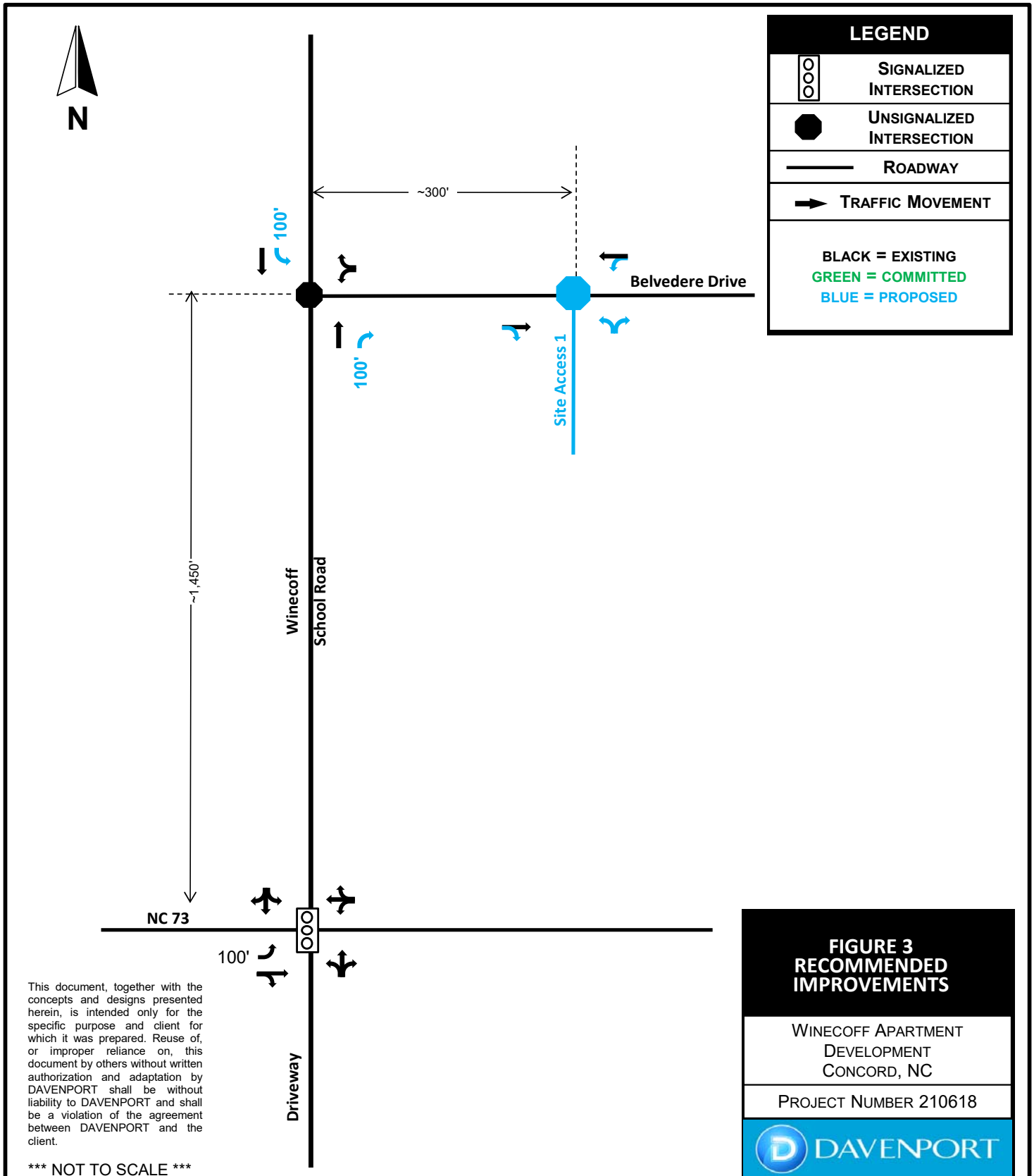
*** NOT TO SCALE ***

FIGURE 2
EXISTING LANE GEOMETRY

WINECOFF APARTMENT DEVELOPMENT
CONCORD, NC

PROJECT NUMBER 210618

DAVENPORT



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.

*** NOT TO SCALE ***

FIGURE 3
RECOMMENDED IMPROVEMENTS

WINECOFF APARTMENT DEVELOPMENT
CONCORD, NC

PROJECT NUMBER 210618

DAVENPORT

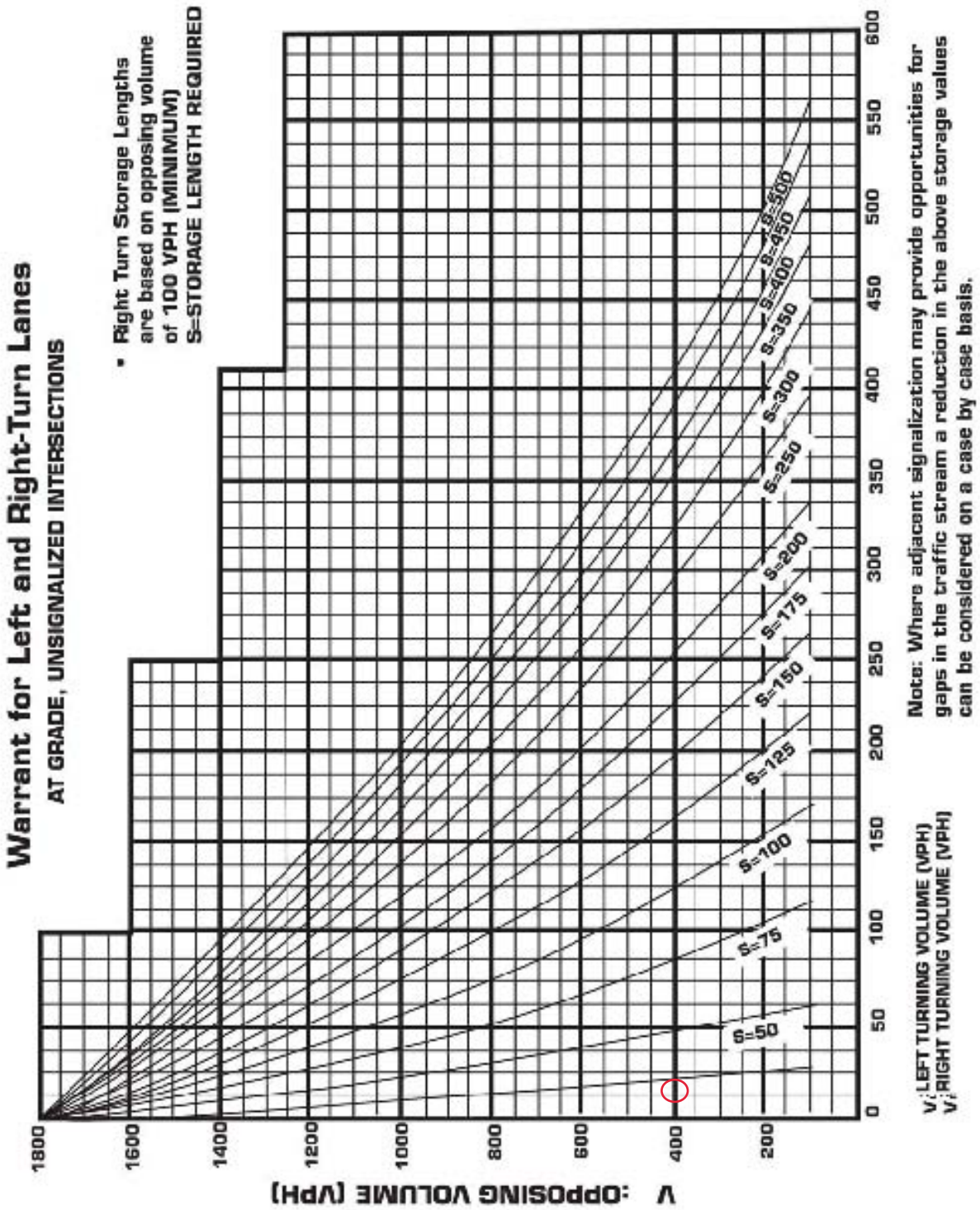
Right-Turn Lane Warrants					
Peak Hour Traffic Volume on the Roadway in Advancing Direction	Minimum Peak Hour Right-Turn Traffic Volume				
	# of thru lanes per direction				
	1		2		3
	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	All Speeds
≤ 200	-	-	-	-	-
201 - 300	-	30	-	-	-
301 - 400	-	19	-	55	-
401 - 500	85	14	-	30	-
501 - 600	58	12	140	25	-
601 - 700	27	9	80	18	-
701 - 800	20	8	53	15	-
801 - 900	12	7	40	12	-
901 - 1000	9	6	30	11	-
1001 - 1100	8	5	23	9	18
1101 - 1200	7	5	18	8	16
1201 - 1300	6	4	14	8	15
1301 - 1400	6	4	11	6	12
1400 +	5	3	8	6	10

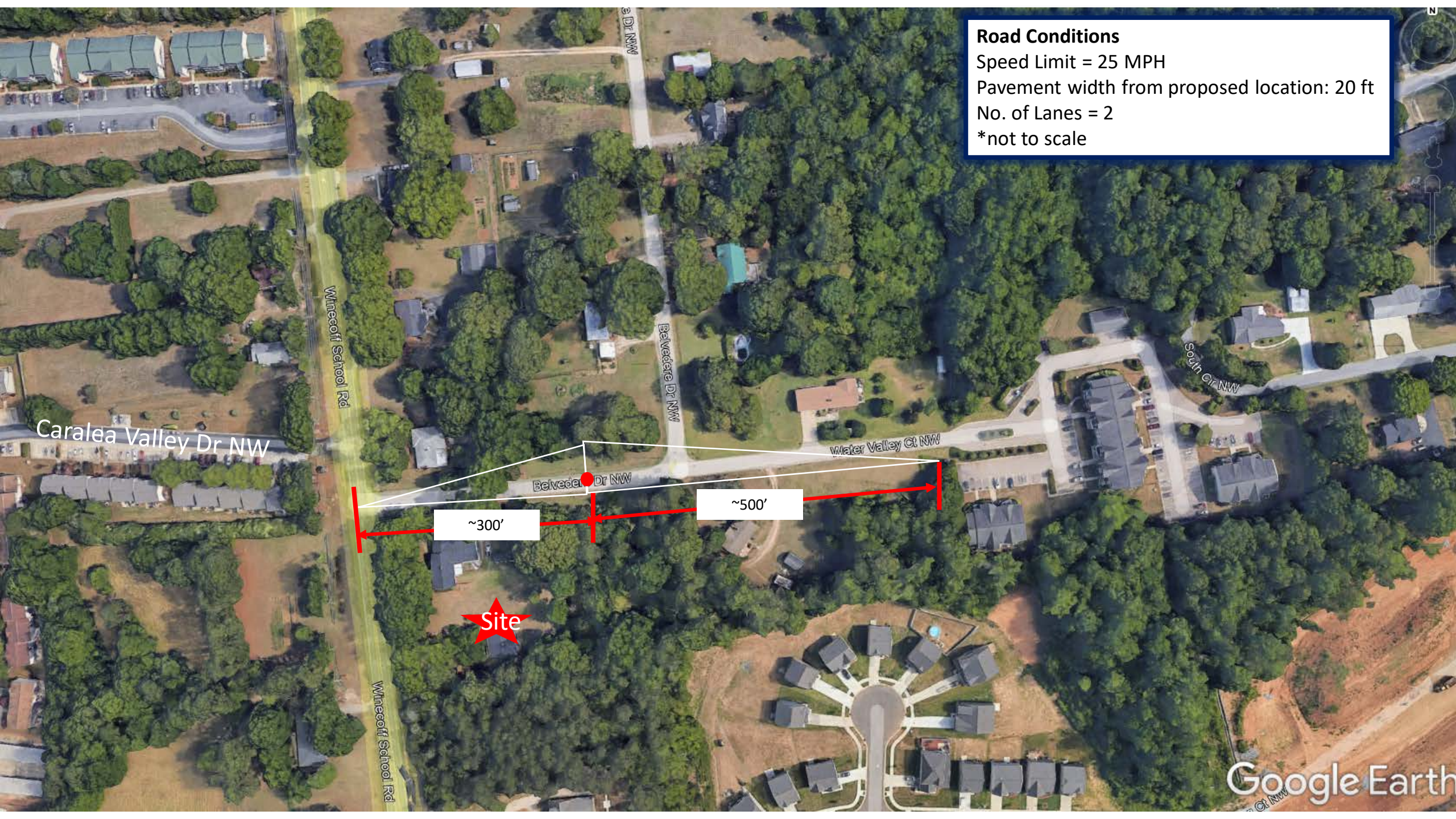
Table C-1

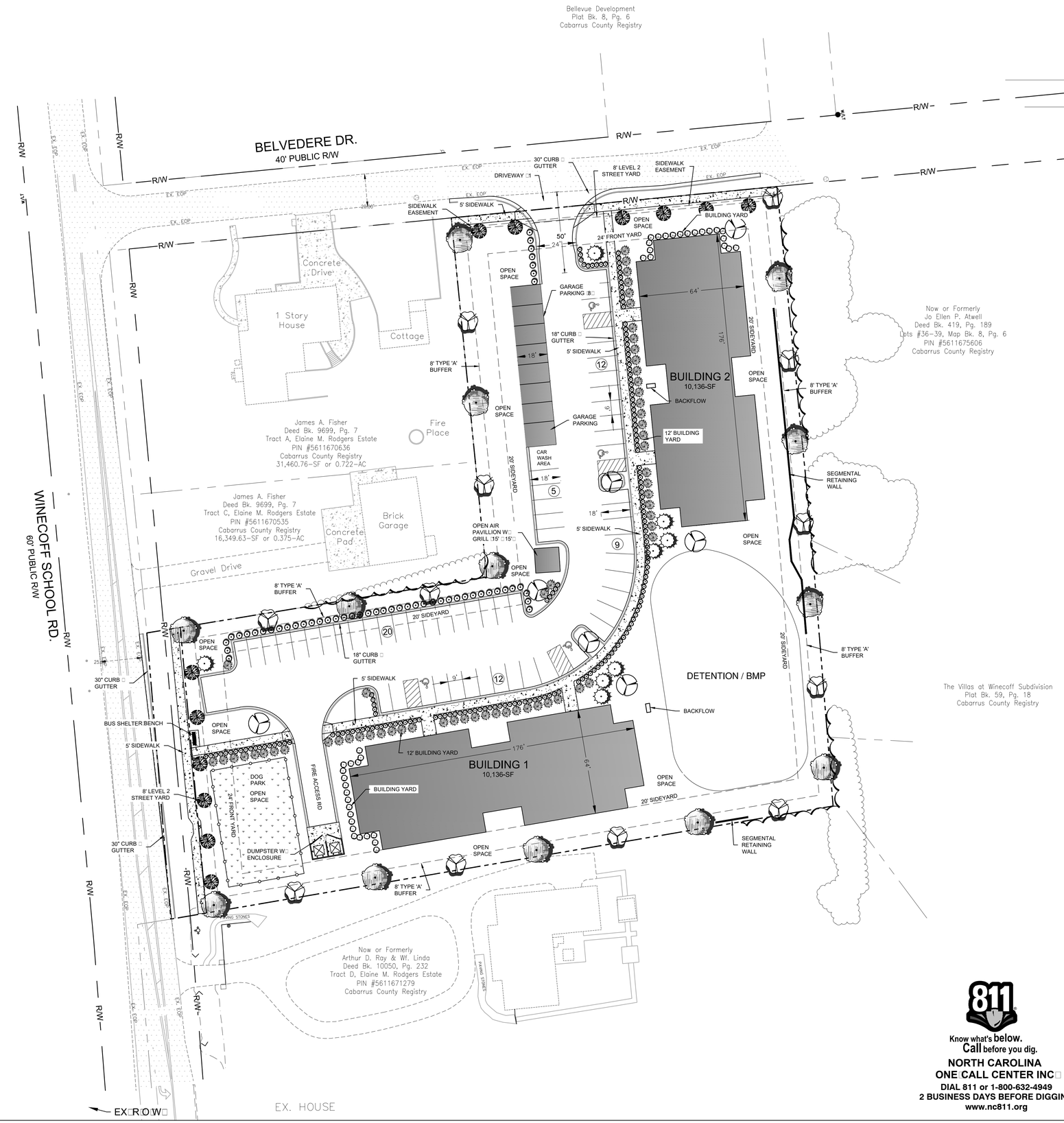
Left-Turn Lane Warrants				
Peak Hour Traffic Volume on the Roadway in Advancing Direction	Minimum Peak Hour Left-Turn Traffic Volume # of thru lanes per direction			
	1		2 (Undivided)*	
	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed
≤ 200	30	15	-	-
201 - 300	12	12	40	30
301 - 400	12	12	30	25
401 - 500	12	12	25	18
501 - 600	12	12	15	12
601 - 1000	12	12	10	8
1000 +	12	8	10	8
*On non-freeway divided highways, left-turn or U-turn lanes should be provided at median breaks.				

Table C-2

Policy On Street And Driveway Access to North Carolina Highways




Road Conditions
Speed Limit = 25 MPH
Pavement width from proposed location: 20 ft
No. of Lanes = 2
*not to scale
Caralea Valley Dr NW
Winecoff School Rd
Belvedere Dr NW
Water Valley Ct NW
South Ct NW
~300’
~500’
Site
Google Earth



ZONING CODE SUMMARY

PROJECT NAME: WINCOFF APARTMENTS
OWNER: TRAN M. CHUNG
PLANS PREPARED BY: Woodbine Design, PC PHONE # 704-315-8367
ZONING: RC JURISDICTION: CITY OF CONCORD
TAX PARCEL ID: (5611-67-0451), (5611-67-2464) & (5611-67-2664)
LOT SIZE: 114,109.48 / 2.619 SQ. FT./ACRES
PROPOSED USE: APARTMENTS
MAX. BUILDING HEIGHT: 35 FEET PROPOSED HEIGHT: XX FEET
MAX. BUILDING LENGTH: 180 FEET PROPOSED LENGTH: XX FEET
BUILDING COVERAGE: PROP. = 25,340 SQ. FT.
DENSITY ALLOWED: 15 UNITS/AC = 2.619-ac x 15 = 39.29 UNITS
DENSITY PROPOSED: 15 UNITS/AC or 39 UNITS

YARD REQUIREMENTS:
SETBACK (FRONT): 24 FT. FROM R/W, SIDE YARD (R): 20 FT.
SIDE YARD (L): 20 FT. REAR YARD: 20 FT.

OPEN SPACE:
REQUIRED = 20% (EXCLUDING BMP)
PROVIDED = SITE 114,083.64 - BLDG. (20,272+22969+11,225) - PAVE - POND = ACTIVE OPEN SPACE 59,617.64-SF
PROVIDED = 59,617.64-SF/114,083.64=52%

IMPERVIOUS AREA DATA

EXIST IMPERV COVERAGE:	0 (REMOVED)	SQ. FT./ACRES
PAVEMENT COVERAGE:	22,969 / 0.53	SQ. FT./ACRES
GRAVEL COVERAGE:	1270 / 0.03	SQ. FT./ACRES
CONCRETE COVERAGE:	3010 / 0.078	SQ. FT./ACRES
BUILDING COVERAGE:	20,488 / 0.47	SQ. FT./ACRES
PAVILION COVERAGE:	225 / 0.005	SQ. FT./ACRES
TOTAL IMPERVIOUS:	48,117 / 1.10	SQ. FT./ACRES
LOT SIZE:	114,083.64 / 2.619	SQ. FT./ACRES
PERCENT IMPERVIOUS:	42% FOR OVERALL SITE, MAX ALLOWED 50%	

LANDSCAPING & BUFFER DATA

BUFFERS YARD:
FRONT: (NO) / YES ____ FT. REAR NO / (YES) 8' TYPE 'A'
SIDE (R): NO / (YES) 8' TYPE 'A' FT. SIDE (L): NO / (YES) 8' TYPE 'A'
POINTS REQUIRED = .2 POINTS/LF

BUILDING YARD:
FRONT: NO / (YES) 8' CATEGORY 2 FT. REAR (NO) / YES ____
SIDE (R): NO / (YES) 8' CATEGORY 2 FT. SIDE (L): NO / (YES) 8' CATEGORY 2
POINTS REQUIRED = .5 POINTS/LF

STREET YARD:
REQUIRED: 8' LEVEL 1
NOTE: LANDSCAPE CALCS TO BE DETERMINED
POINTS REQUIRED = .24 POINTS/LF

PARKING LOT YARD:
REQUIRED: 10% NET AREA OF PARKING LOT
PLANTINGS REQUIRED = 1 SHADE TREE & 8 SHRUBS PER EACH 10 PARKING SPACES.

PARKING

PER CONCORD ZONING ORDINANCE SECTION NO. 10.3
REQUIRED: 60 PROVIDED: 58+8 GARAGES=66
HC REQ'D: 4 HC PROVIDED: 4
MIN PARKING = 1.5 SPACES/UNIT

WATERSHED

WATERSHED: NOT WITHIN A WATERSHED DISTRICT

TIME TABLE

1. PROJECT SHALL BEGIN UPON APPROVAL AND END WITHIN 1-YEAR, NO PHASING

GENERAL NOTES

1. SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
2. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
3. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.
4. SITE LIGHTING SHALL BE PERMITTED SEPARATELY, NO LIGHTING IS PROPOSED AT THIS TIME.
5. THIS SITE SHALL UTILIZE CENTRAL DUMPSTER LOCATION AS SHOWN.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH THE CITY OF CONCORD ORDINANCE.
7. NO ONSITE DEMOLITION LANDFILL OR STUMP HOLE SHALL BE LOCATED ON THIS SITE.

811
Know what's below. Call before you dig.
NORTH CAROLINA ONE CALL CENTER INC
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org

PLOTTED: 7/1/2021
W:\21020-WINECOFF APARTMENTS_CAD\04A-BASE-WINCOFF APARTMENT.DWG

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

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com 980.722.2669
woodbinedesign@gmail.com 704.315.8367
pwoody@woodbinedesign.com
20816 N. Main Street, Suite 204
Cornelius, NC 28031

PRELIMINARY NOT FOR CONSTRUCTION

SEAL

SEAL NO: C-4063

NORTH ARROW
Graphic Scale 1" = 30 ft.

Project: WINCOFF APARTMENTS
Location: 280 BELVEDERE DR NW CONCORD, CABARRUS COUNTY, NC
Sheet Title: SITE PLAN

DEVELOPER/OWNER
TRAN M. CHUNG
381 SYCAMORE RIDGE
CONCORD, NC 28025

Designed By: Woodbine Design
Drawn By: NA
Date: 4/26/21
Revisions:
6/18/21-DRC Comments
7/1/21-NCDOT Comments

Sheet C2 Of 10
Project Number 21020

1 / A-1 FRONT ELEVATION - 3 STORY BUILDING

SCALE 1/4"=1'-0"

SCHEMATIC DESIGN DRAWING
NOT FOR CONSTRUCTION

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

THESE DRAWINGS ARE DIAGRAMATIC, NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICS. EACH DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.

THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE, ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE, IS STRICTLY FORBIDDEN.

© COPYRIGHT 2020 CARLOS MOORE, ARCHITECT PA

Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.786.8333 F-704.782.0487
WWW.CMOOREARCH.COM

PROJECT TITLE:
NEW CONSTRUCTION OF THE
WINECOFF APTS
WINECOFF SCH RD & BELVEDERE, CONCORD, NC

SHEET TITLE:
SCHEMATIC ELEVATION

TODAY'S DATE: X
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 200201 EL
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET
A-1
OF . TOTAL # OF SHEETS: .

Cannon Run Apartments (CN-PSA-2024-00039)

9179 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	274	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
No	No	No	No	No	Yes

Allocation Request

Total	2024	2025	2026	2027	2028	2029
45,150	11,250	7,800	7,500	7,500	7,500	3,600

Project Scoring

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

Brief Summary

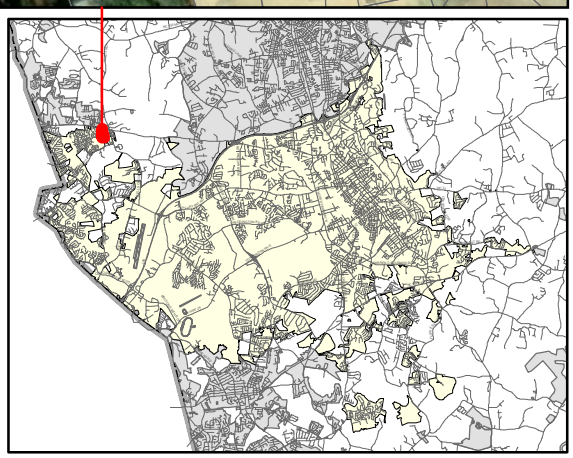
The applicant is looking to develop a mixed-use development proposing 275 apartment units along with office and retail space. This request is for the apartment units.

CN-PSA-2024-00039

Type: Residential
Multifamily
274 multifamily units

Allocation Request: 45,150

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Cannon Run Apartments				
2.)	Description of project location:	Site located on Davidson HWY SR 73, approx 1100 linear feet East of the intersection of Odell School Road (SR 1442) and Davidson HWY (SR 73) (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:	468149038	3a.)	Parcel Acreage:	13.08	
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	0	
6a.)	Description of Facility to be served.	Residential	6b.) Number of Lots	1	6c.) Number of Units	274
7d.)	Additional description information:	274 Total MF Units: 40% 1 BDRM (110 Units), 40% 2 BDRM (110 Units), and 20% 3 BDRM (54 Units)				

B. Applicant Information

Joe Murphy , Partner (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.)	4350 Main Street, Suite 201 (Applicant's Street or Box Number)
Charlotte Real Estate Development (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Harrisburg, NC 28075 (Applicant's City, State, Zip Code)
704.454.7807 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Joe Murphy (Name) jmurphy@cltres.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jmurphy@cltres.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kevin Vogel (Typed name of North Carolina Professional Engineer)	LandDesign (Company Name)
21164 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704.333.0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robby Bell (Name and affiliation of contact person, who can answer questions about **application & designs**)	rbell@landdesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

100	**% Domestic**
0	**% Commercial**
0	**% 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**: 45,150 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Residential (1 Bedroom)	150	gal/	Unit	110 Unit	GPD	16,500
Residential (2 Bedroom)	150	gal/	Unit	110 Unit	GPD	16,500
Residential (3 Bedroom)	225	gal/	Unit	54 Units	GPD	12,150
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	45,150

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

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

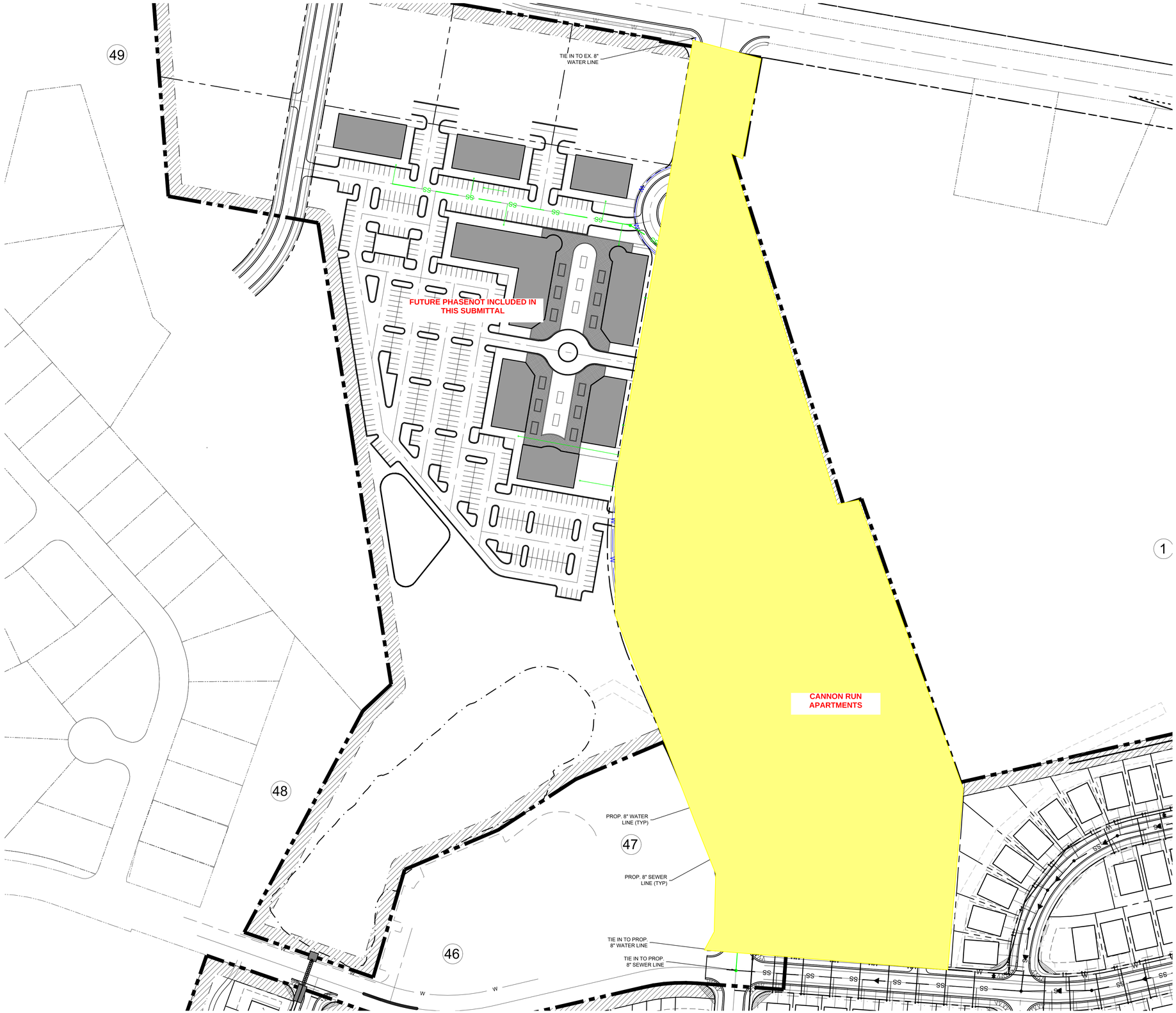
Signature: _____ Date: 1/22/2024

PROJECT NARRATIVE

Project: Cannon Run Apartments
LDI PN: 1023156
Date: 16-Jan-2024

Description:

Cannon Run Apartments is located within the Cannon Run Subdivision in Concord, North Carolina. The site entrance is located on Davidson Hwy (NC73) approximately 1,100 linear feet west of the intersection of Odell School Road (SR1442) and Davidson Hwy (NC73). The 29.45-acre parcel extends south to Moss Plantation Ave NW. The mixed-use development will be developed in two phases. The residential phase contains 275 apartment units. The total flow requested by this project is 45,150 GPD. This includes 16,500 GPD from 110 1BR residential units,16,500 GPD from 110 2BR residential units, and 12,375 GPD from 54 3BR residential units. The development requires services connecting to a proposed 8-inch sewer line which will tie to an 8-inch line on Moss Plantation Ave NW, as well as water services connection to a proposed 8-inch water main which will run from Davidson Hwy to Moss Plantation Ave NW. A utility plan exhibit is attached with the application.



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CANNON RUN APARTMENTS

CHARLOTTE REAL ESTATE DEVELOPMENT

LANDDESIGN PROJ.#
1023156

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIM WASTEWATER FLOW SUBMITTAL	09/13/2023

DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: RCB

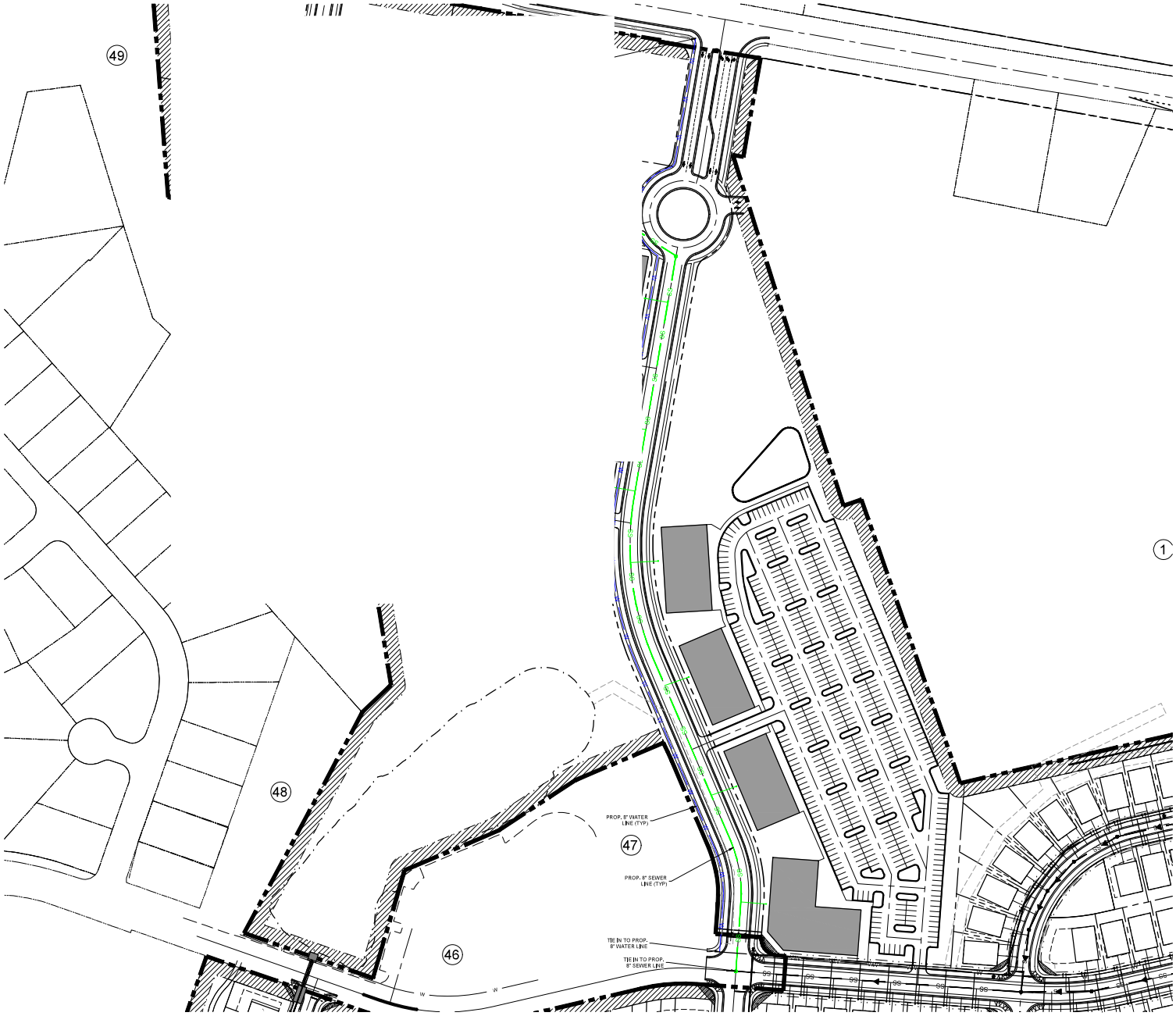
SCALE
NORTH
VERT: N/A
HORZ: 1=80
0 40 80 160

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C3.00



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 054356 ENGINEER ROBERT BELL

NOT FOR CONSTRUCTION

PROJECT

CANNON RUN APARTMENTS

CHARLOTTE REAL ESTATE DEVELOPMENT

LANDDESIGN PROJECT 1023156

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIM WASTEWATER FLOW SUBMITTAL	09/15/23

DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: RCB

SCALE

VERT: N/A
HORZ: 1=80
0 40 80 160

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C3.00

Nonresidential

Seating Capacity Old Charlotte (CN-PSA-2023-00107)

1313 old Charlotte Rd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	Additional 50 seats for existing restaurant/bar	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
No	No	No	No	No	No

Allocation Request

Total	2024
2,000	**2,000**

Project Scoring

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

Brief Summary

The applicant is looking to expand their overall business to include an extra 50 seats for an existing restaurant/ bar. This parcel is currently zoned General Commercial (C-2).

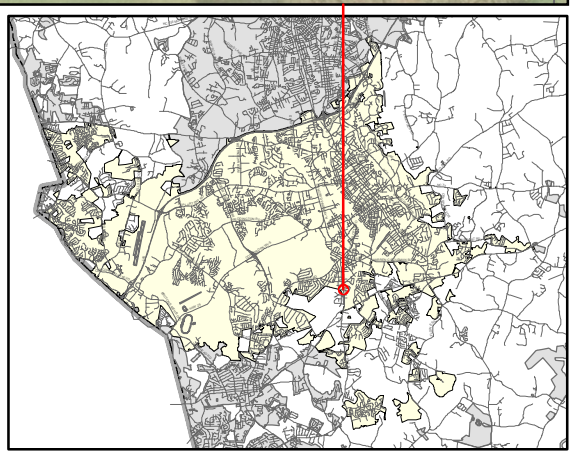
CN-PSA-2023-00107

Type: Nonresidential

Additional 30-40 seats for existing restaurant/bar

Allocation Request: 2,000

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

TO BE COMPLETED BY THE CITY OF CONCORD

Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Seating capacity Old Charlotte				
2.)	Description of project location:	1313 Old Charlotte Rd SW 28027 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	5529-32-9878	3a.)	Parcel Acreage:	0.2614	
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	restaurant	6b.) Number of Lots	1	6c.) Number of Units	
7d.)	Additional description information:					

B. Applicant Information

Bill Stamolis (owner) (Title)	7808 Quail Hill Rd
(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)
	Clt NC 28210
Stamos BD Inc	Clt NC 28210
(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)
704 806-9704	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Bill Stamolis (Name) | pehtis1@live.com (Email)	pehtis1@live.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

☒ No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 2000 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
Full Service	40 gal/ seat	50	GPD 2000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

(Printed Name)

Signature: _____ Date: 2-5-24

1313 Old Charlotte Rd SW

Concord NC 28027

Request for additional seating capacity

Hello.. Hope you are doing well. I am requesting 50 seats for an existing Restaurant/Bar. The total water output requested is 2000 gpd.

Nonresidential

McGrath Office Addition (CN-PSA-2023-00108)

4862 Stough Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	38,800 sf Inventory center with office	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
No	No	No	No	No	N0

Allocation Request

Total	2024
200	**200**

Project Scoring

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

Brief Summary

The applicant is seeking to add 38,800 sf of an inventory center with approximately 4,000 sf of office space and an additional permanent office building to their current site. This parcel is currently zoned Light Industrial (I-1).

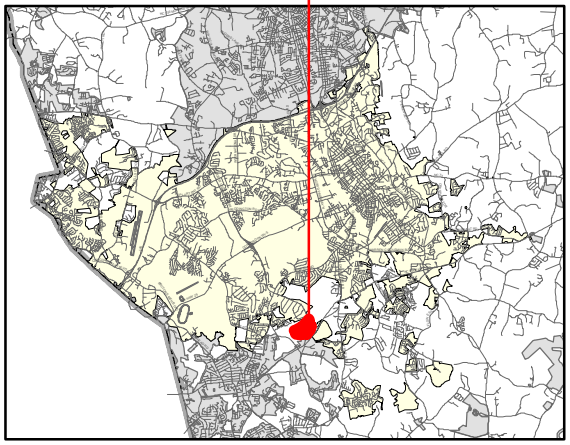
CN-PSA-2023-00108

Type: Nonresidential

38,800 sf Inventory center with office

Allocation Request: 200

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Stough Road - McGrath						
2.)	Description of project location:	Site located at 4862 Stough Road. Approximately 2,000 feet NW of intersection of Stough Road and Hwy 49. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))						
3.)	Cabarrus County Parcel Identification Number:	55187496190000	3a.)	Parcel Acreage:	74.144			
4.)	Site Zoning and use:	I-1; Light Industrial	5.)	Area Commercial or Industrial Building (sq. ft.)	38,800			
6a.)	Description of Facility to be served.	Office	6b.) Number of Lots	1	6c.) Number of Units	1		
7d.)	Additional description information:							

B. Applicant Information

Keith Pratt , CFO (Title)	5700 Las Positas Rd
(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)
McGrath Rentcorp	Livermore, CA, 94551
(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)
925 453 3106	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Keith Pratt, CFO (Name) keith.pratt@mgrc.com (Email)	keith.pratt@mgrc.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Carlton T Burton	Burton Engineering Associates
(Typed name of North Carolina Professional Engineer)	(Company Name)
12557	5950 Fairview Road, Suite 100
(NCPE Registration Number)	(Street or Box Number)
7045538881	Charlotte, NC 28210
(Phone Number)	(City, State, Zip Code)
Chase Burton - Project Manager	chburton@burtoneng.com
(Name and affiliation of contact person, who can answer questions about application & designs)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
General Business and office facilities	25 gal/ employee per shift	8	GPD 200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Keith Pratt — Signature:

11/2/2023 — Date:

November 2, 2023

Starla Rogers
Planning & Development Manager
704-920-5146
rogerss@ConcordNC.gov
35 Cabarrus Ave W
Concord, NC 28025

Re: McGrath Operational Plan
Concord, N.C.

Dear Council members,

We are in the process of expanding our business in the Charlotte and surrounding areas. McGrath and its business units have done business in the area for many years and our now ready to create a permanent physical presence in the market place. We plan to use this location as a regional distribution facility to accommodate growth for our Mobile Modular rental division.

For over 40 years, McGrath RentCorp has served its communities renting modular buildings and portable classrooms. Over time, we have expanded our rental products to include storage containers and high security portable offices. Examples of our products can be found at www.mgrc.com.

No hazardous liquids or solids are stored in our rental products and all equipment is shipped and returned clean and empty. We purchase our rental equipment from a variety of suppliers and do not manufacture them. However, we do some work to modify our products, including painting, welding, and light construction. We are installing a 40,000 sqft Inventory Center with approximately 4,000 sqft of office space and an additional permanent modular office building. All modifications of our product for rentals will be conducted inside the Inventory Center. Initially this location will employee approximately 10 people and could grow to 25+ depending on future business levels. Using NCDENR methodology (15A NCAC 02T .0114) we would produce flow of 250 gallons per day. Attached is an exhibit of average daily flow using data from 3 other McGrath facilities. Actual usage is on average 86 gallons per day.

The modular building floors are the product that will be stored on the site and are no greater than 14' wide and are not stacked. Though not currently anticipated, our other rental divisions may eventually store some product at the location but would not anticipate them exceeding +/- 5 acres of the site. The portable storage containers and high security offices, if stored on site, can be stacked – our plan is to limit stacking to no more than 3 containers (approx. 26'). We typically operate Monday through Friday 7:00 a.m. to 5:00 p.m. with occasional deliveries and drop offs after hours from a designated holding area. The facility would be locked after hours and have a full perimeter fence surrounding the property.

McGrath RentCorp is headquartered in California and is publicly traded on the NASDAQ under ticker MGRC. Our modular building and classroom rental division operates as Mobile Modular. And, our storage containers and high security portable office division operates as Mobile

Modular Portable Storage. More information can be found about our Company at www.mgrc.com. We have regional distribution facilities throughout the United States including our 137 acre corporate headquarters in Northern California, 78 acres in Southern California, 122 acres in Auburndale, Florida, 50 acres in Pasadena, Texas, a 116,000 square foot electronic test equipment rental facility at the DFW airport, and smaller facilities throughout the United States.
Should you have any questions, please feel free to contact me at (972) 456-4082 or at mike.bray@mgrc.com.

Sincerely,

McGrath RentCorp

/s/ Mike Bray

Michael R. Bray
Director of Real Estate
(972)456-4082

Nonresidential

Tommy's Express Car Wash (CN-PSA-2023-00109)

313 Concord Pkwy. N.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	6,000 sf carwash	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
No	No	No	No	No	No

Allocation Request

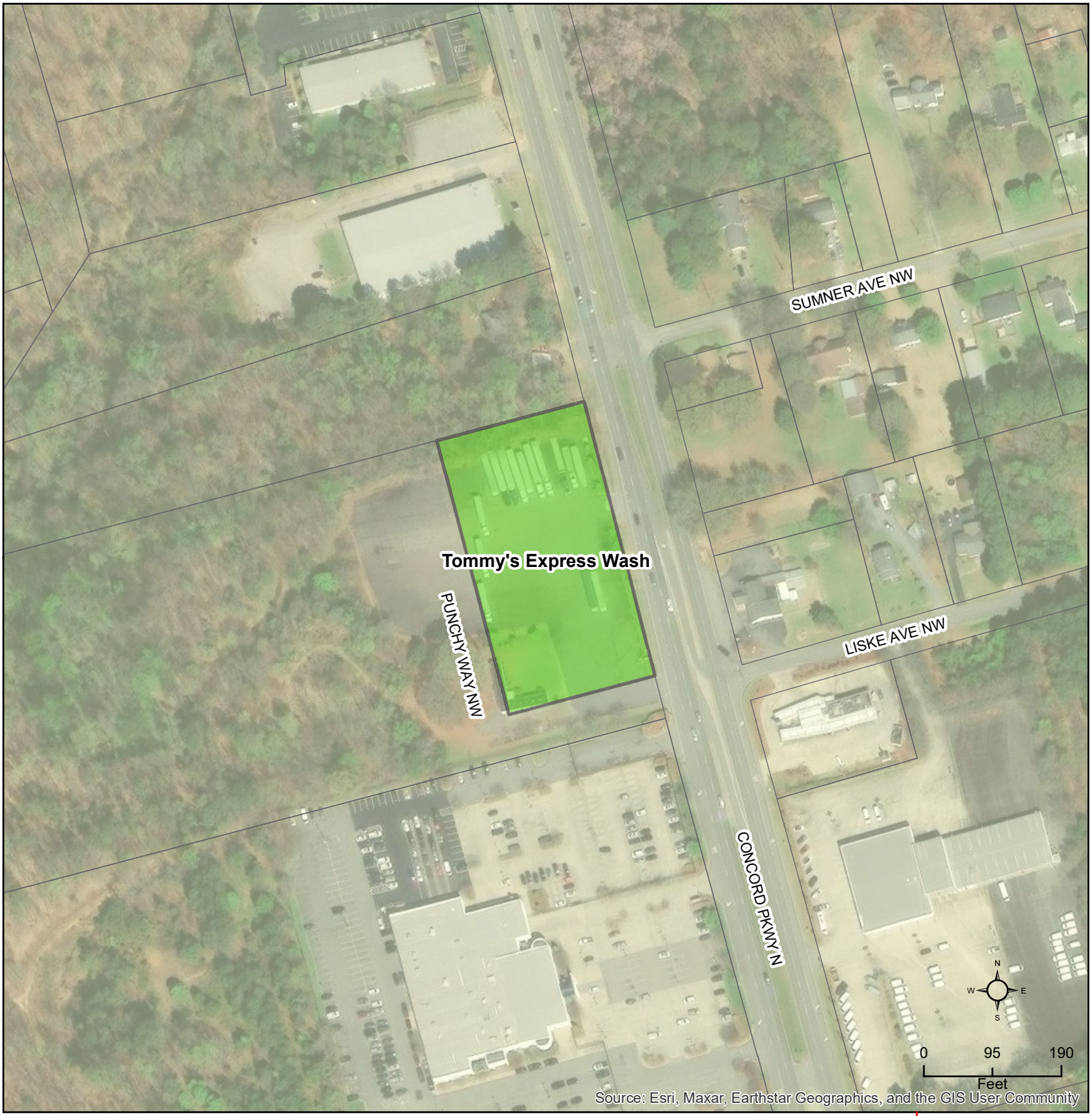
Total	2024
1,200	**1,200**

Project Scoring

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

Brief Summary

This proposal is for a 6,000-sf car wash. This parcel is zoned General Commercial (C-2). This parcel is located inside of the Concord Parkway (US Hwy 29)/ Warren C. Coleman Blvd (US HWY 601) small area plan.



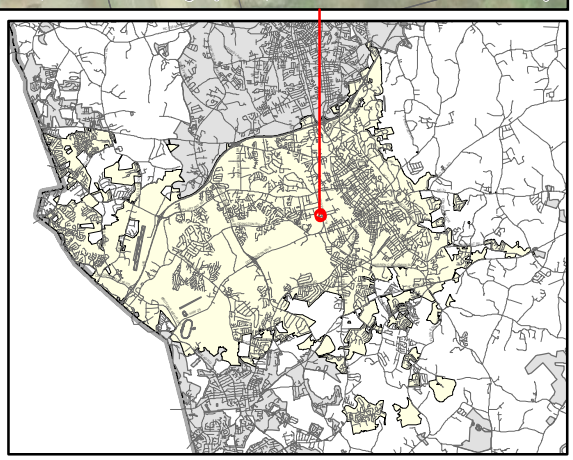
CN-PSA-2023-00109

Type: Nonresidential

6,000 sf carwash

Allocation Request: 1,200

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Tommy's Car Wash - Concord, NC					
2.)	Description of project location:	Northwest side of Concord Parkway N at the intersection of Liske Avenue 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:	56200528150000	3a.)	Parcel Acreage:	1.90		
4.)	Site Zoning and use:	C-2 (Existing Vacant, Proposed Commercial)	5.)	Area Commercial or Industrial Building (sq. ft.)	6000		
6a.)	Description of Facility to be served.	Car Wash	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	Proposed car wash development on vacant out-parcel					

B. Applicant Information

Donald E Whitaker , Owner (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	1225 Mercedes Benz Drive (Applicant's Street or Box Number)
TIL Holdings of Texas, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	Shreveport, LA 71115 (Applicant's City, State, Zip Code)
(318)-698-5770 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Todd Burns (Name) (Email) (Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Brian Smith (Typed name of North Carolina Professional Engineer)	Urban Design Partners (Company Name)
027890 (NCPE Registration Number)	1213 West Morehead Street Suite 450 (Street or Box Number)
(704)-334-3303 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Brian Smith - Civil Engineer (Name and affiliation of contact person, who can answer questions about application & designs)	brian@urbandesignpartners.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 1200 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
Car Wash	1200 gal/ bay	1	GPD 1200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	Total		GPD 1200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _____, **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.

S. Todd Bu — 1/13/23

Signature: Date:

TOMMY'S CAR WASH
PRELIMINARY WASTEWATER FLOW APPLICATION
NARRATIVE AND CALCS
DATE: 06/22/2023
UDP PROJECT NO: 23-CLT-059

APPLICANT

TIL Holdings of Texas, LLC.
Todd Burns
1225 Mercedes Benz Drive
Shreveport, LA 71115
318-698-5770

ENGINEER

Urban Design Partners
Brian Smith, P.E.
1213 W Morehead Street, Suite 450
Charlotte, NC 28208
704-334-3303
704-334-3305 (fax)

PROJECT LOCATION

313 Concord Pkwy N, Concord, NC 28027

NARRATIVE

TIL Holdings of Texas, LLC. intends to construct a commercial use within the existing 1.90-acre vacant parcel (56200528150000) on the northwest side of the intersection of Concord Parkway N and Liske Avenue NW (PIN #56200528150000, Zoning: C-2).

This development will consist of one commercial building ("Building") that will be approximately ±6,000 square feet. The Building will be located on an outparcel of the Buffalo Terrace Apartment Complex, which was approved in August 2020 and re-issued approval in November 2022.

There is a proposed stub-out for this out-parcel development as part of the Buffalo Terrace Apartments project (Permit Number: 21-0420008 – MH-8 stubbed to existing property line) located on the east side of the property, adjacent to the proposed dumpster enclosure.

The following calculations illustrate the sanitary sewer demands for each building based on values provided by the City of Concord and found in 15A NCAC 02T .0114, along with Tommy's Car Wash site reference data for reclaim water usage percentages.

SANITARY SEWER CALCULATIONS

Car Wash:

*Car Wash Facilities: 1,200 gal/bay * 1 car wash bay = 1,200 GPD*
*Reclaim Water Usage (33% average of total usage): 1200 GPD * .67 = 804 GPD*

Total Sanitary Sewer Demand (w/o reclaim usage): 1,200 GPD
Total Sanitary Sewer Demand (w/reclaim usage): 804 GPD

15A NCAC 02T .0114 REFERENCES

Service stations, car wash facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay

TOMMY'S CAR WASH REFERENCES

Conclusions

Based on the studies data, the **average city water usage** per vehicle is **28.11 gallons per vehicle**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation.

Additionally, we use 13.81 gallons per vehicle of **reclaim water**. This brings our **total gallons per vehicle** to **41.92 gallons = 28.11 city water + 13.81 reclaim.** Reclaim water is used for 33% of our car washing.

Reclaim water is constantly in rotation in our system with tanks filled in first day of operation. The city water usage is higher than the reclaim so it is appropriate to conclude the city water is a proper pass-through volume per car less the effect of attrition. With attrition (C&E) applied to total water volume used per vehicle, the **reclaimed volume per vehicle** is then **33.54 gallons per vehicle = 28.11 city + 13.81 reclaim x 0.80 percent.** 13.81 gallons of the reclaimed water refills the tanks which leaves **total discharge per vehicle** at **19.73 gallons per vehicle = 33.54 reclaimed – 13.81 reclaim water replaced.**

GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

06/21/2023

DONALD E WHITAKER
530 CONCORD PARKWAY N
CONCORD, NC 28027

TOMMY'S CAR WASH

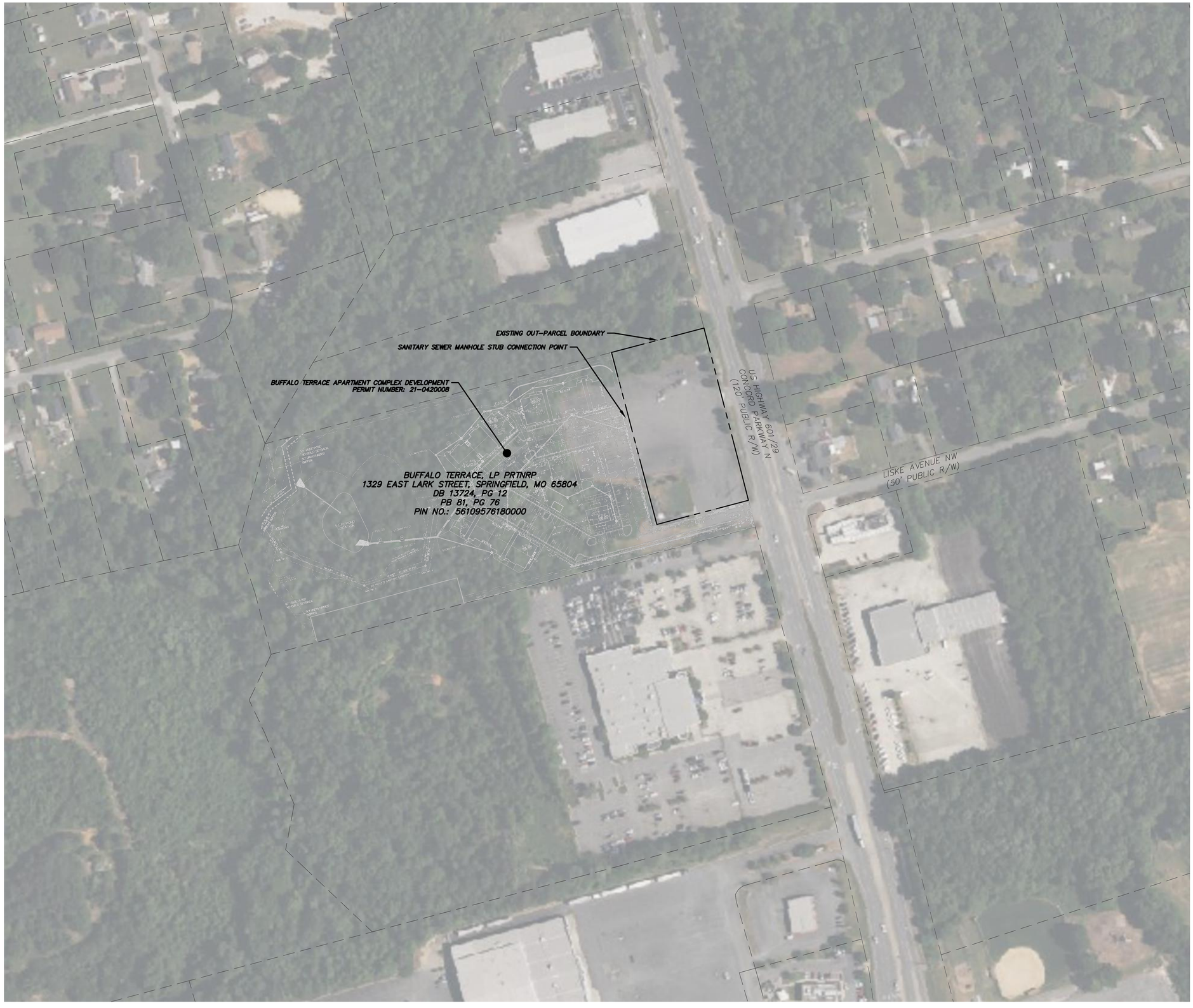
PIN: 5620052815000O

313 CONCORD PARKWAY NORTH, CONCORD, NORTH CAROLINA

NO.	DATE:	BY:	REVISIONS:

Project No: 23-CLT-2023
Date: 06/21/2023
Sheet No:

EX-A



GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

URBAN DESIGN PARTNERS
1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

06/21/2023

DONALD E WHITAKER
530 CONCORD PARKWAY N
CONCORD, NC 28027

TOMMY'S CAR WASH

PIN: 5620052815000

313 CONCORD PARKWAY NORTH, CONCORD, NORTH CAROLINA

NO.	DATE:	BY:	REVISIONS:

Project No: 23-CLT-2023
Date: 06/21/2023
Sheet No:

EX-B

Nonresidential

Auto Parts Retail (CN-PSA-2024-00001)

3699 Concord Pkwy S.

DRC	Entitled	Units	PRS Routed	Technically Approved
2/16/23	Yes	12,000 sf. auto parts store	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
No	No	No	No	Yes	Yes

Allocation Request

Total	2024
1,200	**1,200**

Project Scoring

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

Brief Summary

This proposal is for a 12,000 sq. ft. auto parts store. This parcel is zoned General Commercial (C-2).

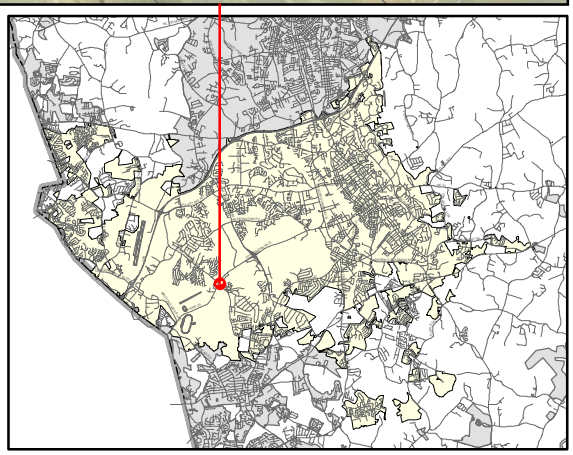
CN-PSA-2024-00001

Type: Nonresidential

12,000 sf Auto parts store

Allocation Request: 1,200

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:	

A. Project Information

1.)	Project Title:	Retail - Concord, NC					
2.)	Description of project location:	E corner of Concord Parkway S and Pitts School Road SW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	55093377060000	3a.)	Parcel Acreage:	1.34 ac		
4.)	Site Zoning and use:	C-2 Commercial	5.)	Area Commercial or Industrial Building (sq. ft.)	12,000		
6a.)	Description of Facility to be served.	Auto Parts Retailer	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	Stand alone autoparts retailer					

B. Applicant Information

Chris Klentz, EIT (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.)	3475 Corporate Way, Suite A (Applicant's Street or Box Number)
Gaskins + LeCraw (**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.)	Duluth, GA 30096 (Applicant's City, State, Zip Code)
678.546.8100 (Applicant's Phone Number)	n/a (Applicant's Facsimile Number)
Chris Klentz (Name) cklentz@gaskinslecraw.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	cklentz@gaskinslecraw.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Timothy Kyle Sharpe (Typed name of North Carolina Professional Engineer)	Gaskins + LeCraw (Company Name)
54209 (NCPE Registration Number)	3475 Corporate Way Suite A (Street or Box Number)
678.546.8100 (Phone Number)	Duluth, GA 30096 (City, State, Zip Code)
Chris Klentz (Name and affiliation of contact person, who can answer questions about **application & designs**)	ksharpe@gaskinslecraw.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Stores and shopping centers w/o food service	100 gal/ 1,000sf	12,000 sf	GPD 1,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Chris Klentz _____, **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.

Chris Klentz
Digitally signed by Chris Klentz
DN: cn=Chris Klentz, c=US, email=chris.klentz@lecraweng.com
Date: 2023.01.23 15:35:00 -05'00'

Signature: Date:

(e) The Director may determine that a disposal system shall not be deemed to be permitted in accordance with this Rule or other Permitted By Regulation rules in this Subchapter and require the disposal system to obtain an individual permit or a certificate of coverage under a general permit. This determination shall be made based on existing or projected environmental impacts, compliance with the provisions of this Rule or other Permitted By Regulation rules in this Subchapter, and the compliance history of the facility owner.

History Note: *Authority G.S. 130A-300; 143-215.1(a)(1); 143-215.1(b)(4)(e); 143-215.3(a);*
Eff. September 1, 2006;
Amended Eff. March 19, 2015; June 18, 2011;
Readopted Eff. September 1, 2018.

15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES

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

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

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

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

Convenience stores, with food preparation	60 gal/100 sq ft
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq ft
Stores and shopping centers without food service	100 gal/1000 sq ft
Transportation terminals – air, bus, train, ferry, port and dock	5 gal/passenger

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

(e) Design daily flow rates for residential property on barrier islands and similar communities located south or east of the Atlantic Intracoastal Waterway and used as vacation rental as defined in G.S. 42A-4 shall be 120 gallons per day per habitable room. Habitable room shall mean a room or enclosed floor space used or intended to be used for living or sleeping, excluding kitchens and dining areas, bathrooms, shower rooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets, and storage spaces.

(f) An adjusted daily sewage flow design rate shall be granted for permitted but not yet tributary connections and future connections tributary to the system upon showing that the capacity of a sewage system is adequate to meet actual daily wastewater flows from a facility included in Paragraph (b) or (c) of this Rule without causing flow violations at the receiving wastewater treatment plant or capacity-related sanitary sewer overflows within the collection system as follows:

(1) Documented, representative data from that facility or a comparable facility shall be submitted by an authorized signing official in accordance with Rule .0106 of this Section to the Division for all flow reduction requests, as follows:

(A) dates of flow meter calibrations during the time frame evaluated and indication if any adjustments were necessary;

(B) a breakdown of the type of connections (e.g. two bedroom units, three bedroom units) and number of customers for each month of submitted data as applicable. Identification of any non-residential connections including subdivision clubhouses and pools, restaurants, schools, churches and businesses. For each non-residential connection, information identified in Paragraph (c) of this Rule (e.g. 200 seat church, 40 seat restaurant, 35 person pool bathhouse);

(C) a letter of agreement from the owner or an official, meeting the criteria of Rule .0106 of this Section, of the receiving collection system or treatment works accepting the wastewater and agreeing with the adjusted design rate;

(D) age of the collection system;

(E) analysis of inflow and infiltration within the collection system or receiving treatment plant, as applicable;

(F) if a dedicated wastewater treatment plant serves the specific area and is representative of the residential wastewater usage, at least the 12 most recent consecutive monthly average wastewater flow readings and the daily total wastewater flow readings for the highest average wastewater flow month per customers, as reported to the Division;

(G) if daily data from a wastewater treatment plant cannot be used or is not representative of the project area: 12 months worth of monthly average wastewater flows from the receiving treatment plant shall be evaluated to determine the peak sewage month. Daily wastewater flows shall then be taken from a flow meter installed at the most downstream point of the collection area for the peak month selected that is representative of the project area. Justification for the selected placement of the flow meter shall also be provided; and

(H) an estimated design daily sewage flow rate shall be determined by calculating the numerical average of the top three daily readings for the highest average flow month. The calculations shall also account for seasonal variations, excessive inflow and infiltration, age and suspected meter reading and recording errors.

(2) The Division shall evaluate all data submitted but shall also consider other factors in granting, with or without adjustment, or denying a flow reduction request including: applicable weather conditions during the data period (i.e. rainy or drought), other historical monitoring data for the particular facility or other similar facilities available to the Division, the general accuracy of

January 23, 2023

Sherri V. Moore
City of Concord Engineering Coordinator
PO Box 308
Concord, NC 28028

Re: Auto Parts Retailer – Concord, NC
3699 Concord Parkway South
Concord, NC 28027

Dear Ms. Moore:

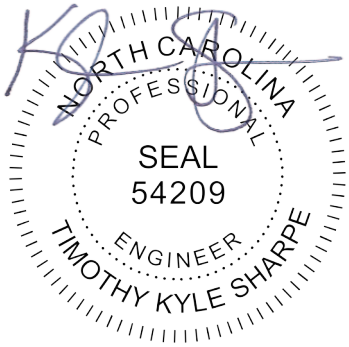
For the above referenced project, the proposed daily sewage flow calculations are being submitted for your review. It is my understanding that, by submitting this letter along with the project information below, you will notify us if any upgrades are necessary to the downstream system. The project information is as follows:

- Project Name: Retail – Concord, NC
- Location: 3699 Concord Parkway S, Concord, NC 28027 (PID 55093377060000)
- Property Zoning: C-2
- Contact Name & Engineering Firm: Chris Klentz/ Gaskins + LeCraw
- Contact Info: (direct) 678.257.1915 (email) cklentz@gaskinslecraw.com
- Project Description:
  - This project includes the demolition of the existing gas station and parking lot and the construction of a new auto parts retailer and it's associated parking lot, utilities, and stormwater management
- Proposed Flow Calculations:

Stores and shopping centers w/o food service: 100 gallons/1,000 sf

Anticipated Daily Flow: 1,200 GPD = [(100gal/1,000 sf) * 12,000 sf]

If there is anything else that you require to perform this analysis, please do not hesitate to contact me.



1/23/23

Sincerely,

Timothy Sharpe, PE

Nonresidential

Common Park Circle Dual Brand Hotel (CN-PSA-2024-00002)

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
No	No	No	Yes	Yes	Yes

Allocation Request

Total	2024
24,375	**24,375**

Project Scoring

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

Brief Summary

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

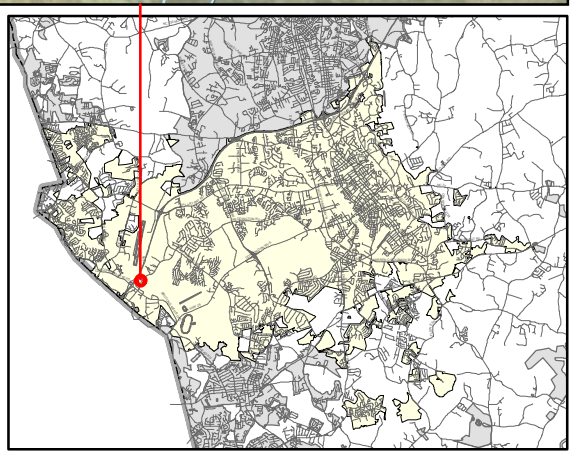
CN-PSA-2024-00002

Type: Nonresidential

88,039 sf (166 room) hotel

Allocation Request: 24,375

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Common Park Circle Dual Brand Hotel					
2.)	**Description of project location:**	7890 Commons Park Circle NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	4599-04-6350-0000	3a.)	**Parcel Acreage:**	2.817		
4.)	**Site Zoning and use:**	C-2 & Hotel	5.)	**Area Commercial or Industrial Building (sq. ft.)**	88,039		
6a.)	**Description of Facility to be served.**	Hotel	**6b.) Number of Lots**	1	**6c.) Number of Units**	N/A	
7d.)	**Additional description information:**	5 story dual brand hotel with 166 rooms					

B. Applicant Information

Samir Patel , Sr. Manager, Development (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2706 James ST (Applicant's Street or Box Number)
Concord Lodging LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Coralville, IA 52241 (Applicant's City, State, Zip Code)
641-680-1244 (Applicant's Phone Number)	310-496-6193 (Applicant's Facsimile Number)
SAMIR PATEL (Name) SAMIR.PATEL@HAWKEYEHOTELS.COM (Email) (Name with Title and Email of contact person, who can answer questions about application)	SAMIR.PATEL@HAWKEYEHOTELS.COM (Applicant's Email Address)

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

C. Design Engineer Information if available

Michael Newman (Typed name of North Carolina Professional Engineer)	MDV Engineering (Company Name)
28274 (NCPE Registration Number)	215 Johnston ST (Street or Box Number)
704-400-1044 (Phone Number)	Rock Hill, SC 29730 (City, State, Zip Code)
Michael Newman (Name and affiliation of contact person, who can answer questions about **application & designs**)	michael@mdveng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◯ No

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

Grease Interceptor

4.) **Volume of wastewater flow to be allocated for this particular project**: 24,375 gallons per day

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

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

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Samir Patel — Signature:

12/20/23 — Date:

January 8, 2023

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,

Michael Newman, P.E.

215 Johnston Street, Rock Hill, South Carolina, 29730 * 704.400.1044 * email: michael@mdveng.com

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

Real Estate Tax Revenue Annually

FAIRFIELD INN & TOWNEPLACE SUITES

**Projected First Annual Real Estate Tax* $160,000

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Total First Annual Real Estate Tax Projections	**$160,000**							
Estimated State Share of Real Estate Tax 12%		$ 19,200	$ 19,776	$ 20,369	$ 20,980	$ 21,610	$ 413,976	**$ 515,911**
Estimated City/County/School District Share of Real Estate Tax 88%		$ 140,800	$ 164,800	$ 169,744	$ 174,836	$ 180,081	$ 14,382,751	**$ 15,213,013**

Sales Tax Revenue Annually

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Revenue from Sales Tax on Meeting Rooms and other Misc. Items	**7.0%**	=	$ 8,463	$ 9,327	$ 10,173	$ 10,778	$ 11,192	$ 214,406	**$ 264,339**
	Total Annual Sales Tax (7%)	=	**$ 8,463**	**$ 9,327**	**$ 10,173**	**$ 10,778**	**$ 11,192**	$ 214,406	**$ 264,339**

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
Lodging Tax Revenue Annually	*Projected Annual Hotel Room Rental Revenue*		$ 6,045,130	$ 6,661,980	$ 7,266,493	$ 7,698,288	$ 7,994,376	$ 137,901,357	**$ 173,567,624**
State of NC Lodging/Sales Tax	7.25%	=	$ 438,272	$ 482,994	$ 526,821	$ 558,126	$ 579,592	$ 9,997,848	**$ 12,583,653**
Cabarrus County Lodging/Sales Tax	6%		$ 362,708	$ 399,719	$ 435,990	$ 461,897	$ 479,663	$ 8,274,081	$ 10,414,057
	Total Annual Lodging/Sales Tax	=	**$ 800,980**	**$ 882,712**	**$ 962,810**	**$ 1,020,023**	**$ 1,059,255**	$ 18,271,930	**$ 22,997,710**

Total Annual Tax Revenue from All Sources

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
State of North Carolina Revenue	=	$ 457,472	$ 502,770	$ 547,190	$ 579,106	$ 601,202	$ 10,411,824	**$ 13,099,564**
Cabarrus County Revenue	=	$ 511,971	$ 573,846	$ 615,907	$ 647,511	$ 670,936	$ 22,871,239	**$ 25,891,409**
Total Annual Revenue to State/City/County	=	**$ 969,442.91**	**$ 1,076,615.12**	**$ 1,163,096.69**	**$ 1,226,617.44**	**$ 1,272,138.13**	**$ 33,283,062.96**	**$ 38,990,973.24**

Other Positive Impacts To Local/State Economy

Total Job Creation Impact/Payroll Budget

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
FFIS-TPS	=	$ 1,569,169	$ 1,660,684	$ 1,843,252	$ 1,901,800	$ 1,973,681	$ 37,809,578	**$ 46,758,164**

Total Consumer Spending Impact

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
***Anticipated Dollars to local impact- Hotel & Other Local Spending*	City of Concord	=	$ 12,953,850	$ 13,323,960	$ 14,064,180	$ 14,434,290	$ 14,804,400	$ 187,090,605	**$ 256,671,285**

SUMMARY

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-20	TOTAL 20 YEARS
ANNUAL TAX REVENUE TO CABARRUS CO.	$ 511,971	$ 573,846	$ 615,907	$ 647,511	$ 670,936	$ 22,871,239	**$ 25,891,409**
ANNUAL LODGING/SALES TAX REV.	$ 457,472	$ 502,770	$ 547,190	$ 579,106	$ 601,202	$ 10,411,824	**$ 13,099,564**
TOTAL SALES TAX REVENUE	**$ 969,443**	**$ 1,076,615**	**$ 1,163,097**	**$ 1,226,617**	**$ 1,272,138**	**$ 33,283,063**	**$ 38,990,973**
ANNUAL JOB CREATION IN DOLLARS	$ 1,569,169	$ 1,660,684	$ 1,843,252	$ 1,901,800	$ 1,973,681	$ 32,565,742	**$ 41,514,327**
ANNUAL CONSUMER SPENDING	$ 12,953,850	$ 13,323,960	$ 14,064,180	$ 14,434,290	$ 14,804,400	$ 187,090,605	**$ 256,671,285**
TOTAL ADDITIONAL LOCAL ECONOMIC IMPACT	**$ 14,523,019**	**$ 14,984,644**	**$ 15,907,432**	**$ 16,336,090**	**$ 16,778,081**	**$ 219,656,347**	**$ 298,185,612**
TOTAL ANNUAL TAX REVENUE GENERATION & ECONOMIC IMPACT	**$ 15,492,461**	**$ 17,137,875**	**$ 18,233,625**	**$ 18,789,324**	**$ 19,322,358**	**$ 286,222,472**	**$ 337,176,585**
TOTAL TWENTY YEAR REVENUE TO CABARRUS COUNTY	**$ 337,176,585**						

SITE ANALYSIS

TAX PARCEL NUMBER (PIN)	4599-04-6350
SITE AREA	(122,721 SF) 2.8173 ACRES
EXISTING ZONING	C-2
PROPOSED HOTEL BUILDING, 5 STORY (NO MEETING or RESTAURANT SPACE)	±93,340 SF
PROPOSED NUMBER OF ROOMS	166 ROOMS
PARKING REQUIRED @ 1 per ROOM + 1 per 800 SF OF Meeing/Rest. Space	166 SPACES
PARKING PROVIDED (33 COMPACT - 20%)	166 SPACES
PARKING BIKE SPACES REQUIRED @ 1/30 Rooms	6 SPACES
PARKING BIKE SPACES PROVIDED	6 SPACES
MAX. ALLOWED BLDG. HEIGHT *	72' (48+24)
PROPOSED BUILDING HEIGHT	±68.33' (5-story)
EXISTING IMPERVIOUS AREA	8,737 SF (0.201 ACRES)
PROPOSED IMPERVIOUS AREA	82,216 (1.887 ACRES)
TOTAL IMPERVIOUS AREA	90,953 SF (2.088 ACRES) ±74.1%

* PER TABLE 7.7.2-A OF THE CONCORD DEVELOPMENT ORDINANCE THE MAXIMUM HEIGHT MAY BE INCREASED BY ONE (1) FOOT FOR EACH ONE (1) FOOT OF ADDITIONAL BUILDING SETBACK. IN THIS CASE 24' OF ADDITIONAL BUILDING FRONT SETBACK IS PROVIDED; THEREFORE, THE INCREASED MAX. ALLOWED BUILDING HEIGHT 72' (48' + 24'=72').

PAVING LEGEND

CONCRETE PAVEMENT
ITEM 710 6" PORTLAND CEMENT CONCRETE (4500 PSI)
PAVEMENT #4 BARS @ 12" O.C. EACH WAY
ITEM 520 4" GRADED AGGREGATE BASE

LIGHT DUTY PAVEMENT
ITEM 610 2" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE
ITEM 520 6" GRADED AGGREGATE BASE COURSE (ABC)

HEAVY DUTY PAVEMENT
ITEM 610 1.5" TYPE S 9.5A ASPHALTIC CONCRETE SURFACE COURSE
ITEM 610 1.5" TYPE I 19.0B ASPHALTIC CONCRETE
ITEM 520 8" GRADED AGGREGATE BASE COURSE (ABC)

NC GRANDLAND, LLC
D.B. 10542, PG. 239
LOT 5
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990435540000

ITS CONCORD LP
D.B. 11710, PG. 295
LOT 1
WEDDINGTON ROAD COMMONS
M.B. 58, PG. 45-46
PARCEL 45990458820000

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

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

DUAL BRAND HOTEL
±18,677 S.F.
(FOOTPRINT)
FFE=608.80

PROPOSED DUMPSTER ENCLOSURE
PROPOSED TRANSFORMER
PROPOSED RETAINING WALL (TYP.)
PROPOSED SECONDARY ELECTRICAL SERVICE CONDUIT
PROPOSED GENERATOR PAD
PROPOSED SIDEWALK
PROPOSED RETAING WALL
GATE (TYP.)
PROPOSED 4" DOMESTIC WATER SERVICE
PROPOSED 6" FIRE LINE
PROPOSED 6" LINE TO REMOTE FDC
PROPOSED ELECTRICAL SERVICE CONDUIT
PROPOSED REMOTE FDC
PROPOSED SIDEWALK (TYP.)
PROPOSED 6" SEWER SERVICE
CURB FLUME
CONNECT TO EXISTING SEWER SERVICE STUB-OUT
PROPOSED 6" RPZ FIRE LINE BACKFLOW ASSEMBLY
PROPOSED 4" RPZ DOMESTIC BACKFLOW ASSEMBLY
PROPOSED 1" RPZ IRRIGATION BACKFLOW ASSEMBLY
PROPOSED 2" TO 4" FITTING
PROPOSED UTILITY EASEMENT
PROPOSED 2" DOMESTIC WATER SERVICE
PROPOSED 1" IRRIGATION WATER METER
EXISTING WINDSTREAM UNDERGROUND CABLE
SITE BOUNDARY
PROPOSED 10' CITY OF CONCORD ELECTRIC EASEMENT
PROPOSED 18" CURB & GUTTER (TYP.)
PROPOSED SIGN (WILL BE PERMITTED SEPARATELY)
PROPOSED FENCE
PROPOSED NATURAL GAS SERVICE
3 ~ INVERTED "U" BIKE RACKS (6 SPACES)
ADA RAMP (TYP.)
DOOR (TYP.)
AMENITY PATIO
POOL
POOL EQUIPMENT ROOM
EXIST. TREE (TYP.)
8' TYPE A BUFFER (OUTSIDE 20' DRAINAGE ESMT.)
10' SETBACK
8' STREET YARD
5' LANDSCAPE BUFFER M.B. 58, PG. 45
5' LANDSCAPE BUFFER M.B. 58, PG. 44-45
8' STREET YARD STREET TREE BUFFER M.B. 58, PG. 44-45
20' DRAINAGE EASEMENT M.B. 33, PG. 39
30' ACCESS EASEMENT M.B. 58, PG. 45-46
5' PUBLIC ACCESS AND UTILITY EASEMENT M.B. 58, PG. 45-46
PROPOSED 26' MIN. FIRE APPARATUS ACCESS AISLE
POSSIBLE OVERLAP AREA 3,829 SQ. FT. 0.0879 ACRES
TERRACE IN CO. CONCORD, LLC D.B. 17753, PG. 212 LOT 4 WEDDINGTON ROAD COMMONS M.B. 58, PG. 45-46 PARCEL 45990435540000 122,721 SQ. FT 2.8173 ACRES
WEDDINGTON ROAD 100' PUBLIC R/W
COMMONS PARK CIRCLE NW

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CHAIN LINK FENCE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

LEGEND:

CB - CATCH BASIN
C&G - CURB & GUTTER
CBX - CABLE BOX
CMP - CORRUGATED METAL PIPE
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TPED - TELEPHONE PEDESTAL
TERR. - TERRACOTTA PIPE
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

CONTROL POINT
NC GRID NAD83
N:594,333.07 FT
E:1,490,901.90 FT
NAVD88 ELEV:601.47 FT

0 10' 20' 40' 80'
SCALE: 1"= 20'

MDV Engineering P-0883
C/O Ayer Design Group
215 Johnston Street
Rock Hill, SC 29730
Phone: 704-400-1044
Email:michael@mdveng.com

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

FOR
HAWKEYE HOTELS
2706 JAMES ST.
CORALVILLE, IA 52241
PH: 319.752.7400 ext. 1028

REVISIONS

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

SITE & UTILITY PLAN

C-100

TOWNEPLACE SUITES
BY MARRIOTT
Fairfield
BY MARRIOTT
ELEVATE
architecture
studio

Nonresidential

Poplar Crossing Commercial (CN-PSA-2024-00003)

311 George W. Liles Pkwy. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
8/17/2023	Yes	Approx. 9,000 sf single service restaurant and National bank branch	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
2,600	**2,600**

Project Scoring

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

Brief Summary

The applicant is proposing to expand the Poplar Crossing development with Phase III. This will include a restaurant along with a national bank branch. This parcel is zoned General Commercial (C-2).

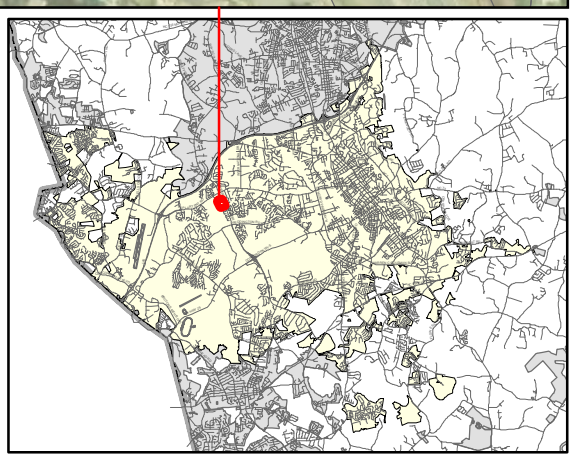
CN-PSA-2024-00003

Type: Nonresidential

9,000 sf single service articles resturant & bank

Allocation Request: 2,600

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Poplar Crossing Commercial					
2.)	**Description of project location:**	3.0+/- acre site at the SW corner of Poplar Crossing Drive and George W. Liles Parkway (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:**	A portion of 56003795000000	3a.)	**Parcel Acreage:**	Approximately 3.00		
4.)	**Site Zoning and use:**	C-2 Commercial Restaurant and National Bank Branch	5.)	**Area Commercial or Industrial Building (sq. ft.)**	9,000+/-		
6a.)	**Description of Facility to be served.**	Single Service Articles Restaurant and a National Bank Branch	6b.)	**Number of Lots**	2	6c.) **Number of Units**	2
7d.)	**Additional description information:**	Single Service Articles restaurant and National bank branch					

B. Applicant Information

Coble Family Farm LLC, JPN Family LLLP (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	816-G Brawley School Rd. (Applicant's Street or Box Number)
JMS Poplar LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC 28117 (Applicant's City, State, Zip Code)
704-662-0105 (Applicant's Phone Number)	704-662-8753 (Applicant's Facsimile Number)
Scott Needham, Manager (Name) bdc@infionline.net (Email) (Name with Title and Email of contact person, who can answer questions about application)	bdc@infionline.net (Applicant's Email Address)

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

C. Design Engineer Information if available

Donald L. Munday (Typed name of North Carolina Professional Engineer)	Piedmont Design Associates, P.A. (Company Name)
17327 (NCPE Registration Number)	125 E. Plaza Drive, Suite 101 (Street or Box Number)
704-664-7888 (Phone Number)	Mooresville, NC 28115 (City, State, Zip Code)
John Hart, Piedmont Design Associates, P.A. (Name and affiliation of contact person, who can answer questions about **application & designs**)	dmunday@pdapa.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 3,050 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow	
Restaurant, Single Service Articles	20 gal/	115	GPD	2,300
Restaurant Employees	25 gal/	18	GPD	450
Bank, General Business and Office facilities	25 gal/	12	GPD	300
	gal/		GPD	
	gal/		GPD	
	gal/		GPD	
		Total	GPD	3,050

E. Applicant Acknowledgment

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:

10/16/2023 — Date:

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.

Phase III of Poplar Crossing Commercial will focus on a 3.0+/- acre portion of 10.85 undeveloped acres in the SW quadrant of and at the corner Poplar Crossing Drive and George W. Liles Parkway. This phase will include a Single Service Articles restaurant at 4,500+/-SF and 115 seats, along with a national bank branch at 3,500+/-SF with 8 employees at its highest shift.

Phase III originally was allocated 7,200 gpd sewer capacity in July 2022 for up to 10,000SF for a full-service family-style restaurant, however, the prospective user at the time declined to move forward with the project. This sewer capacity will no longer be utilized and will expire in January 2024. The businesses in this current request will only require sewer capacity for approximately one third if the original approved application with the remainder now being available for the City of Concord to reallocate to other requests.

Contracts with the restaurant and the national bank have been negotiated subject to availability of sewer capacity. The property is zoned C-2 requiring no rezoning. We employed the feedback received after our Design Review Committee (DRC) meeting held August 17, 2023, and our preliminary plat, designed per the DRC meeting responses, is complete and was submitted to Concord for approval via the Accela portal on November 28, 2023. Although we were not granted our requested sewer allocation at the December 19, 2023 City Council meeting, our restaurant and bank have both remained committed and reinforced by the attached letter from our restaurant Culver's. We therefore resubmit this Preliminary Wastewater Flow Application and respectfully ask for approval as submitted so these two companies can proceed to do business in Cabarrus County.

While our shopping center and others in the area offer a variety of unique dining options, a Single Service Articles restaurant catering to a broad range of the area population will be an asset to one of Concord's most desirable growing communities. A national bank branch will offer an additional banking option as well in this growing sector of Cabarrus County.

City Council, City of Concord, North Carolina
PO Box 308
Concord, NC 28026

I hope this letter finds you well. I am writing on behalf of the involved parties, the buyer and seller, who have reached a promising agreement to bring a new state-of-the-art Culver's fast-food restaurant to the vibrant city of Concord. We are excited about the prospect of contributing to the city's growth and providing a delightful culinary experience to its residents.

Over the past year, the buyer and seller have diligently executed a comprehensive contract, outlining the commitment to establishing this Culver's franchise in Concord. Our primary requirement at this juncture is the allocation of sewer resources to facilitate the smooth functioning of the restaurant. We are confident that with your support, we can expedite this process and contribute to the economic and culinary landscape of Concord.

Culver's is renowned for its commitment to quality and exceptional customer service. The proposed franchisee is an experienced and dedicated individual who shares Culver's values. They bring a wealth of expertise and a passion for the community, ensuring that the restaurant becomes an integral part of Concord. Culver's of Concord will be a locally owned and operated establishment.

Culver's is not just a fast-food restaurant; it is a brand known for its delectable menu items, including the signature ButterBurgers and fresh Frozen Custard. The commitment to using high-quality ingredients and the unique hospitality model make Culver's a standout choice for residents and visitors alike.

We believe that bringing Culver's to Concord will not only enhance the culinary options available but also contribute positively to the local economy. We are eager to move forward with this venture and kindly request your assistance in expediting the sewer allocation process.

Thank you for your time and consideration. We look forward to the opportunity to collaborate in making Concord the home of a fantastic new Culver's restaurant.

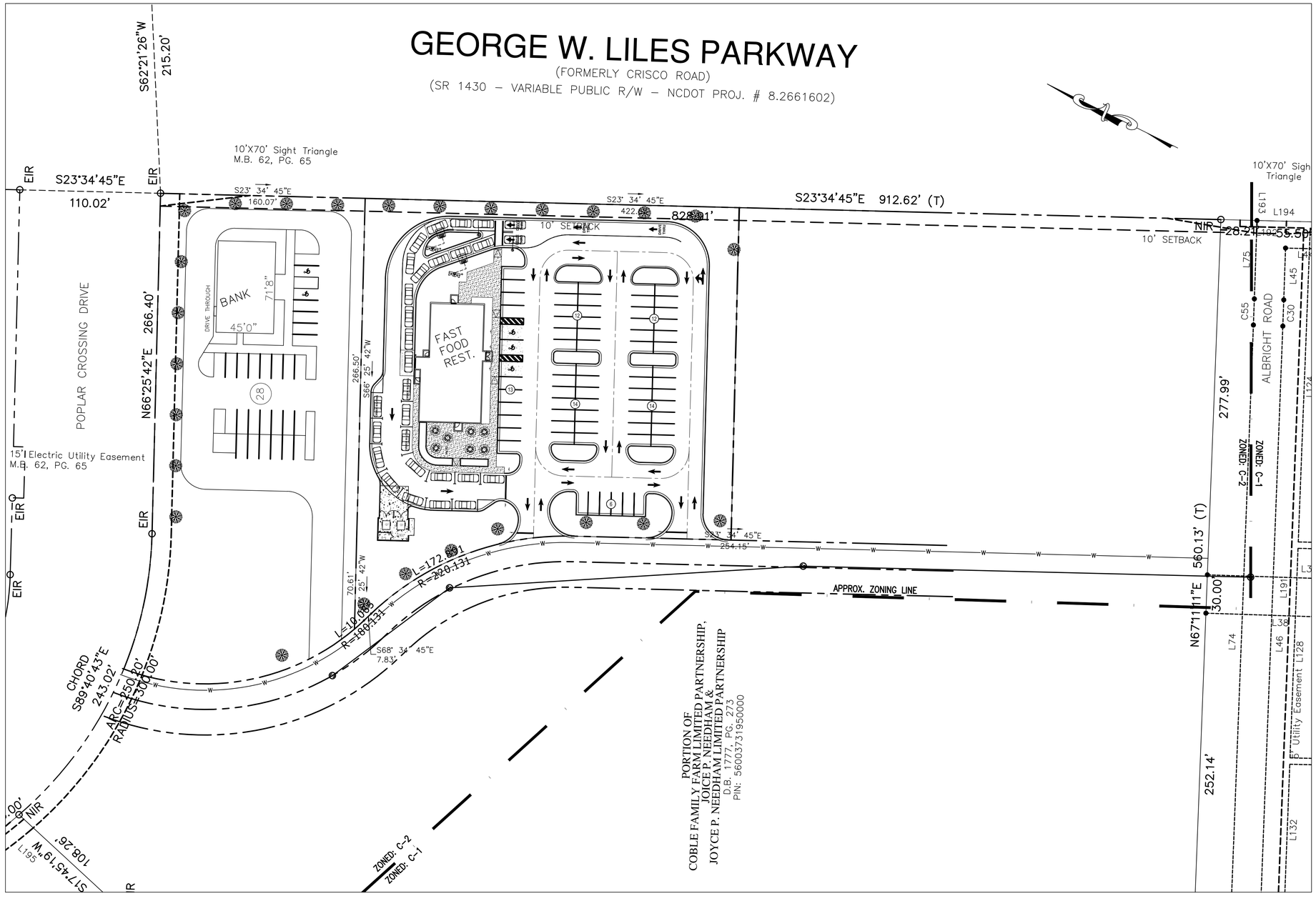
Sincerely,

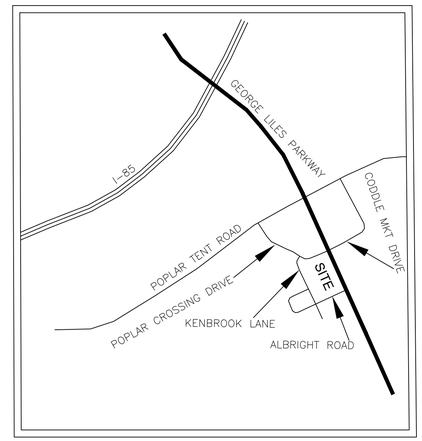
Dimitri Dimitropoulos and Miles Chase Irvin
Partner and Owner Operator
dimitri@dimitrogroup.com
414-587-7459

GEORGE W. LILES PARKWAY

(FORMERLY CRISCO ROAD)

(SR 1430 – VARIABLE PUBLIC R/W – NCDOT PROJ. # 8.2661602)





VICINITY MAP

NOT TO SCALE

Notes:

PIN: 5600-37-9500
Owner: JPN FAMILY LLLP/COBLE FAMILY FARM LLC
Current Zoning: C-2 (Concord)
Watershed: None
Township 2, Poplar Tent
Area: 10.859 acres (GIS)
311 George Liles Parkway NW, Concord, NC 28027
Deed Book 16377 Page 264, Plat Book 68 Page 108
Scale 1"= 40'

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

PIEDMONT DESIGN
ENGINEERING / SURVEYING / PLANNING
Associates, P.A.
Suite 101 Westfield Center , 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-2566 Fax:(704) 660-2776 www.pdapa.com
NCBELS License # C-1007

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

PRELIMINARY PLAN
GEORGE LILES RETAIL
GEORGE LILES PARKWAY
CONCORD, NORTH CAROLINA

Preliminary
07/31/2023 7:58:14 AM

REVISIONS	BY

Date: 07/25/23
Scale: 1"=40 FT
NA
Drawn: JHH
Checked: DLM
Project:
Job:
Sheet
P-1
of 1 Sheets

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Location: Owner: Approved: Date of Issue:

I:\Engineering\1-Projects\2023\George Liles Retail\Revised 03-23\PDA George Liles Retail 072523.dwg, 7/31/2023 7:57:37 AM, DWG To PDF.pc3

Poplar Mills (Park Place) (CN-PSA-2024-00006)

1200 Cox Mill Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
7/2/2020	Yes	32,000 sf of restaurant, retail, daycare, pool/clubhouse	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
No	Yes	No	Yes	Yes	Yes

Allocation Request

Total	2024
18,425	**18,425**

Project Scoring

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

Brief Summary

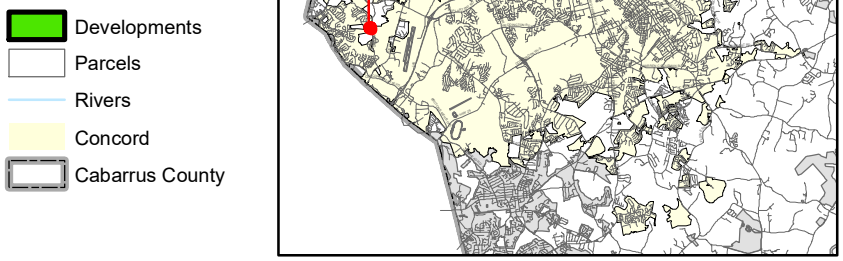
The applicant is seeking sewer allocation for 32,000 square feet of commercial space including restaurant, retail, and daycare. This is part of a mixed-use development that includes 141 single family attached residential units at 1200 Cox Mill Rd. NW and 24 units of single family detached. This site was heard and approved for rezoning on June 15, 2021. The total square footage permissible by zoning is less than what is being requested in the non-residential sewer application. This site is adjacent to the Ramseur Park.

CN-PSA-2024-00006

Type: Nonresidential

Restaurant, retail, daycare

Allocation Request: 18,425



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Poplar Mills					
2.)	**Description of project location:**	LOCATED ON COX MILL RD (SR-1448), APPROX 3500 LF SOUTH OF THE INTERSECTION OF POPLAR TENT RD (SR-1394) AND COX MILL RD (SR-1448) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	468033-8708	3a.)	**Parcel Acreage:**	28.03		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	32,000		
6a.)	**Description of Facility to be served.**	SINGLE FAMILY/TOWNHOMES/COMMERCIAL	**6b.) Number of Lots**	56	**6c.) Number of Units**	165	
7d.)	**Additional description information:**	ALSO INCLUDES PARCELS: 468034-8230, 468043-1923, 468044-0386, 468044-0585, 468034-8660, 468034-3187, 468034-1315					

B. Applicant Information

HARI VUPPALA (Title)	407 SUTRO FOREST DR. NW
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
AVA GLOBAL, 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)
704-488-3290	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
HARI VUPPALA (Name) AVAGLOBALLLC@GMAIL.COM (Email)	AVAGLOBALLLC@GMAIL.COM
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

HY NGUYEN	DPR DESIGN
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC PE 030523	919 BERRYHILL RD. SUITE 101
(NCPE Registration Number)	(Street or Box Number)
704-332-1204	CHARLOTTE, NC 28208
(Phone Number)	(City, State, Zip Code)
BEN LAWRENCE	HNGUYEN@DPR.DESIGN
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

70	**% Domestic**
30	**% Commercial**
	% Industrial
	% Other use (Specify) _____

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 57,775 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
SINGLE FAMILY DETACHED	300	gal/	UNIT/DAY	14	GPD	4,200
TOWNHOMES	225	gal/	UNIT/DAY	154	GPD	34650
RESTAURANT	40	gal/	DAY/SEAT	220	GPD	8,800
RETAIL	100	gal/	DAY/1000 SF	11250	GPD	1,125
DAYCARE	25	gal/	DAY/CHILD+STAFF	340	GPD	8,500
POOL/CLUBHOUSE	10	gal/	PERSON	50	GPD	500
				Total	GPD	57,775

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Hari Vuppala Digitally signed by Hari Vuppala Date: 2022.12.22 11:25:01 -05'00' 10-03-2023

Signature: Date:

Poplar Mills Narrative

Due January 22, 2024, for sewer allocation consideration January 2024

Site Development Data:

--Acreage: ± 28.03 acres

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

--Existing Zoning: LDR

--Proposed Zoning: PUD

--Existing Uses: Residential/Vacant

--Proposed Uses: 14 single-family detached dwelling units and 154 single family attached units. 2 commercial use buildings.

General:

Poplar Mills is a mixed-use development located on Cox Mill Road in Concord, NC approximately 3500' south of the intersection of Cox Mill Rd and Poplar Tent Rd. It will consist of 14 detached single-family units, 154 attached townhome units and 2 commercial buildings totaling 32,000 sf. Building 1 has been proposed for restaurant and retail use. Building 2 has been proposed for daycare use. Community amenities will include bench seating, walking trails, play areas as well as a community pond.

Project Description:

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

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

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

Consistent with Purposes of Planned Unit Development:

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

Design Intent Statement:

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

Environmental Features:

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

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

Price Points for Homes:

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

SCALE: 1" = 100'
0 50' 100' 200'

1 SCHEMATIC ILLUSTRATIVE SITE PLAN

PLAN

SCALE: 1" = 100'

2 ARCHITECTURE PRECEDENT IMAGERY

Park View Commercial View 1
04/29/2021

Park View Commercial View 2
04/29/2021

Park View Commercial View 3
04/29/2021

Park View Commercial View 4
04/29/2021

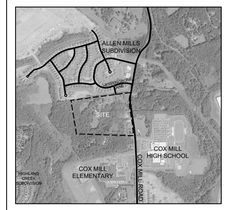
3 OPEN SPACE PRECEDENT IMAGERY

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

CLIENT / OWNER

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

KEY MAP



PROJECT

POPLAR MILLS

COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ILLUSTRATIVE SITE PLAN

RZ-1

Plotted: 22005-RZ1.dwg / 8/14/2023 9:09 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION.

ORIGINAL SHEET SIZE: 24" X 36"

Park View Commercial View 1
04/29/2021

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

Park View Commercial View 2
04/29/2021

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

Park View Commercial Aerial View
04/29/2021

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

Park View Commercial View 3
04/29/2021

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

Park View Commercial View 4
04/29/2021

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

Park View Commercial Material Palette
04/29/2021

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

1A | OFFICE / COMMERCIAL
CONCEPTUAL ELEVATION

ARCHITECTURE TO MATCH STYLE/INTENT OF COMMERCIAL PRECEDENT.

1B | CLUB/AMENITY
CONCEPTUAL ELEVATION

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

2 | SINGLE FAMILY HOME EXTERIOR MATERIALS
CONCEPTUAL ELEVATION

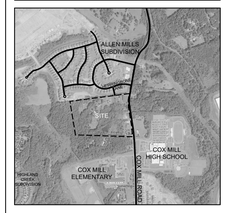
- BRICK/STONE
- VINYL SIDING
- CEMENTIOUS EXTERIOR ('HARDIE') BOARD SIDING
- BOARD AND BATTEN

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

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

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

KEY MAP



PROJECT
POPLAR MILLS
COX MILL ROAD
CONCORD, NORTH CAROLINA

PROJECT NUMBER
22005

DATE
08.14.2023

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

SEAL

SCALE
AS INDICATED

DRAWING
ARCHITECTURAL CHARACTER

RZ-5

Plotted: 22005-RZ1.dwg / 8/14/2023 9:10 AM

COPYRIGHT © 2023 DPR ASSOCIATES, INC. THE PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DPR ASSOCIATES, INC. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION

ORIGINAL SHEET SIZE: 24" X 36"

Nonresidential

Cannon School Expansion (CN-PSA-2024-00007)

5801 Poplar Tent Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	Turf field, small fieldhouse, concession stand, and restrooms	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
2,750	**2,750**

Project Scoring

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

Brief Summary

This proposal is to expand the offerings at Cannon School by converting the front athletic field to synthetic turf, adding a small fieldhouse that will house locker rooms, a concession stand and spectator restrooms, along with additional parking. This parcel is zoned Office and Institutional (O-I).

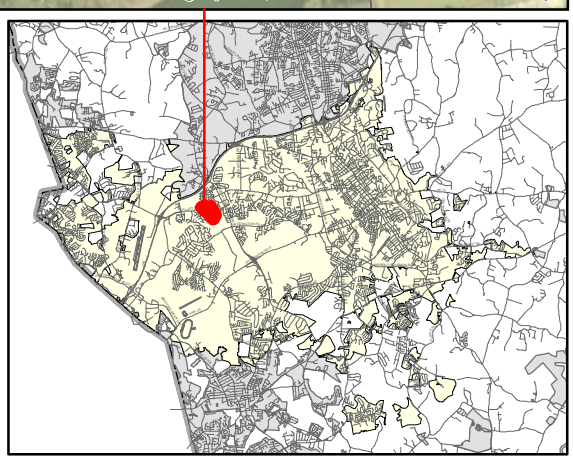
CN-PSA-2024-00007

Type: Nonresidential

Turf field, fieldhouse, consesssions, and restrooms

Allocation Request: 2,750

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

INSTRUCTIONS FOR FORM: PWWF-2021

The City of Concord Preliminary Wastewater Flow Application is to be completed for any residential, commercial, and/or industrial site development projects requiring a permit based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County sewer allocation and commitment policy.

A DIGITAL COPY OF THE COMPLETED APPLICATION PACKAGE, SUPPORTING INFORMATION AND MATERIALS, SHOULD BE UPLOADED TO ACCELA ONLINE PORTAL IN THE APPLICABLE ACCELA CASE AT https://accela1.cabarruscounty.us/CitizenAccess/ , UNLESS OTHERWISE SPECIFIED.

SUPPORTING INFORMATION AT A MINIMUM NEEDS TO INCLUDE A PROJECT NARRATIVE. The narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general, the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

For Accela Case Inquiries, Contact:	For Engineering Design Inquiries, Contact:
CITY OF CONCORD **Planning & Neighborhood Development-Zoning Services** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5152**	**CITY OF CONCORD** **Engineering Department** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5425**

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 2,750 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
Parks with restroom facilities	250 gal/ Plumbing Fixture	11	GPD 2750
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2,750

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 1/16/2024

January 12, 2024

City of Concord Planning

We would like to appeal for approval of our project to receive allocation for additional sewer service. Cannon School is making plans to add some enhancements to our front athletic field, including converting the grass field to synthetic turf, adding a small fieldhouse that will house several small locker rooms, a concession stand and spectator restrooms, and adding additional parking. These enhancementswill provide for the following:

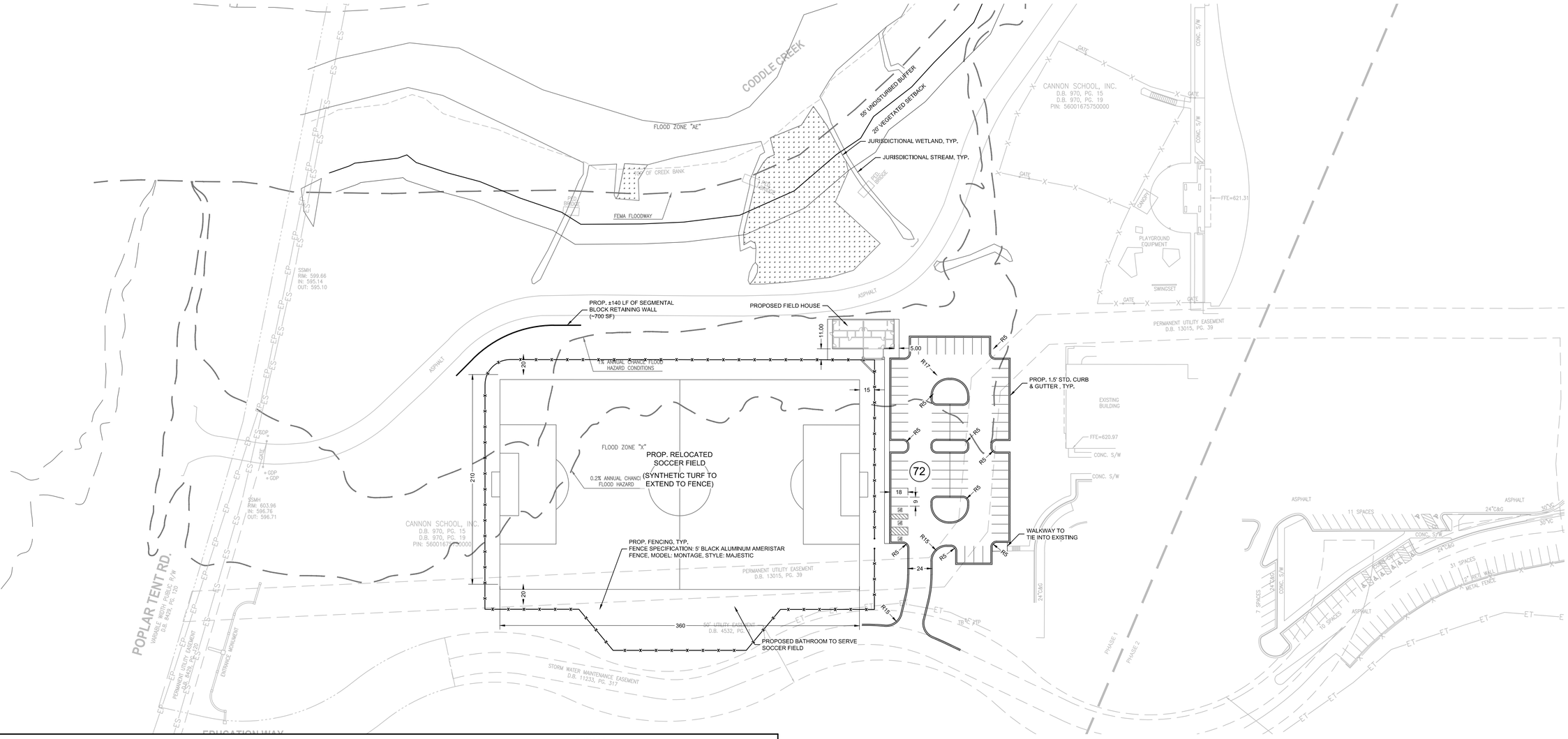
- An enhanced athletic surface that provides more playability in inclement weather conditions that provides for scheduling flexibility for a growing athletic program at the school;
- Support the health and wellness of athletics by providing locker rooms and restrooms proximate to the field (currently the nearest restroom is a Porta-Jon) and there are no locker rooms;
- Support spectators by providing dedicated parking, restrooms and a concession stand;
- Provide refuge for athletes during inclement weather;
- Provide for vital storage needs for the programs that utilize this field.

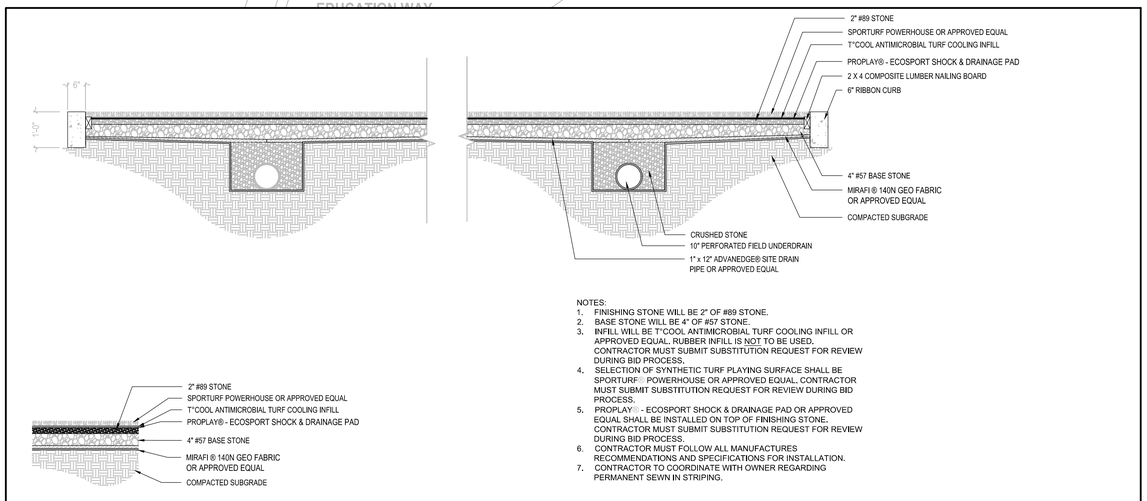
We have always appreciated the continuous partnership with the City and County Community. We have enjoyed supporting local job growth by providing a diverse educational institution choice in Concord and surrounding communities. We appreciate your consideration to support our projects.

Sincerely,

Whit Brown
Director of Business & Finance

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 229 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION





NOTES:
1. FINISHING STONE WILL BE 2" OF #89 STONE.
2. BASE STONE WILL BE 4" OF #57 STONE.
3. INFILL WILL BE T*COOL ANTIMICROBIAL TURF COOLING INFILL OR APPROVED EQUAL. RUBBER INFILL IS NOT TO BE USED. CONTRACTOR MUST SUBMIT SUBSTITUTION REQUEST FOR REVIEW DURING BID PROCESS.
4. SELECTION OF SYNTHETIC TURF PLAYING SURFACE SHALL BE SPORTURF® POWERHOUSE OR APPROVED EQUAL. CONTRACTOR MUST SUBMIT SUBSTITUTION REQUEST FOR REVIEW DURING BID PROCESS.
5. PROPLAY® - ECOSPORT SHOCK & DRAINAGE PAD OR APPROVED EQUAL SHALL BE INSTALLED ON TOP OF FINISHING STONE. CONTRACTOR MUST SUBMIT SUBSTITUTION REQUEST FOR REVIEW DURING BID PROCESS.
6. CONTRACTOR MUST FOLLOW ALL MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS FOR INSTALLATION.
7. CONTRACTOR TO COORDINATE WITH OWNER REGARDING PERMANENT SEWN IN STRIPING.

1 SYNTHETIC TURF FIELD ATHLETIC FIELD DRAIN PROFILE
SCALE: 1" = 1'-0"

LEGEND
- VEHICULAR GRADE CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- ADA PARKING SIGN
- STOP SIGN
- CHAINLINK FENCE
- GUARDRAIL
- PARKING COUNT

0 25 50 100
SCALE: 1" = 50'

N E S W

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

DESIGN DEVELOPMENT

CANNON SCHOOL EXPANSION

THE CANNON SCHOOL
5801 POPLAR TENT ROAD
CONCORD, NC 28027
PARCEL ID: 02-029-0014

SW+ PROJECT: CL1353
DATE: 7/21/23
DRAWN BY: AR/MM
CHECKED BY: TLL

REVISION HISTORY

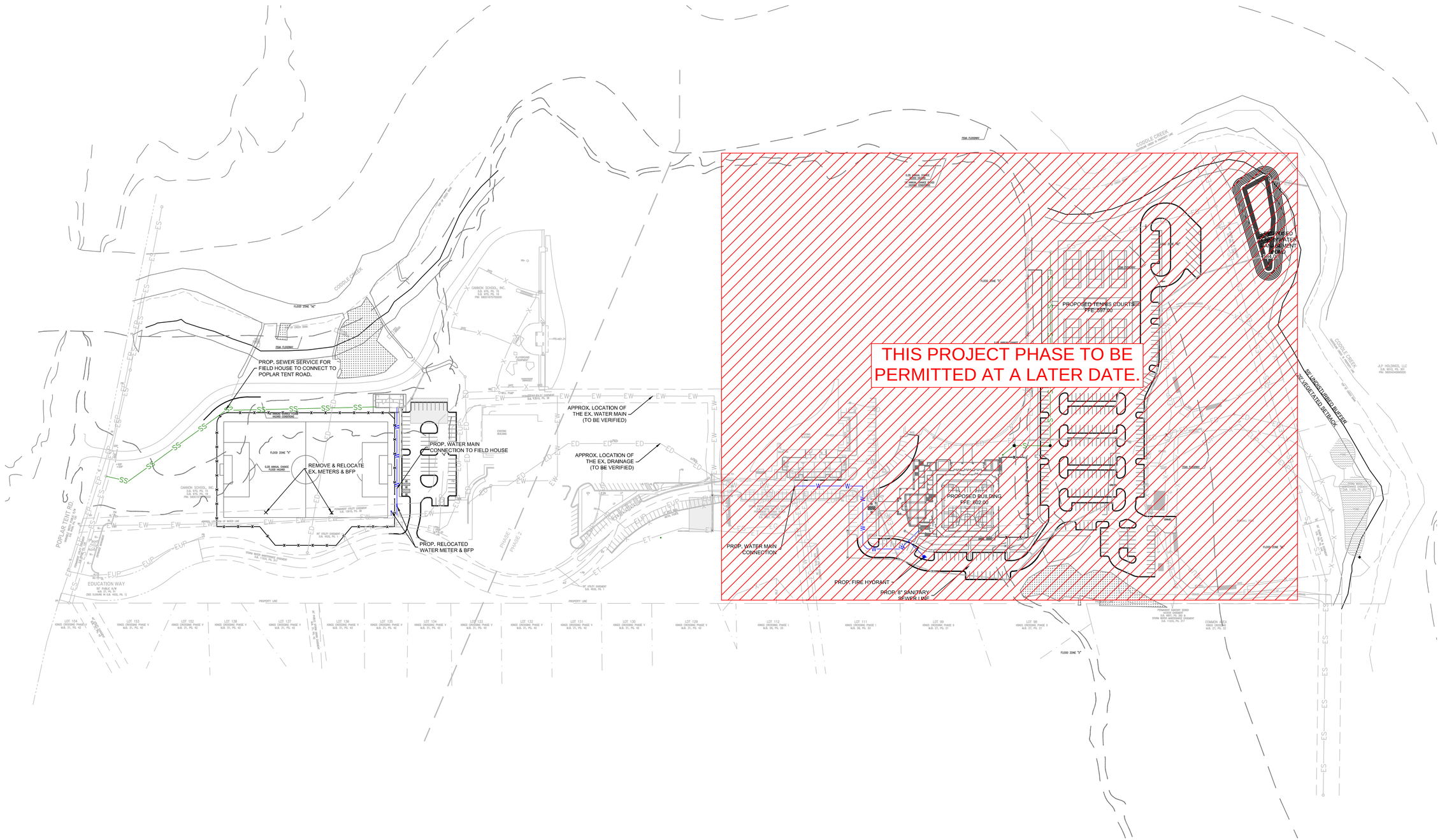
1	08/22/23	

SITE PLAN WEST

C3.1

PLOTTED: 7/12/2024 4:55 PM, BY: Alex Rhode V:\CL1353\CAD Files\Civil\CL1353 Site Plan.dwg

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 230 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
COPYRIGHT @ SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION



STANDARD WATER PLAN NOTES

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES, ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. VALVES ARE NOT TO BE LOCATED WITHIN CURB AND GUTTER.
4. FIRE HYDRANTS, VALVES, WATER SERVICES, AND OTHER SYMBOLS MAY NOT BE TO SCALE FOR CLARITY PURPOSES. REFER TO WATER DETAIL SHEETS AND COORDINATE WITH ENGINEER AND/OR WATER PROVIDER FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING FIRE HYDRANT LOCATIONS AND WATER FITTING SEPARATION DISTANCES.
5. REFER TO WATER DETAIL SHEETS FOR SPECIFIC INFORMATION REGARDING EXACT PLACEMENT REQUIRED FOR WATER SERVICES, INCLUDING RELATIONSHIP TO PROPERTY LINES, EASEMENTS, AND SIDEWALKS.
6. REFER TO WATER DETAIL SHEETS AND WATER PROFILE SHEETS (IF APPLICABLE) FOR DETAILS AND ANY ADDITIONAL WATER SYSTEM INFORMATION.
7. REFER TO THE WATER AUTHORITY'S STANDARD NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.

0 50 100 200
SCALE: 1" = 100'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

DESIGN DEVELOPMENT

CANNON SCHOOL EXPANSION

THE CANNON SCHOOL
5801 POPLAR TENT ROAD
CONCORD, NC 28027
PARCEL ID: 02-029-00014

SW+ PROJECT:	CL1353
DATE:	7/21/23
DRAWN BY:	AR/MM
CHECKED BY:	TLL

REVISION HISTORY

1	08/22/23

OVERALL UTILITY PLAN

C5.0

PLOTTED: 1/12/2024 4:57 PM, BY Alex Rhode V: \CL1353\CAD Files\CD's\CL1353 Utility Plan.dwg

Cannan School

Nonresidential

190 George W. Liles Pkwy. (CN-PSA-2024-00010)

190 George W. Liles Pkwy. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	30,000 sf of drive thru, daycare, office, and service station	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
No	No	No	No	No	No

Allocation Request

Total	2024
7,950	**7,950**

Project Scoring

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

Brief Summary

The applicant is requesting sewer allocation for several uses including a 3,000-sf quick-serve restaurant with drive-thru, an express car care/oil change facility, a 10,000-sf daycare, and a 6,000-sf mixed use or medical building. This parcel is currently zoned Light Commercial Conditional District (C-1(CD)).

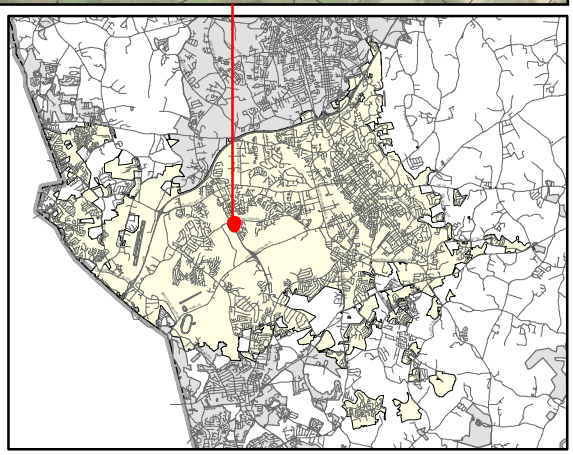
CN-PSA-2024-00010

Type: Nonresidential

30,000 sf of drive thru, daycare, office, service station

Allocation Request: 7,950

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	190 George Liles Parkway					
2.)	Description of project location:	See attached Letter (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	02-028 -0017.40	3a.)	Parcel Acreage:	4.87		
4.)	Site Zoning and use:	C-1 CD Commercial/Retail	5.)	Area Commercial or Industrial Building (sq. ft.)	30,000 sf		
6a.)	Description of Facility to be served.		6b.) Number of Lots	4	6c.) Number of Units	N/A	
7d.)	Additional description information:						

B. Applicant Information

LIDL US Operations LLC , (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	3500 S Clark St (Applicant's Street or Box Number)
LIDL US Operations LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Arlington, VA 22202 (Applicant's City, State, Zip Code)
704-877-9154 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Brian Rollar (Name) (Email) (Name with Title and Email of contact person, who can answer questions about application)	brollar@proj-x-inc.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Robert A. McDowell, PE (Typed name of North Carolina Professional Engineer)	Bohler (Company Name)
NC 046878 (NCPE Registration Number)	1927 S Tryon St, Unit 310 (Street or Box Number)
980-272-3400 (Phone Number)	Charlotte, NC 28203 (City, State, Zip Code)
Robert A. McDowell, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	rmcdowell@bohlereng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 7,950 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
	gal/		GPD
Day Care & Preschool Facilities	25 gal/ person (child + employee)	186 people	GPD 4650
Medical, dental, vet facilities	250 gal/ practitioner/shift	3 practitioners	GPD 750
Service Station	250 gal/ plumbing fixture	3 bays	GPD 750
Restaurant Single Service	20 gal/ seat	90 seats	GPD 1800
	gal/		GPD
		Total	GPD 7,950

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Brian Rollar _____, **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.

BnRl 1.19.24

Signature: Date:

BOHLER
BOHLER ENGINEERING NC, PLLC

1927 South Tryon Street, Suite 310
Charlotte, NC 28203
980.272.3400

Concord City Council Members
City of Concord, NC
City Hall
35 Cabarrus Avenue West
Concord, NC 28025

Re: Sewer Allocation for 190 George Liles Parkway
Concord, NC

Dear City Council Members,

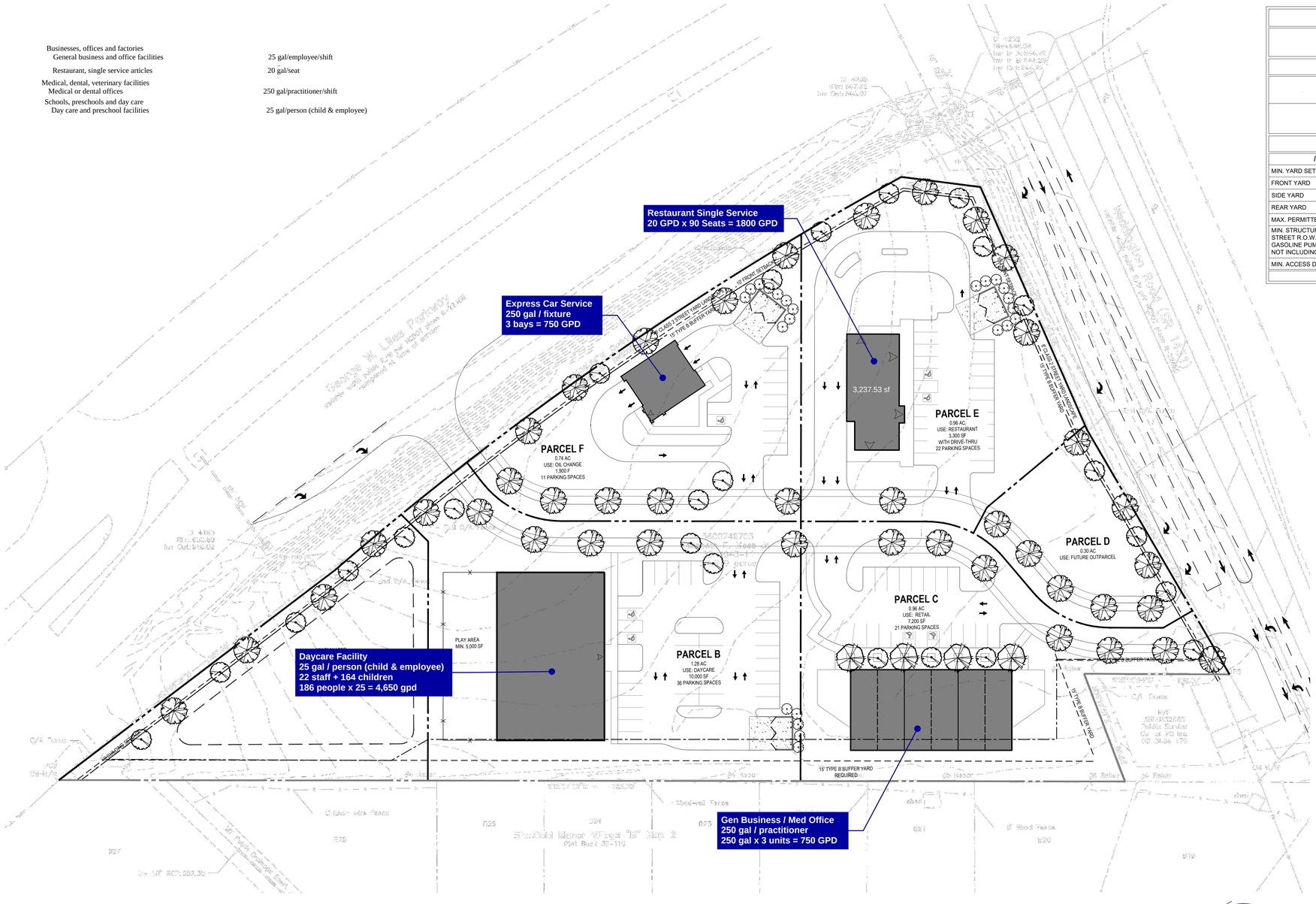
This letter is to formally request sewer allocation for the proposed development located at 190 George Liles Parkway. The subject parcel is 4.88 acres and is currently zoned C-1 (CD) Commercial / Retail, of which previously was approved to accommodate a proposed Lidl grocery store. This updated development plan will include a variety of community uses that will anchor the corner parcel at the highly visible intersection of George Liles Parkway and Weddington Road. The parcel is currently pursuing a rezoning that reflects the same C-1(CD) zoning classification, to accommodate the updated site plan & conditions for the envisioned uses. Conceptually, adjacent to the intersection will be the higher intensity uses to include a 3,000 sf quick-serve restaurant with drive-thru service and an express car care/oil change facility. Low-intensity uses are proposed along the eastern, rear portion of the site, to respect the existing residential community. These proposed uses include a one-story, 10,000 sf daycare facility and a 6,000 sf inline mixed-use or medical office building. The applicant envisions a well-connected sidewalk network for comfortable pedestrian circulation and access. This vision includes a 10' paved multi-use path on the north side of the site, adjacent to Weddington Road. Finally, and because of meetings with adjacent neighbors, the applicant plans to provide and maintain a vegetative buffer that exceeds the code minimum and will consider protecting existing vegetation as can be achieved during construction.

Per the application, we are requesting an allocation of 7,950 gallons per day (GPD) to serve all uses envisioned for the development. Thank you in advance for your consideration. Please contact me with any questions or comments.

Sincerely,

Allen McDowell, P.E.
Bohler

Businesses, offices and factories	
General business and office facilities	25 gal/employee/shift
Restaurant, single service articles	20 gal/seat
Medical, dental, veterinary facilities	
Medical or dental offices	250 gal/practitioner/shift
Schools, preschools and day care	
Day care and preschool facilities	25 gal/person (child & employee)



40 20 10 0 40

1"= 40'

DISCLAIMER: SURVEY BACKGROUND IS BASED ON THE ALTA SURVEY PREPARED BY LDSI DATED MARCH 19, 2015.

ZONING TABLE

ZONE: C-1-CD - LIGHT COMMERCIAL CONDITIONAL DISTRICT
ACREAGE: 4.8713
USE: MIXED COMMERCIAL USES
PIN: 5600-63-0604-0000

APPLICANT / OWNER INFORMATION

APPLICANT:	YORK DEVELOPMENT GROUP, LLC 14021 CONLAN CIRCLE, STE B10 CHARLOTTE, NC 28277
PROPERTY OWNER:	LIDL US OPERATIONS LLC ATTN: FINANCE DEPARTMENT 3500 S CLARK STREET ARLINGTON, VA 2202

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. YARD SETBACKS				
FRONT YARD	TABLE 7.6.2 B	10.0'	N/A	10.0'
SIDE YARD	N/A	N/A	N/A	N/A
REAR YARD	N/A	N/A	N/A	N/A
MAX. PERMITTED HEIGHT	TABLE 7.6.2 A	48.0'	N/A	TBD
MIN. STRUCTURE SETBACK FROM STREET R.O.W. (INCLUDING GASOLINE PUMP ISLANDS BUT NOT INCLUDING SIGNS)	TABLE 7.6.2 B	10.0' MINIMUM	N/A	10.0'
MIN. ACCESS DRIVEWAY WIDTH	CTSM 4.0	24.0' MINIMUM	N/A	25.0'

SITE DATA

PARCEL A
LAND AREA: 0.66 AC
LAND USE: OPEN SPACE

PARCEL B
LAND AREA: 1.28 AC
LAND USE: THE LEARNING EXPERIENCE CHILD CARE CENTER
SF BUILDING PROTOTYPE: ±10,000SF
PARKING SPACES REQUIRED: 27 SPACES
PARKING SPACES PROVIDED: 36 SPACES

PARCEL C
LAND AREA: 0.96 AC
LAND USE: INLINE RETAIL WITH DINING
SF BUILDING PROTOTYPE: ±7,200SF
PARKING SPACES REQUIRED: 24 SPACES
PARKING SPACES PROVIDED: 21 SPACES

PARCEL D
LAND AREA: 0.30 AC
LAND USE: FUTURE OUTPARCEL

PARCEL E
LAND AREA: 0.96 AC
LAND USE: RESTAURANT
SF BUILDING PROTOTYPE: ±3,300SF
PARKING SPACES REQUIRED: 27 SPACES
PARKING SPACES PROVIDED: 22 SPACES

PARCEL F
LAND AREA: 0.74 AC
LAND USE: VALVOLINE
SF BUILDING PROTOTYPE: ±1,900SF
PARKING SPACES REQUIRED: 10 SPACES
PARKING SPACES PROVIDED: 11 SPACES

DEVELOPMENT STANDARDS

CONDITIONAL DISTRICT REZONING C-1-CD
190 GEORGE LILES PARKWAY
CONCORD, NC

GENERAL PROVISIONS:

SITE DEVELOPMENT WILL BE BASED ON THE CONCEPTUAL SITE PLAN. THESE CONDITIONAL ZONING REQUIREMENTS, AND THE APPLICABLE PROVISIONS OF THE CONCORD DEVELOPMENT ORDINANCE (CDO). THE SITE PLAN SHOWN WITH THIS APPLICATION IS CONCEPTUAL IN NATURE AND DEPICTS THE GENERAL INTENT AND USES FOR EACH OF THE INDIVIDUAL PARCELS. EACH PARCEL WILL BE FURTHER REFINED DURING THE SITE DEVELOPMENT REVIEW PROCESS WITH THE CITY OF CONCORD AND MAY BE ALTERED OR MODIFIED IN TERMS OF END USER, BUILDING FOOTPRINT DESIGN AND SIZE, PARKING QUANTITY AND CONFIGURATION. ALL PARCELS WILL COMPLY WITH THE CONCORD DEVELOPMENT ORDINANCE (CDO) REGARDING REQUIRED PARKING, LANDSCAPE AREAS, PERMITTED USES AND OTHER CODE REQUIREMENTS.

PURPOSE:

THE PURPOSE OF THIS REZONING REQUEST IS TO ALTER THE APPROVED USE OF THE SITE FROM THE APPROVED LIDL GROCERY STORE CONCEPT PLAN, ORIGINALLY REZONED IN 2015, TO PERMIT A MULTI-PARCEL DEVELOPMENT WITH A VARIETY OF COMMERCIAL USES FOR THE SITE LOCATED AT THE CORNER OF GEORGE W. LILES PARKWAY AND WEDDINGTON ROAD.

PERMITTED USES:

1. IF APPROVED THE FOLLOWING USES WOULD BE PERMITTED UNDER THE NEW APPROVAL:
   - DAYCARE FACILITY: PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: SECTION 8.3.4 H
   - AUTOMOTIVE RETAIL SERVICE USES: USES MAY INCLUDE: OIL CHANGE, TIRE SALES AND SERVICE
   - PERMITTED USE WITH SUPPLEMENTAL REGULATIONS: SECTION 8.3.4.I
   - QUICK SERVE RESTAURANTS (QSR): DRIVE-THRU WITH DINING AND/OR DRIVE-THRU ONLY
   - GENERAL RETAIL AS ALLOWED IN THE PERMITTED USES FOR C-1 ZONING IN THE CONCORD DEVELOPMENT ORDINANCE (CDO)
   - GENERAL OFFICE

TRANSPORTATION:

1. THE CONCEPTUAL SITE PLAN PROVIDES A RIGHT-IN / RIGHT-OUT ACCESS POINT WITH A RIGHT TURN LANE IN ALONG GEORGE W. LILES PARKWAY AND A FULL MOVEMENT WITH RIGHT-TURN LANE IN AND LEFT-TURN LANE IN ALONG WEDDINGTON ROAD.
2. THERE WILL BE AN INTERNAL DRIVE THROUGH THE SITE WITH CROSS-ACCESS TO EACH INDIVIDUAL PARCELS.
3. PARKING SHALL COMPLY WITH THE CONCORD DEVELOPMENT ORDINANCE (CDO) REQUIREMENTS.
4. THE PETITIONER WILL CONSTRUCT A FIVE-FOOT CONCRETE SIDEWALK CONNECTION THE ACCESS POINT ON WEDDINGTON ROAD TO THE ACCESS OF SHEFFIELD MANOR TO BE DEDICATED TO THE CITY FOR MAINTENANCE.

SCREENING AND LANDSCAPE:

1. LANDSCAPE REQUIREMENTS SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN THE CONCORD DEVELOPMENT ORDINANCE (CDO) UNLESS SPECIFIED BELOW.
2. A 15' TYPE B BUFFER SHALL BE PROVIDED ALONG THE REAR OF THE PROPERTY ADJOINING THE SHEFFIELD MANOR SUBDIVISION.
3. A 12' BUILDING YARD WILL BE PROVIDED ADJACENT TO THE BUILDINGS AS DEFINED IN THE CONCORD DEVELOPMENT ORDINANCE (CDO).
4. ADDITIONAL LANDSCAPING SHALL BE PROVIDED ALONG THE FRONTAGE WITH GEORGE LILES PARKWAY.

ARCHITECTURAL STANDARDS:

1. THE SUBJECT PROPERTIES SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT AREAS. A COHESIVE ARCHITECTURAL STANDARD WITH LIKE MATERIALS, COLORS AND FINISHES SHALL BE USED THROUGHOUT EACH PARCEL.
2. SITE DESIGN SHALL ENCOURAGE AND COMPLEMENT THE PEDESTRIAN SCALE INTEREST AND ACTIVITY WITH PEDESTRIAN ACCESSIBILITY TO THE SURROUNDING STREETS AND INTERIOR PARCELS.

LIGHTING:

1. SITE LIGHTING SHALL BE DIRECTED INWARD AND NOT REFLECT OR BEAM TOWARD ADJACENT PROPERTY.
2. ALL FREE-STANDING LIGHTING SHALL BE A MAXIMUM OF 25' HEIGHT.

SIGNAGE:

1. ALL SIGNAGE SHALL CONFORM WITH ALL REQUIREMENTS WITH THE CONCORD DEVELOPMENT ORDINANCE (CDO).
2. A UNIFORM SIGN PLAN SHALL BE DEVELOPED FOR THE ENTIRE PARCEL WITH ARCHITECTURALLY COMPATIBLE SIGNAGE MATERIALS, COLORS, AND FINISHES.

STORMWATER MANAGEMENT:

1. THE SITE SHALL COMPLY WITH ALL CITY OF CONCORD AND STATE OF NORTH CAROLINA ORDINANCES IN REFERENCE TO STORMWATER DISCHARGES.

BOHLER
BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ELECTRICAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© 2023 BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCA230174
DRAWN BY:	KM
CHECKED BY:	AF
DATE:	11/17/2023
CAD I.D.:	P-LDVP-RZON

PROJECT:

CONDTIONAL REZONING PLAN

FOR

YORK DEVELOPMENT GROUP

GEORGE LILES PARKWAY

190 GEORGE LILES PARKWAY
CONCORD, NC 28207
CITY OF CONCORD

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1152
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:

CONDITIONAL REZONING PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 11/17/2023

Nov 17, 2023
H:\2023\NCA230174.000\PLANNING\CAD\DRAWINGS\PLAN SETS\CONDITIONAL REZONING\P-LDVP-RZON-NCA230174.-----LAYOUT: EX-1 CONDITIONAL REZONING PLAN
KMM

15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES

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

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

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

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

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

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

(e) Design daily flow rates for residential property on barrier islands and similar communities located south or east of the Atlantic Intracoastal Waterway and used as vacation rental as defined in G.S. 42A-4 shall be 120 gallons per day per habitable room. Habitable room shall mean a room or enclosed floor space used or intended to be used for living or sleeping, excluding kitchens and dining areas, bathrooms, shower rooms, water closet compartments, laundries, pantries, foyers, connecting corridors, closets, and storage spaces.

(f) An adjusted daily sewage flow design rate shall be granted for permitted but not yet tributary connections and future connections tributary to the system upon showing that the capacity of a sewage system is adequate to meet actual daily wastewater flows from a facility included in Paragraph (b) or (c) of this Rule without causing flow violations at the receiving wastewater treatment plant or capacity-related sanitary sewer overflows within the collection system as follows:

(1) Documented, representative data from that facility or a comparable facility shall be submitted by an authorized signing official in accordance with Rule .0106 of this Section to the Division for all flow reduction requests, as follows:

(A) dates of flow meter calibrations during the time frame evaluated and indication if any adjustments were necessary;

(B) a breakdown of the type of connections (e.g. two bedroom units, three bedroom units) and number of customers for each month of submitted data as applicable. Identification of any non-residential connections including subdivision clubhouses and pools, restaurants, schools, churches and businesses. For each non-residential connection, information identified in Paragraph (c) of this Rule (e.g. 200 seat church, 40 seat restaurant, 35 person pool bathhouse);

(C) a letter of agreement from the owner or an official, meeting the criteria of Rule .0106 of this Section, of the receiving collection system or treatment works accepting the wastewater and agreeing with the adjusted design rate;

(D) age of the collection system;

(E) analysis of inflow and infiltration within the collection system or receiving treatment plant, as applicable;

(F) if a dedicated wastewater treatment plant serves the specific area and is representative of the residential wastewater usage, at least the 12 most recent consecutive monthly average wastewater flow readings and the daily total wastewater flow readings for the highest average wastewater flow month per customers, as reported to the Division;

(G) if daily data from a wastewater treatment plant cannot be used or is not representative of the project area: 12 months worth of monthly average wastewater flows from the receiving treatment plant shall be evaluated to determine the peak sewage month. Daily wastewater flows shall then be taken from a flow meter installed at the most downstream point of the collection area for the peak month selected that is representative of the project area. Justification for the selected placement of the flow meter shall also be provided; and

(H) an estimated design daily sewage flow rate shall be determined by calculating the numerical average of the top three daily readings for the highest average flow month. The calculations shall also account for seasonal variations, excessive inflow and infiltration, age and suspected meter reading and recording errors.

(2) The Division shall evaluate all data submitted but shall also consider other factors in granting, with or without adjustment, or denying a flow reduction request including: applicable weather conditions during the data period (i.e. rainy or drought), other historical monitoring data for the particular facility or other similar facilities available to the Division, the general accuracy of monitoring reports and flow meter readings, and facility usage, such as whether the facility is in a resort area.

(3) Flow increases shall be required if the calculations required by Subparagraph (f)(1) of this Rule yield design flows higher than that specified in Paragraphs (b) or (c) of this Rule.

(4) The permittee shall retain the letter of any approved adjusted daily design flow rate for the life of the facility and shall transfer such letter to a future permittee.

History Note: *Authority G.S. 143-215.1; 143-215.3(a)(1);*
Eff. September 1, 2006;
Readopted Eff. September 1, 2018.

Nonresidential

3055 Dale Earnhardt Blvd. (Murphy USA) (CN-PSA-2024-00012)

3055 Dale Earnhardt Blvd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	2,824 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 12/19/23
No	No	No	No	No	No

Allocation Request

Total	2024
3,000	**3,000**

Project Scoring

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

Brief Summary

This proposal is to construct a Murphy USA fueling station and convenience store. This site is currently zoned General Commercial (C-2).

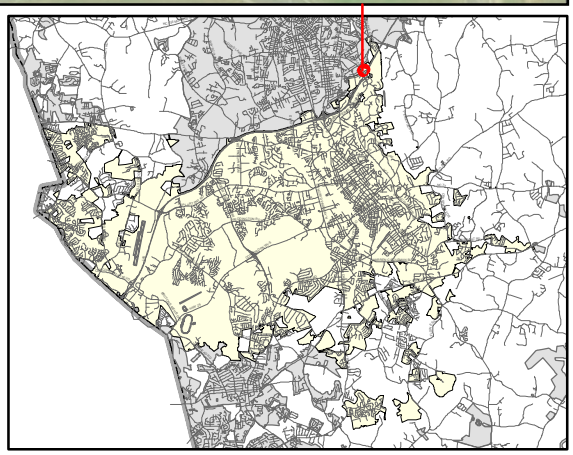
CN-PSA-2024-00012

Type: Nonresidential

2,824 sf Convience Store with Fueling Stations

Allocation Request: 3,000

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Murphy USA - Concord, NC (Dale Earnhardt and Roxie)					
2.)	**Description of project location:**	Site located at 3065 Dale Earnhardt Blvd (SR2126), approximately 150' north of the intersection of Dale Earnhardt Blvd (SR2126) and Roxie Street Northeast (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:**	56227807710000	3a.)	**Parcel Acreage:**	1.14		
4.)	**Site Zoning and use:**	C-2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	2,824		
6a.)	**Description of Facility to be served.**	Service Station, Gas Station	**6b.) Number of Lots**	1	**6c.) Number of Units**	N/A	
7d.)	**Additional description information:**	Convenience Store with Fueling Stations.					

B. Applicant Information

Charlie James & James H. Craver Craver-James Properties, LLC, (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 68 (Applicant's Street or Box Number)
Craver-James Properties, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mt Pleasant, NC 28124 (Applicant's City, State, Zip Code)
980-521-1419 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Craig Craver - Manager (Name) ccraver44@gmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application) 980-521-1419	 (Applicant's Email Address)

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

C. Design Engineer Information if available

Charles Shelton (Typed name of North Carolina Professional Engineer)	Keck & Wood, Inc. (Company Name)
040957 (NCPE Registration Number)	3090 Premiere Parkway, Suite 200 (Street or Box Number)
678-417-4025 (Phone Number)	Duluth, GA (City, State, Zip Code)
Mike Hull (Name and affiliation of contact person, who can answer questions about **application & designs**)	MHull@keckwood.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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:** 3000 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Service Station, Gas Station	250 gal/ Plumbing Fixture	12	GPD 3000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	Total		GPD 3000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

James H Craver — Signature:

1-18-24 — Date:

Keck+Wood
COLLABORATION BY DESIGN

January 15, 2024

City Council
City of Concord
NC 28026

Re: Murphy USA
3065 Dale Earnhardt Blvd
Preliminary Wastewater Flow Application
K&W Ref. No. 230391

Dear City Council:

Our proposal is for a Murphy USA fueling station and convenience store located at 3065 Dale Earnhardt Blvd, Kannapolis, NC 28083. While addressed as Kannapolis per the tax records, the site is within the City of Concord, NC. The project site, which is approximately 1.14 acres, is in the NE quadrant of the intersection of Dale Earnhardt Blvd and the I-85 South off ramp where the existing zoning is C-2 (General Commercial District). The proposed project consists of the construction of a pre-manufactured 2,824 SF building with 8 MPDs under a canopy in addition to providing landscaping, pavement, curb and gutter and fuel tanks. The proposed convenience store will not provide any food preparation services.

As required, we have provided the calculations for the projected flow of our development in accordance with 15A NCAC 2T.0114, however we have also provided historical data of another Murphy USA in the state that shows the actual usage is significantly less than the projections indicate. While the projections indicate that the total flow will be 3000 GPD, the attached empirical data shows the actual totals will be closer to 392 GPD. In part, this is due to the low flow water fixtures used by the development.

Thank you for your consideration.

Figure 1: Aerial View of the Site

Message from the CEO

Murphy USA is proud to share its second Environmental, Social and Governance Summary Report, representing the continued evolution of our stakeholder reporting on the sustainability of our business strategy and important ESG topics. In keeping with our prior commitments, this year's ESG Summary Report discloses our Scope 1 and 2 greenhouse gas emissions for FY22 along with expanded disclosure of metrics in accordance with Sustainability Accounting Standards Board (SASB) standards.

At the core of our approach to sustainability lies a coherent, long-term strategy aimed at growing shareholder value. By executing this strategy in a thoughtful and responsible manner, we show a continued commitment to the needs of critical stakeholders across all aspects of our business. Our ESG reporting provides stakeholders with additional perspectives that allow them to assess our holistic strategy and the material risks that are inherent to our business. We continue to believe that the ultimate test of sustainability is how well one's strategy demonstrates resilience in the face of externalities that expose these material risks and present new ones.

Our sustainability and ESG reporting continue to be framed around five important pillars which are at the heart of our enduring business strategy. Together, they present a virtuous cycle of advantage and provide a deeper view into the sources of our advantage.

We begin with Affordable. With costs rising faster than incomes, consumers are being forced to make choices and tradeoffs with their spending. Our customers treat transportation fuel as a non-discretionary purchase to live their daily lives. They count on Murphy USA to deliver everyday low prices for the products they are seeking. We take pride in the fact that our EDLP pricing and loyalty programs saved customers over $510 million in 2022.

58% of U.S. households live paycheck to paycheck and that increases to 77% for households with incomes below $50,000/year—accordingly, our customers will be counting on our products and affordable pricing for the foreseeable future.
Of course, being affordable must never compromise the Responsible way our products are sold. Being a responsible retailer fosters trust with our customers, communities, and partners and, for this reason, we have continued to build upon our industry leading commitment to age verification on age-restricted products. We also continue to prioritize investments in our IT systems in order to keep pace with constantly evolving threats in the information security space.

We know that Engaged team members are foundational to providing our customers with the great service and quality products they have come to expect from Murphy USA. Through robust benefits, developmental opportunities, competitive pay, and a culture of inclusion we invest in our team members' overall well-being and ensure that each employee has a voice that is heard and considered. Proof of this commitment continues to be reflected in Murphy USA's high employee engagement scores and the continuous improvement we're making in the benefits and resources made available to our team members.

Murphy USA continues to raise the bar in demonstrating that we are big-hearted and fully Committed to the communities where we live and work. We continue to make impactful contributions to the United Way of Union County Arkansas and the Boys & Girls Clubs of America. We understand the power of setting an example of generosity that our team members can follow, and I'm proud of how they continually show up for each other in times of need through the Murphy Employee Disaster Relief Foundation and how they give of their time to organizations making an impact in their local communities.

Through the virtuous cycle achieved through our business strategy overseen by our Board of Directors, we stay Aligned with our investors and key stakeholders. Framed under our five pillars, the additional disclosures in this and subsequent ESG reports seek to build upon our reputation for transparency and the credibility we have established over time.

At Murphy USA, when our customers win, all of our stakeholders win. While we can't be everything to everybody, we will remain true to who we are, what we do, and how we do it while continuing to listen, invest and focus our efforts on our core stakeholders and their needs. I invite you to learn more about our continued progress.

Andrew Clyde
President and CEO

Our Principles

| At Murphy USA, our operations are built upon a solid foundation of guiding Principles.

These Principles serve as the bedrock of Murphy USA's character, shaping our values and defining who we are. Through the strength and stability of our Principles, we have been able to sustain a proud culture that leads to a fulfilling employee experience. Our employees trust that the decisions we make and the actions we take are filtered through and aligned with our Principles. Our approach to ESG is also guided by these Principles of Integrity, Respect, Citizenship, and Spirit.

INTEGRITY

Be persistently ethical and honest to foster trust. We carry ourselves with a quiet confidence because we know that – in the long run – our character will speak for itself. We always do the right thing, even when no one is watching.

RESPECT

Value and appreciate others. We encourage and promote diverse approaches in all our thoughts, ideas, and actions. We understand the importance of the strengths, experiences, and perspectives of others.

CITIZENSHIP

Believe in the power of good actions. We are committed to the greater good for our employees, company, customers, suppliers, and other stakeholders. We are responsible and involved in the communities in which we live and work as ambassadors of Murphy USA.

SPIRIT

Strive to be the best. We are highly engaged and truly care about what we do and how we are perceived. We have a strong desire to exceed our customers' expectations. We work closely with each other to drive our success through reliable and consistent execution.

ESG Pillars

Following Murphy USA's spinoff in 2013, we have pursued a comprehensive and coherent business strategy consisting of five key strategic objectives: grow organically, diversify merchandise mix, sustain cost leadership, create advantage from market volatility, and invest for the long-term. As we advance on these objectives and focus on long-term shareholder value, we are managing ESG opportunities and risks through a framework tailored to sustaining our advantaged business model in a socially responsible manner. This framework is reflected in our ESG pillars:

AFFORDABLE

Serve customers with everyday low prices in a transparent manner for the fuels, merchandise, and food and beverage products they need

RESPONSIBLE

Build trust with customers, regulators, and partners by exceeding expectations in areas such as data protection, age verification, and safety

ENGAGED

Empower our people through an inclusive and diverse culture, competitive total rewards programs, and fulfilling career opportunities

COMMITTED

Invest our resources to strengthen the communities we serve and their environment

ALIGNED

Ensure our credibility with investors through strong business ethics, good corporate governance, and effective capital allocation

Our Low Price Value Proposition

Customers trust our value position combined with our unique programs and partnerships to ease their financial pressure by enhancing the affordability of the products they need.

FAIR AND TRANSPARENT PRICING

We are committed to fair and transparent pricing complying with all state and federal guidelines with our prices clearly displayed through multiple physical and digital channels.

FUEL PRICING

To establish and sustain our everyday low price position on fuels, Murphy USA continuously monitors competitive prices, allowing us to price fuel based on the most relevant factors for each store.

$510+ Million

Saved by our customers on their fuel purchases in 2022[3]

LOYALTY PROGRAM

Our distinctive loyalty program, Murphy Drive Rewards, allows members to earn additional savings on fuel, snacks, drinks, and more and redeem program points for up to $1 off per gallon for up to 20 gallons. Murphy Drive Rewards has been named as one of the top programs in Newsweek's America's Best Loyalty Programs list for three consecutive years, including 2023.

PARTNERSHIPS

Murphy USA brings select responsible partnerships to our customers allowing them to save even more at our stores on fuel and merchandise. Our partnership with a leading earned wage access vendor, a Certified B Corporation, focuses on holistic financial wellness of our associates and customers by offering on-demand access to earned but unpaid wages and a fuel discount for purchases made with the vendor's branded card.

$298+ Million

Saved through our loyalty program and partnerships in 2022

[3] Based on RUL and Diesel price per gal differential between Murphy USA and our competitors in each community we serve. Note that this figure now includes all competitors in a 20-mile radius--rather than a subsection of competitors.

TRAINING AND DEVELOPMENT

We believe that employee development is a key differentiator for Murphy USA due to the wide variety of resources and opportunities offered at all levels of our organization—from cashier to executive. We believe that investing in our employees' training and development is also an investment in our businesses' success. Because of our strong learning and development culture and talent management strategies, we have built a healthy internal talent pipeline which allows us to promote from within.

In 2022, Murphy USA granted **3,295** internal promotions to employees.[6]

To further promote a sustainable future, our executives engage in proactive succession planning discussions for key positions throughout the year with a dedicated meeting each fall led by our CEO and one of the nation's top succession advisory firms.

To ensure enterprise alignment and promote the elevation of skills, we have a three-year roadmap for enterprise development and kick off each year's focus area at our National Leadership Conference. In 2023, we held our largest National Leadership Conference to date with over 2,291 participants who received focused training and development related to elevating skillsets specific to their role within the organization. In 2022, our NLC focused primarily on employee well-being by providing employees with the necessary information and tools to make their wellness and the wellness of their teams a top priority. Over the course of 2023, we are continuing to elevate our skills with a comprehensive National Leadership Conference content sustainment plan.

CONTINUING EDUCATION AND TUITION REIMBURSEMENT

To further support continuing education that will benefit our employees for the remainder of their career, we offer college tuition reimbursement to eligible corporate employees, Store Managers, and Assistant Store Managers.

> **In 2022, we reimbursed college tuition for 29 employees across the enterprise, totaling approximately $97,000.**

We partner with a best-in-class GED provider to offer a Murphy USA employee GED program. In the first year of the program, we sponsored 170 employees seeking to earn their GED, totaling $22,900. In 2022, we sponsored 33 employees, totaling $5,750. All Murphy USA employees are eligible to participate in our GED program for free with no out-of-pocket costs.

In its first two years, more than **200** employees participated in our GED program.

ONLINE LEARNING

To further support continuing education, we utilize a leading online course provider platform that is available to our corporate employees and Store Management. Employees have the ability to take courses on personal development and business topics of their choosing, including everything from communication skills to leadership development.

In 2022, Murphy USA and QuickChek team members took advantage of our online learning program by completing **2,378** courses and **51,974** educational videos.

[6] This figure excludes QuickChek.

Employee Benefits, Well-Being, and Compensation

We recognize that our employees are invaluable assets and provide them with a wide range of competitive employee benefits designed to empower them to prioritize overall well-being for themselves and their families. Our programs include:

FINANCIAL HEALTH

In response to the devastating effects of severe weather events on our employee community in 2010, Murphy USA established the Murphy Employees Disaster Relief Foundation (MEDRF). Over time, MEDRF has grown and adapted to fulfill its mission of extending a helping hand to employees facing severe financial hardship caused by natural disasters, storms, fires, uninsured medical expenses, and uninsured deaths. In 2022, MEDRF was expanded to support our QuickChek employees.

Since the creation of the Foundation, over **$1.7 million** in grants have been disbursed to employees during their time of need. In 2022, the Foundation dispersed **$240,369** in financial assistance to Murphy USA employees and QuickChek employees.

We utilize financial technology to aid in reducing our employees' financial stresses. We partner with a leading provider of Earned Wage Access services to provide our employees with convenient early access to their earned wages. Since implementing the program, employees have performed 764,058 transactions and received early access to over $35 million in earned wages—with over $17 million in early-accessed wages in 2022 alone.

We support financial well-being by extending profit sharing in the form of annual employer contributions to retirement plans for eligible employees, including part-time and full-time team members. The deposit is valued at a minimum of 3.5% of an employee's eligible compensations. Murphy USA Store Manager and corporate level employees are eligible to participate in the 401(k) Savings Plan, which offers a dollar-for-dollar employer match on pre-tax contributions, up to 6%. All QuickChek employees who have one year of service with at least 1,000 hours worked are eligible for the QuickChek 401(k) plan which offers an employer match up to 4%.

Effective January 1, 2023, Murphy USA and QuickChek merged plans, allowing all employees to make 401(k) contributions, receive a dollar-for-dollar employer match, up to 6%, on pre-tax and Roth contributions, and receive an annual employer contribution into their retirement account valued at a minimum of 3% of eligible compensation for the plan year.

At Murphy USA, we reward employees for both individual performance and Company performance. Across our field management employee and corporate employee populations, individual performance is assessed every year in the "Murphy Performance Management" process with merit increases awarded based on the objective scoring criteria assigned to each employee. In addition to merit-based wage increases, we offer a commissions program for our Store and District Management that is directly correlated to store performance and management. We also offer frequent sales and promotional incentives down to the cashier level to reward their valuable frontline contributions and ensure that all employees have a stake in their store's performance. At the corporate level, annual bonus payouts are based on performance metrics that are established at the beginning of each calendar year and are aligned with our strategy and business objectives. In addition to maintaining our longstanding adjusted EBITDA profitability metric, our two focus areas for corporate bonus metrics remain (1) fuel contribution growth that maintains our everyday low price value position and resulting fuel market share growth and (2) merchandise margin contribution growth that leverages our everyday low-cost operating models in a single set of metrics that will serve both the Murphy USA business as well as the QuickChek business.

PHYSICAL HEALTH

We support physical well-being by offering a broad range of affordable health benefits to all employees, including full and part-time team members. Our goal is for all our employees to have access to quality healthcare and programs that support their overall health and well-being. To this end, all employees are eligible to enroll in our Company-sponsored medical plan, subject to meeting certain eligibility requirements. Management-level field employees and corporate employees are offered Company-paid life insurance benefits with additional voluntary life insurance options available as well. All full-time field and corporate employees are further offered a comprehensive benefits package that includes medical, dental, vision, flex-spending accounts, and other voluntary benefits. Because we understand the importance of family and work-life balance, all new parents at the Murphy USA Store Manager and corporate employee level are eligible for 6 weeks of parental leave at full pay, regardless of their path to parenthood, sexuality, or gender identity.

MENTAL HEALTH

We support emotional well-being by offering a life assistance program that allows employees to utilize free counseling sessions for themselves and members of their household. We also offer virtual mental health support for medical plan members through partnerships established by our medical plan.

We encourage all employees to maintain a healthy work-life balance. To support balance, we offer vacation benefits to all employees across the organization. We provide our employees with flexible scheduling and the ability to trade shifts if needed.

Community Relations

PHILANTHROPY

Murphy USA and the Murphy USA Charitable Foundation provide opportunities for employees to invest our resources to make a difference in our hometown of El Dorado, Arkansas and in the other communities our over 1,700 stores serve. Supporting local organizations further drives our broader mission and commitment to our team members, customers, suppliers, and other stakeholders.

GIFT MATCHING

At Murphy USA, our employees support charities and organizations that are important to them, and in doing so, contribute to the vitality and health of communities in which we work and live. Murphy USA supports these employee efforts and matches 1:1 for all donations made by full-time employees to eligible 501(c)(3) non-profit organizations, and 2:1 for donations made to educational institutions and hospitals. We also match 2:1 to charitable nonprofits where our employees serve on an organization's board, further encouraging good citizenship through board level service.

UNITED WAY

United Way of Union County supports thirteen separate charitable organizations in our hometown of El Dorado. Murphy USA provides support for the organization through our corporate headquarters' annual weeklong fundraising campaign, in which employees volunteer and make charitable donations.

In 2022, our employees donated nearly **$800 thousand** to eligible organizations across the country through employee donations, which were matched through our Company Gift Match Program

In 2022, our corporate and charitable financial contributions totaled nearly **$2.3 million** making a positive impact in the communities we serve

Community Relations

BOYS & GIRLS CLUBS OF AMERICA

Our ongoing partnership with the Boys & Girls Club of America remains a strong commitment for Murphy USA. We are passionate about providing opportunities for the next generation. Continuing since 2020, the "Great Futures Fueled Here" campaign continues to provide instrumental support to Boys & Girls Clubs providing programming and resources that support kids to thrive in school, the workforce, and in life. This program features an in-store "round-up" program, allowing customers to join us in supporting this impactful organization. All funds raised support local Boys & Girls Clubs in the communities where we live and work. It is because of the efforts of our employees and generosity of our customers that Murphy USA was honored with the 2022 BGCA Cause Marketing Award.

Since 2020, we have raised over **$4 million** for the Boys and Girls Club of America through employee and customer donations, and over **$1.8 million** in 2022 alone.

PLAY TO WIN

QuickChek hosts an annual Golf Tournament and Cornhole Tournament that in 2022 raised $131,500. The proceeds from these events supported Alternatives, Inc., an organization whose mission is to provide comprehensive services to individuals and families with special needs, and Murphy Employee Disaster Relief Fund, to support fellow employees in their time of need.

QUICKCHEK COMMITTED TO CHECKOUT FOR HUNGER CAMPAIGN AND OTHER INITIATIVES

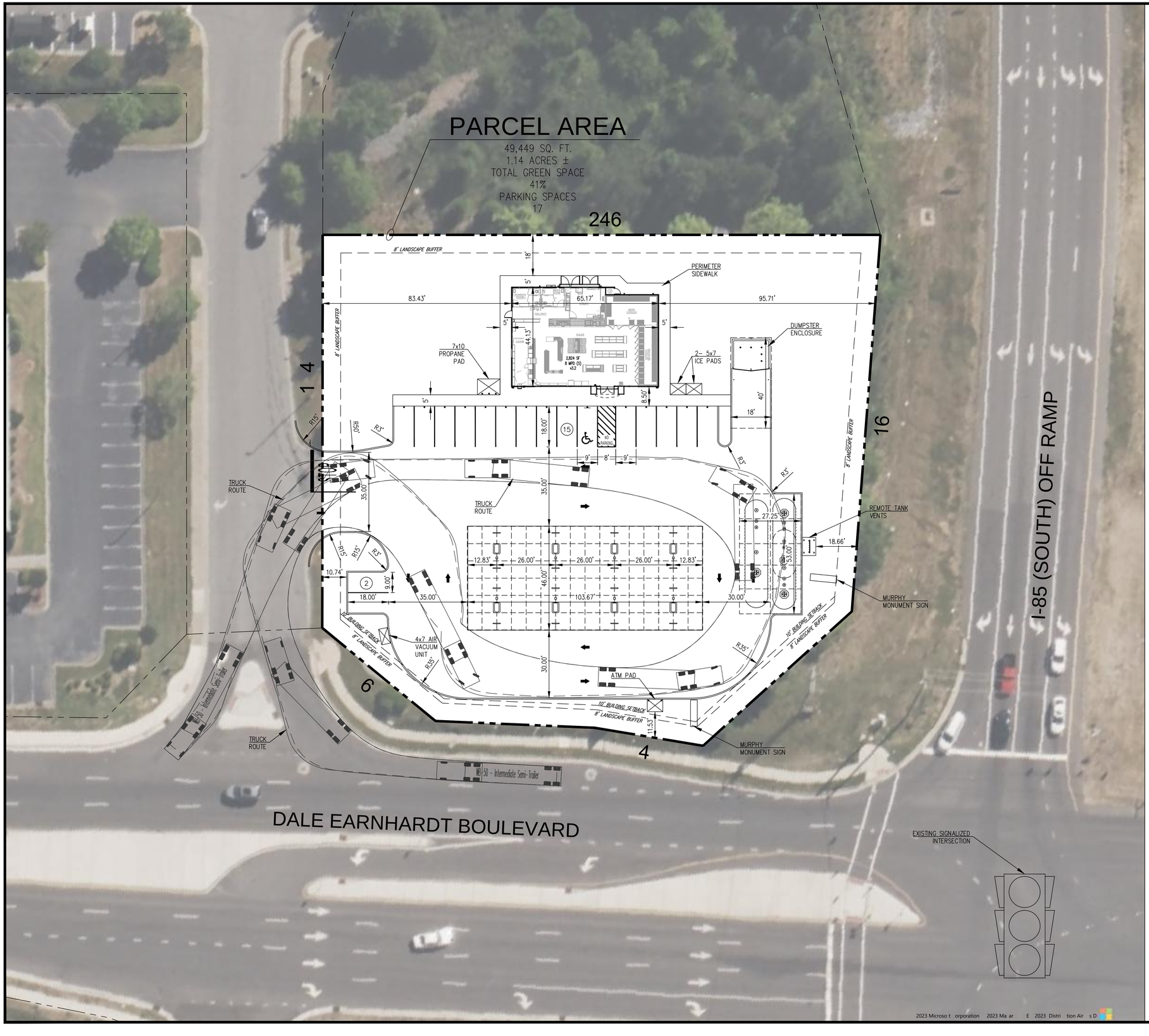
QuickChek's support is year-round with employees donating 496 hours of their time to various organizations in the New York and New Jersey area. Company executives, Support Center personnel and local store team members' efforts include sorting donations at the Community Food Bank of New Jersey, assembling meal kits for Island Harvest, and picking produce at America's Grow-a-Row. QuickChek team members thinned trees at America's Grow-a-Row in Pittstown, NJ this spring to supply 84,000 servings of peaches to those in need of fresh, healthy food. Through an in-store round-up campaign that lasted a little over 100 days, QuickChek raised over $90,000 that went toward eliminating hunger in the communities that we live and work.

In 2022, QuickChek raised **$314,000** to make a positive impact on the communities served.

EMPLOYEE VOLUNTEERING

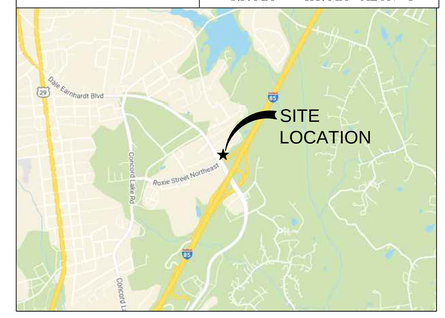
Employees are encouraged to volunteer and, together, we strengthen our communities by empowering, getting involved, and helping others. We provide onsite and offsite volunteer opportunities for our corporate employees throughout the year and encourage our field employees to volunteer and be involved with their local Boys & Girls Club of America. Corporate employees who volunteer more than 18 hours with one of the agencies associated with the United Way of Union County receive up to nine additional hours of paid time off a year.

2,824 SF 8 MPD (S)



0' 20' 30' 40'
SCALE IN FEET

PARCEL DATA		
	S.F.	ACRES
M RPHY PARCEL	,	.
REENSPACE PRO IDED		
RE IRED PAR IN	SP. S.F. RE D.	
PAR IN SPACES PRO IDED	NDER CANOPY	
ONIN	C ENERAL COMMERCIAL	
SETBAC S B FFER YARDS		
FRONT ROAD FRONTA E		
SIDES		
REAR		
B ILDIN YARD	SIDE FACIN PAR IN LOT	
SI NA E	MON MENT SI N S.F. MA HT. MA ON DALE EARNHARDT S.F. MA HT. MA ALON I	



VICINITY MAP
N.T.S.

PA EMENT ANTITIES	
	S.F.
STANDARD D TY CONCRETE	,
HEA Y D TY CONCRETE	,

REVISION	DATE	DESCRIPTION
REV-0	10/30/23	2,824 SF 8 MPD (S) ANYTOWN CONCEPTUAL

2023 Microso t orporation 2023 Ma ar E 2023 Distri tion Air s D

SHEET NO. SP1

SURVEY FOR THIS SITE HAS NOT BEEN COMPLETED. ALL INFORMATION BASED ON GIS AND AERIAL INFORMATION.

REV-0	10/30/23	GS	MH	WB	WB
	DATE	PRN	PM	DES	DRW

CONCEPTUAL SITE PLAN
MURPHY USA (NTI)
3065 DALE EARNHARDT BLVD
CONCORD, NC 28083

PROJ. NO. 230391

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000
keckwood.com

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
EL DORADO, AR 71730

Nonresidential

International Corporate Center (ICC) (CN-PSA-2024-00013)

4651 Corporate Dr. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	74,267 sf office and warehouse	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
3,300	**3,300**

Project Scoring

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

Brief Summary

This proposal is to build a 74,267-sf industrial building that will be multi-flex space and will follow the International Corporate Center's design standards. This parcel is zoned General Industrial (I-2).

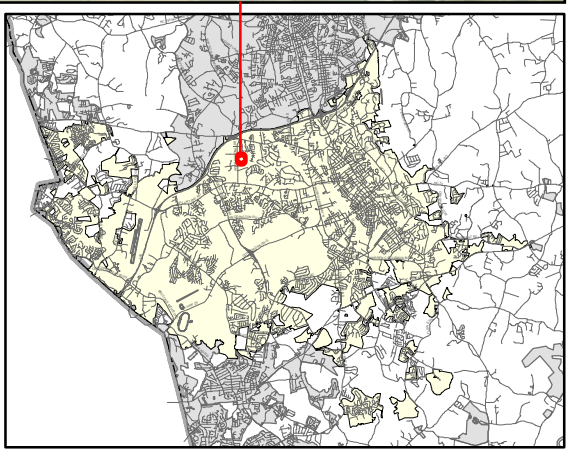
CN-PSA-2024-00013

Type: Nonresidential

74,267 sf office and warehouse/ serving 6-10 tenants

Allocation Request: 3,300

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:	

A. Project Information

1.)	**Project Title:**	International Corporate Center					
2.)	**Description of project location:**	Site located on Corporate Drive NW, approximately 420 ft. East of the intersection of Corporate Drive NW and International Drive. (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:**	5601-74-4021, 5601-73-6786	3a.)	**Parcel Acreage:**	11.577 ac		
4.)	**Site Zoning and use:**	I-2, Industrial	5.)	**Area Commercial or Industrial Building**	74,267 sq. ft		
6a.)	**Description of Facility to be served.**	Industrial/Manufacturing	**6b.) Number of Lots**	1	**6c.) Number of Units**	9	
7d.)	**Additional description information:**	A 74,267 sq. ft building with 24 dock-height loading bays to serve 6-10 industrial/manufacturing tenants.					

B. Applicant Information

Robert Strom, chariman of the board of CIP Real Estate LLC, its sole member , Owner of CIP Charlotte Portfolio LLC (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	19762 Macarthur Blvd. Ste. 300 (Applicant's Street or Box Number)
CIP Charlotte Portfolio LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Irvine, CA, 92612 (Applicant's City, State, Zip Code)
949-202-4548 (Applicant's Phone Number)	949-474-2101 (Applicant's Facsimile Number)
Kate Underwood, PhD, PE (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	rystrom@ciprealestate.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kate Underwood, PhD, P.E (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	57 Union St. South (Street or Box Number)
980-234-7500 (Phone Number)	Concord, NC 28025 (City, State, Zip Code)
Kate Underwood, PhD, P.E (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 3,300 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
manufacturing/Warehouse	100 gal/ loading bay	100 gal x 24 loading bays	GPD 2,400
General Business/Office	25 gal/ employee/shift	25 gal x 36 office staff x 1 shift	GPD 900
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 3,300

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Robert Y. Strom _, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

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

Signature: _____ Date: 01/18/2024

CIP REAL ESTATE

T 949.474.7030
F 949.474.2101
19762 MacArthur Blvd., Suite 300
Irvine, California 92612
www.ciprealestate.com

January 19, 2024

via electronic delivery
Accela Portal Online

City Of Concord
Director of Engineering
POB 308
Concord, NC 28026-0308

RE: International Corporate Center Preliminary Wastewater Flow Application

Site located on Corporate Dr NW, approx. 420 linear feet East of the intersection of Corporate Dr NW and International Dr/ 4651 Corporate Dr ("ICC" or "International Commerce Center")

To supplement the materials provided in the Preliminary Wastewater Flow Application submitted for the above referenced property, our project team wanted to emphasize and highlight some important and beneficial aspects for the proposed building:

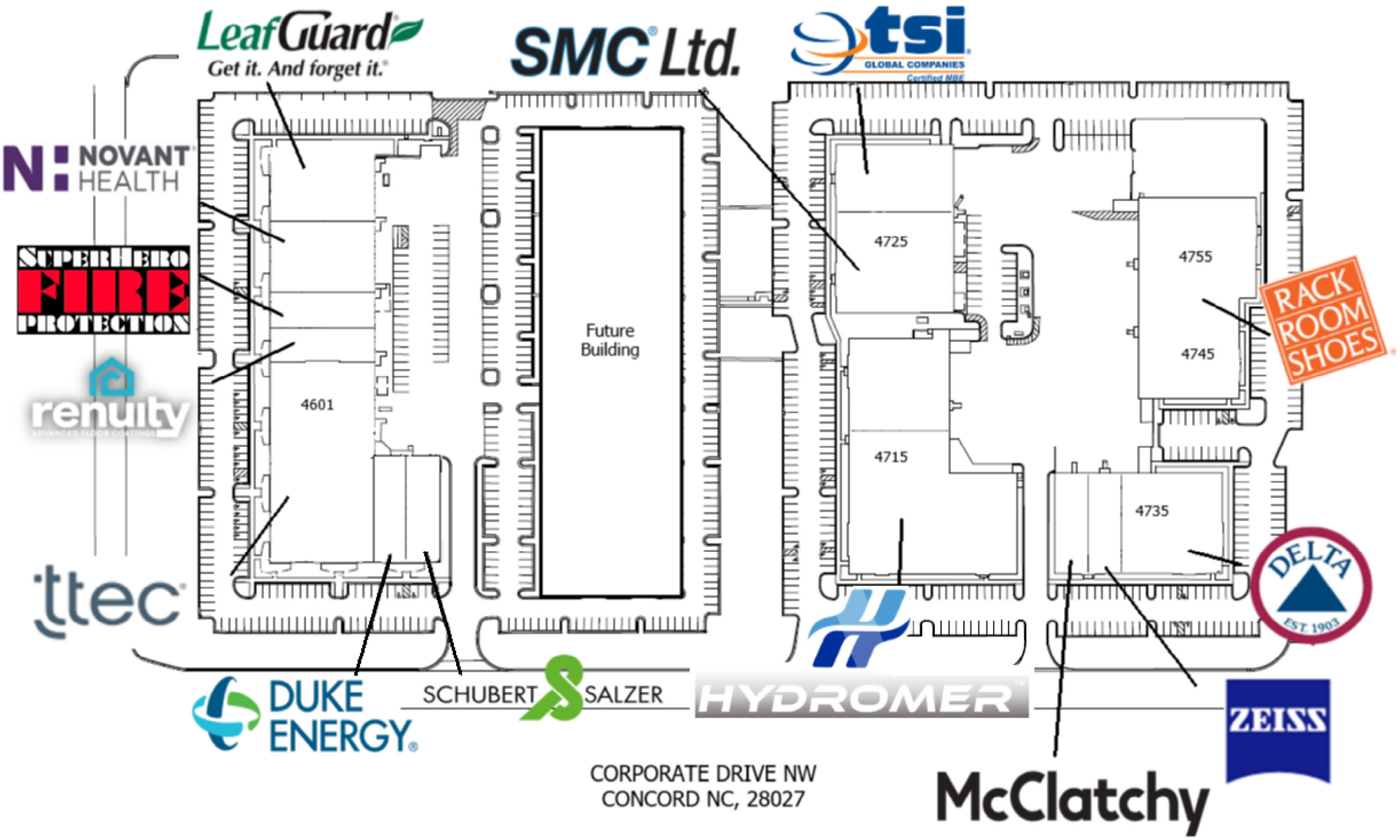
- International Corporate Center is an existing project consisting of 5 buildings and 200,989 square feet. We are proposing to build on the last remaining location within the project.
- The proposed building is a 74,267 square foot "state-of-the-art" industrial building (see rendering),
- The new building will allow up to 6 or 10 businesses in suite sizes from 6,000 to 15,000 square feet,
- The suite layouts will consist of approximately 20% office space with balance high-end warehouse area,
- The design and specifications of the building will attract quality businesses demanding superior finishes and amenities,
- The adjacent buildings in ICC include 14 to 15 suites leased to quality firms, illustrating the user demand for this type of industrial/ flex product (see chart of existing tenancy),
- The Business Plan for ICC incorporates the conversion of the remaining TTEC call center space (about 33,000 square feet) in the 4601 Building over the next two years to 2 to 3 industrial/ flex suites, consistent with the designs planned for both the new building and the 30,000 square feet of office space recently converted to 4 industrial/ R&D units in 2023, and now 100% leased.

We are very excited to move forward on this new building in 2024 and we believe it will be a strong driver and a magnet for high-paying and strategically important jobs in Concord.

Very Truly Yours,

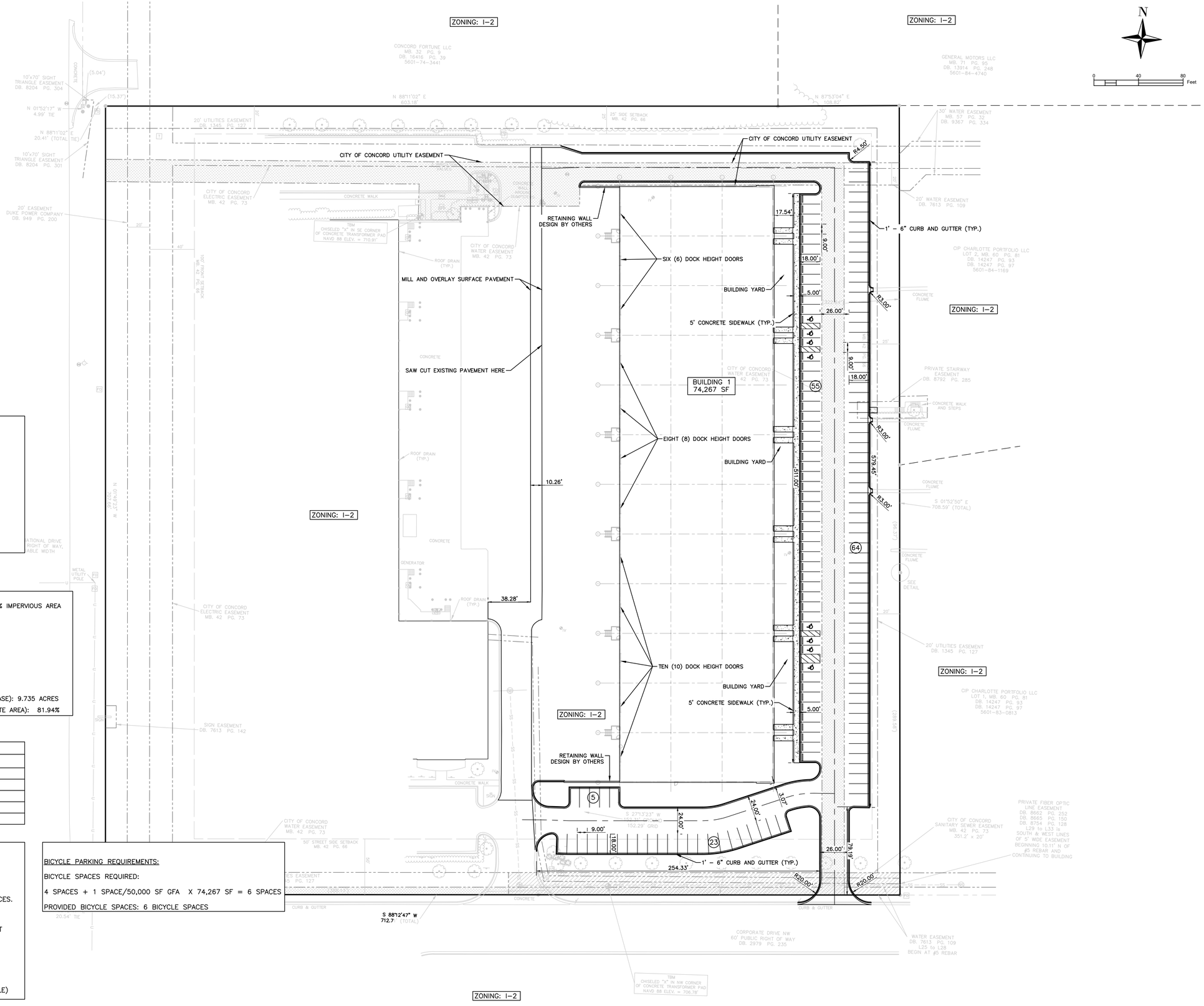
Eric C. Smyth
Chief Executive Officer

«cc»


LeafGuard
Get it. And forget it.
SMC Ltd.
tsi
GLOBAL COMPANIES
Certified MBE
NOVANT HEALTH
SUPERHERO FIRE PROTECTION
renuity
ADVANCED FLOOR COATINGS
ttec
4601
Future Building
4725
4755
4745
4715
4735
RACK ROOM SHOES
DELTA
EST. 1903
DUKE ENERGY
SCHUBERT SALZER
HYDROMER
ZEISS
McClatchy
CORPORATE DRIVE NW
CONCORD NC, 28027

International Corporate Center

Tenant	Company Info.
SCHUBERT SALZER	Founded and incorporated in 1999, the German Corporation has American headquarters located across the United States with representatives and distributors servicing all 50 states and over a dozen countries. Schubert & Salzer Inc. is known for their product range of control and stop valves for the industrial use in process technology.
DUKE ENERGY	A Fortune 150 company headquartered in Charlotte, N.C., is one of America's largest energy holding companies. Their electric utilities serve 8.2 million customers in North Carolina, South Carolina, Florida, Indiana, Ohio and Kentucky, and collectively own 50,000 megawatts of energy capacity. Our company employs 28,000 people.
ttec	For over 40 years, through customer experience BPO, technology, consulting, and analytics services, TTEC delivers optimized customer care, tech support, sales, AI operations, and trust and safety solutions. They help companies continuously optimize CX and business outcomes to deliver the highest customer satisfaction at the lowest cost of conversation.
SUPERHERO FIRE PROTECTION	Founded in 2012 by a group of industry veterans, today, SuperHero is one of the largest fire sprinkler and fire alarm installation providers in Georgia , with additional operations across the Southeast and MidAtlantic, and an offering portfolio which spans design, installation, inspection, service, and repair across multiple fire preventative systems.
renuity	Renuity is a leading national home improvement provider with deep experience and trust in the markets that we operate in. Their customers benefit from the technology, customer support, and strong supplier relationships that come from being a national brand, along with the market knowledge, expertise, and training of our local installers to get the job done right.
NOVANT HEALTH	Novant Health is a not-for-profit integrated system of 16 medical centers and more than 1,900 physicians in over 800 locations, as well as numerous outpatient surgery centers, medical plazas, rehabilitation programs, diagnostic imaging centers and community health outreach programs. They have more than 36,000 team members & physician partners care for patients and communities throughout the Carolina's.
LeafGuard Get it. And forget it.	In 1993, Englert, Inc. introduced the LeafGuard® brand gutter, a patented one-piece leaf and debris shedding gutter system. The LeafGuard system revolutionized the industry by providing an innovative one-piece system for residential and commercial application, with a lifetime, clog-free guarantee. Today, LeafGuard continues to be a trusted source for quality and reliability, backed by the Good Housekeeping seal.
HYDROMER	Hydromer is a globally renowned surface modification and coatings solutions provider. They partner with companies worldwide to enhance their products, helping them stand out in the market. Over the decades, they have formulated over 90 proprietary coatings and secured 400+ patents, spanning medical, industrial, and personal care sectors.
SMC Ltd.	SMC is a worldwide contract manufacturer of single use and disposable medical devices. Global locations in the United States, UK, Costa Rica, and India allow them to provide complete custom device services ranging from initial design, tooling, component manufacturing, assembly, automation, full supply chain management and packaging services focused entirely on healthcare markets.
tsi GLOBAL COMPANIES	Since 1987, TSI has been perfecting the art of solving organizational challenges with technical systems designed around human experience. Their in-house team of engineers, designers, programmers, project managers, and technicians can confidently handle any project from cradle to grave. As a result, the One TSI Solution reduces the overall cost, completion time, and number of contractors needed to complete the job.
ZEISS	ZEISS Industrial Metrology is a leader in CNC coordinate measuring machines and complete solutions for multidimensional metrology in the metrology lab and production. The company is a recognized partner to the automotive industry and its suppliers. 2.400 employees from manufacturing sites in four countries and more than 100 sales and service centers supply customers around the world.
DELTA	Delta Apparel makes top-quality blank T-shirts for screen printers and promotional product suppliers. They specialize in comfort fabrics in various styles and silhouettes complimented by an industry-leading color palette for youth and adults. They consistently deliver quality, value, and innovation at a price that meets the challenges of today's marketplace, and as part of this commitment they have one of the few products made from recycled polyester.
McClatchy	What began in 1857 as a four-page newspaper in the dusty streets of Sacramento, California has grown into a digital network spanning local markets from California to Florida, from Washington state to Washington D.C. In North Carolina, they are known as The Charlotte Observer. In 2020, McClatchy transitioned to private ownership when it was acquired by Chatham Asset Management, strengthening the Company's financial position and enabling it to build on its 150-plus year history of independent, community-focused journalism.
RACK ROOM SHOES OFF BROADWAY SHOE WAREHOUSE	Rack Room Shoes is an American footwear retailer headquartered in Charlotte, North Carolina, which operates more than 500 stores in 36 states under the Rack Room Shoes and Off Broadway Shoe Warehouse brands. Known as innovators and authorities in the industry, they offer a great variety of on-trend styles for all in athletic, comfort and dress categories, while providing a delightful and trusted shopping experience for their valued customers.



SITE DATA TABLE	
PARCEL NUMBER:	5601-73-6786 5601-74-4021
EXISTING ZONING:	I-2
PROPOSED ZONING:	I-2
PROPOSED USE:	INDUSTRIAL
MAX. BUILDING HEIGHT	72 FT.
SETBACKS:	30' MIN FRONT N/A MAX
MIN. LOT WIDTH	50 FT.
MIN. LOT DEPTH	100 FT.

NOTE:
FROM THE PREVIOUS DESIGN, THE SITE WAS ALLOCATED UP TO 90% IMPERVIOUS AREA WITH THE INSTALLATION OF A TREATMENT SCM OFFSITE:

EXISTING SITE: 11.88 ACRES

EXISTING TOTAL SITE IMPERVIOUS AREA: 9.14 ACRES (76.8%)

AREA OF SITE TO BE MODIFIED (DISTURBED): 4.85 ACRES

WITHIN THIS DISTURBED AREA:

EXISTING TOTAL IMPERVIOUS: 3.65 ACRES

PROPOSED TOTAL IMPERVIOUS: 4.245 ACRES

NET INCREASE IN IMPERVIOUS AREA: 0.595 ACRES

TOTAL PROPOSED IMPERVIOUS AREA (EXISTING TOTAL + NET INCREASE): 9.735 ACRES

TOTAL PROPOSED IMPERVIOUS PERCENTAGE (TOTAL PROPOSED ÷ SITE AREA): 81.94%

IMPERVIOUS AREA SUMMARY	
TYPE	AREA (AC)
BUILDING	1.705
ASPHALT	2.374
CURB AND GUTTER	0.088
CONCRETE	0.078
PROPOSED IMPERVIOUS AREA	**4.245**

PARKING CALCULATIONS:

REQUIRED HANDICAP SPACES: 8 SPACES, 2 VAN ACCESSIBLE

MINIMUM PARKING SPACES REQUIRED

OFFICE SPACE: 1 SPACE/1,000 GFA X 74,267 SF = 75 SPACES.

PLUS

MANUFACTURING: 2 SPACES PER 3 EMPLOYEES AT PEAK SHIFT PLUS 1 SPACE PER COMPANY VEHICLE

ASSUME 90 EMPLOYEES IN THE MANUFACTURING AREA:

90 EMPLOYEES * 2 SPACES / 3 EMPLOYEES = 60 SPACES.

THEREFORE, A MINIMUM OF 135 SPACES REQUIRED
147 TOTAL SPACES PROVIDED (8 HANDICAP, 2 VAN ACCESSIBLE)

BICYCLE PARKING REQUIREMENTS:

BICYCLE SPACES REQUIRED:

4 SPACES + 1 SPACE/50,000 SF GFA X 74,267 SF = 6 SPACES

PROVIDED BICYCLE SPACES: 6 BICYCLE SPACES

REVISION	DATE	DESCRIPTION

INTERNATIONAL CORPORATE CENTER

SITE LAYOUT PLAN

4651 CORPORATE DRIVE NW
WGM DESIGN 2907 PROVIDENCE ROAD STE. 304 CHARLOTTE, NC 28211
PROJECT NO. 23032
PROJECT MANAGER: KWU

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

ENGINEERS SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

01/18/2024

C200

CIP REAL ESTATE

International Corporate Center

4561 Corporate Drive
Concord, NC 282022

Nonresidential

4510 Fortune Spec Industrial (CN-PSA-2024-00014)

4510 Fortune Ave. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	73,200 sf office and warehouse	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
2,800	**2,800**

Project Scoring

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

Brief Summary

This proposal is to build a 73,200-sf industrial building that can accommodate one to four tenants and will follow the International Corporate Center's design standards. This parcel is zoned General Industrial (I-2).

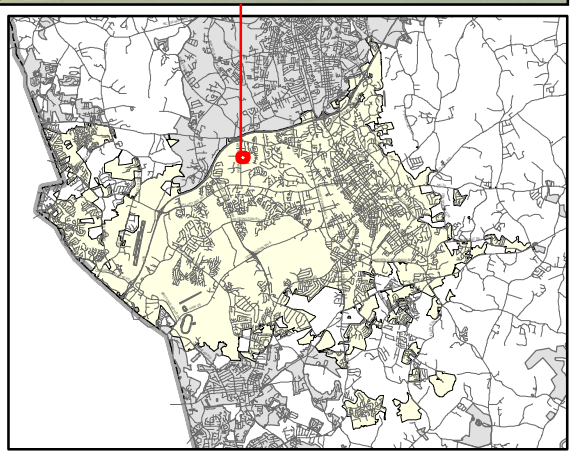
CN-PSA-2024-00014

Type: Nonresidential

73,200 sf office and warehouse

Allocation Request: 2,800

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Fortune Tech Center					
2.)	**Description of project location:**	Site located on Fortune Avenue NW, approx 410 linear feet South of the intersection of the Fortune Avenue and International Dr NW, heading towards Corporate 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.)	**Cabarrus County Parcel Identification Number:**	5601-74-2616, 5601-74-5693, 5601-74-3441	3a.)	**Parcel Acreage:**	6.39		
4.)	**Site Zoning and use:**	I-2 / Undeveloped	5.)	**Area Commercial or Industrial Building**	(sq. ft.) 73,200		
6a.)	**Description of Facility to be served.**	Industrial/manufacturing	6b.)	**Number of Lots**	3	6c.) **Number of Units**	2
7d.)	**Additional description information:**	Spec industrial building designed for 1-2 industrial tenants in the advanced manufacturing and R&D fields. Building has 6,000sf office with 23 loading bays for the manufacturing/warehouse portion of the building.					

B. Applicant Information

Robert Y. Strom , Chairman of the Board (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.)	176 Mine Lake Court, Suite 100 (Applicant's Street or Box Number)
Concord Fortune LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Raleigh, NC 27615 (Applicant's City, State, Zip Code)
949-202-4548 (Applicant's Phone Number)	949-474-2101 (Applicant's Facsimile Number)
Kate Underwood, PhD, P.E (Name) kate@daylighteng.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	rystrom@ciprealestate.com (Applicant's Email Address)
REQUIRED **Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.**	

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	P.O Box 1804 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 2,800 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
General Offices	25 gal/ employee/shift	25 gal employee shift * 1 shift * 20 employees	GPD 500
Warehouses	100 gal/ loading bay	100 gal/loading bay * 23 loading bays	GPD 2,300
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2,800

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

(Printed Name)

Signature: _____ Date: 01/18/2024

CIP REAL ESTATE

T 949.474.7030
F 949.474.2101
19762 MacArthur Blvd., Suite 300
Irvine, California 92612
www.ciprealestate.com

January 18, 2024

via electronic delivery
Accela Portal Online

City Of Concord
Director of Engineering
POB 308
Concord, NC 28026-0308

RE: Fortune Tech Center Preliminary Wastewater Flow Application

Site located on Fortune Avenue NW, approx. 210 linear feet South of the intersection of the Fortune Ave ad International Dr NW, heading towards Corporate Dr NW ("4510 Fortune Spec Industrial")

To supplement the materials provided in the Preliminary Wastewater Flow Application submitted for the above referenced property, our project team wanted to emphasize and highlight some important and beneficial aspects for the new proposed building:

- This 73,200 square foot building will be a state-of-the-art development designed to attract advanced manufacturing and related R&D types of users.

- The building will include very high-end finishes in both the office and warehouse portions of the building to accommodate high-tech workers.

- The building will have a flexible layout with two planned 3,000 square foot "end cap" office pods designed for one or two tenants. The 10% office to 90% warehouse area ratio will support an office staff "head count" of between 15 to 20 people in the two end pods combined.

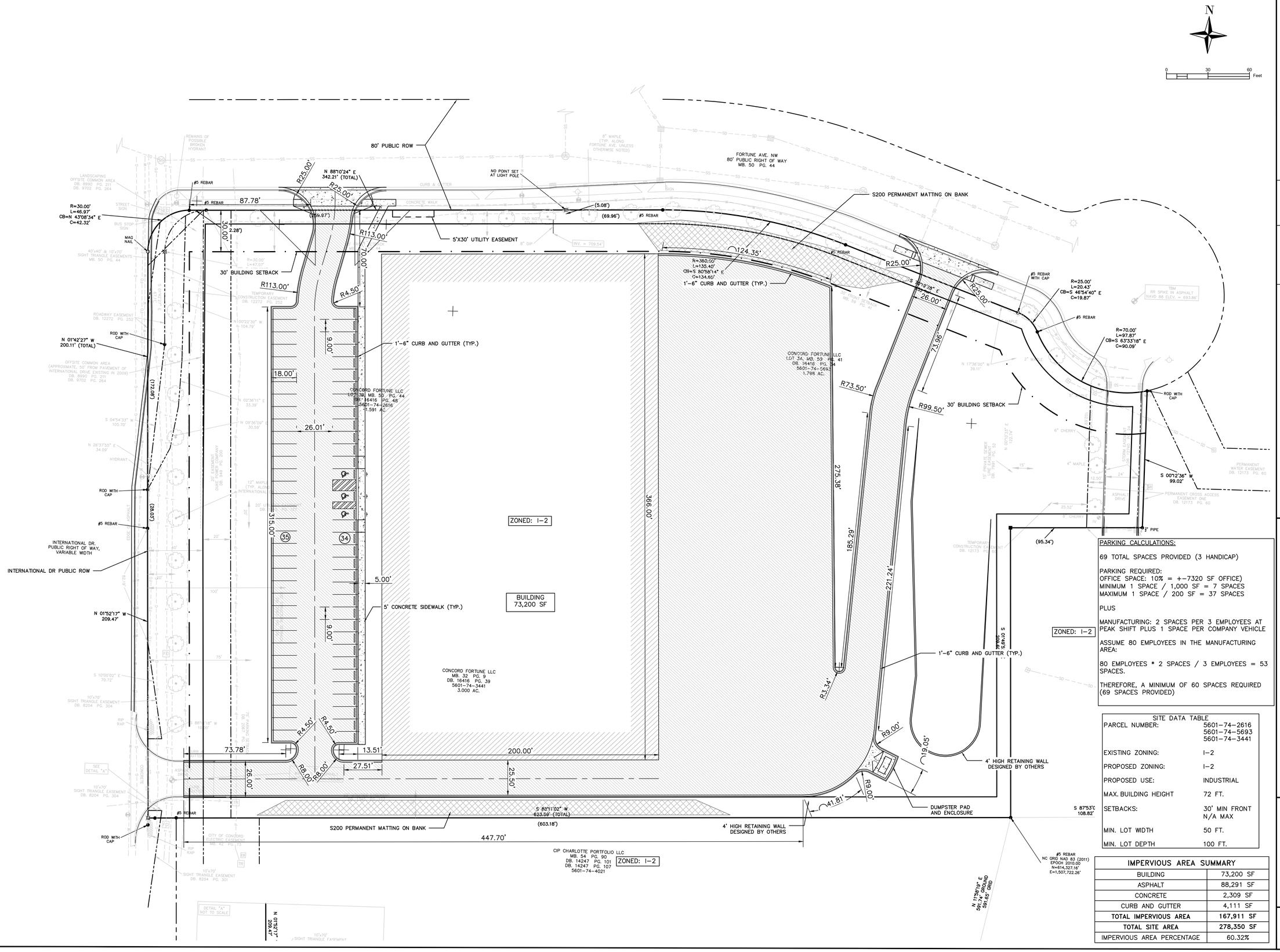
- Our market research has identified a gap in the product supply for this size and configuration of building, particularly with the amenities mentioned above; therefore, we believe the subject property will meet significant user demand once announced and construction is commenced. The Fortune Building will also be an excellent complement to the International Commerce Center as an expansion option for existing and future tenants located in this park.

We are very excited to move forward on this new building in 2024 and we believe it will be strong a driver and a magnet for high-paying and strategically important jobs in Concord.

Very Truly Yours,

Eric C. Smyth
Chief Executive Officer

«cc»



REVISION	DATE	DESCRIPTION

FORTUNE TECH CENTER

SITE LAYOUT PLAN

4510 FORTUNE AVENUE, CONCORD, NC 28027
WDM DESIGN - SEAN DELAPP
PROJECT NO.: 23002
PROJECT MANAGER: KWU

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

ENGINEERS SEAL

PRELIMINARY NOT FOR CONSTRUCTION

01/18/2024

C200

CIP REAL ESTATE

Fortune Tech Center

4510 Fortune Avenue
Concord, NC 28202

Nonresidential

Woodspring Suites (CN-PSA-2024-00016)

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
No	No	No	No	No	Yes

Allocation Request

Total	2024
21,350	**21,350**

Project Scoring

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

Brief Summary

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

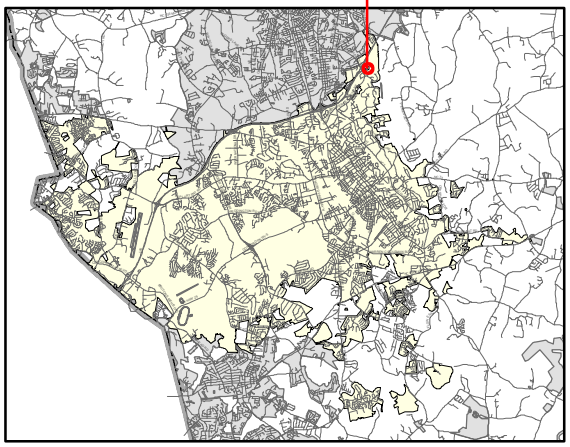
CN-PSA-2024-00016

Type: Nonresidential

48,660 sf hotel with 122 rooms

Allocation Request: 21,350

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Woodspring Suites					
2.)	Description of project location:	Site located on Dickens Place NE, approx 0.16 miles NE of the intersection of J (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	5622-87-5801	3a.)	Parcel Acreage:	2.227 ac		
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 and a lobby					

B. Applicant Information

The Orange Group LLC , (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	999 Ravenswood Road NE (Applicant's Street or Box Number)
Aakash Barodia (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
252-412-8800 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Kate Underwood (Name) | kate@daylighteng (Email) (Name with Title and Email of contact person, who can answer questions about application)	aakash@kaihotelgroup.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kate Underwood , PhD, PE (Typed name of North Carolina Professional Engineer)	Daylight Engineering (Company Name)
033470 (NCPE Registration Number)	P.O Box 1804 (Street or Box Number)
(980) 234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

	% 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 cooking facil	175 gal/ room	122 rooms	GPD 21,350
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 21,350

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Aakash Barodia _____, **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.

Aakash Barodia 1/19/2024

Signature: Date:

THE ORANGE GROUP LLC

Dear Concord City Council,

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

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

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

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

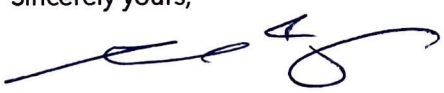
We will create 20+ full-time and part-time long term jobs to our area, hire local contractors during construction phases, and generate hundreds of thousands of dollars in tax revenue annually to Cabarrus County. We will go above and beyond to ensure our hotel is energy efficient and exceeds all standards.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

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

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

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

Sincerely yours,



Aakash Barodia

999 Ravenswood Rd NE, Concord, NC 28025 252-412-8800 aakash@kaihotelgroup.com

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

EX."MAG" NAIL

MH

N 4°47'11" E > 167.08'(T)

71.53'

n.i.p.

S 89°44'02" E > 299.79'

n.i.p.

S 2°30'52" E > 522.51'(T)

NEW IRONS

1'–6" CURB AND GUTTER (TYP.)

8' LANDSCAPE BUFFER

20FT LANDSCAPE BUFFER

216.00'

9.00'

18.00'

24.00'

26.00'

R5.00'

R7.00'

R30.00'

70FT STEM

L1

L2

10' MBS

8 FT LANDSCAPE BUFFER

UTILITY EASEMENT

2.227 Acres

LOT 6

180.00'

BUILDING
48,660 SQ. FT

MBK 87, PG. 08
REVISED PLAT
MBK 40, PG. 34
RECOMBINATION TRACT
PB 2 11 13

60' Public R/W

C27

C1

C2

C3

CP

SIGHT TRIANGLES
10'x70'
and 30'x30'

10' MBS & SW & UTIL. EASEMENT
REF. MBK 40, PG. 34

EX."MAG" NAIL

EXIST.CONC.MONU.

MH

SS

38.35'

R25.00'

R65.00'

R3.00'

202.87'

STORM EASEMENT

30' Permanent Storm
Drainage Easement
MBK 40, PG. 34

135.92'

e.i.r.,1/2"

107.39'

e.i.r.,1/2"

< N 85°17'51" W 96.49'

< N 89°44'06" W

243.31'(T)

EXIST. BROKEN CONC. MONU.

Vinehaven Dr. NE
60' R/W
public

LOT 5A

Rocon, LLC
5186 – 103
pin # 5622 87 4663
ZONE : C–2

COLDWATER COMMERCIAL SUBD. – PH III, LOT 5 MBK 43, PG. 66

LOT 5

North Copper Ridge Associates, LLC
6444 – 126
pin # 5622 87 7539
ZONE : C–2

N

0 20 40.0001 Feet

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 PROPRTY (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.

REVISION	DATE	DESCRIPTION

WOODSPRING SUITES

SITE LAYOUT PLAN

503 DICKENS PLACE NE, CONCORD, NC 28025
THE ORANGE GROUP, 999 RAVENSWOOD RD NE, CONCORD, NC, 28025
PROJECT NO. 23064
PROJECT MANAGER: KWU

DAYLIGHT ENGINEERING
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:

- A — COLOR: SW7012 "CREAMY" PPG
- B — COLOR: SW6120 "BELIEVABLE BUFF" PPG
- C — COLOR: SW7594 "CARRIAGE DOOR" PPG
- D — COLOR: SW7026 "GRIFFIN" PPG

NOTE TO DESIGNER:
DESERT SCHEME

COLOR SCHEDULE:

- A — COLOR: SW9166 "DRIFT OF MIST" PPG
- B — COLOR: SW7658 "GRAY CLOUDS" PPG
- C — COLOR: SW9152 "LET IT RAIN" PPG
- D — COLOR: SW7076 "CYBERSPACE" PPG

NOTE TO DESIGNER:
COASTAL SCHEME

COLOR SCHEDULE:

- A — COLOR: SW9109 "NATURAL LINEN" PPG
- B — COLOR: SW6201 "THUNDEROUS" PPG
- C — COLOR: SW7644 "GATEWAY GREY" PPG
- D — COLOR: SW7048 "URBANE BRONZE" PPG

NOTE TO DESIGNER:
FOREST SCHEME

COLOR SCHEDULE:

- A — COLOR: SW7004 "SNOWBOUND" PPG"
- B — COLOR: SW7569 "STUCCO" PPG
- C — COLOR: SW9168 "ELEPHANT EAR" PPG
- D — COLOR: SW7675 "SEALSKIN" PPG

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

NOTES:

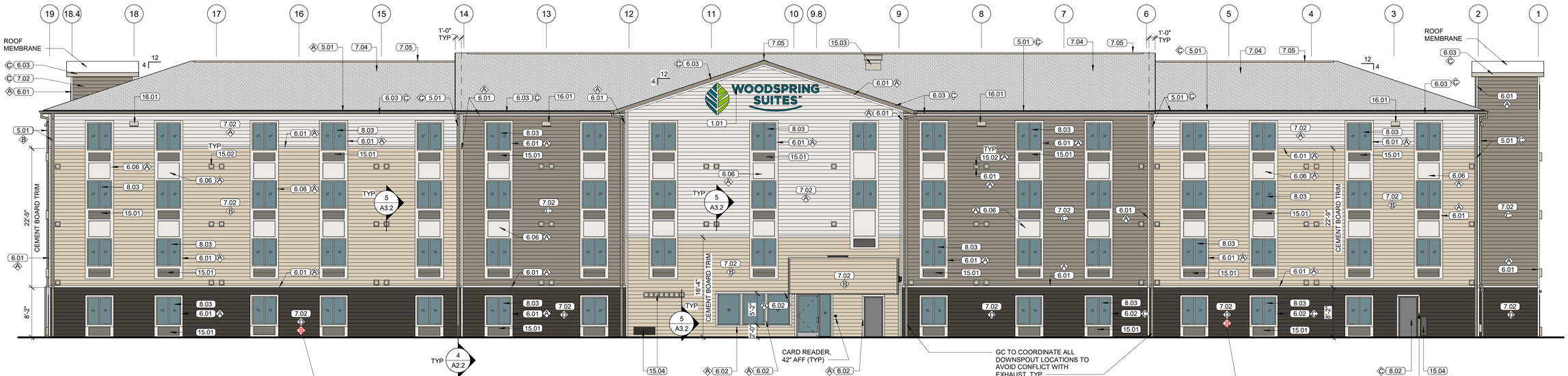
1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTRACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
5. GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
6. 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"

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

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

5/23/2023 4:25:59 PM

brr

Architect of Record:
BRR Architecture, Inc.

8131 METCALF AVE,
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

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

Consultants

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

WOODSPRING SUITES
CHOICE HOTELS

Drawn By: Author
Checked By:

Document Date: MM/DD/YY
Protocycle: WSS_v5_2023.1 (05/05/23)
Bulletins Through: WSS_v2_808

Project No. XXXXXXXX

Professional Seal

NOT FOR CONSTRUCTION

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A2.1

BRR Original printed on recycled paper

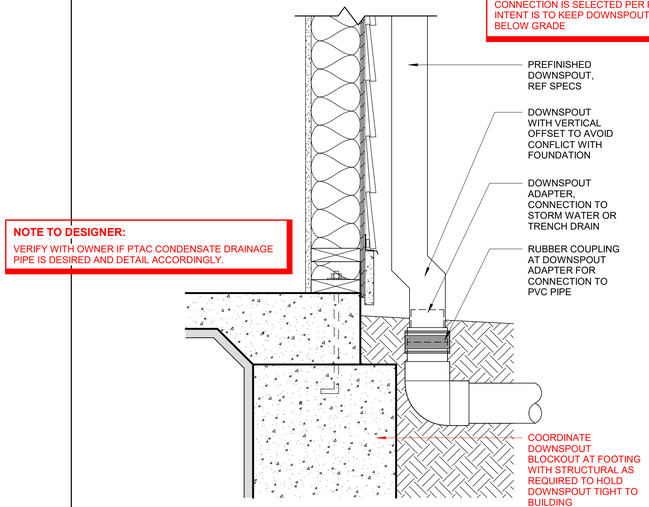
NOTE TO DESIGNER:
REVISE KEYNOTES PER PROJECT

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
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.

NOTE TO DESIGNER:
VERIFY CONNECTION EITHER TO STORM WATER OR TRENCH DRAIN. LOCATION OF DOWNSPOUT ADAPTER MAY SHIFT UP OR DOWN DEPENDING ON WHICH CONNECTION IS SELECTED PER PROJECT. DESIGN INTENT IS TO KEEP DOWNSPOUT ADAPTER AT OR BELOW GRADE

NOTE TO DESIGNER:
VERIFY WITH OWNER IF PTAC CONDENSATE DRAINAGE PIPE IS DESIRED AND DETAIL ACCORDINGLY.



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

COLOR SCHEDULE:
- A COLOR: SW7012 "CREAMY" PPG
- B COLOR: SW6120 "BELIEVABLE BUFF" PPG
- C COLOR: SW7594 "CARRIAGE DOOR" PPG
- D COLOR: SW7026 "GRIFFIN" PPG

NOTE TO DESIGNER:
DESERT SCHEME

COLOR SCHEDULE:
- A COLOR: SW9166 "DRIFT OF MIST" PPG
- B COLOR: SW7658 "GRAY CLOUDS" PPG
- C COLOR: SW9152 "LET IT RAIN" PPG
- D COLOR: SW7076 "CYBERSPACE" PPG

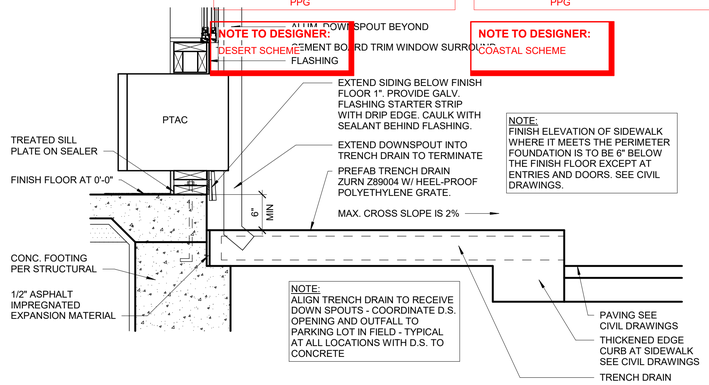
NOTE TO DESIGNER:
COASTAL SCHEME

COLOR SCHEDULE:
- A COLOR: SW9109 "NATURAL LINEN" PPG
- B COLOR: SW6201 "THUNDEROUS" PPG
- C COLOR: SW7644 "GATEWAY GREY" PPG
- D COLOR: SW7048 "URBANE BRONZE" PPG

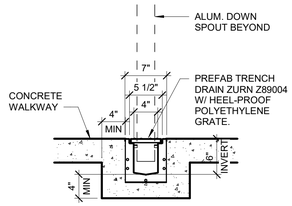
NOTE TO DESIGNER:
FOREST SCHEME

COLOR SCHEDULE:
- A COLOR: SW7004 "SNOWBOUND" PPG"
- B COLOR: SW7569 "STUCCO" PPG
- C COLOR: SW9168 "ELEPHANT EAR" PPG
- D COLOR: SW7675 "SEALSKIN" PPG

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

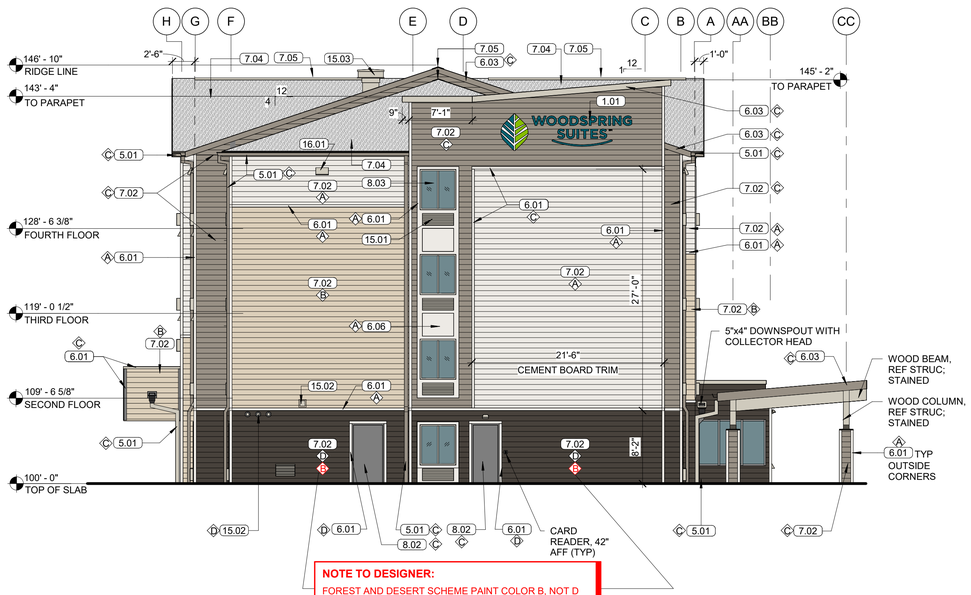


3A BUILDING SILL AT SIDEWALK
1" = 1'-0"



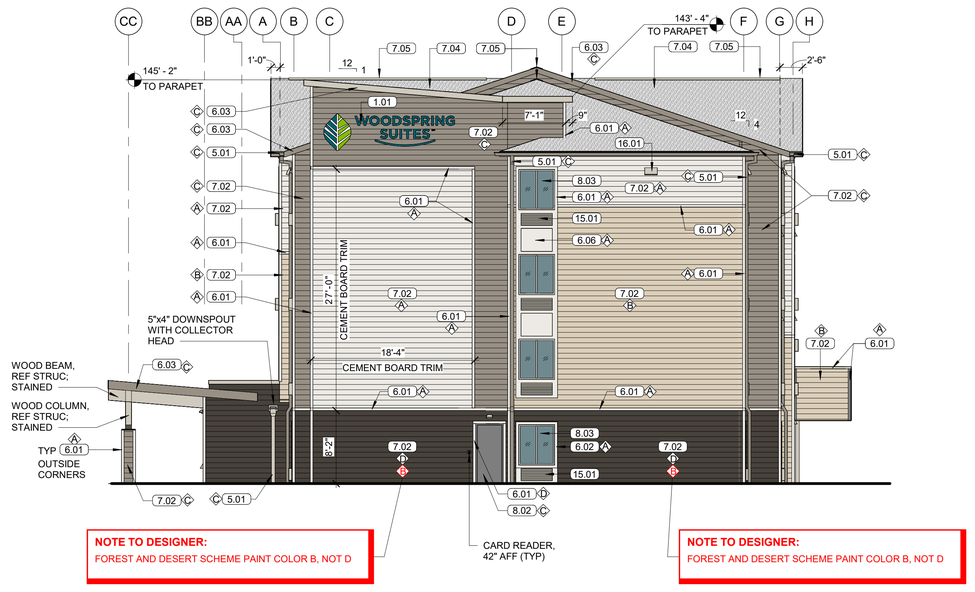
3 PREFAB TRENCH DRAIN SECTION
1" = 1'-0"

NOTE TO DESIGNER:
REMOVE DETAILS 3 AND 3A IF DOWNSPOUTS ARE TIED INTO THE STORM WATER SYSTEM



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

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

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

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

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

brr
Architect of Record:
BRR Architecture, Inc.

8131 METCALF AVE, SUITE 300 OVERLAND PARK, KS 66204

www.brrarch.com

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

Consultants

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
Protocycle: WSS_v5_2023.1 (05/05/23)
Bulletins Through: WSS_v2_B08

Project No.
XXXXXXXX

Professional Seal

NOT FOR CONSTRUCTION

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A2.2

BRR Original printed on recycled paper

5/23/2023 4:26:06 PM

Nonresidential

Cannon Run Amenity (CN-PSA-2024-00017)

8820 Harris Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	2,200 sf pool and amenity building	No	No

Previously Considered

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

Allocation Request

Total	2024
1,470	**1,470**

Project Scoring

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

Brief Summary

This proposal is for the amenity center and pool to lie within the Cannon Run neighborhood. The parcel is zoned Planned Unit Development (PUD), and the neighborhood is part of a conditional rezoning.

CN-PSA-2024-00017

Type: Nonresidential

2,200 sf pool and amenity center

Allocation Request: 1,470

Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Cannon Run Amenity					
2.)	Description of project location:	Located east of proposed Resolve Ave, approx. 1450 lf NW of the intersection of Harris Road (SR 1449) and Odell School Road (SR 1442), in Cannon Run Subdivision (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:	46814796510000	3a.)	Parcel Acreage:	60.78		
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Amenity Area	6b.) Number of Lots	0	6c.) Number of Units	0	
7d.)	Additional description information:	2,200 SF Pool and Amenity Space					

B. Applicant Information

Dan Rossi — VP Land Development (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	11121 Carmel Commons Blvd #450 (Applicant's Street or Box Number)
Pulte Home Company, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	Charlotte, NC 28226 (Applicant's City, State, Zip Code)
704-543-4922 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Gaines Hunter (Name) — william.hunter@pultegroup.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	daniel.rossi@pultegroup.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kevin Vogel (Typed name of North Carolina Professional Engineer)	LandDesign (Company Name)
21164 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704.333.0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robby Bell (Name and affiliation of contact person, who can answer questions about application & designs)	rbell@landdesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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:** 1,470 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
Amenity Pool Area	10 gal/ Person	147 persons	GPD 1,470
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1,470

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

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

Signature: _____ Date: 1/17/2024

LandDesign
CREATING PLACES
THAT MATTER.

January 19, 2024

Cannon Run Amenity
Project Narrative

Project Location

Cannon Run Amenity lies within the Cannon Run Subdivision in the City of Concord, North Carolina. The subdivision site is located northwest of the intersection of Harris Road (SR 1449) and Odell School Road (SR 1442) and contains 211 single-family homes on 63 acres. The amenity site is a 0.6-acre area located within the development with an approved driveway and parking lot near the intersection of proposed Resolve Ave NW and Cost Laurel Ave NW. This flow application includes only the additional flow created by the new amenity center and pool.

Project History

Cannon Run Subdivision was originally permitted in 2020 and approved for 159,960 gallons per day (see attached). The project is fully permitted and is currently under construction. Phase 1 has been platted and homes are currently being constructed and sold. Phases 2 and 3 are currently under construction and will be platted in early 2024.

When the project was originally approved – plans included language for a “future amenity space” and an approximate 0.6-acre area reserved for it on the approved plans. The amenity space was not included in the original flow acceptance as an amenity scope and design had not been selected yet, which was a requirement for flow acceptance. Design has since been advanced to provide an amenity space with pool deck for residents, and the small additional flow described below has been requested to accommodate. The flow application was originally submitted in March 2023. Council Meetings in June and September 2023 were cancelled, and the application was denied in December 2023.

Flow Information

Cannon Run Amenity will include flows from the proposed 2,800 SF amenity building, as well as the 2,200 SF pool area. 1,400 GPD is required for the amenity building and 880 GPD is required for the pool area. Utility services will be extended from the approved utilities at Resolve Ave NW and will include a 4” sewer service connection and a 3” domestic water service connection.

WSACC

ISO 14001:2015 ♦ NC Star Public Sector ♦ OHSAS 18001:2007

WATER & SEWER AUTHORITY
OF CABARRUS COUNTY
232 Davidson Hwy.
Concord, NC 28027
704.786.1783 ♦ 704.795.1564 Fax
www.wsacc.org

July 7, 2020

Mr. Lloyd Payne
City Manager
City of Concord
P.O. Box 308
Concord, NC 28026-0308

Subject: **Flow Acceptance Request – City of Concord**
Cannon Run

Dear Mr. Payne:

This is a notice of capacity for the flow acceptance request received by the Water and Sewer Authority of Cabarrus County (WSACC) from the City of Concord on June 23, 2020. WSACC has or will have capacity at the Rocky River Regional Wastewater Treatment Plant and appropriate sewer interceptors to transport and treat the domestic wastewater from the proposed project entitled Cannon Run, located off Davidson Highway. The referenced project will serve a residential development with 41 three-bedroom homes, 159 four-bedroom homes, 10 five-bedroom homes, 36 three-bedroom townhomes, and 104 four-bedroom townhomes, with a projected wastewater flow of 159,960 gallons per day (gpd). The wastewater generated by this project will be conveyed through a proposed gravity system, through an existing gravity system, and then enter WSACC's system at the existing 36-inch Rocky River Interceptor. WSACC acknowledges it has or will have capacity for wastewater from the proposed development based on information provided by LandDesign (Civil Engineer for the project) using North Carolina Department of Environmental Quality (NCDEQ) wastewater flow guidelines.

If construction of this project does not commence within two (2) years of the date of this notice, the notice is rescinded and a second request and notice will be required before flow capacity is accepted. Please notify WSACC, in writing, when construction of this project is initiated. This sewer capacity allocation may also be cancelled pursuant to the conditions set forth in the WSACC Sewer Allocation and Commitment Policy.

Please note that the final commitment to service to provide wastewater treatment services shall occur upon application for a building permit for the project and when system development fees are paid pursuant to N.C.G.S. §162A, Article 8.

If you have any questions, please call me at (704) 788-4164, extension 228.

Sincerely,

J. Thomas Hahn, PE
Assistant Engineering Director

cc: Sherri Moore/Concord
Kevin W. Vogel, PE/LandDesign
Michael Wilson/WSACC
Chad VonCannon, PE/WSACC
Mark Lomax/WSACC
Trent Gobble/WSACC

NOTES:
1. SEE CHAPTER 6 FOR STORM DRAINAGE INFORMATION.
2. SEE CHAPTER 3 FOR ROAD PLAN AND PROFILE INFORMATION.
3. SEE SHEETS CB-25 - CB-26 FOR SANITARY SEWER AND WATER NOTES AND DETAILS.
4. SANITARY SEWER AND WATER LATERALS TO BE PLACED IN PLANTING AREA.
5. ALL SEWER PIPES MUST MEET MINIMUM COVER REQUIREMENTS OR ARE PROTECTED AS REQUIRED. PVC PIPE MUST BE REPLACED WITH DUCTILE IRON WHERE THERE IS LESS THAN 3' OF COVER OR GREATER THAN 16' OF COVER.
6. PER CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98 (2) ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP ASSOCIATED WITH PUBLIC WATER AND /OR SEWER EXTENSION AND/OR MODIFICATION SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY'S STANDARD SPECIFICATIONS; THE CITY OF CONCORD'S ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
7. REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, (AS APPLICABLE). CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE "STANDARD SPECIFICATION FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS & APPROVALS
8. THE CONTRACTOR MUST CONTACT THE CITY OF CONCORD ENGINEERING CONSTRUCTION MANAGER AT 704-920-5425 AT LEAST 24-HOURS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
9. THE EXISTING WATER MAIN VALVE RIMS AND STEMS AND THE EXISTING SEWER MAIN MANHOLES RIMS ARE TO BE RAISED OR LOWERED TO FINAL GRADE, AS APPLICABLE AND AT LEAST 3-FT OF GROUND COVER IS TO BE MAINTAINED OVER THE EXISTING UTILITIES AT ALL TIMES PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98.
10. CONCORD CODE OF ORDINANCES CHAPTER 62, ARTICLE II WATER AND SEWER SERVICE, SEC. 62-34(I) - THE CUSTOMER SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY APPROVED DEVICE(S) TO MAKE ANY ADJUSTMENTS TO THE WATER PRESSURE SUPPLIED BY CONCORD UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUCH DEVICES.
11. PER THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3, SECTION 62-98- THE FOLLOWING MINIMUM SEPARATIONS MUST BE INDICATED, UNLESS OTHERWISE APPROVED BY THE CITY.
    - A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION AND THE CITY'S WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
    - A MINIMUM VERTICAL SEPARATION OF TWO FEET SHALL BE MAINTAINED BETWEEN ANY TYPE OF MAINTENANCE OBSTRUCTION, INCLUDING BUT NOT LIMITED TO ANY OTHER UTILITY PROVIDER'S LINES OR EQUIPMENT, AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED. IF AN EXCEPTION IS GRANTED, A MINIMUM VERTICAL SEPARATION OF ONE FOOT MUST BE MAINTAINED AND THE CITY WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR AN APPROVED FERROUS MATERIAL WITH JOINTS THAT ARE EQUIVALENT TO POTABLE WATER MAIN STANDARDS FOR A DISTANCE OF TEN FEET ON EITHER SIDE OF THE POINT OF CROSSING. GREATER SEPARATION DISTANCES MAY BE REQUIRED AS SPECIFIED BY FEDERAL, STATE, OR LOCAL REGULATIONS.
    - A MINIMUM HORIZONTAL SEPARATION OF TEN FEET SHALL BE MAINTAINED BETWEEN THE CITY WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION LINES, AND ASSOCIATED APPURTENANCES, UNLESS AN EXCEPTION IS GRANTED.
12. THE PROPOSED SEWER UTILITY EASEMENT/MAINTENANCE ACCESS GRADES ARE TO COMPLY WITH CITY'S STANDARDS TO ACHIEVE 8% OR FLATTER LONGITUDINAL GRADE AND 2% OR FLATTER CROSS SLOPE PER DIRECTION OF THE CITY OF CONCORD INSPECTOR AND CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, ARTICLE 3 SECTION 62-98.

THE PROPERTY OWNERS SHALL NOT CONSTRUCT OR PERMIT THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF STRUCTURE, PLANT TREES, OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE OR IMPEDEMENT OF THE UTILITY EASEMENT AND INGRESS/EGRESS.

BEFORE YOU DIG!
CALL: 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

PROP. 8' TRAIL (TYP.)
TO BE FIELD ADJUSTED
DURING CONSTRUCTION

EXIST. WETLAND

EXIST. 10' VEGETATED SETBACK (TYP)

EXIST. 30' UNDISTURBED BUFFER (TYP)

BMP EASEMENT (TYP)

BMP EASEMENT (TYP)

PROP. BMP #7

HEADWALL FOR CULVERT (TYP)

15" RCP (WT)

24" RCP (WT)

15" RCP

18" RCP

AMENITY BUILDING

AMENITY POOL AREA

PROP. SEWER CLEANOUT

PROP. 4" SANITARY SEWER SERVICE

PROP. 3" WATER SERVICE

PROP. 3" DOMESTIC WATER METER

PROP. SEWER CLEANOUT

TIE TO PROP. 8" SANITARY SEWER

TIE TO PROP. 12" WATER MAIN

SSMH-13

RESOLVE AVE NW (65' R/W)

30" RCP

24" RCP

15" RCP

PROJECT BOUNDARY

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

LANDDESIGN INC CORPORATE SEAL NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 21164 KEVIN W. VOGEL

05/03/2023

PROJECT

CANNON RUN

PULTEGROUP, INC.
HARRIS ROAD
CONCORD, NC 28027

LANDDESIGN PROJ.#
1018123/1020222

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
15	NCDEQ Submittal	08/05/2022
16	RTAP Resubmittal	08/16/2022
17	NCDEQ Approved w/ Modifications	08/26/2022
18	RTAP Resubmittal	09/01/2022
19	RTAP Submittal	01/04/2023
20	RTAP Resubmittal	02/17/2023
21	LOT 211 RTAP Submittal	04/25/2023
22	Phase 1A Record Drawings	05/24/2023
23	Basement Grading Exhibit	06/07/2023
24	Pond Fill RTAP	09/06/2023

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

NORTH

N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

AMENITY UTILITY PLAN

SHEET NUMBER

EXHIBIT

Nonresidential

Jacobs Crossing General Office Space #1 (CN-PSA-2024-00019)

3420 Jacobs Crossing Blvd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/4/2008	Yes	25,000 sf general office space	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
No	No	No	No	Yes	Yes

Allocation Request

Total	2024
3,125	**3,125**

Project Scoring

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

Brief Summary

This proposal is for the current parcel to be subdivided into 5 lots and this project would be on one of the proposed lots. The lot will have 25,000 square feet of general office space. This parcel is zoned General Commercial (C-2).

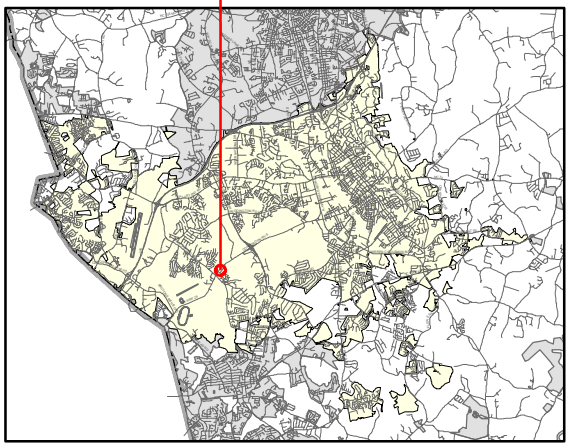
CN-PSA-2024-00019

Type: Nonresidential

25,000 sf general office space

Allocation Request: 3,125

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Jacobs Crossing General Office Space #1					
2.)	Description of project location:	Site located on Jacobs Crossing Blvd, approximately 360ft north of the intersection of Jacobs Crossing Blvd and Robins Way. (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:	55094449700000	3a.)	Parcel Acreage:	8.983 ac		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	25,000		
6a.)	Description of Facility to be served.	Business	6b.) Number of Lots	1	6c.) Number of Units	25	
7d.)	Additional description information:	This project will be general office space (potentially medical and/or retail). This project will be on 1 lot (approximately 2.2 acres) on a portion of this parcel. This lot will have a 25,000 sf building with 24 units.					

B. Applicant Information

Brian Edenfield, (Owner) (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	215 Milford Cir. (Applicant's Street or Box Number)
Settlers Landing Commercial, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC, 28117 (Applicant's City, State, Zip Code)
713-859-6309 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	edenfield@sbcglobal.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder (Typed name of North Carolina Professional Engineer)	Bowman North Carolina, Ltd. (Company Name)
24434 (NCPE Registration Number)	4006 Barrett Dr., Suite 104 (Street or Box Number)
919-553-6570 (Phone Number)	Raleigh, NC, 27606 (City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	mlowder@bowman.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 3125 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
General Business (5 employees per unit)	25 gal/ employee	125	GPD 3125
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 3125

E. Applicant Acknowledgment

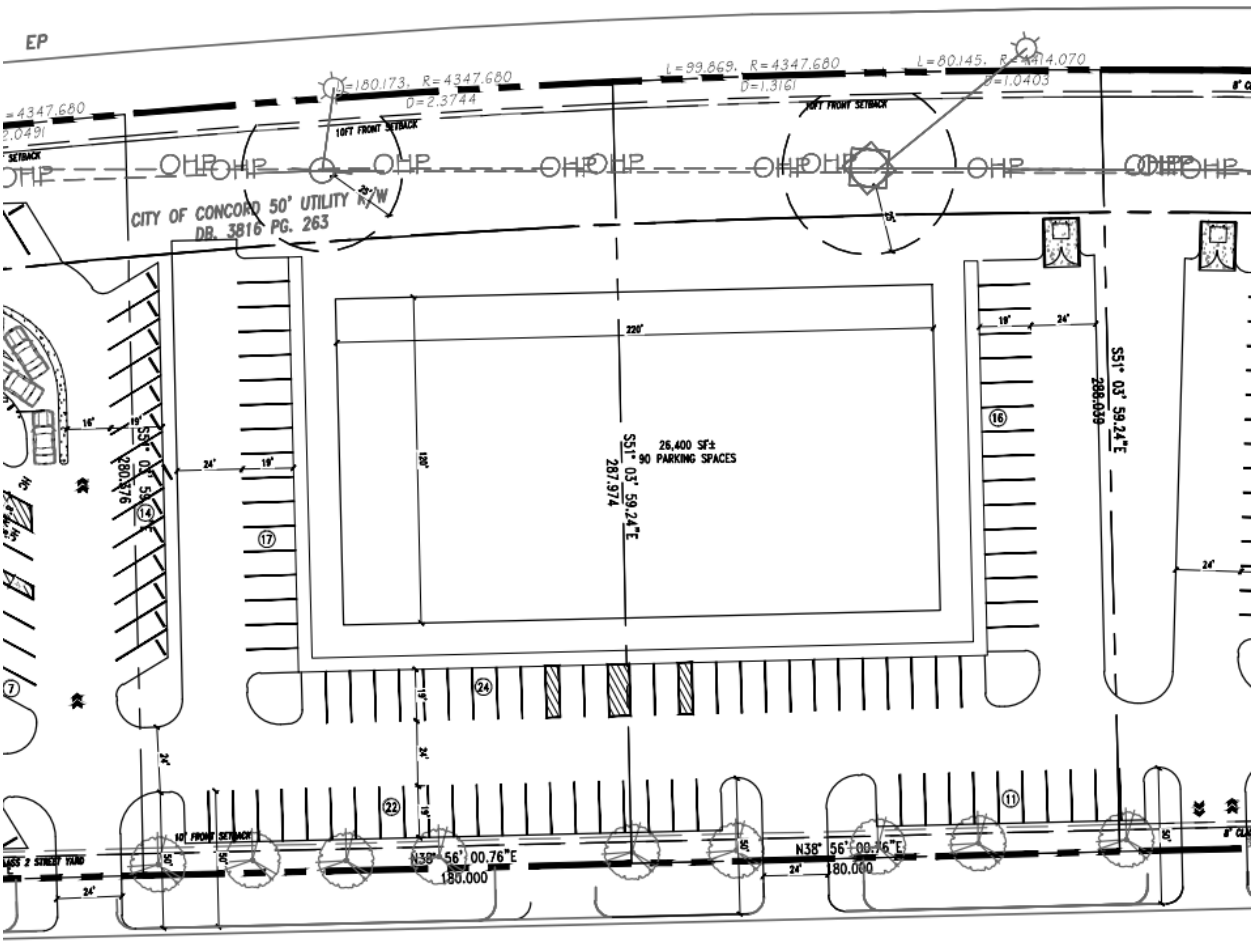
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 10-16-23

JACOBS CROSSING GENERAL OFFICE #1 – PROJECT NARRATIVE

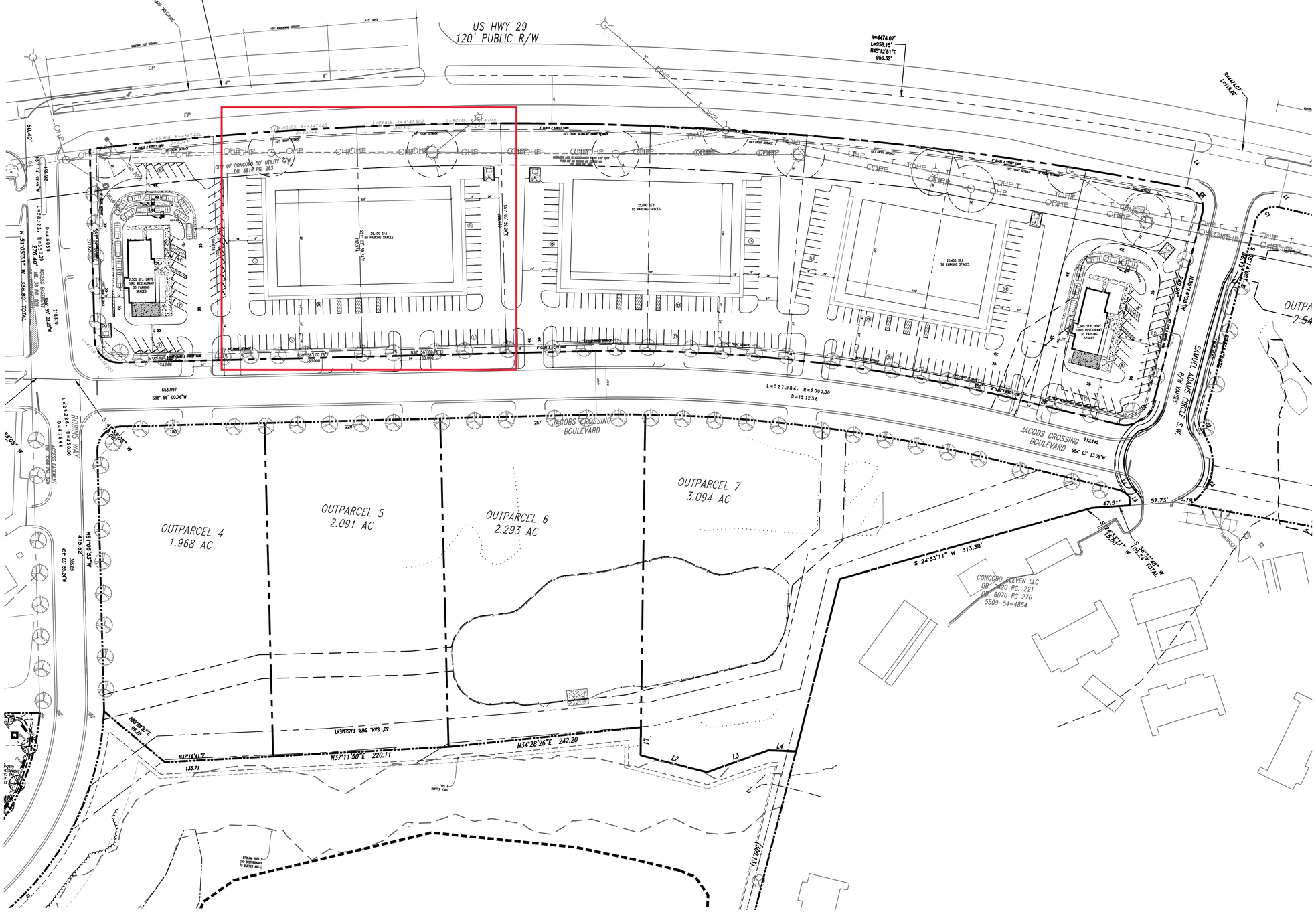
This $7.5M project located on Jacob's Crossing Blvd. will be on a portion of a 8.98 acre parcel inside the Settlers Landing development near the intersection of Jacobs Crossing and Robins Way. The current zoning is C-2. The parcel will be subdivided into 5 lots with this project residing on 1 of the lots. This lot will have a 25,000 square foot building and will be general office space and potentially for medical and retail.



GRAPHIC SCALE

60 0 30 60 120 240

1 INCH = 60 FEET



SITE DATA

STREET ADDRESS:	JACOBS CROSSING BLVD CONCORD, NC 28027 CABARRUS COUNTY
PIN NUMBER:	55094449700000

2,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES

26,400 SF±
90 PARKING SPACES

25,000 SF±
85 PARKING SPACES

20,400 SF±
76 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES

Bowman

Bowman North Carolina Ltd.
400K BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

JACOBS CROSSING BLVD
CONCORD, NC
CABARRUS COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

REVISIONS

No.	Date	Desc.

Drawn
Checked
Approved

Project No. 000000
Date: OCTOBER 12, 2023

Title

CONCEPTUAL
SITE PLAN

Sheet No.

C1.0

Nonresidential

Jacobs Crossing General Office Space #2 (CN-PSA-2024-00020)

3420 Jacobs Crossing Blvd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/4/2008	Yes	25,000 sf general office space	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
No	No	No	No	Yes	Yes

Allocation Request

Total	2024
3,125	**3,125**

Project Scoring

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

Brief Summary

This proposal is for the current parcel to be subdivided into 5 lots and this project would be on one of the proposed lots. The lot will have 25,000 square feet of general office space. This parcel is zoned General Commercial (C-2).

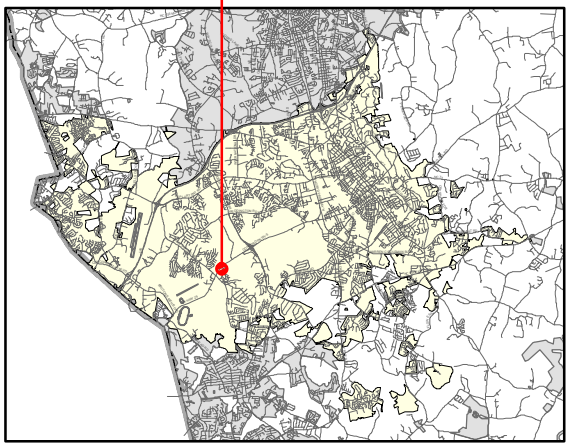
CN-PSA-2024-00020

Type: Nonresidential

25,000 sf general office space

Allocation Request: 3,125

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Jacobs Crossing General Office Space #2					
2.)	Description of project location:	Site located on Jacobs Crossing Blvd, approximately 730ft north of the intersection of Jacobs Crossing Blvd and Robins Way. (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:	55094449700000	3a.)	Parcel Acreage:	8.983 ac		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	25,000		
6a.)	Description of Facility to be served.	Business	6b.) Number of Lots	1	6c.) Number of Units	25	
7d.)	Additional description information:	This project will be general office space (potentially medical and/or retail). This project will be on 1 lot (approximately 2.2 acres) on a portion of this parcel. This lot will have a 25,000 sf building with 25 units.					

B. Applicant Information

Brian Edenfield, (Owner) (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	215 Milford Cir. (Applicant's Street or Box Number)
Settlers Landing Commercial, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC, 28117 (Applicant's City, State, Zip Code)
713-859-6309 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	edenfield@sbcglobal.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder (Typed name of North Carolina Professional Engineer)	Bowman North Carolina, Ltd. (Company Name)
24434 (NCPE Registration Number)	4006 Barrett Dr., Suite 104 (Street or Box Number)
919-553-6570 (Phone Number)	Raleigh, NC, 27606 (City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	mlowder@bowman.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 3125 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
General Business (5 employees per unit)	25 gal/ employee	125	GPD 3125
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 3125

E. Applicant Acknowledgment

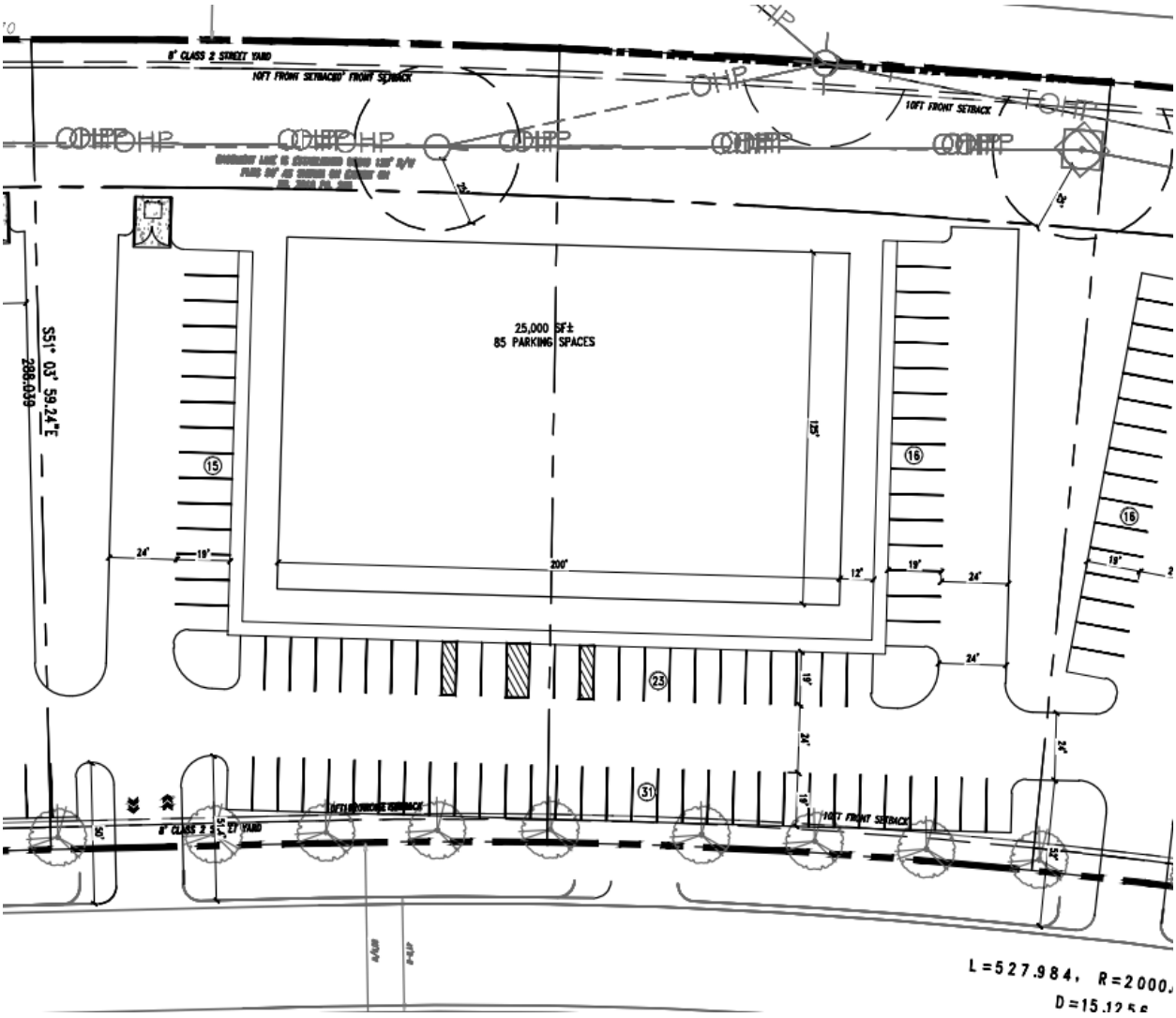
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 10·16·23

JACOBS CROSSING GENERAL OFFICE #2 – PROJECT NARRATIVE

This $7.5M project located on Jacob's Crossing Blvd. will be on a portion of a 8.98 acre parcel inside the Settlers Landing development near the intersection of Jacobs Crossing and Robins Way. The current zoning is C-2. The parcel will be subdivided into 5 lots with this project residing on 1 of the lots. This lot will have a 25,000 square foot building and will be general office space and potentially for medical and retail.



GRAPHIC SCALE

60 0 30 60 120 240

1 INCH = 60 FEET

US HWY 29
120' PUBLIC R/W

JACOBS CROSSING BOULEVARD

OUTPARCEL 4
1.968 AC

OUTPARCEL 5
2.091 AC

OUTPARCEL 6
2.293 AC

OUTPARCEL 7
3.094 AC

CONCORD SEVEN LLC
DB: 3420 PG: 221
DB: 6070 PG: 276
5509-54-4854

SITE DATA

STREET ADDRESS:	JACOBS CROSSING BLVD CONCORD, NC 28027 CABARRUS COUNTY
PIN NUMBER:	55094449700000

2,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES

26,400 SF±
90 PARKING SPACES

25,000 SF±
85 PARKING SPACES

20,400 SF±
76 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES

Bowman

Bowman North Carolina Ltd.
400K BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

JACOBS CROSSING BLVD
CONCORD, NC
CABARRUS COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

REVISIONS		
No.	Date	Desc.

Drawn
Checked
Approved

Project No. 000000
Date: OCTOBER 12, 2023

Title

CONCEPTUAL
SITE PLAN

Sheet No.

C1.0

Nonresidential

Jacobs Crossing General Office Space #3 (CN-PSA-2024-00021)

3420 Jacobs Crossing Blvd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/4/2008	Yes	20,400 sf general office space	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
No	No	No	No	Yes	Yes

Allocation Request

Total	2024
2,500	**2,500**

Project Scoring

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

Brief Summary

This proposal is for the current parcel to be subdivided into 5 lots and this project would be on one of the proposed lots. The lot will have 20,400 square feet of general office space and potentially for medical and retail. This parcel is zoned General Commercial (C-2).

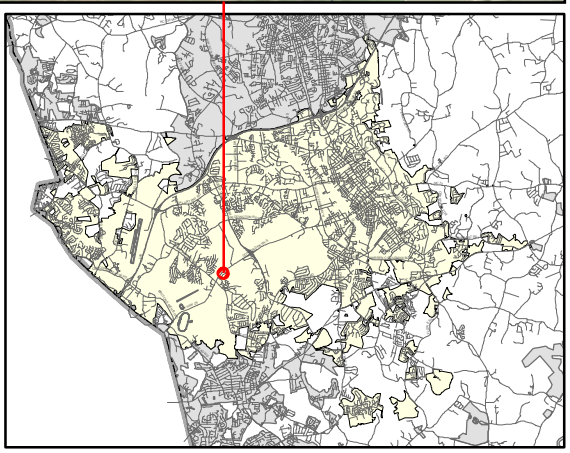
CN-PSA-2024-00021

Type: Nonresidential

20,400 sf general office space

Allocation Request: 2,500

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Jacobs Crossing General Office Space #3					
2.)	Description of project location:	Site located on Jacobs Crossing Blvd, approximately 340ft south of the intersection of Jacobs Crossing Blvd and Samuel Adams Circle. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	55094449700000	3a.)	Parcel Acreage:	8.983 ac		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	20,400		
6a.)	Description of Facility to be served.	Business	6b.) Number of Lots	1	6c.) Number of Units	20	
7d.)	Additional description information:	This project will be general office space (potentially medical and/or retail). This project will be on 1 lot (approximately 2.2 acres) on a portion of this parcel. This lot will have a 20,400 sf building with 24 units.					

B. Applicant Information

Brian Edenfield, (Owner) (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	215 Milford Cir. (Applicant's Street or Box Number)
Settlers Landing Commercial, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC, 28117 (Applicant's City, State, Zip Code)
713-859-6309 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	edenfield@sbcglobal.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder (Typed name of North Carolina Professional Engineer)	Bowman North Carolina, Ltd. (Company Name)
24434 (NCPE Registration Number)	4006 Barrett Dr., Suite 104 (Street or Box Number)
919-553-6570 (Phone Number)	Raleigh, NC, 27606 (City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	mlowder@bowman.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 2500 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
General Business (5 employees per unit)	25 gal/ employee	100	GPD 2500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2500

E. Applicant Acknowledgment

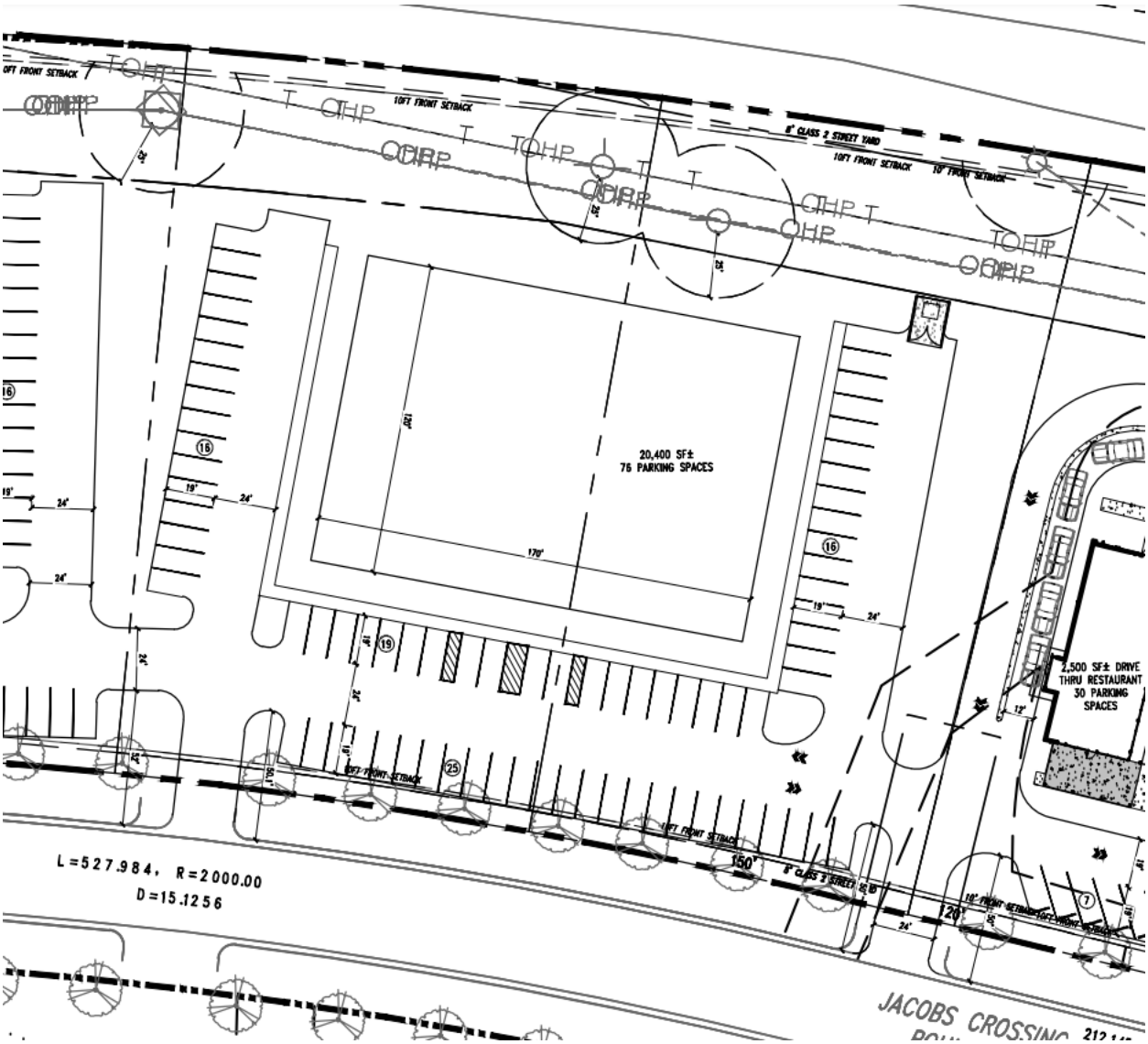
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: [signature] Date: 10.16.23

JACOBS CROSSING GENERAL OFFICE #3 – PROJECT NARRATIVE

This $6.1M project located on Jacob's Crossing Blvd. will be on a portion of a 8.98 acre parcel inside the Settlers Landing development near the intersection of Jacobs Crossing and Samuel Adams Circle. The current zoning is C-2. The parcel will be subdivided into 5 lots with this project residing on 1 of the lots. This lot will have a 20,400 square foot building and will be general office space and potentially for medical and retail.



GRAPHIC SCALE

60 0 30 60 120 240

1 INCH = 60 FEET

US HWY 29
120' PUBLIC R/W

R=4407.07'
L=958.15'
N49°12'51"E
956.32'

R=4474.07'
L=178.40'

CITY OF CONCORD 50' UTILITY R/W
DB. 5816 PG. 263

26,400 SF±
90 PARKING SPACES

25,000 SF±
85 PARKING SPACES

20,400 SF±
76 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES

L=527.984, R=2000.00
D=15.1256

JACOBS CROSSING BOULEVARD

SHULEY ADAMS CIRCLE S.W.

OUTPARCEL 4
1.968 AC

OUTPARCEL 5
2.091 AC

OUTPARCEL 6
2.293 AC

OUTPARCEL 7
3.094 AC

RODGERS WAY

60.40'

653.997
S38° 56' 00.76"W

N 51°05'33" W 336.80' TOTAL

276.40'

475.52'

305.89

212.145
S54° 03' 33.05"W

47.51'

57.73'

76.18'

S 24°33'11" W 315.38'

S 18°43'50" W

S 18°24'10" W

CONCORD SEVEN LLC
DB. 2420 PG. 221
DB. 6070 PG. 276
5509-54-4854

TURNPOLE

N37°18'41"E 155.71

N37°11'50"E 220.11

N54°28'26"E 242.20

30' SAN. SWR. EASEMENT

STREAM BUFFER
(NO DISTURBANCE
TO BUFFER AREA)

SITE DATA

STREET ADDRESS:	JACOBS CROSSING BLVD CONCORD, NC 28027 CABARRUS COUNTY
PIN NUMBER:	55094449700000

2,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES

26,400 SF±
90 PARKING SPACES

25,000 SF±
85 PARKING SPACES

20,400 SF±
76 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES

Bowman

Bowman North Carolina Ltd.
400A BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

JACOBS CROSSING BLVD
CONCORD, NC
CABARRUS COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

REVISIONS		
No.	Date	Desc.

Drawn
Checked
Approved

Project No. 000000
Date: OCTOBER 12, 2023

Title

CONCEPTUAL
SITE PLAN

Sheet No.

C1.0

Nonresidential

Jacobs Crossing Restaurant South (CN-PSA-2024-00022)

3420 Jacobs Crossing Blvd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/4/2008	Yes	2,500 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
No	No	No	No	No	Yes

Allocation Request

Total	2024
1,660	1,660

Project Scoring

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

Brief Summary

This proposal is for the current parcel to be subdivided into 5 lots and this project would be on one of the proposed lots. This parcel is zoned General Commercial (C-2).

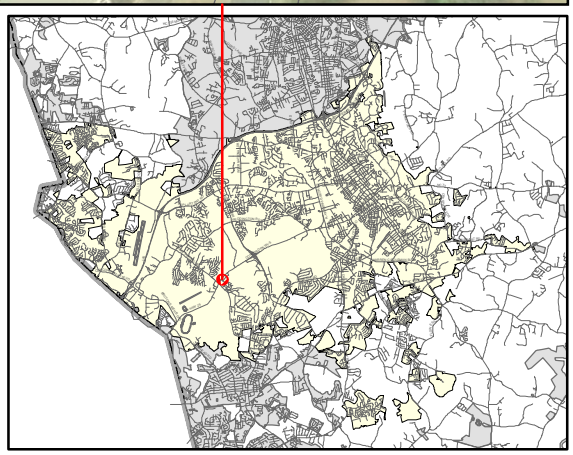
CN-PSA-2024-00022

Type: Nonresidential

2,500 sf restaurant

Allocation Request: 1,660

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Jacobs Crossing Restaurant North					
2.)	**Description of project location:**	Site located on Jacobs Crossing Blvd, approximately 0ft south of the intersection of Jacobs Crossing Blvd and Samuel Adams Circle. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	55094449700000	3a.)	**Parcel Acreage:**	8.983 ac		
4.)	**Site Zoning and use:**	C-2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	2,500		
6a.)	**Description of Facility to be served.**	Restaurant	**6b.) Number of Lots**	1	**6c.) Number of Units**	NA	
7d.)	**Additional description information:**	This project will be a restaurant on the corner of Jacobs Crossing and Samuel Adams Circle and will be on a portion of this parcel. The anticipated building size is 2,500 sf.					

B. Applicant Information

Brian Edenfield, (Owner) (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	215 Milford Cir. (Applicant's Street or Box Number)
Settlers Landing Commercial, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville, NC, 28117 (Applicant's City, State, Zip Code)
713-859-6309 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	edenfield@sbcglobal.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder (Typed name of North Carolina Professional Engineer)	Bowman North Carolina, Ltd. (Company Name)
24434 (NCPE Registration Number)	4006 Barrett Dr., Suite 104 (Street or Box Number)
919-553-6570 (Phone Number)	Raleigh, NC, 27606 (City, State, Zip Code)
 (Name and affiliation of contact person, who can answer questions about **application & designs**)	mlowder@bowman.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 1660 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	20 gal/ seat	83	GPD 1660
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1660

E. Applicant Acknowledgment

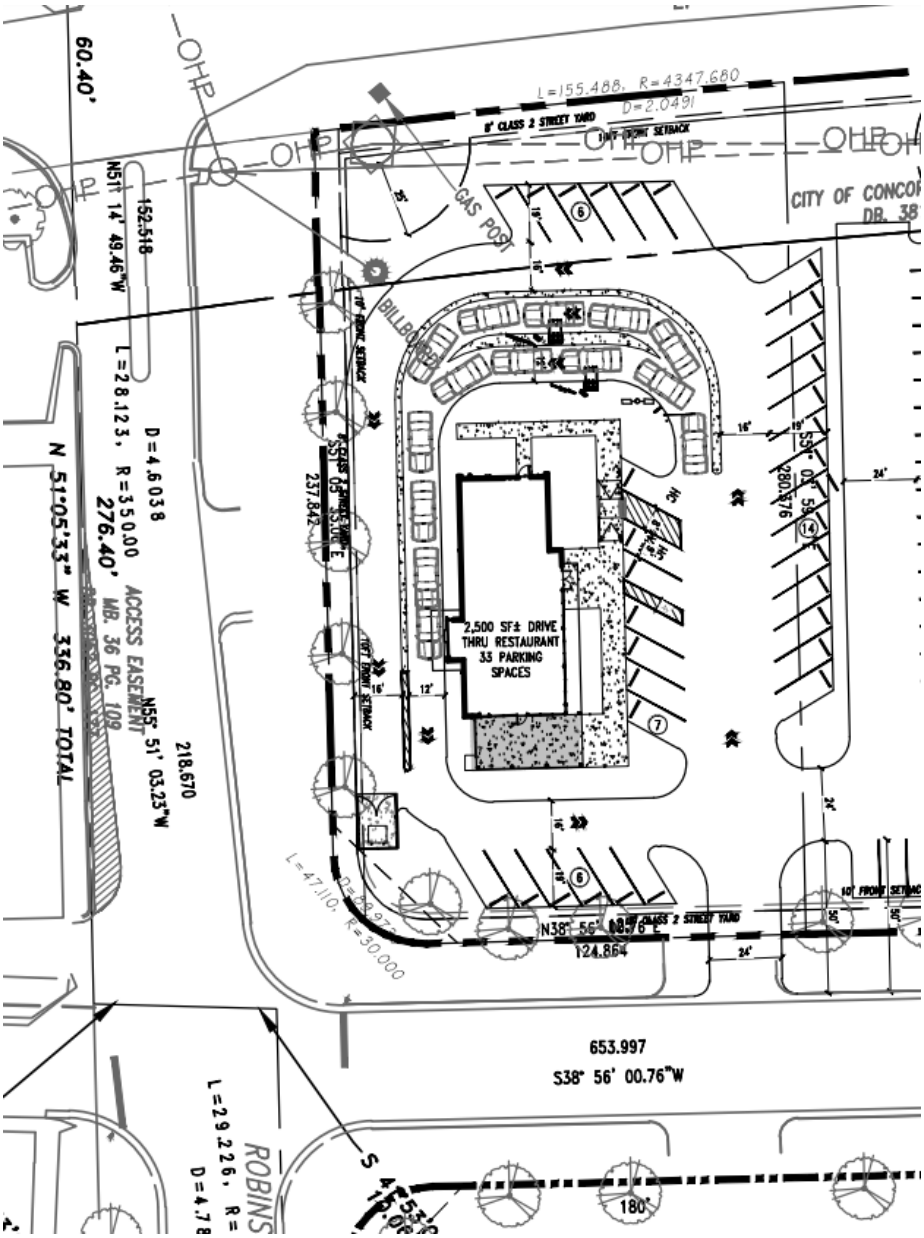
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 10/23/23

JACOBS CROSSING RESTAURANT SOUTH – PROJECT NARRATIVE

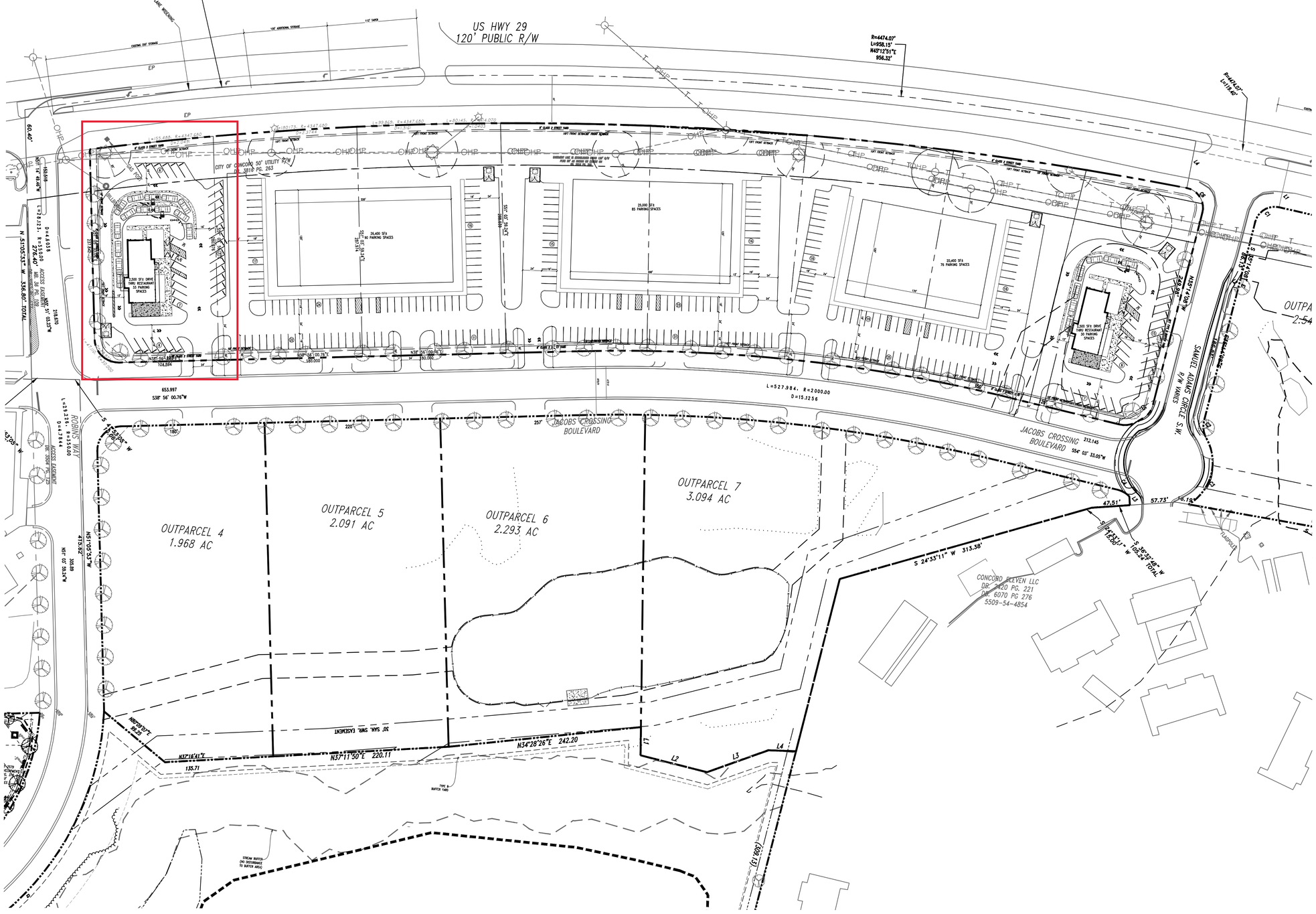
This $750K project located on Jacob's Crossing Blvd. will be on a portion of a 8.98 acre parcel inside the Settlers Landing development near the intersection of Jacobs Crossing and Robins Way. The current zoning is C-2. The parcel will be subdivided into 5 lots with this project residing on 1 of the lots. This lot will have a 2,500 square foot building and will be used for a restaurant.



GRAPHIC SCALE

60 0 30 60 120 240

1 INCH = 60 FEET


US HWY 29
120' PUBLIC R/W
JACOBS CROSSING BOULEVARD
SAMUEL ADAMS CIRCLE S.W.
OUTPARCEL 4
1.968 AC
OUTPARCEL 5
2.091 AC
OUTPARCEL 6
2.293 AC
OUTPARCEL 7
3.094 AC
7,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES
26,400 SF±
90 PARKING SPACES
25,000 SF±
85 PARKING SPACES
20,400 SF±
76 PARKING SPACES
7,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES
CITY OF CONCORD 50' UTILITY R/W
DB. 5816 PG. 263
CONCORD SEVEN LLC
DB. 2420 PG. 221
DB. 6070 PG. 276
5509-54-4854
30' SAN. SWR. EASEMENT
ACCESS EASEMENT
BUFFER TYP.
STREAM BUFFER (NO DISTURBANCE TO BUFFER AREA)
EP
OHP
T
N 51°05'33" W 336.80' TOTAL
S38° 56' 00.76"W 653.997
N37°18'41"E 155.71
N37°11'50"E 220.11
N34°28'26"E 242.20
S 24°33'11" W 315.38'
S 18°43'50" W 47.51'
S 18°24'10" W 57.73'
S 18°24'10" W 76.18'
L=527.984, R=2000.00
D=15.1256
R=4407.97'
L=378.08'
N39°51'57"E
515.78'
R=4474.07'
L=958.15'
N49°12'51"E
956.32'
R=4474.07'
L=119.40'
L=212.145, R=4547.650
L=80.145, R=4547.650
L=80.145, R=4547.650
L=80.145, R=4547.650
L=212.145, R=4547.650
L=212.145, R=4547.650
L=212

Nonresidential

Jacobs Crossing Restaurant North (CN-PSA-2024-00023)

3420 Jacobs Crossing Blvd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/4/2008	Yes	2,500 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
No	No	No	No	No	Yes

Allocation Request

Total	2024
1,660	1,660

Project Scoring

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

Brief Summary

This proposal is for the current parcel to be subdivided into 5 lots and this project would be on one of the proposed lots. This parcel is zoned General Commercial (C-2).

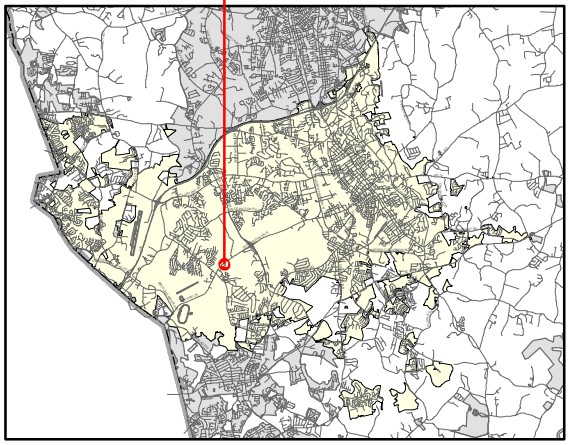
CN-PSA-2024-00023

Type: Nonresidential

2,500 sf restaurant

Allocation Request: 1,660

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Jacobs Crossing Restaurant South					
2.)	**Description of project location:**	Site located on Jacobs Crossing Blvd, approximately 0ft north of the intersection of Jacobs Crossing Blvd and Robins Way. (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:**	55094449700000	3a.)	**Parcel Acreage:**	8.983 ac		
4.)	**Site Zoning and use:**	C-2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	2,500		
6a.)	**Description of Facility to be served.**	Restaurant	**6b.) Number of Lots**	1	**6c.) Number of Units**	NA	
7d.)	**Additional description information:**	This project will a restaurant on the corner of Jacobs Crossing and Robins Way and will be on a portion of this parcel. The anticipated building size is 2,500 sf.					

B. Applicant Information

Brian Edenfield, (Owner) (Title)	215 Milford Cir.
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
Settlers Landing Commercial, LLC	Mooresville, NC, 28117
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
713-859-6309	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email)	edenfield@sbcglobal.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder	Bowman North Carolina, Ltd.
(Typed name of North Carolina Professional Engineer)	(Company Name)
24434	4006 Barrett Dr., Suite 104
(NCPE Registration Number)	(Street or Box Number)
919-553-6570	Raleigh, NC, 27606
(Phone Number)	(City, State, Zip Code)
	mlowder@bowman.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 1660 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	20 gal/ seat	83	GPD 1660
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1660

E. Applicant Acknowledgment

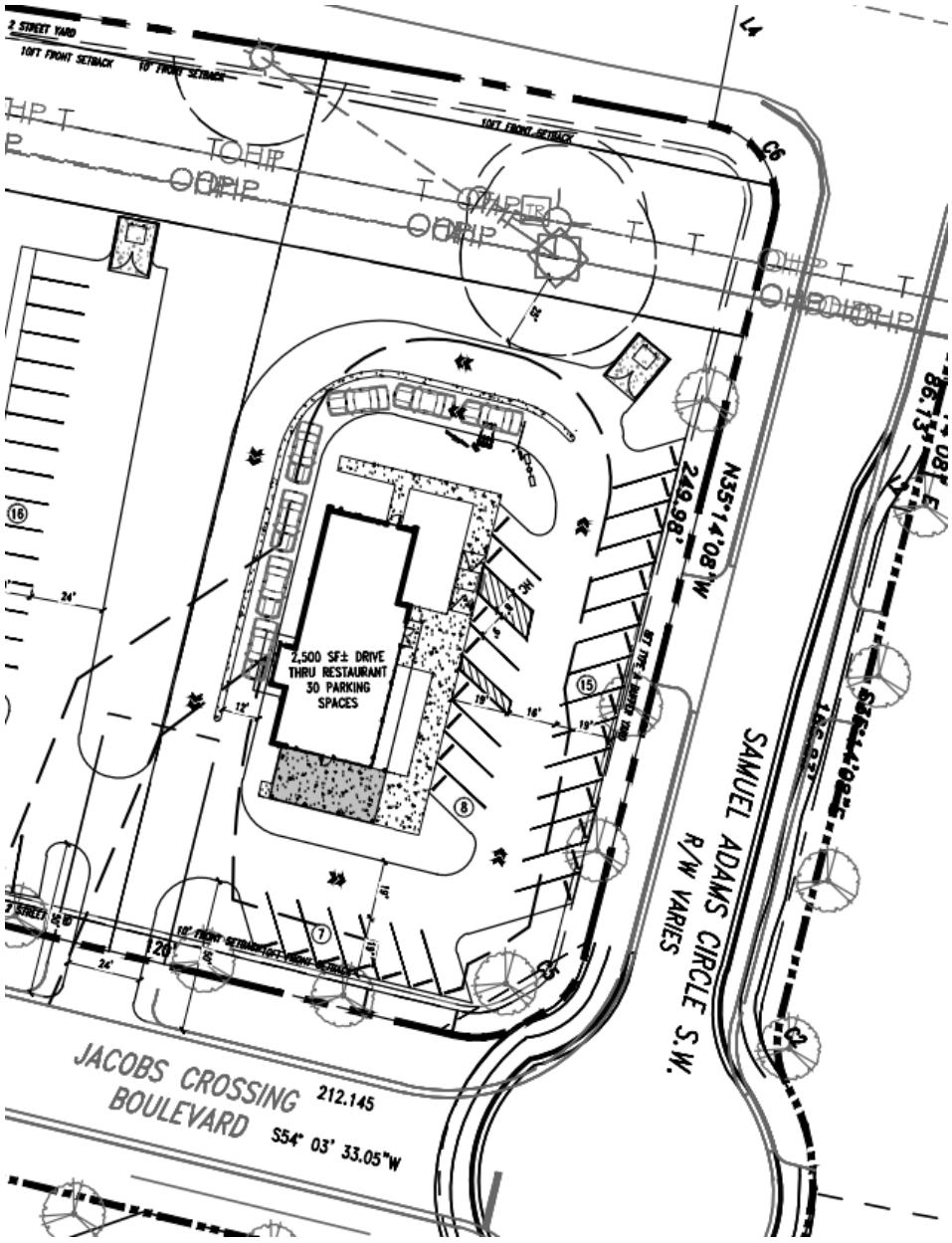
Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 10/23/23

JACOBS CROSSING RESTAURANT NORTH – PROJECT NARRATIVE

This $750K project located on Jacob's Crossing Blvd. will be on a portion of a 8.98 acre parcel inside the Settlers Landing development near the intersection of Jacobs Crossing and Samuel Adams Circle. The current zoning is C-2. The parcel will be subdivided into 5 lots with this project residing on 1 of the lots. This lot will have a 2,500 square foot building and will be used for a restaurant.



GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET

US HWY 29
120' PUBLIC R/W

OUTPARCEL 4
1.968 AC

OUTPARCEL 5
2.091 AC

OUTPARCEL 6
2.293 AC

OUTPARCEL 7
3.094 AC

JACOBS CROSSING BOULEVARD

SAMUEL ADAMS CIRCLE S.W.

CONCORD SEVEN LLC
DB: 2420 PG: 221
DB: 6070 PG: 276
5509-54-4854

CITY OF CONCORD 50' UTILITY R/W
DB: 3816 PG: 263

SITE DATA

STREET ADDRESS:	JACOBS CROSSING BLVD CONCORD, NC 28027 CABARRUS COUNTY
PIN NUMBER:	55094449700000

2,500 SF± DRIVE THRU RESTAURANT
33 PARKING SPACES

26,400 SF±
90 PARKING SPACES

25,000 SF±
85 PARKING SPACES

20,400 SF±
76 PARKING SPACES

2,500 SF± DRIVE THRU RESTAURANT
30 PARKING SPACES

Bowman

Bowman North Carolina Ltd.
400K BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

JACOBS CROSSING BLVD
CONCORD, NC
CABARRUS COUNTY

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

REVISIONS
No. Date Desc.

Drawn
Checked
Approved

Project No. 000000
Date: OCTOBER 12, 2023

Title
CONCEPTUAL
SITE PLAN

Sheet No.
C1.0

Nonresidential

Convenience Store- Copperfield (CN-PSA-2024-00025)

1085 Copperfield Blvd. NE.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	5,600 sf convenience store with fueling pumps	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
3,360	3,360

Project Scoring

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

Brief Summary

This proposal is for a 5,600-sf convenience store with fueling pumps. This parcel is zoned General Commercial (C-2).

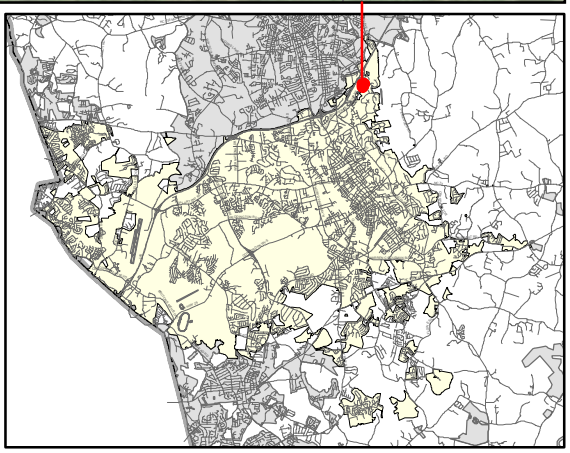
CN-PSA-2024-00025

Type: Nonresidential

2,842 sf convience store with fuel pumps

Allocation Request: 3,360

Developments
Parcels
Rivers
Concord
Cabarrus County



Concord
NORTH CAROLINA

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	CONVENIENCE STORE - COPPERFIELD				
2.)	Description of project location:	SW Corner of Copperfield Blvd & Vinehaven Dr (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	Cabarrus County Parcel Identification Number:	5622-65-8770-0000	3a.)	Parcel Acreage:	Total Parcel = 47.43; Site = ~3.26	
4.)	Site Zoning and use:	C-2, Conv. Store w/ Food Prep & Gas	5.)	Area Commercial or Industrial Building	(sq. ft.)	5,600
6a.)	Description of Facility to be served.	Conv. Store w/ Food Prep & Gas	6b.) Number of Lots	1	6c.) Number of Units	1
7d.)	Additional description information:	Approximately 3.26 acre project site to be subdivided from overall 47.43 acre parcel.				

B. Applicant Information

Craig Craver . VP (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	PO Box 526 (Applicant's Street or Box Number)
Copperfield Inc (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	Concord NC 28026 (Applicant's City, State, Zip Code)
980 521 1419 (Applicant's Phone Number)	NONE (Applicant's Facsimile Number)
Craig Craver (Name) ccraver44@gmail.com (Name with Title and Email of contact person, who can answer questions about application)	Email: ccraver44@gmail.com (Applicant's Email Address)

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

C. Design Engineer Information if available

J. Michael Riemann, P.E. (Typed name of North Carolina Professional Engineer)	Becker Morgan Group, Inc. (Company Name)
049463 (NCPE Registration Number)	3333 Jaeckle Dr, Suite 120 (Street or Box Number)
910-341-7600 (Phone Number)	Wilmington NC 28403 (City, State, Zip Code)
Mark Strickland, P.E. (MStrickland@BeckerMorgan.com 302-233-3071) (Name and affiliation of contact person, who can answer questions about application & designs)	MRiemann@BeckerMorgan.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

(X) No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 3,360 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
Conv. Store w/ Food Prep & Gas	60 gal/ 100 SF	56	GPD 3,360
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 1/18/24

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

PLANNING OUR CLIENTS' SUCCESS

January 18, 2024

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

RE: **Preliminary Wastewater Flow Application Narrative**
Copperfield Blvd – Convenience Store
Concord, North Carolina
BMG Project No.: 2023322.00

Dear Members of the Council:

On behalf of the applicant, Copperfield Inc., we are hereby submitting a Preliminary Wastewater Flow Application for the above-referenced project for your review. This project consists of constructing a 5,600 SF convenience store with 6 fuel pumps in Concord, North Carolina at the southwest corner of the intersection of Copperfield Blvd and Vinehaven Drive NE in the City of Concord, identified specifically as Carrabus County Parcel ID#: 5622-65-8770-0000. The overall parcel is 47.43 acres (per GIS) and the subdivided area of development associated with this project will be approximately 3.26 acres. The parcel is zoned C-2 (General Commercial) and all proposed uses will be by-right permitted uses. Surrounding the project site are commercial developments that would complement this project if the sewer allocation were approved (See Figure 1 for project location).

The proposed development requests 3,360 GPD of wastewater allocation based on the 5,600 SF building size and the NC 2T flow rates for a "Convenience Store with Food Prep." The food offerings will include made to order meals using a more diverse, chef-driven menu that is not typical of other convenience stores. The project would generate new employment opportunities, provide a unique alternative to typical convenience stores, and support economic development in the City with the approval of this sewer flow allocation request.

BECKER MORGAN GROUP, INC.

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

THE TOWER AT STAR CAMPUS
100 DISCOVERY BOULEVARD, SUITE 102
NEWARK, DELAWARE 19713
302.369.3700

www.beckermorgan.com

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

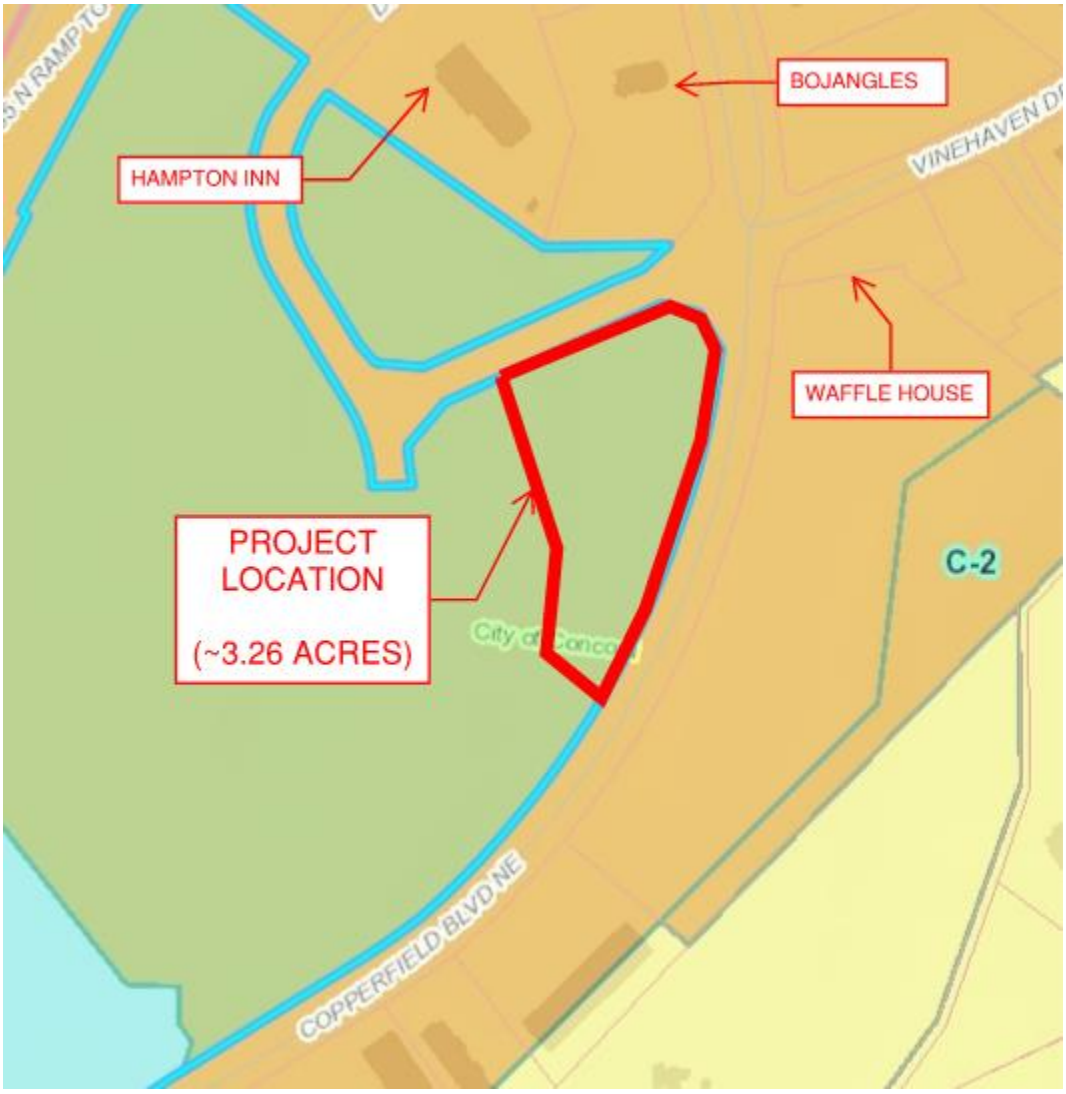


Figure 1- Project Location & Zoning

Please feel free to contact me anytime with questions, comments, or for any additional information.

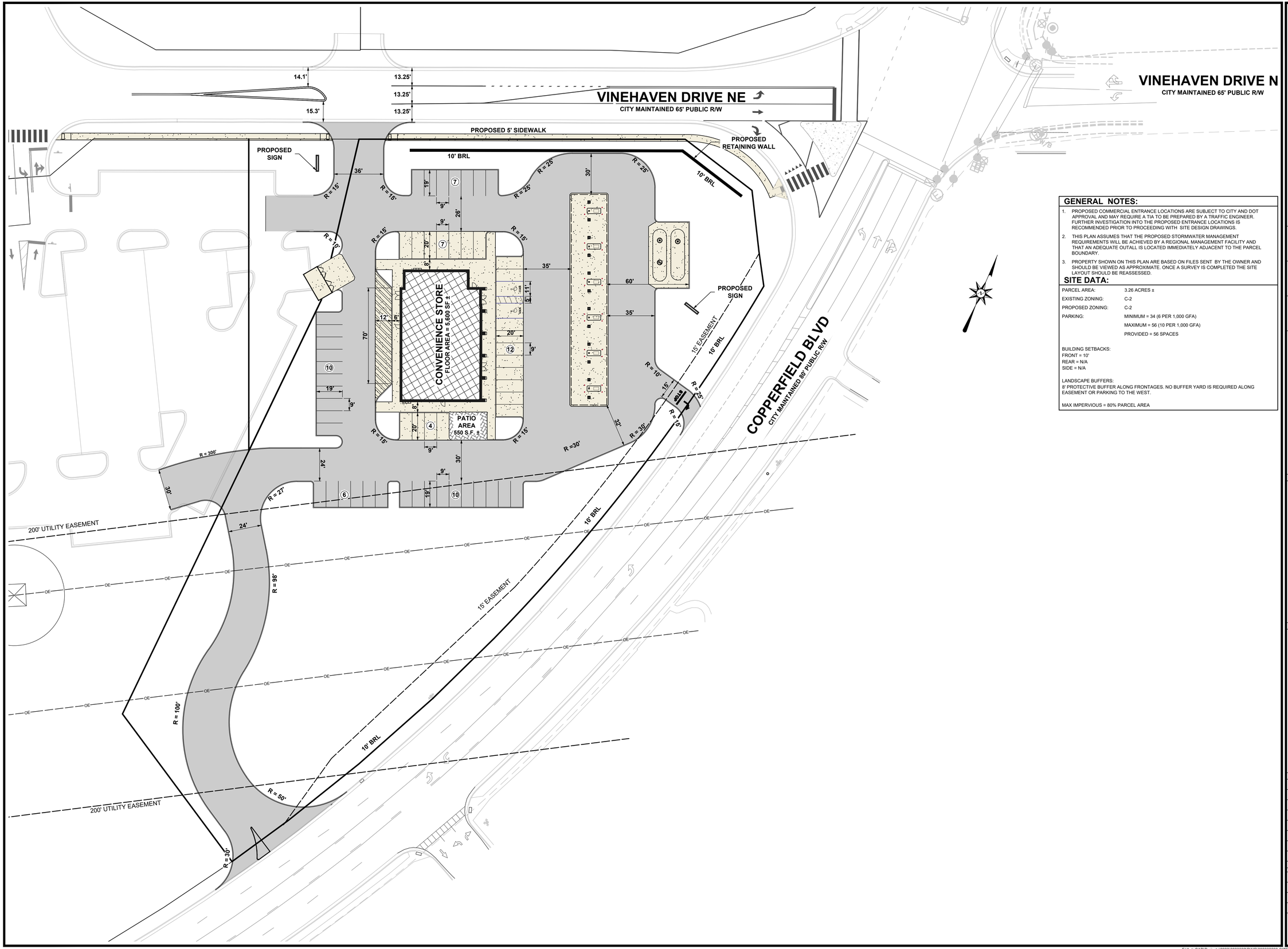
Sincerely,

BECKER MORGAN GROUP, INC.

Mark Strickland, P.E.
Associate

MDS/

202332200ab-City of Concord-PWWF App Narrative.docx



GENERAL NOTES:

1. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO CITY AND DOT APPROVAL AND MAY REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER. FURTHER INVESTIGATION INTO THE PROPOSED ENTRANCE LOCATIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
2. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MANAGEMENT REQUIREMENTS WILL BE ACHIEVED BY A REGIONAL MANAGEMENT FACILITY AND THAT AN ADEQUATE OUTALL IS LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
3. PROPERTY SHOWN ON THIS PLAN ARE BASED ON FILES SENT BY THE OWNER AND SHOULD BE VIEWED AS APPROXIMATE. ONCE A SURVEY IS COMPLETED THE SITE LAYOUT SHOULD BE REASSESSED.

SITE DATA:

PARCEL AREA:	3.26 ACRES ±
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2
PARKING:	MINIMUM = 34 (6 PER 1,000 GFA)
	MAXIMUM = 56 (10 PER 1,000 GFA)
	PROVIDED = 56 SPACES

BUILDING SETBACKS:
FRONT = 10'
REAR = N/A
SIDE = N/A

LANDSCAPE BUFFERS:
8' PROTECTIVE BUFFER ALONG FRONTAGES. NO BUFFER YARD IS REQUIRED ALONG EASEMENT OR PARKING TO THE WEST.

MAX IMPERVIOUS = 80% PARCEL AREA

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

CONCEPTUAL SITE PLAN

1085 COPPERFIELD BLVD
CONCORD, NC
CABARRUS COUNTY

SHEET TITLE

CONVENIENCE STORE WITH GAS

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: Current

PROJECT NO.:	**2023322.00**
DATE:	**12/19/23**
SCALE:	**1" = 30'**
DRAWN BY: **J.D.C.**	PROJ. MGR.: **R.J.M.**

SHEET

1 OF 1

COPYRIGHT 2023

F:\AutoCAD\Projects\2023\2023322\DWG\202332200-SITE-C3D21-NC-concept car wash removed.dwg, Jan 22, 2024 - 8:22am

Nonresidential

Aeriston LLC-22 Union St. N. (CN-PSA-2024-00027)

22 Union St. N.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	20,000 sf retail spaces, and two restaurant/ taverns	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
6,469	**6,469**

Project Scoring

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

Brief Summary

22 Union was constructed in 1939, opening as the Cabarrus Theater. This proposal is for redevelopment of 20,000 square feet over 2 levels. This is a downtown building seeking sewer for the building to be leased. The proposal will create one restaurant and seven retail spaces on the first floor. On the second floor there will be a bar/tavern/restaurant business and eight retail spaces. The applicants' goal is to open in fall of 2024. This parcel is zoned City Center (CC) and is in the Center City Plan.

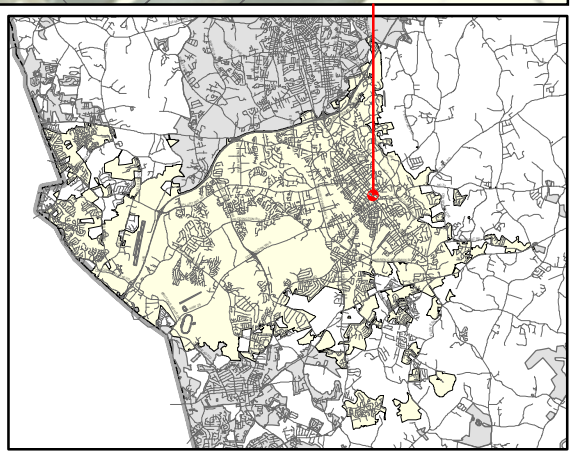
CN-PSA-2024-00027

Type: Nonresidential

20,000 sf retail spaces, and two resturant/bar taverns

Allocation Request: 6,469

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Aeriston LLC				
2.)	**Description of project location:**	22 Union Street N, Concord NC (originally constructed as the Cabarrus Theatre Building) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	5620-88-8311	3a.)	**Parcel Acreage:**	.283	
4.)	**Site Zoning and use:**	CC - vacant for years	5.)	**Area Commercial or Industrial Building (sq. ft.)**	20,099 sf +/-	
6a.)	**Description of Facility to be served.**	retail / business/ entertainment venue	**6b.) Number of Lots**	1	**6c.) Number of Units**	na
7d.)	**Additional description information:**					

B. Applicant Information

Kristen Adamczuk , President (Title)		PO Box 37
(**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)
Aeriston, LLC		Concord NC 28026
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)		(Applicant's City, State, Zip Code)
980-621-5435		
(Applicant's Phone Number)		(Applicant's Facsimile Number)
Virginia Moore, Architect (Name)	vmoore@cmoorearch.com (Email)	kristen.adamczuk@gmail.com
(Name with Title and Email of contact person, who can answer questions about application)		(Applicant's Email Address)

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

C. Design ~~Engineer~~ Information if available

Virginia Moore, Architect		Carlos Moore Architect PA
(Typed name of North Carolina ~~Professional Engineer~~)		(Company Name)
NC Board of Architecture 11215		222 Church ST N
~~(NCPE~~ Registration Number)		(Street or Box Number)
704-788-8333		Concord NC 28025
(Phone Number)		(City, State, Zip Code)
Virginia Moore, Architect		vmoore@cmoorearch.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)		~~(Engineer's~~ Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 6,468.8 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	
retail first floor	100	gal/	1000 sf	2944 sf	GPD	294.4
restaurant first floor	40	gal/	seat	61 seats	GPD	2,440
retail second floor	100	gal/	1000	3344 sf	GPD	334.4
restaurant second floor	40	gal/	seat	79 seats	GPD	3,160
tavern / bar seats	20	gal/	seat	12 bar seats	GPD	240
		gal/			GPD	
				Total	GPD	6,468.8

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

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

Signature: Date: 1/22/2024

City of Concord
City Council
Concord, NC 28025
January 22, 2024

RE: 22 Union Street North Development, Preliminary Wastewater Flow Application

Dear City Council Members,

Aeriston, LLC and Carlos J Moore Architect, P.A. are pleased to again present the Preliminary Wastewater Flow application (PWWF) for the commercial redevelopment located at 22 Union Street North, Concord, North Carolina 28025.

Currently 22 Union is comprised of 20,000 square feet over two levels. This has proven to be not only a large footprint for wastewater, but also restauranteurs and entrepreneurs interested in downtown. As a remedy, we have designed a layout that will remove square footage from the buildings center to create a space for commerce and community. Removing square footage from the buildings center will create the aesthetic of a historic two-story corridor showcasing the original bow truss ceiling. Please see attached general aesthetic interior images.

With this re-design the Wastewater Flow that requires your approval consists of eight first-floor and nine second-floor commercial units. *First floor:* One restaurant business (2,440 GPD) and seven retail stores (294.4 GPD). *Second Floor:* One bar/tavern/restaurant business (3,400 GPD) and eight retail stores (334.4 GPD).

Timeline for completion is Fall 2024. According to the most recent Downtown Master Plan (2021) “Once the new Union Street is opened up, and the construction of the new residential units are completed in downtown, there will be a significant demand for new retail and restaurant-oriented businesses in downtown. It is important to begin…now.” The timeline for completion of this project aligns with the streetscape completion, supporting the “significant demand for new retail and restaurant-oriented businesses”. 22 Union is one of the only remaining buildings in the Merchant Service District that can provide a vast square footage to meet that demand. This building’s redevelopment will provide downtown Concord with a desirable destination and the ability to draw visitors from beyond the city.

Thank you for your consideration of our Preliminary Wastewater Flow application. We look forward to working with the City of Concord and providing the public with a unique shopping, dining, and community experience at 22 Union.

Sincerely,

Kristen Adamczuk

Aeriston, LLC

Above and Below Rendering credit: Southwick Architecture + Interiors

Photography Credit: Alamy Stock Photo

Nonresidential

Atrium Health- Concord FSED (CN-PSA-2024-00033)

5350 John Q. Hammon Dr.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	13,500 sf of freestanding emergency room	No	No

Previously Considered

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

Allocation Request

Total	2024
2,200	**2,200**

Project Scoring

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

Brief Summary

This proposal consists of a free-standing emergency department building approximately 13,500 sf. Atrium Health Cabarrus was awarded a Certificate of Need by the NC Department of Health and Human Services for the development of an emergency department according to the applicant. The parcel is zoned General Commercial (C-2).

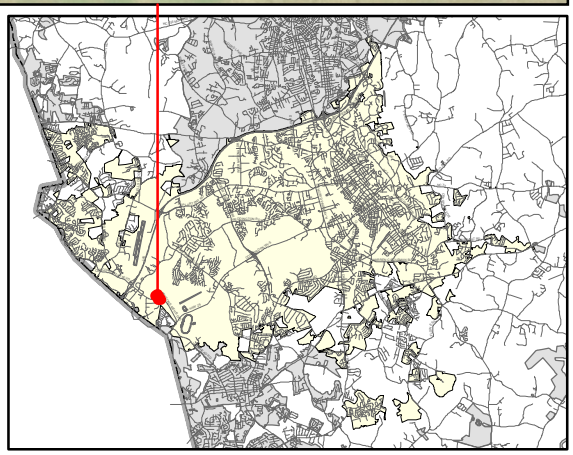
CN-PSA-2024-00033

Type: Nonresidential

13,500 sf of Freestanding Emergency Room

Allocation Request: 2,200

Developments
Parcels
Rivers
Concord
Cabarrus County



DocuSign Envelope ID: D56767AF-D578-4296-A3D2-E4257FC4F1BC

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Atrium Health - Concord Freestanding Emergency Department					
2.)	Description of project location:	5350 John Q Hammon Drive, Concord, NC 28027 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	45993155690000	3a.)	Parcel Acreage:	7.77		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	13,500		
6a.)	Description of Facility to be served.	Freestanding Emergency Department	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	One Freestanding Emergency Department Building					

B. Applicant Information

Bennett Thompson, VP of Real Estate (Title)	P.O. Box 32861
(**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)
Charlotte-Mecklenburg Hospital Authority D/B/A Atrium Health	Charlotte, NC 28232
(**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)
704-491-3436	TBD
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Robbie Shortt (Name) Robbie.Shortt@AtriumHealth.org (Email)	Bennett.Thompson@AtriumHealth.org
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Tracey McCormick	McKim & Creed
(Typed name of North Carolina Professional Engineer)	(Company Name)
041683	8020 Tower Point Drive
(NCPE Registration Number)	(Street or Box Number)
704-841-2588	Charlotte, NC 28227
(Phone Number)	(City, State, Zip Code)
Tracey McCormick	tmccormick@mckimcreed.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

DocuSign Envelope ID: D56767AF-D578-4296-A3D2-E4257FC4F1BC

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

D. Wastewater Discharge Information

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

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

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**: 2,200 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
Freestanding Emergency Dept	880 gal/ acre	2.5	GPD 2,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	Total		GPD 2,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: Bennett Thompson Date: 1/22/2024 | 13:54:07 EST

McKIM&CREED

January 22, 2024

City of Concord
625 Alfred Brown Jr. Court SW
PO Box 308
Concord, NC 28025

RE: Sewer Allocation Request

Dear City of Concord Mayor and Council Members:

This letter is to serve as a narrative in support of sewer allocation application for the proposed Atrium Health – Concord – Freestanding Emergency Department.

Atrium Health Cabarrus was awarded a Certificate of Need by the NC Department of Health and Human Services for development of an emergency department. This is based on current and future demand for emergency medical services.

The proposed site is located at 5350 John Q. Hammon Drive, NW; Concord, NC 28027.

- Parcel ID 45993155690000
- The property is zoned classification C-2.
- Land Area 7.77 acres.
- Proposed facility is a Free-Standing Emergency Department building approximately 13,500 SF of new construction. The facility will be built under a hospital license and therefore fall under FGI requirements.

The estimated demand required for this parcel is based on a daily design flow of 880 gallons / acre.
For the Project Prioritization Scoring:

- Zoning Overlay – Airport (AOD) +1
- Mixed Use Plan +1
- Total +2

The facility will serve as an extension of Atrium's existing healthcare system in Cabarrus County and provide additional access to patient services in high demand – notably, emergency care.

Other components of the project include:

CT Scanner Diagnostic X-ray Pharmaceutical services needed for emergency services
Ultrasound Laboratory

The location was selected based on a high utilization of emergency services in Cabarrus County and surrounding areas, along with the lack of sufficient capacity within Cabarrus County and facilities that serve patients from the proposed service area.

Emergency Department Need in Cabarrus County
In evaluating the emergency department need in Cabarrus County, Atrium Health examined several factors including the population growth in Cabarrus County.

The population growth in Cabarrus County is driving increased utilization of healthcare services, including emergency services. The chart below from the North Carolina Office of State Budget and Management (NC OSMB), shows that Cabarrus County's population grew 21.6 percent between 2011 and 2021 making Cabarrus County the third fastest growing county in North Carolina, growing 2.0 percent annually. In comparison, North Carolina's population great 1.0 percent per year over the same time period.

Top Five Fastest Growing Counties 2011-2021

	2011	*2021*	*Population Change*	*Percent Growth*	*CAGR**
Brunswick	110,1057	150,889	40,732	37.0%	3.2%
Johnston	172,108	216,670	44,562	25.9%	2.3%
Cabarrus	180,719	219,830	39,111	21.6%	2.0%
Chatham	64,403	78,199	13,796	21.4%	2.0%
Mecklenburg	940,151	1,138,138	197,987	10.4%	1.9%
North Carolina	**9,656,099**	**10,658,717**	**1,002,618**	**10.4%**	**1.0%**

We hope this letter speaks to the need for this facility in the Concord Community and believe this facility will be a great addition to the area.

Sincerely,

Tracey McCormick
Senior Project Manager
704.841.2588 | TMcCormick@mckimcreed.com
McKim & Creed, Inc.

Nonresidential

Concord Parkway Retail Development (CN-PSA-2024-00035)

4045 Concord Pkwy. S.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/11/2023	Yes	20,572 sf of car wash restaurant, and medical offices	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
No	No	No	No	No	Yes

Allocation Request

Total	2024
6,300	**6,300**

Project Scoring

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

Brief Summary

The applicant is proposing to develop four lots into a car wash, multi-tenant retail/ restaurant/ medical office, Starbuck's, and McDonald's. This parcel is zoned General Commercial (C-2).

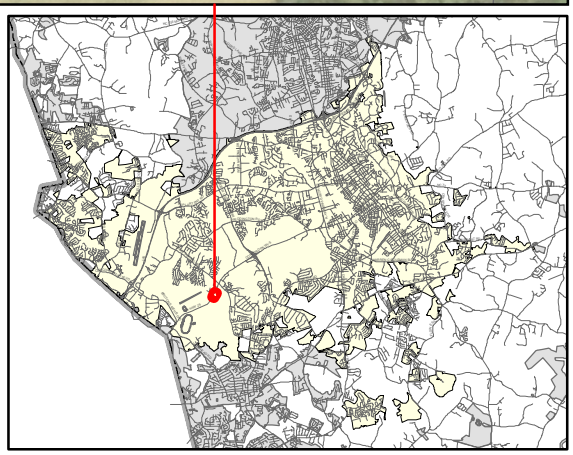
CN-PSA-2024-00035

Type: Nonresidential

20,572 sf of car wash, restaurant, and medical offices

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:	

A. Project Information

1.)	Project Title:	Concord Parkway Retail Development					
2.)	Description of project location:	Concord Parkway South, Concord, NC 28027 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5509-21-7889-0000	3a.)	Parcel Acreage:	5.26		
4.)	Site Zoning and use:	C-2 Commercial	5.)	Area Commercial or Industrial Building (sq. ft.)	20,572		
6a.)	Description of Facility to be served.	Carwash, Convinience	6b.) Number of Lots	4	6c.) Number of Units	6	
7d.)	Additional description information:	All lots and units are within the parcel.					

B. Applicant Information

BARNHARDT FAMILY ENTERPRISES , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	100 Magnolia Rd (Applicant's Street or Box Number)
CF Smith Property Group (**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.)	Pinehurst, NC, 28374 (Applicant's City, State, Zip Code)
910-774-3513 (Applicant's Phone Number)	910-997-2544 (Applicant's Facsimile Number)
Zach Von Rupp Director of Real Estate (Name) zvonrupp@cfsmithpg.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	zvonrupp@cfsmithpg.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Brian Burchett (Typed name of North Carolina Professional Engineer)	Sambatek (Company Name)
24501 (NCPE Registration Number)	8312 Creedmoor Road (Street or Box Number)
919-398-6517 (Phone Number)	Raleigh, NC 27613 (City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about **application & designs**)	bburchett@sambatek.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 6300 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	
Car wash facilities	1200	gal/	bay	3	GPD	3600
Shopping Center with Food Services	130	gal/	1000 sqft	10	GPD	1300
Restaurant, single service articles	20	gal/	seat	35	GPD	700
Restaurant, single service articles	20	gal/	seat	35	GPD	700
		gal/			GPD	
		gal/			GPD	
				Total	GPD	6300

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Zach Von Rupp _____, **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.

10.16.23

Signature: Date:

City of Concord Preliminary Wastewater Flow Application

Project Narrative

Project: Proposed commercial development of 5.28 acres zoned C-2 Commercial and located on the west side of Concord Parkway South. Included for reference is the proposed site plan which is comprised of the following proposed uses to be located on four (4) separate parcels of land:

TOTAL REQUESTED WASTEWATER ALLOCATION: 6,300 gallons per day

TOTAL INVESTMENT/VALUE FOR DEVELOPMENT: +/- $19,000,000

JOBS CREATED: 140

Estimated RE Tax Value Creation/ Sales Tax Estimate:

Parcel	Est. Property Value	Concord Annual Ad Valorem Tax Estimate	Cabarrus Co. Annual Ad Valorem Tax Estimate	Annual Retail Sales	Jobs Created
McDonald's	$ 4,000,000	$ 19,200	$ 29,600	$ 4,900,000	20
Starbucks	$ 3,500,000	$ 16,800	$ 25,900	$ 2,300,000	35
Multi-Tenant Retail / Restaurant / Medical	$ 8,500,000	$ 40,800	$ 62,900	$ 7,500,000	60
Car Wash	$ 3,000,000	$ 14,400	$ 22,200	$ 2,000,000	25
Total	$ 19,000,000	$ 91,200	$ 140,600	$ 16,700,000	140

Lot 1

Single Serve Restaurant –Strong possibility for McDonald's (3,900 Square Feet)

- **The anticipated McDonald's would employ between 12-15 employees per shift with 20 employees working on peak-hour shifts. The average hourly wage for employees ranges between $12 and $15 per hour.**
- **As noted in the application, the estimated gallons per day is 700 gallons per day.**
- **The estimated investment in this portion of the project is approximately $4,000,000 and the estimated annual sales is between $4,500,000 and $4,900,000 million.**

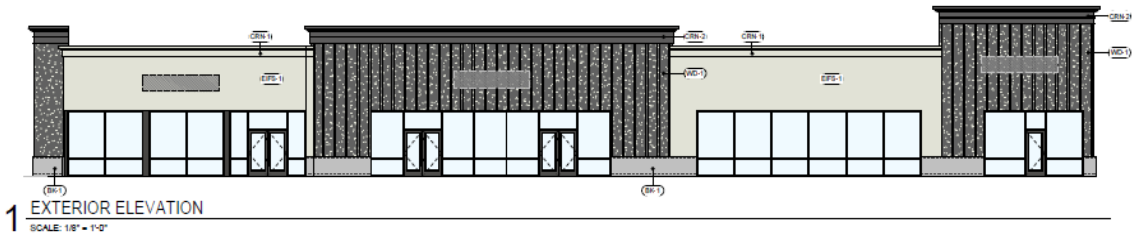
Lot 2

Single Serve Restaurant – Strong possibility for Starbucks (2,575 Square Feet)

- **The anticipated Starbucks would employ between 27-35 employees at this location with an average of 6-8 employees on shift during peak business times. The minimum starting pay rate for all US hourly employees is $15.00 per hour and eligible part-time and full-time employees receive, among other things, comprehensive health coverage (medical, dental, and vision), a highly competitive 401(k) program with company match, and annual Bean Stock grants.**
- **As noted in the application, the estimated gallons per day would be 700 gallons per day.**
- **The estimated investment in this portion of the project is $3,500,000 and the estimated annual sales from this location is $2,300,000 million.**

Lot 3

<u>Shopping Center with Food Service (10,000 Square Feet Max) with the following potential uses for the Shopping Center with Food Service use category: Total usage for the building is 1,300 GPD.</u>



Single Serve Restaurant –Strong possibility for Chipotle (2,307 Square Feet)

- The anticipated Chipotle restaurant would employ approximately 20 new employees with 8 employees working each shift. Managers at the location would earn approximately $25.00 per hour with employees making approximately $17.00 per hour.
- The estimated investment in this portion of the project will be approximately $3,000,000 with annual sales being estimated between $2.2 and $2.5 million in the initial two years.

Single Serve Restaurant or Retail (3,500 Square Feet)

- The end-user has not yet been finalized for this space, however, the total investment for this portion of the project is estimated to be $2,000,000.
- Anticipated annual sales for this space are estimated to be between $1.8 and $3.0 million.
- The anticipated job creation for the Retail space is 10-25 employees with salary ranges from 30,000-125,000.00.

Retail- Strong possibility for Heartland Dental (4,000 Square Feet)

- The end-user has not yet been identified for this space, however, the total investment for this portion of the project is estimated to be approximately $3,500,000.
- The proposed Retail- Dental/Medical office is expected to employ 10-20 full-time employees with an estimated salary range from 35,000-150,000.

Lot 4

Eco-Friendly Car Wash Facility (3,700 Square Feet)

- The proposed car wash use would employ approximately 25 new employees that would include a salaried Manager and Assistant Manager with salaries ranging from $50,000 to $100,000. Employees working at the facility would have an hourly wage between $13 and $20 per hour.
- As noted in the application, the estimated gallons per day is 3,600 gallons.
- The estimated investment in this portion of the project is $3,500,000 and the estimated annual sales will be $2,000,000 per year.

The proposed commercial development would bring a host of needed services and eating options along a major corridor in Concord. All uses are needed for the development to complement each other and to ensure consistency of development along the corridor.

NOTE:
BOUNDARY INFORMATION TAKEN FROM PLAT AND TAX PARCEL MAPS. AN ACTUAL FIELD SURVEY HAS NOT BEEN PERFORMED.

SITE ZONING: C-2 COMMERCIAL				
SITE AREA: 5.28 ACRES				
	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS	10 FEET	NONE	NONE	NONE
LANDSCAPE BUFFERS:	8 FEET	8 FEET	8 FEET	8 FEET
BUILDING HEIGHT:	48 FEET			

PARKING REQUIREMENTS:
CAR WASH: MINIMUM - 1 PER 500 SF OF GROSS FLOOR AREA, INCLUDING WASH BAYS/TUNNELS AND RETAIL AREAS.
MAXIMUM - 1 PER 375 SF OF GROSS FLOOR AREA INCLUDING WASH BAYS/TUNNELS AND RETAIL AREAS.
CONVENIENCE STORE: MINIMUM - 6 PER 1,000 SF OF GROSS FLOOR AREA, PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND.
MAXIMUM - 10 PER 1,000 SF, PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE 2 VEHICLES PER EACH SIDE OF PUMP ISLAND.
RESTAURANT: MINIMUM -1 PER EVERY 3 SEATING ACCOMMODATION PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE ANY DRIVE-THROUGH LANE(S).
MAXIMUM - 1 PER 50 SF OF GROSS FLOOR AREA, PLUS SUFFICIENT STACKING AREA TO ACCOMMODATE ANY DRIVE-THROUGH LANE(S).
AUTOMOBILE/BODY SHOP: MINIMUM -1 PER 500 SF OF GROSS FLOOR AREA INCLUDING ALL SERVICE AREAS, PLUS 1 PER EMPLOYEE.
MAXIMUM - 1 PER 375 SF OF GROSS FLOOR AREA INCLUDING ALL SERVICE AREAS, PLUS 1 PER EMPLOYEE.

ANGLE:	90°	60°	45°	ADA
STALL SIZE:	9' X 18'	9' X 18'	9' X 18'	8' X 18'
AISLE DIMENSION:	NOT FOUND			

NO.	DATE	DESCRIPTION	BY
1	02-23-2023	STARBUCK'S COMMENTS	RCN
2	03-03-2023	STARBUCK'S COMMENTS	KL

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 848-6021, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

CLIENT:
C.F. SMITH PROPERTY GROUP
122 ROCKINGHAM ROAD
ROCKINGHAM, NC 28379
PHONE: (91)997-2544

PROPOSED COMMERCIAL DEVELOPMENT
CONCORD PARKWAY SOUTH
CONCORD, NORTH CAROLINA

PRELIMINARY SITE PLAN #8

PROJECT NO.	TRC-2302
FILENAME:	TRC2302-PSP8
DRAWN BY:	STH
SCALE:	1" = 30'
DATE:	03-31-2023
SHEET NO.	PSP7

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

X:\TRC - Tri-City, Inc\2302 - Concord, NC\CAD\SKETCHES\TRC2302-PSP8.dwg, 3/31/2023 1:50:02 PM, TravisH

Nonresidential

Flowes Store Road PUD (CN-PSA-2024-00036)

3970 US Hwy 601

DRC	Entitled	Units	PRS Routed	Technically Approved
6/15/2023	Yes	20,000 sf daycare, gas station, and shopping center	No	No

Previously Considered

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

Allocation Request

Total	2024
8,000	**8,000**

Project Scoring

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

Brief Summary

The applicant is seeking sewer allocation for Phase 1, which consists of 102 single family detached houses. This project came before the Planning and Zoning Commission in 2018 as Z(CD)- 07-18 and was approved. This project was approved as a Planned Unit Development (PUD). This project consists of multiple parcels totaling 104.7 acres. They are also requesting allocation for a clubhouse, daycare, gas station, and shopping center.

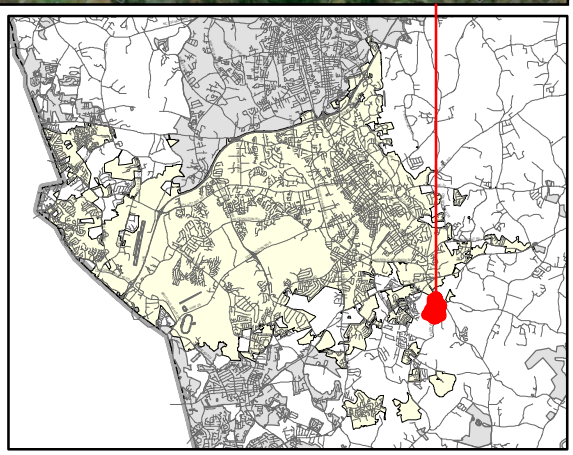
CN-PSA-2024-00036

Type: Nonresidential

20,000 Sf daycare, gas station, and shopping center

Allocation Request: 8,000

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Flowes Store Road - Phase 1				
2.)	Description of project location:	located at the intersection of US Hwy 601 and Flowes Store Road E (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	5539902295000	3a.)	Parcel Acreage:	62.12	
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	20,000	
6a.)	Description of Facility to be served.	Mixed-Use	6b.) Number of Lots	102	6c.) Number of Units	102
7d.)	Additional description information:	includes 9 parcels				

B. Applicant Information

Steve Bailey, President (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	7224 Jameson Way (Applicant's Street or Box Number)
Prestige Corporate Development, PLLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Stanley, NC 28164 (Applicant's City, State, Zip Code)
704-607-5059 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Alex Bonda (Name) alex.bonda@pcdllc.net (Email) (Name with Title and Email of contact person, who can answer questions about application)	steve@pcdllc.net (Applicant's Email Address)

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

C. Design Engineer Information if available

Jonathan A. Carter (Typed name of North Carolina Professional Engineer)	Bluestone Land Management, PLLC (Company Name)
30916 (NCPE Registration Number)	115 Autumn Frost Avenue (Street or Box Number)
704-649-2863 (Phone Number)	Statesville, NC 28677 (City, State, Zip Code)
Jonathan A. Carter (Name and affiliation of contact person, who can answer questions about **application & designs**)	jonathan.carter@bluestonelandmanagement.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

☑	Residential Subdivision	☑	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☑	Other (specify): Pool/clubhouse (50 gal/100 sf/day + 10 gal per person per day)		

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**: 41,200 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 Family Lots (4-bedrooms)	300	gal/	day	102	GPD	30,600
Pool	10	gal/	day/person	200 people	GPD	2,000
Clubhouse	50	gal/	day/100 sf	1,200 sf	GPD	600
Daycare	25	gal/	day/person	200 people	GPD	5,000
Gas Station	250	gal/	day/plumbing fixture	4	GPD	1,000
Shopping Center	100	gal/	day/1,000 sf	20,000 sf	GPD	2,000
				Total	GPD	41,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Alex Bonda _____, **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.

Alex Bonda
Digitally signed by Alex Bonda
Date: 2024.01.22 15:48:59 -05'00'

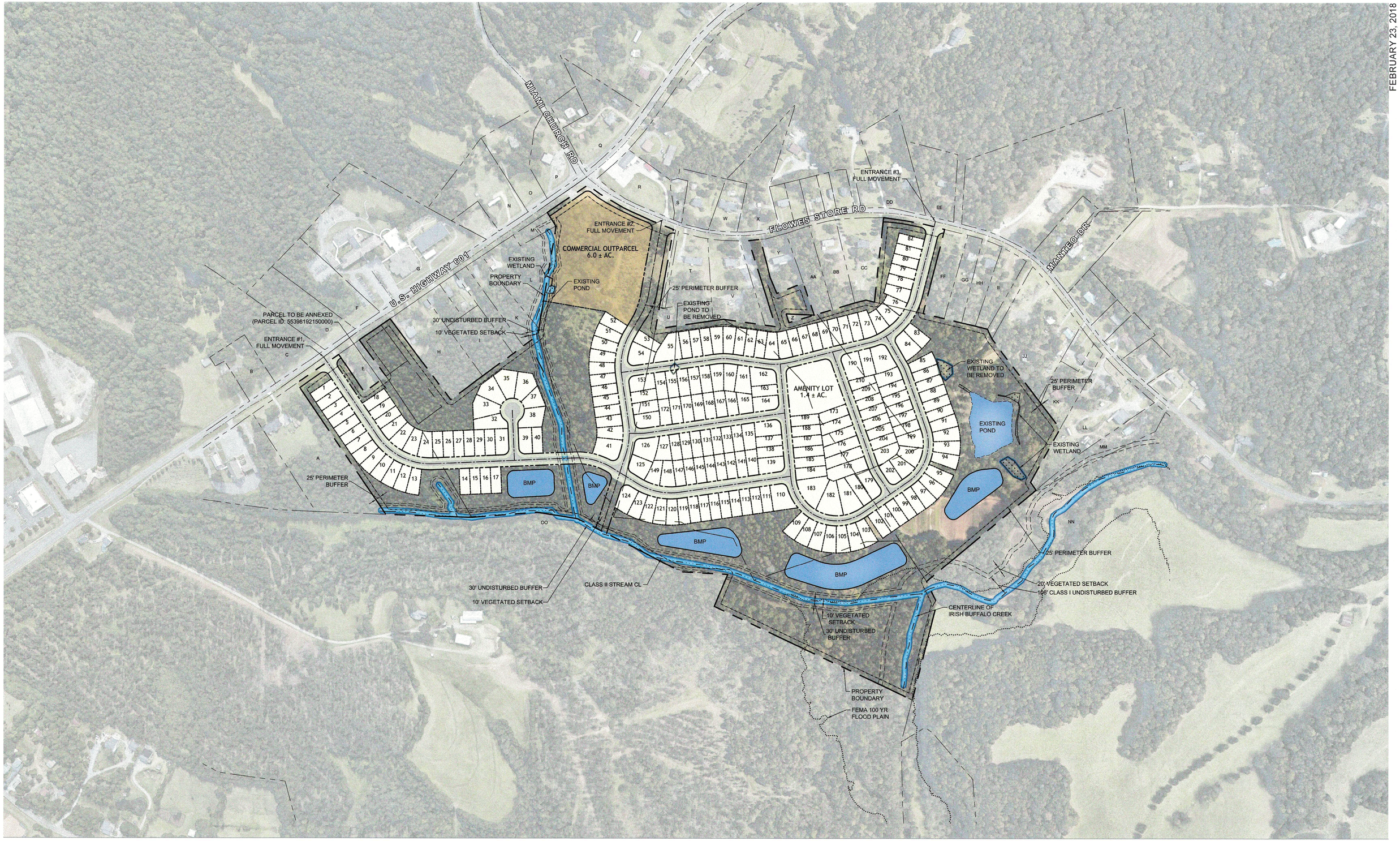
Signature: Date:

Flowes Store Road Site Narrative

Seeking sewer allocation for an approved PUD development with 204 single family homes (seeking allocation for half the homes – 102 homes). The intent is to provide the area with a quality residential mixed-use development. The homes are intended to be age targeted. We anticipate the homes would have a starting price in the high $400s to low $500s. The community would have a dedicated amenity area with cabana or clubhouse and pool, as well as natural walking trails that connect residents with pockets of open space. Our request for sewer allocation is for 102 residential homes and associated amenity center, daycare, gas station, and shopping center. We are also dedicating land to the City of Concord in order for the City to construct a power substation to serve this area's existing/future residents.

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

FEBRUARY 23, 2018



FLOWES STORE ROAD

ZONING PLAN RENDERING

SCALE 1"=200'

0 200' 400'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Nonresidential

Cannon Run Offices (CN-PSA-2024-00040)

9179 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	111,000 sf of office/retail buildings	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
No	No	No	No	No	No

Allocation Request

Total	2024
11,100	11,100

Project Scoring

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

Brief Summary

The applicant is looking to develop a mixed-use development in two phases. The office phase will contain 8 office/retail buildings totaling 111,000 square feet. The project is located within the Cannon Run Subdivision and is zoned Planned Unit Development (PUD).

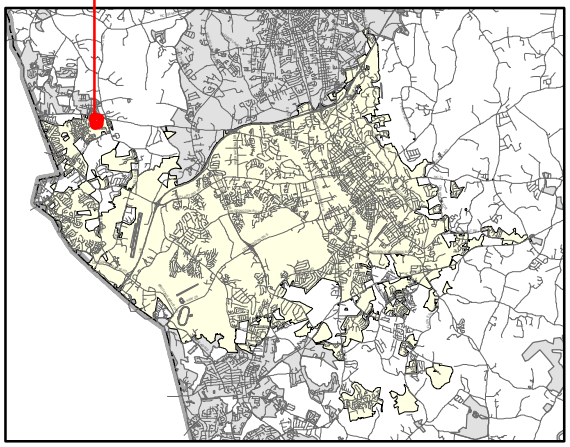
CN-PSA-2024-00040

Type: Nonresidential

111,000 sf of office buildings

Allocation Request: 11,100

Developments
Parcels
Rivers
Concord
Cabarrus County
Other Municipalities



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Cannon Run Office					
2.)	Description of project location:	Site located on Davidson HWY SR 73, approx 1100 linear feet East of the intersection of Odell School Road (SR 1442) and Davidson HWY (SR 73) (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:	4681397513	3a.)	Parcel Acreage:	4.743		
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	111,000		
6a.)	Description of Facility to be served.	Office/Retail	6b.) Number of Lots	1	6c.) Number of Units	8	
7d.)	Additional description information:	3 - 1-story office buildings and 5 - 2-story office buildings					

B. Applicant Information

Joe Murphy , Partner (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.)	4350 Main Street, Suite 201 (Applicant's Street or Box Number)
Charlotte Real Estate Development (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Harrisburg, NC 28075 (Applicant's City, State, Zip Code)
704.454.7807 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Joe Murphy (Name) jmurphy@cltres.c (Email) (Name with Title and Email of contact person, who can answer questions about application)	jmurphy@cltres.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Kevin Vogel (Typed name of North Carolina Professional Engineer)	LandDesign (Company Name)
21164 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704.333.0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robby Bell (Name and affiliation of contact person, who can answer questions about **application & designs**)	rbell@landdesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 11,100 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Office Space	25 gal/ employee/shift		35,500 SF x 4 Emp/1,000SF	GPD	3,550
Retail	100 gal/ 1000/sf		75,500 SF	GPD	7,550
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	11,100

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Joe Murphy _____, **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.

1/22/2024

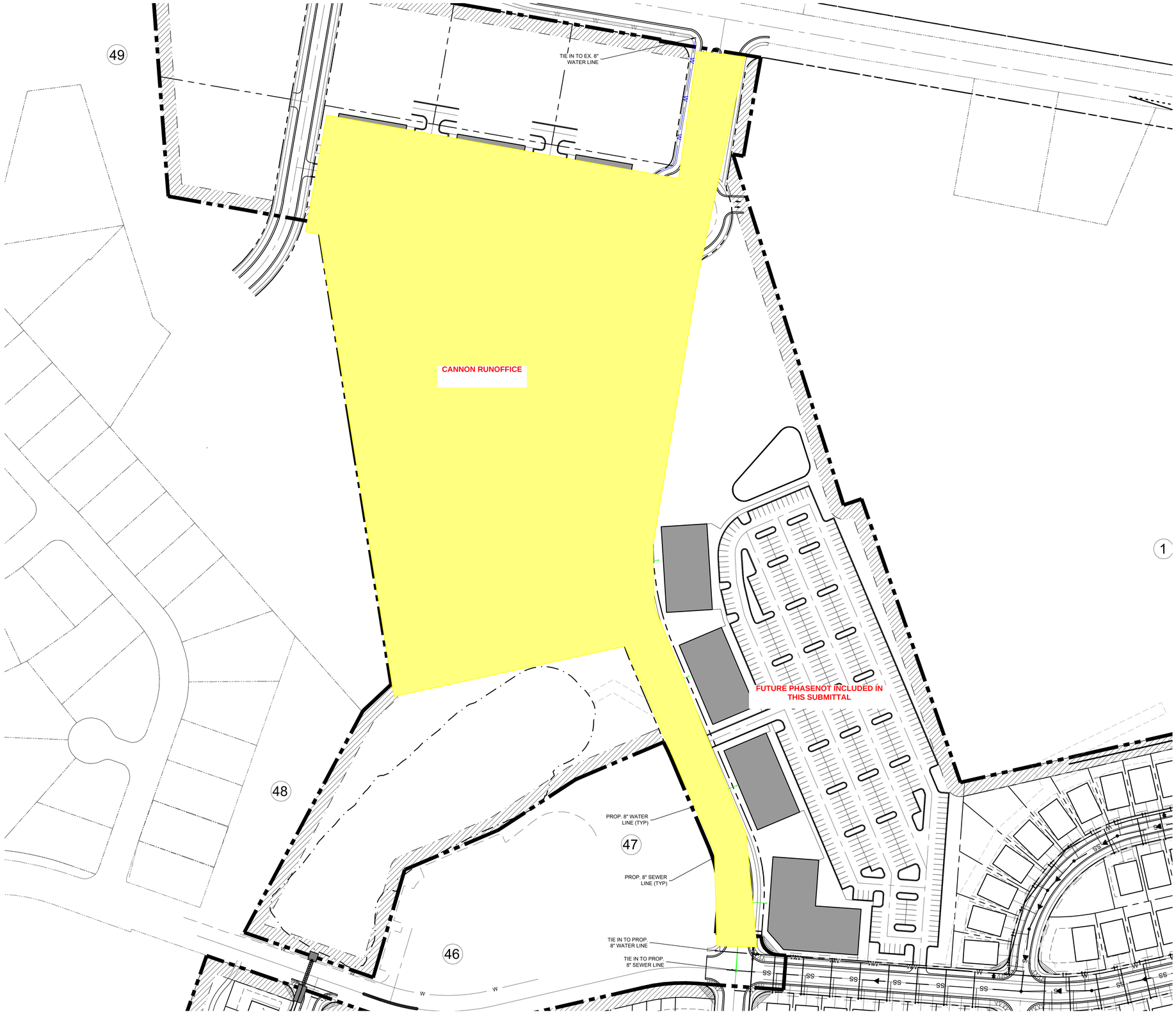
Signature: Date:

PROJECT NARRATIVE

Project: Cannon Run Office
LDI PN: 1023156
Date: 16-Jan-2024

Description:

Cannon Run office is located within the Cannon Run Subdivision in Concord, North Carolina. The site entrance is located on Davidson Hwy (NC73) approximately 1,100 linear feet west of the intersection of Odell School Road (SR1442) and Davidson Hwy (NC73). The 4.74-acre parcel extends south to Moss Plantation Ave NW. The mixed-use development will be developed in two phases. The office phase contains 8 office/retail buildings totalling 111,000 SF. The total flow requested by this project is 11,100 GPD. This includes 7,550 GPD from 75,500 SF retail and 3,550 retail from 35,500 SF Office. The development requires services connecting to a proposed 8-inch sewer line which will tie to an 8-inch line on Moss Plantation Ave NW, as well as water services connection to a proposed 8-inch water main which will run from Davidson Hwy to Moss Plantation Ave NW. A utility plan exhibit is attached with the application.



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CANNON RUN APARTMENTS

CHARLOTTE REAL ESTATE DEVELOPMENT

LANDDESIGN PROJ.#
1023156

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIM WASTEWATER FLOW SUBMITTAL	09/13/2023

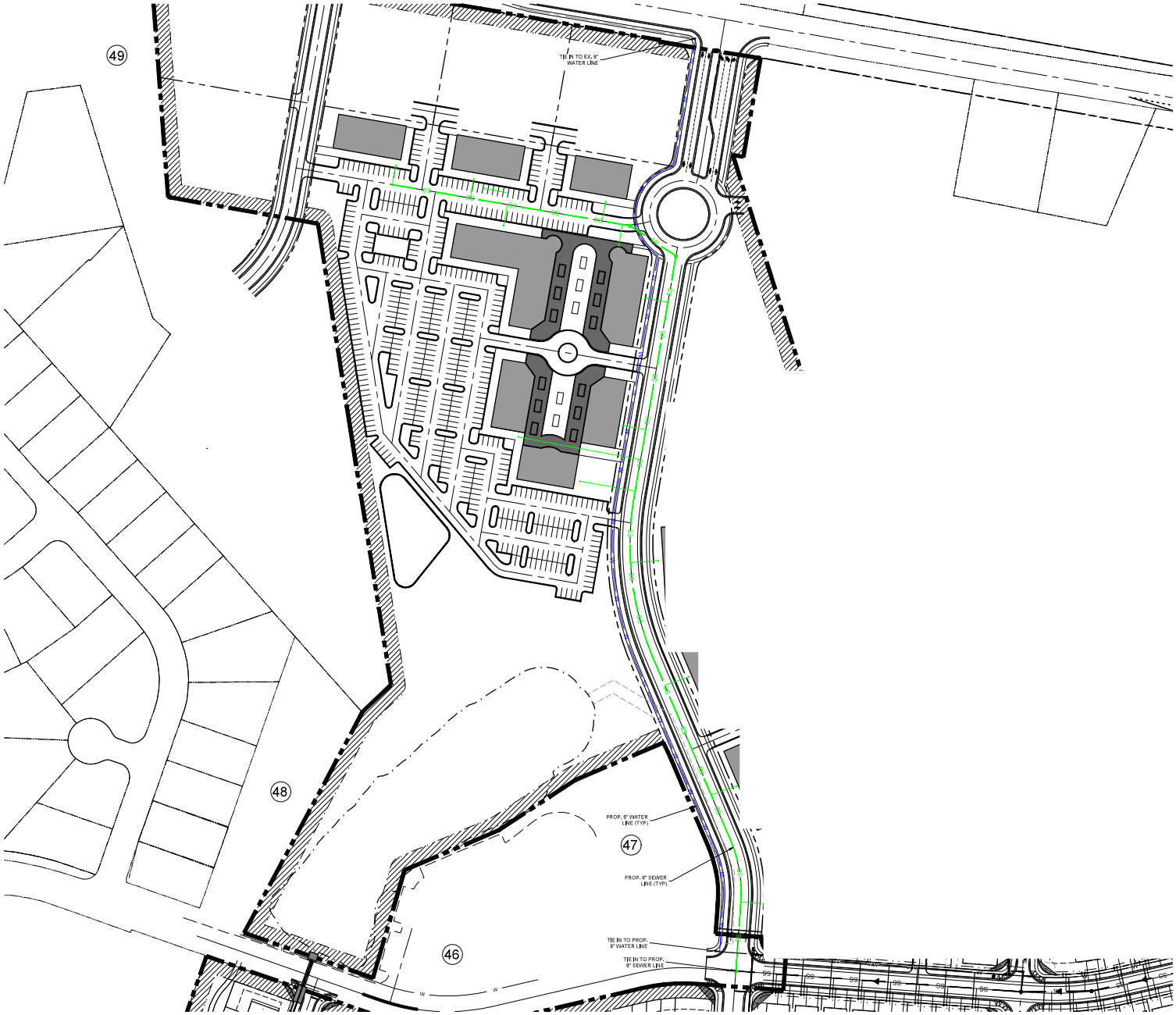
DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: RCB

SCALE
VERT: N/A
HORZ: 1=80
0 40 80 160

NORTH

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.00



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

CANNON RUN APARTMENTS

CHARLOTTE REAL ESTATE DEVELOPMENT

LANDDESIGN PROJECT 1023156

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIM WASTEWATER FLOW SUBMITTAL	09/15/23

DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: RCB

SCALE

VERT: N/A
HORZ: 1=80
0 40 80 160

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C3.00

Nonresidential

Red Rocks Music Park (CN-PSA-2024-00042/PRS2023-01025)

4590 Motorsports Dr. SW

DRC	Entitled	Units	PRS Routed	Technically Approved
3/10/2022	Yes	3,088 sf of outdoor entertainment venue	Yes	No

Previously Considered

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

Allocation Request

Total	2024
2,500	**2,500**

Project Scoring

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

Brief Summary

This proposal is to request allocation for a 3,088-sf outdoor music venue with stage, green room, concessions, and restrooms on 7.63 acres at 4590 Motorsports Dr. SW. This property received sewer allocation on July 19, 2022. They were approved for their 6-month extension on July 17, 2023, which expired on January 19, 2024. This project is back asking for reallocation. This project has their construction documents in for review and has four departments' comments to satisfy prior to loosing their allocation.

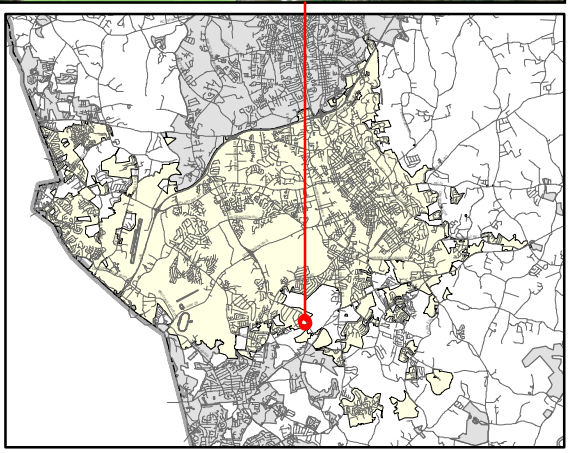
CN-PSA-2024-00042

Type: Nonresidential

3088 sf and outdoor entertainment venue

Allocation Request: 2,500

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Red Rocks Music Park					
2.)	Description of project location:	4590 Motorsports Dr SW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5518871173	3a.)	Parcel Acreage:	7.6		
4.)	Site Zoning and use:	I-1 / outdoor music venue	5.)	Area Commercial or Industrial Building (sq. ft.)	3088 sf total		
6a.)	Description of Facility to be served.	Music Park	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	See attached narrative					

B. Applicant Information

Watson, David W. Jr , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	12501 Jim Sossoman Road (Applicant's Street or Box Number)
David Watson (**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.)	Midland, NC 28107 (Applicant's City, State, Zip Code)
704-906-5050 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Virginia Moore/Carlos Moore Architec PAt (Name) vmoore@cmoorearch.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	davidwwatsonjr@gmail.com (Applicant's Email Address)

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

C. Design Engineer Information if available

R. Dale Fink (Typed name of North Carolina Professional Engineer)	Alley Williams Carmen & King (Company Name)
14883 (NCPE Registration Number)	120 S. Main St (Street or Box Number)
704-305-4132 (Phone Number)	Kannapolis NC 28082 (City, State, Zip Code)
Dale Fink, P.E. civil engineer (Name and affiliation of contact person, who can answer questions about **application & designs**)	dfink@awck.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Stadiums, Auditoriums, theatres	5 gal/ seat	500	GPD 2500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ David Watson _____, **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.

David Watson 04/24/2022

Signature: Date:

Carlos J. Moore
ARCHITECT, P.A.
Established 1987
222 Church Street North • Concord, NC 28025 • 704-788-8333 • Fax 704-782-0487 • www.cmoorearch.com

January 22, 2024

City of Concord
City Council
35 Cabarrus Ave W
PO Box 308
Concord NC 28026

Re: Wasterwater allocation for Red Rocks Music Park

Dear Council Members,

The Red Rocks Music Park was previously approved for sewer allocation. The sewer allocation expired last Friday while we were still in plan review. The city staff worked diligently to try to get this approved, however we still have a few comments to work through that will require a re-submittal. There are also two outside agencies that will require a re-submittal as well. **We request the sewer re-allocation of the 2,500 GPD that was previously granted.** This wouldn't be any extra sewer allocated; our sewer went back into the bucket on Saturday and we'd like to have that re-allocated to this project. **We feel we can address the remaining comments fairly expeditiously.** We are attaching to this application the overall site plan.

Remaining comments or departments that we need to address on the site plans are:

- to have the new fire hydrant to tap directly into the water line rather utilizing the same tap for the domestic line. Therefore 2 taps rather than the 1 that we currently show
- to address the stormwater comments which is to submit the calculation package
- to address transportation (we need to coordinate with the local district office for the bus entry)
- to address any concerns by the park planner

The erosion control permit from the State is pending due to wetland / stream crossing at the driveway. We are in contact with the local district office of the DOT.

Below is the narrative regarding the project and owner provided information.

Red Rocks Music Park
4590 Motorsports Drive SW
Concord, NC 28207

Owner: David Watson (704)906-5050. davidwwatsonjr@gmail.com
RedRocksMusicPark.com

Red Rocks Music Park will bring a new outdoor music and festival venue for residents and visitors in Concord, Cabarrus County, and the surrounding area. This will be located on 7.63 acres at the

intersection of Stough Rd and Motorsports Drive SW at the Motorsports Industrial Park. Currently, the property is raw land owned by David Watson of Midland, NC.

Construction will consist of an entrance/exit drive, turf parking, utilities, restrooms, a concessions building, stage, and band prep building. Parking and audience areas will be well lit, with lights dimmed in the performance area during show time. Handicap parking and paved areas for emergency vehicles are to be provided.

The owner will book individual performers and bands for a wide variety of music, including Rock, Country, Blues, Gospel and more. This will not be open full time, and will be operating primarily on nights and weekends. Shows will be held approximately 2-5 times during the good weather months. The venue will also be rented out to others for shows or festivals. Insurance and security will be required.

It is estimated that there will be events from 3 to 9 times per month (good weather months). Due to this, there will be Zero water and Sewage used most days, even for months at a time.

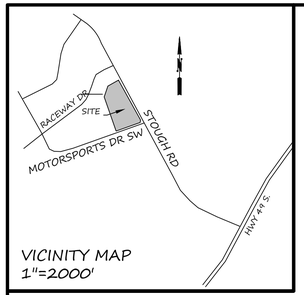
Concessions will include alcoholic and non-alcoholic beverages and snacks. Various food trucks will provide cooked food and beverages. Souvenirs of the park will be sold, as well as merchandise such as Tee Shirts and CDs by the performers.

Red Rocks could be called your typical concert venue, entertaining people with good music at a reasonable price, at a safe outdoor setting, the primary goal being lots of fun for all! This project will be an excellent addition to our area.

Thank you for your consideration.

Sincerely,

Virginia L Moore
Carlos Moore Architect PA

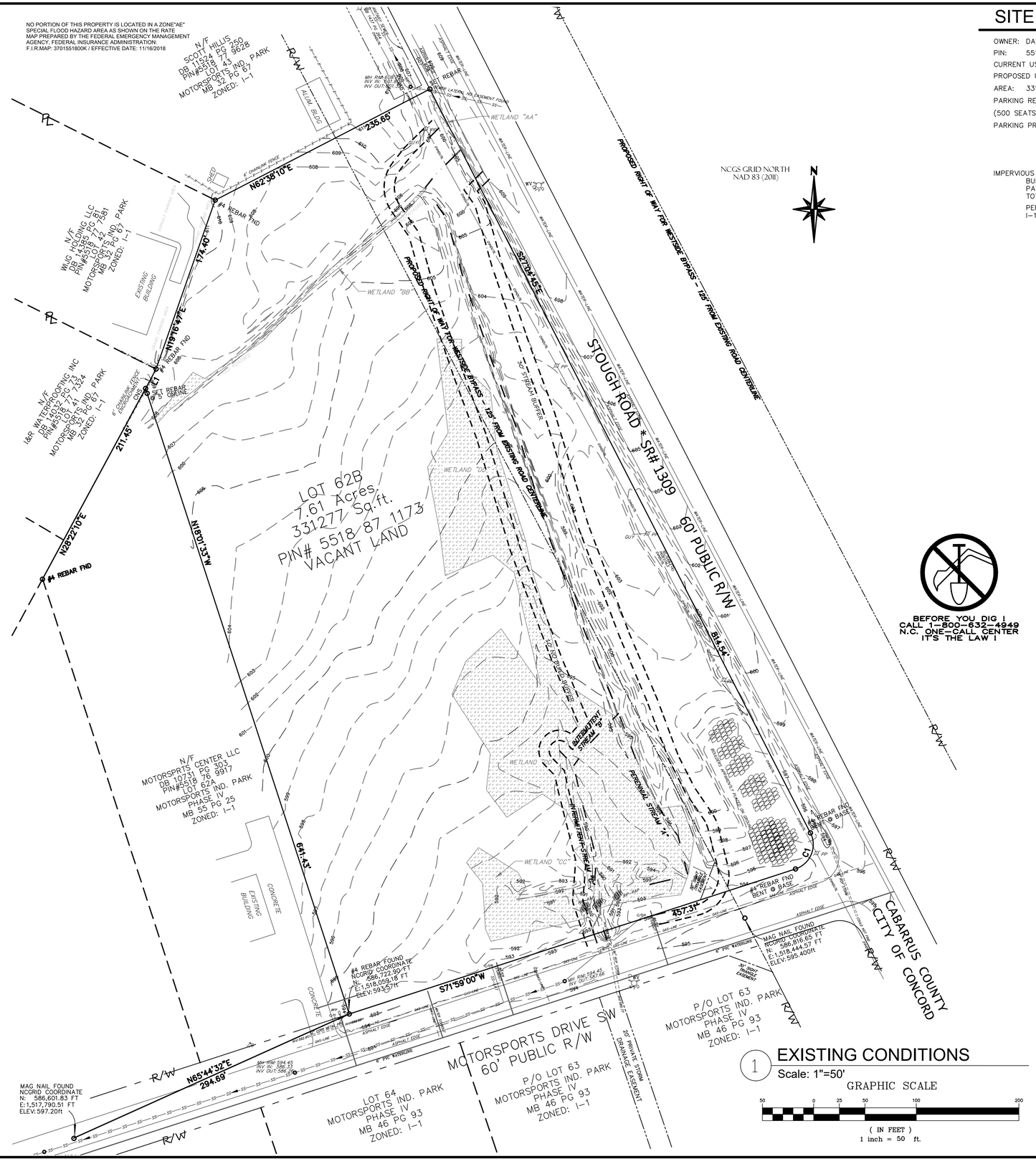


VICINITY MAP
1"=2000'

NO PORTION OF THIS PROPERTY IS LOCATED IN A ZONE"AE"
SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE RATE
MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION:
F.I.R.MAP: 3701551800K / EFFECTIVE DATE: 11/16/2018

LEGEND

SIP	SET REBAR
EIP	EXISTING IRON PIN
CNS	COULD NOT SET
R/W	RIGHT-OF-WAY
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
MH	EXISTING SEWER MANHOLE
DI	EXISTING STORM MANHOLE
PP	EXISTING UTILITY POLE
	EXISTING RIP RAP
	EXISTING PAVING TO BE REMOVED
	SAWCUT LINE
	EXISTING CURB AND GUTTER
—x—x—	EXISTING FENCE
—UE—	EXISTING UNDERGROUND ELECTRIC LINE
—OP—	EXISTING OVERHEAD POWER LINE
—UT—	EXISTING UNDERGROUND TELEPHONE LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
—G—	EXISTING GAS LINE
695	EXISTING CONTOUR LINE
+695.2	EXISTING SPOT ELEVATION
CWP	EXISTING CROSS WALK POLE
SP	EXISTING SIGNAL POLE
C/O	EXISTING CLEANOUT
TELE	EXISTING TELEPHONE PED.



1 EXISTING CONDITIONS
Scale: 1"=50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SITE DATA

OWNER: DAVID W. WATSON, JR.
PIN: 5518 87 1173
CURRENT USE: UNDEVELOPED
PROPOSED USE: OUTDOOR MUSIC VENUE
AREA: 331,277 SF / 7.61 AC
PARKING REQUIRED: 1 SPACE PER 6 SEATS (500 SEATS OR 84 REQUIRED)
PARKING PROVIDED: 84, +3 ACCESSIBLE, 3 BUS, AND 8 BICYCLE (PER CDO 10.3.4)

IMPERVIOUS AREA:
BUILDINGS: 3,350 SF
PAVEMENT: 15,576 SF
TOTAL: 18,926 SF
PERCENT IMPERVIOUS = 5.71%
I-1 MAX IMPERVIOUS = 80%

PLAN NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, CABARRUS COUNTY, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES , WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.

E. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

F. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

G. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

H. AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

I. INSTALL NORTH AMERICAN GREEN C-125 FILTER FABRIC ON ALL FILL SLOPES IN EXCESS OF 4' IN HEIGHT.

J. SEE PLAN SHEET C-4.0 FOR GENERAL CONSTRUCTION NOTES.

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

NORTH CAROLINA PROFESSIONAL SEAL 036061 Paul D. Campbell II ENGINEER PAUL D. CAMPBELL
6/23/2023

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

Prepared for:

DAVID W WATSON, JR
705 CURLIN RD
SATSUMA, FL 32189

CARLOS MOORE ARCHITECTS, PA
222 CHURCH STREET, N
CONCORD, NC 28025
704-788-8333
vmoore@cmoorearch.com

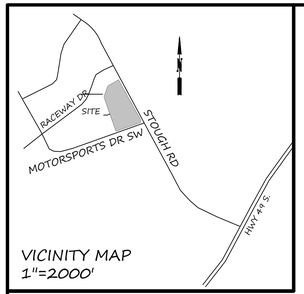
RED ROCK MUSIC PARK

4590 MOTORSPORTS DR SW
CONCORD, NORTH CAROLINA

EXISTING CONDITIONS

#	DATE	REVISION	BY

SCALE: 1" = 50'
DATE: 4-18-23
JOB # 22581
C - 0.0



VICINITY MAP
1"=2000'

NO PORTION OF THIS PROPERTY IS LOCATED IN A ZONE"AE" SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. F.I.R.MAP: 3701551800K / EFFECTIVE DATE: 11/16/2018

ZONING INFORMATION.

ZONING PER CITY OF CONCORD PLANNING & ZONING ORDINANCE

Zoning District: INDUSTRIAL (I-1)
Setbacks:
Front: 30'
Side: 0'
Rear: 0'

FOR FURTHER INFORMATION CONTACT CITY OF CONCORD PLANING & ZONING AT 704-920-5157

NCGS GRID NORTH NAD 83 (2011)

THE VENUE MAXIMUM CAPACITY IS TO BE INDICATED ON THE SITE PLANS. THE PSA APPLICATION INDICATED 500-PERSON CAPACITY AT A RATE OF 2 GPD/SEAT WITH A TOTAL SEWER DISCHARGE OF 2500 GPD. IF THE OCCUPANCY EXCEEDS THE PSA SEATING OF 500 PERSONS, THEN ADDITIONAL SEWER FLOW WOULD BE REQUIRED.

EXISTING WATER AND SEWER LATERALS TO BE ABANDONED SHALL BE ABANDONED AT PUBLIC MAIN BY NC LICENSED CONTRACTOR IN COORDINATION WITH THE CITY OF CONCORD. THE WATER SERVICE STUB VALVE IS TO BE SHUT OFF; A MECHANICALLY RESTRAINED END CAP WITH THRUST BLOCKING INSTALLED AT THE VALVE;EXISTING VALVE BOX, RIM, AND COVER ARE TO BE REMOVED; ALL VOIDS FILLED; AND EXISTING PAVEMENT CURBING, SIDEWALK AND VEGETATION RESTORED. SERVICES SHALL BE CAPPED WITH RESTORATIVE END CAPS.

BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- OVERHEAD UTILITY LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

1 SITE PLAN
Scale: 1"=50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAN NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, CABARRUS COUNTY, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES , WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.

E. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

F. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

G. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

H. AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

I. INSTALL NORTH AMERICAN GREEN C-125 FILTER FABRIC ON ALL FILL SLOPES IN EXCESS OF 4' IN HEIGHT.

J. SEE PLAN SHEET C-4.0 FOR GENERAL CONSTRUCTION NOTES.

SITE DATA

OWNER: DAVID W. WATSON, JR.
PIN: 5518 87 1173
CURRENT USE: UNDEVELOPED
PROPOSED USE: OUTDOOR MUSIC VENUE
AREA: 331,277 SF / 7.61 AC
PARKING REQUIRED: 1 SPACE PER 6 SEATS (500 SEATS OR 84 REQUIRED)
PARKING PROVIDED: 84, +3 ACCESSIBLE, 3 BUS, AND 8 BICYCLE (PER CDO 10.3.4)

IMPERVIOUS AREA:
BUILDINGS: 3,350 SF
PAVEMENT: 15,576 SF
TOTAL: 18,926 SF

PERCENT IMPERVIOUS = 5.71%
I-1 MAX IMPERVIOUS = 80%

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

NORTH CAROLINA PROFESSIONAL SEAL L-4844 ENGINEER PAUL D. CAMPBELL
6/23/2023

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

DAVID W WATSON, JR
705 CURLIN RD
SATSUMA, FL 32189

CARLOS MOORE ARCHITECTS, PA
222 CHURCH STREET, N
CONCORD, NC 28025
704-788-8333
vmoore@cmoorearch.com

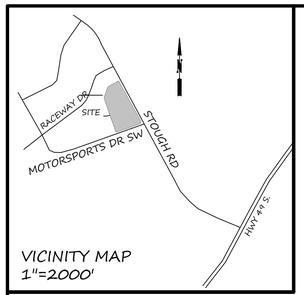
RED ROCK MUSIC PARK

4590 MOTORSPORTS DR SW
CONCORD, NORTH CAROLINA

SITE PLAN

#	DATE	REVISION	BY
1	6-23-23	PER CITY OF CONCORD COMMENTS	RCC

SCALE: 1" = 50'
DATE: 4-18-23
JOB # 22581
C - 1.0



VICINITY MAP
1"=2000'

NO PORTION OF THIS PROPERTY IS LOCATED IN A ZONE"AE"
SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE RATE
MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION.
F.I.R.MAP: 3701551800K / EFFECTIVE DATE: 11/16/2018

ZONING INFORMATION.
ZONING PER CITY OF CONCORD
PLANNING & ZONING ORDINANCE
Zoning District: INDUSTRIAL (I-1)
Setbacks:
Front: 30'
Side: 0'
Rear: 0'
FOR FURTHER INFORMATION CONTACT
CITY OF CONCORD PLANING & ZONING
AT 704-920-5157

NCGS GRID NORTH
NAD 83 (2011)

PROPOSED RIGHT OF WAY FOR WESTSIDE BYPASS - 125' FROM EXISTING ROAD CENTERLINE

STOUGH ROAD * SR# 1309
60' PUBLIC R/W

CABARRUS COUNTY
ZONING GI

CITY OF CONCORD
ZONING I-1

MOTORSPORTS DRIVE SW
60' PUBLIC R/W

N/F SCOTT HILLIS
DB 11514 PG 2228
PIN#5518 71 9628
MOTORSPORTS IND. PARK
LOT 43
MB 32 PG 67
ZONED: I-1

N/F WMG HOLDING LLC
DB 14382 PG 7581
PIN#5518 42 7501
MOTORSPORTS IND. PARK
MB 32 PG 67
ZONED I-1

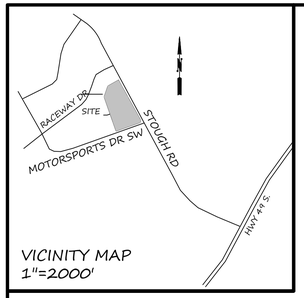
N/F I&R WATERPROOFING INC
DB 14052 PG 7324
PIN#5518 71 4324
MOTORSPORTS IND. PARK
LOT 1
MB 32 PG 67
ZONED: I-1

N/F MOTORSPORTS CENTER LLC
DB 10731 PG 303
PIN#5518 76 9917
LOT 62A
MOTORSPORTS IND. PARK
PHASE IV
MB 55 PG 25
ZONED: I-1

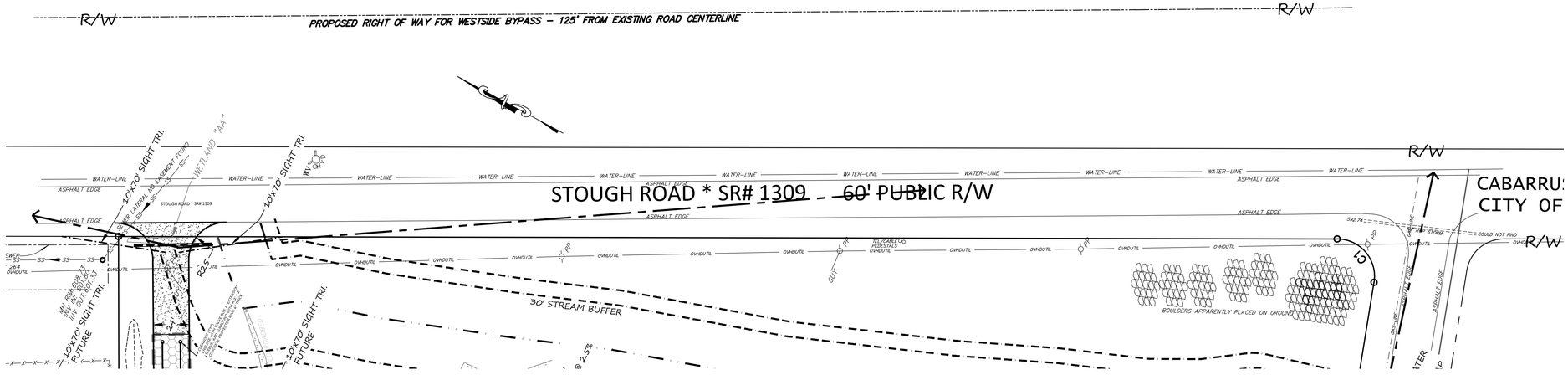
P/O LOT 63
MOTORSPORTS IND. PARK
PHASE IV
MB 46 PG 93
ZONED: I-1

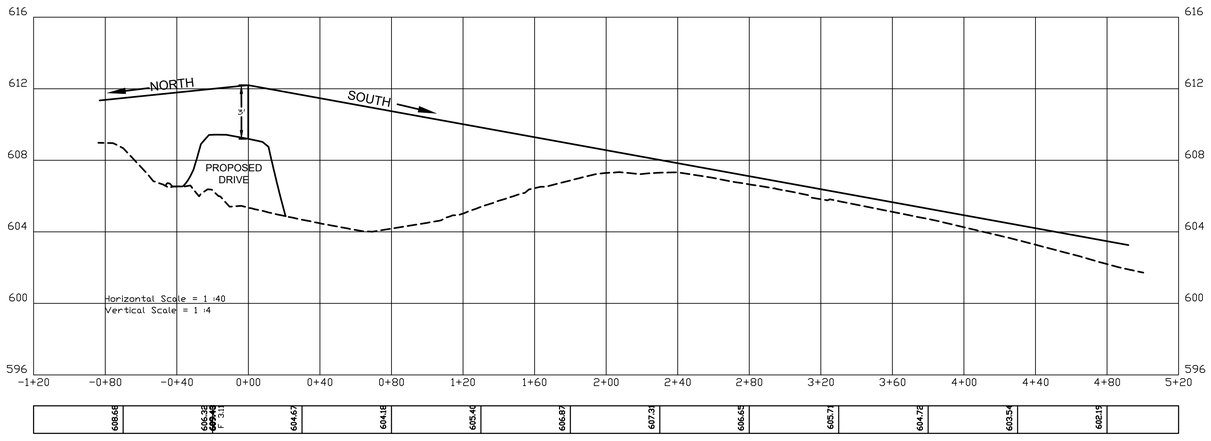
LOT 64
MOTORSPORTS IND. PARK
PHASE IV
MB 46 PG 93
ZONED: I-1

PK LOT YARD-NO-2
PK LOT YARD-BCD-8
PK LOT YARD-BCD-18
PK LOT YARD-LM-6
PK LOT YARD-BCD-16
PK LOT YARD-LM-16
BLD YARD-MLA-4
BLD YARD-NCM-1
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN 8' TYPE A BUFFER
PROP. FENCE BOARD-MLA-4
LINK, VINYL COATED)
LE-4
36'x36' SQUARE FOR SHADE BY CONCESSIONS
WM-1
MLA-6
FP-1
PERMANENT DIVERSION BERM #1
PERMANENT DIVERSION BERM #2
WETLAND "AA"
WETLAND "BB"
WETLAND "CC"
INTERMITTENT STREAM "B"
PERENNIAL STREAM "A"
STREAM BUFFER
WETLAND BUFFER
GRASS PARKING
CONCRETE
EXISTING BUILDING
ASPHALT EDGE
WATERLINE
GAS LINE
OHP
6" CHAIN LINK FENCE
4' REBAR FND
MH RIM 608.80
INV IN 601.80
INV OUT 601.01
MH RIM 594.45
INV IN 586.35
INV OUT 586.26
MH RIM 594.45
INV OUT 587.66
S27°04'45"E
S71°59'00"W
N65°44'32"E
294.69'
N62°58'01"E
235.65'
N13°31'47"E
124.80'
N13°31'47"E
211.45'
N28°22'10"E
541.53'
457.3'±
814.54'
125.00'
125.00'
125.00



VICINITY MAP
1"=2000'





1 STOUGH RD LINE OF SIGHT
Scale: 1"=40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, CABARRUS COUNTY, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES , WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.

E. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

F. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

G. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

H. AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

I. INSTALL NORTH AMERICAN GREEN C-125 FILTER FABRIC ON ALL FILL SLOPES IN EXCESS OF 4' IN HEIGHT.

J. SEE PLAN SHEET C-4.0 FOR GENERAL CONSTRUCTION NOTES.

SITE DATA

OWNER: DAVID W. WATSON, JR.
PIN: 5518 87 1173
CURRENT USE: UNDEVELOPED
PROPOSED USE: OUTDOOR MUSIC VENUE
AREA: 331,277 SF / 7.61 AC
PARKING REQUIRED: 1 SPACE PER 6 SEATS
(500 SEATS OR 84 REQUIRED)
PARKING PROVIDED: 84, +3 ACCESSIBLE,
3 BUS, AND 8
BICYCLE (PER CDO 10.3.4)

IMPERVIOUS AREA:
BUILDINGS: 3,350 SF
PAVEMENT: 15,576 SF
TOTAL: 18,926 SF
PERCENT IMPERVIOUS = 5.71%
I-1 MAX IMPERVIOUS = 80%

alley, willams, carmen & king, inc.
CONSULTING ENGINEERS, SURVEYING & INSPECTION
Firm License No. F-0203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 40904 Digitally signed by Paul D. Campbell PAUL D. CAMPBELL
6/23/2023

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

DAVID W WATSON, JR
705 CURLIN RD
SATSUMA, FL 32189

CARLOS MOORE ARCHITECTS, PA
222 CHURCH STREET, N
CONCORD, NC 28025
704-788-8333
vmoore@cmoorearch.com

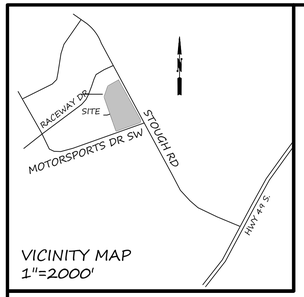
RED ROCK MUSIC PARK

4590 MOTORSPORTS DR SW
CONCORD, NORTH CAROLINA

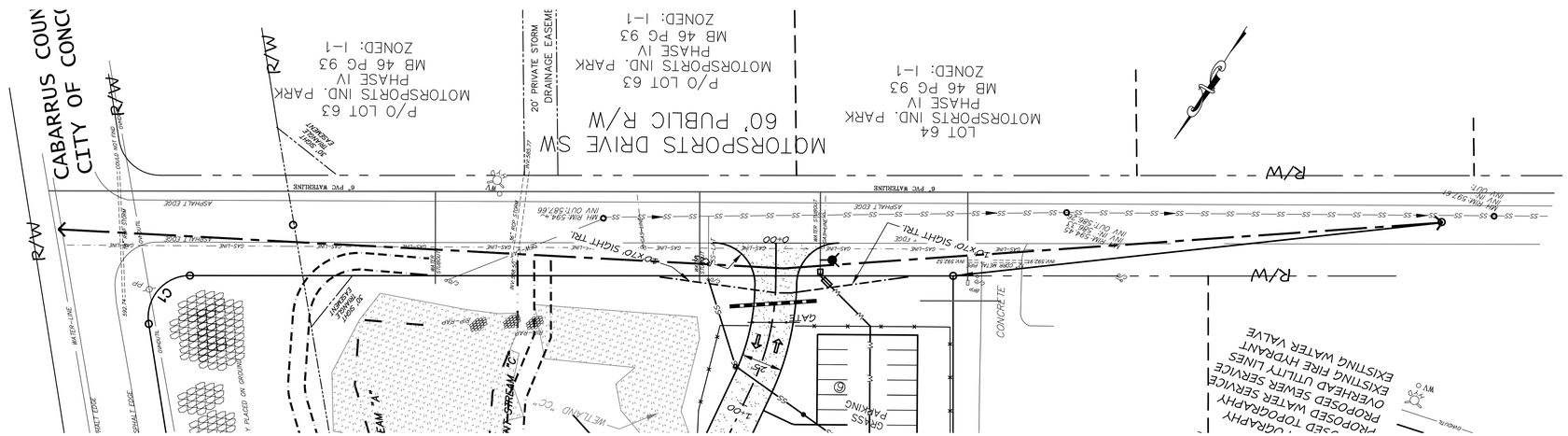
STOUGH ROAD ENTRANCE LINE OF SIGHT

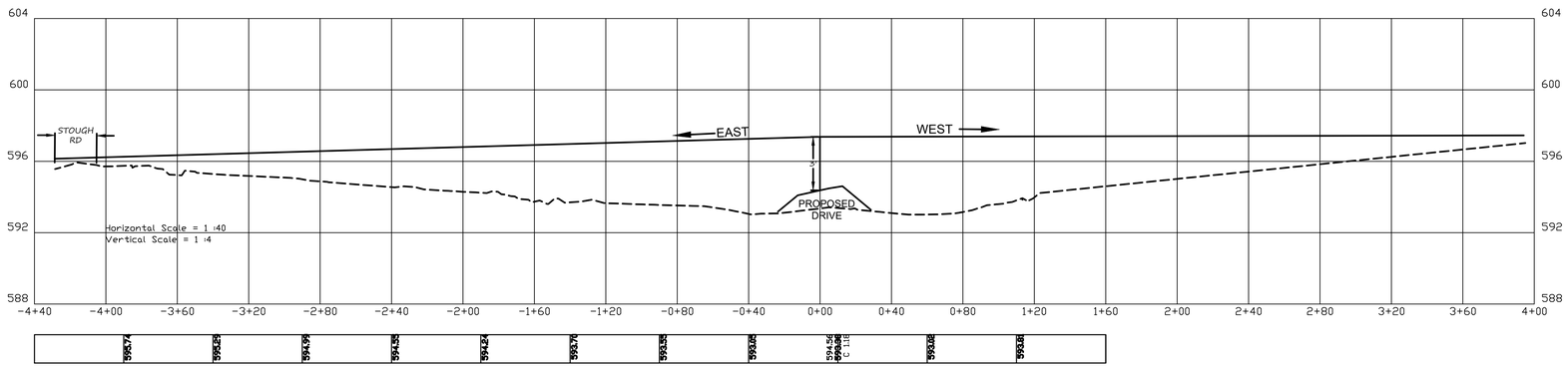
#	DATE	REVISION	BY

SCALE: 1" = 40'
DATE: 4-18-23
JOB # 22581
C - 1.3



VICINITY MAP
1"=2000'





1 MOTORSPORT DR LINE OF SIGHT
Scale: 1"=40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, CABARRUS COUNTY, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES , WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.

E. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

F. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

G. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

H. AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

I. INSTALL NORTH AMERICAN GREEN C-125 FILTER FABRIC ON ALL FILL SLOPES IN EXCESS OF 4' IN HEIGHT.

J. SEE PLAN SHEET C-4.0 FOR GENERAL CONSTRUCTION NOTES.

SITE DATA

OWNER: DAVID W. WATSON, JR.
PIN: 5518 87 1173
CURRENT USE: UNDEVELOPED
PROPOSED USE: OUTDOOR MUSIC VENUE
AREA: 331,277 SF / 7.61 AC
PARKING REQUIRED: 1 SPACE PER 6 SEATS
(500 SEATS OR 84 REQUIRED)
PARKING PROVIDED: 84, +3 ACCESSIBLE,
3 BUS, AND 8
BICYCLE (PER CDO 10.3.4)

IMPERVIOUS AREA:
BUILDINGS: 3,350 SF
PAVEMENT: 15,576 SF
TOTAL: 18,926 SF
PERCENT IMPERVIOUS = 5.71%
I-1 MAX IMPERVIOUS = 80%

alley, willams, carmen & king, inc.
CONSULTING ENGINEERS, SURVEYING & INSPECTION
Firm License No. F-0203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com

NORTH CAROLINA PROFESSIONAL SEAL 23806 ENGINEER Paul D. Campbell PAUL D. CAMPBELL
6/23/2023

This drawing is the property of Alley, Williams, Carmen & King, Inc. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:

DAVID W WATSON, JR
705 CURLIN RD
SATSUMA, FL 32189

CARLOS MOORE ARCHITECTS, PA
222 CHURCH STREET, N
CONCORD, NC 28025
704-788-8333
vmoore@cmoorearch.com

RED ROCK MUSIC PARK

4590 MOTORSPORTS DR SW
CONCORD, NORTH CAROLINA

MOTORSPORT DR ENTRANCE LINE OF SIGHT

#	DATE	REVISION	BY

SCALE: 1" = 40'
DATE: 4-18-23
JOB # 22581
C - 1.4

CONCESSIONS
MENS

Mixed Use

The View (CN-PSA-2024-00034)

112 Cabarrus Ave. E.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	10,029 sf of commercial with 98 apartments	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
No	No	No	No	No	No

Allocation Request

Total	2024
16,004	16,004

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
2	2	1	1	0	1	0

Brief Summary

The applicant is proposing a mixed-use development located on Cabarrus Ave East. The applicant is proposing vertical mixed use with retail on the bottom floor and then four stories of residential, 98 units. The site plan is also showing horizontal mixed use by calling out retail in a standalone building.

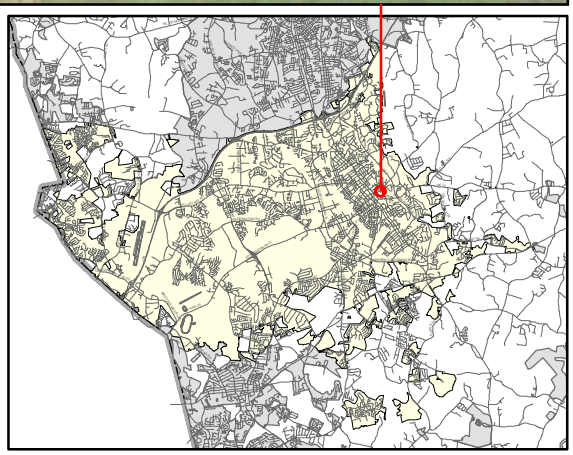
CN-PSA-2024-00034

Type: Mixed Use

10,029 sf commercial on 1st floor and res on top

Allocation Request: 16,004

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

(THIS FORM MAY BE PHOTOCOPIED FOR USE AS AN ORIGINAL)

TO BE COMPLETED BY THE CITY OF CONCORD	
Planning Case No:	
Engineering Project No:	
ATC No:	

A. Project Information

1.)	**Project Title:**	The View					
2.)	**Description of project location:**	SE Corner of Cabarrus Ave E & Woodsdale Place SE (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	5630091020,5630080937,560989947,560081913	3a.)	**Parcel Acreage:**	1.63 (71,210.3 SF)		
4.)	**Site Zoning and use:**	CC-Mixed Use	5.)	**Area Commercial or Industrial Building**	(sq. ft.) 134,436		
6a.)	**Description of Facility to be served.**	Apartments & Retail	6b.) **Number of Lots**	4	6c.) **Number of Units**	98 Apartments, 10,029 SF R	
7d.)	**Additional description information:**	4 lots to recombined 1					

B. Applicant Information

Russell Hood, Manager (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	9646 Garamont Pkwy NW (Applicant's Street or Box Number)
BAH LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings as applicable.)	Concord, NC 28027 (Applicant's City, State, Zip Code)
704-485-8759 (Applicant's Phone Number)	704-943-0853 (Applicant's Facsimile Number)
Russell Hood (Name) same (Email) (Name with Title and Email of contact person, who can answer questions about application)	rhood@oakoverseas.com (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Richard Gurlitz (Typed name of North Carolina Professional Engineer)	Gurlitz Architectural Group (Company Name)
3874 NC Arch Registration (NCPE Registration Number)	121 S Estes Drive, Suite 100 (Street or Box Number)
919-489-9000 (Phone Number)	Chapel Hill, NC 27514 (City, State, Zip Code)
Richard Gurlitz (Name and affiliation of contact person, who can answer questions about application & designs)	richard@gurlitzarchitects.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☑	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☐	School, preschool, daycare	☐	Church
☑	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

82.4	**% Domestic**
17.6	**% 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:** 16,004 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	
Apartments - 1 & 2 Bedroom Units	150	gal/	unit	98	GPD	14,700
Food & Retail	130	gal/	1000 SF	10,029 SF	GPD	1,304
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	16,004

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Russell Hood (Printed Name) **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.**

Signature: _____ Date: 2-1-2024

January 22, 2024

THE VIEW

A MIXED USE DEVELOPEMNT BY BAH,LLC

Dear Mayor Dusch, City Council Members and Planning Department,

Concord is going through a momentous stage in its evolution as a destination community in North Carolina. The efforts in the past few years to visualize a vibrant and robust downtown that both draws from surrounding communities as well as fulfills the needs of Concord's residents has been well defined in the 2021 Downtown Masterplan. Consistent efforts by the City of Concord to invest in the downtown have already born fruit.

The development group of Russell Hood, Mike Barth and Kennon Borden are excited to be part of that vision. We have assembled properties at the intersection of Cabarrus Avenue E and Woodsdale Place SE within the Downtown Study Area that combined is approximately 1.63 acres. The project proposed for this site will be a five-story mixed use residential and retail development. Significant public space will be incorporated in the form of plazas at the ground level available for outdoor dining and community gathering spaces. The car park for the building is completely hidden from sight in the form of a structured deck in the center of the site.

Our vision for the project is to not only be compatible with the goals of the Downtown Masterplan, but to add significantly to the fabric of the community by adding to the tax base, creating jobs in the downtown, providing needed housing within walking distance to services, and developing common public space available to retail and service establishments within the project.

Of note, the design of the housing units incorporates a "home office" in each of the apartments. It is part of our recognition that post-Covid, the office world has changed. While many workers are returning to full-time office life, a significant proportion is not, or is returning only several days a week. Providing home office space will allow this development to attract a downtown community that truly lives, works, and plays downtown; being more pedestrian in their daily life, reducing car trips, supporting local merchants, and overall reducing carbon footprint. This feature provides an Economic Development opportunity for the growing number of businesses that rely on an internet connected and largely remote staffing model.

We understand that the sewer capacity in Concord is a limited community resource. This project is requesting an allocation necessary to support the benefits it brings to the community. In reviewing the City's Sewer Allocation Policy, this project bridges several of the categories. In the Residential Prioritization Evaluation, the project achieves all points for being: 1) within a small area plan, 2) incorporates vertical mixed use, 3) is a redevelopment site, 4) incorporates horizontal mixed use, 5) is within the downtown (MSD) and 6) is located adjacent to an existing sewer line.

The project is clearly consistent with the City's adopted policies concerning growth and development. With this narrative, we are therefor requesting a sewer allocation to allow this project to add to the vibrancy of downtown Concord.

THE TEAM

Russell Hood has run Oak Overseas Limited in Concord for more than 18 years. He has seen the community grow and prosper and has also seen it weather recessions and COVID. Russel's commitment to Concord runs deep. With this project, Russell is teaming with Mike Barth, and Kennon Borden as a development group. They have engaged Gurlitz Architectural Group to provide land planning and architectural services for the project.

Russell Hood

A transplant from Asheville, Mr. Hood has lived in Concord for 28 years. In 2007, Mr. Hood purchased and renovated his office on Cabarrus Avenue East and Woodsdale. Little did he know it would initiate the opportunity to contribute to what is among the first projects to transform Cabarrus Avenue East and return to Concord a legacy for generations to come. Through Concord Rotary and being a former owner of Concord's PB&J's Catering, Mr. Hood has been and continues to be an active participant in the Concord community. Mr. Hood is a successful entrepreneur both domestically and internationally with a strong personal dedication to the ever evolving economic development ambitions of Concord.

Mike Barth

Mike Barth has lived in North Carolina since 1991 and grew up in Cornelius, NC. He attended UNC Charlotte achieving a BS in Computer Engineering and a MS in Engineering Management. Mike is a certified PMP and is an IT Project Manager for Davidson College. Mike fell in love with the downtown Concord area, charmed by its small-town feel and friendly people. In 2018, he purchased a home there where he currently resides with his wife. Mike is excited to be a partner in this project to bring more homes to the area and provide a great space for businesses to thrive in the growing downtown community.

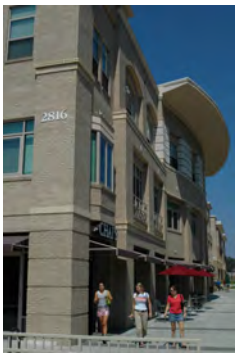
Kennon Borden

Kennon Borden has been developing real estate projects throughout North Carolina for the past twenty years. With design services from Gurlitz Architectural Group they have developed over $75MM of real estate. Borden develops and owns office, lab, clinic, mixed use and multifamily projects throughout North Carolina. He has also successfully managed several large land development commercial subdivision projects and brings expertise in financing, economic development, brokerage, and property management.

Gurlitz Architectural Group

Gurlitz Architectural Group has been providing design services throughout the Southeast for 36 years. Their projects have included downtown renewal Hope Six developments, office and retail, as well as multi-family apartment and condominium projects. Some representative projects are:

ERWIN TERRACE MIXED USE

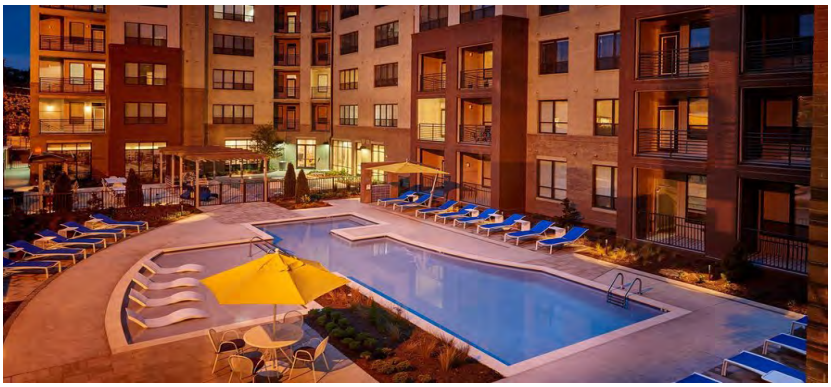


Erwin Terrace Mixed Use – 4 story 12,000 SF mixed use project in Durham, NC. Three stories of residential apartments above ground floor retail. The project used local vernacular architectural motifs in a new building to blend with historic buildings close by. The project is across the street from Duke University.

HOPE SIX TOWNHOMESAND APARTMENTS

Hope Six affordable housing (Durham Housing Authority) incorporated the re-development of an entire city block adjacent to the historic Golden Belt factory. The land planning included creation of a park and plaza linking the aesthetic of the historic and repurposed factory to the new apartments and townhomes.

NINTH STREET NORTH MIXED USE



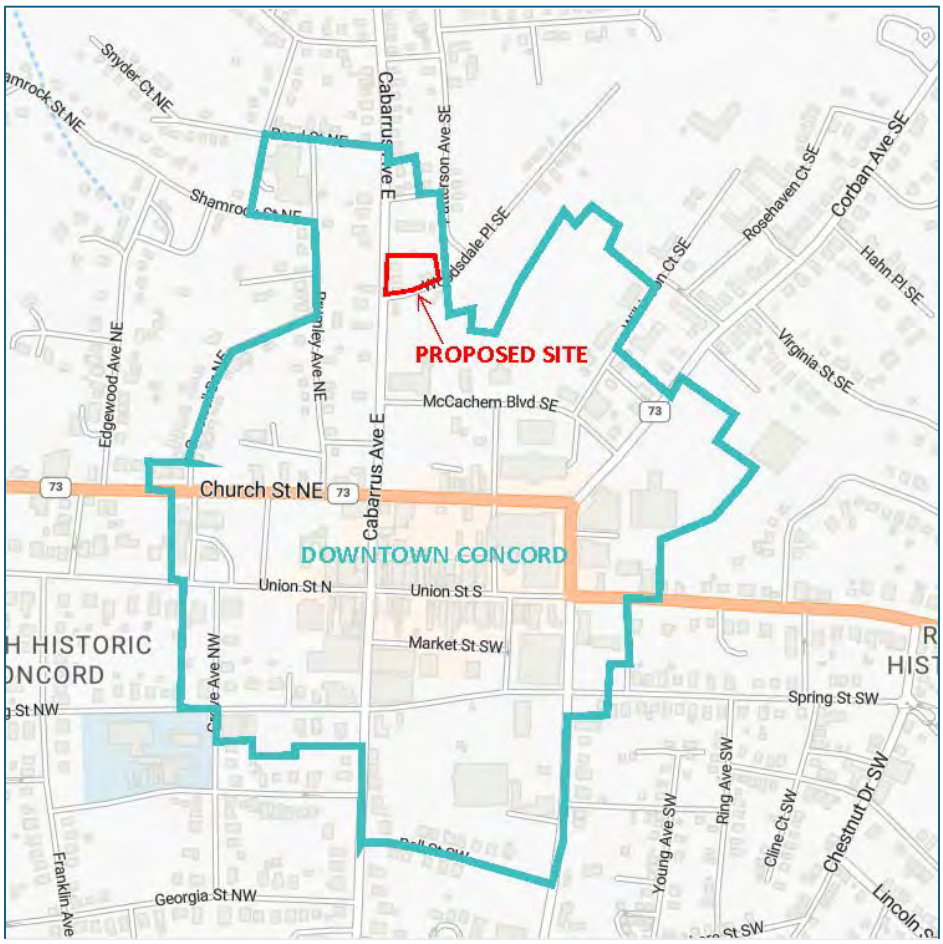
Ninth Street North is a re-development project in Durham, North Carolina. It incorporates an entire city block with a new mixed-use building. Accommodating a naturally sloping site, there is one and a half stories of retail and office with four stories of residential above.

THE PROJECT

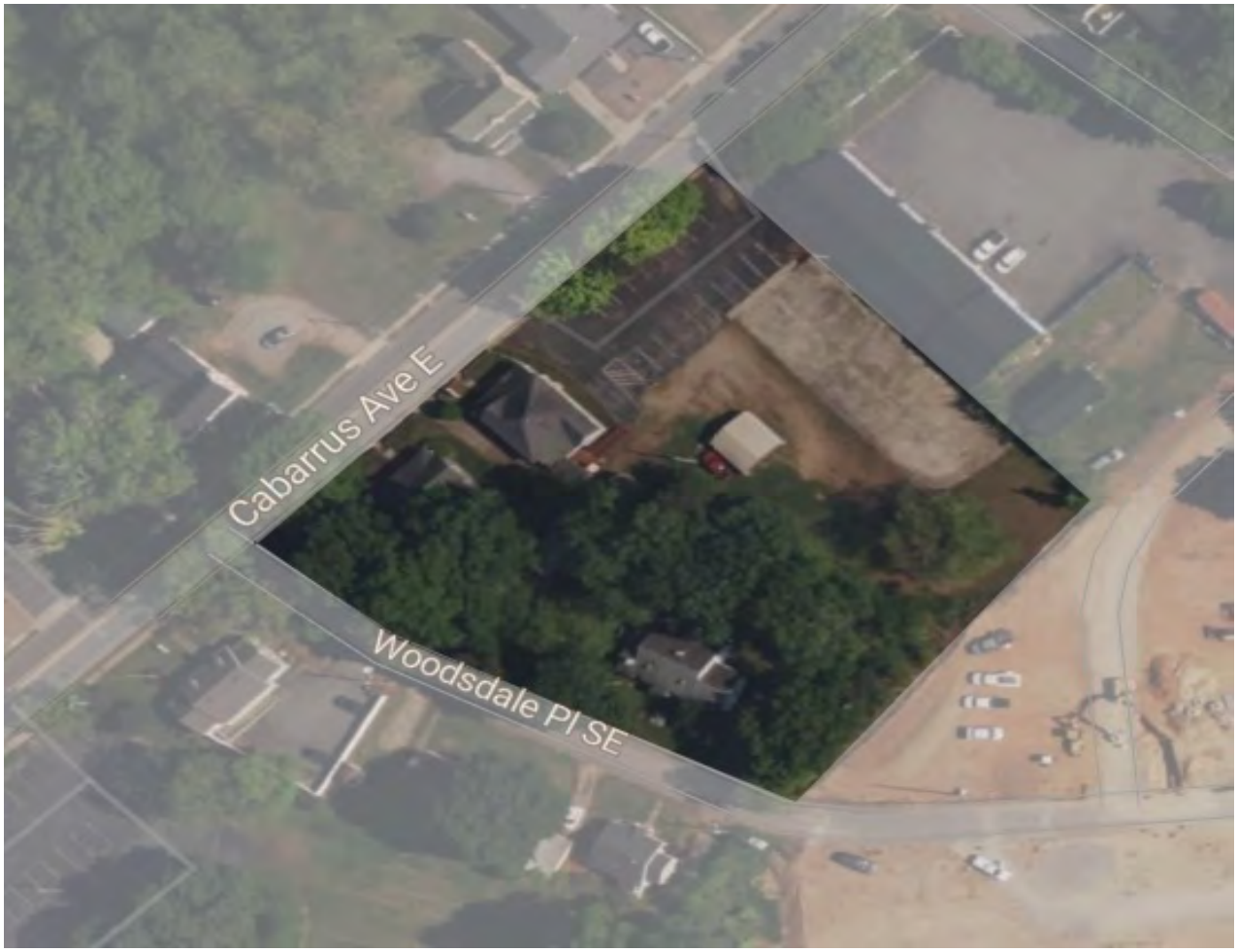
The proposed development at Cabarrus and Woodsdale in the downtown area of Concord is a mixed-use development. It anticipates creating 98 residential units with 8,000 SF of ground floor retail and a rooftop restaurant/bar supported by 228 parking spaces on a structured deck. Key features of the project include:

- **8,000 SF first floor retail**
- **5300 SF of public plaza development**
- **4 stories of residential apartments**
- **All apartments have balcony terraces.**
- **Apartments designed to accommodate in-home workspaces.**
- **228 parking spaces**
- **Outdoor amenity spaces for residents**
- **3500 SF of indoor amenity space for residences**
- **Mix of one- and two-bedroom apartments**
- **Re-development site**
- **Rooftop Bar/Restaurant**

LOCATION

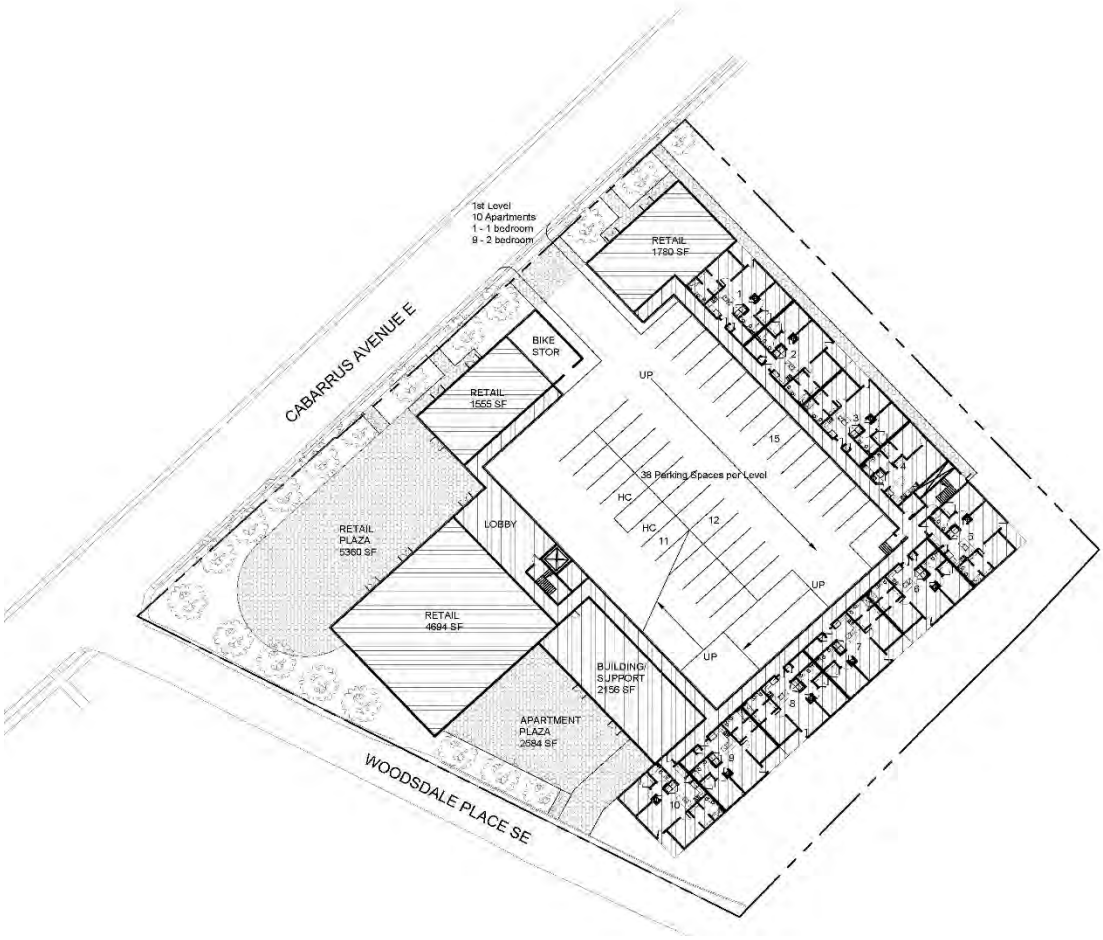


EXISTING SITE



The existing site is roughly 1.63 acres. It is the assemblage of four existing lots with single story homes and an office on them. A large portion of the site – close to 30,000 SF is currently impervious surface as a concrete pad and an asphalt parking lot in addition to the buildings. The property is bounded by Cabarrus Avenue to the northwest and Woodsdale Place to the southwest. The rear portion of the lot is bounded by a triangular permanent open space developed with the newly constructed townhome project.

PROPOSED SITE PLAN



The site is developed with an internal parking structure – not visible from outside the building on any elevation. On the ground floor shown, the primary exposed areas facing Cabarrus Avenue E are retail with significant sidewalk dining/activity space. The most prominent corner of the site, facing the downtown is an open public plaza activated with surrounding restaurant and retail. It also provides a setting for public art. A secondary and somewhat more secluded plaza is provided for the building residents facing Woodsdale Place. The urban edge of the building is along Cabarrus Avenue anticipating future development that will tie this project into a downtown streetscape with sidewalks and pocket parks and with a coordinated effort with the streetscape developed across Cabarrus with the 131-171 project. The frontage along Woodsdale provides additional building setback as a transitional zone between the urbanization of Cabarrus, and the less dense development further along Woodsdale.

The setback at rear of the lot, in conjunction with the triangular dedicated open space on the adjoining property should provide a meaningful shared oasis for both properties.

Overall Site Plan

Aerial from Corner of Cabarrus Avenue E and Woodsdale - Facing Downtown

Ground View of Pedestrian Plaza at corner of Cabarrus Avenue E and Woodsdale Place

Pedestrian Plaza facing Downtown

Rooftop Garden and Restaurant

View from Woodsdale

Northwest Elevation - Cabarrus Avenue E

Southwest Elevation - Woodsdale Place E

Southeast Elevation - facing preserved open space

Northeast Elevation - facing adjacent property

GOALS OF THE DOWNTOWN MASTERPLAN

What We Heard

In the Downtown Masterplan on the first page after the cover, there is an inset quote box titled "What We Heard", and in a very brief listing of bullet points, it really paints a picture of the major goals of the Masterplan. We believe that this project incorporates quite a few of those desired elements.

- **More Restaurant and Dining Options**
- **More Entertainment**
- **More Outdoor Public Gathering Space**
- **More Outdoor dining and seating**
- **Walkability**
- **Public Art**
- **Amentities**

Many cities and towns have realized that having a population that lives downtown is the best way of supporting the commercial ventures whose success is dependent on having sufficient business and are providing the amenities so desired. This project, while providing many of the "What We Heard" elements, does so with the addition of 98 new residential units downtown providing additional support for both the new and existing downtown businesses.

Cabarrus Avenue Improvements

In discussing the Cabarrus Avenue Improvements, the Downtown Masterplan states:

"The (Cabarrus) corridor heading east is much wider and presents an opportunity for increased setbacks as new development is approved and constructed which will make way for a new streetscape and wider sidewalks, street trees, and more pedestrian scale lighting, and multi-modal transportation opportunities."

This project offers an opportunity to work in association with the 131-171 Cabarrus E project to implement a new streetscape standard on both sides of Cabarrus East creating a gateway to the downtown. It is represented as Phase 2 of the Streetscape phasing in the masterplan. We believe that creating this streetscape, and incorporating a retail activated public plaza will strongly set the tone for future developments. As projects start to fill in the gaps between these two sites and the already urbanized core of the downtown, the standards established will provide a firm basis of design.

The Cabarrus Avenue Improvements section concludes with the statement:

"The entire Cabarrus Avenue East corridor from Church Street to Reed Street has multiple opportunities for high density residential redevelopment and creating a streetscape that strengthens this area's connection to the downtown. These improvements… will help expand the footprint and influence of downtown, growing the local economic base."

Implementation

Implementation of the Masterplan has been described in five main themes. This project addresses those themes affirmatively in the following:

MOVE AND PARK

The project provides off-street parking to support both new retail and residential development. It further develops an urban connection to the remainder of the downtown while providing activated public pedestrian spaces.

LIVE AND WORK

Simply providing housing coupled with retail and services in the downtown area adds to the live and work environment. This project, however, has an additional component in the live/work field. By providing spaces in the apartments to accommodate a growing workforce of internet connected staff, the project is supporting 21st century economic development that brings back a 19th century standard of people being able to live and work directly in their communities without "commuting". (In this case downtown Charlotte.) It is anticipated that this design will keep people downtown and using downtown resources throughout their workday.

PLAY AND STAY

As with the live and work criteria, this project incorporates both residential development that will bring permanent residents to the downtown as well as commercial retail and service opportunities to serve the entire community. The open plaza can be programmed for small community events that will let residents of Concord play and stay downtown. The rooftop bar/restaurant is a community amenity that will draw people to the downtown. The elevation of this part of the site will provide spectacular views of the downtown.

SHOW AND TELL

As with other major investments downtown, this project will be a marker to indicate that downtown Concord is vibrant and growing. The development group will participate with the City in getting that message out in promotional endeavors adding to the economic attractiveness of Concord to potential businesses.

PROGRAM AND POLICY

An important part of the policy included in the masterplan is engaging NCDOT in new right-of-way widths for Cabarrus Avenue, developing and implementing streetscapes for this area and working with a "gateway corridor planning process". This project will engage in all of those elements.

COMMUNITY BENEFITS

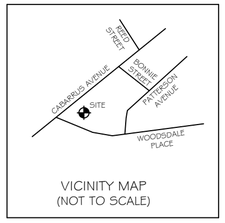
Throughout this narrative we have discussed the capabilities of the development and design team, the programmatic elements of the project, and the alignment of the project with the stated goals of the Downtown Concord Masterplan. This project will bring many community benefits during its construction, with its occupancy by residents and businesses, and with its physical impact on the fabric of downtown Concord. It will also establish a gateway to the downtown with improved streetscape and the monumentality of the buildings. It presents a strong response to the masterplan and is a major effort towards its implementation. Specific benefits are:

- **Increased residential population in the downtown area to support both new and established businesses.**
- **New jobs from initial construction.**
- **New Jobs for ongoing management and maintenance.**
- **New jobs for the new retail and service businesses.**
- **Substantial new tax base income to the city**
- **New live/work apartments to reduce carbon footprint.**
- **Streetscape improvement**
- **Public Space \ Plaza**
- **Rooftop Bar/Restaurant**

REQUEST

As indicated on the first page of this narrative, we realize that Concord has a limited sewer capacity and that this project seeks an allotment of that capacity as a necessary component to develop the property and fulfill the very positive goals of the masterplan. We believe that this project scores with all available points in the City's stated Sewer Allocation Policy. As with most real estate development projects, time is of the essence. Our financing, control of the properties, focus of the development team, and expertise of our consultants have all come together at this point in time. We therefor request that the City grant this project the allotment requested at this time and allow this project to become a reality and a strong part of the growing fabric of downtown Concord.

DocuSign Envelope ID: 4F677B18-2D05-4F41-8878-7165E209CABF



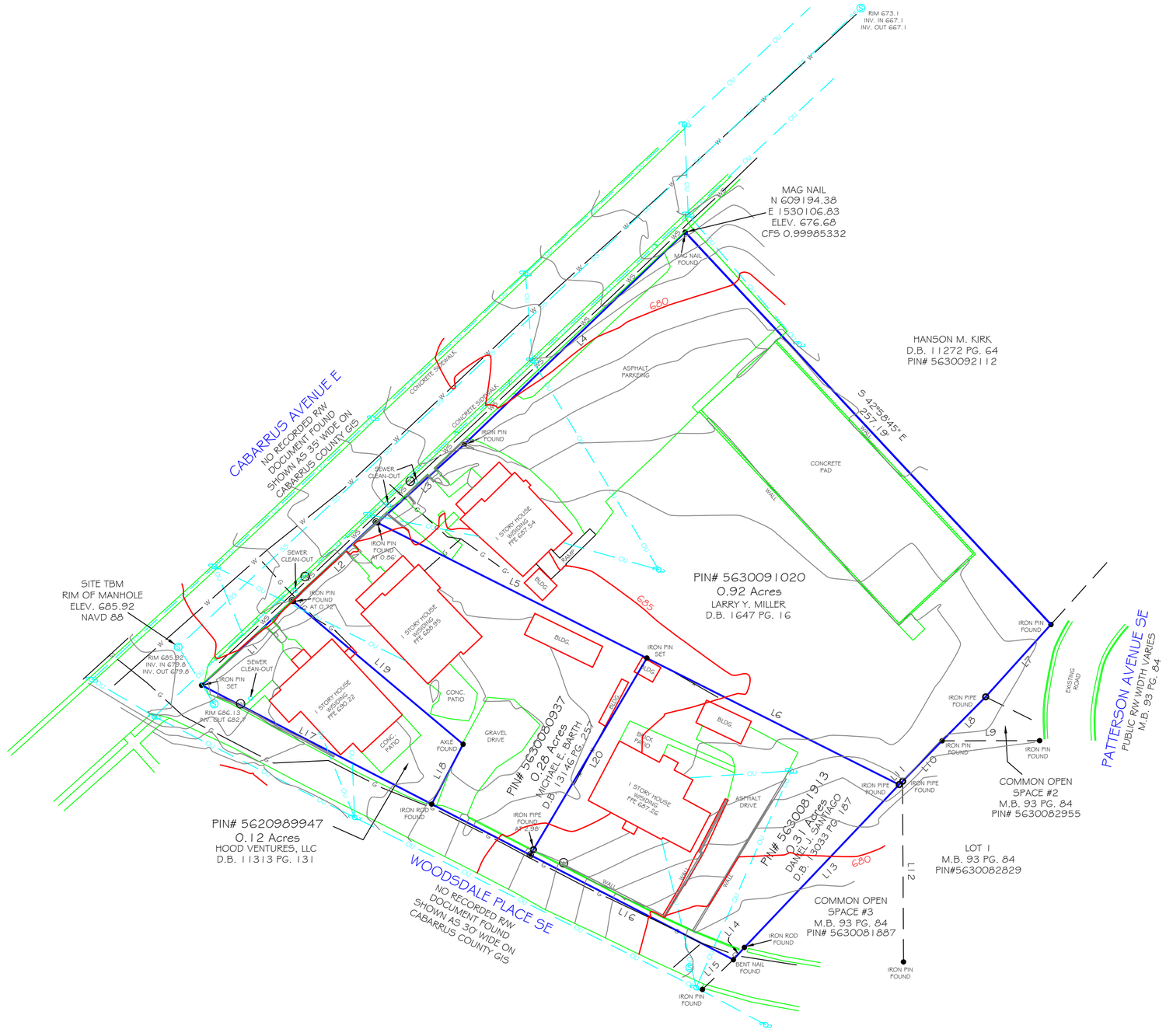
VICINITY MAP
(NOT TO SCALE)

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEEDS AND MAPS AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 3rd DAY OF JANUARY, 2024.

SIGNED DocuSigned by: John David Skidmore III C8EEDC18B09C41C... JOHN D. SKIDMORE III, NCPLS L-3837

NORTH CAROLINA PROFESSIONAL SEAL L-3837 LAND SURVEYOR JOHN D. SKIDMORE III

LINE	BEARING	DISTANCE
L1	N 46°54'56" E	59.49'
L2	N 46°54'56" E	55.07'
L3	N 47°48'38" E	56.15'
L4	N 46°08'32" E	146.80'
L5	S 63°20'07" E	145.30'
L6	S 63°20'07" E	135.31'
L7	S 42°05'30" W	46.79'
L8	S 44°41'06" W	29.60'
L9	N 89°55'00" E	46.76'
L10	S 44°20'15" W	27.12'
L11	S 45°15'40" W	2.33'
L12	S 00°17'44" E	86.63'
L13	S 43°32'24" W	107.68'
L14	S 42°06'13" W	7.90'
L15	S 46°09'40" W	20.60'
L16	N 62°44'37" W	109.61'
L17	N 62°40'26" W	124.18'
L18	N 27°42'16" E	32.43'
L19	N 49°56'02" W	107.08'
L20	N 30°39'32" E	109.79'



NOTES:
- AREA BY COORDINATE METHOD
- THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
- THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 AND IS NOT TO BE RECORDED AS A PLAT
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE. BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION MARKED BY OTHERS. THE UTILITY LOCATIONS SHOWN HEREON ARE INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE ANY CONSTRUCTION.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

LEGEND

R/W = RIGHT OF WAY
= IRON PIN
= IRON PIPE
= COMPUTED POINT
= UTILITY POLE
= CONCRETE MONUMENT
= SANITARY SEWER MANHOLE
= STORM DRAIN MANHOLE
= WATER METER

OVERHEAD UTILITIES
PROPERTY LINE
ADJOINER LINE
RIGHT OF WAY
SANITARY SEWER
STORM DRAIN EASEMENT
SETBACK LINE
WINDSTREAM COMMUNICATIONS
GAS LINE
WATERLINE

0 40 80
1" = 40'

BOUNDARY AND TOPOGRAPHIC SURVEY

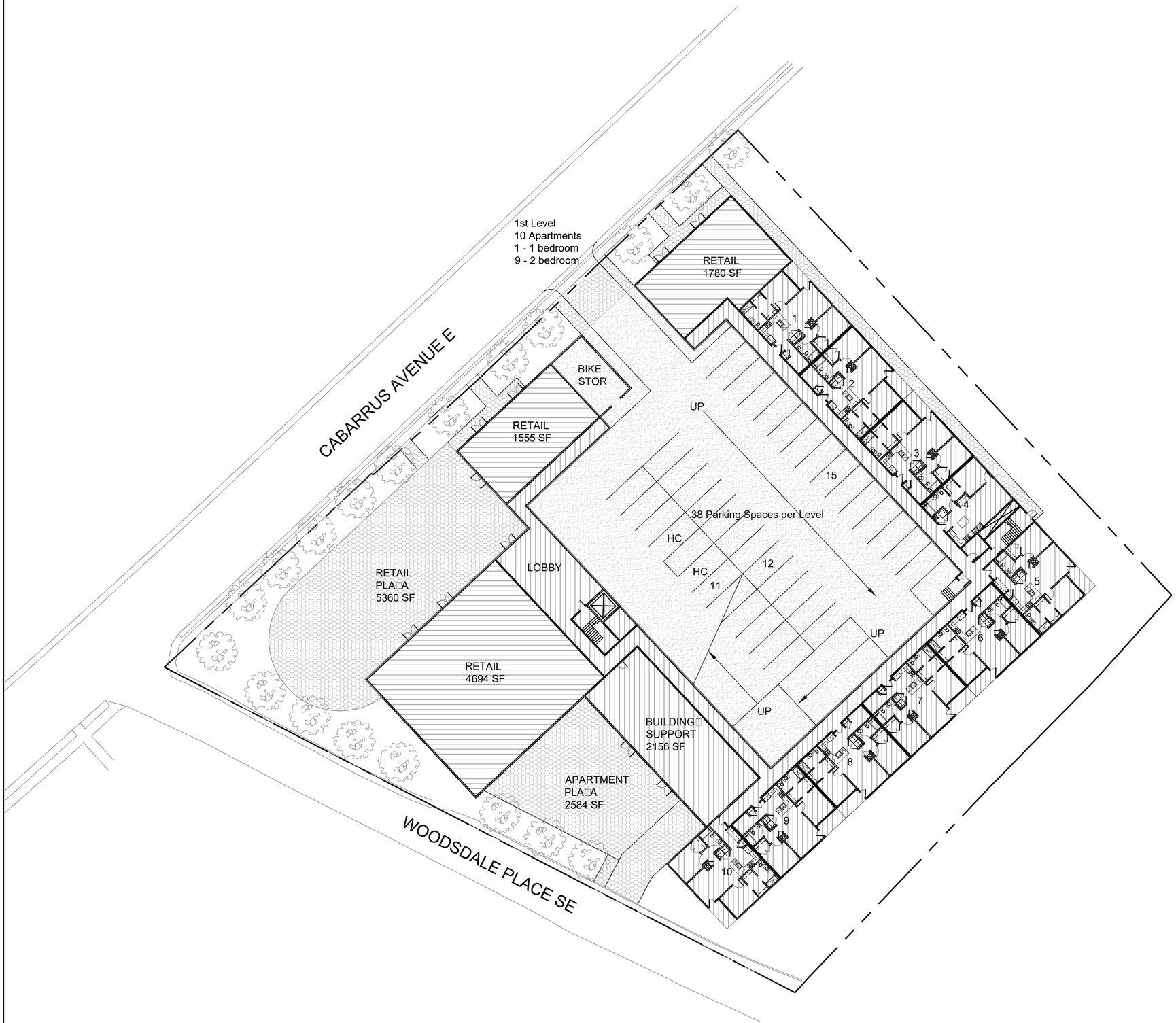
PARCELS 5630091020, 5630080937, 5620989947 AND 5630081913

CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

PREPARED FOR: HOOD VENTURES, LLC

SURVEY DATE 12/4/2023	D.B. PG.
TAX No.	DRAWN BY: JDS
MAP BOOK PAGE	DRAWING 23-354.DWG

SKIDMORE SURVEYING, INC.
LICENSE NO. C-1876
121 E. PHIFER STREET
MONROE, NC 28110
704-289-4855
skidmoresurveying@outlook.com



1 1st Floor and Site Plan

Scale: 1" = 40'-0"

ZONING CODE SUMMARY

PROJECT NAME: 112 CABARRUS AVENUE
OWNER: HOOD VENTURES, LLC
PLANS PREPARED BY: GURLITZ ARCHITECTURAL GROUP
TAX PARCEL ID: 5630091020, 5630080937, 5620989947 AND 5630081913
LOT SIZE: 1.63 ACRES / 71,210.2 SF ZONING:CC JURISDICTION:CONCORD
EXISTING USE: RESIDENTIAL/COMMERCIAL PROPOSED USE: MIXED USE
PROP BUILDING HEIGHT: 60 FT PROP BUILDING LENGTH: 242 FT
MAX ALLOWABLE: 75 FT
NUMBER OF STORIES: 5

TOTAL BUILDING COVERAGE: 42,707 SF
EX BUILDING COVERAGE: 7,865 SF
PROP BUILDING COVERAGE 42,707 SF

TOTAL AREA BY USE:
RESIDENTIAL: 124,407 SF
COMMERCIAL: 10,029 SF

YARD REQUIREMENTS:
SETBACK (FRONT) MIN 0 FT MAX 10 FT SIDE YARD (L) 0 FT
CORNER YARD: MIN, 0 FT MAX 10 FT SIDE YARD (R) 0 FT
CORNER LOTS HAVE TWO FRONT SETBACKS

BUFFER YARD REQUIREMENTS
FRONT: (NO) YES _____ REAR: (NO) YES _____
SIDE (R) (NO) YES _____ SIDE (L) (NO) YES _____

SCREENING REQUIREMENTS
FRONT: (NO) YES _____ REAR: (NO) YES _____
SIDE (R) (NO) YES _____ SIDE (L) (NO) YES _____
PARKING: NO (YES) _____

PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO 10.3
EXISTING BUILDING: RESIDENTIAL/BUSINESS
PARKING REQUIRED: UNKNOWN
TOTAL UNITS/GFA: 3 UNITS RESIDENTIAL/1321 GSF BUSINESS
SPACES REQUIRED: UNKNOWN HC REQUIRED: UNKNOWN
PROVIDED: UNKNOWN PROVIDED: UNKNOWN

PROPOSED BUILDING: MIXED USE RESIDENTIAL/RETAIL
PARKING REQUIRED: MULTI FAMILY: MIN 1.5/UNIT MAX 2.5/UNIT
RETAIL - MIN 1/1000 GFA MAX 1/200 GFA
TOTAL UNITS/GFA: 98 UNITS MULTI-FAMILY, 10,029 GSF RETAIL
SPACES REQ'D: MULTIFAMILY 147 (MIN) 245 (MAX) HC REQ'D 6
RETAIL: 10 (MIN) 50 (MAX)
PROVIDED: MULTIFAMILY 165 RETAIL: 10 HC: 6
BIKE PARKING REQUIRED: MULTIFAMILY: 1.5 UNITS 20 REQ'D
RETAIL: 4 / 15,000 GSF 5 REQ'D
BIKE SPACES PROVIDED: 25

IMPERVIOUS AREA DATA

MAX ALLOWABLE IMPERVIOUS: NA SF/ACRES
EX IMPERVIOUS COVERAGE: 28,818 SF
EX IMPERVIOUS REMOVED: 28,818 SF
PROPOSED BUILDING: 42,707 SF
PROPOSED SIDEWALK: 0 SF (INCLUDED BELOW)
PROPOSED PAVEMENT: 10,724 SF
NET NEW IMPERVIOUS: 53,431 SF 1.2 ACRES
OVERALL SITE IMPERVIOUS: 53,431 SF 1,2 ACRES
PERCENT IMPERVIOUS: 53,431 / 71,210.2 = 75.0%

TOTAL NEW IMPERVIOUS 20,000 SF
WATERSHED: NOT WITHIN A WATERSHED

LANDSCAPE NOTES

1. ALL PARKING SPACES SHALL BE LOCATED WITHIN 60 FT OF A CANOPY TREE.
2. ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF CONCORD'S UNIFIED DEVELOPMENT ORDINANCE.
3. NO PLANTINGS SHALL BE PERMITTED WITH SIGHT TRIANGLES OR UTILITY EASEMENTS.
4. PER CONCORD DEVELOPMENT ORDINANCE NO PLANTING YARDS, EXCEPT FOR PARKING LOT YARD, ARE REQUIRED WITHIN THE CC ZONING DISTRICT.

LIGHTING & UTILITY NOTES

1. ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN FOR DETAILS.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO RELOCATE CONFLICTING OVERHEAD LINES AND UTILITY POLES/LIGHTS.
3. ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THET TOWN/CITY UNIFIED DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
4. LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.
5. CONTRACTOR SHALL TIE-IN WATER AND SEWER TO EXISTING.
6. ALL CONDUIT FOR UNDERGROUND ELECTRIC UTILITIES MUST BE INSTALLED BEFORE PAVING OR THE INSTALLATION OF CURB / GUTTER, OR SIDEWALK.
7. LOCATIONS OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

TRASH NOTES

ONE 8 - CY WASTE DUMPSTER WITH ENCLOSURE WILL BE PROVIDED ON SITE. OWNER SHALL BE RESPONSIBLE FOR COORDINATING PRIVATE WASTE AND RECYCLING SERVICE.

PHASING NOTES

NO PROJECT PHASING PROPOSED

LEGAL DESCRIPTION

PARCEL: 5630091020, 5630080937, 5620989947 AND 5630081913

GURLITZ ARCHITECTURAL

121 South Estes Dr
Suite 100
Chapel Hill, NC 27514
919.489.9000 phone
919.493.8937 fax
gurlitzarchitects.com

NORTH CAROLINA REGISTERED REG.No. 3874 01/22/2024 ARCHITECT RICHARD GURLITZ

GURLITZ ARCHITECTURAL GROUP, P.A. REGISTERED ARCHITECTURAL CORPORATION LICENSE NO. C-0827 NORTH CAROLINA CHAPEL HILL, NC

ALL ITEMS NOT SPECIFICALLY LOCATED OR SHOWN ON ARCHITECTURAL DRAWINGS SHALL REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ITEMS NOT THUS COORDINATED. THIS INCLUDES BUT IS NOT LIMITED TO METERS, ALARMS, OUTLETS, SWITCHES, THERMOSTATS, LIGHTS, SIGNS, ETC. WHERE A DISCREPANCY OCCURS BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER DRAWINGS IN THIS SET, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO THE ORDERING OF MATERIALS. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
©2024 GURLITZ ARCHITECTURAL GROUP, PA

Proposed Development

Concord, NC

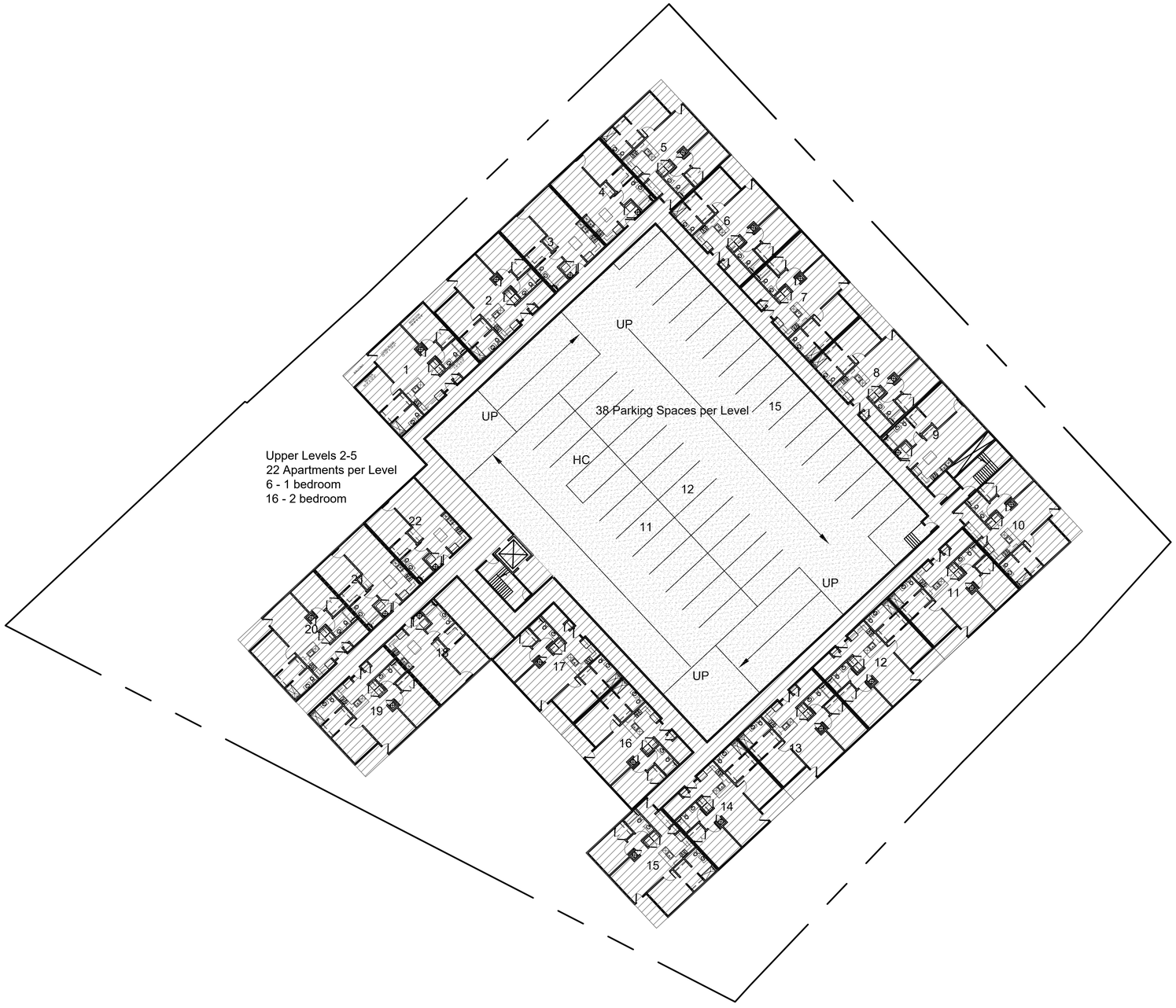
APN# 23014

DATE	ISSUE	REV
01-15-24	FOR REVIEW	

Scale: As Shown

1st Floor and Site Plan

A-101



1 2nd to 5th Floor Plan

Scale: 1" = 40'-0"

GURLITZ
ARCHITECTURAL

121 South Estes Dr
Suite 100
Chapel Hill, NC 27514
919.489.9000 phone
919.493.8937 fax
gurlitzarchitects.com

NORTH CAROLINA REGISTERED REG.No. 3874 ARCHITECT RICHARD GURLITZ
01/15/2024

GURLITZ ARCHITECTURAL GROUP, P.A. REGISTERED ARCHITECTURAL CORPORATION LICENSE NO. 50827 NORTH CAROLINA CHAPEL HILL, NC

ALL ITEMS NOT SPECIFICALLY LOCATED OR SHOWN ON ARCHITECTURAL DRAWINGS SHALL REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT PRIOR TO PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ITEMS NOT THUS COORDINATED. THIS INCLUDES BUT IS NOT LIMITED TO METERS, ALARMS, OUTLETS, SWITCHES, THERMOSTATS, LIGHTS, SIGNS, ETC. WHERE A DISCREPANCY OCCURS BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER DRAWINGS IN THIS SET, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO THE ORDERING OF MATERIALS. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
©2024 GURLITZ ARCHITECTURAL GROUP, PA

Proposed Development

Concord, NC

APN# 23014

DATE	ISSUE	REV
01-15-24	FOR REVIEW	

Scale: As Shown

2nd through 5th Floor Plan

A-102

Public

Cabarrus Health Science Institute (CN-PSA-2023-00110)

421 Medical Park Dr. NE

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	Modular bldg. with 10 classrooms And office building	No	No

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23
No	No	No	No	No	No

Allocation Request

Total	2024
1,300	**1,300**

Project Scoring

Office	Small Area Plan	Part of Approved Mixed Use	Annexation (Not ED)	Logistics/Distribution
0	0	0	0	0

Brief Summary

Cabarrus County is looking to add one 10 classroom modular building and one office building to support the Cabarrus County School's "Cabarrus Health Sciences Institute" program. This project will be located with the existing "Cabarrus College of Health Sciences at 401 Medical Park Dr. NE.

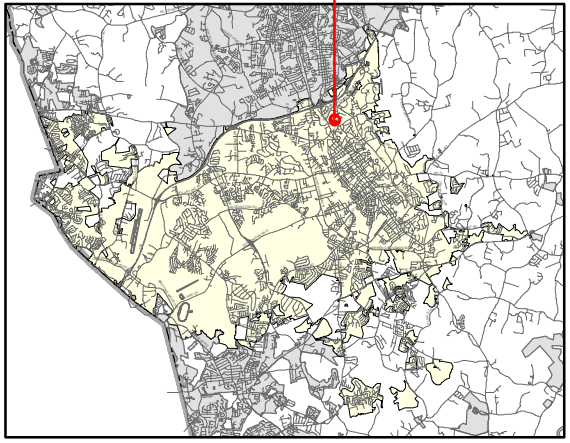
CN-PSA-2023-00110

Type: Public

Cabarrus Health Science Institute

Allocation Request: 1,300

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:	

A. Project Information

1.)	**Project Title:**	Cabarrus Health Sciences Institute					
2.)	**Description of project location:**	Education Facility located adjacent to the Cabarrus College of Health Science (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:**	56213814220000	3a.)	**Parcel Acreage:**	54.9		
4.)	**Site Zoning and use:**	PID (Medical/ Education)	5.)	**Area Commercial or Industrial Building (sq. ft.)**	+/- 12,925 Classroom/ Admin		
6a.)	**Description of Facility to be served.**	Modular Classroom & Admin Building	6b.)	**Number of Lots**	NA	6c.) **Number of Units**	NA
7d.)	**Additional description information:**	Cabarrus County Schools program expansion co-located within the Atrium Health Hospital Complex					

B. Applicant Information

, (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.)	4425 Old Airport Road (Applicant's Street or Box Number)
Cabarrus County Schools (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
704-260-5600 (Applicant's Phone Number)	704-262-6211 (Applicant's Facsimile Number)
Brian Cone, Dir of Arch Planning, and Const (Name) Brian.Cone@cabarrus.k12.nc.us (Email) (Name with Title and Email of contact person, who can answer questions about application)	Brian.Cone@Cabarrus.k12.nc.us (Applicant's Email Address)

REQUIRED
Applicant is to attach documentation of their signature authority if signing for a corporation and documentation of ownership if signing as owner.

C. Design Engineer Information if available

Stephen G. Chambers, PE (Typed name of North Carolina Professional Engineer)	Chambers Engineering, PA (Company Name)
17943 (NCPE Registration Number)	129 N 1st Street (Street or Box Number)
704-984-6427 (Phone Number)	Albemarle, NC 28001 (City, State, Zip Code)
Stephen G. Chambers, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	schambers@ce-pa.com (Engineer's Email Address)

NOTE: Final allocation approval must be obtained by the preliminary allocation approval expiration date. The final sewer allocation shall not be more than the preliminary sewer allocation approved.

D. Wastewater Discharge Information

1.) The origin of this wastewater is (check all that apply):

☐	Residential Subdivision	☐	Retail (Stores, shopping centers)
☐	Apartments/Condominiums	☐	Institution
☐	Mobile Home Park	☐	Hospital, nursing home, dental
☑	School, preschool, daycare	☐	Church
☐	Restaurants (Food or drink facilities)	☐	Sports Centers
☐	Hotels or motels	☐	Business, offices, factories
☐	Other (specify):____		

2.) The type of wastewater is (indicate percentage):

100	**% Domestic**
0	**% Commercial**
0	**% Industrial**
0	**% Other use (Specify) _____**

3.) Pretreatment required:
- (●) No
- ( ) Yes **(Specify or attach effluent documentation)**

4.) **Volume of wastewater flow to be allocated for this particular project**: 1300 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
School w/o cafe, gym or shower	10 gal/ Student/ Staff	130	GPD 1300
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Brian C. Cone _____, **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.

Brian C. Cone — December 14,2023

Signature: Date:

Project Narrative: Cabarrus Health Sciences Institute
Project Owner: Cabarrus County Schools

The proposed project involves the addition of one (1) ten classroom modular classroom building and one (1) office modular building to support the Cabarrus County School's "Cabarrus Health Sciences Institute" program. Project is co-located with the existing "Cabarrus College of Health Sciences" at 401 Medical Park Dr NE, Concord, NC 28025

Wastewater flow is projected to be 1,300 gallons per day based on 130 students/ faculty at a rate of 10 gallons per day per person.

Project does not include the construction of any new public wastewater system components. Project will connect to existing on-site, private wastewater infrastructure.