Residential: Single Family Detached

Concord Farms Ph 1 & 2 (CN-PSA-2024-00065)

5020 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	436	No	No

Previously Considered

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

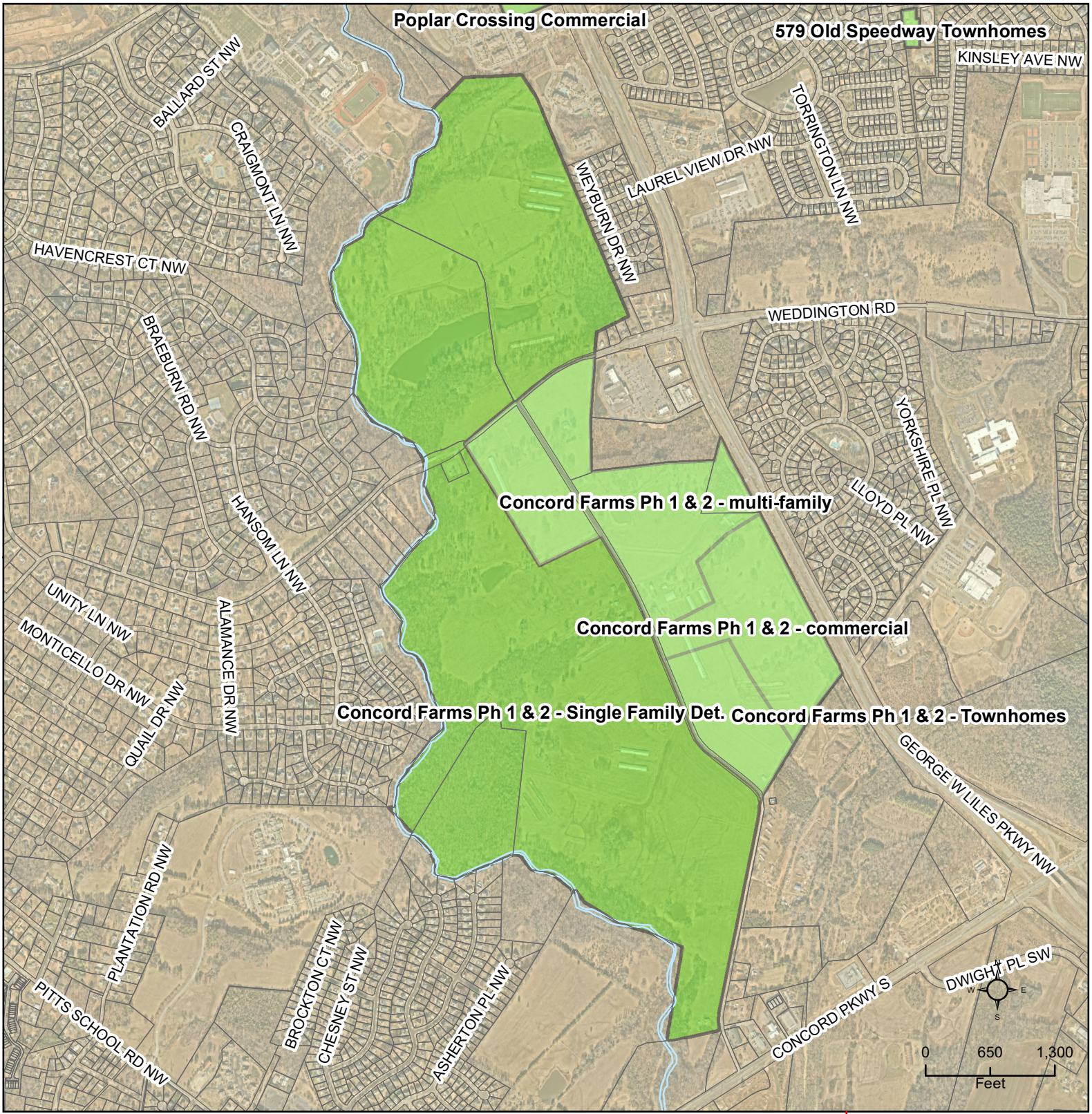
Allocation Request

Total	2024	2025	2026	2027	2028	2029	2030	2031	2032
147,150	18,750	18,750	18,750	18,750	16,350	15,000	15,000	15,000	10,800

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

Brief Summary

D.R. Horton is proposing a mixed-use development that will be located on 557 acres at the intersection of George W. Liles Parkway and Weddington Rd. The development will be constructed in phases and the developers are proposing to ask for allocation for Phases 1 and 2 now. Those two phases are proposing 266 townhomes, 436 single family detached homes, 564 multifamily units, 80,000 sf retail and 500 sf of office. The developer is proposing future phases afterwards that would include a Town Center and a hotel.

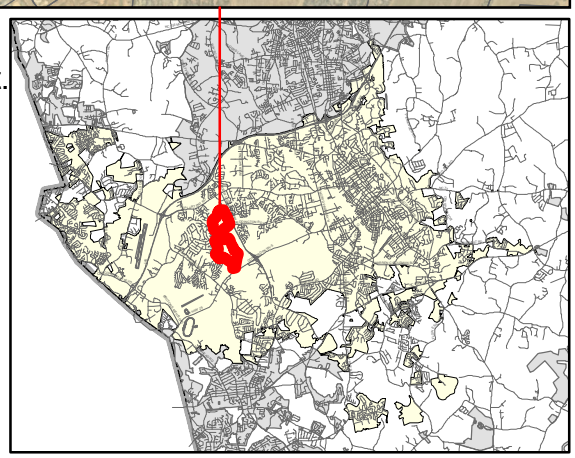


CN-PSA-2024-00065 - Concord Farms Ph 1 & 2 - Single Family Det.

Type: Residential SF Detached

436 single family units

Allocation Request: 147,150



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 Farms Phase 1 & 2				
2.)	Description of project location:	5020 Weddington Road on western side of George W Liles Pkwy. Site is located on the northwest and the southwest quadrants of intersection of George W Liles Pkwy and Weddington Road. Site is also bisected by Concord Farms 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:	02-029-0012, 02-034-0002, 02-034-0008	3a.)	Parcel Acreage:	+/- 557Acres	
4.)	Site Zoning and use:	RM-2-CU, RC, RV, I-C-CU	5.)	Area Commercial or Industrial Building (sq. ft.)	180,000	
6a.)	Description of Facility to be served.	Mixed Use Development	6b.) Number of Lots	702	6c.) Number of Units	564
7d.)	Additional description information:	Mixed use development. Approx. 702 residential SFD and SFA, 564 apartments, and 180,000 SF of commercial/retail/office space.				

B. Applicant Information

JLP HOLDINGS LLC A NC LLC (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	829 Davidson Drive NW (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.)	Concord, NC 28205 (Applicant's City, State, Zip Code)
704-534-1533 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Tim Derylak (Name) Entitlement Manager (Email) (Name with Title and Email of contact person, who can answer questions about application)	tjderylak@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

Robert Keidel (Typed name of North Carolina Professional Engineer)	LandDesign, Inc. (Company Name)
NC 037425 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704-333-0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robert Keidel (Name and affiliation of contact person, who can answer questions about application & designs)	rkeidel@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):

93	**% Domestic**
7	**% 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:** 345,625 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
See attached schedule	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 345,625

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tim Derylak (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.**

05/02/24

Signature: Date:

April 19, 2024

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

RE: Concord Farms Mixed Use Development
Preliminary Wastewater Flow Allocation – Project Narrative

To Whom It May Concern:

A proposed mixed-use development, currently referred to as Concord Farms, is being proposed by D.R. Horton. The project includes approximately 557 acres located within the Concord city limits and generally to the northwest and southwest of the intersection of George W. Liles Parkway and Weddington Road. The site is bordered to the west by Coddle Creek, to the east by George W. Liles Pkwy and also bisected by Concord Farms Road running north to south along the length of the site. The site includes Tax Parcel ID #'s 55093941420000, 56002490400000, 56004040690000, 56004340040000, and 56006203220000.

The site is located within the northern portion of the George W. Liles Pkwy Small Area Plan. The vision for this small area plan is to define future aspirations of the area including vibrant live-work-play communities with a focus on healthy active living, connected & accessible places, and an overall enhanced quality of life for residents and the community.

At full buildout, D.R. Horton is proposing a mixed-use master planned development that centers around a 35-acre Village Center along George W. Liles Pkwy. The Village Center will include a mix of commercial, retail, office, restaurant, and residential uses. Surrounding the Village Center will be a variety of housing types including traditional single family detached homes, townhome style single family attached homes, and multi-family apartments. Multiple price points will be offered in the different housing styles to accommodate a range of buyers from new to the market buyers to luxury home buyers. The community will be connected through a mix of sidewalks, greenways, bike lanes, parks, and open space.

The following is a list of proposed uses with unit counts for the full build-out of the development:

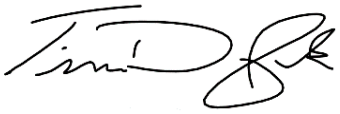
Proposed Development Uses Summary:

- Single Family Detached Homes: 730 units
- Single Family Attached Townhomes: 326 units
- Multi-Family: 840 units
- Commercial/Office/Retail: 314,000 SF
- Hotel: 200 rooms

The site is served by sewer mains that run along Coddle Creek. The development will be constructed in phases. Sewer capacity is being requested for Phases 1 and 2 of the Concord Farms Development in the amount of 345,625 gal/day to be connected to the existing sewer main along Coddle Creek. Future Phases of the development will require additional capacity of 207,675 gal/day and is anticipated to be treated by an onsite wastewater treatment facility.

If you have any questions, please reach out to me via email at tjderylak@drhorton.com or phone at (704)534-1533.

Sincerely,



Tim Derylak, PE
Land Entitlement Manager
tjderylak@drhorton.com
Cell: 704-534-1533

Concord Farms Phase 1 & 2 Sewer Allocation Schedule

Section/Use	# of Units	SF Space or # Employees	GPD/unit	Avg Daily Flow (GPD)	Anticipated Date for Sewer Need
Phase 1 3BR Townhomes	74		225	16650	June 2026
Phase 1 4BR Townhomes	74		300	22200	
Phase 1 4BR Single Family	70		300	21000	141,750 GPD
Phase 1 5BR Single Family	70		375	26250	
Phase 1 2BR Multifamily	138		150	20700	
Phase 1 3BR Multifamily	138		225	31050	
Phase 1 Retail (SF)		30000	0.13	3900	
Phase 2 3BR Townhomes	59		225	13275	June 2028
Phase 2 4BR Townhomes	59		300	17700	
Phase 2 4BR Single Family	148		300	44400	203,875 GPD
Phase 2 5BR Single Family	148		375	55500	
Phase 2 2BR Multifamily	144		150	21600	
Phase 2 3BR Multifamily	144		225	32400	
Phase 2 Office (# Employees)		500	25	12500	
Phase 2 Retail (SF)		50000	0.13	6500	
Totals	**1266**			**345625**	

15A NCAC 02T.0114 Flow Rates

Residential 1-2 Bedroom		150	GPD per unit
Residential 3 Bedroom		225	GPD per unit
Residential 4 bedroom		300	GPD per unit
Residential 5 Bedroom		375	GPD per unit
Shopping Centers and malls w/ food service (130 GPD per 1000 SF)	=	0.13	GPD per SF
Office: 25 GPD/Employee (Asume 200 SF per Employee)		25	GPD per Employee

Residential: Single Family Detached

Royscroft (CN-PSA-2024-00067/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	Considered 3/26/24
Yes	Yes	Yes	Yes	Yes	Yes	Yes

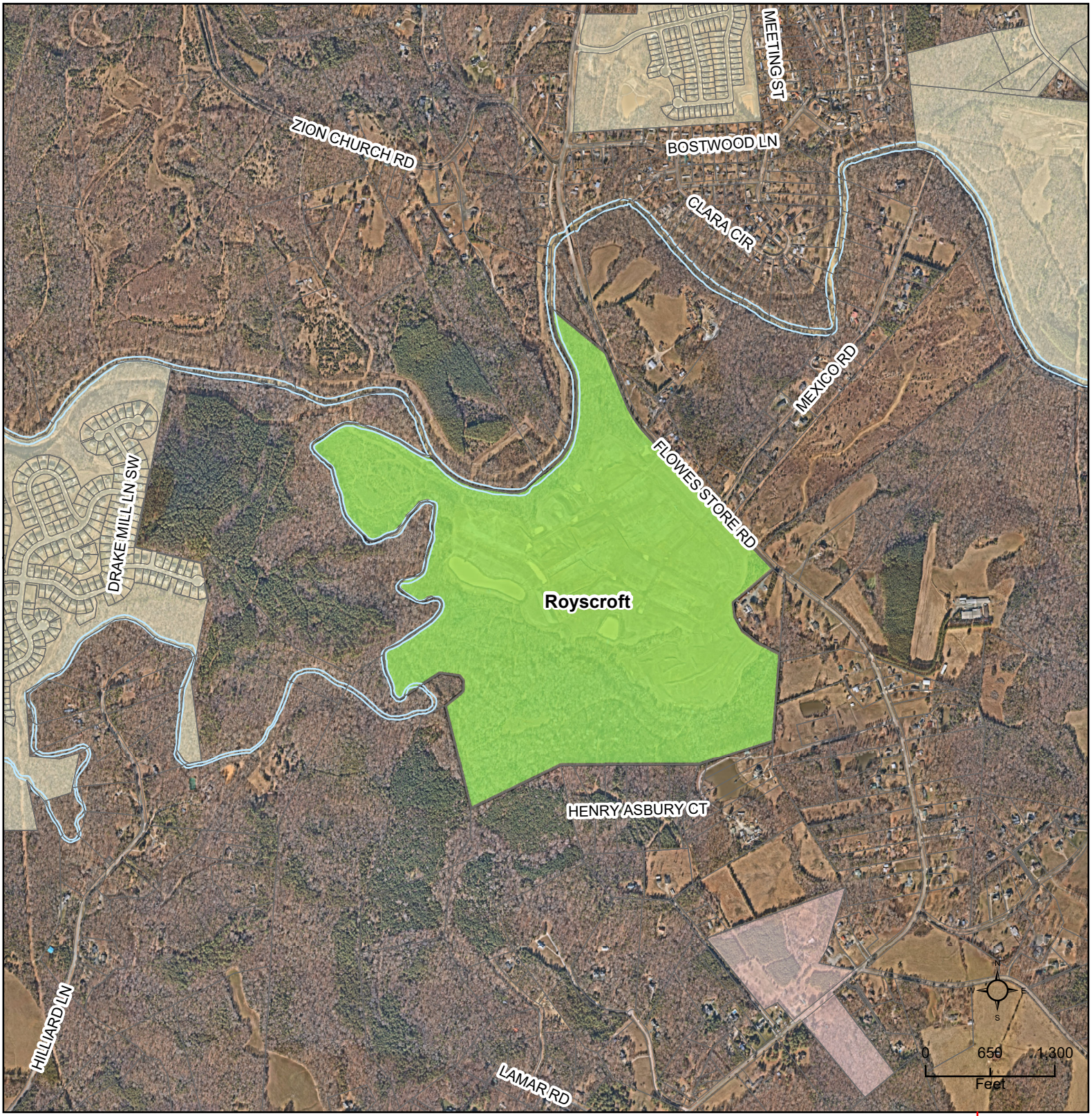
Allocation Request

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 is proposing phase 1 to be the more affordable lots focused on affordable buyers. The developer has continued submitting revisions to their plans since the March allocation and has gone from 24 to 2 open issues one of which being obtaining sewer allocation.



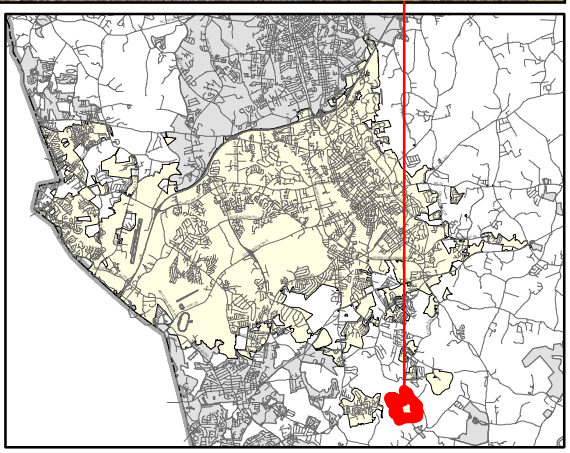
CN-PSA-2024-00067 - Royscroft

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 _____, **the undersigned, do hereby make application for preliminary wastewater**

(Printed Name)

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

Signature: _____ Date: 04/16/2024

COMMITTMENT STATEMENT

April 16, 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

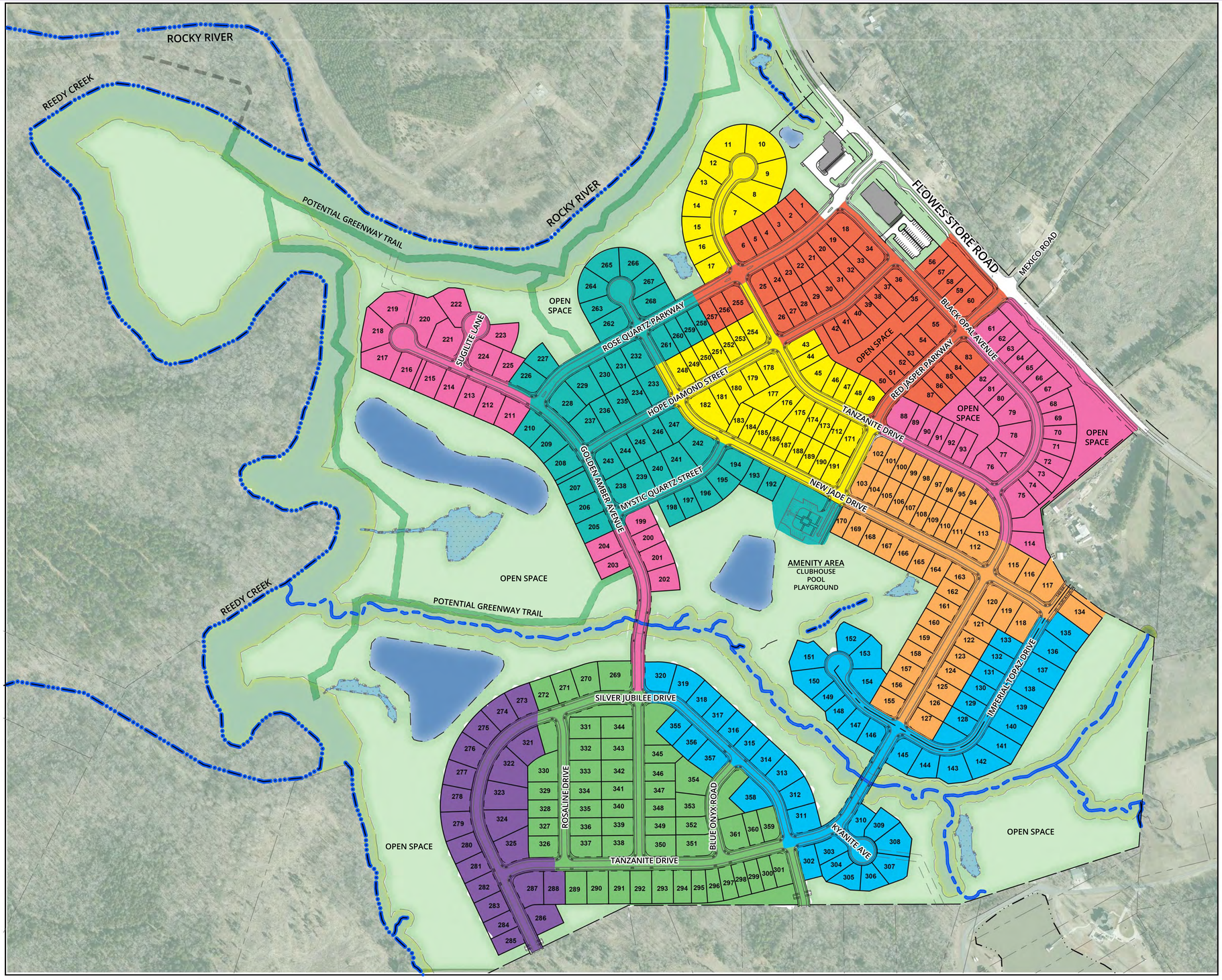
DATE: JANUARY 2024
DRAFT: NOT FOR CONSTRUCTION

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

Flowes Store Road Ph 1 (CN-PSA-2024-00070)

3970 US HWY 601 S

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

Previously Considered

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

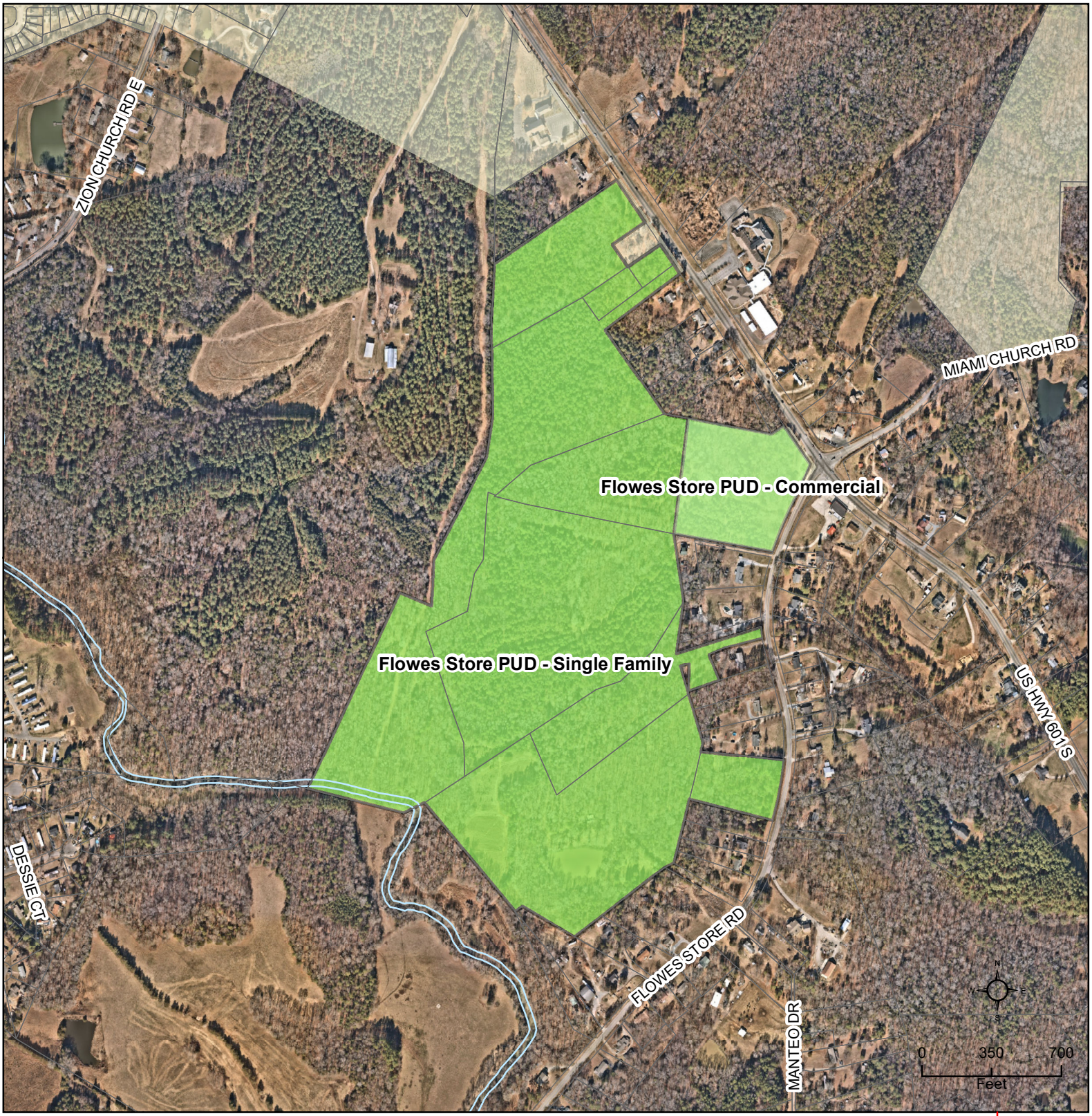
Allocation Request

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. Prestige states in their narrative that these houses will be executive homes. This project came before the Planning and Zoning Commission in 2018 as Z(CD)- 07-18 and was approved. This project was approved as a Planned Unit Development (PUD). This project consists of multiple parcels totaling 104.7 acres. They are also requesting allocation for a clubhouse, daycare, gas station, and shopping center.



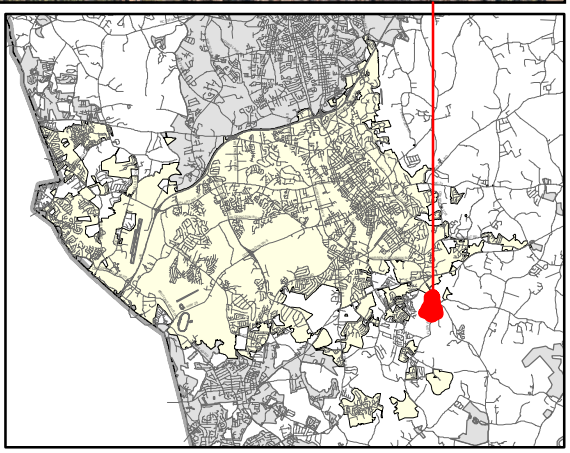
CN-PSA-2024-00070 - Flowes Store PUD - Single Family

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):

81.37	**% Domestic**
18.63	**% 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**: 40,800 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	
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
Shopping Center	130	gal/	day/1,000 sf	20,000 sf	GPD	2,600
		gal/			GPD	
				Total	GPD	40,800

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: 2024.04.22 14:11:19 -04'00' 04/22/2024

Signature: Date:

Flowes Store Road Site Narrative

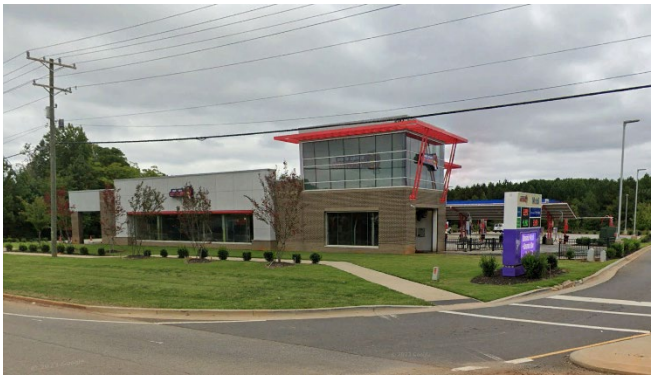
Prestige is seeking sewer allocation for an approved PUD development with 204 single family executive homes and commercial development. Our intent is to provide the area with a high quality residential mixed-use community. We anticipate the executive-style homes will have an initial sales price above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

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

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

Example residential:

Example commercial:



PP-101 / PP-102

PP-102 / PP-104

REQUIRED TIA IMPROVEMENTS AT THE INTERSECTION OF US HWY 601 AND FLOWES STORE ROAD/MIAMI CHURCH ROAD TO BE INSTALLED DURING DEVELOPMENT OF COMMERCIAL OUTPARCEL. DESIGN TO BE PERMITTED WITH COMMERCIAL DEVELOPMENT.

PROPOSED SUBSTATION OUTPARCEL TO BE DONATED TO CITY OF CONCORD ELECTRIC.

PROPOSED CONNECTION #2

PROPOSED ROADWAY CONNECTION #1

US HIGHWAY 601 S
100' PUBLIC RIGHT-OF-WAY

FLOWES STORE ROAD (SR 4500)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FLOWES STORE ROAD (SR 4500)
50' PUBLIC RIGHT-OF-WAY

NANCY S SPURRIER TRUSTEE
PIN:55490027360000
DEED BOOK 6609, PAGE 341

JACK & WIFE LISA MOURADIAN
PIN:55399057730000
DEED BOOK 16382, PAGE 229
PLAT BOOK 7, PAGE 72

MERLE A & WIFE KATHY L SCHNEIDER
PIN:55399133070000
DEED BOOK 9594, PAGE 227

MARVIN A & WIFE ROBIN C KIMBRELL
PIN:55389957660000
DEED BOOK 11249, PAGE 316

+/- 6 AC
Commercial

SUBSTATION OUTPARCEL AREA
1.992 AC

ANNIE B SMITH
PIN:55389078242000
DEED BOOK 1699, PAGE 157

BRIAN D JOYNER
PIN:55399150360000
DEED BOOK 8820, PAGE 277

JACK & WIFE LISA MOURADIAN
PIN:55399866210000
DEED BOOK 595, PAGE 539

MARVIN A & WIFE ROBIN C KIMBRELL
PIN:55389957660000
DEED BOOK 11249, PAGE 316

DAVID LYON DRAKE
PIN:55389880240000
DEED BOOK 13183, PAGE 276
PLAT BOOK 6, PAGE 66

JEREMY & SARAH LIBBY
PIN:55389982140000
DEED BOOK 11745, PAGE 211
PLAT BOOK 6, PAGE 66

JEREMY PAUL & WIFE SARAH FOULKS LIBBY
PIN:55399971850000
DEED BOOK 11736, PAGE 211

ANGELA HILL FURR
PIN:55389802400000
DEED BOOK 15279, PAGE 292
PLAT BOOK 6, PAGE 66

BRANDY & HUSBAND CHRISTOPHER PORTER
PIN:55389895000000
DEED BOOK 13270, PAGE 346
PLAT BOOK 6, PAGE 66

WAYNE C & WIFE BARBARA L BARBEE
PIN:55389745800000
DEED BOOK 582, PAGE 89

WAYNE C & WIFE BARBARA L BARBEE
PIN:55389745800000
DEED BOOK 582, PAGE 89

JASON JR & SPOUSE KARA FISTICK
PIN:55389872150000
PLAT BOOK 94

JASON JR & SPOUSE KARA FISTICK
DEED BOOK 16953, PAGE 94
PLAT BOOK 6, PAGE 66

JUDY G JOYNER
PIN:55389840720000
DEED BOOK 16146, PAGE 27
PLAT BOOK 6, PAGE 66

FONDA ROSEMAN CAMPBELL
PIN:55399719760000
DEED BOOK 17791,
PLAT BOOK 6, PAGE 66

MARK A & WIFE TERESA
PIN:55389710700000
DEED BOOK 2918, PAGE

ARLIN LANE BARBEE
PIN:55388796410000
DEED BOOK 570, PAGE 74

CARRA S & RICKY L HARTSELL
PIN:55387757420000
DEED BOOK 440, PAGE 740
DEED BOOK 442, PAGE 189

EDWARD JOSEPH BAGGS JR
PIN:55389190740000
DEED BOOK 2348, PAGE 335

REED FOUNDRY ROAD
81' RIGHT OF WAY

RUSH RIDGE ROAD
67' RIGHT OF WAY

GOLDEN VEIN DRIVE
67' RIGHT OF WAY

CLAIM STREET
63' RIGHT OF WAY

NUGGET LANE
54' RIGHT OF WAY

PANNING DRIVE
54' RIGHT OF WAY

PROSPECTORS DRIVE
54' RIGHT OF WAY

LODE MONARCH LANE
54' RIGHT OF WAY

25' PERIMETER BUFFER

COS #1
0.316 AC

COS #2
4.850 AC

COS #3
7.695 AC

COS #4
3.914 AC

COS #5
1.804 AC

COS #6
0.119 AC

COS #7
0.197 AC

COS #8
0.119 AC

COS #9
0.798 AC

COS #10
1.103 AC

COS #11
30.763 AC

SCM #1

SCM #2

SCM #3

SCM #4

SCM #5

PHASE 1
PHASE 2

FUTURE ROADWAY CONNECTION

PROPOSED NATURAL WALKING TRAIL. FINAL DESIGN TO BE PERMITTED DURING CONSTRUCTION DOCUMENTS, TYP.

PROPOSED 25' PERIMETER BUFFER, TYP.

FEMA FLOODWAY, TYP.

FEMA FLOODPLAIN, TYP.

PROPOSED 30' IRISH BUFFALO CREEK GREENWAY EASEMENT, TYP. DEVELOPER TO PROVIDE PAYMENT IN LIEU OF CONSTRUCTION OF REQUIRED GREENWAY CONNECTION.

IRISH BUFFALO CREEK. CLASS 1 STREAM WITH PROPOSED 106' UNDISTURBED BUFFER AND 20' VEGETATED SETBACK, TYP.

Approx. 2-acre donation to Concord for electrical substation. Prestige to grade pad and treat stormwater in residential area pond.

PP-104 / PP-105

PP-101 / PP-103

PP-103 / PP-105

Residential: Single Family Detached

Sherwood Hills Townhomes (CN-PSA-2024-00071)

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	Considered 3/26/24
No	No	No	No	No	Yes	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.

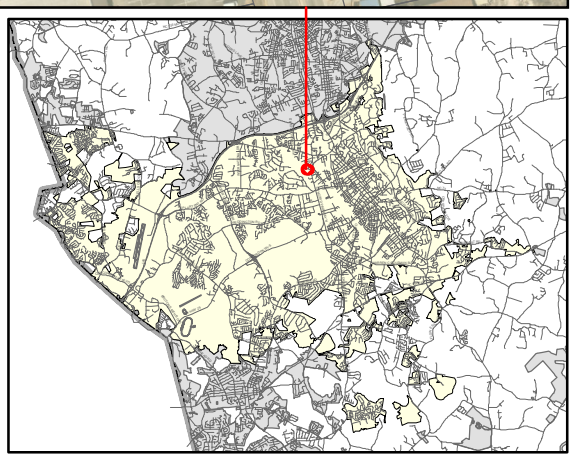
CN-PSA-2024-00071 - Sherwood Hills Detached

Type: Residential SF Detached

5 single family units

Allocation Request: 1,500

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Sherwood Hills Townhomes and SFR					
2.)	**Description of project location:**	Site location on Sherwood Court NW, approximately 675 ft West of the intersection of Sherwood Court 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		
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)	PO Box 1804 (Street or Box Number)
980-234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 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	300 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 _, **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: 9/22/24

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.

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

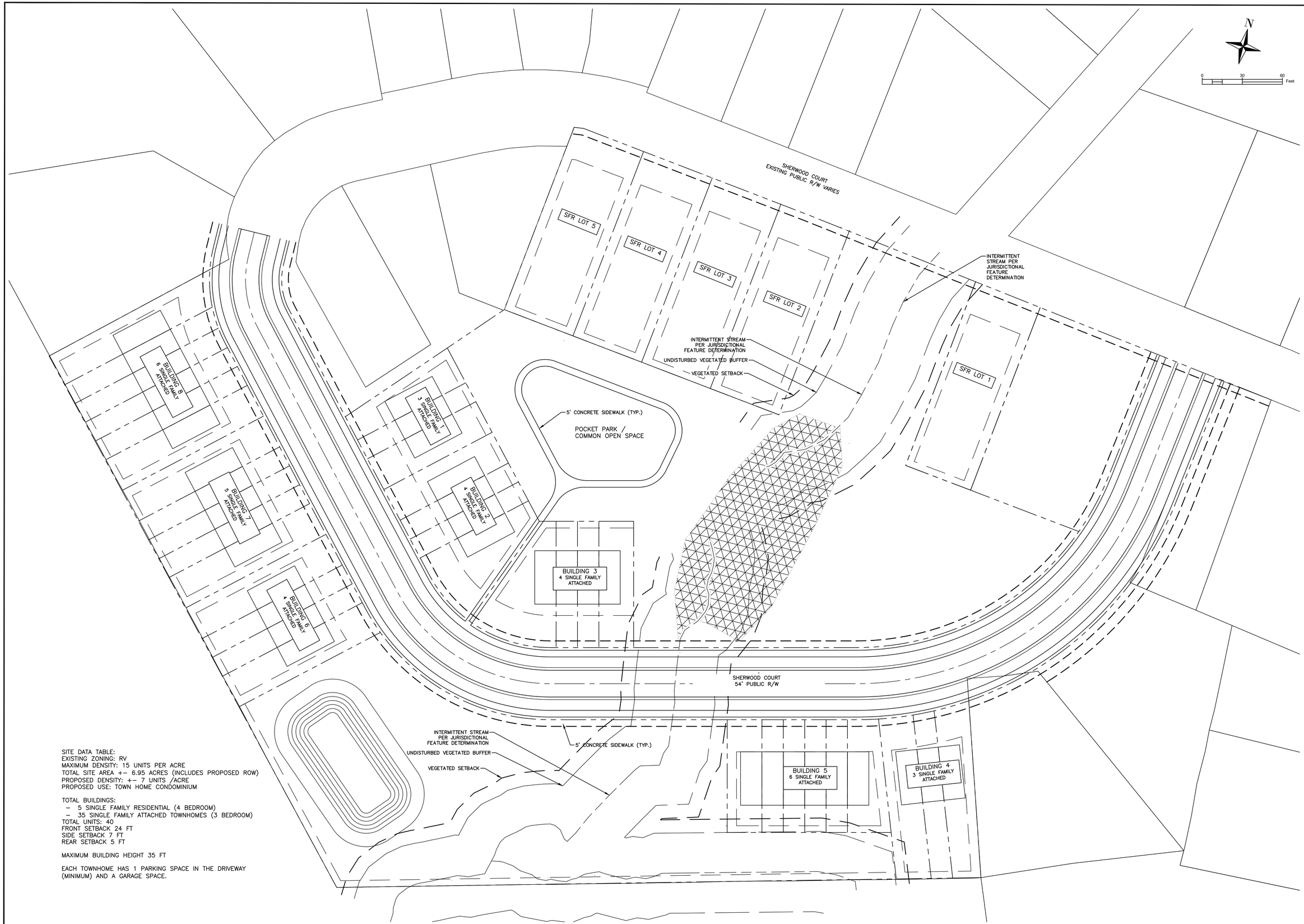
  Parcel #: 5611-72-9817

- No Physical Address

  Parcel #: 5611-82-0888

- No Physical Address

  Parcel #: 5611-72-8602



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 Detached

Sunview Subdivision (CN-PSA-2024-00072)

838 Sun View Dr. NW

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

Previously Considered

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

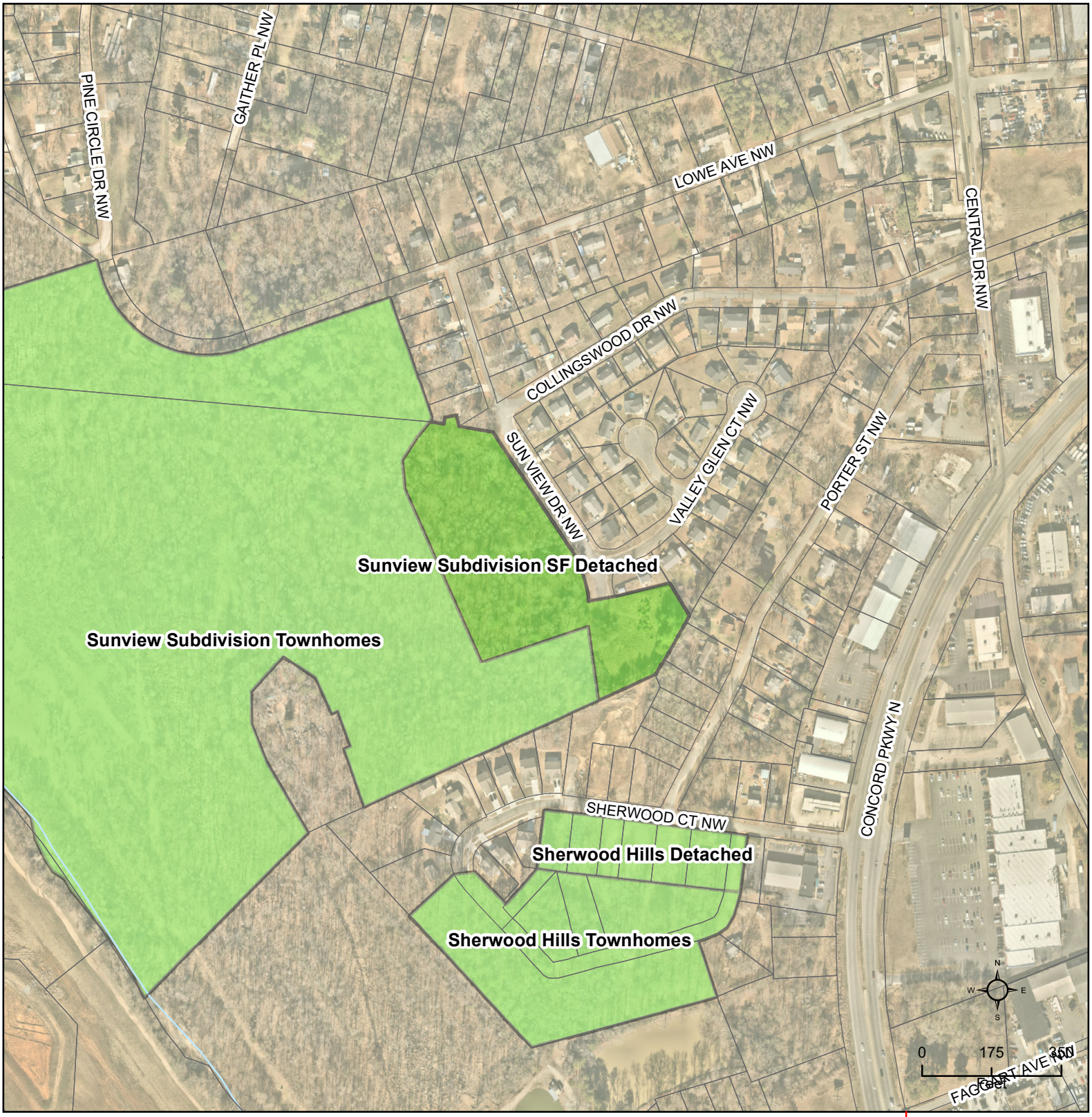
Allocation Request

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.



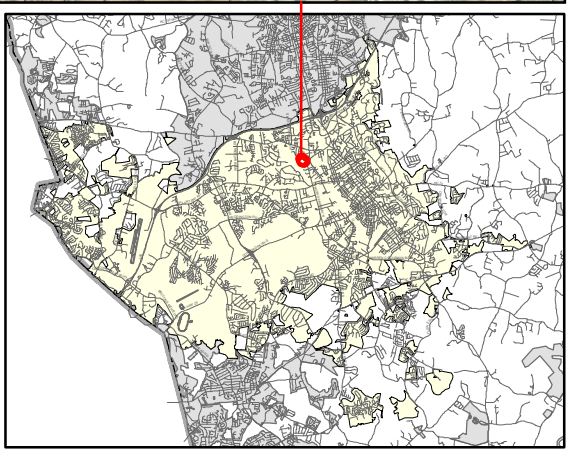
CN-PSA-2024-00005 - Sunview Subdivision SF Detached

Type: Residential SF Detached

24 single family units

Allocation Request: 6,300

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:	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)

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 _____, **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 Robusto — 4/21/24

Signature: Date:

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:

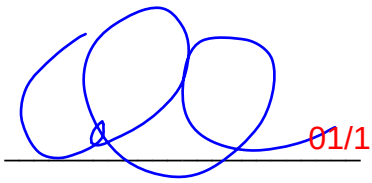
Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24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

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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.

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The **Amber**

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

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

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THE WAYFARE

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

ELEVATION A

ELEVATION B

ELEVATION D

REV. 4/8/20

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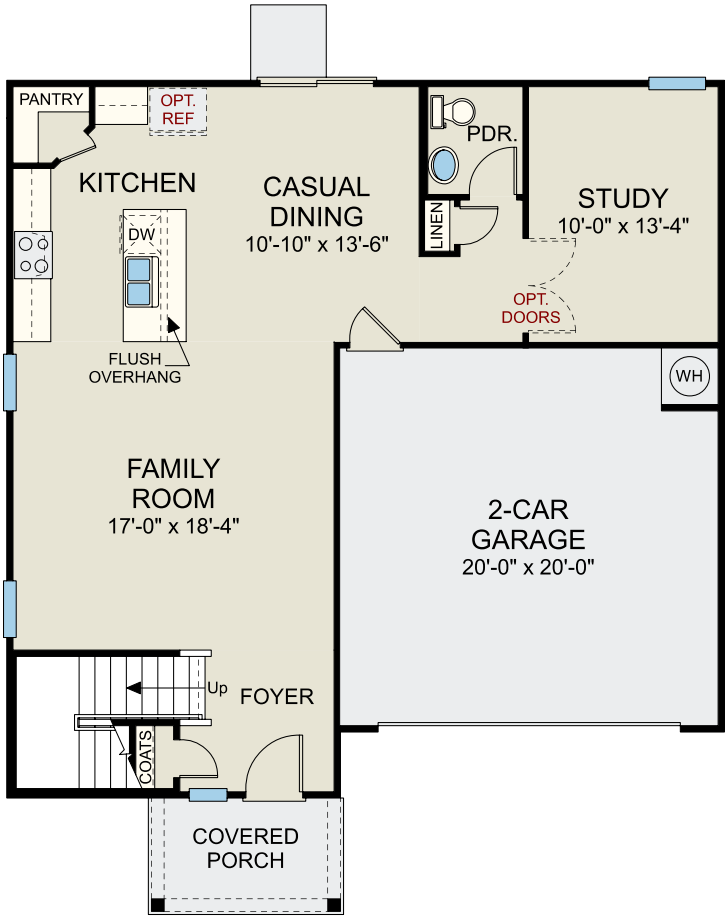
THE WAYFARE

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



First Floor

REV. 4/8/20

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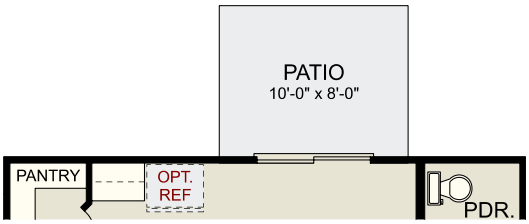
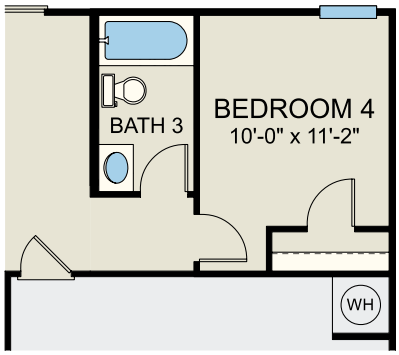
THE WAYFARE

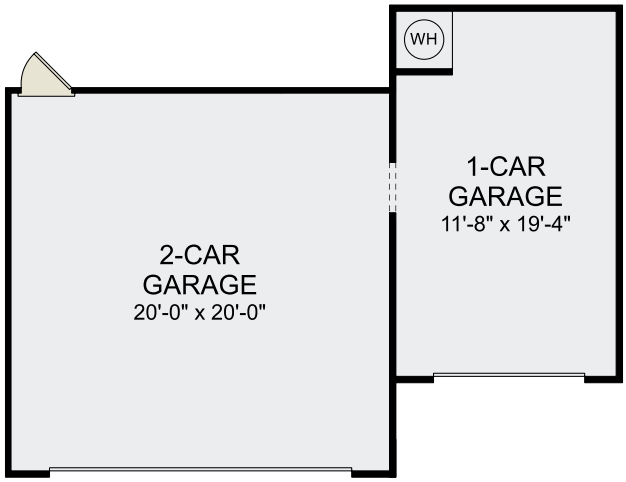
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



Optional Patio



Optional Bedroom 4 & Bath 3
ILO Study & Powder



Optional
1-Car Garage

First Floor Options

REV. 4/8/20

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THE WAYFARE

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

Second Floor

REV. 4/8/20

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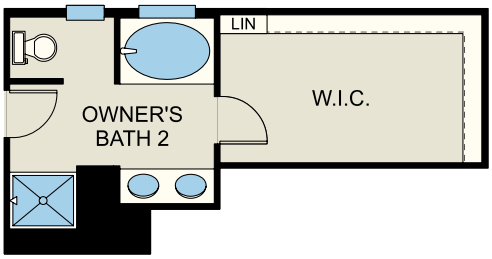
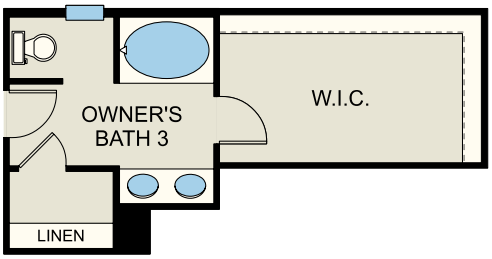
THE WAYFARE

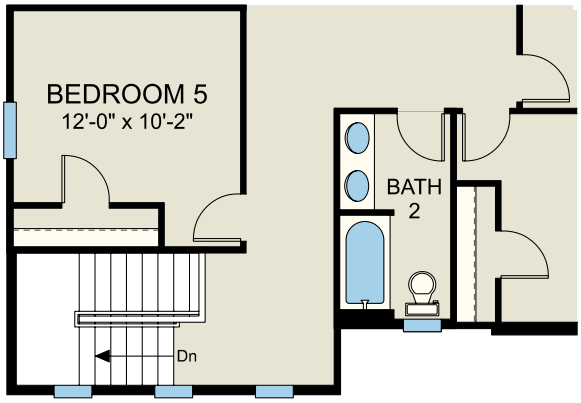
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



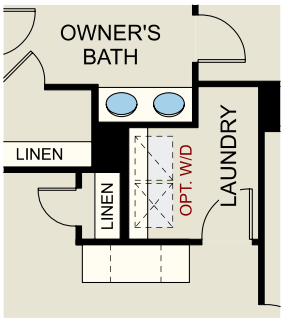
Optional
Owner's Bath 2



Optional
Owner's Bath 3



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



Optional
Tech Center

Second Floor Options

REV. 4/8/20

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THE CARDINAL

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

ELEVATION A

ELEVATION B

ELEVATION C

REV. 11/16/18

DREAMFINDERSHOMES.COM
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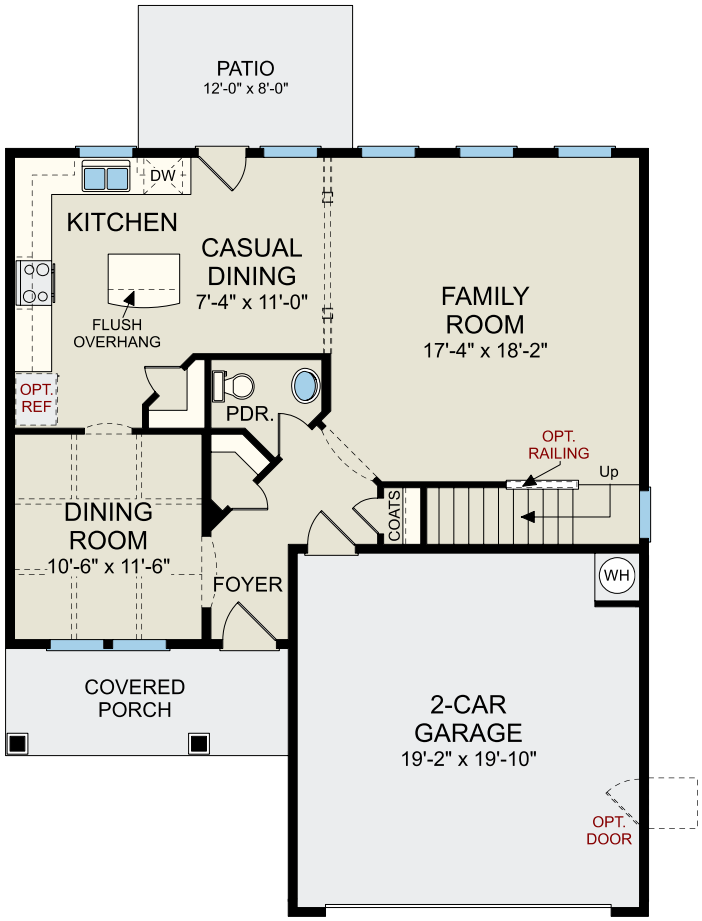
THE CARDINAL

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



First Floor

REV. 11/16/18

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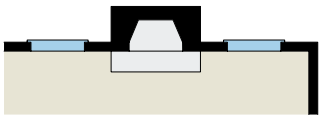
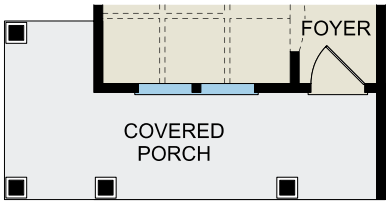
THE CARDINAL

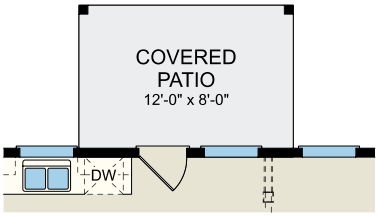
4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,235 SQ. FT. LIVING AREA



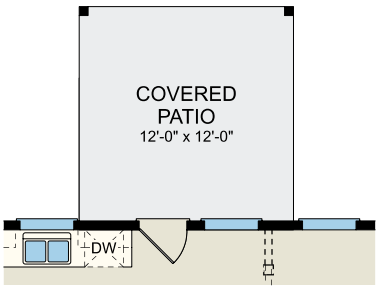
Optional Fireplace at Family Room



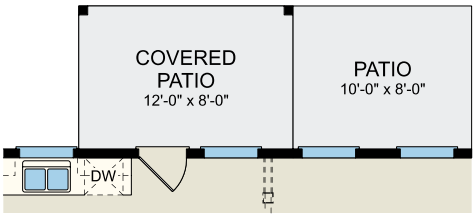
Optional Wrap-Around Porch



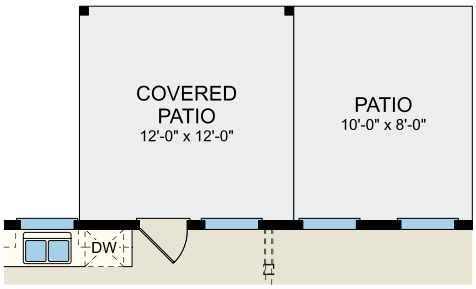
Optional Covered Patio



Optional Extended Covered Patio



Optional Patio w/ Covered Patio



Optional Extended Patio w/ Extended Covered Patio

First Floor Options

REV. 11/16/18

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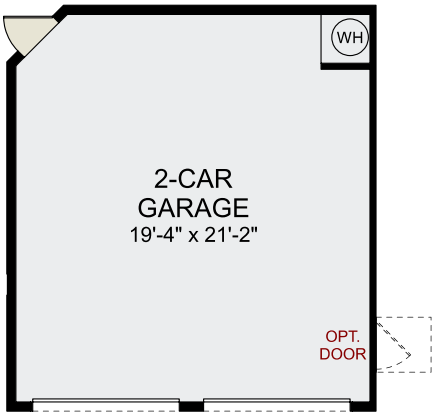
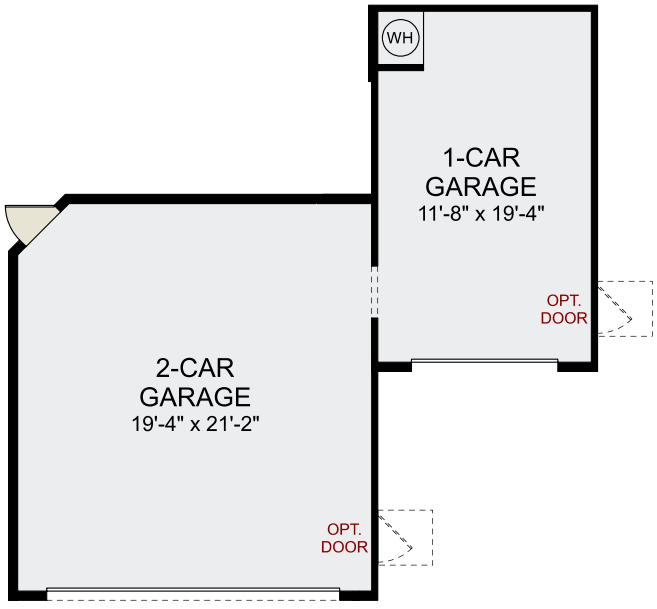
THE CARDINAL

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

Optional
Side Load Garage



Optional
Double Garage Door



Optional
1-Car Garage

First Floor Options (cont.)

REV. 11/16/18

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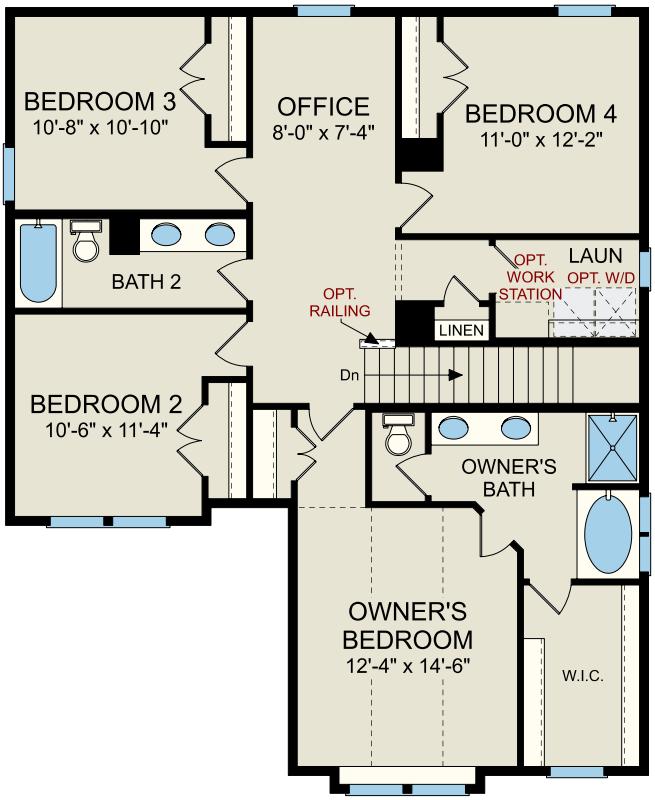
THE CARDINAL

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



Second Floor

REV. 11/16/18

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THE RIVERBIRCH

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

ELEVATION A

ELEVATION B

ELEVATION C

REV. 4/1/20

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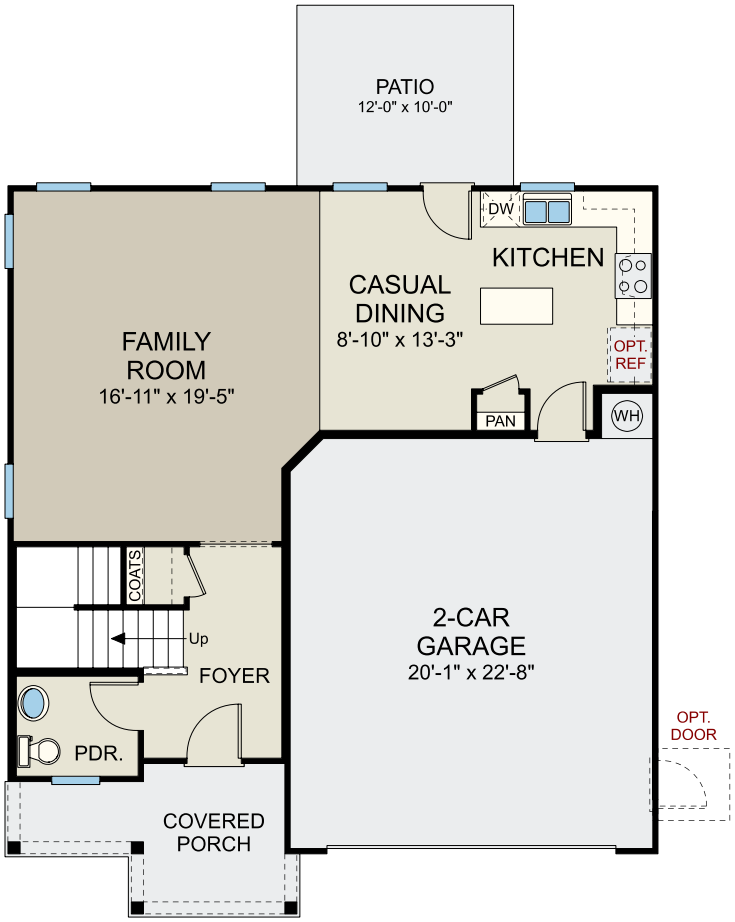
THE RIVERBIRCH

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



First Floor

REV. 4/1/20

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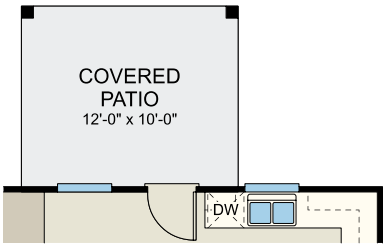
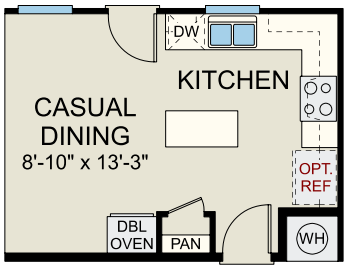
THE RIVERBIRCH

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

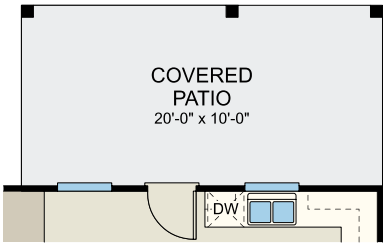
Optional Fireplace at Family Room



Optional Covered Patio

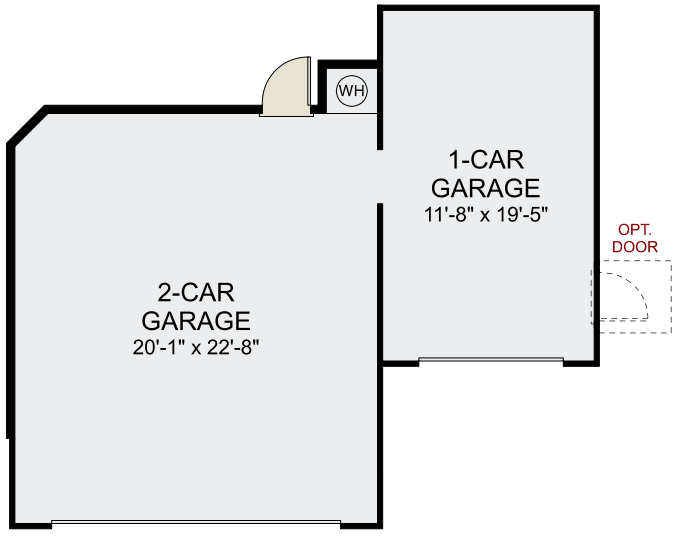


Optional Gourmet Kitchen



Optional Extended Covered Patio

Optional Side Load Garage



Optional 1-Car Garage

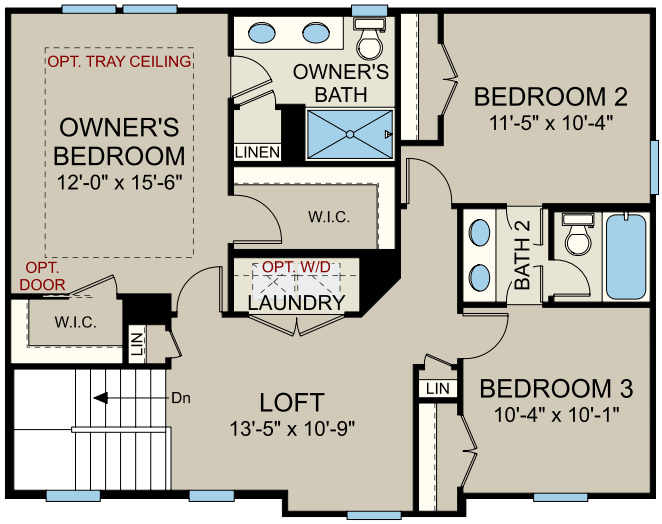
First Floor Options

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

Residential: Single Family Attached (Townhomes)

Weddington Road Villas (CN-PSA-2024-00045/PRS2021-03526)

6512 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
12/20/2020	Yes	82	Yes	No

Previously Considered

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

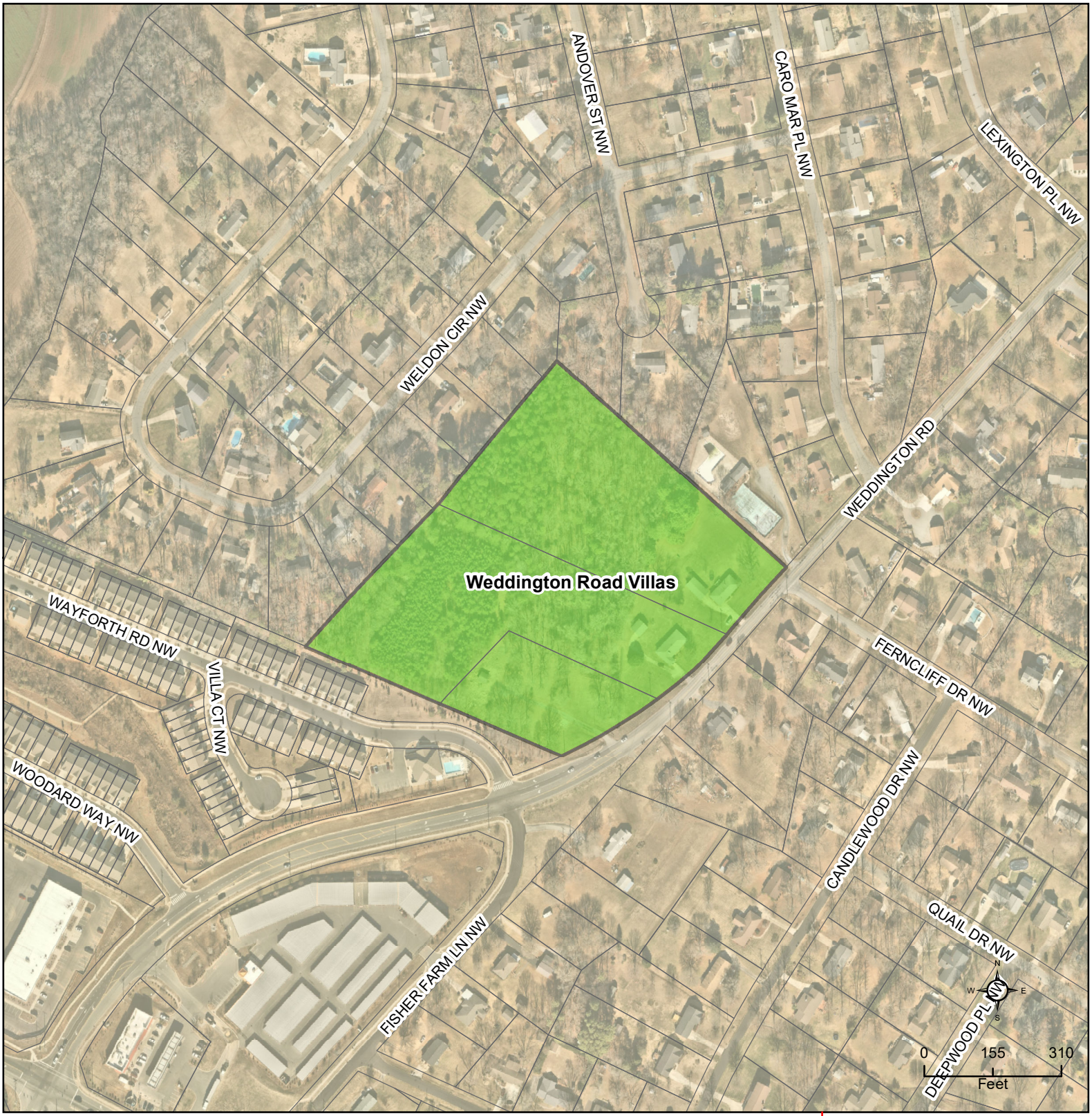
Allocation Request

Total	2024	2025
13,800	9,000	4,800

Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
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. This project has changed ownership, and the new owner is proposing 82 for sale townhomes that are targeted to low-income residents according to their narrative. They are proposing 1,800-2,600 sf townhomes.



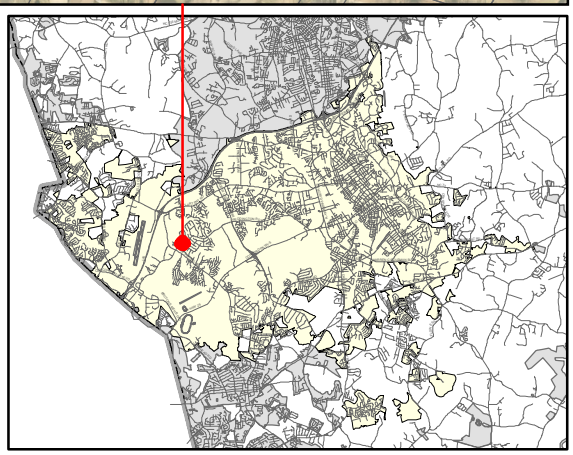
CN-PSA-2024-00045 - Weddington Road Villas

Type: Residential SF Attached

82 townhome units

Allocation Request: 13,800

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Weddington Road Villas					
2.)	Description of project location:	1500 LF N from intersection of Route 1500 and Route 1431 toward Concord (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	46907066640000	3a.)	Parcel Acreage:	11.69 AC		
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)			
6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	82	6c.) Number of Units	82	
7d.)	Additional description information:	Additional Parcel No 46907051480000 and 46907054010000					

B. Applicant Information

Mallie Colavita, Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	11035 Golf Links Dr P.O. Box 78763 (Applicant's Street or Box Number)
The Intrepid Companies (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28277 (Applicant's City, State, Zip Code)
856-296-4407 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Mallie Colavita (Name) (Email) (Name with Title and Email of contact person, who can answer questions about application)	mcolavita@gmail.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Jonathan Woodard, PE (Typed name of North Carolina Professional Engineer)	McAdams (Company Name)
049168 (NCPE Registration Number)	2100 South Tryon Street, Suite 400 (Street or Box Number)
980-288-1593 (Phone Number)	Charlotte, NC 28203 (City, State, Zip Code)
Jonathan Woodard, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	jwoodard@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)
	Apartments/Condominiums		Institution
	Mobile Home Park		Hospital, nursing home, dental
	School, preschool, daycare		Church
	Restaurants (Food or drink facilities)		Sports Centers
	Hotels or motels		Business, offices, factories
	Other (specify):____		

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 13,800 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
2 Bedroom	150 gal/	2 Bedroom	62	GPD	9,300
3 Bedroom	225 gal/	3 Bedroom	20	GPD	4,500
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	13,800

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

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

Mallie Colavita
Digitally signed by Mallie Colavita
DN: C=US, E=mcolavita@gmail.com, CN=Mallie Colavita
Date: 2024.01.24 13:37:10-05'00'

1/19/24

Signature: Date:

The Weddington Road Villas is a proposed affordable townhome development, consisting of 82 for-sale homes. THIS DEVELOPMENT IS NOT ASSOCIATED WITH THE WAYFORD RENTAL COMMUNITY. The purpose of this project is to replace the existing mobile home park and create a small community exclusively focused on selling homes to lower income families. My understanding is that this project was previously under different ownership last year and had a very different use than what I am intending. Not only would I like to clarify that difference, but also as a follow up if any additional information is needed.

The Intrepid Companies exclusively develops for low-income residents in underutilized parcels to provide better economic development for the community at large. As a local land developer for the past 20 years, I have come to understand and balance the needs of low-income housing without sacrificing the aesthetic of the neighborhood. This is achieved because The Intrepid Companies is not a publicly traded builder, nor a large high profit seeking conglomerate. We are a small, local outfit personally investing where we live.

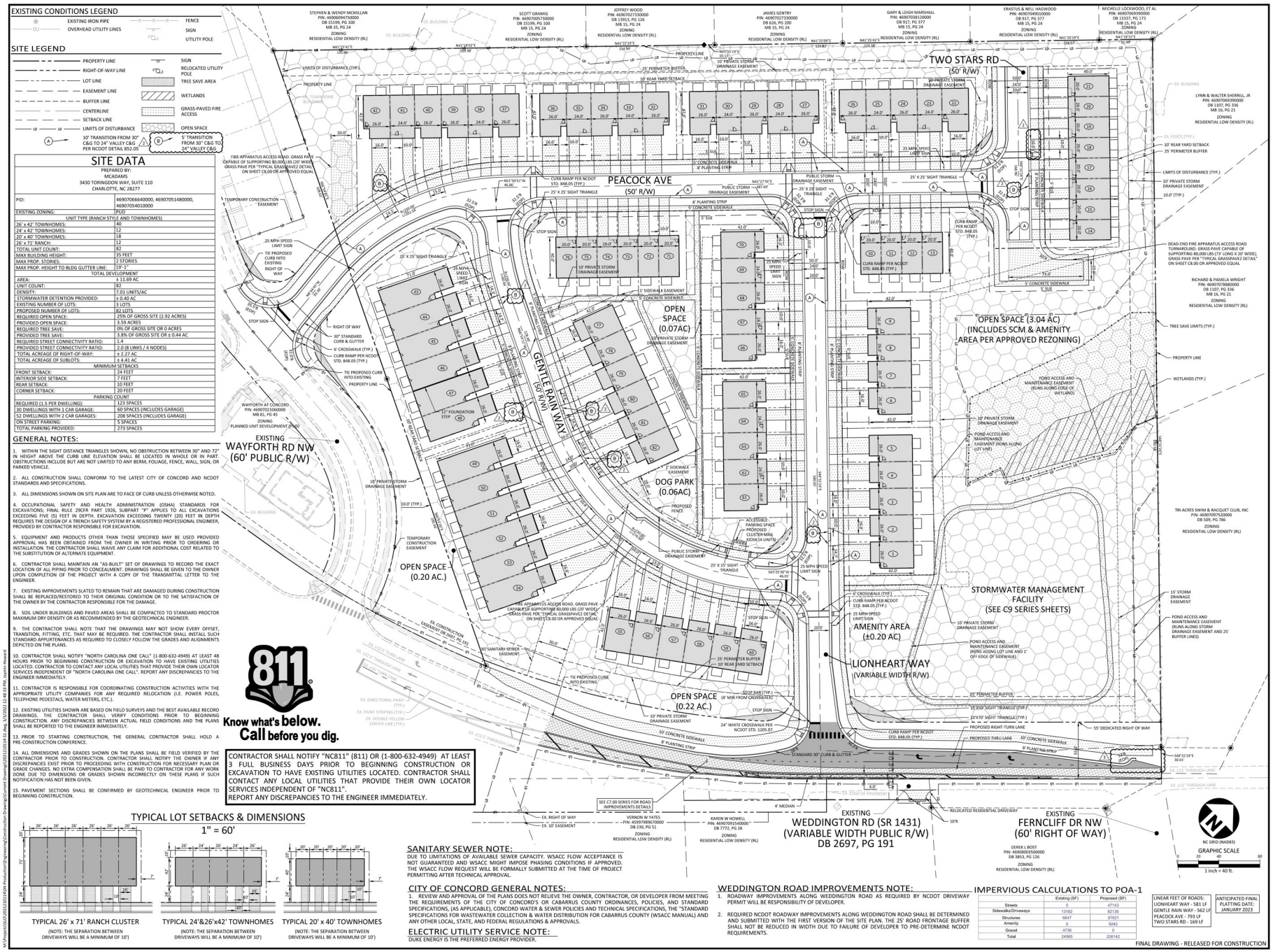
The Weddington Road Villas is the perfect project for what we specialize in: identifying a small assemblage of land that currently houses dilapidated rentals and trailers in a local market where it's low-income residents cannot afford to both work and live. The Intrepid Companies specializes in bridging that gap by employing local site contractors, local trade builders, local material sourcing and using private local funding that keeps overhead low without greedily pushing profit margins. We only take on 1 or 2 projects at a time, to ensure efficiency at the highest quality.

The 82 townhomes will be constructed of half brick and hardieboard façade with one or two car garages, ranging from 1800sqft to 2600sqft. The community will have sidewalks for connectivity and walkability, as well as a dog park and amenity. The Weddington Road Villas were successfully rezoned and granted preliminary plat approval in 2021. Aside from sewer capacity, the project is fully permitted and fully funded to begin upon sewer approval. We plan on delivering the first townhomes to lower income families as early as Spring 2025.

Please don't hesitate to reach out if you have any questions or wish to discuss in further detail.

Kindest regards,

Mallie M. Colavita
The Intrepid Companies
Managing Partner
856-296-4407



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
SILVER OAKS, LLC
1600 CAMDEN ROAD, SUITE 100
CHARLOTTE, NORTH CAROLINA 28203

WEDDINGTON ROAD VILLAS
CONSTRUCTION DRAWINGS
WEDDINGTON ROAD
CONCORD, NORTH CAROLINA, 28209

NORTH CAROLINA FIRM NO. C-0293 CERTIFICATE OF AUTHORIZATION
THE JOHN R. McADAMS COMPANY, INC. C-0293
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049169 JONATHAN B. WOODARD
3/3/22

REVISIONS

NO.	DATE	
1	01. 11. 2022	REVS PER CITY 1ST COMMENTS
2	02. 23. 2022	REVS PER CITY, NCDOT & NCDEQ
3	03. 03. 2022	REVS PER NCDOT COMMENTS

PLAN INFORMATION

PROJECT NO.	2021210114
FILENAME	2021210114-S1
CHECKED BY	JBW
DRAWN BY	JZH
SCALE	1" = 40'
DATE	11. 19. 2021
SHEET	

SITE PLAN
C2.00

L:\Projects\2021\2021210114\Civil\Production\Engineering\Construction Drawings\Submittal Drawings\2021210114-S1.dwg, 3/3/2022 11:48:33 PM, Jasmin Hameed

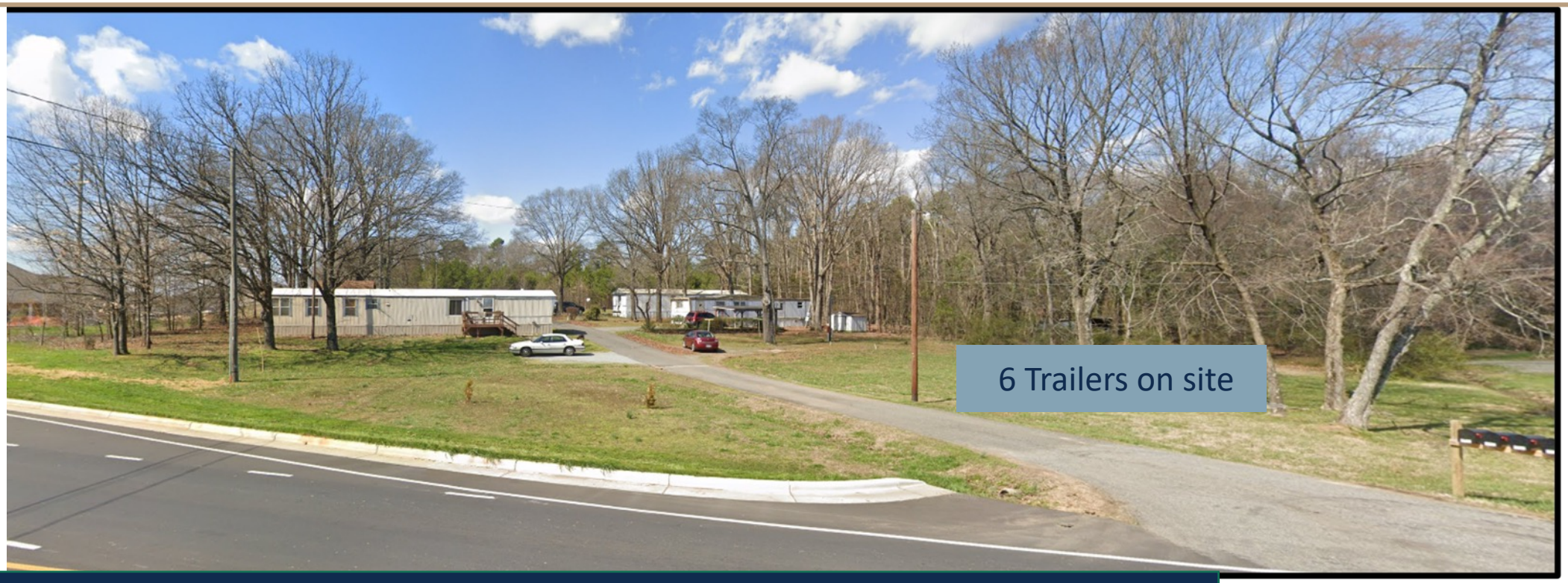
THE INTREPID COMPANIES

WEDDINGTON ROAD VILLAS
CONCORD, NC

AREA MAP

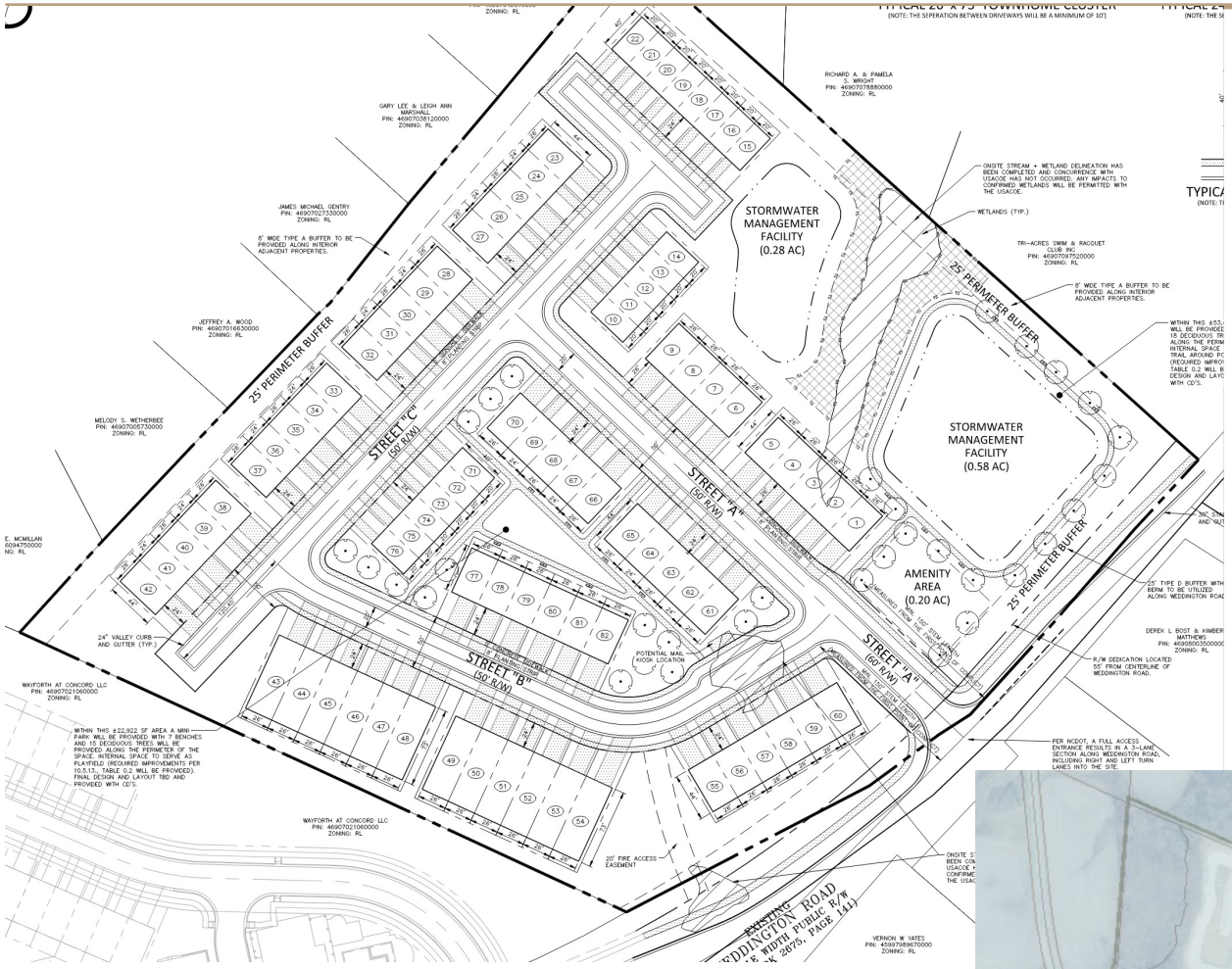
- Replacement of existing mobile homes with newly constructed townhomes.
- Complies with the 2030 land use plan.
- Receipt of Rezoning Approval in 2021.
- Receipt of Preliminary Plat Approval in 2021.

Existing Land Use

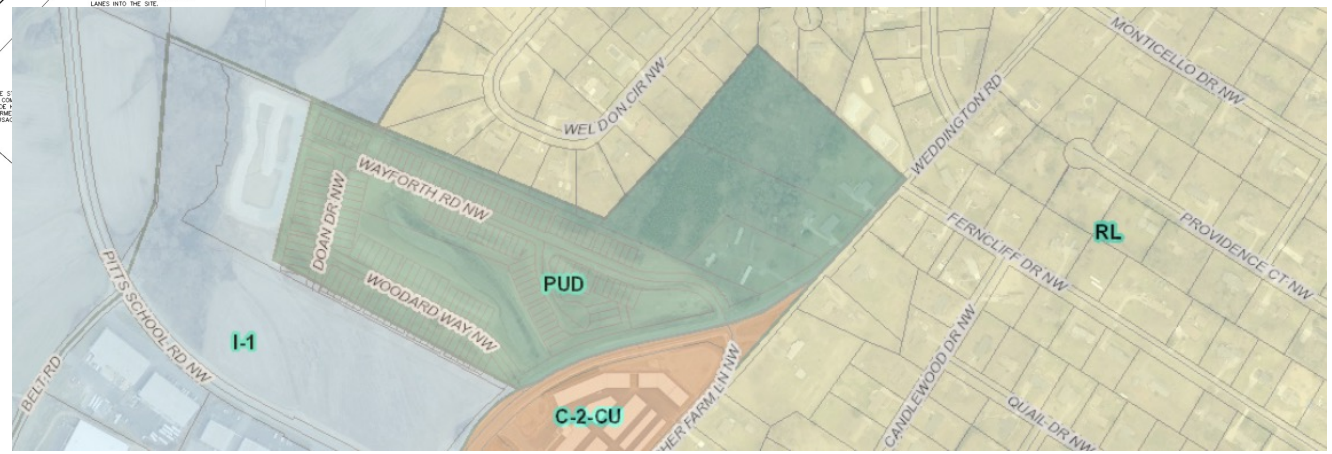


- Existing Land Use
  - Only land use in the vicinity to currently house a trailer park.
  - Surrounding land uses include: established residential subdivisions, high-end rental community and new commercial & office space.

Overall Site Plan



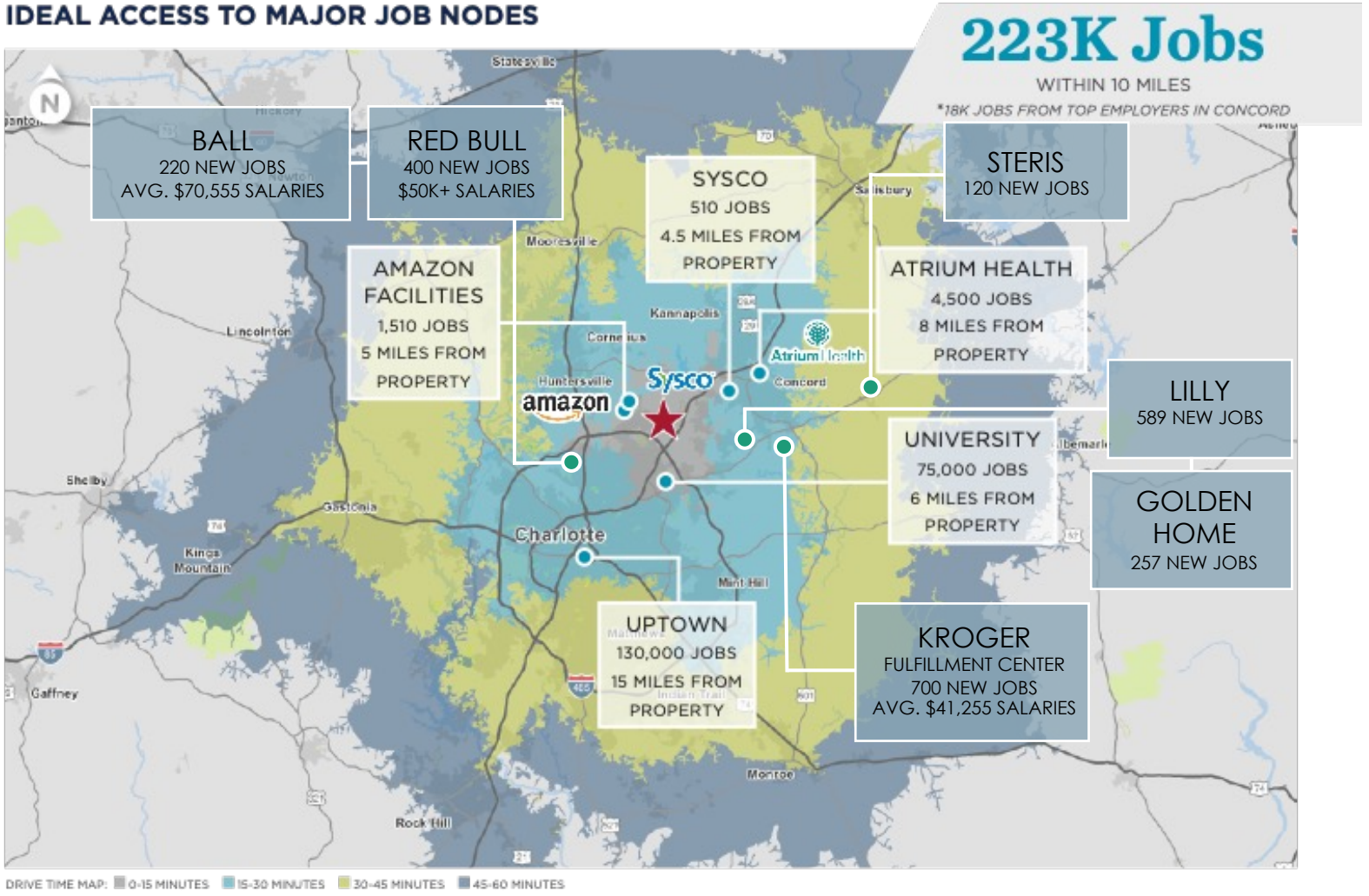
Weddington Road Villas will consist of 82 townhomes. The project will repurpose two 50yr old rental homes and 6 trailers.
The project will have internal sidewalks for community connectivity, a large amenity area and dog park.



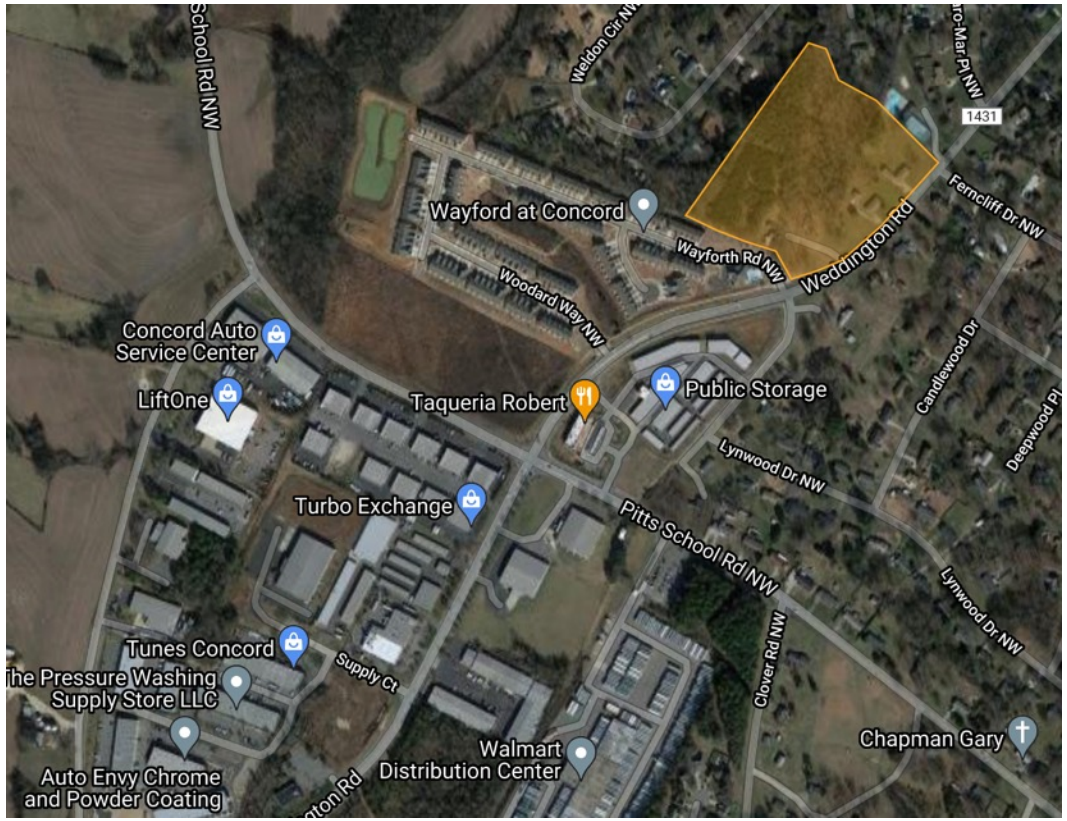
Existing and Future Employment Growth

Embedded Among Major Employers

IDEAL ACCESS TO MAJOR JOB NODES



Walkability



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

Residential: Single Family Attached (Townhomes)

Tuckers Walk Subdivision Ph 3 (CN-PSA-2023-00046/PRS2022-02214)

10022 Angels Landing CT. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
No	Yes	7	Yes	Yes

Previously Considered

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

Allocation Request

Total	2024
1,575	1,575

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

Brief Summary

The applicant is requesting sewer allocation for 7 townhomes located at 10216 Meeting House Dr. NW. This project was rezoned to PUD in 2018 and contains townhomes and commercial outparcels. The site is appropriately zoned for the proposed use and is phase three of Tuckers Walk and was preliminary platted in 2018 (PRS2018-01573). Tuckers Walk Phase 1 was platted in 2018 (PRS2018-03090) with a revision to approved plans in 2020. Phase 2 construction documents were submitted in 2019 (PRS2019-00893) and issued 7/28/2020. They are looking to build and final plat the third phase. This project received allocation for 11 units at the September 20, 2022 and are now requesting an additional 7 units.

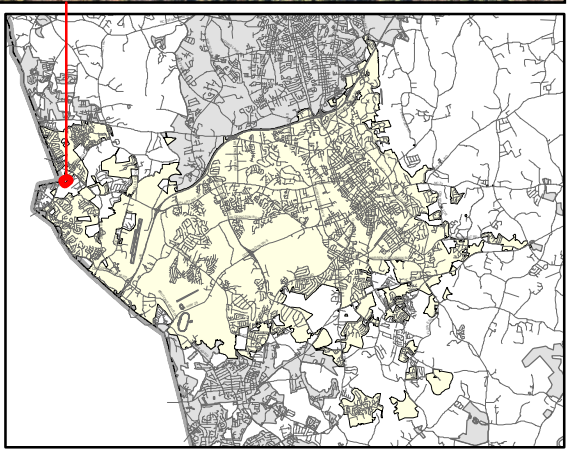
CN-PSA-2024-00046 - Tuckers Walk Subdivision Phase 3

Type: Residential SF Attached

7 townhome units

Allocation Request: 1,575

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:						
2.)	Description of project location:	SOUTH OF INTERSECTION OF HARRIS ROAD AND POPLAR TENT ROAD (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	46719016030000	3a.)	Parcel Acreage:	11.769		
4.)	Site Zoning and use:	PUD-RESIDENTIAL	5.)	Area Commercial or Industrial Building	(sq. ft.)	0	
6a.)	Description of Facility to be served.	SINGLE FAMILY HOME	6b.) Number of Lots	7	6c.) Number of Units	7	
7d.)	Additional description information:						

B. Applicant Information

DAVID S. MILLER 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.)	10815 SIKES PLACE SUITE 300 (Applicant's Street or Box Number)
STREETSCAPE TW, LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	CHARLOTTE, NC 28277 (Applicant's City, State, Zip Code)
(704) 321-1000 (Applicant's Phone Number)	- (Applicant's Facsimile Number)
LARISSA COLES (Name) ENGINEER (Email) (Name with Title and Email of contact person, who can answer questions about application)	emma@odomengineering.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

LARISSA M. COLES (Typed name of North Carolina Professional Engineer)	ODOM ENGINEERING, PLLC (Company Name)
029478 (NCPE Registration Number)	169 OAK ST. (Street or Box Number)
(828) 247-4495 (Phone Number)	FOREST CITY, NC 28043 (City, State, Zip Code)
LARISSA COLES (Name and affiliation of contact person, who can answer questions about application & designs)	emma@odomengineering.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:** 1575 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BEDROOM RESIDENTIAL	75 gal/ DAY/BEDROOM	7	GPD 1575
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
-	gal/		GPD
		Total	GPD 1575

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

David S Miller — Signature:

1/23/2024 — Date:

Narrative For Tucker's Walk Phase 3 Sewer Allocation Application (7 lots).

January 24, 2024

Dear Mayor Dusch and Concord City Council,

This application is a resubmittal, for the allocation application initially reviewed on September 20, 2022 and subsequently re-reviewed and partially approved on December 20, 2022. Our last request for 11 of 17 lots in phase 3 was approved as there was sufficient sewer capacity then available to accommodate 11 lots. We were instructed to observe the opportunity for additional capacity to become available in the townhome category as the City was re-reviewing the status of existing permits. I have learned that the possibility exists for some additional capacity to be allocated to the townhome category prior to the next allocation hearing.

Tucker's Walk is a Planned Unit Development at the Southern to Southwestern Corner of Poplar Tent Rd. and Harris Rd. The preliminary plat for the Planned Unit Development was approved by the City of Concord on November 13, 2018. The Planned Unit Development consists of multiple phases including a 38,000 square foot medical office park, 30,000 square feet of commercial development and a 91 single family townhome subdivision. All of the project, except for the final 7 lots in Phase 3 of the PUD, has been permitted and completed. Permits for sewer and water have previously been issued for the Medical office park (PermitWQ0039877 dated 3/28/2018 and Modified Permit WQ0039877 dated 10/8/2021) and the commercial lots and 73 of the 91 residential lots. (Sewer allocations for Phase I of the Tucker's Walk residential subdivision and the commercial lots were approved on 10/14/2019, Project 2019-053 and the sewer allocations were approved for Phase 2 of the Tucker's Walk residential subdivision on 8/27/2020, Project 2019-053. Sewer allocations for 11 of the 17 lots in Phase 3 of the Tucker's Walk subdivision were approved on Project 2022-00138 on December 20,2022. The sewer and water lines have been installed at the subdivision, with the exception of the lateral lines to serve the final 18 lots in Phase 3. Currently, the PUD as designed and completed will represent a total investment by Raley Miller Properties and our homebuilder Meeting Street Homes of approximately $60 Million. The final phase 3 of the project, which is to be constructed, includes 18 homes valued at approximately $7.0 million at completion.

Upon commencement of the development in 2018, we confirmed that sewer and water utilities were available in adequate capacity for the entire development. Our construction plans and preliminary approved plat have always shown the residential development to total 91 lots and to be constructed in multiple phases. We were surprised to learn that after installing all of the infrastructure as approved, we would experience a situation where the final 18 lots could possibly not be allowed sewer entitlements. The remaining final 7 lots only require an additional 1,680 gallons of sewer usage per day. It is my understanding that it is possible that at the next allocation hearing some additional capacity could become available in the townhome category which could accommodate the very minimal remaining requirement for our Tuckers Walk subdivision. The rest of our project has already been approved and developed for a total of 38,280 gallons per day. The 74 lots in phase 1 and phase 2 of Tucker's Walk have already been sold to the builder and approximately 65 homes have been built and sold to residents. The residents are concerned about the completion of the final phase of the subdivision and the completion of the remaining amenities promised by the builder. Given the success of the project and the near completion of the project, we believe that our request represents the completion of a previously approved and constructed development instead of a new potential project.

The construction drawings for the final 18 lots in phase 3 are currently under City review for permitting.

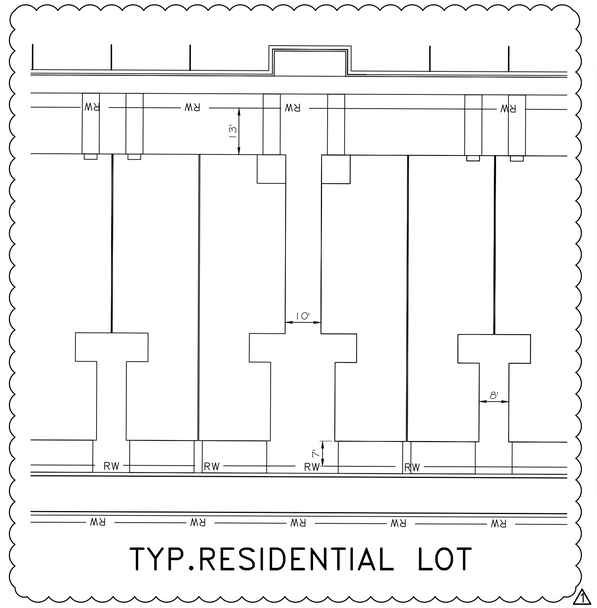
We look forward to your support and approval of our request for 1,680 gallons per day of sewer allocation for the final 7 lots in our final phase of the Tucker's Walk Planned Urban Development, enabling us to complete the Tucker's Walk PUD.

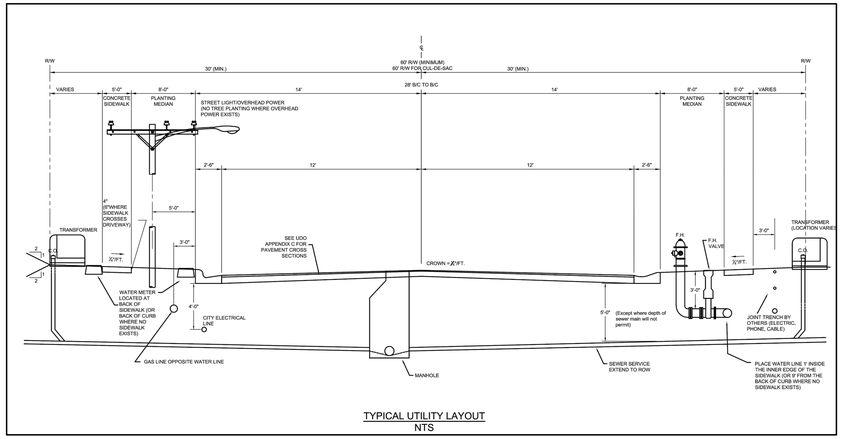
Thank you for your consideration.

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

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

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





TYPICAL UTILITY LAYOUT
NTS

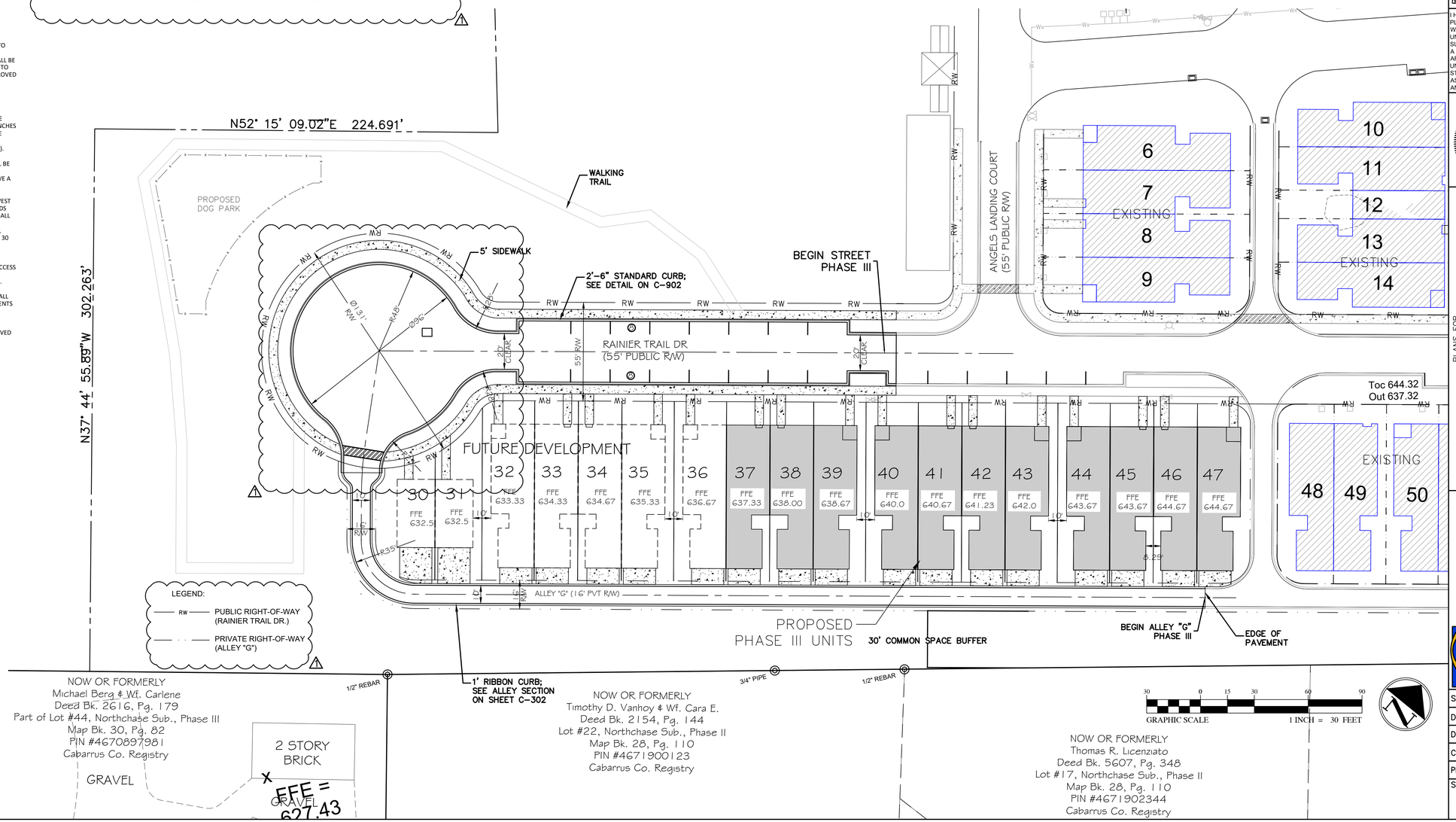
ZONING CODE SUMMARY
PROJECT NAME: TUCKERS WALK PHASE 3
PROPERTY OWNER: NOW OR FORMERLY RMP CANNON, DWAYNE N HENSLEY, ALAN M HENSLEY, GLENNA T HENSLEY
PARCEL P.I.N. FORMERLY: 4671918485, 4671916023, 4671915322, 4671914210, 4671815515, 4671804108
PH III: 4671808425, 4671804207
TOTAL NUMBER OF LOTS
PRE DEVELOPMENT: 73 LOTS
PHASE 3 - 11 RESIDENTIAL

TOTAL AREA OF SITE: 25.13AC ±
TOTAL ACREAGE FOR PHASE 3: 5.28 AC 100%
PIN 03-018-0001.40 3.665 AC
PART OF PIN 03-18-0020.20 1.615 AC (*PARTIAL AREA ONLY)

CIVIL PLANS PREPARED BY: ODOM ENGINEERING, PLLC
PHONE: 828-247-4495

ZONING: PUD JURISDICTION: CITY OF CONCORD
FLOOD MAP NUMBER AND DATE: 3710467100L, 1/16/2018
SETBACK (FRONT): 5 FT
MIN. SIDE YARD (L): 0 FT MIN. SIDE YARD (R): 0 FT
MIN. REAR BUFFER YARD: 4 FT
BUILDING SEPARATION = 10FT

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



JOB NUMBER: 20178

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

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

NORTH CAROLINA PROFESSIONAL SEAL 29826 ENGINEER 1/24/2024 MARISSA M. COLLINS CERTIFICATION

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

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

SCALE: 1" = 30'
DATE: 03/02/23
DRAWN BY: MJG/EHM
CHECKED BY: LMC
PROJECT MGR: LMC
SHEET: C-300

Drawing name: Z:\2020\20178 - TUCKER'S WALK\DWG\20178 - TUCKER'S WALK PHASE 3 SITE - REV1.dwg Plotted on: Jan 25, 2024 - 11:50am

Residential: Single Family Attached (Townhomes)

Skybrook Corners Ph 2 Expansion (CN-PSA-2024-00048)

10601 Poplar Tent Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
12/16/2021	Yes	19	No	No

Previously Considered

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

Allocation Request

Total	2024
4,275	4,275

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 originally submitted 52 townhomes near the intersection of Poplar Tent Rd. and Huntersville-Concord Rd. The preliminary plat was at technical approval on February 10, 2021. The 52 units received sewer allocation on March 22,2022. The applicant pursued annexation of an adjacent piece of property for a road access, which was approved by City Council on November 10, 2020, and zoned on December 15, 2020. Additional land adjacent to the access was approved for annexation by Council on February 10, 2022. Now the applicant is trying to develop 5 units for Skybrook Corners and 14 for the Stinson Expansion.

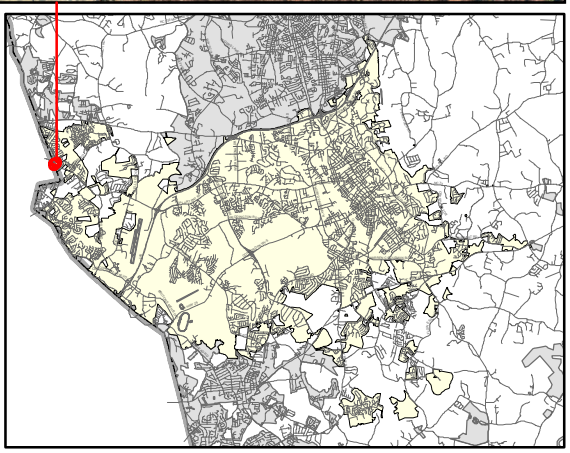
CN-PSA-2023-00039 - Skybrook Corners Phase 2 Expansion

Type: Residential SF Attached

19 townhome units

Allocation Request: 4,275

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:**	Skybrook Corners Expansion				
2.)	**Description of project location:**	Southwest corner of Hutersville-Concord Road(SR 2426) and Poplar Tent Road (SR 2424) (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:**	46717324260000, 46716392230000 & 46717301970000	3a.)	**Parcel Acreage:**	3.108 & 7.01	
4.)	**Site Zoning and use:**	RV-CD	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	residential townhomes	6b.) **Number of Lots**		6c.) **Number of Units**	19
7d.)	**Additional description information:**	this application is for the addition of 19 townhome units to an existing permitted project				

B. Applicant Information

Brian Pace , 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.)	6719-C Fairview Road (Applicant's Street or Box Number)
Skybrook, 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 28210 (Applicant's City, State, Zip Code)
704-365-1208 (Applicant's Phone Number)	704-365-5506 (Applicant's Facsimile Number)
Brian Pace, Manager (Name) bpace@pacedevelop.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	bpace@pacedevelop.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

Steven S. Wilson (Typed name of North Carolina Professional Engineer)	Landworks Design Group, P.A. (Company Name)
15497 (NCPE Registration Number)	1230 W. Morehead, Ste 304 (Street or Box Number)
704-841-1604 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Steven S. Wilson and Landworks Design Group (Name and affiliation of contact person, who can answer questions about **application & designs**)	swilson@landworkspa.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**: 4275 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	75 gal/ bedX3bed/unit	19	GPD 4275
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 4275

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Brian Pace _____, **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 Stephen Pace Digitally signed by Brian Stephen Pace Date: 2022.07.22 15:55:01 -04'00' 1-22-2024

Signature: Date:

April 17, 2024

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

RE: Project Narrative for for Skybrook Corners Phase 2; Parcel IDs: 46717306200000 & 46717312110000

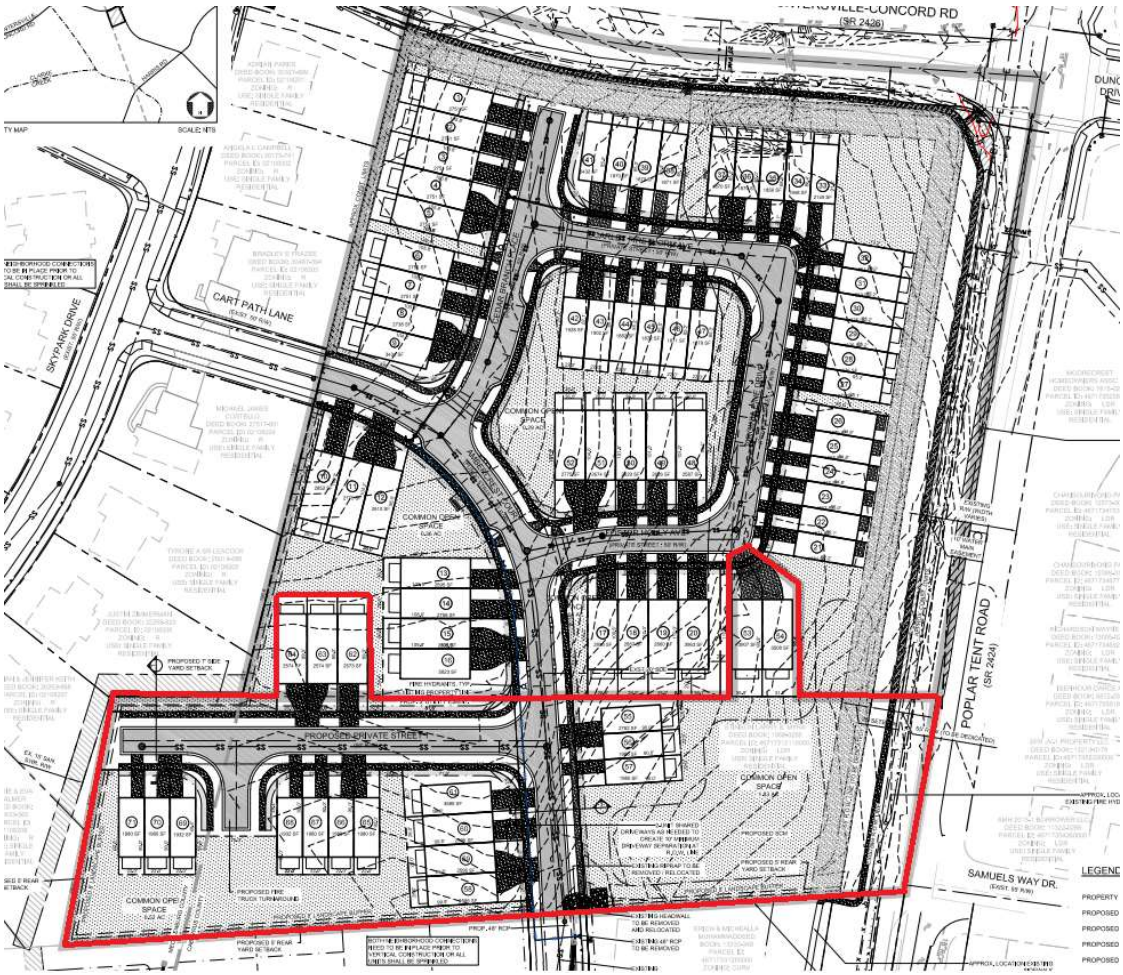
Dear Mayor Dusch & City Council Members,

Please allow this letter to serve as a narrative regarding our project's request for sewer capacity within the City of Concord. Skybrook, LLC is seeking to develop the final 19 Townhome Lots which will complete the last phase of the Skybrook Corners development. This approved project is an infill development which will close out the home building in between the existing Skybrook Corners site and the single-family homes located in the Parkside at Skybrook North community.

The following schedule shows the review dates as well the upcoming remaining approvals for our project:

- January 22, 2022- Early Grading Approvals Issued.
- February 10, 2022- the property was annexed into the city limits.
- April 19, 2022- the Concord P&Z Commission unanimously approved the rezoning plan.
- June 19, 2022- 1st Sewer Allocation was denied by City Council.
- September 20, 2022- 2nd Sewer Allocation was denied by City Council.
- November 28, 2022- the Preliminary Plats were approved by staff.
- December 20, 2022- 3rd Sewer Allocation was denied by City Council.
- March 21, 2023- 4th Sewer Allocation was denied by City Council.
- December 19, 2023- 5th Sewer Allocation was denied by City Council.
- April 17, 2024- 6th Sewer Allocation application has been filed for review and approval.
- May 1, 2024- Construction Drawings for the 19 Lots will be submitted to the city for review.

The adjacent Skybrook Corners has completed all construction related activities and we have sold 48 of the approved 52 townhomes from September 2023 through April 2024. Our price points range from the $430k's to $500k's which has provided a window for our younger middle-income families to join our vibrant community. This type of demand and sales activity clearly shows the need and how underserved this housing product remains in our market. Finally, these are the last 19 of the total 807 lots which comprise of all the Skybrook North communities. The granting of sewer allocation for these lots will allow us to finish up construction activities including the conversion of the existing storm water basin, which will be welcomed by all the neighboring residents and will allow us to close out the last phase of the Skybrook community.

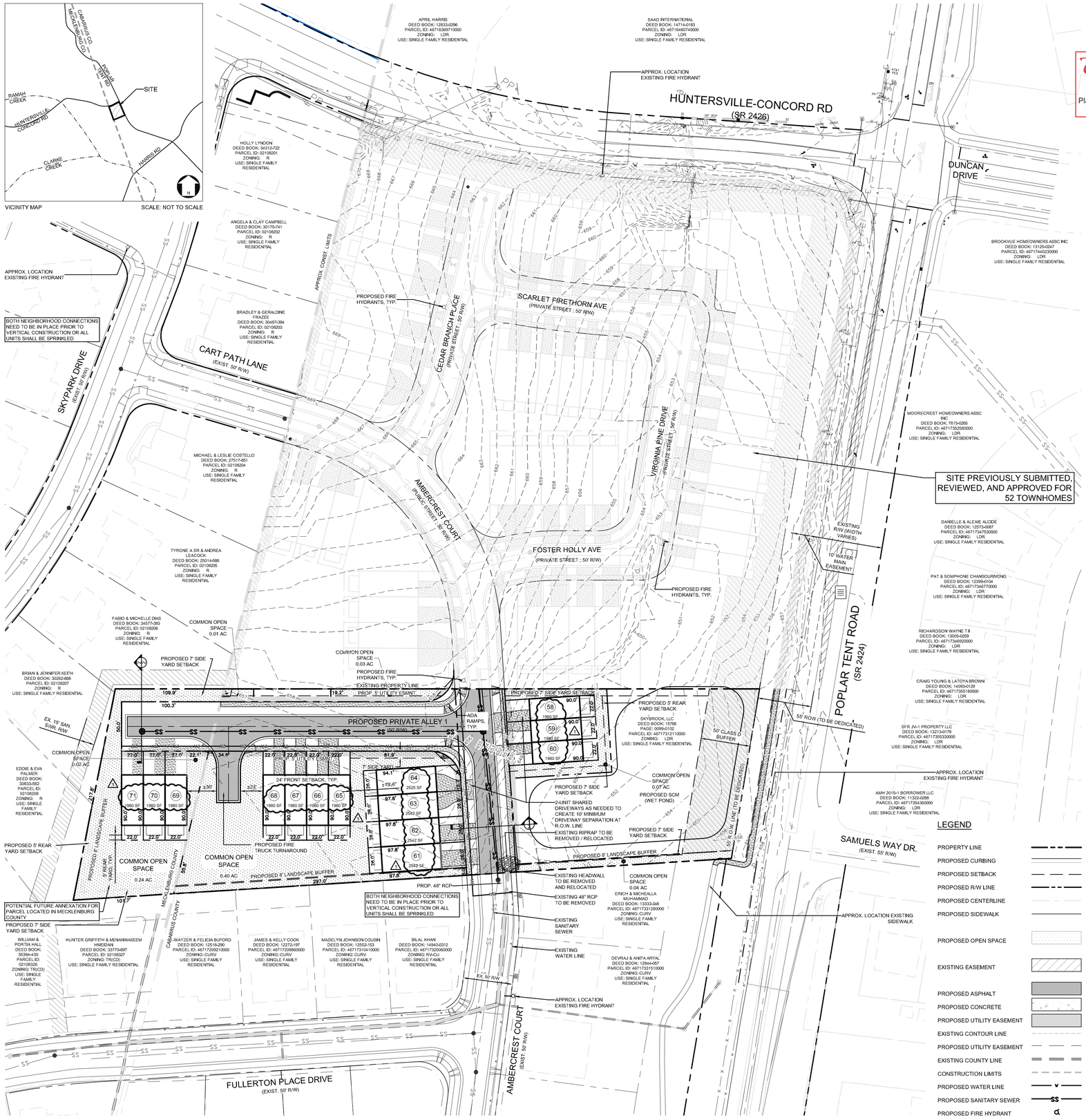


We are very thankful for all the time and effort that staff and city council has provided during our reviews. We look forward to completing this project and respectively request that you grant sewer capacity for the final 19 units. If you have any questions or need additional information, please call me at 704.995.2507 or email me at scott@bpropnc.com.

Sincerely,

Scott Moore
Project Manager
Skybrook Subdivision

VICINITY MAP SCALE: NOT TO SCALE



Concord — High Performance Living

Approval
City of Concord - Planning

Planning: Monterai Adams (1/11/2023)

SITE DATA

PIN:	#46717312110000
JURISDICTION:	CITY OF CONCORD, CABARRUS COUNTY
SITE AREA:	±3.108 AC (135,384.48 S.F.) (GROSS)
ESTIMATED FINAL PLAT DATE:	JUNE 2024

CODE REQUIREMENTS (City of Concord Land Development Code):

EXISTING ZONING:	RV-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
EXISTING WATERSHED:	CLARKE
ALLOWABLE DENSITY:	8 DUA/AC
PROPOSED DENSITY:	14 UNITS (±4.50 DUA) 10 UNITS - 22' WIDE 4 UNITS - 26' WIDE'
PARKING REQUIRED:	21-35 SPACES (1.5 SPACES/UNIT MIN. 2.5 SPACES/UNIT MAX.)
PARKING PROVIDED:	28 SPACES, 2 SPACES PER UNIT (GARAGE AND DRIVEWAY)
MINIMUM LOT SIZE:	7,500 SF
MIN. FRONT SETBACK:	24'
INTERIOR SIDE SETBACK:	7'
SECONDARY FRONT SETBACK (CORNER LOTS)	20'
REAR SETBACK:	5'
THOROUGHFARE BUFFER REQ'D:	25' WITH 6' BERM OR 50' WITHOUT 6' BERM
BLDG HEIGHT MAX. ALLOWED:	35'
BLDG HEIGHT MAX. PROVIDED:	30'-6 3/4" (2 STORIES)
MAX. BLDG. SQFT PROVIDED:	2570 S.F

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED:	20% REQUIRED (±27,077 SF ; 0.62 AC)
OPEN SPACE PROVIDED:	±26.38% (0.82 AC / 3,108 AC)

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

ELECTRICAL PROVIDER: DUKE ENERGY

SKY CORNERS / SKYBROOK CORNERS EXPANSION IMPERVIOUS BREAKDOWN

GROSS SITE ACREAGE (INCLUDING SKYBROOK CORNERS): ± 10.468 AC

SKYBROOK CORNERS SITE:

STREETS:	34,832 SF
SIDEWALKS:	17,388 SF
BUILDINGS:	77,094 SF
DRIVEWAYS:	25,192 SF
PATIOS:	5,500 SF
SUBTOTAL:	160,006 SF

STINSON ADDITIONAL:

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

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

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

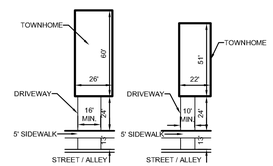
NCDEQ will need to provide feedback on if the wet pond will create a high hazard dam once you have a grading plan in place.

LEGEND

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

FIRE SUMMARY

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



GENERAL NOTES:
1. DRIVEWAYS TO BE A MINIMUM 10' WIDE
2. MINIMUM DRIVEWAY SEPARATION TO BE 10'

TYPICAL LOT DIAGRAM

LOT NUMBER	SF	ACRES
58	1,980	0.045
59	1,980	0.045
60	1,980	0.045
61	2,542	0.06
62	2,542	0.06
63	2,542	0.06
64	2,525	0.06
65	1,980	0.045
66	1,980	0.045
67	1,980	0.045
68	1,980	0.045
69	1,980	0.045
70	1,980	0.045
71	1,980	0.045

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

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

REVISIONS:

No.	Date	By	Description
1	12/13/22	SDW	Fixed duplicate lot numbers

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

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

PRELIMINARY PLAT

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-253 DESIGN GROUP

NORTH CAROLINA LANDSCAPE ARCHITECTURE 1834 SCOTT D. WILSON 12-13-22

CORPORATE CERTIFICATIONS
NC PE : C--2930 NC LA : C--253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: SDW
Drawn By: SDW
Checked By: SSW
Date: 09/29/2022
Project Number: 18018.1

Sheet Number:

L-101

SHEET # 1 OF 2

P:\2018 Jobs\18018.1 - Skybrook Townhome CDs - Pace\CAD\Sketch Planning\Stinson Sketch\Preliminary Plat\PP - skybrook corners_stinson.dwg

Residential: Single Family Attached (Townhomes)

1090 Poole Pl Townhomes (CN-PSA-2024-00050)

1090 Poole Pl. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
8/11/2022	Yes	38	No	No

Previously Considered

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

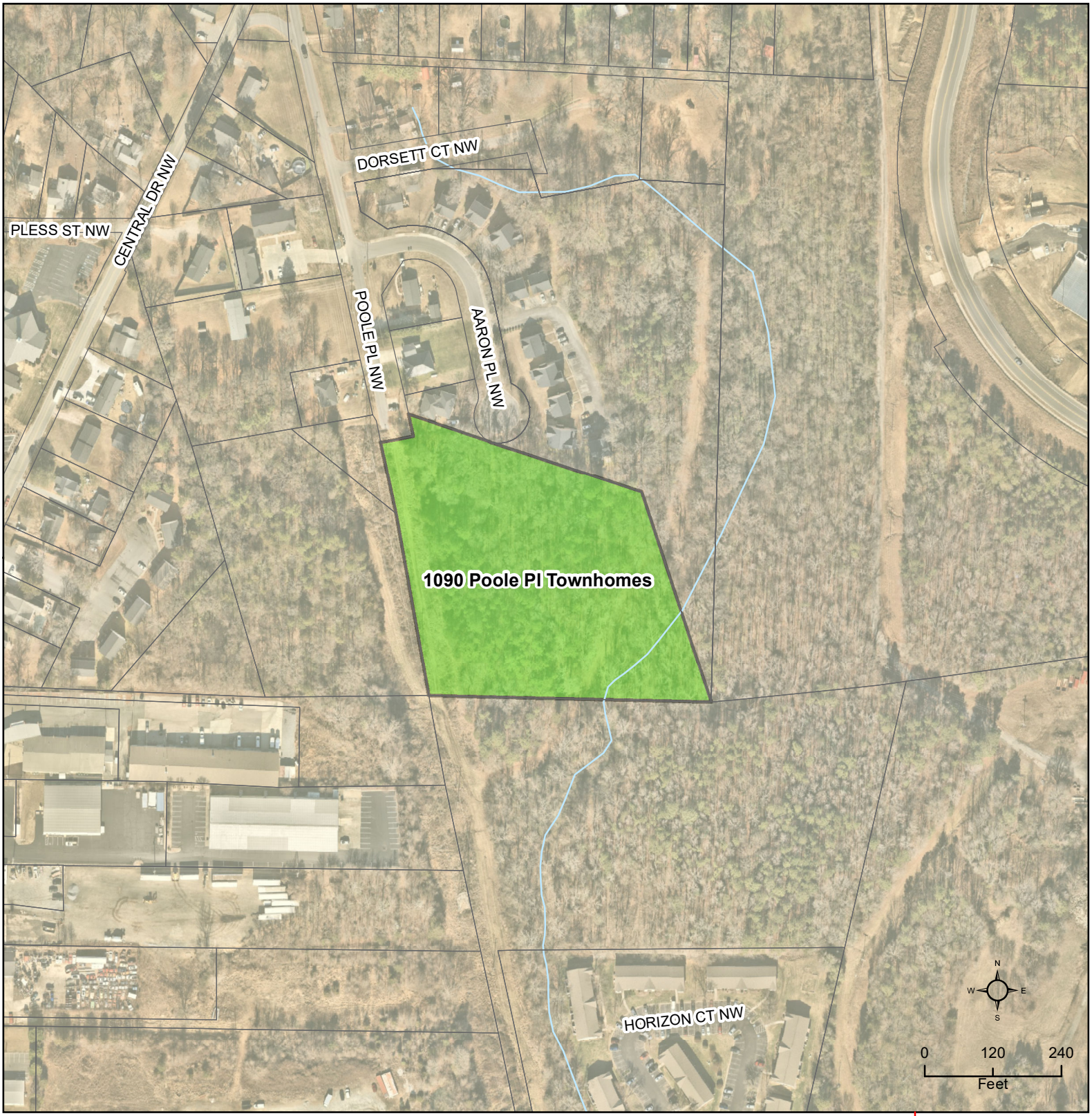
Allocation Request

Total	2024
8,550	8,550

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



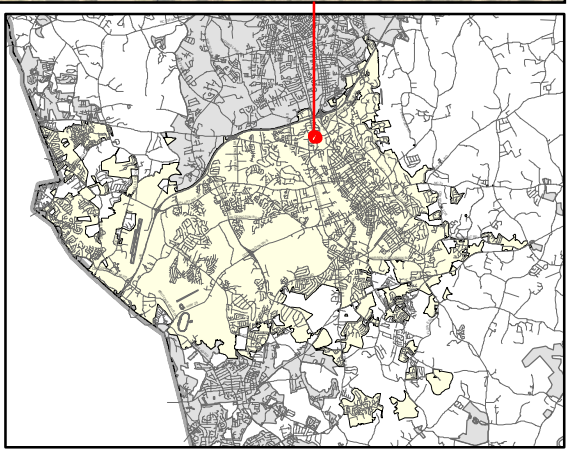
CN-PSA-2024-00050 - 1090 Poole Pl Townhomes

Type: Residential SF Attached

38 townhome units

Allocation Request: 8,550

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	1090 Poole Place Townhomes				
2.)	Description of project location:	Site located at the end of Poole Place NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	Cabarrus County Parcel Identification Number:	56119785180000	3a.)	Parcel Acreage:	4.82	
4.)	Site Zoning and use:	RC/Townhomes	5.)	Area Commercial or Industrial Building (sq. ft.)	0	
6a.)	Description of Facility to be served.	Townhomes	6b.) Number of Lots	38	6c.) Number of Units	38
7d.)	Additional description information:	Townhome project consisting of private roads				

B. Applicant Information

Gaines Edd Estate and Others , (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.)	2208 W Cone Blvd (Applicant's Street or Box Number)
Greensboro (**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.)	Greensboro, NC 27408 (Applicant's City, State, Zip Code)
704-713-2602 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Romil (Name) Chudgar (Email) (Name with Title and Email of contact person, who can answer questions about application)	romelle03@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

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

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 8,550 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 Bedroom Townhomes	225 gal/ day	38	GPD 8,550
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Romil Chudgar _____, **the undersigned, do hereby make application for preliminary wastewater**
(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.

Romil Chudgar — February 5, 2024

Signature: Date:

Project Narrative

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

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

Residential: Single Family Attached (Townhomes)

Ellenwood Townhomes (CN-PSA-2024-00051)

10758 Ellenwood Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
11/30/2023	No	108	No	No

Previously Considered

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

Allocation Request

Total	2024	2025	2026
24,300	11,250	11,250	1,800

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	-2

Brief Summary

Ellenwood Townhomes is proposing 108 rear loaded townhomes. The applicant has submitted their annexation application, which was denied by City Council on May 9, 2024. Their conditional rezoning plan is in for review.

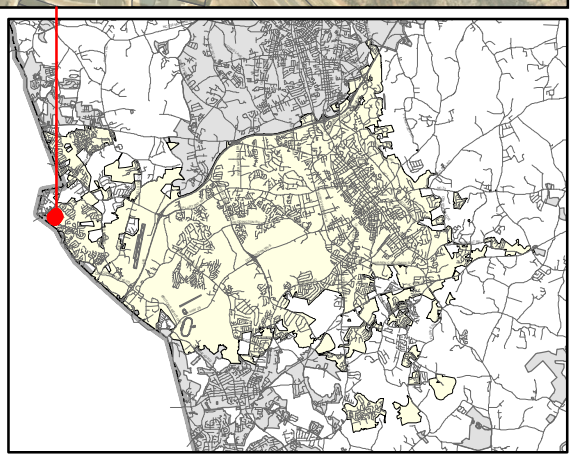
CN-PSA-2024-00051 - Ellenwood Townhomes

Type: Residential SF Attached

108 townhome units

Allocation Request: 24,300

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:**	Ellenwood Townhomes				
2.)	**Description of project location:**	Site located northeast of Ellenwood Rd + opposite Wild Lantana Ln 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:**	4670655413, 4670656370, & 4670646808	3a.)	**Parcel Acreage:**	±15.38 AC	
4.)	**Site Zoning and use:**	Annexing + rezoning to RV-CD	5.)	**Area Commercial or Industrial Building**	(sq. ft.)	
6a.)	**Description of Facility to be served.**	108 townhomes	6b.) **Number of Lots**	108 + open space lots	6c.) **Number of Units**	108
7d.)	**Additional description information:**	For-sale townhomes				

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.)	8008 Corporate Center Dr (Applicant's Street or Box Number)
Empire Communities (**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)
704-602-3322 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Mike Shea (Name) mshea@empirecommunities.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	mshea@empirecommunities.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 Van Dine (Typed name of North Carolina Professional Engineer)	McAdams (Company Name)
036289 (NCPE Registration Number)	2100 S Tryon St, 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)
	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:** 24,300 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3-bedroom townhomes	225 gal/ per day	108	GPD 24,300
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Mike Shea (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: 3/5/2024

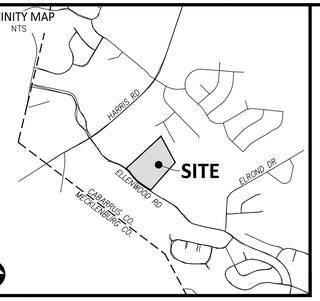
Ellenwood Road Townhouses

Members of the Empire Communities team have a proven track record for delivering quality communities and working collaboratively with Concord Staff. Development lead, Mike Shea, was instrumental in the development of Winding Walk, Edison Square and the installation of the traffic signal at the intersection of Ellenwood and Eastfield/Harris. The development of the proposed Ellenwood Townhome community will fill-in a "hole" in Concord's jurisdiction and provide a meaningful streetscape improvement along Ellenwood where curb, gutter and street trees are currently lacking.

The following provides the rational to support sewer allocation to the Ellenwood Road Townhome community upon availability:

- The site is located next to an active sewer line on connecting Franklin Tree Drive allowing for cost effective extension without easement acquisition.
- The site is currently utilized as an automobile junk yard; reuse of the site will provide environmental, visual and increased tax benefits to the community.
- Annexation and development of the site will fill in a missing sidewalk, curb and gutter gap between existing adjacent Concord communities.
- Development of the site with a townhome product will provide a diverse housing type with a quality consistent to the surrounding community.
- The applicant is proposing a use that is less dense and with lower sewer allocation needs than the commercial uses supported by the adopted land use policy.
- The proposed development for the 15.38 acre includes 7.35 acres of "open space" with 3.71 acres of tree save.
- This product type will help meet needs of the growing employment base in Concord.
- Applicant is proposing to allocate sewer in three phases over a three-year life of the project.

VICINITY MAP
NTS



SITE DATA

DEVELOPER/APPLICANT
EMPIRE COMMUNITIES
8008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NORTH CAROLINA 28226

PID:	4670655413, 4670656370, & 4670646808
EXISTING ZONING:	CABARRUS COUNTY LDR
PROPOSED ZONING:	CONCORD RV-CD
MINIMUM PERIMETER SETBACKS	
ALONG ELLENWOOD RD:	20' BUFFER
SIDE:	-8' TYPE A BUFFER ADJACENT TO RV ZONING -20' TYPE C BUFFER ADJACENT TO C-2 ZONING
REAR:	8' TYPE A BUFFER ADJACENT TO RV ZONING
MAXIMUM BUILDING HEIGHT:	35 FEET 1
	DEVELOPMENT AREA
AREA:	±15.38 AC
LOT COUNT:	108 UNITS 1
LOT DENSITY:	7.02 UNITS/AC
OPEN SPACE PROVIDED:	3.07 AC 2
TREE SAVE PROVIDED:	± 3.71 AC 1
STORMWATER DETENTION PROVIDED:	± 0.31 AC

TOTAL DEVELOPMENT

REQUIRED OPEN SPACE:	20% OF GROSS SITE OR 3.07 AC (15.38 AC x 20%)
PROVIDED ACTIVE OPEN SPACE:	± 1.31 AC
PROVIDED PASSIVE OPEN SPACE:	± 5.43 AC 2
TOTAL PROVIDED OPEN SPACE:	± 6.74 AC
PROVIDED TREE SAVE:	27.33% OF GROSS SITE OR ± 3.71 AC (INCLUDES AREA INCLUDED AS OPEN SPACE) 1
REQUIRED STREET TREES:	1 SHADE TREE EACH SIDE OF ROAD PER 40'
PROVIDED STREET TREES:	889 FEET OF PUBLIC STREETS = 23 REQUIRED TREES (LOCATION OF STREET TREES TBD)
REQUIRED STREET CONNECTIVITY RATIO:	1.4
PROVIDED STREET CONNECTIVITY RATIO:	1.5 (3 LINKS / 2 NODES)
TOTAL ACREAGE OF RIGHT-OF-WAY:	±1.45 AC
TOTAL ACREAGE OF SUBLOTS:	±4.19 AC 1

APPROXIMATE IMPERVIOUS CALCULATIONS 1

STRUCTURES =	± 101,100 SF
STREETS =	± 95,000 SF
SIDEWALKS =	± 18,700 SF
DRIVEWAYS =	± 17,700 SF
TOTAL IMPERVIOUS =	± 232,500 SF
MAXIMUM IMPERVIOUS PER ZONING:	50% OF GROSS SITE OR ± 7.69 AC
PROVIDED IMPERVIOUS (ACREAGE):	34.6% OR ± 5.32 AC

MINIMUM SUBLOT SETBACKS

FRONT BUILDING SETBACK:	10 FEET
REAR SETBACK:	20 FEET
CORNER SETBACK:	10 FEET

PARKING COUNT

REQUIRED (MIN. 1.5 PER DWELLING):	162 SPACES 1
108 DWELLINGS WITH 1 CAR GARAGES + 20' DRIVEWAY:	216 SPACES
VISITOR PARKING REQUIRED (1 PER EVERY 2 DWELLINGS):	54 SPACES
VISITOR PARKING PROVIDED:	54 SPACES
CLUSTER MAILBOX UNIT PARKING REQUIRED:	6 SPACES 2
CLUSTER MAILBOX UNIT PARKING PROVIDED:	6 SPACES
TOTAL PARKING PROVIDED:	276 SPACES
BICYCLE PARKING PROVIDED (1 PER EVERY 5 DWELLINGS):	22 SPACES

APPROXIMATE LINEAR FEET OF ROADS:
STREET 'A' = +/- 729
STREET 'B' = +/- 160

NOTES:
1. ALL OPEN SPACE WILL BE LOCATED OUTSIDE OF THE INDIVIDUAL LOTS
2. PER 7.6.2.A.6 OF THE CONCORD DEVELOPMENT ORDINANCE PATIOS CANNOT BE CLOSER THAN 5 FEET TO THE PROPERTY LINE.
3. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE MAY BE A COMBINATION OF PORTIONS OF THE FOLLOWING: JAMES HARDIE COLOR PLUS SIDING, BRICK, WRAPPED ALUMINUM FACIA AND VINYL SOFFITS.
4. PRELIMINARY SEWER ALLOCATION APPLICATION PROCESS IS UNDERWAY.

SUBLOT SQUARE FOOTAGE 1

LOT #	SF	LOT #	SF	LOT #	SF
1	2813	37	1385	73	2269
2	1607	38	1539	74	2269
3	1415	39	2269	75	1539
4	1440	40	2269	76	1385
5	1641	41	1385	77	1385
6	2518	42	1385	78	1539
7	1640	43	2269	79	2269
8	1860	44	2269	80	2269
9	1722	45	1539	81	1539
10	1768	46	1385	82	1385
11	2017	47	1385	83	1385
12	3064	48	1539	84	1539
13	3140	49	2269	85	2269
14	2157	50	2269	86	2269
15	1951	51	1539	87	1539
16	1953	52	1385	88	1385
17	2163	53	1385	89	1385
18	3158	54	1539	90	1539
19	3092	55	2269	91	2269
20	2043	56	2269	92	2269
21	1792	57	1539	93	1539
22	1740	58	1385	94	1385
23	2560	59	1385	95	1385
24	2115	60	1539	96	1539
25	1385	61	2269	97	2269
26	1385	62	2269	98	2269
27	2269	63	1539	99	1539
28	2269	64	1385	100	1385
29	1539	65	1385	101	1385
30	1385	66	1539	102	1539
31	1385	67	2269	103	2269
32	1539	68	2269	104	2269
33	2269	69	1539	105	1539
34	2269	70	1385	106	1385
35	1539	71	1385	107	1385
36	1385	72	1539	108	1539

ADJACENT PROPERTY OWNERS

	PARCEL	DEED	OWNER	ZONING
1	4670640987	14384-103	LANTANA HOMEOWNERS ASSOCIATION INC	RV-CD
2	4670650231	11984-083	AMIT K PANDIT & BHARTI KUMARI PANDIT	C-2
3	4670650253	11989-163	BARBARA A RAY	C-2
4	4670650274	16250-107	VIJAYARAMANAN CHANDRAN & VARALAKSHMI MADASAMY	C-2
5	4670651207	14545-306	KRISHNA SRAVANTHI KOLLA	C-2
6	4670651239	11887-132	AMAR PREET KALRA	C-2
7	4670651352	11927-212	JAYAMURUGAN B SUBBIAH & LAKSHMI MEGANATHAN	C-2
8	4670651373	14169-300	NAGA VENKATA MARN & HARIKA PARUCHURI	C-2
9	4670652306	13985-021	SHAILESH H PAWAR & MAYURA PAWAR	C-2
10	4670652328	11733-183	KAY L SWARTZ	C-2
11	4670652451	11727-271	STACIE TAMIKA WEST	C-2
12	4670652472	11727-144	TAMARA C WILLIAMS	C-2
13	4670652495	11725-209	MICHAEL R YELTON & MAXINE G YELTON	C-2
14	4670653427	13758-272	VENKATESH SAINI & SRAVANTHI LINGAREDDYGARI	C-2
15	4670653459	14629-254	RAMYA KRISHNA IMMINNI & BHARATH KUMAR MARAMPUDI	C-2
16	4670653571	11945-044	VENU M UMMETTALA & SAMEERA TANKASALA	C-2
17	4670653593	11963-133	BRENDA A FLANAGAN	C-2
18	4670654516	11935-228	SAPNA MOHANAN	C-2
19	4670655772	16532-255	PRAVEEN K POOJARY & RUVITHA R POOJARY	C-2
20	4670655794	12152-086	MINNY VIDHYA DUGGIRALA	C-2
21	4670656716	15467-257	MANIKONDA JAGAN REDDY & VIDYULATHA CHERLAKOLA	C-2
22	4670656738	12152-067	NAM KYUNG KIM & SAM JUNG	C-2
23	4670656768	16363-303	AUDRA MILLER	C-2
24	4670656881	12303-095	NATHAN E TESH	C-2
25	4670657802	12295-304	KRISTINA F TRICE	C-2
26	4670657823	13027-120	JOSEPH KEVIN BLACKWELL	C-2
27	4670657844	12324-231	VIKRAM M PADIVAL & RAKSHA V PADIVAL	C-2
28	4670657866	12299-110	ROSA WEYRICH	C-2
29	4670657980	12440-139	EDISON SQUARE TOWNHOMES ASSOCIATION INC	C-2
30	4670659813	13083-304	GERMAN RICARDO MOLINA CALVO & LAURA HILTON GUNN	RV
31	4670659745	8509-007	PRALHAD ARGADE & MADHAVI P ARGADE	RV
32	4670750701	16388-022	SAIYUGANIDHAR KALAGARA & SRUJANA KALAGARA	RV
33	4670750612	14783-215	SAURAV BAHADUR SINGH & KARUNA SINGH	RV
34	4670750100	11196-017	WINDING WALK OWNERS ASSOCIATION INC	RV

NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- PERIMETER & STREAM BUFFER
- SS — SS — EXISTING SANITARY SEWER
- OU — OU — EXISTING OVERHEAD UTILITY
- EXISTING MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- S1 S2 S3 S4 T5 T6 T7 T8 POTENTIAL TREE SAVE
- OPEN SPACE AREA
- STREAM BUFFER AREA

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EMPIRE COMMUNITIES
DAN ROBERTSON
8008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NC 28226
PHONE: 501. 658. 9191

EMPIRE

ELLENWOOD TOWNHOMES
REZONING PLAN
ELLENWOOD ROAD
CONCORD, NORTH CAROLINA, 28027

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.	DATE	
1	03. 04. 2024	PER CITY COMMENTS
2	03. 27. 2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	EMP23006
FILENAME	EMP23006-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 50'
DATE	12. 22. 2023

SHEET

REZONING PLAN

RZ.01

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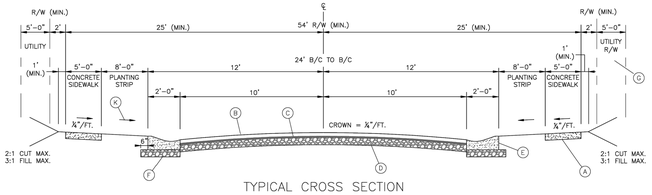
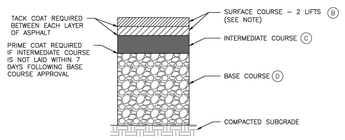


TYPICAL CROSS SECTION



NOTE:
SURFACE COURSE TO BE INSTALLED IN TWO (2) SEPARATE LIFTS A MINIMUM OF 1" THICK. THE FIRST LIFT MUST BE INSTALLED DIRECTLY AFTER INTERMEDIATE COURSE HAS BEEN INSTALLED AND ACCEPTED. THE FINAL LIFT SHOULD BE INSTALLED AFTER ALL OTHER REQUIREMENTS FOR ACCEPTANCE HAVE BEEN MET.

TYPICAL PAVEMENT SECTION

KEY

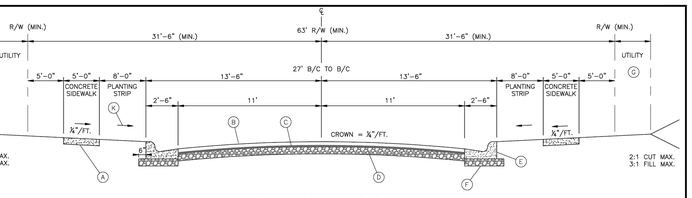
- (A) 4" SIDEWALK*
  *DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 6" THICK
- (B) 2 ½" S9.5B SURFACE COURSE
- (C) 2.25" I-19.0C INTERMEDIATE COURSE
- (D) 8" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (E) 2'-0" VALLEY GUTTER
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 4"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

NOT TO SCALE

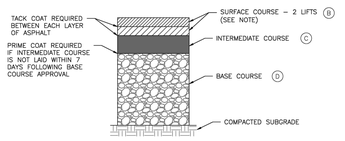
Concord NORTH CAROLINA High Performance Living

LOCAL RESIDENTIAL STREET

3-2022
STR-101
SHEET 1 OF 1



TYPICAL CROSS SECTION



NOTE:
SURFACE COURSE TO BE INSTALLED IN TWO (2) SEPARATE LIFTS A MINIMUM OF 1.5" THICK. THE FIRST LIFT MUST BE INSTALLED DIRECTLY AFTER INTERMEDIATE COURSE HAS BEEN INSTALLED AND ACCEPTED. THE FINAL LIFT SHOULD BE INSTALLED AFTER ALL OTHER REQUIREMENTS FOR ACCEPTANCE HAVE BEEN MET.

TYPICAL PAVEMENT SECTION

KEY

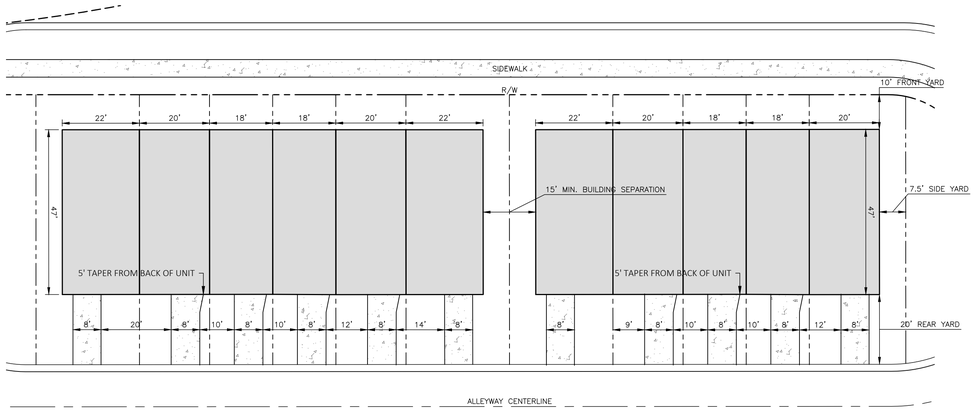
- (A) 4" SIDEWALK
  *DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 6" THICK
- (B) 3" S9.5B SURFACE COURSE
- (C) 2.25" I-19.0C INTERMEDIATE COURSE
- (D) 10" COMPACTED AGGREGATE BASE COURSE OR 5" B-25.0C
- (E) 2'-6" STANDARD CURB AND GUTTER
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (G) ADDITIONAL UTILITY R/W OR EASEMENT TO BE DETERMINED BY APPLICABLE PARTIES
- (K) PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN.) TO 1-1/4" PER FOOT (MAX.). PRIOR APPROVAL REQUIRED FOR STEEPER GRADES.

NOT TO SCALE

Concord NORTH CAROLINA High Performance Living

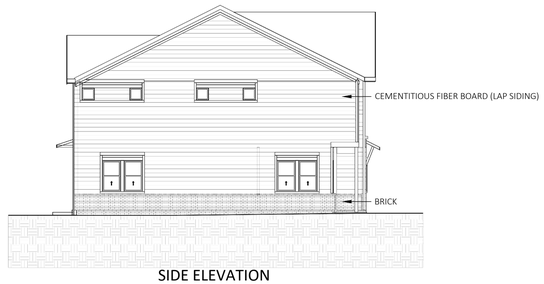
RESIDENTIAL COLLECTOR STREET

3-2022
STR-102
SHEET 1 OF 1



TYPICAL LOT DIMENSIONS
NTS

REAR ELEVATION



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

ILLUSTRATIVE BUILDING ELEVATIONS
NTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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EMPIRE

ELLENWOOD TOWNHOMES
REZONING PLAN
ELLENWOOD ROAD
CONCORD, NORTH CAROLINA, 28027

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION THE JOHN R. McADAMS COMPANY, INC. C-0293

REVISIONS

NO.	DATE	
1	03. 04. 2024	PER CITY COMMENTS
2	03. 27. 2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	EMP23006
FILENAME	EMP23006-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	12. 22. 2023

SHEET

REZONING NOTES

RZ.02

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Residential: Single Family Attached (Townhomes)

Your New Home on Spring Street (CN-PSA-2024-00055/PRS2022-00524)

300 Spring St. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
9/30/2021	Yes	27	Yes	No

Previously Considered

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

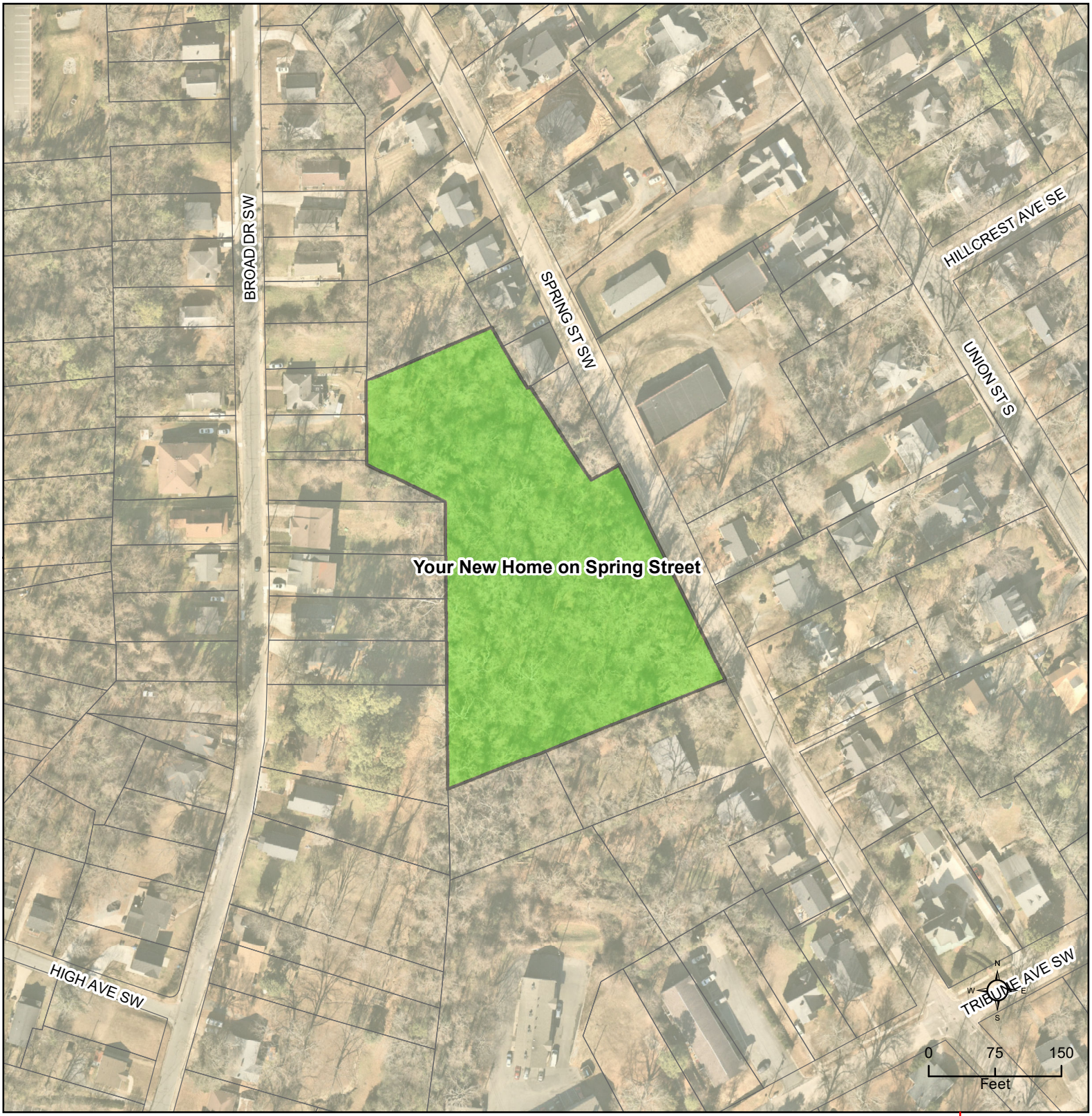
Allocation Request

Total	2024
6,075	6,075

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 was awarded sewer allocation on July 19, 2022, and received the 6-month extension that expired on January 19, 2024. The construction documents are still showing outstanding comments from all internal departments that review the plans. The applicant is proposing 27 condominium units. This project is located in the Center City Small Area Plan.



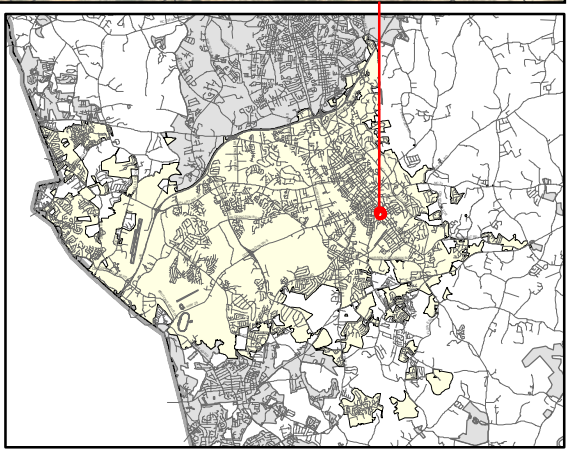
CN-PSA-2024-00055 - Your New Home on Spring Street

Type: Residential SF Attached

27 townhome units

Allocation Request: 6,075

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:	Your New Home on Spring Street					
2.)	Description of project location:	300 Spring St SW, 570' north of intersection of Tribune Ave & Spring St SW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5630-05-4158	3a.)	Parcel Acreage:	2.934		
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			6c.) Number of Units	27
7d.)	Additional description information:						

B. Applicant Information

Alex F. Peter — 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)	2764 Pleasant Rd, Suite 779 (Applicant's Street or Box Number)
Your New Home on Spring St, 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)	Fort Mill, SC 29708 (Applicant's City, State, Zip Code)
803.897.6562 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Alex F. Peter, Director (Name) — yournewhomeonspringstreetllc.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	yournewhomeonspringstreetllc.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 L. Modlin (Typed name of North Carolina Professional Engineer)	Richard L. Modlin, PE (Company Name)
14937 (NCPE Registration Number)	7215 Terrace Drive (Street or Box Number)
980.322.4191 (Phone Number)	Charlotte, NC 28211 (City, State, Zip Code)
Richard L. Modlin, engineer (Name and affiliation of contact person, who can answer questions about **application & designs**)	richardmodlin@att.net (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 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:** 6075 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow)

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

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

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

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

Established Type See 02T.0114(f))	Daily Design Flow (a, b	No. of Units	Flow
3 BR townhome	75 gal/ day/bedroom	27	GPD 6075
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 6075

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Alex F. Peter **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: April 24, 2024

Preliminary Wastewater Flow Application

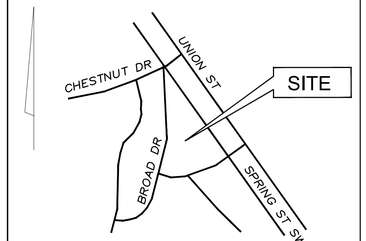
Your New Home on Spring Street – Narrative

Your New Home on Spring Street is located at 300 Spring Street, SW in Concord, North Carolina. The project is located approximately 570’ north of the intersection of Tribune Ave SW and Spring St SW, toward Chestnut Drive SW on the west side of Spring St SW. The property (Parcel ID 5630-05-4158) is a 2.9-acre tract with 270’ of street frontage. This is a multifamily development consisting of 27 two to three-level townhomes (condos) and will be governed under the NC Condominium Act. The price point for the condominiums is expected to be in the $275,000 to $350,000 range.

Each condo will have an attached single-car garage on the lower level and living space on all levels. All units will have a rear patio which will be separated from the adjacent condo by opaque screening. Trash and recycle collection will be by roll-out for each unit.

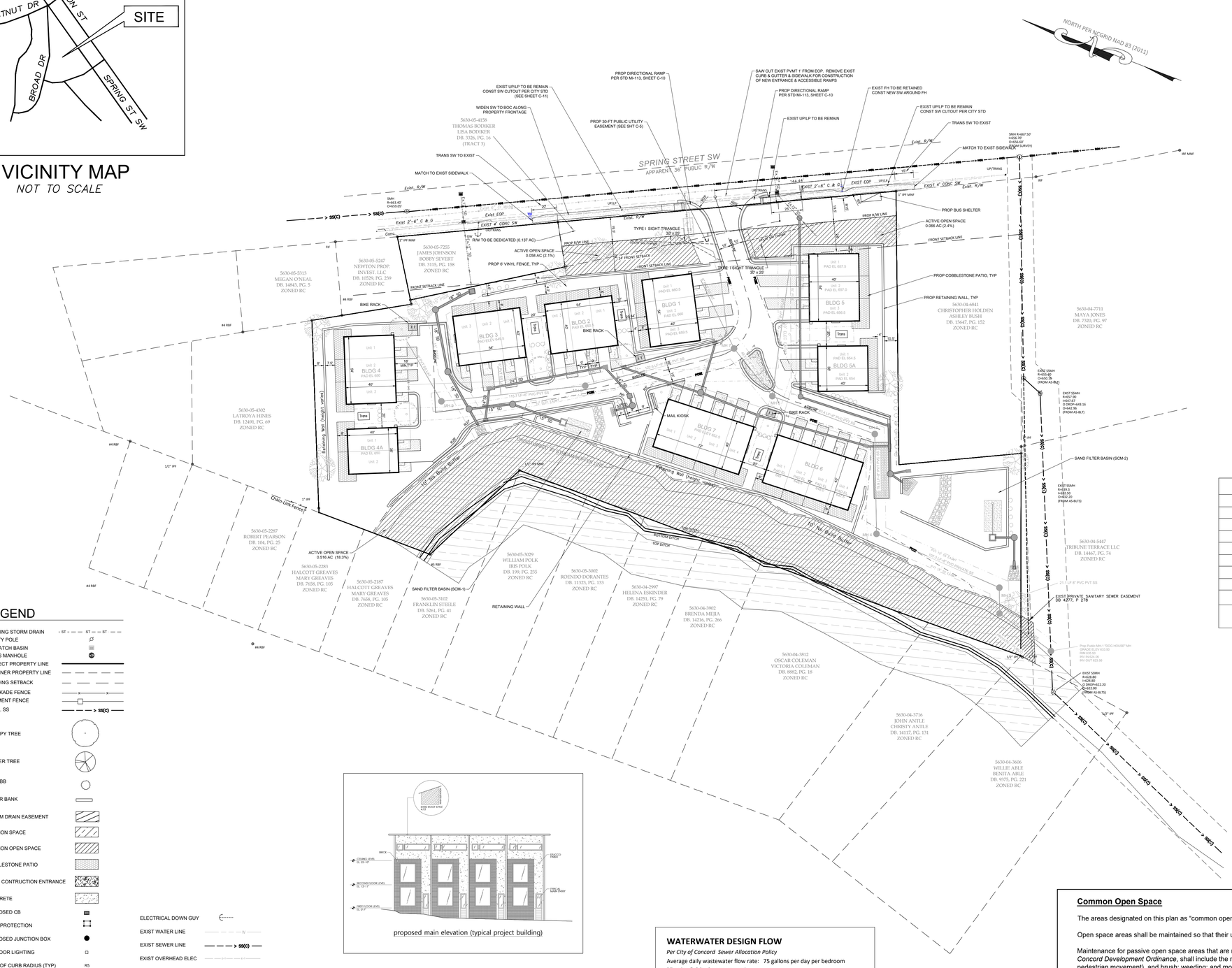
The community is located approximately one-half of a mile from downtown Concord and therefore a comfortable walk.

The development is located in the RC zoning district with a maximum of two lots: One lot for the housing units and one lot for the common area.



VICINITY MAP

NOT TO SCALE



LEGEND

- EXISTING STORM DRAIN
- UTILITY POLE
- EX. CATCH BASIN
- EX. SS MANHOLE
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- BUILDING SETBACK
- STOCKADE FENCE
- SEDIMENT FENCE
- EXIST. SS
- CANOPY TREE
- BUFFER TREE
- SHRUBB
- METER BANK
- STORM DRAIN EASEMENT
- COMMON SPACE
- COMMON OPEN SPACE
- COBBLESTONE PATIO
- TEMP. CONTRUCTION ENTRANCE
- CONCRETE
- PROPOSED CB
- INLET PROTECTION
- PROPOSED JUNCTION BOX
- OUTDOOR LIGHTING
- BACK OF CURB RADIUS (TYP)
- PROPOSED CONTOUR
- RETAINING WALL
- LIMITS OF DISTURBANCE
- ELECTRICAL DOWN GUY
- EXIST WATER LINE
- EXIST SEWER LINE
- EXIST OVERHEAD ELEC
- WATER VALVE
- FIRE HYDRANT
- UTILITY EASEMENT

proposed main elevation (typical project building)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

SITE NOTES:

Parcel ID: 5630-05-4158 (2.493 Ac)
5630-04-5714 (0.313 Ac)
5630-05-7255 (0.128 Ac)

Total Area: 2.934 Ac

Deed Ref: DB 15603 P 0147

Zoning: RC

Future R/W to be dedicated: 0.121 Ac

Net Remaining Property: 2.813 Ac

Units Allowed: 2.813 Ac x 15 units / Ac = 42 units
Units Provided: 27 units

No. Prop Bldgs: 7 consisting of three 3-unit, two 4-unit and two 5-unit buildings

Building Height: 35' max

Unit Dimensions: 18' W x 40' L

Setbacks:
Front: 24'
Side: 7'
Rear: 5'
Corner lot setback: 20'

Impervious Area Allowed: 50% = (2.934 - 0.121) x 0.50 = 1.407 Ac
Impervious Area Provided: 43.6% (1.20 Ac)

Open Space Required: 20%
Open Space Provided: (0.640 Ac) / (2.934 - 0.121) = 22.8%

Parking Required: 2 per unit x 27 = 54 + 2 (@ mail kiosk) = 56

Parking Provided: 2 per unit (includes 1 in garage) x 27 units plus 2 @ mail kiosk = 56 spaces

Bicycle Parking Required: 1 per 5 units = 27 / 5 = 6 spaces

All patios are more than 5' from property line.

Retaining wall heights vary and will be determined in final design.

Trash and recycle pick-up is intended to be by roll-out.

All buildings are 15' or more from the travel aisles.

All buildings are separated by at least 20'.

All units will have a single car garage.

BUA SUMMARY CHART		
SITE AREA	122,534 SF	
ROADS / PARKING	24,225 SF	
SIDEWALK	5,261 SF	
CONCRETE PADS	345 SF	
BUILDINGS	18,720 SF	
CURB & GUTTER	2,200 SF	
OTHER	1,323 SF	
TOTAL MAX SITE BUA	**42.52 %**	**52,107 SF**

WATERWATER DESIGN FLOW

Per City of Concord Sewer Allocation Policy
Average daily wastewater flow rate: 75 gallons per day per bedroom
27 units @ 3 bedrooms per unit
AVERAGE DAILY FLOW = 27 units x 3 bedrooms/unit x 75 gal/day/bedroom
= 6,075 gpd

Common Open Space

The areas designated on this plan as "common open space" shall be designated as Active Open Space.

Open space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed.

Maintenance for passive open space areas that are not designated tree save areas, as defined in Article 11 of the *City of Concord Development Ordinance*, shall include the removal of litter, dead tree and plant materials (that is obstructing pedestrian movement), and brush; weeding; and mowing. Human-made litter and debris shall be removed from passive open space areas that are tree save areas. For all passive open space areas, litter and debris shall not inhibit the flow of natural watercourses. Stream channels shall be maintained so floodplains elevations remain unchanged.

An owner's association shall be organized as a nonprofit organization and incorporated no later than the date the first property is conveyed. The membership of the association shall at all times consist exclusively of all the owners.

The association is responsible for maintenance of common open space areas and shall contract with third party for this work. The association will determine and assess the property owners as required to recover associated maintenance costs.

Revisions:

NO.	DATE:	COMMENTS:
1	3/21/24	REVISED PER CITY REVIEW COMMENTS
2	4/24/24	REVISED WASTEWATER DESIGN FLOW

Engineer:
Richard L. Modlin, PE
NCPE No. 014937
7215 Terrace Drive
Charlotte, NC 28211
980.322.4191
richardmodlin@att.net

Owner/Developer
Your New Home on Spring Street, LLC
2764 Pleasant Road, Suite 779
Fort Mill, South Carolina 29708
(803)897-6562

Project Name
YOUR NEW HOME ON SPRING STREET
300 SPRING STREET SW, CONCORD, NC

Sheet Title
SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 014937 RICHARD L. MODLIN
05/22/23

DRAWN BY: R MODLIN
CHECKED BY: R MODLIN
SCALE: 1" = 40'
DATE: 05/22/23

SHEET: C-1

Residential: Single Family Attached (Townhomes)

Ervin Property- Townhomes (CN-PSA-2024-00061)

738 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	Considered 3/26/24
No	Yes	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	1	0	1	0

Brief Summary

The applicant is proposing 81 units at 738 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 applicant is proposing a future commercial out parcel, which they would have to rezone to be able to do that portion of the project. The property is within the boundaries of the Center City Plan.

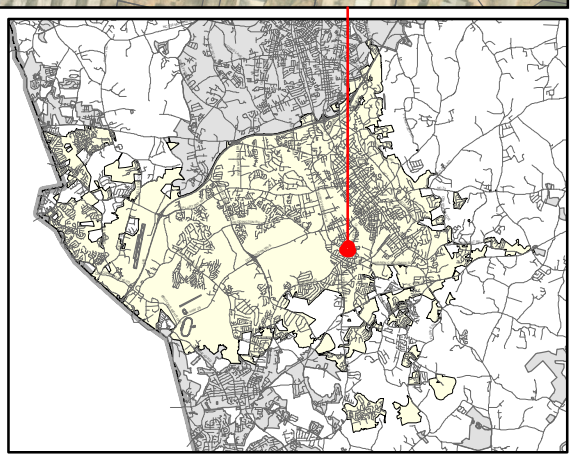
CN-PSA-2024-00041 - Ervin Property-Townhomes

Type: Residential SF Attached

81 townhome units

Allocation Request: 18,225

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

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

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

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

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

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Dave Hughes _____, **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.

4/19/24

Signature: Date:

Flow Calculations

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

81 units

225 x 81 = **19,440 GPD**

nest
COMMUNITIES

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

April 19th, 2024

RE: Preliminary Wastewater Flow Narrative for Ervin Property – Mixed Use Property

Dear Esteemed Council Members and Staff,

We are delighted to present to you the preliminary wastewater flow application and project narrative for the Ervin Mixed Use Development, aligning with the City of Concord's guidelines on preliminary wastewater flow allocation.

Please note that the Ervin Mixed Use Development encompasses 81 two-story townhomes (FOR-SALE) and a commercial outparcel. The wastewater flow request for the non-residential component will be addressed separately.

LOCATION:

Situated on a 13-acre parcel within the City of Concord, the proposed development occupies the northwest quadrant of the intersection between Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335). It is important to distinguish that the existing Circle K gas station at this intersection is unrelated to our project. The County Parcel IDs are PIN 5529497904, 5620405037.

HISTORY & REDEVELOPEMENT:

Originally housing a water tower dating back to 1965, the site underwent transformation, with the tower's removal circa 2006. We believe this is a great opportunity to redevelop the property to add value to the City and Community. 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.

PROPOSED USE:

The Ervin Mixed Use Development is intended to encompass 81 two-story townhomes and a future commercial outparcel. 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.

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

- The community will have energy-efficient houses which include the latest technology and green building materials which include:

    - ✓ Energy Star Rated appliances, including kitchen appliances and water heaters, along with an energy-efficient HVAC system
    - ✓ Smart Programming Thermostats
    - ✓ Environmentally friendly Freon-Free Air Conditioning Units
    - ✓ 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

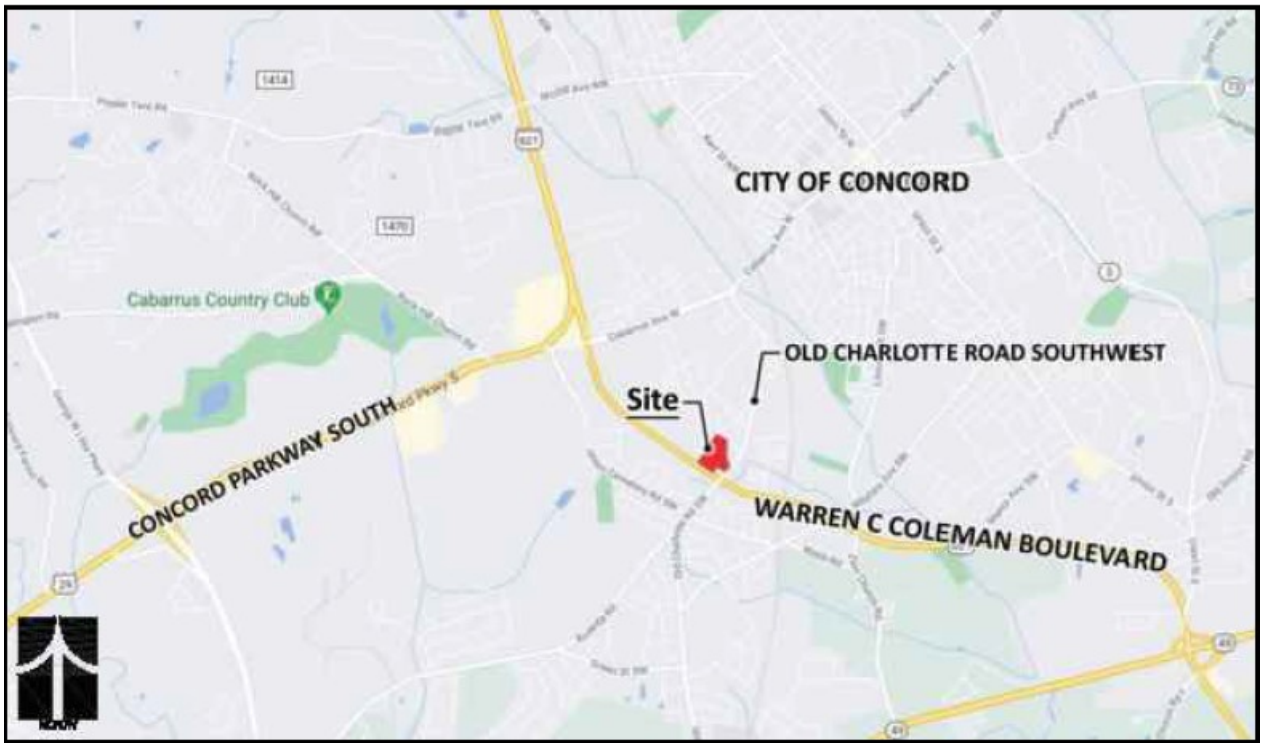
We firmly believe that our innovative layout and commitment to energy efficiency will contribute positively to the community's development.

Thank you for considering our proposal.

Sincerely,

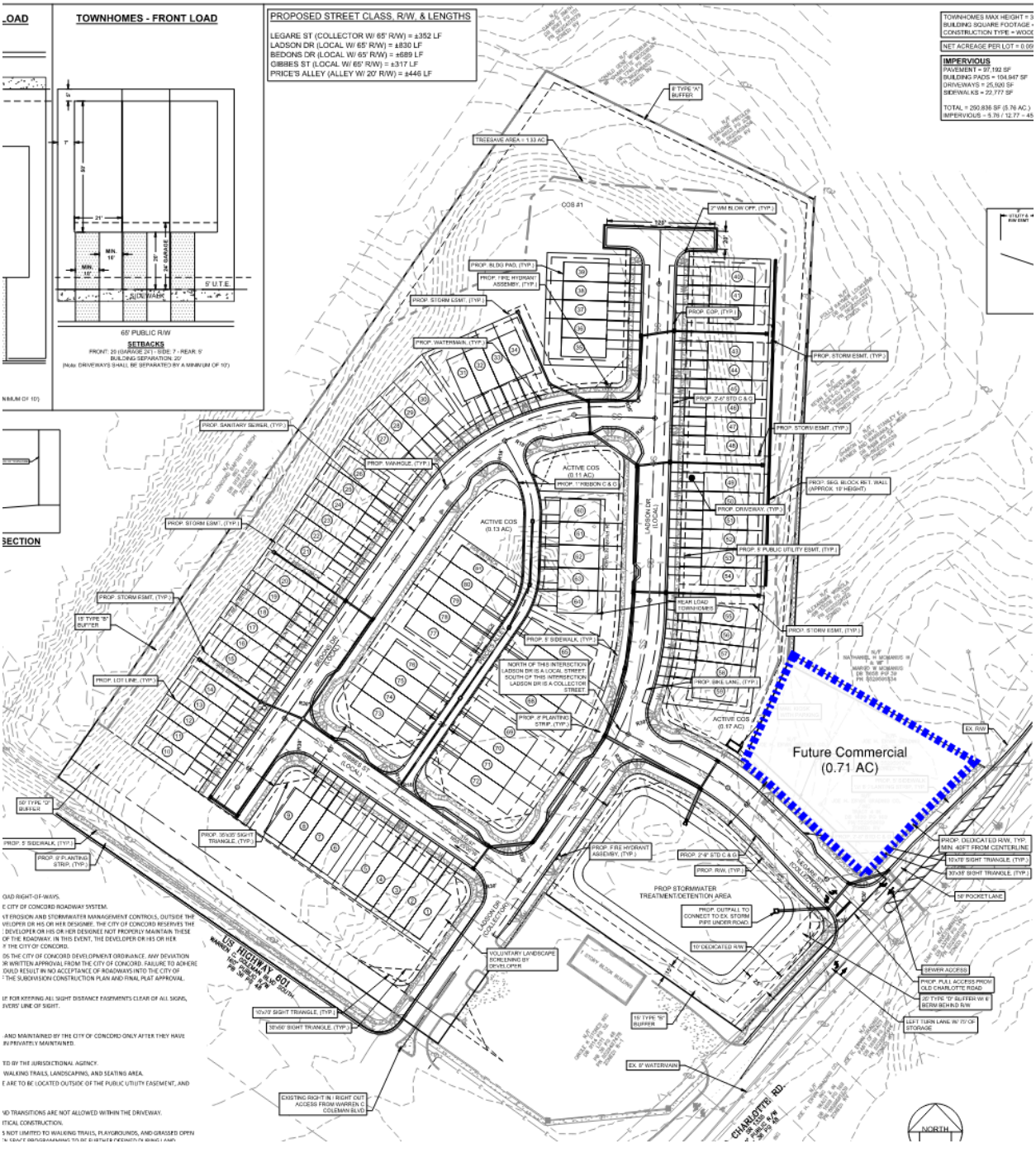
Dave Hughes
Nest Communities, LLC
p 704-787-5622
Dhughes@nestcommunities.com

SITE LOCATION MAP



Ervin Townhomes

Proposed Site Plan



TOWNHOMES - ALLEY LOAD

20' PUBLIC R/W

SETBACKS

FRONT: 24' - SIDE: 7 - REAR: 5'
BUILDING SEPARATION: 20'
(Note: DRIVEWAYS SHALL BE SEPARATED BY A MINIMUM OF 10')

TOWNHOMES - FRONT LOAD

65' PUBLIC R/W

SETBACKS

FRONT: 20 (GARAGE 24') - SIDE: 7 - REAR: 5'
BUILDING SEPARATION: 20'
(Note: DRIVEWAYS SHALL BE SEPARATED BY A MINIMUM OF 10')

PROPOSED STREET CLASS, R/W, & LENGTHS

LEGARE ST (COLLECTOR W/ 65' R/W) = ±352 LF
LADSON DR (LOCAL W/ 65' R/W) = ±830 LF
BEDONS DR (LOCAL W/ 65' R/W) = ±689 LF
GIBBES ST (LOCAL W/ 65' R/W) = ±317 LF
PRICE'S ALLEY (ALLEY W/ 20' R/W) = ±446 LF

TOWNHOMES MAX HEIGHT = 35 FT
BUILDING SQUARE FOOTAGE = 1,550 SQ. FT.
CONSTRUCTION TYPE = WOOD FRAMING

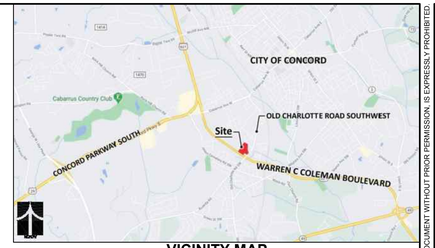
NET ACREAGE PER LOT = 0.059 AC.

IMPERVIOUS
PAVEMENT = 97,192 SF
BUILDING PADS = 104,947 SF
DRIVEWAYS = 25,920 SF
SIDEWALKS = 22,777 SF

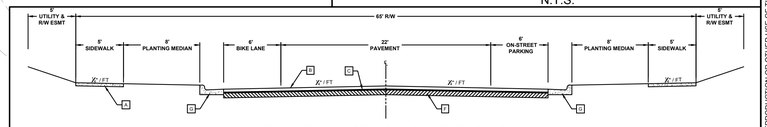
TOTAL = 250,836 SF (5.76 AC.)
IMPERVIOUS = 5.76 / 12.77 = 45.1%

NOTE:
1 LOT EXISTED PRIOR AND NOW 81 LOTS PROPOSED.

NOTE:
PHASING MAY BE REQUIRED OR BE MORE RESTRICTIVE THAN SHOWN ON THE PRELIMINARY PLAT BASED UPON LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION.

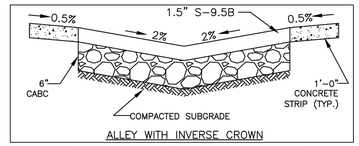


VICINITY MAP
N.T.S.

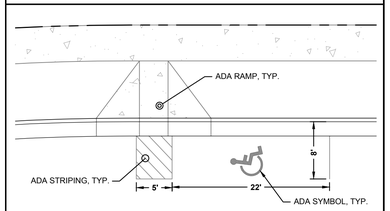


COLLECTOR ROAD CROSS-SECTION

- [A] 4" SIDEWALK
- [B] 3" SF 9.5X SURFACE COURSE
- [C] 2.25" J-19.0X INTERMEDIATE COURSE
- [F] 10" COMPACTED AGGREGATE BASE COURSE OR 5" B-25.0X
- [G] 2'-6" STANDARD CURB AND GUTTER
- [H] 2'-0" VALLEY CURB AND GUTTER

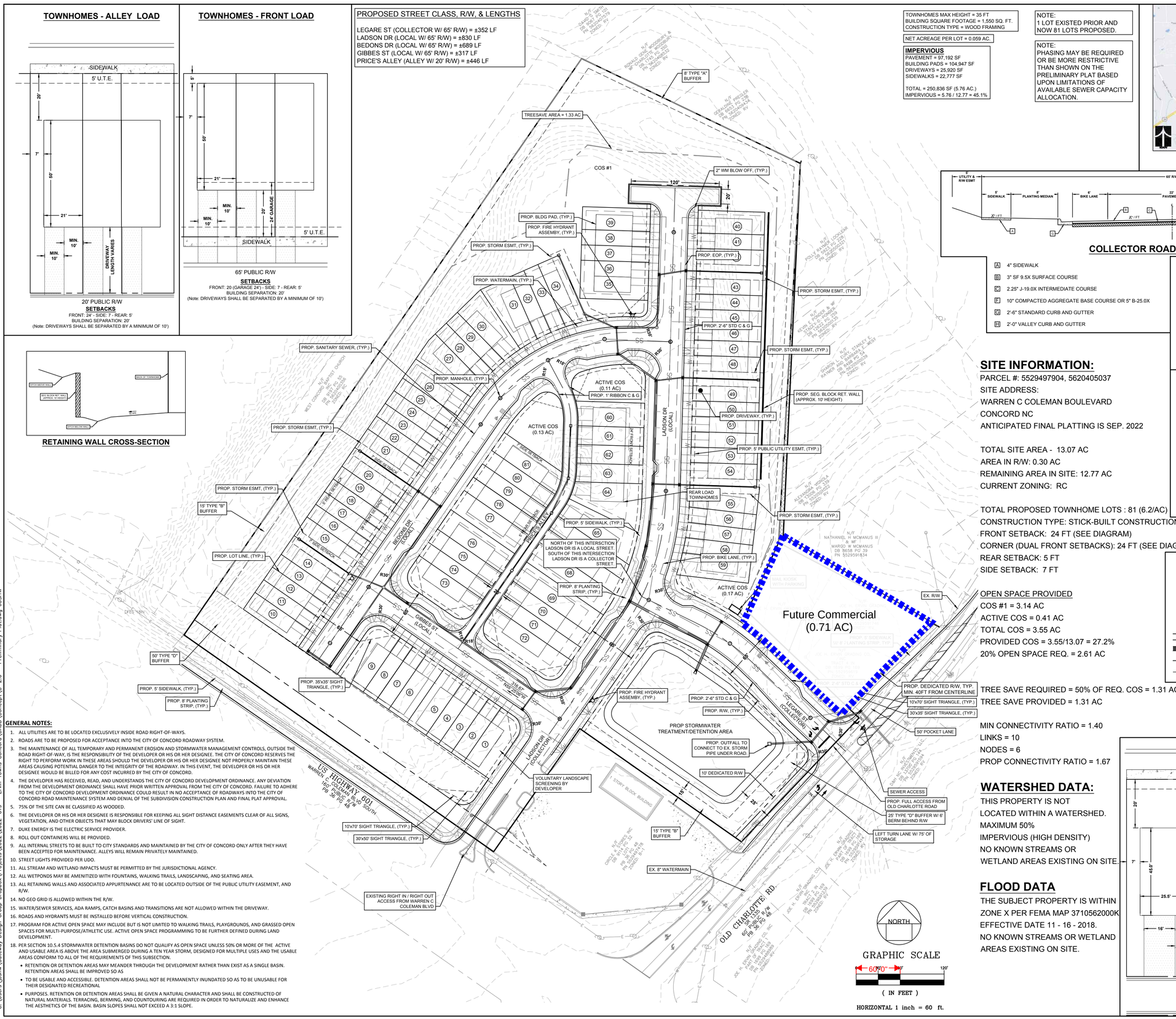


ALLEY ROAD CROSS-SECTION



ADA PARALLEL PARKING DETAIL

RETAINING WALL CROSS-SECTION



GENERAL NOTES:

1. ALL UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAYS.
2. ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE CITY OF CONCORD ROADWAY SYSTEM.
3. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS OR HER DESIGNEE. THE CITY OF CONCORD RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS OR HER DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS OR HER DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY THE CITY OF CONCORD.
4. THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE CITY OF CONCORD DEVELOPMENT ORDINANCE. ANY DEVIATION FROM THE DEVELOPMENT ORDINANCE SHALL HAVE PRIOR WRITTEN APPROVAL FROM THE CITY OF CONCORD. FAILURE TO ADHERE TO THE CITY OF CONCORD DEVELOPMENT ORDINANCE COULD RESULT IN NO ACCEPTANCE OF ROADWAYS INTO THE CITY OF CONCORD ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.
5. 75% OF THE SITE CAN BE CLASSIFIED AS WOODED.
6. THE DEVELOPER OR HIS OR HER DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.
7. DUKE ENERGY IS THE ELECTRIC SERVICE PROVIDER.
8. ROLL OUT CONTAINERS WILL BE PROVIDED.
9. ALL INTERNAL STREETS TO BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE CITY OF CONCORD ONLY AFTER THEY HAVE BEEN ACCEPTED FOR MAINTENANCE. ALLEYS WILL REMAIN PRIVATELY MAINTAINED.
10. STREET LIGHTS PROVIDED PER UDO.
11. ALL STREAM AND WETLAND IMPACTS MUST BE PERMITTED BY THE JURISDICTIONAL AGENCY.
12. ALL WETPONDS MAY BE AMENITIZED WITH FOUNTAINS, WALKING TRAILS, LANDSCAPING, AND SEATING AREA.
13. ALL RETAINING WALLS AND ASSOCIATED APPURTENANCE ARE TO BE LOCATED OUTSIDE OF THE PUBLIC UTILITY EASEMENT, AND R/W.
14. NO GEO GRID IS ALLOWED WITHIN THE R/W.
15. WATER/SEWER SERVICES, ADA RAMPS, CATCH BASINS AND TRANSITIONS ARE NOT ALLOWED WITHIN THE DRIVEWAY.
16. ROADS AND HYDRANTS MUST BE INSTALLED BEFORE VERTICAL CONSTRUCTION.
17. PROGRAM FOR ACTIVE OPEN SPACE MAY INCLUDE BUT IS NOT LIMITED TO WALKING TRAILS, PLAYGROUNDS, AND GRASSED OPEN SPACES FOR MULTI-PURPOSE/ATHLETIC USE. ACTIVE OPEN SPACE PROGRAMMING TO BE FURTHER DEFINED DURING LAND DEVELOPMENT.
18. PER SECTION 10.5.4 STORMWATER DETENTION BASINS DO NOT QUALIFY AS OPEN SPACE UNLESS 50% OR MORE OF THE ACTIVE AND USABLE AREA IS ABOVE THE AREA SUBMERGED DURING A TEN YEAR STORM, DESIGNED FOR MULTIPLE USES AND THE USABLE AREAS CONFORM TO ALL OF THE REQUIREMENTS OF THIS SUBSECTION.
    - RETENTION OR DETENTION AREAS MAY MEANDER THROUGH THE DEVELOPMENT RATHER THAN EXIST AS A SINGLE BASIN. RETENTION AREAS SHALL BE IMPROVED SO AS
    - TO BE USABLE AND ACCESSIBLE. DETENTION AREAS SHALL NOT BE PERMANENTLY INUNDATED SO AS TO BE UNUSABLE FOR THEIR DESIGNATED RECREATIONAL
    - PURPOSES. RETENTION OR DETENTION AREAS SHALL BE GIVEN A NATURAL CHARACTER AND SHALL BE CONSTRUCTED OF NATURAL MATERIALS. TERRACING, BERMING, AND COUNTOURING ARE REQUIRED IN ORDER TO NATURALIZE AND ENHANCE THE AESTHETICS OF THE BASIN. BASIN SLOPES SHALL NOT EXCEED A 3:1 SLOPE.

SITE INFORMATION:

PARCEL #: 5529497904, 5620405037
SITE ADDRESS:
WARREN C COLEMAN BOULEVARD
CONCORD NC
ANTICIPATED FINAL PLATTING IS SEP. 2022

TOTAL SITE AREA - 13.07 AC
AREA IN R/W: 0.30 AC
REMAINING AREA IN SITE: 12.77 AC
CURRENT ZONING: RC

TOTAL PROPOSED TOWNHOME LOTS : 81 (6.2/AC)
CONSTRUCTION TYPE: STICK-BUILT CONSTRUCTION
FRONT SETBACK: 24 FT (SEE DIAGRAM)
CORNER (DUAL FRONT SETBACKS): 24 FT (SEE DIAGRAM)
REAR SETBACK: 5 FT
SIDE SETBACK: 7 FT

OPEN SPACE PROVIDED
COS #1 = 3.14 AC
ACTIVE COS = 0.41 AC
TOTAL COS = 3.55 AC
PROVIDED COS = 3.55/13.07 = 27.2%
20% OPEN SPACE REQ. = 2.61 AC

TREE SAVE REQUIRED = 50% OF REQ. COS = 1.31 AC
TREE SAVE PROVIDED = 1.31 AC

MIN CONNECTIVITY RATIO = 1.40
LINKS = 10
NODES = 6
PROP CONNECTIVITY RATIO = 1.67

WATERSHED DATA:

THIS PROPERTY IS NOT LOCATED WITHIN A WATERSHED.
MAXIMUM 50%
IMPERVIOUS (HIGH DENSITY)
NO KNOWN STREAMS OR WETLAND AREAS EXISTING ON SITE.

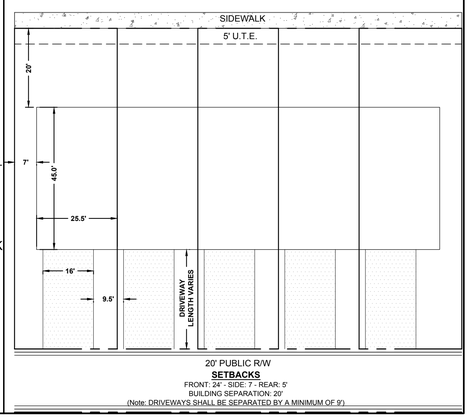
FLOOD DATA

THE SUBJECT PROPERTY IS WITHIN ZONE X PER FEMA MAP 3710562000K EFFECTIVE DATE 11 - 16 - 2018.
NO KNOWN STREAMS OR WETLAND AREAS EXISTING ON SITE.

LEGEND

- EXISTING DROP INLET
- PROPOSED DROP INLET
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- EXISTING PIPE
- PROPOSED STORM DRAINAGE PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR

TOWNHOMES - ALLEY LOAD



20' PUBLIC R/W

SETBACKS

FRONT: 24' - SIDE: 7 - REAR: 5'
BUILDING SEPARATION: 20'
(Note: DRIVEWAYS SHALL BE SEPARATED BY A MINIMUM OF 9')

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GATEWAY DESIGN GROUP, PLLC
15126 CASTLEBRIDGE LANE MATTHEWS, NC 28104
910-840-2661
NC FIRM # P-2147

NORTH CAROLINA PROFESSIONAL SEAL 048418 ENGINEER JOSHUA BUTLER
4/4/22

ERVIN PROPERTY - TOWNHOMES

Nest Communities, LLC
Mooresville, NC 28117

NO.	BY	DATE	REVISION

PROJECT #: 2022-019 DATE: 4/4/2022
DRAWN BY: JB CHECKED BY: JB

TITLE
PRELIMINARY PLAT

SHEET NO.
C-2.0

C:\Users\joshw\Gateway Design Group Dropbox\Projects\2022\2022--019 – Ervin Towns Concord\CAD\Concept\C-2.0 – Preliminary Plat.dwg JOSHW

Residential: Single Family Attached (Townhomes)

Concord Farms Ph 1 & 2 (CN-PSA-2024-00065)

5020 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	266	No	No

Previously Considered

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

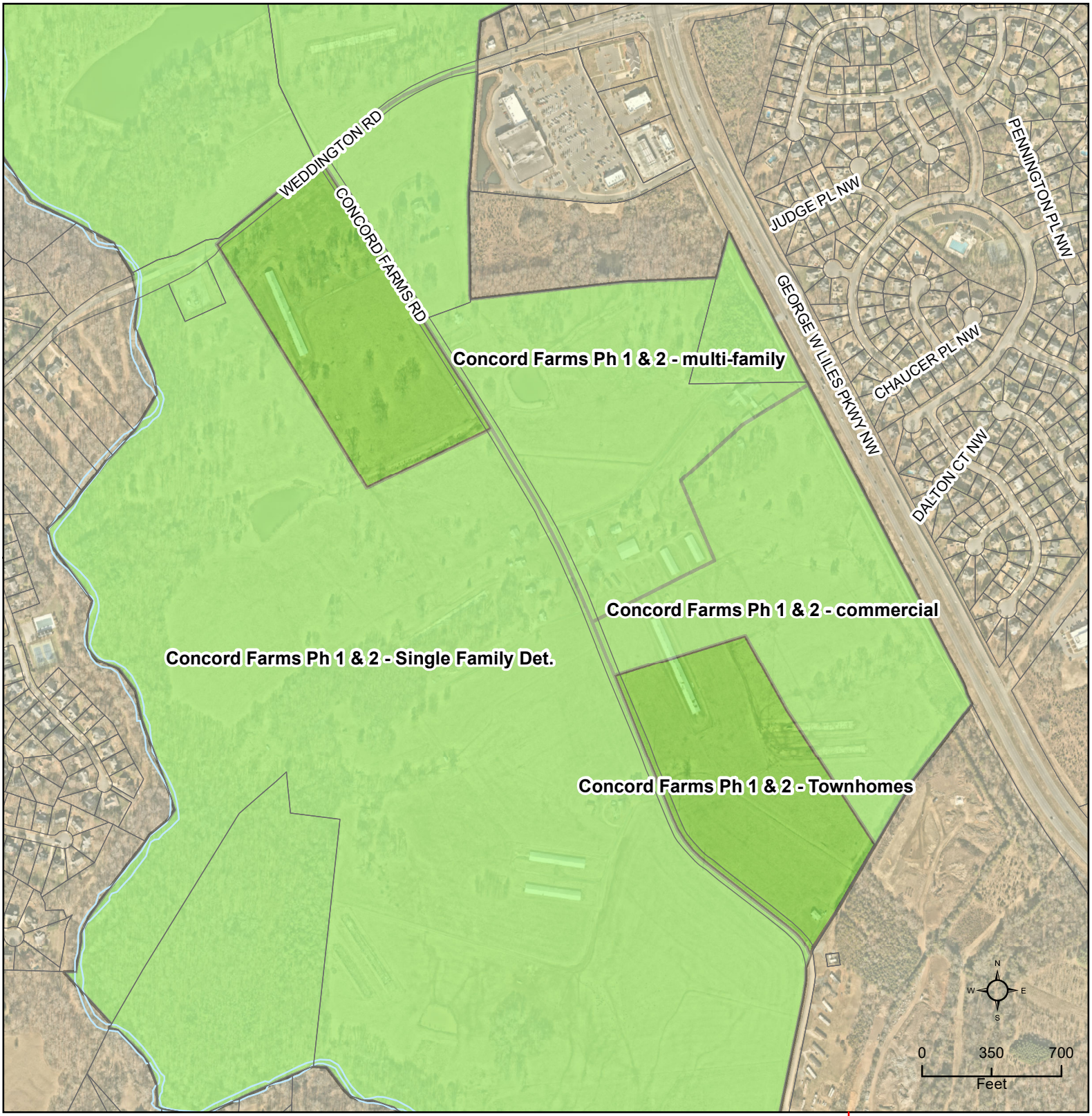
Allocation Request

Total	2024	2025	2026	2027	2028	2029
69,825	15,000	15,000	13,725	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	0	1	0	1	0

Brief Summary

D.R. Horton is proposing a mixed-use development that will be located on 557 acres at the intersection of George W. Liles Parkway and Weddington Rd. The development will be constructed in phases and the developers are proposing to ask for allocation for Phases 1 and 2 now. Those two phases are proposing 266 townhomes, 436 single family detached homes, 564 multifamily units, 80,000 sf retail and 500 sf of office. The developer is proposing future phases afterwards that would include a Town Center and a hotel.



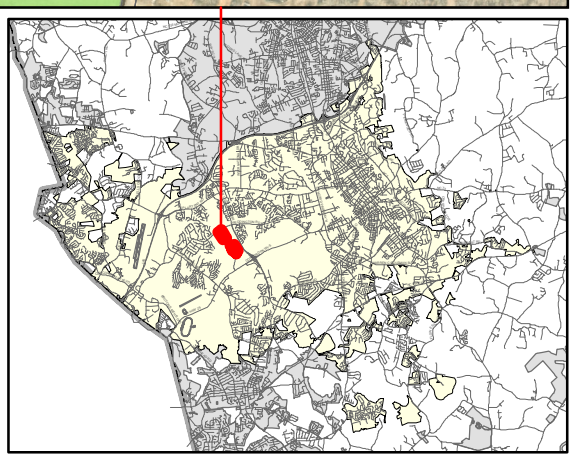
CN-PSA-2024-00065 - Concord Farms Ph 1 & 2 - Townhomes

Type: Residential SF Attached

266 townhome units

Allocation Request: 69,825

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 Farms Phase 1 & 2					
2.)	**Description of project location:**	5020 Weddington Road on western side of George W Liles Pkwy. Site is located on the northwest and the southwest quadrants of intersection of George W Liles Pkwy and Weddington Road. Site is also bisected by Concord Farms 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:**	02-029-0012, 02-034-0002, 02-034-0008	3a.)	**Parcel Acreage:**	+/- 557Acres		
4.)	**Site Zoning and use:**	RM-2-CU, RC, RV, I-C-CU	5.)	**Area Commercial or Industrial Building (sq. ft.)**	180,000		
6a.)	**Description of Facility to be served.**	Mixed Use Development	**6b.) Number of Lots**	702	**6c.) Number of Units**	564	
7d.)	**Additional description information:**	Mixed use development. Approx. 702 residential SFD and SFA, 564 apartments, and 180,000 SF of commercial/retail/office space.					

B. Applicant Information

JLP HOLDINGS LLC A NC 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.)	829 Davidson Drive NW (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.)	Concord, NC 28205 (Applicant's City, State, Zip Code)
704-534-1533 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Tim Derylak (Name) Entitlement Manager (Email) (Name with Title and Email of contact person, who can answer questions about application)	tjderylak@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

Robert Keidel (Typed name of North Carolina Professional Engineer)	LandDesign, Inc. (Company Name)
NC 037425 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704-333-0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robert Keidel (Name and affiliation of contact person, who can answer questions about **application & designs**)	rkeidel@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):

93	**% Domestic**
7	**% 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**: 345,625 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
See attached schedule	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 345,625

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tim Derylak (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.**

05/02/24

Signature: Date:

April 19, 2024

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

RE: Concord Farms Mixed Use Development
Preliminary Wastewater Flow Allocation – Project Narrative

To Whom It May Concern:

A proposed mixed-use development, currently referred to as Concord Farms, is being proposed by D.R. Horton. The project includes approximately 557 acres located within the Concord city limits and generally to the northwest and southwest of the intersection of George W. Liles Parkway and Weddington Road. The site is bordered to the west by Coddle Creek, to the east by George W. Liles Pkwy and also bisected by Concord Farms Road running north to south along the length of the site. The site includes Tax Parcel ID #'s 55093941420000, 56002490400000, 56004040690000, 56004340040000, and 56006203220000.

The site is located within the northern portion of the George W. Liles Pkwy Small Area Plan. The vision for this small area plan is to define future aspirations of the area including vibrant live-work-play communities with a focus on healthy active living, connected & accessible places, and an overall enhanced quality of life for residents and the community.

At full buildout, D.R. Horton is proposing a mixed-use master planned development that centers around a 35-acre Village Center along George W. Liles Pkwy. The Village Center will include a mix of commercial, retail, office, restaurant, and residential uses. Surrounding the Village Center will be a variety of housing types including traditional single family detached homes, townhome style single family attached homes, and multi-family apartments. Multiple price points will be offered in the different housing styles to accommodate a range of buyers from new to the market buyers to luxury home buyers. The community will be connected through a mix of sidewalks, greenways, bike lanes, parks, and open space.

The following is a list of proposed uses with unit counts for the full build-out of the development:

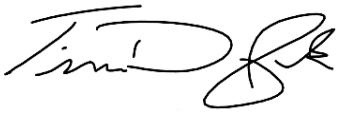
Proposed Development Uses Summary:

- Single Family Detached Homes: 730 units
- Single Family Attached Townhomes: 326 units
- Multi-Family: 840 units
- Commercial/Office/Retail: 314,000 SF
- Hotel: 200 rooms

The site is served by sewer mains that run along Coddle Creek. The development will be constructed in phases. Sewer capacity is being requested for Phases 1 and 2 of the Concord Farms Development in the amount of 345,625 gal/day to be connected to the existing sewer main along Coddle Creek. Future Phases of the development will require additional capacity of 207,675 gal/day and is anticipated to be treated by an onsite wastewater treatment facility.

If you have any questions, please reach out to me via email at tjderylak@drhorton.com or phone at (704)534-1533.

Sincerely,



Tim Derylak, PE
Land Entitlement Manager
tjderylak@drhorton.com
Cell: 704-534-1533

Concord Farms Phase 1 & 2 Sewer Allocation Schedule

Section/Use	# of Units	SF Space or # Employees	GPD/unit	Avg Daily Flow (GPD)	Anticipated Date for Sewer Need
Phase 1 3BR Townhomes	74		225	16650	June 2026
Phase 1 4BR Townhomes	74		300	22200	
Phase 1 4BR Single Family	70		300	21000	141,750 GPD
Phase 1 5BR Single Family	70		375	26250	
Phase 1 2BR Multifamily	138		150	20700	
Phase 1 3BR Multifamily	138		225	31050	
Phase 1 Retail (SF)		30000	0.13	3900	
Phase 2 3BR Townhomes	59		225	13275	June 2028
Phase 2 4BR Townhomes	59		300	17700	
Phase 2 4BR Single Family	148		300	44400	203,875 GPD
Phase 2 5BR Single Family	148		375	55500	
Phase 2 2BR Multifamily	144		150	21600	
Phase 2 3BR Multifamily	144		225	32400	
Phase 2 Office (# Employees)		500	25	12500	
Phase 2 Retail (SF)		50000	0.13	6500	
Totals	**1266**			**345625**	

15A NCAC 02T.0114 Flow Rates

Residential 1-2 Bedroom		150	GPD per unit
Residential 3 Bedroom		225	GPD per unit
Residential 4 bedroom		300	GPD per unit
Residential 5 Bedroom		375	GPD per unit
Shopping Centers and malls w/ food service (130 GPD per 1000 SF)	=	0.13	GPD per SF
Office: 25 GPD/Employee (Asume 200 SF per Employee)		25	GPD per Employee

Residential: Single Family Attached (Townhomes)

Grand Canyon (CN-PSA-2024-00066)

5100 Grand Canyon Rd. NW

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	10	No	No

Previously Considered

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

Allocation Request

Total	2024
2,250	2,250

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 property is currently a single-family home. The developer would like to demolish the current house and build 10 single family homes. The parcel is zoned RC, and that zoning district allows 15 units per acre.

CN-PSA-2024-00066 - Grand Canyon

Type: Residential SF Attached

10 townhome units

Allocation Request: 2,250

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	GRAND CANYON - RESIDENTIAL VILLAGE DEVELOPMENT					
2.)	**Description of project location:**	5100 Grand Canyon Road NW, Concord 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:**	56014141720000	3a.)	**Parcel Acreage:**	2.17 acres		
4.)	**Site Zoning and use:**	RV, RESIDENTIAL VILLAGE	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** NA		
6a.)	**Description of Facility to be served.**	RESIDENTIAL VILLAGE	**6b.) Number of Lots**	10	**6c.) Number of Units**	10	
7d.)	**Additional description information:**	We're requesting sewer allocation to subdivide our single parcel into 10 single-family homes/town homes as per zoning regulations					

B. Applicant Information

JAYALAKSHMI GOUDER, REDDY SURESH BABU GOUDER RAVINDRANATH AND FNU MAHADEV, GEETA PARAGANVE (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.)	5100 GRAND CANYON ROAD NW, (Applicant's Street or Box Number)
NA (**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)
2147346734 (Applicant's Phone Number)	NA (Applicant's Facsimile Number)
REDDY SURESH BABU GOUDER (Legal owner) (Name) contact.deckarc@gmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	goudarinternational@gmail.com, amextoagri@gmail.com (Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

(X) No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 2250 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
3BHK SINGLE FAMILY/TOWN HOMES	225 gal/	10	GPD 2250
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2250

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I REDDY SURESH BABU GOUDER (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.**

Reddy Suresh Goudar — Signature:

04/19/2024 — Date:

Sewer Flow Allocation Request for Residential Development Project at 5100 Grand Canyon Road NW, Concord

Reddy Suresh Babu Gouder,

5100 GRAND CANYON ROAD NW, CONCORD 28027

19th Apr 2024

I am writing to formally request a sewer flow allocation for a proposed residential development project located at 5100 Grand Canyon Road NW, Concord, NC 28027. The parcel number associated with this property is 56014141720000, zoned as RV (Residential Village), with a plan for 10 lots, comprising single-family/town homes.

Currently, the property accommodates a single-family home which is connected to the City of Concord sewer system. However, our proposed plan entails the demolition of the existing home to make way for a residential village comprising 5-10 lots based on land limitations and setbacks based on the outcome after involving engineers. Each unit within this village will consist of 3 bedrooms.

Attached to this letter, please find the filled application form pertaining to the proposed development project. Should you require any further information or documentation, please reach me at contact.deckarc@gmail.com.

Thank you for your attention to this matter. We eagerly anticipate your prompt response and cooperation in facilitating the sewer flow allocation for our project.

Sincerely,

Reddy Suresh Goudar

Reddy Suresh Babu Gouder

Legal Owner

Residential: Single Family Attached (Townhomes)

Sherwood Hill Townhomes (CN-PSA-2024-00071)

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	Considered 3/26/24
No	No	No	No	No	Yes	Yes

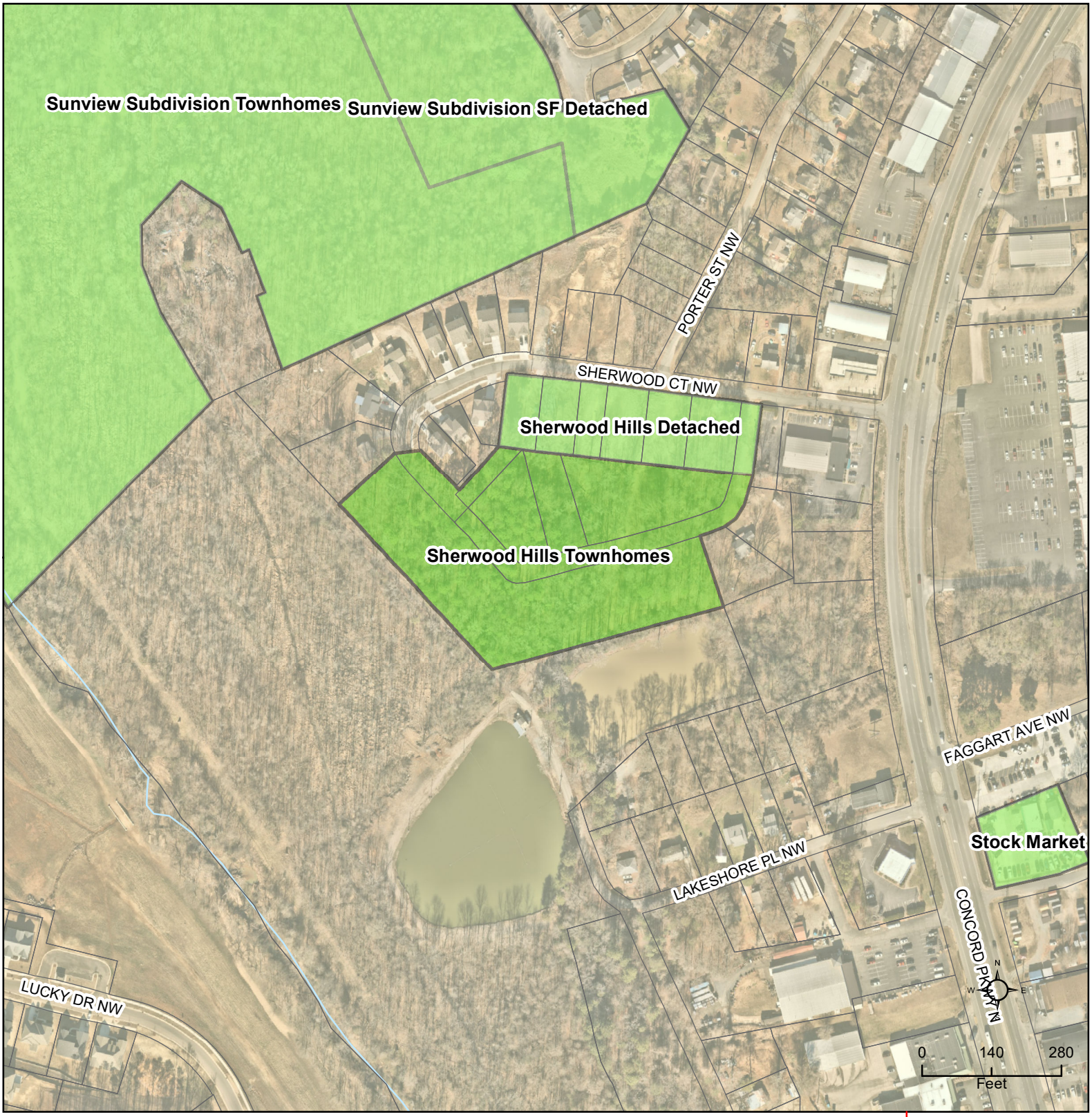
Allocation Request

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.



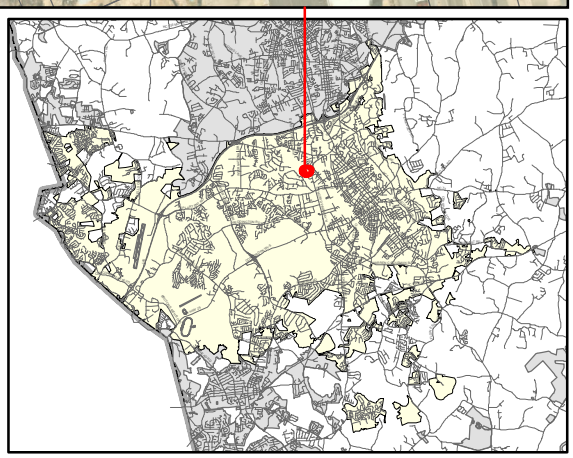
CN-PSA-2024-00071 - Sherwood Hills Townhomes

Type: Residential SF Attached

35 townhome units

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 and SFR					
2.)	**Description of project location:**	Site location on Sherwood Court NW, approximately 675 ft West of the intersection of Sherwood Court 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		
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)	PO Box 1804 (Street or Box Number)
980-234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 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	300 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 _, **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: 9/22/24

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.

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

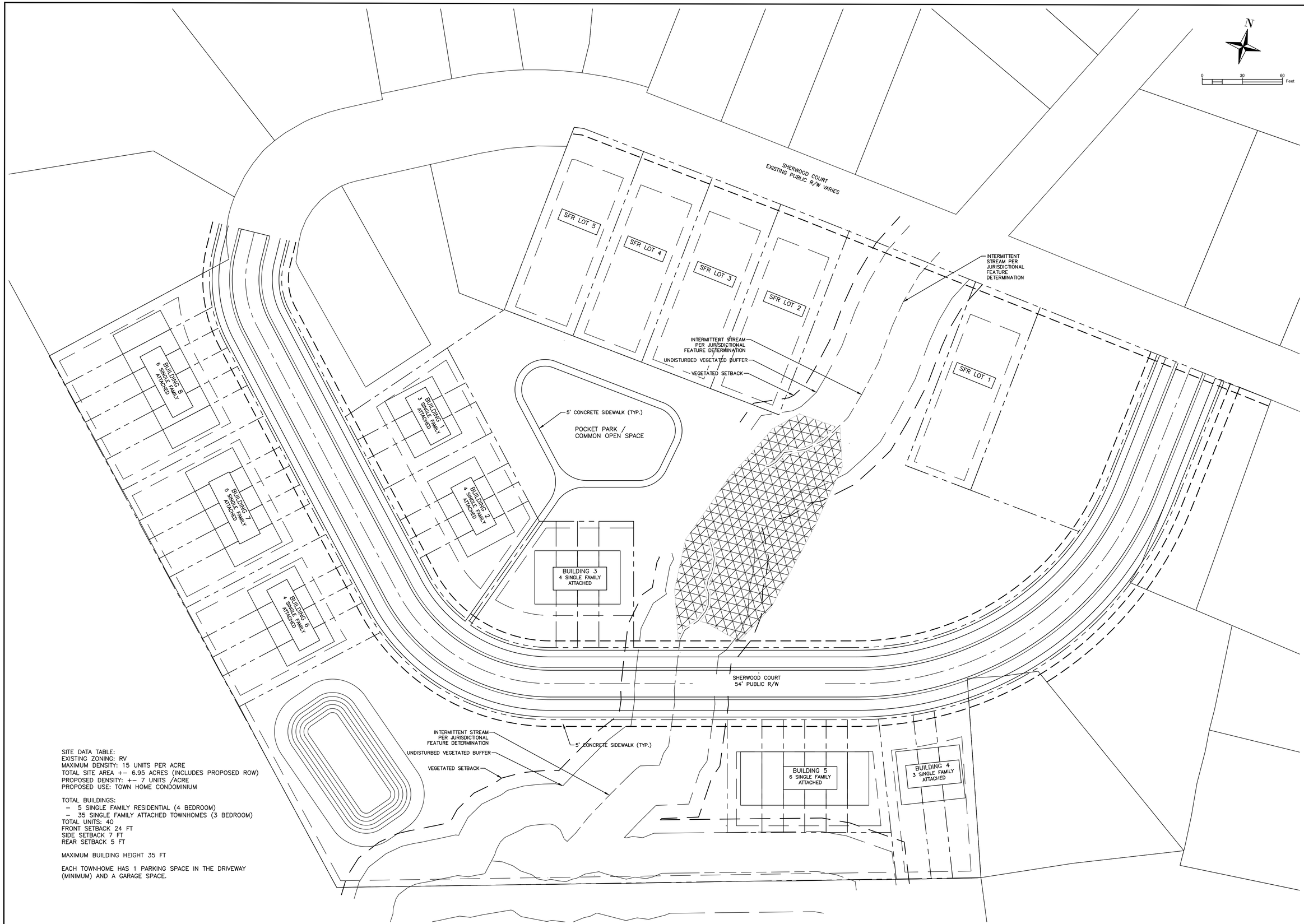
  Parcel #: 5611-72-9817

- No Physical Address

  Parcel #: 5611-82-0888

- No Physical Address

  Parcel #: 5611-72-8602



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

Sunview Subdivision (CN-PSA-2024-00072)

838 Sun View Dr. NW

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

Previously Considered

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

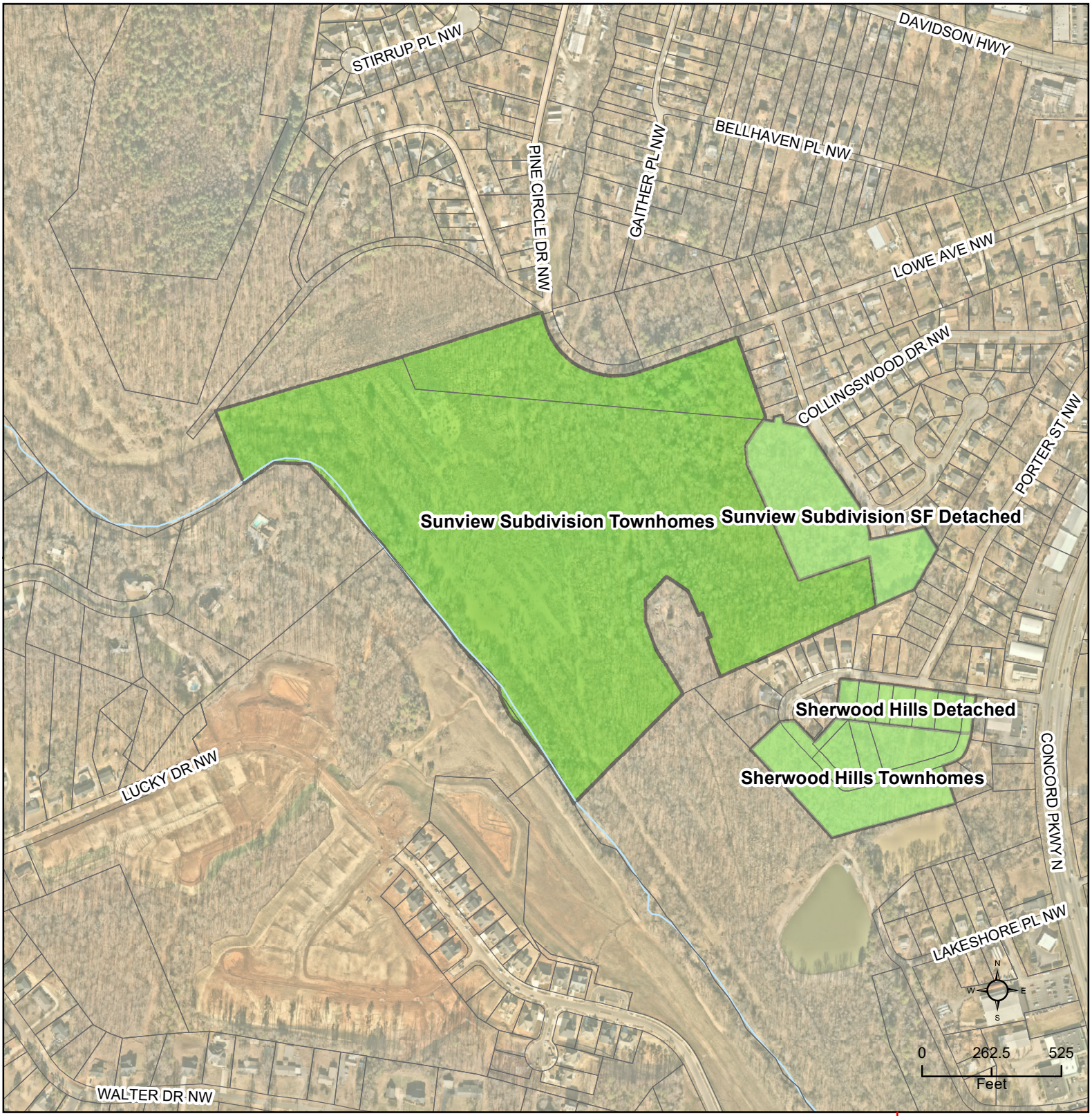
Allocation Request

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.



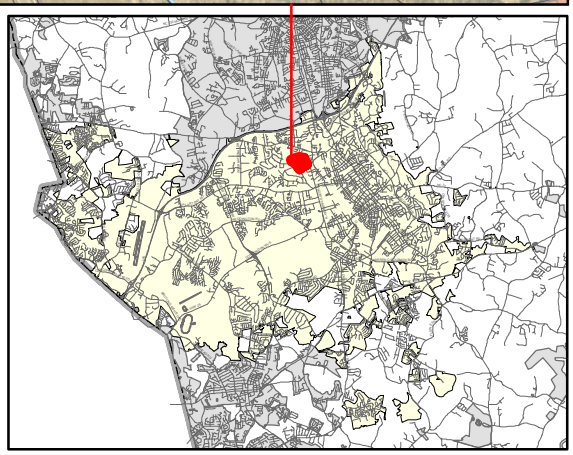
CN-PSA-2024-00005 - Sunview Subdivision Townhomes

Type: Residential SF Attached

95 townhome units

Allocation Request: 14,250

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:	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)

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 _____, **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 Robusto — 4/21/24

Signature: Date:

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:

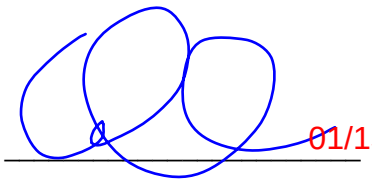
Project Design	City Council Meeting	City Council Results
140 Apartment Townhomes	July 2022	Not Allocated
72 Single Family Residential	September 2022	Not Allocated
72 Single Family Residential	December 2022	Not Allocated
72 Single Family Residential	February 2023	Not Allocated
Horizontal Mixed Use (24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

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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.

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The **Amber**

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

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

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THE WAYFARE

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

ELEVATION A

ELEVATION B

ELEVATION D

REV. 4/8/20

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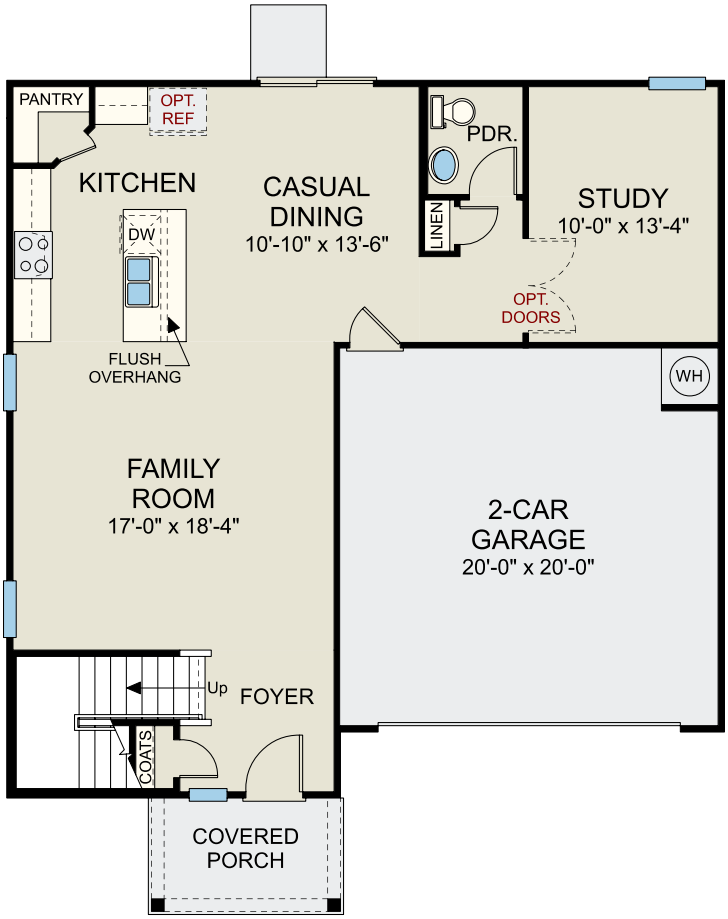
THE WAYFARE

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



First Floor

REV. 4/8/20

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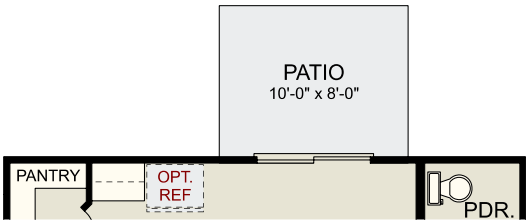
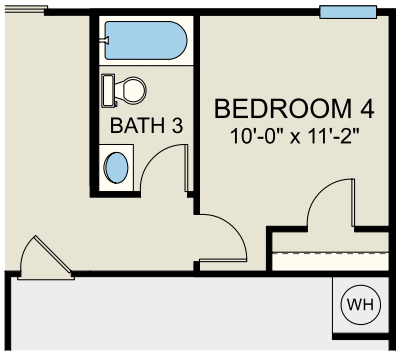
THE WAYFARE

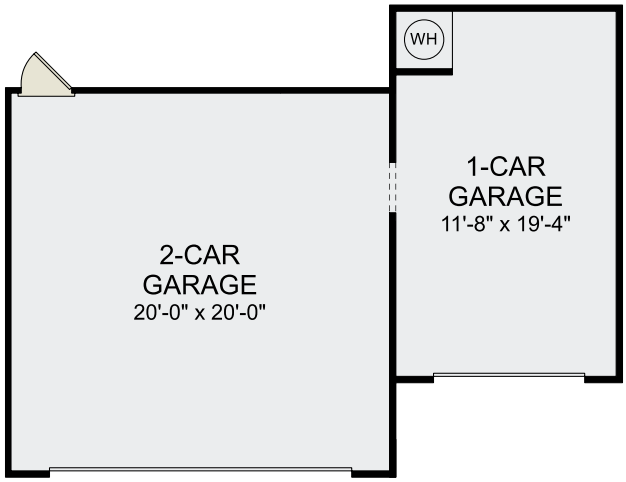
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



Optional Patio



Optional Bedroom 4 & Bath 3
ILO Study & Powder



Optional
1-Car Garage

First Floor Options

REV. 4/8/20

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THE WAYFARE

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

Second Floor

REV. 4/8/20

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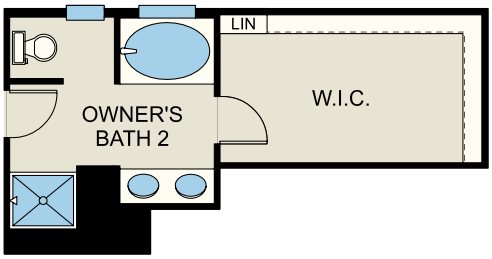
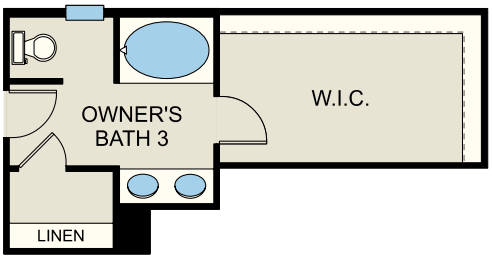
THE WAYFARE

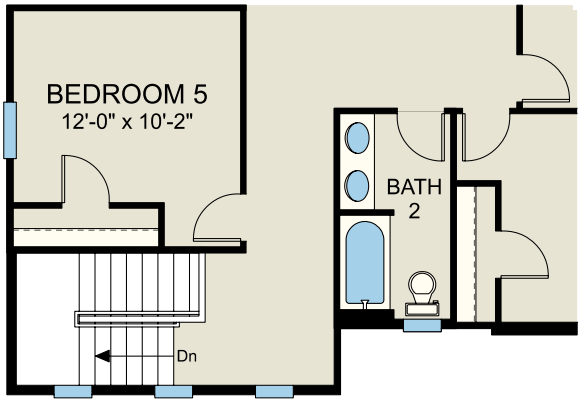
3-5 BEDROOM | 2.5-3 BATH | 2 CAR GARAGE | 2,267 SQ. FT. LIVING AREA



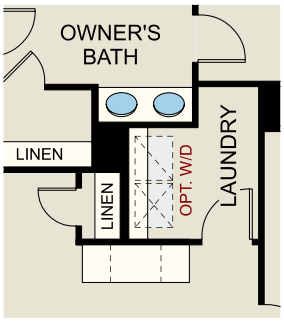
Optional
Owner's Bath 2



Optional
Owner's Bath 3



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



Optional
Tech Center

Second Floor Options

REV. 4/8/20

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THE CARDINAL

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

ELEVATION A

ELEVATION B

ELEVATION C

REV. 11/16/18

DREAMFINDERSHOMES.COM
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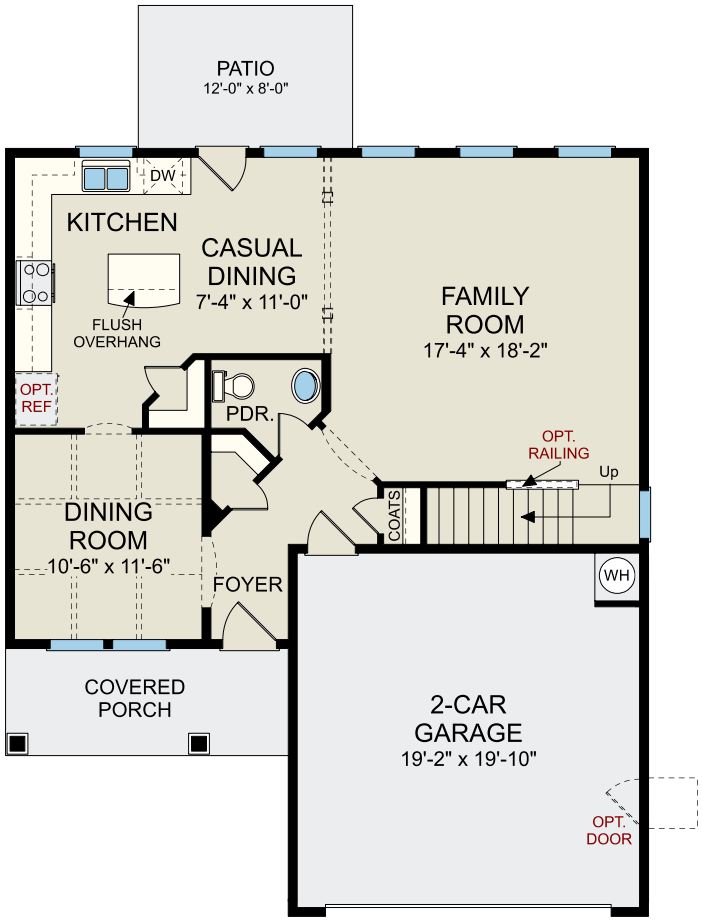
THE CARDINAL

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



First Floor

REV. 11/16/18

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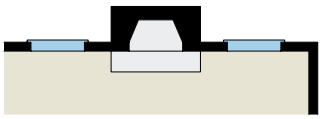
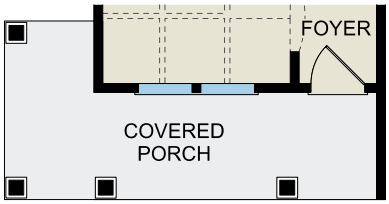
THE CARDINAL

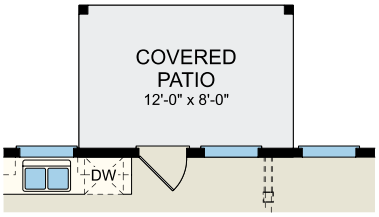
4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,235 SQ. FT. LIVING AREA



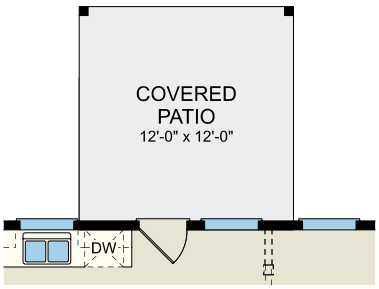
Optional Fireplace at Family Room



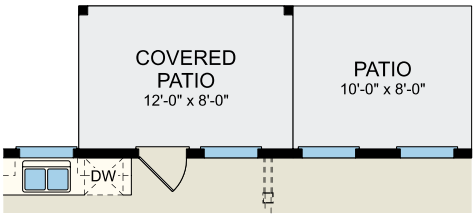
Optional Wrap-Around Porch



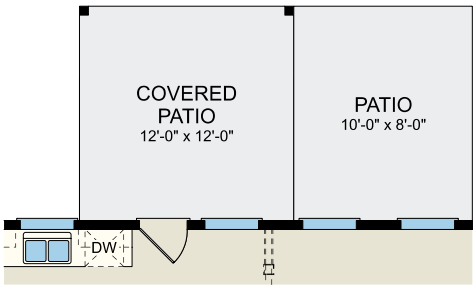
Optional Covered Patio



Optional Extended Covered Patio



Optional Patio w/ Covered Patio



Optional Extended Patio w/ Extended Covered Patio

First Floor Options

REV. 11/16/18

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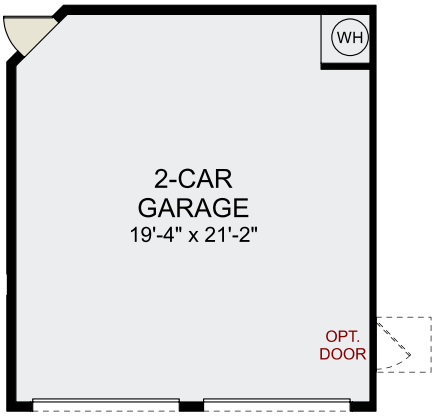
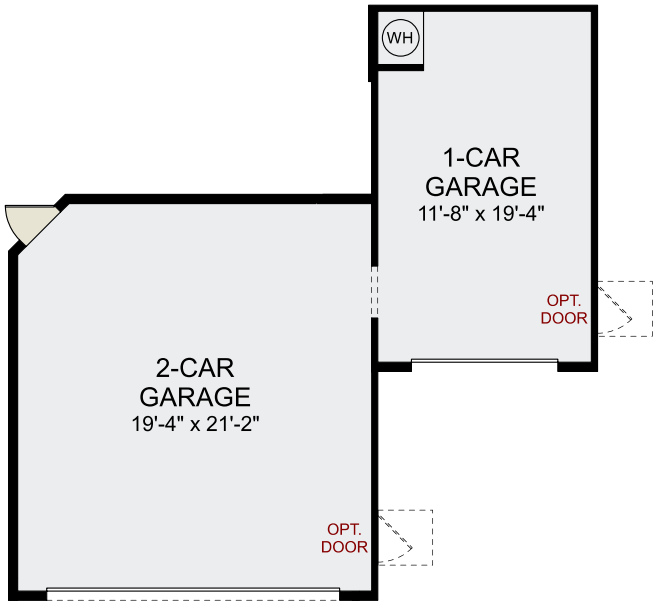
THE CARDINAL

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

Optional
Side Load Garage



Optional
Double Garage Door



Optional
1-Car Garage

First Floor Options (cont.)

REV. 11/16/18

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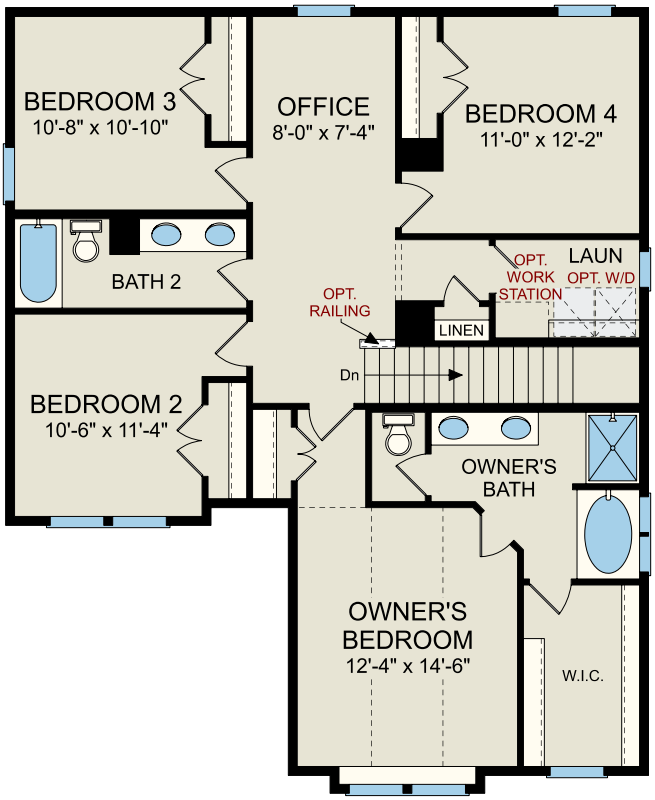
THE CARDINAL

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

THE RIVERBIRCH

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

ELEVATION A

ELEVATION B

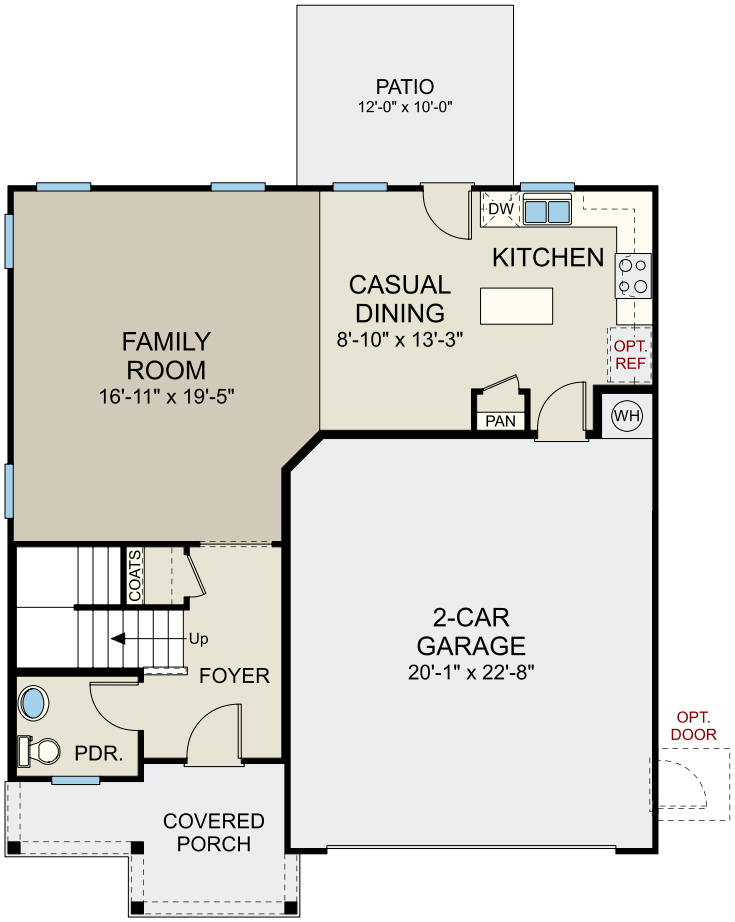
ELEVATION C

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

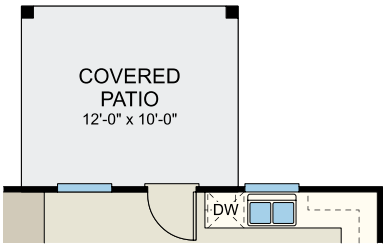
REV. 4/1/20

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

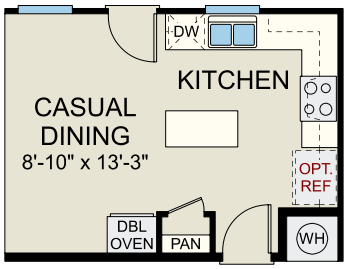
THE RIVERBIRCH

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

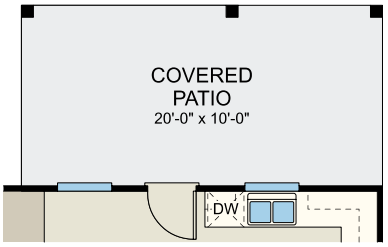
Optional Fireplace at Family Room



Optional Covered Patio

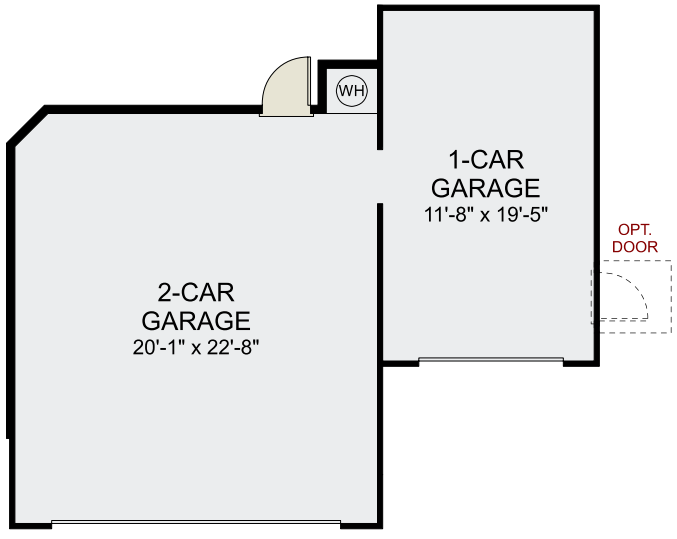


Optional Gourmet Kitchen



Optional Extended Covered Patio

Optional Side Load Garage



Optional 1-Car Garage

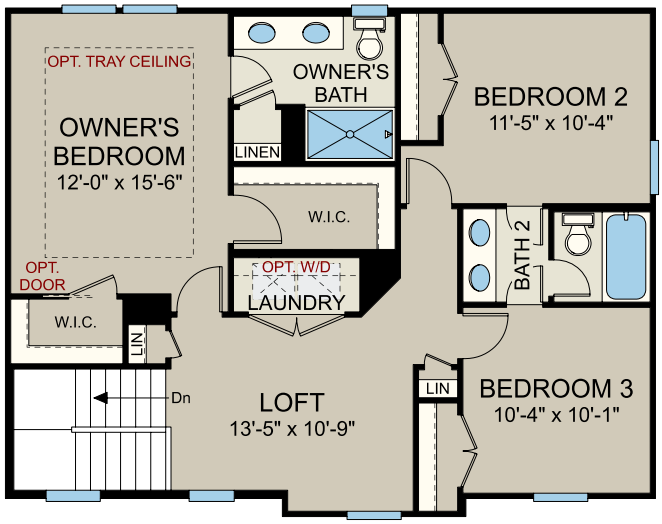
First Floor Options

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

Residential: Multi-Family

579 Old Speedway (CN-PSA-2024-00044)

579 Old Speedway Dr

DRC	Entitled	Units	PRS Routed	Technically Approved
7/08/21	Yes	11 units	No	No

Previously Considered

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

Allocation Request

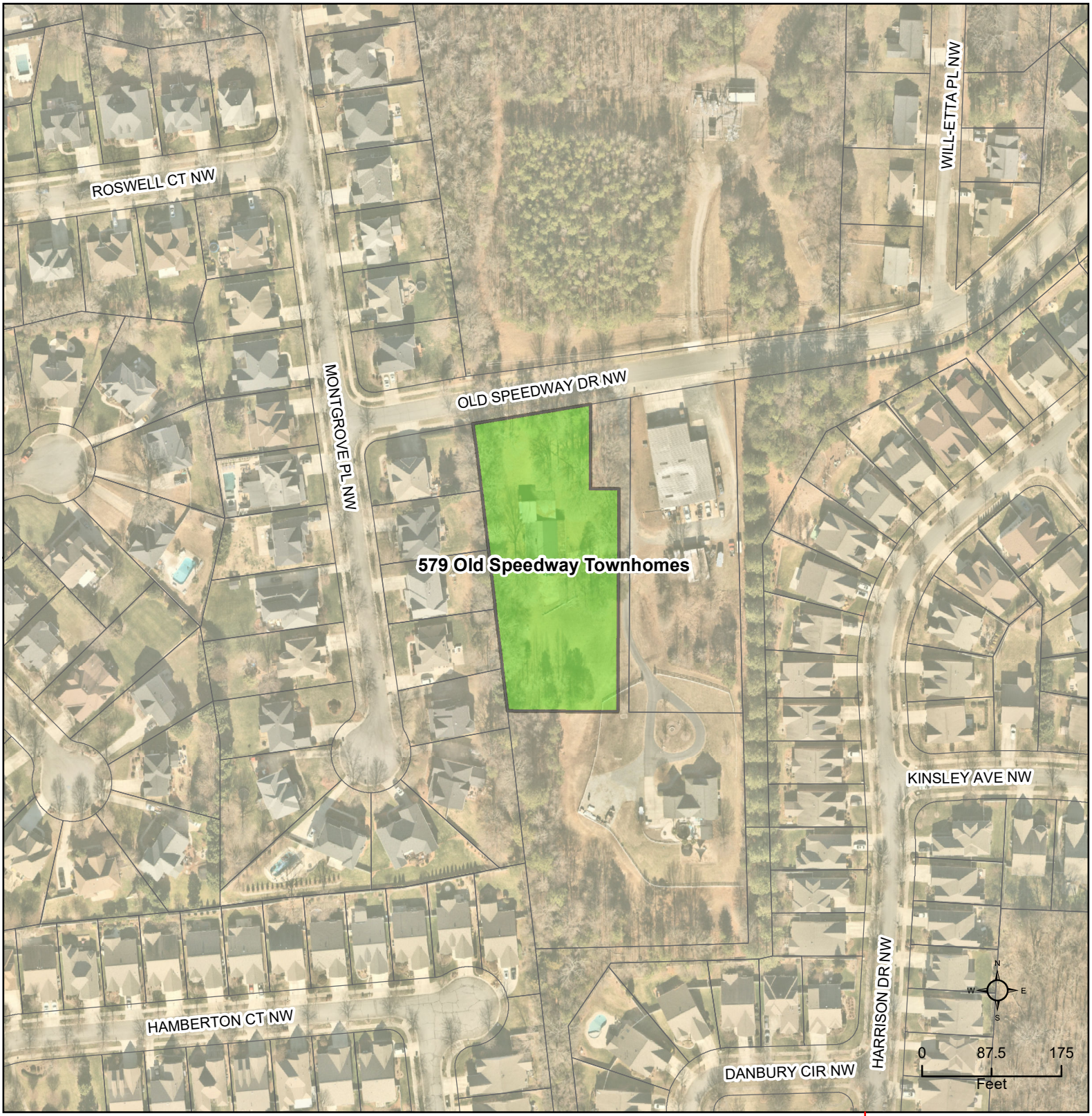
Total	2024
2,475	2,475

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 requesting sewer allocation for 11 townhomes at 579 Old Speedway Drive. The site is appropriately zoned for the proposed use, is currently occupied by a single-family residence, and would be an infill project.



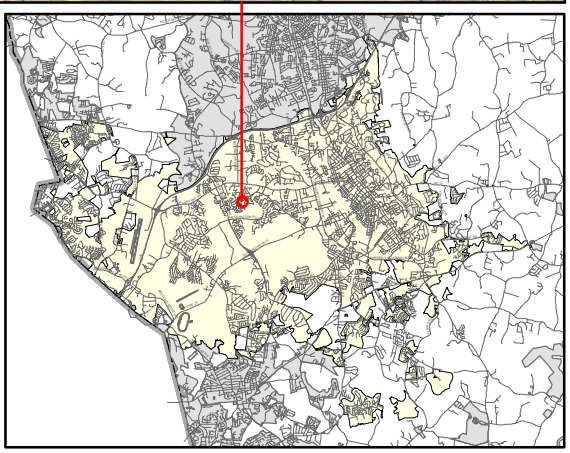
CN-PSA-2024-00044 - 579 Old Speedway Townhomes

Type: Residential Multifamily

11 multi-family units

Allocation Request: 2,475

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

B. Applicant Information

Ramak Bakhshoudeh (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.)	44 Bonaire Dr (Applicant's Street or Box Number)
Equinox 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.)	Dix Hills, NY 11746 (Applicant's City, State, Zip Code)
516 635 5630 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Ramak Bakhshoudeh (Name) woodhavenoff@hotmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	woodhavenoff@hotmail.com (Applicant's Email Address)

* Manager of Carpe Diem Asset Group, LLC, Managing Mmber by & for Equinox Properties, LLC

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

Paul Campbell (Typed name of North Carolina Professional Engineer)	AWCK (Company Name)
NCPE 018906 (NCPE Registration Number)	120 S. Main St (Street or Box Number)
7049381515 (Phone Number)	Kannapolis, NC 28082 (City, State, Zip Code)
Paul Campbell (Name and affiliation of contact person, who can answer questions about **application & designs**)	pcampbell@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):_____		

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

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

3.) Pretreatment required:

(X) No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** ~~2640~~ 2475 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BR Townhome	~~80~~ 75 gal/ BR	33	GPD ~~2640~~ 2475
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD ~~2640~~ 2475

NORTH CAROLINA PROFESSIONAL SEAL 14883 ENGINEER R. DALE FINK

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Ramak Bakhshoudeh (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: 01/21/2022

579 Old Speedway Townhomes narrative updated

The owner would like for this site to be considered for available capacity starting in 2024.

This project consists of two buildings with 11 total three bedroom townhomes. It is planned on the 1.3 acre tract at 579 Old Speedway Drive (Cabarrus County Pin 5600-76-8975. The site is currently zoned RV and is owned by Equinox Properties, LLC. This development is an in-fill project. The buildings are designed and the site Engineering has been completed. They are both ready for submittal at any time.

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

Each townhome is two stories will be approximately 1600 sf. The townhomes estimated cost will be approximately $250,000-$275,000 and this project will increase the City tax base by between $2,750,000-$3,025,000. These would currently be considered low income housing for purchase.

dotloop signature verification: dtlp.us/g8Xq-2n77-W1mR

21897-3

(Account number if applicable) (Write "landlord" here if landlord applicatio

Return to: PIN:

RAMAK.

CONTRACT FOR UTILITY SERVICES
(for use where existing lines adjoin the property)

THIS Agreement made the date last below written between the City of Concord, a N.C. Municipal Corporation ("City") and

RSRD Services LLC / Ramak Bakshoudeh
(Name or Names of Customers)

referenced jointly and severally below as Customer.

Customer desires to obtain connections to stormwater and [initial services desired]:
(✓) water
(✓) sewer
( ) electric
( ) temporary water, and/or
( ) temporary electrical

in accordance with all applicable law, regulation, or ordinances at:

☐ PLEASE CHECK THIS BOX IF APPLYING FOR MULTIPLE ADDRESSES. LIST FIRST ADDRESS BELOW AND THEN PLACE MULTIPLE ADDRESSES ON PAGE 6 AND SUBSEQUENT PAGES.

579 Old Speedway Drive NW Concord NC 28027
(Insert complete address, including apartment, lot or unit identifier; E-mail address)

44 Bonaire Drive, Dix Hills, NY 11746
(Insert mailing address)

Home: (516)635-5630 cell Business: _____
(Insert phone numbers)

_____
(If customer is a tenant, insert owner's mailing address, phone number(s); E-mail address)

for [initial all applicable] (✓) residential* ( ) commercial* ( ) industrial* ( ) irrigation* purposes. Customer warrants that Customer has examined the above property and service lines to the above property are already in place.

* Customer shall complete required back-flow protection survey and install device required before connection.

dotloop signature verification: dtlp.us/g8Xq-2n72-W5mR

Upon the payment of the charges set forth below and the continued payment of recurring charges based on use of the service and subject to verification of the availability of each of the utilities requested, the City of Concord will provide connection to the utility or utilities initialed above. Charges for the utility or utilities services shall commence immediately after connection without regard to the use of the service during that time. If sewer service is desired where water service is also available, Customer agrees to apply for both water and sewer services.

The City, in consideration of the payment below, will provide:

1) **only** a single connection to each utility initialed on this form,

2) installation of the lateral from each utility initialed on this form to
   a) the edge of the street right-of-way, or
   b) behind the curb line, or
   c) at the edge of a utility easement (whichever is applicable), and
3) installation of the water, sewer, and/or electric meter(s).

Customer shall be responsible for installation and maintenance of any potable water lines and appurtenances as needed or required on the customers side of the water meter. Customer shall be responsible for installation and maintenance of any sewer lines and appurtenances as needed or required on the customer's side of the sewer clean-out at or closest to the public right-of-way. Customer shall be responsible for installation and maintenance of any electric wiring and appurtenances as needed or required on the customers side of the electric meter. Sewer connections shall not be permitted on interceptor line mains unless Customer has access to an existing manhole.

Customer agrees to pay in advance, before any utility connection(s) is/are made or meter set, the sum of $ 2135.- for a 4 inch sewer connection and $ 2589- for a 3/4 inch water connection. This fee shall not apply if: [initial all applicable and provide documentation requested]

( ) all work was completed by the developer of the property in accordance with Article III of Chapter 62.

( ) other agreements have been made. (Attach contract.)

Charges for the new sewer and/or water taps and/or meters shall commence thirty (30) days after connection without regard to the use of the service during that time. Customer agrees bills are due and payable upon receipt. Bills become delinquent on the 26th day from the billing date. Customer agrees that this Contract may be filed with the Cabarrus County Registry to secure delinquent bills. Disconnection of service for non-payment shall occur without further notice on the 45th day from the billing date.

A reconnection fee will be charged to have service reconnected after disconnection in an amount identified in the most recently adopted` annual Budget Ordinance. If services are

dotloop signature verification: [illegible]

disconnected for non-payment, meter tampering, or returned check, a cash deposit may be required before services are reconnected, and an additional cash security deposit may be charged in an amount identified in the most recent annually adopted Budget Ordinance.

Security deposits must be made pursuant to the most recent Budget Ordinance and the "Utility Policies and Procedures". Customer agrees to pay a charge for all returned checks.

The customer requesting service will be liable for the following delinquent utility accounts

1. All delinquent utility accounts in the name of the undersigned.
2. Any and all delinquent utility accounts of any other person who currently resides with the customer, if the customer and the person were members of the same household at a different location when the unpaid balance for service was incurred.
3. Any and all delinquent utility accounts of any other person if the person is a member of the customer's current household when the service was established and the person had an unpaid balance at that time.

The City of Concord's disconnection method applies to all City utilities. Partial payments will be allocated as follows: 1) Municipal Parking Deck, 2) Midland Capital Facilities Fee, 3) Environmental, 4) Stormwater, 5) Wastewater, 6) Water 7) and Electric.

The City of Concord reserves the right to use any information on the contract for Utility Services to pursue collection of delinquent accounts.

Telephone Consumer Protection Act (TCPA) – The City uses auto-dialers and automated systems to inform customers of information regarding their utility service. This agreement provides the City with the Customer's written consent for these types of contacts.

I, Customer, do hereby affirm that I have read this contract and do hereby apply for utility service(s) to be provided at the location above. I agree to be responsible for the costs of any and all utility service(s) rendered and any damage to the property of City to or from the above location. I further agree to abide by all law, ordinance, and/or regulation (including, but not limited to City of Concord Code of Ordinances, Chapter 59, Electric Utility, Chapter 62, Water and Wastewater Utilities, Chapter 60, Stormwater Services and the "Utility Policies and Procedures") regarding the provision of utilities or the use of the above location. I warrant that all information furnished for the purpose of obtaining utility service(s) is true and complete and I agree to abide by the terms and conditions set forth above.

This the 12 day of June, 2020

dotloop signature verification: [illegible]

USE BLACK INK ONLY

PERSONS APPLYING FOR SERVICE

Ramak Bakhshouden dotloop verified 06/12/20 11:53 AM EDT V508-IUCZ-JFFB-3Q0F (Signature)

_____ (Signature)

****

CORPORATION, PARTNERSHIP, OWNER

_____
(Name)

BY_____
(Officer)

ATTEST:
_____(Signature)

_____
Secretary
(Corporate Seal)
CITY OF CONCORD, NORTH CAROLINA

BY_____(Agent)

dotloop signature verification:

Attachment A

As per the Identity Theft Protection Act, it is unlawful to place certain identifiable information on documentation that may be placed on public record.

Below is a list of required information that is pertinent to establishing your utility account with the City Concord. This information is considered by the City of Concord to be *Confidential.* If your account is delinquent, Pages 1 & 2 will be placed on public record for purposes of collecting a debt.

Address of Property: 579 Old Speedway Drive NW, Concord, NC 28027

NAME: _____ [Customer No.1]

Social Security Number: _____ [Customer No.1]

Birth date: _____/_____/_____ [Customer No.1]

Drivers License Number: _____ State Issued: _____ [Customer No.1]

NAME: _____ [Customer No.2]

Social Security Number: _____ [Customer No.2]

Birth date: _____/_____/_____ [Customer No.2]

Drivers License Number: _____ State Issued: _____ [Customer No.3]

Name of Company: RSRD Services LLC

State Incorporated: NC

Federal ID No.: 81-4169476

IDENTITY THEFT PROTECTION ACT

NCGS §132-1.10(d):
No person preparing or filing a document to be recorded or filed in the official records of the register of deeds, the Department of the Secretary of State, or of the courts that may include any person's social security, employer taxpayer identification, drivers license, state identification, passport, checking account, savings account, credit card, or debit card number, or personal identification (PIN) code or passwords in that document, unless otherwise expressly required by law or court order, adopted by the State Registrar on records of vital events, or redacted... Any person who violated this subsection shall be guilty of an infraction, punishable by a fine not to exceed five hundred dollars ($500.00) for each violation.

The entire Identity Theft Protection Act can be found at http://www.ncga.state.nc.us/gascripts/statutes/statutes.asp

Billing Information

RAMAK BAKSHOUDEH
44 BONAIRE DRIVE
DIX HILLS, NY 11746
woodhavenoff@hotmail.com

Transaction Detail

Mastercard
XXXXXXXXXXXX8634
6/22/2020 10:11:48 AM
Approved 08678G

Invoices

Type	Invoice #	Description	Amount
Misc. Utility Payments	INV20206229914416	Customer Name: RAMAK BAKSHOUDEH Account Number: 21897-3 Amount: 4724.00	$4,724.00
		SUBTOTAL	**$4,724.00**
		SERVICE FEE	**$2.95**
		GRAND TOTAL	**$4,726.95**

City of Concord EXTRA CHARGE JOURNAL 0056

Entry / Utility	Cycle / Statistic	Account Name / Code	Amount	BillCd
Batch: 75981				
464452	2	21897-03 CLIFTON PAYNE	1327.00	14 W
W WATER	WT3/4	WATER TAP 3/4"	1327.00	6001
464453	2	21897-03 CLIFTON PAYNE	1262.00	54 W
W WATER	WTCAP	WATER CAPACITY FEE	1262.00	6001
W WATER	WN/A	WATER N/A	0.00	6001
464454	2	21897-03 CLIFTON PAYNE	1135.00	55 S
S SEWER	SWCAP	SEWER CAPACITY FEE	1135.00	7001
S SEWER	SN/A	SEWAGE N/A	0.00	7001
464455	2	21897-03 CLIFTON PAYNE	1000.00	21 S
S SEWER	ST	SEWER TAP	1000.00	7001
Batch Total			4724.00	

OPERATING AGREEMENT

FOR

EQUINOX PROPERTIES LLC

A North Carolina Limited-Liability Company

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OPERATING AGREEMENT FOR
EQUINOX PROPERTIES LLC
A North Carolina Limited Liability Company

This Operating Agreement (the "Agreement") is effective as of the date the Articles of Organization for **"EQUINOX PROPERTIES LLC",** a North Carolina Limited Liability Company, were filed and recorded with the North Carolina Secretary of State. This Agreement is entered into between those individuals who have subscribed for membership interests as evidenced by their signatures on this Agreement (hereinafter collectively referred to as the “Members”.)

The Members have formed a Limited-Liability Company (the "Company") pursuant to the Limited Liability Company Act of this state and to be governed accordingly to the terms and conditions as hereinafter set forth.

1. NAME.

The name of the Company shall be: **"EQUINOX PROPERTIES LLC"**, a North Carolina Limited Liability Company.

2. DEFINITIONS.

Definitions for certain terms, words and phrases used in this Agreement are as follows:

2.1 "Agreement" or "Operating Agreement" means this Operating Agreement dated, as amended from time to time with the written consent of all of its Members.

2.2 "Articles of Organization" or "Articles" means the Articles of Organization of **"EQUINOX PROPERTIES LLC"**, as amended from time to time.

2.3 "Board of Managers" shall mean collectively all of the managing Members of the Company.

2.4 "Code" shall mean the Internal Revenue Code of 1986, as amended from time to time, or any corresponding provisions of succeeding law.

2.5 "Company" shall mean **"EQUINOX PROPERTIES LLC".**

2.6 "Interest Holder" means the holder of any interest of membership interest in the Company upon the transfer of membership interest without the transferee being admitted to the Company as a Member.

2.7 "Limited Liability Company Act" shall mean the Limited Liability Company Act of this state, as amended, or any corresponding applicable provisions of succeeding law.

2.8 "Manager" means the Member, Members, or non-Member(s) who are referred to as the Manager in Section 6 hereof as the member-managed or manager-managed Manager, or any successor or successors.

2.9 "Member" means any holder of a membership interest in the Company who has become a Member pursuant to the terms of this Agreement, and as set forth in the first section of this Agreement.

2.10 "Membership Interest" or "Interest" shall mean the respective right of a Member or Interest Holder to an allocated share of the economic benefits of the Company, including net profits, net losses, and distributions, and with respect to Members, the right to vote on matters as to which the Operating Agreement requires or permits Members to vote. Members or Interest Holders shall not be responsible for any debts or liabilities of the Company.

2.11 "Net Cash Flow" means the income of the Company reduced by any payments made by the Company. Both determined on the cash basis.

2.12 "Net Losses" means the net loss of the Company, computed in accordance with Code Section 703, applied consistently with prior periods.

2.13 "Net Profits" means the net income of the Company, computed in accordance with Code Section 703, applied consistently with prior periods.

2.14 "Partnership Representative" pursuant to Code Section 6223 shall mean **Ramak Bakhshoudeh** or any Partner or other person with a substantial presence in the United States designated by the Manager.

2.15 "Person(s)" shall mean any individual, corporation, partnership, limited liability company, trust or other business entity.

2.16 "Property" means any real or personal property in which the Company has any right, title or interest.

2.17 "Regulations" shall mean the regulations issued by the U.S. Treasury Department under the Code.

2.18 "Simple Majority" shall mean the aggregate of Membership Interests exceeding 50% of all membership interests entitled to vote.

2.19 "Substitute Member" means any transferee who, in addition to the rights of an assignee, shall be admitted as a Member with all rights and obligations pertaining thereto.

2.20 "Transferee" means a person to which a transferring Member sells, transfers, encumbers, assigns or otherwise disposes of all or any part of the Member's interest in the Company.

2.21 "Transferring Member" means a Member who voluntarily sells, transfers, encumbers, assigns or otherwise disposes of all or any part of the Member's interest in the Company to any person.

3. PRINCIPAL OFFICE/REGISTERED OFFICE/TAXATION.

3.1 Principal Office.

The principal office of the Company in the State of North Carolina shall be located at:

4030 Wake Forest Road, Ste. 349
Raleigh, NC 27609

The Company may have such other offices, either within or without the State of North Carolina, as the Manager may designate or as the business of the Company may from time to time require.

3.2 Registered Office.

The agent for service of process in the State of North Carolina and the address of the registered office of the Company shall be:

Registered Agents Inc.
4030 Wake Forest Road, Ste. 349
Raleigh, NC 27609

The registered office and agent may be changed from time to time by action of the Manager and by filing the prescribed form with the North Carolina Secretary of State.

3.3 Taxation.

3.3.1 Under federal taxation Law and, to the fullest extent possible, state taxation Law, the Company and its Members shall unanimously elect to be taxed as a partnership unless the Members shall unanimously elect to be taxed as a C corporation, S corporation, disregarded entity or other available means. The Company's tax filing status shall be set forth in the Schedule B and the

Manager shall be responsible for carrying out all necessary governmental filings to secure such status.

3.3.2 The annual accounting period for financial and tax purposes shall be a calendar year, as set forth in Schedule B. The Members, by a unanimous vote, may amend the annual accounting period.

3.3.3 In order to calculate its taxable income, the Company shall use the cash/accrual value of accounting as set forth in Schedule B. The Members, by unanimous vote, may amend the method of accounting used by the Company.

4. PURPOSES, POWERS AND SPECULATIVE NATURE OF BUSINESS.

4.1 Purpose.

The Company is principally organized for such lawful purposes as the Members may from time to time authorize as permitted under the Limited Liability Act. The specific purposes of the Company are to hold and manage investments.

4.2 Powers.

The Company shall have all the powers granted to a Limited Liability Company under the laws of the State of North Carolina.

4.3 Nature of Business.

The Members herein acknowledge and agree that the business the Company intends to engage in is speculative in nature and that no guarantees can be made as to future success and/or returns.

5. TERM/CONTINUING OBLIGATIONS/COMPANY A PARTY.

5.1 Term.

The Company shall commence its existence on the date its Articles of Organization are endorsed by the North Carolina Secretary of State and shall only terminate when dissolved as provided in this Agreement, the Articles of Organization, or by statute.

5.2 Continuing Obligations.

This Operating Agreement is an executory and ongoing contract with continuing obligations. The Manager may require the Members to contribute $200 per year, assessed according to their ownership interests. Any assessment above $200 per year shall require a simple majority vote of the Members.

5.3 Company A Party To This Agreement.

Upon the Company's formation, the Company Manager shall sign this Operating Agreement on behalf of the Company and the Company, at such time, shall become a party to this Operating Agreement.

6. MANAGEMENT.

6.1 Manager.

The Company shall be Member managed, and shall be managed by a Board of Managers composed of Members of the Company, and shall be referred to herein as the Managing Member or Board of Managers. The authorized number of Managing Members of this Company shall not be less than one (1) or more than three (3). The initial number of Managing Members shall be one (1) and shall be CARPE DIEM ASSET GROUP, LLC. Henceforth, every reference to Manager shall refer to the Managing Member.

6.2 Election and Term of Manager.

6.2.1 At each annual meeting of the Members, the Manager shall be elected by the Members holding a majority of the Member votes to hold office until the next annual meeting. Each Manager shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified, except in the case of the death, resignation, or removal of such Manager. If a Manager should die or become legally incapacitated as determined by a court of competent jurisdiction or by written opinion of two (2) physicians licensed in the incapacitated Manager's state of residence, then the successor trustee/personal representative of the deceased or incapacitated Manager shall become a Manager in his place. If the successor trustee/personal representative of the deceased or incapacitated Manager is not the spouse of that Manager, then the successor trustee/personal representative of the deceased or incapacitated Manager may only become a Co-Manager upon unanimous written consent of the other Manager(s).

6.2.2 The death, resignation or removal of a trustee of a revocable trust of a Member shall not be considered an event which creates a vacancy in the position of Manager or Co-Manager, except as set forth in 6.2.1, as long as the pertinent revocable trust agreement provides for a successor trustee or a means of selecting a successor trustee of that trust.

6.2.3 A Manager may resign as Manager upon giving thirty (30) days' written notice to each Member. The Manager shall have no liability to the Company or to the other Members for any such resignation, except as otherwise provided in this Agreement. Such resignation shall not absolve the Manager from any liabilities arising before the resignation.

6.2.4 Any vacancy in the office of Manager shall be filled by the affirmative vote of Members holding a majority of Member votes.

6.3 Removal of Manager

Any Manager may be removed from office without cause by a unanimous vote of the Members.

6.4 General Obligations.

The Manager shall cause to be filed original or amended documents and shall take any and all other actions as may be reasonably necessary to perfect and maintain the status of the Company as a limited liability company under the laws of the State of North Carolina and any other states or jurisdictions in which the Company engages in business and, if required by law, shall execute and cause to be recorded appropriate original or amended documents in each county in each such other state in which the Company owns real property. Unless the Code or Regulations require otherwise, and subject to the authority of the Partnership Representative, an individual manager appointed by the Board of Managers shall serve as the Tax Matters Manager with regard to all matters involving taxation, except for audits requiring the services of the Partnership Representative. The Manager shall use reasonable efforts to inform the Members on a current basis, concerning the internal affairs of the Company and the condition of its business.

6.5 General Authority.

Subject to the provisions of Sections 6.8 and 6.9, the Manager shall have complete and exclusive control over the management of the business and affairs of the Company. If there is a Board of Managers or multiple persons within a company designated as the Manager having control over management of the business of the Company, the rights and powers of the Manager shall be exercised among them as they may agree among themselves, but in the absence of such an agreement or in the event of deadlock or other lack of decision pursuant to such agreement, they shall be bound by the unanimous vote of the Members. Notwithstanding the above, all leases of Property, for whatever duration, must be approved by the Manager. Except as provided in Sections 6.8 and 6.9 hereof, the Members shall have no right to participate in the management or control of the business and affairs of the Company, and shall have only the voting rights specifically set forth in this Agreement or as otherwise required and not subject to waiver under the Limited Liability Act.. In addition to this general management authority, the Manager shall have the following specific rights, subject to compliance with the other provisions of this Agreement:

6.5.1 To contract to lease any of the Company's property or any portion thereof or any interest therein provided, however, that any lease which extends beyond the term of the Company, if any, must be approved by a unanimous vote of the Members;

6.5.2 To acquire and purchase real and personal property and long-term securities, However, any such purchase which shall utilize over fifty percent (50%) of the Company's assets, shall be approved by a unanimous vote of the Members;

6.5.3 To operate, manage, and collect income from any property owned or leased by the Company in accordance with this Agreement;

6.5.4 To borrow money from banks, other third-party lenders or the Members on terms and conditions which the Manager deems reasonable, and to pledge, mortgage and grant security interests or deeds of trust in or on any property owned by the Company as security for the payment of indebtedness authorized by this Agreement;

6.5.5 To mortgage, pledge, hypothecate, or authorize or grant any security interest to, lien in or on Company property other than to secure repayment of indebtedness authorized by this Agreement;

6.5.6 To make any reasonable expenditures for the organization, operation and conduct of the business and affairs of the Company and to negotiate, execute, acknowledge, file, record, deliver and perform any agreements and instruments considered necessary or appropriate by the Manager for the conduct of the Company business and affairs in accordance with this Agreement or for the implementation of the powers granted under this Agreement;

6.5.7 To prepay, modify, amend, renew, or extend any authorized Company indebtedness;

6.5.8 Subject to the obligations of the Partnership Representative, to make any and all elections for federal, state and local tax purposes including any election, if permitted by applicable law, to adjust the basis of property pursuant to Sections 754, 734(b) and 743(b) of the Code or successor statutes, or comparable provisions of state or local law, in connection with transfers of any membership interest in the Company and Company distributions;

6.5.9 To invest Company funds in commercial paper, government securities, certificates of deposit, time deposits, banker's acceptances, money market funds, or similar investments having a maturity generally considered to be short term;

6.5.10 To employ or engage and compensate persons to assist in the operation and maintenance of the Company and its property and to perform the Company's administrative services, accounting services, independent auditing services, legal services, and other reasonably necessary services for the benefit of the Company;

6.5.11 To pay all organization expenses incurred in the creation of the Company;

6.5.12 To file or record any amendments to the Agreement or other forms required by the North Carolina Secretary of State for the operation of the Company, pursuant to the Limited Liability Act;

6.5.13 To distribute profits. There is no requirement to distribute profits. If the Manager, in its sole discretion, shall refuse to distribute profits, each Member or transferee shall be responsible for the payment of any income taxes on such earnings;

6.5.14 To make and to enter into such agreements and contracts with such parties and to give such receipts, releases, and discharges with respect to any and all of the foregoing and any matters incident thereto as the Manager may deem advisable or appropriate;

6.5.15 To make such classifications, determinations and allocations as the Manager may deem advisable, having due regard for any relevant generally accepted accounting principles;

6.5.16 To take such other action and to perform such other acts as may be deemed appropriate to carry out the business and affairs of the Company.

6.6 Scope of Duties.

6.6.1 Subject to Section 6.13, a Manager shall not be required to devote full time to the business or affairs of the Company, but shall devote the time reasonably necessary to perform the duties of the Manager under this Agreement and to prudently manage and operate the Company's business and properties.

6.6.2 A Manager shall use their best efforts to protect the limited liability of the Members and Manager in their capacity as Members and Manager. These measures shall include the following:

(a) Use of Company name

The Manager shall ensure that the words “Company”, "Co.", "Limited Liability Company" or "LLC" appears after the name of the Company in all Company stationery, checks, business cards, invoices, advertisements and other media containing the name of the Company and likely to be read, seen or heard by third parties. The Manager herein acknowledges the importance of entity notice in preventing a piercing of the LLC veil of protection.

(b) Separate books and accounts; No commingling

The Manager shall ensure:

(1) That the books and accounts of the Company are maintained separately from those of any Member or Manager;

(2) That there is no commingling of the assets of the Company with those of any Member or Manager; and

(3) That no Member borrows money or other assets from the Company, or lends money or other assets to it, except on the basis of reasonable documentation and arm’s-length terms.

(c) Adequate capitalization

The Manager shall use their best efforts to ensure that the Company’s cash and other assets, cash flow, insurance and other financial resources are sufficient to enable it to meet its reasonably foreseeable liabilities when due.

(d) Signing of agreements; Dealings with others

In signing any agreement or other document on behalf of the Company, Manager shall expressly identify himself as Manager. In dealings with third parties on behalf of the Company, Manager shall identify the Company as the party on whose behalf they act and shall identify themselves as Manager of the Company.

(e) No misleading of third parties

Manager shall use their best efforts to ensure that no third party is misled into believing that any Member or Manager is personally liable for any Company obligation.

6.7 Limitation of Liability and Indemnification of Managers.

6.7.1 The Manager shall not be personally liable for the return of any capital contribution of any Member or for any profits thereon, and any return of capital or profits shall be made, if at all, solely from the assets and business of the Company;

6.7.2 Except as otherwise provided herein, the Manager shall not be liable to the Company or the Members or other Interest Holders for any act or omission in connection with the business or affairs of the Company so long as the Manager against whom liability is asserted acted in good faith on behalf of the Company and in a manner reasonably believed by the Manager to be within the scope of authority under this Agreement and in the best interests of the Company, unless such act or omission constitutes gross negligence, intentional misconduct, fraud, or knowing violation of law;

6.7.3 To the extent not otherwise covered by liability insurance, the satisfaction of the indemnity obligations of the Company under Section 6.7 of this Agreement shall be from and limited to the assets of the Company, and no Member or other Interest Holder shall have any personal liability for satisfaction of such indemnity obligations, other than the separate personal guarantees made by one or more of the Members. In the event a final determination is made by a court or pursuant to the arbitration provisions of this Agreement that the Company is not obligated for any amounts previously paid to it or on behalf of any Manager, the Manager shall refund that amount within thirty (30) days of the final court determination;

6.7.4 In the event there is more than one Manager at the time any alleged liability arises under this Agreement or in favor of any Member or other Interest Holders against the Managers, the liability of each Manager shall be joint and several. Multiple Managers shall have the right separately to agree upon indemnification and contribution obligations among themselves;

6.7.5 The Company or its successor, trustee or receiver shall indemnify, defend and hold harmless the Manager against all claims, demands, actions, losses, liabilities, damages, costs and expenses, which after the date of this Agreement arise out of the Company or its business or affairs, including reasonable attorneys' fees incurred in defending all such matters. However, this indemnification shall apply only if the Manager against whom a claim, action or demand is asserted has acted in good faith on behalf of the Company and in a manner reasonably believed by the Manager to be within the scope of authority under this Agreement and in the best interests of the Company, and only if the act or omission underlying the claim, action or demand did not constitute gross negligence, intentional misconduct, fraud, or a knowing violation of law.

6.8 Binding Authority.

The signature of the Manager shall be sufficient to bind the Company to any agreement or on any document or instrument. In the event there is more than one person serving as Manager, the signature of any one Manager shall be sufficient to bind the Company to any agreement or on any document or instrument. Each Member and other Interest holder agrees not to assert any claim to the effect that execution or performance of any such instrument or document breached this Agreement of the duties of the Manager, against any person dealing with the Manager in good faith and without actual notice of the asserted claim at the time of the delivery of the instrument or document; provided, however, that this Section 6.8 shall not be construed to limit any recourse by any Member against the Manager. Any person dealing with the Company may rely upon a certificate signed by the Manager or, in the event of multiple Managers, any of the Managers, as to (a) the identity of any Member, (b) any fact relevant to the Company and (c) the due authority of the person purporting to act on behalf of the Company.

6.9 Vote Restrictions on Manager Authority.

Without the unanimous vote or written consent of all the Members, no Manager shall, on behalf of the Company, directly or indirectly;

6.9.1 Do any act in contravention of this Agreement, as amended from time to time;

6.9.2 Do any act which would make it impossible to carry on the ordinary business of the Company, provided that actions of the Manager in accordance with the purposes of the Company or rights and powers granted under this Agreement shall not be considered to breach this clause;

6.9.3 Confess any judgment or settle any claims asserted against the Company;

6.9.4 Possess Company property, or assign rights in any Company property, for other than a Company purpose;

6.9.5 Knowingly perform any act that would subject any Member to liability as a General Partner of a partnership in any jurisdiction;

6.9.6 Commingle funds of the Company with funds of any other person;

6.9.7 Lend to any person any of the cash funds or other Company property;

6.9.8 Borrow funds from any Manager or Member;

6.9.9 Mortgage, pledge, hypothecate or authorize or grant any security interest to, lien in or on Company property for the purpose of securing repayment of the personal indebtedness of any of the Members;

6.9.10 Purchase or lease Company property from the Company or sell or lease property to the Company;

6.9.11 Guarantee the indebtedness of any person or cause, suffer or permit any Company property to secure or become collateral for any indebtedness of any person other than the Company;

6.9.12 Amend the number of Managers set forth in Section 6.1 of this Agreement;

6.9.13 Unless such Manager has been appointed as the Partnership Representative for the Company, as provided herein, extend the statute of limitations for assessment of tax deficiencies against the Company and/or its Members with respect to adjustments to the Company's federal, state or local tax returns;

6.9.14 Unless such Manager has been appointed as the Partnership Representative for the Company, as provided herein, represent the Company, the Members or Interest Holders before taxing authorities or courts of competent jurisdiction in tax matters affecting the Company, the Members and any Interest Holders in their capacities as such, or to execute any agreement or other documents relating to or affecting tax matters, including agreements or other documents that bind the Members and Interest Holders with respect to tax matters or otherwise affect the rights of the Company, Members and Interest Holders;

6.9.15 Prosecute or defend claims by or against the Company or affecting title to Company property, and, unless such Manager has been appointed as the Partnership Representative for the Company, to contest any determination by the Internal Revenue Service or any state or local taxing authority as to any matters affecting the Company, any Members or Interest Holders;

6.9.16 Admit a new Member to the Company;

6.9.17 Do any act in contravention of this Agreement or which would make it impossible or unreasonably burdensome to carry on the business of the Company.

6.9.18 Purchase or sell any Company asset.

Notwithstanding the above, the Manager shall have the right to take such actions as the Manager, in the Manager's reasonable judgment, deems necessary for the protection of life or health or the preservation of Company assets if, under emergency circumstances, in the good faith estimation of the Manager, there is

insufficient time to allow the Manager to obtain the approval of the Members to such action and any delay would materially increase the risk to life or health or preservation of assets. The Manager shall notify the Members of each such action contemporaneously therewith or as soon as reasonably practicable thereafter. Such authority shall lapse and terminate upon reduction of such risk to life or health or preservation of assets or upon receipt by the Manager of telephone, telegraphic or written notice from any Member of such Member's disapproval of any or all of the proposed actions.

6.10. Insurance.

At all times that the Company owns real property or remains in operation, to cause the Company to obtain and maintain fire and other casualty, rental income or interruption, general liability, workers compensation, automobile and other insurance, as well as liability insurance for its Manager and Members, in such amounts and from insurers customarily required or acceptable for these purposes.

6.11 Contingency Reserve Fund.

The Manager may open and maintain a separate general operating account with a bank, in the name of the Company, to the extent funds are available from the net profits of the Company. This fund shall be maintained to provide a contingency account for minor operational emergencies and shall be utilized at the sole discretion of the Manager. All withdrawals from said fund are to be made upon checks signed by the Manager or all of the Members of the Board of Managers, as the case may be, or such other person as the Manager shall agree to in writing.

6.12 Independent Activities.

The Members hereby acknowledge and agree that each Member or Manager may engage in any activity whatsoever (as an owner, employee, consultant or otherwise), whether or not such activity competes with or is enhanced by the Company’s business and affairs.

6.13 Time Devoted to Business.

No Manager shall be required to devote all of such Manager's time to the business, unless otherwise obligated to do so pursuant to a separate written Employment Agreement with the Company.

6.14 Presumption of Assent.

If at any time there shall be more than one Manager, a Manager of the Company who is present at a meeting of the Managers at which action on any Company matter is taken shall be presumed to have assented to the action taken unless such Manager's dissent shall be entered into the minutes of the meeting or unless such Manager shall file its written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Company immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Manager who voted in favor of such action.

6.15 Manager Representation.

A Manager, in the course of representing and managing the Company, may use the title “Manager” or such other title or titles (including, without limitation, the title “President” or “Chief Executive Officer”) as the Members may determine from time to time by affirmative vote of Members holding a majority of Member votes.

7. COMPENSATION AND EXPENSES OF MANAGER.

7.1.1 The Manager and any officers or employees of the Company, where applicable, shall be reasonably compensated by the Company according to the Manager's business judgment for their management services, unless otherwise agreed by the unanimous vote of the Members. The Company will reimburse the Manager for all reasonably necessary expenses incurred for the account of the Company, including travel and other costs incurred by the Manager in connection with the

performance of management obligations.

7.1.2 As part of this Agreement, the Company requires that each Member and/or Manager pay for his or her own expenses when conducting business for the Company out of his or her own funds when the Company is not solvent. These expenses will then be allowed as UPE (Unreimbursed Personal Expenses) on the Member's and/or Manager's federal and state income tax return.

8. RIGHTS AND RESTRICTIONS OF MEMBERS.

8.1 Purpose of Restrictions.

In this Operating Agreement there are certain restrictions on a Member and a Manager's authority and ability to sell and transfer membership interests. Said restrictions are not intended as a penalty but rather are included to preserve and protect the Company's capital and management relationships to the benefit of all Members and Managers.

8.2 Restrictions on Members.

No Member, in the capacity as such, shall do any of the following without the express written consent or vote of all Members:

8.2.1 Borrow or lend money on behalf of the Company;

8.2.2 Borrow money from the Company;

8.2.3 Lend money to the Company;

8.2.4 Purport to or sell, mortgage, lease, or otherwise dispose of or encumber property of the Company;

8.2.5 Sell, assign, pledge or mortgage a Member's Interest in the Company, except as otherwise provided in Section 8.4 and 15;

8.2.6 Purchase any real estate or equipment on behalf of the Company;

8.2.7 Exercise or represent to any third party that such Member has the right to exercise any of the powers of the Manager described in this Agreement.

8.3 Admission of New Members.

New Members may be admitted to the Company only upon the written consent of all of the existing Members.

8.4 Dissociation of Members.

8.4.1 Termination of Membership. A Member ceases to be a Member of the LLC upon the occurrence of one or more of the following events:

(a) The Member withdraws by giving 30 days' written notice to the LLC. A withdrawal by a Member will not be considered a breach of the Certificate of Formation or this Agreement.

(b) The Member ceases to be a Member due to an assignment of his entire (but not partial) interest in the LLC.

(c) The Member dies or there is an entry of an order by a court of competent jurisdiction adjudicating the Member incompetent to manage his person or his estate.

(d) In the case of an estate that is a Member, the distribution by the fiduciary of the estate's entire interest in the LLC.

(e) Unless the action is consented to by a majority of the other Members, the Member: (1) makes an assignment for the benefit of creditors; (2) files a voluntary petition in bankruptcy; (3) is adjudicated a bankrupt or insolvent; (4) files a petition or answer seeking for himself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law or regulation; (5) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against him in any proceeding of the nature described in this paragraph; (6) seeks, consents to, or acquiesces in the appointment of a trustee, receiver, or liquidator of the Member or of all or any substantial part of his properties; or (7) if any creditor permitted by law to do so should commence foreclosure or take any other action to seize or sell any Member's interest in the LLC.

(f) Unless the action is consented to by a majority of the other Members, if one hundred twenty (120) days after the commencement of any proceeding against the Member seeking reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law, or regulation, the proceeding has not been dismissed, or if within ninety (90) days after the appointment without his consent or acquiescence of a trustee, receiver, or liquidator of the Member or of all or any substantial part of his properties, the appointment is not vacated or stayed or within ninety (90) days after the expiration of any stay, the appointment is not vacated.

(g) Any of the events provided in applicable code provisions that are not inconsistent with the dissociation events identified above.

8.4.2 Effect of Dissociation. Any dissociated Member shall not be entitled to receive the fair value of his LLC interest solely by virtue of his dissociation. A dissociated Member that still owns an interest in the LLC shall be entitled to continue to receive such profits and losses, to receive such distribution or distributions, and to receive such allocations of income, gain, loss, deduction, credit or similar items to which he would have been entitled if still a Member. For all other purposes, a dissociated Member shall no longer be considered a Member and shall have no rights of a Member.

9. MEETINGS.

9.1 Annual Meetings.

The Annual Meeting of the Members shall be held at the time and place designated in writing by the Manager. Should the date of the annual meeting fall upon a legal holiday, then the annual meeting shall be held at the same time and place on the next day that is not a legal holiday.

9.2 Special Meetings.

Special Meetings of the Members may be called at any time by any Manager of the Company or by Members holding at least fifty percent (50%) of the outstanding membership interest by delivering written notice of such meeting to the Manager.

9.3 Voting Rights.

For the purpose of approving or taking action required or permitted to be taken or approved by the Members under this Agreement, except as otherwise required by the Limited Liability Act, Members shall be entitled to vote in proportion to their percentages of membership interest (as set forth in Schedule "A", attached hereto and incorporated herein by reference), where such membership interest include voting rights with respect to the matter or matters at hand. Moreover, if applicable, where the rights of any differing class of membership interest not having voting rights with respect to the matter or matters at hand, if the matter to be voted on would materially alter or adversely affect such non-voting membership interest, such affected Members shall be entitled to vote separately on the matter in proportion to their membership interest to the extent the matter may materially alter or adversely affect such membership interest.

9.4 Notice.

The Manager of the Company shall cause written notice of the annual meeting, and any special meeting, to be given to each Member entitled to vote at the meeting, either in person, by facsimile, or by first-class mail, postage pre-paid, not less than ten (10) days nor more than sixty (60) days prior to such meeting. The notice shall specify the place, the day, and the hour of such meeting. In addition, the notice of any special meeting shall specify the purpose or purposes for which the meeting is called. Notice shall be deemed delivered by first-class mail if mailed to the address of each Member as such Member's address appears on the Company's records.

9.5 Voting Lists.

The agent having charge of the books and records for Membership Interests of the Company shall make, at least ten (10) days before each meeting of the Members, a complete list of Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order, with the address of each and the number of Membership Interests held by each, which list, for a period of ten (10) days prior to such meeting, shall be kept on file at the registered office of the Company and shall be subject to inspection by any Members at any time during usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member for the duration of the meeting. The original books and records shall be prima facie evidence as to who are the Members entitled to examine such list or transfer books or to vote at any meeting of Members. Failure to comply with this Section with respect to any meeting of Members shall not affect the validity of any action taken at such meeting.

9.6 Waiver of Notice.

Any meeting of the Members, however noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if all of the Members are present, and if either before or after the meeting, all of the Members, holding membership interests, entitled to vote, sign(s) a written waiver of notice or a consent to holding such meeting or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the records or made a part of the minutes of the meeting.

9.7 Adjourned Meetings and Notice Thereof.

Any Member’s meeting, Annual or Special, whether or not a quorum is present, may be adjourned from time to time by the unanimous vote of Members present in person or represented by proxy, but in the absence of a quorum no other business may be transacted at any such meeting. Other than by announcement at the meeting at which such adjournment is taken, it shall not be necessary to give any notice of any adjournment or of the business to be transacted at an adjourned meeting. However, when any Member’s meeting, either annual or special, is adjourned for thirty (30) days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.

9.8 Action by the Members Meetings; Quorum; Majority.

The Members may only vote upon matters as to which the Members are authorized to take action pursuant to this Agreement or by applicable law and not subject to modification or waiver. Except as specifically otherwise provided herein, Members may vote, approve a matter or take any action by the vote of Members at a meeting, in person or by proxy or without a meeting by written consent. For any meeting of Members, the presence in person or by proxy of 100% of the membership interest at the time of the action taken constitutes a quorum for the transaction of business. Any official action taken by the Members shall require a majority vote of the Members or their fiduciary representatives, unless a unanimous vote of the membership is required elsewhere in this Operating Agreement. If any membership interest has been transferred under this Agreement to persons who are Transferee Interest Holders but who have not been admitted as Substitute Members, the voting rights associated with such Interests shall not be considered outstanding for purposes of any vote by Members under this Agreement unless by the terms of the transfer the assigned transferee retains such voting rights of the Transferring Member where the Transferring Member is entitled to assign such rights to a transferee pursuant to Section 15 of this Agreement or state law. For all purposes of this Agreement, Members shall be determined as of the date of giving notice of the meeting or as the date of the notice for proposed action by written consent without a meeting.

9.9 Action by Written Consent.

Any action may be taken by the Members without a meeting if authorized by the written consent of Members owning more than 50% of the membership interest, or such higher percentage as required under state law or this Agreement. In no instance where action is authorized by written consent need a meeting of the Members be called or noticed.

9.10 Place of Meeting of Members/Telephone Meetings.

The First Meeting of the Members shall be held at the place designated by the Manager in the notice of the meeting, and thereafter at such place as may be designated in the notice of any meeting of the Members. Members may participate in and hold a meeting of the Members by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other and participation in a meeting pursuant to this Section shall constitute presence in person at such meeting.

9.11 Voting of Membership Interests by Certain Holders.

9.11.1 Membership Interests standing in the name of a corporation, limited liability company or limited partnership may be voted by such officer, agent or proxy as its bylaws, regulations or limited partnership agreement may authorize or, in the absence of such authorization, as its board of directors or the Members may determine, and Membership Interests standing in the name of another entity may be voted as provided in its governing documents or laws.

9.11.2 Membership Interests held by an administrator, executor, guardian or conservator may be voted by him so long as such Membership Interests forming a part of an estate are in the possession and form a part of the estate being served by him, either in person or by proxy, without a transfer of such Membership Interests into his name. Membership Interests standing in the name of a trustee may be voted by him, either in person or by proxy, but no trustee shall be entitled to vote Membership Interests held by him without a transfer of such Membership Interests into his name as trustee.

9.11.3 Membership Interests standing in the name of a receiver may be voted by such receiver, and Membership Interests held by or under the control of a receiver may be voted by such receiver without the transfer thereof into his name if authority to do so be contained in an appropriate order of the court by which such receiver was appointed.

9.11.4 A Member whose Membership Interests are pledged shall be entitled to vote such Membership Interests until the Membership Interests have been transferred into the name of the pledgee, and thereafter the pledgee shall be entitled to vote the Membership Interests so transferred.

9.12 Presumption of Assent to Action.

A Member who is present at a meeting of the Members at which action on any business matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the Secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the Company immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Member who voted in favor of such action.

10. CAPITAL CONTRIBUTIONS AND MEMBER'S INTEREST.

10.1 Initial Capital Contributions.

The initial capital contributions of the Members shall consist of the cash, property, services to be rendered, promissory note or other binding obligation to contribute cash, property or perform services. All original contributions, upon full receipt by the Company for such contributions or other binding obligations, as the case may be, shall be credited to the Members respective capital accounts as initial contributions to the

capital of the Company.

10.2 Membership Interest.

Each membership interest shall equal the percentages as agreed to in Schedule "A."

10.3 Later Capital Contributions Agreed to Now.

The Members agree that the following additional capital contributions may be made by one or more of the Members without any further approval by the Members, and that such capital contributions will be credited to the contributing Member's capital account:

10.3.1 Contributions to make up any negative cash flows from the operation of the Company's business; and

10.3.2 Contributions for expansion and improvement of the property.

10.3.3 A contribution to pay any note made by the Company and secured by a deed of trust on the property in the event property is sold and the assets of the Company are inadequate to satisfy the note.

10.4 Other Subsequent Contributions.

Subject to the Continuing Obligations set forth in Section 5.2, and subject to the requirements of Section 12.5, subsequent capital contributions, other than those specified in Section 10.3 of this Agreement, shall be made in such amounts and at such times as the Members shall from time to time agree by a unanimous vote of the Members. Contributions to capital may also be required to restore the capital account deficit of a Member to zero as required by Section 12.2 of this Agreement.

10.5 Enforceability of Promises to Make Contributions.

Members or their representatives shall be obligated to perform written promises to make contributions to the Company even if the Members are unable to do so because of death, disability or any other reason. No such promise shall be compromised except by a unanimous vote of the Members.

10.6 Valuation of Non-Cash Contributions.

Prior to any Member making a contribution or an additional contribution to the Company in a form other than money, the Manager shall determine the value of that contribution in dollars. The Manager’s determination shall be conclusive as to that value, unless a majority of the Members shall require an independent appraisal performed and paid for by the Company.

10.7 Penalties for failure to Contribute.

10.7.1 If, by the date specified in Schedule C, any Member fails to make the contribution or pursuant to Section 12.5 a Member shall not contribute, the other Members holding a majority of Member votes (exclusive of the votes of the Member failing to make the contribution) may vote to impose upon the Member any penalty that the other Members agree is reasonable in the circumstances, including:

(a) Reduction or elimination of the Member’s proportionate interest in the Company;

(b) Forfeiture of all or a portion of the Member’s Membership rights; or

(c) Sale of all or a portion of the Member’s interest in the Company.

10.7.2 In the event a Member fails to make a Continuing Obligation payment within three (3) months as required in Section 5.2, the other Members holding a majority of Member votes (exclusive

of the votes of the Member failing to make the Continuing Obligation payment) may vote to reduce the Member's proportionate interest in the Company.

10.8 No Interest on Contributions; No Liability.

The Members shall earn no interest on their contributions under this Article. Members shall not be personally responsible for any debts or liabilities of the company.

11. CAPITAL ACCOUNTS.

Separate capital accounts shall be maintained by the Company for each Member in accordance with Code Section 704(b) and the Regulations promulgated thereunder, representing the Member's respective capital contributions to the Company.

11.1 Increase in Capital Account.

The capital account of each Member shall consist of the original contribution to capital by the Member, increased by the following:

11.1.1 The fair market value of any additional property contributed by the Member to the Company (net of liabilities secured by such contributed property that the Company is considered to assume or take subject to under Code Section 752);

11.1.2 Additional contributions by the Member of cash; and

11.1.3 The Member's share of the Company's net profits allocated to the Member pursuant to Section 12, including income and gain as computed for book purposes in accordance with Regulations, Code Section 1.704-1(b)(2)(iv)(g).

11.2 Decrease in Capital Account.

The capital account of the Member shall be decreased by the following:

11.2.1 The amount of money distributed to the Member by the Company pursuant to Section 14;

11.2.2 The fair market value of property distributed to the Member by the Company (net of liabilities secured by such property that the Member is considered to assume or take subject to pursuant to Code Section 752); and

11.2.3 Allocations to the Member for the Company's loss and deductions, including loss and deductions computed for book purposes described in Regulations, Code Section 1.704-1(b)(2)(iv)(g).

11.3 Special Allocation for 704(c) Property.

In cases where Code Section 704(c) applies to property of the Company, the Member's capital accounts shall be adjusted in accordance with Regulations, Code Section 1.704-1(b)(2)(iv)(g) for allocations to the Members of depreciation, depletion, amortization, gain, and loss, as computed for book purposes, with respect to such property.

11.4 Special Allocation for Revaluation.

The capital accounts of the Members may be adjusted to reflect a revaluation of Company property (including intangible assets such as goodwill) on the Company's books, to the extent provided in Regulations, Code Section 1.704-1(b)(2)(iv)(f).

11.5 Elections by Manager.

Subject to the authority of the Partnership Representative, the Tax Matters Manager may make all elections for federal income tax purposes, including an election to adjust the basis of the Company's property pursuant to Code Sections 734, 743 and 754, in the event of the transfer of an interest in the Company or the distribution of property by the Company. The Member's capital accounts shall be adjusted to the extent provided in Regulations, Code Section 1.704-1(b)(2)(iv)(m).

11.6 Purpose of Section 11.

The provisions of this Section 11, regarding the maintenance of capital accounts, are intended to comply with Code Sections 704(b), as amended, and the Rules and Regulations promulgated thereunder. Notwithstanding anything to the contrary contained in this Section 11, but subject to the authority of the Partnership Representative over partnership audits, the Members by unanimous consent may modify the method by which capital accounts are maintained, provided such changes are consistent with Code Section 704 and the Rules and Regulations promulgated thereunder.

12. PROFITS AND LOSSES.

12.1 Net Profits and Losses.

After giving effect to the special allocations set forth in Sections 12.2 and 12.3, net profits and net losses shall be allocated and credited to the Member's respective capital accounts in proportion to the respective membership interests.

12.2 Special Allocations.

12.2.1 Except as provided in Section 12.2.2 hereof, if any Member unexpectedly receives any adjustment, allocations or distributions described in Regulations, Code Section 1.704-1(b)(2)(ii)(d)(4)(5), items of Company income and gain shall be specially allocated to each such Member in an amount and manner sufficient to eliminate, to the extent required by such Regulations, the adjusted capital account deficit of such Member as quickly as possible.

12.2.2 Notwithstanding any other provision of this Section 12.2, if there is a net decrease in Company minimum gain for any company fiscal year, the minimum gain charge back requirement contained in Regulations, Code Section 1.704-2 shall apply and each Member must be allocated items of Company income and gain for that year equal to that Member's share of the net decrease in Company minimum gain. This Section 12.2.2 is intended to comply with the minimum gain charge back requirement of the Regulations and shall be interpreted consistently therewith.

12.3 Curative Allocations.

The allocations set forth in Section 12.2.1 and 12.2.2 (the "regulatory allocations") are intended to comply with certain requirements of Code Section 704 and Regulations promulgated thereunder. Notwithstanding any other provisions of this Section 12 (other than the regulatory allocations), the regulatory allocations shall be taken into account in allocating other profits, losses and items of income, gain, loss and deduction among the Members so that, to the extent possible, the net amount of such allocations of other profits, losses and other items and the regulatory allocations to each Member shall be equal to the net amount that would have been allocated to each such Member if the regulatory allocations had not occurred.

12.4 Federal Income Tax.

It is the intent of this Company and its Members that this Company will be governed by the applicable provisions of Subchapter K, of Chapter 1 of the Code unless an alternative selection is made.

12.5 Special Allocation of Payment of Tax.

In the event that the Section 702(a)(8) income of the Company is decreased (or its Section 702(a)(8)

loss is increased) as a result of the operation of Section 6225 of the Code, such decrease (or increase in loss) shall be proportionately specially allocated to the Member or Members whose income was decreased (or loss increased) in the Reviewed Year. Subject to Section 12.7 and Section 15.3.4 herein, in the event a Member during the Reviewed Year is no longer a Member of the Company, the Manager shall have the authority to collect any shortfall advanced by the Company from the previous Member. In the event the previous Member shall not pay the full amount owed within sixty (60) days upon receiving a demand for payment the Company may assess the largest interest rate allowed for late payments. In the event the Manager shall have to initiate proceedings to collect any monies owed by a previous Member the Company shall be entitled to reasonable attorney's fees and costs of collection in any such effort. If the Manager, in its sole discretion, shall pay the tax at the entity level and seek capital contributions from all of the Members to cover such obligation the provisions of Section 10.7 for a failure to contribute shall apply if voted upon by a majority of the unaffected Members.

12.6 Partnership Representative

The Partnership Representative designated in Section 2.14 herein;

12.6.1 Shall represent the Company in any disputes controversies or proceedings with the Internal Revenue Service or with any state or local taxing authority and shall provide the Managers with all notices and correspondence to and from such authorities.

12.6.2 Shall act at the direction of the Manager(s) with respect to any actions that it is permitted to take when acting in its capacity as the Partnership Representative, including (1) electing out of Subchapter C of Subtitle F, Chapter 63 under Section 6221 (b) of the Code, and (2) making the election under Section 6226 of the Code to have the Members take Tax adjustments into account on their own tax returns.

12.6.3 In the event that the Managers are deadlocked with respect to an action of the Partnership Representative, the Partnership Representative is authorized to act in its discretion, but where the interests of the Members diverge, the Partnership Representative shall act in such a manner that it believes will minimize the overall tax liabilities of all Members.

12.6.4 If the Partnership Representative, with the consent of the Manager(s), decides to have the Members file amended tax returns pursuant to Section 6225(c)(2), all Members shall timely file and include payment of any tax due with such amended returns.

12.6.5 The Company shall reimburse the Partnership Representative for all costs and expenses incurred by it in performing its duties as the Partnership Representative (including legal and accounting fees and expenses). Nothing herein shall be construed to restrict the Partnership from engaging an accounting firm or a law firm to assist the Partnership Representative in discharging its duties hereunder.

12.6.6 The Partnership Representative may be replaced by a majority vote of the Managers. The named Partnership Representative shall be an individual, who may be employed by an accounting or law firm and does not need to be a member or manager of the Company. Said individual must have a substantial presence within the United States.

12.7 Payment and Refund of Tax

12.7.1 The Company shall timely pay any taxes due under Code Section 6225.

(a) Any amount paid by the Company under this Section that is attributable to any interest in the Company shall be treated as distributed to the holder of such interest at the time that the payment is made by the Company.

(b) Any deemed distribution under this Section shall be credited against distributions otherwise payable on such interest.

(c) For the avoidance of doubt, in the event that an Interest to which this Section applies is held by a different Member during the Reviewed Year than in the Adjustment Year (as such terms are defined in the Code), the Member holding the Interest in the Adjustment Year shall be treated as receiving the distributions called for herein.

12.7.2 In the event that the Company receives any refund of taxes paid pursuant to Section 12.7.1, such refund shall, to the extent feasible, be apportioned and distributed among the Members in such a manner as to offset the prior operation of Section 12.7.1.

13. INTEREST AND COMPENSATION.

Members will not be credited with interest on their capital accounts, and unless all of the other Members agree, Members, in their capacity as Members, shall not be entitled to salary for services rendered on behalf of the Company.

14. DISTRIBUTIONS TO MEMBERS.

14.1 Distributions.

Distributions may not be demanded by the Members. Instead, the Manager shall determine the amount of cash, if any, available for distribution at such times as the Manager deems advisable. The distribution shall be based upon all relevant factors, including, but not limited to, the operating expenses and debt service of the Company, sums expended by the Company for capital expenditures and a reasonable reserve for working capital.

14.2 Amount of Distributions.

No distribution shall be made if, after the distribution is made, the assets of the Company are less than all liabilities of the Company, except liabilities to Members on account of the contributions.

14.3 Allocation of Distributions.

Distributions shall be made in proportion to the membership interest in the Company, as of the date of distribution, unless otherwise agreed by the unanimous vote of the Members. The Members, by such vote, may make distributions according to membership interests, may make payments according to services rendered by each Member, may make payments according to the economic realities of the transaction or according to such other plan of distribution voted upon by the Members.

14.4 Monthly Distributions.

After the contingency reserve fund referred to in Section 6.11 of this Agreement is established, on a monthly basis, the Manager may distribute to each Member an amount equal to that Member's allocable share of net cash flow calculated on a monthly basis, unless otherwise agreed to by the unanimous vote of the Members.

14.5 Suggested Distributions.

Except as provided in Sections 14.1 and 14.2 above, the Manager shall, as the Company is able and as soon as possible after the filing of the Company's tax return, distribute to each Member an amount equal to that Member's allocable share of net profits as shown on the tax return multiplied by the highest marginal income tax rate applicable to persons under the Code and reduced by any distributions received by the Member.

14.6 Restrictions on Guardianship/Conservatorship Appointments.

In the event a court with certain and appropriate jurisdiction shall consider appointing a guardian or conservator over any member and/or manager of the Company it is the intent of the member(s) and/or manager(s) that such a fiduciary appointment be a family member or a professional appointed by the member

and/or manager's family instead of a court appointed third party. Any attempt by a court to ignore and/or alter the terms of this Section shall be grounds for an immediate appeal to a higher court for an appellate review and determination of the legality and appropriateness of any court appointed guardianship or conservatorship running contrary to the express wishes of the member(s) and or manager(s) herein.

15. RESTRICTIONS ON TRANSFER OF A MEMBER'S INTEREST.

15.1 Rights of First Refusal.

Except as specifically provided herein, no Transferring Member shall voluntarily or involuntarily sell, transfer, encumber, assign or otherwise dispose of all or any part of the Member's membership interest in the Company to any transferee without first offering to sell the membership interest to the Company. The Transferring Member shall send to the Company a proposed written offer executed by the potential transferee stating (1) the exact Interest to be purchased by the transferee, (2) the amount of the purchase price, (3) the terms for the purchase and (4) the qualifications of the transferee, if any are required, to own a membership interest in the Company.

Within thirty (30) days after receipt of the written offer by the Company, the Company may purchase the interest of the Transferring Member on the terms set forth in the offer by the transferee. The exercise of the option by the Company shall be determined by the vote of the Manager.

Within five (5) days of the Company's failure to exercise any right of first refusal described in this Section 15, the Manager of the Company shall forward to each of the other Members of the Company a copy of the transferee's written offer together with a statement that the Company has elected not to exercise its right of first refusal. The other Members shall then have the right to purchase the transferee's written offer. Any Member desiring to acquire part or all of the membership interest shall deliver to the Manager of the Company a written election to purchase the membership interest or a specified portion of such membership interest within thirty (30) days of the date of the Company's notice. If the Company receives notice from a Member electing to purchase in the aggregate more than the Transferring Member's interest, each purchasing Member shall have priority, up to the amount of the interest specified in his or her notice, to purchase such proportion of the interest as his or her Interest bears to the total membership interest of the Company held by Members electing to purchase.

If any Member elects to purchase as specified above, the Manager of the Company shall notify each purchasing Member of the Transferring Member's interest as to which his or her election was effective within fourteen (14) days of the expiration of the option period provided to Members described herein. Such Members shall meet the terms and conditions of the purchase within twenty-one (21) days after receipt of the Manager's notification of the Transferring Member's interest as to which such Member's election was effective.

If the Company and the Members do not exercise the right of first refusal as to the entire interest of the Transferring Member described in the written offer, the Transferring Member may sell, transfer, assign, encumber or otherwise dispose of the membership interest to the transferee specified in the notice on the exact terms specified in the notice. However, if the Transferring Member does not sell, transfer, assign, encumber or otherwise dispose of the membership interest to the transferee on those exact terms within sixty (60) days after expiration of the time for the Company and Members to exercise the right of first refusal, the Transferring Member must, before disposing of the membership interest, re-offer the membership interest to the Company and the Members in the manner as set forth in this Section 15. If all of the Members of the Company, other than the Transferring Member, do not approve of the proposed sale, transfer, assignment, or encumbrance by unanimous written consent, the transferee of the membership interest shall have no right to vote or participate in the management of the business and affairs of the Company or to become a Member. The transferee, unless unanimous written consent is obtained, is only entitled to receive the share of profits or other compensation by way of income, and the return of contributions to which the Transferring Member would otherwise be entitled.

No Transferring Member or any transferee may exercise any voting rights of a Member except upon admittance by the non-transferring Members of the transferee as a Substitute Member. No Transferring Member may sell, transfer, assign, encumber or otherwise dispose of less than all of such Member's interest.

15.2 Rights of Transferee.

In the event the sale, transfer, assignment or encumbrance is approved by unanimous written consent of the remaining Members, the transferee shall be admitted to all the rights and powers of a Member, and be subject to all the restrictions and liabilities of the Transferring Member. If not approved by all remaining Members the transferee shall have no right to participate in the management of the business. However, the Transferring Member shall not be released from liability to the Company.

15.3 Conditions to Transfer.

Notwithstanding the provisions of Sections 15.1 and 15.2 above and subject to Section 8.4, no Member shall have the right, voluntarily or involuntarily, to sell, assign, pledge, mortgage, encumber or grant any security interest in or otherwise transfer all or any portion of any membership interest, and no such purported transfer need be recognized by the Company, unless all of the following requirements are satisfied:

15.3.1 The transfer shall not of itself cause the Company to be in default under any indebtedness of the Company;

15.3.2 The Transferring Member shall deliver to the Company at the Company's request an opinion in form and substance and from legal counsel reasonably acceptable to the Manger stating that such transfer does not violate any federal or state securities law, and the transferee shall deliver such additional document respecting the transferee's investor suitability and other legal or investment matters as the Manager may reasonably require; and provided further that the Company shall have no duty to participate in, cause or pay for any registration or qualification procedures under federal or state securities laws;

15.3.3 The Transferring Member shall deliver to the Company a fully executed written agreement of assignment that sets forth the name, address and taxpayer identification number of the transferee, and the terms of such transfer, provided such terms shall not conflict with any provision of this Agreement;

15.3.4 The Transferring Member shall deliver to the Company a statement signed by the Transferor and Transferee as to which party shall be primarily liable and which party shall be secondarily liable to the Company for any short fall arising under section 12.5 herein.

If any Member is a closely held corporation, or is an unincorporated association or partnership, or limited liability company, the transfer, assignment or hypothecation of any stock or other interest in such corporation, association, partnership or company in the aggregate in excess of fifty percent (50%) shall be deemed an assignment or transfer within the meaning of this Agreement, except as provided in Section 15.5.

15.4 Admission of Substitute Members.

Notwithstanding the provisions of Sections 15.1 and 15.2 above, no transferee shall become a Substitute Member unless the following additional conditions are met:

15.4.1 The transferee executes, acknowledges and delivers to the Company a written agreement stating that such transferee agrees to be bound by the provisions of this Agreement and executes such other instruments as the Manager deems necessary or appropriate for admission as a Substitute Member;

15.4.2 Each transferee reimburses the Company for all reasonable accounting, legal and other expenses incurred by the Company regarding the transfer and such admission.

15.5 Permitted Transfers.

Any Member, notwithstanding Section 15.1 but subject to the requirements of Section 15.3.4, may transfer all or part of the Member's interest in the Company:

15.5.1 To the Company upon terms acceptable to all Members;

15.5.2 To any other existing Member upon terms acceptable to the Transferring Member and the acquiring Member, subject to the approval of the Manager and approval by unanimous written consent of the remaining Members; or

15.5.3 To a revocable living trust for the benefit of the Member and/or the Member's spouse or family members, to the extent allowed by local law. The Trustee shall hold such Member's membership interest subject to the provisions of this Agreement.

15.5.4 To the successor Trustee of a Member's revocable living trust for the benefit of the Member and/or the Member's spouse or family members, to the extent allowable by local law. The successor trustee shall hold such Member's membership interest subject to the provisions of this Agreement.

15.6 Transfer Upon Death of Member.

In the event the Members are spouses the surviving spouse shall accede to the deceased Member's interest, unless otherwise provided for in a will, revocable or other trust. In the event the Members are not subject to a will, revocable or other trust directive, within a period beginning with the death of any Member and ending one hundred eighty (180) days following the qualification of the decedent's executor or administrator, the remaining Member(s) shall have the option to purchase all or any portion of the decedent's membership interest in the Company at the price and on the terms provided in this Agreement. If less than all the remaining members wish to purchase, the interests shall be allocated according to each participant's member's pro rata ownership in the Company. Any surviving Member shall exercise the option hereunder, if at all, by a writing delivered to the personal representative of the deceased Member within the time period set forth in this Section 15.6, subject to the approval of the Manager and approval by unanimous written consent of the remaining Members.

15.7 Triggering Events - Involuntary Transfer.

If any of the triggering events listed below occur as to any Member, the Company or the other Members may purchase all of the interest owned by the Member. This may be triggered if any of the following events occur:

15.7.1 A Member is adjudicated as bankrupt, either voluntary or involuntary;

15.7.2 A Member makes an assignment for the benefit of creditors;

15.7.3 A Member's interest is subject to a charging order. Pursuant to state law a charging order may be a remedy available to any judgment creditor of a Member with respect to the income, assets, property or other rights the Member may have in the Company. It shall be in the Manager's sole discretion as to how any such charging order shall be dealt with, unless otherwise directed by law; however, in no event shall either the charging order or the Manager's determination as to the disposition of the handling of such charging order afford the judgment creditor any rights beyond the rights as an assignee of the applicable Member's membership interest; or

15.7.4 The execution of any property settlement agreement between any Member and the Member's spouse, or the entry of any decree of divorce or separate maintenance by a court of competent jurisdiction, wherein the spouse is awarded any membership interest or a trust is imposed on said membership interest for the benefit of said spouse, then to the extent said Interest is transferred, or to the extent said interest is subject to the imposition of any such trust or lien, there shall be deemed a triggering event as to the interest so affected.

When a triggering event occurs, the Company shall give written notice to the Member or his or her representative of its option to purchase the interest and the terms as set forth in this Section 15.

15.8 Valuation.

The purchase price for any membership interest to be purchased under Sections 15.6 and 15.7 of this Agreement shall be as agreed between or among the Members and the selling Member or the personal representative of any deceased Member. In the event the parties do not agree within thirty (30) days of the later of (a) the date giving rise to the option to purchase, or (b) the date of timely exercise of such option, the parties shall select a business appraiser, business broker or independent CPA ("Appraiser") mutually satisfactory to each of them, whose determination of value (determined net of ordinary and reasonable costs of sale and with consideration of reasonable discounts for minority interest or lack of control) shall constitute the value of the membership interest. In the event the parties cannot mutually agree on the selection of a single Appraiser within ten (10) days of expiration of the thirty-(30) day period described above, each party, within ten (10) days thereafter, shall select an Appraiser, and the Appraisers so selected shall mutually select a third. The three Appraisers shall then value the membership interest net of ordinary and reasonable costs of sale. The value of the membership interest shall equal the average of the appraisals. The parties shall separately bear the costs of the Appraisers which they select, respectively, and shall share equally the cost of the independent Appraiser, if applicable.

15.9 Payment.

The consideration for any membership interest transferred under this Agreement shall be paid to the Transferring Member or the Transferring Member's personal representative or successor, as the case may be.

If the event leading to the purchase is the death of any Member, the decedent's personal representative shall apply for and obtain any necessary court approval or confirmation of the sale of the decedent's membership interest and the Company or the surviving Members shall file the necessary proofs of death and collect the proceeds of any outstanding policies of insurance on the life of the decedent owned by the Company or such Member. If the purchase price is fully funded by proceeds of any such insurance policies, the purchaser shall pay the purchase price. If the purchase price is not fully funded by insurance on the life of the decedent Member, each purchaser shall pay the purchase price in cash up to the full amount of the proceeds of any such insurance policies of which that Member is the policy owner, and shall pay any remaining portion of the purchase price in accordance with the terms of the following subparagraph.

The terms for payment of the purchase price of a membership interest (other than amounts by life insurance proceeds as provided in the preceding paragraph) shall be paid pursuant to the terms of a Promissory Note (herein the "Note") to be executed by the Company or by the Member or Members, as the case may be. The Note shall provide for sixty (60) equal monthly payments of principal and interest accruing against the balance of the Purchase Price at the Federal Reserve's Kansas City prime interest rate plus one percent (1%) from the date of the Note. The Note shall be dated as of the date the purchase is made. The Note shall provide that the maker may prepay all or any portion of the unpaid principal balance and accrued interest at any time, without penalty. The Note shall include the provision that the entire unpaid principal balance and all accrued interest shall become immediately due and payable upon the happening of any of the following conditions:

15.9.1 Adjudication of bankruptcy of the maker of the Note;

15.9.2 Voluntary or involuntary petition by or on behalf of the maker of the Note for arrangement or reorganization, or for the protection of creditors and the debtor, under the Bankruptcy Act;

15.9.3 Upon default in payment of any of the terms by the maker of amounts required to be paid under the Note;

15.9.4 In the event the sale is to a Member, upon the sale of all, or substantially all, of the membership interest in the Company by the Member;

15.9.5 If the sale is to the Company, upon the sale of the Company or all or substantially all of the assets of the Company.

15.10 Governmental Approvals.

The Company agrees to apply for and use its best efforts to obtain all governmental and administrative approvals required, if any, in connection with the purchase and sale of membership interest under this Agreement. The Members agree to cooperate in obtaining the approvals and to execute any and all documents that may be required to be executed by them in connection with the approvals. The Company shall pay all costs and filing fees in connection with obtaining the approvals.

15.11 Specific Enforcement.

In view of the inadequacy of money damages, if any Member or other person shall fail to comply with the provisions of this Section, the Company and any other Member shall be entitled, to the extent permitted by applicable law, to injunctive relief in the case of the violation, or attempted or threatened violation, by any such Member or other person of any of the provisions of this Section, or to a decree compelling specific performance by such Member or other person of any of such provisions, or to any other remedy legally allowed to them.

15.12 Later Tax Obligation.

In the event a previous Member shall owe taxes pursuant to Sections 12.5 through 12.7 herein, the Manager(s), in their sole discretion, shall have the authority to pursue collection actions against such previous Members for any tax obligations advanced by the Company on their behalf.

15.13 Restrictions on Guardianship/Conservatorship Appointments.

In the event a court with certain and appropriate jurisdiction shall consider appointing a guardian or conservator over any member and/or manager of the Company it is the intent of the member(s) and/or manager(s) that such a fiduciary appointment be a family member or a professional appointed by the member and/or manager's family instead of a court appointed third party. Any attempt by a court to ignore and/or alter the terms of this Section shall be grounds for an immediate appeal to a higher court for an appellate review and determination of the legality and appropriateness of any court appointed guardianship or conservatorship running contrary to the express wishes of the member(s) and or manager(s) herein.

16. SECURITIES ISSUES.

16.1 Prohibited "Market" Transfers.

Each Member hereby covenants and agrees with the Company for the benefit of the Company and all other Members that (a) it is not currently making a market in membership interest; (b) it will not transfer any membership interest upon an established securities market or a secondary market (or the substantial equivalent) within the meaning of Code Section 7704(b) (and any regulations, proposed regulations, revenue rulings or other official pronouncements of the Internal Revenue Service or Treasury Department that may be promulgated or published), and (c) in the event such regulations, revenue rulings, or other pronouncements treat any or all arrangements which facilitate the selling of a membership interest which are commonly referred to as "Matching Services" as being a secondary market or the substantial equivalent thereof, the Member will not transfer any membership interest through a Matching Service that is not approved in advance by the Company.

16.2 Securities Law Legend.

Each Member hereby agrees that the following legend may be placed upon any counterpart of this Agreement, or any other document or instrument evidencing ownership of membership interest in this Company:

> THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933. THE SECURITIES REPRESENTED BY THIS CERTIFICATE HAVE BEEN ACQUIRED FOR INVESTMENT, AND NOT WITH A VIEW TO, OR IN CONNECTION WITH, THE SALE OR DISPOSITION THEREOF. THE LIMITED LIABILITY COMPANY WILL NOT TRANSFER THIS

CERTIFICATE UNLESS (I) THERE IS AN EFFECTIVE REGISTRATION COVERING THE SHARES REPRESENTED BY THIS CERTIFICATE UNDER THE SECURITIES ACT OF 1933 AND ALL APPLICABLE STATE SECURITIES LAWS, (II) IT FIRST RECEIVES A LETTER FROM AN ATTORNEY, ACCEPTABLE TO THE MEMBERS OR ITS AGENTS, STATING THAT IN THE OPINION OF THE ATTORNEY THE PROPOSED TRANSFER IS EXEMPT FROM REGISTRATION UNDER THE SECURITIES ACT OF 1933 AND UNDER ALL APPLICABLE STATE SECURITIES LAWS, (III) THE TRANSFER IS MADE PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933.

17. DISSOLUTION AND LIQUIDATION.

17.1 Events Requiring Dissolution.

The Company must be dissolved upon the occurrence of any of the following events:

17.1.1 The unanimous written consent of all Members; or

17.1.2 The death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member, or the occurrence of any other event which terminates a Member's continued membership in the Company, unless all in interest of the remaining Members consent in writing to continue the business of the Company, provided there is at least one (1) remaining Member.

17.2 Liquidation.

Upon the occurrence of any event requiring dissolution of the business of the Company and the Company is not continued by the consent of all of the remaining Members, the Manager of the Company shall immediately execute and deliver for filing Certificate of Dissolution to the Secretary of State. Upon filing the Certificate of Dissolution the Company shall cease to carry on its business and shall wind up its affairs and liquidate.

17.3 Distribution of Assets.

During the liquidation of the Company, the Members shall continue to share net profits and losses in the same proportions as before dissolution. In settling accounts after dissolution, the proceeds from the liquidation of the Company's assets shall be applied as follows:

17.3.1 To pay off other creditors of the Company, in order of remaining priority, as provided by law, other than remaining debts owed to Members for their contributions;

17.3.2 To the Members first with respect to their capital accounts and then with respect to their membership interest.

17.4 Gains or Losses.

During liquidation, any gain or loss on the disposition of the Company's property shall be credited or charged to the Members in accordance with the provisions of Section 11. Any property distributed in kind in liquidation shall be valued and treated as though the property was sold for its fair market value and the cash proceeds distributed. The difference between the value of the property distributed in kind and its book value to the Company shall be treated as a gain or loss on the sale of the property to be allocated between the Members pursuant to Section 11.

17.5 Deficit Capital Account of a Member.

If the Company is liquidated and a Member has a capital account deficit after taking into account all relevant adjustments, the Member shall contribute additional capital to the Company in an amount sufficient to eliminate such deficit by the end of the taxable year in which the liquidation occurred (or, if later, ninety (90) days after the date of liquidation).

17.6 Revocation of Voluntary Dissolution Proceedings.

At any time before the issuance of a certificate of dissolution by the Secretary of State, the Company may revoke voluntary dissolution proceedings by the written consent of all of its Members.

17.7 Articles of Dissolution.

If voluntary dissolution proceedings have not been revoked, then, when all liabilities and obligations of the Company have been paid or discharged, or adequate provision has been made thereof, or in case its property and assets are not sufficient to satisfy and discharge all the Company's liabilities and obligations, then when all the property and assets have been applied so far as they will go to the just and equitable payment of the Company's liabilities and obligations, and all of the remaining property and assets of the Company have been distributed to its Members according to their respective rights and interests, articles of dissolution shall be executed on behalf of the Company by an authorized Member and filed with the Secretary of State in accordance with the Act.

18. INDEMNIFICATION.

18.1 Indemnification of Member, Employee, or Agent: Proceeding Other Than by Company.

The Company shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit, or proceeding, whether civil, criminal, administrative or investigative, except an action by or in the right of the Company, by reason of the fact that such person is or was a Member or Manager, employee or agent of this Company, or is or was serving at the request of this Company as a Manager, Director, officer, employee or agent of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against expenses, including attorneys' fees and costs, judgments, fines and amounts paid in settlement actually and reasonably incurred by this person in connection with the action, suit or proceeding if this person acted in good faith and in a manner which this person reasonably believed to be in or not opposed to the best interests of this Company, and with respect to a criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent, does not, of itself, create a presumption that the person did not act in good faith and in a manner which this person reasonably believed to be in or not opposed to the best interests of the Company, and that, with respect to any criminal action or proceeding, this person had reasonable cause to believe that their conduct was unlawful.

18.2 Indemnification of Member, Employee or Agent: Proceeding by Company.

The Company shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Company to procure a judgment in its favor by reason of the fact that such person is or was a Member or Manager, employee or agent of the Company, or is or was serving at the request of this Company as a Member or Manager, employee or agent of another limited liability company, corporation, partnership, joint venture, trust or other enterprise against expenses, including amounts paid in settlement and attorneys' fees and costs actually and reasonably incurred by this person in connection with the defense or settlement of the action or suit if this person acted in good faith and in a manner which this person reasonably believed to be in or not opposed to the best interests of the Company. Indemnification may not be made for any claim, issue or matter as to which this person has been adjudged by a court of competent jurisdiction, after exhaustion of all appeals therefore, to be liable to the Company, unless and only to the extent that the court in which the action or suit was brought or other court of competent jurisdiction determines upon application that in view of all the circumstances of the case, the person is fairly and reasonably entitled to indemnity for such expenses as the court deems proper.

18.3 Indemnity if Successful.

To the extent that a Member, Manager, employee or agent of the Company has been successful on the merits or otherwise in defense of any action, suit or proceeding described in Section 18.1 or 18.2, or in defense of any claim, issue or matter therein, the Company shall indemnify the Member, Manager, employee or agent against expenses, including attorneys' fees, actually and reasonably incurred in connection with the defense.

Indemnity shall not apply where a final adjudication determines that the Member, Manager, employee or agent did not act in good faith and in a manner which such a person reasonably believed to be in or not opposed to the best interests of the Company, and that, with respect to any criminal action or proceeding, this person had reasonable cause to believe that their conduct was unlawful, or where it is established that their acts or omissions involved gross negligence, intentional misconduct or fraud.

18.4 Expenses.

Any indemnification under Section 18.1 and 18.2, unless ordered by a court or advanced by the Company, must be made by this Company only as authorized in the specific case upon a determination that indemnification of the Member, Manager, employee or agent is proper in the circumstances. The determination must be made by a unanimous vote of the Members, disregarding the vote of any Member or Manager who was a party to the act, suit or proceeding.

18.5 Amendments.

No amendment, modification or repeal of this Article or any provision hereof shall in any manner terminate, reduce or impair the right of any past, present or future Indemnities to be indemnified by the Company, nor the obligation of the Company to indemnify any such Indemnities, under and in accordance with the provisions of the Section as in effect immediately prior to such amendment, modification or repeal with respect to claims arising from or relating to matters occurring, in whole or in part, prior to such amendment, modification or repeal, regardless of when such claims may arise or be asserted.

19. COMPANY RECORDS AND REPORTS.

19.1 Books and Records.

The Manager shall cause the Company to keep the following:

19.1.1 Complete books and records of account in which shall be entered fully and accurately all transactions and other matters relating to the Company. The Company's books and records shall be kept in accordance with accounting methods followed for federal income tax purposes;

19.1.2 A current list of the full name and last known business or residence address of each Member set forth in alphabetical order listing the Member's capital contribution to the Company and membership interest owned;

19.1.3 A copy of the Articles of Organization and all amendments thereto and all filings by the Company in North Carolina and other states; and

19.1.4 A copy of any then-effective written Operating Agreement.

19.2 Books and Records.

All such books and records shall be maintained by the Managing Member. Such books and records shall be available for inspection and copying by, and at the expense of, the Members, or their duly authorized representatives, during reasonable business hours.

19.3 Title to Property.

All real and personal property owned by the Company shall be owned by the Company as an entity. No Member shall have any ownership interest in such property in such Member’s individual name or right unless separately authorized in an agreement between the Company and such Member. Each Member’s interest in the Company shall be personal property for all purposes.

19.4 Foreign Qualification.

In the event the Company shall seek to conduct business in any State other than the one it was organized in, the Manager shall cause the Company to comply with all requirements necessary to qualify the Company as a foreign limited liability company in that jurisdiction. At the request of the Manager, each Member shall execute, acknowledge, swear to, and deliver all certificates and other instruments conforming with this Operating Agreement that are necessary or appropriate to qualify, continue, and terminate the Company as a foreign limited liability company in all such jurisdictions in which the Company may conduct business.

19.5 Internal Governance.

In the event pursuant to 19.4 above the company shall seek to conduct business in any state other than the one in which it was organized, the internal governance of this Company to, including, but not limited to, any and all related rules and regulations shall be governed by the laws of the State of North Carolina and not any foreign qualified state which the Company may conduct business in.

20. CONFIDENTIALITY.

20.1 Members' Duty of Confidentiality.

Each Member, whether acting as a Member or as a Manager:

(1) Shall maintain the confidentiality of Confidential Information (as defined in 20.2);

(2) Except as required in conducting the internal affairs of the Company, shall not disclose Confidential Information to any third party without the affirmative vote of Members holding a majority of Member votes (exclusive of the Member votes of the Member desiring to make the disclosure);

(3) Shall make copies of documents and other materials containing Confidential Information only for the benefit of the Company;

(4) Shall use Confidential Information only for the benefit of the Company; and

(5) Promptly after ceasing to be a Member, shall return to the Company all written and/or electronic documents and all other materials containing Confidential Information.

20.2 Confidential Information Definition.

For purposes of this Agreement, Confidential Information means:

(1) The terms of this Agreement; provided, that a Member may disclose these terms on a confidential basis to his or her spouse and professional advisers;

(2) Information that the Company maintains in confidence and that has actual or potential economic value to the Company because it is not generally known to others and is not readily ascertainable by them, which information shall include:

(a) Financial information relating to the Company and to the Members;

(b) Information relating to Company sales, marketing, business plans and strategies;

(c) Information concerning the development, design and manufacture of Company products and concerning the method of providing Company services;

(d) Information in Company human resource files and similar files relating to Company Members and employees;

(e) Information entrusted to the Company in confidence by third parties; and

(f) Information reasonably designated by the Members as Confidential Information.

20.3 Duty of Confidentiality Exceptions.

This Section shall not apply to information which enters (or has previously entered) the public domain through no fault of a Member or the disclosure of which is required by court order from a court of competent jurisdiction.

20.4 Binding Effect.

This Section shall bind each Member even after the Member ceases to be a Member. Subject to any contrary arrangement with a third party, the requirements of this Section shall terminate upon the termination of the legal existence of the Company.

21. GENERAL PROVISIONS.

21.1 Agreement to Perform Necessary Acts.

Each Member agrees to perform any further acts and execute and deliver any documents that may be reasonably necessary to carry out the provisions of this Agreement.

21.2 Amendments.

The provisions of this Agreement may not be waived, altered, amended or repealed, in whole or in part, except with the written consent of all of the Members provided, however, this Agreement shall not be amended (a) without the consent of each Member adversely affected if such amendment would alter the Capital Contribution of a Member or alter the interest of a Member in Net Income, Net Loss, or any Company distributions and (b) without the consent of at least two-thirds (2/3) of the outstanding membership interests of any class, if the amendment would alter the designation, rights, powers or privileges of that class.

21.3 Successors and Assigns.

This Agreement shall be binding on, and shall inure to the benefit of, the Members and their respective heirs, legal representatives, successors and assigns.

21.4 Validity of Agreement

It is intended that each Section of this Agreement shall be viewed as separate and divisible, and in the event that any Section shall be held to be invalid, the remaining Sections shall continue to be in full force and effect.

21.5 Notices.

All notices, requests, demands, and other communications under this Agreement shall be in writing

and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or within seventy-two (72) hours after mailing if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, and properly addressed to the party at his address set forth on the signature page of this Agreement, or other address that any party may designate by written notice to the others.

21.6 Governing Law.

This Agreement and all questions relating to its validity, interpretation, performance and enforcement (including, without limitation, provisions concerning limitations of action), shall be governed by and construed in accordance with the laws of the State of North Carolina. The Manager shall make all filings and disclosures required by, and shall otherwise comply with, all applicable laws. The Manager shall execute and file in the appropriate records any assumed or fictitious name certificates and other documents and instruments as may be necessary or appropriate with respect to the formation of, and conduct of business by, the Company.

21.7 Binding Arbitration and Appraisers.

In the event of any disputes arising among any of the Members, such disputes shall be resolved by vote of the Members. In the event of a deadlock in such vote, the dispute will be resolved by binding arbitration, pursuant to the rules and regulations of the American Arbitration Association, with venue to be had in Wake County, North Carolina. In the event of mixed questions of valuation and other disputes, or if the Members cannot agree whether the dispute involves solely valuation issues or other issues, then such dispute shall be submitted to binding arbitration in accordance with this Section. The Members expressly and unconditionally waive their right to resolve disputes between or among them by litigation.

21.8 Counterparts. Gender and Number.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the masculine, feminine, and neuter gender, and the singular or plural number shall be considered to include the others whenever the context so indicates.

21.9 Attorneys' Fees.

If any party brings an action or proceeding (including arbitration or appraisal dispute resolution, any complaint, cross-complaint, counterclaims, or third-party claim) against any other party by reason of a default by the other party or otherwise arising out of this Agreement, the non-prevailing party shall pay to the prevailing party in such action or proceeding all of the prevailing party's costs and expenses of suit (including the costs and expenses of enforcing any judgment or settlement), including reasonable attorneys' fees and costs, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing party" within the meaning of this Section includes a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action.

21.10 Complete Agreement.

This Agreement, all Exhibits referenced herein, and the Articles of Organization, together constitute the complete and exclusive statement among the Members with respect to the subject matter contained therein. This Agreement, all exhibits referenced herein, and the Articles of Organization, together supersede all prior agreement by and among the Members with respect to the subject matter of this Agreement.

21.11 Asset Protection.

On application to a court of competent jurisdiction by any judgment creditor of a member, the court may charge the member’s interest in the limited liability company with payment of the unsatisfied amount of the judgment plus interest. To the extent so charged, the judgment creditor has only the rights of an assignee of the member’s interest.

This chapter does not deprive any member of the benefit of any exemption laws applicable to his interest in the limited liability company.

This section provides the exclusive remedy by which a judgment creditor of a member may satisfy a judgment out of the judgment debtor's interest in the limited liability company.

IN WITNESS WHEREOF, the undersigned Manager of the Company does hereby certify that this Agreement was duly adopted by a unanimous vote of all the Members of this Company at the Organization Meeting held on October 8, 2021.

_____
Ramak Bakhshoudeh, Manager of CARPE DIEM ASSET GROUP, LLC, Managing Member,

by and for

EQUINOX PROPERTIES LLC

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

Member Signature Page

IN WITNESS WHEREOF, the parties, in their capacities as Members by themselves or by their duly authorized representatives, in their acceptance of the above terms and conditions, have duly signed this Agreement.

_____ _____

RAMAK BAKHSHOUDEH, MANAGER OF CARPE DIEM ASSET GROUP, LLC, Member — Date

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

SCHEDULE A

Membership and Interests

MEMBER'S NAME	MEMBERSHIP INTEREST
CARPE DIEM ASSET GROUP, LLC	**100%**

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

SCHEDULE B

Statement and Taxation

This Limited Liability Company shall be taxed as a disregarded entity.

The annual accounting period of this Limited Liability Company shall be a calendar year.

The method of accounting of this Limited Liability Company shall be _____.
cash / accrual

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

SCHEDULE C

Schedule of Members and Contributions to Capital

Name: EQUINOX PROPERTIES LLC

Date: October 08, 2021

Name Of Member	Total Capital Contribution (Book Value)	Percentage of Ownership Percentage of Profit Distribution	Date by which Contribution Must Be Made
CARPE DIEM ASSET GROUP, LLC	$	100%	
	$		
TOTALS:	$	100%	

The above LLC interests are reflected on the books of the LLC as of the above date. Any changes in ownership of LLC interests from the above will be indicated on amendments to this Schedule C and signed by the parties to this Agreement.

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

SCHEDULE D

Statement of Amounts of Cash, Property or Services Contributed by Each Member

Name: EQUINOX PROPERTIES LLC

Date: October 08, 2021

Name of Member	Cash, Services or Property Contributed (FMV)		Agreed Value
CARPE DIEM ASSET GROUP, LLC			$
			$
		TOTALS:	$

WAIVER OF NOTICE OF FIRST MEETING OF MEMBERS

OF

EQUINOX PROPERTIES LLC
A North Carolina Limited Liability Company

We, the undersigned, being all of the Members, do hereby waive notice of the time, place and purpose of the First Meeting of the Members of EQUINOX PROPERTIES LLC, a North Carolina Limited Liability Company.

We do further agree and consent that any and all lawful business may be transacted at such meeting or at any adjournment or adjournments thereof as may be deemed advisable by the Members present thereat. Any business transacted at such meeting or any adjournment or adjournments thereof shall be as valid and legal and of the same force and effect as if such meeting or adjourned meeting were held after notice

Place of Meeting: Dix Hills, New York

Date of Meeting. October 8, 2021

Time of Meeting. 10:00 a m

Dated· October 8, 2021

Ramak Bakhshoudeh, Manager of CARPE DIEM ASSET GROUP, LLC, MEMBER

membership certificates

RESOLVED FURTHER, that the Manager of this Company be, and they hereby are, authorized and empowered to execute any and all other instruments and certificates, and to do an perform all other acts and things necessary, or by them deemed desirable, to effectuate the purposes of the foregoing resolutions

RESOLVED, that the Operating Manager be and hereby is ordered to open a bank account in the name of this Company with BOA for deposit of funds belonging to the Company, such funds may be withdrawn by check, electronic transfer or by debit card of the company by its Operating Manager

RESOLVED, that the actions taken by Corporate Direct, Inc., and prior to the organization of the Company, but for and on behalf of the Company, are hereby approved, ratified, and adopted as if done pursuant to company authorization

RESOLVED, that the fiscal year of the Company shall commence on January 1st, and end on December 31st of each year hereafter

FURTHER RESOLVED, that Registered Agents Inc., 4030 Wake Forest Road, Ste. 349, Raleigh, NC, 27609, be, and hereby is, appointed Registered Agent of this Company, in charge of the principal office and so authorized to discharge the duties of Registered Agent, and be it

FURTHER RESOLVED, that the Secretary forthwith supply the Registered Agent with a copy of the Operating Agreement to be kept on file at the principal office as required by law

There being no further business to come before the meeting, upon motion duly made, seconded, and carried, it was adjourned

Ramak Bakhshoudeh, Secretary

This chapter does not deprive any member of the benefit of any exemption laws applicable to his interest in the limited liability company

This section provides the exclusive remedy by which a judgment creditor of a member may satisfy a judgment out of the judgment debtor's interest in the limited liability company

IN WITNESS WHEREOF, the undersigned Manager of the Company does hereby certify that this Agreement was duly adopted by a unanimous vote of all the Members of this Company at the Organization Meeting held on October 8, 2021

Ramak Bakhshoudeh, Manager of CARPE DIEM ASSET GROUP, LLC, Managing Member,

by and for

EQUINOX PROPERTIES LLC

OPERATING AGREEMENT OF LIMITED LIABILITY COMPANY

Member Signature Page

IN WITNESS WHEREOF, the parties, in their capacities as Members by themselves or by their duly authorized representatives, in their acceptance of the above terms and conditions, have duly signed this Agreement

10/15/21

RAMAK BAKHSHOUDEH, MANAGER OF CARPE DIEM ASSET GROUP, LLC, Member

Date

ORGANIZED UNDER THE LAWS OF THE STATE OF NORTH CAROLINA

Certificate No. 1

100%
Membership Interest

EQUINOX PROPERTIES LLC

MEMBERSHIP CERTIFICATE

THIS CERTIFIES THAT **CARPE DIEM ASSET GROUP, LLC** is a Member of the above named Limited Liability Company and is entitled to the full benefits and privileges of such membership, subject to the duties and obligations, as more fully set forth in the Limited Liability Company Operating Agreement.

IN WITNESS WHEREOF, the Limited Liability Company has caused this Certificate to be executed by its duly authorized Manager this 8th day of October, 2021.

THIS CERTIFICATE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933. THE SECURITIES REPRESENTED BY THIS CERTIFICATE HAVE BEEN ACQUIRED FOR INVESTMENT, AND NOT WITH A VIEW TO OR IN CONNECTION WITH, THE SALE OR DISPOSITION THEREOF. THE CORPORATION WILL NOT TRANSFER THIS CERTIFICATE UNLESS (I) THERE IS AN EFFECTIVE REGISTRATION COVERING THE SHARES REPRESENTED BY THIS CERTIFICATE UNDER THE SECURITIES ACT OF 1933 AND ALL APPLICABLE STATE SECURITIES LAWS, (II) IT FIRST RECEIVES A LETTER FROM AN ATTORNEY, ACCEPTABLE TO THE BOARD OF DIRECTORS OR ITS AGENTS, STATING THAT IN THE OPINION OF THE ATTORNEY THE PROPOSED TRANSFER IS EXEMPT FROM REGISTRATION UNDER THE SECURITIES ACT OF 1933 AND UNDER ALL APPLICABLE STATE SECURITIES LAWS, (III) THE TRANSFER IS MADE PURSUANT TO RULE 144 UNDER THE SECURITIES ACT OF 1933

Ramak Bakhshoudeh, Manager of CARPE DIEM ASSET GROUP, LLC, Managing Member

NORTH CAROLINA
Department of the Secretary of State

To all whom these presents shall come, Greetings:

I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF ORGANIZATION

OF

EQUINOX PROPERTIES LLC

the original of which was filed in this office on the 22nd day of September, 2021.

Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 22nd day of September, 2021.

Elaine F. Marshall

Secretary of State

SOSID: 2273670
Date Filed: 9/22/2021 12:20:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2021 261 00031

State of North Carolina
Department of the Secretary of Sta

Limited Liability Company
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Equinox Properties LLC
(See Item 1of the Instructions for appropriate entity designation)

2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) **Note: This document must be signed by all persons listed.**

Name	Business Address	Capacity
Carpe Diem Asset Group, LLC	44 BONAIRE DR DIX HILLS NY, 11746-6502 United States	☒ Member ☒ Organizer
		☐ Member ☐ Organizer
		☐ Member ☐ Organizer

3. The name of the initial registered agent is: Registered Agents Inc.

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street 4030 Wake Forest Road, Ste 349

City Raleigh State: NC ZipCode: 27609 County: Wake

5. The mailing address, if different from the street address, of the initial registered agent office is:

Number and Street 4030 Wake Forest Road, Ste 349

City Raleigh State: NC Zip Code: 27609 County: Wake

6. Principal office information: (Select either a or b.)

a. ☒ The limited liability company has a principal office.

The principal office telephone number: (516) 635-5630

The street address and county of the principal office of the limited liability company is:

Number and Street: 4030 Wake Forest Road, Ste 309

City: Raleigh State: NC Zip Code: 27609-0010 County: Wake

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

b. ☐ The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional):** Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.

Name	Title	Business Address
Carpe Diem Asset Group, LLC	Administrative Member	44 BONAIRE DR DIX HILLS NY,

9. **(Optional):** Please provide a business e-mail address: Privacy Redaction
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

_____

This is the 18th day of September, 2021.

Carpe Diem Asset Group, LLC

Ramak Bakhshoudeh President
Signature

Ramak Bakhshoudeh President
Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

_____ _____

Signature Signature

_____ _____

Type or Print Name and Title Type or Print Name and Title

NOTE:
1. Filing fee is $125. This document must be filed with the Secretary of State.

FILED ELECTRONICALLY
CABARRUS COUNTY NC
M. WAYNE NIXON

FILED	Oct 05, 2021
AT	02:17:00 PM
BOOK	15553
START PAGE	0122
END PAGE	0124
INSTRUMENT #	42612
EXCISE TAX	$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00

Parcel ID No. 5600 76 8975 0000

Mail/Box to: GRANTEE

This instrument was prepared by: Merritt Law, PLLC; 1610 Dale Earnhardt Blvd., Kannapolis, NC 28083

Brief description for the Index:

THIS DEED, made this the 30 day of September, 2021, by and between

GRANTOR: RSRD SERVICES, LLC, A North Carolina Limited Liability Company (herein referred to as **Grantor**) whose mailing address is: 44 Bonaire Drive, Dix Hills, NY 11746

GRANTEE: EQUINOX PROPERTIES LLC, A North Carolina Limited Liability Company (herein referred to as **Grantee**) whose mailing address is: 44 Bonaire Drive, Dix Hills, NY 11746

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property , located in the Number Two (2) Township, Cabarrus County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

Property Address: 579 Old Speedway Dr. NW, Concord, NC 28027

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 13941, Page 0183.

A map showing the above described property is recorded in Map Book , Page .

Submitted electronically by "Merritt Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.
This conveyance is made subject to the following Exceptions and Reservations:

1) All easements, restrictions and rights of way of record
2) Those matters that a current survey would disclose
3) Ad valorem taxes for 2021 and subsequent years

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

RSRD SERVICES, LLC
(Entity Name)

By: _____(SEAL)

Title:

STATE OF New York
COUNTY OF Suffolk

I, Jessenia A Mejia, a Notary Public of the State of New York, County of Suffolk do hereby certify that Rama K Bakshwaik **(name),** President **(title) of RSRD Services, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 30th day of September, 2021.

(SEAL)

JESSENIA A MEJIA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01ME6267105
MY COMMISSION EXPIRES 08/13/2024

Jessenia A. Mejia
Notary Public

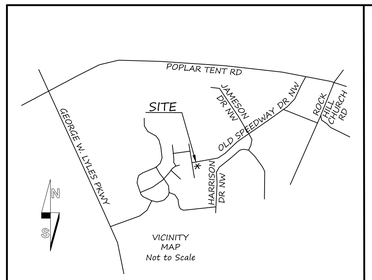
My commission expires: 8/13/2024

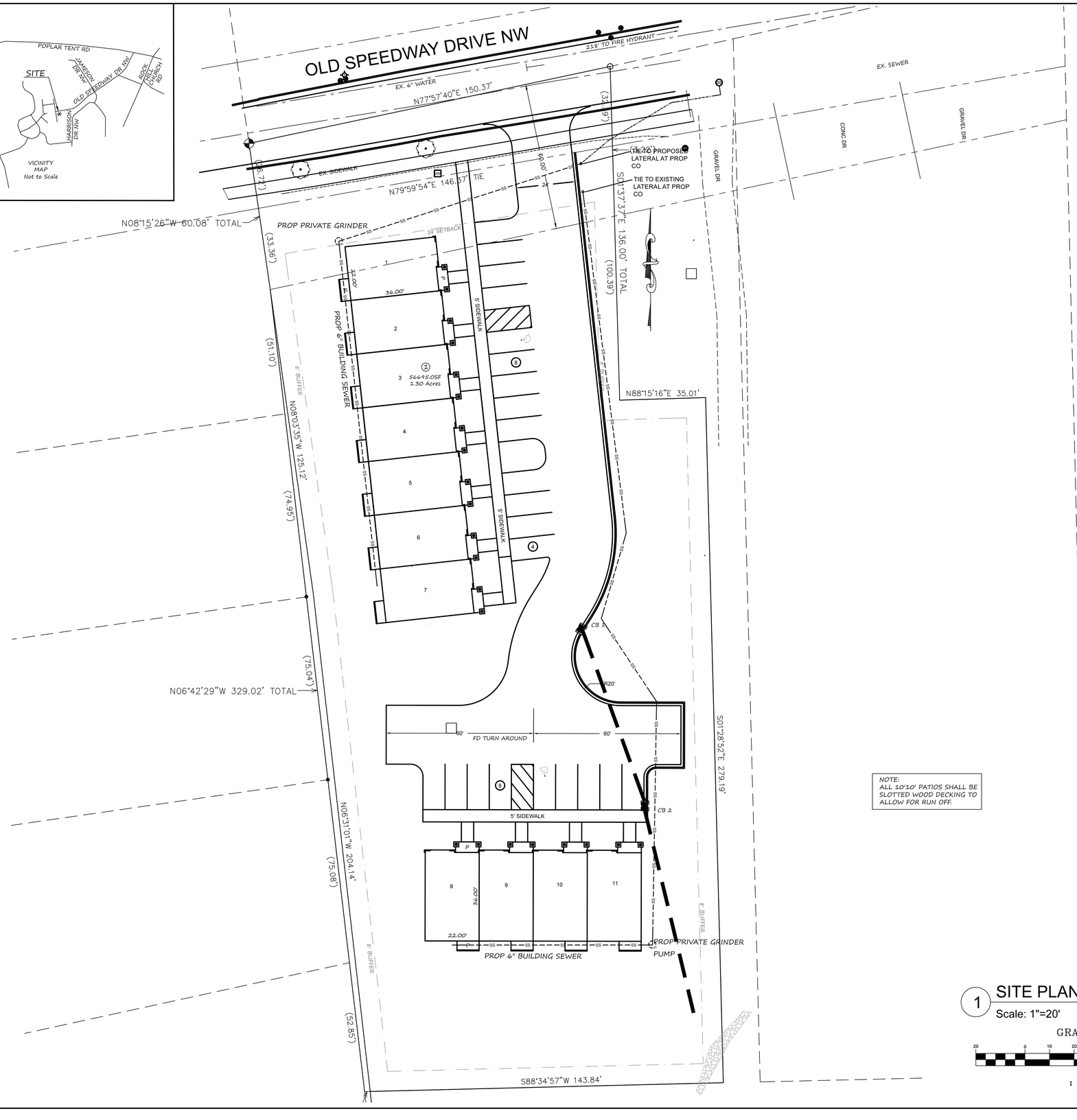
EXHIBIT "A"

Lying and Being in Number Two (2) Township of Cabarrus County, North Carolina on Old Speedway Drive, adjoining the property of Harold T. Wilkinson, Being a part of the property of Widenhouse Enterprises, Inc., and Being more fully described as follows:

BEGINNING at a new iron stake on the North side of Old Speedway Drive, the old Northwestern corner of Widenhouse Enterprises, Inc., also the old Southwestern corner of W. F. Morrison (Deed Book 225, Page 002) in the line of Harold T. Wilkinson (Deed Book 200, Page 596) and runs thence with the line of Morrison, and generally with the North side of Old Speedway Drive North 79-41-40 East 337.84 feet to an iron stake in the line of Morrison, a new corner; thence a new line, and crossing Old Speedway Drive, South 00-25-30 West 750.69 feet (passin iron stakes ine line at 12.53 feet on the North side of Old Speedway Drive, another iron stake in line at 30.53 feet in the centerline of Old Speedway Drive, another iron stake at 61.07 feet on the South side of Old Speedway Drive, and another iron stake in line at 91.25 feet) to an iron stake, a new corner; thence another new line North 89-34-30 West 267.47 feet to an iron stake, a new corner in the line of Wilkinson; thence with the line of Wilkinson North 04-28-59 West 505.66 feet to an iron stake in line; thence continuing with the line of Wilkinson North 06-09-00 West 185.20 feet (passing an iron stake in line at 125.04 feet on the South side of Old Speedway Drive, and another iron stake in line at 155.12 feet in the centerline of Old Speedway Drive) to the point of BEGINNING, containing 4.940 acres, more or less, as surveyed and platted by Concord Engineering & Surveying, Inc., July 28, 1988.

Less and exception that portion deeded out in Book 4913, Page 243 and Book 1296, Page 196 of the Cabarrus County Registry.





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

1 SITE PLAN
Scale: 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CONCORD GENERAL NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCDE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.

B. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLAN, PRIOR TO BEGINNING CONSTRUCTION. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

C. DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTES.

D. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.

SITE NOTES

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

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

ZONING: RV

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

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

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

PERIMETER BUFFER YARDS
CLASS A - 8'

BUILDING YARDS
CATEGORY 1 - 6'

STREET YARDS
CLASS 1 - 8'

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

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

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

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

PRELIMINARY REVIEW SET ONLY

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

Prepared for:

579 Old Speedway Drive NW
Concord, NC

SITE AND UTILITY PLAN

#	DATE	REVISION	BY

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

Residential: Multi-Family

Hamlet Concord (CN-PSA-2024-00057)

250 Parkwood Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
2/8/2024	Yes	240	No	No

Previously Considered

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

Allocation Request

Total	2024	2025	2026	2027	2028
40,800	11,250	10,800	7,500	7,500	3,750

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 240 units for-rent cottage, duplex, and townhome project. While the applicant is referencing different housing types since they are proposed to all be on one parcel the City of Concord looks at the project at multi-family and would be required to meet those standards.

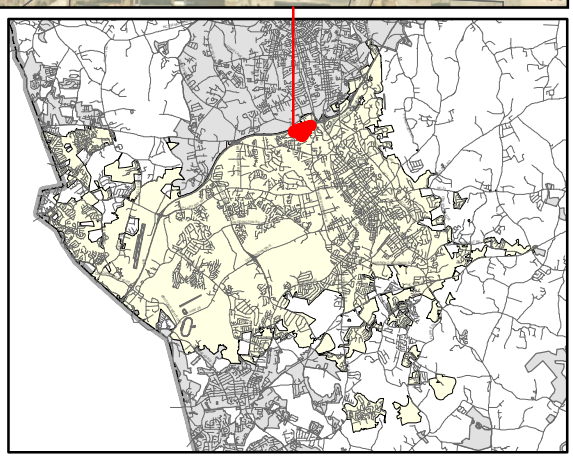
CN-PSA-2024-00057 - Hamlet Concord

Type: Residential Multifamily

240 multi-family units

Allocation Request: 40,800

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:	Hamlet Concord					
2.)	Description of project location:	Site located at 1446 Winecoff School Rd approximately 300 LF north of the intersection of Winecoff School Rd (SR-1790) and Belvedere Drive NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:		3a.)	Parcel Acreage:	36.9		
4.)	Site Zoning and use:	RC	5.)	Area Commercial or Industrial Building (sq. ft.)			
6a.)	Description of Facility to be served.	Duplex & THs	6b.) Number of Lots	1	6c.) Number of Units	240	
7d.)	Additional description information:						

B. Applicant Information

(1) American South Management Company, LLC; (2) E. Autrey Dawsey, Jr.; and (3) St , (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.)	500 East Morehead St, Suite 525 (Applicant's Street or Box Number)
Middleburg Real Estate 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 28202 (Applicant's City, State, Zip Code)
704-800-6768 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Dan Koebel (Name) dkoebel@livemiddleburg.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dkoebel@livemiddleburg.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

Joseph Boulos, PE (Typed name of North Carolina Professional Engineer)	Design Resource Group (Company Name)
047286 (NCPE Registration Number)	1111 Hawthorne Lane (Street or Box Number)
704.343.0608 (Phone Number)	Charlotte, NC 29205 (City, State, Zip Code)
Joseph Boulos (Name and affiliation of contact person, who can answer questions about **application & designs**)	joe@drgrp.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**: 40,800 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	
1 Bedroom Duplex	75	gal/	day	10	GPD	750
1 Bedroom Townhome	75	gal/	day	20	GPD	1,500
2 Bedroom Duplex	150	gal/	day	42	GPD	6,300
2 Bedroom Townhome	150	gal/	day	74	GPD	11,100
3 Bedroom Duplex	225	gal/	day	42	GPD	9,450
3 Bedroom Townhome	225	gal/	day	52	GPD	11,700
				Total	GPD	40,800

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Daniel C Koebel _____, **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.

4/16/24

Signature: Date:

MIDDLEBURG
COMMUNITIES

Hamlet Concord – Concord Sewer Allocation Application Narrative

Middleburg Communities is excited to propose a 240-unit for-rent cottage, duplex, and townhome project to help meet the high demand for attainable housing in the Concord area created by Concord's exceptional population growth. The site is situated on 7 parcels totaling 36.9 acres and is within close proximity to the activity center near the Concord Parkway / I-85 interchange. The zoning designation is RC, allowing for up to 15 units/acre which is well above the proposed 6.50 units/acre.

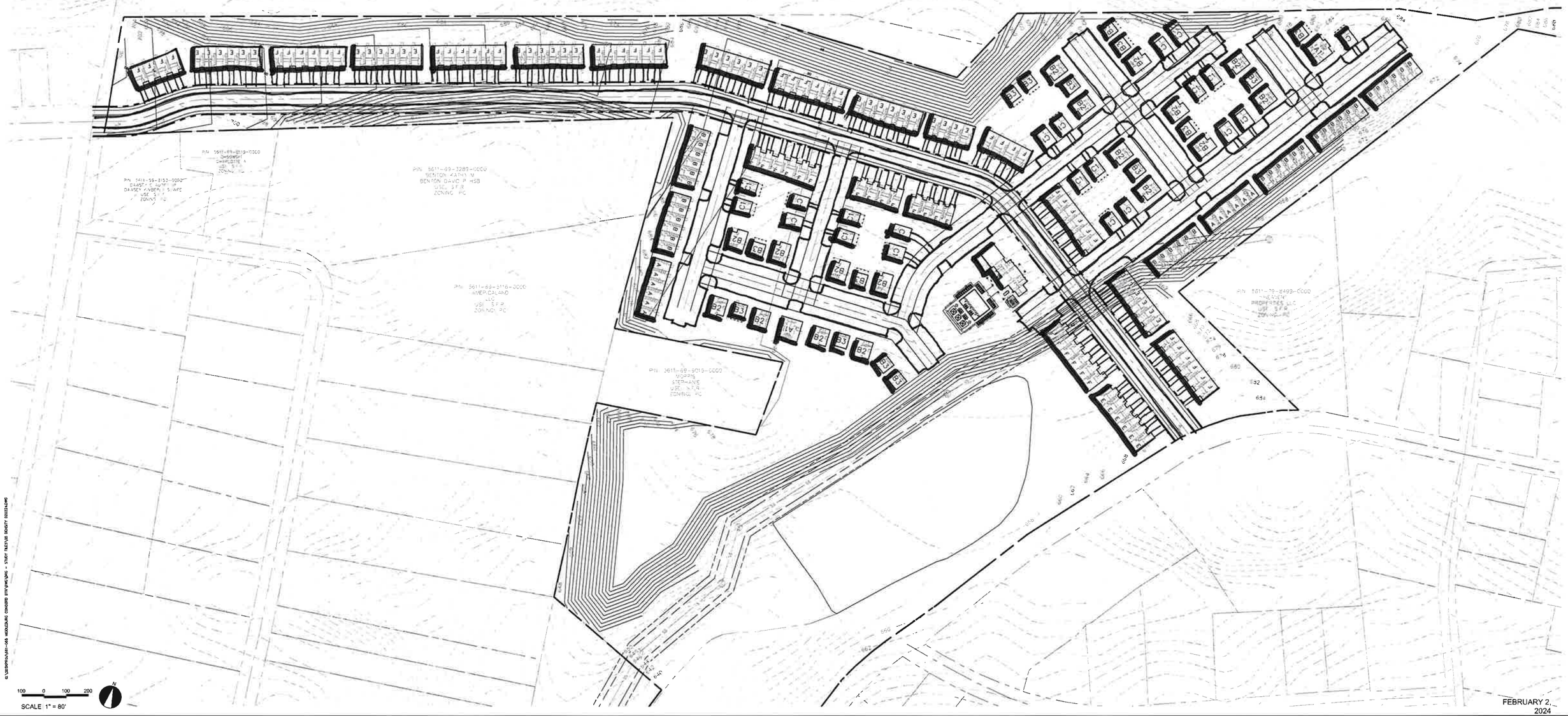
Middleburg Communities is a housing developer, investor, builder, and operator with a focus on community centric designs based on the fundamental premise of providing both quality and attainable housing. The proposed development holds true to this form while also taking into account the unique shape of the site, the existing features of the land, and the neighboring uses.

The proposed community will be tied together with a walkable, low speed, tree lined street connecting Winecoff School Road to a developer constructed extension of Parkwood Drive, stitching this fragmented road network together. To foster the walkable nature of this street, all homes will be alley loaded or will utilize on street parking so driveways will not interfere with the sidewalk network. Furthermore, the main entrance off Winecoff School Road will be lined with low density duplex housing with townhomes incorporated towards the center of the site limiting the impact on the neighbors and creating a town center feel around the clubhouse.

The homes proposed are high quality, unique architecture that provide a variety of different options (cottage, townhome style, etc.) to accommodate a variety of housing choices. Apart from the unifying street, a series of community focused open spaces are provided throughout the development. These spaces become the center of activity and social engagement for the residents. These are not just left over areas of the plan, but intentional areas that units front on and have programmed uses that may include grill areas, game lawns, native pollinator gardens, and more.

Apart from the developed area of the community, significant natural features will remain undisturbed including the existing pond and large stands of forest. This not only helps blend the community into the fabric of the existing neighborhood, it protects natural areas for wildlife, a healthy ecosystem and a quality community that everyone can enjoy. To give access to these areas, the community will also provide walking trails that connect the natural areas to the improved open spaces and walkable streets for a truly unique, pedestrian focused lifestyle.

Beyond the aforementioned outdoor sustainable components of the community, the community will also provide low flow fixtures, car charging capabilities, energy star appliances, smart home technology, and low VOC paint.



FEBRUARY 2, 2024

MIDDLEBURG COMMUNITIES

CONCORD BTR

CONCORD, NORTH CAROLINA

DESIGN RESOURCE GROUP

Residential: Multi-Family

Concord Farms Ph 1 & 2 (CN-PSA-2024-00065)

5020 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	564	No	No

Previously Considered

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

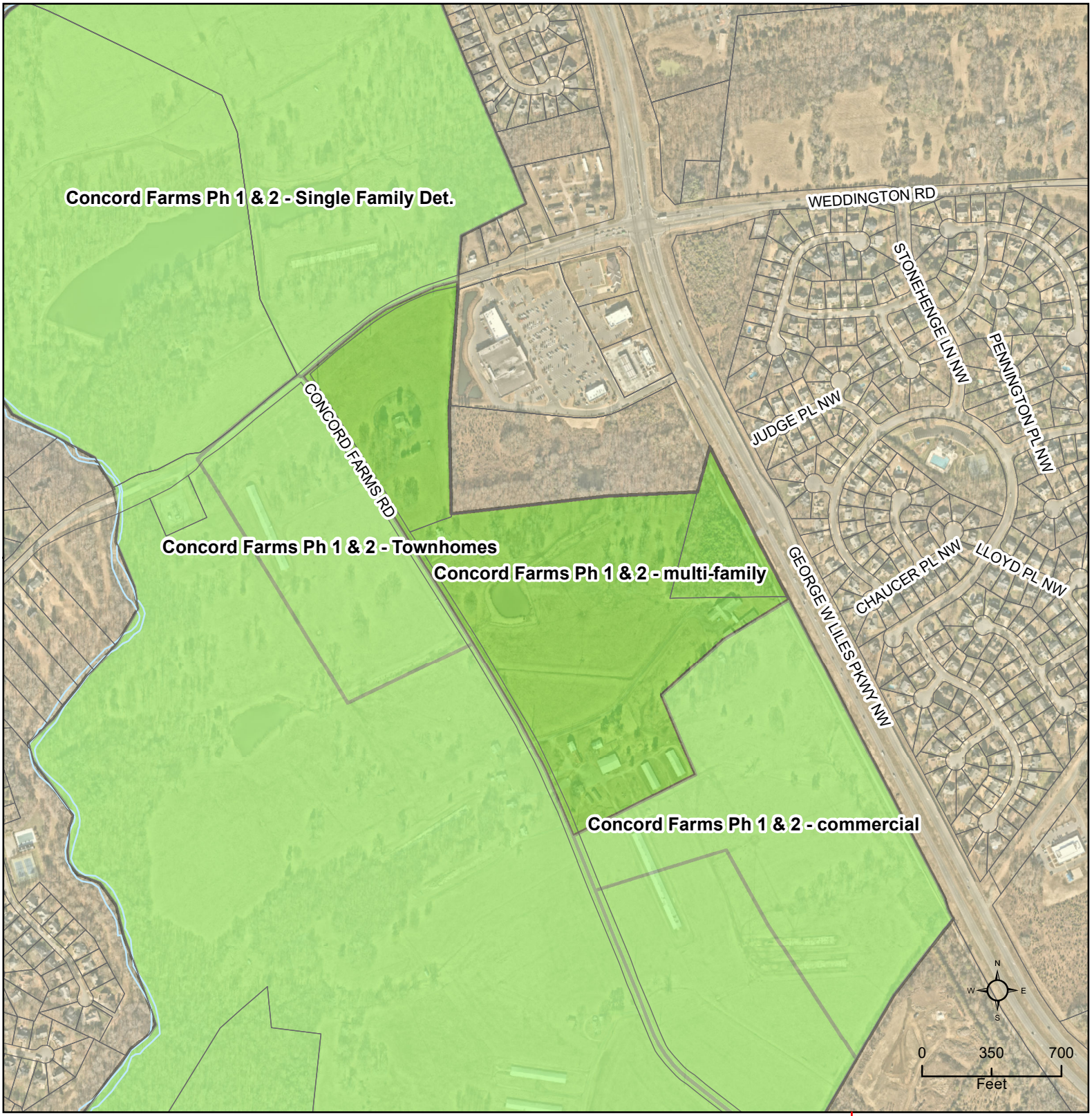
Allocation Request

Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
105,750	11,250	11,250	11,250	11,250	11,250	9,900	7,500	7,500	7,500	7,500	7,500	2,100

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

Brief Summary

D.R. Horton is proposing a mixed-use development that will be located on 557 acres at the intersection of George W. Liles Parkway and Weddington Rd. The development will be constructed in phases and the developers are proposing to ask for allocation for Phases 1 and 2 now. Those two phases are proposing 266 townhomes, 436 single family detached homes, 564 multifamily units, 80,000 sf retail and 500 sf of office. The developer is proposing future phases afterwards that would include a Town Center and a hotel.

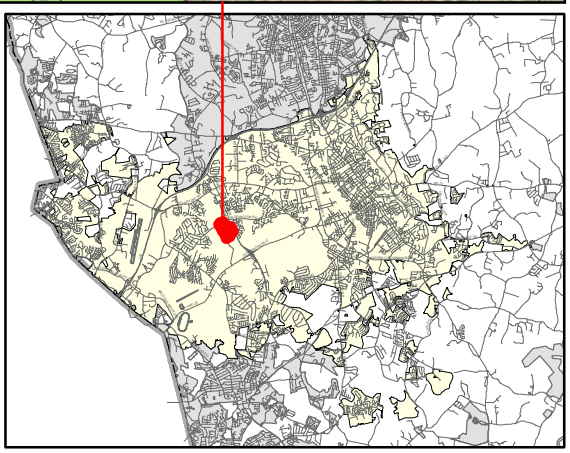


CN-PSA-2024-00065 - Concord Farms Ph 1 & 2 - multi-family

Type: Residential Multifamily

564 multi-family units

Allocation Request: 105,750



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 Farms Phase 1 & 2				
2.)	Description of project location:	5020 Weddington Road on western side of George W Liles Pkwy. Site is located on the northwest and the southwest quadrants of intersection of George W Liles Pkwy and Weddington Road. Site is also bisected by Concord Farms 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:	02-029-0012, 02-034-0002, 02-034-0008	3a.)	Parcel Acreage:	+/- 557Acres	
4.)	Site Zoning and use:	RM-2-CU, RC, RV, I-C-CU	5.)	Area Commercial or Industrial Building (sq. ft.)	180,000	
6a.)	Description of Facility to be served.	Mixed Use Development	6b.) Number of Lots	702	6c.) Number of Units	564
7d.)	Additional description information:	Mixed use development. Approx. 702 residential SFD and SFA, 564 apartments, and 180,000 SF of commercial/retail/office space.				

B. Applicant Information

JLP HOLDINGS LLC A NC LLC (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	829 Davidson Drive NW (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.)	Concord, NC 28205 (Applicant's City, State, Zip Code)
704-534-1533 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Tim Derylak (Name) Entitlement Manager (Email) (Name with Title and Email of contact person, who can answer questions about application)	tjderylak@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

Robert Keidel (Typed name of North Carolina Professional Engineer)	LandDesign, Inc. (Company Name)
NC 037425 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704-333-0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robert Keidel (Name and affiliation of contact person, who can answer questions about application & designs)	rkeidel@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):

93	**% Domestic**
7	**% 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:** 345,625 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
See attached schedule	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 345,625

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tim Derylak (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.**

05/02/24

Signature: Date:

April 19, 2024

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

RE: Concord Farms Mixed Use Development
Preliminary Wastewater Flow Allocation – Project Narrative

To Whom It May Concern:

A proposed mixed-use development, currently referred to as Concord Farms, is being proposed by D.R. Horton. The project includes approximately 557 acres located within the Concord city limits and generally to the northwest and southwest of the intersection of George W. Liles Parkway and Weddington Road. The site is bordered to the west by Coddle Creek, to the east by George W. Liles Pkwy and also bisected by Concord Farms Road running north to south along the length of the site. The site includes Tax Parcel ID #'s 55093941420000, 56002490400000, 56004040690000, 56004340040000, and 56006203220000.

The site is located within the northern portion of the George W. Liles Pkwy Small Area Plan. The vision for this small area plan is to define future aspirations of the area including vibrant live-work-play communities with a focus on healthy active living, connected & accessible places, and an overall enhanced quality of life for residents and the community.

At full buildout, D.R. Horton is proposing a mixed-use master planned development that centers around a 35-acre Village Center along George W. Liles Pkwy. The Village Center will include a mix of commercial, retail, office, restaurant, and residential uses. Surrounding the Village Center will be a variety of housing types including traditional single family detached homes, townhome style single family attached homes, and multi-family apartments. Multiple price points will be offered in the different housing styles to accommodate a range of buyers from new to the market buyers to luxury home buyers. The community will be connected through a mix of sidewalks, greenways, bike lanes, parks, and open space.

The following is a list of proposed uses with unit counts for the full build-out of the development:

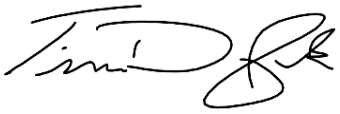
Proposed Development Uses Summary:

- Single Family Detached Homes: 730 units
- Single Family Attached Townhomes: 326 units
- Multi-Family: 840 units
- Commercial/Office/Retail: 314,000 SF
- Hotel: 200 rooms

The site is served by sewer mains that run along Coddle Creek. The development will be constructed in phases. Sewer capacity is being requested for Phases 1 and 2 of the Concord Farms Development in the amount of 345,625 gal/day to be connected to the existing sewer main along Coddle Creek. Future Phases of the development will require additional capacity of 207,675 gal/day and is anticipated to be treated by an onsite wastewater treatment facility.

If you have any questions, please reach out to me via email at tjderylak@drhorton.com or phone at (704)534-1533.

Sincerely,



Tim Derylak, PE
Land Entitlement Manager
tjderylak@drhorton.com
Cell: 704-534-1533

Concord Farms Phase 1 & 2 Sewer Allocation Schedule

Section/Use	# of Units	SF Space or # Employees	GPD/unit	Avg Daily Flow (GPD)	Anticipated Date for Sewer Need
Phase 1 3BR Townhomes	74		225	16650	June 2026
Phase 1 4BR Townhomes	74		300	22200	
Phase 1 4BR Single Family	70		300	21000	141,750 GPD
Phase 1 5BR Single Family	70		375	26250	
Phase 1 2BR Multifamily	138		150	20700	
Phase 1 3BR Multifamily	138		225	31050	
Phase 1 Retail (SF)		30000	0.13	3900	
Phase 2 3BR Townhomes	59		225	13275	June 2028
Phase 2 4BR Townhomes	59		300	17700	
Phase 2 4BR Single Family	148		300	44400	203,875 GPD
Phase 2 5BR Single Family	148		375	55500	
Phase 2 2BR Multifamily	144		150	21600	
Phase 2 3BR Multifamily	144		225	32400	
Phase 2 Office (# Employees)		500	25	12500	
Phase 2 Retail (SF)		50000	0.13	6500	
Totals	**1266**			**345625**	

15A NCAC 02T.0114 Flow Rates

Residential 1-2 Bedroom		150	GPD per unit
Residential 3 Bedroom		225	GPD per unit
Residential 4 bedroom		300	GPD per unit
Residential 5 Bedroom		375	GPD per unit
Shopping Centers and malls w/ food service (130 GPD per 1000 SF)	=	0.13	GPD per SF
Office: 25 GPD/Employee (Asume 200 SF per Employee)		25	GPD per Employee

Residential: Multi-Family

Weddington Ridge Apartments Ph 2(CN-PSA-2024-00079/PRS2021-01952)

8150 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
6/20/2019	Yes	132	Yes	No

Previously Considered

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

Allocation Request

Total	2024	2025	2026
13,500	7,350	3,750	2,400

Project Scoring

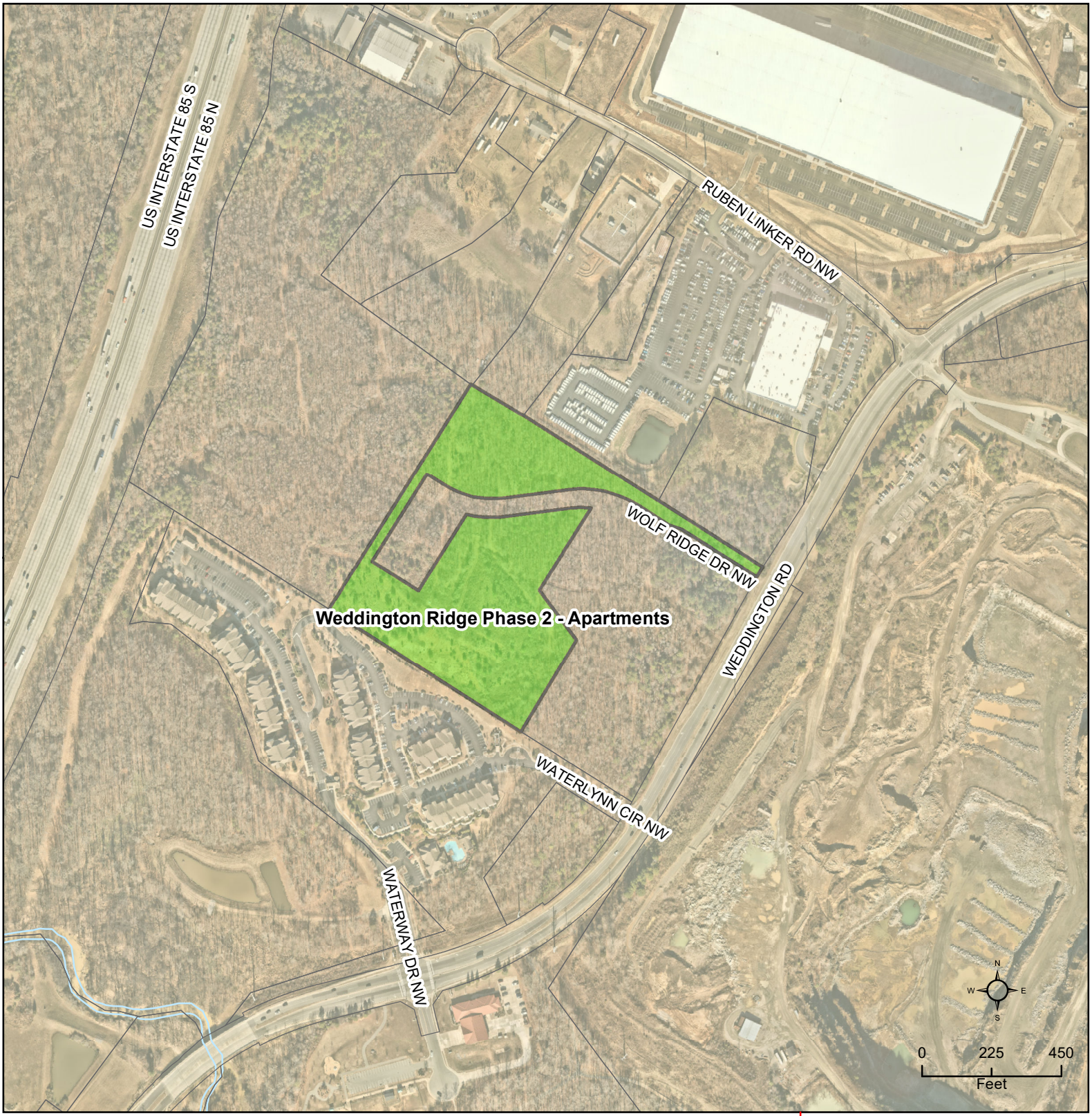
Small Area Plan	Vertical Mixed Use	Redevelopment Site	Horizontal Mixed Use	Downtown (MSD)	Located Adjacent to Existing Sewer	Annex.
2	0	0	0	0	1	0

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 currently, other than sewer allocation, are the NCDEQ sedimentation and erosion control permit, and two other stormwater comments.



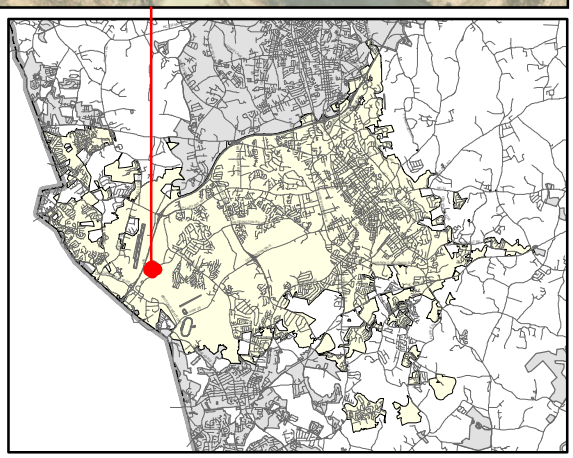
CN-PSA-2024-00079 - Weddington Ridge Phase 2 - Apartments

Type: Residential Multifamily

132 multi-family units

Allocation Request: 13,500

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:	Weddington Ridge Phase 2					
2.)	Description of project location:	8150 Weddington Road, Concord, NC (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	45992646620000	3a.)	Parcel Acreage:	11.18		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building	(sq. ft.)		
6a.)	Description of Facility to be served.	Apartments	6b.) Number of Lots	NA	6c.) Number of Units	132	
7d.)	Additional description information:	Phase 2 is 132 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)
Robert Cash (Name and affiliation of contact person, who can answer questions about **application & designs**)	bob.cash@cesoinc.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 13,500 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
Apartment Bedroom	75 gal/ 1 BR unit	84	GPD 6,300
	150 gal/ 2 BR	48	GPD 7,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 13,500

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: 04-22-2024

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

April 22, 2024

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

RE: Weddington Ridge Phase II – Sanitary Sewer Capacity Request

Crescent Communities, LLC is proposing to develop a multifamily community on Weddington Road, in Concord, North Carolina. The development is located on two parcels totaling approximately 22.7 acres and will consist of multifamily apartments to provide high quality, new construction housing that will contribute to the long-term economic growth of Concord. The project includes 264 apartments (broken down into two phases of 132 units each), representing a total investment of over $65 million in the development of this community, including nearly $50 million of construction work. The project is located within the Weddington Road Area Plan and includes the construction of a new public street connecting Weddington Road and Ruben Linker Road, improving connectivity in this area.

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

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

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

A sewer willingness to serve letter was obtained for Phase 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 132 apartments. Crescent Communities is requesting the allocation for Phase II of the development which will complete the multifamily portion of the project (264 total apartment units). **Our Phase II sewer allocation request is for 13,500 gpd (132 apartments).**

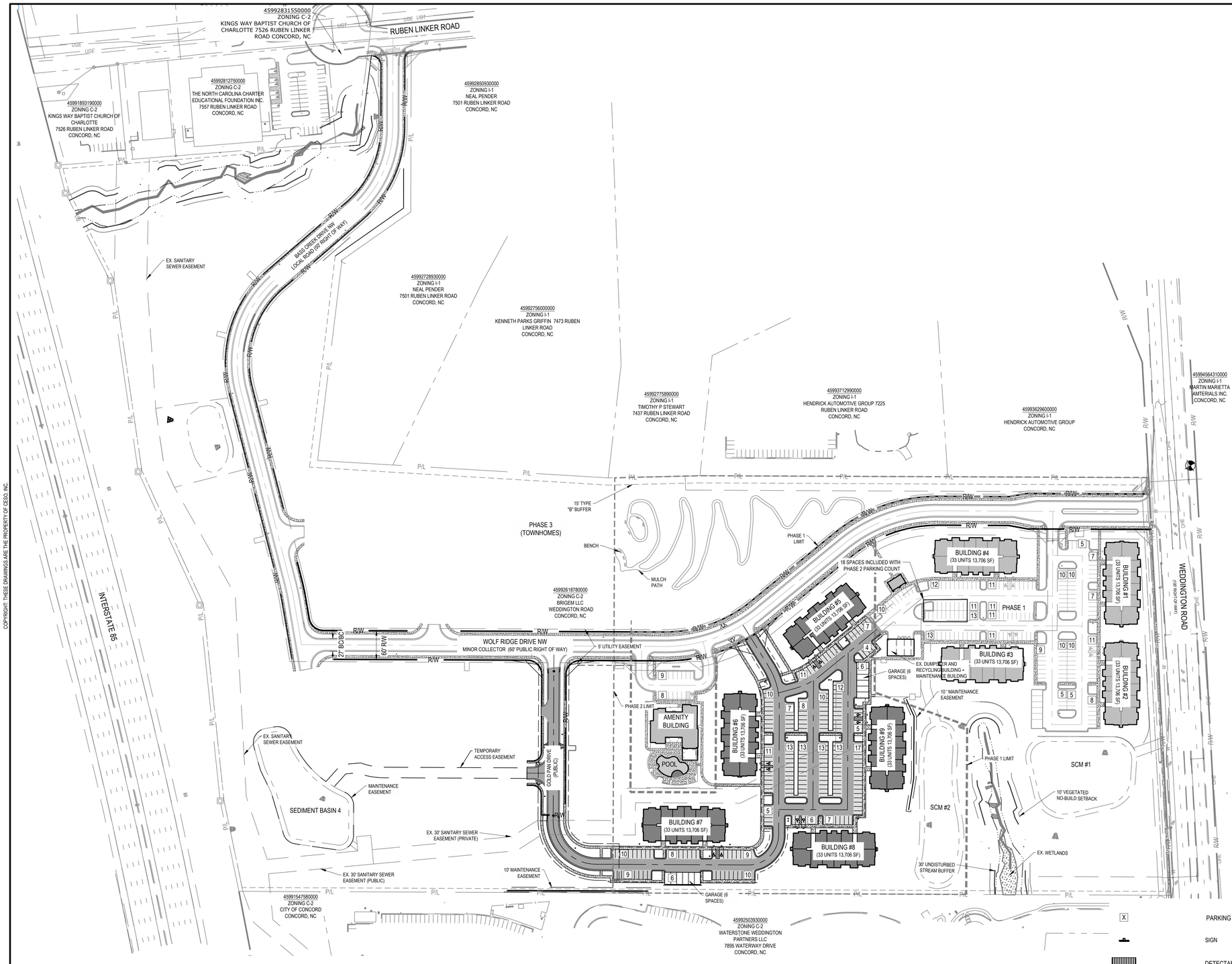
Construction is intended to move forward for the Phase I and Phase II portions of the development once the remaining sewer capacity allocation needed for Phase II is obtained. **Considering the limited sewer capacity available, since our last Phase II request was made in January 2024, we have removed one of the multifamily buildings representing 33 units. We have also opted to delay moving forward with the Phase III townhome portion of this project at this time.**

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



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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

Nonresidential

Highway 73 Industrial (CN-PSA-2024-00052)

4208 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/02/24	Yes, but for new proposal will have to rezone	5 buildings totaling 357,000 sf warehousing and light manufacturing	No	No

Previously Considered

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

Allocation Request

Total	2024
7,500	**7,500**

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 consists of five light industrial buildings that have a maximum of 357,000 square feet. The applicant is proposing warehousing, light manufacturing, and local distributors. This project went to Planning and Zoning Commission for a conditional rezoning Z(CD)07-21 and was approved on April 19, 2022. They applied and were approved for a Special Use Permit for distribution in April 2023. These parcels are zoned I-1-CD. The applicant will have to apply for a rezoning to build their proposal.

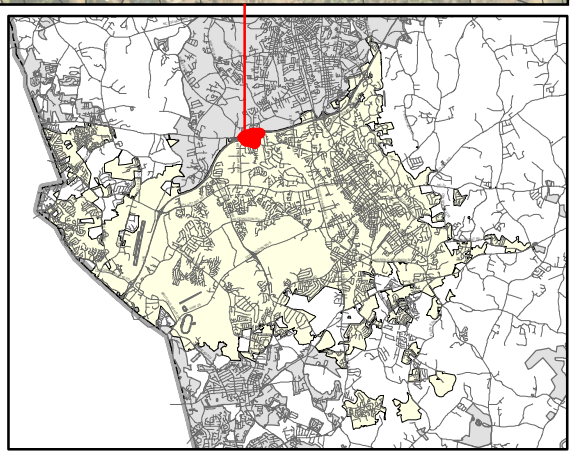
CN-PSA-2024-00052 - Hwy 73 Industrial

Type: Nonresidential

357,000 sf warehousing and light-manufacturing

Allocation Request: 7,500

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:**	Hwy 73 Industrial					
2.)	**Description of project location:**	North side of NC Highway 73 from approximately 1400 LF to approx. 3200 LF east of insersection of NC Hwy 73 and I-85 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	56018774250000, 56018881810000	3a.)	**Parcel Acreage:**	+/- 49.85		
4.)	**Site Zoning and use:**	I-1	5.)	**Area Commercial or Industrial Building (sq. ft.)**	357,000		
6a.)	**Description of Facility to be served.**	Industrial	**6b.) Number of Lots**	1	**6c.) Number of Units**	5	
7d.)	**Additional description information:**	Two building industrial development					

B. Applicant Information

Tyler Jones , SVP (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.)	1 Glenlake Parkway (Applicant's Street or Box Number)
Robinson Weeks Partners (**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.)	Atlanta, GA, 30328 (Applicant's City, State, Zip Code)
404.815.2005 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
(Name) Tyler@robinsonweeks.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

Greg Welsh, PE (Typed name of North Carolina Professional Engineer)	Oak Engineering, PLLC (Company Name)
033996 (NCPE Registration Number)	4929 Monroe Road (Street or Box Number)
704.989.4046 (Phone Number)	Charlotte, NC 28205 (City, State, Zip Code)
Greg Welsh, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	greg@oak.engineering (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 7,500 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
WAREHOUSE	75 gal/ LOADING BAY	100	GPD 7,500
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 7,500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Tyler Jones _____, **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.

Tyler C Jones — Signature: 4/25/24 — Date:

HIGHWAY 73 INDUSTRIAL
PROJECT NARRATIVE FOR SEWER ALLOCATION

REVISED 4/25/2024

Overview:

The proposed Highway 73 Industrial project consists of five light-industrial buildings located on the north side of Highway 73 in the City of Concord, Cabarrus County, North Carolina. The site has been conditionally rezoned to allow for up to 419,000 SF of total building square footage. The revised site plan depicts five buildings, all under 75,000 SF and totalling 357,000 SF. Each building will be single-loaded industrial buildings with adequate employee and visitor parking along the front or side and truck docks along the back.

The buildings will be high-bay warehouse and light-manufacturing spaces with areas near the parking lots reserved for office space (approximately 10% of the overall building). The buildings will have two or three main office entry features and will likely by multi-tenanted with users leasing 20,000 to 73,500 SFspaces. Targeted tenants will include light-manufacturers, light-assembly and/or localdistributors.

The development will incorporate enhanced vegetated buffers and walls to screen the development from adjoining properties. Refer to the approved conditional rezoning application for further details of the proposed buffers.

Environmental:

The property is bisected by a natural stream and associated stream buffers. The development will include a culverted crossing to allow for secondary emergency access between the buildings. The stream crossing along with permanent impact to an intermittent tributary to the main stream has been fully permitted through the US Army Corp of Engineers (USACOE) and the North Carolina Department of Environmental Quality (NCDEQ).

Stormwater management will be provided by up to two permanent stormwater management ponds. Sand filters and/or wet ponds may be used to meet local and state stormwater quality and quantity requirements.

Utilities:

Each building will be equipped with ESFR sprinkler systems which will require an internal fire pump for each building. Fire, domestic water and irrigation will be supplied off an existing watermain located on the near side of Highway 73. Domestic and irrigation will be metered and City-required backflow devices will be provided for all domestic, irrigation and fire services.

A public sanitary pump station is located on the property and will be upgraded as required to support the existing and proposed flow. This pump station currently pumps wastewater to the public gravity sewer system located in Highway 73. The existing forcemain will be rerouted as necessary to accommodate the proposed development. The pump station and forcemain will be placed in a recorded easement and will remain accessible and publicly maintained by the City of Concord.

The anticipated average daily wastewater generate by all five buildings combined is estimated to be 7,500 gallons per day. This estimate is based on the number of loading bays multiplied by 100 gallons per day per loading bay as recommended by Section 15A NCAC 02T (North Carolina Administrative Code).

ENGINEER: GTW
DRAWN BY: ERT
CHECKED BY: LJB

PROJECT #: 021.011

SHEET
SP-1
SHEET 1 OF 1

REVISIONS:

HIGHWAY 73 INDUSTRIAL

REZONING PETITION
CONCORD, NORTH CAROLINA
ROBINSON WEEKS PARTNERS

MARKETING PLAN - ALT 2

PE SEAL:

OAK ENGINEERING
4929 MONROE ROAD · CHARLOTTE, NC 28205
NORTH CAROLINA FIRM LICENSE: P1742
oak.engineering

Nonresidential

Common Park Circle Dual Brand Hotel (CN-PSA-2024-00053)

7890 Commons Park Circle NW

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

Previously Considered

Considered 3/22/22	Considered 7/19/22	Considered 9/20/22	Considered 12/20/22	Considered 3/21/23	Considered 12/19/23	Considered 3/26/24
No	No	No	Yes	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	2	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).

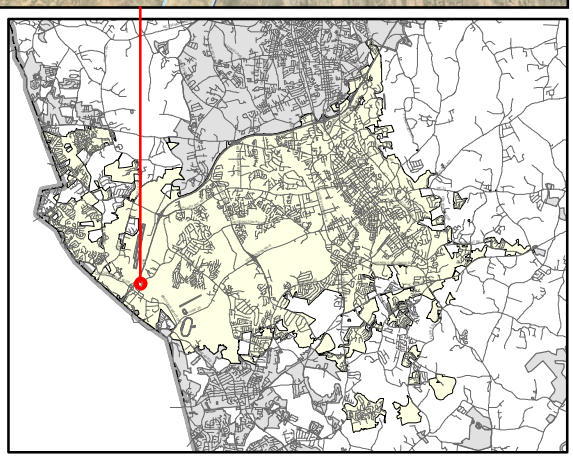
CN-PSA-2024-00053 - Common Park Circle Dual Brand Hotel

Type: Nonresidential

88,039 sf (166 room) hotel

Allocation Request: 24,375

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Common Park Circle Dual Brand Hotel					
2.)	Description of project location:	7890 Commons Park Circle NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	4599-04-6350-0000	3a.)	Parcel Acreage:	2.817		
4.)	Site Zoning and use:	C-2 & Hotel	5.)	Area Commercial or Industrial Building (sq. ft.)	88,039		
6a.)	Description of Facility to be served.	Hotel	6b.) Number of Lots	1	6c.) Number of Units	N/A	
7d.)	Additional description information:	5 story dual brand hotel with 166 rooms					

B. Applicant Information

Samir Patel, Sr. Manager, Development (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	2706 James ST (Applicant's Street or Box Number)
Concord Lodging LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Coralville, IA 52241 (Applicant's City, State, Zip Code)
641-680-1244 (Applicant's Phone Number)	310-496-6193 (Applicant's Facsimile Number)
SAMIR PATEL (Name) SAMIR.PATEL@HAWKEYEHOTELS.COM (Email) (Name with Title and Email of contact person, who can answer questions about application)	SAMIR.PATEL@HAWKEYEHOTELS.COM (Applicant's Email Address)

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

C. Design Engineer Information if available

Michael Newman (Typed name of North Carolina Professional Engineer)	MDV Engineering (Company Name)
28274 (NCPE Registration Number)	215 Johnston ST (Street or Box Number)
704-400-1044 (Phone Number)	Rock Hill, SC 29730 (City, State, Zip Code)
Michael Newman (Name and affiliation of contact person, who can answer questions about application & designs)	michael@mdveng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◯ No

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

Grease Interceptor

4.) **Volume of wastewater flow to be allocated for this particular project:** 24,375 gallons per day

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

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

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Samir Patel — **Signature:**

4/2/24 — **Date:**

April 8, 2024

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

Hawkeyehotels

To Whom It May Concern:

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

Concord Lodging LLC

By: Balvant Patel
As its: Manager/Principal
Email: bob.patel@hawkeyehotels.com
Phone: 319-752-7400
Date: 2/7/2022

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-2024-00054)

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	Considered 3/26/24
No	No	No	No	No	Yes	Yes

Allocation Request

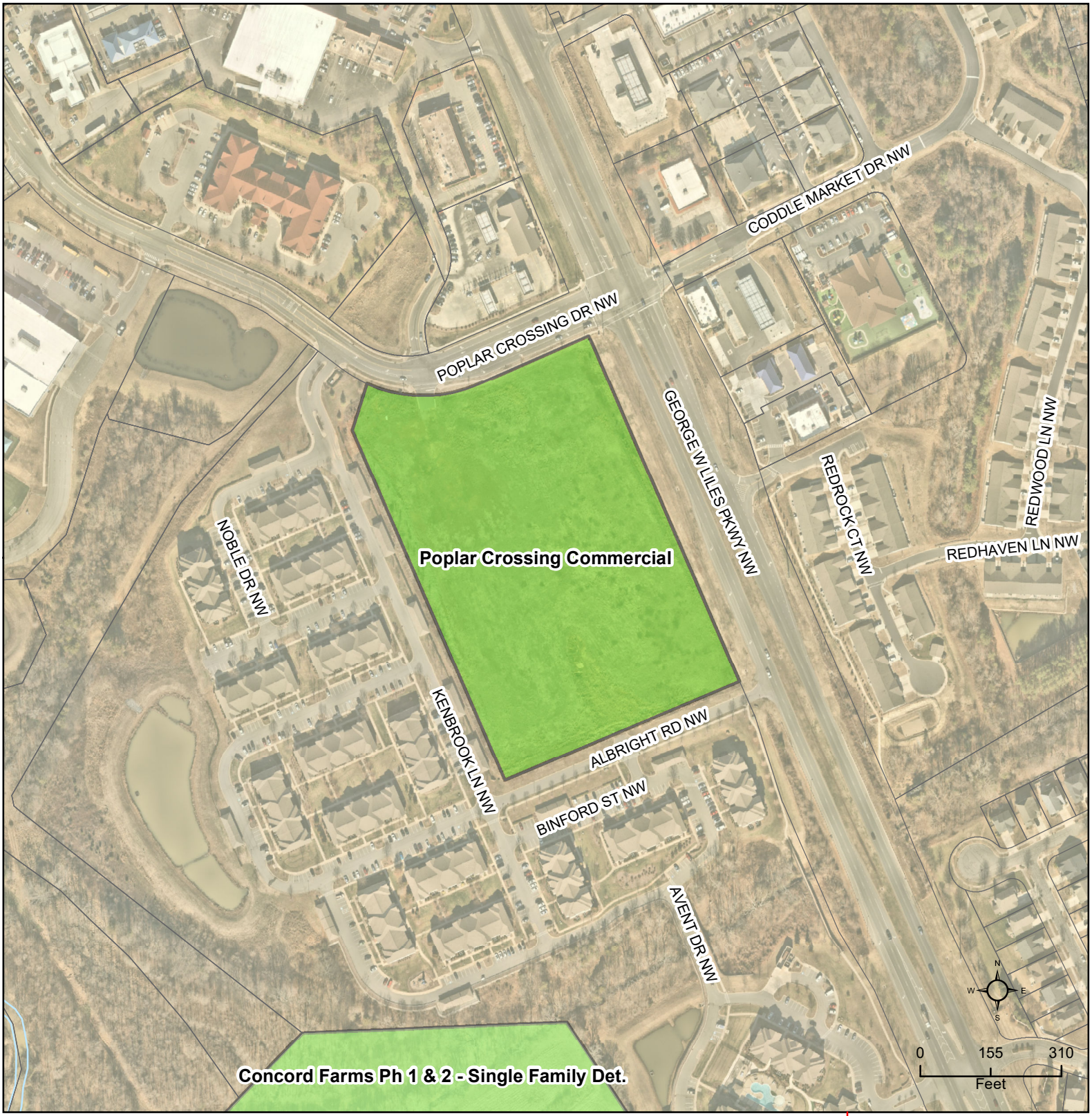
Total	2024
2,600	2,600

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).



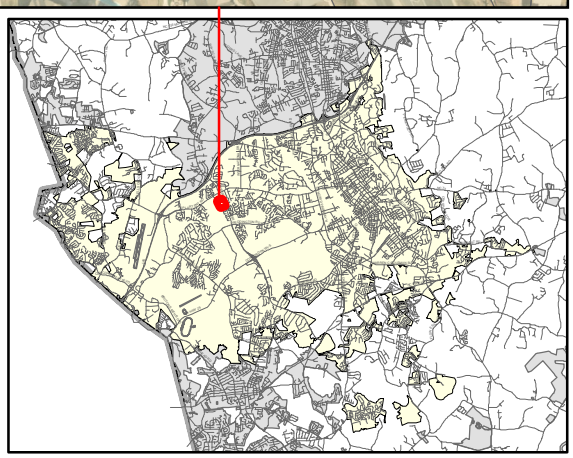
CN-PSA-2024-00054 - Poplar Crossing Commercial

Type: Nonresidential

9,000 sf single service articles restaurant & bank

Allocation Request: 2,600

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:	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**: 2,600 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow	
Restaurant, Single Service Articles	20 gal/	115	GPD	2,300
	gal/		GPD	
Bank, General Business and Office facilities	25 gal/	12	GPD	300
	gal/		GPD	
	gal/		GPD	
	gal/		GPD	
		Total	GPD	2,600

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Scott R. Needham
Signature:

4/12/2024
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 Culver's Restaurant which is a Single Service Articles restaurant at 4,500+/-SF and 115 seats and 18 employees, along with Chase Bank, 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 expired 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.

Agreements 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 nor the March 26, 2024 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 and provide needed services to this growth area of Concord..

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. The Culver's will employ 18 and the Chase Bank 8, so we will be creating 26 jobs in the community.

April 22, 2024

Dear Council Members,

We, the property owners, are writing this letter for consideration of sewer allocation for a small parcel of our land near the corner of George Liles Parkway and Poplar Crossing Drive. Our grandfather, J. Lewis Patterson, bought property between Poplar Tent and Weddington Roads to use as a farm for his cattle and crops in 1943. He graded a road through the middle of the property from Poplar Tent Road to Weddington Road for his farm use. Over time, the public began "cutting through", so eventually he turned it over to the state and it became Crisco Road. Fast forward a few decades and it was improved, and now is George Liles Parkway. We have developed and sold parcels over the years and continue farming the remaining land.

Over the past 25 years, we have sold to, or developed for users that have included a church, a low-income senior housing project, a Goodwill retail store, a charter school, Food Lion grocery store, Medicap Pharmacy, Cabarrus Family Medicine and other medical offices. Most recently we welcomed GoHealth/Novant Health Urgent Care as a tenant in our shopping center.

We have worked diligently to be good neighbors to everyone in that area, often turning down offers that we did not feel would be in the best interest of the community. We are continuing to work with Cannon School, donating an easement to them for future use, as needed. We also worked with the City of Concord for a smooth transfer of some of our land for the Coddle Creek Greenway. We are currently working with City of Concord to grant it an easement it has requested to extend a sewer line across our property at the corner of George Liles Parkway and Weddington Road so the City can close Pump Station #2 allowing for replacement with a gravity line.

We have now reached agreements with both Culver's (hamburgers and frozen custard) and Chase Bank to locate on this corner of George Liles and Poplar Crossing Drive. These two users will require only 2.600 gallons of sewer per day. We feel that these businesses would benefit all who call that area home. These are two very good companies that offer essential services in a highly populated area of Concord.

We hope that you will consider this minimal request for sewer for uses that will have a positive impact on the area.

Respectfully yours,
Carolyn Cline
Ann Shaughnessy
Wally Coble
Mark L. Needham
Scott R. Needham

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,

Scott R. Needham
(Printed Name)

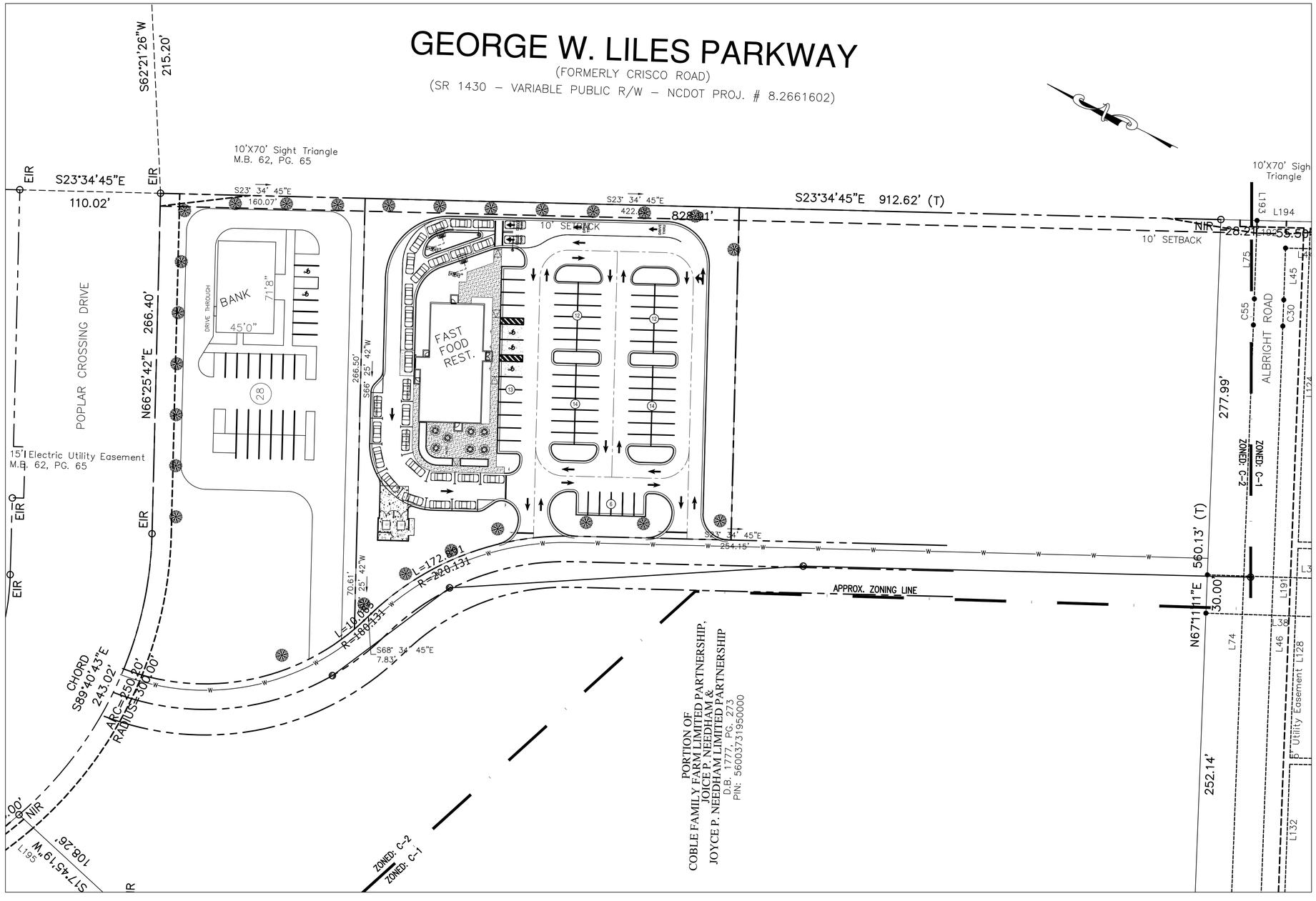
Dimitri Dimitropoulos and Miles Chase Irvin
Partner and Owner Operator
dimitri@dimitrogroup.com
414-587-7459

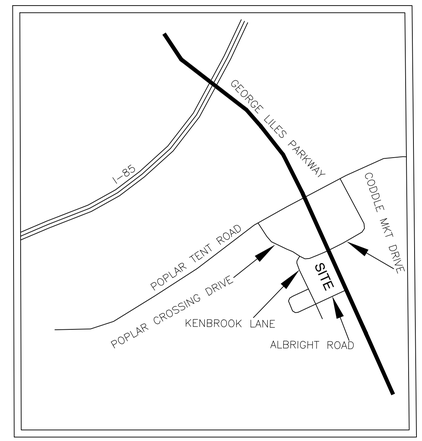
Scott R. Needham
Signature:

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

Nonresidential

7-Eleven (Site #1056460) (CN-PSA-2024-00056)

8080 Poplar Tent Rd.

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

Previously Considered

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

Allocation Request

Total	2024
4,000	**4,000**

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 7 Eleven fueling station and convenience store. This site is currently zoned General Commercial (C-2).

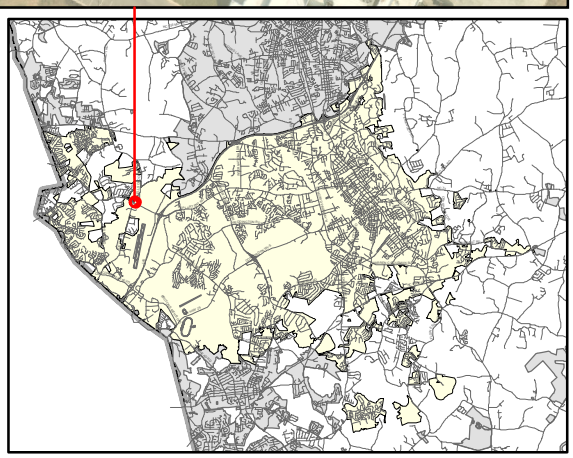
CN-PSA-2024-00056 - 7-Eleven

Type: Nonresidential

4,775 sf convience store with fueling pumps

Allocation Request: 4,000

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:**	7-Eleven (Site #1056460)					
2.)	**Description of project location:**	Site is located at 8080 Poplar Tent Road (SR 1394) which is the northeast quadrant of the intersection of Poplar Tent Road (SR 1394) and Odell School Road (SR 1442) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	4680-97-7688-0000	3a.)	**Parcel Acreage:**	1.57 acres		
4.)	**Site Zoning and use:**	I-1-CU	5.)	**Area Commercial or Industrial Building (sq. ft.)**	4,775		
6a.)	**Description of Facility to be served.**	Convenience Store/Gas Station	**6b.) Number of Lots**	1	**6c.) Number of Units**	N/A	
7d.)	**Additional description information:**	Convenience store with 6 multi-position fueling stations					

B. Applicant Information

Times Oil Corporation (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.)	801 East Blvd (Applicant's Street or Box Number)
C4 CStore Holdings III, LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28203 (Applicant's City, State, Zip Code)
704-561-5200 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Andrew Laing, Authorized Signatory (Name) alaing@csere.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	alaing@csere.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 Pulis (Typed name of North Carolina Professional Engineer)	P3 Engineering Group, LLC (Company Name)
042797 (NCPE Registration Number)	701 Brockington Lane (Street or Box Number)
843-633-3579 (Phone Number)	Florence, SC 29501 (City, State, Zip Code)
Kevin Pulis (Name and affiliation of contact person, who can answer questions about **application & designs**)	kevin@p3eg.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): Convenience Store/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**: 4,000 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
Convenience Store without Food Preparation	250 gal/ plumbing fixture	16	GPD 4,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 4,000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Andrew Laing, Authorized Signatory _____, **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.

Andrew Laing
Digitally signed by Andrew Laing
DN: C=US, E=alaing@csere.com, O=Crosland Southeast, CN=Andrew Laing
Reason: Approved
Contact Info: Andrew Laing, Authorized Signatory
Date: 2024.04.15 14:48:45-04'00'

04/15/2024

Signature: Date:

P3 Engineering Group

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

Re: 7-Eleven
8080 Poplar Tent Road
Sewer Flow Allocation Request

Dear Members of the Concord City Council,

I am writing on behalf of the developer, C4 CStore Holdings V, LLC, to formally request sewer capacity allocation for a proposed 7-Eleven gas station. The parcel is located at 8080 Poplar Tent Road which is the NE quadrant of the corner of Poplar Tent Road and Odell School Road. This project entails the construction of a 4,775 SF convenience store with 6 multi-position gasoline dispensers. This proposed 7-Eleven will be similar in nature to a store built by the same developer in 2021 that is located at 310 Coddle Market Drive NW.

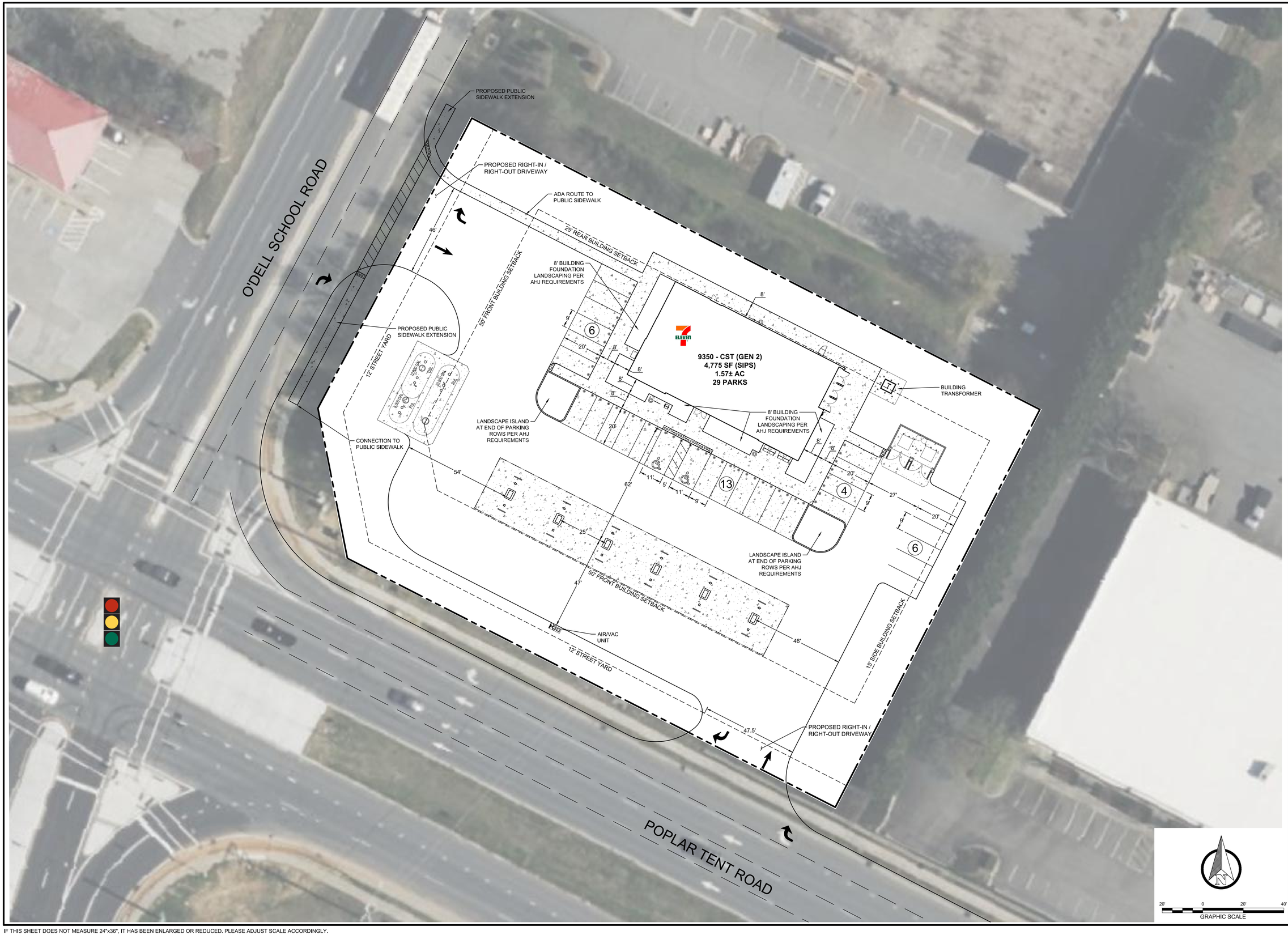
On May 15, 2007 this parcel was annexed into the City and designated a zoning classification of Conditional Use Light Industrial. This conditional use designation specifically allowed a Convenience Store as a permitted use. Since that time the parcel has sat undeveloped while the surrounding area has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

Per North Carolina State Code 15A NCAC 2T.0114, this project will contribute 4,000 gallons per day of sewer flow. However, based on actual water usage data for similar stores in the region the average daily sewer flow is expected to be approximately 840 gallons per day.

We respectfully request that City Council approve our request for 4,000 gallons per day of sewer flow for this proposed 7-Eleven project. Thank you for your attention to this request. We look forward to a favorable response and the opportunity to contribute to the continued progress and prosperity of the community.

Sincerely,

Kevin Pulis, PE



FOR REVIEW ONLY

P3 ENGINEERING GROUP, LLC
701 BROCKINGTON LANE
FLORENCE, SC 29501
PHONE: 843-433-3575
EMAIL: KEVIN@P3EG.COM
CROSLAND SOUTHEAST

7-ELEVEN (SITE #1056460)
POPLAR TENT ROAD AND O'DELL SCHOOL ROAD
CONCORD, NORTH CAROLINA

ORIGINAL ISSUE DATE: 04/02/2024

REVISIONS:

PROJ. NO.: 7-11 CONCORD, NC

CONCEPT SITE PLAN #2

20' 0 20' 40'
GRAPHIC SCALE

C:\Users\KevinPulis\OneDrive - P3 Engineering Group\Client Share Folder\CSE\NC - Concord_Preliminary Concept\Concord Concept #2.dwg

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

Nonresidential

Home2/Tru Concord (CN-PSA-2024-00058/ PRS2022-02776)

5335 John Q. Hammond Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	184 Unit Hotel	Yes	Yes

Previously Considered

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

Allocation Request

Total	2024
4,840	**4,840**

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 additional allocation for a 184-room hotel. This project received allocation for 22,080 gallons on September 20,2022. The engineer had an issue with calculating the allocation request and the project is short 4,840 gallons to complete the project.

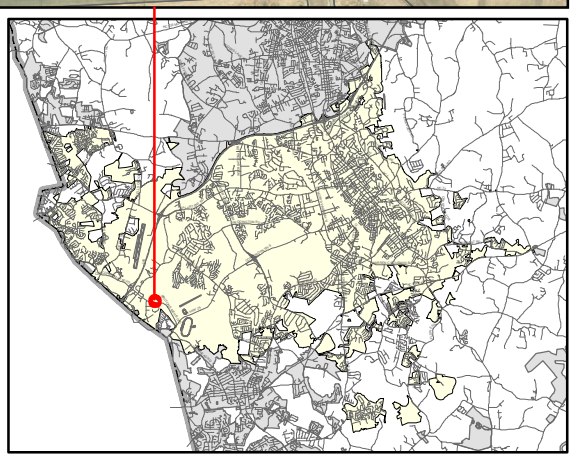
CN-PSA-2024-00058 - Home2/Tru Concord

Type: Nonresidential

184 room hotel under construction (requesting additional)

Allocation Request: 4,840

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:	PRS2022-02776
Engineering Project No:	
ATC No:	

A. Project Information

1.)	Project Title:	Tru Home 2 (Modification)					
2.)	Description of project location:	Bruton Smith Bv. 500' W fr. JQ Hammons 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:	45992194430	3a.)	Parcel Acreage:	1.69		
4.)	Site Zoning and use:	C-2 (in const.)	5.)	Area Commercial or Industrial Building	(sq. ft.) 107,424		
6a.)	Description of Facility to be served.	184 unit hotel	6b.) Number of Lots	1	6c.) Number of Units	184	
7d.)	Additional description information:	Lot B Map Book 56 Page 28					

B. Applicant Information

Ashok Patel , CHA (Title)	PO Box 4540
(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)
NAMAN SPEEDWAY I LLC	Florence, SC 29502
(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)
843.669.0755	843.661.0700
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Charles Hodg (Name) chhodge@lu (Email)	ashok@namanhotels.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

Charles Hodge	Lucas-Forman, Inc.
(Typed name of North Carolina Professional Engineer)	(Company Name)
25937	PO Box 11385
(NCPE Registration Number)	(Street or Box Number)
704.506.0757	Charlotte, NC 28220
(Phone Number)	(City, State, Zip Code)
Charles Hodge	chhodge@lucas-forman.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): Amenity pool		

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:** 26920 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 room w/o kitchen	120 gal/ day	96	GPD 11520
	175 gal/ day	88	GPD 15400
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
Previous allocation: 22,080 gal. Requested increase: 4,840 gal		**Total**	GPD 26920

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Ashok 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.**

Ashok Patel — Signature:

04/15/24 — Date:

LUCAS-FORMAN, INC.
LAND SURVEYING, PLANNING & ENGINEERING

MAIL ADDRESS:
P O BOX 11386
CHARLOTTE, NC 28220-1386
PHONE: 704-527-6626

STREET ADDRESS:
4000 STUART ANDREW BLVD.
CHARLOTTE, NC 28217-1535
EMAIL: Postmaster@Lucas-Forman.com

Date: Oct. 30, 2022

Attn.: City Council, City of Concord
35 Cabarrus Ave. W
Concord, NC 28025

Re: Home2/Tru Concord NC
LFI job# 16175
request for increase to Preliminary Wastewater Flow Allocation

To Whom It May Concern:

This application requests 2024 sewer flow allocation in the amount of **4,840** gallons-per-day.

Naman, Speedway I, LLC has begun construction of Home2/Tru, a new 5-story 184 room hotel at Convention Center Plaza in accordance with Site Development plans reviewed and approved by City of Concord on July 6, 2023. As part of that plan review, Council chose to allocate 22,080 gal for this project in September 2022.

The project engineer (me) failed to correctly interpret the rules set forth in 15a NCAC 02T and calculated a proposed sanitary sewer flow allocation total that was insufficient for the proposed development. This application is to correct my error and request an increase of 4,840 gallons for a total of 26,920 gallons flow allocation.

More specifically:

The new Home2/Tru hotel will include 184 hotel rooms. Ninety-six of those will be standard hotel rooms and the remaining 88 rooms will include small kitchens. Due to the prior mistake, the 88 kitchens cannot be equipped with sinks or dishwashers as those appliances require additional flow.

By granting this flow request Council will allow Home/Tru to upgrade 88 hotel rooms, adding a small dishwasher and small sink to each kitchen. We feel these additional appliances will benefit our guests and greatly improve the livability of these rooms.

Naman, Speedway I, LLC requests that Concord City Council approve this Modified Preliminary Wastewater Flow Application for an **increase of 4,840 gallons per day** (GPD) to a new total of 26,920 gallons.

Sincerely,

Charles Hodge, PE PLS
Lucas-Forman, Inc.
O: 704-527-6626
M: 704-506-0757
chhodge@lucas-forman.com

DEVELOPER: **Naman Speedway I, LLC**
RE ID #02-046-0010.25 PIN #4599-31-2460-0000
PROJECT: **Home2-Tru Hotel by Hilton - 184 Rooms**

SEWER ALLOCATION: Allocation for 98 hotel Rooms was approved previously
PERMIT STATUS: Drawings are completed and the Project is ready for Permit application
SEWER CONNECTION: Sewer connection will be required 18 to 24 months from start of construction date of 11/18/22

TAX IMPACTS: **Based on Annual Taxable Revenue (for 184 Rooms, 76% Occupancy, $147 ADR)**

1	**Construction Employment (18-24 months)**		**150**	**employees**
2	**Hotel Operating Employment**		**50**	**employees**
3	**Hotel Estimated Annual Payroll**	**$1,500,000**		
4	**Hotel Projected Annual Revenue**	**$7,400,000**		
	State Sales Tax (annual)	**$351,500**		
	County Sales Tax (annual)	$166,500		
	County Accommodations Tax (annual)	$296,000		
	County Annual Sales Tax Remittances			**$462,500**

CALL NC 811
BEFORE YOU DIG
STOP
1-800-632-4949
AVOID UTILITY DAMAGE
WWW.NC811.ORG

ADDITIONAL NOTES:
EASEMENTS: THE PARTIES WILL EXECUTE A UTILITY AND ACCESS EASEMENT AGREEMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

FUTURE CONSTRUCTION ON LOTS C MAY NOT EXCEED 80% IMPERVIOUS AREA

FUTURE DEVELOPMENT ON LOT C MUST INCLUDE STORM WATER CONTROLS SUFFICIENT TO COMPLY WITH CONCORD TECHNICAL STANDARDS AND NORTH CAROLINA PHASE II STORM WATER RULES FOR WATER QUALITY AND PEAK FLOW RATES. .

THE PROPOSED 5' SIDEWALK ALONG THE PRIVATE DRIVE SHOWN ON THIS PLAN IS ADDRESSED IN THE STORM WATER CONTROL MEASURES FOR THIS PROJECT AND MAY BE EXCLUDED FROM DESIGN CONSIDERATIONS IN FUTURE DEVELOPMENT OF LOT C.

NORTH

PIN 4599217784
PVH HOLDINGS LLC
Zoning: C2

10' SETBACK AND 8' CLASS A BUFFER YARD

EXISTING SAND FILTER

EXISTING DETENTION

PROPOSED DUMPSTER ENCLOSURE TO SERVE HOME2/TRU HOTEL. SEE DETAILS ON SHEET C11.1

EXISTING DUMPSTER ENCLOSURE FOR HOMEWOOD SUITES

PIN 4599310667
NAMAN SPEEDWAY I
Zoning: C2

PRIVATE DRIVEWAY

JOHN Q. HAMMONS DRIVE NW

PIN 4599315569
CRESTBROOK INVESTORS, LLC

EX. SIDEWALK

EX. ACCESSIBLE RAMP

CONNECT TO EXISTING WALK

EX. TRANSFORMER

EX. PUBLIC UTILITY EASEMENT MB 72-110

WIDEN EXISTING EASEMENT: PROP. ADDT'L UTILITY EASEMENT 5' FROM POWER OR WATER LINE AS SHOWN.

PROP. ACC. RAMP (STD MI-113) TYP.

PROP. 5' WALK

EXISTING PUBLIC UTILITY AND INGRESS /EGRESS EASEMENT (MB 55-94&95, MB 72-110)

HANDRAIL

ROUTE SIDEWALK AROUND EXISTING TRANSFORMER

PROPERTY LINE

EX. MH PRIVATE

PROP. UTILITY EASEMENT

EX. 20' PRIVATE SEWER EASEMENT MB 54-94&95

PROP. 10' UTILITY EASEMENT
PROP. SERVICE RAMP

PROP. ACCESSORY STRUCTURES

PROP. POOL

FUTURE DEVELOPMENT
REVISED LOT 'C'
MAP BOOK 96 PAGE 42
PIN 459931246
NAMAN SPEEDWAY I
2.079 Acres
Zoning: C2

PIN 4599219443 & PORTION
PIN 459931246
REVISED LOT B
MB 96 PG 42
NAMAN SPEEDWAY I

PROPOSED HOME2/TRU HOTEL

MAIN ENTRY

BICYCLE PARKING
3 INVERTED 'U' RACKS
DETAIL SD 20 SHEET C11.2

ELECTRIC VEHICLE CHARGING STATION. SEE DETAIL THIS SHEET

STAMPED CONCRETE

ACESSIBLE RAMPS

SIDEWALK BY OTHERS (FUTURE)

PIN 4599216476
LOT A MB 55 PG 94
NAMAN SPEEDWAY II

HOMEWOOD SUITES
Zoning: C2

LOT A
LOT B

MATCH EX. EOP

10' SETBACK AND 8' CLASS 3 STREET YARD

EX. SIDEWALK

PROP. 5' SIDEWALK

BUILDING YARD AND SETBACK MEASURED FROM BACK OF SIDEWALK

PROPOSED SIDEWALK EASEMENT TO CITY OF CONCORD 2' BEHIND SIDEWALK

PROP. ACC. RAMP (STD MI-113) TYP.

CONNECT TO EXISTING WALK

PROP 30' C&G

CITY OF CONCORD NCDOT R/W

BRUTON SMITH BOULEVARD (SR 2894)
160' PUBLIC R/W

SITE PLAN LEGEND

- H — PROPOSED SIGN HOME2/TRU (separate review required)
- PROPOSED HEAVY-DUTY PAVEMENT
- PROPOSED NO PARKING AREA STRIPE ASPHALT AND LABEL AREA OR PROVIDE SIGNAGE
- PROPOSED ACCESSIBLE SPACE PER DETAIL DRV-120, SHEET C11.2 STRIPE ASPHALT AND PROVIDE SIGNAGE PER ADA REQUIREMENTS "VAN" INDICATES VAN ACCESSIBLE SPACE
- PRECAST CONCRETE WHEELSTOP (TYP) SEE DETAIL SHEET C19
- STOP BAR (TYP) SEE DETAIL SHEET C19
- STOP
- CHAIN LINK FENCE MIN 4' HEIGHT

1" SF9.5X SURFACE COURSE
1.50" I-19.0X INTERMEDIATE COURSE
6" COMPACTED AGGREGATE BASE COURSE

STANDARD PAVEMENT
TYPICAL CROSS SECTION (NTS)

<< ACCESSIBLE ROUTE >>

30"x48" CLEAR

DUAL CHARGE STATION
CT4021-CMK
14"x17"

BACK OF CURB

8" WHEEL STOP

8" WHEEL STOP

EV

EV

TYPICAL ELECTRIC VEHICLE CHARGING STATION LAYOUT
– NO SCALE –

NOTES:

1. TOTAL SITE AREA 147,241 SF (3.380 AC)
   PARCEL 45992194430000 = 1.69 AC
   PARCEL 45993124600000 (PORTION) = 1.69 AC

ZONED: C-2
SUBJECT TRACT AND ALL ADJACENT PARCELS ZONED C-2
PIN: 45992194430000 AND 45993124600000
2 EXISTING PARCELS TO BE DEVELOPED AS SHOWN
ANTICIPATED DATE OF FINAL PLAT: 2024

THIS PLAN AND APPROVAL THEREOF DO NOT INCLUDE SITE SIGNAGE

LAT/LONG:
N: 35°21'48"±
W: -80°42'04"±
ELEV: 665'± (NAVD '88)

IMPERVIOUS AREA:
C-2 DISTRICT MAXIMUM = 80% ALLOWABLE
EXISTING IMPERVIOUS AREA = 18,231 SF
EXISTING TO BE REMOVED = -624 SF
EXISTING IMPERVIOUS TO REMAIN = 17,607 SF
NEW IMPERVIOUS AREA = 98,325 SF
TOTAL IMPERVIOUS AREA = 118,292 SF (2.72 AC)
BUILDINGS: 25,040 SF
CONCRETE: 11,927 SF
PAVEMENT: 81,107 SF
MISC.: 218 SF
TOTAL PROPOSED IMPERVIOUS % = 80%

BUILDING SETBACKS:
10' MIN, VARIES WITH HEIGHT:
HOME2 AND TRU HOTELS:
HEIGHT = ~60' (5 STORIES)
MIN FRONT SETBACK = 10+(60-48)=**22'**
FUTURE DEVELOPMENT: NO BUILDINGS PROPOSED AT THIS TIME

PARKING NOTES:
STANDARD SPACES 9' X 18'
14 SPACES DESIGNATED FOR ELECTRIC VEHICLE CHARGING
PARKING LANES ARE 24' MIN WIDTH EXCEPT FIRE LANES ARE 26'
EV CHARGING SPACES ARE NOT EXCLUSIVE.

HOME2 AND TRU PARKING:
ROOMS = 184 TOTAL
PUBLIC MEETING AREA = 691 SF
RESTAURANT = 0 SF
TOTAL REQUIRED:
1/ROOM = 184 SPACES
1/ 800 SF MEETING = 1 SPACE
185 SPACES PROVIDED, INCLUDING 7 ACCESSIBLE SPACES

BICYCLE PARKING 1:30 = 6 SPACES
3 INVERTED "U" RACKS PROVIDED (6 SPACES)

VICINITY MAP
n.t.s.

0 15 30 60
1 inch = 30 ft.

DRAWING ISSUE & REVISION STATUS

	ISSUE DATE	BY	DESCRIPTION
1	11/22/22	CHH	EROSION CONTROL SUB #1
2	03/24/23	CHH	COMMENTS, 1ST REVIEW
3	05/15/23	CHH	COMMENTS, 2ND REVIEW

CERTIFICATE OF PLAN APPROVAL
BY AUTHORITY OF THE CITY OF CONCORD DEVELOPMENT REGULATIONS, THIS SITE PLAN IS HEREBY APPROVED.

DATE DEVELOPMENT SERVICES DIRECTOR

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering
NC License C-1215
4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 025937 CHRISTOPHER H. HUDDLE
MAY. 15, 2023

CLIENT

Naman Hotels
P.O. Box 4540
Florence, SC 29502
(843) 669-0855

PROJECT NAME

HOME2/TRU HOTEL

5355 JOHN Q. HAMMONS DR. NW

SHEET NAME

SITE PLAN

DRAWN BY	DWG FILE NAME	DATE
CHH	16175SITE1.DWG	09.20.2022
SURVEYED BY: JTE	DESIGNED BY: CHH	SHEET NUMBER
JOB NUMBER: 16175	FILE NUMBER: CAB	**C02.1**

1 A-3D1 3D PERSPECTIVE

2 A-3D1 3D PERSPECTIVE

3 A-3D1 3D PERSPECTIVE

4 A-3D1 3D PERSPECTIVE

BASE4
2901 CLINT MOORE ROAD, #114
BOCA RATON, FLORIDA 33496
888.901.8008 www.base-4.com

RICARDO J. MUNIZ-GUILLET, AIA
2030 HABERSHAM TRCE,
CUMMING, GA 30041

Seal:

RICARDO J MUNIZ-GUILLET
REGISTERED ARCHITECT
13645
NORTH CAROLINA
CHARLOTTE, N.C.

DATE: 2022.06.17

Owner:

NAMAN SPEEDWAY I, LLC
ASHOK PATEL
ashok@namanhotels.com

PROJECT ADDRESS
BRUTON SMITH BLVD.
CONCORD, NORTH CAROLINA
ZIP CODE: 28027

PROTOTYPE VERSION
Blended dual brand 2.0 (Tru 2.2, Home2 2.3)

ISSUE NO.	DELTA	ISSUE DATE	DESCRIPTION
1	A0	2022.06.17	ISSUED FOR PERMIT

CURRENT ISSUE

ISSUED FOR PERMIT

CURRENT ISSUE DATE
2022.06.17

DRAWN BY
ST/RJ/MUK/FA

CHECKED BY
LA/RB

PROJECT NO.
B4-252-2201

SHEET NAME

3D PERSPECTIVES

DRAWINGS NO.

A-3D1

Nonresidential

Convenience Store- Copperfield (CN-PSA-2024-00059)

1085 Copperfield Blvd. NE.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	5,600 sf convenience store with 6 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	Considered 3/26/24
No	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). The applicant named their sewer allocation record Dash-In when they submitted.

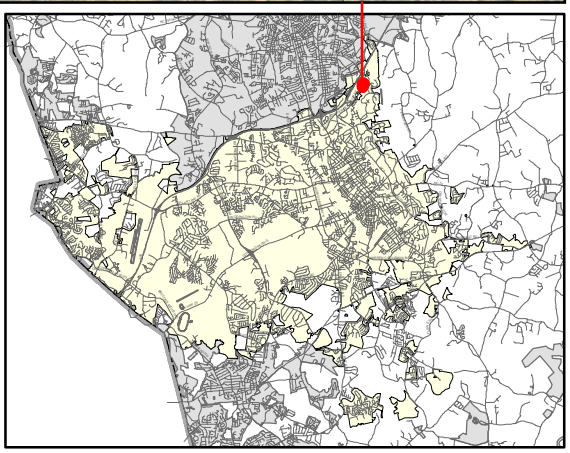
CN-PSA-2024-00059 - Dash In

Type: Nonresidential

5,600 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 (Email) (Name with Title and Email of contact person, who can answer questions about application)	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 Drive, 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	☑	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): Convenience store with food prep (& gas stations)		

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**: 3,360 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
Convenience Store with Food Prep	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 Crowe (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.**

Cy Crowe VP — Signature:

4/18/24 — Date:

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

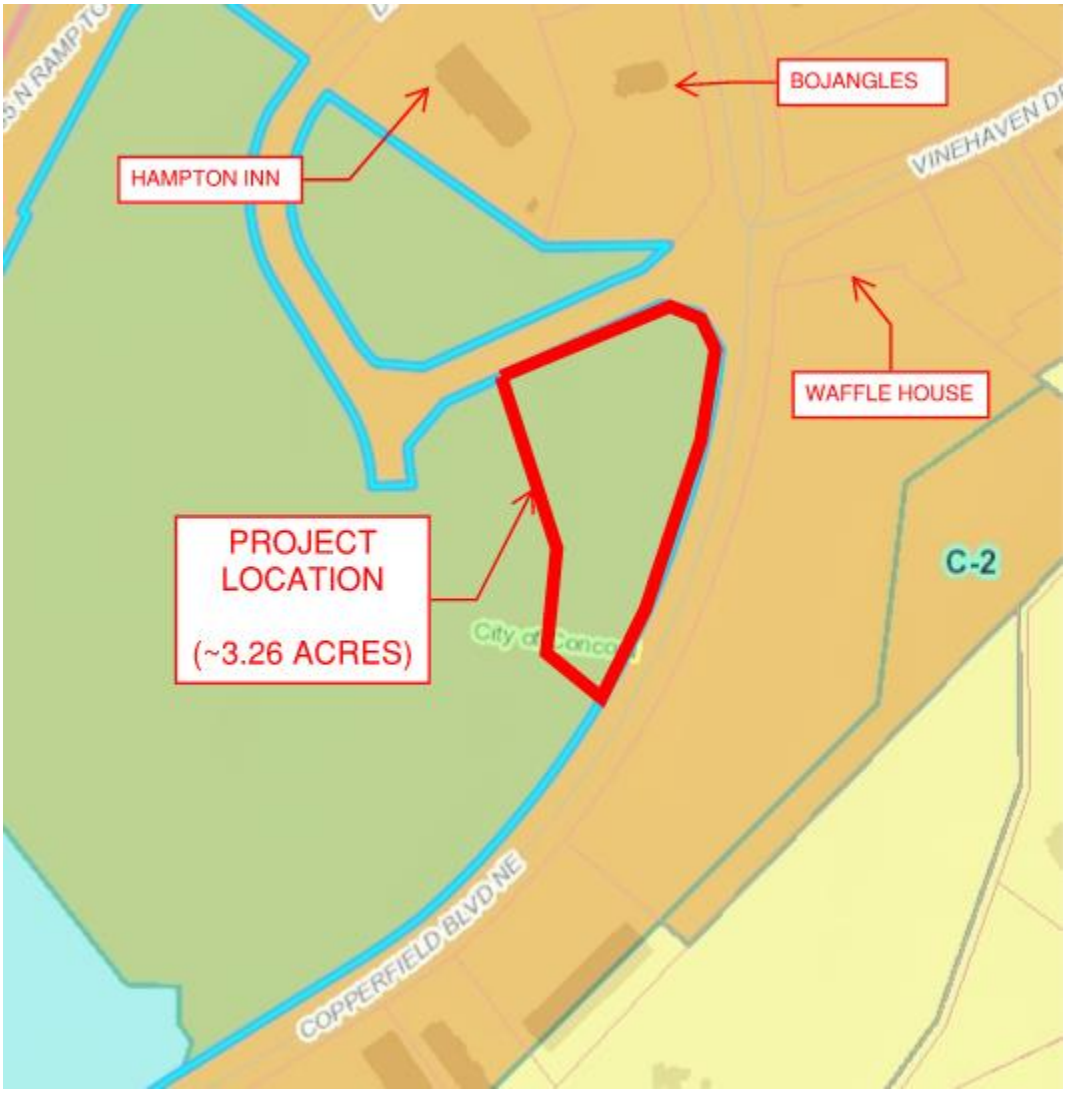


Figure 1- Project Location & Zoning

Please feel free to contact me anytime with questions, comments, or for any additional information.

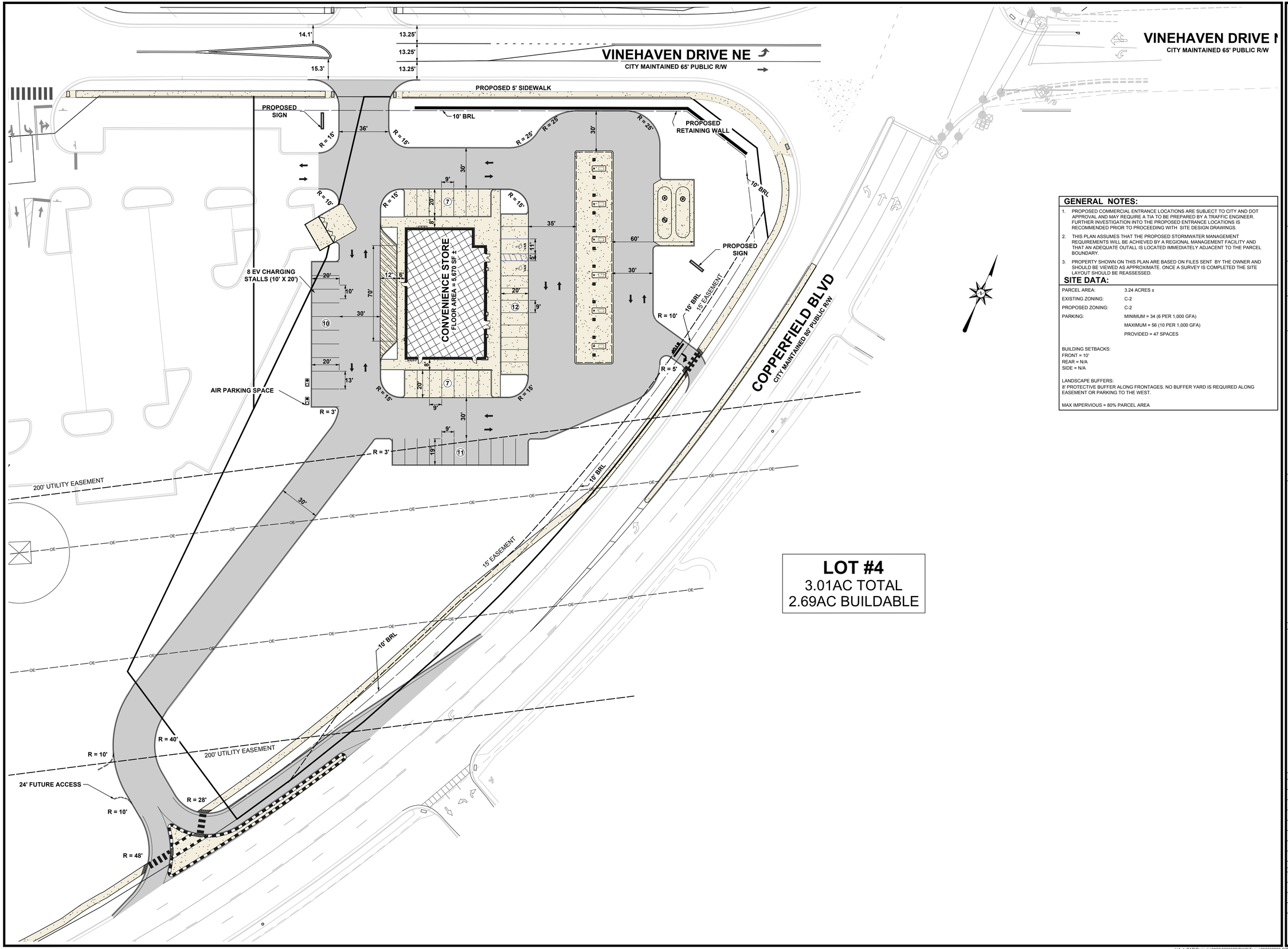
Sincerely,

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:	3.24 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 = 47 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: Z.M.R	PROJ. MGR.: M.D.S.

SHEET
1 OF 1

COPYRIGHT 2023

J:\AutoCAD\Projects\2023\2023322\DWG\Temp\202332200-SITE-C3D21-NC-concept air-vac addedZR.dwg, Mar 21, 2024 - 7:08am

Nonresidential

Chick-fil-a (CN-PSA-2024-00060)

1015 Vinehaven Dr. NE.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/30/24 (scheduled)	Yes	5,197 sf restaurant with drive thru	No	No

Previously Considered

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

Allocation Request

Total	2024
1,800	**1,800**

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 build a 5,197 sf Chick-fil-a that has a drive-thru, indoor, and outdoor seating. This parcel is currently zoned General Commercial (C-2).

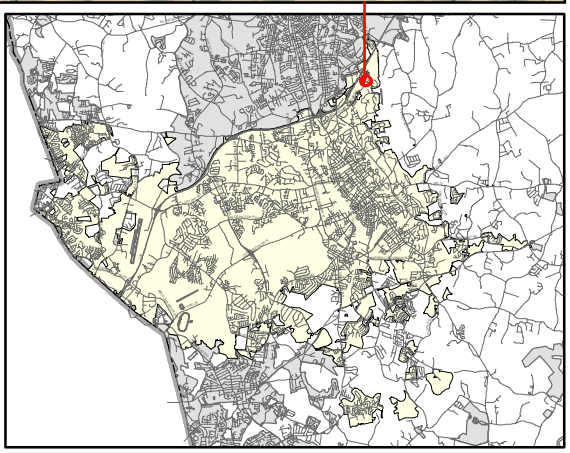
CN-PSA-2024-00060 - Chick-Fil-A

Type: Nonresidential

5,197 sf fast food restaurant with drive-thru

Allocation Request: 1,800

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Chick-fil-A 05870				
2.)	Description of project location:	Proposed new restaurant site is located at 1015 Vinehaven Dr. NE, 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:	56228617750000	3a.)	Parcel Acreage:	1.86	
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	5,197	
6a.)	Description of Facility to be served.	Restaurant	6b.) Number of Lots	1	6c.) Number of Units	
7d.)	Additional description information:	The development proposes a 70 seat Restaurant with drive-thru.				

B. Applicant Information

Brent Edmiston, Development & Construction 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.)	5200 Buffington Road (Applicant's Street or Box Number)
Chick-fil-A (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Atlanta, GA 30349 (Applicant's City, State, Zip Code)
336-210-6072 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Brent Edmiston (Name) brent.edmiston@cfacorp.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	brent.edmiston@cfacorp.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

Jeff Carter (Typed name of North Carolina Professional Engineer)	Carter Engineering Consultants (Company Name)
030180 (NCPE Registration Number)	1010 Commerce Drive (Street or Box Number)
770-725-1200 (Phone Number)	Bogart, GA 30622 (City, State, Zip Code)
Mark Campbell (Name and affiliation of contact person, who can answer questions about **application & designs**)	mark@carterengineering.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**: 1,800 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Restaurant - Single Service	20 gal/	90 seats	GPD 1,800
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Brent Edmiston _____, **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.

Brent Edmiston Digitally signed by Brent Edmiston Date: 2024.04.18 11:21:53 -04'00' 4-18-24

Signature: Date:

CARTER
ENGINEERING

Concord City Council Members
City of Concord, NC
City Hall
35 Cabarrus Ave. W.
Concord, NC 28025

Re: Sewer Allocation CFA 05870
1015 Vinehaven Drive NE, Concord, N.C.

Dear City Council Members,

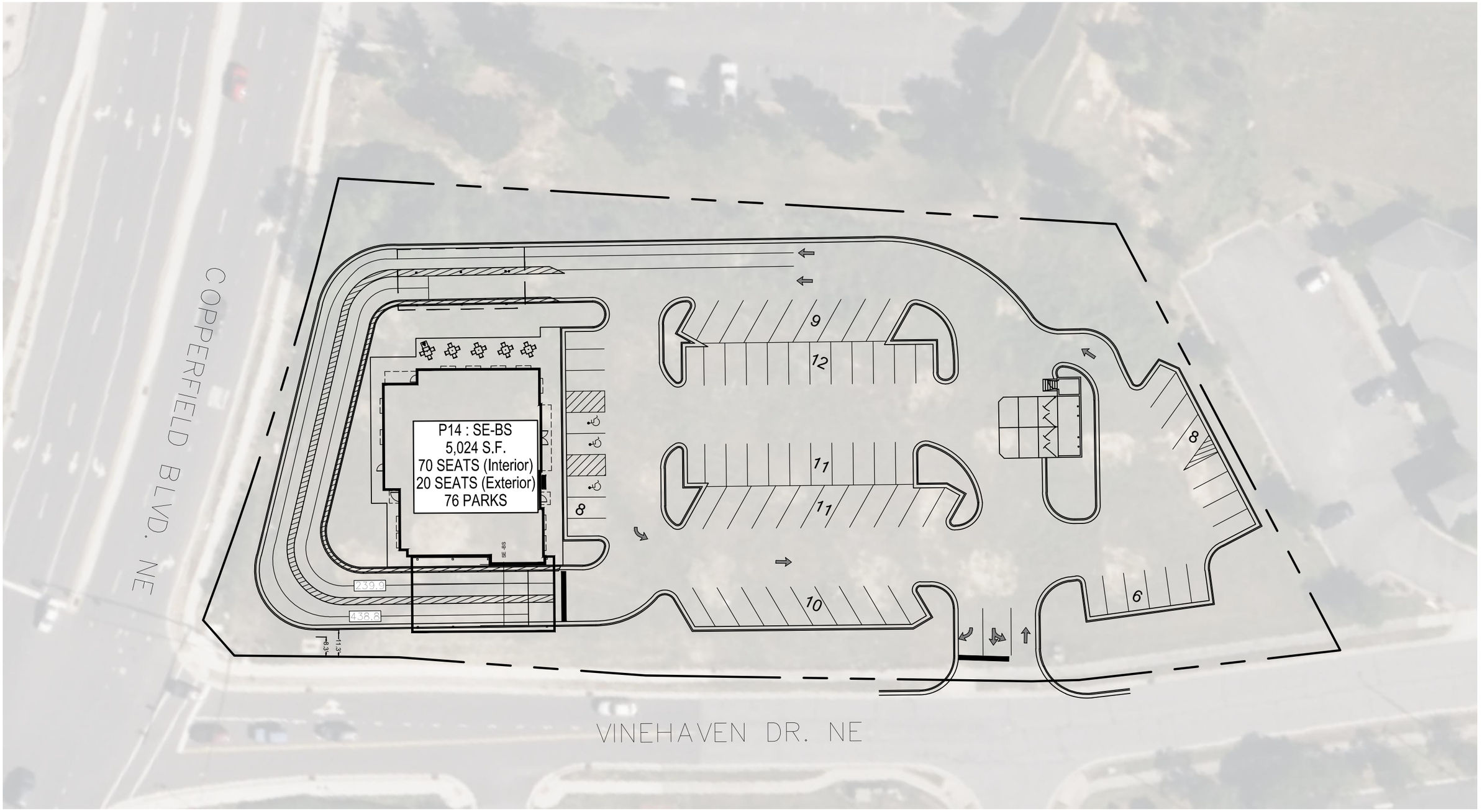
This letter is to formally request sewer allocation for the proposed Chick-fil-A restaurant at 1015 Vinehaven Drive NE. The project site is a 1.86 acre vacant commercial site is zoned C-2 (General Commercial District). The property is at the northeast corner of Copperfield Blvd NE and Vinehaven Drive NE. The proposed Chick-fil-A will only have vehicular access from Vinehaven Drive for the proposed restaurant with both indoor seating, patio area, and drive through facilities. The project site has an existing hotel to the north, restaurant to the south and medical office building to the east.

We are requesting the wastewater allocation of 1,800 gallons per day (GPD) for the proposed Chick-fil-A facilities. The proposed restaurant will provide 70 seats and up to 20 outdoor seats at 20 gallons per seat for a required 1,800 GPD.

Thank you for considering this application and please contact me if you have any questions or comments.

Thanks

Mark Campbell, P.E.
Carter Engineering Consultants



CARTER ENGINEERING

CFA - CONCEPT 05870

1015 VINEHAVEN DRIVE NE- CONCORD, NC

0 20' 40' 80' 120'

SCALE: 1" = 40'

Nonresidential

Ford Performance (CN-PSA-2024-00062)

5555 Concord Pkwy. S.

DRC	Entitled	Units	PRS Routed	Technically Approved
3/28/24	Yes	80,000sf of showroom, service center, and storage	No	No

Previously Considered

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

Allocation Request

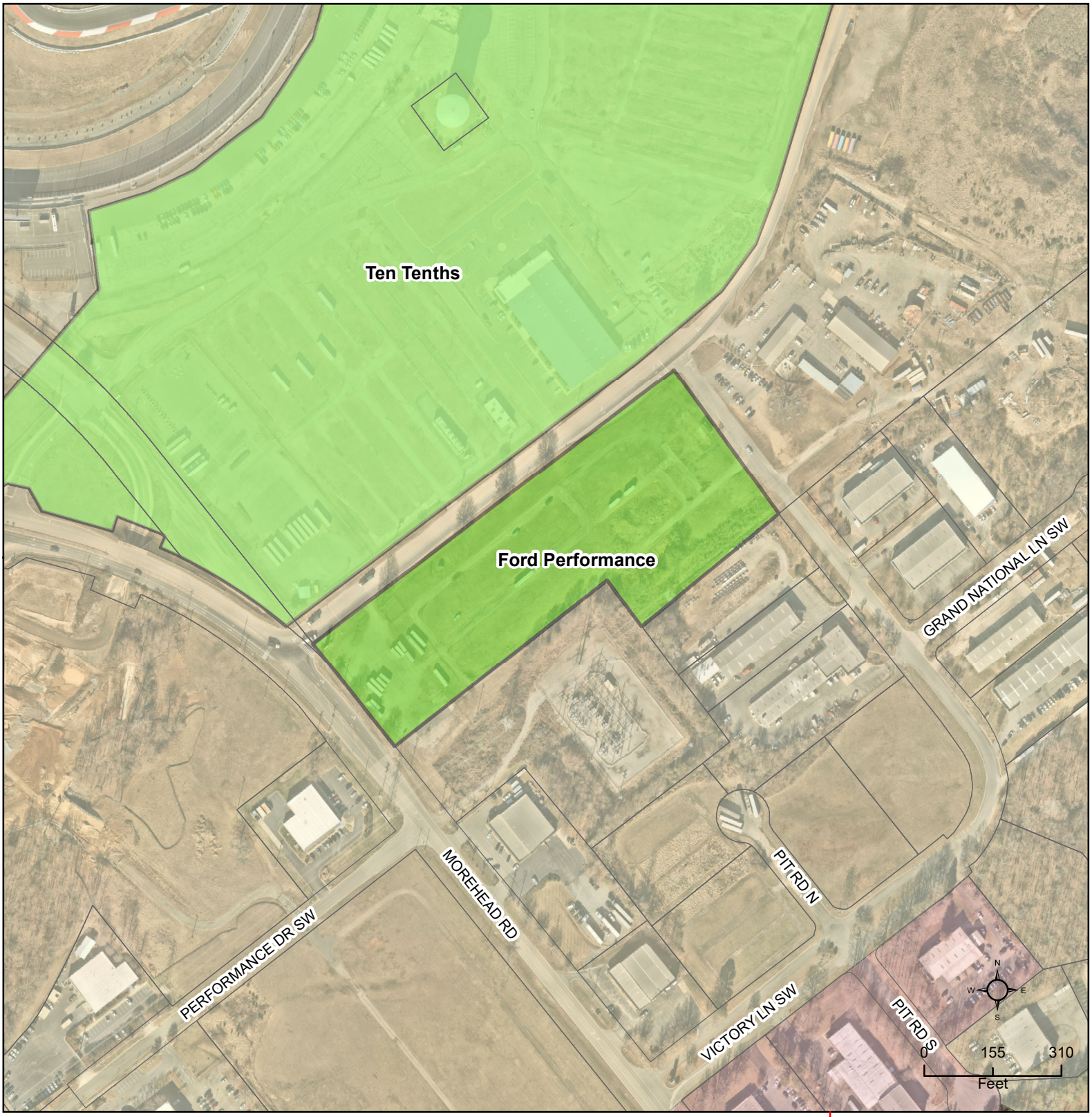
Total	2024
10,050	**10,050**

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 80,000-sf space that will include 35,000 sf of showroom along with classrooms and offices, 15,000 sf service center, and 30,000sf of car storage. Ford is planning to have a driving school and museum in this space. The parcel is zoned Public Interest Development District (PID). This project is in the study area for the Concord Mills/Bruton Smith Blvd Plan that is underway.



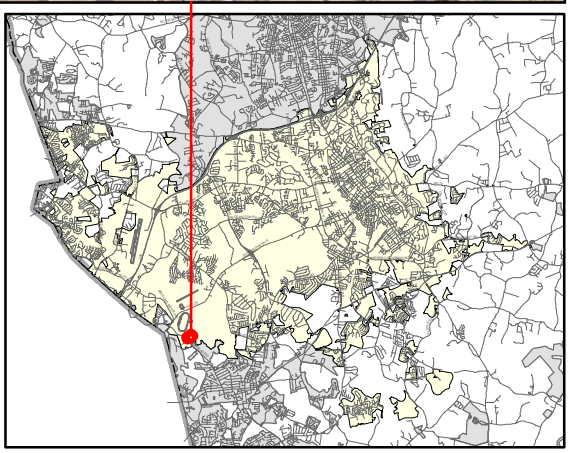
CN-PSA-2024-00062 - Ford Performance

Type: Nonresidential

Racing school, showroom and garage

Allocation Request: 10,050

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:**	Ford Performance				
2.)	**Description of project location:**	Site located at Charlotte Motor Speedway (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:**	4598886700	3a.)	**Parcel Acreage:**	857.73 AC	
4.)	**Site Zoning and use:**	PID - Mixed Use	5.)	**Area Commercial or Industrial Building (sq. ft.)**	80,000	
6a.)	**Description of Facility to be served.**	Showroom and Garage	6b.) **Number of Lots**		6c.) **Number of Units**	
7d.)	**Additional description information:**	35,000 sf showroom (w/ classrooms/offices), 15,000 sf service center and 30,000 sf car storage				

B. Applicant Information

Greg Walter, Executive VP & GM (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.)	5555 Concord Parkway South (Applicant's Street or Box Number)
Charlotte Motor Speedway, 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 28207 (Applicant's City, State, Zip Code)
704.454.6422 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Robert Keidel (Name) rkeidel@landdesign.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	gwalter@charlottemotorspeedway.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 Keidel (Typed name of North Carolina Professional Engineer)	LandDesign (Company Name)
037425 (NCPE Registration Number)	223 N. Graham St. (Street or Box Number)
704.333.0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robert keidel (Name and affiliation of contact person, who can answer questions about application & designs)	rkeidel@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): Office, Service Center, and car storage		

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:** 10,050 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	
Service Station	250	gal/	Fixture	25	GPD	6,250
Office	25	gal/	Employee	40	GPD	1,000
Warehouse	100	gal/	Bay Door	4	GPD	400
Car Wash Bay	1200	gal/	Wash Bay	2	GPD	2,400
		gal/			GPD	
		gal/			GPD	
				Total	GPD	10,050

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Greg Walter _____, **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: 4-17-2024

Dear Sir / Madame:

The Ten Tenths Club and Ford Performance Building will continue to expand Charlotte Motor Speedway's impact on the local community through tourism and additional activity on property throughout the year. The Ford Performance Building will include a driving school and museum-type showcase for Ford products that will be utilized by both regional and national visitors and Ford customers. The Ten Tenths Club will be a new driving and leisure activities complex on Charlotte Motor Speedway property that will include high-performance driving courses, garages and additional amenities for guests from around the country. Utilizing these facilities ensures both Charlotte Motor Speedway and the City of Concord success for many years to come.

Greg Walter
Executive Vice President & General Manager
Charlotte Motor Speedway

SITE DEVELOPMENT SUMMARY

PIN: FUTURE PARCEL
PROPERTY REAL ID: N/A
TOTAL SITE AREA: ± 7.8 AC (340,674 SF)

CURRENT USE: N/A
PROPOSED USE: MOTORSPORTS PERFORMANCE SCHOOL

ZONING: PID (ZONING CONDITIONS PER CHARLOTTE MOTOR SPEEDWAY PID STANDARDS CASE Z-37-98, APPROVED JANUARY 14 1999, AND SUBSEQUENT AMENDMENTS DATED 3/16/2021 AND 6/15/2021)

EXTERIOR REQUIREMENTS

SETBACKS AND YARDS:

MIN. FRONT SETBACK:	20'
MIN. BUFFER YARD (CLASS, WIDTH):	
ADJ. PIN: 45989423990000	CLASS B, 15'
ADJ. PIN: 45989466090000	CLASS A, 8'
MIN. BUILDING YARD (CATEGORY, WIDTH):	CATEGORY 3,12'
MIN. STREET YARD (LEVEL, WIDTH):	LEVEL 3, 8'

INTERIOR REQUIREMENTS

SETBACKS AND YARDS:

MIN. FRONT YARD:	N/A
MIN. SIDE YARD:	N/A
MIN. REAR YARD:	N/A
PARKING LOT YARD:	N/A
MIN. BUILDING YARD (CATEGORY, WIDTH):	N/A
MIN. STREET YARD (LEVEL, WIDTH):	N/A

OPEN SPACE:

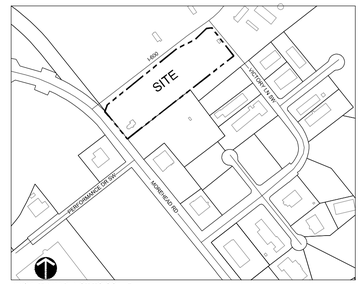
REQUIRED:	N/A
PROPOSED:	N/A
MIN. BUILDING LENGTH:	N/A
MAX BUILDING HEIGHT:	N/A

PARKING REQUIREMENTS

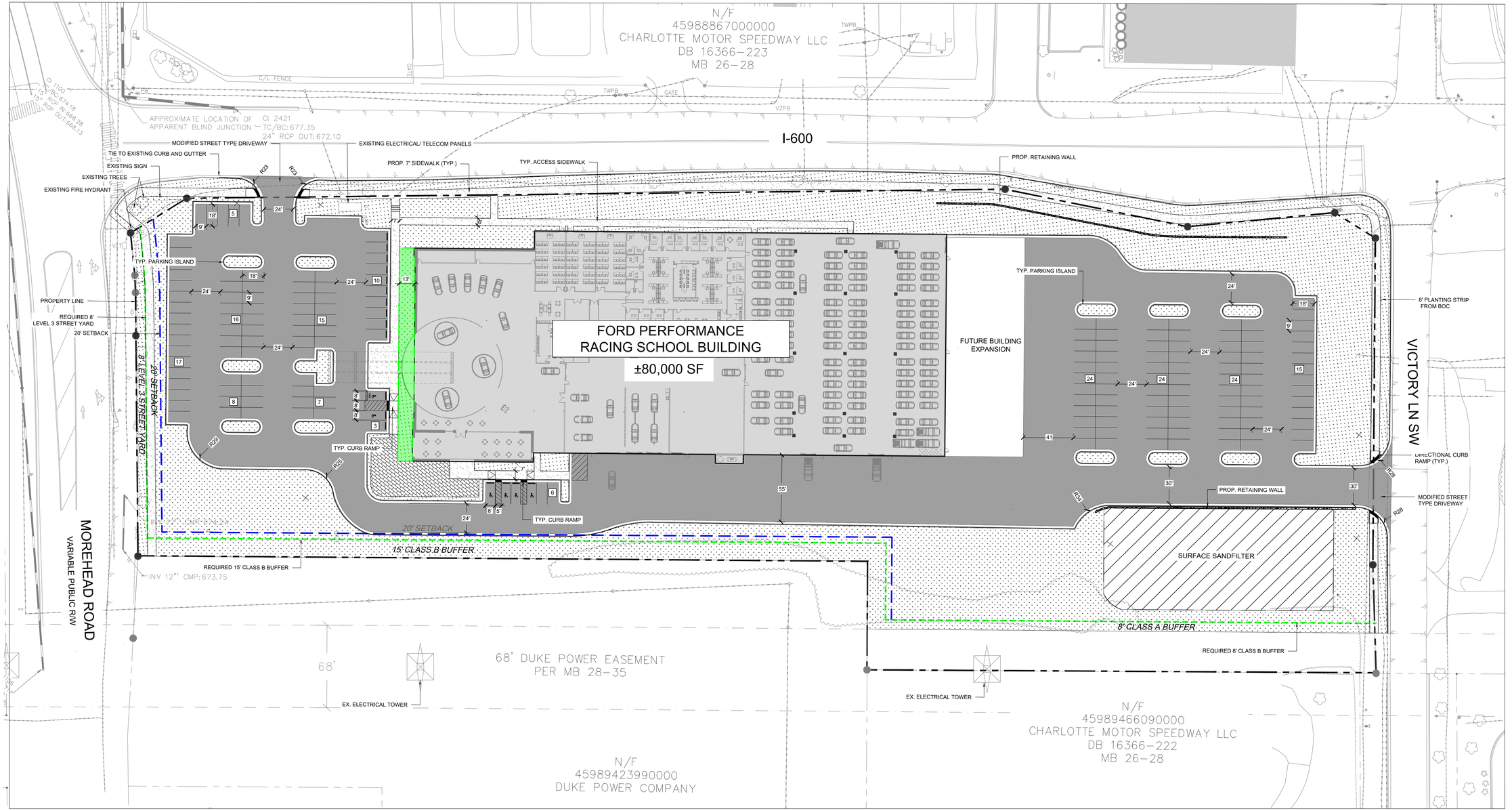
REQUIREMENT PER USE:	NO MINIMUM STANDARD
OVERALL PARKING SPACES PROVIDED:	174 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES (1 VAN ACCESS)

LEGEND:

- PROPERTY LINE
- 2'-6" CURB & GUTTER
- PARKING ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- SIDEWALK
- BRICK PAVEMENT
- PLANTING / GRASS AREA
- PROP. SAND FILTER
- SETBACK
- BUFFER YARD
- BUILDING YARD



VICINITY MAP- NOT TO SCALE



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

ROBERT KEIDEL	37425	3/18/24
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

FORD PERFORMANCE SCHOOL

CHARLOTTE MOTOR SPEEDWAY, LLC

MOREHEAD RD.

CONCORD, NC 28027

LANDDESIGN PROJ.#
1023200

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	03/18/2024

DESIGNED BY: IAN
DRAWN BY: JSH
CHECKED BY: RK

SCALE
VERT: N/A
HORZ: 1"=40'
0 20 40 80

NORTH

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C3.00

WALL RATING LEGEND

FIRE BARRIER

1-HOUR — SEE UL DETAIL SHEET G005

2-HOUR — SEE UL DETAIL SHEET G005

TRAVEL DISTANCE SHOWN: 000'
EXIT EGRESS DISTANCE

CR — CARD READER

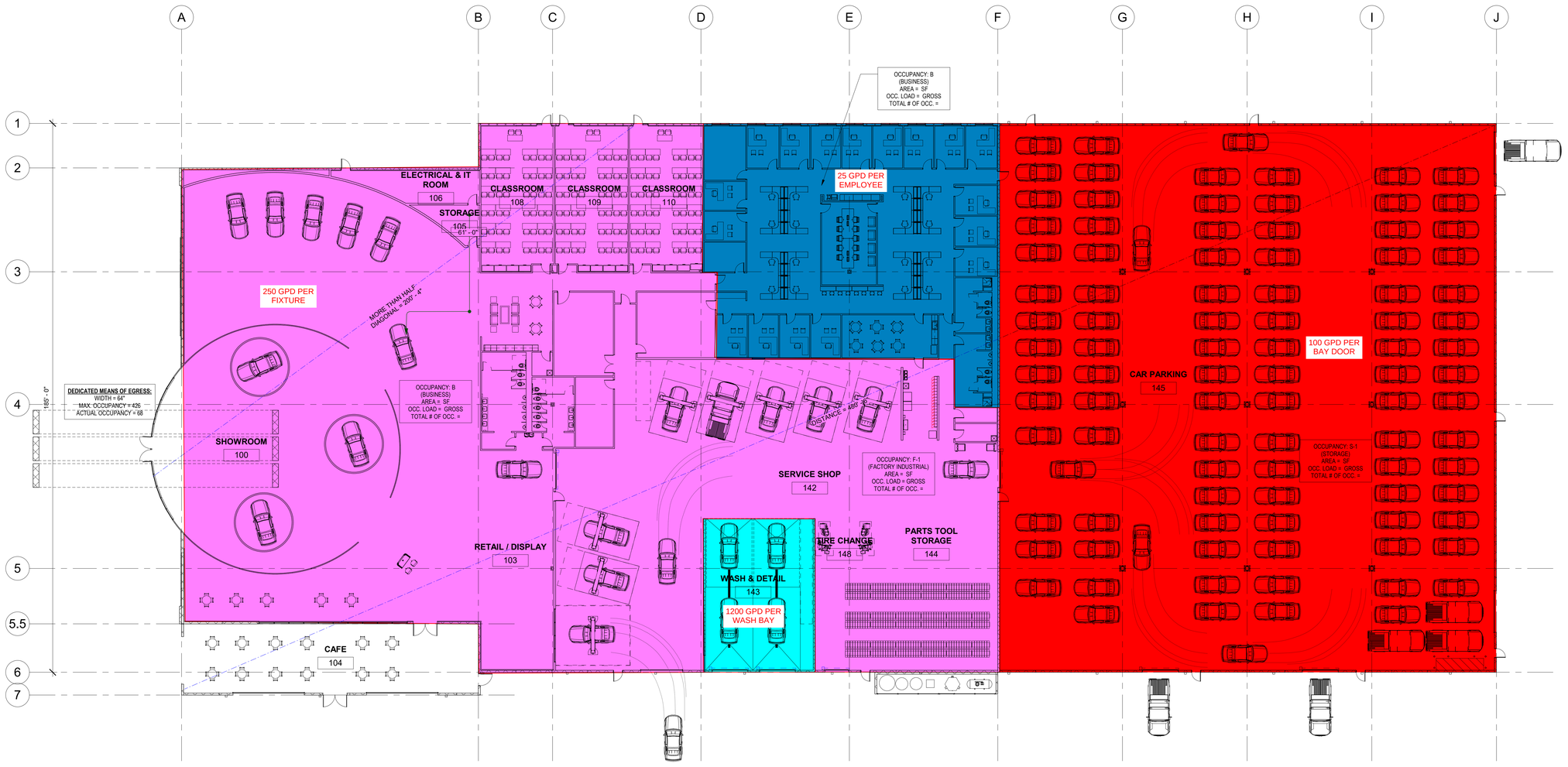
B | 100 GSF | 125 — AREA / LOAD FACTOR

ILLUMINATED EXIT SIGN

B - AREA 1

B - AREA 2

S1 - AREA



1 / G003 OVERALL LIFE SAFETY PLAN
1/16" = 1'-0"

WHN ARCHITECTS

CHOATE CONSTRUCTION

Reputation is Everything

FORD PERFORMANCE RACING SCHOOL

FORD PERFORMANCE RACING SCHOOL

CONCORD, NC

ARCHITECT:
WHN ARCHITECTS, PA
330 W 10TH STREET
CHARLOTTE, NC 28202
704.333.9952
NC Certificate of Licensure #License #

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
#	DESCRIPTION	Date

PROJECT NO. 22157

DATE ISSUED 08/25/2023

DESIGN DEVELOPMENT

LIFE SAFETY PLAN

DRAWING NUMBER:

G003

WHN ARCHITECTS hereby reserves their common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied to any third party without first obtaining the express written permission from WHN ARCHITECTS. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and WHN ARCHITECTS must be notified in writing of any variations from the dimensions, conditions, and specifications on these drawings.

Nonresidential

Ten Tenths (CN-PSA-2024-00063)

5555 Concord Pkwy. S.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/9/2024	Yes	Country club and 24 private garages	No	No

Previously Considered

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

Allocation Request

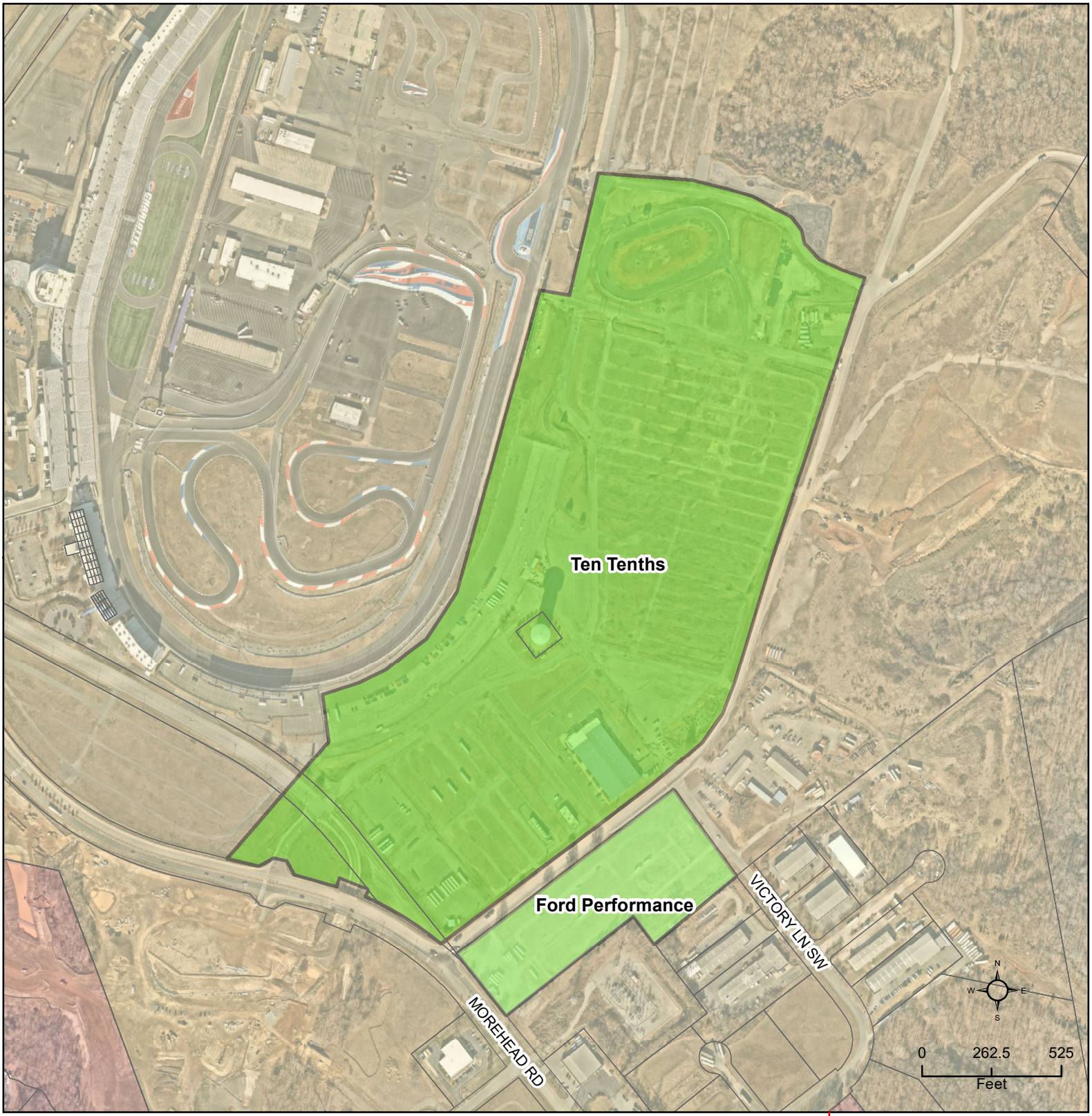
Total	2024
5,760	**5,760**

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 new driving and leisure activities complex that will include driving courses, garages, and other amenities. The parcel is zoned Public Interest Development District (PID). This project is in the study area for the Concord Mills/Bruton Smith Blvd Plan that is underway.



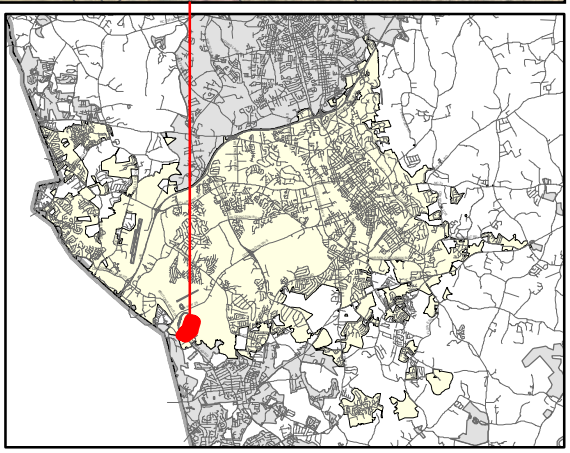
CN-PSA-2024-00063 - Ten Tenths

Type: Nonresidential

Automobile club and 24 private garages

Allocation Request: 5,760

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:	Ten Tenths Phase 1					
2.)	Description of project location:	Site located at Charlotte Motor Speedway (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:	4598886700	3a.)	Parcel Acreage:	857.73 AC		
4.)	Site Zoning and use:	PID - Mixed Use	5.)	Area Commercial or Industrial Building (sq. ft.)	0		
6a.)	Description of Facility to be served.	Country club gun range, garages	6b.) Number of Lots	99	6c.) Number of Units	99	
7d.)	Additional description information:	Garages have individual water and sewer connections					

B. Applicant Information

Greg Walter, Executive VP & GM (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.)	5555 Concord Parkway South (Applicant's Street or Box Number)
Charlotte Motor Speedway, 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 28207 (Applicant's City, State, Zip Code)
704.454.6422 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Aly Moniaci (Name) amoniaci@landdesign.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	gwalter@charlottemotorspeedway.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

Aly Moniaci (Typed name of North Carolina Professional Engineer)	LandDesign (Company Name)
046144 (NCPE Registration Number)	223 N. Graham St. (Street or Box Number)
704.333.0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Aly Moniaci (Name and affiliation of contact person, who can answer questions about application & designs)	amoniaci@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): Cottages		

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:** 5,760 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	
Private Driving Club / Country Club	60	gal/	Patron	80	GPD	4,800
Private Cottages	40	gal/	Unit	24	GPD	960
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	5,760

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Greg Walter _____. **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: 4-17-2024

LandDesign
CREATING PLACES
THAT MATTER.

MEMO

DATE	April 18, 2024	**PROJECT #**	1019528
PROJECT NAME	Ten Tenths		
TO	City of Concord		
FROM	LandDesign and Charlotte Motor Speedway, LLC		
SUBJECT	Sewer Flow Allocation		

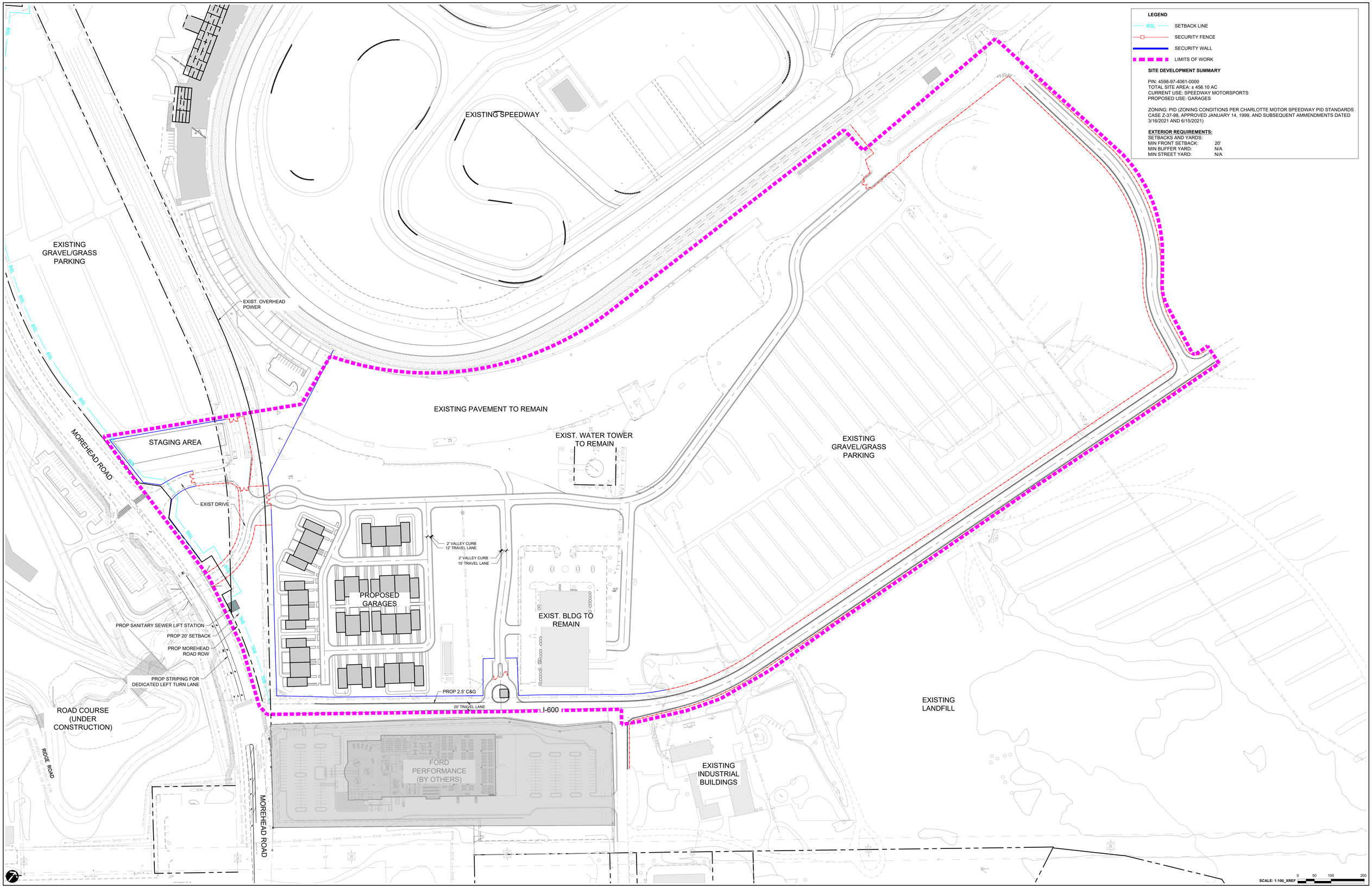
Below is supporting calculation information associated with the Ten Tenths sewer flow allocation application:

- 80 total members using NCAC 02t country club flow per member.
- In addition, the NCAC 02t Private Cottage flows have been applied to the Trackside Condos. These users are also accounted for in the 80 members above.
  - 200 GPD/Unit x Estimated 30 Days of Occupancy = 6,000 Gallons Per Year per Unit
  - 6,000 Gallons Per Year / 365 Days = 16 GPD Average Per Unit when applied over 365 days
  - 16 GPD x Peak Multiplier of 2.5 = **40 GPD per Unit**

Dear Sir / Madame:

The Ten Tenths Club and Ford Performance Building will continue to expand Charlotte Motor Speedway's impact on the local community through tourism and additional activity on property throughout the year. The Ford Performance Building will include a driving school and museum-type showcase for Ford products that will be utilized by both regional and national visitors and Ford customers. The Ten Tenths Club will be a new driving and leisure activities complex on Charlotte Motor Speedway property that will include high-performance driving courses, garages and additional amenities for guests from around the country. Utilizing these facilities ensures both Charlotte Motor Speedway and the City of Concord success for many years to come.

Greg Walter
Executive Vice President & General Manager
Charlotte Motor Speedway



TEN TENTHS ▪ CHARLOTTE, NC ▪ SITE PLAN

PN1024062 | 04.26.2024 | CHARLOTTE MOTOR SPEEDWAY

LandDesign.

5/2/2024 4:57 PM AMONIACI P:\CLT_2024\1024062\CAD\1024062-X-SITE-1.DWG

DRAINAGE AREA: 21.85 AC

EXISTING GRAVEL/GRASS PARKING - IMPERVIOUS: 11.16 AC

EXISTING SPEEDWAY

MOREHEAD ROAD

EXISTING GRAVEL/GRASS PARKING

EXISTING GRAVEL/GRASS PARKING

EXISTING BUILDING

ROAD COURSE (UNDER CONSTRUCTION)

MOREHEAD ROAD

I-600

EXISTING INDUSTRIAL BUILDINGS

EXISTING LANDFILL

DRAINAGE AREA: 54.64 AC

TOTAL IMPERVIOUS: 23.62 AC

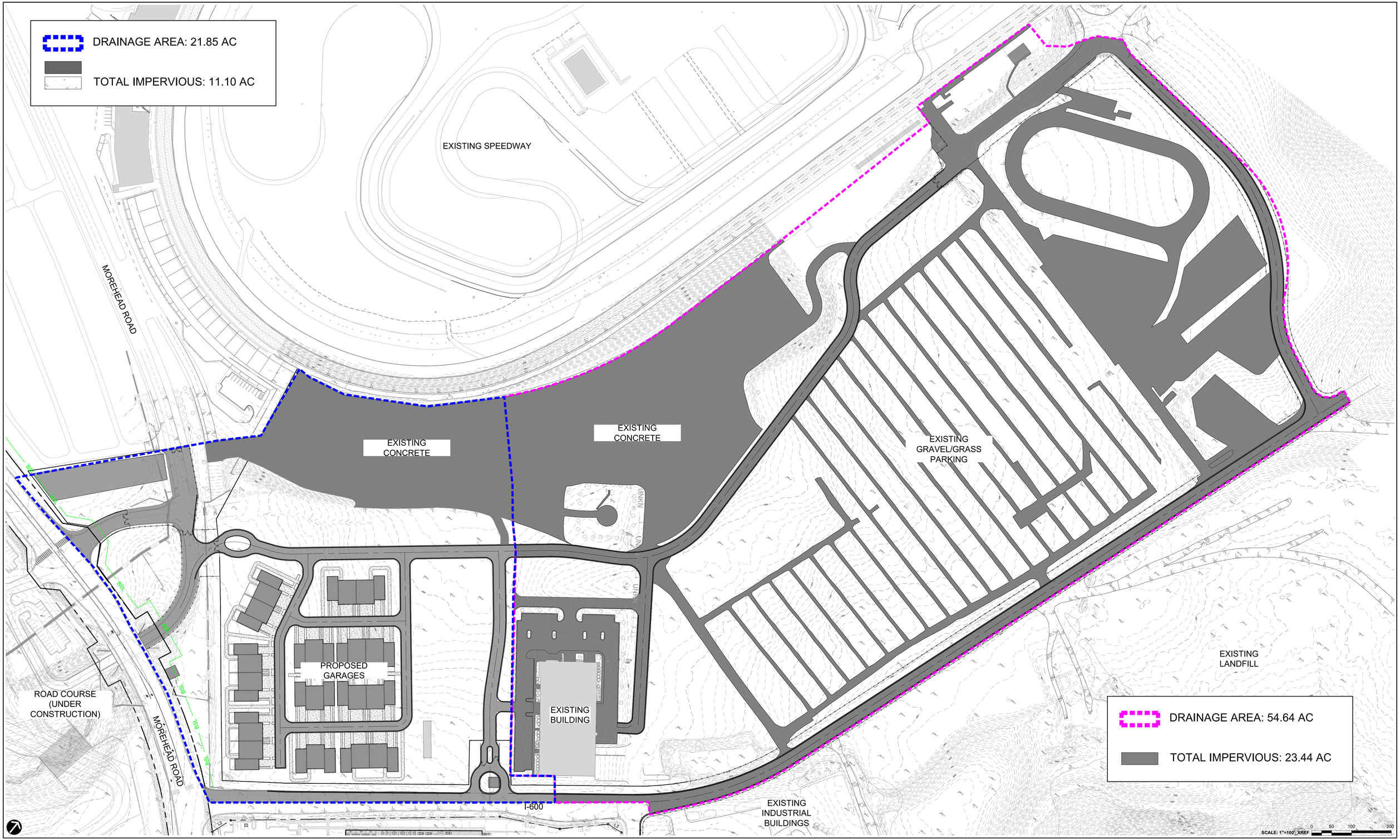
SCALE: 1"=100' XREF 0 50 100 200

TEN TENTHS ▪ CHARLOTTE, NC ▪ PRE DEVELOPED IMPERVIOUS

PN1024062 | 04.30.2024 | CMS

LandDesign.

5/1/2024 5:13 PM AMONIACI P:\CLT_2024\102406\DOCS\ENGINEERING CALCULATIONS\STORMWATER\PRE EXIST IMPERVIOUS.DWG



TEN TENTHS ▪ CHARLOTTE, NC ▪ POST DEVELOPED IMPERVIOUS

PN1024062 | 04.30.2024 | CMS

LandDesign.

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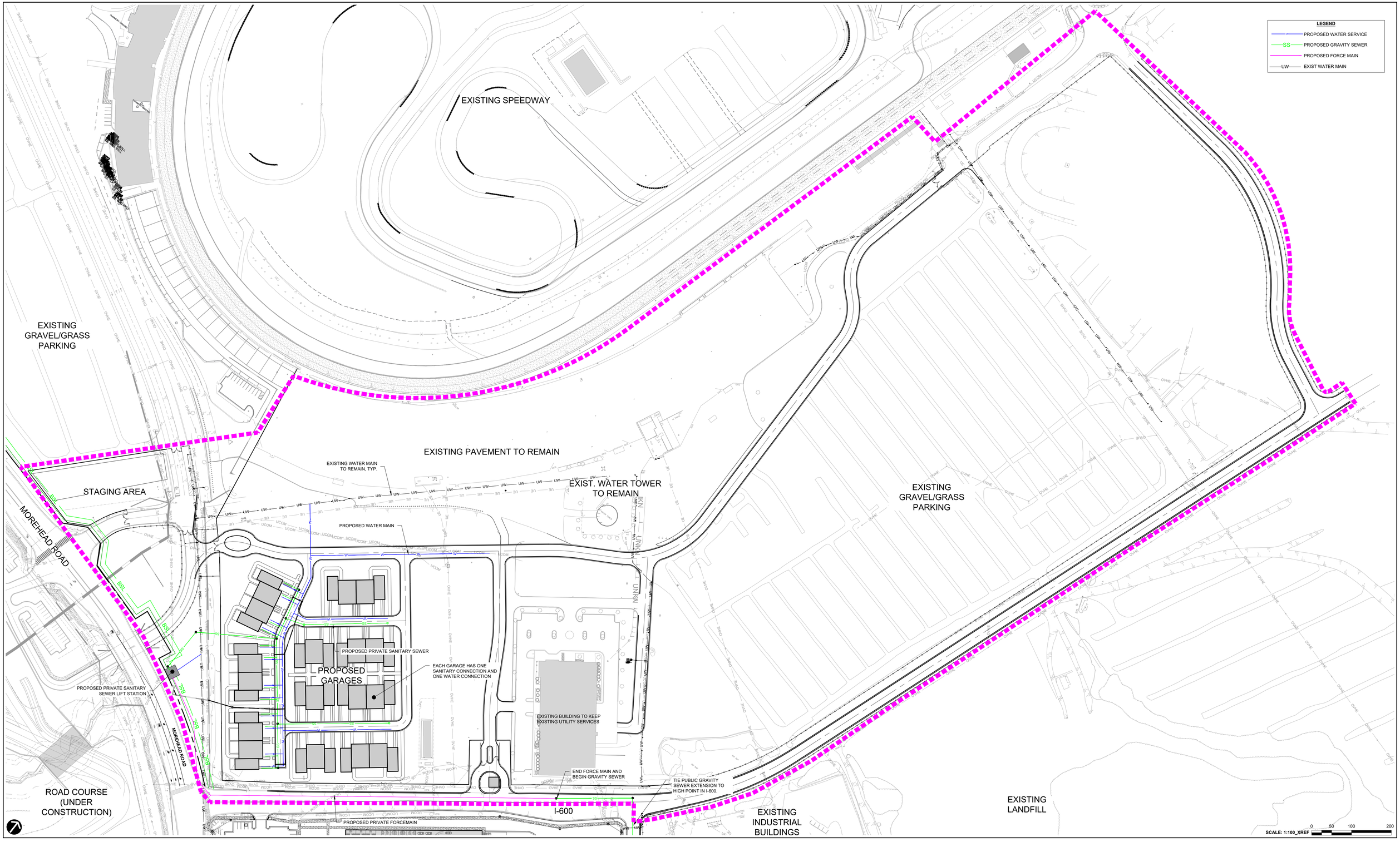


TEN TENTHS ▪ CHARLOTTE, NC ▪ UTILITY PLAN

PN1024062 | 05.02.2024 | CHAROTTE MOTOR SPEEDWAY

LandDesign.

5/2/2024 5:05 PM LANDERSON P:\CLT_2024\1024062\CAD\1024062-X-UTIL.DWG

CHARLOTTE MOTOR SPEEDWAY CONCORD, NC • OVERALL MASTER PLAN

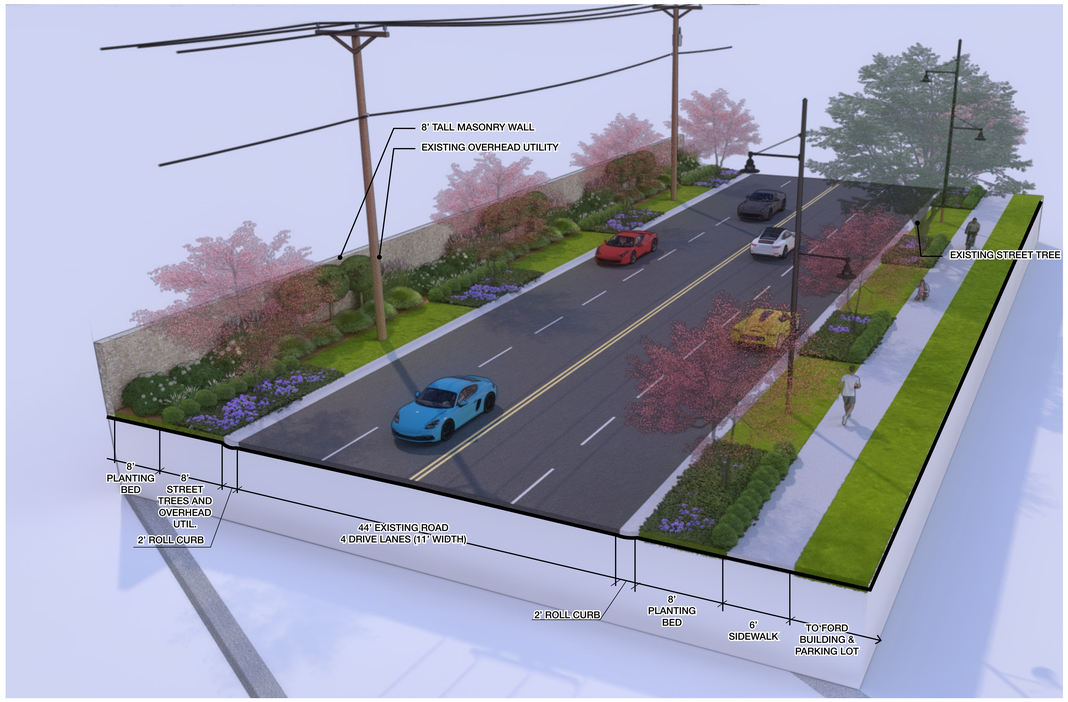
PN 1019528 | 03.22.2024 | CHARLOTTE MOTOR SPEEDWAY

LandDesign

CHARLOTTE MOTOR SPEEDWAY CONCORD, NC • TEN TENTHS CLUB MASTER PLAN

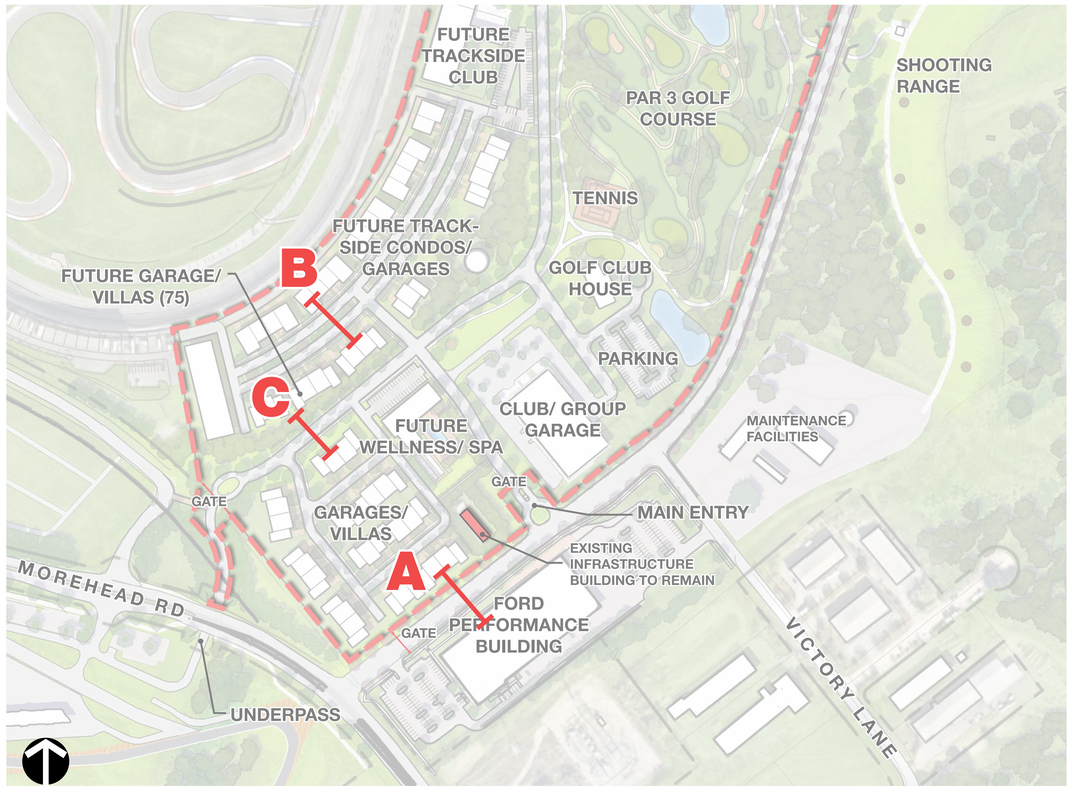
PN 1019528 | 03.22.2024 | CHARLOTTE MOTOR SPEEDWAY

LandDesign.



SECTION A) IMPROVED MAIN ENTRY ROAD

SECTION B) TRACKSIDE VILLAS/ GARAGES



KEY MAP

SECTION C) GARAGE/ VILLAS ROAD TRACK ACCESS ROAD

CHARLOTTE MOTOR SPEEDWAY CONCORD, NC • TEN TENTHS CLUB STREET SECTIONS

PN 1019528 | 03.22.2024 | CHARLOTTE MOTOR SPEEDWAY

LandDesign

Nonresidential

Express Oil/Advanced Auto Parts (CN-PSA-2024-00064)

1529 Concord Pkwy. N.

DRC	Entitled	Units	PRS Routed	Technically Approved
1/16/23	Yes	12,000 sf. auto parts store and quick service	No	No

Previously Considered

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

Allocation Request

Total	2024
1,189	**1,189**

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 and quick service. This parcel is zoned General Commercial (C-2).

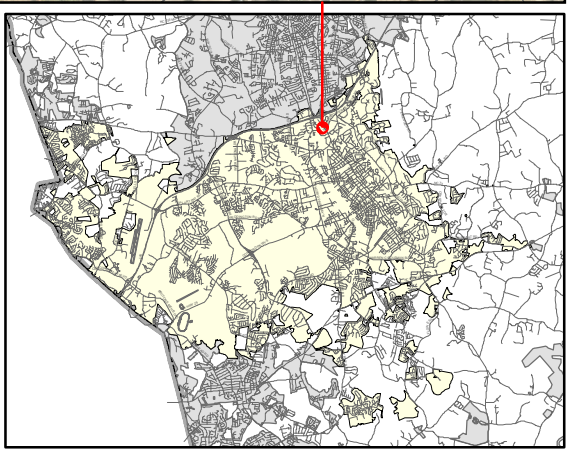
CN-PSA-2024-00064 - Express Oil Change

Type: Nonresidential

12,470 sf (advanced auto and quick service)

Allocation Request: 1,189

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:**	Express Oil/Advanced Auto Parts				
2.)	**Description of project location:**	Site is located approximately ±540 LF north of the intersection of Country Club Dr NE (NS 99191) and Concord Pkwy N (US-29) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	56211900480000	3a.)	**Parcel Acreage:**	±1.89 ac	
4.)	**Site Zoning and use:**	C-2, General Commercial; Quick Service Auto Service Store	5.)	**Area Commercial or Industrial Building (sq. ft.)**	12,470 total (Advance Auto = 6889 sf; Quick Servi	
6a.)	**Description of Facility to be served.**	Auto service station	6b.) **Number of Lots**	2	6c.) **Number of Units**	2
7d.)	**Additional description information:**	existing site is one parcel. We are proposing two buildings and a property line to divide the parcel into two.				

B. Applicant Information

David J. Reif SVP (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.)	450 S. Orange Ave., Suite 90 (Applicant's Street or Box Number)
National Retail Properties, LP by NNN GP Corp., its general partner (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.)	Orlando, FL 32801 (Applicant's City, State, Zip Code)
407-650-1156 (Applicant's Phone Number)	(Applicant's Facsimile Number)
David Reif (Name) david.reif@nnnreit.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	david.reif@nnnreit.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

Willis Swaringen (Typed name of North Carolina Professional Engineer)	Bohler Engineering NC, PLLC (Company Name)
051703 (NCPE Registration Number)	4130 Parklake Ave Suite 130 (Street or Box Number)
919-578-9000 (Phone Number)	Raleigh, NC 27612 (City, State, Zip Code)
Willis Swaringen (Name and affiliation of contact person, who can answer questions about application & designs)	wswaringen@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): Service 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:** 1,188.9 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Service Station	250	gal/	fixture	2	GPD	500
Store w/o Food Service	100	gal/	1000 SF	6.889	GPD	689
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	1189

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I National Retail Properties, LP (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.**

National Retail Properties, LP
By: NNN GP Corp. as general partner
By: Daniel J. Reif, its Senior Vice President

Signature: Date: 3-30-23

2023

WASTEWATER FLOW CALCULATIONS: EXPRESS OIL/ADVANCE AUTO SERVICE

1529 Concord Pkwy N
Concord, NC 28025

Bohler Project #: NCB220281.00
1st Submission: April 6, 2023

Willis Swaringen, PE

BOHLER ENGINEERING NC, PLLC

4130 Parklake Avenue, Suite 130, Raleigh, NC 27612
NCBELS # P-1132 | P: 919-578-9000 | F: 919-703-2665
www.bohlerengineering.com

TABLE OF CONTENTS

1. NARRATIVE 1

1.1 BACKGROUND 1
1.2 WASTEWATER FLOW SUMMARY 2

APPENDIX A | PROPOSED DEVELOPMENT CONCEPT PLAN

1. NARRATIVE

1.1 BACKGROUND

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

Figure 1: Aerial View of Site

.

1.2 WASTEWATER FLOW SUMMARY

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

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

Table 1

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

13929

BOOK 7473 PAGE 188

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

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
~~AND SHOULD BE RETURNED TO~~:
LandAmerica Financial Group
450 South Orange Avenue
Suite 170
Orlando, FL 32801
Attention: Sharon Sosa
Re: File No. 06-001641

AFTER RECORDING RETURN TO:
Chris Albee 1096458945
201 S. College St., Suite 1590
Charlotte, NC 28244 06-1641

NNN# 0014910/127715
Excise Tax Amount: $ 7,000.00
Tax ID No.: 04089 0033.100000

Petro Store No. 45/Pantry Store No. 3960

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the privileges and appurtenances thereto belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons lawfully claiming by, through or under the said Grantor subject, however, to (i) all laws, ordinances and governmental regulations regulating the use or occupancy of Property or the character, dimensions or locations of the improvements thereon, (ii) Ad valorem taxes for the year 2007 and subsequent years, which are not yet due and payable; and (iii) all matters of record.

[Signatures will appear on the following pages]

KLR INVESTMENTS, LLC, a South Carolina limited liability company

By: CER Investments, LLC

Its: Managing Member

By: _____

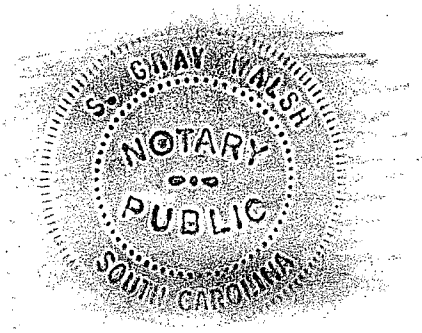
Charles Earl Runion

Managing Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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



_____

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

My Commission Expires: 4/21/2009

CER INVESTMENTS, LLC, a South Carolina limited liability company

By: _____

Charles Earl Runion

Managing Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

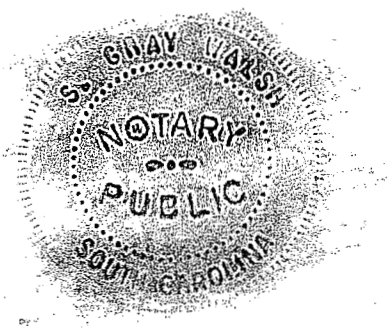
I, S. Gray Walsh, a Notary Public of the County and State aforesaid, certify that Charles Earl Runion, either being personally known to me or proven by satisfactory evidence (said evidence being South Carolina driver's license), personally came before me this day and acknowledged that he is the managing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

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

_____

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

My Commission Expires: 4/21/2009



MKP INVESTMENTS, LLC, a South Carolina limited liability company

By: CER Investments, LLC

Its Managing Member

By: _____

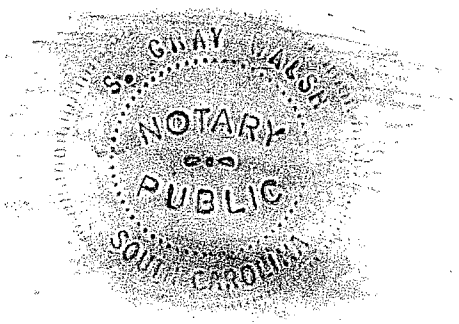
Charles Earl Runion

Managing Member

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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



_____

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

My Commission Expires: 4/21/2009

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT "A"

Tract 1

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

BEGINNING at a nail by an existing 5/8" iron rod, the northwestern corner of Franchise Realty Interstate, said beginning point lying N. 42-10-16 W. 785.13 feet from N.C.G.S. Monument "MALL" [NAD 83/NC Grid Coordinates (N:618,457.565 and E:1,521,777.996 Elev.: 708.83)], and runs thence with the line of Franchise Realty Interstate, S. 53-19-01 W. 223.19 feet to an existing "MAG" nail in the line of McDonald's Corporation, the southwestern corner of Franchise Realty Interstate; thence two (2) courses and distances with the line of McDonald's Corporation, as follows: (1) N. 36-40-59 W. 14.64 feet to an existing 1/2" iron rod; and thence (2) S. 51-26-56 W. 112.70 feet to an existing 2" iron pin on the east side of Railroad Avenue; thence with the east side of Railroad Avenue, N. 24-49-47 W. (passing computed points on line at 153.88 feet, and at 213.57 feet), 253.57 feet to an existing nail, a corner of Plyler; thence two (2) courses and distances with the line of Plyler, as follows: (1) N. 47-18-43 E. 85.74 feet to a set nail by an existing 1/2" iron pin; and thence (2) N. 30-35-48 E. 155.28 feet to an existing 1/2" iron pin on the southwest side of U.S. Highway Nos. 601 and 29, a corner of Plyler; thence with the southwest side of U.S. Highway Nos. 601 and 29, in a southerly direction, three (3) courses and distances, as follows: (1) at a radius of 270.23 feet, an arc distance of 76.96 feet, said arc being subtended by a chord having a chord bearing of S. 60-21-31 E., a chord distance of 76.70 feet to an existing right-of-way monument; thence (2) at a radius of 660.78 feet, an arc distance of 51.77 feet, said arc being subtended by a chord having a chord bearing of S. 49-57-21 E., a chord distance of 51.76 feet to a computed point; and thence (3) at a radius of 660.78 feet, an arc distance of 11.28 feet, said arc being subtended by a chord having a chord bearing of S. 47-13-21 E., a chord distance of 11.28 feet to a point; thence leaving the southwest side of U.S. Highway Nos. 601 and 29, S. 42-24-05 W. 32.29 feet to a point; thence S. 39-37-57 E. 10.54 feet to a point; thence N. 58-28-29 E. 34.50 feet to a point on the southwest side of U.S. Highway Nos. 601 and 29; thence three (3) courses and distances with the southwest side of U.S. Highway Nos. 601 and 29, as follows: (1) in a southerly direction, at a radius of 660.78 feet, an arc distance of 43.70 feet, said arc being subtended by a chord having a chord bearing of S. 43-06-17 E., a chord distance of 43.70 feet to a computed point; thence (2) continuing in a southerly direction, at a radius of 660.78 feet, an arc distance of 49.26 feet, said arc being subtended by a chord having a chord bearing of S. 39-04-28 E., a chord distance of 49.24 feet to an existing right-of-way monument; and thence (3) S. 36-56-20 E. 84.00 feet to the point of BEGINNING, containing 1.934 acres, a portion of which consists of all of Lots Nos. 1 through and including 6, 8 through and including 12, 23 through and including 33, and a part of Lots Nos. 7 and 22, as well as a part of a triangle-shaped lot, of the "C. J. Williams Estate", a map of said estate property being on file in the Office of the Register of Deeds for Cabarrus County, North Carolina, in Map Book 9, Page 35, and being as shown on that Boundary and Topographic Survey of the Properties of WILLIAM TAY LOWRANCE FAMILY TRUST and ROBERT F. LOWRANCE & RALPH E. LOWRANCE for D.H.S. ASSOCIATES, LLC, dated October 16, 2000, revised April 6, 2001, by Ruby A. Goodwin, PLS, of Mel G. Thompson & Associates, P.A.

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

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

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

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

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

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

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

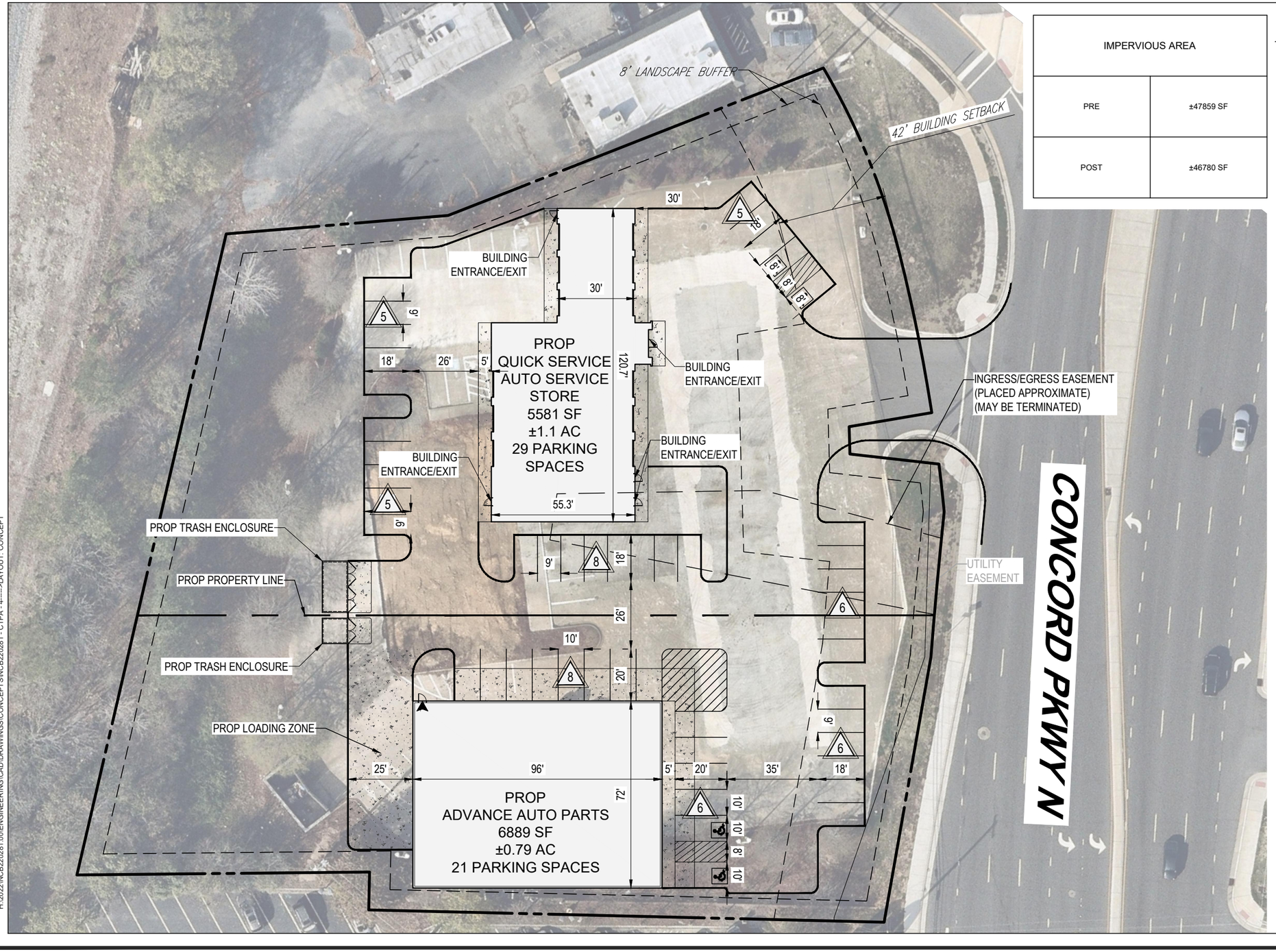
FURTHER RESOLVED, those officers elected by written consent on June 1, 2021, shall continue to serve as officers of the Corporation in the elected offices set forth in said written consent.

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

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

Kevin B. Habicht

Julian E. Whitehurst



IMPERVIOUS AREA	
PRE	±47859 SF
POST	±46780 SF

CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

PRELIMINARY INFORMATION	
PARCEL SIZE FROM SURVEY	±1.89 AC
PROPOSED QUICK SERVICE AUTO SERVICE STORE PARCEL SIZE	±1.1 AC
PROPOSED ADVANCE AUTO PARTS PARCEL SIZE	±0.79 AC
ZONING (CITY OF CONCORD)	C-2, GENERAL COMMERICAL
QUICK SERVICE AUTO SERVICE STORE MINIMUM ALLOWED PARKING (CITY OF CONCORD)	1 SPACE PER 500 GROSS FLOOR AREA (SF), PLUS 1 PER EMPLOYEE
QUICK SERVICE AUTO SERVICE STORE MAXIMUM ALLOWED PARKING (CITY OF CONCORD)	1 SPACE PER 375 GROSS FLOOR AREA (SF), INCLUDING ALL SERVICE AREAS, PLUS 1 PER EMPLOYEE
ADVANCE AUTO PARTS MINIMUM ALLOWED PARKING (CITY OF CONCORD)	1 PER 300 SF GFA
ADVANCE AUTO PARTS MAXIMUM ALLOWED PARKING (CITY OF CONCORD)	1 PER 200 SF GFA
PROPOSED QUICK SERVICE AUTO SERVICE STORE PARKING SPACES	27 SPACES
PROPOSED ADVANCE AUTO PARTS PARKING SPACES	22 SPACES
FRONT BUILDING SETBACK	42'
REAR BUILDING SETBACK	NONE
SIDE BUILDING SETBACK	NONE
FRONT LANDSCAPE BUFFER	8'
SIDE LANDSCAPE BUFFER	8'
REAR LANDSCAPE BUFFER	8'

H:\2022\NCB220281.000\ENGINEERING\CAD\DRAWINGS\CONCEPT\SNCB220281 - CTPA - 4----->LAYOUT: CONCEPT

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

PROPOSED QUICK SERVICE AUTO SERVICE STORE

1529 CONCORD PARKWAY, CONCORD NC 28025

1/20/2023 | IRF | NCB220281

40 20 10 0 40
1"= 40'

Nonresidential

Concord Farms Ph 1 & 2 (CN-PSA-2024-00065)

5020 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Technically Approved
	No	80,000 sf of retail and 500 sf of 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	Considered 3/26/24
No	No	No	No	No	No	No

Allocation Request

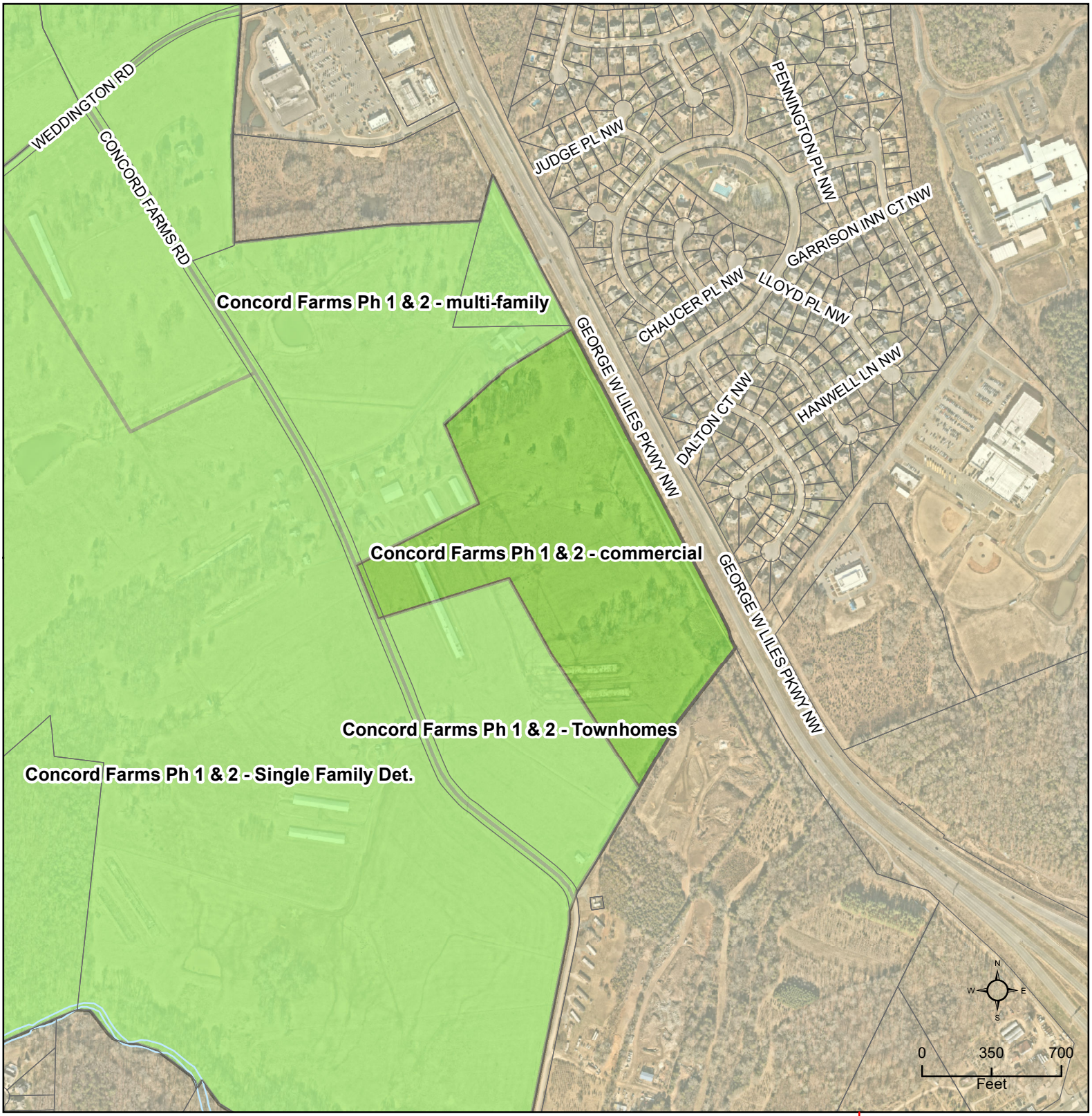
Total	2024
22,900	22,900

Project Scoring

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

Brief Summary

D.R. Horton is proposing a mixed-use development that will be located on 557 acres at the intersection of George W. Liles Parkway and Weddington Rd. The development will be constructed in phases and the developers are proposing to ask for allocation for Phases 1 and 2 now. Those two phases are proposing 266 townhomes, 436 single family detached homes, 564 multifamily units, 80,000 sf retail and 500 sf of office. The developer is proposing future phases afterwards that would include a Town Center and a hotel.



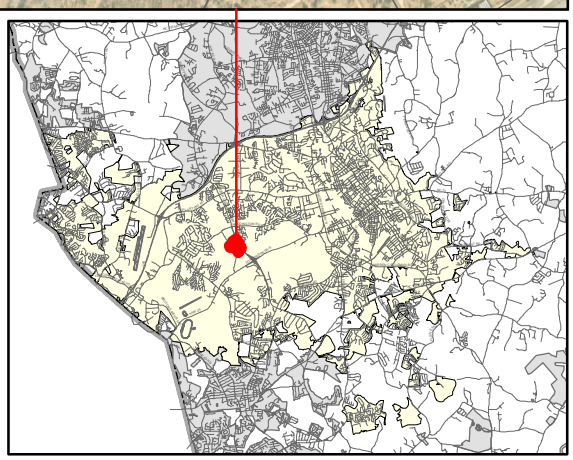
CN-PSA-2024-00065 - Concord Farms Ph 1 & 2 - commercial

Type: Nonresidential

80,000 sf retail, 500 sf office

Allocation Request: 22,900

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Concord Farms Phase 1 & 2				
2.)	Description of project location:	5020 Weddington Road on western side of George W Liles Pkwy. Site is located on the northwest and the southwest quadrants of intersection of George W Liles Pkwy and Weddington Road. Site is also bisected by Concord Farms 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:	02-029-0012, 02-034-0002, 02-034-0008	3a.)	Parcel Acreage:	+/- 557Acres	
4.)	Site Zoning and use:	RM-2-CU, RC, RV, I-C-CU	5.)	Area Commercial or Industrial Building (sq. ft.)	180,000	
6a.)	Description of Facility to be served.	Mixed Use Development	6b.) Number of Lots	702	6c.) Number of Units	564
7d.)	Additional description information:	Mixed use development. Approx. 702 residential SFD and SFA, 564 apartments, and 180,000 SF of commercial/retail/office space.				

B. Applicant Information

JLP HOLDINGS LLC A NC LLC (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	829 Davidson Drive NW (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.)	Concord, NC 28205 (Applicant's City, State, Zip Code)
704-534-1533 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Tim Derylak (Name) Entitlement Manager (Email) (Name with Title and Email of contact person, who can answer questions about application)	tjderylak@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

Robert Keidel (Typed name of North Carolina Professional Engineer)	LandDesign, Inc. (Company Name)
NC 037425 (NCPE Registration Number)	223 N. Graham Street (Street or Box Number)
704-333-0325 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Robert Keidel (Name and affiliation of contact person, who can answer questions about application & designs)	rkeidel@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):

93	**% Domestic**
7	**% 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:** 345,625 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
See attached schedule	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 345,625

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tim Derylak (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.**

05/02/24

Signature: Date:

April 19, 2024

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

RE: Concord Farms Mixed Use Development
Preliminary Wastewater Flow Allocation – Project Narrative

To Whom It May Concern:

A proposed mixed-use development, currently referred to as Concord Farms, is being proposed by D.R. Horton. The project includes approximately 557 acres located within the Concord city limits and generally to the northwest and southwest of the intersection of George W. Liles Parkway and Weddington Road. The site is bordered to the west by Coddle Creek, to the east by George W. Liles Pkwy and also bisected by Concord Farms Road running north to south along the length of the site. The site includes Tax Parcel ID #'s 55093941420000, 56002490400000, 56004040690000, 56004340040000, and 56006203220000.

The site is located within the northern portion of the George W. Liles Pkwy Small Area Plan. The vision for this small area plan is to define future aspirations of the area including vibrant live-work-play communities with a focus on healthy active living, connected & accessible places, and an overall enhanced quality of life for residents and the community.

At full buildout, D.R. Horton is proposing a mixed-use master planned development that centers around a 35-acre Village Center along George W. Liles Pkwy. The Village Center will include a mix of commercial, retail, office, restaurant, and residential uses. Surrounding the Village Center will be a variety of housing types including traditional single family detached homes, townhome style single family attached homes, and multi-family apartments. Multiple price points will be offered in the different housing styles to accommodate a range of buyers from new to the market buyers to luxury home buyers. The community will be connected through a mix of sidewalks, greenways, bike lanes, parks, and open space.

The following is a list of proposed uses with unit counts for the full build-out of the development:

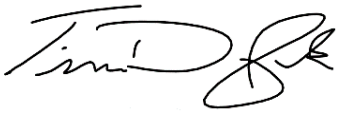
Proposed Development Uses Summary:

- Single Family Detached Homes: 730 units
- Single Family Attached Townhomes: 326 units
- Multi-Family: 840 units
- Commercial/Office/Retail: 314,000 SF
- Hotel: 200 rooms

The site is served by sewer mains that run along Coddle Creek. The development will be constructed in phases. Sewer capacity is being requested for Phases 1 and 2 of the Concord Farms Development in the amount of 345,625 gal/day to be connected to the existing sewer main along Coddle Creek. Future Phases of the development will require additional capacity of 207,675 gal/day and is anticipated to be treated by an onsite wastewater treatment facility.

If you have any questions, please reach out to me via email at tjderylak@drhorton.com or phone at (704)534-1533.

Sincerely,



Tim Derylak, PE
Land Entitlement Manager
tjderylak@drhorton.com
Cell: 704-534-1533

Concord Farms Phase 1 & 2 Sewer Allocation Schedule

Section/Use	# of Units	SF Space or # Employees	GPD/unit	Avg Daily Flow (GPD)	Anticipated Date for Sewer Need
Phase 1 3BR Townhomes	74		225	16650	June 2026
Phase 1 4BR Townhomes	74		300	22200	
Phase 1 4BR Single Family	70		300	21000	141,750 GPD
Phase 1 5BR Single Family	70		375	26250	
Phase 1 2BR Multifamily	138		150	20700	
Phase 1 3BR Multifamily	138		225	31050	
Phase 1 Retail (SF)		30000	0.13	3900	
Phase 2 3BR Townhomes	59		225	13275	June 2028
Phase 2 4BR Townhomes	59		300	17700	
Phase 2 4BR Single Family	148		300	44400	203,875 GPD
Phase 2 5BR Single Family	148		375	55500	
Phase 2 2BR Multifamily	144		150	21600	
Phase 2 3BR Multifamily	144		225	32400	
Phase 2 Office (# Employees)		500	25	12500	
Phase 2 Retail (SF)		50000	0.13	6500	
Totals	**1266**			**345625**	

15A NCAC 02T.0114 Flow Rates

Residential 1-2 Bedroom		150	GPD per unit
Residential 3 Bedroom		225	GPD per unit
Residential 4 bedroom		300	GPD per unit
Residential 5 Bedroom		375	GPD per unit
Shopping Centers and malls w/ food service (130 GPD per 1000 SF)	=	0.13	GPD per SF
Office: 25 GPD/Employee (Asume 200 SF per Employee)		25	GPD per Employee

Nonresidential

Seating Capacity Old Charlotte (CN-PSA-2024-00068)

1313 Old Charlotte Rd. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	Additional 40 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	Considered 3/26/24
No	No	No	No	No	No	Yes

Allocation Request

Total	2024
1,600	1,600

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 40 seats for an existing restaurant/ bar. This parcel is currently zoned General Commercial (C-2).

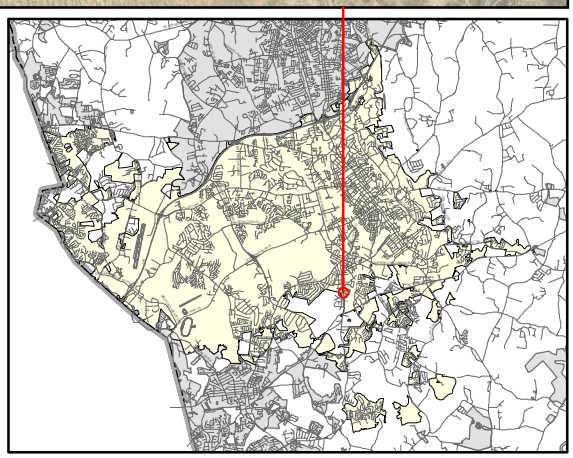
CN-PSA-2024-00068 - Seating Capacity Old Charlotte

Type: Nonresidential

Additional 40 seats for existing restaurant/bar

Allocation Request: 1,600

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		6c.) Number of Units	
7d.)	Additional description information:					

B. Applicant Information

Bill Stamoulis (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.)	7809 Quail Hill Rd (Applicant's Street or Box Number)
Stamos BD 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.)	Ct NC 28210 (Applicant's City, State, Zip Code)
704 806-9704 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Bill Stamoulis (Name) pentis1@live.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	pentis1@live.com (Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

☒ No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** _____ 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	40	GPD 1600
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1600

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Bill Stamatis _ **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: 4-19-24

1313 Old Charlotte Rd SW

Concord NC 28027

Request for additional seating capacity

I am requesting 40 seats for an existing Restaurant/Bar. Initially we were to implement a full service (plates) restaurant. We have uninterrupted existing water service since 2019. After Covid and employee shortages subsided we went forward in opening the restaurant. We were told we are limited to disposable plates because of the recent sewer limitations. Please consider our minimum seating capacity for a full service restaurant of 40 seats for my local business. The total water output requested is 1600 gpd.

Nonresidential

Stock Market (CN-PSA-2024-00069/ PRS2024-00869)

788 Concord Pkwy. N.

DRC	Entitled	Units	PRS Routed	Technically Approved
3/9/2023	Yes	8,434 sf butcher shop	Yes	No

Previously Considered

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

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

This proposal is for an 8,434 sq. ft. market located at 796 Concord Pkwy. This parcel is zoned General Commercial (C-2). The project received sewer allocation on September 20, 2022. Their sewer allocation extension on March 20, 2024. They have their construction documents in as record PRS2024-00869.

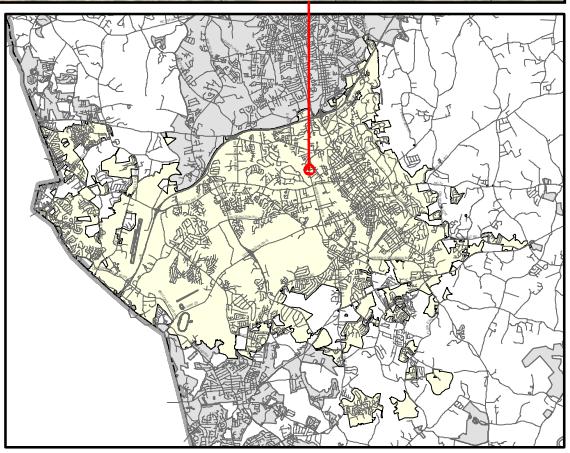
CN-PSA-2024-00069 - Stock Market

Type: Nonresidential

8,434 sf butcher shop

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:	Stock Market					
2.)	Description of project location:	788 Concord Pkwy N; between Faggart Ave and Callaway Rd 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:	56118281790000	3a.)	Parcel Acreage:	0.685		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	8,434		
6a.)	Description of Facility to be served.	Meat Market	6b.) Number of Lots	1	6c.) Number of Units	N/A	
7d.)	Additional description information:	Meat market - new construction.					

B. Applicant Information

Devin Barbee (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.)	796 Concord Pkwy N (Applicant's Street or Box Number)
Barbee Investments LLC (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord NC 28027 (Applicant's City, State, Zip Code)
704-796-5447 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Elizabeth Trick (Name) elizabeth@boglefirm.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dbarbee10@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

Sam Collins (Typed name of North Carolina Professional Engineer)	SE Collins Engineering (Company Name)
31024 (NCPE Registration Number)	1817 E Innes ST (Street or Box Number)
704-638-6337 (Phone Number)	Salisbury NC 28144 (City, State, Zip Code)
Sam Collins (Name and affiliation of contact person, who can answer questions about **application & designs**)	scollins@scollinseng.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): Meat Dept, butcher shop or fish market		

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:** 6,300 gallons per day

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Meat Dept, butcher shop or fish market	75 gal/ 100	84	GPD 6,300
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 6,300

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Devin Barbee (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.**

Devin Barbee
Signature:

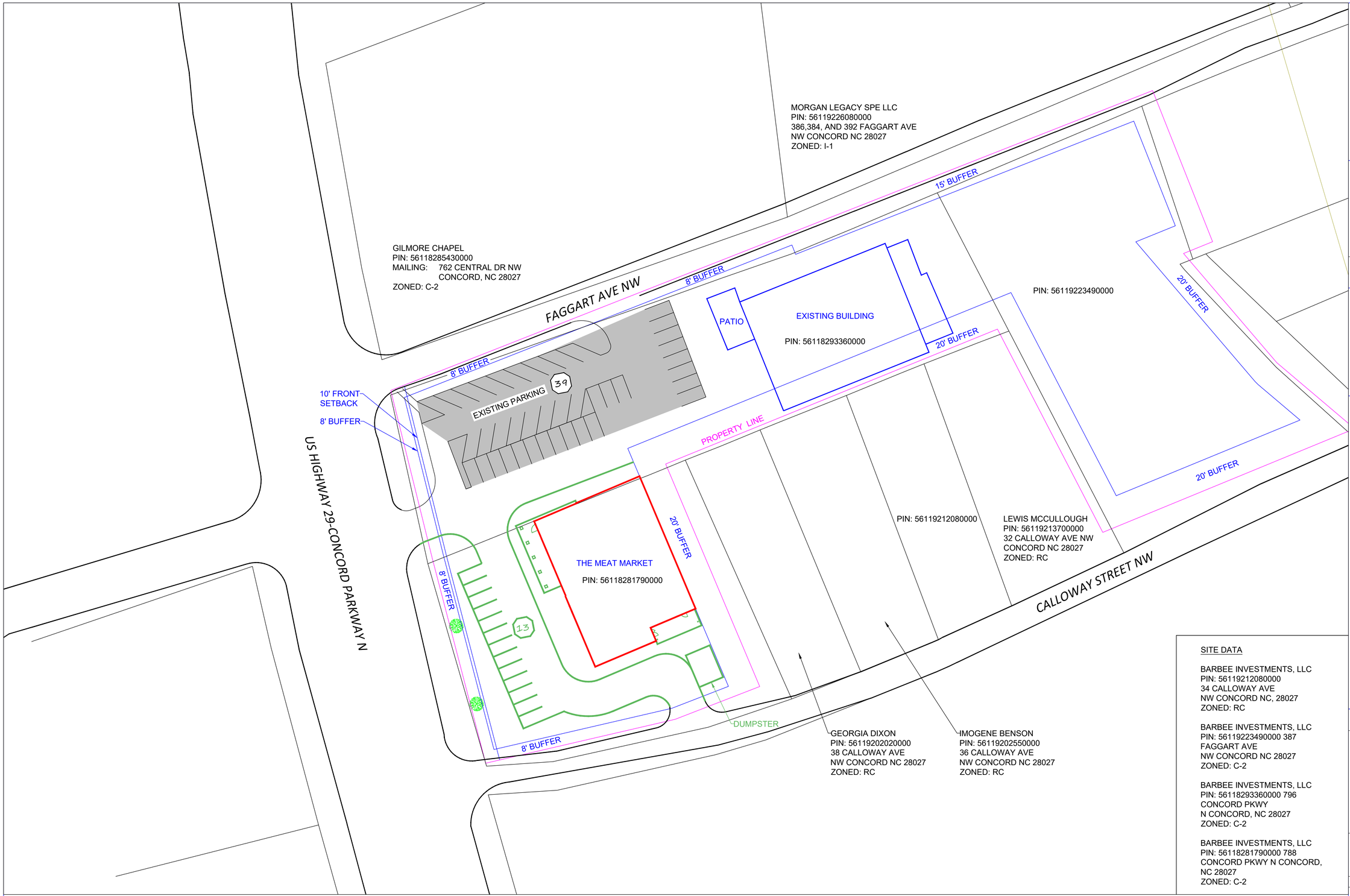
04/22/24
Date:

The Stock Market Narrative:

The Stock Market is a family-owned and operated premium meat market. Since its opening in May 2009, they have garnered the trust of their customers through their high-quality meats and old-fashioned customer service. The current facility located at 796 Concord Pkwy N is approximately 4,100 SF and generates $4.6M gross annual sales. Currently, there are 16 full-time employees with a salary range of $32K - $35K per year and 3 full-time managers with a starting salary of $60K per year.

The Stock Market will celebrate its 15th anniversary next month, marking the new chapter with its new facility. The new facility located next door at 788 Concord Pkwy N will be 8,434 SF, which more than doubles the current facility. The new facility will initially add 12 additional full-time employees with a salary range of $32K - $36K per year. The projected gross sales at the new facility are $6.7M - $8.1M.

The Stock Market is a proven locally owned and operated business success story. The new facility will allow for continued success for its customers, employees and for the City of Concord.



SITE DATA

BARBEE INVESTMENTS, LLC
PIN: 56119212080000
34 CALLOWAY AVE
NW CONCORD NC, 28027
ZONED: RC

BARBEE INVESTMENTS, LLC
PIN: 56119223490000 387
FAGGART AVE
NW CONCORD NC 28027
ZONED: C-2

BARBEE INVESTMENTS, LLC
PIN: 56118293360000 796
CONCORD PKWY
N CONCORD, NC 28027
ZONED: C-2

BARBEE INVESTMENTS, LLC
PIN: 56118281790000 788
CONCORD PKWY N CONCORD,
NC 28027
ZONED: C-2

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

1 SCHEMATIC SITE PLAN
SHEET 1
Scale: 1"=30'

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

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

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:

SMOKE PIT
CONCORD, NORTH CAROLINA
SCHEMATIC SITE PLAN

#	DATE	REVISION	BY

SCALE: 1" = 30'
DATE: 3-02-2023
JOB # 22574
C - 1.0

Nonresidential

Flowes Store Road PUD (CN-PSA-2024-00070)

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	Considered 3/26/24
No	No	No	No	No	No	Yes

Allocation Request

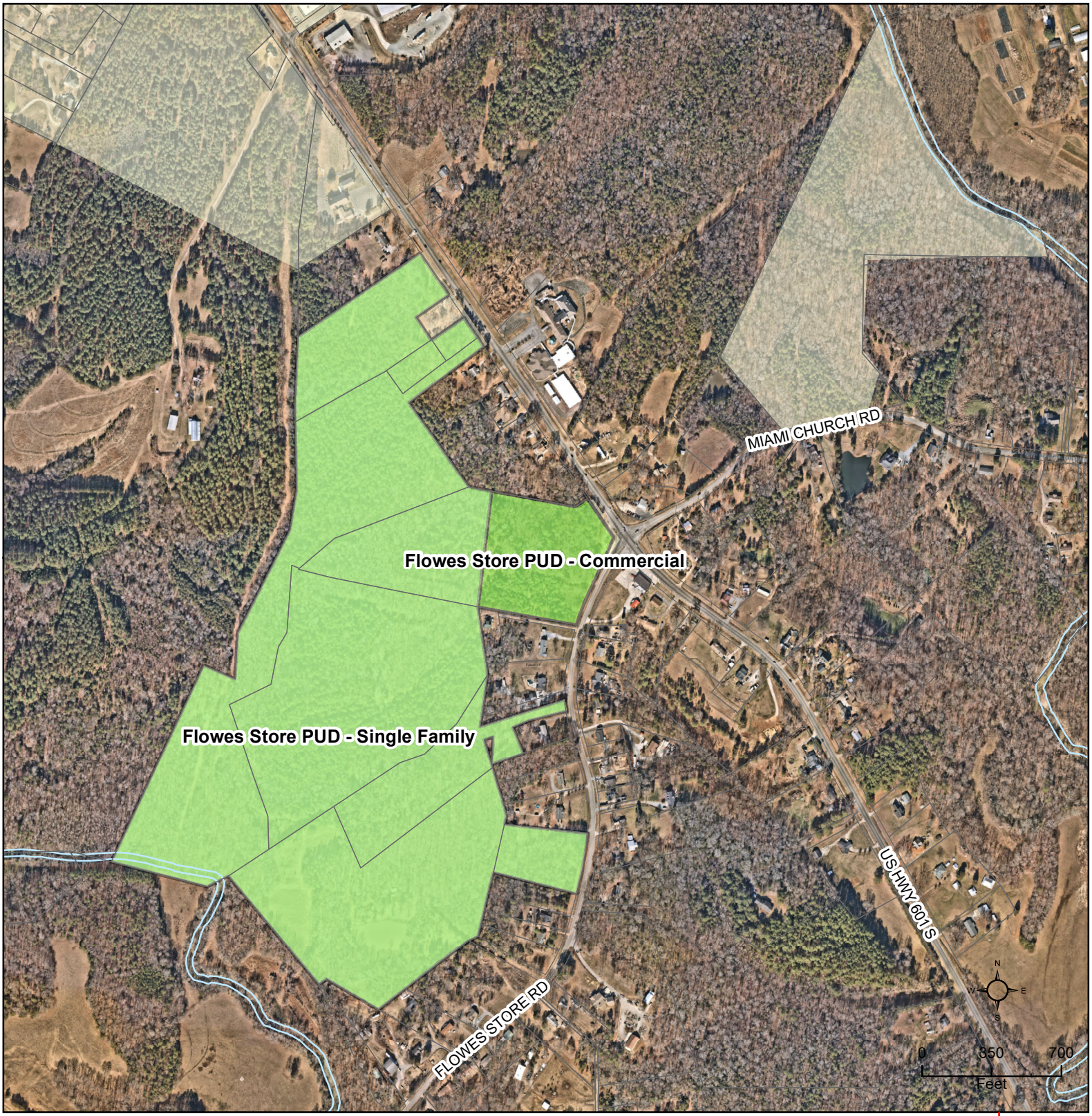
Total	2024
7,600	**7,600**

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 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.



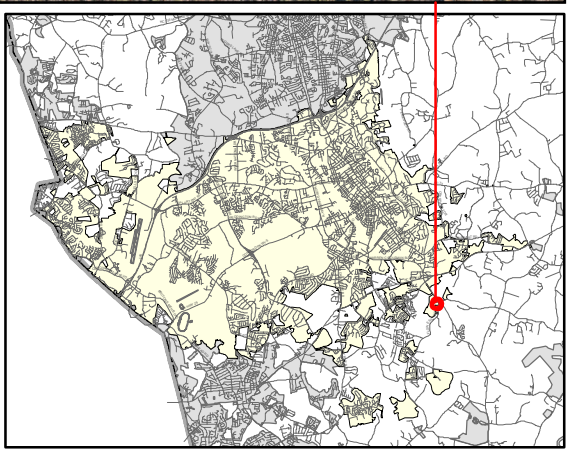
CN-PSA-2024-00070 - Flowes Store PUD - Commercial

Type: Nonresidential

20,000 sf daycare, gas station, and shopping center

Allocation Request: 7,600

Developments
Parcels
Rivers
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Flowes Store Road - Phase 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):

81.37	**% Domestic**
18.63	**% 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**: 40,800 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	
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
Shopping Center	130	gal/	day/1,000 sf	20,000 sf	GPD	2,600
		gal/			GPD	
				Total	GPD	40,800

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: 2024.04.22 14:11:19 -04'00' 04/22/2024

Signature: Date:

Flowes Store Road Site Narrative

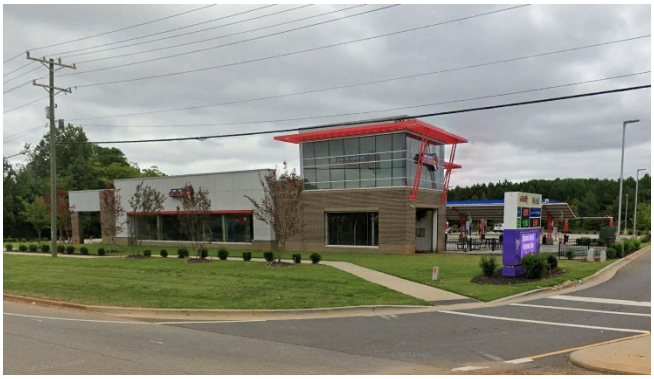
Prestige is seeking sewer allocation for an approved PUD development with 204 single family executive homes and commercial development. Our intent is to provide the area with a high quality residential mixed-use community. We anticipate the executive-style homes will have an initial sales price above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

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

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

Example residential:

Example commercial:



PP-101 / PP-102

PP-102 / PP-104

REQUIRED TIA IMPROVEMENTS AT THE INTERSECTION OF US HWY 601 AND FLOWES STORE ROAD/MIAMI CHURCH ROAD TO BE INSTALLED DURING DEVELOPMENT OF COMMERCIAL OUTPARCEL. DESIGN TO BE PERMITTED WITH COMMERCIAL DEVELOPMENT.

PROPOSED SUBSTATION OUTPARCEL TO BE DONATED TO CITY OF CONCORD ELECTRIC.

PROPOSED CONNECTION #2

PROPOSED ROADWAY CONNECTION #1

US HIGHWAY 601 S
100' PUBLIC RIGHT-OF-WAY

FLOWES STORE ROAD (SR 4500)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FLOWES STORE ROAD (SR 4500)
50' PUBLIC RIGHT-OF-WAY

NANCY S SPURRIER TRUSTEE
PIN:55490027360000
DEED BOOK 6609, PAGE 341

JACK & WIFE LISA MOURADIAN
PIN:55399057730000
DEED BOOK 16382, PAGE 229
PLAT BOOK 7, PAGE 72

MERLE A & WIFE KATHY L SCHNEIDER
PIN:55399133070000
DEED BOOK 9594, PAGE 227

MARVIN A & WIFE ROBIN C KIMBRELL
PIN:55389957660000
DEED BOOK 11249, PAGE 316

+/- 6 AC
Commercial

SUBSTATION OUTPARCEL AREA
1.992 AC

ANNIE B SMITH
PIN:55389078242000
DEED BOOK 1699, PAGE 157

BRIAN D JOYNER
PIN:55399150360000
DEED BOOK 8820, PAGE 277

JACK & WIFE LISA MOURADIAN
PIN:55399866210000
DEED BOOK 595, PAGE 539

MARVIN A & WIFE ROBIN C KIMBRELL
PIN:55389957660000
DEED BOOK 11249, PAGE 316

DAVID LYON DRAKE
PIN:55389880240000
DEED BOOK 13183, PAGE 276
PLAT BOOK 6, PAGE 66

JEREMY & SARAH LIBBY
PIN:55389982140000
DEED BOOK 11745, PAGE 211
PLAT BOOK 6, PAGE 66

JEREMY PAUL & WIFE SARAH FOULKS LIBBY
PIN:55399971850000
DEED BOOK 11736, PAGE 211

ANGELA HILL FURR
PIN:55389802400000
DEED BOOK 15279, PAGE 292
PLAT BOOK 6, PAGE 66

BRANDY & HUSBAND CHRISTOPHER PORTER
PIN:55389895000000
DEED BOOK 13270, PAGE 346
PLAT BOOK 6, PAGE 66

WAYNE C & WIFE BARBARA L BARBEE
PIN:55389745800000
DEED BOOK 582, PAGE 89

WAYNE C & WIFE BARBARA L BARBEE
PIN:55389745800000
DEED BOOK 582, PAGE 89

JASON JR & SPOUSE KARA FISTICK
PIN:55389872150000
PLAT BOOK 94

JASON JR & SPOUSE KARA FISTICK
DEED BOOK 16953, PAGE 94
PLAT BOOK 6, PAGE 66

JUDY G JOYNER
PIN:55389840720000
DEED BOOK 16146, PAGE 27
PLAT BOOK 6, PAGE 66

FONDA ROSEMAN CAMPBELL
PIN:55399719760000
DEED BOOK 17791,
PLAT BOOK 6, PAGE 66

MARK A & WIFE TERESA
PIN:55389710700000
DEED BOOK 2918, PAGE

ARLIN LANE BARBEE
PIN:55388796410000
DEED BOOK 570, PAGE 74

CARRA S & RICKY L HARTSELL
PIN:55387757420000
DEED BOOK 440, PAGE 740
DEED BOOK 442, PAGE 189

EDWARD JOSEPH BAGGS JR
PIN:55389190740000
DEED BOOK 2348, PAGE 335

REED FOUNDRY ROAD
81' RIGHT OF WAY

RUSH RIDGE ROAD
67' RIGHT OF WAY

GOLDEN VEIN DRIVE
67' RIGHT OF WAY

CLAIM STREET
63' RIGHT OF WAY

NUGGET LANE
54' RIGHT OF WAY

PANNING DRIVE
54' RIGHT OF WAY

PROSPECTORS DRIVE
54' RIGHT OF WAY

LODE MONARCH LANE
54' RIGHT OF WAY

25' PERIMETER BUFFER

COS #1
0.316 AC

COS #2
4.850 AC

COS #3
7.695 AC

COS #4
3.914 AC

COS #5
1.804 AC

COS #6
0.119 AC

COS #7
0.197 AC

COS #8
0.119 AC

COS #9
0.798 AC

COS #10
1.103 AC

COS #11
30.763 AC

SCM #1

SCM #2

SCM #3

SCM #4

SCM #5

PHASE 1
PHASE 2

FUTURE ROADWAY CONNECTION

PROPOSED NATURAL WALKING TRAIL. FINAL DESIGN TO BE PERMITTED DURING CONSTRUCTION DOCUMENTS, TYP.

PROPOSED 25' PERIMETER BUFFER, TYP.

FEMA FLOODWAY, TYP.

FEMA FLOODPLAIN, TYP.

PROPOSED 30' IRISH BUFFALO CREEK GREENWAY EASEMENT, TYP. DEVELOPER TO PROVIDE PAYMENT IN LIEU OF CONSTRUCTION OF REQUIRED GREENWAY CONNECTION.

IRISH BUFFALO CREEK. CLASS 1 STREAM WITH PROPOSED 106' UNDISTURBED BUFFER AND 20' VEGETATED SETBACK, TYP.

Approx. 2-acre donation to Concord for electrical substation. Prestige to grade pad and treat stormwater in residential area pond.

PP-104 / PP-105

PP-101 / PP-103

PP-103 / PP-105

Nonresidential

Woodspring Suites (CN-PSA-2024-00073)

503 Dickens PL. NE.

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

Previously Considered

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

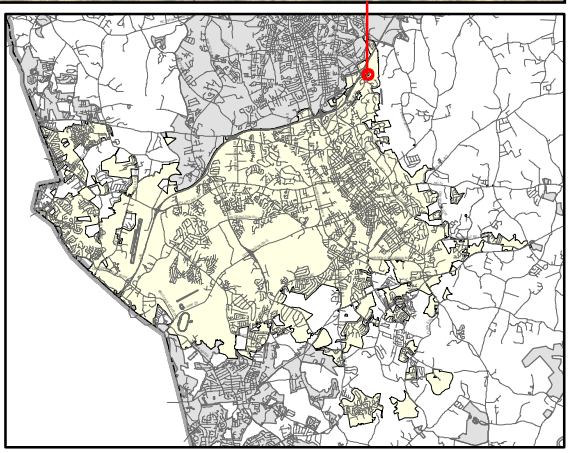
CN-PSA-2024-00073 - Woodspring Suites

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:	ns Place NE, approx 0.16 miles NE of the intersection of Dickens Place NE and (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)
e Underwood, PhD, (Name) te@daylighteng.co (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
otel with in-room cooking facilitie	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 (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: 4/19/24

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.

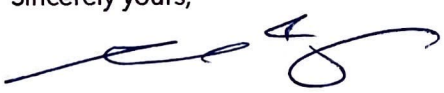
We will create 20+ full-time and part-time long term jobs to our area, hire local contractors during construction phases, and generate hundreds of thousands of dollars in tax revenue annually to Cabarrus County. We will go above and beyond to ensure our hotel is energy efficient and exceeds all standards. 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:

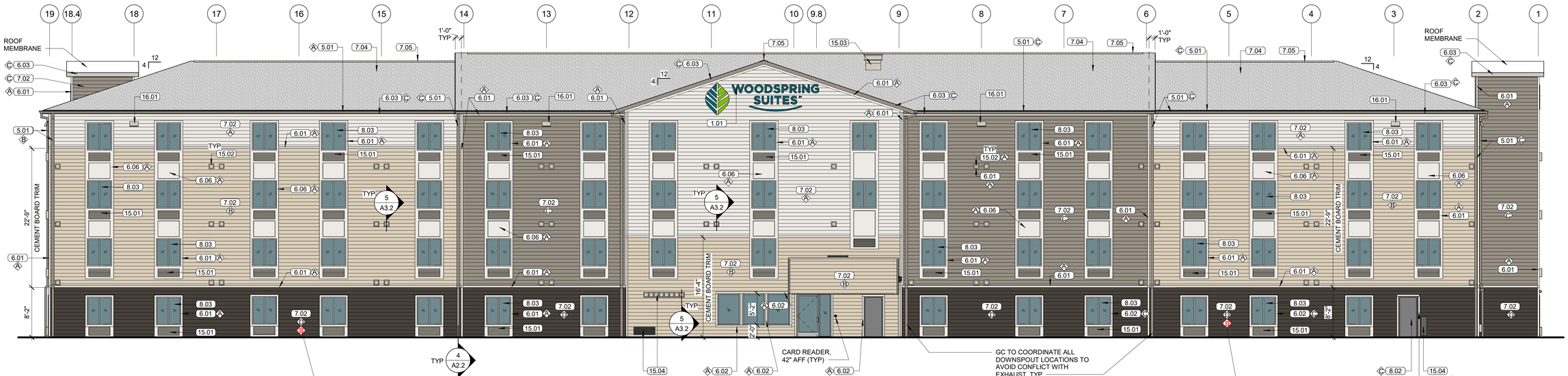
1. GC TO COORDINATE ELECTRICAL ROUGH IN WITH CONTRACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
5. GUTTERS, 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

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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

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NOTE TO DESIGNER:
REVISE KEYNOTES PER PROJECT

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT, COORDINATE BLOCKING WITH SIGN MANUFACTURER
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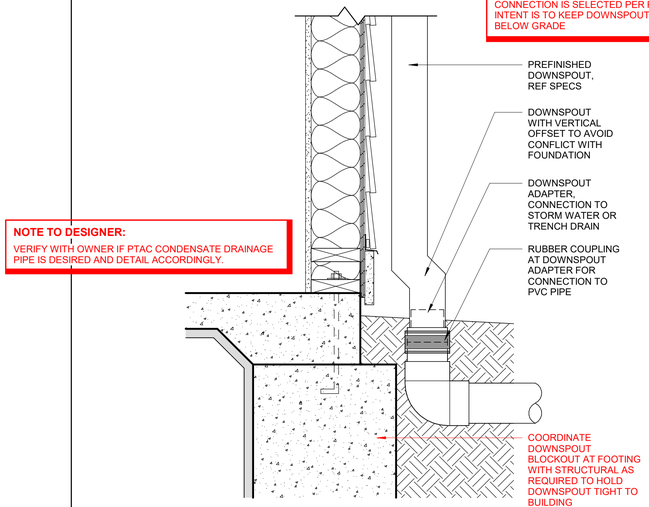
15.03	ELEVATOR VENT THRU ROOF, REF 4/A1.3
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.

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

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COLOR SCHEDULE:
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- D COLOR: SW7675 "SEALSKIN" PPG

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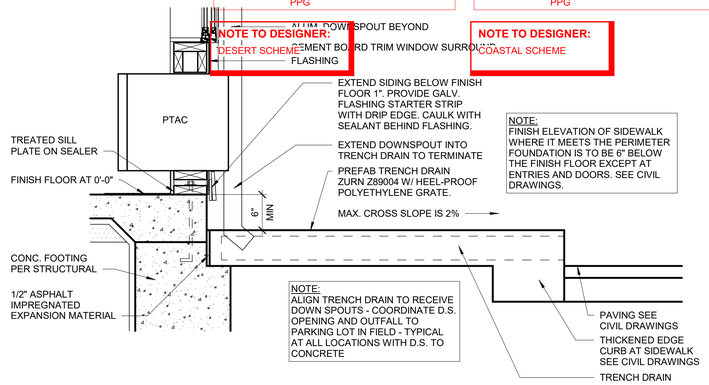
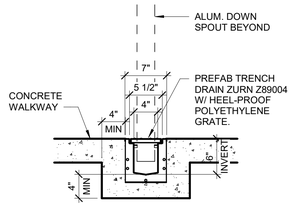
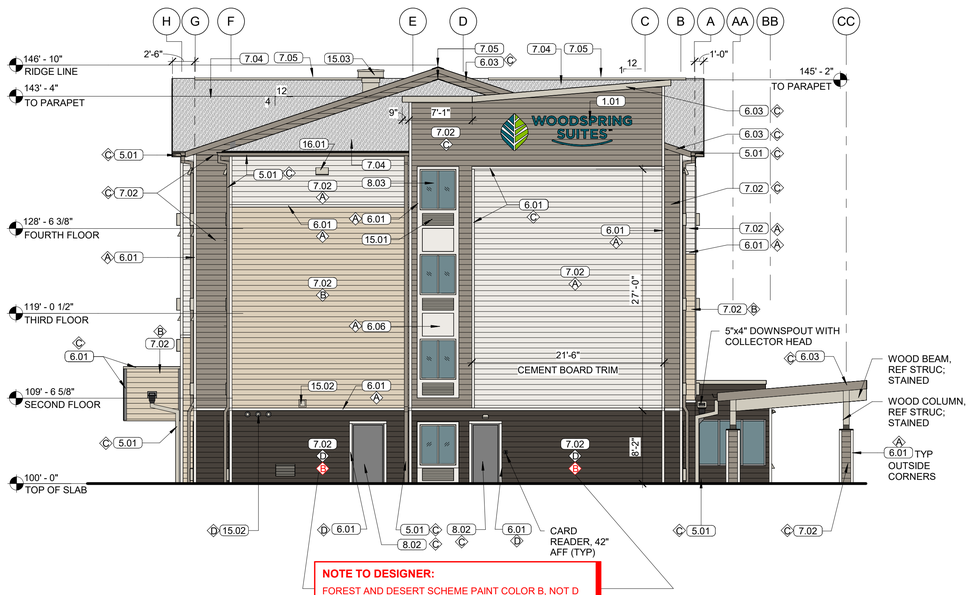


3A BUILDING SILL AT SIDEWALK
1" = 1'-0"



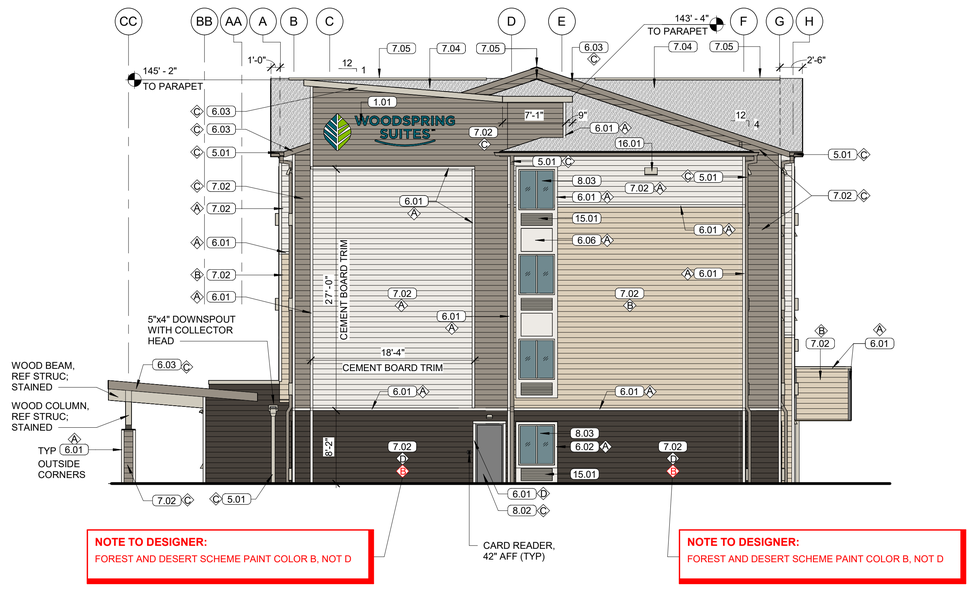
3 PREFAB TRENCH DRAIN SECTION
1" = 1'-0"

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.

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brr
Architect of Record:
BRR Architecture, Inc.

8131 METCALF AVE, SUITE 300 OVERLAND PARK, KS 66204

www.brrarch.com

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

Consultants

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name
WoodSpring Suites

Project Address
Address, City, ST ZIP

Drawn By: Author
Checked By:

Document Date: MM/DD/YY
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

960 Branchview (CN-PSA-2024-00074)

960 Branchview Dr. NE.

DRC	Entitled	Units	PRS Routed	Technically Approved
4/11/2024	Yes	2-unit shopping center (each unit 3,600sf)	No	No

Previously Considered

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

Allocation Request

Total	2024
4,285	**4,285**

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 two-unit shopping center, each 3,600 sf. The front side of the proposed site is a drive-thru coffee business. This parcel is zoned General Commercial (C-2).

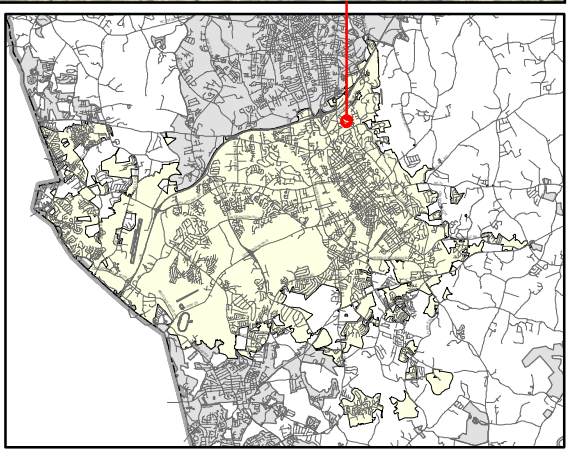
CN-PSA-2024-00074 - 960 Branchview

Type: Nonresidential

Two unit shopping center each unit would be 3,600 sf

Allocation Request: 4,285

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:**	960 Branchview Drive				
2.)	**Description of project location:**	Site located on Branchview Drive NE (NC Hwy 3), approximately 2,800 feet South-East of the intersection US Interstate 85 and Branchview Drive NE. (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	5622409164	3a.)	**Parcel Acreage:**	1.969	
4.)	**Site Zoning and use:**	C-2, Commercial	5.)	**Area Commercial or Industrial Building**	7850	**(sq. ft.)**
6a.)	**Description of Facility to be served.**	Two-unit shopping center and a drive-through coffee buisness.	**6b.) Number of Lots**	2	**6c.) Number of Units**	
7d.)	**Additional description information:**	The owner of the existing shopping center on the adjacent parcel would like to add two- additional unit on the proposed site. The proposed site includes a drive-through only coffee business.				

B. Applicant Information

Tyler Lusk, Partner (Title)	1049 Morrison Dr, Suite 201
(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)
South Coast Management, LLC	Charleston, SC 29412
(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)
864-303-6012	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Tyler Lusk (Name) same as (Email)	tlusk@southcoastcenters.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

R. Dale Fink	Alley, Williams , Carmen, & King,
(Typed name of North Carolina Professional Engineer)	(Company Name)
14883	120 S Main ST
(NCPE Registration Number)	(Street or Box Number)
704-938-1515	Kannapolis, NC 28081
(Phone Number)	(City, State, Zip Code)
Dale Fink	dfink@awck.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:** 4285 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 without food service	100	gal/	1000 SF	3600	GPD	360
Restaurant, full Service	40	gal/	Seat	90	GPD	3600
Drive-Through Coffee	50	gal/	100 SF	650	GPD	325
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	4285

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Tyler Lusk _____, **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: 4/22/2024

SouthCoast Centers, llc
960 Branchview Dr, Concord NC

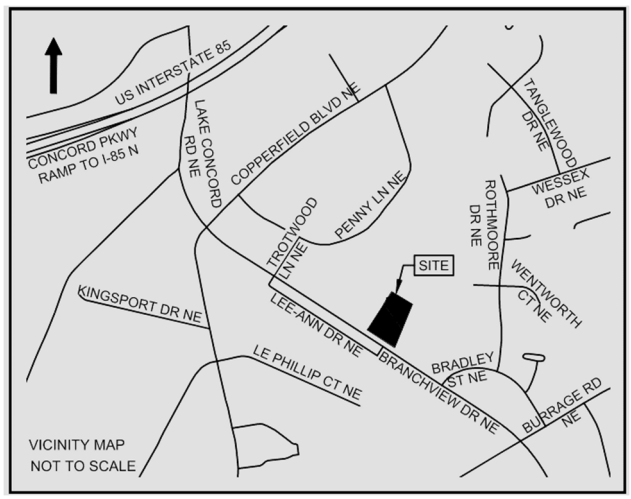
Project Description

The proposed site would accommodate a two-unit shopping center, each 3,600 SF. The stores will be located towards the back of the property. The front side of the proposed site is a drive-thru coffee business. This site is proposed by the owner of the shopping center on the adjacent property.

Existing Shopping Center

General Project Description

- 1.97 Acres
- Accessed by existing shared driveway
- Zoned C-2



Wastewater Allocation Request

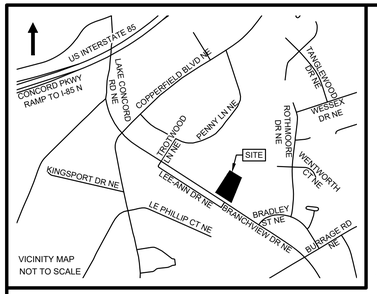
Shopping Center

- Retail unit: 360 GPD
- Restaurant unit: 3600 GPD

Drive-through coffee: 325 GPD

Total: 4285 GPD

Estimated project valuation: $3,200,000



VICINITY MAP
NOT TO SCALE

EXISTING BUILDING

SCGIX-North Branch LLC
D.B. 12692, PG. 116
ZONED: C-2
PIN: 562240730200000

Cabarrus Meals on Wheels Inc.
D.B. 14845, PG. 74
ZONED: C-2
PIN: 56224094780000
LOT 2A
Division of Lot 2, CABARRUS PROFESSIONAL PARK
M.B. 27, PG. 49

BETTE L. BAKER (ET AL)
TRUSTEES OF CALVARY LUTHERAN CHURCH
D.B. 1544, PG. 147
ZONED: C-1
PIN: 56215938080000

APPROXIMATE LOCATION OF ACCESS EASEMENT (D.B. 6640, PG. 253) (SHOWN ON EXHIBIT "B")

APPROXIMATE LOCATION OF ACCESS EASEMENT (D.B. 6640, PG. 253) (SHOWN ON EXHIBIT "B")

GENERAL MERCHANDISE 3,600 SF

GENERAL MERCHANDISE 3,600 SF

8' BUILDING BUFFER

PROPOSED LOT LINE

VEGETATED SETBACK

UNDISTURBED BUFFER

CLASS 2 STREAM

POSSIBLE OVERLAP

30' SEWER EASEMENT (D.B. 6011, PG. 447)

DRIVE-THRU LANE

DRIVE-THRU WINDOW

ORDER STAND

CANOPY

EXISTING TREES

8.0' STREET BUFFER

10.0' FRONT SETBACK

15.0' BUFFERYARD

6.0' BUFFER YARD

UNDERGROUND DETENTION/TREATMENT

CONCRETE FLUME

POINT OF BEGINNING

APPROXIMATE R/W

BRANCHVIEW DRIVE NE
(a.k.a. NC Highway #3 / NC Highway #136)
100' PUBLIC R/W
(D.B. 10752, PG. 5)

LEE-ANN DRIVE NE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Know what's below. Call before you dig.

SITE NOTES

IDENTIFICATION
OWNER: CHUNG PROPERTIES LLC
ADDRESS: 960 BRANCHVIEW DR
NE CONCORD NC 28025
PIN: 56224091640000
DEED BK: 14516, PAGE: 0186
ACREAGE: 1.97 Acres (85,804 SF)
CURRENT ZONING: C-2
PROPOSED USE: COMMERCIAL

DIMENSIONAL STANDARDS
IMPERVIOUS RATIO: 0.8
MIN. STREET FRONTAGE: 30'
MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 100'
MAX BUILDING HEIGHT: 48'

SETBACKS
FRONT: 10'
SIDE: -
REAR: -

PARKING
REQUIRED:
GENERAL MERCHANDISE STORE: 1 PER 300 SF
7200 SF / 300 SF = 24 SPACES TOTAL
PROVIDED: 28 REGULAR SPACES
2 ADA SPACES (WITH 1 VAN)
30 TOTAL
REQUIRED:
RESTAURANT WITH DRIVE THRU: 1 PER 3 SEATS + STACKING
3 SPACES (ONE VAN ADA)
PROVIDED: 3 SPACES (WITH 1 VAN ADA)
3 SPACES SHARED WITH SHOPPING CENTER
6 TOTAL

APPROXIMATE IMPERVIOUS SURFACE
EXISTING: 5.0%
PROPOSED: 55.0%

PLANTING YARDS

BUFFER YARDS
C2-C2: TYPE A (8')
C2-C1: TYPE B (15')

BUILDING YARDS
DRIVE-THRU COFFEE: CATEGORY 1 (6')
GENERAL MERCHANDISE STORES: CATEGORY 2 (8')

STREET YARDS: CLASS 3 (8')

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

PRELIMINARY- DO NOT USE FOR CONSTRUCTION

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:

Tyler Lusk
South Coast
1049 Morrison Drive, Suite 201
Charleston, SC 29412
864.303.6012
tlusk@southcoastcenters.com

960 BRANCHVIEW DR

CONCORD, NORTH CAROLINA

PRELIMINARY SITE PLAN

#	DATE	REVISION	BY

SCALE: 1" = 30'

DATE: 4-1-2024

JOB # 24519

Nonresidential

841 Derita Road Storage (CN-PSA-2024-00075)

841 Derita Rd

DRC	Entitled	Units	PRS Routed	Technically Approved
9/17/2020	Yes	59,750 sf of storage	No	No

Previously Considered

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

Allocation Request

Total	2024
4,700	**4,700**

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 garage condominium community that will essentially be storage units. The applicant doesn't intend these to be used for commercial purposes and can be purchased or leased. This parcel is zoned Light Industrial (I-1).

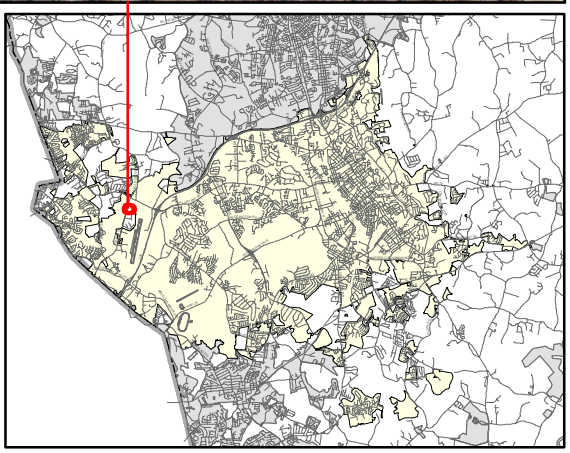
CN-PSA-2024-00075 - 841 Derita Road Storage

Type: Nonresidential

47 unit self storage 59,750 sf total

Allocation Request: 4,700

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:	Garage For Life					
2.)	Description of project location:	841 Derita 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:	4680-95-3712	3a.)	Parcel Acreage:	4.105		
4.)	Site Zoning and use:	INDUSTRIAL	5.)	Area Commercial or Industrial Building (sq. ft.)	59750		
6a.)	Description of Facility to be served.	Storage	6b.) Number of Lots	1	6c.) Number of Units	47	
7d.)	Additional description information:						

B. Applicant Information

Robert R Jenny, CEO (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	496 Cary Street (Applicant's Street or Box Number)
Garage For Life Holdings, 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.)	New Jersey 07856 (Applicant's City, State, Zip Code)
212-518-7633 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Robert Jenny (Name) Robert@garageforlife.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Robert@Garageforlife.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

Paul Campbell (Typed name of North Carolina Professional Engineer)	Alley Williams Carmen & King, Inc (Company Name)
 (NCPE Registration Number)	120 Main Street (Street or Box Number)
704-938-1515 (Phone Number)	Kannapolis, NC 2881 (City, State, Zip Code)
Paul Campbell (Name and affiliation of contact person, who can answer questions about **application & designs**)	pcampbell@awek.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): Storage		

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 600 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Warehouse-Self Storage	100 gal/ unit	47	GPD 4,700
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 4,700

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Robert R Jenny (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.**

Robert Jenny
Signature:

4/22/2024
Date:

The developer, Garage for Life, is planning to introduce a new garage condominium community in Concord. They aim to provide affordable garage storage units for owner-occupants who can either purchase or lease them. Each community operates under a Bi-law agreement that follows the regulations of Garage Owner Associations. It's important to note that the units cannot be used for commercial purposes.

Garage for Life is a perfect solution for individuals who are passionate about recreational activities but have limited space options. As residential communities become increasingly restrictive in terms of outdoor storage of recreational vehicles, boats, and campers, Garage For Life offers an indoor storage solution.

Garage for Life community creates an environment where hobbyists can interact with other enthusiasts, creating a neighborly setting. They can use the facility to maintain their vehicles, prepare for camping trips, store items that take up too much space in their homes, or even just wax their classic cars.

One of the desirable amenities that come with each unit is a personal bathroom. Garage for Life expects its owner-occupants to spend about 3-4 hours per week at their unit.

841 DERITA ROAD, CONCORD - ENTRANCE VIEW

GARAGE FOR LIFE

GARAGE FOR LIFE

841 DERITA ROAD, CONCORD - UNIT PERSPECTIVE

GARAGE FOR LIFE

841 DERITA ROAD, CONCORD - UNIT PERSPECTIVE

GARAGE FOR LIFE

841 DERITA ROAD, CONCORD - AERIAL RENDERING

Nonresidential

SMC Pharma Services LLC (CN-PSA-2024-00076)

4715 Corporate Dr. NW.

DRC	Entitled	Units	PRS Routed	Technically Approved
	Yes	30,276 sf of space for manufacturing	No	No

Previously Considered

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

Allocation Request

Total	2024
972	972

Project Scoring

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

Brief Summary

Scientific Molding Corporation is working to reassign the leases from SMC-to-SMC Pharma Services LLC. This will allow the company to offer more services including lab to market development, analytical services, device manufacturing, among other offerings. They expect to start operations in Q4 of 2024. This parcel is zoned General Industrial (I-12).

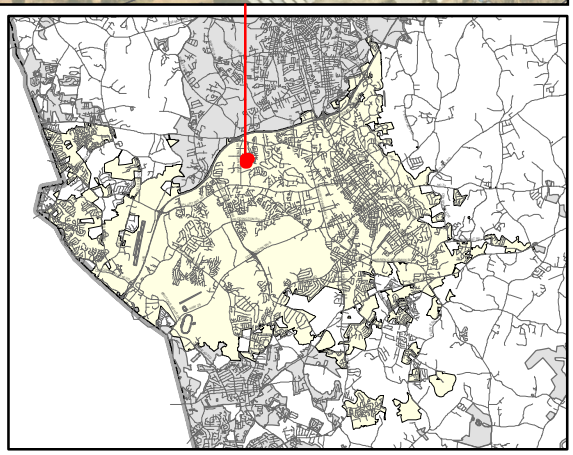
CN-PSA-2024-00076 - SMC Pharma Services LLC

Type: Nonresidential

30,267 sf existing space usesd for maunfacturing

Allocation Request: 972

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:	SMC Pharma Services L.L.C. (Scientific Molding Corporation Ltd.)					
2.)	Description of project location:	4715 Suite 100, Corporate Drive NW, Concord, NC. 28027 and 4725 Suite 100, Corporate Drive NW, Concord, NC. 28027 (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	5601744021	3a.)	Parcel Acreage:	9.421 acres		
4.)	Site Zoning and use:	I-2	5.)	Area Commercial or Industrial Building (sq. ft.)	30,267 existing		
6a.)	Description of Facility to be served.	Manufacturing	6b.) Number of Lots	1	6c.) Number of Units	NA	
7d.)	Additional description information:	SMC Pharma Services L.L.C. is in the start-up phase with the intention of being operational in Q4 2024. There are currently 6 employees working 1 (8 hour) shift. Values in Section D are projected and dependent on demand.					

B. Applicant Information

Eric Smyth — Authorized Signatory (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., Suite 300 Irvine, CA. 92612 (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.)	19762 MacArthur Blvd., Suite 300 Irvine, CA. 92612 (Applicant's City, State, Zip Code)
704-586-1520 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Paul Pollinger Director Treasury (Name) — paul.pollinger@smcltd.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	wwasik@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

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

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 972.0 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 businesses and office facilities	25 gal/ per day		6 employees	GPD	150.0
Credit (previous tenant)	gal/ per day			GPD	-183.0
Other (equipment)	1,005.0 gal/ per day		1 shifts	GPD	1,005.0
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	972.0

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Chetan N. 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.**

Chetan N Patel — Signature:

April 22, 2024 — Date:

SMC Ltd. - Revised Wastewater Numbers
4/22/2024

4715 Suite 100 and 4725 Suite 100 Corporate Drive NW, Concord NC

Estimated current scenario - current employees and 1 shift	**Employees**	**Gallons per Hour**	**Hours per shift**	**Shifts**	**Total Gallons per day**
Number of employees - based on 6 employees	6	0.0	0	0	150.0
less credit					-183.0
					-33.0
Equipment					
Parts Washer – 175 gallons per 2 hour cycle (87.5 gph) 3 cycles per shift		87.5	8	1	525.0
MECO Water for Injection Skid – 60 gph		60	8	1	480.0
					1,005.0
Total					972.0

SMC® Ltd.
Pharma Services

www.smcltd.com

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

April 22, 2024

Dear City of Concord,

Scientific Molding Corporation Ltd. (SMC) is leasing facilities located at 4715 Suite 100, Corporate Drive NW, Concord, NC. 28027 and 4725 Suite 100, Corporate Drive NW, Concord, NC. 28027. SMC is working with the landlord, CIP ICC LLC, to re-assign the leases from SMC to SMC Pharma Services L.L.C.

SMC Pharma Services L.L.C. is registered in the state of Wisconsin. The entity registration process with the North Carolina Secretary of State (foreign entity) and Department of Revenue have been completed.

SMC Pharma Services L.L.C. will enable SMC to offer a wider portfolio of services to its pharma clients including lab-to-market development, analytical services, device manufacture, fill/finish, final assembly, and secondary packaging.

The team will be processing manufacturing equipment in a parts washer with detergent and autoclaving equipment for sterile operations. They will be purifying water via an in-house, water for injection system, which will supply these subsystems. There will be sinks within the production areas as well. The process will eventually include formulation of products. Before the formulation of products is included, there will be an EHS assessment performed with any new client and the appropriate parties will be notified for input on these assessments. Currently, we do not have any client information as we are non-GMP

The team in North Carolina is currently working towards setting up equipment, utilities, and the site as a whole. There are currently 6 full-time associates who work one shift from 9:00 AM – 5:00 PM. Operations are expected to start in Q4 of 2024.

New Job Creation Full Time:

There are currently 6 employees working at the facility. Depending on demand for the company's services, there will potentially be up to 25 employees working 2 shifts. Average Wages are expected to be $95,000.

Water (GPD)

Based on the current number of employees and one 8-hour shift, 972.0 GPD of wastewater is estimated. If changes are made to the current employee or shift structure where additional wastewater may be produced, an additional application will be submitted.

Closure:

We are excited to become operational and service our customers as well as facilitating growth and well-being in the community by offering employees a safe place to work and competitive wages.

Respectfully Yours,

Paul Pollinger
Treasury

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

Parts washer

MECO Water for Injection Skid

MECO Water for Injection Skid

Nonresidential

Armentrout Golf (CN-PSA-2024-00077)

2600 Armentrout Dr. SW.

DRC	Entitled	Units	PRS Routed	Technically Approved
10/12/2023	Yes	1,740 sf 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	Considered 3/26/24
No	No	No	No	No	Yes	No

Allocation Request

Total	2024
920	920

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 1,740-sf restaurant and bar for patrons to utilize while playing golf at the entertainment facility. This parcel is zoned General Commercial (C-2).

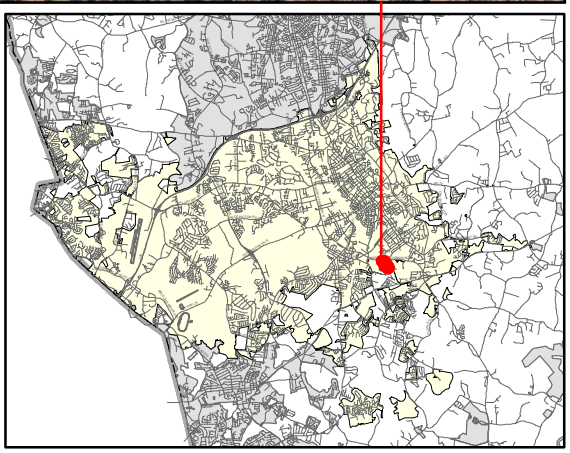
CN-PSA-2024-00077 - Armentrout Golf

Type: Nonresidential

Golf entertainment facility, 1,740 sf resturant/bar

Allocation Request: 920

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:**	2600 Armentrout Golf					
2.)	**Description of project location:**	2600 Armentrout Drive SW, Concord (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	5539-16-7510	3a.)	**Parcel Acreage:**	19.487		
4.)	**Site Zoning and use:**	C-2, Driving Range with restaurant/bar	5.)	**Area Commercial or Industrial Building**	(sq. ft.) 1,740		
6a.)	**Description of Facility to be served.**	Driving Range w/ restaurant/bar amenity	6b.)	**Number of Lots**	1	6c.) **Number of Units**	1
7d.)	**Additional description information:**	The project includes an upgraded driving range facility with limited restaurant and bar facilities similar to a "Top Golf" concept. The sewer allocation requested is to add a restaurant/bar to the existing driving range facilities.					

B. Applicant Information

Kyle Zimpleman (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.)	56655 Grand River Ave., Suite 377 (Applicant's Street or Box Number)
West Holdings 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.)	New Hudson, MI, 48165 (Applicant's City, State, Zip Code)
248-955-8222 (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)	kyle@expandcap.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 Box 1804 (Street or Box Number)
980-234-7500 (Phone Number)	Concord, NC, 28026-1804 (City, State, Zip Code)
Kate Underwood (Name and affiliation of contact person, who can answer questions about **application & designs**)	kate@daylighteng.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Restaurant/Bar	20 gal/ Seat	46	GPD 920
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 920

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Kyle Zimpleman (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.**

Kyle Zimpleman — Signature:

4/19/24 — Date:

DAYLIGHT ENGINEERING

165 Brumley Ave NE
Concord, NC 28025
980.234.7500
daylighteng.com

City of Concord Council and Staff:

The following sewer allocation request calculation is based on conversations with City Staff, the existing site conditions, and the proposed improvements.

The existing site is a driving range without any modern amenities. The current fixture count (which is how sewer allocation is calculated based on NCAC 02T.0114 for batting cages and driving ranges) is 6, which includes restrooms and a ball wash. This existing fixture count is slightly higher than the proposed fixture count for the updated driving range area, so there is no driving range component of the proposed sewer allocation request. The small bar/restraint facilities that are proposed to support the driving range, however, and new, and encompass 46 total seats to be shared between inside and outside facilities. These restaurant/bar seats are all proposed and new to the site, and so sewer allocation is requested for those additional facilities as outlined below.

Sewer Calcualtion	**2600 Armentrout Amenitized Driving Range**		
Existing Conditions	**Flow**	**Unit**	**Total Flow (GPD)**
Existing Driving Range	250 Gal/Plumbing fixture	6 Fixtures (2 toilets, 2 sinks, shower, and ball wash)	1500
Proposed Conditions	**Flow**	**Unit**	**Total Flow (GPD)**
Restaurant/Bar - 46 seats combination indoor and outdoor	20 GPD/Seat	46 Seats	920
Proposed Driving Range	250 Gal/Plumbing Fixture	5 fixtures (2 toilets/urinals, 2 bathroom sinks, ball wash)	1250
Golf Driving Range Fixtures	2 toilets/urinals for golf	These fixtures are used in the driving range 250 Gal/Plumbing Fixture calculation	
	2 bathroom sinks for golf		
	1 ball wash		
THEREFORE, TOTAL SEWER ALLOCATION:			**Total Flow Allocation Request (GPD)**
Sewer Allocation Request			**920**
(Credits existing driving range for proposed driving range, therefore sewer allocation request is for new bar/restraunt amenity component only)			

Expand Capital Group

Dear Community Leaders,

I'm excited to share that we are in the process of developing a state-of-the-art golf entertainment facility located at 2600 Armentrout. Our vision is to create a space where patrons can put down their cell phones and pick up a golf club -blending physical activity with social interaction for people of all ages and abilities.

I am writing to request your support for the upcoming sewer allocation. While we have made efforts to minimize future water usage, we are seeking an allocation of 920gpd for the restaurant portion of this venture.

There are several significant benefits that such a facility would bring to the Concord area:

Recreational Opportunities: The golf range offers a fun and accessible recreational activity for people of all ages and skill levels, promoting a healthier and more active lifestyle.

Economic Boost: The golf range has the potential to attract visitors from outside the community, bringing in additional revenue to local businesses.

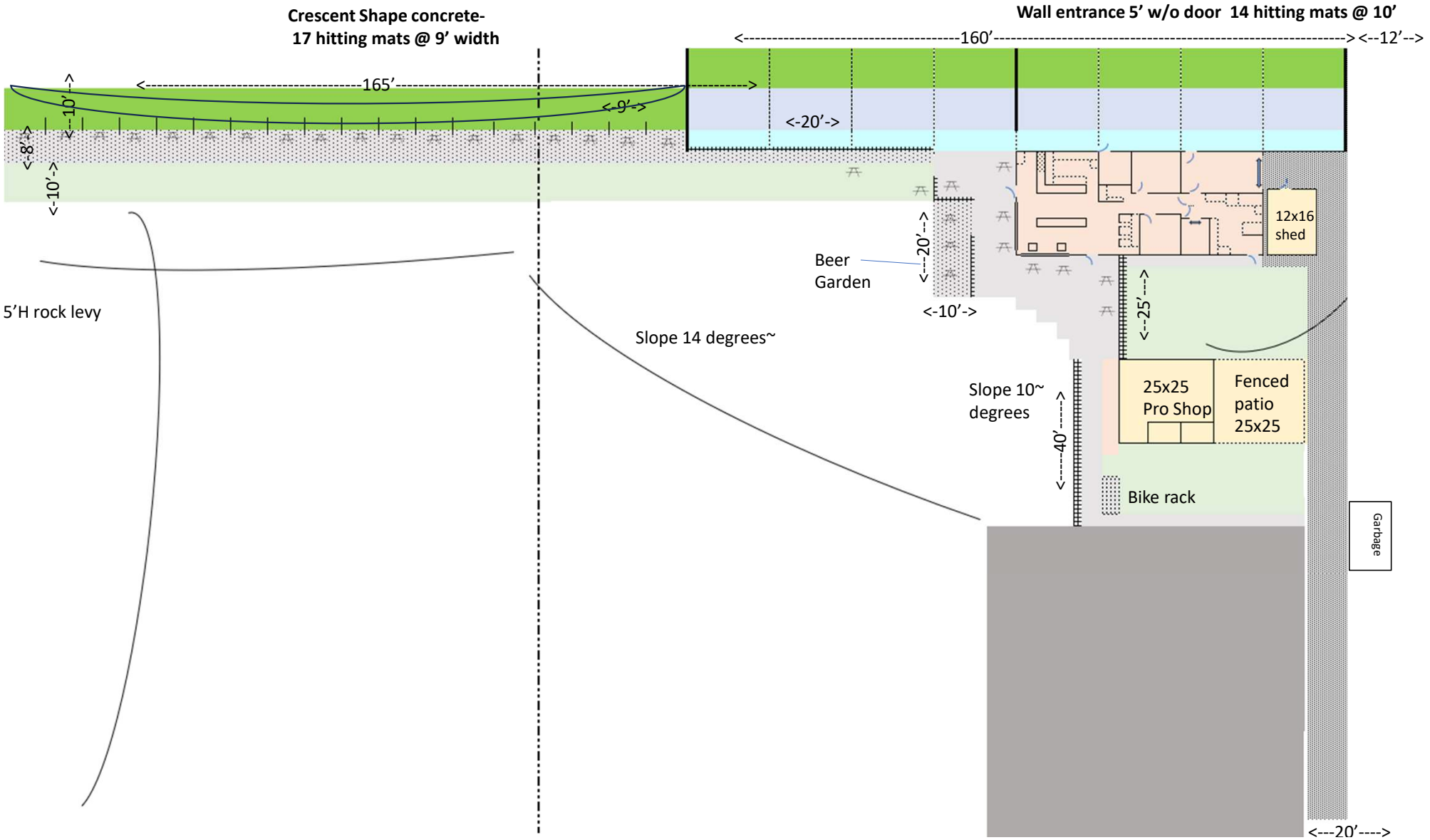
Job Creation: The development of the golf range will create several employment opportunities, from range maintenance to restaurant hospitality.

Community Engagement: The golf range can serve as a gathering place for the community, fostering social connections and a sense of belonging among residents. For those interested in golf, the range provides a convenient and affordable venue to practice and improve their skills.

I strongly believe that this facility would be an asset to the Concord community. Your support in the sewer allocation process would be greatly appreciated and would help us bring this exciting project to fruition.

Best Success,

Kyle Zimpleman
Expand Capital Group
56849 Grand River Ave Suite 810
New Hudson MI 48165
Expandcap.com


Crescent Shape concrete-
17 hitting mats @ 9' width
Wall entrance 5' w/o door 14 hitting mats @ 10'
<----------160'----------><--12'-->
<----------165'---------->
<--10'-->
<-9'->
<-8'->
<-10'->
<-20'->
12x16
shed
Beer
Garden
<--20'-->
<-10'->
<--25'-->
5'H rock levy
Slope 14 degrees~
Slope 10~
degrees
<---40'--->
25x25
Pro Shop
Fenced
patio
25x25
Bike rack
Garbage
<---20'---->
Crescent Shape concrete-
17 hitting mats @ 9' width
Wall entrance 5' w/o door 14 hitting mats @ 10'
<----------160'----------><--12'-->
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shed
Beer
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<--20'-->
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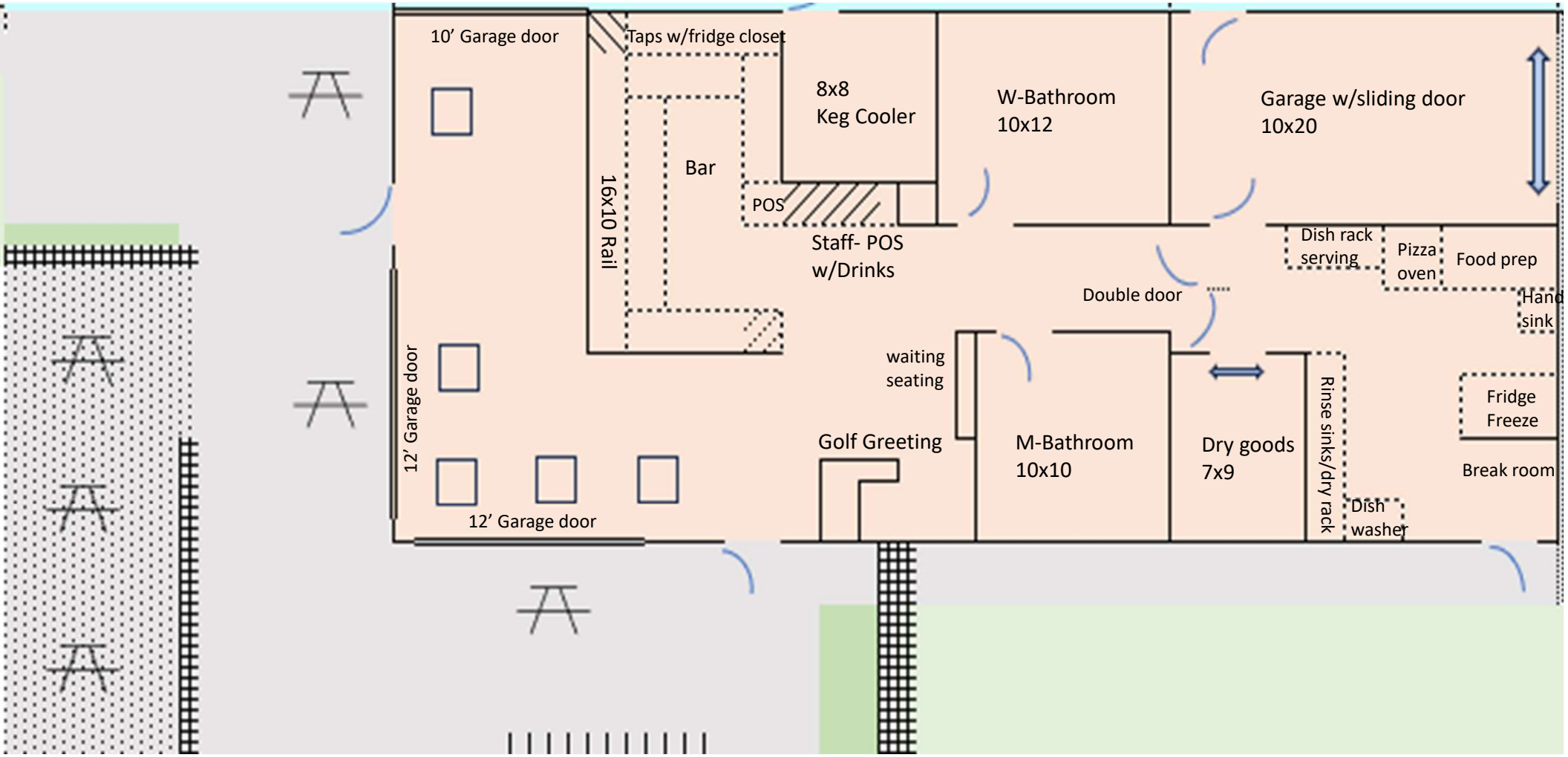
<--25'-->
5'H rock levy
Slope 14 degrees~
Slope 10~
degrees
<---40'--->
25x25
Pro Shop
Fenced
patio
25x25
Bike rack
Garbage
<---20'---->

4 picnic tables x 4 = 16 seats outside

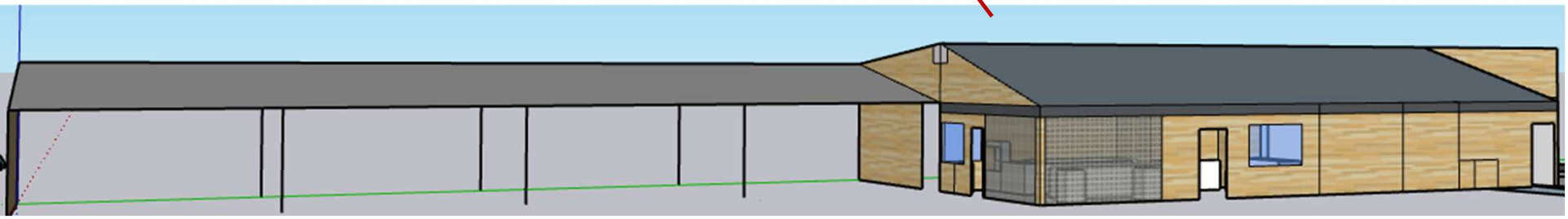
4 tables (4x4)+ 10 seating bar area = 26 inside + (waiting area?)



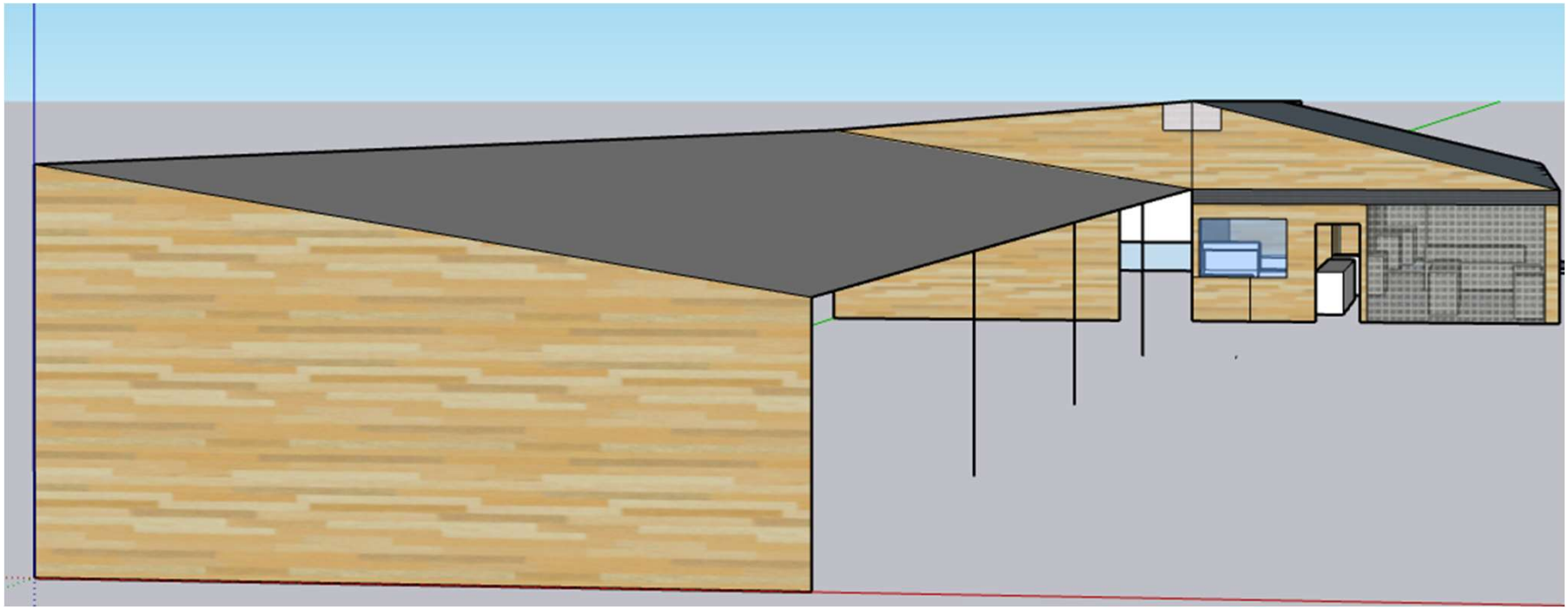
#1 Building: (8 bays)
25x80 lean-to
9’H & 13’H Peak
Metal Roof 16% pitch

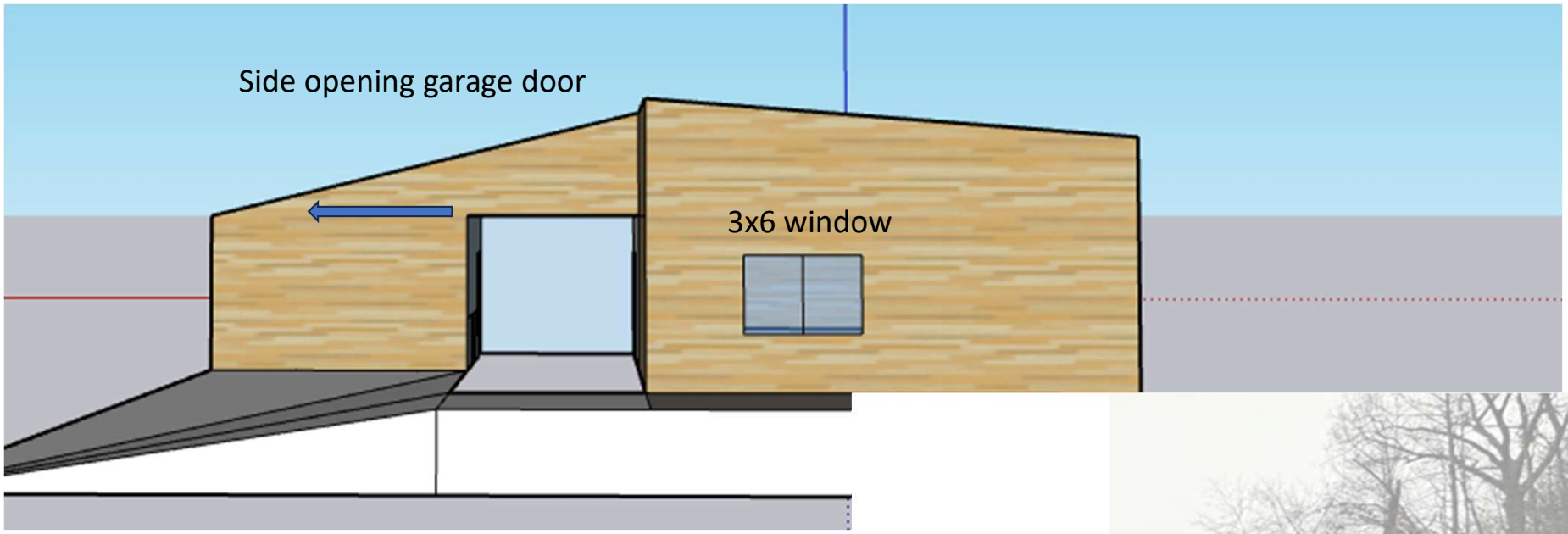
#2 Building: (6 bays)
50x60 Pavilion/Pole Barn
(2) 4x6 windows
9’H & 13’H with 16’H~ Peak
Back roof 12% pitch
Front roof 28%
1’ front facia
Ridge Venting?

#3 Building: (2 bays)
20x25 16H peak
(1) side window



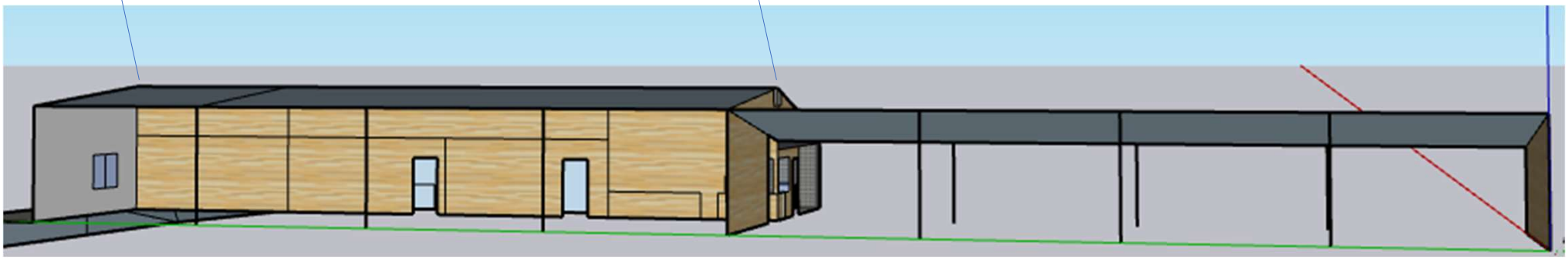
Gutters on Front with spouts into ground



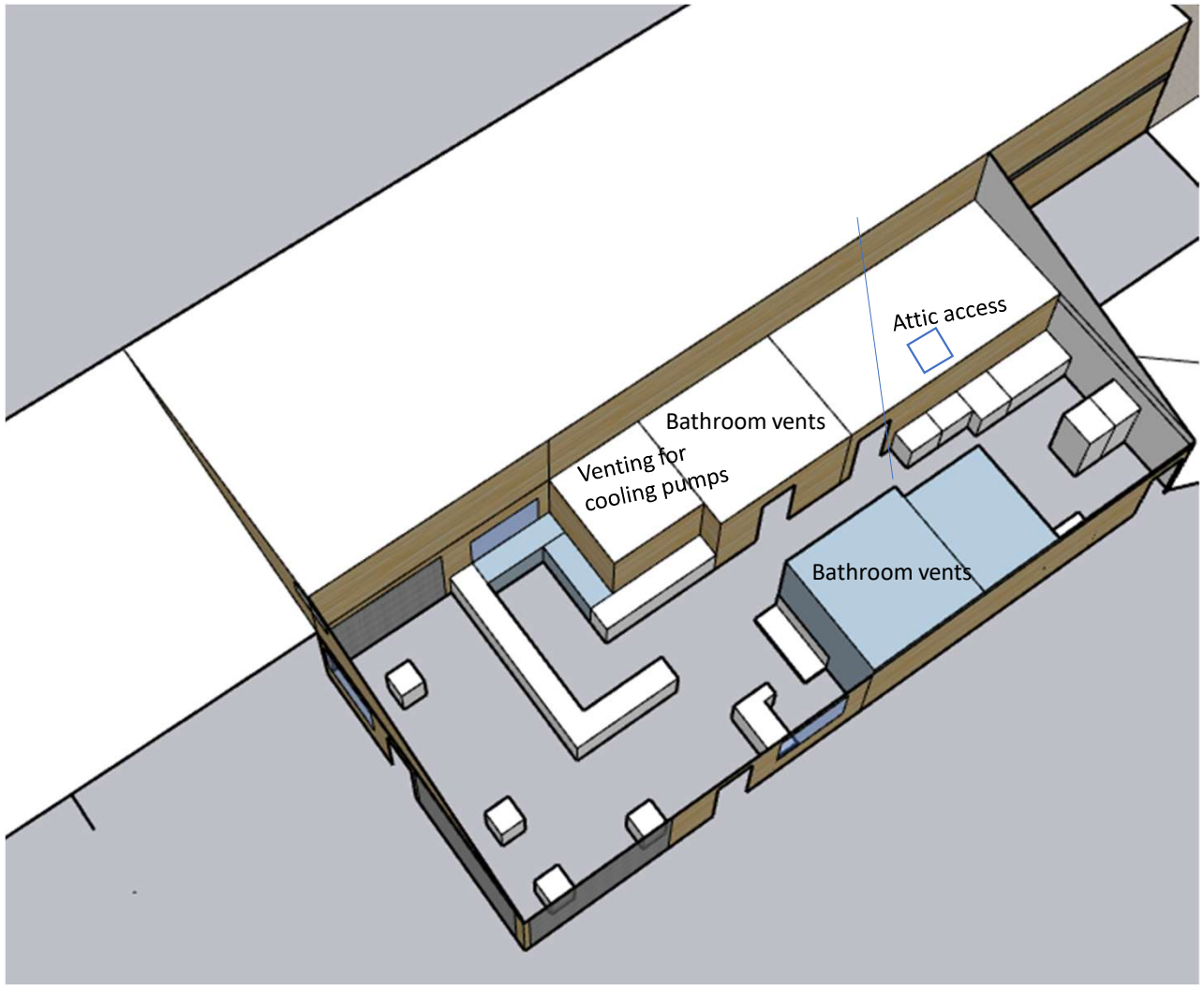

Side opening garage door
3x6 window

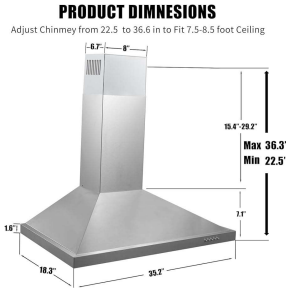
Intake
Vent

Circulating Outtake Fan



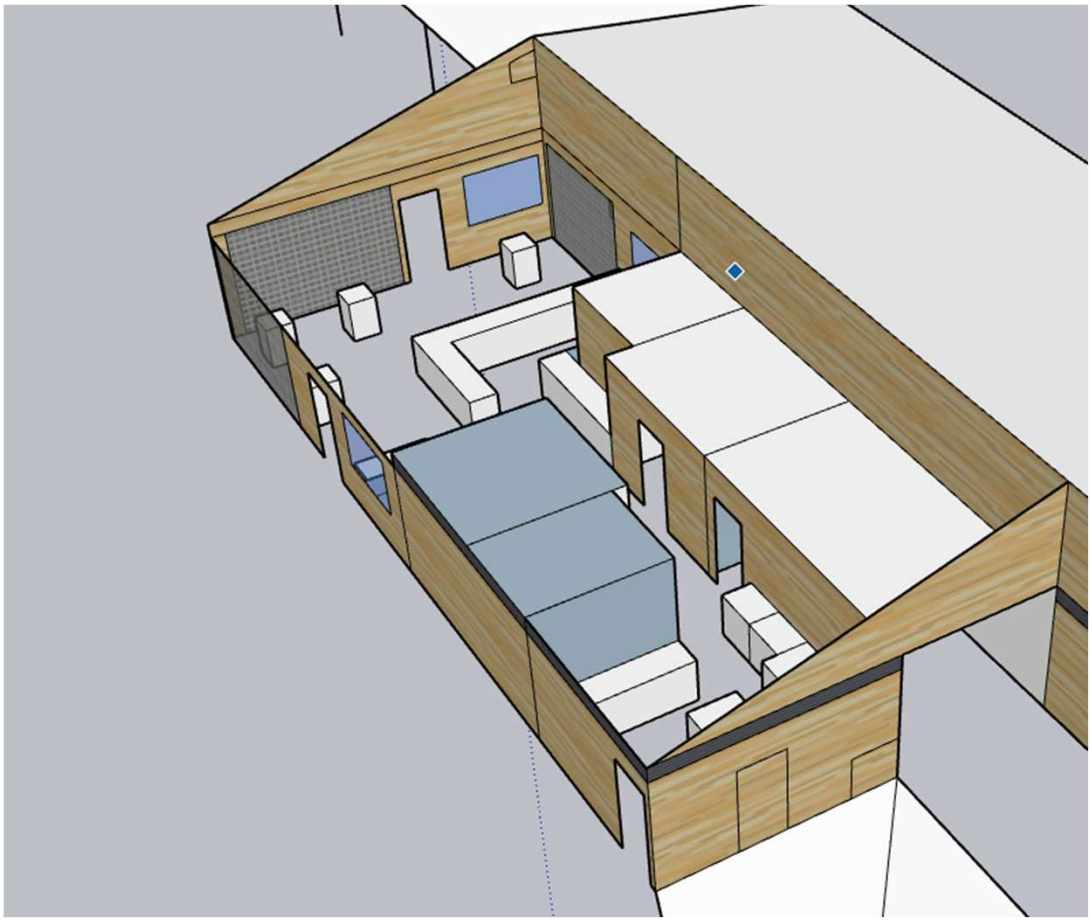
No additional facia for back openings or gutters

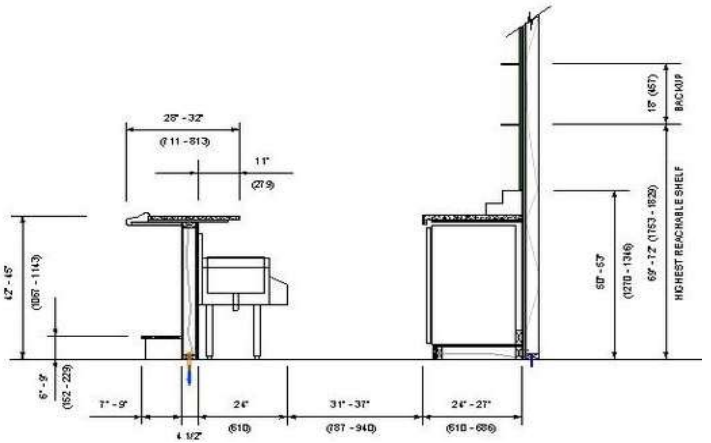


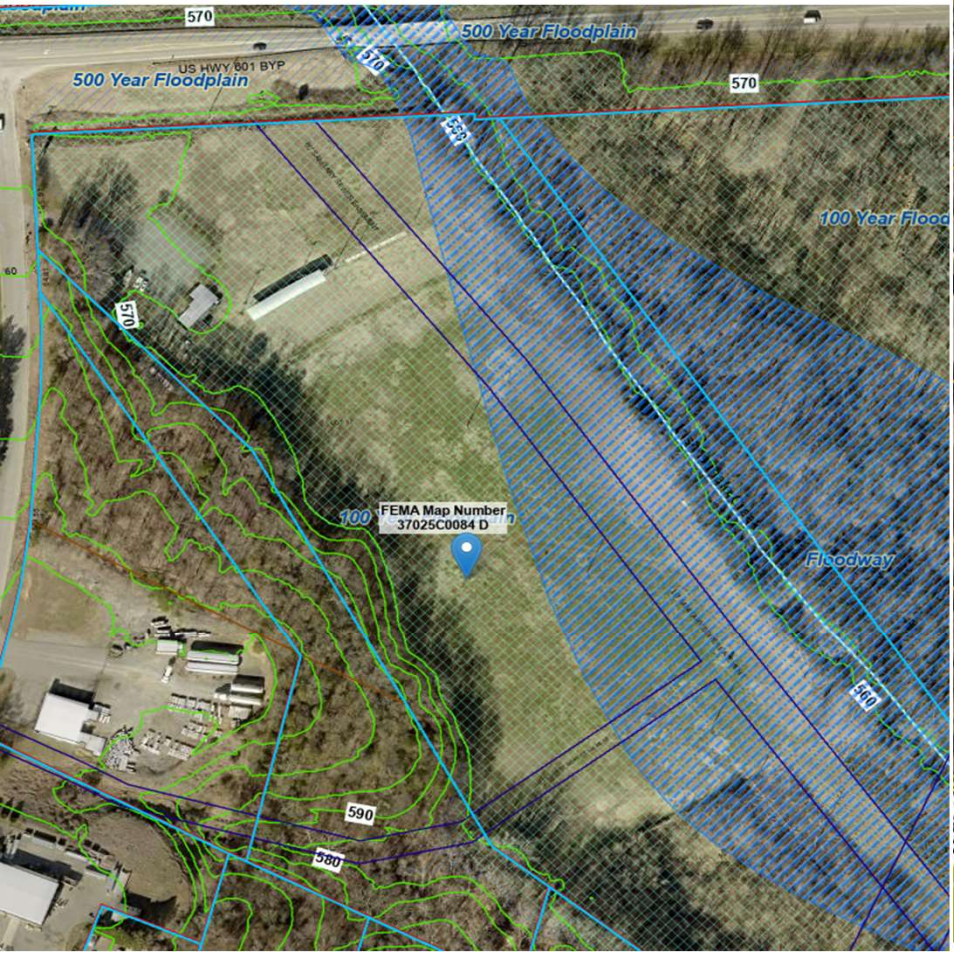


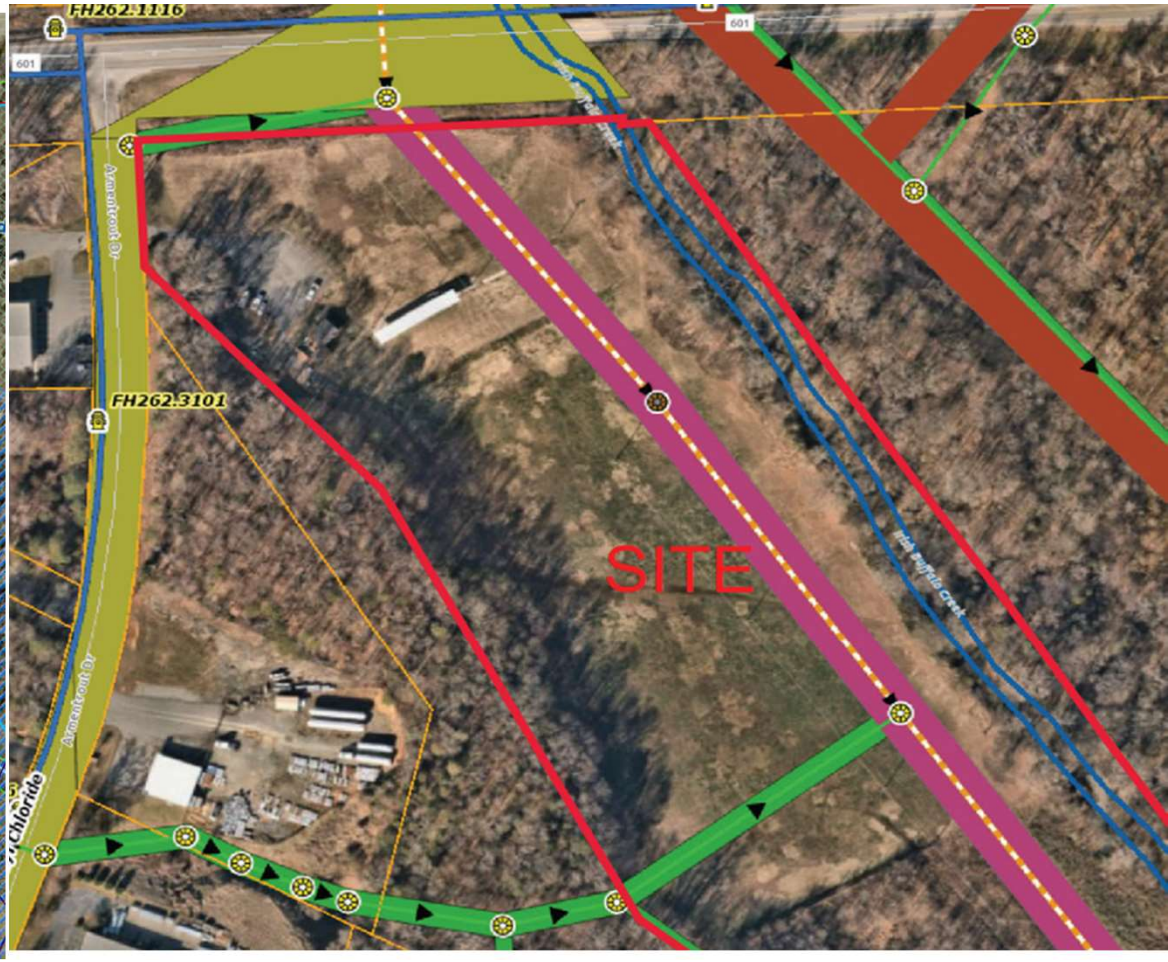
HVAC Mini Splits

- Mini Split Heat/Cooling system for 1500sqft area.
- Side mount or roof?
- 2- zones




28" - 32"
(711 - 813)
11"
(279)
18" (457)
BACKUP
HIGHEST REACHABLE SHELF
69" - 72" (1753 - 1829)
60" - 63"
(1270 - 1346)
42" - 45"
(1067 - 1143)
9" - 9"
(152 - 229)
7" - 9"
24"
(610)
31" - 37"
(787 - 940)
24" - 27"
(610 - 686)
4 1/2"





Pressure Main Material
- Cast Iron
- Ductile Iron
- Poly Vinyl Chloride

Pressure Main Diameter

Pressure Main Type
- Distribution Main

Hydrants
- City
- Sewer Gravity Main

Manhole
- SStandardManhole
- WSACC_PIPES
- WSACC_MANHOLES

PerenialIntermittentStreams
- NRCS Intermittent
- USGS Intermittent
- USGS Perennial

Centerline

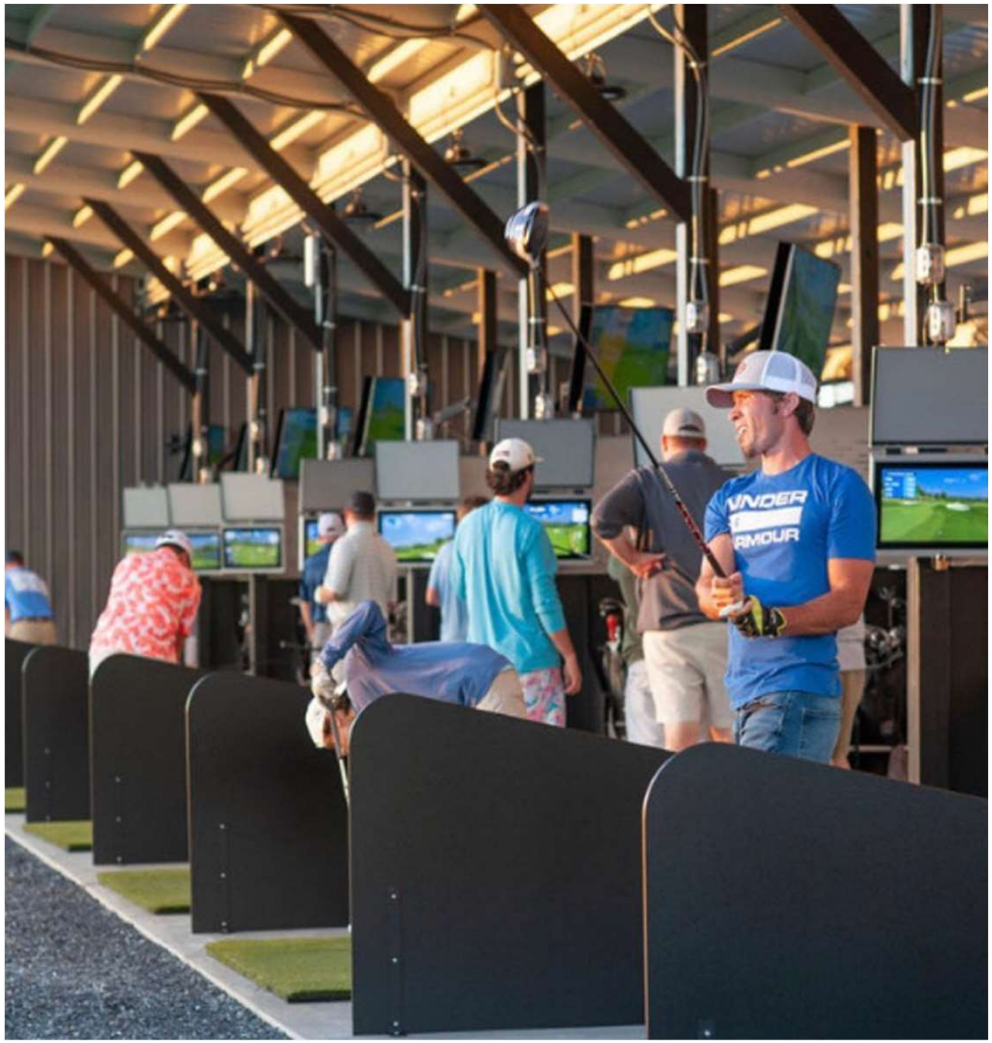
Parcels

RWEasements
- Sewer
- access
- street
- street and utilities

utility lines

Similar metal construction

SPLIT ROCK



5
6
DRIVE ZONE
DRIVE ZONE

PARKING REQUIREMENTS:
GOLF DRIVING RANGE:
MINIMUM PARKING 1 PER 2 TEES
MAXIMUM PARKING: 1 PER TEE
TOTAL TEES: 33
MINIMUM PARKING REQUIRED: 1/2 SPACE PER 33 TEES = 17 SPACES
MAXIMUM PARKING PERMITTED: 1 SPACE PER 33 TEES = 33 SPACES

BAR/RESTAURANT:
MINIMUM PARKING 1 PER EVERY 3 SEATING ACCOMMODATION
MAXIMUM PARKING 1 PER 50 SF GFA

PROPOSED 46 BAR/RESTAURANT SEATS (INDOOR AND OUTDOOR COMBINED)
TOTAL BAR/RESTAURANT SF 1,800 sf

MINIMUM PARKING REQUIRED FOR BAR/RESTAURANT: 42 / 3 = 14 SPACES
MAXIMUM PARKING PERMITTING FOR BAR/RESTAURANT: 1800 / 50 = 36 SPACES

THEREFORE, MINIMUM PARKING REQUIRED: 17 + 14 = 31 SPACES
MAXIMUM PARKING ALLOWED: 33 + 36 = 69 SPACES

IRISH BUFFALO CREEK

0 30 60 FEET
1" = 30'

WARREN C. COLEMAN BLVD (SR 601) (S. MAIN ST.)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
MB. 20, PG. 75

(95.01)

(152.84)

(23.61)

(24.14)

N79°45'24"E
23.36'

N8°53'39"E
574.89' TOTAL
(78.09)

N8°27'46.57"W
165.96' (GROUND)
165.83' (GRID)

N0°52'56"W
64.53'

N28°37'51"W 587.33' TOTAL
(578.62)

S35°05'17"E 474.32'

S38°43'43"E 436.06'

S36°30'12"E 234.19'

S36°26'20"E 270.99'

S36°30'23"E 247.97'

N44°11'28"W
367.16'

(8.97)

LINE 1
LINE 2
LINE 3
LINE 4
LINE 5
LINE 6
LINE 7
LINE 8

CLASS 1 UNDISTURBED STREAM BUFFER

20' VEGETATED SETBACK

20.00'

30'

30'

34'

34'

SANITARY MANHOLE
RIM: 566.86'
INV IN: 554.58'
INV OUT: 554.46'

60' SANITARY SEWER
RIGHT-OF-WAY
DB. 452, PG. 293
MB. 20, PG. 75

SANITARY MANHOLE
RIM: 575.02'
INV IN (1): 555.26'
INV IN (2): 559.58'
INV OUT: 555.00'

SANITARY MANHOLE
RIM: 575.48'
INV OUT: 555.48'

48" UNKNOWN TYPE

48" UNKNOWN

42" RCP
INV. = 566.77'

12" PVC

4" RCP

CONC.

DUKE POWER CO.
68' RIGHT-OF-WAY
DB. 486, PG. 323
MB. 28, PG. 54

WEST HOLDINGS, LLC
PIN: 5539-16-7519
DB. 16794, PG. 308
MB. 28, PG. 54
(19.487 ACRES)
ZONED C-2

474± WOODEN RETAINING WALL

WOODEN POST

METAL POST

CONC. PAVERS

BUILDING (SHED)

GRID

135.05'

19.00'

ASPHALT

TBM
MAGNAIL
ELEV.: 571.20'

ELECTRIC OUTLET ON WOODEN POST

SHED

CONC. PLATFORM

TRAILER

0.72' WEST OF PROPERTY LINE

1.72' WEST OF PROPERTY LINE

ZONE: 0.2% ANNUAL CHANCE FLOOD HAZARD

ZONE-AE

ZONE-X

ZONING: I-2

8.00'

8FT CLASS 3 STREET YARD

10 FT FRONT BUILDING SETBACK

ANTICIPATED
FUTURE ROW (71FT)

10.00'

15FT CLASS B LANDSCAPE BUFFER YARD

15.00'

ARMENTROUT DRIVE SW (S.R. 2823)
50' PUBLIC RIGHT OF WAY
MB. 20, PG. 75

TELECOMM BOXES

SANITARY MANHOLE
RIM:576.82'
INV IN: 562.26'
INV OUT: 561.82'

MARK S. BUTLER
PIN: 5539-16-1321
DB. 6930, PG. 76
ZONED I-2

OF LOCALIZATION
= NAD 83 (2011)
BASE (PT. # 114)
597,251.58'
530,649.55'
575.44'
9998623699

REVISION	DATE	DESCRIPTION

2600 ARMENTROUT GOLF

SITE LAYOUT PLAN

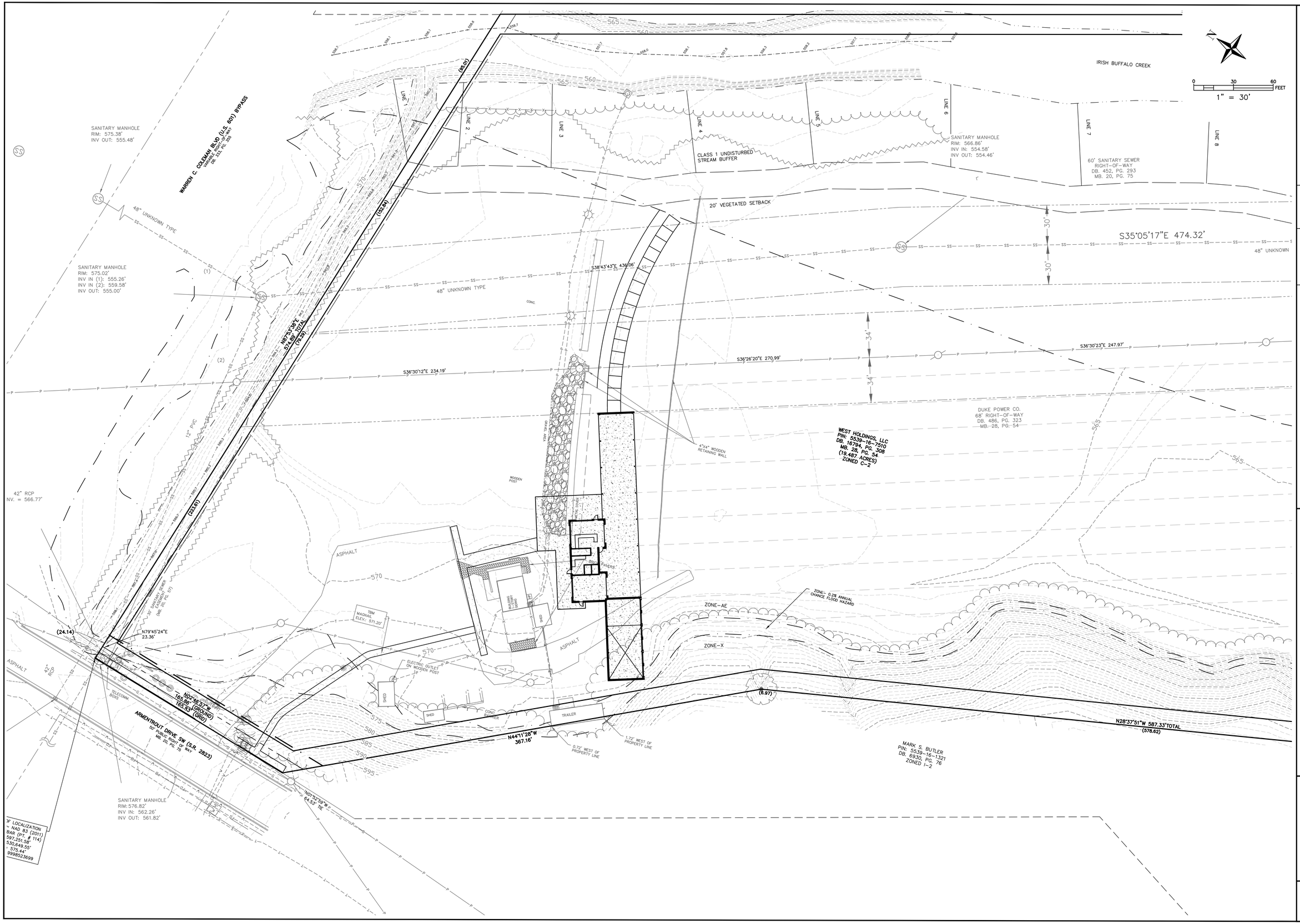
2600 ARMENTROUT DRIVE, CONCORD, NC
WEST HOLDINGS, LLC. 56655 GRAND RIVER AVE., UNIT 377, NEW HUDSON, MI.
PROJECT NO. 23086
PROJECT MANAGER: KWU

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

C200



REVISION	DATE	DESCRIPTION

2600 ARMENTROUT GOLF

GRADING AND DRAINAGE PLAN

2600 ARMENTROUT DRIVE, CONCORD, NC
WEST HOLDINGS, LLC, 58655 GRAND RIVER AVE., UNIT 377, NEW HUDSON, MI.
PROJECT NO. 23086
PROJECT MANAGER: KWJ

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

ENGINEERS SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

C300

Nonresidential

Concord Parkway Retail Development (CN-PSA-2024-00078)

4045 Concord Pkwy. S.

DRC	Entitled	Units	PRS Routed	Technically Approved
5/11/2023	Yes	16,372 sf of restaurants 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	Considered 3/26/24
No	No	No	No	No	Yes	Yes

Allocation Request

Total	2024
2,700	**2,700**

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 multi-tenant retail/ restaurant/ medical office, Starbuck's, and McDonald's. This parcel is zoned General Commercial (C-2).

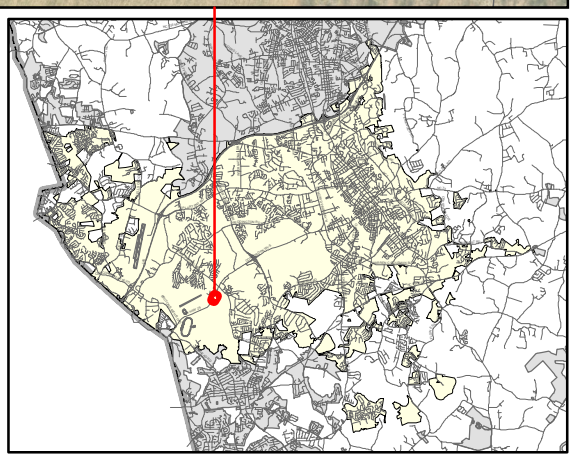
CN-PSA-2024-00078 - Concord Parkway Retail Development

Type: Nonresidential

16,372 sf, 2 restaurants and shopping center

Allocation Request: 2,700

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:	4.03		
4.)	Site Zoning and use:	C-2 Commercial	5.)	Area Commercial or Industrial Building (sq. ft.)	16,372		
6a.)	Description of Facility to be served.	Shopping center, Restaurants	6b.) Number of Lots	3	6c.) Number of Units	6	
7d.)	Additional description information:	An assortment of national retailers, offering critical healthcare and dining options to the community					

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)
C.F. Smith Property Goup (**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)
Brian Burchett (Name and affiliation of contact person, who can answer questions about **application & designs**)	bburchet@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**: 2700 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
Restaurant, Single Service Articles	20	gal/	seat	35	GPD	700
Restaurant, Single Service Articles	20	gal/	seat	35	GPD	700
Shopping Center with Food Service	130	gal/	1000 sq ft	10	GPD	1300
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	2700

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.

Zach Von Rupp Digitally signed by Zach Von Rupp Date: 2024.04.22 18:02:48 -04'00' 04/22/24

Signature: Date:

City of Concord

Preliminary Wastewater Flow Application

Project Narrative

Project: Proposed commercial development of 4.04 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 three (3) separate parcels of land:

TOTAL REQUESTED WASTEWATER ALLOCATION: 2,700 gallons per day

TOTAL INVESTMENT/VALUE FOR DEVELOPMENT: +/- $16,000,000

JOBS CREATED: 115

Estimated RE Tax Value Creation/ Sales Tax Estimate:

Parcel	Est. Property Value	Concord Annual A Valorem Tax Estimate	Cabarrus Co. Annual As 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
Total	$ 16,000,000	$ 76,800	$ 118,400	$ 14,700,000	115

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 are 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.

DELIVER - WILL PICK UP CPT ENGINEERING AND SURVEYING, INC. 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265

PLAT BOOK 86 PAGE 62

FC-JES-12/2/19

I, Jeffery L. Caison, Registered Land Surveyor PLS
No L-4403, certify that this is of a survey that:

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

State of North Carolina .....Cabarrus County
I, Jeffery L. Caison, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book AS, Page SHOWN,);that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page SHOWN; that ratio of precision or positional accuracy as calculated is 1: 20,395; ; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, license number, and seal this 16, day of December, 20 20.

Stamp or Seal

Surveyor - Jeffery L. Caison

L-4403

License No.:

CERTIFICATE OF FINAL PLAT APPROVAL
I HEREBY CERTIFY THAT THIS PLAT IS COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE BARNHARDT FAMILY ENTERPRISES, LLC SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON Dec. 14, 20 20.

PLANNING AND NEIGHBORHOOD SERVICES DIRECTOR OR DESIGNEE — DATE 12/21/20

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Greg Bell, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Greg Bell (AD) — REVIEW OFFICER — 12/22/20 DATE

FLOOD NOTE:
THE SUBJECT PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DESIGNATED BY FEMA. (REFERENCE: FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 3710550900K, DATED NOVEMBER 16, 2018).

BASIS OF BEARING NC GRID NAD 83 (2011)

VICINITY MAP
NTS
PERRY ST.
CARPENTER CT.
PITTS SCHOOL RD
HEDGEMORE RD.
CONCORD PARKWAY SOUTH
SITE

FILED Dec 22, 2020 11:55 am
BOOK 00086
PAGE 0062 THRU 0062
INSTRUMENT # 46351
EXCISE TAX $0.00
FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L. CAISON

CONCORD PKWY S
US HWY 29
120' PUBLIC R/M (P.B. 44, PG. 31)

N36°44'54"E 618.00' GROUND 617.99' GRID
NC66 TAMMY
NORTHING: 540300.04
EASTING: 1501774.71
(VALUES FROM GPS RTK 11-11-2019)
C.F. 0.99985043

CONTROL CORNER
10'X70' SIGHT DISTANCE TRIANGLE
CB=N27°29'18"E CD=361.73' RAD=9997.76' LEN=361.75'
CB=N27°24'03"E CD=332.32' TOTAL RAD=10002.76' LEN=332.34' TOTAL
CB=N28°26'24"E CD=30.56' TOTAL RAD=10002.76' LEN=30.56' TOTAL
N 26°26'56" E 332.31'
S 26°26'56" W 332.24'
5' PUBLIC R/M DEDICATION TO NCDOT ±0.080 Ac.
N 26°26'56" E 802.28'
S 26°26'56" W 332.24'
5' PUBLIC R/M DEDICATION TO NCDOT ±0.092 Ac.
30' ACCESS ESMT.
30' PUE
5' PUE
25' BSE
120.0'
5.0'

LOT 2
BARNHARDT FAMILY ENTERPRISES
A NC LIMITED LIABILITY CO
PORTION OF 5509-21-8803
PORTION OF D.B. 5711, PG. 231
ZONING: C-2
±5.356 Ac. (GROSS TOTAL)
±0.092 Ac. (5' PUBLIC R/M DEDICATION TO NCDOT)
±5.264 Ac. (NET TOTAL)

3485 CONCORD PKWY S
GOLDSBORO-SOUTHSTAR HOLDINGS, LLC
5509-22-4387
D.B. 10813, PG. 79
P.B. 64, PG. 70
ZONING: C-2

LOT 3
BARNHARDT FAMILY ENTERPRISES
A NC LIMITED LIABILITY CO
PORTION OF 5509-21-8803
PORTION OF D.B. 5711, PG. 231
ZONING: C-2

N 50°35'44" W 711.37' (TOTAL)
N 50°35'44" W 715.03'
708.28'
30' PUBLIC R/M DEDICATION ±0.484 Ac.
5' PUE

LOT 1
BARNHARDT FAMILY ENTERPRISES
A NC LIMITED LIABILITY CO
PORTION OF 5509-21-8803
PORTION OF D.B. 5711, PG. 231
ZONING: C-2
±20.000 Ac. (GROSS TOTAL)
±0.080 Ac. (5' PUBLIC R/M DEDICATION TO NCDOT)
±0.484 Ac. (30' PUBLIC R/M DEDICATION ON SOUTHERN PROPERTY LINE)
±19.431 Ac. (NET TOTAL)

S 63°13'05" E 283.68' (TOTAL)
N26°42'55"E 806.41'
267.42'
S 63°33'16" E 694.83' (TOTAL)
347.41'

GOLDSBORO-SOUTHSTAR HOLDINGS, LLC
5509-32-2263
D.B. 10813, PG. 79
P.B. 64, PG. 70
ZONING: C-2

CONTROL CORNER
EIR
EIR BENT
AXLE BENT
S 44°39'36" W 209.10' (TOTAL)
170.96'
S 22°00'02" W 1461.96'

100 PITTS SCHOOL RD SW
MORRIS FAMILY LTD PARTNERSHIP
5509-31-7753
D.B. NULL, PG. NULL
ZONING: I-1

100 PITTS SCHOOL RD SW
MORRIS FAMILY LTD PARTNERSHIP
5509-31-7753
D.B. NULL, PG. NULL
ZONING: I-1

LEGEND
ECM ⊡ ..... EXISTING CONCRETE MONUMENT
EIP ● ..... EXISTING IRON PIPE
EIR ● ..... EXISTING IRON ROD
IRS ● ..... IRON ROD SET
P.D.E. ..... PRIVATE DRAINAGE EASEMENT
P.U.E. ..... PUBLIC UTILITY EASEMENT
P.B. ..... PLAT BOOK
D.B. ..... DEED BOOK
PG. ..... PAGE
R/M ..... RIGHT OF WAY
AC. ..... ACRE

GENERAL NOTES
> DEED BOOK 5711 PG 231
> PRECISION 1:10,000+
> TOTAL NUMBER OF LOTS: 2
> AREA COMPUTED BY COORDINATE GEOMETRY
> ZONING: C-2
> PIN: 5509-21-8803
> TOTAL AREA = 25.356 Ac. +/-
> NC GRID TIE BASED ON FIELD OBSERVATIONS TO THE N.C. RTK NETWORK.
> ALL CORNERS ARE IRON RODS UNLESS OTHERWISE NOTED.
> ALL BEARINGS ARE PLAT BEARINGS UNLESS OTHERWISE NOTED.
> ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
> SANITARY SEWER SERVICE IS CURRENTLY NOT AVAILABLE TO LOT 1 & LOT 2 AND AN EXTENSION BY DEVELOPER WOULD BE REQUIRED.
> DATES OF FIELD WORK : 11/11/2019 & 2/25/2020

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

Thomas B Barnhardt — Owner — 12/17/20 Date

NORTH CAROLINA
Cabarrus COUNTY
I, Candice L. Willis, a notary public for said county and state, do hereby certify that Thomas B. Barnhardt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
WITNESS my hand and official seal this the 17 day of December 2020
My commission expires 12/19/2021
Candice L. Willis — Notary Public

CANDICE L. WILLIS NOTARY PUBLIC CABARRUS COUNTY, NC

NCDOT Division of Highways Certification
I hereby certify that the right of way dedication along the existing state maintained roadway(s) shown on this plat is approved and accepted as public right of way by the North Carolina Department of Transportation, Division of Highway.

District Engineer

12-21-2020
Date

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.

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

FINAL PLAT

MINOR SUBDIVISION FOR A PORTION OF THE PROPERTY OF:

BARNHARDT FAMILY ENTERPRISES, LLC

SHEET 1 OF 1
NUMBER 2 TOWNSHIP ~ CABARRUS COUNTY
CONCORD, NORTH CAROLINA
CPT ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-1375
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

DATE: DECEMBER 16, 2020
PROJECT: 1628-19
SCALE: 1" = 100'
DRAWN BY: JES

BDK: 12-16-2020
LOT 2 ONLY

Designation of Agent

Barnhardt Family Enterprises LLC hereby authorizes C.F. Smith Properties, Inc. to act as its agent for the purpose of obtaining a wastewater flow allocation for that property located at 4045 Concord Parkway, Concord, NC. This designation includes, but is not limited to, the authorization to sign an application to the City of Concord to apply for the wastewater flow allocation.

This 16th day of October, 2023

Barnhardt Family Enterprises LLC

By: Brown Barnhardt
Thomas Brown Barnhardt, Managing Member

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:
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			

CONCORD PARKWAY SOUTH
(120' PUBLIC RIGHT-OF-WAY)
PLAT BOOK 49, PAGE 91

BARNHARDT FAMILY ENTERPRISES
LOT 2
DEED BOOK 16240, PAGE 158
PLAT BOOK 86, PAGE 62
PIN: 5509178890000
TOTAL AREA
5.26 ACRES

RESTAURANT ±2,347 SF
RETAIL 1,500 SF
RETAIL 1,500 SF
DENTAL OFFICE ±4,000 SF
79 TOTAL SPACES

RESTAURANT 2,575 SF
32 SPACES

RESTAURANT ±3,000 SF
60 SEATS
40 SPACES

NEW LOT 4
51,435 SF OR 1.18 ACRES

N/F
CONCORD HOUSING LLC
LOT 1
DEED BOOK 16240, PAGE 158
PLAT BOOK 86, PAGE 62
PIN: 5509173920000

N/F
GOLDSBORO-SOUTHSTAR HOLDINGS, LLC
DEED BOOK 10813, PAGE 79
PLAT BOOK 64, PAGE 70
PIN: 5509229387000

N/F
GOLDSBORO-SOUTHSTAR HOLDINGS, LLC
DEED BOOK 10813, PAGE 79
PLAT BOOK 64, PAGE 70
PIN: 5509322263000

35' ACCESS EASEMENT
PLAT BOOK 86, PAGE 62

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

NO.	DATE	DESCRIPTION	BY

REVISIONS

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

CLIENT:
C.E. SMITH PROPERTY GROUP
1227 ROCKINGHAM ROAD
ROCKINGHAM, NC 28379
PHONE: (91)997-2544

PROPOSED
COMMERCIAL DEVELOPMENT
CONCORD PARKWAY SOUTH
CONCORD, NORTH CAROLINA

SITE PLAN EXHIBIT

PROJECT NO.	TRC-2302
FILENAME:	TRC2302-SPX2
DRAWN BY:	STH
SCALE:	1" = 30'
DATE:	4/17/2024
SHEET NO.	EX-1

X:\TRC - Tri-City, Inc\2302 - Concord, NC\CAD\Exhibits\TRC2302-SPX2.dwg, 4/17/2024 3:27:40 PM, THILL