Residential: Single Family Detached

Royscroft (CN-PSA-2022-00099/PRS2020-02472)

7000 Flowes Store Rd.

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

Allocation Request

Total	2023
16,000	16,000

Project Scoring

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

Brief Summary

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



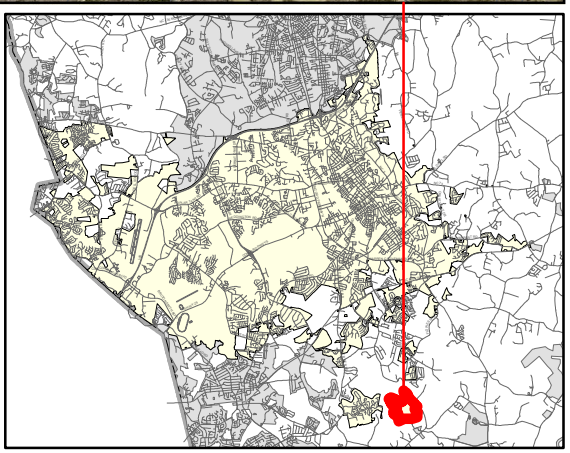
CN-PSA-2022-00099

Royscroft

Type: Residential
SF Detached
50 units

Allocation Request: 16,000
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:	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:	50 Single Family dwellings				

B. Applicant Information

Ron Willing, Senior Land Development 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.)	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)
704-808-1132 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Ron Willing (Name) willingre@stanleymartin.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	willingre@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:** 16,000 gallons per day

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

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

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: [signature] Date: 07/20/2022

STANLEY MARTIN

Your Life is Our Blueprint™

July 25, 2022

Dear City of Concord Council,

This letter is to serve as a narrative in support of sewer allocation for the Royscroft Subdivision located on the west side of Flowes Store Road near the intersection of Mexico Road in the City of Concord, NC. Royscroft consists of a total of 368 single family residential lots with three different lot widths. The homes will range from 1,295 to 3,596 sf with sales prices starting around $260,000 and reaching into the low $500,000s. Our front entrance will be enhanced with upgraded landscaping and community monuments at each entrance. Royscroft will include a centrally located Amenity Center where residents will enjoy a club house, competition size swimming pool, playground, and access to the Greenway with scenic views along the Rocky River and Reedy Creek tributaries. This Greenway will be a major feature for residents to enjoy peaceful walks along the river. In addition, there are numerous active and passive common areas including several undisturbed environmentally sensitive areas. Over 53% of the property will remain as open space, both active open space and undisturbed open space.

- Project Name: Royscroft
- Rezone Approved by City of Concord: June 2016
- Current Zoning: PRD
- Initial Submittal of Preliminary Plat: February 2020
- Preliminary Plat Approval: September 2, 2020
- Initial Submittal of Construction Documents: August 18, 2020
- Sewer Application Submitted: January 6, 2021
- Received the Early Grading Permit and had the preconstruction meeting: November 30, 2021
- Project Prioritization Scoring (Residential): +1 (Located adjacent to existing sewer)

We plan to phase Royscroft as shown below:

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

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

Stanley Martin Homes also removed 3 lots from the approved Royscroft site plan and is dedicating an outparcel for the future Fire Department Facility/Station and its associated parking lot. The future Fire Department will be

located at the front of the neighborhood and behind our enhanced buffered landscaping. We will rough grade the outparcel, as well.

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

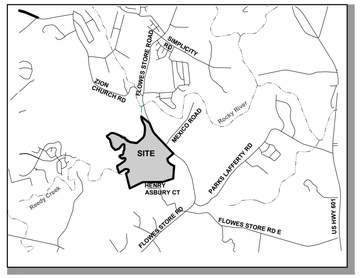
Sincerely,

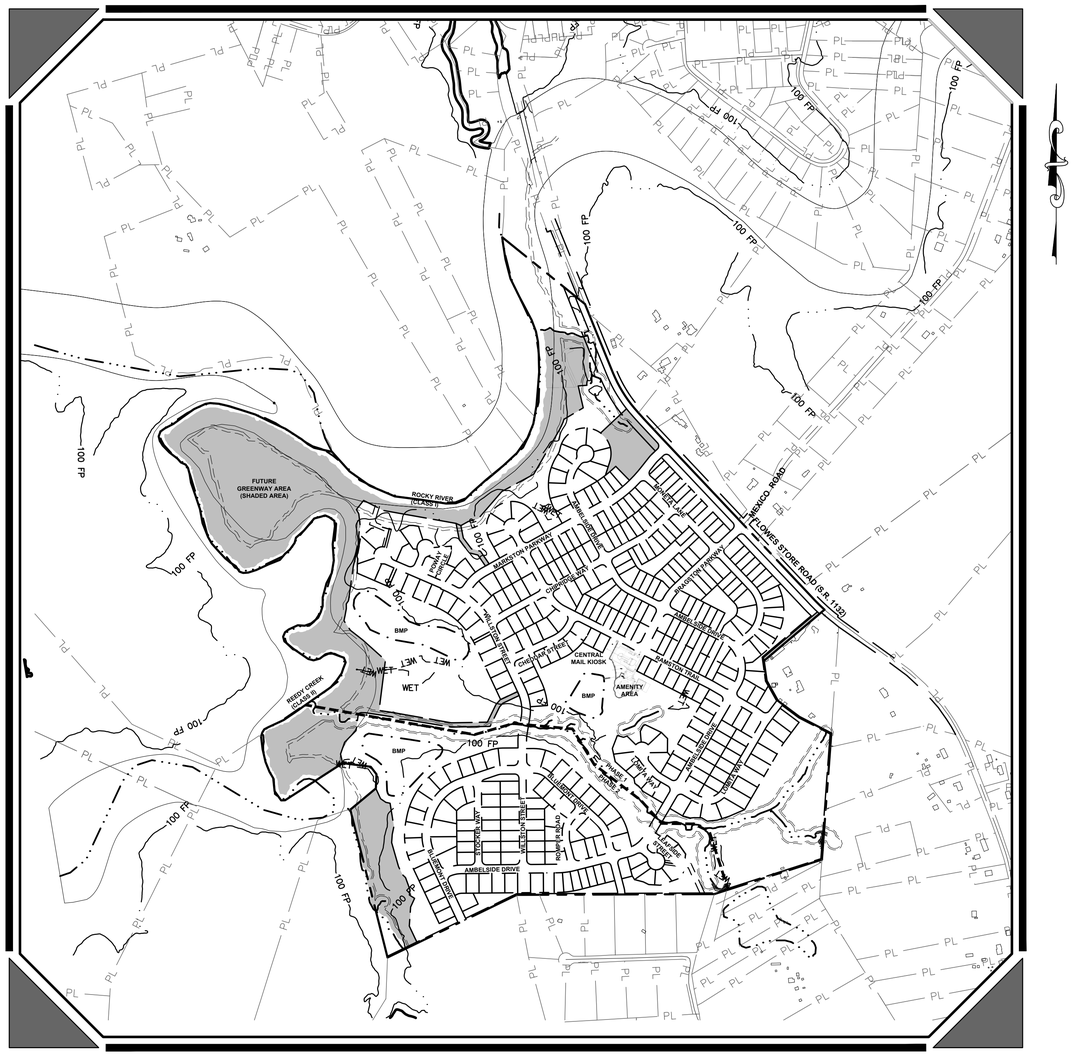
Ron Willing
Senior Land Development Manager
STANLEY MARTIN HOMES

ROYSCROFT SUBDIVISION

RESIDENTIAL SUBDIVISION

VICINITY MAP **N.T.S.**





OVERALL SITE

500' 0 500' 1,000'

SCALE: 1"=500' (Horiz.)

CITY OF CONCORD
CABARRUS COUNTY, NC
JANUARY 2022

SITE STATISTICS

TAX MAP & PARCEL #:	5537439533, 5537423527
SITE AREA:	262.42 ACRES
TOTAL PROJECT AREA:	±166.81 ACRES
COMMON OPEN SPACE AREA:	±139.01 ACRES
ACTIVE:	±12.31 ACRES
PASSIVE:	±126.62 ACRES
EXISTING ZONING:	CITY OF CONCORD PRD
WATERSHED:	NA (ACCORDING TO GIS WEBSITE)
FEMA INFO:	(A PORTION OF THE PROPERTY IN WITHIN THE FEMA FLOOD ZONE PER MAP NUMBER 3710553700K - DATED NOVEMBER 16, 2018)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL DETACHED
MAX. BUILDING HEIGHT:	30'
DENSITY (D.U.A.):	
ALLOWABLE:	1.50 UNITS/ACRE
PROPOSED:	1.41 UNITS/ACRE
MINIMUM LOT SIZE REQUIRED:	7,500 SF
MINIMUM LOT SIZE PROVIDED:	7,523 SF
MINIMUM LOT WIDTH REQUIRED:	55 LF
MINIMUM LOT WIDTH PROVIDED:	55 LF
MINIMUM LOT DEPTH REQUIRED:	100 LF
MINIMUM LOT DEPTH PROVIDED:	100 LF
MINIMUM SETBACKS:	
FRONT	20'
SIDE CORNER:	20'
SIDE	7'
REAR	5'
ROADWAYS:	
CONNECTIVITY RATIO:	49 LINKS / 33 NODES = 1.48
AREA IN RIGHT-OF-WAY:	±28.09 AC.

ROAD CENTERLINE LENGTHS:

MARKSTON PARKWAY	(60'R/W-COLLECTOR):	1,806 LF
BRAGSTON PARKWAY	(60'R/W-COLLECTOR):	1,140 LF
MONETA LANE	(50'R/W-LOCAL):	1,612 LF
AMBELSIDE DRIVE	(50'R/W-LOCAL):	2,323 LF
	(60'R/W-COLLECTOR):	2,653 LF
CHIPRIDGE WAY	(50'R/W-LOCAL):	1,543 LF
CHEDDAR STREET	(50'R/W-LOCAL):	583 LF
RAMSTON TRAIL	(50'R/W-LOCAL):	1,605 LF
	(60'R/W-COLLECTOR):	700 LF
LOMITA WAY	(50'R/W-LOCAL):	1,500 LF
WILLSTON STREET	(50'R/W-LOCAL):	1,339 LF
	(60'R/W-COLLECTOR):	1,356 LF
STOCKER WAY	(50'R/W-LOCAL):	640 LF
LEAFSIDE STREET	(50'R/W-LOCAL):	154 LF
BLUEMONT DRIVE	(50'R/W-LOCAL):	1,208 LF
	(60'R/W-COLLECTOR):	1,569 LF
POWAY CIRCLE	(50'R/W-LOCAL):	190 LF
ROMPER ROAD	(50'R/W-LOCAL):	467 LF

TOTAL LENGTH OF ROADS:	22,346 LF
NUMBER OF LOTS:	370 (277 PHASE 1 / 93 PHASE 2)
55' WIDTH LOTS	159 (141 PHASE 1 / 18 PHASE 2)
75' WIDTH LOTS	123 (99 PHASE 1 / 24 PHASE 2)
90' WIDTH LOTS	86 (35 PHASE 1 / 51 PHASE 2)
DEDICATED FUTURE FIRE DEPT. LOT	1 (PHASE 1)
DEDICATED LOT FOR ROY FAMILY	1 (PHASE 1)
OPEN SPACE PROVIDED:	150.42 AC. ± (57.3 %) *(11.94 AC ACTIVE)+ (138.48 AC PASSIVE -INCL FLOOD ZONE)* (OPEN SPACE MAY VARY ONCE DESIGN DRAWINGS ARE COMPLETED.

NET ACREAGE LOTS:

55' LOTS	±30.91 AC.
75' LOTS	±30.49 AC.
90' LOTS	±26.23 AC.
TOTAL AREA IN LOTS:	±87.63 AC.

IMPERVIOUS AREAS:

LOTS PHASE 1:	
55' LOTS (2950 SF (AVG) PER LOT x 141)	415,950 SF
75' LOTS (4465 SF (AVG) PER LOT x 99)	442,035 SF
90' LOTS (6199 SF (AVG) PER LOT x 36)	223,164 SF
LOTS PHASE 2:	
55' LOTS (2950 SF (AVG) PER LOT x 18)	53,100 SF
75' LOTS (4465 SF (AVG) PER LOT x 24)	107,160 SF
90' LOTS (6199 SF (AVG) PER LOT x 50)	309,950 SF
LOTS TOTAL:	1,551,359 SF (35.61 AC)
ROADS:	627,208 SF (14.40 AC)
DRIVEWAYS (INSIDE R/W):	47,488 SF (1.09 AC)
SIDEWALKS:	223,431 SF (5.13 AC)
AMENITY AREA:	
BUILDING:	±5,000 SF
PAVEMENT:	±1.0 AC
TOTAL SITE IMPERVIOUS:	2,498,046 SF (57.34 ACRES)

OWNER

NAME: STANLEY MARTIN HOMES
ADDRESS: 820 FOREST POINT CIRCLE, STE. 100
CHARLOTTE, NC 28273

DEVELOPER

NAME: STANLEY MARTIN HOMES
ADDRESS: 820 FOREST POINT CIRCLE, STE. 100
CHARLOTTE, NC 28273

CONTACT: RON WILLING
EMAIL: WILLINGRE@STANLEYMARTIN.COM

CIVIL ENGINEER

McKIM&CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
NC License# F-1222
TMcCormick@mckimcreed.com
www.mckimcreed.com

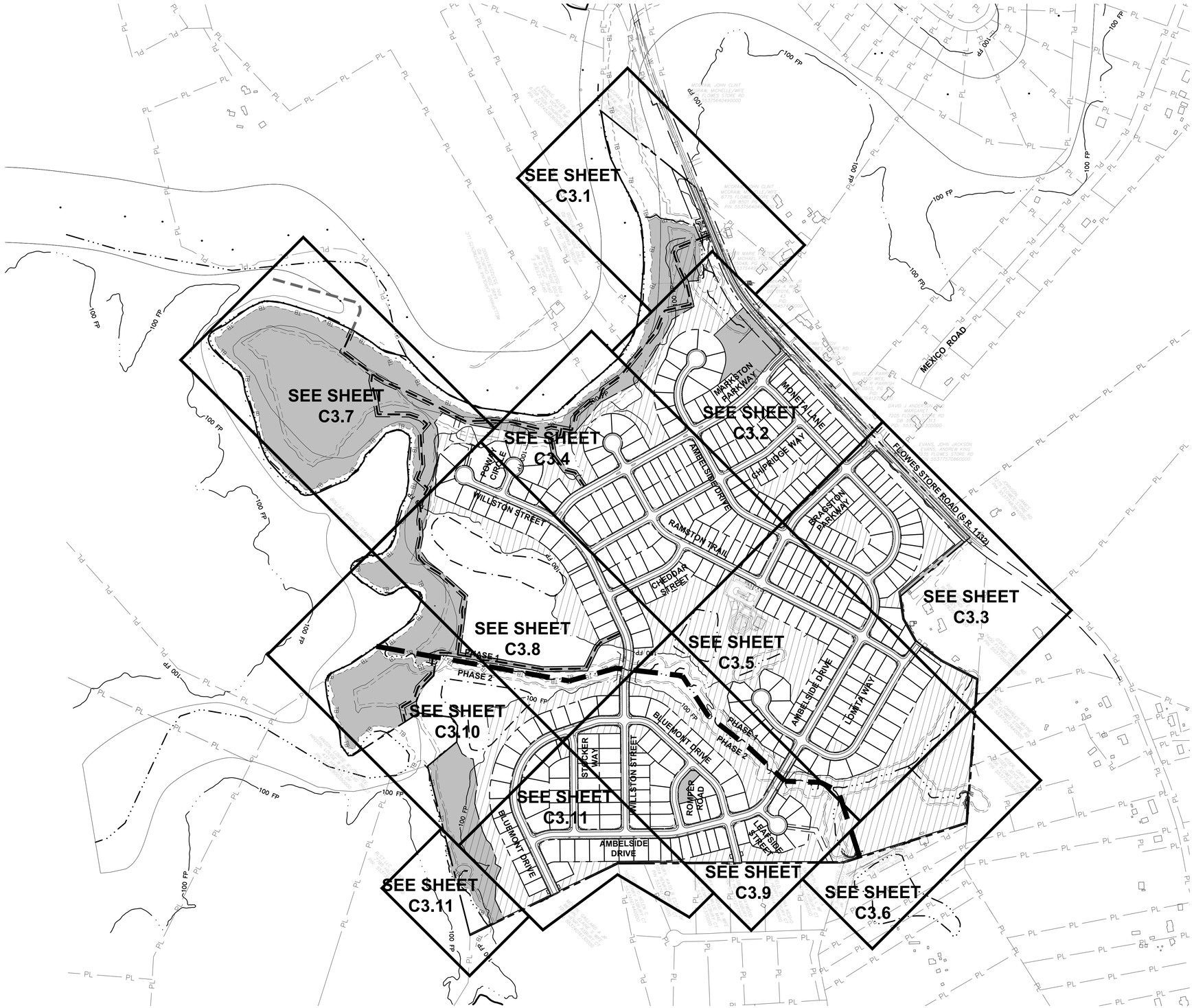
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
05/31/2022

REV.NO.	DESCRIPTIONS	DATE
M	REVISED AMENITY AREA	05/31/2022
L	ADDRESSED CITY COMMENTS	03/14/2022
J	REVISED OUTLET CONTROL STRUCTURES	02/03/2022
I	ADDRESSED CITY COMMENTS	01/25/2022
H	ADDRESSED CITY COMMENTS	04/22/2021
G	ADDRESSED CITY COMMENTS	04/16/2021
F	ADDRESSED CITY COMMENTS	03/30/2021
E	ADDRESSED NCDOT COMMENTS	03/15/2021
D	ADDRESSED NCDOT COMMENTS	03/09/2021
C	ADDRESSED CITY COMMENTS	03/02/2021
B	ADDRESSED CITY COMMENTS	01/06/2021
A	ADDRESSED CITY COMMENTS	06/06/2020

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036383 TRACEY MCCORMICK
05/31/2022

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

ROYSCROFT RESIDENTIAL SUBDIVISION
07798-0001-PRELIMINARY DRAWINGS
CITY OF CONCORD, CABARRUS COUNTY, NC



300' 150' 0 300' 600'
1"=300'

REV.NO.	DESCRIPTIONS	DATE
M	REVISED AMENITY AREA	05/31/2022
L	ADDRESSED CITY COMMENTS	03/14/2022
J	REVISED OUTLET CONTROL STRUCTURES	02/03/2022
I	ADDRESSED CITY COMMENTS	01/25/2022
H	ADDRESSED CITY COMMENTS	04/22/2021
G	ADDRESSED CITY COMMENTS	04/16/2021
F	ADDRESSED CITY COMMENTS	03/30/2021
E	ADDRESSED NCDOT COMMENTS	03/15/2021
D	ADDRESSED NCDOT COMMENTS	03/09/2021
C	ADDRESSED CITY COMMENTS	03/02/2021
B	ADDRESSED CITY COMMENTS	01/06/2021
A	ADDRESSED CITY COMMENTS	10/06/2020

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 41883 ENGINEER TRACEY MCCORMICK
05/31/2022

McKIM&CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
NC License# F-1222
www.mckimcreed.com

STANLEY MARTIN HOMES

ROYSCROFT SUBDIVISION
CITY OF CONCORD, NC
FLOWES STORE ROAD

OVERALL SITE PLAN

DATE:	AUGUST 2020
MCE PROJ. #	07798-0001
DRAWN	JLM
DESIGNED	JLM
CHECKED	TMM
PROJ. MGR.	TMM

SCALE
HORIZONTAL: 1" = 300'
VERTICAL: N/A

C3.0
SHEET NUMBER
M
REVISION

STATUS: PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Residential: Single Family Detached

796 Piney Church Rd (CN-PSA-2022-00100)

796 Piney Church Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	1	No	No	No	No

Allocation Request

Total	2023
320	320

Project Scoring

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

Brief Summary

The City of Concord Council reviewed the preliminary application on the abovementioned property at the March 10, 2022 regular council meeting and voted to have the applicant proceed to the final application phase, including the voluntary annexation process. They are asking to build their single-family house to use as their personal residence.



CN-PSA-2022-00100

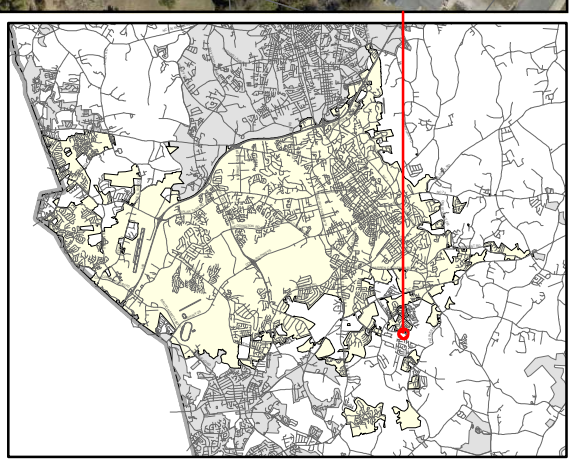
796 Piney Church Rd

Type: Residential
SF Detached
1 unit

Allocation Request: 320

Project Score: -2

Parcels
Lakes & Ponds
Rivers
Developments
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:**	796 PINEY CHURCH RD					
2.)	**Description of project location:**	LOCATED AT THE CORNER OF PINEY CHURCH RD AND NORFLEE (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:**	5538369709	3a.)	**Parcel Acreage:**	2.01		
4.)	**Site Zoning and use:**	LDR	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	LE FAMILY RESIDE	6b.) **Number of Lots**	1	6c.) **Number of Units**	1	
7d.)	**Additional description information:**	2.01 AC LOT AT 796 PINEY CHURCH RD					

B. Applicant Information

DUSTIN HARE , 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.)	9431 HARRISBURG RD (Applicant's Street or Box Number)
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	CHARLOTTE, NC 28215 (Applicant's City, State, Zip Code)
7047738127 (Applicant's Phone Number)	NA (Applicant's Facsimile Number)
DUSTIN HARE (Name) RE421@GMAIL.((Email) (Name with Title and Email of contact person, who can answer questions about application)	DHARE421@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

DAVID STARKEL (Typed name of North Carolina Professional Engineer)	OSBORN ENGINEERING GROUP (Company Name)
046230 (NCPE Registration Number)	605 LEXINGTON AVE, STE 301 (Street or Box Number)
7048071584 (Phone Number)	CHARLOTTE, NC 28203 (City, State, Zip Code)
DAVID STARKEL (Name and affiliation of contact person, who can answer questions about **application & designs**)	DSTARKEL@OSBORN-ENG.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): ONE SIINGLE FAMILY HOM		

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**: 320 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
NGLE FAMILY 4BEDROO	320 gal/	1	GPD 320
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 320

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I DUSTIN HARE **, 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: 6/19/2022

Concord
NORTH CAROLINA
High Performance Living

635 Alfred Brown Jr Court SW, P.O. Box 308, Concord, NC 28026 – www.concordnc.gov

March 21, 2022

Dustin Hare
9431 Harrisburg Road
Charlotte, NC 28215

Re: Preliminary Application for **796 Piney Church Road** - PIN 5538 36 9709

Dear Mr. Hare:

The City of Concord Council reviewed the preliminary application on the above-mentioned property at the March 10, 2022 regular council meeting and voted to have you proceed to the final application phase, including the voluntary annexation process as outlined in Section 62-81 of the City Code. The approval is for one residential water service and one residential sewer service. The applicant would be responsible for any necessary public extensions to serve the parcel.

The City will not extend utilities except in compliance with Section 62 of the City code, including compliance with all City regulations and ordinances governing development.

This letter is not a contract, nor is it a letter of intent for utility service by the City, nor does it establish any property rights in City services.

If we can be of further assistance, feel free to call 704-920-5401 with your questions.

Sincerely,
City of Concord

M. Sue Hyde

M. Sue Hyde, P.E.
Director of Engineering

Encl: Annexation Petition

pc: Starla Rogers, Planning

Petition To Connect To City Of Concord Sewer Main With Annexation Narrative

i. PROJECT DESCRIPTION

Extend the main sewer line from the manhole near the corner of Norfleet St and Piney Church Rd with approximately 108 linear ft of 8” PVC to a new manhole to be located in the intersection of Norfleet St and Piney Church Rd. From there a lateral will be ran from the new home to the new manhole.

ii. USE

The new sewer main extension is needed to serve one single-family new construction home for my personal residence

iii. Reasoning

The two acre lot has been soil tested by an engineer and has been found to not be conducive for any type of septic system.

Dustin Hare
Property Owner of
796 Piney Church Rd

Residential: Single Family Detached

226 Burrage Rd (CN-PSA-2022-00102)

226 Burrage Rd. NE

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	25	No	No	No	No

Allocation Request

Total	2023
7,680	7,680

Project Scoring

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

Brief Summary

The applicant is looking to redevelop the place they grew-up into an infill neighborhood of 25 single family lots. They are looking to partner with Niblock Homes. They are showing a portion of lots located outside of the City limits. They are showing 6 lots and the other two splits down the middle. As of today they would need to annex roughly 8 lots.

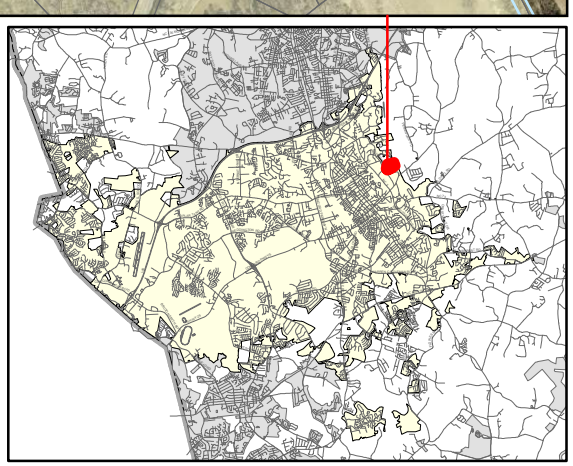


CN-PSA-2022-00102
226 Burrage Rd

Type: Residential
SF Detached
25 units

Allocation Request: 7,680
Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
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:**	226 Burrage Road NE					
2.)	**Description of project location:**	Site located on north side of Burrage Rd NE near Cameron Av. 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:**	56311436320000 & 56311498360000	3a.)	**Parcel Acreage:**	4.80 ac and 23.11 ac		
4.)	**Site Zoning and use:**	RM-1, single family	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**		
6a.)	**Description of Facility to be served.**	single family detached subdivision	**6b.) Number of Lots**	25	**6c.) Number of Units**		
7d.)	**Additional description information:**	This request adds 24 additional single family lots to the existing single family residence for a total of 25 large residential lots.					

B. Applicant Information

Eugene F. Brown, III , Co-Executor (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.)	3625 Cline School Road (Applicant's Street or Box Number)
Estate of Eugene F. Brown, Jr. (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord, NC 28025 (Applicant's City, State, Zip Code)
(704) 634-9756 (Applicant's Phone Number)	(704) 920-7132 (Applicant's Facsimile Number)
William Niblock (Name) wniblock@niblockhomes.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	wniblock@niblockhomes.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Donald L. Munday (Typed name of North Carolina Professional Engineer)	Piedmont Design Associates, PA (Company Name)
NC 17327 (NCPE Registration Number)	125 East Plaza Drive, Suite 101 (Street or Box Number)
(704) 664-7888 (Phone Number)	Mooresville, NC 28115 (City, State, Zip Code)
Donald L. Munday (Name and affiliation of contact person, who can answer questions about **application & designs**)	dmunday@pdapa.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 7,680 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 - 4 bedroom	80 gal/ bedroom	24	GPD 7,680
	gal/		GPD
ex. lateral for ex. house to be used for lot 1	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 7,680

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Eugene F. Brown, III, **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.

Eugene F. Brown Digitally signed by Eugene F. Brown Date: 2022.07.20 07:26:29 -04'00' 7-20-2022

Signature: Date:

226 BURRAGE ROAD

The proposed plan is to transform our family homeplace where I grew up into a small infill neighborhood of 25 large single family lots on nearly 28 acres with over 40% of the property remaining as natural common open space.

The front 4.8 acres of the property has been in the City of Concord for 50 years, with the back portion to be annexed and keep the existing RM-1 zoning designation.

We will partner with local builder, Niblock Homes to develop and build the homes in the neighborhood.

Thank you for your consideration

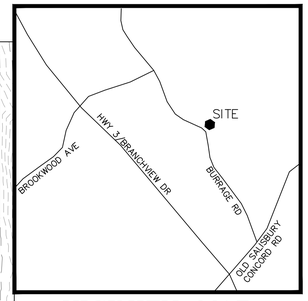
Gene Brown

PROJECT PARCELS FOR SEWER ALLOCATION:

- PARCEL 1: 4.80 Ac. In City of Concord City Limits
- PARCEL 2: 23.11 Ac. In City of Concord ETJ

TOTAL OF 27.91 Ac.

Proposed Use: 25 Single Family Detached Homes.
Density: 0.90 DUA



VICINITY MAP
NO SCALE

Temporary cul-de-sac with R/W stubbed to adjoining property.

Approx. Location of Concord City Limits Line

Approx. Location of EX CoC MH for Tie-in.

Proposed Sewer Connection and Proposed 30' SS Easement

Approx. EX R/W

Approx. EX EOP

Burrage Road N.E.

Proposed C&G and sidewalk along property frontage.

Approx. EX R/W

Approx. EX EOP

Approx. Location of Concord City Limits Line

Proposed SCM

Proposed SCM

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

GRAPHIC SCALE
0 40 80 160
1 inch =80 feet

PIEDMONT DESIGN
ENGINEERING / SURVEYING / PLANNING
Associates, P.A.
Suite 101 Westfield Center , 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-4824 Fax:(704) 660-4826 www.pdapa.com
NCBELS License # C-1007

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

Preliminary Plat
226 Burrage Road NE
CABARRUS CO., NORTH CAROLINA

REVISIONS	BY

Date: 3/9/22
Scale: 1"=80' 2' Contours
Drawn: CLF
Checked: DLM
Project: 2022-07-07
Job:
Sheet P-1 of 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\2022\2022-07-07-Burrage Road\DWG\Master-071522.dwg, 7/20/2022 9:04:36 AM, cfoster

Residential: Single Family Detached

Shaker Run (CN-PSA-2022-00103) Formally known as Ellie Ct.

5582 Flowes Store Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
5/19/22	No	94	No	No	Yes	No

Allocation Request

Total	2023	2024
30,080	16,000	14,080

Project Scoring

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

Brief Summary

Ellie Ct. is currently within the Concord City Limits but is not zoned, and zoning needs to be applied to the property. The applicant has submitted a zoning map amendment application for the Conservation Subdivision (CS) zoning district. The CS is a special purpose district with standards that require higher levels of open space, tree preservation, and ecological assessment and preservation. The applicant is requesting allocation for 94 single family detached residential units. The applicant's subdivision layout has just finished it's third round of review under the rezoning case (CN-RZC-2022-00008) and awaiting a re submittal.



CN-PSA-2022-00103

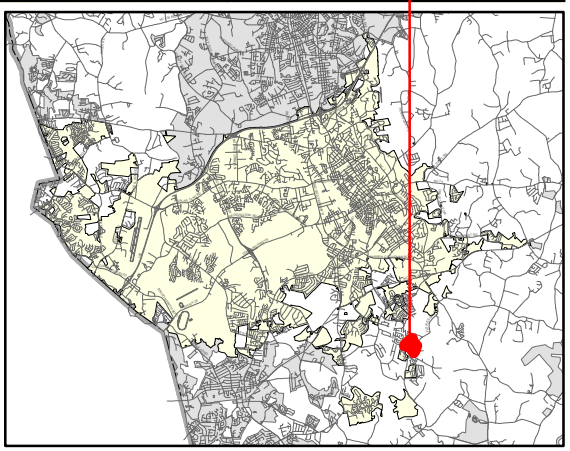
Shaker Run

Type: Residential
SF Detached
94 units

Allocation Request: 30,080

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Shaker Run				
2.)	**Description of project location:**	West of Flowes Store + North of Piney Church Rds (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:**	5538-52-5897, 5538-63-0045, + 5538-53-5789	3a.)	**Parcel Acreage:**	+- 49 AC	
4.)	**Site Zoning and use:**	CS proposed / vacant	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	Single-family dwellings	**6b.) Number of Lots**	94	**6c.) Number of Units**	
7d.)	**Additional description information:**	Development will offer housing options to appeal to a wide demographic that incorporates diverse age + income groups.				

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.)	5350 77 Center Dr, Suite 100 (Applicant's Street or Box Number)
M/I Homes of Charlotte, 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 28217 (Applicant's City, State, Zip Code)
919-696-8737 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Jeremy Horton, PE (Name) jhorton@mihomes.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jhorton@mihomes.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Marc R Van Dine (Typed name of North Carolina Professional Engineer)	McAdams (Company Name)
036289 (NCPE Registration Number)	3430 Toringdon Way, Suite 110 (Street or Box Number)
704-287-6756 (Phone Number)	Charlotte, NC 28277 (City, State, Zip Code)
Marc R 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**: 30,080 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
4 Bedroom Dwellings	320 gal/ dwelling	94	GPD 30,080
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Jeremy Horton _____, **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.

Jeremy Horton — 07/22/2022

Signature: Date:

M/I HOMES
Welcome to Better

NARRATIVE FOR SEWER ALLOCATION APPLICATION – SHAKER RUN: 5582, 5466, 5440 FLOWES STORE ROAD

Listed below are the core reasons we believe Shaker Run should be considered and granted sewer allocation in 2022 either in part or in totality.

- Unique to the area, Shaker Run is located within the City of Concord Conservation Character Area and will be rezoned under the **Conservation Subdivision District** (CS).

- Shaker Run consists of 94 single-family detached homes and is located **adjacent to an existing sewer line** on Piney Church Road and Ellie Court.

- The neighborhood design **far exceeds the requirements for open space** in the proposed Conservation Subdivision District (Open Space Required: 19.68 AC or 40% of site + Open Space Provided: 26.34 AC or 53.5% of site). Also, 15.46 AC or **31.4% of the site will be set aside as tree save**. An Open Space Management Plan has been created that will become part of the restrictive covenants within the HOA.

- A natural path is incorporated into the tree save areas so residents can enjoy shady walks within a **natural and undisturbed environment**.



- We have created a **nature park-like appeal** for the neighborhood by including a 50’ wide natural and supplemented landscaped buffer around the perimeter of Shaker Run, walking trails, and have buffered existing natural streams and wetlands in an effort to **preserve the natural habitat** of the existing flora and fauna on the site. Only one stream crossing is proposed, and that serves to provide an **additional pedestrian and vehicular connection** from Flowes Store Road to Ellie Court.

- As part of the Open Space Management Plan, several areas of Shaker Run are designated as Primary and Secondary Conservation areas to remain **undisturbed.**

- Shaker Run home plans will offer **one and two story plans** and will be exclusively for-sale only. (No build for rent component)

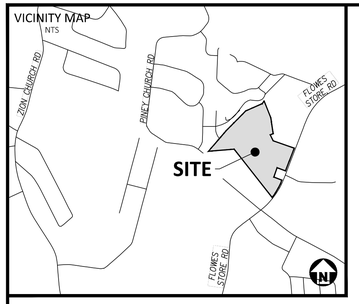
M/I HOMES
Welcome to Better

NARRATIVE FOR SEWER ALLOCATION APPLICATION – SHAKER RUN: 5582, 5466, 5440 FLOWES STORE ROAD

- M/I Homes as a company works both **locally and nationally to give back to various charitable endeavors**, one example of which includes our contribution and work with Pelotonia, an organization focused on funding and supporting cancer research and development.
- We are **focused on delivering a quality home** that our home warranty and builder team stands behind for the long term.
- Shaker Run will put a strong emphasis on the **design of the streetscape**, keeping the amount of back-to-back home sites to a minimum.
- Our Sales and Marketing team has **extensive experience in the area** and are currently working with homeowners who are interested in buying a quality new home at an affordable price in Concord specifically.



VICINITY MAP
NTS



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- PERIMETER & STREAM BUFFER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITY
- PROPOSED TREE SAVE
- PRIMARY CONSERVATION OPEN SPACE
- SECONDARY CONSERVATION OPEN SPACE

SITE DATA

DEVELOPER: M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 150
CHARLOTTE, NC 28217

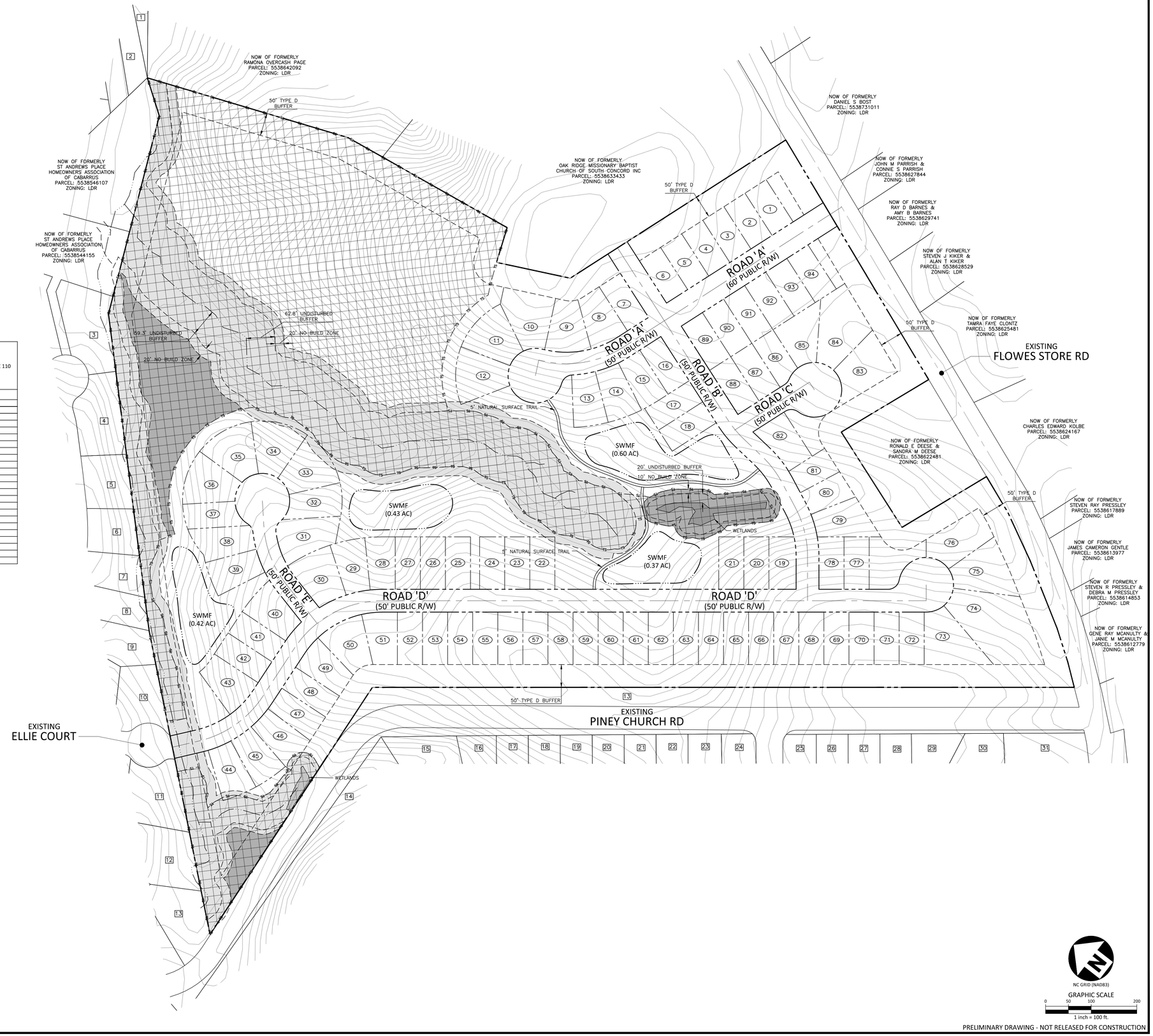
PREPARED BY: MCADAMS COMPANY
3430 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704.527.0800

PID: 5538535789, 5538630045 & 5538525897	
TOTAL SITE ACREAGE:	± 48.02 AC
EXISTING ZONING:	NOT ZONED
PROPOSED ZONING:	CONSERVATION DISTRICT - CS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY DETACHED
SINGLE FAMILY LOTS (55' x 115' MIN.)	94
DENSITY:	1.96 LOTS/AC
REQUIRED LOTS ABUTTING OPEN SPACE (80%):	70 LOTS
PROVIDED LOTS ABUTTING OPEN SPACE:	80 LOTS (85%)
MIN. LOT AREA:	6,325 SF
AVERAGE LOT AREA:	7,510 SF
MINIMUM LOT SETBACKS:	
BUILDING FRONT YARD:	20'
GARAGE FRONT SETBACK:	24'
SIDE YARD:	7'
REAR YARD:	5'
TREE SAVE PROVIDED:	± 15.46 AC
OPEN SPACE	
OPEN SPACE REQUIRED (PER SECTION 9.13 TABLE 9.13-1):	40 % OF SITE = 19.20 AC
GROSS OPEN SPACE PROVIDED:	± 26.26 AC
PRIMARY CONSERVATION OPEN SPACE PROVIDED:	± 7.86 AC
SECONDARY CONSERVATION OPEN SPACE PROVIDED:	± 1.85 AC
COMMON OPEN SPACE PROVIDED:	± 16.55 AC
STORMWATER MANAGEMENT FACILITIES:	± 1.82 AC

ADJACENT PROPERTY OWNERS

	PARCEL	DEED	OWNER	ZONING
1	5538644559	10625-251	ERIK BROWNING	LDR
2	5538641549	10733-152	ERIK BROWNING	LDR
3	5538543052	11241-277	ST ANDREWS PLACE HOMEOWNERS ASSOC. OF CABARRUS	LDR
4	5538532826	14152-109	CASSANDRA SCOTT	LDR
5	5538531735	12641-271	TAH 2017-1 BORROWER LLC	LDR
6	5538530668	15616-291	HUDSON SFR PROPERTY HOLDINGS II LLC	LDR
7	5538439693	15641-277	SFR JV-1 2021-1 BORROWER LLC	LDR
8	5538439610	12508-075	ROBERT L VARNADORE & MELAINE C VARNADORE	LDR
9	5538438564	12945-158	FRANCISCO G TERAN FRAUSTO & LAURIE L SORTO	LDR
10	5538438412	6514-312	DOROTHY ANTHONY	LDR
11	5538436268	14312-025	BRYAN D BOLAND & CHRISTINA L BOLAND	LDR
12	5538435256	6456-105	ST ANDREWS PLACE HOMEOWNERS ASSOC. OF CABARRUS	LDR
13	5538522598	8532-190	ST ANDREWS PLACE HOMEOWNERS ASSOC. OF CABARRUS	LDR
14	5538424729	--	AINO NC LLC	RV-CD
15	5538520893	--	PINEY CHURCH LLC	R-CO
16	5538521755	12907-209	BENJAMIN MITCHELL VECCHITTO	R-CO
17	5538522608	11461-323	JAMIE MARK MCCLAMROCK & SUSAN DEE MCCLANROCK	R-CO
18	5538522643	13364-066	ERICKA WOODS & TRAVIS EUGENE WOODS	R-CO
19	5538522587	14951-167	GILSON ANDRADE & SILDENIR ANDRADE	R-CO
20	5538523532	10820-012	TODD T PASQUET & MARION D PASQUET	R-CO
21	5538523476	10576-045	MAGGIE WILSON MCGOWAN & JAMES D MCGOWAN JR	R-CO
22	5538524411	9918-322	JOSHUA DAVID PAREL	R-CO
23	5538524365	15333-050	FKH SFR C2 L P	R-CO
24	5538525209	9910-090	KRISTINA BUNTON & JERRY E BAKER	R-CO
25	5538525199	13170-032	EKILLY N TUTTLE & MARK D STANLEY	R-CO
26	5538526133	13088-178	JORDAN R LACROIX & KASEY E LACROIX	R-CO
27	5538526078	13574-004	MICHAEL GLOVER & BRONWYN GLOVER	R-CO
28	5538527022	15397-334	DAMARIAN CROWDER	R-CO
29	5538517978	15453-078	LASONYA MCCLOUD	R-CO
30	5538518819	15138-224	ASHA CHEMISI KOGO & MASILA MUTUA	R-CO
31	5538519704	15004-042	DANIEL J LONG	LDR

NOTE: PROPERTY INFORMATION BASED ON UNION COUNTY GIS



NC GRID (NAD83)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 150
CHARLOTTE, NORTH CAROLINA 28217

M/I HOMES

ELLIE COURT
REZONING PLAN
FLOWES STORE RD & MEREDITH CT
CONCORD, NORTH CAROLINA, 28025

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	MIH-22003
FILENAME	MIH-22003-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=150'
DATE	04. 26. 2022

SHEET

REZONING PLAN

RZ.01

M:\Projects\MIH\MIH22003\004-Production\Engineering\Rezoning\MIH22003-RZ1-alt.dwg, 4/26/2022 11:34:11 AM, Drew Singleton

Residential: Single Family Detached

Parkway Junction (CN-PSA-2022-00105)

169 George W. Liles Pkwy. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
6/23/22	Yes	108	No	No	No	No

Allocation Request

Total	2023	2024	2025
24,800	12,000	12,000	800

Project Scoring

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

Brief Summary

The applicant is requesting 108 units off of George W. Liles Parkway NW near the Publix Shopping Center. This parcel is zoned RV (residential village) and they are showing 8 dwelling units per acre. This project falls inside of the George W. Liles Small Area Plan.

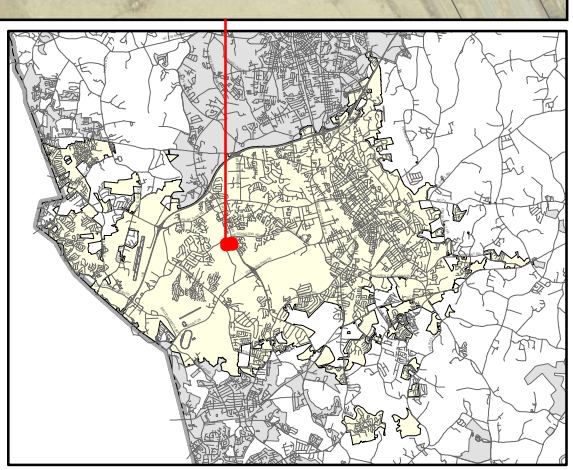


CN-PSA-2022-00105
Parkway Junction

Type: Residential
SF Detached
108 units

Allocation Request: 24,800
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Parkway Junction					
2.)	**Description of project location:**	800' south of the Weddington Rd. (1431)/ George W. Liles Pkwy (1430) intersection (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	5600-52-2778	3a.)	**Parcel Acreage:**	13.5851		
4.)	**Site Zoning and use:**	RV	5.)	**Area Commercial or Industrial Building (sq. ft.)**	N/A		
6a.)	**Description of Facility to be served.**	108 Single Family Detached	**6b.) Number of Lots**	108	**6c.) Number of Units**	108	
7d.)	**Additional description information:**	Blackburn Communities intends on developing a 108 single family detached community with a pool and clubhouse					

B. Applicant Information

E.D.G.E., LLC (signing party Glen Tucker) , (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.)	310 Enterprise Drive (Applicant's Street or Box Number)
Blackburn 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.)	Oxford, MS 38655 (Applicant's City, State, Zip Code)
828.333.8985 (Applicant's Phone Number)	n/a (Applicant's Facsimile Number)
Greg Angelo (Name) gangelo@blackburngroup.net (Email) (Name with Title and Email of contact person, who can answer questions about application)	gangelo@blackburngroup.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

Matthew Mobley (Typed name of North Carolina Professional Engineer)	Design Resource Group (Company Name)
034267 (NCPE Registration Number)	2459 Wilkinson Blvd, Suite 200 (Street or Box Number)
704.343.0608 (Phone Number)	Charlotte, NC 28208 (City, State, Zip Code)
Matthew Mobley (Name and affiliation of contact person, who can answer questions about **application & designs**)	matthew@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**: 24,800 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 single family	160	gal/		64	GPD	10,240
3 bedroom single family	240	gal/		44	GPD	10,560
Clubhouse	50	gal/	100 sf	5,000	GPD	2,500
Pool	10	gal/	person	150 people	GPD	1,500
		gal/			GPD	
		gal/			GPD	
				Total	GPD	24,800

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Greg Angelo (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.**

Greg Angelo — Signature:

7/22/2022 — Date:

Members of City Council
City of Concord
July 22, 2022

Dear Members of City Council,

The proposed Parkway Junction site is 13.6 acres in size and located on George Lyles Parkway, adjacent to and south of the Publix retail center, within “Area A” of the George W. Lyles Parkway Small Area Plan. The Property is just over 2 miles from The Grounds at Concord, providing a short commute to employment, as it continues to grow in the area.

The Property is zoned Residential Village (RV). Parkway Junction will comprise of 108 single-family detached homes, at a density of 8 homes per acre, consistent with its RV zoning. The site plan has been designed to preserve the existing pond, provide for additional open space and walking paths and include onsite amenity areas, a pool and clubhouse.

Parkway Junction will provide connectivity and walkability with the adjacent Publix center, retail shops and restaurants to promote a mixed-use community and support the vision of George W. Lyles Parkway Small Area Plan. Our community will also connect to existing and future multi-use paths for both bicycle and pedestrian use.

Thank you for your time, and we appreciate your consideration of this community for sewer allocations.

Sincerely,

Greg Angelo

Greg Angelo
Blackburn Communities, LLC

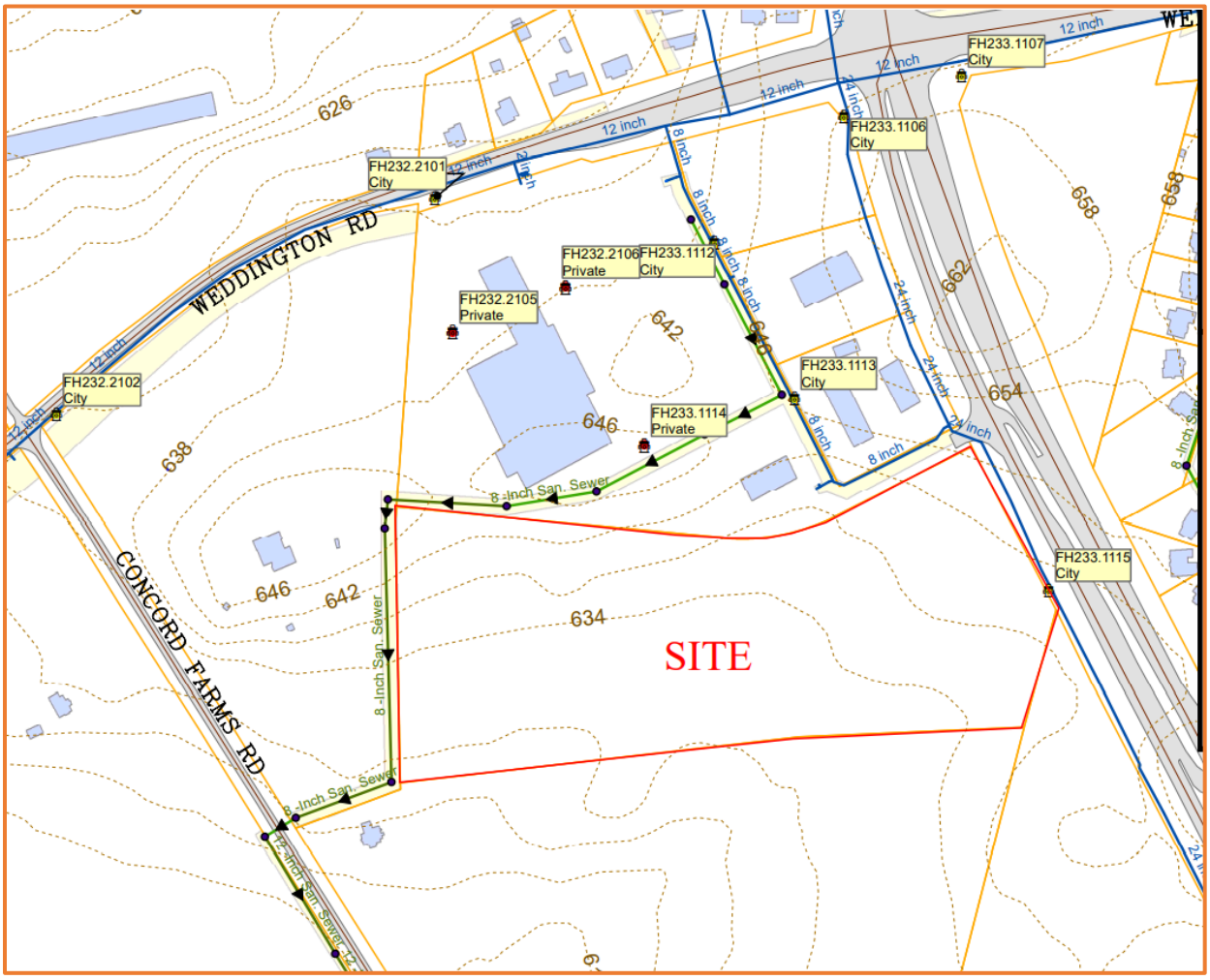
Community Design Concept





Existing Utility Locations

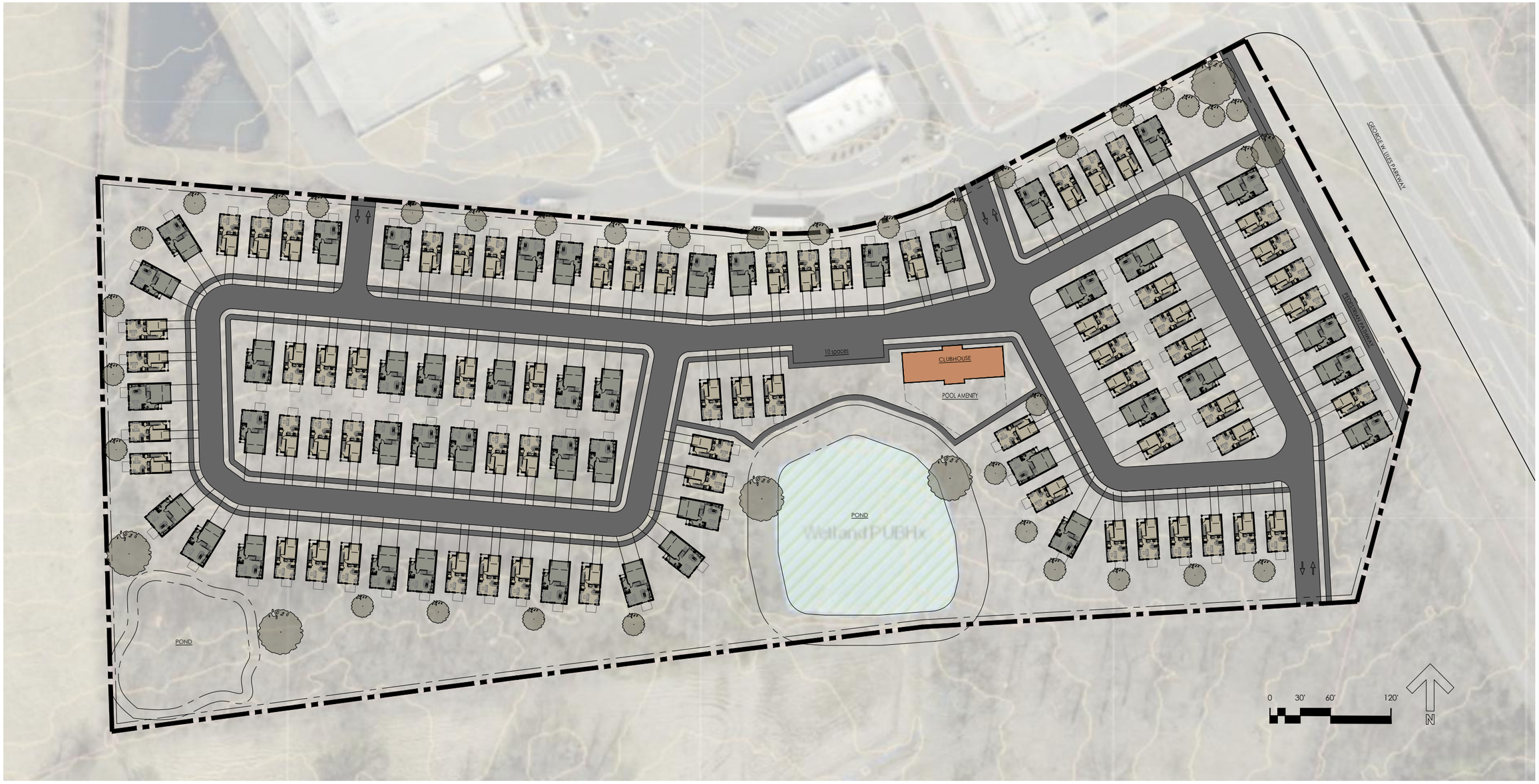
Sewer and Water located at property boundary.



PROPERTY ID:	PIN: 5600-52-2778-0000
PROPERTY ACREAGE:	13.5851 ACRES
ZONING:	RV
ALLOWED DENSITY PER ACRE:	8
PROPOSED DENSITY PER ACRE:	8
IMPERVIOUS SURFACE:	0.5 RATIO
FRONT SETBACK:	24 FEET MIN.
SIDE SETBACK:	7 FEET MIN.
REAR SETBACK:	5 FEET MIN.
BUILDING HEIGHT:	35 FEET MAX.
TOTAL SINGLE FAMILY HOMES:	108

- 2 BED / 2.5 BATH UNIT - 64 TOTAL UNITS

- 3 BED / 2.5 BATH UNIT - 44 TOTAL UNITS



Blackburn Communities, LLC| Site Study | George W. Liles Parkway, Concord NC

July 25, 2022| PROJECT #2022.10

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 Roland Architecture, PLLC
john@rolandarchitecture.com | 585.233.1587

ROLAND architecture

Residential

Wicker Park (CN-PSA-2022-00111/PRS2021-01868)

10714 Flowes Store Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Midland	126	No	Yes	Yes	No

Allocation Request

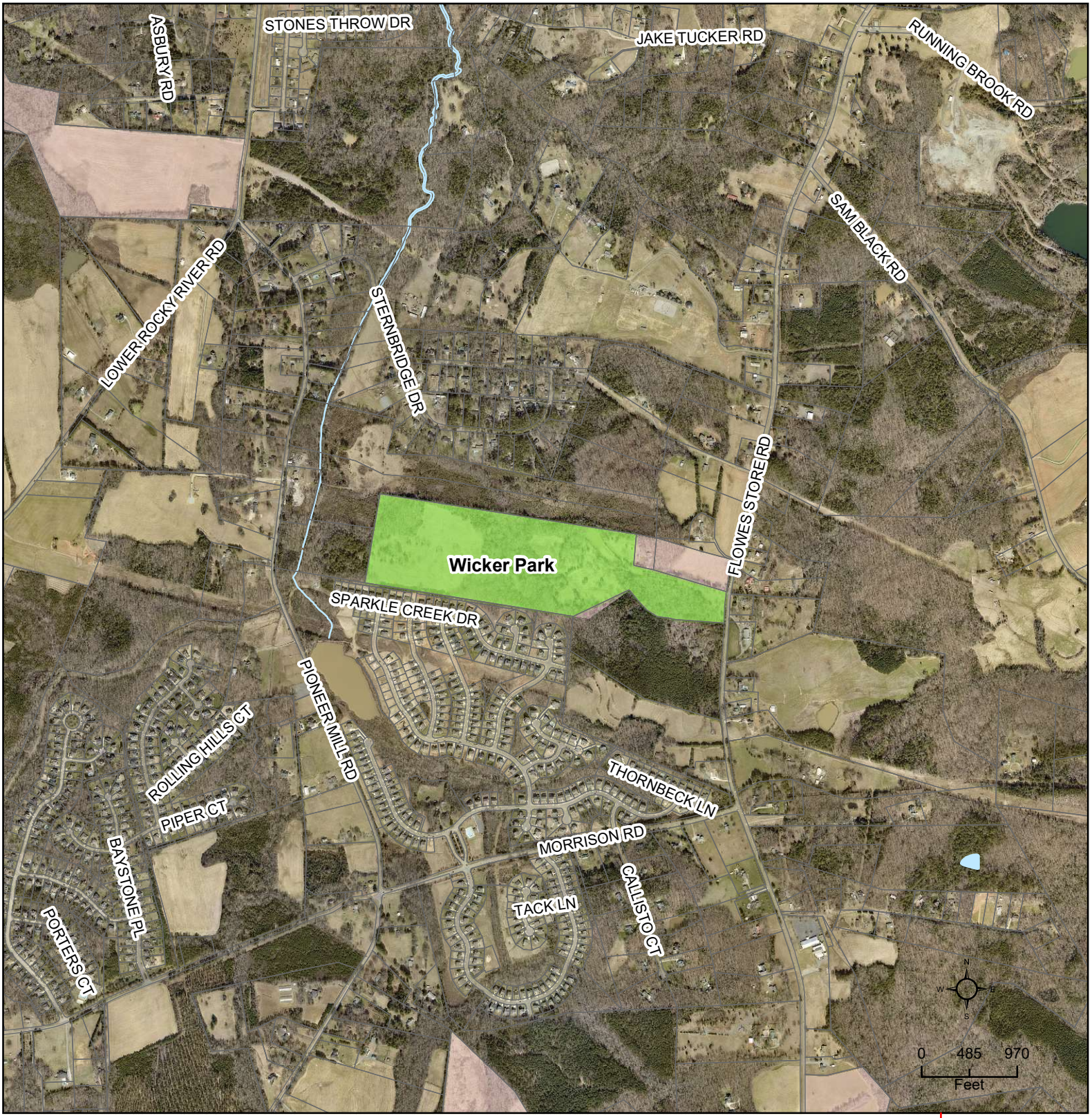
Total	2023	2024	2025
41,020	16,000	16,000	9,020

Project Scoring

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

Brief Summary

126 lots of single family residential in Midland. Sewer was not allocated for this project in March of 2022 nor in July 2022. This project was in the review process prior to the interlocal agreement with Midland. During the interlocal negotiations, the City of Concord indicated that this project would be considered in the same fashion as City of Concord projects.



CN-PSA-2022-00111

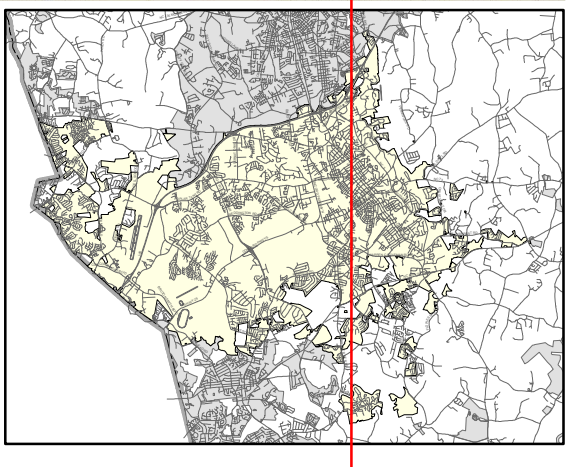
Wicker Park

Type: Residential
SF Detached
126 units

Allocation Request: 41,020

Project Score: 1

- Parcels
- Lakes & Ponds
- Rivers
- Developments
- 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:	Wicker Park				
2.)	Description of project location:	Located West of Flowes Store Rd, East of Pioneer Mill Rd, North of Cedarvale Farm in Cabarrus Co, 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:	5525-66-7987	3a.)	Parcel Acreage:	68.17	
4.)	Site Zoning and use:	SFR-CU	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	Single-Family	6b.) Number of Lots	126	6c.) Number of Units	
7d.)	Additional description information:					

B. Applicant Information

Fred Matrulli, VP Land Acquisition (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	11121 Carmel Office Park Buildings (Applicant's Street or Box Number)
Pulte Home Company LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28226 (Applicant's City, State, Zip Code)
704-543-4922 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Kyra Schneider (Name) schneider@mcadamsco.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	fred.matrulli@pultegroup.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Stuart Woodard, PE (Typed name of North Carolina Professional Engineer)	McAdams (Company Name)
046788 (NCPE Registration Number)	3430 Toringdon Way, Suite 110 (Street or Box Number)
540-577-3607 (Phone Number)	Charlotte, NC 28277 (City, State, Zip Code)
Stuart Woodard, Engineer Consultant (Name and affiliation of contact person, who can answer questions about application & designs)	woodard@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): Amenity Center		

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 41,020 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
4 Bedroom Dwelling	80	gal/	Bedroom	126	GPD	40,320
Amenity Center (70 People)	10	gal/	Person	70	GPD	700
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	41,020

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Fred Matrulli _____, **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.

Fred Matrulli (Apr 25, 2022 16:54 EDT)

Signature: Date:

April 25, 2022

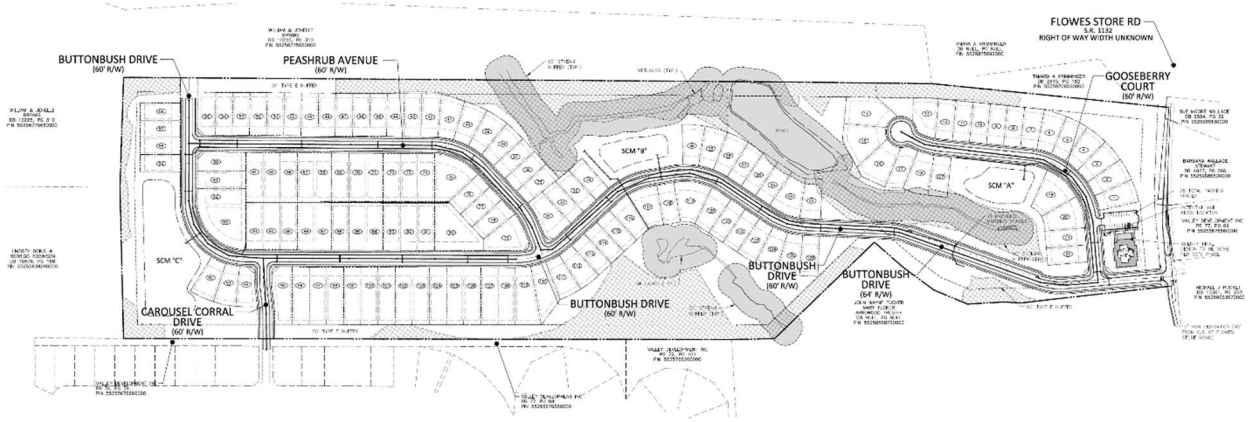
City of Concord Council
35 Cabarrus Avenue West
Concord, NC 28025

Re: **Project Narrative – Proposed Wicker Park Subdivision**

Dear Members of Concord City Council:

Wicker Park is a proposed Pulte Homes, single-family residential development in the Town of Midland, on Flowes Store Road, approximately 10 miles south of downtown Concord. Midland annexed a majority of the property in April 2020, and rezoned the property SFR-CU in June 2020 to allow for the proposed residential subdivision. An additional 1.5 acre parcel was annexed by Midland in September 2021, and added to the proposed development in an amendment to the conditional zoning in October 2021.

The development will consist of 126 homes on the 69.7 acre property (1.81 units per acre). Minimum lot size is 61' x 140' (8,400 ft²). The site plan includes 10.91 acre of tree save (15% of total site area) and avoids all impacts to regulated streams and wetlands.



Pulte intends to build homes ranging from 2,000 to 3,700 square feet, and sales prices are expected to range from the low $400s to the low $500s. Vinyl siding is not permitted per the conditional zoning district. In adherence with Midland's ordinance, a minimum of 70% of the homes will feature a recessed garage (minimum 3.5' behind primary façade).





The project will require a 1,964’ extension of a 12” water main from the intersection of Morrison Road and Flowes Store Road to the site. This donated infrastructure opens up several additional properties for future development utilizing Concord public water. Pulte has acquired all necessary right of way to complete the water line extension.

Wastewater from the community will flow to the existing Cedarvale Farm pump station, which has sufficient capacity to serve the project. The force main also has adequate capacity to serve the additional 126 homes.



Pulte intends to commence development in Spring 2022 and start the first homes in early 2023. Buildout timeline will depend on market conditions.

Sincerely,

FRED J. MATRULLI

Vice President of Land Acquisition : : Charlotte
direct (704) 212-6338 : : **mobile** (704) 326-6670
pultegroup.com

SITE LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
SANITARY SEWER EASEMENT LINE
STORM DRAINAGE EASEMENT LINE
CENTER LINE
SETBACK LINE
50' STREAM BUFFER
CONCRETE SIDEWALK/DRIVEWAY

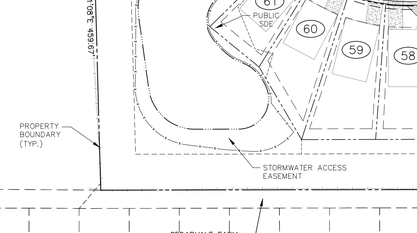
Line Table		
LINE #	LENGTH	DIRECTION
L1	25.502	S81° 25' 25.67"E
L2	15.152	S74° 19' 29.96"E
L3	15.184	N4° 15' 11.73"E
L4	10.589	S75° 11' 58.02"E
L5	42.137	S12° 47' 56.70"W
L6	14.970	N86° 13' 58.81"W
L7	25.960	N17° 51' 54.19"E
L8	15.501	S87° 19' 42.39"E
L9	84.130	S87° 57' 45.39"E
L10	60.829	S77° 33' 58.71"E
L11	128.158	S84° 09' 55.69"E
L12	127.062	S58° 10' 28.14"E
L13	60.066	N7° 45' 13.92"E

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE, UTILITY, AND E&SC NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF MIDLAND STANDARDS AND DETAIL DRAWINGS

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



SITE DATA

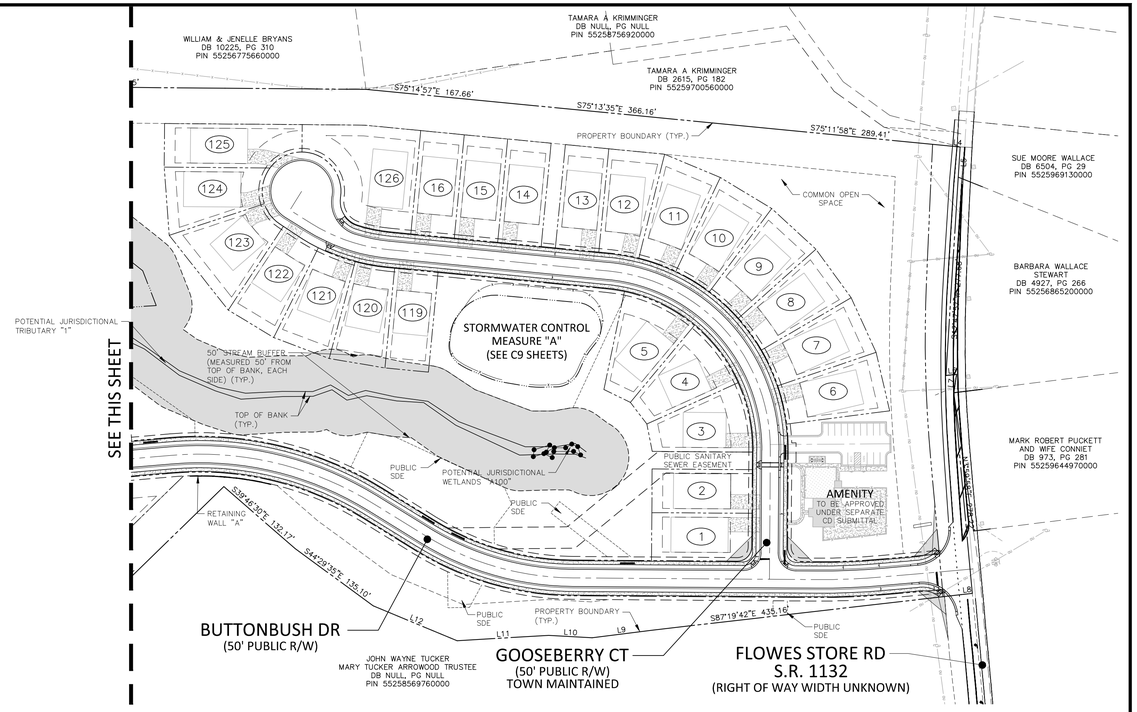
DEVELOPER/APPLICANT:	PULTE GROUP 11121 CARMEL COMMONS BLVD, SUITE 450 CHARLOTTE, NORTH CAROLINA 28226
PREPARED BY:	MCADAMS COMPANY (STUART WOODARD) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704-527-0800 WOODARD@MCADAMSCO.COM
TAX ID NUMBER: 55256679870000	
TOTAL SITE ACREAGE:	69.69 ACRES
CURRENT ZONING:	SFR-CU
AVERAGE LOT SIZE:	10,736 SF
PROPOSED DENSITY:	1.8 LOTS PER ACRE
PROPOSED LOTS:	126 LOTS
PROPOSED USE:	SINGLE FAMILY RESIDENTAL
LOT DIMENSIONS	
MINIMUM LOT SIZE REQUIRED:	8,400 SF
MINIMUM LOT SIZE PROVIDED:	8,400 SF
MINIMUM CORNER LOT SIZE REQUIRED:	9,240 SF
MINIMUM CORNER LOT SIZE PROVIDED:	9,240 SF
SETBACKS	
PUBLIC STREETS:	30FT
SIDE YARD:	6 FT; 12 FT (CORNER)
REAR YARD:	15 FT
REQUIRED TREE SAVE AREA:	6% OF SITE (4.1 AC)
TREE SAVE AREA PROVIDED:	10.91 ACRES
REQUIRED OPEN SPACE:	10% OF SITE (6.8 AC)
PROVIDED OPEN SPACE:	10.91 ACRES (SATISFIED WITH TREE SAVE)

TYPICAL CORNER LOT SIZE



TYPICAL INTERNAL LOT SIZE





GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

Town of Midland
APPROVED: _____
Roadway & Public Drainage ONLY
_____
Town Engineer

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\PLT\2021210184\04-Production\Engineering\Construction Drawings\Current Drawings\2021210184-OAS1.dwg, 11/24/2021 2:05:53 PM, Seth Barrier

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

PULTE GROUP - MATT KEARNS
11121 CARMEL COMMONS BLVD, SUITE 450
CHARLOTTE, NC 28226
PHONE: 704. 972. 7389

PulteGroup

WICKER PARK
CONSTRUCTION DRAWINGS
10714 FLOWES STORE ROAD
TOWN OF MIDLAND, NORTH CAROLINA, 28107

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

NORTH CAROLINA
PROFESSIONAL
SEAL
046788
ENGINEER
STUART A. WOODARD
11-24-21

REVISIONS

NO.	DATE	
1	09. 07. 2021	REVS PER AJHA 1ST REVIEWS
2	09. 17. 2021	REVS PER 1ST NCDOT REVIEW
3	10. 18. 2021	REVS PER 2ND NCDEQ-SW REVIEW
4	10. 25. 2021	REVS PER 2ND NCDOT REVIEW
5	11. 01. 2021	REVS PER 2ND COC REVIEW
6	11. 17. 2021	REVS PER 2ND MIDLAND REVIEW
7	11. 29. 2021	REVS PER 3RD NCDOT & 3RD COC REVIEW

PLAN INFORMATION

PROJECT NO.	2021210184
FILENAME	2021210184-OAS1.dwg
CHECKED BY	SAW
DRAWN BY	SAW
SCALE	1"=100'
DATE	06. 08. 2021

SHEET

OVERALL SITE PLAN

C2.00

Residential: Single Family Detached
Arbors on Union (CN-PSA-2022-00121)

486 Union St. S

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
10/25/2018	Yes	2	No	No	No	No

Allocation Request

Total	2023
640	640

Project Scoring

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

Brief Summary

The applicant rezoned the property from RM-1 to PUD in May of 2018 under rezoning case Z(CD)-08-18. The applicant is looking to develop the property to include two detached single-family homes that will front along Union. They are intended to have a similar architectural style to the surrounding homes. The 22 townhomes will be in the rear of the two main homes. The applicant also plans to have an outdoor garden be the focal point of the 22 units. This request is for the two detached homes.



CN-PSA-2022-00121

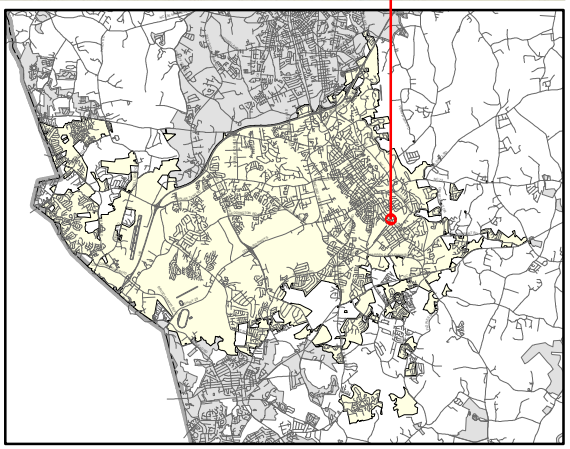
Arbors on Union - Single Family

Type: Residential
SF Detached
2 units

Allocation Request: 640

Project Score: 3

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Arbors on Union					
2.)	**Description of project location:**	Green, low-impact development on S. Union. Focal points are architecture & the central garden. 24 SFRs. (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:**	5630-23-2323	3a.)	**Parcel Acreage:**	2.079		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	22 Single Family Attached & 2 Detached	**6b.) Number of Lots**	24	**6c.) Number of Units**	24	
7d.)	**Additional description information:**						

B. Applicant Information

Amit Dhameja, Manager (Title)	349-L Copperfield Blvd, #225
(**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)
Jaya One LLC	Concord, NC 28025
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
(267) 736-0759	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Amit Dhameja (Name) amit.dhameja@gmail.com (Email)	amit.dhameja@gmail.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Ginger Moore, Paul Cambell, Dale Fink	Carlos Moore Architect PA
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC 17913	222 Church St N
(NCPE Registration Number)	(Street or Box Number)
(704) 788-8333	Concord, NC 28025
(Phone Number)	(City, State, Zip Code)
Ginger Moore	vmoore@cmoorearch.com, pcampbell@awck.com, 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):

	% 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**: 5,920 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
4 Bed Single Family - Detached	80	gal/	bedroom	2	GPD	640
3 Bed Single Family - Attached	80	gal/	bedroom	22	GPD	5,280
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	5,920

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Amit Dhameja (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.**

Amit Dhameja — Signature:

July 25, 2022 — Date:

Arbors on Union Narrative

Dear City of Concord Council Members,

This narrative is in support of sewer allocation for 'Arbors on Union', located on South Union. The architect, engineers, and the developer have worked closely with citizens, including city officials, to design this exciting project.

Key highlights of 'Arbors on Union' include:

- **24 Units:** Meticulously designed 22 single family attached and 2 single family detached residences.
- **Harmony with Union St Architecture:** Designed by local architect Ginger Moore, Arbors on Union keeps with the context of its special location on South Union. Towards this, there is generous use of brick and pavers in landscaping and facades.
- **Low Impact Development:** The project is designed to be environmentally friendly. There is an outsized garden in the center that serves as the focal point of the entire development.
- **Internal One-Way Street:** Internal street serves the units. The entrance is off of Spring St.
- **Concord's 2030 LUP and a Focus on an Active Lifestyle:** The site is in walking distance of Downtown Concord. The development has been designed keeping Concord's 2030 Land Use Plan in mind. The development promotes an active lifestyle for residents. Be it cycling, walking, jogging to the greenway, or getting a café in downtown Concord.

I hope this letter speaks to the virtues of this project, and that it would be a vibrant addition to the Concord community. Thank you for considering Arbors on Union for Sewer Allocation.

Sincerely,

Amit Dhameja

"The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets"

- City of Concord 2030 Land Use Plan

SITE DATA

Acerage: 2.079 ac
Zoning: PUD

2 single-family homes facing Union Street at approximately 2,400 SF plus a two car garage.

20 Townhomes are proposed at approximately 1,750 SF +/- with a 230 SF +/- garage and 2 townhomes at approximately 2,400 SF +/-.

Internal garden for butterflies, vegetation, social gathering, and recreation.

Materials shall be compatible with the Union Street neighborhood.





CONCEPTUAL SITE PLAN

THE ARBORS ON UNION

Carlos J. Moore ARCHITECT, P.A.
222 Church Street North
Concord, NC 28025



CONCEPTUAL FRONT ELEVATION





CONCEPTUAL BACK ELEVATION







A. PERVIOUS PAVERS



B. RED BRICK



C. WHITE BRICK



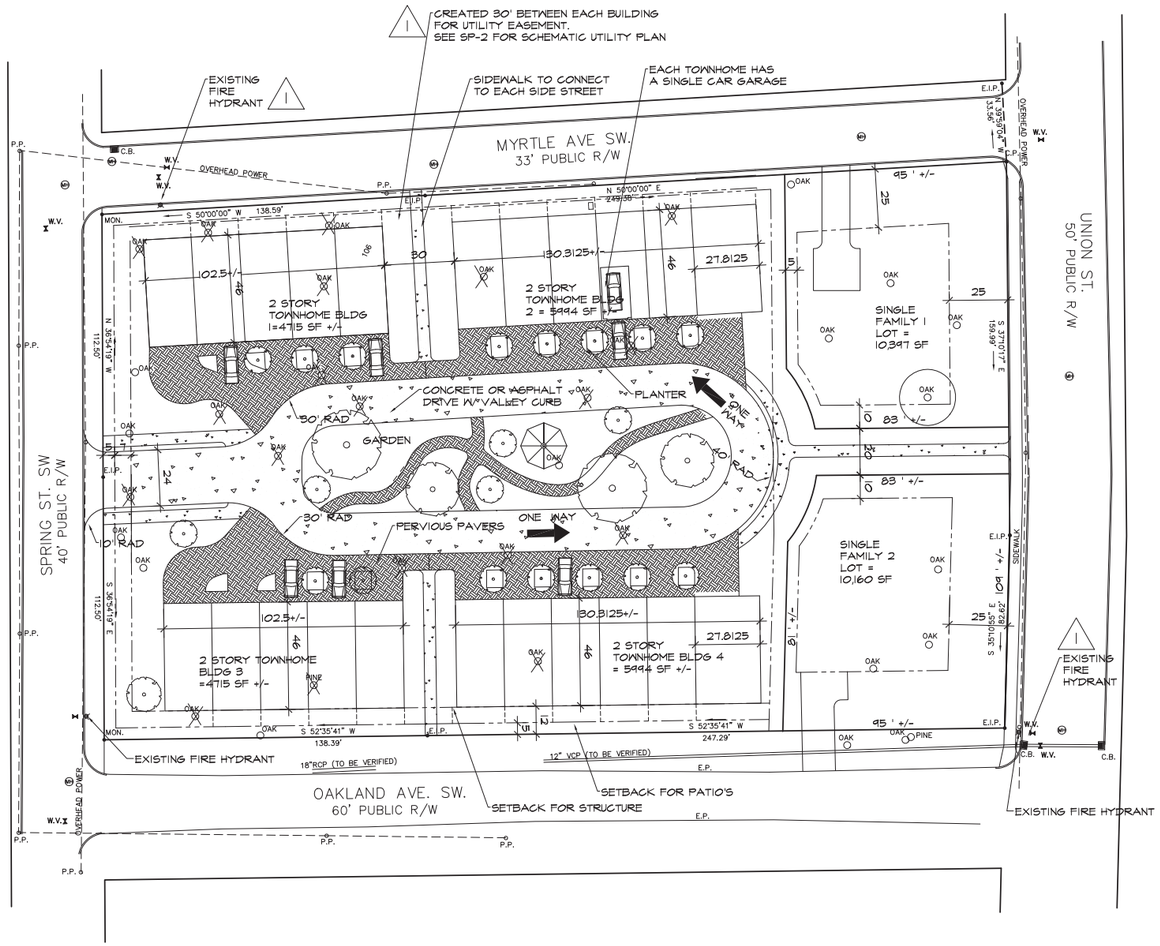
D. DARK BRICK



E. STONE PAVERS

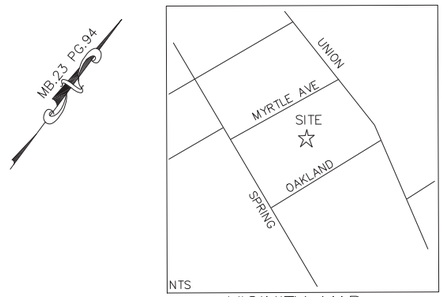
THE ARBORS ON UNION

Carlos J. Moore ARCHITECT, P.A.
222 Church Street North
Concord, NC 28025



1 SP-1 SITE CONCEPT PLAN
1"=30'-0"

Notes:
1. Iron pins at all lot corners unless otherwise noted.
2. Error of closure 1:10,000
3. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
4. Property is not located within 2000' of a NCGS monument.
5. City sewer and water is available.
6. This survey is of an exisitng parcel of land.
7. All elevations are local, not tied to any vertical datum.



VICINITY MAP

SITE DATA:
TOTAL ACREAGE = 2.07 AC
PIN = 5630-23-2323
EXISTING ZONED RM-2
PROPOSED TO BE PUD

EXISTING IMPERVIOUS SURFACE:
MAIN HOUSE AT 486 UNION ST S. = 5008.72 SF
OTHER HOUSE AT 489 =1616.96 SF
DRIVES & WALKS = 1341.97 SF
TOTAL= 8624.42 SF

PROPOSED IMPERVIOUS SURFACE:
2 SINGLE FAMILY HOMES FACING UNION STREET =3552 SF
DRIVES FOR 2 SINGLE FAMILY = 1337.5 SF

TOWNHOME BUILDINGS 1,2,3 & 4 = 21,318 SF

PROPOSED DRIVE = 10,509.38 SF

TOTAL NEW = 31,827.38 SF
EXISTING = 8,624.42 SF
NET ADDED = 23,202.96 SF

TOTAL ACREAGE ON ENTIRE PARCEL = 2.07 AC = 90,169. 2 SF

23,203 / 90,169.2 = .257 * 100 = 25.7 % IMPERVIOUS SURFACE.
50% IS ALLOWED

UNDERGROUND DETENTION REQUIRED

ALL TOWNHOMES HAVE A GARAGE AND PARKING SPACE IN FRONT.
TOWNHOMES SHALL BE STEPPED 1-2 FEET AT LOCATIONS FOR GRADE TO CREATE MINIMUM IMPACT ON SITE.

SITE SHALL BE OPEN TO THE PERIMETER (NO PERMANENT FENCING SURROUNDING THE PERIMETER.) 1

OWNER
JAYA ONE LLC
349L COPPERFIELD BLVD. NE#3225
CONCORD N.C. 28025

LEGEND
- SETBACKS
- NEW IRON PIN
- CONCRETE MONUMENT
- EXISTING IRON PIN
- BOUNDARY LINE
- E.P. EDGE OF PAVEMENT
- WATER VALVE
- POWER POLE
- MANHOLE
- CATCH BASIN

PRELIMINARY NOT FOR SALES, CONVEYANCES OR RECORDATION

SPARKS SURVEYING
4485 NEEDMORE RD.
WOODLEAF, N.C. 27054
PHONE(704) 577-8429
F-1064

PHYSICAL SURVEY OF 486 UNION ST. S. CONCORD N.C. 28025
PIN#5630232323
DB.12867 PG.3 MB.23 PG.94
NUMBER 4 TOWNSHIP
CABARRUS COUNTY, N.C.

DESCRIPTION: BOUNDARY SURVEY
Scale: 1" =30' Date: 3/13/18
0 30 60

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

THESE DRAWINGS ARE DIAGRAMATIC, NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICS. EACH DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.

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Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.788.8333 F-704.782.0487
WWW.CMOORERARCH.COM

PROJECT TITLE: TOWNHOME DEVELOPMENT
486 UNION ST SOUTH
486 UNION ST S, CONCORD NC

SHEET TITLE: SITE CONCEPT PLAN

TODAY'S DATE: 04.17.2018
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:
1 CITY COMMENTS, 04.17.2018

DRAWING NUMBER: 180205 SP5
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET SP-1
OF X TOTAL # OF SHEETS: X





HOUSE FRONT ELEVATION



HOUSE SIDE ELEVATION



Residential: Single Family Detached

Sunview Subdivision (CN-PSA-2022-00125)

838 Sun View Dr. NW

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

Allocation Request

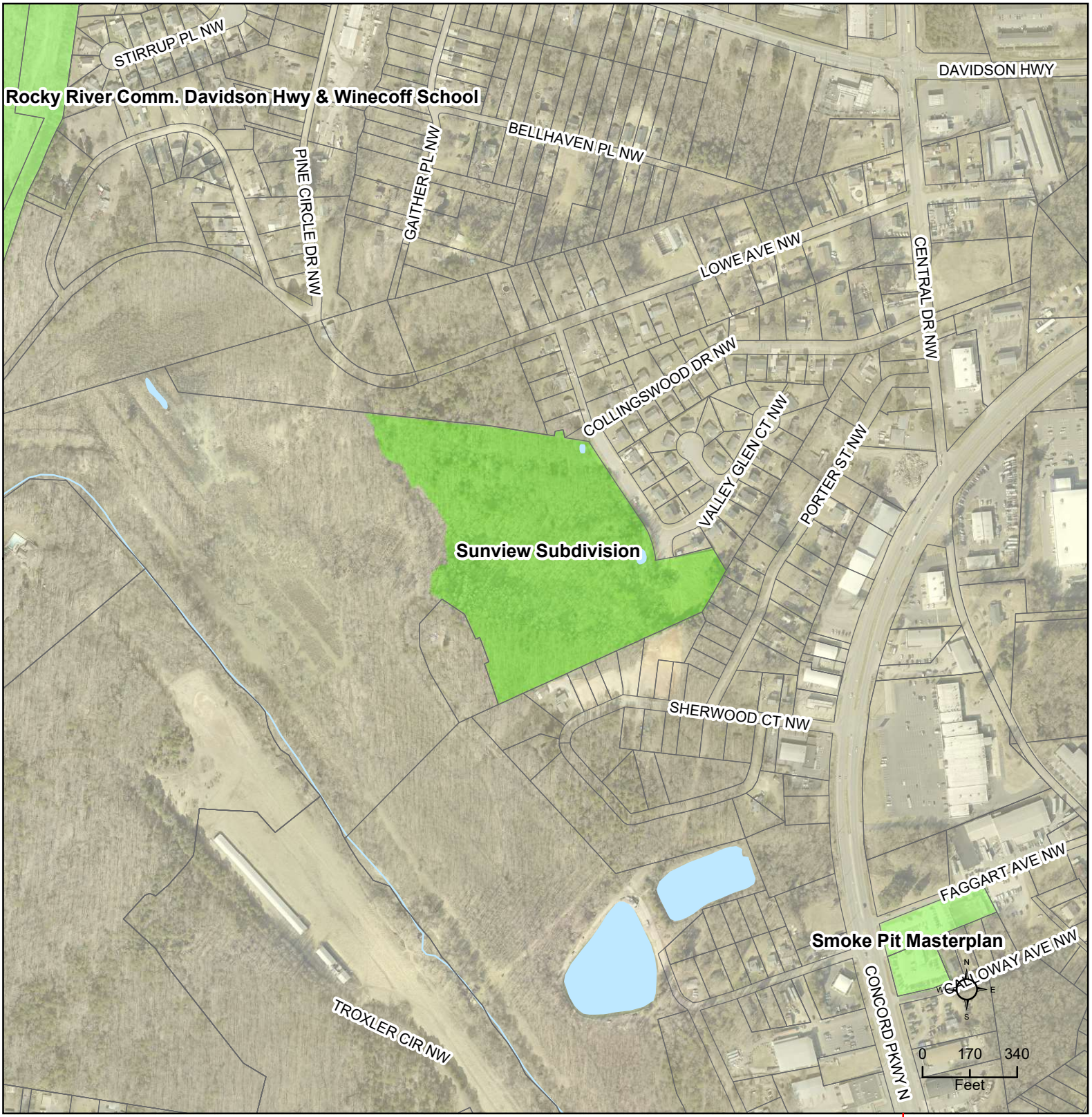
Total	2023	2024
23,040	16,000	7,040

Project Scoring

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

Brief Summary

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



CN-PSA-2022-00125

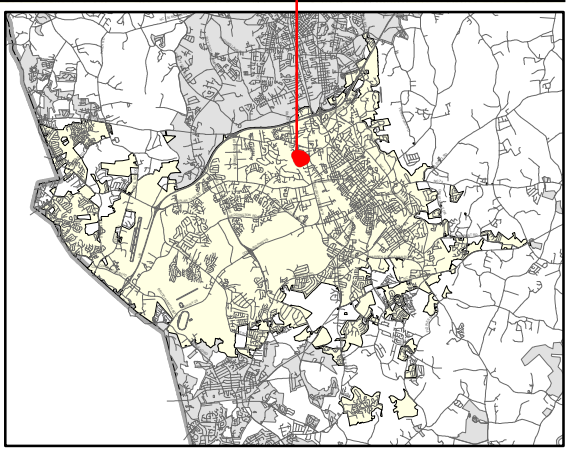
Sunview Subdivision

Type: Residential
SF Detached
72 units

Allocation Request: 23,040

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:	Sunview Subdivison				
2.)	Description of project location:	Site located at 838 Sunview Dr. NW, approximately 200 ft S of intersection of Collingswood Dr. and Sunview Dr. NW, and 1300 ft E of intersection of Collingswood Dr SW and Central Dr NW. (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:	47.94	
4.)	Site Zoning and use:	RC - Residential Homes	5.)	Area Commercial or Industrial Building	(sq. ft.)	
6a.)	Description of Facility to be served.	Residential Housing	6b.) Number of Lots	72	6c.) Number of Units	
7d.)	Additional description information:	Single Family Detached				

B. Applicant Information

John Moran, Registered Agent (Title)	330 Patterson Drive
(Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
Sapphire strait, LLC	Myrtle Beach, SC 29572
(Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	(Applicant's City, State, Zip Code)
(Applicant's Phone Number)	(Applicant's Facsimile Number)
(Name) (Email)	
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

REQUIRED

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

C. Design Engineer Information if available

Kate Underwood, PhD, PE	Concord Engineering & Surveying, Inc.
(Typed name of North Carolina Professional Engineer)	(Company Name)
033470	P.O. Box 268
(NCPE Registration Number)	(Street or Box Number)
(704) 786-5404	Concord, NC 28026
(Phone Number)	(City, State, Zip Code)
Kate Underwood, PhD, PE	kateunderwood@cesicgs.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

✔	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**: 23,040 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
Single Family Detached PH 1	320	gal/ 4-bedroom	50	GPD	16,000
Single Family Detached PH 2	320	gal/ 4-bedroom	22	GPD	7,040
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
		gal/		GPD	
			70 Total	GPD	23,040

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I John J. Moran (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: 7/25/2022

201 McCullough Dr., Suite 160
Charlotte, NC 28262
980-267-3423 Office
704-817-2344 Fax
NC General Contractor #74158
SC General Contractor #G118119
HHhomes.com

SUNVIEW SUBDIVISION

Overview:

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

Location:

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

Why Consider Sunview for Sewer Allocation Approval:

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

In a situation where the residential demand outstrips the availability of critical resources, we are all challenged to reassess our development plans to ensure they are in line with the common good of the City of Concord. As such, we believe we have modified our project to meet the needs of the city, to address current sewer availability and future capacity while tackling the ever-growing concern for the need of affordable and appealing housing that will make the City of Concord proud. In addition, we are confident this community will be central to the City of Concord and will serve to interconnect the

existing road infrastructure by tying together the road network, sidewalks, and public utilities to better serve both the existing and future residents in this area. In our last steps to turn this plan into reality, we modified our proposed development to be a **Single Family Detached development**.

Rather than For-Sale townhomes, we propose to build **For-Rent Single Family Homes**. This development will provide a much needed affordable and desirable For-Rent housing option for residents who are not ready or cannot afford to purchase a new home, but would like the independence, space, and status of a single-family home design while remaining in the City of Concord. This alternative product type will undoubtedly satisfy a significant portion of the population while simultaneously being respectful of the available sewer for this type of development.

Zoning:

- RC

Acreage:

- 47.94

Community Phasing:

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

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

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

Allocation Requested:

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

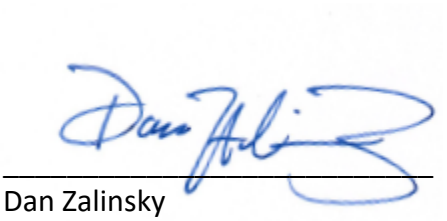
Community Summary:

This site was purchased by H&H Homes in 2021 with the honest desire to build in the heart of Concord. The site has proceeded through the preliminary plat process for a townhome development, however due to the limitations on townhome development based on sewer capacity we proposed to modify the

site design to meet the needs of the community with a desirable and functional Single Family Detached For-Rent product.

In today's ever-changing residential housing market, much of the available housing is not affordable to low and moderate income households. Due to the rapid increase in home prices, working families housing costs amount to 30% or more of their incomes. It's these working families that are essential to the City of Concord's future. When factoring in projected population growth, the direct impact of insufficient housing supply will only put additional upward pressure on housing costs; thus, further negatively impacting affordability. Sunview will help bridge this gap by providing new affordable and desirable For-Rent housing options in an ideal in-fill location.

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



Dan Zalinsky
Division President – H&H Homes Charlotte

7/25/2022
Date

TAX PARCEL NUMBER: 5611-73-4751
5611-74-0201

PARCEL SIZE: 53.526 ACRES
EXISTING ZONING: RC
PROPOSED ZONING: RC
PROPOSED USES: SINGLE FAMILY RESIDENTIAL
EXISTING IMPERVIOUS AREA +- 873 SF

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

OPEN SPACE
TOTAL OPEN SPACE REQUIRED: 10% = 0.10*53.526 = 5.353 ACRES
OPEN SPACE PROVIDED: +-40.0 ACRES (75%)
PASSIVE OPEN SPACE: 39.733 AC
ACTIVE OPEN SPACE: 0.974 AC

ZONING REQUIREMENTS:
MAXIMUM DENSITY: 15 DWELLING UNITS/ACRE
PROPOSED DENSITY: 1.36 DWELLING UNITS/ACRE
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A
MINIMUM LOT DEPTH: N/A
MAXIMUM IMPERVIOUS AREA: 50% / 26.763 ACRES
MAXIMUM BUILDING HEIGHT: 35'

IMPERVIOUS AREA CALCULATIONS: TBD
BUILDINGS:
DRIVEWAYS:
ROADS:
SIDEWALKS:
PATIOS:
TOTAL:

MINIMUM SETBACKS REQUIRED AND PROVIDED:
FRONT SETBACK (FRONT-LOADED LOTS): 24'
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.
NO\

LANDSCAPE AREAS & BUFFERS:
- 50% OF OPEN SPACE TO BE DESIGNATED AS TREE SAVE
  REQUIRED OPEN SPACE = 8.029 ACRES
  REQUIRED TREE SAVE = 0.15*8.029 = 4.01 ACRES
- 8' CLASS A BUFFER YARD ADJACENT TO SINGLE FAMILY RESIDENTIAL
- 8' LEVEL 1 STREET YARDS ALONG PUBLIC ROAD FRONTAGES
- SLOPE DEPENDENT UNDISTURBED BUFFER AND 10' VEGETATED SETBACK FROM CLASS 1 STREAMS.
- 30' UNDISTURBED BUFFER AND 10' VEGETATED SETBACK FROM CLASS 2 STREAMS.

PROPOSED DEVELOPMENT:
TOTAL SINGLE FAMILY ATTACHED LOTS: 141
PROPOSED DENSITY: 141/53.526 = 2.63 UNITS/ACRE
AVERAGE LOT SIZE: 2,526 sf / 0.058 ACRES

FLOOD ZONE AE (FROM FEMA)
PANEL: 3710561100K

MAXIMUM BUILDING HEIGHT 35 FT

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

PHASE 1: 50 LOTS
PHASE 2: 22 LOTS

Collingswood Drive
30' Public R/W

Collingswood Drive NW
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

LOWE AVE EXTENSION 60' ROW

CLEAR SKY LANE 60' ROW

LOGAN LANE 50' ROW

LOGAN LANE 60' ROW

SUN VIEW DRIVE NW

8' STREET YARD

PROPOSED 5' SIDEWALK

MONUMENT SIGN (DESIGN BY OTHERS)

ADA RAMP (TYP.)

AREA TO INCLUDE STAMPED CONCRETE OR BRICK PAVING TO ENHANCE THE ENTRANCE AND TO EMPHASIZE THE CROSSWALK AREA

8' TYPE A BUFFER YARD

EXISTING PROPERTY LINE

PHASE 1
PHASE 2

LOT 1 0.255 ACRES 11105 SQ. FT.
LOT 2 0.245 ACRES 10671 SQ. FT.
LOT 3 0.173 ACRES 7543 SQ. FT.
LOT 4 0.143 ACRES 6245 SQ. FT.
LOT 5 0.173 ACRES 7528 SQ. FT.
LOT 6 0.163 ACRES 7113 SQ. FT.
LOT 7 0.204 ACRES 8873 SQ. FT.
LOT 8 0.149 ACRES 6480 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 11948 SQ. FT.
LOT 15 0.149 ACRES 6480 SQ. FT.
LOT 16 0.209 ACRES 9096 SQ. FT.
LOT 17 0.152 ACRES 6606 SQ. FT.
LOT 18 0.149 ACRES 6481 SQ. FT.
LOT 19 0.145 ACRES 6315 SQ. FT.
LOT 20 0.143 ACRES 6218 SQ. FT.
LOT 21 0.240 ACRES 10519 SQ. FT.
LOT 22 0.150 ACRES 6801 SQ. FT.
LOT 23 0.140 ACRES 6119 SQ. FT.
LOT 24 0.154 ACRES 6710 SQ. FT.
LOT 25 0.192 ACRES 8363 SQ. FT.
LOT 26 0.171 ACRES 7457 SQ. FT.
LOT 27 0.174 ACRES 7580 SQ. FT.
LOT 28 0.174 ACRES 7580 SQ. FT.
LOT 29 0.174 ACRES 7580 SQ. FT.
LOT 30 0.224 ACRES 9777 SQ. FT.
LOT 31 0.149 ACRES 6480 SQ. FT.
LOT 32 0.149 ACRES 6480 SQ. FT.
LOT 33 0.149 ACRES 6488 SQ. FT.
LOT 34 0.149 ACRES 6487 SQ. FT.
LOT 35 0.149 ACRES 6480 SQ. FT.
LOT 36 0.197 ACRES 8539 SQ. FT.
LOT 37 0.139 ACRES 6048 SQ. FT.
LOT 38 0.139 ACRES 6048 SQ. FT.
LOT 39 0.139 ACRES 6048 SQ. FT.
LOT 40 0.139 ACRES 6048 SQ. FT.
LOT 41 0.139 ACRES 6048 SQ. FT.
LOT 42 0.153 ACRES 6662 SQ. FT.
LOT 43 0.139 ACRES 6048 SQ. FT.
LOT 44 0.139 ACRES 6048 SQ. FT.
LOT 45 0.193 ACRES 8477 SQ. FT.
LOT 46 0.270 ACRES 11742 SQ. FT.
LOT 47 0.149 ACRES 6480 SQ. FT.
LOT 48 0.149 ACRES 6480 SQ. FT.
LOT 49 0.149 ACRES 6480 SQ. FT.
LOT 50 0.188 ACRES 8185 SQ. FT.
LOT 51 0.184 ACRES 8024 SQ. FT.
LOT 52 0.139 ACRES 6048 SQ. FT.
LOT 53 0.139 ACRES 6048 SQ. FT.
LOT 54 0.139 ACRES 6048 SQ. FT.
LOT 55 0.139 ACRES 6048 SQ. FT.
LOT 56 0.197 ACRES 8048 SQ. FT.
LOT 57 0.153 ACRES 6661 SQ. FT.
LOT 58 0.139 ACRES 6048 SQ. FT.
LOT 59 0.218 ACRES 9478 SQ. FT.
LOT 60 0.149 ACRES 6480 SQ. FT.
LOT 61 0.149 ACRES 6480 SQ. FT.
LOT 62 0.219 ACRES 9553 SQ. FT.
LOT 63 0.158 ACRES 6861 SQ. FT.
LOT 64 0.166 ACRES 7230 SQ. FT.
LOT 65 0.149 ACRES 6480 SQ. FT.
LOT 66 0.149 ACRES 6480 SQ. FT.
LOT 67 0.149 ACRES 6480 SQ. FT.
LOT 68 0.149 ACRES 6480 SQ. FT.
LOT 69 0.149 ACRES 6480 SQ. FT.
LOT 70 0.165 ACRES 7202 SQ. FT.
LOT 71 0.201 ACRES 8737 SQ. FT.
LOT 72 0.201 ACRES 8737 SQ. FT.

PERMANENT STORMWATER QUALITY MEASURE (WET POND)

PLAY GROUD
BENCHES
PICNIC GAZEBO

Intermittent Stream "C"
Wetlands "A"

ACTIVE COMMON OPEN SPACE +-
19,000 SF / 0.436 ACRES

20' VEGETATED SETBACK
SLOPE DEPENDANT UNDISTURBED BUFFER
30' CLASS 2 STREAM UNDISTURBED BUFFER
10' CLASS 2 STREAM VEGETATED SETBACK

Aprox. 100 Year Flood Line Per FEMA

60' Proposed Access Easement

Dominion Hills Phase Two Map Two
Lot 59, Pg. 95
Cabarrus Co. Registry

NOW OR FORMERLY
Von Wyatt Rose, LLC
Deed Bk. 13111, Pg. 0111
Lee PIN: 4643178 Bk.
PIN: 5611-73-4751
Cabarrus Co. Reg'y

NOW OR FORMERLY
Thurman Jones Homestead, LLC
Deed Bk. 14000, Pg. 103
Lee PIN: 4643178 Bk.
PIN: 5611-73-7693
Cabarrus Co. Reg'y

NOW OR FORMERLY
Rodney Allen Howard
Deed Bk. 1277, Pg. 0121
PIN: 5611-73-7330

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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Residential: Single Family Attached (Townhomes)

Tuckers Walk Subdivision Ph 3 (CN-PSA-2022-00095)

10216 Meeting House Dr. NW

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

Allocation Request

Total	2023
4,320	4,320

Project Scoring

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

Brief Summary

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

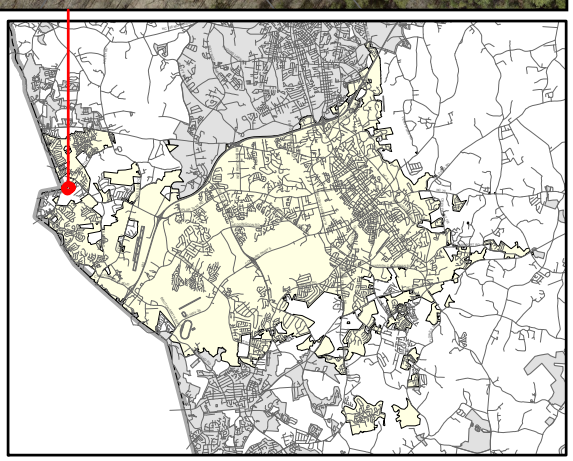


CN-PSA-2022-00095
Tuckers Walk Subdividion Phase 3

Type: Residential
SF Attached
18 units

Allocation Request: 4,320
Project Score: 2

Parcels
Rivers
Developments
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:	TUCKERS WALK SUBDIVISION - PH 3					
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	18	6c.) Number of Units	18	
7d.)	Additional description information:	18 SINGLE FAMILY TOWN HOMES					

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)	larissa@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, P.E. (Typed name of North Carolina Professional Engineer)	ODOM ENGINEERING, PLLC (Company Name)
029478 (NCPE Registration Number)	169 OAK STREET (Street or Box Number)
(828) 247-4495 EX.18 (Phone Number)	FOREST CITY, NC 28043 (City, State, Zip Code)
JILL GRAUDSZUS (Name and affiliation of contact person, who can answer questions about **application & designs**)	jill@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:** 4,320 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
3 BEDROOM RESIDENTIAL	80 gal/ DAY/BEDROOM	18	GPD 4,320
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 4,320

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I David S. Miller, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

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

David S. Miller
Signature:

6/30/2022
Date:

Narrative For Tucker's Walk Phase 3 Sewer Allocation Application

June 30, 2022

Dear Mayor Dusch and Concord City Council

Tucker's Walk is a Planned Unit Development at the Southern to Southwestern Corner of Poplar Tent Rd. and Harris Rd. The preliminary plat for the Planned Unit Development was approved by the City of Concord on November 13, 2018. The Planned Unit Development consists of multiple phases including a 38,000 square foot medical office park, 30,000 square feet of commercial development and a 91 single family townhome subdivision. All of the project, except for the final 18 lots in Phase 3 of the PUD, has been permitted and completed. Permits for sewer and water have previously been issued for the Medical office park (PermitWQ0039877 dated 3/28/2018 and Modified Permit WQ0039877 dated 10/8/2021) and the commercial lots and 73 of the 91 residential lots. (Sewer allocations for Phase I of the Tucker's Walk residential subdivision and the commercial lots were approved on 10/14/2019, Project 2019-053 and the sewer allocations were approved for Phase 2 of the Tucker's Walk residential subdivision on 8/27/2020, Project 2019-053. Furthermore, the sewer and water lines have been installed with the exception of the lateral lines to serve the final 18 lots in Phase 3. Currently, the PUD as designed and completed will represent a total investment by Raley Miller Properties and our homebuilder Meeting Street Homes of approximately $60 Million. 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 18 lots only require an additional 4,320 gallons of sewer usage per day. The rest of our project has already been approved for a total of 38,280 gallons per day.

The construction drawings for the final 18 lots are nearing completion and should be in for City review prior to your allocation meeting.

We look forward to your support and approval of our request for 4,320 gallons per day of sewer allocation for the final 18 lot phase of the Tucker's Walk Planned Urban Development.

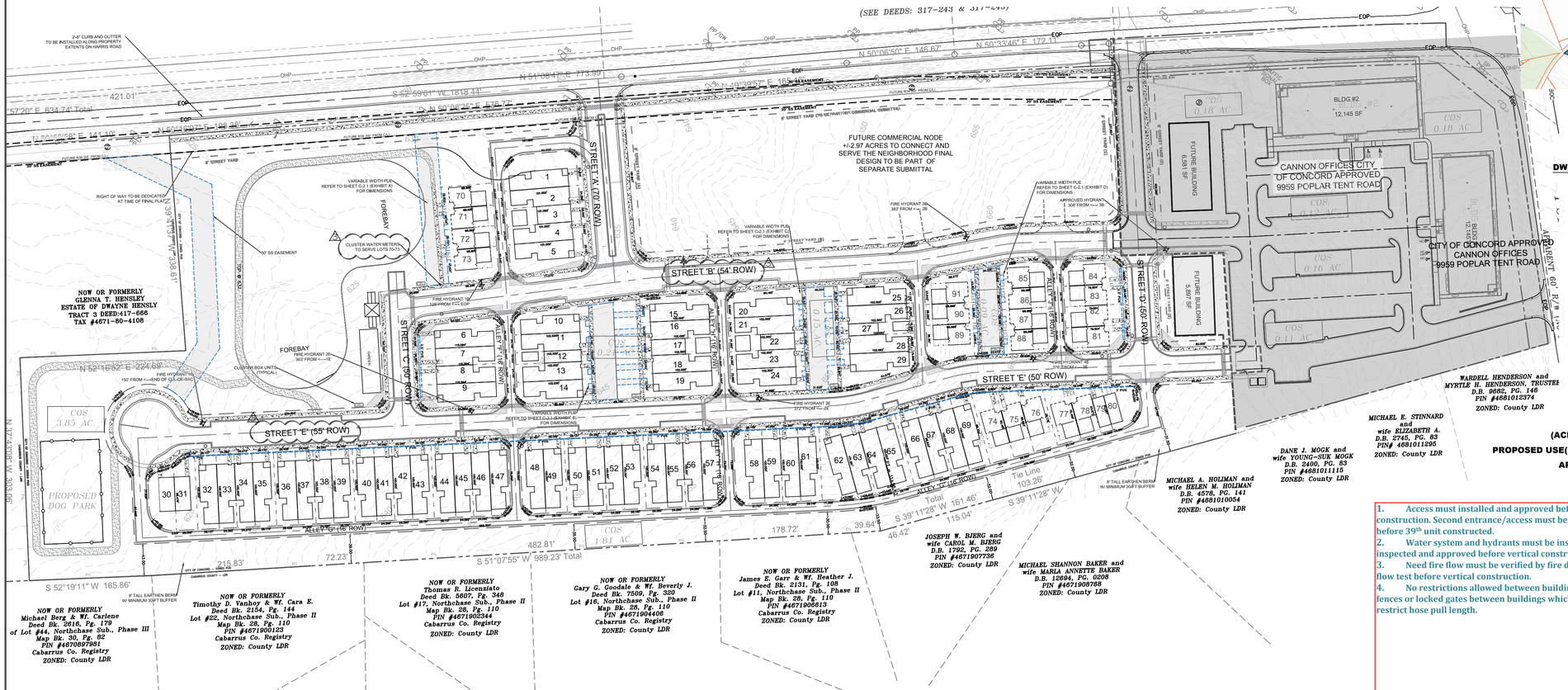
Raley Miller Properties, Inc.
David Miller
10815 Sikes Place, Suite 300
Charlotte NC 28277
704-321-1000

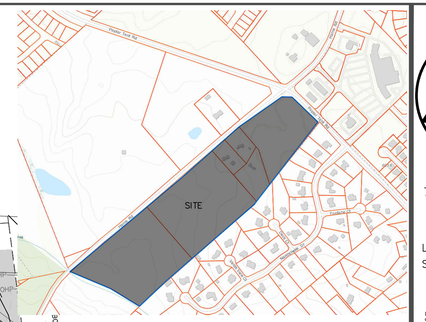
TUCKERS WALK - PRELIMINARY PLAT

HARRIS ROAD

CONCORD, CABARRUS COUNTY NORTH CAROLINA

APPROVED
By burtonj at 9:36 am, Nov 13, 2018





SITE VICINITY MAP
NOT TO SCALE

ZONING CODE SUMMARY

PROJECT NAME: TUCKERS WALK

PROPERTY OWNER: NOW OR FORMERLY RMP CANNON, DWAYNE N HENSLEY, ALAN M HENSLEY, GLENNA T HENSLEY

PARCEL P.I.N. 4671918485, 4671916023, 4671915322, 4671914210, 4671815515, 4671804108

TOTAL NUMBER OF LOTS

PRE DEVELOPMENT: 6 LOTS

POST DEVELOPMENT : 91 RESIDENTIAL

RESIDENTIAL DENSITY: 3.62

CIVIL PLANS PREPARED BY: AMICUS PARTNERS, PLLC

PHONE: 704-573-1621

ZONING: PUD JURISDICTION: CITY OF CONCORD

FLOOD MAP NUMBER AND DATE: 3710561000J, 11/05/2008

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

TOTAL PUD ACREAGE = 25.13+/-

(ACREAGE INCLUDES TUCKERS WALK AND CANNON OFFICES)

PROPOSED USE(S): SINGLE FAMILY ATTACHED, COMMERCIAL (MIXED USE)

AREA OF TOWN HOME BUILDING COVERAGE: 154,804 SQ. FT

AREA OF ROAD AND ALLEY COVERAGE: 128,371 SQ.FT

AREA OF SIDEWALK/TRAIL COVERAGE: 60,842 SQ.FT

ED DRIVEWAY AREA: 140SF X 91 = 12,740SQ.FT

% IMPERVIOUS OF FUTURE COMMERCIAL NODE : 2.97AC X .70 = 90,561 SQ.FT

RMP CANNON IMPERVIOUS = 242,090 SQ.FT

TOTAL IMPERVIOUS AREA: 689,408 SQ.FT

PERCENT IMPERVIOUS AREA: 63%

1. Access must installed and approved before vertical construction. Second entrance/access must be installed before 39th unit constructed.
2. Water system and hydrants must be installed, inspected and approved before vertical construction.
3. Need fire flow must be verified by fire department flow test before vertical construction.
4. No restrictions allowed between buildings. No fences or locked gates between buildings which would restrict hose pull length.

TOTAL AREA OF SITE = 25.13 ACRES

TOTAL AREA OF OPEN SPACE REQUIRED = 25.13 X 20%= 5.03 ACRES

OPEN SPACE SHOWN = 6.86 ACRES

CONDITIONS AS PART OF ZONING CASE Z(CD)-06-18

LEGEND:

P/L P/L	SUBJECT BOUNDARY
	FUTURE HARRIS R/W
	ADJACENT PARCEL
	PROPOSED LOT LINE
	PROPOSED R/W
	PROPOSED OPEN SPACE
	PROPOSED UTILITY EASEMENT
	PROPOSED STREET YARD
	30' SS EASEMENT (DESIGN BY OTHERS)
	PROPOSED PUBLIC UTILITY EASEMENT (VARIABLE WIDTH)

1" = 80'
GRAPHIC SCALE
80 0 40 80 160

REFERENCE: ALL PARCEL INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM A SURVEY COMPLETED BY NORSTAR LAND SURVEYING, INC. PROPERTY DIMENSIONS AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY NORSTAR LAND SURVEYING, INC.

LOT NUMBER	ACRES	SF
1	0.11	4588
2	0.06	2453
3	0.06	2424
4	0.06	2453
5	0.1	4256
6	0.09	3982
7	0.06	2796
8	0.06	2796
9	0.08	3552
10	0.07	3174
11	0.06	2463
12	0.04	1617
13	0.06	2478
14	0.07	2931
15	0.08	3405
16	0.06	2478
17	0.05	2172
18	0.06	2478
19	0.08	3283
20	0.08	3568

LOT NUMBER	ACRES	SF
21	0.06	2478
22	0.05	2172
23	0.06	2477
24	0.08	3312
25	0.07	2882
26	0.06	2478
27	0.04	1662
28	0.06	2478
29	0.08	3701
30	0.06	2689
31	0.06	2801
32	0.07	2914
33	0.06	2429
34	0.06	2427
35	0.07	2917
36	0.07	2943
37	0.06	2400
38	0.06	2429
39	0.07	2915
40	0.07	2914

LOT NUMBER	ACRES	SF
41	0.06	2429
42	0.06	2429
43	0.07	2915
44	0.07	2914
45	0.06	2429
46	0.06	2429
47	0.06	2546
48	0.07	3076
49	0.07	2915
50	0.07	2914
51	0.06	2429
52	0.06	2429
53	0.07	2915
54	0.07	2928
55	0.06	2429
56	0.06	2429
57	0.06	2755
58	0.09	3792
59	0.06	2429
60	0.06	2429

LOT NUMBER	ACRES	SF
61	0.07	2914
62	0.09	3777
63	0.06	2447
64	0.06	2432
65	0.07	2915
66	0.07	2905
67	0.06	2429
68	0.06	2429
69	0.07	2915
70	0.05	2045
71	0.04	1939
72	0.04	1937
73	0.07	3150
74	0.07	3182
75	0.06	2523
76	0.06	2719
77	0.06	2463
78	0.04	1900
79	0.02	1007
80	0.05	2288

LOT NUMBER	ACRES	SF
81	0.06	2551
82	0.05	2238
83	0.05	2238
84	0.06	2541
85	0.05	2308
86	0.04	1942
87	0.04	1942
88	0.05	2221
89	0.07	3252
90	0.04	1952
91	0.06	2666

FIRE SUMMARY

OCCUPANCY CLASSES: RESIDENTIAL AND COMMERCIAL/OFFICE

	RESIDENTIAL	COMMERCIAL
TYPE OF CONSTRUCTION	V-B	V-B
SPRINKLER SYSTEM	NO	YES
FIRE ALARM	YES	YES
SQ FT (LARGEST STRUCTURE)	2,000SF/1ST FLOOR	12,145 SF
NUMBER OF STORIES	2	2
HEIGHT OF BUILDING	<30FT	<30FT

ADDITIONAL SITE NOTES:

1. ALL DRAINAGE STRUCTURES WITHIN ROADWAY REQUIRED TO BE TRAFFIC RATED WITH THE USED OF 1.5' STANDARD CURB AND GUTTER.

2. IMPROVEMENTS ON HARRIS ROAD TO BE COMPLETED BY DEVELOPER AS REQUIRED BY DCDOT DRIVEWAY PERMIT

GENERAL NOTES:

1. 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 PROVISIONS REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
2. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (NCFC 501.4)
3. NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
4. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. (NCFC 503.1.1)
6. ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (NCFC 503.2.1)
7. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (NCFC 503.2.1)
8. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE DETERMINED BY THE FIRE OFFICIAL. (NCFC 503.2.4)
9. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (NCFC 503.2.5)
10. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 503.3)
11. WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, ON-SITE FIRE HYDRANT AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (NCFC 507.5.1)
12. FIRE HYDRANTS - PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
13. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (NCFC 912.1). THE LOCATION MAY NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS DUE HOSE CONNECTION (NCFC 912.2) SEE SECTION 912 FOR DETAILS ON FDC'S.
14. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
15. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
16. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
17. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (NCFC D105.1 & D105.2)
18. BUILDINGS EXCEEDING 62,000 S.F. WITHOUT SPRINKLERS OR 124,000 S.F. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.2 & D104.3)
19. MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE (NCFC D106.1 & D106.2)
20. ONE OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS. DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107.1)
21. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURE IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.3)
22. PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/FIRE-PREVENTION-DIVISION/FIRE-PREVENTION-DIVISION-DOWNLOADS).
23. PLEASE UNDERSTAND THAT APPROVAL OF THESE DOCUMENTS IN NO WAY RELIEVES THE OWNER, ARCHITECT, OR ENGINEER FROM RESPONSIBILITY RELATED TO VIOLATIONS OF THE GOVERNING CODES AND REGULATIONS NOT FOUND BY OUR OFFICE OR OTHER REVIEWING AGENCIES. WHEN SUCH VIOLATIONS ARE FOUND THEY MUST BE CORRECTED.
24. THE OCCUPANCY OF THE BUILDING/UPFIT AREA SHALL NOT BE CONDUCTED PRIOR TO A CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTION DEPARTMENT.

ENVIRONMENTAL NOTES:

1. DEVELOPER WILL BE REQUIRED TO PROVIDE A BMP ACCESS EASEMENT IN AND AROUND ANY BMPS USED FOR STORMWATER TREATMENT AND DETENTION AND EXECUTE A MAINTENANCE AGREEMENT.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW. STOP

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7140 Weddington Road
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Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032006 NICHOLAS R. PARKER 10-26-2018

TUCKERS WALK
STREETSCAPE LAND PARTNERS, LLC
10815 SIKES PLACE
SUITE #300
CHARLOTTE, NC 28277

Project Number: 17-18-070
Date: 10-26-2018
Drawn By: CMM
Checked By: NRP

Revisions:

	06-11-2018	Original Submittal
1	07-31-2018	Per City of Concord
2	10-04-2018	Per City of Concord
3	10-26-2018	Per City of Concord

Sheet Title:

PRELIMINARY PLAT

Sheet No:

C-0.0

HARRIS ROAD (SR1449)
60' PUBLIC RIGHT-OF-WAY
(SEE DEEDS: 317-243 & 317-245)

COMMUNICATION PEDESTAL
COMMUNICATION PEDESTAL
2'-6" CURB AND GUTTER TO BE INSTALLED ALONG PROPERTY EXTENTS ON HARRIS ROAD
COMMUNICATION VAULT
EX. GAS LINE
EX. ROAD SIGN
14' DANGER TREE AND LINE PROTECTION AREA DEED: MB: 44-25
EX. HYDRANT
2' ELECTRICAL TRANSPORTATION CORRIDOR MB: 44-25
EX. 16" DI WATER (CITY OF CONCORD)
FENCE LINE

213.72'
421.01'
N 52°57'20" E 634.74' Total
N 50°53'58" E 141.10'
N 50°16'07" E 198.38'
N 50°08'25" E 675.77'
S 52°59'01" W 1818.44'
N 51°08'47" E 773.99'
N 49°39'57"
" E 160.38'

FUTURE R/W (55' FROM C/L)
30' SS EASEMENT
8' STREET YARD
RIGHT OF WAY TO BE DEDICATED AT TIME OF FINAL PLAT

LEGEND:
- SUBJECT BOUNDARY
- FUTURE HARRIS R/W
- ADJACENT PARCEL
- PROPOSED LOT LINE
- PROPOSED R/W
- PROPOSED OPEN SPACE
- PROPOSED UTILITY EASEMENT
- PROPOSED STREET YARD
- 30' SS EASEMENT (DESIGN BY OTHERS)
- PROPOSED PUBLIC UTILITY EASEMENT (VARIABLE WIDTH)

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811.
IT'S THE LAW. STOP

N 39°41'37" W 338.61'
N 37°43'08" W 303.06'
CITY OF CONCORD - ZONED PUD
CABARRUS COUNTY - LDR

NOW OR FORMERLY
GLENNA T. HENSLEY
ESTATE OF DWAYNE HENSLY
TRACT 3 DEED:417-666
TAX #4671-80-4108

GRAPHIC SCALE
40 0 20 40 80
1" = 40'

EXISTING REGIONAL EROSION CONTROL POND
FOREBAY
FIRE HYDRANT 2E
363' FROM <---1E
FIRE HYDRANT 1E
150' FROM <-----END OF CUL-DE-SAC
CLUSTER BOX UNITS (TYPICAL)
CLUSTER WATER METERS TO SERVE LOTS 70-73
FIRE HYDRANT 1B
125'-FROM <---- EOP
VARIABLE WIDTH PUE REFER TO SHEET C-2.1 (EXHIBIT A) FOR DIMENSIONS
VARIABLE WIDTH PUE REFER TO SHEET C-2.1 (EXHIBIT B) FOR DIMENSIONS
30' SS EASEMENT

N 52°16'52" E 224.69'
S 52°19'11" W 165.86'
215.83'
72.23'
482.81'
S 51°07'55" W 989.23' Total
178.7

COS 3.85 AC.
COS 0.21 AC.
COS 1.81 AC.
PROPOSED DOG PARK

STREET 'A' (70' ROW)
STREET 'B' (54' ROW)
STREET 'C' (50' ROW)
STREET 'E' (55' ROW)
ALLEY "F" (16' ROW)
ALLEY "G" (16' ROW)
ALLEY "H" (16' ROW)
8' STREET YARD (A)

70 71 72 73
1 2 3 4 5
10 11 12 13 14
6 7 8 9
15 16 17 18 19
20 21 22 23 24
30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47
48 49 50 51 52 53 54 55 56 57 58 59

8' TALL EARTHEN BERM W/ MINIMUM 30 FT BUFFER

NOW OR FORMERLY
Michael Berg & Wf. Carlene
Deed Bk. 2616, Pg. 229
Lot #21, Northchase Sub., Phase III
Map Bk. 30, Pg. 22

NOW OR FORMERLY
Timothy D. Vanhoy & Wf. Cara E.
Deed Bk. 2154, Pg. 144
Lot #22, Northchase Sub., Phase II
Map Bk. 28, Pg. 110

NOW OR FORMERLY
Thomas R. Licenziato
Deed Bk. 5607, Pg. 348
Lot #17, Northchase Sub., Phase II
Map Bk. 28, Pg. 110

NOW OR FORMERLY
Gary G. Goodale & Wf. Beverly J.
Deed Bk. 7509, Pg. 320
Lot #16, Northchase Sub., Phase II

NOW OR
James E. Garr
Deed Bk. 2
Lot #11, Northch

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MATCH LINE C-1.1

TUCKERS WALK
STREETSCAPE LAND PARTNERS, LLC
10815 SIKES PLACE
SUITE #300
CHARLOTTE, NC 28277

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Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:
NICHOLAS R. PARKER ENGINEER SEAL 032006
10-26-2018

Project Number: 17-18-070
Date: 10-26-2018
Drawn By: CMM
Checked By: NRP

Revisions:
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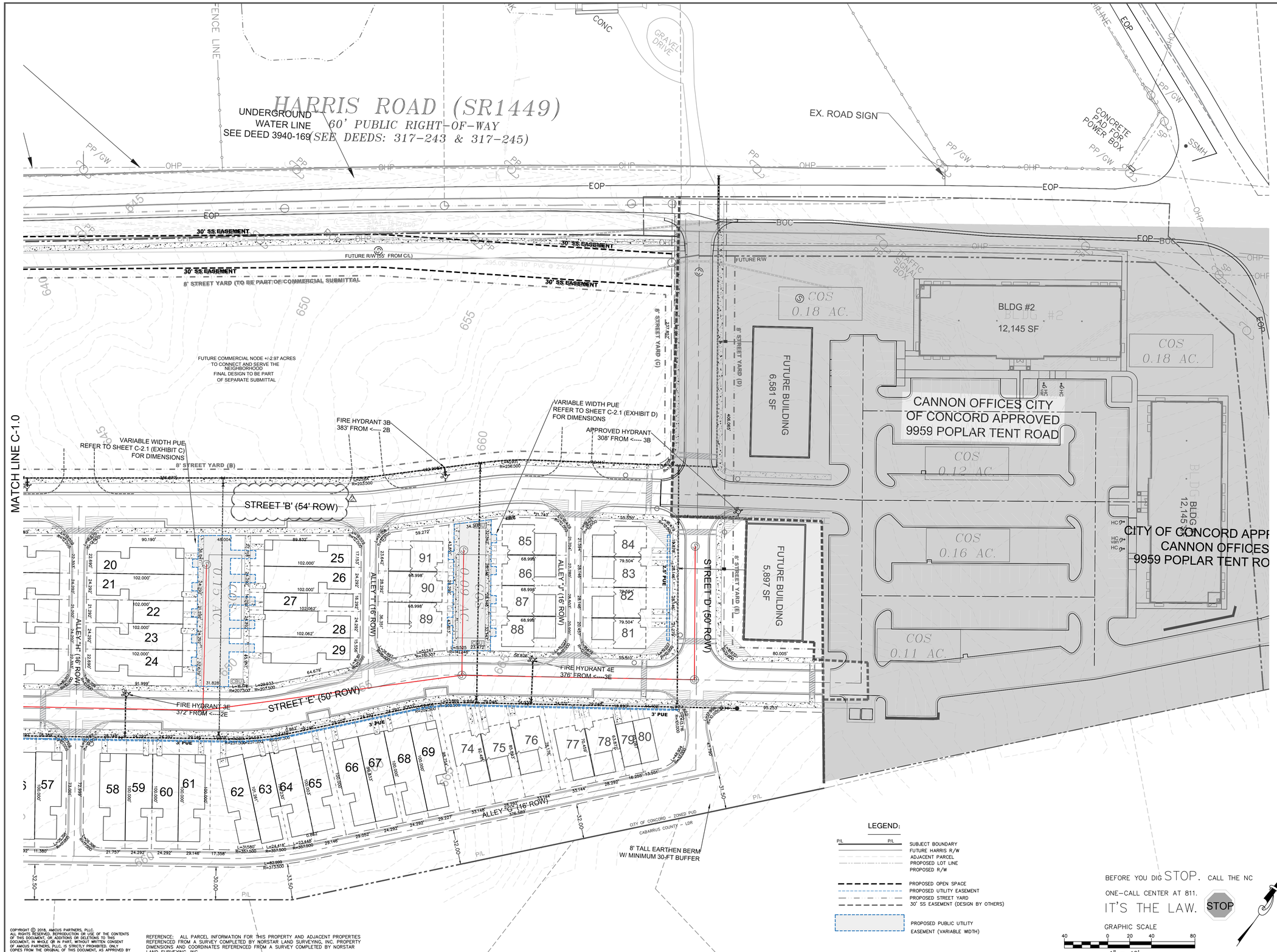
ENLARGED PRELIMINARY PLAT

Sheet No:
C-1.0



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ENLARGED PRELIMINARY PLAT

Sheet No:

C-1.1

Residential: Single Family Attached (Townhomes)

Weddington Road Site (and amenity) (CN-PSA-2022-00096)

4460 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
9/23/2021	Yes	253	No	No	Yes	No

Allocation Request

Total	2023	2024	2025	2026	2027	2028
122,190	16,000	16,000	16,000	16,000	16,000	16,000

Project Scoring

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

Brief Summary

This applicant is seeking allocation for 252 single family attached units at 4460 Weddington Road. The property is zoned RV, and the project will incorporate single family attached, single family detached, and a commercial component for a horizontally mixed-use community near the northeast quadrant of the intersection of Weddington Road and George W Liles Pkwy. The commercial site is anticipated to go through the rezoning process, and the applicant's narrative notes that the proposed commercial component is not a part of the submitted plat nor preliminary sewer allocation. This component of the allocation is for the 252 single family attached units. The project is located within the boundaries of the Weddington Road Corridor Plan, but the plan is not approved yet, so those points were not assigned to the project. A preliminary plat was submitted for the project (CN-PLP-2022-00001), but the City has been awaiting resubmittal since 2/16/22 (as of 5/15/22): it has been through one review cycle.



CN-PSA-2022-00096

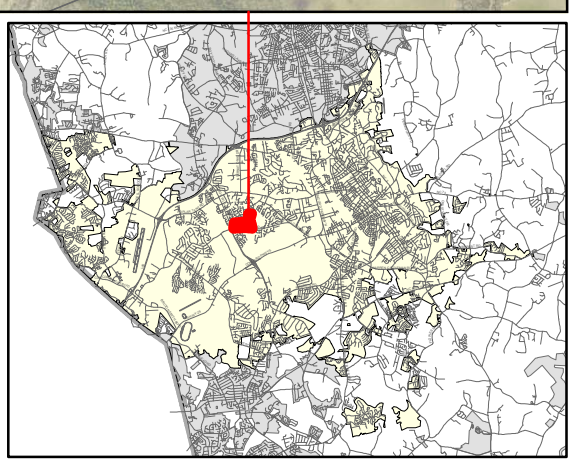
Weddington Road Site

Type: Residential
SF Attached
253 units

Allocation Request: 122,190

Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Weddington Road Site-Townhomes					
2.)	**Description of project location:**	Site located on Weddington Road (SR 1431) approx 1300 LF East of intersection of George W. Liles Pkwy (SR 1430) and Weddington Road (SR 1431) (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	56007478020000	3a.)	**Parcel Acreage:**	75.83		
4.)	**Site Zoning and use:**	Residential Village (RV)	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** N/A		
6a.)	**Description of Facility to be served.**	Residential subdivision	**6b.) Number of Lots**	253	**6c.) Number of Units**	253	
7d.)	**Additional description information:**	65 detached single family homes and 253 townhomes (approx. 5 DUA). Portion of site reserved for future proposed commercial rezoning (not part of this plat).					

B. Applicant Information

Tim Derylak, Land Entitlement 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.)	8025 Arrowridge Blvd (Applicant's Street or Box Number)
DR Horton (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Charlotte, NC 28273 (Applicant's City, State, Zip Code)
(704) 534-1533 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Tim Derylak (Name) tjderylak@drhorton.com (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

Scott C. Doerr (Typed name of North Carolina Professional Engineer)	Merrick & Company (Company Name)
29933 (NCPE Registration Number)	301 S McDowell St, Ste 300 (Street or Box Number)
(704) 631-9172 (Phone Number)	Charlotte, NC 28204 (City, State, Zip Code)
Scott C. Doerr (Name and affiliation of contact person, who can answer questions about **application & designs**)	scott.doerr@merrick.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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**: 122,190 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
4 bdr Townhomes	480	gal/	day	253	GPD	121,440
Amenity Area (Pool & Cabana)	10	gal/	day/person	75 people	GPD	750
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	122,190

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.**

Tim Derylak
Digitally signed by Timothy J Derylak
Contact Info: tjderylak@drhorton.com
Date: 2022.07.19 16:01:34-04'00'

Signature: Date: 7/19/2022

Memo

To: City of Concord

From: Scott C. Doerr, PE

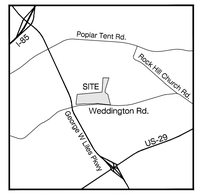
Date: July 19, 2022

Re: Weddington Road Site Townhome Portion – Project Narrative

---

DR Horton is pleased to present to the Council, Weddington Road - Townhomes for consideration of sewer allocation. We received approval of allocation for the Single Family Detached portion of our site during the 7/19 Council Workshop. We would like to request sewer allocation for the remaining portion of the project (253) townhomes with an average price point of $330k. Providing a mix of housing types presents opportunities for a variety of home buyers and an opportunity to age in place at our community. The proximity to West Cabarrus High School, Crossroads Church, and Publix offers convenient amenities to our residents that are in a walkable radius, reducing the need for automobile trips in the area. This community is already located in Concord City limits and functions as an urban infill project, which is vital to urban areas. This community will also feature appliances and finishes that contribute to energy and water conservation practices.

We hope you consider granting the remaining capacity and view our application favorably. It is our goal to provide housing to support and retain the talented workforce and families that currently call Concord home. DR Horton is proud of our communities in Concord and hope to continue to be a trusted development partner to the city and community. This site is zoned, in city limits, and has preliminary plat approval. It is currently served by Water and Sewer and ready to proceed further upon additional allotment of sewer allocation.

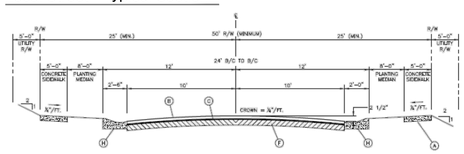


Vicinity Map, NTS

Legend

- Property Boundary
- Landscape Buffer
- Ex. Sanitary Sewer Easement
- 15' Sediment/Erosion Control Buffer
- ACOE Jurisdictional Wetland
- State Jurisdictional Wetland
- State Wetland Impacted by Development
- Dedicated Right-of-Way
- Tree Save
- 1... Parking Count

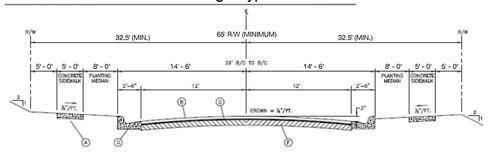
Local Street - Typical Section



SECTION A–A
TYPICAL CROSS SECTION
DIMENSIONS FOR LANES
USING 2'-0" STANDARD CURB AND GUTTER OR VALLEY GUTTER

- (A) 4" SIDEWALK
- (B) 2 ¼" SF9.5X SURFACE COURSE
- (C) 2.25" I–19.0X INTERMEDIATE COURSE
- (F) 8" COMPACTED AGGREGATE BASE COURSE OR 3.5" B–25.0X BASE COURSE
- (G) 2'–0" VALLEY GUTTER

Minor Collector Without Parking - Typical Section



TYPICAL CROSS SECTION

- (A) 4" SIDEWALK
- (B) 3" SF 9.5X SURFACE COURSE
- (C) 2.25" I–19.0X INTERMEDIATE COURSE
- (F) 10" COMPACTED AGGREGATE BASE COURSE OR 5" B–25.0X
- (G) 2'–6" STANDARD CURB AND GUTTER

Development Data

Address: **4460 Weddington Road**
Concord, NC 28027

Municipality:	City of Concord
Tax Parcel Number:	56007478020000
Lots Prior to Subdivision:	1
Existing Zoning:	Residential Village (RV)
Total Site Area:	76.58 ac
Weddington R/W Dedication:	1.02 ac
Net Site Area:	75.56 ac
Density:	Max. 8.0 du/a

Development Standards:

Typ. Detached Lot Size:	55' x 137'
Min. Lot Area:	7,500 sqft
Min. Lot Width:	50'
Min. Lot Depth:	100'
Front Setback:	20' Principal, 24' Garage
Side Setback:	7' Side, 14' Corner
Rear Setback:	5'

Unit Count & Density:

Single-Family Detached (55'):	65 units total
Townhomes:	253 units total
4-unit buildings:	23 (92 homes)
5-unit buildings:	13 (65 homes)
6-unit buildings:	16 (96 homes)
Total Homes:	318
Ratio of Detached to Towns:	80% towns, 20% detached
Total Proposed Residential:	63.11 ac
Total Residential DUA:	5.04 DUA (318 / 63.11 ac)
Total Proposed Commercial:	12.45 ac

Open Space Calculations:

Total Open Space Required:	20% of site area (15.11 ac)
Total Open Space Provided:	37% (28.24 ac)
Total Active OPS:	1.45 ac
Total Passive OPS:	26.80 ac
Net OPS in Commercial:	6.06 ac (49% of commercial)
Net OPS in Residential:	22.18 ac (35% of residential)
Total Tree Save Required:	50% of Req. OPS (7.56 ac)
Total Tree Save Provided:	29% (21.60 ac)
Net Commercial Tree Save:	84% of Commercial OPS (5.09 ac)
Net Residential Tree Save:	74% of Residential OPS (16.51 ac)
Total Buffer Yard Area:	5.43 ac

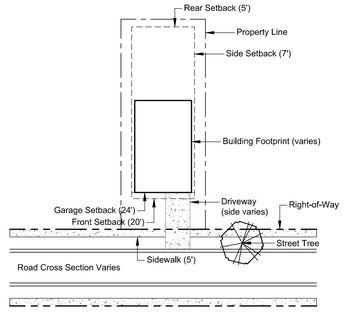
Other Calculations:

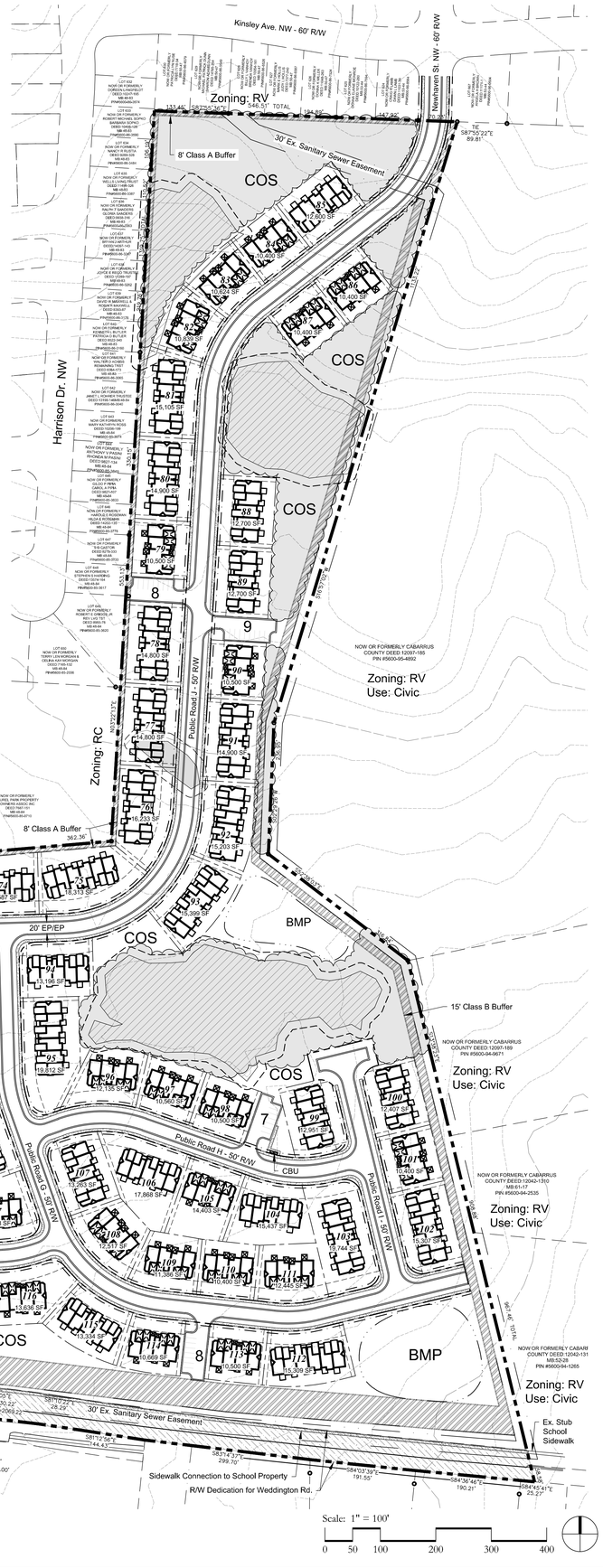
Additional Parking Provided:	+/- 39 spaces
Total Internal R/W Area:	11.90 ac
Total Area of Lots:	28.33 ac
Connectivity Ratio:	1.71 (24 links / 14 nodes)

NOTES:
1. Buildings will meet all applicable architectural standards as required by the CDO.
2. Height of tallest structure shall be less than 30'

Street Center Lines			
Alignment	From	To	Length (ft)
A	Weddington	C	244.68
	B	End	144.53
B	A	D	468.60
	D	E	390.09
	E	F	381.09
C	A	D	331.21
	D	F	783.31
	F	G	325.12
D	B	C	306.38
E	B	Sunberry	489.78
F	Weddington	C	273.93
	C	B	366.09
	B	J	235.06
	J	End	118.00
G	J	H	379.37
	H	C	194.65
	C	I	658.79
	I	End	125.00
H	G	I	638.60
I	G	H	250.00
	H	End	185.00
J	F	G	358.23
	G	Kinsley	1933.92

Typical Single Family Lot Diagram





MERRICK®
3605 SCHIEFFELIN STREET, SUITE 500
CHARLOTTE, NC 28204
PHONE: 704-529-6500
NC ENGINEERING FIRM P-0968

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D.R. HORTON
America's Builder
8001 Arrowridge Boulevard
Charlotte, NC 28273

REVISIONS:				
REV	REVISION DESCRIPTION	BY:	DRAWING CHECKED/APPROVED	DATE:

DESIGN BY:	DesignXXX	MM/DD/YR		
DRAWN BY:	DrawnXXX	MM/DD/YR		
CHECKED BY:	CheckXXX	MM/DD/YR		
APPROVED BY:	AppXXX	MM/DD/YR		

Weddington Road
Concord, NC

Preliminary Plat Site Plan

JOB NO: 65120913
DATE: 7/22/2021
SHEET 1

Q:\CHA\Projects\0813-00-DRH - Weddington Road - Planning\CAD\CDs\Preliminary Plat Site Plan.dwg 1/21/2022 2:57:27 PM

Residential: Single Family Attached (Townhomes)

Ervin Property (CN-PSA-2022-00098)

750 Old Charlotte Rd. SW

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

Allocation Request

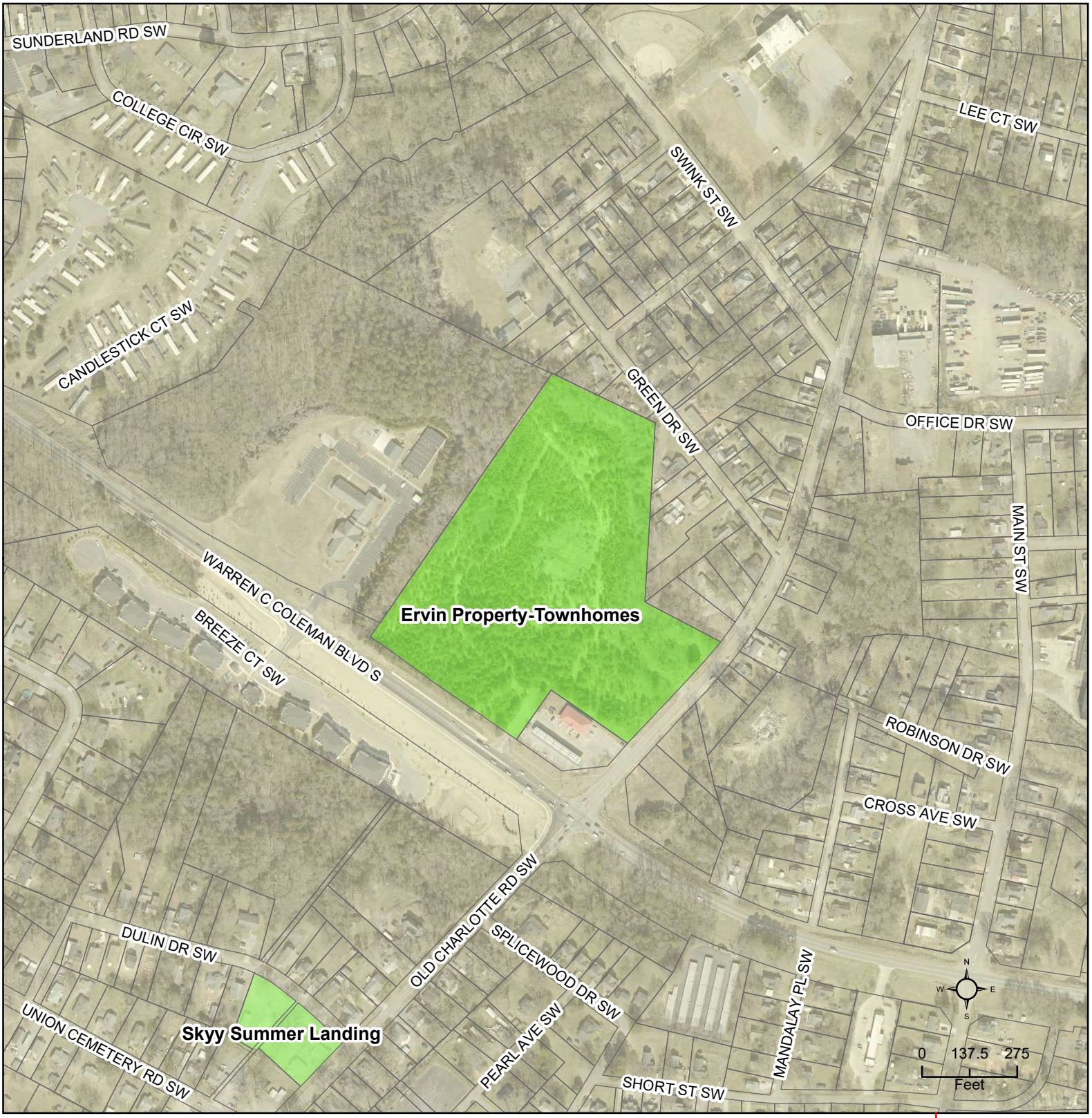
Total	2023	2024
19,440	12,000	7,440

Project Scoring

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

Brief Summary

81 units proposed at 750 Old Charlotte Rd. The site is already zoned Residential Compact (RC), so the development can proceed by right. The preliminary plat for the site was approved, pending payment on April 5, 2022. The fees were paid and is waiting to be issued (CN-PLP-2022-00016). The property is within the boundaries of the Center City Plan.



CN-PSA-2022-00098

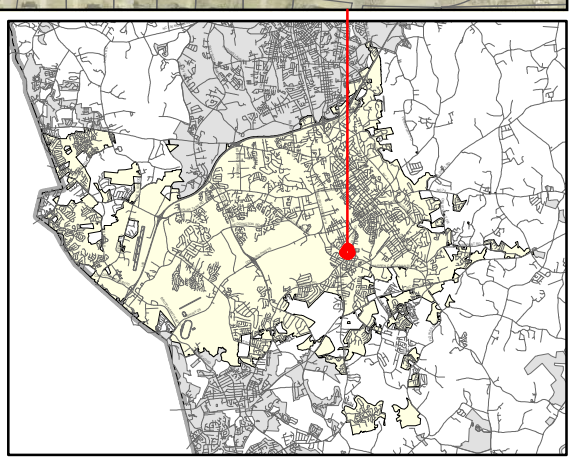
Ervin Property-Townhomes

Type: Residential
SF Attached
81 units

Allocation Request: 19,440

Project Score: 3

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

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)	236 Raceway Dr, Suite 7 (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.)	Mooresville, NC 28117 (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:** 19,440 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Residential Multifamily	240 gal/ day	81	GPD 19,440
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

D Hughes — Signature:

7/26/22 — Date:

July 20, 2022

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

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

Dear Council Members and Staff:

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

The proposed Ervin Property- Townhomes project consists of eighty-one (81) multi-story townhomes, each of which will have three-bedrooms and garages. The project is located within the existing City of Concord limits on a 13.07-acre vacant parcel in the northwest quadrant of the intersection of Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335). There is an existing Circle K gas station at the intersection of Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335) that is not associated with this project. There is existing sewer on Old Charlotte Rd that will serve the project.

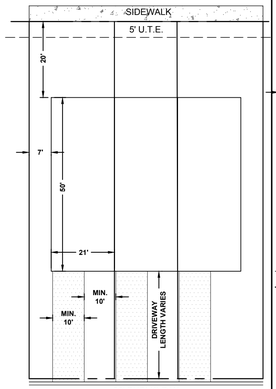
The developer is proposing townhomes of varying sizes and types; from 21-feet wide with front-loaded garages to 25-feet wide with rear-loaded garages. The varying townhome sizes and types will provide a mixture of housing opportunities with values in the $300,000's. To promote a pedestrian-friendly streetscape, sidewalks and planting medians will be provided on both sides of the internal roadway network and along the frontage of Warren C. Coleman Boulevard South (US Hwy 601) and Old Charlotte Road (SR 1335). To promote an active, safe lifestyle, bike lanes will be provided on one side of the internal roadway network and on-street parking will be provided on the opposite side.

Sincerely,

Michael Foess, PE, PMP
Montrose LLC

Phone: 704-491-3256
Email: Michael@TheMontroseTeam.com

TOWNHOMES - ALLEY LOAD

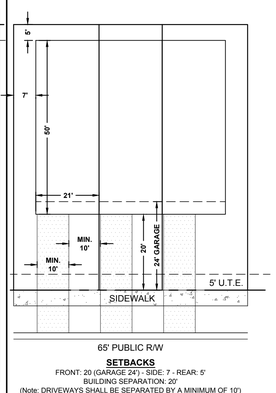


20' PUBLIC R/W

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

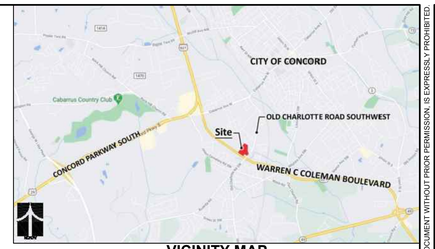
NET ACREAGE PER LOT = 0.059 AC.

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

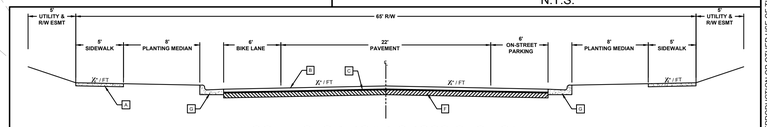
TOTAL = 250,836 SF (5.76 AC.)
IMPERVIOUS = 5.76 / 12.77 = 45.1%

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.

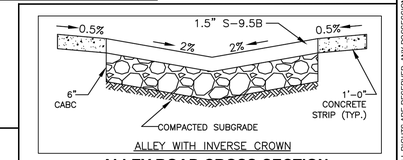


VICINITY MAP
N.T.S.

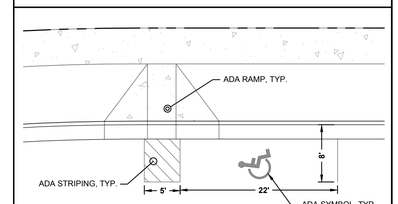


COLLECTOR ROAD CROSS-SECTION

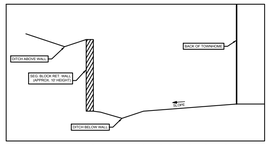
- [A] 4" SIDEWALK
- [B] 3" SF 9.5X SURFACE COURSE
- [C] 2.25" J-19.0X INTERMEDIATE COURSE
- [F] 10" COMPACTED AGGREGATE BASE COURSE OR 5" B-25.0X
- [G] 2'-6" STANDARD CURB AND GUTTER
- [H] 2'-0" VALLEY CURB AND GUTTER



ALLEY ROAD CROSS-SECTION



ADA PARALLEL PARKING DETAIL



RETAINING WALL CROSS-SECTION

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.

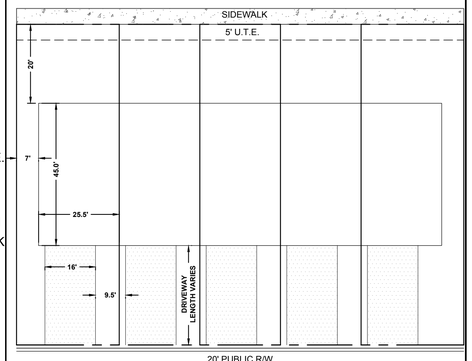
FLOOD DATA

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 (790)
- PROPOSED CONTOUR (790)

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')

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.

NORTH

GRAPHIC SCALE
0 30' 60' 120'
(IN FEET)
HORIZONTAL 1 inch = 60 ft.

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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)

Weddington Road Villas (CN-PSA-2022-00109)

6512 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
12/11/2020	Yes	82	Yes (PRS2021-003526)	No	Yes	No

Allocation Request

Total	2023	2024
14,720	12,000	2,720

Project Scoring

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

Brief Summary

The Weddington Road Villas project is an 82 unit expansion of the Wayford(th) project on Weddington Road, and is part of the same Planned Unit Development (PUD) zoning district, which was initially established in 2000, and this particular portion of the site was initially anticipated for 38 patio homes; the zoning was amended on May 18, 2021 (4 in favor, one against), to modify the PUD to permit 82 single family attached dwellings, including 70-two story townhomes and 12 attached single-story ranch houses. This rezoning request is consistent with the preliminary plat that was technically approved on 10/28/21, although payment of $300 is still pending. The construction drawing case, PRS2021-03526, was submitted after the cutoff for consideration at the March 2022 allocation meeting (11/24/21) but prior to the policy cutoff date for construction drawing routing, so the construction drawings have been through three rounds of review, with the latest concluded on 4/5/22. Remaining issues include the NCDOT driveway permit, encroachment requirements, technical issues regarding encroachments, utility crossings, and street transitions, offsite easement requirements, and corrections to utility applications. The site is being considered under single family attached since the lots are platted: Wayford is a subdivided, for rent, single family attached (townhome) subdivision, and Phase 2 is structured in the same manner.
The site is redevelopment of mobile homes and single family residences.



CN-PSA-2022-00109

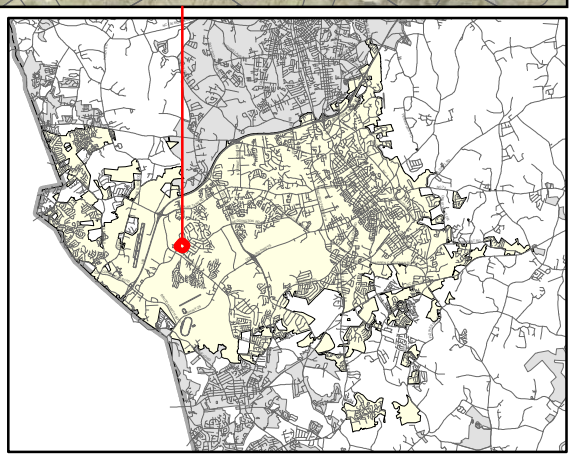
Weddington Road Villas

Type: Residential
SF Attached
82 units

Allocation Request: 14,720

Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
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.)	1600 Camden Road, Suite 100 (Applicant's Street or Box Number)
Silver Oaks Concord, 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)
856-296-4407 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Mallie Colavita (Name) 856-296-4407 (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)	3430 Toringdon Way, Suite 110 (Street or Box Number)
980-288-1593 (Phone Number)	Charlotte, NC 28277 (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**: 14,720 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	80	gal/	Bedroom	62	GPD	9,920
3 Bedroom	80	gal/	Bedroom	20	GPD	4,800
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	14,720

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
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2022.03.14 12:07:12-04'00'

Signature: Date:

CATALYST CAPITAL PARTNERS

WAYFORD AT CONCORD PHASE 2 TOWNHOME PROJECT

Area Map



- Replacement of existing mobile homes with newly constructed, class A, townhomes.
- Complies with the 2030 land use plan.
- Recent receipt of rezoning approval via a 4 to 1 vote.

Proposed Phase 2 Land Photos

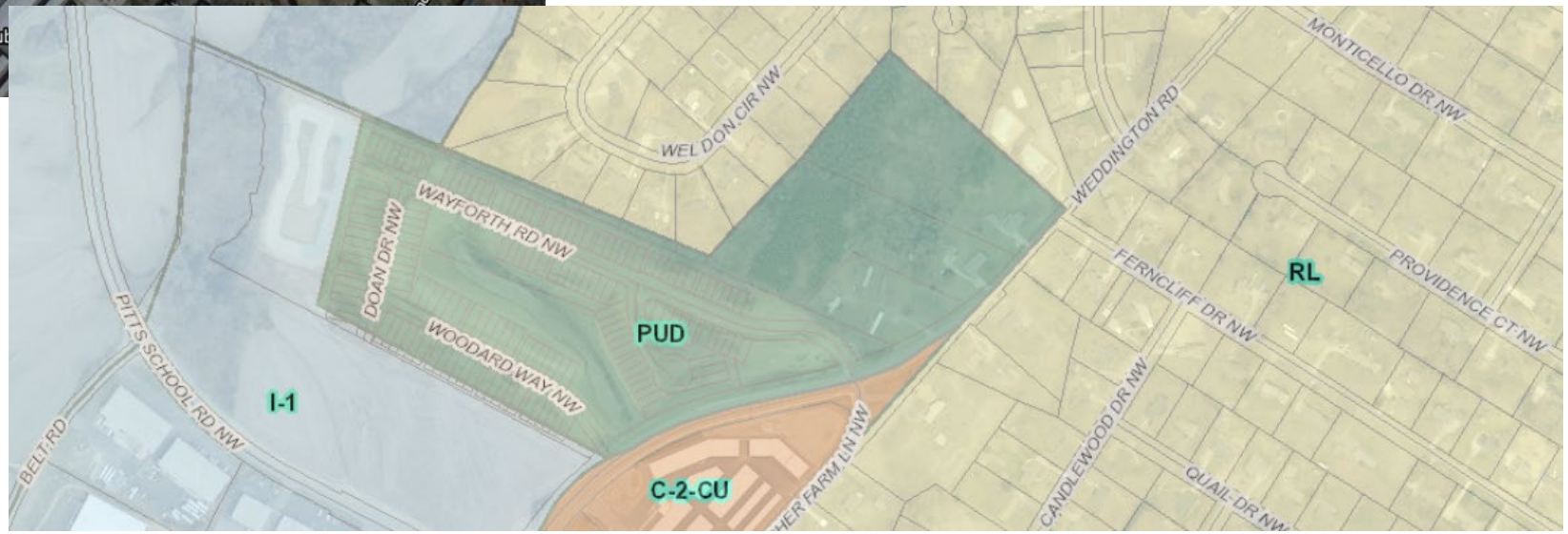


- Proven Concept
  - Given the success of phase 1, this second phase will utilize the same floor plans and overall aesthetic. Prospective tenants will not be able to distinguish the two phases.
- Shared Amenities
  - Given that the proposed phase 2 will share amenities with phase 1, phase 2 will have no sewer capacity need for newly constructed amenities, such as a clubhouse.
- High-Income Residents
  - Phase 1 residents' average household income is $100k+
- Approved Site Plan
- 99% Complete Construction Documents
- Ready to Break Ground

Overall Site Plan



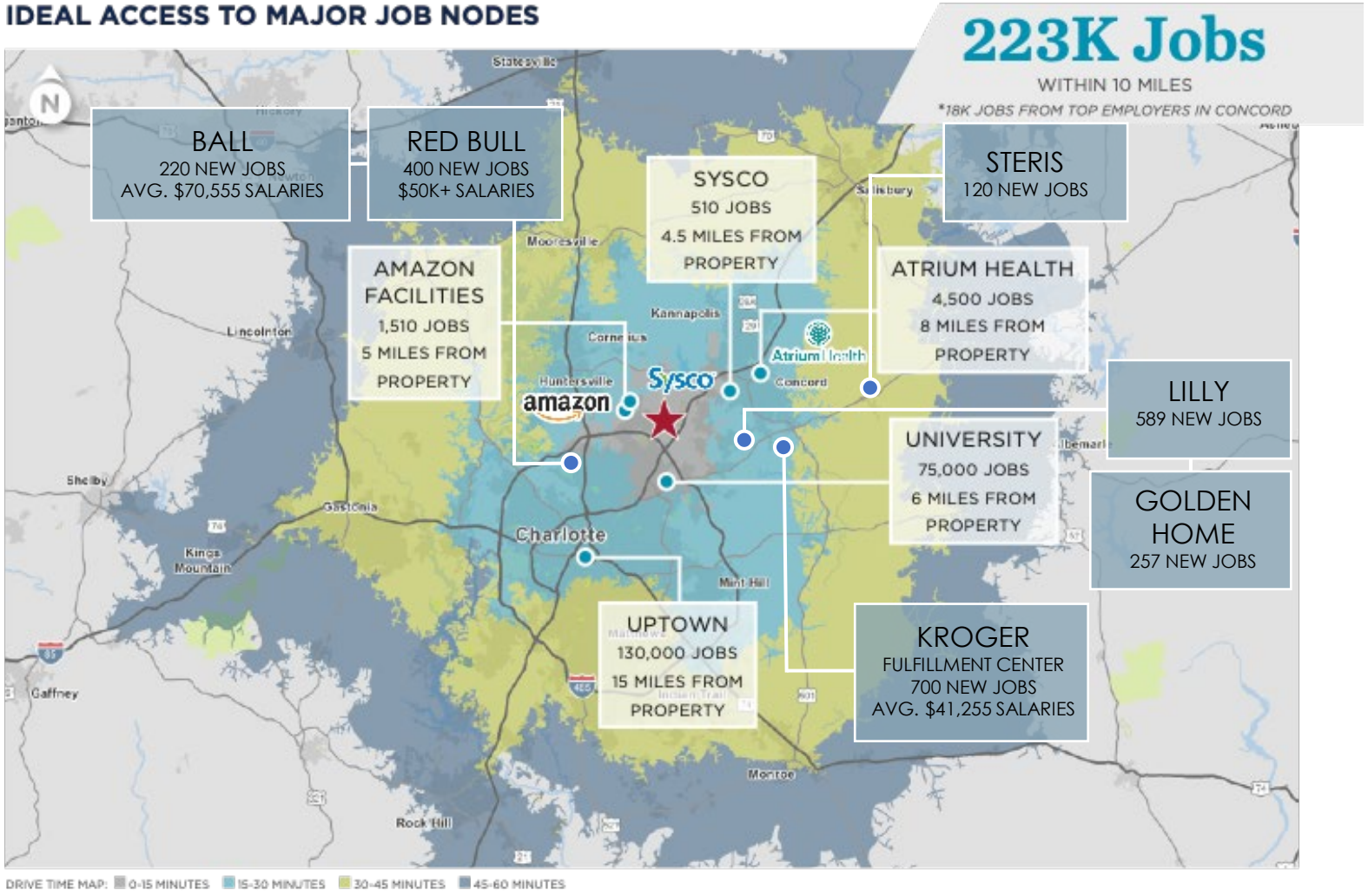
Phase 2 will consist of 82 one and two story townhomes mirroring the same plans and exterior elevations as Implemented In phase 1. As with phase 1, these units will range from 1,202 to 1,602 SF and be configured as 2 and 3 bedrooms.



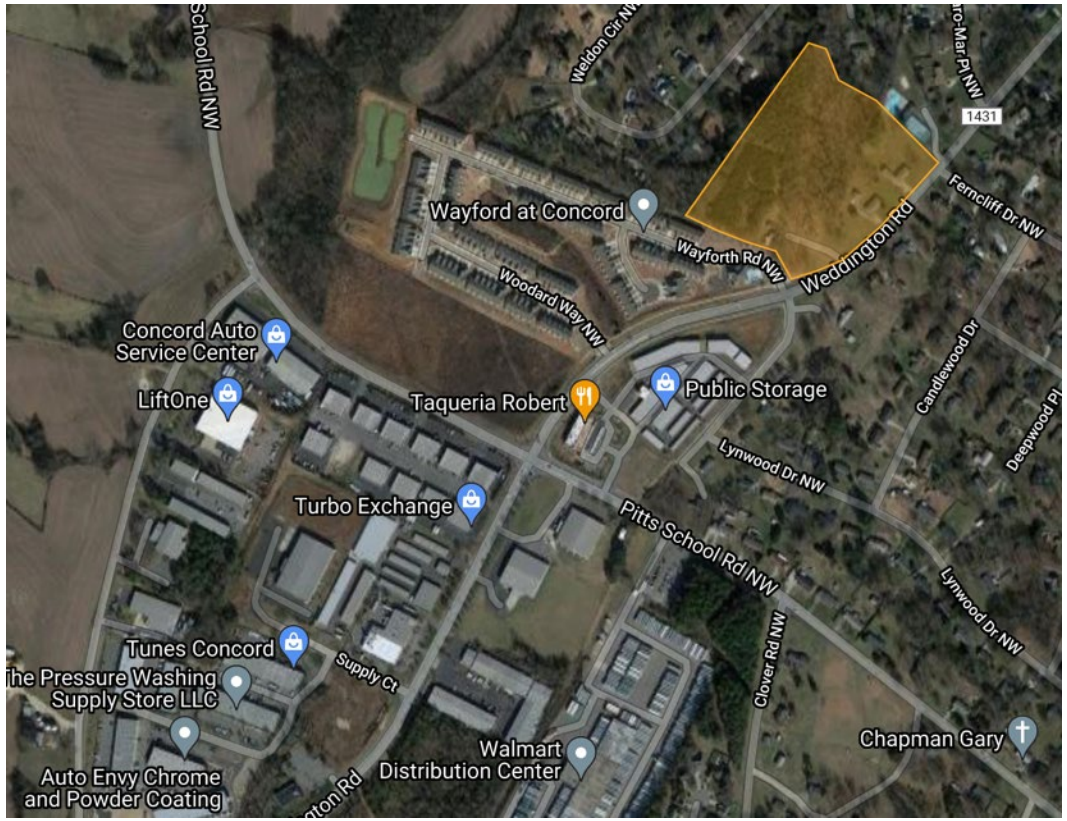
Existing and Future Employers

Embedded Among Major Employers

IDEAL ACCESS TO MAJOR JOB NODES



Walkability



Walkability: Sidewalks are being added to increase the walkability of this corridor. Tenants will be to walk to their jobs.

Aerial Views





- **Occupancy**: 97% leased thus fully stabilization
- **Superior Rents + More Square Footage**: Wayford at Concord commands between $424 and $542 per month more than its garden style apartment competitors.

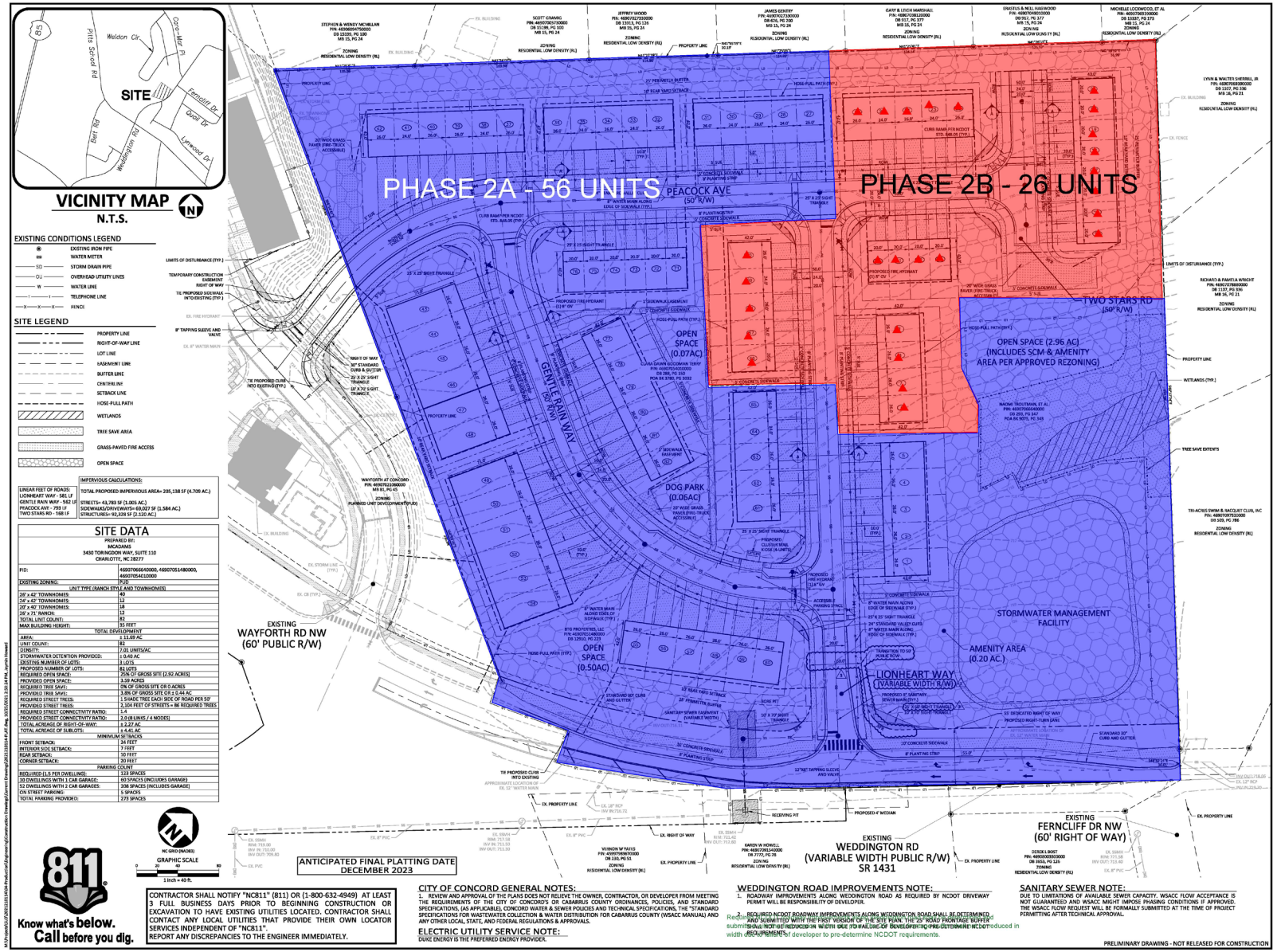
Phase 2A & Phase 2B

Phase 2A – 8,960 GPD – 2022
(56 two-bedroom units x 160 GPD)

Phase 2B – ~5,000 GPD - 2024

By separating the phases, phase 2A can proceed in 2022 by utilizing the remaining 9,000 available for allocation.

Phase 2B would commence in 2024 when additional capacity becomes available.



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
PRELIMINARY PLAT
WEDDINGTON ROAD
CONCORD, NORTH CAROLINA, 28209

REVISIONS

NO.	DATE	
1	09. 15. 2021	REVS PER CITY 1ST REVIEW
2	10. 08. 2021	REVS PER CITY 2ND REVIEW
3	10. 25. 2021	REVS PER CITY 3RD REVIEW

PLAN INFORMATION

PROJECT NO.	2021210114
FILENAME	2021210114-PLAT
CHECKED BY	JBW
DRAWN BY	JZH
SCALE	1" = 40'
DATE	08. 16. 2021
SHEET	

PRELIMINARY PLAT
PL-1

Phase 1 Photos





- Wait List: Several of our floor plans have substantive wait lists.
- Performance During the Pandemic: Demand for rental townhomes actually increased amid the pandemic as tenants began seeking larger unit sizes to facilitate working at home. Additionally, tenants were (and still are) drawn to externally accessible units (i.e. not sharing a common hallway).

Phase 1 Photos





- **No Concessions :** Wayford at Concord does not, nor has it ever, needed to offer concessions.
- **Average Household Income:** Average household income at the property is $100k+ as compared to the census tract which ranges from $58,000 - $65,000.

Phase 1 Photos

- **Out of Market Migration:** Most of the prospect traffic comes from web searches originated from outside the Charlotte MSA and many of these units are leased site unseen.

- **Awards / Ratings**
  - 2019 Elite 1% ORA – J Turner Research
  - 2020 Circle of Excellence - Lease-up
  - 2020 Manager of the Year
  - 2020 Top 1% - J Turner Research
  - 5 out of 5 – Apartments.com
  - 4.9 out of 5 – Google Reviews
  - 4.7 out of 5 – ApartmentRatings.com



Residential: Single Family Attached (Townhomes)

Weddington Ridge Phase 3 (CN-PSA-2022-00115/PRS2021-03324)

7515 Ruben Linker Rd. NW

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

Allocation Request

Total	2023	2024	2025
34,320	12,000	12,000	10,320

Project Scoring

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

Brief Summary

137 townhomes located on Ruben Linker Rd. City Council considered this case in March of 2022, and did not allocate sewer for the project at that time. This is the back half of a Special Use Permit that was granted by Planning and Zoning Commission on June 19, 2018. At the time of the special use permit, townhomes were permitted in the C-2 zoning district by right, so the area was not included within the bounds of the special use permit. The applicant pursued an amendment to the special use permit to go to 648 apartments over the entire site, which was denied by the Planning and Zoning Commission on December 17, 2019.
The applicant then proceeded with the development of the apartment units under the entitlements granted by SUP 05-18 in two phases. City Staff has administratively authorized the townhomes to proceed under the former entitlements although townhomes were removed as a permitted use from the C-2 zoning district on December 12, 2019.
The preliminary plat is pending payment of $400 in fees as of May 16, 2022.
A 30’ greenway easement is being dedicated as part of this project.
This site is part of the Weddington Road Corridor Plan which recognizes the project. No points were awarded since the plan is not yet adopted.

Outstanding Items

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

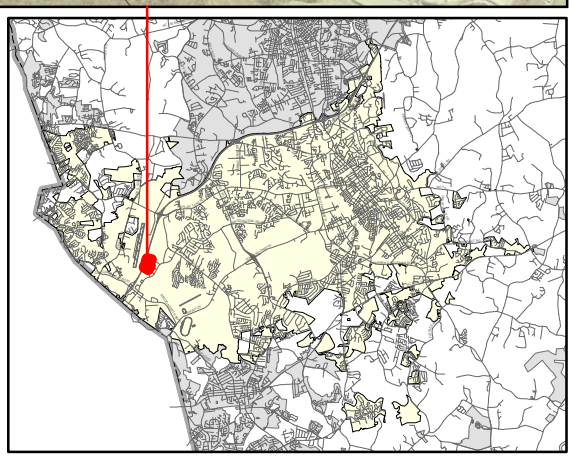


CN-PSA-2022-00115
Weddington Ridge Phase 3 - Townhomes

Type: Residential
SF Attached
137 units

Allocation Request: 34,320
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

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

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 34,320 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
3-Bedroom Residential Unit	240	gal/	unit	119	GPD	28,560
4-Bedroom Residential Unit	320	gal/	unit	18	GPD	5,760
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	34,320

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tony Chen **, 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: 4/19/22

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

April 25, 2022

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

RE: Weddington Ridge Phase 3
Sanitary Sewer System

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

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

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

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

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

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

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

Respectfully,



Robert Cash, PE
Senior Program Director, Civil Engineering

Initials: RLC

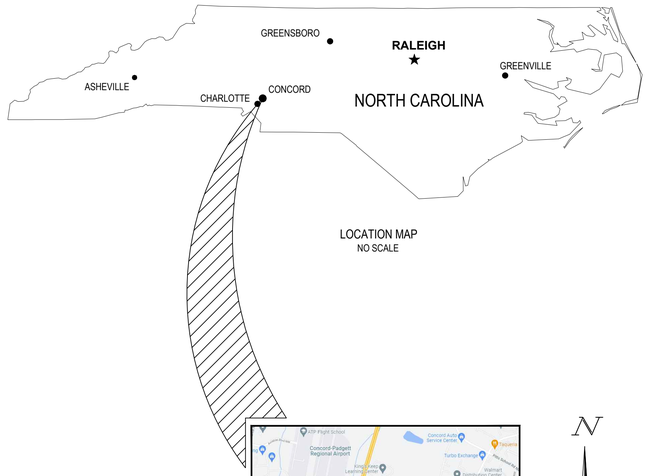
CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

PHASE 3 CONSTRUCTION DOCUMENTS

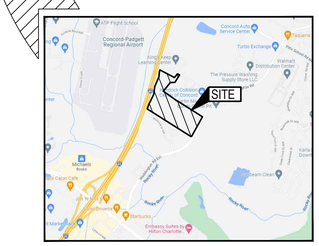
FOR

WEDDINGTON RIDGE TOWNHOMES

8150 WEDDINGTON ROAD
CONCORD, NORTH CAROLINA



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

OWNER/DEVELOPER:
CRESCENT ACQUISITIONS, LLC
601 SOUTH TRYON ST, STE 800
CHARLOTTE, NC 28202
PHONE: (980) 321-6000
CONTACT: XXXX

ENGINEER:
CESO, INC.
4601 PARK ROAD, STE 650
CHARLOTTE, NC 28209
PHONE: (704) 521-7898
CONTACT: ROBERT CASH, P.E.

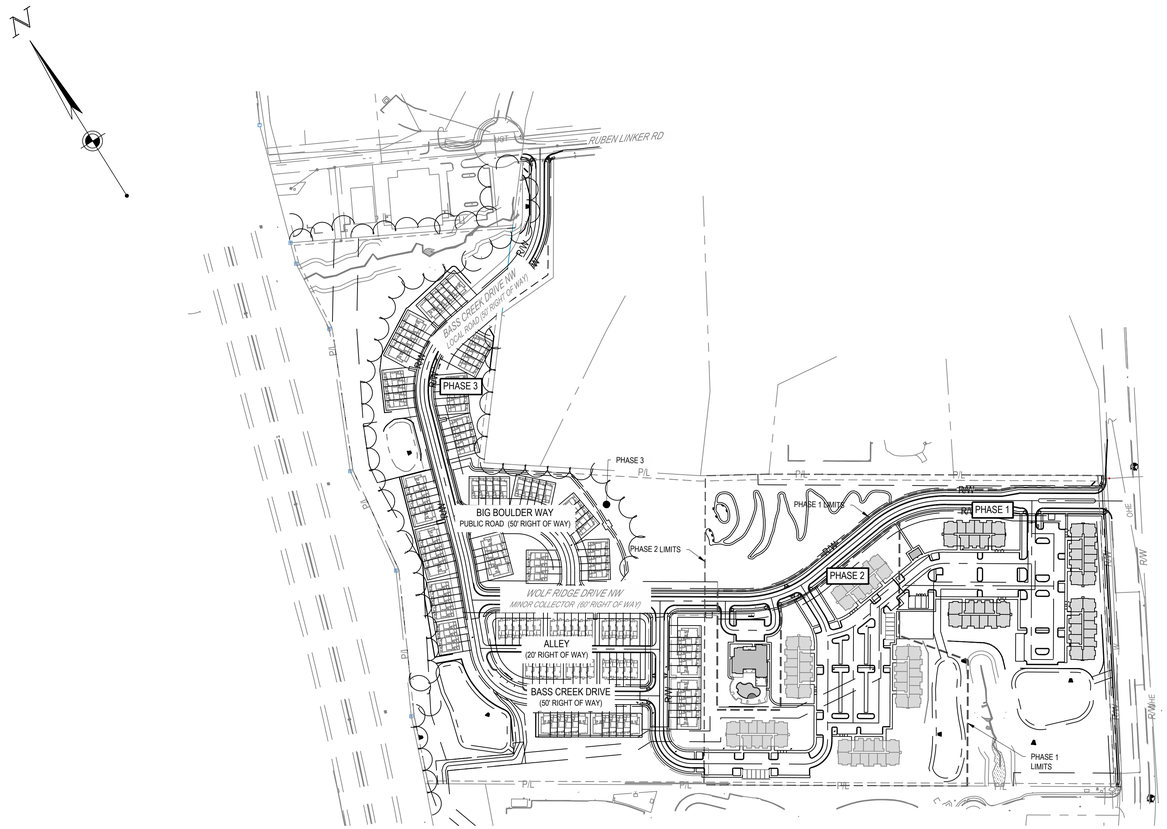
GOVERNING AGENCIES AND UTILITY COMPANIES:

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

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

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

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



OVERALL PROJECT PLAN

SCALE: 1"=200'

SHEET LIST TABLE	
SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	GENERAL NOTES
C4.00	MASTER SITE PLAN
C4.01	SITE PLAN
C4.02	SITE PLAN
C4.10	ROADWAY PLAN AND PROFILE
C4.11	ROADWAY PLAN AND PROFILE
C4.12	ROADWAY PLAN AND PROFILE
C4.13	ROADWAY PLAN AND PROFILE
C4.14	ROADWAY PLAN AND PROFILE
C4.15	INTERSECTION DETAILS
C4.16	INTERSECTION DETAILS
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN
C5.02	GRADING PLAN
C5.03	GRADING PLAN
C5.04	STORM PROFILES
C5.05	STORM PROFILES
C5.06	STORM PROFILES
C5.07	STORM PROFILES
C5.08	STORM PROFILES
C5.09	DRAINAGE MAP
C5.10	DRAINAGE MAP
C6.00	OVERALL UTLIITY PLAN
C6.01	UTILITY PLAN
C6.02	UTILITY PLAN
C6.03	FIRE PROTECTION PLAN
C6.04	FIRE PROTECTION PLAN
C7.01	SANITARY PLAN AND PROFILE
C7.02	SANITARY PLAN AND PROFILE
C7.03	SANITARY PLAN AND PROFILE
C7.04	SANITARY PLAN AND PROFILE
C7.05	SANITARY PLAN AND PROFILE
C7.06	SANITARY PLAN AND PROFILE
C7.07	SANITARY PLAN AND PROFILE
C9.00	DETAILS
C9.01	STORM MANAGEMENT SYSTEM DETAILS
C9.02	STORM MANAGEMENT DETAILS
C9.03	WATER AND STORM DETAILS
C9.04	UTILITY DETAILS
L1.00	LANSCAPE PLAN
L1.01	LANSCAPE PLAN
L1.02	LANDSCAPE DETAILS
COS-1	OPEN SPACE MAINTENANCE PLAN

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

* VERTICAL DATUM: NAD83F
** HORIZONTAL DATUM: NAD83 - NORTH CAROLINA GRID NORTH, US FOOT

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

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

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS:

THREE (3) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: NORTH CAROLINA UTILITIES PROTECTION SERVICE (NC811) AT 811 OR 800-632-4949 OR WWW.NC811.ORG AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF NORTH CAROLINA UTILITIES PROTECTION SERVICE

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NO.	DATE	REVISION DESCRIPTION

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

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL SEAL 033448 ENGINEER ROBERT L. CASH

Digitally signed by Robert L. Cash
Date: 2022.01.20 16:31:21-05'00'

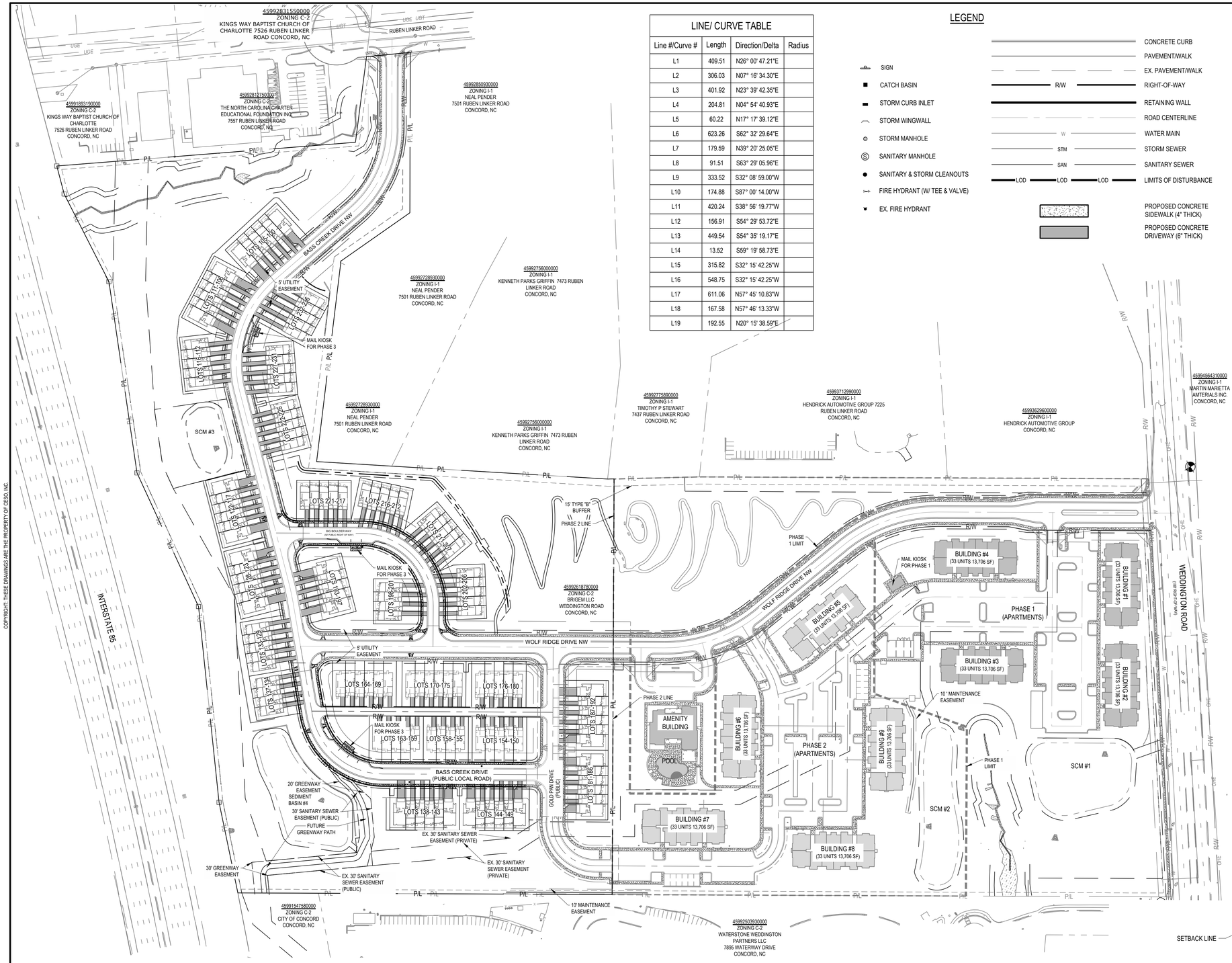
CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE
PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

COVER SHEET

ISSUE:	NOT FOR CONSTRUCTION
DATE:	OCTOBER 21, 2021
JOB NO.:	759758-01
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	P. DAY
SHEET NO.	C0.00

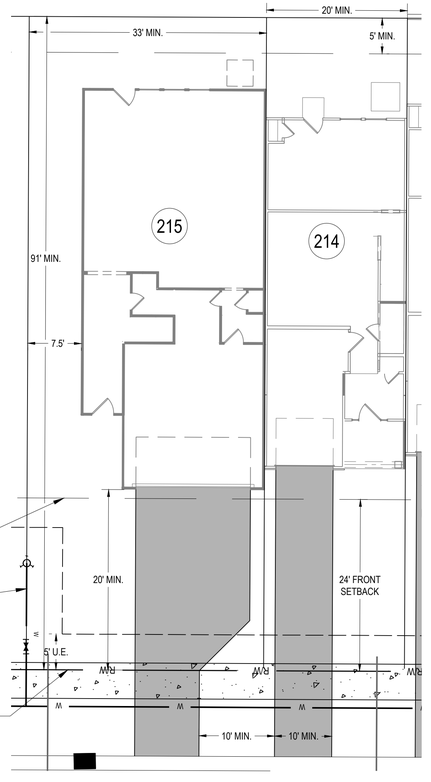


LINE/ CURVE TABLE			
Line #/Curve #	Length	Direction/Delta	Radius
L1	409.51	N26° 00' 47.21"E	
L2	306.03	N07° 16' 34.30"E	
L3	401.92	N23° 39' 42.35"E	
L4	204.81	N04° 54' 40.93"E	
L5	60.22	N17° 17' 39.12"E	
L6	623.26	S62° 32' 29.64"E	
L7	179.59	N39° 20' 25.05"E	
L8	91.51	S63° 29' 05.96"E	
L9	333.52	S32° 08' 59.00"W	
L10	174.88	S87° 00' 14.00"W	
L11	420.24	S38° 56' 19.77"W	
L12	156.91	S54° 29' 53.72"E	
L13	449.54	S54° 35' 19.17"E	
L14	13.52	S59° 19' 58.73"E	
L15	315.82	S32° 15' 42.25"W	
L16	548.75	S32° 15' 42.25"W	
L17	611.06	N57° 45' 10.83"W	
L18	167.58	N57° 46' 13.33"W	
L19	192.55	N20° 15' 38.59"E	

LEGEND

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

PHASE 3 PROJECT DATA TABLE	
SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	48.7± AC
PHASE 1 & 2 AREA:	22.6± AC
PHASE 3 AREA:	26.1± AC
P.I.D. NO.:	45991783680000; 45992646620000; 45992684130000
EXISTING ZONING:	C-2
PROPOSED USE:	TOWNHOMES (SUP 05-18)
MAXIMUM DENSITY:	15 DUA
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	56 FT (MAX)
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	25 FT (MAX)
PROPOSED BUILDING SQUARE FOOTAGE:	1,400 FT^2 (MAX)
FRONT SETBACK:	24 FT (20' IF REAR-LOADED)*
*NOTE: CORNER LOTS HAVE TWO FRONTS AND BOTH WOULD HAVE A FRONT SETBACK OF 20'.	
SIDE SETBACK (EXTERIOR UNITS):	7.5 FT
REAR SETBACK:	5 FT
PROPOSED # OF UNITS:	137 TOWNHOME LOTS
WATERSHED:	YADKIN-PEE DEE RIVER BASIN
DRAINAGE BASIN:	YADKIN-PEE DEE RIVER
PHASE 3 DENSITY:	137 UNITS / 26.1 ACRES = 5.25 DUA
PHASE 3 LOT ACREAGE	MINIMUM LOT ACREAGE = 0.040
	AVERAGE LOT ACREAGE = 0.050
PHASE 3 OPEN SPACE	(12.3 ACRES / 26.1 ACRES) X 100 = 47% OPEN SPACE
PHASE 3 ACTIVE OPEN SPACE	0.30 AC
STREET R-O-W AREA (PHASE 3)	1.61 AC
BASS CREEK DRIVE C.L. LENGTH:	651 FT (TOTAL LENGTH)
ALLEY C.L. LENGTH	502 FT
PHASE 3 PERVIOUS AREA:	17.964± AC
PHASE 3 IMPERVIOUS AREA:	7.790± AC
ROAD IMPERVIOUS AREA:	2.550± AC
SIDEWALK IMPERVIOUS AREA:	0.865± AC
DRIVEWAY IMPERVIOUS AREA:	1.062± AC
BUILDING IMPERVIOUS AREA:	3.313± AC
BASIN 3 IMPERVIOUS:	3.723± AC
BASIN 4 IMPERVIOUS:	3.826± AC
ANTICIPATED FINAL PLATTING DATE:	FEBRUARY 2023



TYPICAL LOT LAYOUT

GRAPHIC SCALE (IN FEET)
10 0 10 20
1 in. = 10 ft.

GRAPHIC SCALE (IN FEET)
100 0 100 200
1 in. = 100 ft.

BENCHMARK — DATUM: NAVD'88

BM "A": PK NAIL IN ASPHALT 677.56'

BM "B": PK NAIL IN ASPHALT 641.29'

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

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Digitally signed by Robert L. Cash
Date: 2022.01.20 16:31:25-05'00'

NO.	DATE	REVISION DESCRIPTION
•	•	•

CRESCENT ACQUISITIONS, LLC

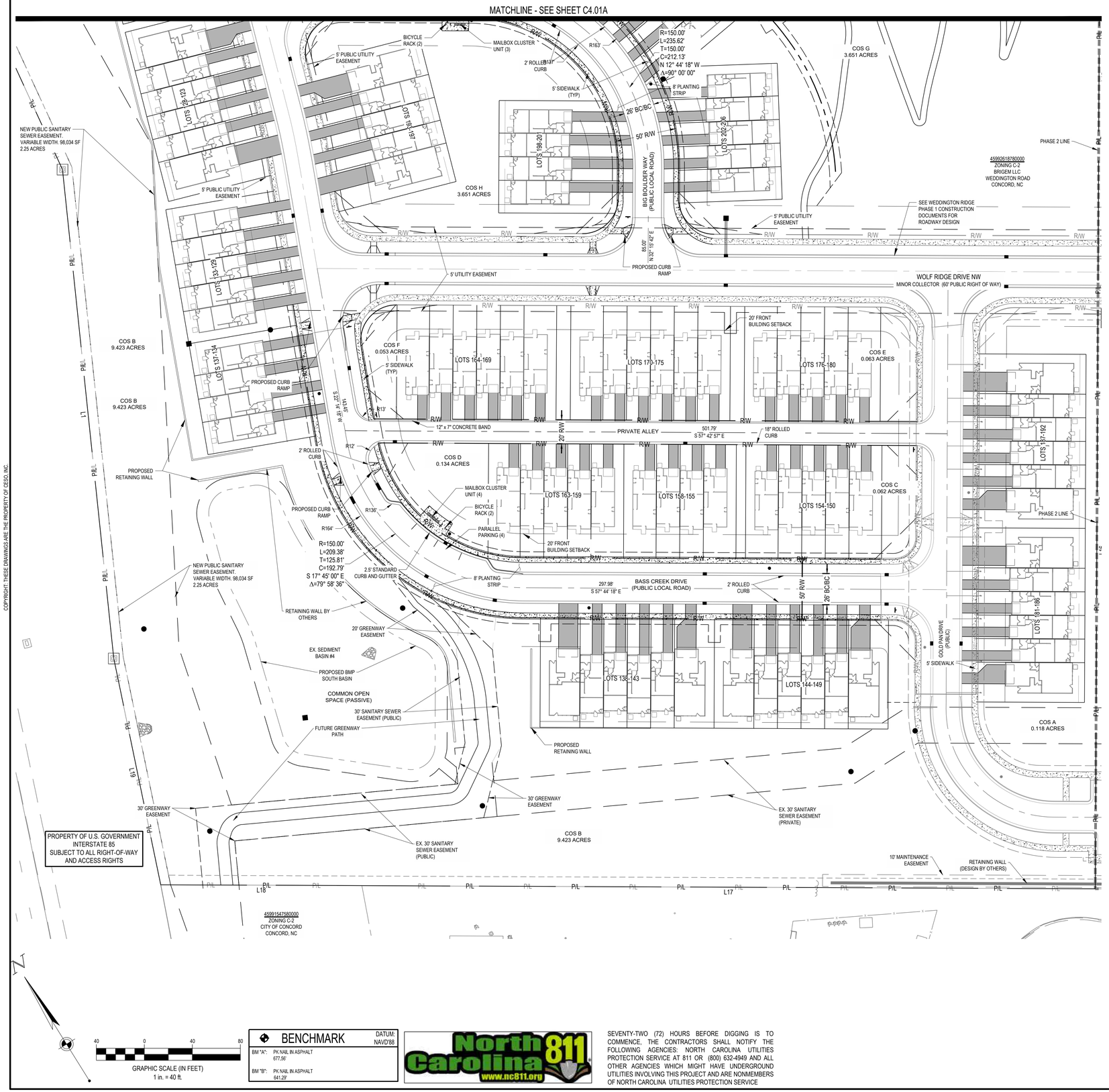
WEDDINGTON RIDGE PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

MASTER SITE PLAN

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

SHEET NO.
C4.00



LEGEND

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- STORM WINGWALL
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- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- PROPOSED CONCRETE SIDEWALK (4" THICK)
- PROPOSED CONCRETE DRIVEWAY (6" THICK)

GRAPHIC SCALE (IN FEET) 40 0 40 80
1 in. = 40 ft.

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

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Date: 2022.01.20 16:31:25-05'00'

CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

SITE PLAN

ISSUE:	NOT FOR CONSTRUCTION
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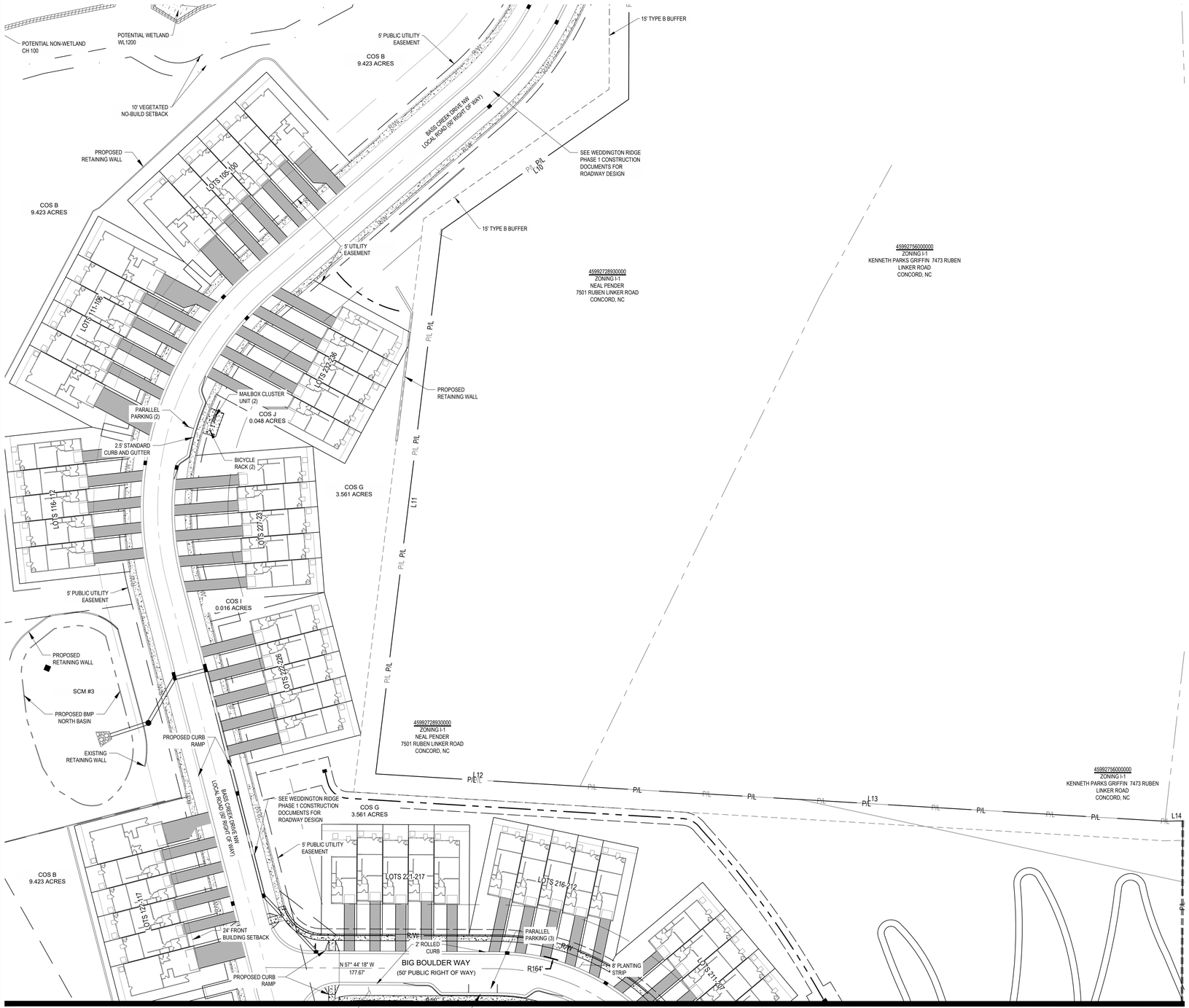

LEGEND

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

BENCHMARK	DATUM: NAVD'88
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CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE PHASE 3 - TOWNHOMES

WEDDINGTON ROAD, CONCORD, NC

SITE PLAN

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

SHEET NO.
C4.02

Residential: Single Family Attached (Townhomes)

Arbors on Union (CN-PSA-2022-00121)

486 Union St. S

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
10/25/2018	Yes	20	No	No	No	No

Allocation Request

Total	2023
5,280	5,280

Project Scoring

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

Brief Summary

The applicant rezoned the property from RM-1 to PUD in May of 2018 under rezoning case Z(CD)-08-18. The applicant is looking to develop the property to include two detached single-family homes that will front along Union. They are intended to have a similar architectural style to the surrounding homes. The 22 townhomes will be in the rear of the two main homes. The applicant also plans to have an outdoor garden be the focal point of the 22 units. This request is for the two detached homes.



CN-PSA-2022-00121

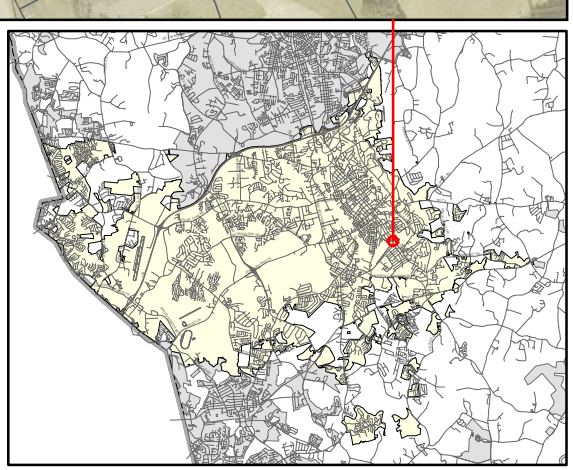
Arbors on Union - Townhomes

Type: Residential
SF Attached
20 units

Allocation Request: 5,280

Project Score: 3

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Arbors on Union					
2.)	**Description of project location:**	Green, low-impact development on S. Union. Focal points are architecture & the central garden. 24 SFRs. (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:**	5630-23-2323	3a.)	**Parcel Acreage:**	2.079		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	22 Single Family Attached & 2 Detached	**6b.) Number of Lots**	24	**6c.) Number of Units**	24	
7d.)	**Additional description information:**						

B. Applicant Information

Amit Dhameja, Manager (Title)	349-L Copperfield Blvd, #225
(**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)
Jaya One LLC	Concord, NC 28025
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
(267) 736-0759	
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Amit Dhameja (Name) amit.dhameja@gmail.com (Email)	amit.dhameja@gmail.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Ginger Moore, Paul Cambell, Dale Fink	Carlos Moore Architect PA
(Typed name of North Carolina Professional Engineer)	(Company Name)
NC 17913	222 Church St N
(NCPE Registration Number)	(Street or Box Number)
(704) 788-8333	Concord, NC 28025
(Phone Number)	(City, State, Zip Code)
Ginger Moore	vmoore@cmoorearch.com, pcampbell@awck.com, 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):

	% 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**: 5,920 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
4 Bed Single Family - Detached	80	gal/	bedroom	2	GPD	640
3 Bed Single Family - Attached	80	gal/	bedroom	22	GPD	5,280
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	5,920

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Amit Dhameja (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.**

Amit Dhameja — Signature:

July 25, 2022 — Date:

Arbors on Union Narrative

Dear City of Concord Council Members,

This narrative is in support of sewer allocation for 'Arbors on Union', located on South Union. The architect, engineers, and the developer have worked closely with citizens, including city officials, to design this exciting project.

Key highlights of 'Arbors on Union' include:

- **24 Units:** Meticulously designed 22 single family attached and 2 single family detached residences.
- **Harmony with Union St Architecture:** Designed by local architect Ginger Moore, Arbors on Union keeps with the context of its special location on South Union. Towards this, there is generous use of brick and pavers in landscaping and facades.
- **Low Impact Development:** The project is designed to be environmentally friendly. There is an outsized garden in the center that serves as the focal point of the entire development.
- **Internal One-Way Street:** Internal street serves the units. The entrance is off of Spring St.
- **Concord's 2030 LUP and a Focus on an Active Lifestyle:** The site is in walking distance of Downtown Concord. The development has been designed keeping Concord's 2030 Land Use Plan in mind. The development promotes an active lifestyle for residents. Be it cycling, walking, jogging to the greenway, or getting a café in downtown Concord.

I hope this letter speaks to the virtues of this project, and that it would be a vibrant addition to the Concord community. Thank you for considering Arbors on Union for Sewer Allocation.

Sincerely,

Amit Dhameja

"The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets"

- City of Concord 2030 Land Use Plan

SITE DATA

Acerage: 2.079 ac
Zoning: PUD

2 single-family homes facing Union Street at approximately 2,400 SF plus a two car garage.

20 Townhomes are proposed at approximately 1,750 SF +/- with a 230 SF +/- garage and 2 townhomes at approximately 2,400 SF +/-.

Internal garden for butterflies, vegetation, social gathering, and recreation.

Materials shall be compatible with the Union Street neighborhood.





CONCEPTUAL SITE PLAN

THE ARBORS ON UNION

Carlos J. Moore ARCHITECT, P.A.
222 Church Street North
Concord, NC 28025



CONCEPTUAL FRONT ELEVATION





CONCEPTUAL BACK ELEVATION







A. PERVIOUS PAVERS



B. RED BRICK



C. WHITE BRICK



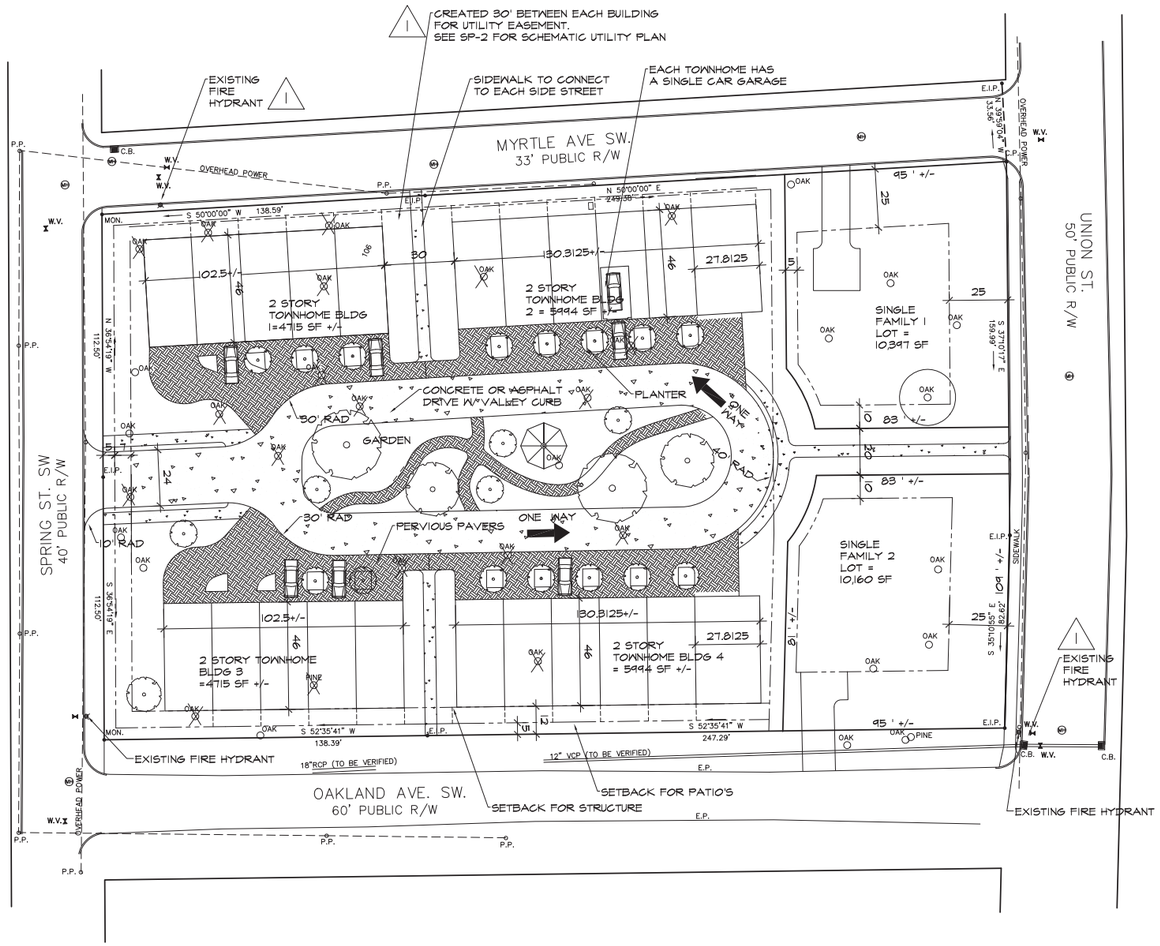
D. DARK BRICK



E. STONE PAVERS

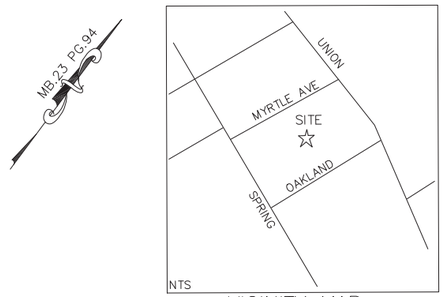
THE ARBORS ON UNION

Carlos J. Moore ARCHITECT, P.A.
222 Church Street North
Concord, NC 28025



1 SP-1 SITE CONCEPT PLAN
1"=30'-0"

Notes:
1. Iron pins at all lot corners unless otherwise noted.
2. Error of closure 1:10,000
3. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
4. Property is not located within 2000' of a NCGS monument.
5. City sewer and water is available.
6. This survey is of an exisitng parcel of land.
7. All elevations are local, not tied to any vertical datum.



VICINITY MAP

SITE DATA:
TOTAL ACREAGE = 2.07 AC
PIN = 5630-23-2323
EXISTING ZONED RM-2
PROPOSED TO BE PUD

EXISTING IMPERVIOUS SURFACE:
MAIN HOUSE AT 486 UNION ST S. = 5008.72 SF
OTHER HOUSE AT 489 =1616.96 SF
DRIVES & WALKS = 1341.97 SF
TOTAL= 8624.42 SF

PROPOSED IMPERVIOUS SURFACE:
2 SINGLE FAMILY HOMES FACING UNION STREET =3552 SF
DRIVES FOR 2 SINGLE FAMILY = 1337.5 SF

TOWNHOME BUILDINGS 1,2,3 & 4 = 21,318 SF

PROPOSED DRIVE = 10,509.38 SF

TOTAL NEW = 31,827.38 SF
EXISTING = 8,624.42 SF
NET ADDED = 23,202.96 SF

TOTAL ACREAGE ON ENTIRE PARCEL = 2.07 AC = 90,169. 2 SF

23,203 / 90,169.2 = .257 * 100 = 25.7 % IMPERVIOUS SURFACE.
50% IS ALLOWED

UNDERGROUND DETENTION REQUIRED

ALL TOWNHOMES HAVE A GARAGE AND PARKING SPACE IN FRONT.
TOWNHOMES SHALL BE STEPPED 1-2 FEET AT LOCATIONS FOR GRADE TO CREATE MINIMUM IMPACT ON SITE.

SITE SHALL BE OPEN TO THE PERIMETER (NO PERMANENT FENCING SURROUNDING THE PERIMETER.) 1

OWNER
JAYA ONE LLC
349L COPPERFIELD BLVD. NE#3225
CONCORD N.C. 28025

LEGEND
- SETBACKS
- NEW IRON PIN
- CONCRETE MONUMENT
- EXISTING IRON PIN
- BOUNDARY LINE
- E.P. EDGE OF PAVEMENT
- WATER VALVE
- POWER POLE
- MANHOLE
- CATCH BASIN

PRELIMINARY NOT FOR SALES, CONVEYANCES OR RECORDATION

SPARKS SURVEYING
4485 NEEDMORE RD.
WOODLEAF, N.C. 27054
PHONE(704) 577-8429
F-1064

PHYSICAL SURVEY OF 486 UNION ST. S. CONCORD N.C. 28025
PIN#5630232323
DB.12867 PG.3 MB.23 PG.94
NUMBER 4 TOWNSHIP
CABARRUS COUNTY, N.C.

DESCRIPTION: BOUNDARY SURVEY
Scale: 1" =30' Date: 3/13/18
0 30 60

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

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Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.788.8333 F-704.782.0487
WWW.CMOORERARCH.COM

PROJECT TITLE: TOWNHOME DEVELOPMENT
486 UNION ST SOUTH
486 UNION ST S, CONCORD NC

SHEET TITLE: SITE CONCEPT PLAN

TODAY'S DATE: 04.17.2018
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:
1 CITY COMMENTS, 04.17.2018

DRAWING NUMBER: 180205 SP5
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET SP-1
OF X TOTAL # OF SHEETS: X





Residential: Single Family Attached (Townhomes)

Ellenwood Townhomes (CN-PSA-2022-00126)

10758 Ellenwood Rd

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
1/28/2021	No	101	No	No	Yes	No

Allocation Request

Total	2023	2024
24,240	12,000	12,240

Project Scoring

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

Brief Summary

The applicant is seeking allocation for 101 units at 10758 Ellenwood. The site is currently not within the City of Concord City limits and would be subject to annexation and rezoning. The annexation and rezoning petition were filed, but the annexation petition was withdrawn, pending the decision on sewer allocation.

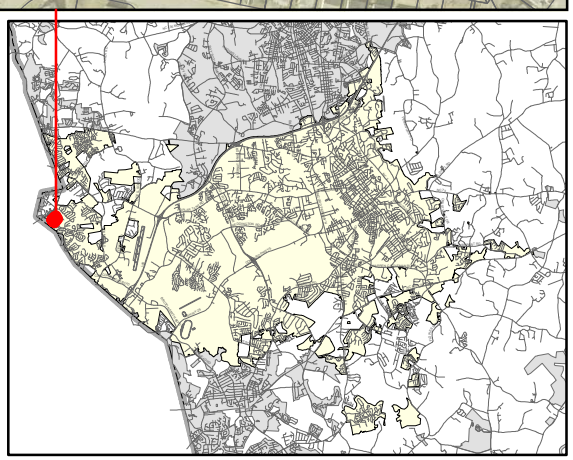


CN-PSA-2022-00126
Ellenwood Townhomes

Type: Residential
SF Attached
101 units

Allocation Request: 24,240
Project Score: -1

Parcels
Lakes & Ponds
Rivers
Developments
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 along Ellenwood Road across from Lantana Subdivision,between Edison Square & Winding Walk Subdivision (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)				
3.)	**Cabarrus County Parcel Identification Number:**	4670655413 467065637, 4670646808	3a.)	**Parcel Acreage:**	15.09 (5.51, 4.92, 4.66)	
4.)	**Site Zoning and use:**	LDR	5.)	**Area Commercial or Industrial Building**	(sq. ft.)	
6a.)	**Description of Facility to be served.**	Townhome Development	6b.) **Number of Lots**	19	6c.) **Number of Units**	101
7d.)	**Additional description information:**					

B. Applicant Information

Barbara R. Davis — 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.)	8008 Corporate Center Drive (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)
704-319-5000 (Applicant's Phone Number)	n/a (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

Robert L. Frost (Typed name of North Carolina Professional Engineer)	NC Design Solutions, Inc. (Company Name)
039713 (NCPE Registration Number)	7615 Colony Road, Suite 215B (Street or Box Number)
704-614-8359 (Phone Number)	Charlotte, NC 28226 (City, State, Zip Code)
Robert Frost (Name and affiliation of contact person, who can answer questions about **application & designs**)	rfrost@ncdesignsolutions.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:** 24,240 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
	240 gal/ day	101	GPD 24,240
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 24,240

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Daniel Robertson **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: 7/25/2022

Ellenwood Townhomes

Project Narrative

This is the second submission for sewer allocation for the Ellenwood Road Townhome project. It was mentioned during the most recent meeting that the intent behind the negative two points for annexation was to help prevent Concord from sprawling. During the meeting, council removed the negative points for another project because it was already part of the ETJ.

We request that consideration be also applied to our project as our project is a little doughnut hole of county surrounded by the city and subject to the ETJ. Figure 1 is an image from Map Cabarrus. The blue highlighted area shows the current boundaries of the city.



Figure 1

Ellenwood Townhomes is a planned townhome community along Ellenwood Road in Cabarrus County to be developed by Empire Communities (formerly Shea Homes). The proposed project will be on three existing properties. The addresses for these three properties are 10700 Ellenwood Road, 10758 Ellenwood Road, and parcel #46706554130000 which currently does not have a physical address associated with the property. The projects current design consists of 101 townhome units and plans to meet all requirements set forth in the City of Concord Unified Development Ordinance (UDO), including all requirements that may be adopted by City of Concord soon.

This project will not be the first for Empire Communities in this area. Throughout the years, they have had a hand in the development of almost all adjacent properties including Edison Square, Winding Walk Subdivision and most recently Lantana Subdivision located directly across Ellenwood Road from this project.

The plan lineup for this proposed project consists of a mix of 3-4 bedroom and will range from 1,900 sf to 2,700 sf. We are currently projecting pricing to be low to upper $400's. The amenities will include walking trails, land scaped garden beds, and a dog park. There will be a total of 5.3 acres of common area of which 3.7 acres would be preserved natural area.

Ellenwood Townhomes has been in the planning and design stage for over a year. Proposed plans have been submitted to the Development Review Committee (DRC) and the annexation/rezoning process was started in May of 2021.

At the time of this application, the TIA has been submitted to City of Concord and is nearing final approval. Empire Communities has not gone through their marketing process to officially name this development but plans to do so closer to approval. A copy of the latest sketch plan has been included with this application.

The attached application has been completed for the latest sketch plan yield of 101 townhome units. It is the hope of Empire Communities as well as the rest of the development team that the City of Concord will grant Preliminary Sewer Allocation for this project so that Empire Communities can continue to develop this property and provide the City of Concord with a beautiful place for its residents to call home.



DEVELOPMENT DATA:

TAX PARCEL(S):	46706554130000 46706563700000 46706468080000
TOTAL SITE AREA:	15.04 AC.
EXISTING ZONING:	LDR
PROPOSED ZONING:	RV-CD
NUMBER OF LOTS:	91
PROPOSED DENSITY:	6 DUA
STREET CONNECTIVITY RATIO:	1.5 (9 LINKS / 6 NODES)
TYPICAL UNIT SIZE:	1,400 SF (28'x50')
MAXIMUM BUILDING HEIGHT:	35'
IMPERVIOUS SURFACE RATIO:	0.50
DEVELOPMENT IMPERVIOUS:	< 50%

SETBACKS:

FRONT:	24'
REAR:	5'
SIDE:	7'

COMMON OPEN SPACE:

COMMON OPEN SPACE REQUIRED (12%):	1.80 AC.
COMMON OPEN SPACE PROVIDED (19%):	2.83 AC.

NOTES:

1. PROPERTY LINES AND ZONING INFORMATION FROM CABARRUS COUNTY GIS.
2. PROPERTY SETBACKS FROM CONCORD DEVELOPMENT ORDINANCE.
3. ALL PROPOSED STREETS WILL BE PER CITY OF CONCORD TYPICAL SECTION FOR A LOCAL STREET WITH THE EXCEPTION OF THE CUL-DE-SAC OF ROAD A.
4. PROPOSED DEVELOPMENT WILL COMPLY WITH CITY OF CONCORD ARTICLE 10, "DEVELOPMENT AND DESIGN STANDARDS".
5. EXISTING GIS STREAM SHOWN TO BE DELINEATED / STUDIED BY A PROFESSIONAL WETLAND SPECIALIST AND APPLICABLE BUFFERS TO BE RESPECTED.

0 25 50 100 150 200

NC Design Solutions, Inc.
7615 Colony Road, Suite 215B
Charlotte, NC 28226
704-800-0990 Phone
NC PE Firm C-4245

PLAN REVISIONS

NO.	DATE	BY

PREPARED FOR
Shea Homes
8008 Corporate Center Drive
Suite 300
Charlotte, NC 28226

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from NC Design Solutions, Inc.

Ellenwood Townhomes

Sketch Plan "A"

City of Concord, North Carolina

DRAWN BY:	RLF
REVIEWED BY:	RLF
DATE:	01.20.21
PROJ. NO.	4004.01
SHEET NUMBER	1





PAINTED SIDING & TRIM



PAINTED BRICK



STANDING SEAM METAL







BOARD & BATTEN









COMPOSITE WOOD

EMPIRE

CAROLYN LANE TOWNS

VISION BOARD

SD 0.11

FMK ARCHITECTS

Schematic Design

CAROLYN LANE TOWNS

2216

March 23 2022

4/1/2022 10:28:47 AM

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EMPIRE

CAROLYN LANE TOWNS

OPTION 1 ELEVATION

SD 0.12

FMK ARCHITECTS

Schematic Design

CAROLYN LANE TOWNS

2216

March 23 2022

3/31/2022 9:57:03 AM

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EMPIRE

CAROLYN LANE TOWNS

OPTION 1 PERSPECTIVE

SD 0.13

FMK ARCHITECTS

3/31/2022 9:57:03 AM

Schematic Design

CAROLYN LANE TOWNS

2216

March 23 2022

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EMPIRE

CAROLYN LANE TOWNS

OPTION 2 ELEVATION

SD 0.14

FMK ARCHITECTS

Schematic Design

CAROLYN LANE TOWNS

2216

March 23 2022

3/31/2022 9:57:03 AM

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CAROLYN LANE TOWNS

OPTION 2 PERSPECTIVE

SD 0.15

EMPIRE

FMK ARCHITECTS

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3/31/2022 9:57:03 AM

Schematic Design

CAROLYN LANE TOWNS

2216

March 23 2022

Residential: Single Family Attached (Townhomes)

Skybrook Corners Expansion (CN-PSA-2022-00129)

10515 Poplar Tent Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
2/16/2021	Yes	19	No	No	No	No

Allocation Request

Total	2023
4,560	4,560

Project Scoring

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

Brief Summary

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



CN-PSA-2022-00129

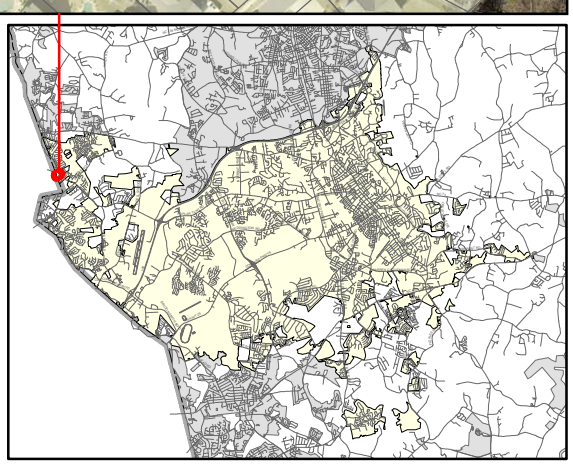
Skybrook Corners Expansion

Type: Residential
SF Attached
19 units

Allocation Request: 4,560

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:**	4671731210000 & 46717396200000	3a.)	**Parcel Acreage:**	3.108 & 7.01	
4.)	**Site Zoning and use:**	RV-CD	5.)	**Area Commercial or Industrial Building (sq. ft.)**		
6a.)	**Description of Facility to be served.**	residential townhomes	6b.) **Number of Lots**		6c.) **Number of Units**	19
7d.)	**Additional description information:**	this application is for the addition of 19 townhome units to an existing permitted project				

B. 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**: 4560 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Residential	80 gal/ bedX3bed/unit	19	GPD 4560
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Brian Pace (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.**

Brian Stephen Pace Digitally signed by Brian Stephen Pace Date: 2022.07.22 15:55:01 -04'00' 07-22-2022

Signature: Date:

July 22, 2022

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

Dear Mayor Dusch & City Council Members,

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

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

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

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

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

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

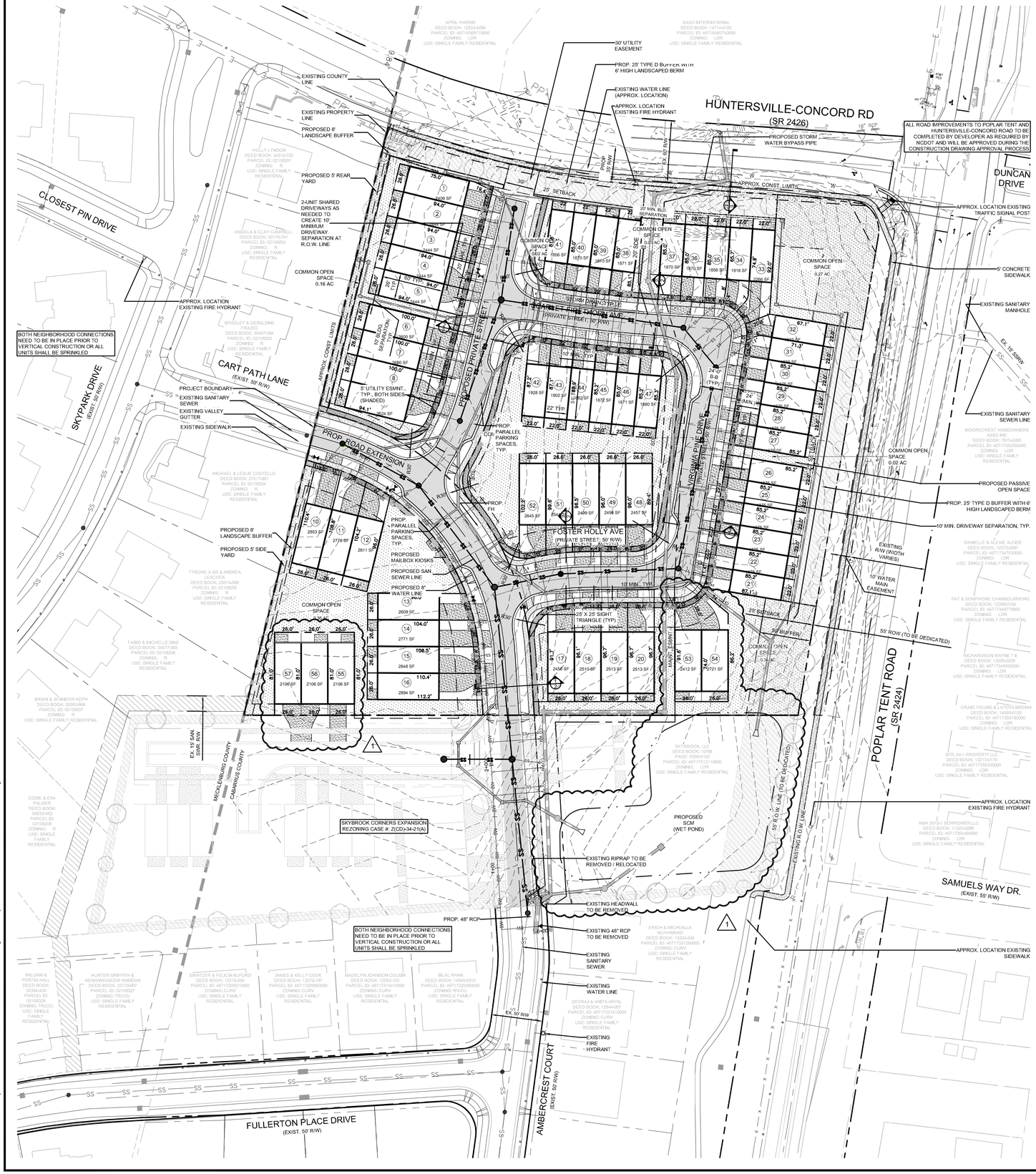
As far as home product, our builder is planning on offering five different floorplans with top quality features such as granite countertops in the kitchen and baths, tile backsplash in the kitchen, stainless steel appliances and Revwood tile and stain resistant flooring. In addition to elegance, our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

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

Sincerely,



Scott Moore
Project Manager
Skybrook Subdivision

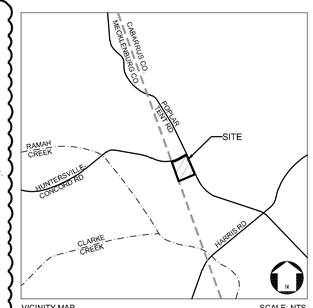


SITE DATA:

CITY OF CONCORD	
ZONING:	CD-RV
EXISTING:	PIN #4671-73-0620 7075-0032
ACREAGE:	7.36 AC (320,763.07 S.F.) (GROSS)
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
EXISTING WATERSHED:	CLARKE
ALLOWABLE DENSITY:	8 DUA/AC
PROPOSED DENSITY:	57 UNITS (7.74 DUA) 27 UNITS - 22' WIDE 30 UNITS - 26' WIDE
PARKING REQUIRED:	86 SPACES, 1.5 SPACES PER UNIT
PARKING PROVIDED:	126 SPACES, 2.21 SPACES PER UNIT (GARAGE, DRIVEWAY, AND ON-STREET PARKING)
MINIMUM LOT AREA	- 7,500 SF
MINIMUM LOT WIDTH	- 50'
MINIMUM LOT DEPTH	- 100'
MINIMUM FRONT SETBACK	- 24'
MINIMUM SIDEYARD SETBACK	- 7'
REAR YARD SETBACK	- 5'
MINIMUM LOT WIDTH AT R/W	-15'
PROPOSED IMPERVIOUS SURFACE	-160,006 S.F.

CONNECTIVITY RATIO REQD.:	1.40
CONNECTIVITY RATIO PROV.:	1.43 (6 LINKS / 7 NODES)
STORM WATER:	PROPOSED WET POND
OPEN SPACE (PASSIVE):	12% REQUIRED (38,491.57 SF) ±20% PROVIDED (66,256.5 SF)
TOTAL STREET AREA:	PRIVATE STREET 1: ± X.XX AC PRIVATE STREET 2: ± X.XX AC PRIVATE STREET 3: ± X.XX AC PRIVATE STREET 4: ± X.XX AC AMBERCREST COURT: ± 0.63 AC
TOTAL STREET LENGTH:	CEDAR BRANCH PLACE: ± 372 L.F. SCARLET FIRETHORN AVE: ± 227 L.F. VIRGINIA PINE DRIVE: ± 245 L.F. FOSTER HOLLY AVENUE: ± 185 L.F. AMBERCREST COURT: ± 562 L.F.
ELECTRICAL PROVIDER:	DUKE ENERGY
ANTICIPATED FINAL PLAT:	2023

1



VICINITY MAP SCALE: NTS

ENVIRONMENTAL NOTES:

1. DEVELOPER WILL BE REQUIRED TO PROVIDE A BMP ACCESS EASEMENT IN AND AROUND ANY BMPS USED FOR STORMWATER TREATMENT AND DETENTION AND EXECUTE A MAINTENANCE AGREEMENT.

GENERAL NOTES:

1. DEVELOPMENT OF THIS PROJECT SHALL BE GOVERNED BY THE CONCORD DEVELOPMENT ORDINANCE (THE "CDO") AND THE CONCORD TECHNICAL STANDARDS MANUAL.
2. STORMWATER RUNOFF FROM THE PROJECT WILL BE MANAGED THOUGH PROVEN BEST MANAGEMENT PRACTICE (BMP)TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CONCORD AND NCDEQ AS OUTLINED IN THE CITY'S STORMWATER ORDINANCE, PETITIONER SHALL, UPON COMPLETION OF THE STORM WATER FACILITIES, ESTABLISH AN ENTITY OR ASSOCIATION TO MAINTAIN OR CAUSED TO BE MAINTAINED SAID FACILITIES AS REQUIRED BY THE CITY.
3. UTILITY SERVICES, ADA RAMPS AND CATCH BASINS/TRANSITIONS ARE NOT ALLOWED WITHIN DRIVEWAYS.
4. NO OBJECTS MORE THAN 2' TALL ALLOWED WITHIN SIGHT TRIANGLES.
5. IN ACCORDANCE WITH CDO SECTION 7.6.2 - UNCOVERED, ENCLOSED DECKS, TERRACES, STOOPS, OR PORCHES SHALL NOT ENCROACH CLOSER THAT 5 FT TOWARD THE PROPERTY LINE.
6. OPEN SPACE SHALL BE MANAGED BY THE HOA.

FIRE NOTES:

1. TIMING OF INSTALLATION. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE TIME OF CONSTRUCTION. (NCFC 501,4)
2. APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO THE JURISDICTION. ACCESS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING AS MEASURED BY AN APPROVAL ROUTE AROUND THE EXTERIOR OF THE BUILDING. (NCFC 503.1.1)
3. ACCESS ROADS ARE REQUIRED TO BE 20 FEET WIDE MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT AND 2 FEET WIDE IF THE BUILDINGS HEIGHT IS GREATER THAN 30 FEET. (NCFC 503.2.1)
4. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE MORE THAN ONE FIRE APPARATUS ACCESS ROAD BASED ON THE POTENTIAL FOR IMPAIRMENT OF A SINGLE ROAD BY VEHICLE CONGESTION, CONDITION OF TERRAIN,CLIMATIC CONDITIONS, OR OTHER FACTORS THAT COULD LIMIT ACCESS. (NCFC 503.1.2)
5. FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (NCFC TABLE C105.1) NOTE: DISTANCE VARIES BASED UPON NEEDED FIRE FLOW.
6. FIRE HYDRANTS SHALL BE PLACED NOT GREATER THAN 200 FEET FROM THE END OF EACH EACH CUL DE SAC. (NCFC TABLE C105.1)
7. WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX B, TABLE C105.1 (NCFC)
8. MINIMUM FIRE FLOW IS 1,000 GPM @20 PSI, FOR DWELLINGS LESS THAN 3,600 S.F. FOR DWELLINGS OVER 3,600 S.F. THE NEEDED FIRE FLOW IS TO BE BASED ON TABLE B105.1 WITH A MINIMUM OF 1,500 GPM @ 20 PSI (NCFC APPENDIX B)
9. ONE OR TWO FAMILY RESIDENTIAL DEVELOPMENTS, DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107,1)
10. MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE. (NCFC D106.1 AND D106.2)
11. THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (NCFC D103.3)
12. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
13. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURE IN A STRAIGHT LINE BETWEEN ACCESSES. (NCFC D104.3)

NOTES:

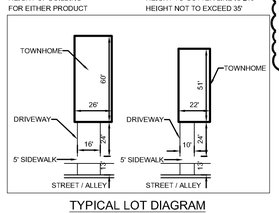
1. ANY DEVELOPMENT WITHIN THE FLOODPLAIN MUST FOLLOW ARTICLE 4 - SECTION 4.7 OF THE CITY DEVELOPMENT ORDINANCE.
2. A SIGNED MAINTENANCE AGREEMENT WITH DEVELOPER/HOA FOR UPKEEP OF FIRE ACCESS ROAD SHALL BE IN PLACE.
3. SCM'S ARE COUNTED AS OPEN SPACE AND ARE SUBJECT TO CDO SECTION 10.5.4.

ADDITIONAL SITE NOTES:

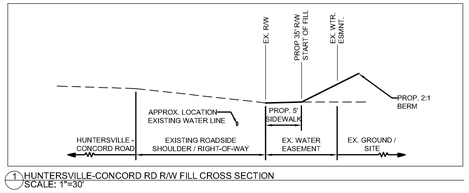
1. ALL DRAINAGE STRUCTURES WITHIN ROADWAY REQUIRED TO BE TRAFFIC RATED WITH THE USE OF 2.5' STANDARD CURB AND GUTTER OR 2.0' VALLEY CURB.
2. IMPROVEMENTS ON POPLAR TENT AND HUNTERSVILLE-CONCORD ROAD TO BE COMPLETED BY DEVELOPER AS REQUIRED BY NCDOT.

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 FOR EITHER PRODUCT	HEIGHT TO GUTTER LINE IS ±19' HEIGHT NOT TO EXCEED 35'



TYPICAL LOT DIAGRAM



1 HUNTERSVILLE-CONCORD RD R/W FILL CROSS SECTION
SCALE: 1"=30'

LOT NUMBER	SF	ACRES
1	2,406	0.06
2	2,444	0.06
3	2,444	0.06
4	2,444	0.06
5	2,444	0.06
6	2,600	0.06
7	2,600	0.06
8	2,593	0.06
9	2,524	0.06
10	2,853	0.07
11	2,776	0.06
12	2,611	0.06
13	2,609	0.06
14	2,771	0.06
15	2,848	0.07
16	2,894	0.07
17	2,458	0.06
18	2,510	0.06
19	2,513	0.06
20	2,513	0.06
21	1,881	0.04
22	1,875	0.04
23	1,875	0.04
24	1,875	0.04
25	1,875	0.04
26	1,875	0.04
27	1,875	0.04
28	1,875	0.04
29	1,875	0.04
30	1,875	0.04
31	1,836	0.04
32	1,833	0.04
33	2,266	0.05
34	1,918	0.04
35	1,856	0.04
36	1,870	0.04
37	1,870	0.04
38	1,871	0.04
39	1,870	0.04
40	1,870	0.04
41	1,856	0.04
42	1,928	0.04
43	1,902	0.04
44	1,882	0.04
45	1,872	0.04
46	1,871	0.04
47	1,880	0.04
48	2,457	0.06
49	2,496	0.06
50	2,499	0.06
51	2,544	0.06
52	2,645	0.06
53	2,412	0.06
54	2,721	0.06
55	2,106	0.05
56	2,106	0.05
57	2,106	0.05
TOTAL	126,954	2.91

1

LEGEND

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

1

REVISION TO APPROVED PLANS (RTAP)

THE INTENT OF THIS PRELIMINARY PLAT RTAP IS FOR THE ADDITION OF FIVE (5) ADDITIONAL TOWNHOME UNITS AND FOR THE RELOCATION AND CHANGING THE TYPE OF STORM WATER CONTROL MEASURE FROM A SAND FILTER TO A WET POND.

GENERAL NOTE

EXISTING NON-JURISTIDICTIONAL SWALE AND MARGINAL WETLAND PER WEPG PRELIMINARY MAP- WATERS OF THE U.S. EXISTING CONDITIONS STUDY SUBJECT TO USACE/NCDEQ VERIFICATION DATED 11/2/2018

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

N

0' 50' 100' 200'

SCALE: 1" = 50'

REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

RTAP

SKYBROOK CORNERS

CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

PACE DEVELOPMENT GROUP

CHARLOTTE, NC

PRELIMINARY PLAT

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA 1834 REGISTERED LANDSCAPE ARCHITECT SCOTT D. WILSON

06-17-22

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:	06/17/2022
Project Number:	18018

Sheet Number:

L-101

SHEET # 1 OF 2

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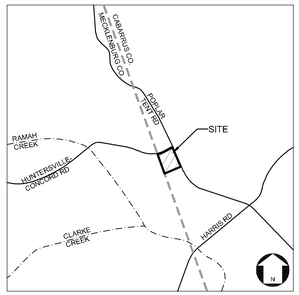


VICINITY MAP SCALE: NOT TO SCALE

SITE DATA

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

CODE REQUIREMENTS (City of Concord Land Development Code):

EXISTING ZONING:	RV-CD
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
EXISTING WATERSHED:	CLARKE
ALLOWABLE DENSITY:	8 DUA/AC
PROPOSED DENSITY:	14 UNITS (±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
ANTICIPATED FINAL PLAT:	2022

SKY CORNERS / SKYBROOK CORNERS EXPANSION IMPERVIOUS BREAKDOWN

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

SKYBROOK CORNERS SITE:

STREETS:	34,832 SF
SIDEWALKS:	17,388 SF
BUILDINGS:	77,094 SF
DRIVEWAYS:	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)

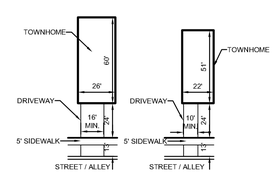
STINSON ADDITION PROPOSED IMPERVIOUS: 34.3% (46,389 SF / 135,384.48 SF)

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 ±10' 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
53	1,980	0.045
54	1,980	0.045
55	1,980	0.045
56	2,542	0.06
57	2,542	0.06
58	2,542	0.06
59	2,525	0.06
60	1,980	0.045
61	1,980	0.045
62	1,980	0.045
63	1,980	0.045
64	1,980	0.045
65	1,980	0.045
66	1,980	0.045

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

0' 50' 100' 200'

SCALE: 1" = 50'

REVISIONS:

No.	Date	By	Description

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 C-253 REGISTERED LANDSCAPE ARCHITECTURAL DESIGN GROUP

NORTH CAROLINA 1834 REGISTERED LANDSCAPE ARCHITECT SCOTT D. WILSON 6-17-22

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: 06/17/2022
Project Number: 18018.1

Sheet Number:

L-101

SHEET # 1 OF 2

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Residential: Multi-family

Skyy Summer Landing (CN-PSA-2022-00094)

848 Old Charlotte Rd. SW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
6/10/2021	Yes	13	No	No	No	No

Allocation Request

Total	2023
3,120	3,120

Project Scoring

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

Brief Summary

This applicant is proposing 13 townhome style multi-family development. These are proposed to be affordable units for lease serving those in the 60-80% AMI range and will be partnering with WeBuild of Concord. The plan is a redevelopment of the site where a daycare was operating until the applicant rezoned the parcel to RC-CD in February 10, 2022.



CN-PSA-2022-00094

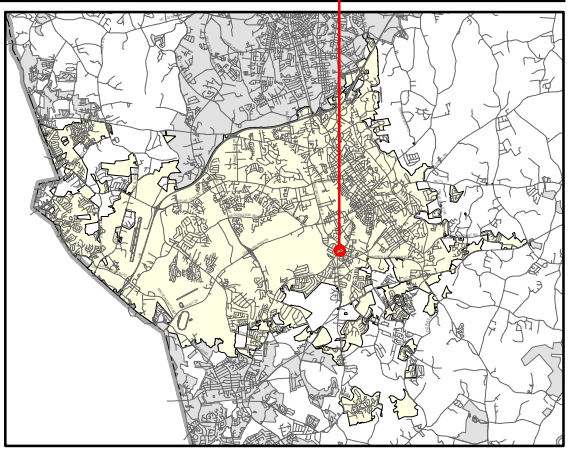
Skyy Summer Landing

Type: Residential
Multifamily
13 units

Allocation Request: 3,120

Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Skyy Summer Landing					
2.)	**Description of project location:**	848 Old Charlotte Road, 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:**	5529-48-0610-0000	3a.)	**Parcel Acreage:**	1.27+/-		
4.)	**Site Zoning and use:**	CD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	20,020		
6a.)	**Description of Facility to be served.**	Multifamily Residential Units	**6b.) Number of Lots**	13	**6c.) Number of Units**	13	
7d.)	**Additional description information:**	Skyy Summer Landing is a 13-unit town home subdivision with affordable units in Concord, NC.					

B. Applicant Information

James & Rhoda Waters/Waters & Waters LLC, Owners (Title)	6012 Bayfield Parkway, Suite #142
(**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)
Aimy Steele/Maleo Real Estate INC	Concord, NC 28027
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
980-521-6132/704-201-5562	704-445-2756
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Aimy Steele (Name) aimysteele@gmail.com (Email)	aimysteele@gmail.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Jeff Christian	C2 Engineering Solutions
(Typed name of North Carolina Professional Engineer)	(Company Name)
#32770	8510 Mcalpine Park Dr., Suite 206
(NCPE Registration Number)	(Street or Box Number)
(704) 266-0942	Charlotte, NC 28211
(Phone Number)	(City, State, Zip Code)
Darius Johnson, Architect	djohnson@ldjinnovative.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**: 3,120 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Residential Townhomes	240 gal/ day	13	GPD 3,120
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 3,120

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Aimy Steele (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.**

Aimy Steele — Digitally signed by Aimy Steele Date: 2022.05.26 17:51:45 -04'00' — 5/26/22

Signature: Date:

SUPPORTING INFORMATION AT A MINIMUM NEEDS TO INCLUDE A PROJECT NARRATIVE.
The narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general, the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

Description of the Project:

Skyy Summer Landing is a 13-unit townhome development in Concord, NC, set to offer affordable leasing rates to the surrounding community. One of the missions of this development is to do good in the community. As an affordable housing community, this project is a huge asset to the city of Concord. Each 2-story townhome features 3 bedrooms, 2.5 bathrooms, Granite countertops, pantry, stainless steel appliances, spacious primary bedroom, 2 secondary bedrooms, upgraded kitchen and dining area on main level, front porch and back patio area, and privacy fencing. Neighborhood amenities include a dog park/common area, bus stop safety covering, common trash receptacles, convenient centralized mail center, and a meditation park area.

Decent, affordable housing is important to families. Affordable housing reduces stress, toxins, and infectious disease, which leads to improvement in both physical & mental health. Affordable housing also frees up funds within families' tight budgets to spend on healthcare and food. In partnership with WeBuild of Concord, we are erecting these units to be affordable.

Skyy Summer Landing contains 13+/-affordable housing units, the development is set to be affordable for those in the 60%-80% AMI range. This allows low to moderate income individuals to be able to lease a new townhome at a reasonable rate. With a partnership with WeBuild Concord, we will be able to ensure residents of Concord have access to affordable, sustainable units they can call home.

The project was previously zoned C2 (General Commercial) and is now zoned RC-CD (Residential Compact Conditional District). The proposed rents are as follows: 3-units: $1,137-$1,465.50/month (60% AMI) and 10 units: $1,516.25-$1,953.75/month (80% AMI). The project is expected to have its groundbreaking in September/October 2022 and be fully completed by June/July 2023.

Technical Trip Summary:
According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition(2017). Trip Generation Rates for Multifamily Housing (Low-Rise) (land use 220) are 7.32 daily trips per unit (Chart 1). With there being 13 proposed units, the average daily trips is 95. In addition for land use 220, AM Peak Hour Trips and PM Peak Hour Trips per dwelling unit is 0.46 and 0.56 respectively (Chart 2). This results in a total of 5.98 (AM) and 7.28 (PM) trips in the peak hours. Specifically, for AM peak hours, on average 23% enter and 77% exiting resulting in totals of 1.38 entering and 4.60 exiting per dwelling unit. Specifically, for PM peak hours, on average 63% entering while 37% are exiting resulting in 4.59 entering and 2.69 exiting per dwelling unit. In summary, generally, a Tier 1 is appropriate for projects that will expect to generate less than 400 ADTs or less than 100 peak hour trips per day. In this case, the data shows (Table 1) that this project meets the criteria for a Tier 1 - TIA.

About the Owners:
James and Rhoda Waters are longtime members of the Concord/Cabarrus County community. Having served in the United States Army, Veteran James & Rhoda made their home here with their family for many years and became entrepreneurs striving to share the upwardly mobile strategies they learned from others with the Cabarrus County community. Rhoda, also entrepreneurial in nature, was the owner and operator of Sunshine Day Care located at 848 Old Charlotte Road for several years, serving the most vulnerable children in a deeply rooted way. They both also owned and operated 6 Subway franchise locations in Cabarrus County, with one flagship store open near Jay M. Robinson High School. Their motivation behind this project is to bring affordable housing to an area of Concord that will greatly benefit the community while also re-purposing their current building use as well as building a family legacy. They are thriving entrepreneurs in the community.

CONDITIONAL NOTES:

GENERAL WATER & SEWER REQUIREMENTS:

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

MINIMUM FIRE FLOW AT PEAK WATER DEMAND ANALYSIS – IT IS RECOMMENDED THAT CURRENT HYDRANT FLOW TEST DATA BE OBTAINED FROM THE EXISTING WATER MAIN AND A HYDRAULIC EVALUATION BE CONDUCTED TO VERIFY WHETHER OR NOT THE EXISTING WATER MAIN WILL SUPPORT THE REQUIRED FIRE FLOW REQUIREMENTS IN ACCORDANCE WITH NC FIRE CODE AND TITLE 15A NCAC 18C.

PUBLIC UTILITY EASEMENTS:

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

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

A PUBLIC UTILITY EASEMENT IS TO BE INDICATED THAT ENCOMPASSES THE PUBLIC WATER MASTER METER VAULT AND PIPING ASSEMBLY LOCATED BEHIND THE SIDEWALK. THIS EASEMENT MUST BE INDICATED ON THE MASTER PLAN, PRELIMINARY/FINAL PLATS AND DESIGN DOCUMENTS, AS APPLICABLE.

MULTI-FAMILY:

IN GENERAL, THE INTERNAL WATER AND SEWER UTILITIES THAT SERVE MULTI-FAMILY DEVELOPMENTS ARE TYPICALLY PRIVATE AND SERVED BY MASTER WATER SERVICE METER ASSEMBLIES.
BACKFLOW:

AN ABOVE GROUND REDUCED PRESSURED BACKFLOW ASSEMBLY (RP) WILL BE REQUIRED ON ALL PROPOSED MULTI-FAMILY DOMESTIC MASTER WATER METER SERVICE ASSEMBLIES AND IRRIGATION WATER SERVICES. BACKFLOWS ARE TO BE LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT OF WAYS/EASEMENTS IN A LEVEL AREA NEAR THE WATER METER. THE BACKFLOW DEVICES CANNOT BE SUBJECT TO STORM WATER POOLING/RUN-OFF AND PEDESTRIAN/VEHICULAR TRAFFIC. BACKFLOWS ARE SUBJECT TO THE CITY'S ADOPTED TESTING AND CERTIFICATION REQUIREMENTS INDICATED IN ON THE WATER RESOURCES WEBSITE.

AN ABOVE GROUND REDUCED PRESSURED WITH A BUILT-IN BY-PASS METERING ASSEMBLY BACKFLOW UNIT (RPDA) WILL BE REQUIRED ON THE DEDICATED FIRE SERVICE LINES. BACKFLOWS ARE TO BE LOCATED OUTSIDE OF THE PUBLIC ROAD RIGHT OF WAYS/EASEMENTS IN A LEVEL AREA NEAR THE WATER LINE CONNECTION. THE BACKFLOW DEVICES CANNOT BE SUBJECT TO STORM WATER POOLING/RUN-OFF AND PEDESTRIAN/VEHICULAR TRAFFIC. BACKFLOWS ARE SUBJECT TO THE CITY'S ADOPTED TESTING AND CERTIFICATION REQUIREMENTS INDICATED IN ON THE WATER RESOURCES WEBSITE.

PUBLIC WATER AND SEWER UTILITY PERMITTING:

ONLY THE PUBLIC PORTION OF THE PROPOSED WATER AND SEWER UTILITY EXTENSIONS ARE PERMITTED THROUGH THE CITY OF CONCORD'S DELEGATED LOCAL PERMITTING PROGRAM, AS APPLICABLE.

THE INTERNAL PRIVATE WATER AND SEWER UTILITY EXTENSIONS TO SERVE THE 16 UNITS ARE TO BE PERMITTED THROUGH NCDEQ DIVISION OF WATER RESOURCES.
HTTPS://DEQ.NC.GOV/ABOUT/DIVISIONS/WATERRESOURCES

COPIES OF THE CITY OF CONCORD'S MOST CURRENT PERMIT APPLICATIONS ARE AVAILABLE ON THE CITY OF CONCORD'S ENGINEERING FORM AND DOWNLOADS WEB PAGE AT
HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/ENGINEERING/FORMS-DOWNLOADS

THE EXECUTED WATER AND SEWER PERMIT APPLICATIONS ARE TO BE SUBMITTED WITH THE CIVIL DESIGN REVIEW PACKAGE THROUGH THE CITY OF CONCORD PLANNING ON-LINE REVIEW WEB SITE.
HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/PLANNING/ZONING-SERVICES/ONLINE-ACCESS

THE PUBLIC WATER AND SEWER PERMIT APPLICATION FEES ARE ASSESSED AS PART OF THE SITE REVIEW FEES.
THE ADOPTED ENGINEERING APPLICATION REVIEW FEES ARE LOCATED IN THE CITY'S ADOPTED FEE SCHEDULE UNDER ENGINEERING HEADING AT
HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/FINANCE/ADOPTED-FEES-SCHEDULE

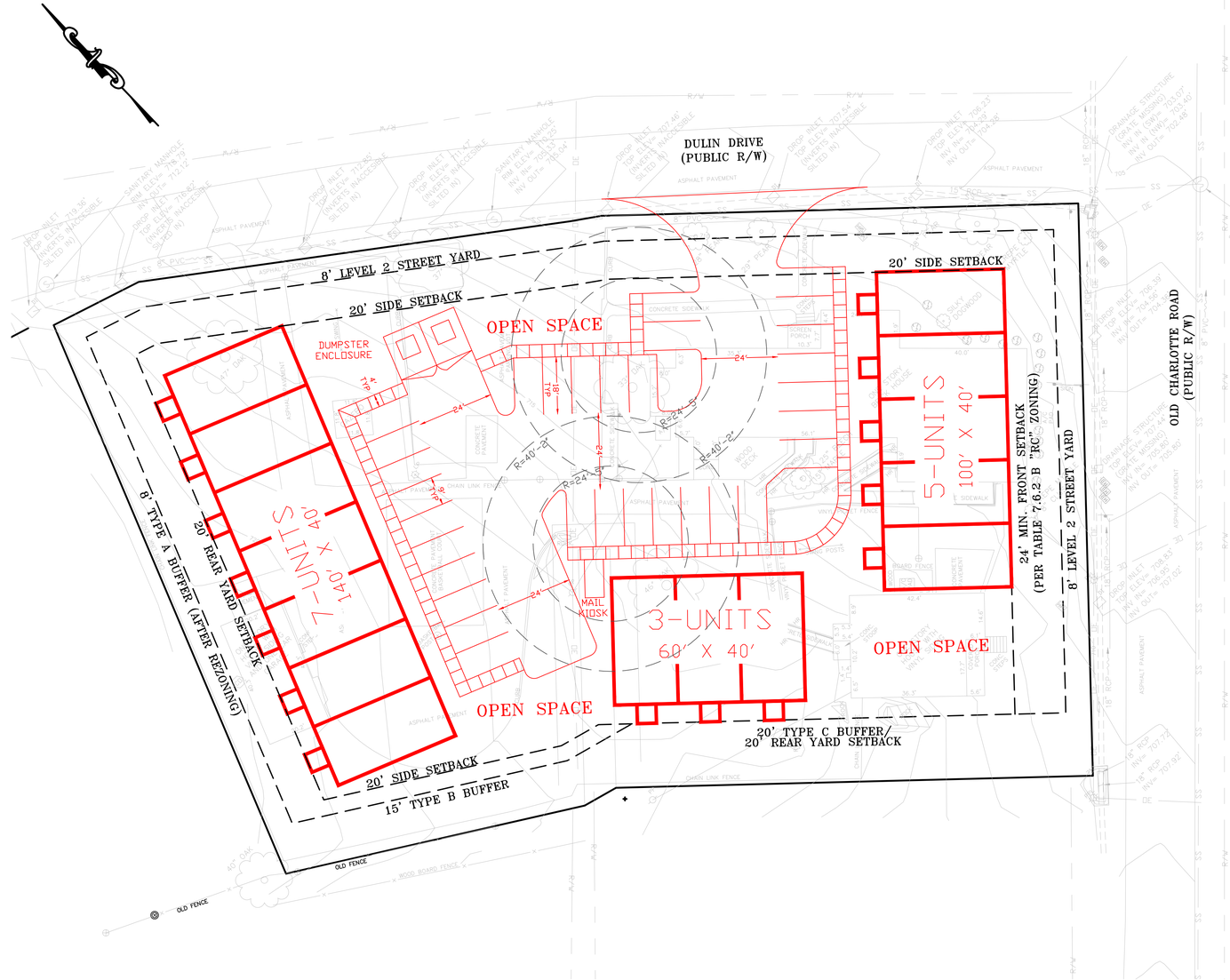
CITY OF CONCORD WATER AND SEWER CONNECTION FEES AND CHARGES: THE CITY'S ADOPTED FEE SCHEDULE CAN BE VIEWED AT:
HTTPS://WWW.CONCORDNC.GOV/DEPARTMENTS/FINANCE/ADOPTED-FEES-SCHEDULE

RESIDENTIAL:

THE WATER AND SEWER CONNECTION CHARGES FOR RESIDENTIAL MULTIFAMILY (APARTMENTS/LEASED RESIDENTIAL SINGLE FAMILY/TOWNHOMES) DEVELOPMENT WITH MASTER WATER METER SYSTEMS WITH PRIVATE INTERNAL WATER AND SEWER LINES ARE ASSESSED AS PART OF SITE PLAN SUBMISSION AND ARE BASED ON MOST CURRENT FEE SCHEDULE AT THE TIME OF APPROVAL.

CABARRUS COUNTY FEES & CHARGES:

PLEASE BE ADVISED THAT CABARRUS COUNTY ASSESSES THE WATER & SEWER AUTHORITY OF CABARRUS COUNTY'S (WSACC) SYSTEM DEVELOPMENT FEE AS PART OF THE BUILDING PLAN REVIEW FEES THAT IS SEPARATE FROM THE CITY OF CONCORD'S FEES AND CHARGES. PLEASE REFERENCE THE CABARRUS COUNTY'S ADOPTED FEES AND CHARGES FOR FURTHER INFORMATION AND WSACC'S FEES AT WWW.WSACC.ORG



SITE SUMMARY:

SITE ACRAGE: 1.22 AC
EXISTING ZONING: C2
PROPOSED ZONING: RC
NUMBER OF UNITS: 15
OPEN SPACE REQ'D: 12%
EXISTING IMPERVIOUS AREA (DEMOLISHED): 20,332 SF
PROPOSED IMPERVIOUS AREA: 26,448 SF
NET ADDITIONAL IMPERVIOUS: 6,116 SF

SKY SUMMER LANDING RENTAL TOWNHOMES

CONCORD, NORTH CAROLINA

REZONING SITE PLAN

PROJECT NUMBER
2105

REVISIONS	
NO.	DATE

DATE ISSUED: 06/04/21

DRAWN BY: JBS

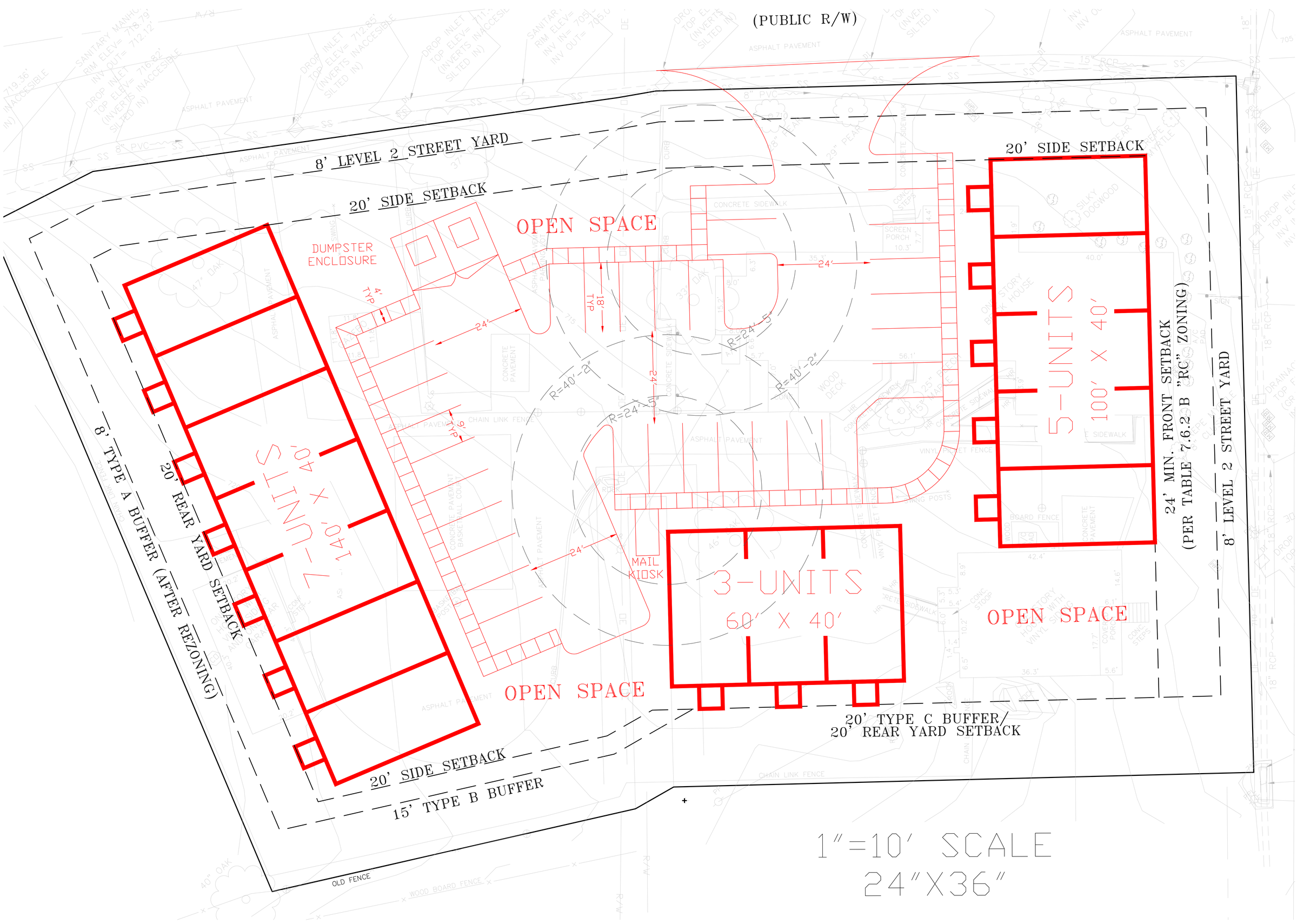
CHECKED BY: CB

SHEET NO.

1 OF 1

CAPSTONE CIVIL ENGINEERING, INC.
704.564.5841 (OFFICE)
980.722.4194 (MOBILE)
WWW.CAPSTONECIVILCOMPANIES.COM
NC CORPORATE REGISTRATION #C-4207

Scale: Horiz: 1" = 20'


(PUBLIC R/W)
8' LEVEL 2 STREET YARD
20' SIDE SETBACK
20' SIDE SETBACK
OPEN SPACE
DUMPSTER ENCLOSURE
7-UNITS
140' X 40'
5-UNITS
100' X 40'
3-UNITS
60' X 40'
MAIL KIOSK
OPEN SPACE
OPEN SPACE
24' MIN. FRONT SETBACK
(PER TABLE 7.6.2 B "RC" ZONING)
8' LEVEL 2 STREET YARD
8' TYPE A BUFFER (AFTER REZONING)
20' REAR YARD SETBACK
20' SIDE SETBACK
15' TYPE B BUFFER
20' TYPE C BUFFER/
20' REAR YARD SETBACK
R=40'-2"
R=24'-5"
24'
18' TYP
4' TYP
9' TYP
1"=10' SCALE
24"X36"

Residential: Multi-Family

Taylor Glen- Ph 1 Cottages (CN-PSA-2022-00097)

3700 Taylor Glen Ln NW.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
5/5/2022	Yes	50	No	No	No	No

Allocation Request

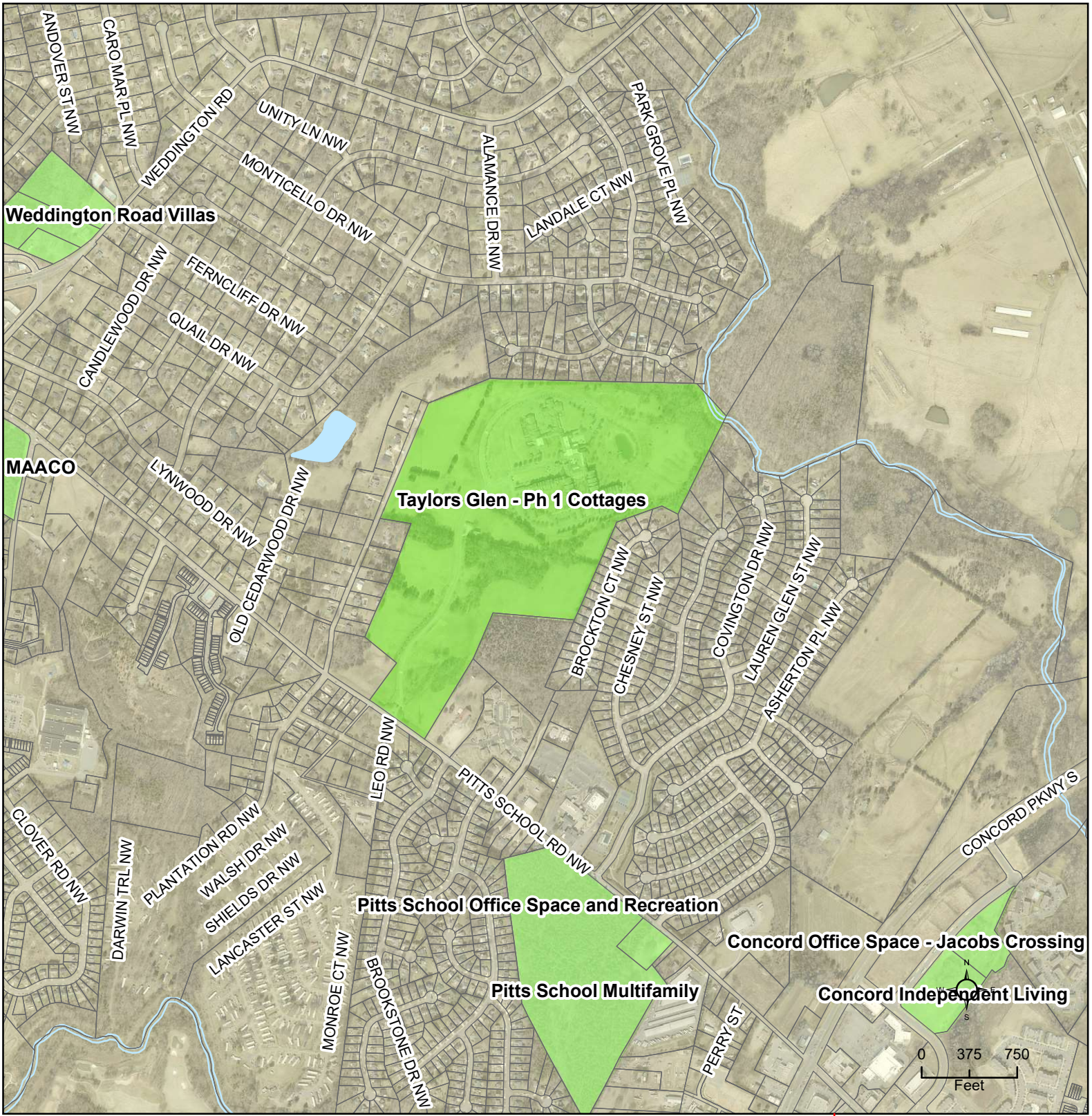
Total	2023
8,000	8,000

Project Scoring

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

Brief Summary

The applicant is looking to expand the existing Taylor Glen Continuing Care Retirement Community. They are looking to add single family cottages, duplex cottages, and villa apartments. This will be looked at as a multi-family product due to the fact it is all located on one parcel. This property was annexed and developed with a multi-level care retirement home in 1995. The parcel is zoned O-I-CD. In 2019 the applicant came back to amend the zoning with an updated site plan.



CN-PSA-2022-00097

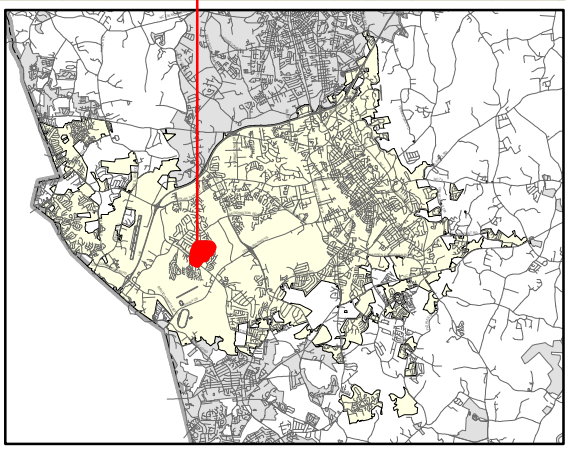
Taylors Glen - Ph 1 Cottages

Type: Residential
Multifamily
50 units

Allocation Request: 8,000

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Taylor Glen - Phase 1 Cottages					
2.)	**Description of project location:**	Pitt School Rd NW and Taylor Glenn Lane 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:**	55091800450000	3a.)	97.73 **Parcel Acreage:**			
4.)	**Site Zoning and use:**	O-I-CD	5.)	**Area Commercial or Industrial Building**	0 **(sq. ft.)**		
6a.)	**Description of Facility to be served.**	Retirement Community	6b.) **Number of Lots**	1	6c.) **Number of Units**	50	
7d.)	**Additional description information:**	Phase 1 Expansion - 50 cottages and duplex units proposed					

B. Applicant Information

Baptist Retirement Homes of North Carolina, Inc. (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.)	3700 Taylor Glen Lane NW (Applicant's Street or Box Number)
The Gardens of Taylor Glen, A Baptist Retirement Homes Community (**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)
704-788-6510 or 336-893-9599 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Reed Vanderslik (Name) — President and CEO (Email) (Name with Title and Email of contact person, who can answer questions about application)	rvanderslik@brh.org (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. Neal Tucker, PE (Typed name of North Carolina Professional Engineer)	Stimmel Associates, PA (Company Name)
14985 (NCPE Registration Number)	601 N. Trade Street, Suite 200 (Street or Box Number)
336-723-1067 ext. 1104 (Phone Number)	Winston-Salem, NC 27101 (City, State, Zip Code)
Kimberly M. Barb, PLA (Project Manager) (Name and affiliation of contact person, who can answer questions about **application & designs**)	ntucker@stimmelpa.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:** 8,000 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 (2 brm)	160 gal/ day	26	GPD 4,160
Duplex Units (2 brm)	160 gal/ day	6	GPD 960
Villa Apartments (2 brm)	160 gal/ day	18	GPD 2,880
	gal/		GPD
	gal/		GPD
	gal/		GPD
		50 Total	GPD 8,000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I _ Reed Vanderslik _, **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: 7/12/2022

stimmel | 601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

July 12, 2022

RE: Preliminary Wastewater Flow Application - The Gardens of Taylor Glen
Owner: Baptist Retirement Homes of North Carolina
Concord, NC

NARRATIVE

Phase 1 – totaling 50 Units is proposed for the existing Taylor Glen Continuing Care Retirement Community (CCRC) at 3700 Taylor Glen Lane in Concord. This 120 acre campus is zoned O-I-CU and is located north of Pitt School Road and west of Cobble Creek. The proposed Phase 1 program elements include Single Family Cottages, Duplex Units and a new Villa Apartment Building along with proposed roadways, utility services, grading, site work & stormwater management. Walking trails and enhanced storm water management are also proposed.

There is an existing 8" SS public service within Pitts School Road R/W and on-site across the western/front portion of the property. The existing facility is served by an existing private SS service.

The owner is looking to expand their senior housing types, because the campus is currently full and has a growing wait list.

Phase 1 Unit Mix:	# of Bedrooms:
• 26 Single Family Cottages	(2 bedroom)
• 3 Duplex Cottages = 6 units	(2 bedroom)
• 18 Villa Apartments	(2 bedroom)



PHASE 1A	NUMBER	AREA PER	GROSS (SF)
SITE		7.40 ACRES	
GATEHOUSE	1	120	120
HOMES			
SINGLE	15	1,989	29,840
2400, 3BR, 2.5 Bath	3	2,400	7,200
2160, 2BR, 2.5 Bath	1	2,160	2,160
2000, 2BR, 2.5 Bath	7	2,000	14,000
1620, 3BR, 2.5 Bath	4	1,620	6,480
TWIN (2 BLDG)	4	2,000	8,000
2000, 2BR, 2.5 BATH	4	2,000	8,000
1750, 2BR, 2.5 BATH	0	1,750	0
1620, 2BR , 2.5 BATH	0	1,620	0
GARAGES	19	550	10,450
TOTAL	19	2,542	48,290

PHASE 1B			
SITE		2.00 ACRES	
SURFACE PARKING	13	304	3,952
VILLA APT HOMES	18	1,772	31,890
2000, 2BR, 2.5 BATH	3	2,000	6,000
1970, 2BR, 2.5 BATH	6	1,970	11,820
1720, 2 BR, 2.5 BATH	3	1,720	5,160
1520, 2 BR, 2 BATH	3	1,520	4,560
1450, 2BR, 1.5 BATH	3	1,450	4,350
U.B. PARKING	1	12,600	12,600
TOTAL	18	2,472	44,490

PHASE 1C	NUMBER	AREA PER	GROSS (SF)
SITE		2.52 ACRES	
CLUBHOUSE	1	5,800	5,800
PAVILLION	1	400	400
TOTAL			6,200
PHASE 1D			
DINING EXPANSION	1	1,225	1,225
TOTAL			1,225
TOTAL PHASE 1	37	2,818	104,277

SITE PLAN – PHASE 1

Residential: Multi-Family

Kluttz Ct. Apartments (CN-PSA-2022-00107)

230 Kluttz Ct.

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

Allocation Request

Total	2023
1,440	1,440

Project Scoring

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

Brief Summary

230 Kluttz Ct. is a request to demolish three houses and subdivide the 5 lot to build an 8 unit apartment. The exemption plat has not been submitted, but the applicant did come before the Board of Adjustment with a variance request that separated 218 Kluttz Ct. from the adjacent duplexes on Crowell Dr., which was heard and granted in May of 2021. The site is within the boundaries of the Center City Plan.



CN-PSA-2022-00107

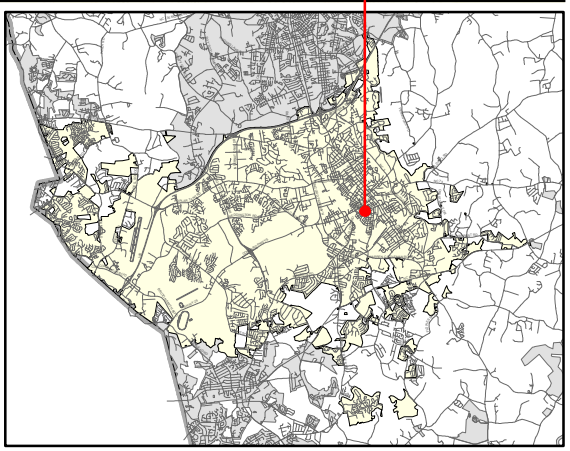
Kluttz Ct Apartments

Type: Residential
Multifamily
8 units

Allocation Request: 1,440

Project Score: 4

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Kluttz Ct Apartments					
2.)	**Description of project location:**	138-144 Crowell Dr SW on the corner of Kluttz Ct (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:**	56208409290000	3a.)	**Parcel Acreage:**	0.59		
4.)	**Site Zoning and use:**	Residential Compact	5.)	**Area Commercial or Industrial Building (sq. ft.)**			
6a.)	**Description of Facility to be served.**	Residential apartments	**6b.) Number of Lots**	1	**6c.) Number of Units**	8	
7d.)	**Additional description information:**	8 unit apartments (4) 2 bedroom, 1 bathroom, (2) 1 bedroom, 1 bathroom, (2) 3 bedroom 2 bathroom Demolition of 4 units on property and constructing 8 apartment building.					

B. Applicant Information

Jared Reutter, Owner 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.)	PO Box 1764 (Applicant's Street or Box Number)
B4V 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 28026 (Applicant's City, State, Zip Code)
907-500-8904 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Stephanie Reutter (Name) biz@b4vinvestments.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	biz@b4vinvestments.com (Applicant's Email Address)

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 1440 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 apartment (3 bedroom)	240 gal/ unit	2	GPD 480
Residential (1-2 bedroom)	160 gal/ unit	6	GPD 960
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1440

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jared Reutter (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.**

Jared Reutter — Signature:

7/24/22 — Date:

BUILD 4 VALUE
BUILDING VALUE IN OUR COMMUNITY

B4V Investments LLC
(907) 500-8904
PO Box 1764
Concord, NC 28026

Re: 138-144 Crowell Dr SW Concord NC 28025

The parcel identified above (56208409290000) is to be combined with partial plat of 218 Kluttz Ct of the approved allocation for four townhomes (Kluttz Ct Townhome project). We are requesting consideration for sewer allocation for 138-144 Crowell Dr SW to build an apartment consisting of eight units.

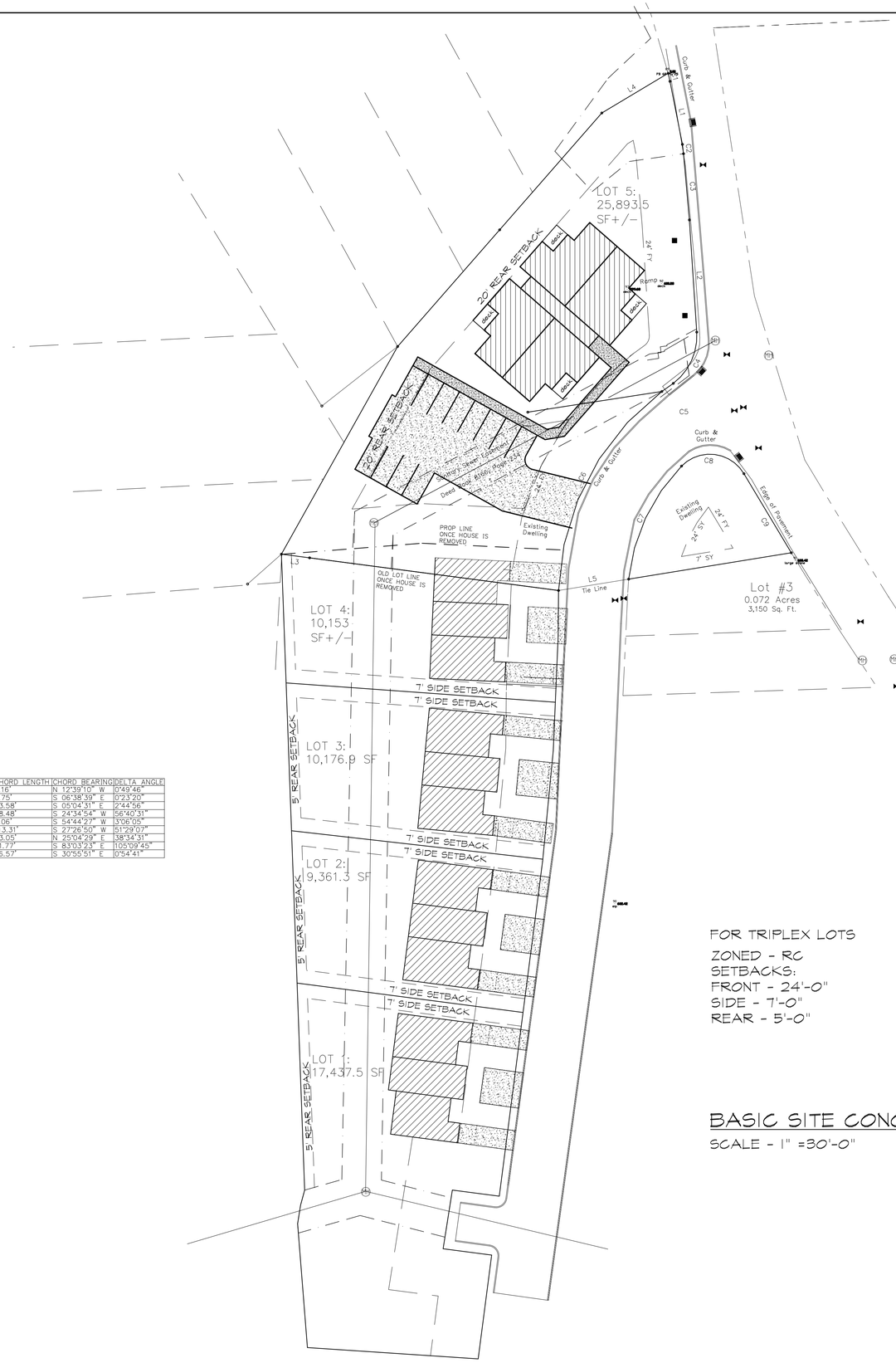
Currently, 138-144 Crowell Dr is four apartment units that needs significant repairs. We are requesting approval for sewer allocation for a new construction of eight units. While this specific lot is utilizing an allocated amount of 640 gpd, plus the sewer for 218 Kluttz (additional 160 gpd) Essentially, we are requesting an additional 640 gallons per day, however our application includes the total the entire building will be using (1440 gpd).

The apartments will have a transitional/modern style building with fiber cement siding along with cedar accents. The building will consist of four 2 bedroom/1 bath units, two 1 bedroom/1 bath, and two 3 bedroom/2 bathroom. Currently our rental portfolio accepts section 8 and other community funded programs for the underserved populations. When appropriate, we intend to continue to offer these options in our apartments. We hope that these properties will provide more housing opportunities and add character through its transitional architecture in the neighborhood.

Best Regards,

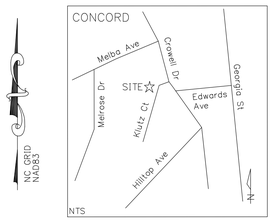
Jared Reutter
B4V Investments LLC

Christopher Sparke
L 4349



LINE	BEARING	DISTANCE
L1	S 11°10'28" E	32.47'
L2	S 03°45'04" E	56.80'
L3	N 82°31'41" W	14.33'
L4	N 59°06'33" E	39.07'
L5	N 80°47'32" E	35.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	287.57'	4.16'	4.16'	N 12°39'10" W	0°49'46"
C2	700.00'	4.75'	4.75'	S 06°38'39" E	0°23'20"
C3	700.00'	33.58'	33.58'	S 05°04'31" E	2°44'56"
C4	30.00'	29.68'	28.48'	S 24°34'54" W	56°40'31"
C5	130.44'	7.06'	7.06'	S 54°44'27" W	3°06'05"
C6	130.44'	117.21'	113.31'	S 27°28'50" W	51°29'07"
C7	95.44'	64.26'	63.05'	N 25°04'29" E	38°34'31"
C8	20.00'	36.71'	31.77'	S 83°03'23" E	105°09'45"
C9	2927.74'	46.57'	46.57'	S 30°55'51" E	0°54'41"



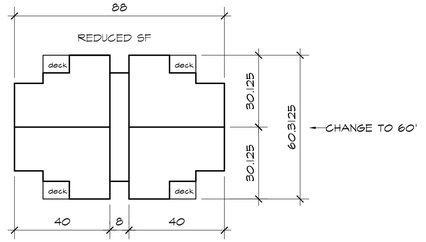
VICINITY MAP

NO GRID NAD83

PARCEL SHALL BE SUBDIVIDED TO CREATE THE LOT # 5
PROPOSED LOT AREA - 25,893.5 SF +/-
EXISTING IMPERVIOUS SURFACE BEING REMOVED - 2,999.87 SF
PROPOSED IMPERVIOUS SURFACE
PARKING 4631 SF
BUILDING 4624 SF
SIDEWALKS 786 SF
TOTAL PROPOSED - 10,041 SF

PROPOSED = 10,041 SF
EXISTING = (2999.87)
ADDITIONAL IMPERVIOUS SURFACE = 7,041.13

IMPERVIOUS SURFACE ALLOWED - MAX 50%
38.7 % SHOWN
OPEN SPACE REQUIRED - 20%



FOR TRIPLEX LOTS

ZONED - RC
SETBACKS:
FRONT - 24'-0"
SIDE - 7'-0"
REAR - 5'-0"

FOR APT LOT # 5

ZONED - RC
SETBACKS:
FRONT - 24'-0"
STREET SIDE - 20'-0"
INTERIOR SIDE - 20'-0"
REAR - 20'-0"

BASIC SITE CONCEPT

SCALE - 1" =30'-0"

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

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PRELIMINARY NOT FOR CONSTRUCTION

CARLOS MOORE LICENSED ARCHITECT LIC. NO. 51212 NORTH CAROLINA CONCORD, N.C.

Carlos Moore EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.786.8333 F-704.782.0487
WWW.CMOOREARCH.COM

PROJECT TITLE:
NEW CONSTRUCTION FOR
KLUTTZ CT. APT BLDG
KLUTTZ CT, CONCORD NC

SHEET TITLE:
SITE CONCEPT

TODAY'S DATE: 07.20.2022
SCHEMATIC DESIGN APPR: XXX
ORIGINAL SEAL DATE: XXXXXXX

REVISIONS:

DRAWING #: 211108 SPT
DRAWN BY: XXX W APT BLDG
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET
SP-1
OF X
TOTAL # OF SHEETS: X



Residential: Multi-Family

River Rock Community at Davidson Hwy and Winecoff Sch Rd (CN-PSA-2022-00110)

2821 Davidson Hwy.

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

Allocation Request

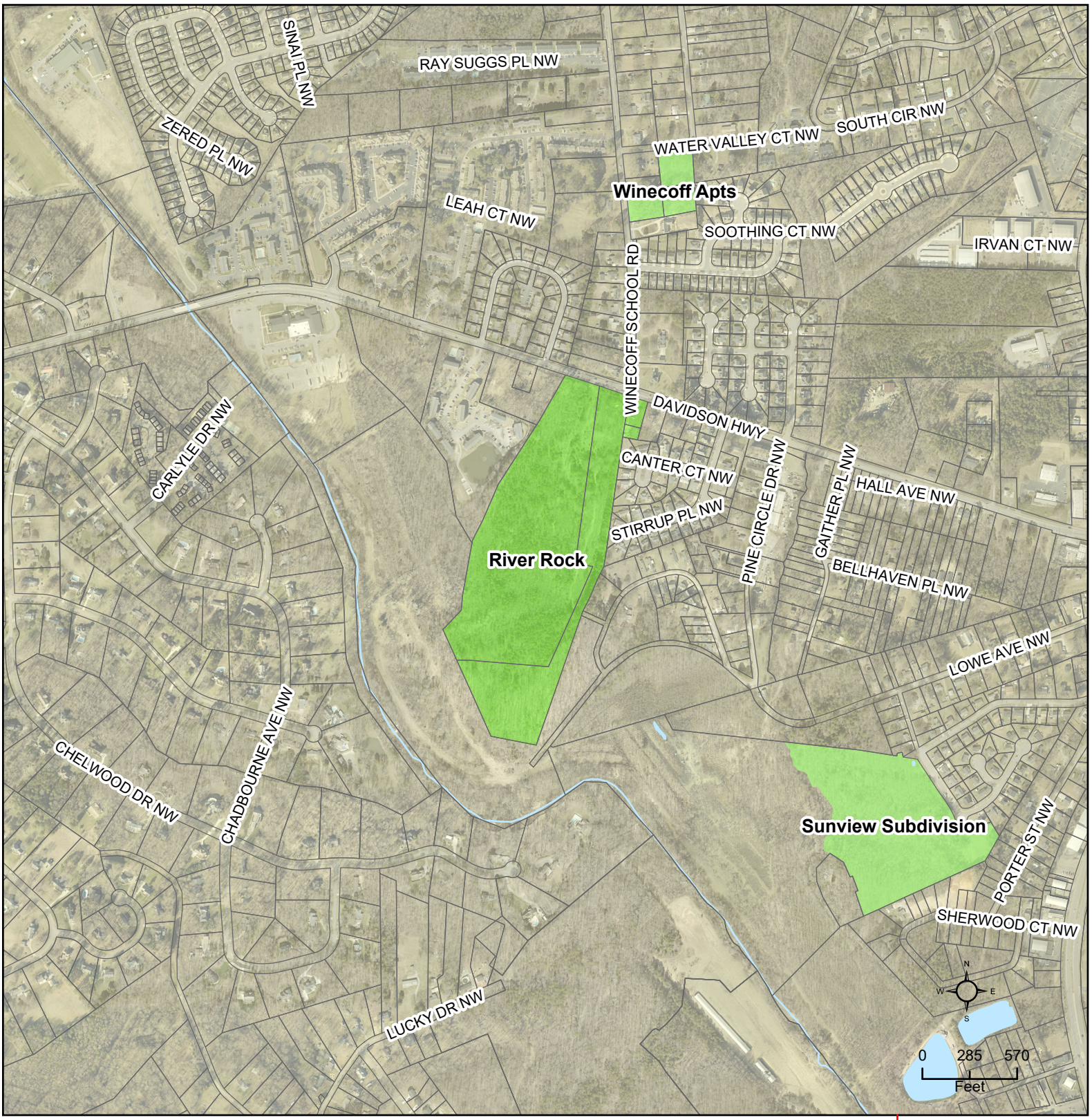
Total	2023	2024
15,840	8,000	7,840

Project Scoring

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

Brief Summary

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

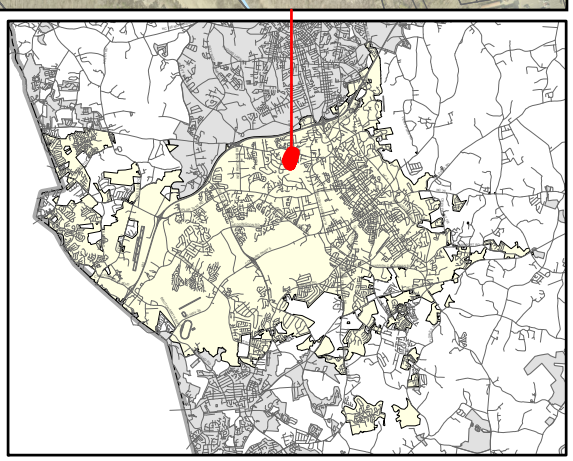


CN-PSA-2022-00110
River Rock

Type: Residential
Multifamily
99 units

Allocation Request: 15,840
Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

INSTRUCTIONS FOR FORM: PWWF-2021

The City of Concord Preliminary Wastewater Flow Application is to be completed for any residential, commercial, and/or industrial site development projects requiring a permit based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County sewer allocation and commitment policy.

A DIGITAL COPY OF THE COMPLETED APPLICATION PACKAGE, SUPPORTING INFORMATION AND MATERIALS, SHOULD BE UPLOADED TO ACCELA ONLINE PORTAL IN THE APPLICABLE ACCELA CASE AT https://accela1.cabarruscounty.us/CitizenAccess/ , UNLESS OTHERWISE SPECIFIED.

For Accela Case Inquiries, Contact:	For Engineering Design Inquiries, Contact:
CITY OF CONCORD Planning & Neighborhood Development- Zoning Services Post Office Box 308 Concord, North Carolina 28026-0308 Telephone Number: (704) 920-5152	CITY OF CONCORD Engineering Department Post Office Box 308 Concord, North Carolina 28026-0308 Telephone Number: (704) 920-5425

PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

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

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

C. Design Engineer Information if available

Marc R Van Dine (Typed name of North Carolina Professional Engineer)	McAdams Engineering (Company Name)
036289 (NCPE Registration Number)	3430 Toringdon Way, Suite 110 (Street or Box Number)
704-287-6756 (Phone Number)	Charlotte NC 28277 (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:

(8) No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 15,840 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
2 Bedroom Dwelling	160 gal/ dwelling	99	GPD 15,840
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 15,840

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: _____ Date: 07/25/2022

RIVER ROCK™ Development

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

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

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



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

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

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



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

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

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

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

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



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

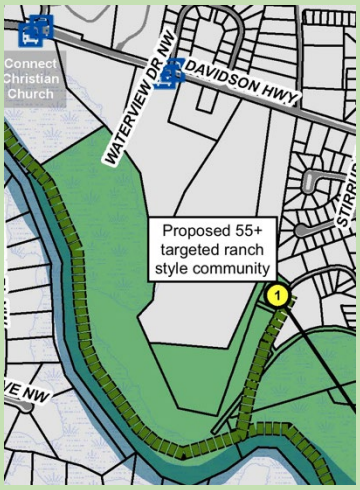
RIVER ROCK™ Development

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

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

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

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

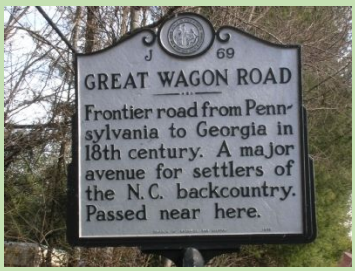


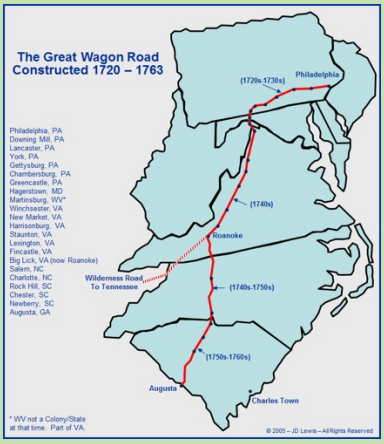




* The underlying land has been in a local Concord resident's family for over 200 years.







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

GENERAL SUMMARY

SITE LOCATION:	2821 DAVIDSON HWY CONCORD, NC
PROPERTY:	21.24 AC.
BUILDINGS:	42 3-UNIT BUILDINGS 2 2-UNIT BUILDINGS
TOTAL UNITS:	130
BUILDING STYLE:	MENDOZA, 30'X60'



PREPARED BY:
PRIDEONE CONSTRUCTION
2211 MEDINA ROAD, STE #100, MEDINA, OH 44256
WWW.PRIDEONE.CC P: (330) 239-8100

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
2821 DAVIDSON HWY CONCEPT SKETCH
PRIDE ONE DEVELOPMENT

DATE: 1/5/21

DRAWN BY: EBA

SHEET:
1 1

Residential: Multi-Family

Pitts School Road Mulit-Family (CN-PSA-2022-00113)

99 Pitts School Road

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	No	360	No	No	Yes	No

Allocation Request

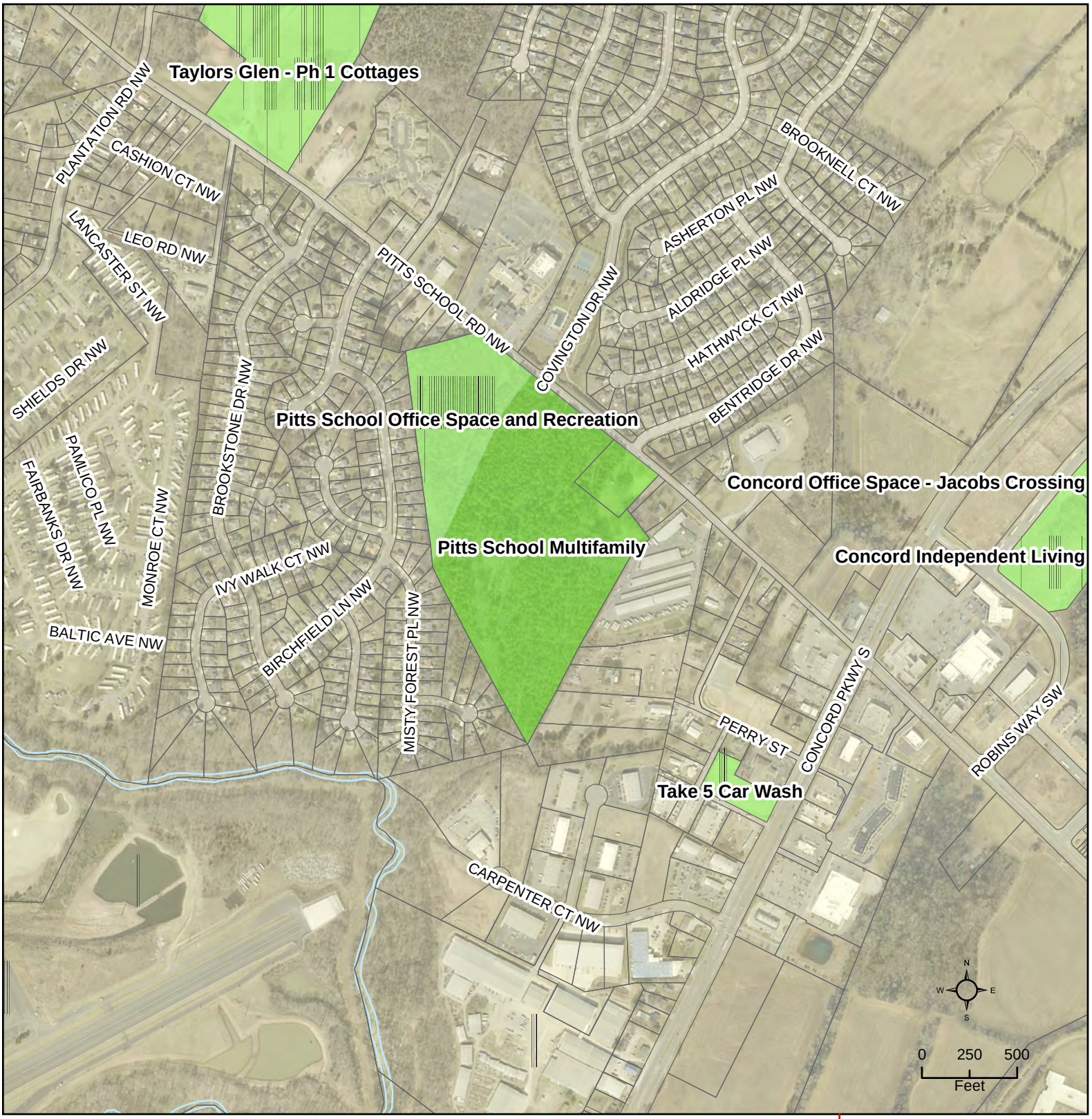
Total	2023	2024	2025	2026	2027
58,770	12,000	12,000	12,000	12,000	10,770

Project Scoring

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

Brief Summary

99 Pitts School Road is a horizontal mixed-use project featuring 360 apartment units and a 30,000 sf non-profit center plus active open space, including a multipurpose field, volleyball courts, walking trail, picnic shelter, and gaga pit. The site is currently zoned Medium Density Residential (RM-2) and Light Industrial (I-1), so it would be required to rezone to accommodate the proposed uses. The rezoning application has not been filed as of 8/17/22. The non-residential components are being considered as a separate request.



CN-PSA-2022-00113

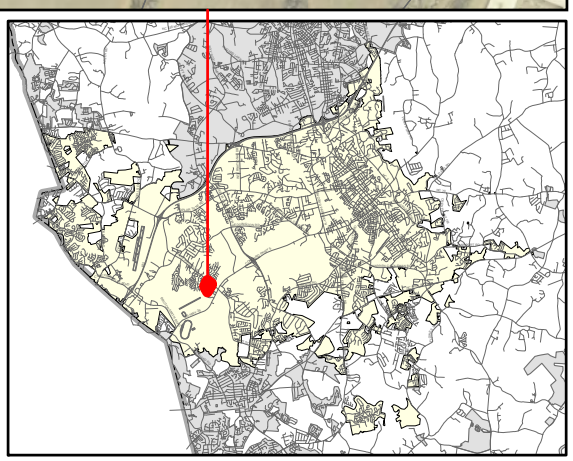
Pitts School Multifamily

Type: Residential
Multifamily
360 units

Allocation Request: 58,770

Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



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PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Pitts School Multi Family					
2.)	**Description of project location:**	Site located on Pitts School Road NW, approx 1,800 linear feet northwest from the intersection of Pitts School Road and Concord Pkwy (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	5509146562000 & 55092417720000	3a.)	**Parcel Acreage:**	37.566 acres		
4.)	**Site Zoning and use:**	Ex I-1 & RM-2 / Prop. RC-CD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	139,570		
6a.)	**Description of Facility to be served.**	Multifamily / Recreation / Office	**6b.) Number of Lots**	2	**6c.) Number of Units**	360	
7d.)	**Additional description information:**	180 one-bedroom units, 180 two-bedroom units, pool, clubhouse, sports fields, non-profit office building					

B. Applicant Information

Elizabeth Tucker , Treasurer (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.)	140 Pitts School Rd (Applicant's Street or Box Number)
Pitts Baptist Church (**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) 488-6502 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Elizabeth Tucker (Name) liztucker1122@gmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	liztucker1122@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

Nick Buysse, PE (Typed name of North Carolina Professional Engineer)	Concord Engineering & Surveying, Inc. (Company Name)
047997 (NCPE Registration Number)	P.O. Box 268 (Street or Box Number)
(704) 786-5404 (Phone Number)	Concord, NC 28026 (City, State, Zip Code)
Nick Buysse, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	nickbuysse@cesicgs.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):

98	**% Domestic**
2	**% 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**: 63,020 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	
Multi Family Residential	160	gal/	unit	360 units	GPD	57,600
Office (clubhouse)	25	gal/	employee/shift	2 employee*2 shifts	GPD	100
Fitness Center	50	gal/	100 sq ft	1140 sq ft/100 sq ft	GPD	570
Parks with Restroom Facilities	250	gal/	plumbing fixture	12 plumbing fixture	GPD	3,000
General Business and Office Facilities	25	gal/	employee/shift	50 employees*1shift	GPD	1,250
Swimming Pool	10	gal/	person	50 people	GPD	500
				Total	GPD	63,020

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Elizabeth L Tucker, Treasurer **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

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

DocuSigned by:
Elizabeth L Tucker
6CCE717C8FA74...
Signature:

4/21/2022
Date:

PROJECT NARRATIVE

Preliminary Wastewater Flow Application
Pitts School Road Mixed Use Development

EXECUTIVE SUMMARY

Pitts Baptist Church and Signature Development Group, LLC are collaborating to develop land across Pitts School Road from the Church. When completed, the development will include three major components:

1. A high-quality, 360-unit apartment community with plentiful amenities to be constructed by Signature Development Group, LLC. The apartment community will be subject to a workforce housing zoning condition requiring that 40% of the units be offered at rents that are affordable to households with 80% of the Concord Average Median Income. Requested sewer allocation: 58,770 GPD (Residential – Multifamily).
    a. Note: If necessary to win approval, this community could be reduced by 24 units, yielding an allocation request of 54,852 GPD (Residential – Multifamily).
2. An office building to be constructed by Pitts Baptist Church and occupied as Church offices and/or space for nonprofit foundations or other organizations supporting the mission and ministry of Pitts Baptist Church. Requested sewer allocation: 1,250 GPD (Non-residential).
3. Active open space, including a multi-use sports field, walking trails, outdoor recreation such as pickle ball or gaga ball facilities, and other uses. Requested sewer allocation: 3,000 GPD (Non-residential or Mix-use).

The total allocation requested is 63,020 GPD. A concept sketch of the proposed development is attached as Exhibit A.

Assuming a project start in April 2023, the development would begin operation in 2024 and be completed in 2025. Therefore, wastewater access would not be required until 2024. A detailed timeline is found on the next page.

PROJECT TIMELINE

June 21, 2022 - Sewer allocation awarded

October 2022 - Rezoning process completed

March 2023 – Site plan approved and sitework permits issued

April 2023 – Sitework begins

December 2023 – Vertical construction begins

July 2024 – Apartment clubhouse and first apartment building complete

August- December 2024 – Additional apartment buildings completed for a total of 192 apartments built in 2024

January – May 2025 – Additional apartment buildings completed for a total of 168 apartments built in 2025

May 2025 – Apartment community completed

Active open space completed in 2025

Office building: to be determined, no sooner than 2024

DISTINGUISHING FEATURES

We understand that many projects are requesting sewer allocation. This project is unique.

First, this is a unique partnership between a developer and a Concord nonprofit institution. Pitts Baptist Church has been a community institution in Concord for over 80 years, serving not just Church members but the wider Concord community. By supporting this collaborative project, Council supports and strengthens a longstanding cornerstone of the Concord community.

Second, this project directly addresses several objectives of the 2030 Land Use Plan pertaining to housing development and affordability, as outlined in more detail below.

Third, through the proposed workforce housing zoning condition, Council can be assured that a substantial portion of the units constructed will be affordable for the rapidly growing Concord population – including those who will work at the new Eli Lilly and Red Bull facilities, public servants, first responders, young professionals, and service industry workers. We are not aware of any other projects proposing a similar feature.

Fourth, the Pitts School Road site is an infill site, within the city limits, surrounded by light industrial on the south and single family homes and the Church on the north. Water and sewer lines already border the site. The 2030 Land Use Plan encourages infill development that does not require annexation or construction of new public infrastructure.

PROJECT DETAILS

A. Project Sponsors

Pitts Baptist Church was founded in 1940 and has been part of the Pitts School Road community ever since. The Church attracts over 500 worshippers to Sunday services. Church membership totals approximately 1000 people, and the Church reaches many residents of Concord through its ministries. The Church is a strong supporter and active member of Cooperative Christian Ministries, and in addition to the Church's other missions, strongly supports CCM's affordable housing and food security initiatives both financially and through its members' volunteer efforts.

Recently, the Church determined that by acquiring the vacant property across Pitts School Road and the house at 99 Pitts School Road, they could make sure that this property contained development that is complementary to the Church and the surrounding neighborhood. After interviewing several developers, the Church selected Signature Development, LLC to be their partner in developing the property.

Signature Development Group, LLC and its affiliate, Signature Property Group, Inc., were founded nearly 30 years ago by H. Frank Auman III. The Signature companies are still exclusively owned by Mr. Auman and headquartered in Greensboro. Signature focuses on developing high-quality, amenity rich apartment communities in the major North Carolina metropolitan areas.

To date, Signature has built nearly 5,000 apartment units, and still owns the great majority of these communities. Recent developments include Elevate Lake Norman in Mooresville, Elevate Powell & Broad in Fuquay-Varina, and Elevate 54 in Graham. Several more communities are under construction or in the planning stages.

Signature is eager to become part of the Concord community. We will contribute to the significant economic momentum the city has enjoyed by providing high quality apartments that are affordable to critical members of the Concord workforce.

B. Good Housing for Good Neighbors

Signature's motto is "Good Housing for Good Neighbors". We provide high quality apartment homes that are enjoyed by young professionals, service industry workers, public sector employees, and a wide range of other tenants.

Concord has seen rapid growth and development in the past several years. Concord has a strong industrial and commercial base, and has achieved admirable job growth by recruiting new employers such as Red Bull and Eli Lilly. As in many successful cities, housing growth has

not kept up with the economic desirability of Concord, leading to rapid increases in housing costs and a tight housing market. Housing, and especially workforce housing, is extremely expensive in Concord and throughout the Charlotte area currently and is becoming out of reach for young families, causing them to live farther out and possibly pursue employment in more affordable areas. This increase in housing costs is directly due to a lack of supply. Concord badly needs new housing and new options for its workforce.

Concord identified and planned for this issue in the 2030 Land Use Plan. Goal 9 encourages Concord to "create sustainable neighborhoods through the provision of an adequate housing supply with diverse housing types and price levels for the growing population." The policy guidance for Objective 9.1 notes that too many households in Concord are financially burdened by paying more than 30% of their household income for housing. Concord is monitoring the workforce housing stock attainable for households earning between 80%-140% of Area Median Income (AMI). The policy encourages the development of workforce housing in mixed-use corridors and activity centers.

The proposed development on Pitts School Road is a perfect match for this policy objective. The site is within the Highway 29/Concord Parkway mixed use activity corridor. Signature proposes to directly target the shortage of workforce housing in Concord. During the rezoning process, Signature will place a zoning condition on the apartment community land requiring that for 10 years after the property is developed, no less than 40% of the apartment homes will be offered at rents that are affordable to households earning no more than 80% of the AMI for Concord, as established by federal housing authorities. "Affordable", in this context, means that these rents will not exceed 30% of the household budget at this AMI level. Signature will not request housing subsidies or vouchers from Concord or other government agencies for these apartments.

Signature plans to build 360 apartment units, so at any given time, 144 of them would be maintained at workforce housing rent levels. Based on current AMI data, the workforce housing rent level would be no more than $1,610 per month. This figure is equal to 30% of the income of a household making 80% of the AMI for Concord.[1] Signature plans to build one and two bedroom apartment homes, and an approximately equal number of each type would be priced at or below the workforce housing rent level, with one bedroom units renting for less than the two bedroom units. The remaining units will be priced in accordance with market rents prevailing at the time.

This project is ideally suited to cater to workers at the new Red Bull and Eli Lilly facilities nearby. These projects are game changers for the city of Concord and Cabarrus County. But their employees, and the construction workers who are already arriving, will need homes. This large influx of people will not only further increase the price of housing in Concord if

[1] Current Concord AMI is $80,500, and can be found here: Area Median Income Lookup Tool (fanniemae.com). 80% of AMI equals annual household income of $64,400.

further supply does not come online at the same time, but will also lead to more traffic congestion and automotive emissions if these workers are required to commute from Charlotte or other areas to work.

Those forced to live in other areas will place their roots there and are less likely to shop in Concord and become members of the Concord community. Therefore, not only their housing and other spending, and their time, volunteer commitments, church memberships – everything that makes a person a citizen of a city – would occur outside of Concord. This project will offer those workers the newest, highest-quality and most convenient rental housing closest to those many new jobs. The project also includes an EV charging station and other environmentally-friendly features.

C. Active Green Space for a Growing Community

Like Concord, Pitts Baptist Church has experienced healthy growth in recent years. The Church currently has approximately 1,000 members, many of whom live nearby. As the Church has grown, they have expanded their ministries and offerings. This has required several expansions of their worship and school facilities at 140 Pitts School Road. The main Church property is essentially built out, with Church offices being operated out of a converted single family home next door.

To address the lack of outdoor space and office space available, Pitts Baptist Church invested in the property across from the Church. In partnership with Signature, the Church plans to create a variety of active, outdoor uses that will support their ministries.

The Church will also work with community groups to make the outdoor space available for youth sports programs and other active outdoor uses that are compatible with the Church's uses. In addition to providing much-needed outdoor space for the children, youth, and active adults of the Church, this innovative arrangement may help reduce car trips from the apartment community to other outdoor recreation areas in Concord.

Exhibit A shows a conceptual layout for these amenities, including a 225' X 360' multipurpose field (suitable for soccer, flag football, ultimate frisbee, etc.); volleyball courts; a picnic shelter, and a walking trail encompassing the entire property, all of which will be maintained by the Church and/or the apartment community without any cost or expense to the city**.**

D. Office Space for Future Growth and Community Engagement

The Church also plans to construct an office building on the property. Conceptually, this will be a two-story office building with approximately 30,000 square feet of space. This building will provide much needed office space for the Church, but will also have plenty of

extra space that could be used by organizations or activities that are complementary with the Church's ministries.

E. Alignment with 2030 Land Use Plan

The Pitts School Road site is well-suited for apartment, office and green space uses, and is directly aligned with the Concord 2030 Land Use Plan. As noted above, the site is entirely within a mixed use activity corridor. The 2030 Land Use Plan encourages increased residential density, including multifamily housing, in these areas.

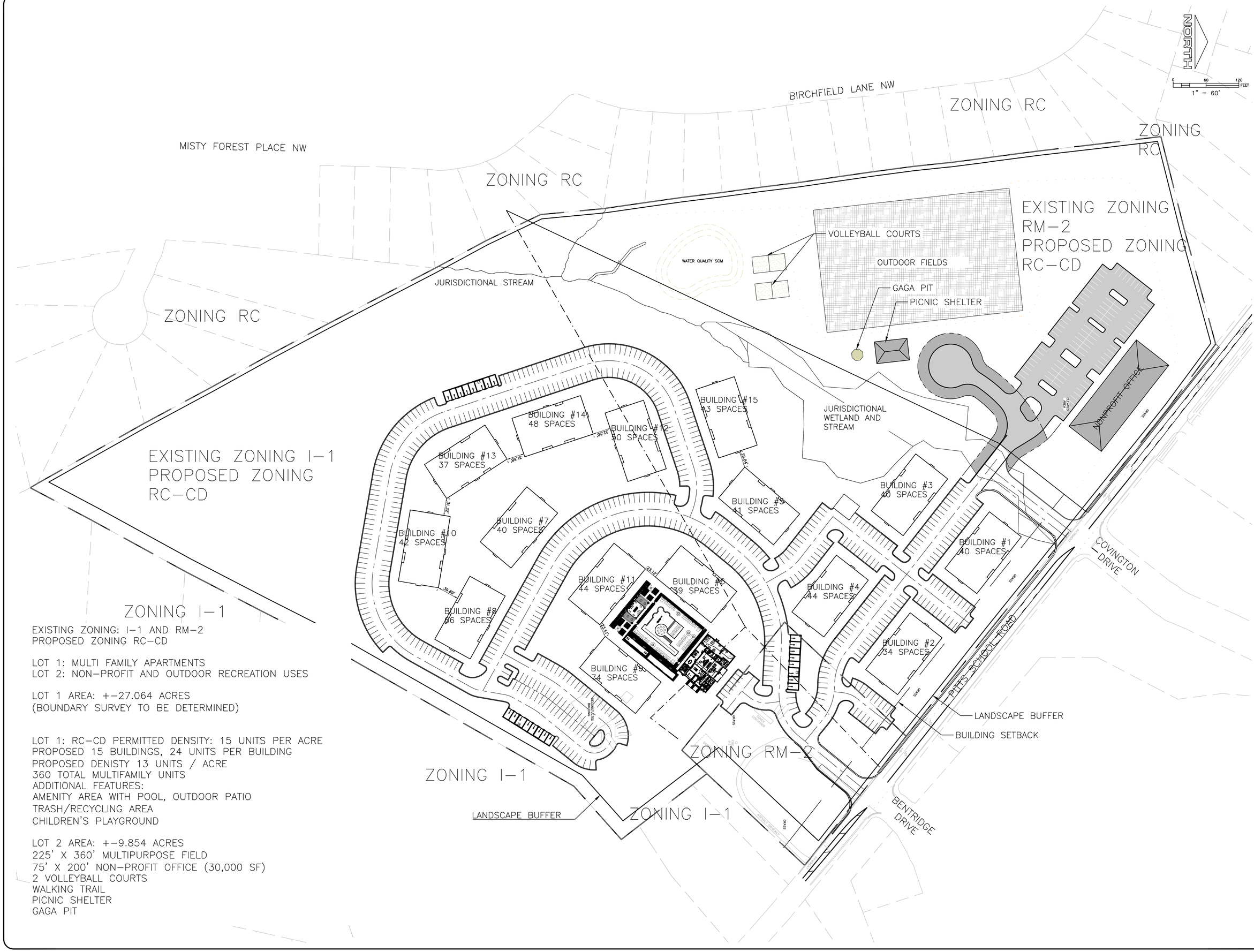
Similarly, the policy guidance for Objective 9.2 encourages residential development along mixed use corridors and infill development. The Pitts School Road site is an undeveloped site surrounded by light industrial on the south and single family homes and the Church on the north. The site is already bordered by city water and sewer lines, so no additional public infrastructure needs to be constructed for this development. The mix of uses envisioned by the Church and Signature will provide a natural transition of uses from the industrial to the south to the single-family homes and Church uses to the north.

Apartments are the highest and best use for this property. The property is currently zoned RM-2 and I-1. More single-family residential here would be inefficient from a utility usage standpoint, tends to add to school crowding, and would cost the city more to service than it would reap in tax dollars. Industrial is not ideal given that the property is surrounded on three sides by single-family residential and church uses, and the I-1 portion is not large enough to accommodate any significant industrial user. Finally, this project will be valued at around $50,000,000 at buildout – resulting in property tax revenues of around $240,000 per year in city property tax, as well as significant water, sewer and electricity revenues which will profitably leverage the city's existing investments in these utilities. These revenues to the city would exceed any other use which might be made of this property.

The provision for active open space both within the Signature apartment community and on the Church's property directly supports Land Use Goal 6, regarding preservation of open space, and Objective 11.3, which calls upon Concord to seek partnerships with other organizations to share parks and recreation resources.

CONCLUSION

Signature Development Group, LLC and Pitts Baptist Church are creating an innovative partnership. Working together, we can create an attractive development on Pitts School Road that delivers on many critical objectives found in the Concord 2030 Land Use Plan. By supporting this project, Council can provide Concord with green space, much-needed workforce housing, and support a nonprofit organization with a long history of service to the Concord community.



EXISTING ZONING: I-1 AND RM-2
PROPOSED ZONING RC-CD

LOT 1: MULTI FAMILY APARTMENTS
LOT 2: NON-PROFIT AND OUTDOOR RECREATION USES

LOT 1 AREA: +-27.064 ACRES
(BOUNDARY SURVEY TO BE DETERMINED)

LOT 1: RC-CD PERMITTED DENSITY: 15 UNITS PER ACRE
PROPOSED 15 BUILDINGS, 24 UNITS PER BUILDING
PROPOSED DENISTY 13 UNITS / ACRE
360 TOTAL MULTIFAMILY UNITS
ADDITIONAL FEATURES:
AMENITY AREA WITH POOL, OUTDOOR PATIO
TRASH/RECYCLING AREA
CHILDREN'S PLAYGROUND

LOT 2 AREA: +-9.854 ACRES
225' X 360' MULTIPURPOSE FIELD
75' X 200' NON-PROFIT OFFICE (30,000 SF)
2 VOLLEYBALL COURTS
WALKING TRAIL
PICNIC SHELTER
GAGA PIT

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

REVISION	DATE	DESCRIPTION

PITTS SCHOOL MULTI FAMILY
SITE LAYOUT PLAN
PITTS SCHOOL ROAD, CONCORD, NC
THE SIGNATURE GROUP

CESI PROJECT NO. 220122.000
DRAWN BY: WU
CHECKED BY: NDB
PROJECT MANAGER: KWU
APPROVED BY: KWU
PROJECT START: 3.9.22

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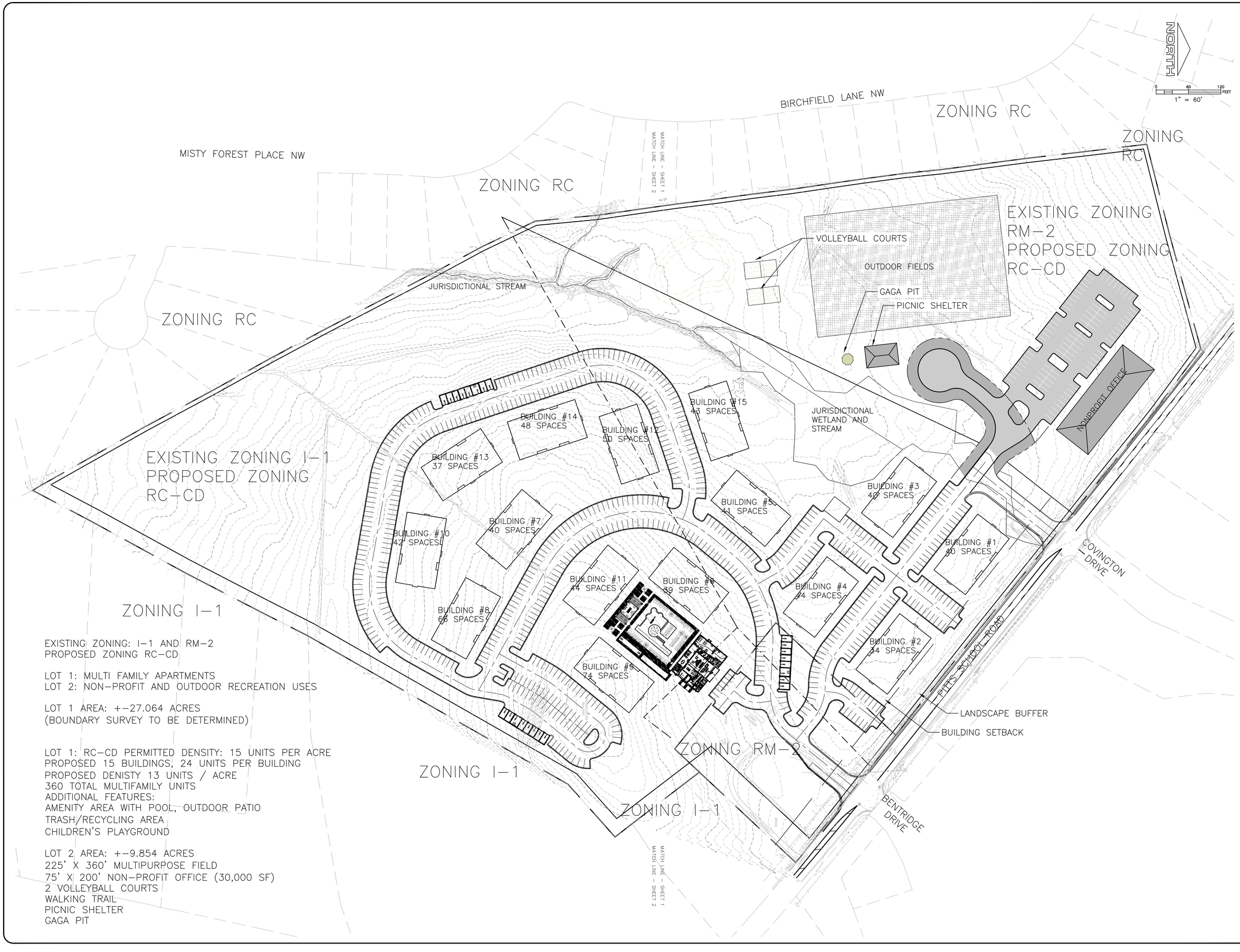
ENGINEERS SEAL

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

4/22/2022

C200



EXISTING ZONING: I-1 AND RM-2
PROPOSED ZONING RC-CD

LOT 1: MULTI FAMILY APARTMENTS
LOT 2: NON-PROFIT AND OUTDOOR RECREATION USES

LOT 1 AREA: +-27.064 ACRES
(BOUNDARY SURVEY TO BE DETERMINED)

LOT 1: RC-CD PERMITTED DENSITY: 15 UNITS PER ACRE
PROPOSED 15 BUILDINGS, 24 UNITS PER BUILDING
PROPOSED DENISTY 13 UNITS / ACRE
360 TOTAL MULTIFAMILY UNITS
ADDITIONAL FEATURES:
AMENITY AREA WITH POOL, OUTDOOR PATIO
TRASH/RECYCLING AREA
CHILDREN'S PLAYGROUND

LOT 2 AREA: +-9.854 ACRES
225' X 360' MULTIPURPOSE FIELD
75' X 200' NON-PROFIT OFFICE (30,000 SF)
2 VOLLEYBALL COURTS
WALKING TRAIL
PICNIC SHELTER
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North Carolina One-Call Center
CALL 1-800-632-4949
Call BEFORE you DIG!
"It's The Law"

REVISION	DATE	DESCRIPTION

PITTS SCHOOL MULTI FAMILY
GRADING AND DRAINAGE PLAN
PITTS SCHOOL ROAD, CONCORD, NC
THE SIGNATURE GROUP

CESI PROJECT NO. 220122.000
DRAWN BY: WU
CHECKED BY: NDB
PROJECT MANAGER: KWU
APPROVED BY: KWU
PROJECT START: 3.9.22

CESI
CIVIL
GEOTECHNICAL
SURVEYING
PO BOX 268
CONCORD, NC 28026-0268
P. 704.786.5404
F. 704.786.7454
www.cesicgs.com
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ENGINEERS SEAL

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

4/22/2022

C300













Residential: Multi-Family

Weddington Ridge Apartments Ph 2(CN-PSA-2022-00114/PRS2021-01952)

8150 Weddington Rd.

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

Allocation Request

Total	2023	2024	2025
26,400	12,000	12,000	2,400

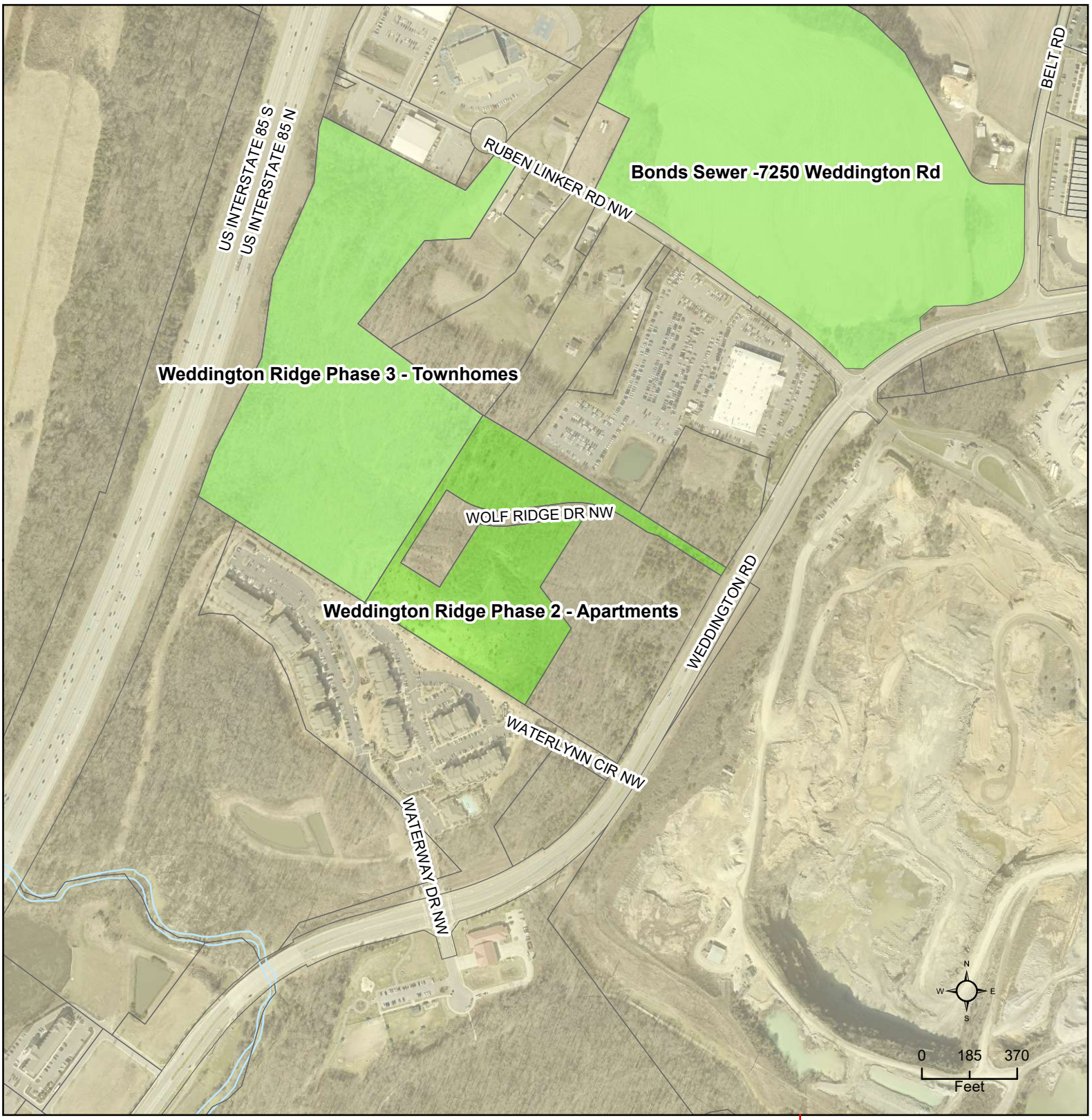
Project Scoring

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

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. No points were awarded since the plan is not yet adopted.

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



CN-PSA-2022-00114

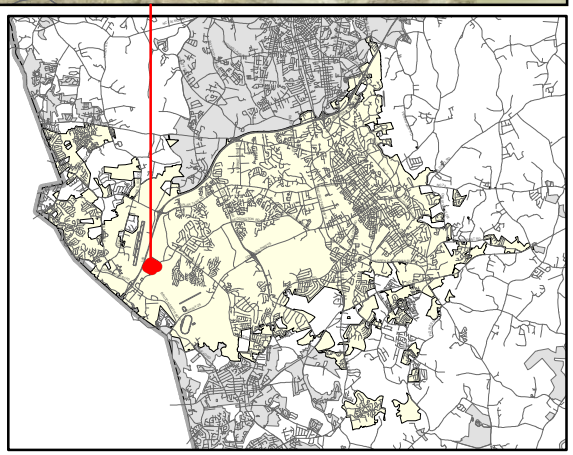
Weddington Ridge Phase 2 - Apartments

Type: Residential
Multifamily
165 units

Allocation Request: 26,400

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

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

B. Applicant Information

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

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

C. Design Engineer Information if available

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

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

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

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

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

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

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

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

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

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

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: 4/19/22

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

April 25, 2022

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

RE: Weddington Ridge Phase 2
Sanitary Sewer System

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

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

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

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

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

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

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

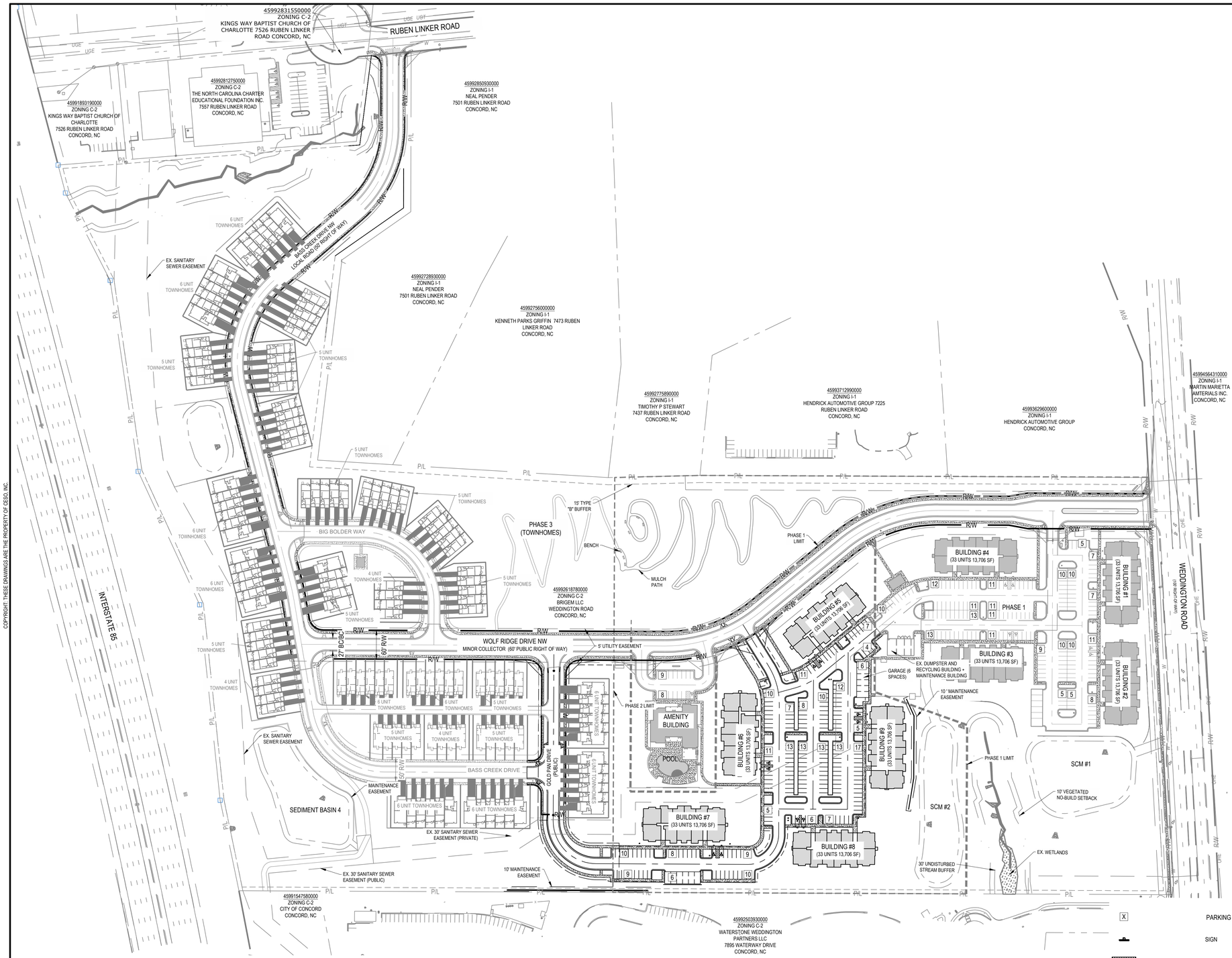
We believe this development will be a great location for new and existing Concord residents to call home as it provides a convenient location to access the jobs, amenities and community that the City of Concord has to offer.

Respectfully,



Robert Cash, PE
Senior Program Director, Civil Engineering

Initials: RLC



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

LEGEND

EXISTING

REFER TO C1.00 FOR EXISTING FEATURES LEGEND

PROPOSED

- PARKING SPACE COUNT
- 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 ASPHALT 641.29'

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

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CESO
WWW.CESOINC.COM

REVISION DESCRIPTION | DATE | NO.

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

ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033448 ROBERT L. CASH

Digitally signed by Robert L. Cash
Date: 2022.01.11 14:30:44 -05'00'

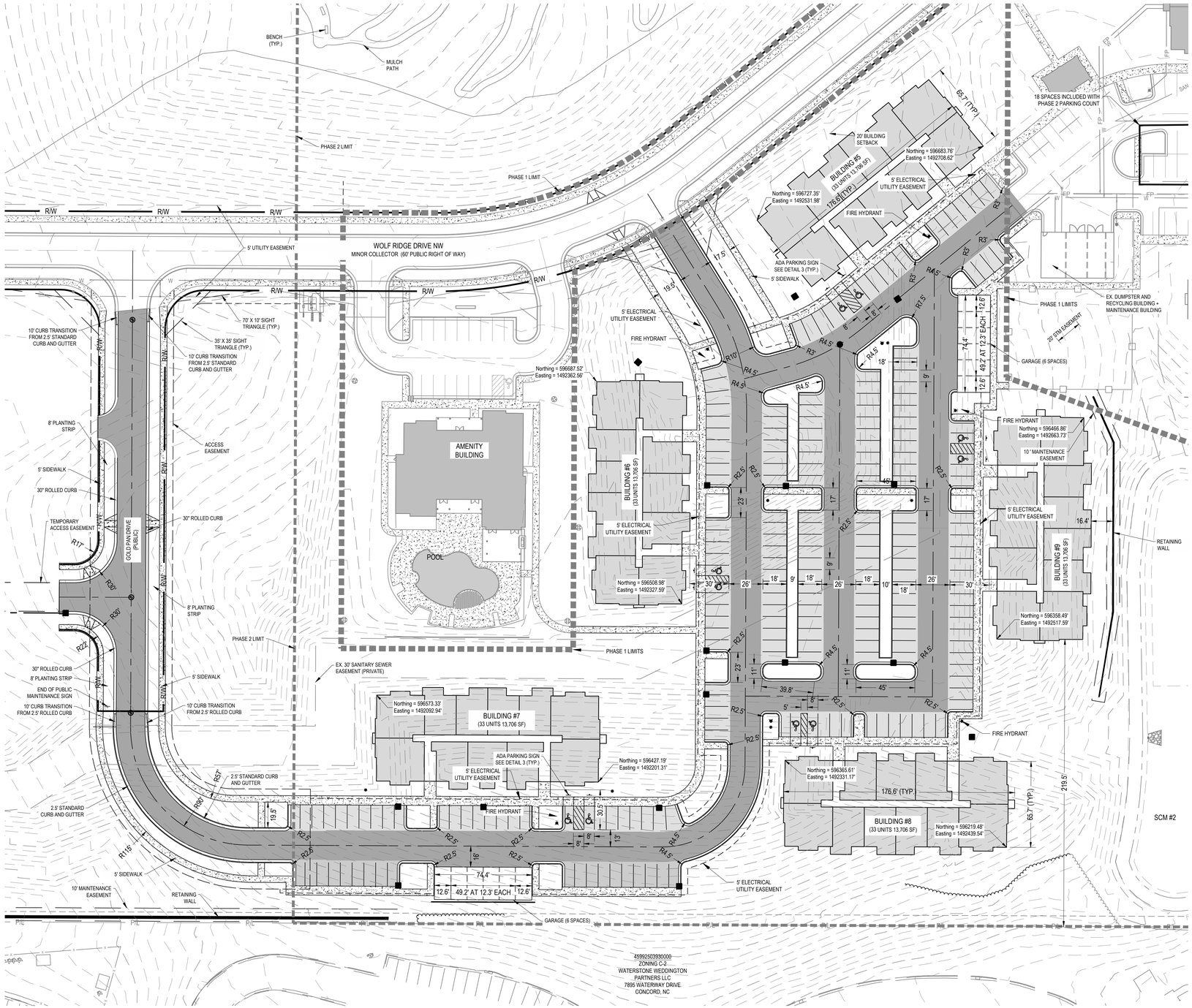
CRESCENT ACQUISITIONS, LLC

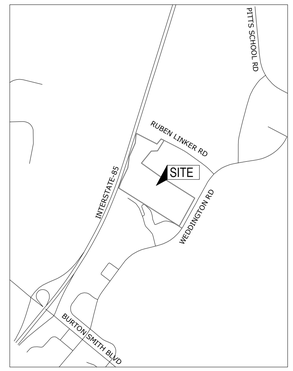
WEDDINGTON RIDGE APARTMENTS PHASE 2

WEDDINGTON ROAD, CONCORD, NC

MASTER SITE PLAN

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





LOCATION MAP
NO SCALE

PHASE 2 PROJECT DATA TABLE

SITE ADDRESS	WEDDINGTON ROAD, CONCORD, NC
GROSS SITE AREA:	±48.7 AC
PHASE 1 & 2 AREA:	22.1 ACRES
P.I.D. NO.:	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. = 40 ft.

BENCHMARK — DATUM: NAD83F

BM "A": PK NAIL IN ASPHALT 677.56'

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ROBERT CASH, PE
BOB.CASH@CESOINC.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033448 ROBERT L. CASH

Digitally signed by Robert L. Cash
Date: 2022.01.11 14:30:45-05'00'

NO.	DATE	REVISION DESCRIPTION

CRESCENT ACQUISITIONS, LLC

WEDDINGTON RIDGE APARTMENTS PHASE 2

WEDDINGTON ROAD, CONCORD NC

SITE PLAN

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

Residential: Multi-Family

Railroad Apartments (CN-PSA-2022-00117)

490 Railroad Dr.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
10/24/2019	Yes	22	No	No	No	No

Allocation Request

Total	2023
5,280	5,280

Project Scoring

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

Brief Summary

The applicant is looking to redevelop five single family lots after recombining them. Four of those lots each have a single-family home on them. They plan to develop 22 apartment units and rent them at market rate for the area.

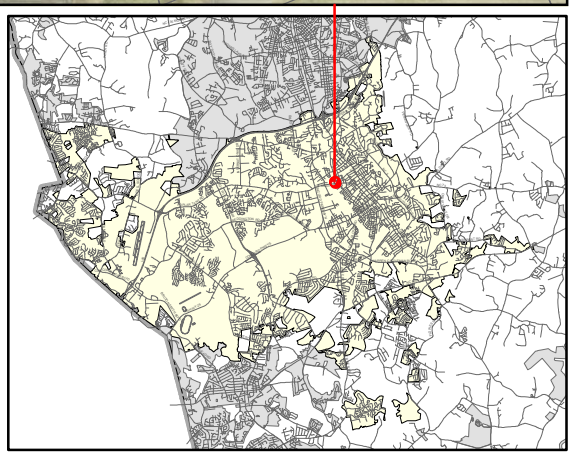


CN-PSA-2022-00117
Railroad Apartments

Type: Residential
Multifamily
22 units

Allocation Request: 7,920
Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
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:	Railroad Apartments				
2.)	Description of project location:	22 new units located at the intersection of Railroad Dr & McGill Ave. (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:	5621207364, 5621207431, 5621206498, 5621206575, 5621206665	3a.)	Parcel Acreage:	1.477	
4.)	Site Zoning and use:	RC-Residential	5.)	Area Commercial or Industrial Building (sq. ft.)	0	
6a.)	Description of Facility to be served.	Residential	6b.) Number of Lots	1	6c.) Number of Units	22
7d.)	Additional description information:	Existing residential being removed and replaced with new apartments				

B. Applicant Information

John Lambert C.O.O. (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.)	6549 Morehead Rd (Applicant's Street or Box Number)
Journey 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.)	Harrisburg, NC 28075 (Applicant's City, State, Zip Code)
704-453-2700 ext. 505 (Applicant's Phone Number)	n/a (Applicant's Facsimile Number)
Peyton Woody (Name) pwoody@woodbinedesign.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	john.lambert@prespro.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Riley D. Burgess, Jr. P.E. (Typed name of North Carolina Professional Engineer)	Woodbine Design, PC (Company Name)
10051 (NCPE Registration Number)	20816 N. Main St., Ste 204 (Street or Box Number)
704-315-8367 (Phone Number)	Cornelius, NC 28031 (City, State, Zip Code)
Peyton Woody (Name and affiliation of contact person, who can answer questions about **application & designs**)	pwoody@woodbinedesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 5280 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Dwelling Units 2 bedroom	160 gal/ bedroom	22	GPD 3520
DWelling Units Additional	80 gal/ bedroom	22	GPD 1760
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 5280

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I John Lambert (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: 7/25/22

Woodbine Design, P.C.
Land planning & civil engineering

blending
nature & man

July 25th, 2022

Subject: Railroad Apartments "Project Summary"

To Whom It May Concern:

The site consists of recombining five (5) single family lots to create one (1) new parcel approximately 1.477-acres in size. Parcel numbers 5621207364, 5621207431, 5621206498, 5621206575, 5621206653. The site is currently occupied and used by four (4) single family residential homes. Therefore, if we assume those existing homes are 3-beedrooms each, the site currently has 1,440-gpd allocated to serve the existing homes. Our proposed new total flow is projected at 5,280-gpd to serve 22 new apartment units. These units will be rented at market rate value for that area. The site is currently zoned RC "Residential Compact", the proposed use is in compliance with the existing RC zoning which allows for a maximum of 15-dwelling units per acre.

www.woodbinedesign.com
20816 N. Main Street, Suite 204 Cornelius, NC 28031
980.722.2669 & 704.315.8367

SITE LEGEND

PROPOSED CURB & GUTTER
REVERSED PITCH CURB & GUTTER
PROPERTY LINE
LOT LINES
DECORATIVE FENCING
PAVEMENT STRIPING
PAVEMENT
CONCRETE
TRAFFIC FLOW
PARKING BAY COUNT (23)
SPOT ELEVATION
HANDICAP RAMP (HC)

LEGEND

PROPOSED
795 5' CONTOURS
797 1' CONTOURS
SS SANITARY SEWER
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE (MH)
GRATE INLET
SPOT ELEVATION
EXISTING
795 5' CONTOURS
796 1' CONTOURS
SS SANITARY SEWER
W WATER LINE
STORM SEWER MANHOLE (MH)
CURB INLET (CI)
GRATE INLET/YARD INLET (GI/YI)

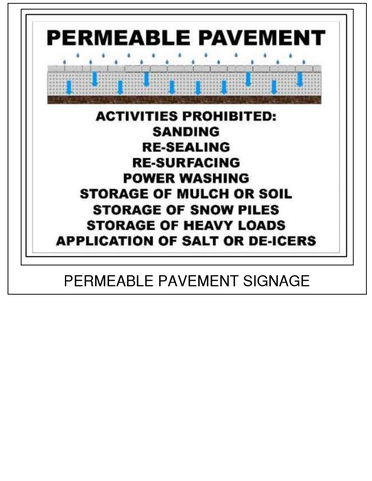
SEE SHEET C7 FOR LANDSCAPE PLAN.

DENUDED AREA = 1.51 ac.

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



SEE SHEET C11 FOR STANDARD DETAILS.



PERMEABLE PAVEMENT SIGNAGE

PAVEMENT NOTES

1. HEAVY DUTY
HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH)
8" AGGREGATE BASE COURSE
1.5" S9.5B SURFACE COURSE
1.5" S9.5B SURFACE COURSE

2. LIGHT DUTY
LIGHT DUTY PAVING SPECIFICATION
6" AGGREGATE BASE COURSE
2" S9.5B SURFACE COURSE

3. GRAVEL DRIVE
8" STONE BASE

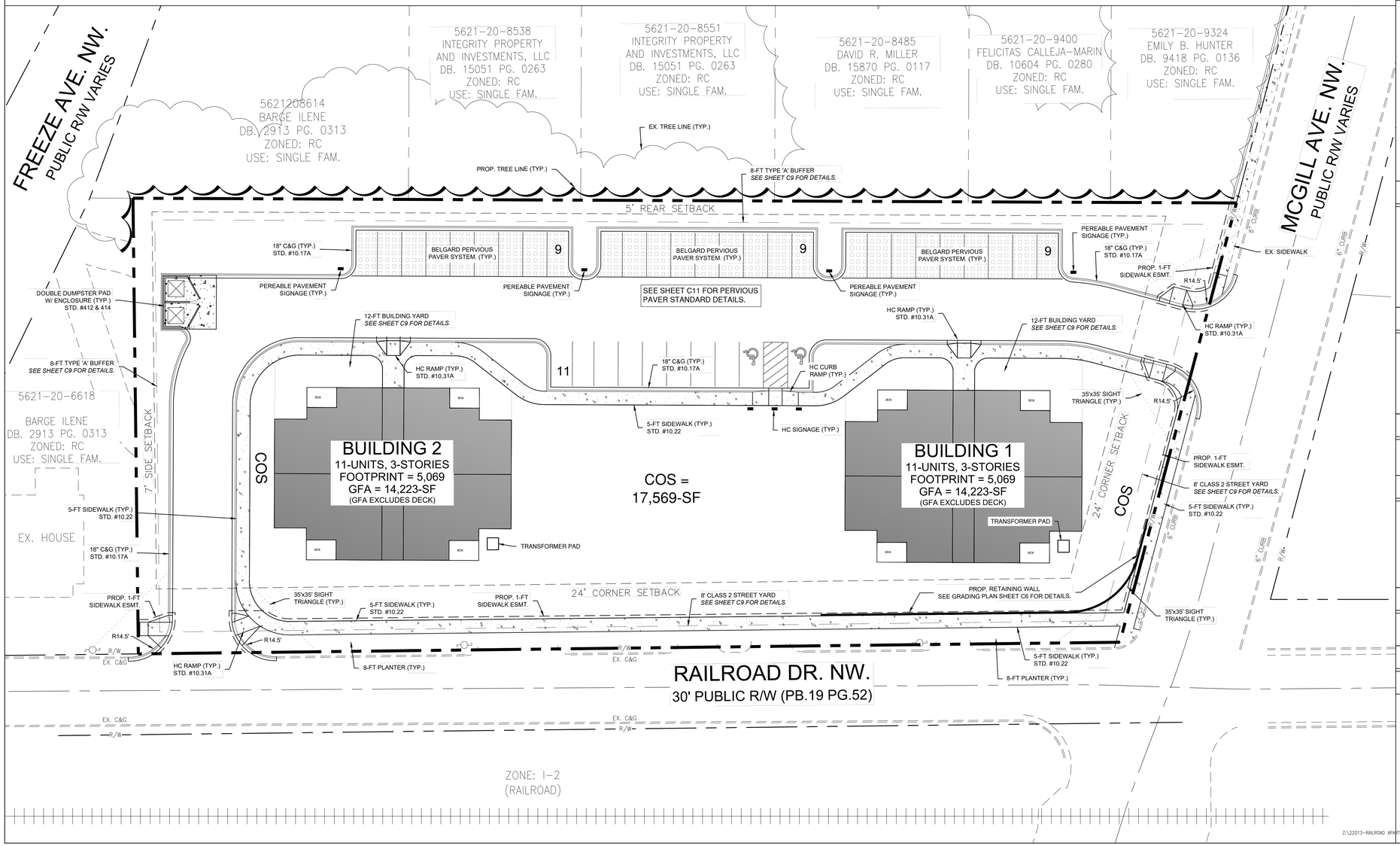
4. CONCRETE SIDEWALK
4" THICK WHEN ADJACENT TO 30" C&G, 3600 PSI CONC.
6" THICK WHEN CROSSING DRIVEWAY OR ADJACENT TO VALLEY C&G, AND 3600 PSI CONC.

5. ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.

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

GENERAL NOTES

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



ZONING CODE SUMMARY

PROJECT NAME: RAILROAD DR. APARTMENTS
OWNER: JOUNEY INVESTMENTS, LLC PHONE # (704) 285-6490
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
TAX PARCEL ID: 5621207364; 5621207431; 5621206498; 5621206575; 5621206653
LOT SIZE: 64,341-SF or 1.477-AC ZONING: RC JURISDICTION: CONCORD
EXISTING USE: SF - RESIDENTIAL PROPOSED USE: MF - APARTMENTS
PROP. BUILDING HEIGHT: 30 FT. PROP. BUILDING LENGTH: 88 FT.
MAX. ALLOWABLE: 35 FT. MAX. ALLOWABLE: 150 FT.
BUILDING COVERAGE: 10,138 SF. NUMBER OF STORIES: 3
NUMBER OF UNITS: 22 (11-UNITS PER BLDG) NUMBER OF LOTS: N/A
DENSITY ALLOWED: 15 DUA = 22 UNITS DENSITY PROPOSED: 22 DUA
(SF=SINGLE FAMILY) (MF=MULTIFAMILY)

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

BUFFER YARD REQUIRMENTS:
FRONT: NO / YES REAR: NO / (YES) 8' TYPE A
SIDE (R): NO / YES SIDE (L): NO / (YES) 8' TYPE A

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

IMPERVIOUS AREA DATA

MAX. ALLOWABLE IMPERVIOUS: .5 = 32,171-sf/0.739-ac SQ. FT./ACRES
EX. IMPERVIOUS COVERAGE: 11,058-sf/0.254-ac SQ. FT./ACRES
EX. IMPERVIOUS REMOVED: 11,058-sf/0.254-ac SQ. FT./ACRES
PROPOSED BUILDING: 10,131-sf/0.232-ac SQ. FT./ACRES
PROPOSED CONCRETE: 4,110-sf/0.094-ac SQ. FT./ACRES
PROPOSED PAVEMENT: 18,869-sf/0.433-ac SQ. FT./ACRES
PROPOSED PERVIOUS PAVERS: 4,048-sf/0.093-ac SQ. FT./ACRES
TOTAL NEW IMPERVIOUS: (33,110 - 4,048)=29,062-sf or 45.2% SQ. FT./ACRES
OVERALL SITE IMPERVIOUS: (29,062 - 11,058) = 18,004-sf or 0.413-ac
PERCENT IMPERVIOUS: 18,004 / 64,342 = 28%

WATERSHED: NOT WITHIN A WATERSHED

NOTES:

PARKING DATA

PARKING REQUIRMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3
PARKING REQUIRED: MIN. = 1.5-SPACES PER UNIT MAX. = 2.5-SPACES PER UNIT
NUMBER OF UNITS: 22
SPACES REQUIRED: 33(MIN) 55(MAX) LOADING REQ'D: N/A
PROVIDED: 38-SPACES PROVIDED: N/A
HC REQUIRED: 2-SPACES BICYCLE REQUIRED: 1:5 UNITS = 4
PROVIDED: 2-SPACES PROVIDED: 4-SPACES

LANDSCAPE NOTES

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

SEE LANDSCAPE PLAN SHEET C9 FOR REQUIRED PLANTINGS.

OPEN SPACE

OPEN SPACE: REQUIRED: 20% SITE=1.447ac x 20% = 0.289-AC OR 12,607-SF
OPEN SPACE PROVIDED: 27.3% or 17,569-SF

LIGHTING & UTILITY NOTES

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

SEE UTILITY PLAN FOR LANDSCAPE DETAILS

TRASH NOTES

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

PHASING NOTES

NO PROJECT PHASING PROPOSED.

PLOTTED: 6/14/2022
Z:\22013-RAILROAD APARTMENTS_CAD\01A-BASE-RAILROAD DR.APARTMENTS.DWG

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

Woodbine Design, P.C.
Land planning & civil engineering
Monroe, North Carolina
www.woodbinedesign.com 980.722.2669 20816 N. Main Street, Suite 204
info@woodbinedesign.com 980.722.2669 Cornelius, NC 28031
pwood@woodbinedesign.com 704.315.8367

NORTH CAROLINA
PRELIMINARY
NOT FOR CONSTRUCTION
SEAL
DEE BURGESS

SEAL
NO: C-4063

NORTH ARROW
0 10 20 40
Graphic Scale 1" = 20 ft.

Project: RAILROAD DR. APARTMENTS
Location: 482 RAILROAD DR. CONCORD, NC 28025
Sheet Title: SITE PLAN

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

Designed By: WOODBINE DESIGN
Drawn By: NA
Date: 6/14/22
Revisions

Sheet: C2 of 12
Project Number: 21013

Residential: Multi-Family

Concord Independent Living (Calamar) (CN-PSA-2022-00118)

3575 Jacobs Crossing

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

Allocation Request

Total	2023
20,480	20,480

Project Scoring

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

Brief Summary

The Calamar project consists of a 128-unit senior apartment complex (congregate care) on two parcels in the Settler's Landing Development. The construction drawings for the project were technically approved on October 27, 2020, however, fees were not paid until 11/15/21, which meant that more than a year had elapsed with the project dormant, which is why it was not considered in March of 2022. The project did request and receive an early grading permit on January 25, 2022, and the site was subsequently graded. The PSA application states that the building will contain some "low-income units," but it does not specify how many nor what the target AMI range is for those units.

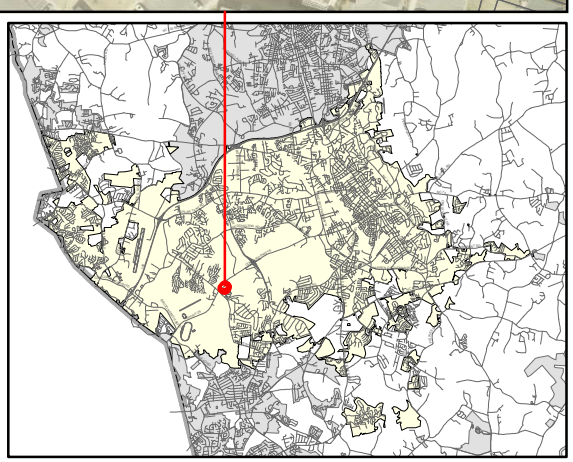


CN-PSA-2022-00118
Concord Independent Living

Type: Residential
Multifamily
128 units

Allocation Request: 20,480
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

INSTRUCTIONS FOR FORM: PWWF-2021

The City of Concord Preliminary Wastewater Flow Application is to be completed for any residential, commercial, and/or industrial site development projects requiring a permit based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County sewer allocation and commitment policy.

A DIGITAL COPY OF THE COMPLETED APPLICATION PACKAGE, SUPPORTING INFORMATION AND MATERIALS, SHOULD BE UPLOADED TO ACCELA ONLINE PORTAL IN THE APPLICABLE ACCELA CASE AT https://accela1.cabarruscounty.us/CitizenAccess/ , UNLESS OTHERWISE SPECIFIED.

SUPPORTING INFORMATION AT A MINIMUM NEEDS TO INCLUDE A PROJECT NARRATIVE.
The narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general, the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

For Accela Case Inquiries, Contact:	For Engineering Design Inquiries, Contact:
CITY OF CONCORD **Planning & Neighborhood Development-Zoning Services** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5152**	**CITY OF CONCORD** **Engineering Department** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5425**

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:**	CONCORD INDEPENDENT LIVING				
2.)	**Description of project location:**	Known as Parcel C & D of Settler;s Landing Commercial Park, Cabarrus County, North Carolina Plat Book 86, page 45, tax ID PIN #5509-44-531286619 (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:**	n/a	3a.)	**Parcel Acreage:**	7 ACRES	
4.)	**Site Zoning and use:**	R2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	144208	
6a.)	**Description of Facility to be served.**	128 unit apartment building	6b.) **Number of Lots**		6c.) **Number of Units**	128
7d.)	**Additional description information:**	CONCORD INDEPENDENT LIVING – PROJECT NARRATIVE This $20M project located at 3575 Jacob's Crossing Blvd. on (2) lots inside the Settlers Landing development and will be an "Active" Senior Housing apartment building, zoned R2, 3 stories high (+33'-2") with 144,208 square feet of apartments in one main building, along with three (3) detached garages. It will provide thirty-seven (37) one-bedroom units and ninety-one (91) two-bedroom units. It will contain an exercise room, community room, theater room, yoga room, billiards room, chapel and educational area.				

B. Applicant Information

RM75 Holdings 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.)	3949 (Applicant's Street or Box Number)
RM75 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.)	Wheatfield, NY 14120 (Applicant's City, State, Zip Code)
716-693-0006 (Applicant's Phone Number)	716-693-8439 (Applicant's Facsimile Number)
James Darois PM (Name) jdarois@calamar.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	jdarois@calamar.com (Applicant's Email Address)

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

C. Design Engineer Information if available

MATTHEW LOWDER, PE (Typed name of North Carolina Professional Engineer)	BOWMAN NORTH CAROLINA, LTD. (Company Name)
24434 (NCPE Registration Number)	4006 BARRETT DRIVE, SUITE 104 (Street or Box Number)
919-553-6570 (Phone Number)	RALEIGH, NC 27609 (City, State, Zip Code)
MATTHEW LOWDER, PE - PRINCIPAL/BRANCH MANAGER (Name and affiliation of contact person, who can answer questions about **application & designs**)	MLOWDER@BOWMAN.COM (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project:** 20,480 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

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

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

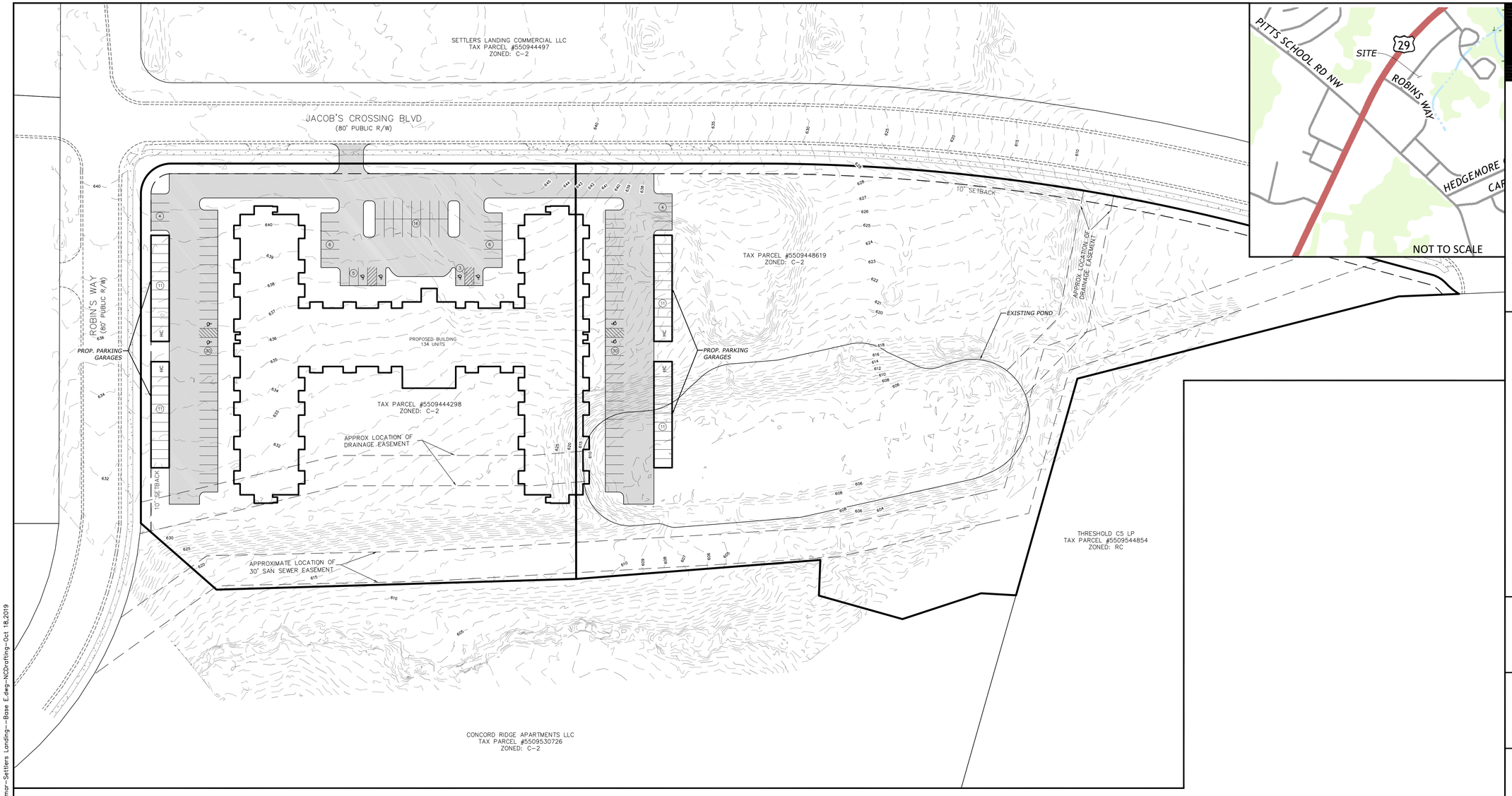
I James Darois PM (Printed Name), **the undersigned, do hereby make application for preliminary wastewater allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct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

Signature: _____ Date: 4/11/2022

The project narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, any affordable housing information, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

CONCORD INDEPENDENT LIVING – PROJECT NARRATIVE

This $20M project located at 3575 Jacob's Crossing Blvd. on (2) lots inside the Settlers Landing development and will be an "Active" Senior Housing apartment building, zoned R2, 3 stories high (+33'-2") with 144,208 square feet of apartments in one main building, along with three (3) detached garages. It will provide thirty-seven (37) one-bedroom units and ninety-one (91) two-bedroom units. It will contain some low-income units and provides an exercise room, community room, theater room, yoga room, billiards room, chapel and educational area.



SITE DATA:

PARCEL ID NO: 5509444298 & 5509448619
SITE AREA: 9.45 ACRES
CURRENT ZONING: C-2
PROPOSED LAND USE: GROUP LIVING
GROSS BUILDING AREA = 150,000± SF

AUTO PARKING:

GROUP HOME: .3 SPACES PER UNIT

REQUIRED:
134 UNITS X .3 = 41 SPACES

PROVIDED:
104 SURFACE SPACES
44 GARAGE SPACES
148 TOTAL SPACES

PAVEMENT LEGEND

- TYPICAL PAVEMENT SECTION
- PORTLAND CEMENT CONCRETE PAVEMENT
- CONCRETE SIDEWALK

North Carolina One-Call Center
2300 W. Meadowview Road, Suite 227
Greensboro, North Carolina 27407
(910) 855-5760

2 DAYS BEFORE DIGGING IN NORTH CAROLINA
CALL 1-800-632-4949

UNDERGROUND LOCATORS, CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

Call BEFORE you DIG!
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(704) 454-7007
FIRM NO. C-3274
www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com

North

50 25 0 50

(IN FEET)
1 inch = 50 ft.

PREPARED FOR:
CALAMAR ENTERPRISES, INC.
3949 Forest Parkway, Suite 100
Wheatfield, NY 14120

CALAMAR SETTLER'S LANDING

3575 Jacob's Crossing Blvd.
Concord, NC

CONCEPT PLAN

REVISIONS

MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1
DRAWN: JRP
CHECKED: DTB
DRAWING SCALE: 1"=50'
DATE: 10/17/19
JOB NUMBER: Z:\projects\17772nc--calamar - settlers landing\construction\17772nc--calamar - settlers landing--base e.dwg
SHEET NUMBER: SP1

Z:\PROJECTS\17772NC--Calamar - Settlers Landing\Construction\17772NC--Calamar-Settlers Landing--Base E.dwg-NCDrafting-Oct 18,2019

Residential: Multi-Family

Winecoff Apts (CN-PSA-2022-00123)

280 Belvedere Dr

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
5/20/2021	Yes	39	No	No	No	No

Allocation Request

Total	2023
6,740	6,740

Project Scoring

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

Brief Summary

The applicant is looking to develop 2 small apartment buildings, one is three story and one is two story along with 8 garages. This parcel is zoned RC.

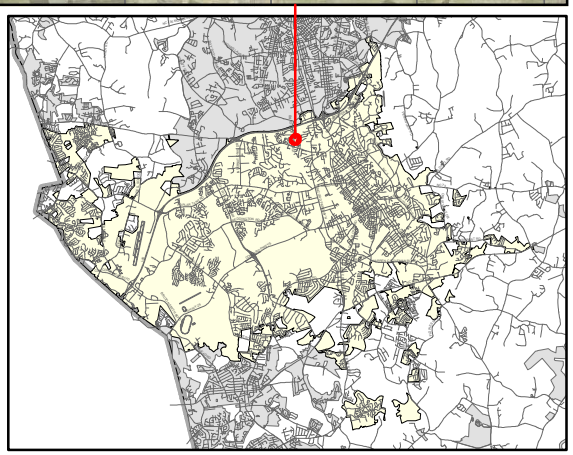


CN-PSA-2022-00123
Winecoff Apts

Type: Residential
Multifamily
39 units

Allocation Request: 6,740
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Winecoff Apts				
2.)	**Description of project location:**	Near the corner of Winecoff School Rd and Belvedere Dr NW (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	5611-67-0451, 5611-67-2464, 5611-67-2664	3a.)	**Parcel Acreage:**	2.61	
4.)	**Site Zoning and use:**	RC - multifamily	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)**	
6a.)	**Description of Facility to be served.**	2 apartment buildings	**6b.) Number of Lots**	3 to be combined	**6c.) Number of Units**	
7d.)	**Additional description information:**					

B. Applicant Information

Tran M Chung , Owner (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	381 Sycamore Ridge Rd NE (Applicant's Street or Box Number)
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Concord NC 28025 (Applicant's City, State, Zip Code)
704-640-7304 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Virginia Moore, Architect (Name) vmoore@cmoorearch.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	tmchung78@yahoo.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Riley Dee Burgess Jr (Typed name of North Carolina Professional Engineer)	Woodbine Design, PC (Company Name)
10051 (NCPE Registration Number)	20816 N. Main St Suite 204 (Street or Box Number)
704-315-8367 (Phone Number)	Cornelius NC 28031 (City, State, Zip Code)
Peyton Woody, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	pwoody@woodbinedesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 6,740 gallons per day

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

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

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
1 (4) & 2 (30) bedroom units	160	gal/	per unit	34	GPD	5,440
3 (5) bedroom unit	240	gal/	per unit	5	GPD	1,200
1 office	100	gal/	per office	1	GPD	100
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	6,740

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Tran Ang **, 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: 07.25.2022

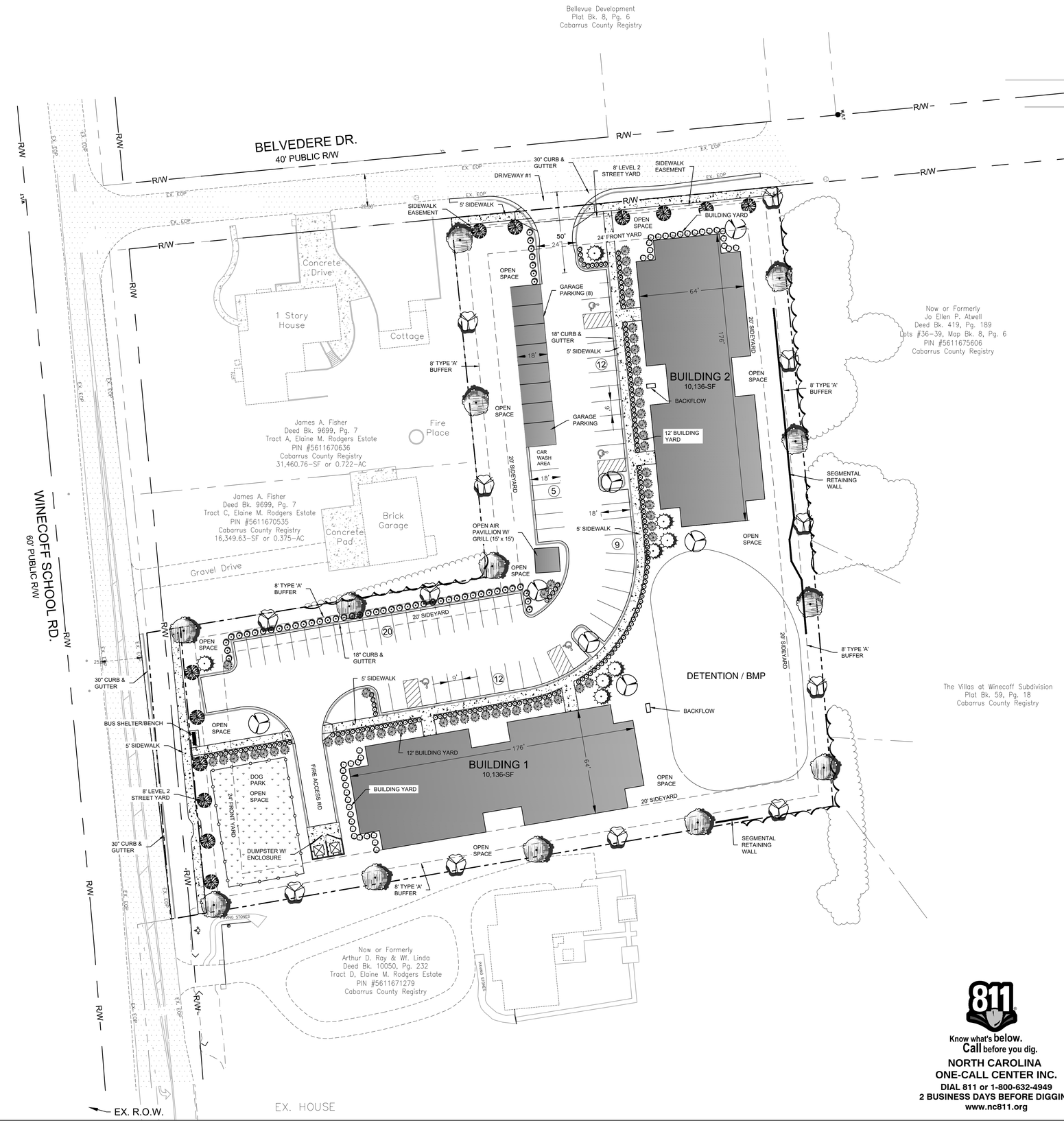
Carlos J. Moore
ARCHITECT, P.A.
Established 1987
222 Church Street North • Concord, NC 28025 • 704-788-8333 • Fax 704-782-0487 • www.cmoorearch.com

Project Narrative for Winecoff School Rd
PIN – 5611-67-0451, 5611-67-2464, 5611-67-2664
Zoned RC
2.619 acres

The project site is an undeveloped wooded parcels just south of Belvedere Dr NW. The project went before DRC in May of 2021. A traffic impact analysis was requested and performed. It is attached for your reference.

The project consists of developing 2 small apartments buildings, one is 3 story and one is 2 story along with 8 garages. Efforts are made to create a pleasant, small scale, affordable, apartment community. The project can be phased if requested by the city. There are 5 – 3 bedroom units, 30 – 2 bedroom units, 4 – 1 bedroom units, and 1 office. The 2 story building is situated more towards the residential neighborhood to be sensitive with the scale of the neighborhood and the 3 story building is situated towards Winecoff School Rd.

Garages are proposed as an added amenity, as well as an open air pavilion, and a dog park area.



ZONING CODE SUMMARY

PROJECT NAME: WINCOFF APARTMENTS
OWNER: TRAN M. CHUNG
PLANS PREPARED BY: Woodbine Design, PC PHONE # 704-315-8367
ZONING: RC JURISDICTION: CITY OF CONCORD
TAX PARCEL ID: (5611-67-0451), (5611-67-2464) & (5611-67-2664)
LOT SIZE: 114,109.48 / 2.619 SQ. FT./ACRES
PROPOSED USE: APARTMENTS
MAX. BUILDING HEIGHT: 35 FEET PROPOSED HEIGHT: XX FEET
MAX. BUILDING LENGTH: 180 FEET PROPOSED LENGTH: XX FEET
BUILDING COVERAGE: PROP. = 25,340 SQ. FT.
DENSITY ALLOWED: 15 UNITS/AC = 2.619-ac x 15 = 39.29 UNITS
DENSITY PROPOSED: 15 UNITS/AC or 39 UNITS

YARD REQUIREMENTS:
SETBACK (FRONT): 24 FT. FROM R/W, SIDE YARD (R): 20 FT.
SIDE YARD (L): 20 FT. REAR YARD: 20 FT.

OPEN SPACE:
REQUIRED = 20% (EXCLUDING BMP)
PROVIDED = SITE 114,083.64 - BLDG. (20,272+22969+11,225) - PAVE - POND - ACTIVE OPEN SPACE = 59,617.64-SF
PROVIDED = 59,617.64-SF/114,083.64=52%

IMPERVIOUS AREA DATA

EXIST IMPERV COVERAGE:	0 (REMOVED)	SQ. FT./ACRES
PAVEMENT COVERAGE:	22,969 / 0.53	SQ. FT./ACRES
GRAVEL COVERAGE:	1270 / 0.03	SQ. FT./ACRES
CONCRETE COVERAGE:	3010 / 0.078	SQ. FT./ACRES
BUILDING COVERAGE:	20,488 / 0.47	SQ. FT./ACRES
PAVILION COVERAGE:	225 / 0.005	SQ. FT./ACRES
TOTAL IMPERVIOUS:	48,117 / 1.10	SQ. FT./ACRES
LOT SIZE:	114,083.64 / 2.619	SQ. FT./ACRES
PERCENT IMPERVIOUS:	42% FOR OVERALL SITE, MAX ALLOWED 50%	

LANDSCAPING & BUFFER DATA

BUFFERS YARD:
FRONT: (NO) / YES ____ FT. REAR NO / (YES) 8' TYPE 'A'
SIDE (R): NO / (YES) 8' TYPE 'A' FT. SIDE (L): NO / (YES) 8' TYPE 'A'
POINTS REQUIRED = .2 POINTS/LF

BUILDING YARD:
FRONT: NO / (YES) 8' CATEGORY 2 FT. REAR (NO) / YES ____
SIDE (R): NO / (YES) 8' CATEGORY 2 FT. SIDE (L): NO / (YES) 8' CATEGORY 2
POINTS REQUIRED = .5 POINTS/LF

STREET YARD:
REQUIRED: 8' LEVEL 1
NOTE: LANDSCAPE CALCS TO BE DETERMINED
POINTS REQUIRED = .24 POINTS/LF

PARKING LOT YARD:
REQUIRED: 10% NET AREA OF PARKING LOT
PLANTINGS REQUIRED = 1 SHADE TREE & 8 SHRUBS PER EACH 10 PARKING SPACES.

PARKING

PER CONCORD ZONING ORDINANCE SECTION NO. 10.3
REQUIRED: 60 PROVIDED: 58+8 GARAGES=66
HC REQ'D: 4 HC PROVIDED: 4
MIN PARKING = 1.5 SPACES/UNIT

WATERSHED

WATERSHED: NOT WITHIN A WATERSHED DISTRICT

TIME TABLE

1. PROJECT SHALL BEGIN UPON APPROVAL AND END WITHIN 1-YEAR, NO PHASING

GENERAL NOTES

1. SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
2. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
3. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.
4. SITE LIGHTING SHALL BE PERMITTED SEPARATELY, NO LIGHTING IS PROPOSED AT THIS TIME.
5. THIS SITE SHALL UTILIZE CENTRAL DUMPSTER LOCATION AS SHOWN.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND IN ACCORDANCE WITH THE CITY OF CONCORD ORDINANCE.
7. NO ONSITE DEMOLITION LANDFILL OR STUMP HOLE SHALL BE LOCATED ON THIS SITE.

811
Know what's below.
Call before you dig.
NORTH CAROLINA ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.nc811.org

PLOTTED: 7/1/2021
W:\21020-WINECOFF APARTMENTS_CAD\04A-BASE-WINCOFF APARTMENT.DWG

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

Woodbine Design, P.C.
Land planning & civil engineering
blending nature & man
www.woodbinedesign.com
pwoody@woodbinedesign.com
20816 N. Main Street, Suite 204
Cornelius, NC 28031
980.722.2669
704.315.8367

PRELIMINARY NOT FOR CONSTRUCTION

SEAL

SEAL NO: C-4063

NORTH ARROW
Graphic Scale 1" = 30 ft.

Project: WINCOFF APARTMENTS
Location: 280 BELVEDERE DR NW CONCORD, CABARRUS COUNTY, NC
Sheet Title: SITE PLAN

DEVELOPER/OWNER
TRAN M. CHUNG
381 SYCAMORE RIDGE
CONCORD, NC 28025

Designed By: Woodbine Design
Drawn By: NA
Date: 4/26/21
Revisions:
6/18/21-DRC Comments
7/1/21-NCDOT Comments

Sheet C2 Of 10
Project Number 21020



1 / A-1 FRONT ELEVATION - 3 STORY BUILDING

SCALE 1/4"=1'-0"

SCHEMATIC DESIGN DRAWING
NOT FOR CONSTRUCTION

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

THESE DRAWINGS ARE DIAGRAMATIC, NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICS. EACH DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.

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Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.786.8333 F-704.782.0487
WWW.CMOOREARCH.COM

PROJECT TITLE:
NEW CONSTRUCTION OF THE
WINECOFF APTS
WINECOFF SCH RD & BELVEDERE, CONCORD, NC

SHEET TITLE:
SCHEMATIC ELEVATION

TODAY'S DATE: X
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 200201 EL
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET
A-1
OF . TOTAL # OF SHEETS: .

Residential: Multi-Family

Villas at Rocky River (CN-PSA-2022-00124)

1054 Drake Mill Ln

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	252	Yes (PRS2021-00151)	Yes	Yes	Yes

Allocation Request

Total	2023	2024	2025	2026
43,200	12,000	12,000	12,000	7,200

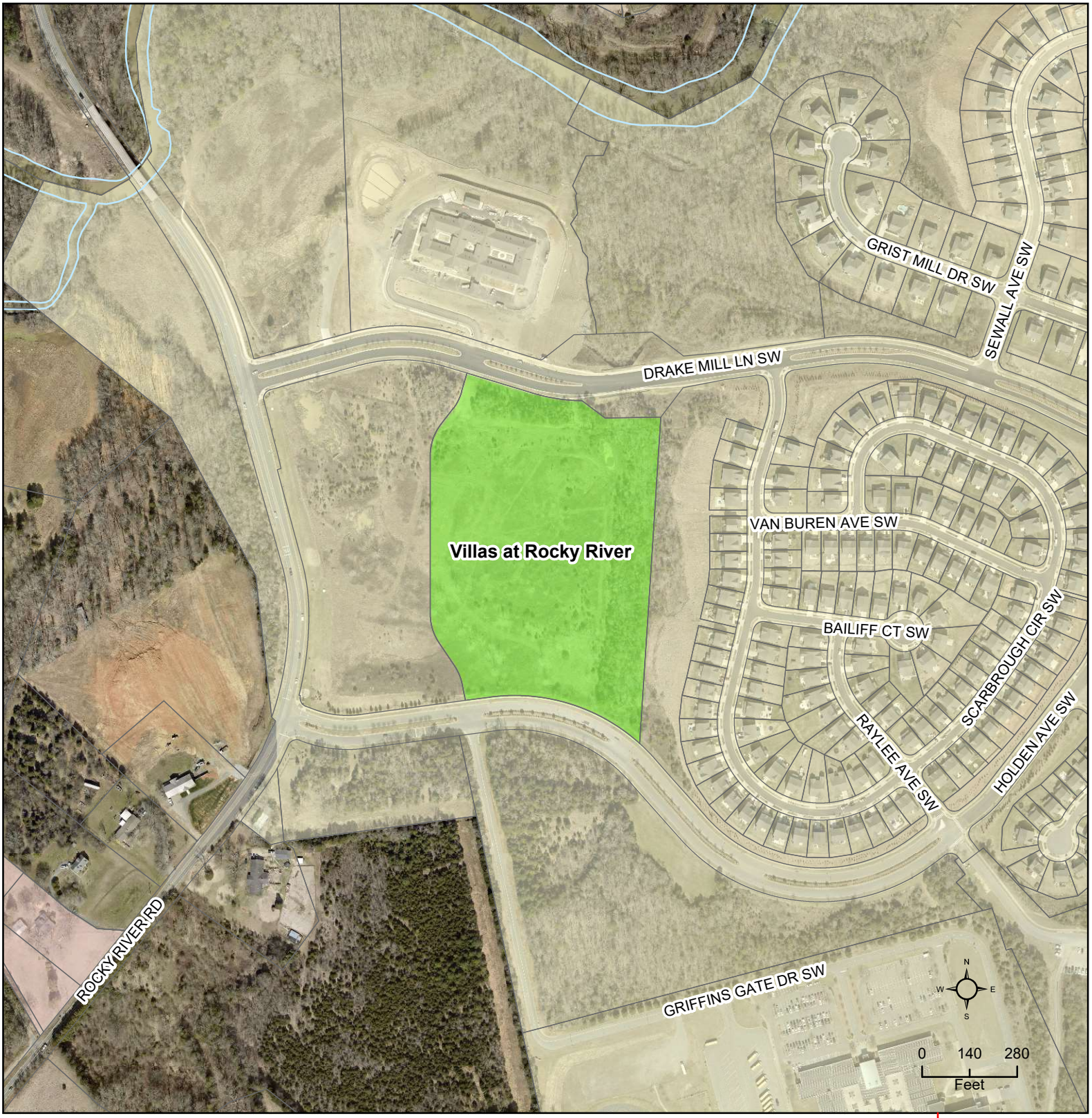
Project Scoring

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

Brief Summary

Brief Summary
The applicant has reduced their request from 272 to 252 apartments. In March 2022, sewer allocation was provided to 5 commercial outparcels, 95 townhomes, and a BP adjacent to this site. Preliminary plat approved 10/26/21. Zoning case Z(CD)06-20 amended the density entitlements for the site February 18, 2021 that had previously been in place since 2005/2006. This project along with the BP-Mills at Rocky River, and Mills at Rocky River Townhomes are also working on roadway improvements along Holden Ave and Holden Ave at Griffin's Gate that will include the installation of a roundabout and additional turning motions. The roadway improvements have been approved for construction, and the applicants estimate cost of $350,000 in their narrative.

Outstanding Items
None.



CN-PSA-2022-00124

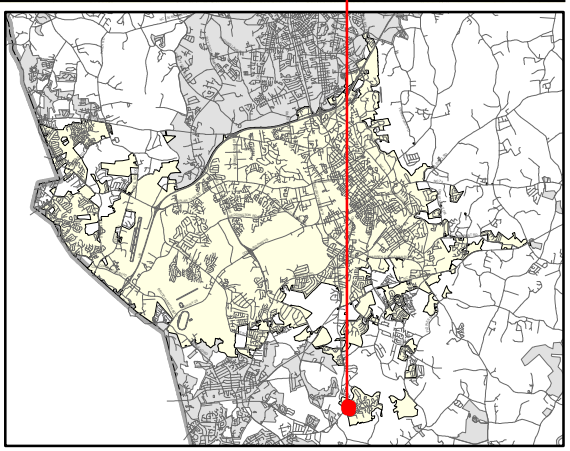
Villas at Rocky River

Type: Residential
Multifamily
252 units

Allocation Request: 43,200

Project Score: 2

Parcels
Lakes & Ponds
Rivers
Developments
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:**	The Villas at Rocky River				
2.)	**Description of project location:**	Site located on Holden Avenue 500-ft East of intersection of Rocky River Road and Holden Avenue. (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:**	55275237690000	3a.)	**Parcel Acreage:**	13.55+/-	
4.)	**Site Zoning and use:**	PUD/Multi-family	5.)	**Area Commercial or Industrial Building (sq. ft.)**	n/a	
6a.)	**Description of Facility to be served.**	Multi-family	**6b.) Number of Lots**		**6c.) Number of Units**	252
7d.)	**Additional description information:**	252 Apartments				

B. Applicant Information

Thomas Holderby, Member (Title)	1034 Finnwood Drive
(**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	(Applicant's Street or Box Number)
Villas at Rocky River, LLC	Whitsett, NC 27377
(**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)
(336) 449-4906	N/A
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Nicholas R. Parker (Name) nrparker@amicuseng.com (Email)	ttommy27320@yahoo.com
(Name with Title and Email of contact person, who can answer questions about application)	(Applicant's Email Address)

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

C. Design Engineer Information if available

Nicholas R. Parker	Amicus Partner, PLLC
(Typed name of North Carolina Professional Engineer)	(Company Name)
032006	30 Union Street South
(NCPE Registration Number)	(Street or Box Number)
(704) 573-1621	Concord, NC 28025
(Phone Number)	(City, State, Zip Code)
Nicholas R. Parker - Engineer	nrparker@amicuseng.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**: 43,200 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)			No. of Units	Flow	
1 bedroom unit	160	gal/	day/unit	48	GPD	7,680
2 bedroom unit	160	gal/	day/unit	168	GPD	26,880
3 bedroom unit	240	gal/	day/unit	36	GPD	8,640
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	43,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Thomas Holderby (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.**

Thomas Holderby — Signature:

04-25-2022 — Date:

July 25, 2022

City of Concord Engineering Department
Alfred M. Brown Operations Center
PO Box 308
Concord, NC 28026-0308

Amicus Partners, PLLC

Attn: M. Sue Hyde, PE
Engineering Director

Reference: **Villas at Rocky River**
Project Narrative:

Dear Ms. Hyde:

On behalf of Green Street Land Co., LLC, Amicus Partners, PLLC (Amicus) is pleased to submit preliminary wastewater flow application and project narrative for the Villas at Rocky River Site to the City of Concord's Engineering Department for the purpose of securing flow allocation.

The Villas at Rocky River Site is located between Drake Mill Lane SW and Holden Avenue SW in Concord, NC. The Cabarrus County parcel ID is 55275237690000. The site is 13.55-acres and is currently zoned PUD. The site is an infill development within the original Mills at Rocky River approved masterplan. The Mills at Rocky River Master Planned Community was approved in 2005 for 1,200 units. Of the approved units, 843 have been built and occupied. Another 95 townhomes were recently approved for sewer capacity and are currently under development.

This specific project consists of 252 proposed multi-family apartments priced at market value with an average monthly rent of $1,600. The site will have pedestrian connectivity to Patriots Elementary School, C.C. Griffin Middle School, Hector H. Henry II Greenway, and future shops and restaurants to be located at 1054 Drake Mill Lane. The Preliminary Plat for this project was approved on 10/26/2021 (Accela Case # CN-PLP-2021-00010). Full construction documents have been submitted and are pending sewer allocation for final approval (Accela Case # PRS2021-00151). Erosion Control Plans have been approved by the State of North Carolina NCDEQ on January 13, 20201 and an early grading permit has been issued from the City of Concord on November 29. 2021.

The original developer and those that have stepped in over the last 17-years have made numerous concessions to both the City and the County in order to see this overall project come to fruition. The

original developer oversaw the construction of a $2.7M sewer trunkline and pump station that brought sewer to this non-contiguous section of Concord. Additionally, the original developer donated 24.4-acres to Cabarrus County Schools for the construction of Patriots Elementary School. Most recently, almost 14-acres was donated to the City of Concord for public access to the Greenway and a new traffic circle is being installed at Holden Avenue and Griffins Gate Road by the current developer in order to alleviate school traffic from C.C. Griffin Middle School. The cost of this traffic circle is approximately $350,000.00.

The development of the Villas at Rocky River is the final step in the full build out of the Mills at Rocky River, a master planned community that was conceptualized in 2005. These apartments are critical in the build-out of the final phase and will provide significant support for the retail and commercial that has forever been envisioned along Rocky River Road but never has been able to gain any traction. The development of the final 252 residential units will give this community closure and formally justify the significant investment that was made by not just the developers but also the City of Concord and Cabarrus County. The Developer and the current and future residents of the Mills at Rocky River appreciate Council's consideration for Sewer Flow Allocation. If you have any questions or need additional information please feel free to contact me at nrparker@amicuseng.com.

Sincerely,

Nicholas R. Parker

Nicholas R. Parker, PE
Managing Partner
Amicus Partners, PLLC

GENEARL SITE PLAN NOTES:

1. ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY. ALL SIGNS MUST MEET THE REQUIREMENTS SET FORTH BY THE CITY OF CONCORD DEVELOPMENT ORDINANCE AND ANY COVENANCE THAT MAY APPLY FOR THE AREA.
2. SIDEWALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3,600 PSI CONCRETE AND SHALL BE 4 INCHES THICK, CONSTRUCTED ON AN ADEQUATELY GRADED BASE, EXCEPT WHERE A SIDEWALK CROSSES A DRIVEWAY IT SHALL BE 6 INCHES THICK. SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE SURFACE OF THE SIDEWALK SHALL BE STEEL TROWEL AND LIGHT BROOM FINISH AND CURED WITH AN ACCEPTABLE CURING COMPOUND. TOOLED JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 5 FEET AND EXPANSION JOINTS AT INTERVALS OF NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF (1/4) INCH PER FOOT.
3. ALL PARKING SPACES SHALL BE 9 FT WIDE AND 18 FT DEEP. SUBGRADE FOR PARKING LOT AND LOADING AREAS TO BE COMPACTED TO 100% MAXIMUM DENSITY OBTAINABLE WITH A STANDARD PROCTOR TEST WITHIN THE UPPER 24" AND 95% MAXIMUM DENSITY BELOW 24". SEE THIS SHEET SHEET FOR PAVEMENT REQUIREMENTS IN LOADING AND PARKING AREAS.
4. ADDRESS MUST BE POSTED IN VISIBLE LOCATION WITH 6–INCH NUMBERS.
5. PER CITY OF CONCORD CDO SECTION 7.10.4 – HVAC AND SIMILAR TYPES OF INCIDENTAL MACHINERY OR EQUIPMENT SHALL BE SCREENED FROM VIEW OR LOCATED IN SUCH A MANNER AS TO NOT BE VISIBLE FROM THE STREET. TRASH RECEPTACLES, DUMPSTERS, UTILITY METERS, ABOVE–GROUND TANKS, SATELLITE DISHES, AND ANTENNAS SHALL BE SIMILARLY SCREENED.
6. ALL MEASUREMENTS ARE TAKEN FROM EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
7. TRASH SHALL BE CONTAINED IN DUMPSTER. DUMPSTER PAD SHALL BE 6" CONCRETE REINFORCED WITH WELDED WIRE FABRIC.
8. ALL DRIVES AND ISLEWAYS SHALL HAVE HEAVY DUTY PAVEMENT. FOR PAVEMENT SPECIFICATIONS, SEE DETAIL ON THIS SHEET.
9. ALL FIBERGLASS MATS FOR THE TRUNCATED DOMES FOR THE ADA RAMPS SHALL BE RED.
10. ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE CITY OF CONCORD'S TECHNICAL STANDARDS MANUAL.
11. REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACT, OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE CITY OF CONCORD'S OR CABARRUS COUNTY ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, (AS APPLICABLE), CONCORD WATER & SEWER POLICIES AND TECHNICAL SPECIFICATIONS, THE "STANDARD SPECIFICATION FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION FOR CABARRUS COUNTY (WSACC MANUAL) AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS & APPROVALS."
12. RETAINING WALLS, SCREENING WALLS, AND DECORATIVE WALLS WILL BE CONSTRUCTED OF MATERIALS/COLORS CONSISTENT WITH THE PRINCIPLE BUILDING ON SITE. THE GATE WILL BE OPAQUE USING METAL OR SIMILAR MATERIALS.
13. ANY EXTERIOR LIGHTING SHALL BE INSTALLED PRIOR TO CURB AND PAVING (IF APPLICABLE).

ADDITIONAL SITE PLAN AND LAYOUT NOTES:

*THESE NOTES ARE STANDARD SITE DEVELOPMENT NOTES AND SOME OF THESE NOTES MAY NOT APPLY TO THIS SPECIFIC SITE.

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS AT DRAKE MILL LANE AND HOLDEN AVENUE TO BE COORDINATED WITH JURISDICTIONAL INSPECTIONS DEPARTMENT PRIOR TO CONSTRUCTION.
3. DEVELOPER WILL PROVIDE STREET SIGNS (IF REQUIRED) IN CONJUNCTION WITH STATE AND LOCAL REQUIREMENTS.
4. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
5. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF–SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
7. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
8. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT–OR–WAY IF DEEMED NECESSARY BY THE LOCAL INSPECTOR.
9. THE PURPOSE OF A STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
10. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
11. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF LOCAL FLOODPLAIN REQUIREMENTS AND RESTRICTIONS.
12. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURE BUILT ON LOT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
13. P.E. SEALED SHOP DRAWINGS FOR ANY RETAINING WALLS MUST BE SUBMITTED TO CITY/COUNTY ENGINEER PRIOR TO CONSTRUCTION.
14. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY ZONING ORDINANCE.
15. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CONCORD ENGINEER FOR APPROVAL (IF APPLICABLE).
16. PRIOR TO CO, SURVEYOR SEALED AS–BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED (IF APPLICABLE).
17. NON–STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT–OF–WAY REQUIRE A RIGHT–OF–WAY ENCROACHMENT AGREEMENT WITH THE (NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND/OR CITY OF CONCORD) BEFORE INSTALLATION.

GENERAL FIRE COMMENTS:

1. 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.
2. ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED PRIOR TO AND MAINTAINED DURING VERTICAL COMBUSTIBLE CONSTRUCTION. (NFPA 241)
3. NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
4. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (IFC 505.1)
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. A GAP OF 300 FEET OF INACCESSIBLE PERIMETER IS ALLOWED. (IFC 503.1.1)
6. ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (IFC 503.2.1)
7. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (IFC 503.2.1)
8. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE 42 FOOT RADIUS. (IFC 503.2.4)
9. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (IFC 503.2.5)
10. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. (CO 6–7) CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION.
11. FIRE HYDRANTS ARE REQUIRED WITHIN 400 FEET OF ANY AREA OF THE PERIMETER OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (C–1)
12. FIRE HYDRANTS –PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5"STORZ FITTING.
13. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (IFC 912.1).
14. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
15. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
16. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (IFC D105.1 & D105.2)
17. BUILDINGS EXCEEDING 62,000 S.F. WITHOUT SPRINKLERS OR 124,000 S.F. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (IFC D104.2 & D104.3)
18. PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/FIRE–PREVENTION–DIVISION/FIRE–PREVENTION–DIVISION–DOWNLOADS).

PARKING CHART

Lo or P r i g Are	To o P r i g S ces		o Accessi e S ces Pro ided		To Accessi e Pro ided
	Re ired	Pro ided	Reg r wi 5 Access Ais e	Reg r wi 8 Access Ais e	
M i-F mi	378	378	0	13	26

. Re ired m ero r i g s ces sed o Ci o Co cord U ied De e o me Ordi ce-Ar ic e 10.
. M i-F mi Mi imm 1.5 s ces er i 252 is 378 s ces.
M imm 2.5 s ces er i 252 is 630 s ces.
c. Re ired m ero ic e r i g s ces sed o Ci o Co cord U ied De e o me Ordi ce-Ar ic e 10.
d. M i-F mi Mi imm 1 s ce er 5 is 252 is 252 is 51 s ces.
Pro ided 55 s ces, ere ore o. .

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CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	57.13'	150.00'	N68°10'35"E
C2	63.67'	150.00'	N65°40'45"E
C3	24.77'	150.00'	N65°40'45"E
C4	99.92'	150.00'	N51°49'54"E
C5	57.34'	150.00'	N68°05'56"E
C6	101.09'	82.50'	N19°47'34"E
C7	61.18'	149.00'	N66°28'24"E
C8	58.37'	99.00'	N56°13'04"E
C9	34.54'	100.00'	N70°12'26"E
C10	126.92'	300.00'	N65°21'15"E
C11	70.69'	45.00'	North

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	66.02'	N11°57'32"W
L2	22.83'	N33°46'56"W
L3	59.86'	N33°46'56"W
L4A	310.36'	North
L4B	99.03'	North
L4C	56.08'	North
L5	38.67'	N38°10'06"E
L6	16.15'	N38°10'06"E
L7	72.49'	N16°16'02"E
L8	185.09'	East
L9	93.34'	East
L10	73.96'	N70°12'26"E
L11	362.62'	South
L12	214.58'	East
L13A	99.54'	S19°47'34"E
L13B	261.55'	S19°47'34"E
L14	233.81'	S03°44'03"W
L15	133.03'	S03°44'03"W
L16	324.31'	West
L17	30.96'	S56°13'04"W
L18	14.88'	West

OUTPARCEL PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
P1	182.22'	East
P2	152.13'	East
P3	219.04'	North
P4	212.21'	West
P5	393.75'	East
P6	135.12'	South
P7	285.98'	East
P8	50.75'	N11°57'32"W
P9	22.83'	N33°46'56"W
P10	59.86'	N33°46'56"W
P11	310.36'	North
P12	99.03'	North
P13	56.08'	North
P14	38.67'	N38°10'06"E
P15	16.15'	N38°10'06"E
P16	56.99'	N16°16'02"E

OUTPARCEL PROPERTY CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
PC1	57.13'	150.00'	N68°10'35"E
PC2	63.67'	150.00'	N65°40'45"E
PC3	24.77'	150.00'	N65°40'45"E
PC4	99.92'	150.00'	N51°49'54"E
PC5	57.34'	150.00'	N68°05'56"E

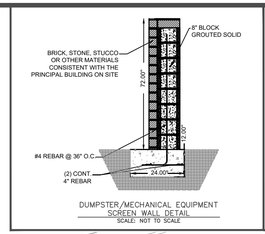
BEFORE YOU DIG STOP. CALL THE NC ONE–CALL CENTER AT 811. IT'S THE LAW. STOP

GRAPHIC SCALE (1"=60')

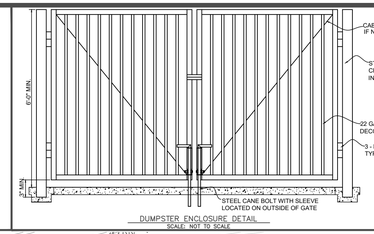
60 0 30 60 120

LEGEND:

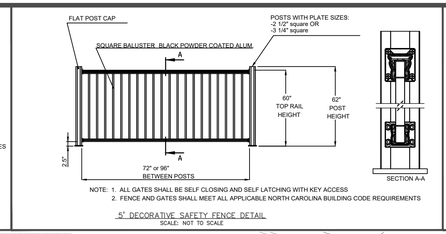
- SUBJECT BOUNDARY
- ADJACENT PARCEL
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITIES EASEMENT



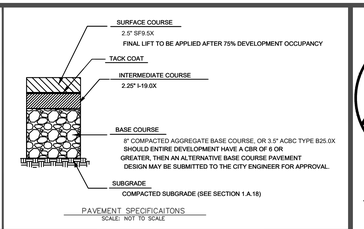
DUMPSTER/MECHANICAL EQUIPMENT SCREEN WALL DETAIL
SCALE: NOT TO SCALE



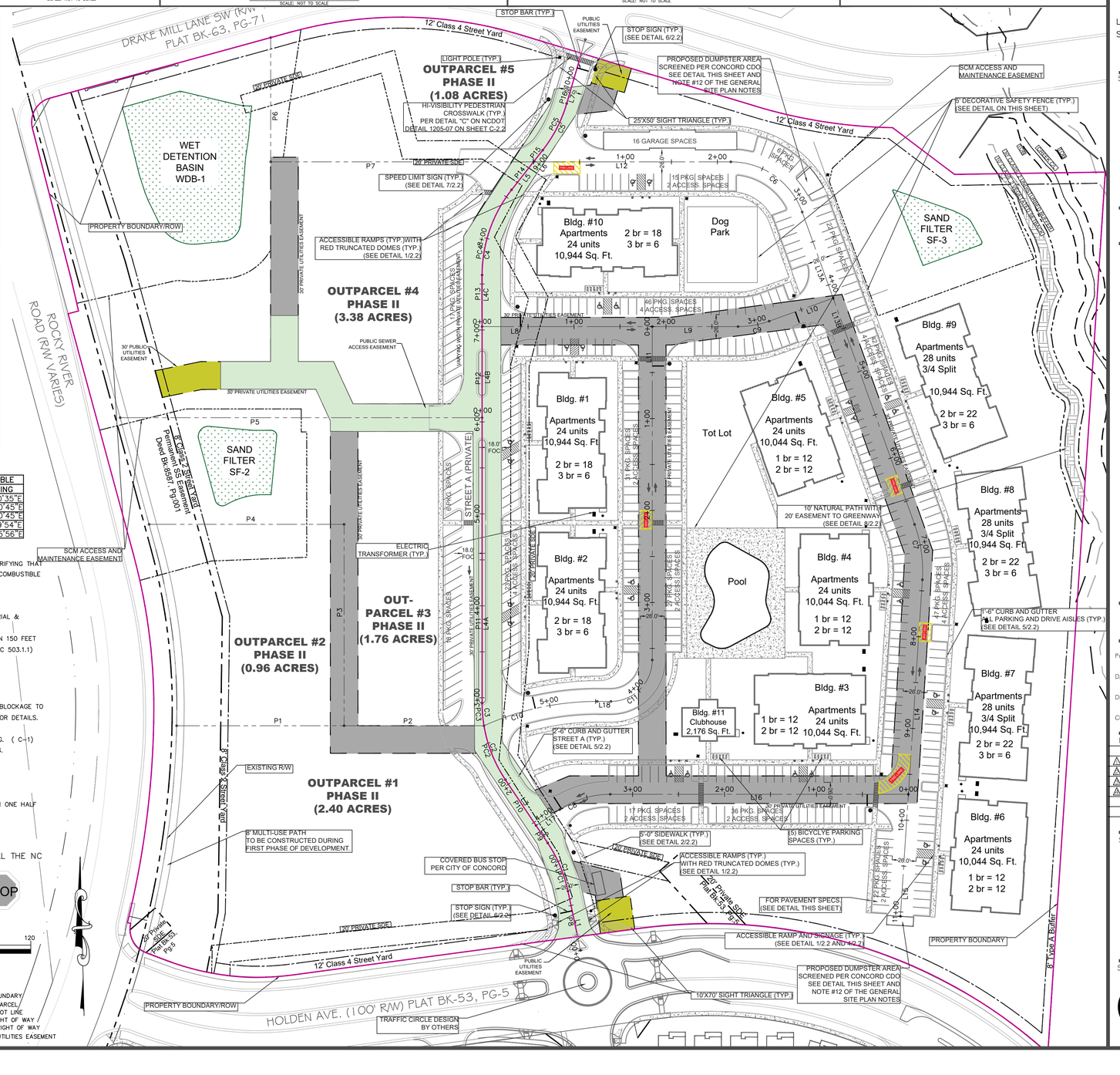
DUMPSTER ENCLOSURE DETAIL
SCALE: NOT TO SCALE



NOTE: 1. ALL GATES SHALL BE SELF CLOSING AND SELF LATCHING WITH KEY ACCESS
2. FENCE AND GATES SHALL MEET ALL APPLICABLE NORTH CAROLINA BUILDING CODE REQUIREMENTS
6' DECORATIVE SAFETY FENCE DETAIL
SCALE: NOT TO SCALE



PAVEMENT SPECIFICAITONS
SCALE: NOT TO SCALE



Amicus Partners, PLLC
Firm License # P–1191
30 Union Street South
Concord, NC 28025
Civil Site Design
Low Impact Development
Small–Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:

NORTH CAROLINA PROFESSIONAL SEAL 032006 ENGINEER NICHOLAS R. PARKER
11–22–2021

THE VILLAS AT ROCKY RIVER
FOR
THE VILLAS AT ROCKY RIVER LLC
1034 FINNWOOD DRIVE
WHITSETT, NORTH CAROLINA 27377

Project Number: 17-20-054
Date: ⚠1 11-22-2021
Drawn By: JLM
Checked By: NRP

Revisions:

1	11-04-2020	Original Submittal
⚠1	11-23-2020	Per NCDEQ
⚠2	05-26-2021	Per City of Concord
⚠3	08-05-2021	Per City of Concord
⚠4	11-22-2021	Per City of Concord

Sheet Title:
SITE PLAN

Sheet No:
C-2.0



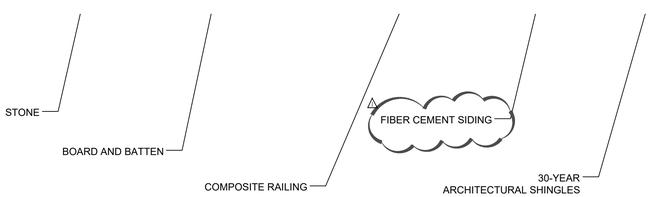
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

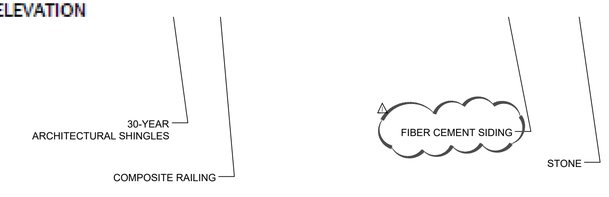


BUILDING #'S 1-2, 7-10 (10,944 SQ. FT.)

SCALE: N.T.S.



LEFT ELEVATION



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Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:

NORTH CAROLINA PROFESSIONAL SEAL 032006 ENGINEER NICHOLAS R. PARKER

09-01-2021

THE VILLAS AT ROCKY RIVER
PRELIMINARY PLAT
FOR
THE VILLAS AT ROCKY RIVER LLC
1034 FINNWOOD DRIVE
WHITSETT, NORTH CAROLINA 27377

Project Number: 17-20-054
Date: △09-01-2021
Drawn By: JLM
Checked By: NRP

Revisions:

	08-05-2021	Original Submittal
△	09-01-2021	Per City of Concord

Sheet Title:

APARTMENT BUILDING ELEVATIONS

Sheet No:

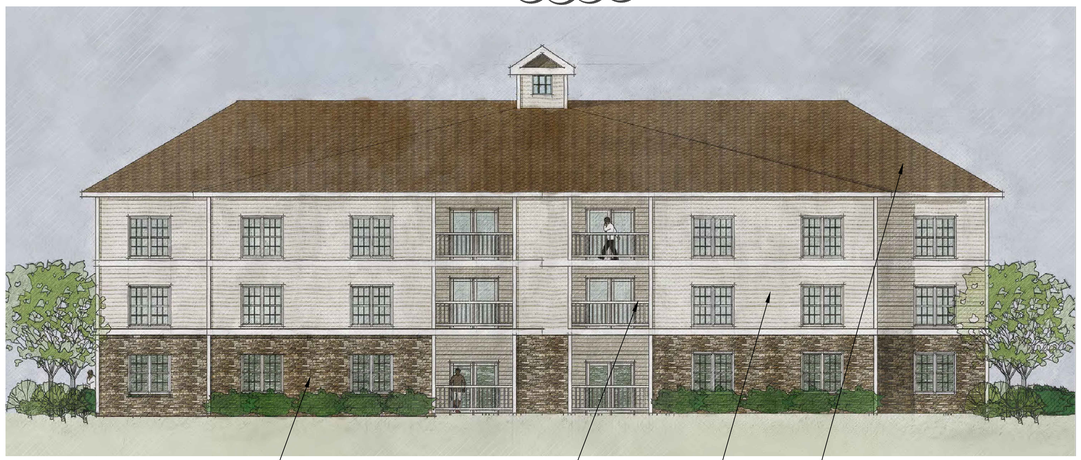
C-2.3



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING #'S 3-6 (10,044 SQ. FT.)

SCALE: N.T.S.

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Seals:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032006 NICHOLAS R. PARKER

09-01-2021

THE VILLAS AT ROCKY RIVER
PRELIMINARY PLAT
FOR
THE VILLAS AT ROCKY RIVER LLC
1034 FINNWOOD DRIVE
WHITSETT, NORTH CAROLINA 27377

Project Number: 17-20-054
Date: △09-01-2021
Drawn By: JLM
Checked By: NRP

Revisions:

	08-05-2021	Original Submittal
△	09-01-2021	Per City of Concord

Sheet Title:

APARTMENT BUILDING ELEVATIONS

Sheet No:

C-2.4

Non-Residential

Tidal Wave Auto Spa (CN-PSA-2022-00082)

4830 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
6/6/2022	Yes	3,200 sf car wash	No	No	No	No

Allocation Request

Total	2023
6,450	**6,450**

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

Brief Summary

This proposal is for a 3,200 sq. ft. car wash at 4830 Weddington Rd. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00082

Tidal Wave Auto Spa

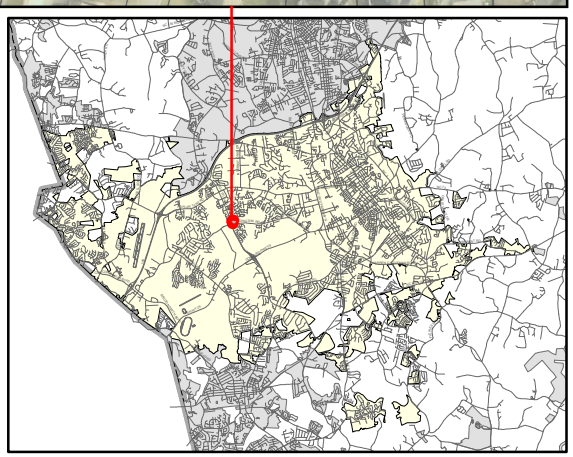
Type: Nonresidential

3,200 sf car wash

Allocation Request: 6,450

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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 Rd Concord Tidal Wave Carwash					
2.)	**Description of project location:**	4830 Weddington Rd (SR 1431), approx 280 linear feet East of intersection of George W Liles Pkwy (SR1430) and Weddington Rd (SR1431) (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:**	5600548184, 5600548410	3a.)	**Parcel Acreage:**	4.09		
4.)	**Site Zoning and use:**	C-2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	3200		
6a.)	**Description of Facility to be served.**	Car Wash	**6b.) Number of Lots**	1	**6c.) Number of Units**	1	
7d.)	**Additional description information:**						

B. Applicant Information

Alex Perry, 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.)	124 East Thompson St, P.O. Drawer 311 (Applicant's Street or Box Number)
SHJ Construction Group (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Thomaston, GA 30286 (Applicant's City, State, Zip Code)
478-972-2418 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Walker Johnson (Name) wjohnson@seamonwhiteside.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	alex.perry@shjconstructiongroup.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

Trey Little (Typed name of North Carolina Professional Engineer)	Seamon Whiteside (Company Name)
048282 (NCPE Registration Number)	1111 Metropolitan Ave, Suite 1050 (Street or Box Number)
980-312-5450 (Phone Number)	Charlotte, NC 28204 (City, State, Zip Code)
Walker Johnson, Civil Designer I (Name and affiliation of contact person, who can answer questions about **application & designs**)	tlittle@seamonwhiteside.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): Car Wash		

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**: 6,450 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 calculations on next page		GPD
	gal/		GPD
Car Wash Facilities	6,450 gal/		GPD 6,450
	gal/		GPD
	gal/		GPD
		Total	GPD 6,450

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Alex Perry (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.**

Alex Perry — Signature:

7/21/22 — Date:

Prepared For: TWAS

Location: Concord NC

Prepared By:

Date: 21-Jul-22

APPLICATION NUMBER	FUNCTION	WATER TYPE	JET SIZE	JET QUANTITY	JET GPM/JET	USE FACTOR	FLOW RATE PER MIN	RECLAIM WATER/MIN	FRESH WATER/MIN	WELL WATER/MIN	R.O. REJECT
1	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5	**4.5**			
2	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5	**4.5**			
3	FOAMY CTA #1	fresh	SH	1	3	100.00%	3		**3**		
4	FOAMY CTA #2	fresh	SH	1	3	100.00%	3		**3**		
5	SF 63	any	4010	4	1	100.00%	4	**4**			
6	WRAP FOAMER #1	fresh	SH	1	3	100.00%	3		**3**		
7	WRAP AROUND WATER #1	any	4020	6	2	100.00%	12	**12**			
8	TOP BRUSH #1	fresh	FT	6	1	100.00%	6		**6**		
9	WRAP FOAMER #2	fresh	SH	1	3	100.00%	3		**3**		
10	WRAP AROUND WATER #2	any	4020	6	2	100.00%	12	**12**			
11	SFB21	any	4010	4	1	100.00%	4	**4**			
12	TRIPLE POLISH	fresh	SH	3	3	30.00%	9		**3**		
13	UNDERCARRIAGE	any	F.T.	12	0.2	100.00%	2.4	**2.4**			
14	OMNI TOP	any	02	20	1	100.00%	20	**20**			
15	OMNI WHEELS	any	02	20	1	100.00%	20	**20**			
16	OMNI SIDES	any	02	20	1	100.00%	20	**20**			
17	HP MIRROR RINSE	any	RAINBAR	1	8	100.00%	8	**8**			
18	CTA #3	fresh	4010	4	1	100.00%	4		**4**		
19	807 MITTER	any	4010	4	1	100.00%	4	**4**			
20	PENDULUM	any	02	24	1	100.00%	24	**24**			
21	HOT WAX	fresh	SH	3	4	30.00%	12		**4**		
22	TOP BRUSH #2	fresh	FT	6	1	100.00%	6		**6**		
23	TBP ARCH	fresh	FT	10	0.8	30.00%	8		**3**		
24	LP MIRROR RINSE	fresh	RAINBAR	1	4	100.00%	4		**4**		
25	CTA #4	fresh	4010	4	1	30.00%	4		**2**		
26	DRYING AGENT	fresh	RAINBAR	1	4	100.00%	4		**4**		
27	SEALER WAX	fresh	RAINBAR	1	2	30.00%	2		**2**		
28	FINAL RINSE	fresh	RAINBAR	1	8	100.00%	8		**8**		
29	TIRE SEAL	fresh	SS	2	4	30.00%	8		**3**		
30	TUNNEL PREP	any	08	2	4	100.00%	8	**8**			
31	HAND WASH	any	08	2	4	100.00%	8	**8**			
	TOTAL							**155.4**	**61**	**0**	**0**
	AVERAGE APPLICATION TIME IN SECONDS:			20		FACTOR:		**33.33%**	**33.33%**	**33.33%**	**33.33%**
	(BASED ON 120 CPH CHAIN SPEED)										
	AVERAGE GALLONS USED PER CAR:							**51.80**	**20.33**	**0.00**	**0.00**
	AVERAGE CARS PER MONTH:			13,500				**13500**	**13500**	**13500**	**13500**
	ESTIMATED GALLONS PER MONTH:							**699300**	**274500**	**0**	**0**
	AVERAGE EVAPORATION AND CARRY OUT PER CAR			6							

TOTAL WATER USES		TOTAL WATER	RECLAIMED	FRESH WATER	H2O LOSS/EVAP	DISCHARGE TO SEWER
Gallons Per Car (GPC)	**GPC**	**72.13**	**51.80**	**20.33**	**6**	**14.33**
ESTIMATED AVERAGE RECLAIMED PORTION: **71.81%**	MNTHLY TOT	**973,800.00**	**699,300.00**	**274,500.00**	**81,000.00**	**193,500.00**

All fixtures within the facility are listed at length in the file, and their usage (flow rate per minute VS reclaimed water flow per minute)

±13,500 cars per month (on average)

Our system reclaims 71.81% of water used for car washing

Of the total 72.13 gallons per car (GPC) used, 20.33 GPC is discharged to sewer

Total discharge to sewer = 193,500 gallons per month OR ±6,450 GPD

Tidal Wave Auto Spa Dale Weddington Road, Concord

Tidal Wave Auto Spa
124 East Thompson Street
PO Drawer 311
Thomaston, Georgia 30286

Project Sewer Allocation Narrative

Tidal Wave Auto Spa/SHJ Construction is pleased to provide an opportunity for commercial development of the currently vacant 4.09 acre lot at 4830 Weddington Road (Parcel No. 5600548184 and 560054841).

The Car Wash Operation occurs in a ±3,206 SF building on the property. This is a standard single lane express wash tunnel that vehicles move through on an automated conveyor belt. The wash tunnel is equipped with a reclamation system that is designed to recapture all comingled wash and rinse waters and which is reused in the carwash process. This reduces the freshwater needed for washing vehicles by approximately 72%. All of the water captured passes through the reclaim system and eventually outfalls to an oil/grit separator before discharging into the sewer system. All of the soaps and detergents used in the process are none hazardous and the discharge to the sewer is best described as gray water.

All wash water processes in the wash tunnel are comingled with vehicle wash agent (VWA) which is an enzyme based washing agent formula which is biodegradable and degrades built up oils and greases on the vehicle as well as the trench drains and tanks of the system. The enzyme is designed to reduce the loading on the OWS.

This waste water usage request is based on the projected washing of approximately 13,500 vehicles per month. This style of express carwash is the most efficient type of carwash in the industry. Traditional wand washes and full service washes are extremely inefficient and use 5 times as much water per car on average.

Should you have any questions or need additional information, please do not hesitate to call our office.

Alex Perry
Engineering Design Manager
Tidal Wave Auto Spa
478.972.2418
Alex.perry@shjconstructiongroup.com

Martie Murphy
Director of Entitlement
TWAS Properties
706.647.0414
Martie@shjconstructiongroup.com

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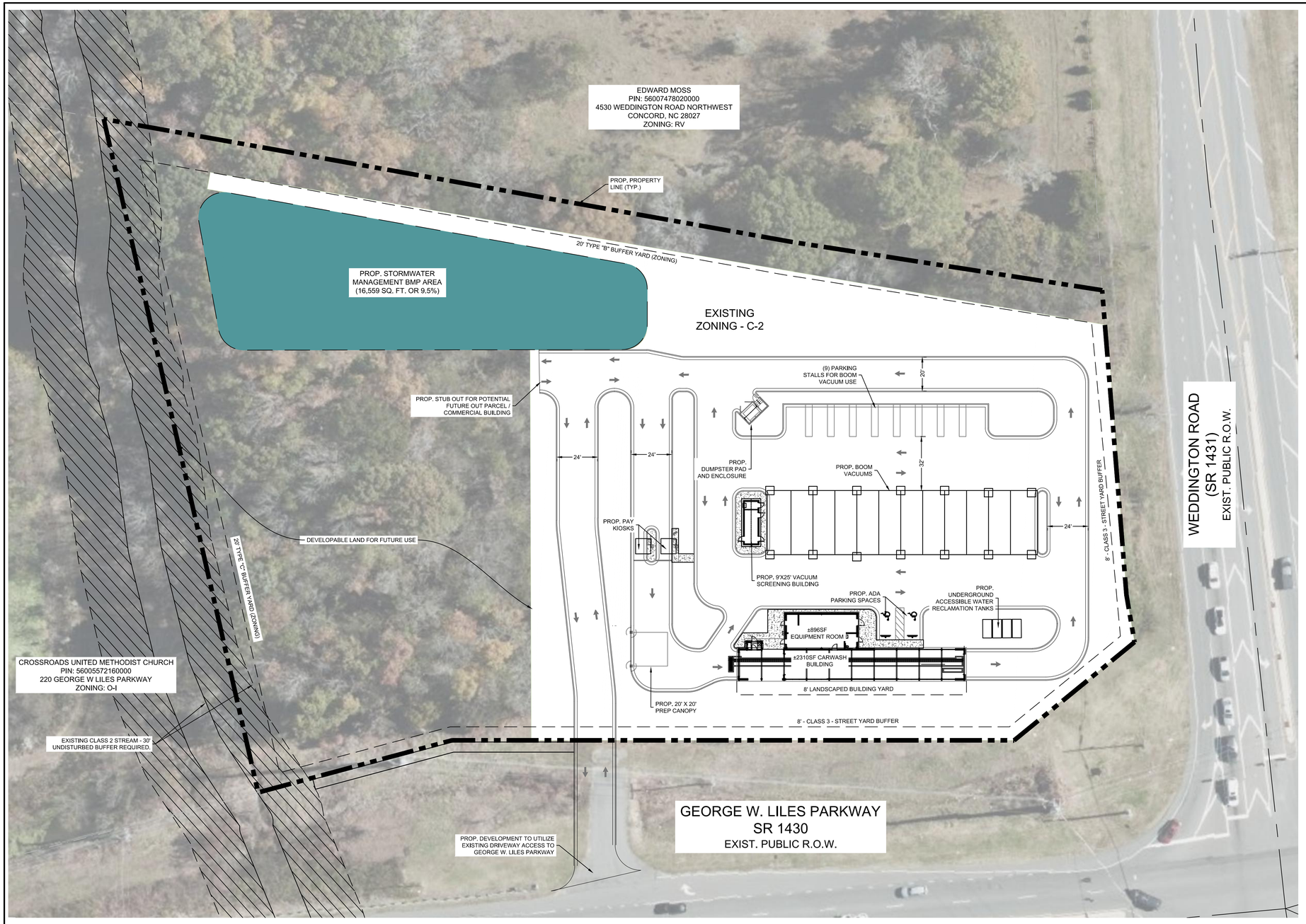


General Notes

1. Base information provided by public GIS Data and should be verified for accuracy.
2. All site plan, zoning and wetland information utilized in the preparation of this plan is conceptual in nature and subject to change.
3. All stream and/or wetland information provided by public GIS data. Any stream and/or wetland information shown on this plan is conceptual in nature and should be verified by a jurisdictional boundary by a third-party consultant.
4. All access points, streets and driveways are conceptual in nature and subject to change. These items will need to be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
5. Open Space and Tree Save requirements are conceptual in nature and subject to change. Tree save areas are based on aerial photography and will need to be verified by a survey. All tree save and open space calculations shall be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
6. Stormwater areas are conceptual in nature based on a 10% of developed area and subject to change based on preliminary grading and drainage studies.
7. No utility availability or locations were acquired prior to the creation of this conceptual study. Utility grid maps will need to be obtained from the authority having jurisdiction.
8. SW+ is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information provided by public sources.

ZONING & PRELIMINARY DUE DILIGENCE CHART	
CURRENT OR PROPOSED ZONING	C-2 (COMMERCIAL)
OVERLAY ZONE	N/A
NORTH BUFFER	20' LAND USE BUFFER (C-2 & RV)
SOUTH BUFFER	8' STREET YARD BUFFER
EAST BUFFER	8' STREET YARD BUFFER
WEST BUFFER	15' LAND USE BUFFER (C-2 & RV)
ADDITIONAL BUFFER	8' BUILDING YARD BUFFER (LANDSCAPED)
ADDITIONAL BUFFER	30' UNDISTURBED STREAM BUFFER
LOT OR BUILDING COVERAGE	±3,206 SQ. FT. BUILDING
FLOOD ZONE	N/A
BUILDING HEIGHT	
PARKING REQUIREMENT	15 SPACES REQUIRED / 18 PROVIDED
SITE DATA	
TOTAL SITE AREA	4.09 AC

0 15 30 60
SCALE: 1" = 30'

N E S W

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

TIDAL WAVE - CAR WASH ON GEORGE LILES PARKWAY

4830 WEDDINGTON ROAD
CONCORD NC

SW+ PROJECT: CL1278
DATE: 05-09-2022
DRAWN BY: JME
CHECKED BY: XXX

REVISION HISTORY

##	####	##	####
##	####	##	####
##	####	##	####
##	####	##	####
##	####	##	####
##	####	##	####
##	####	##	####

SITE PLAN

C1.0

PLOTTED: 5/17/2022 9:52 AM, BY: Walker Johnson V: \CL1278\CAD Files\CD's\CL1278 — Site Plan.dwg

Nonresidential

2985 Dale Earnhardt Blvd. Medical Office Building (CN-PSA-2022-00083)

2985 Dale Earnhardt Blvd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
2/24/2022	Yes	4,600 sf Medical Office	No	No	No	No

Allocation Request

Total	2023
1,000	**1,000**

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

Brief Summary

This proposal is for a 4,600 sq. ft. medical office located at 2985 Dale Earnhardt Blvd. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00083

2895 Dale Earnhardt Blvd Medical Office

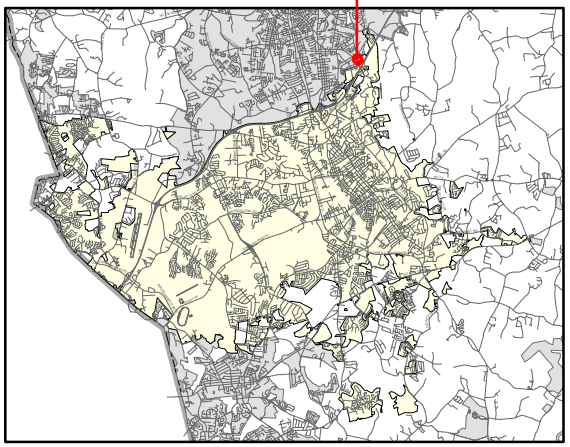
Type: Nonresidential

4,600 sf Medical Office Building

Allocation Request: 1,000

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Dale Earnhardt MOB					
2.)	**Description of project location:**	This project is located approximately 300 feet northeast of the intersection of Dale Earnhardt Blvd and Jaycee Rd and is directly adjacent to the F& M Bank. (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:**	56226983740000	3a.)	**Parcel Acreage:**	0.74		
4.)	**Site Zoning and use:**	C-2 Medical Office	5.)	**Area Commercial or Industrial Building (sq. ft.)**	4600		
6a.)	**Description of Facility to be served.**	Medical Office Building	**6b.) Number of Lots**	1	**6c.) Number of Units**	1	
7d.)	**Additional description information:**						

B. Applicant Information

Nikolaus Lischerong, Principal (Title)		6256 Sharon Hills Road
(**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)
GBLEHBWC Manager, LLC		Charlotte, NC 28210
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)		(Applicant's City, State, Zip Code)
7047500368		
(Applicant's Phone Number)		(Applicant's Facsimile Number)
Daniel Soder (Name)	DSoder@v3co.com (Email)	nick@le-h.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

Daniel Soder	V3 Companies
(Typed name of North Carolina Professional Engineer)	(Company Name)
053045	2923 S. Tryon Street Suite 320
(NCPE Registration Number)	(Street or Box Number)
973.985.5686	Charlotte, NC 28203
(Phone Number)	(City, State, Zip Code)
Daniel Soder	DSoder@v3co.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

☐	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**: 1000 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
Medical or Dental Office	250 gal/ Practitioner	4	GPD 1000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 1000

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Nikolaus Matthias Lischerong **, 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: Nikolaus Lischerong Date: 4-28-22

April 28, 2022

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

RE: Dale Earnhardt MOB | Preliminary Wastewater Flow Application Narrative

Dear Concord City Council,

Thank you for your consideration of this application for preliminary wastewater flow approval. This project consists of a single 0.74-acre tract located approximately 300 feet northeast of the intersection of Jaycee Road and Dale Earnhardt Boulevard. The proposed use for the project will be a new medical office building of approximately 5000 sf. When approved, the site will be serviced by a private water and sewer line which will connect to existing infrastructure located on the northeast side of Dale Earnhardt Boulevard.

The preliminary site plan for this project was reviewed by City staff during the March 3, 2022 DRC meeting. The preliminary plan has been updated based on the comments from the DRC meeting. When finalized, the project will include a site that is in full compliance with the C-2 zoning and land development requirements.

Site features will include landscaping and sidewalks along Jaycee Road, bicycle parking, and a dedicated loading zone. As required by the Concord development standards, stormwater control will be provided on site. Currently, based on site constraints the stormwater control will be placed underground. This system will also capture and account for partial runoff from the adjacent site which currently is supported by a stormwater control measure for a portion of the site.

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

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

Sincerely,
V3 Companies

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

ZONING SUMMARY:

OWNER: WILLIAMS JANET J
OWNER ADDRESS: 3202 WINGED FOOT DR. SALISBURY, NC 28144

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883

PARCEL NUMBER: 56226983740000
PARCEL SIZE: 0.74 ACRES

EXISTING ZONING: C-2
EXISTING USE: VACANT

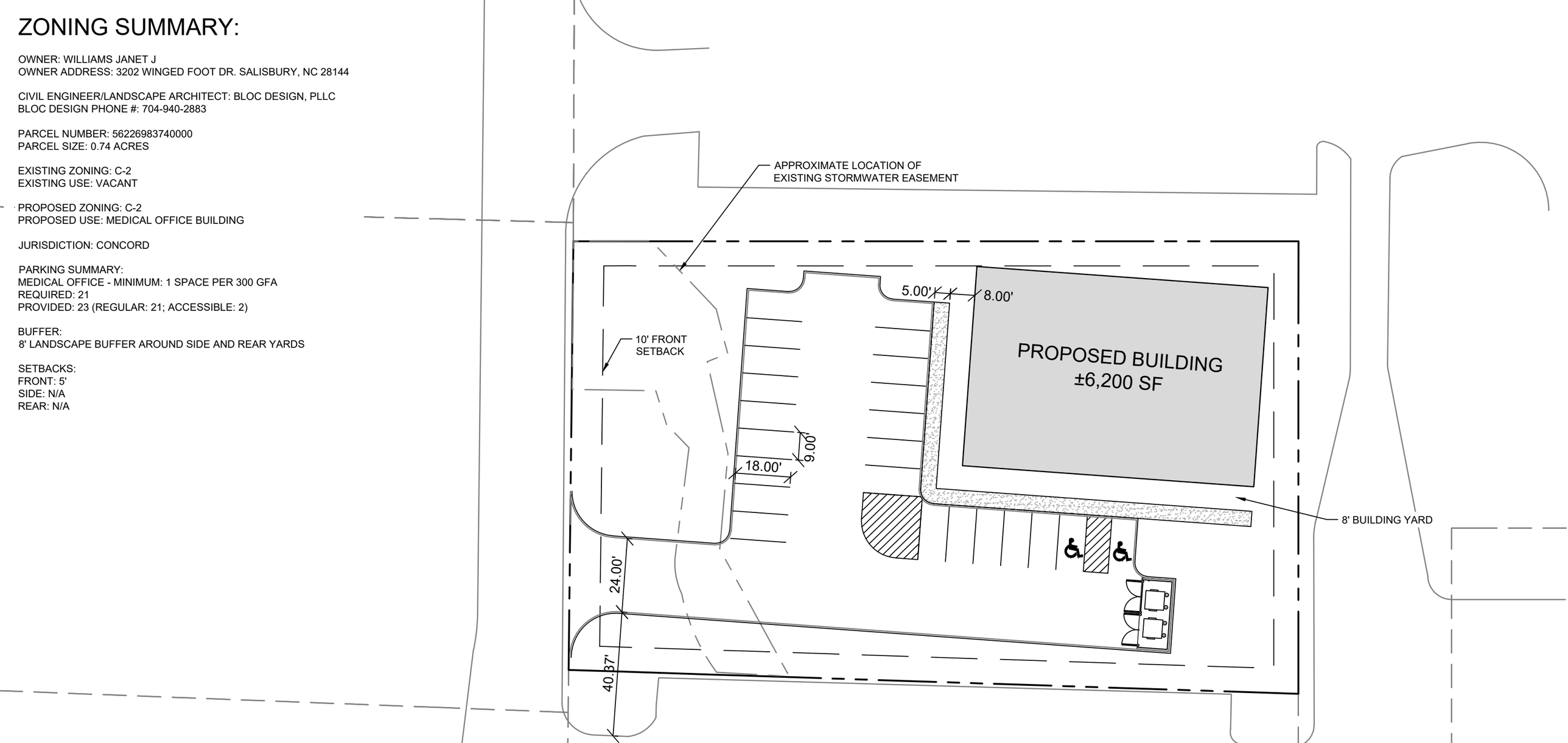
PROPOSED ZONING: C-2
PROPOSED USE: MEDICAL OFFICE BUILDING

JURISDICTION: CONCORD

PARKING SUMMARY:
MEDICAL OFFICE - MINIMUM: 1 SPACE PER 300 GFA
REQUIRED: 21
PROVIDED: 23 (REGULAR: 21; ACCESSIBLE: 2)

BUFFER:
8' LANDSCAPE BUFFER AROUND SIDE AND REAR YARDS

SETBACKS:
FRONT: 5'
SIDE: N/A
REAR: N/A



DALE EARNHARDT BLVD MOB

CONCORD, NC | DATE: 02.07.22 | PROJECT NO.: 01004.00

SCHEMATIC SITE PLAN

SCALE: 1"=30'

bloc-nc.com

landscape architecture | planning | civil engineering

Bloc Design

NC FIRM#: P-1007, C-390

Nonresidential

MAACO (CN-PSA-2022-00086)

401 Pitts School Road NW.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
1/7/2021	Yes	8,115 sf auto body and paint shop	No	No	No	No

Allocation Request

Total	2023
1,500	**1,500**

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

Brief Summary

This proposal is for an 8,115 sq. ft. auto body and paint shop located at 401 Pitts School Road NW. This parcel is zoned Light Industrial (I-1).



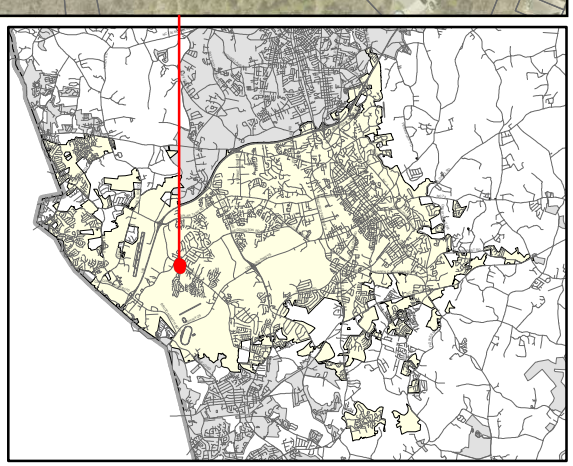
CN-PSA-2022-00086
MAACO

Type: Nonresidential

8,115 sf auto body and paint shop

Allocation Request: 1,500
Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:**	MAACO					
2.)	**Description of project location:**	SITE IS LOCATED AT 401 PITTS SCHOOL ROAD NW (SR1305) APPROX (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:**	45997826100000	3a.)	**Parcel Acreage:**	4.333		
4.)	**Site Zoning and use:**	I-1 AUTOMOTIVE S	5.)	**Area Commercial or Industrial Building (sq. ft.)**	8,155		
6a.)	**Description of Facility to be served.**	PAINT & BODY SH(	6b.) **Number of Lots**	1	6c.) **Number of Units**	1	
7d.)	**Additional description information:**	THE BUILDING WILL HAVE TWO (2) SINGLE USER TOILETS, TWO (2) SHOP HAND SINKS, ONE WATER COOLER AND ONE EMERGENCY					

B. Applicant Information

Nicholas Riggins 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.)	12908 Pumpkin Way Dr (Applicant's Street or Box Number)
Harmonic Real Estate Investments, LP, Concord, (**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.)	Mint Hill, NC 28227 (Applicant's City, State, Zip Code)
7049998557 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Nicholas Riggins, (Name) nicksr@habitsofhe (Email) (Name with Title and Email of contact person, who can answer questions about application)	nicksr@habitsofheroes.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

KENNETH KORNEGAY (Typed name of North Carolina Professional Engineer)	CSE ENGINEERING CONSULTANTS (Company Name)
033206 (NCPE Registration Number)	8511 DAVIS LAKE PARKWAY, SUITE C6-200 (Street or Box Number)
704-509-5428 (Phone Number)	CHARLOTTE, NC 28269 (City, State, Zip Code)
KENNETH KORNEGAY (Name and affiliation of contact person, who can answer questions about **application & designs**)	KKORNEGAY@CSE-ENGINEERS.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**: 1,500 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	
LAVATORY	250 gal/	FIXTURE	2	GPD	500
WATER CLOSET	250 gal/	FIXTURE	2	GPD	500
SHOP HAND SINK	250 gal/	FIXTURE	2	GPD	500
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	1,500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Nicholas Riggins **, 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.

Nicholas Riggins 05/11/2022

Signature: Date:

CSE ENGINEERING CONSULTANTS

May 11, 2022

CITY OF CONCORD
PRELIMINARY WASTEWATER FLOW APPLICATION

PROJECT NARRATIVE

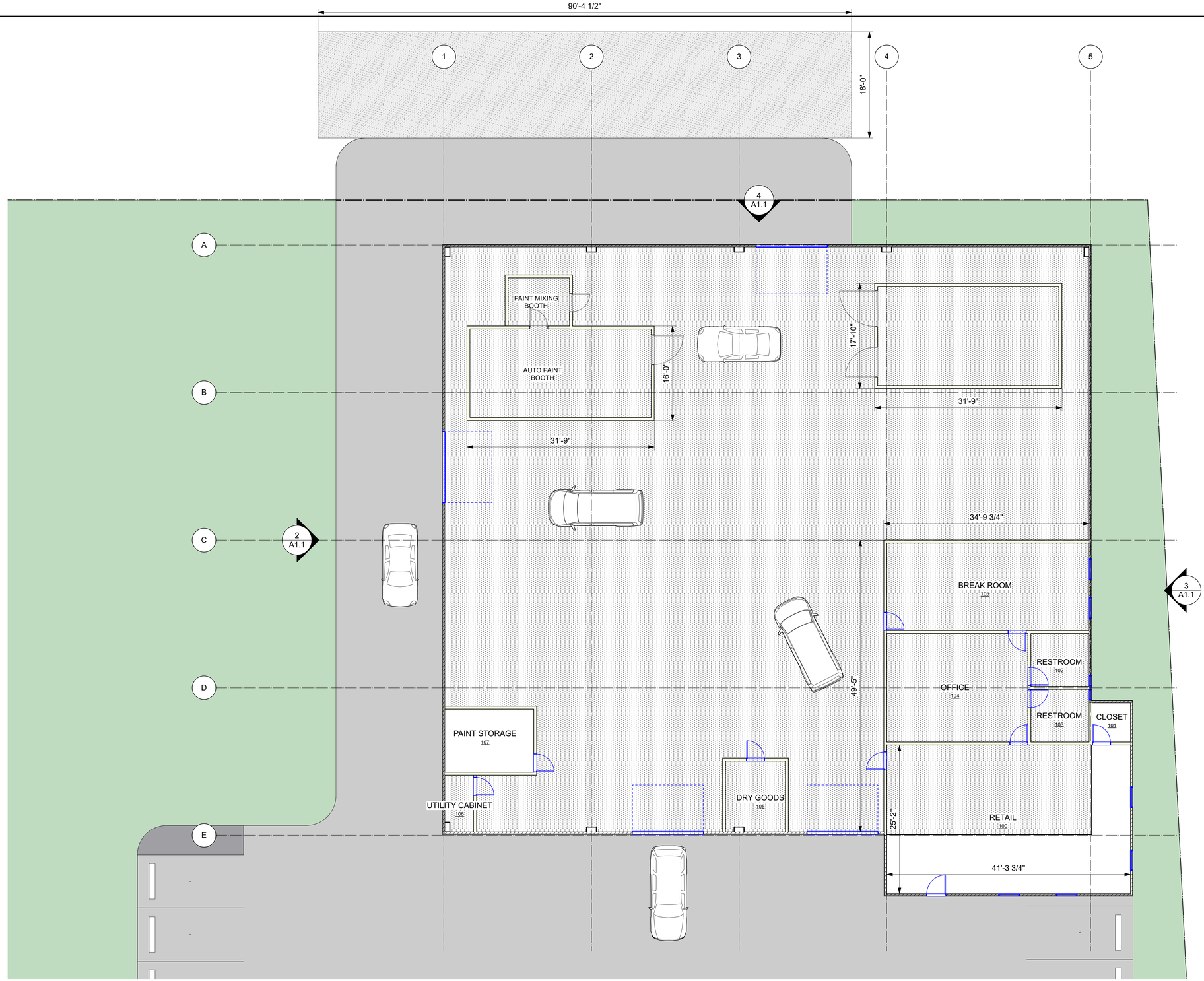
PROJECT: MAACO
401 Pitts School Road NW
Concord, NC 28207
Tax Parcel – 4599782610000
Zoning – I-1

MAACO will operate as an automotive paint and body shop. The new building will be approximately 8,155 square feet and located on a 4.333 acre property. The property is zoned I-1 and the tax parcel number is 45997826100000. The business will generate wastewater flow through two (2) public single-user toilets, two (2) shop sinks and a watercooler.

The property will be owned and developed by Harmonic Real Estate Investments, LP. The Engineer-of-Record will be CSE Engineering consultants PLLC.

Harmonic Real Estate Investments LP
Nicholas Riggins
12908 Pumpkin Way Drive
Mint Hill, NC 28227
704-999-8537
nicksr@habitsofheroes.com

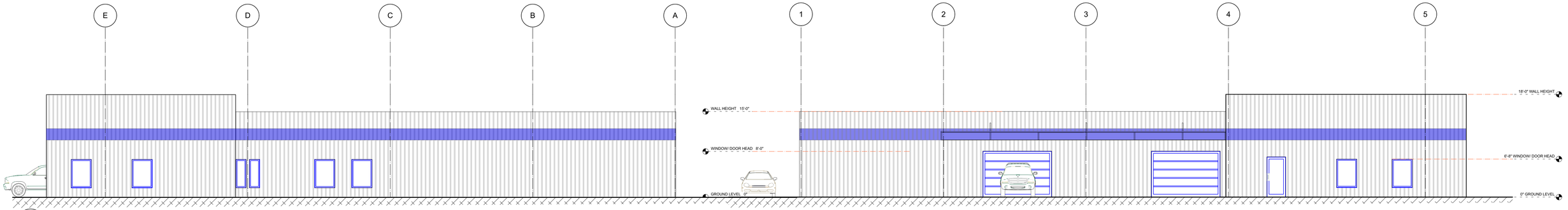
CSE Engineering Consultants
Kenneth Kornegay, P.E.
8511 Davis Lake Drive
Suite C6-200
Charlotte, NC 28269
704-509-5428
kkornegay@cse-engineers.com



GROUND FLOOR PLAN

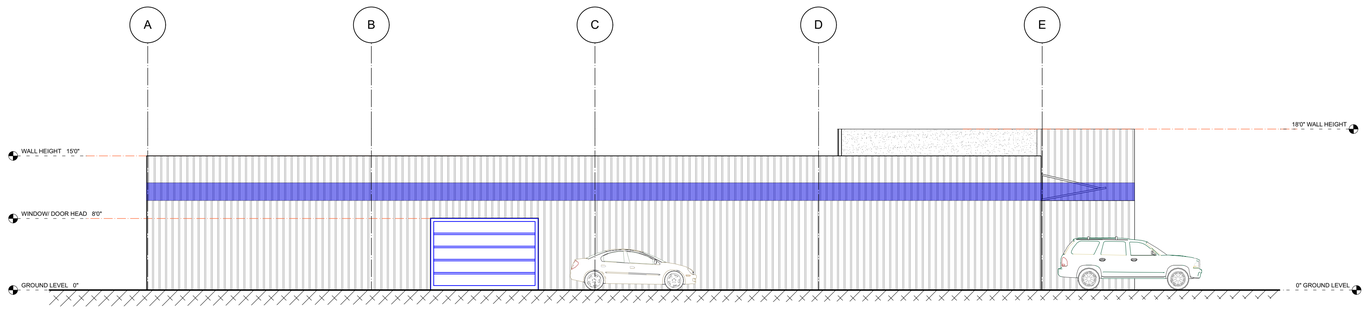
SCALE: 1/4" = 1'-0"

Project Name: Macco		
Sheet: Floorplan	Drawn By: DHRA	Date: 3/12/20
CAD File Name:		

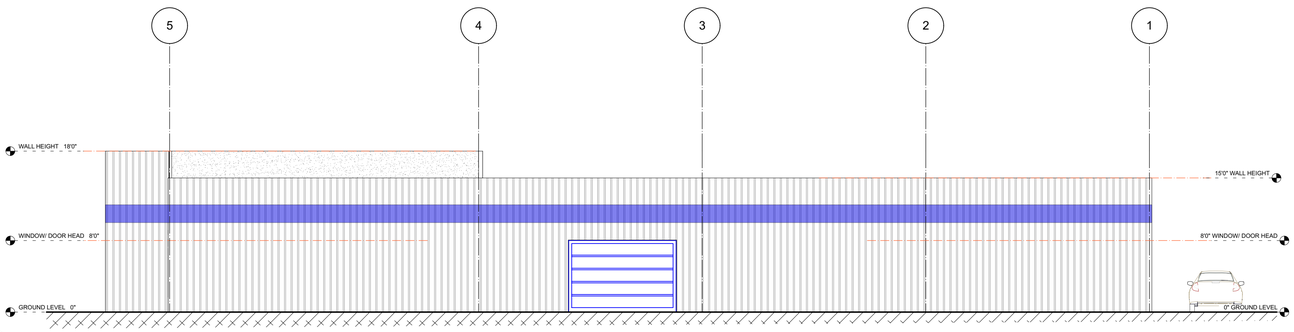


3 **Right Elevation**
Scale: 1/8" = 1'-0"

1 **Front Elevation**
Scale: 1/8" = 1'-0"



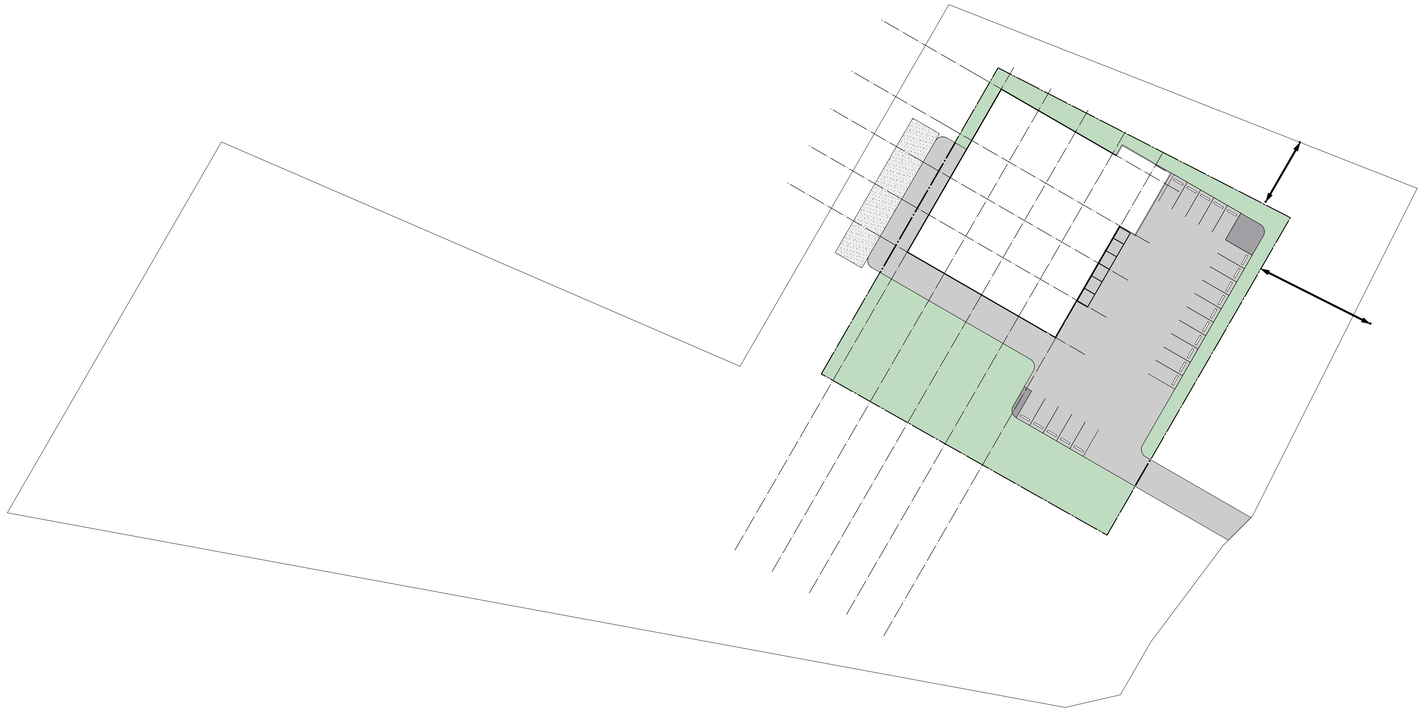
2 **Left Elevation**
Scale: 1/8" = 1'-0"



4 **Back Elevation VP**
Scale: 1/8" = 1'-0"

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Project Name: Macco		
Sheet: Elevations	Drawn By: DHRA	Date: 3/12/20
CAD File Name:		



Setbacks and Entitlements
1. Front Yard - 40'
2. Front Yard Right Away 30'
3. Side Yard 30'
4. Rear Yard 30'

Total Area - 1.65 Acres

Building Size - 11,000 SF

Available area for parking -
10,000 SF (20 Cars plus circulation.

Note: Minimizing parking to avoid
storm water management requirements.

Title: Preliminary Site		
Drawing Number: 401 Pitts School Rd NW	Drawn By: MAH	Date: 10/26/20
CAD File Name: Macco		

Nonresidential

Concord CarMax (CN-PSA-2022-00087)

5007 Davidson Hwy.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
8/04/2022	Yes	11,311 sq. ft. Used Car Sales	No	No	No	No

Allocation Request

Total	2023
1,250	**1,250**

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

Brief Summary

This proposal is for an 11,311 sq. ft. used car sales located at 5007 Davidson Hwy. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00087

Concord CarMax

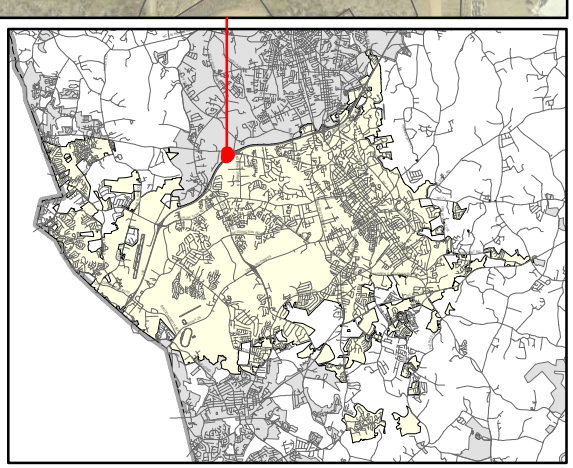
Type: Nonresidential

11,311 sf Used Car Sales

Allocation Request: 1,250

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:	CarMax Auto Superstore					
2.)	Description of project location:	5007 Davidson Highway, 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:	56015700800000	3a.)	Parcel Acreage:	6.90		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	11,311		
6a.)	Description of Facility to be served.	Used Car Sales	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:						

B. Applicant Information

Daniel Bickett, VP Store Delivery & Support Services (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.)	12800 Tuckahoe Creek Parkway (Applicant's Street or Box Number)
CarMax Auto Superstores, 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.)	Richmond, VA 23238 (Applicant's City, State, Zip Code)
804-747-0422 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Brad Lauth - Sn. Development Mangaer (Name) blauth@centerpoint-is.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	dan_bickett@carmax.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 V. Crutchfield (Typed name of North Carolina Professional Engineer)	Timmons Group (Company Name)
34288 (NCPE Registration Number)	610 East Morehead Street, Suite 250 (Street or Box Number)
704-602-8600 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Jason Dolan - Timmons Group (Name and affiliation of contact person, who can answer questions about **application & designs**)	brian.crutchfield@timmons.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**: 1,300 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
Supporting data attached separately	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Daniel T. Bickett, **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: 5/31/22

Project Narrative

The intended tenant for the project is CarMax, based out of Richmond, Virginia. As a globally recognized chain, CarMax takes environmental resources and impacts very seriously and conserves them carefully.

The new 11,311 square foot, single-story building, with surface parking, will be located on property that is zoned C-2 (General Commercial) and was identified as an 'Employment' area in the NC 73 Transportation/Land Use Corridor Plan. This is a very appropriate location for this use given the convenient access approaching Interstate 85 and Highway 73 with connectivity west to Interstate 77. The use will generate new jobs, great revenue for the local tax base and be welcomed by local residents at a very low impact to public resources.

Site Data

The site is located along Davidson Highway (Highway 73), west of the Interstate 85 interchange in the City of Concord, North Carolina. The site is approximately 6.9 acres and was partially developed, with utility stubs and multiple driveway connections. Existing improvements include frontage driveways with public access and utility stub-outs. This project will consist of a new building with surface parking for sales and visitors.

The City of Concord owns a 16" water main along Davidson Highway. The project will be supplied with domestic, fire and irrigation services.

Sewer service will be provided via an existing manhole located along the west side of the property. The sewer line extends west through a recorded sanitary sewer easement (DB1991, PG 188) to a public sanitary sewer manhole. All sanitary sewer flow will be domestic in nature.

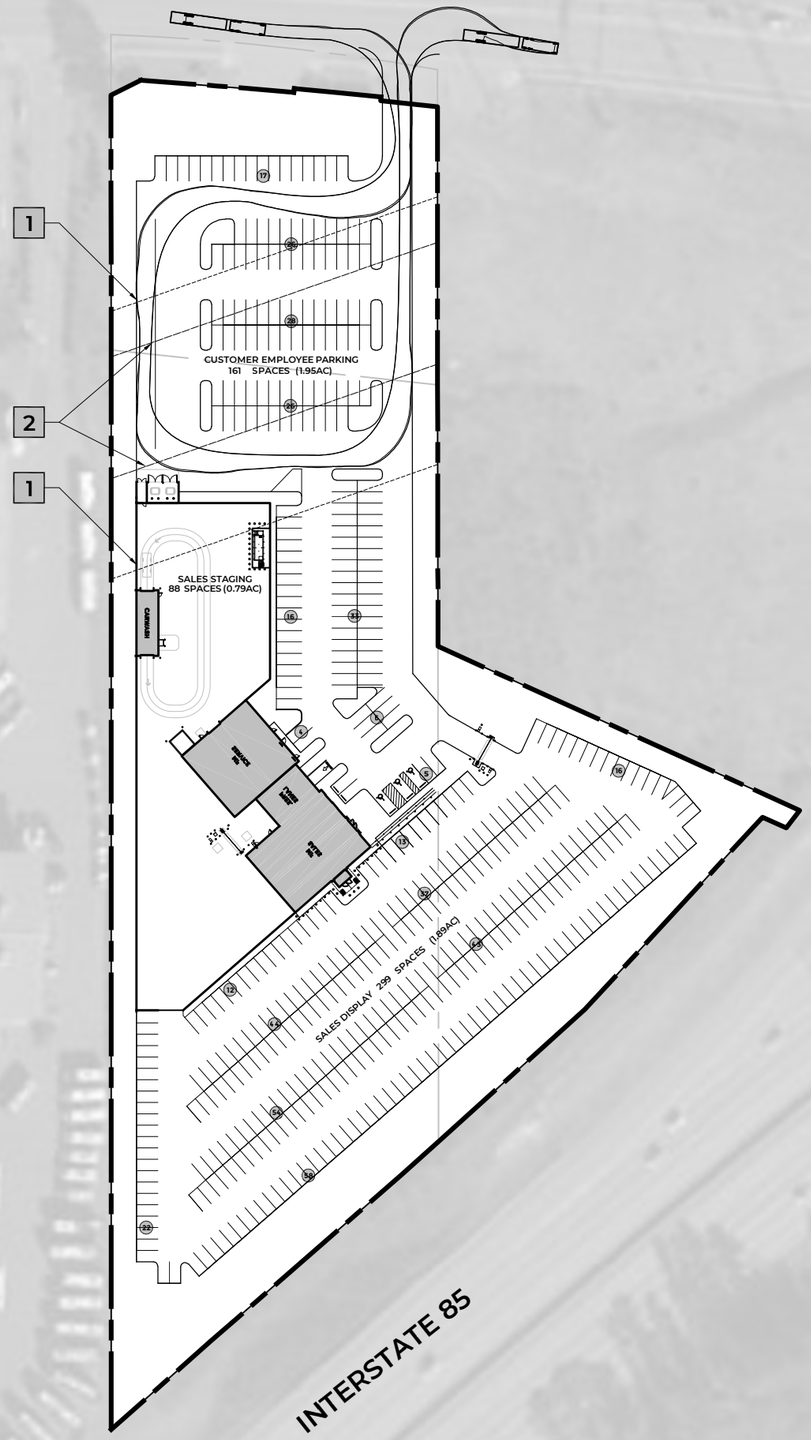
Stormwater onsite will be directed to the proposed underground stormwater facility
.
Existing gas, electrical, and telecommunication lines are nearby and available to serve the proposed facility.

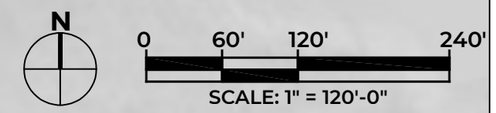
This project will be subject to the City of Concord Tree Ordinance. Landscaping will be provided in the form of native trees and shrubs in order to minimize the need for irrigation. Street and internal trees and landscape buffers will be provided throughout the property to meet Code requirements.

Codes and Standards

City of Concord Technical Standards Manual
City of Concord Zoning Ordinance
North Carolina Accessibility Code
NCDEQ Stormwater Design Manual

End Civil Design Narrative





DEVELOPED	6.87
DETENTION	0
WETLANDS	0
EASEMENTS	0
BUFFERS	0
EXPANSION	0
SURPLUS	0
TOTAL	6.87

	"MFS"
SALES	4,862 SF
PRESENTATION	1,204 SF
RETAIL SERVICE	4,309 SF
PRODUCTION	0
CARWASH	936 SF
FQC	0
OTHER	0
TOTAL	11,311 SF

GENERAL
•

KEY
1. 200' DUKE POWER ROW
2. EXIST. POWER LINE

CARMAX
12800 TUCKAHOE CREEK PKWY RICHMOND, VA 23238
804-747-0422 | CARMAX.COM

SP NO	DATE	DESCRIPTION	BY
SP-01	09.13.21	INITIAL CONCEPT PLAN	XXX

CONCORD, NC

CONFIDENTIAL

NOT RELEASED FOR CONSTRUCTION

PROJECT NO. XXXX

DATE 09.13.21

SHEET TITLE
PRELIM. SITE PLAN

SHEET NO.
SP-01

Nonresidential

New Life Church of Jesus Christ (CN-PSA-2022-00088)

831 Zion Church Rd. E

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	1,000 seat church	No	No	No	No

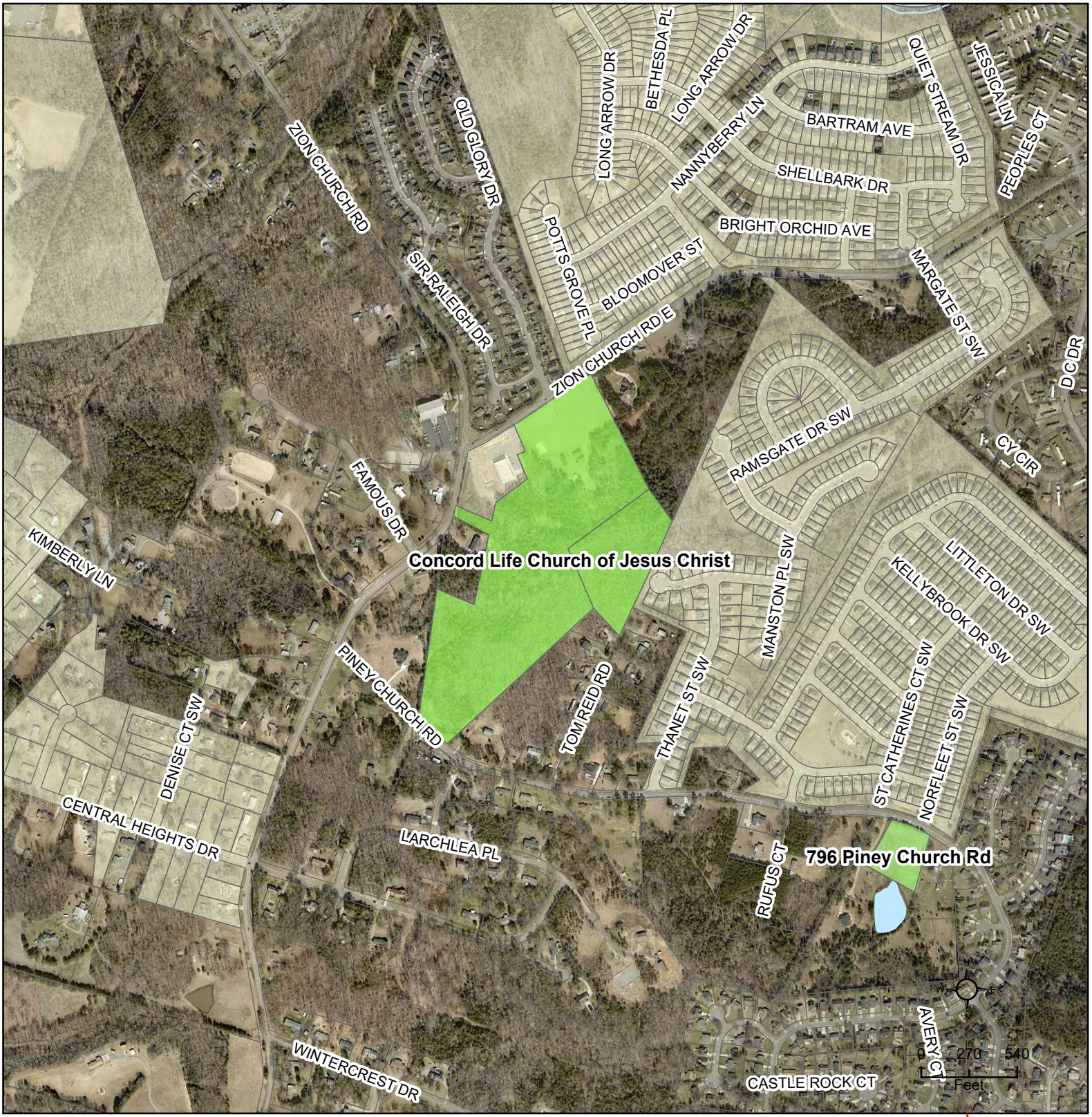
Allocation Request

Total	2023
3,000	**3,000**

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

Brief Summary

This proposal is for a 1,000 seat church located at 831 Zion Church Rd. E. This parcel is zoned Planned Unit Development (PUD).



CN-PSA-2022-00088

Concord Life Church of Jesus Christ

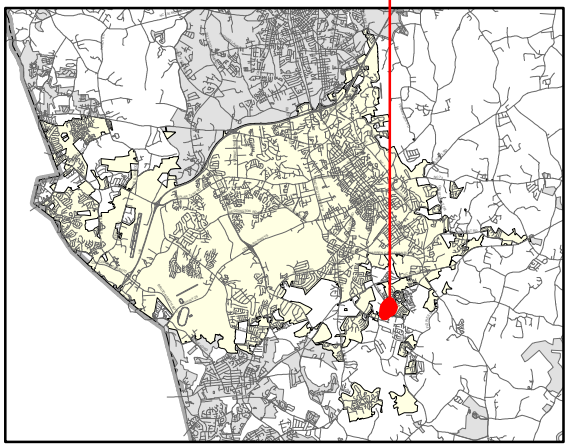
Type: Nonresidential

1,000 seat church

Allocation Request: 3,000

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:**	New Life Apostolic Church of Jesus Christ					
2.)	**Description of project location:**	ZION CHURCH 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:**	5538-18-8425	3a.)	**Parcel Acreage:**	31.4		
4.)	**Site Zoning and use:**	PUD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	n/a		
6a.)	**Description of Facility to be served.**	1,000 Seat Chruch	**6b.) Number of Lots**	2	**6c.) Number of Units**	2	
7d.)	**Additional description information:**						

B. Applicant Information

Lawson Whitson , Lead Pator (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.)	4160 Zion Church Road (Applicant's Street or Box Number)
New Life Apostolic Church of Jesus Christ (**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 (Applicant's City, State, Zip Code)
704-361-3319 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Lawson Whitson (Name) lawson.whitson@icloud.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	lawson.whitson@icloud.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

Jerry L Meade (Typed name of North Carolina Professional Engineer)	MEADE GUNNELL engineering, PC (Company Name)
13963 (NCPE Registration Number)	P.O. Box 790 (Street or Box Number)
704-655-7290 (Phone Number)	Cornelilus, NC 28031 (City, State, Zip Code)
Jerry Meade (Name and affiliation of contact person, who can answer questions about **application & designs**)	jmeade@meadegunnell.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

◉ No

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 3,000 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
Church	3 gal/ seat	1000	GPD 3000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Lawson Whitson **, 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.

Lawson Whitson, JR Digitally signed by Lawson Whitson, JR
Date: 2022.07.22 11:49:40 -04'00'

Signature: Date:

4160 Zion Church Road
Concord, NC 28025
Phone: 704-793-9055
www.nlcjc.org

newlifechurch
OF JESUS CHRIST

June 16, 2022

To City of Concord Planning,

New Life Church of Jesus Christ was established in 1997, by founding Pastor Lawson Whitson. We have been at the 4160 Zion Church Road location for 16 years. There we currently have services weekly and a thriving daycare facility. We purchased property which is the 831 Zion Church Rd E location and are now in the planning stages of putting our dreams in motion of a new church facility that will accommodate 1,000 comfortably and as we are able to build and add elements to our property this will eventually be an amazing location for community endeavors that will involve children's sports, ministry and much more. We would be most grateful for your kind consideration as we seek to get our obtain acceptance of our wastewater flow application.

If you are in need of any additional information please feel free to reach out at 704-793-9055 ext.3 or email cyates@nlcjc.org.

Sincerely,

Christy Yates
Admin
New Life Church of Jesus Christ/New Life Kids Care

Nonresidential

Concord Office Space (CN-PSA-2022-00090)

3395 Jacobs Crossing Blvd. SW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	5,217 sq. ft. of commercial office space	No	No	No	No

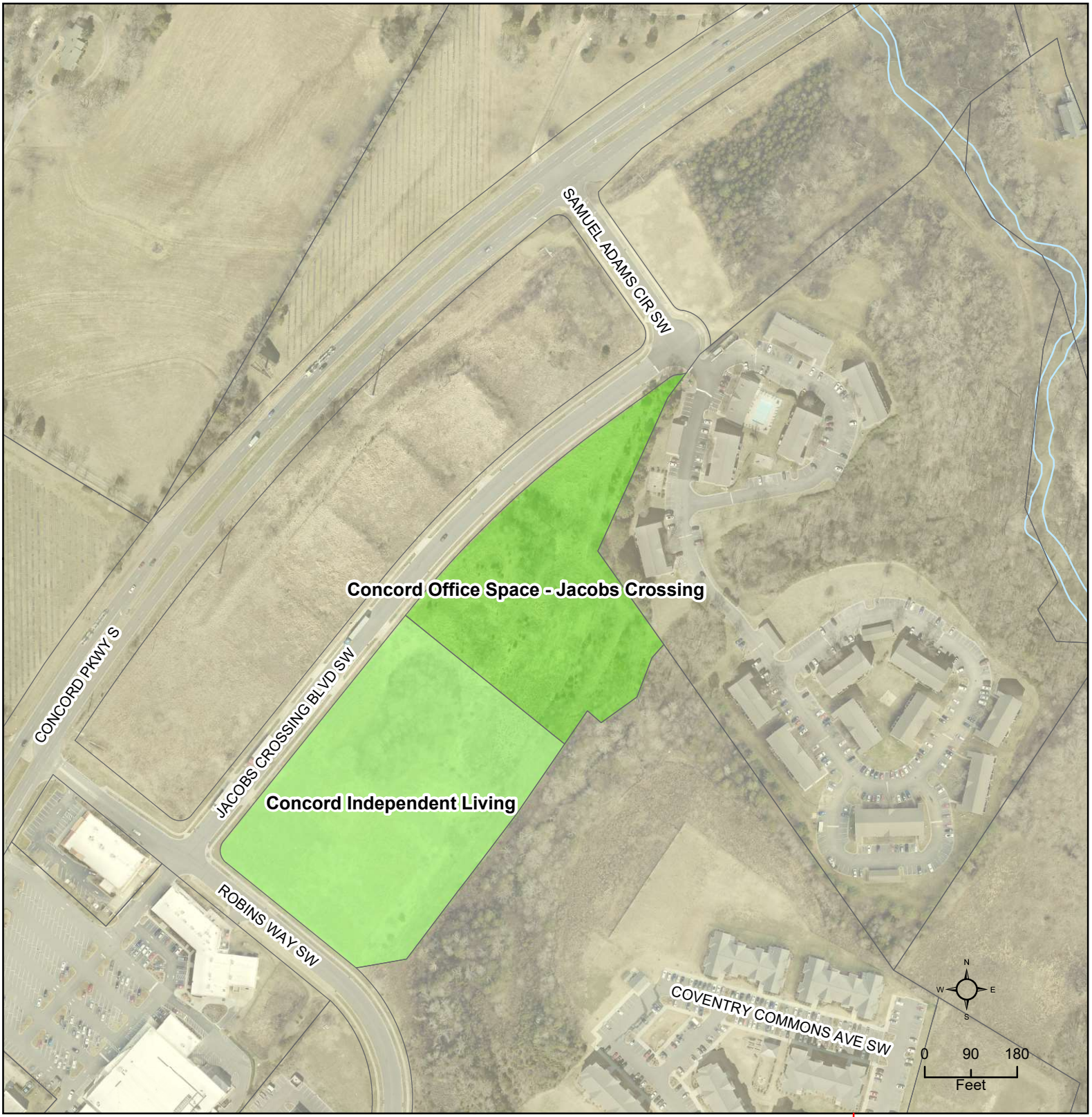
Allocation Request

Total	2023
625	625

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

Brief Summary

This proposal is for a 5,217 sq. ft. of commercial space located at 3395 Jacobs Crossing Blvd. SW. This is one lot inside the Settler's Landing development and will create 5 office units. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00090

Concord Office Space - Jacobs Crossing

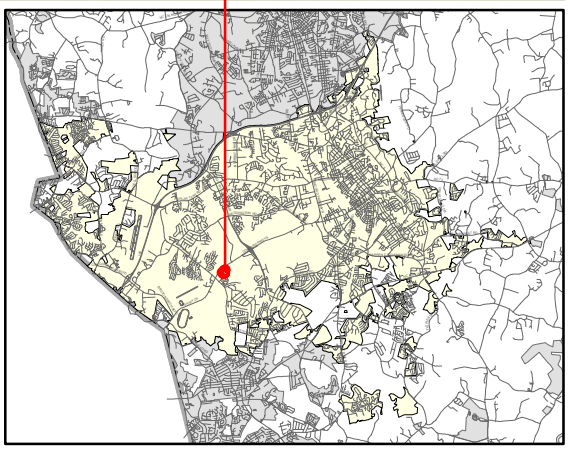
Type: Nonresidential

5,217 st of commercial office space

Allocation Request: 625

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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 Office Space - Jacobs Crossing					
2.)	Description of project location:	Appr. 780 ft north of the intersection of Jacobs Crossing Blvd & Robins Way (Example: Site located on (Road name) SR ####, approx ##### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	Cabarrus County Parcel Identification Number:	55094487660000	3a.)	Parcel Acreage:	3.88		
4.)	Site Zoning and use:	C-2-CU Office	5.)	Area Commercial or Industrial Building	5217 (sq. ft.)		
6a.)	Description of Facility to be served.	Business	6b.) Number of Lots	1	6c.) Number of Units	5	
7d.)	Additional description information:	1 5,217 sf building w/ 5 units					

B. Applicant Information

Brian Edenfield (Owner) (Title) (Name of legal owner, board, council, and/or authorized official with title; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	215 Milford Cir. (Applicant's Street or Box Number)
Settlers Landing Commercial LLC (Name of Applicant's company, city, town, corporation, sanitary district, water company or other defined in property records and/or as listed in the NC Secretary of State Corporation filings, as applicable.)	Mooresville, NC 28117 (Applicant's City, State, Zip Code)
713-859-6309 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Ross Godwin (Name) rgodwin@bowman.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	edenfield@sbcglobal.com (Applicant's Email Address)

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

C. Design Engineer Information if available

Matt Lowder (Typed name of North Carolina Professional Engineer)	Bowman North Carolina, Ltd. (Company Name)
24434 (NCPE Registration Number)	4006 Barrett Dr., Suite 104 (Street or Box Number)
919-553-6570 (Phone Number)	Raleigh, NC 27606 (City, State, Zip Code)
(Name and affiliation of contact person, who can answer questions about application & designs)	mlowder@bowman.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

3.) Pretreatment required:

☒ No

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

____

4.) **Volume of wastewater flow to be allocated for this particular project:** 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
General business	25 gal/ employee	25	625 GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	625 GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

Signature: [signature] Date: 3/31/22

CONCORD OFFICE SPACE – JACOBS CROSSING – PROJECT NARRATIVE

This $5M project located at 3395 Jacob's Crossing Blvd. on one lot inside the Settlers Landing development will be a multi-unit office building, zoned C-2-CU, 1 story high with 5,217 square feet of office space in one building. It will provide 5 separate office units. The units will be general office space and potentially for medical use.

Nonresidential

Bonds Sewer (CN-PSA-2022-00091)

7250 Weddington Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
8/21/2021	Yes	414,000 sq. ft. Warehouse Facility	Yes	No	No	No

Allocation Request

Total	2023
7,000	**7,000**

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

Brief Summary

This proposal is for a 414,000 sq. ft. of Warehouse facility space located at 7250 Weddington Rd. This parcel was rezoned to General Industrial (I-2) in July 2022 via rezoning case number Z-10-22. The applicant has submitted the construction documents as speculative industrial and warehouse isn't a use permitted in I-2. If the end user requires more sewer than allocated, they would come back for additional allocation.



CN-PSA-2022-00091

Bonds Sewer -7250 Weddington Rd

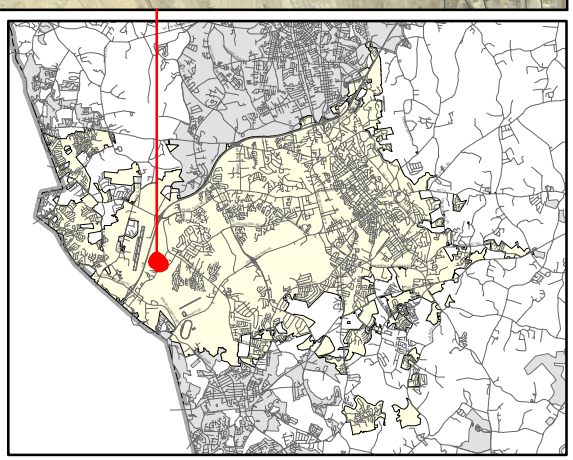
Type: Nonresidential

414,000 sf Warehouse Facility

Allocation Request: 7,000

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



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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:**	7250 Wedddington Rd Wastewater Flow					
2.)	**Description of project location:**	Site located on northerly margin of Weddington Road (SR #1431) (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:**	45993862300000	3a.)	**Parcel Acreage:**	37.660 acres		
4.)	**Site Zoning and use:**	I-2Heavy Industrial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	75, 000		
6a.)	**Description of Facility to be served.**	Parcel B Bonds Farm Industrial Park	**6b.) Number of Lots**	1	**6c.) Number of Units**	37.660	
7d.)	**Additional description information:**	One 414,000-SF warehouse facility with 463 employee parking spaces					

B. Applicant Information

Bryan Blythe , Managing Director, Industrial (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 South Tryon Street, Suite 800 (Applicant's Street or Box Number)
MP I-85 Bonds Industrial, 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)
704-390-5378 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Bryan Blythe - Director of Industrial (Name) bblythe@cresentcommunities.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	bblythe@cresentcommunities.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

Greg Welsh (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 (Name and affiliation of contact person, who can answer questions about **application & designs**)	greg@oak.engineering (Engineer's Email Address)

DocuSign Envelope ID: 0130077F-CEFE-4D41-8066-6814AF37D5EA

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): I-2 Heavy Industrial		

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**: 7,000 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
WAREHOUSE	100 gal/ LOADING BAY	70	GPD 7,000
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

DocuSigned by: Bryan Blythe 06940506BFDF470... 6/23/2022

Signature: Date:

7250 Weddington Road (CN-PSA-2022-00091):

The project will consist of a single rear-loading industrial building totaling approximately 414,000 square feet. The building is being designed to provide flexibility to be demised if needed to accommodate multiple tenants. The building will incorporate modern features including an approximately 36' clear height, a deep truck court, trailer parking, and ample employee parking along with excellent access to Interstate 85. The goal of the project is to accommodate manufacturing users along with other allowable uses within the I-2 zoning classification.

PITTS SCHOOL ROAD

WEDDINGTON RD

RUBEN LINKER RD NW

BUILDING 3

414,000-SF
1150' x 360'
FFE: 696.8±

BONDS FARM INDUSTRIAL PARK - TRACT 2 CONCEPT 3.1

CRESCENT COMMUNITIES
CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

OAK ENGINEERING

SCALE: 1" = 50'

LAST REVISED: 06/30/2021

Nonresidential

Bonds Sewer (CN-PSA-2022-00092)

675 Pits School Rd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
8/21/2021	Yes	395,720 sq. ft. two industrial buildings	Yes	No	No	No

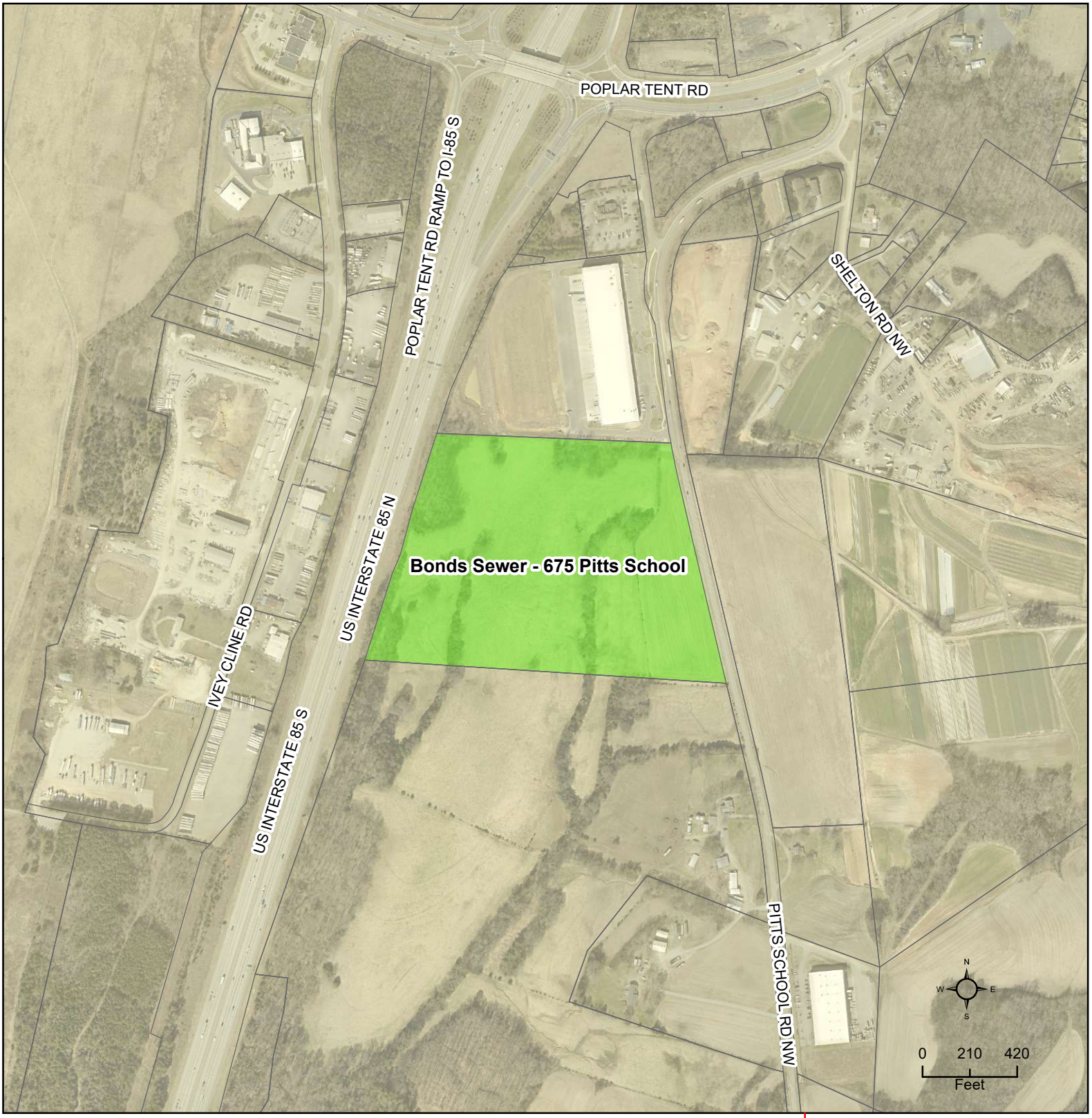
Allocation Request

Total	2023
11,500	**11,500**

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

Brief Summary

This proposal is for two buildings totaling 395,720 sq. ft. of Industrial space located at 675 Pitts School Rd. This parcel is zoned General Industrial (I-2) in July 2022 via rezoning case number Z-09-22. The applicant has submitted the construction documents as speculative industrial and warehouse isn't a use permitted in I-2. If the end user requires more sewer than allocated, they would come back for additional allocation.



CN-PSA-2022-00092
Bonds Sewer - 675 Pitts School

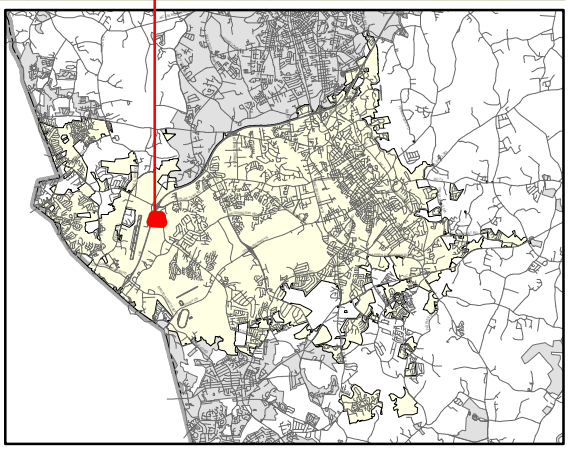
Type: Nonresidential

Two industrial buildings totaling 395,720sf

Allocation Request: 11,500

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



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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:**	675 Pitts School Rd Wastewater Flow					
2.)	**Description of project location:**	Western Margin of 675 Pitts School Road NW (SR #1305) and southern line of Fortius-Richardson, LLC (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:**	46904303060000	3a.)	**Parcel Acreage:**	31.820 acres		
4.)	**Site Zoning and use:**	I-2 Heavy Industrial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	75,000		
6a.)	**Description of Facility to be served.**	Speculative Industrial	**6b.) Number of Lots**	1	**6c.) Number of Units**	31.820	
7d.)	**Additional description information:**	Two Buildings totaling 395,720 SF with shared private pump station					

B. Applicant Information

Bryan Blythe , Managing Director, Industrial (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 South Tryon Street Suite 800 (Applicant's Street or Box Number)
MP I-85 Bonds Industrial, 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)
704-390-5378 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Bryan Blythe, Director of Industrial (Name) bblythe@crescentcommunities.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	bblythe@cresentcommunities.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

Greg Welsh (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 (Name and affiliation of contact person, who can answer questions about **application & designs**)	greg@oak.engineering (Engineer's Email Address)

DocuSign Envelope ID: D253573E-5FFC-46AA-A693-F764CC7D2F46

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): I-2 Heavy Industrial		

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**: 11500 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)		No. of Units	Flow	
WAREHOUSE	100 gal/	LOADING BAY	89	GPD	8,900
OFFICE	25 gal/	EMPLOYEE	104	GPD	2,600
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	11,500

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

DocuSigned by: Bryan Blythe 06940506BEDE470...

Signature: 6/23/2022 Date:

675 Pitts School Road NW (CN-PSA-2022-00092):

The project will consist of two rear-loading industrial buildings totaling approximately 396,000 square feet. The two buildings will measure an estimated 148,720 square feet and 247,000 square feet with exceptional access to Interstate 85. The buildings are being designed to provide flexibility to be demised if needed to accommodate multiple tenants. The buildings will incorporate modern features including 32’ to 36’ clear heights, a deep truck court, trailer parking, and ample employee parking. The goal of the project is to accommodate manufacturing users along with other allowable uses within the I-2 zoning classification.



BONDS FARM INDUSTRIAL PARK - TRACT 1 CONCEPT 3.1

CRESCENT COMMUNITIES

CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

OAK ENGINEERING

50 0 50

SCALE: 1" = 50'

Nonresidential

Gateway Hotel (CN-PSA-2022-00093)

7715 Sossamon Ln.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	32,255 sq. ft. (82 room) hotel	No	No	No	No

Allocation Request

Total	2023
9,840	**9,840**

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

Brief Summary

This proposal is for an 82-room hotel totaling 32,255 sq. ft. located at 7715 Sossamon Ln. This parcel is zoned General Commercial (C-2).



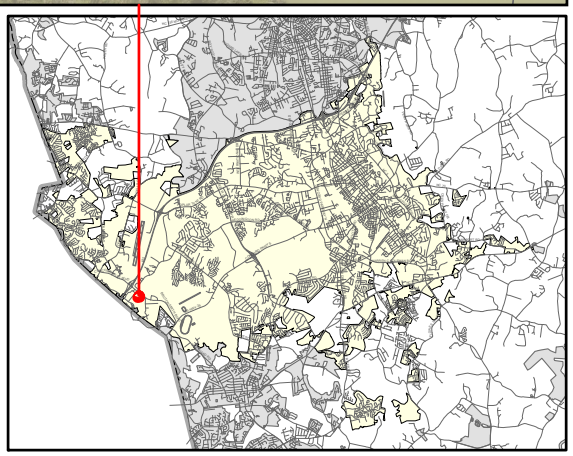
CN-PSA-2022-00093
Gateway Hotel

Type: Nonresidential

33,255 sf (82 room) hotel

Allocation Request: 9,840
Project Score: 0

Parcels
Rivers
Developments
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:**	Gateway Hotel				
2.)	**Description of project location:**	intersection of Gateway Lane and Sossoman Lane (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))				
3.)	**Cabarrus County Parcel Identification Number:**	4599 01 4711,5628	3a.)	**Parcel Acreage:**	1.49	
4.)	**Site Zoning and use:**	C2	5.)	**Area Commercial or Industrial Building (sq. ft.)**	33255	
6a.)	**Description of Facility to be served.**	Hotel	**6b.) Number of Lots**	1	**6c.) Number of Units**	82
7d.)	**Additional description information:**	82 Unit Hotel				

B. Applicant Information

Ted Simaan , 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.)	6203 Westcott Dr (Applicant's Street or Box Number)
Midstate Hospitality Group, 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.)	Summerfield, NC 27358 (Applicant's City, State, Zip Code)
336 772 2343 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Amer Baker (Name) Bakerstrading@aol.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	bakerstrading@aol.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)	AWCK (Company Name)
018906 (NCPE Registration Number)	PO Box 1248 (Street or Box Number)
704 938 1515 (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):

	% 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**: 9840 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 without in room cooking	120 gal/	Room	82	GPD	9840
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Paul Campbell **, 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.

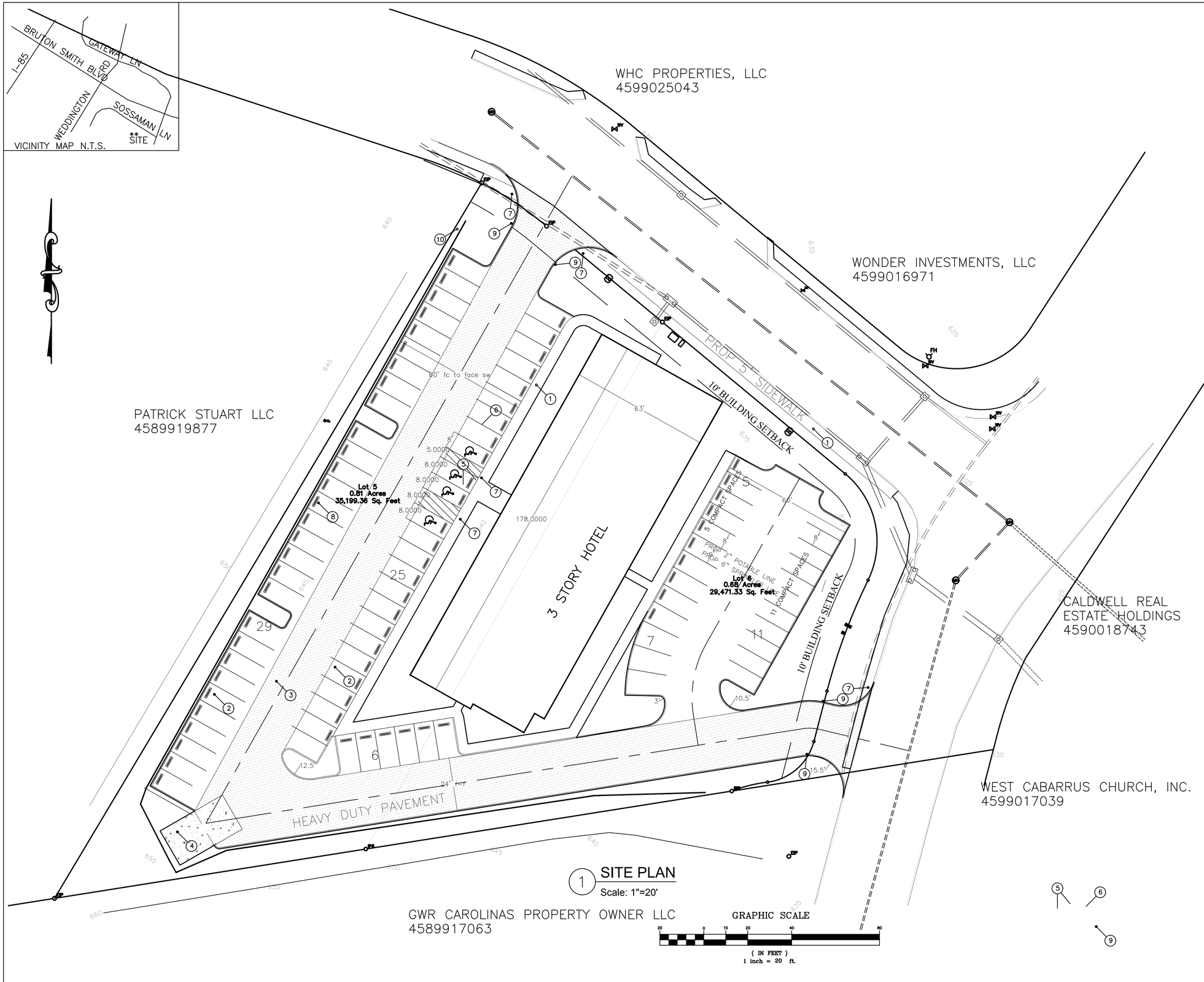
7 6 2022

Signature: Date:

Gateway Hotel Narrative

This is a proposed 82 unit hotel in the growing Exit 49 area. It will create much needed hotel rooms along with jobs and tax base in this exciting area. The vertical cost alone will exceed $6,300,000 and create a minimum of 21 well paying jobs.

Thank you for your consideration.



1 SITE PLAN
Scale: 1"=20'

SITE NOTES

OWNER: MIDSTATE HOSPITALITY GROUP LLC
7715 SOSSAMON LANE, NW
CONCORD, NC 28027

PIN: 4599 01 4711
4599 01 5628
TOTAL ACRES – 1.49 ACRES

ZONING: C2

DIMENSIONAL STANDARDS
MIN LOT SIZE – N/A
IMPERVIOUS RATIO – 0.8
MIN STREET FRONTAGE – 30'
MIN LOT WIDTH – 50'
MIN LOT DEPTH – 100'
MAX BUILDING HT – 48'

BUILDING SETBACKS
FRONT – 10'
SIDE – N/A
REAR – N/A

IMPERVIOUS AREA – 80% MAX
BUILDING – 11,085 SF
PARKING, DRIVE, SIDEWALK – 35,910 SF
TOTAL – 46,995 SF (72.4% IMPERVIOUS)

REGIONAL BASIN SO NO ON SITE DETENTION IS REQUIRED

REQUIRED PARKING
MOTEL/HOTEL – 1 SPACE PER ROOM
REQUIRED – 82 ROOMS = 82 SPACES
PROVIDED – 84 SPACES TOTAL W/4 HC ACCESSIBLE SPACES

KEYED NOTES

KEYED NOTES LISTED BELOW ARE REFERENCED FROM THIS PLAN USING THIS SYMBOL (1)

1. 5' CONCRETE SIDEWALK
2. LIGHT DUTY ASPHALT PAVING
3. HEAVY DUTY ASPHALT PAVING
4. DUMPSTER AREA, SCREENING SHALL MATCH BUILDING MATERIALS.
5. ACCESSIBLE PARKING AND SIGNAGE
6. ALL PARKING LOT MARKINGS SHALL CONFORM TO NCDOT STD. 1205
7. WHEEL CHAIR RAMP WITH DETECTABLE WARNING DOMES NCDOT STD 848.06
8. CONCRETE PARKING BLOCKS
9. 2'–6" STANDARD CURB & GUTTER TRANSITION to 1'–6" C&G AT PROPERTY LINE
10. PROPOSED RETAINING WALL (DESIGN BY OTHERS

NORTHEAST ENGINEERING
NC Firm Lic. No. C-2684
454 Burrage Road
Concord, NC 28025
P 704.788.6372
www.nee-pa.com

PRELIMINARY REVIEW SET ONLY

This drawing is the property of NorthEast Engineering, P.A. It is not to be reproduced, copied, or used on any other project without written permission.

Prepared for:
Midstate Hospitality Group, LLC
6203 Westcott Dr
Summerfield, NC 27358

GATEWAY HOTEL
CONCORD, NORTH CAROLINA
PROPOSED SITE PLAN
SITE PLAN

#	DATE	REVISION	BY

SCALE: 1"=20'
DATE: 06/08/18
JOB # 2017-028
C - 1.0

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

Nonresidential

Smoke Pit Masterplan (CN-PSA-2022-00101)

796 Concord Pkwy.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
1/27/2022	Yes	8,000 sq. ft market	No	No	No	No

Allocation Request

Total	2023
15,760	**15,760**

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

Brief Summary

This proposal is for an 8,000 sq. ft. market located at 796 Concord Pkwy. This parcel is zoned General Commercial (C-2).



CN-PSA-2022-00101

Smoke Pit Masterplan

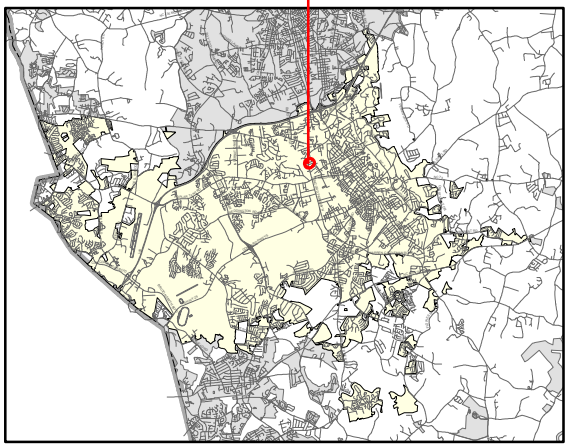
Type: Nonresidential

8,000 sf market

Allocation Request: 15,760

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	The Smoke Pit New Construction and Renovation					
2.)	Description of project location:	Concord Pkwy N between Faggart Ave and Callaway Ave 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:	5611829336000 / 56118281780000	3a.)	Parcel Acreage:			
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	7000 SF New Construction/ 8237 SF Renovation		
6a.)	Description of Facility to be served.	Full service restaurant and meat market	6b.) Number of Lots			6c.) Number of Units	N/A
7d.)	Additional description information:	New 7,000 SF restaurant; renovation of existing building to for the Stock Market and offices..					

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, AIA (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. PE (Typed name of North Carolina Professional Engineer)	SE Collins Consulting Engineering (Company Name)
31024 (NCPE Registration Number)	1817 E Innes St (Street or Box Number)
704-638-6337 (Phone Number)	Salisbury NC 28146 (City, State, Zip Code)
Sam Collins, PE (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):____		

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:** 15,760 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	
FULL SERVICE RESTARUANT	40	gal/	SEAT	244	GPD	9760
MEAT DEPT, BUTCHER SHOP OR FISH MARKET	75	gal/	100 SF	80	GPD	6000
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	15,760

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

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

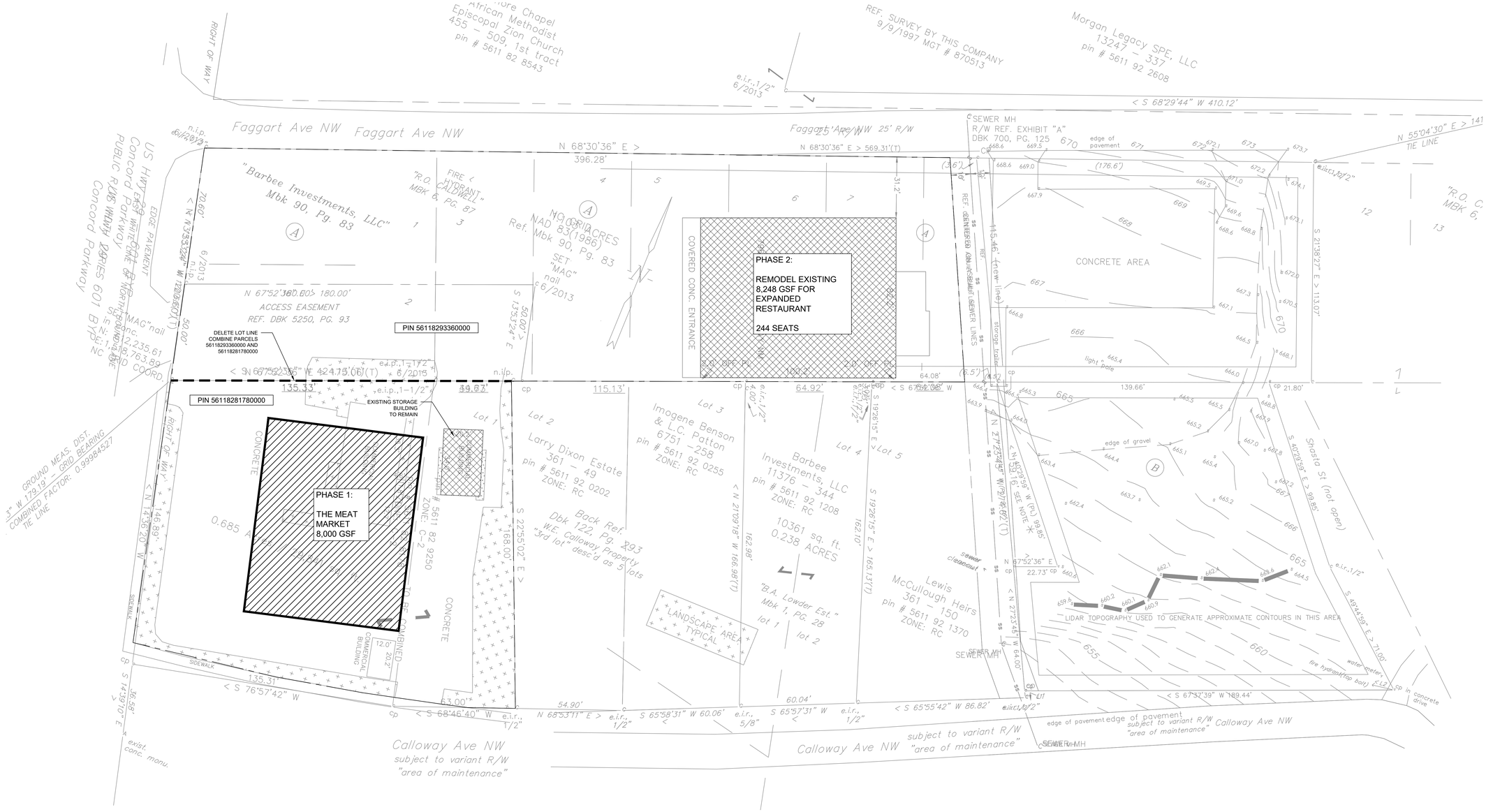
allocation wastewater allocation. I hereby certify that I have full legal rights to request such action and that the statements or information contained herein and herewith are true and correct to the best of my knowledge.

Signature: _____ Date: 7/22/22

The BOGLE Firm, PLLC
Architecture • Planning • Consulting

The Smoke Pit Project Narrative:

The Smoke Pit and the Stock Market have outgrown it's 8,248 GSF facility. The owner has purchased the adjacent lot and is in the process of combining the lots: PIN 56118293360000 and PIN 56118281780000. The phase 1 of the project will be a new construction (8,000 GSF) for the Stock Market. Phase 2 will be the remodel of the existing structure for the expanded Smoke Pit restaurant which will result in 244 seats. Please see attached schematic site plan that has been submitted with this application.


Faggart Ave NW
Faggart Ave NW
Faggart Ave NW 25' R/W
N 68°30'36" E > 396.28'
N 68°30'36" E > 569.31'(T)
"Barbee Investments, LLC" Mbk 90, Pg. 83
"R.O. CALDWELL" MBK 6, PG. 87
FIRE HYDRANT
NC GRID NAD 83(1986) Ref. Mbk 90, Pg. 83
SET "MAG" nail c 6/2013
N 67°52'36" E 180.00' ACCESS EASEMENT REF. DBK 5250, PG. 93
PIN 56118293360000
PIN 56118281780000
DELETE LOT LINE COMBINE PARCELS 56118293360000 AND 56118281780000
EXISTING STORAGE BUILDING TO REMAIN
PHASE 1:
THE MEAT MARKET
8,000 GSF
PHASE 2:
REMODEL EXISTING 8,248 GSF FOR EXPANDED RESTAURANT
244 SEATS
COVERED CONC. ENTRANCE
CONCRETE AREA
storage trailer
light pole
SEWER MH
R/W REF. EXHIBIT "A" DBK 700, PG. 125
REF. CENTERLINE OF SEWER LINES
edge of pavement
edge of gravel
LIDAR TOPOGRAPHY USED TO GENERATE APPROXIMATE CONTOURS IN THIS AREA
fire hydrant
water meter
Shasta St (not open)
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Larry Dixon Estate 361 – 49 pin # 5611 92 0202 ZONE: RC
Imogene Benson & L.C. Patton 6751 –258 pin # 5611 92 0255 ZONE: RC
Barbee Investments, LLC 11376 – 344 pin # 5611 92 1208 ZONE: RC
Lewis McCullough Heirs 361 – 150 pin # 5611 92 1370 ZONE: RC
Morgan Legacy SPE, LLC 13247 – 337 pin # 5611 92 2608
African Methodist Episcopal Zion Church 455 – 509, 1st tract pin # 5611 82 8543
REF. SURVEY BY THIS COMPANY 9/9/1997 MGT # 870513
"R.O. C. MBK 6,
"B.A. Lowder Est." Mbk 1, Pg. 28 lot 1 lot 2
"LANDSCAPE AREA TYPICAL"
0.685 ACRES
10361 sq. ft. 0.238 ACRES
Back Ref. Bk 122, Pg. 293 "3rd lot" desc'd as 3 lots
Calloway Ave NW subject to variant R/W "area of maintenance"
Concord Parkway
US Hwy 601 (NC Hwy 73) PUBLIC R/W VARIES
RIGHT OF WAY
EDGE PAVEMENT
COMMERCIAL BUILDING
SIDEWALK
CONCRETE
TO BE COMBINED
exist. conc. monu.
"MAG" nail
GROUND MEAS: DIST. COMBINED FACTOR: 0.99994527
TIE LINE
SEWER MH R/W REF. EXHIBIT "A" DBK 700, PG. 125
N 55°04'30" E > 141 TIE LINE
S 68°29'44" W 410.12'
S 21°38'27" E > 113.07'
S 40°29'59" E > 99.85'
S 45°44'59" E > 71.00'
< S 67°37'39" W 189.44'
< S 67°52'36" W 424.75'(T)
< S 68°46'40" W
< S 76°57'42" W
< N 14°39'10" W 146.89'
< N 21°09'18" W 166.98'(T)
< S 21°09'18" E 162.98'
< S 21°26'15" E > 163.13'(T)
< N 27°23'45" W 64.00'
< N 40°29'59" W (PD) 99.85' (T) SEE NOTE
N 67°52'36" E 22.73'
S 22°55'02" E > 168.00'
N 68°53'11" E > 54.90'
S 65°58'31" W 60.06'
S 65°57'31" W 60.04'
< S 65°55'42" W 86.82'
e.i.r., 1/2" 6/2013
e.i.r., 1/2"
e.i.r., 5/8"
n.i.p. 6/2013
c 6/2013
cp
edge of pavement
(3.6')
(176.6')
(6.5')
115.46' (new line)
115.13'
64.92'
64.08'
100.2'
31.2'
135.33'
49.87'
139.66'
21.80'
146.89'
135.31'
63.00'
54.90'
60.04'
162.98'
162.10'
50.00'
50.00'(T)
12.0'
20.2'
2.0' OFF PL
2.0' OFF PL
2.0' OFF PL
2.0' OFF PL
SEWER MH
SEWER MH
SEWER MH
CONCRETE
CONCRETE
CONCRETE
SIDEWALK
SIDEWALK
SIDEWALK
exist. conc. monu.
Calloway Ave NW subject to variant R/W "area of maintenance"
Calloway Ave NW subject to variant R/W "area of maintenance"
edge of pavement
edge of pavement
subject to variant R/W "area of maintenance"
Calloway Ave NW
SEWER MH
cp in concrete drive
fire hydrant
top bolt
water meter
C/L
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
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L38
L39
L40

Nonresidential

Woodhaven Vet Hospital (CN-PSA-2022-00104)

560 Woodhaven Pl.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	10,000 sq. ft Animal Hospital	No	No	No	No

Allocation Request

Total	2023
2,600	**2,600**

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

Brief Summary

This proposal is for an 10,000 sq. ft Animal Hospital located at 560 Woodhaven Pl. This parcel is zoned MX-IB.



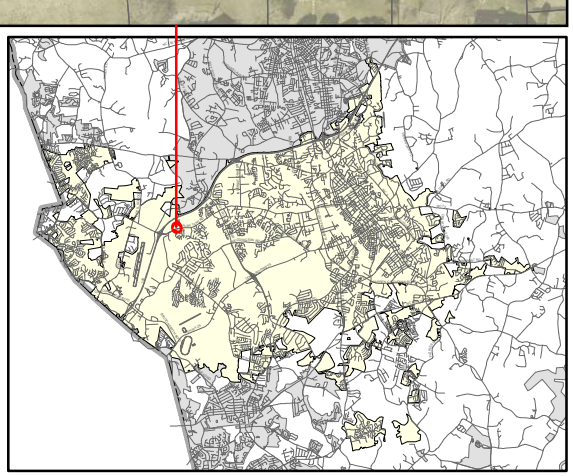
CN-PSA-2022-00104
Woodhaven Vet Hospital

Type: Nonresidential

10,000 sf Animal Hospital

Allocation Request: 2,600
Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
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:**	Woodhaven Vet Hospital					
2.)	**Description of project location:**	Site located on Poplar Tent Road adjacent to new dentist office at the intersection of Woodhaven 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:**	Portion of 46906665710000	3a.)	**Parcel Acreage:**	1.50 acre+/-		
4.)	**Site Zoning and use:**	Vacant - MX-IB Zoning	5.)	**Area Commercial or Industrial Building (sq. ft.)**	10,000 sf		
6a.)	**Description of Facility to be served.**	Vet office with Boarding facilities	6b.) **Number of Lots**	1	6c.) **Number of Units**	1	
7d.)	**Additional description information:**	Construction of a 8,000 to 10,000 square foot veterinary office with boarding for approximately 80 animals					

B. Applicant Information

Madison Cloninger (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.)	147 Goathill Road (Applicant's Street or Box Number)
(Name of **Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Mooresville NC 28117 (Applicant's City, State, Zip Code)
704-450-5325 (Applicant's Phone Number)	N/A (Applicant's Facsimile Number)
Shad Walters (Name) swalters@wkdickson.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	mtcloninn@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

Shad W Walters, PE (Typed name of North Carolina Professional Engineer)	WK Dickson & Comapny (Company Name)
035796 (NCPE Registration Number)	1213 West Morehead Street (Street or Box Number)
704.227.3455 (Phone Number)	Charlotte, North Carolina 28208 (City, State, Zip Code)
Shad Walters, Civil Engineer (Name and affiliation of contact person, who can answer questions about **application & designs**)	swalters@wkdickson.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): Vet Hospitals, kennels, animal boarding facilities		

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 2,600 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	
Veterinary Offices	250 gal/	Practioner	4	GPD	1000
Vet Hospital, kennels, animal boarding facilities	20 gal/	pen	80	GPD	1600
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	2600

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Madison Cloninger (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.**

Madison Cloninger — Signature:

7/19/2022 — Date:

Project Narrative

For

Woodhaven Vet Hospital

Poplar Tent Road, Concord, NC

July 19, 2022

Dr. Madison Cloninger owned and operated the Mooresville Animal Hospital until last year at which time the business was sold to another group and now operates as the Lake Norman at Mooresville Animal Hospital. Dr. Cloninger is currently looking to develop a new animal hospital/veterinary service in the Concord, North Carolina area. The proposed development will be an approximate 1.50 acre tract that will be subdivided out of the Cabarrus County parcel #46906665710000. The property is a portion of the larger Woodhaven Development located on Poplar Tent Road, east of I-85.

The proposed animal hospital will be approximately 8,000 to 10,000 square feet of veterinary office and boarding space. It will be designed to accommodate 3 to 4 practitioners and board approximately 80 dogs with allotted kennel space.

Dr. Cloninger is requesting a wastewater flow allocation of 2600 gallons per day (gpd) based upon the following design flows in accordance with the 15A NCAC 2T.0114 rules:

4 practitioners at 250 gpd/each = 1,000 gpd

80 kennels @ 20gpd/each = 1,600 gpd

Total requested flow allocation: 2,600 gpd

Also attached for your reference is a portion of the survey indicating the approximate location of the reference lot. Final survey/due diligence services will be completed upon receipt of the wastewater flow allocation.

Nonresidential

Atrium Health- Concord Mills- FSED (CN-PSA-2022-00106)

9465 Camden Town Dr. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	13,500 sq. ft Freestanding Emergency Room	No	No	No	No

Allocation Request

Total	2023
2,200	**2,200**

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

Brief Summary

This proposal is for an 13,500 sq. ft. freestanding emergency room located at 9465 Camden Town Dr. NW. This parcel is zoned Planned Unit Development (PUD).



CN-PSA-2022-00106
Atrium Health - Concord Mills

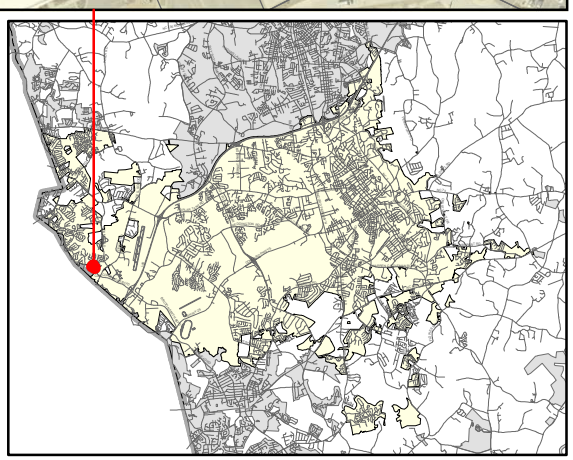
Type: Nonresidential

13,500 sf freestanding emergency department

Allocation Request: 2,200

Project Score: 1

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



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PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	Project Title:	Atrium Health- Concord Mills- Free Standing Emergency Department- SDN					
2.)	Description of project location:	Site located on the Southeast corner of Christenbury Parkway and Cox Mill 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:	45893703650000	3a.)	Parcel Acreage:	4.749		
4.)	Site Zoning and use:	PUD	5.)	Area Commercial or Industrial Building (sq. ft.)	13,500		
6a.)	Description of Facility to be served.	Free Standing Emergency Department	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	One Free Standing Emergency Department Building					

B. Applicant Information

Brett Denton , Enterprise EVP, CLO (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.)	1111 Metropolitan Avenue, Suite 600 (Applicant's Street or Box Number)
The Charlotte Mecklenburg Hospital Authority (**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 28204 (Applicant's City, State, Zip Code)
704-355-3786 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Wayne Womack (Name) wayne.womack@atriumhealth.org (Email) (Name with Title and Email of contact person, who can answer questions about application)	wayne.womack@atriumhealth.org (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 #7726 (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)

DocuSign Envelope ID: 699BC128-E8C3-41E7-92AD-BCA2FA7E0A78

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 2,200 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Freestanding Emergency Dept	880 gal/ acre	2.5	GPD 2,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Brett Denton (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.**

Brett Denton — Signature:

7/21/2022 | 01:01:25 EDT — Date:

July 21, 2022

Dear City of Concord Mayor and Council Members,

This letter is to serve as a narrative in support of sewer allocation application for the proposed Atrium Health – Concord Mills – Freestanding Emergency Department.

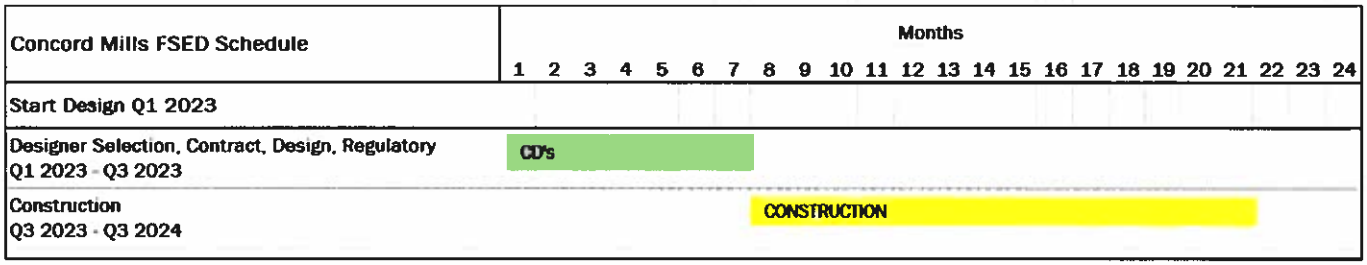
Atrium Health Cabarrus was recently awarded a Certificate of Need by the NC Department of Health and Human Services for development of an emergency department to be constructed near the intersection of Cox Mill Road and Christenbury Parkway in Concord. This is based on current and future demand for emergency medical services.

The proposed site is located on the southeast corner of Christenbury Parkway and Cox Mill Road.

- Parcel ID 45893703650000
- The property is zoned classification PUD
- Land Area 4.749 Acres
- Proposed facility is a Free-Standing Emergency Department building be approximately 13,500 SF of new construction. The facility will be built under a hospital license and therefore fall under FGI requirements.

This project will include two phases. The first phase is the aforementioned Freestanding Emergency Department which will only encompass approximately 2-2.5 acres. The second phase for this parcel will be designed and submitted at a later date.

PHASE I CONSTRUCTION SCHEDULE
Concord Mills Free Standing Emergency Department



The estimated demand required for this parcel is based on a daily design flow of 880 gallons / acre. The entire parcel is 4.749 acres for a total required flow of 4,179 GPD. The required flow for the proposed phase 1 facility is 2.5 acres for a phase one required flow of 2,200 GPD.
For the Project Prioritization Scoring:

- Zoning Overlay – Airport (AOD) +1
- Mixed Use Plan +1
- Total +2

This facility will serve as an extension of Atrium's existing healthcare system in Cabarrus County and provide additional access to patient services in high demand – notably, emergency care.

Other components of the project include:

CT scanner	Diagnostic X-ray	
Ultrasound	Laboratory	Pharmaceutical services needed for emergency services

The location was selected based on a high utilization of emergency services in Cabarrus County and surrounding areas, along with the lack of sufficient capacity within Cabarrus County and facilities that serve patients from the proposed service area.

EMERGENCY DEPARTMENT NEED IN CABARRUS COUNTY

In evaluating the emergency department need in Cabarrus County, Atrium Health examined several factors including the population growth in Cabarrus County.

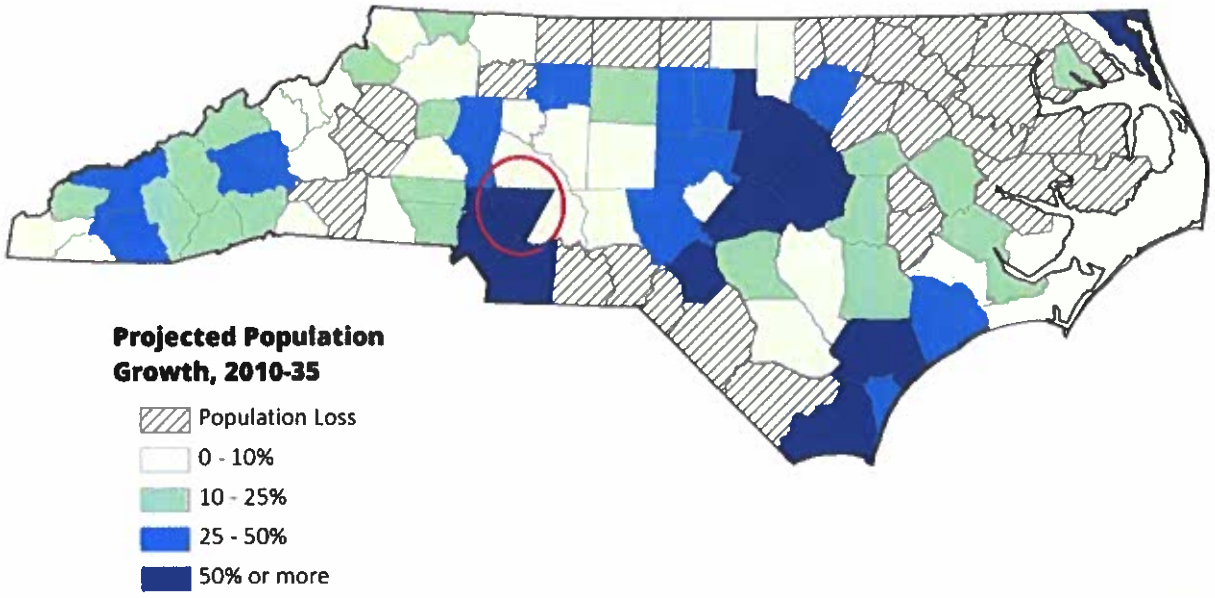
The population growth in Cabarrus County is driving increased utilization of healthcare services, including emergency services. The chart below from the North Carolina Office of State Budget and Management (NC OSBM), shows that Cabarrus County's population grew 21.6 percent between 2011 and 2021 making Cabarrus County the third fastest growing county in North Carolina, growing 2.0 percent annually. In comparison, North Carolina's population grew 1.0 percent per year over the same time period.

Top Five Fastest Growing Counties 2011-2021

	2011	*2021*	*Population Change*	*Percent Growth*	*CAGR**
Brunswick	110,157	150,889	40,732	37.0%	3.2%
Johnston	172,108	216,670	44,562	25.9%	2.3%
Cabarrus	180,719	219,830	39,111	21.6%	2.0%
Chatham	64,403	78,199	13,796	21.4%	2.0%
Mecklenburg	940,151	1,138,138	197,987	21.1%	1.9%
North Carolina	**9,656,099**	**10,658,717**	**1,002,618**	**10.4%**	**1.0%**

Source: NC OSBM, Exhibit C.4-1.
*Compound Annual Growth Rate.

The map below indicates that this growth is expected to continue over the next decade and beyond. Further, while the growth in Cabarrus County is significant, neighboring Mecklenburg and Union counties also are in the highest growth tier.



Source: NC General Assembly, available at https://www.ncleg.gov/documentsites/committees/house2015-172//2-22-16_Meeting/Demographic_Trends_through_2035.pdf.

We hope this letter speaks to the need for this facility in the Concord community and believe this facility will be a great addition to the area.

Sincerely,

Roy Hawkins

Roy Hawkins
Senior Vice President, Northeast Market President
Atrium Health

Nonresidential

Tidal Wave Auto Spa (CN-PSA-2022-00108)

3065 Dale Earnhardt Pkwy

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
4/21/2022	Yes	3,200 sq. ft. car wash	No	No	Yes	No

Allocation Request

Total	2023
6,450	**6,450**

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

Brief Summary

This proposal is for a 3,200 sq. ft. car wash at 3065 Dale Earnhardt Pkwy. The parcel is zoned General Commercial (C-2).



CN-PSA-2022-00108
Tidal Wave Auto Spa

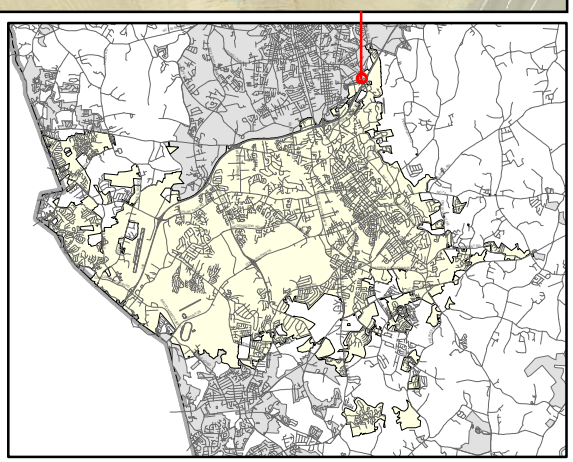
Type: Nonresidential

3,200 sf car wash

Allocation Request: 6,450

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:	Dale Earnhardt Tidal Wave Carwash					
2.)	Description of project location:	3065 Dale Earnhardt BLVD off of 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:	56227807710000	3a.)	Parcel Acreage:	1.14		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	3200		
6a.)	Description of Facility to be served.	Car Wash	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:						

B. Applicant Information

Alex Perry , 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.)	124 East Thompson St, P.O. Drawer 311 (Applicant's Street or Box Number)
SHJ Construction Group (**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	Thomaston, GA 30286 (Applicant's City, State, Zip Code)
478-972-2418 (Applicant's Phone Number)	(Applicant's Facsimile Number)
Walker Johnson (Name) wjohnson@seamonwhiteside.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	alex.perry@shjconstructiongroup.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

Trey Little (Typed name of North Carolina Professional Engineer)	Seamon Whiteside (Company Name)
048282 (NCPE Registration Number)	1111 Metropolitan Ave, Suite 1050 (Street or Box Number)
980-312-5450 (Phone Number)	Charlotte, NC 28204 (City, State, Zip Code)
Walker Johnson, Civil Designer I (Name and affiliation of contact person, who can answer questions about **application & designs**)	tlittle@seamonwhiteside.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): Car Wash		

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**: 6,450 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 calculations on next page		GPD
	gal/		GPD
Car Wash Facilities	6,450 gal/		GPD 6,450
	gal/		GPD
	gal/		GPD
		Total	GPD 6,450

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Alex Perry (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.**

Alex Perry — Signature:

7/21/22 — Date:

Prepared For: TWAS

Location: Kannapolis NC

Prepared By:

Date: 21-Jul-22

APPLICATION NUMBER	FUNCTION	WATER TYPE	JET SIZE	JET QUANTITY	JET GPM/JET	USE FACTOR	FLOW RATE PER MIN	RECLAIM WATER/MIN	FRESH WATER/MIN	WELL WATER/MIN	R.O. REJECT
1	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5	**4.5**			
2	FOAMING APPLICATOR ARCH	fresh	F.T.	9	0.5	100.00%	4.5	**4.5**			
3	FOAMY CTA #1	fresh	SH	1	3	100.00%	3		**3**		
4	FOAMY CTA #2	fresh	SH	1	3	100.00%	3		**3**		
5	SF 63	any	4010	4	1	100.00%	4	**4**			
6	WRAP FOAMER #1	fresh	SH	1	3	100.00%	3		**3**		
7	WRAP AROUND WATER #1	any	4020	6	2	100.00%	12	**12**			
8	TOP BRUSH #1	fresh	FT	6	1	100.00%	6		**6**		
9	WRAP FOAMER #2	fresh	SH	1	3	100.00%	3		**3**		
10	WRAP AROUND WATER #2	any	4020	6	2	100.00%	12	**12**			
11	SFB21	any	4010	4	1	100.00%	4	**4**			
12	TRIPLE POLISH	fresh	SH	3	3	30.00%	9		**3**		
13	UNDERCARRIAGE	any	F.T.	12	0.2	100.00%	2.4	**2.4**			
14	OMNI TOP	any	02	20	1	100.00%	20	**20**			
15	OMNI WHEELS	any	02	20	1	100.00%	20	**20**			
16	OMNI SIDES	any	02	20	1	100.00%	20	**20**			
17	HP MIRROR RINSE	any	RAINBAR	1	8	100.00%	8	**8**			
18	CTA #3	fresh	4010	4	1	100.00%	4		**4**		
19	807 MITTER	any	4010	4	1	100.00%	4	**4**			
20	PENDULUM	any	02	24	1	100.00%	24	**24**			
21	HOT WAX	fresh	SH	3	4	30.00%	12		**4**		
22	TOP BRUSH #2	fresh	FT	6	1	100.00%	6		**6**		
23	TBP ARCH	fresh	FT	10	0.8	30.00%	8		**3**		
24	LP MIRROR RINSE	fresh	RAINBAR	1	4	100.00%	4		**4**		
25	CTA #4	fresh	4010	4	1	30.00%	4		**2**		
26	DRYING AGENT	fresh	RAINBAR	1	4	100.00%	4		**4**		
27	SEALER WAX	fresh	RAINBAR	1	2	30.00%	2		**2**		
28	FINAL RINSE	fresh	RAINBAR	1	8	100.00%	8		**8**		
29	TIRE SEAL	fresh	SS	2	4	30.00%	8		**3**		
30	TUNNEL PREP	any	08	2	4	100.00%	8	**8**			
31	HAND WASH	any	08	2	4	100.00%	8	**8**			
	TOTAL							**155.4**	**61**	**0**	**0**
	AVERAGE APPLICATION TIME IN SECONDS:			20		FACTOR:		**33.33%**	**33.33%**	**33.33%**	**33.33%**
	(BASED ON 120 CPH CHAIN SPEED)										
	AVERAGE GALLONS USED PER CAR:							**51.80**	**20.33**	**0.00**	**0.00**
	AVERAGE CARS PER MONTH:			13,500				**13500**	**13500**	**13500**	**13500**
	ESTIMATED GALLONS PER MONTH:							**699300**	**274500**	**0**	**0**
	AVERAGE EVAPORATION AND CARRY OUT PER CAR			6							

TOTAL WATER USES		TOTAL WATER	RECLAIMED	FRESH WATER	H2O LOSS/EVAP	DISCHARGE TO SEWER
Gallons Per Car (GPC)	**GPC**	**72.13**	**51.80**	**20.33**	**6**	**14.33**
ESTIMATED AVERAGE RECLAIMED PORTION: **71.81%**	MNTHLY TOT	**973,800.00**	**699,300.00**	**274,500.00**	**81,000.00**	**193,500.00**

All fixtures within the facility are listed at length in the file, and their usage (flow rate per minute VS reclaimed water flow per minute)

±13,500 cars per month (on average)

Our system reclaims 71.81% of water used for car washing

Of the total 72.13 gallons per car (GPC) used, 20.33 GPC is discharged to sewer

Total discharge to sewer = 193,500 gallons per month OR ±6,450 GPD

Tidal Wave Auto Spa Dale Earnhardt Blvd, Kannapolis

Tidal Wave Auto Spa
124 East Thompson Street
PO Drawer 311
Thomaston, Georgia 30286

Project Sewer Allocation Narrative

Tidal Wave Auto Spa/SHJ Construction is pleased to provide an opportunity for commercial development of the currently vacant 1.14 acre lot at 3065 Dale Earnhardt Blvd (Parcel No. 5622780771).

Bub Craver and Charlie James have owned this property for 20 years. The property was originally in the Copperfield Inc development that Bub, is part owner of. He sold the land to the Pantry and the land to Lowes to develop. The Pantry was forced to close and Bub and Charlie bought it. Copperfield Inc still owns vacant land along Copperfield Blvd that will be developed.

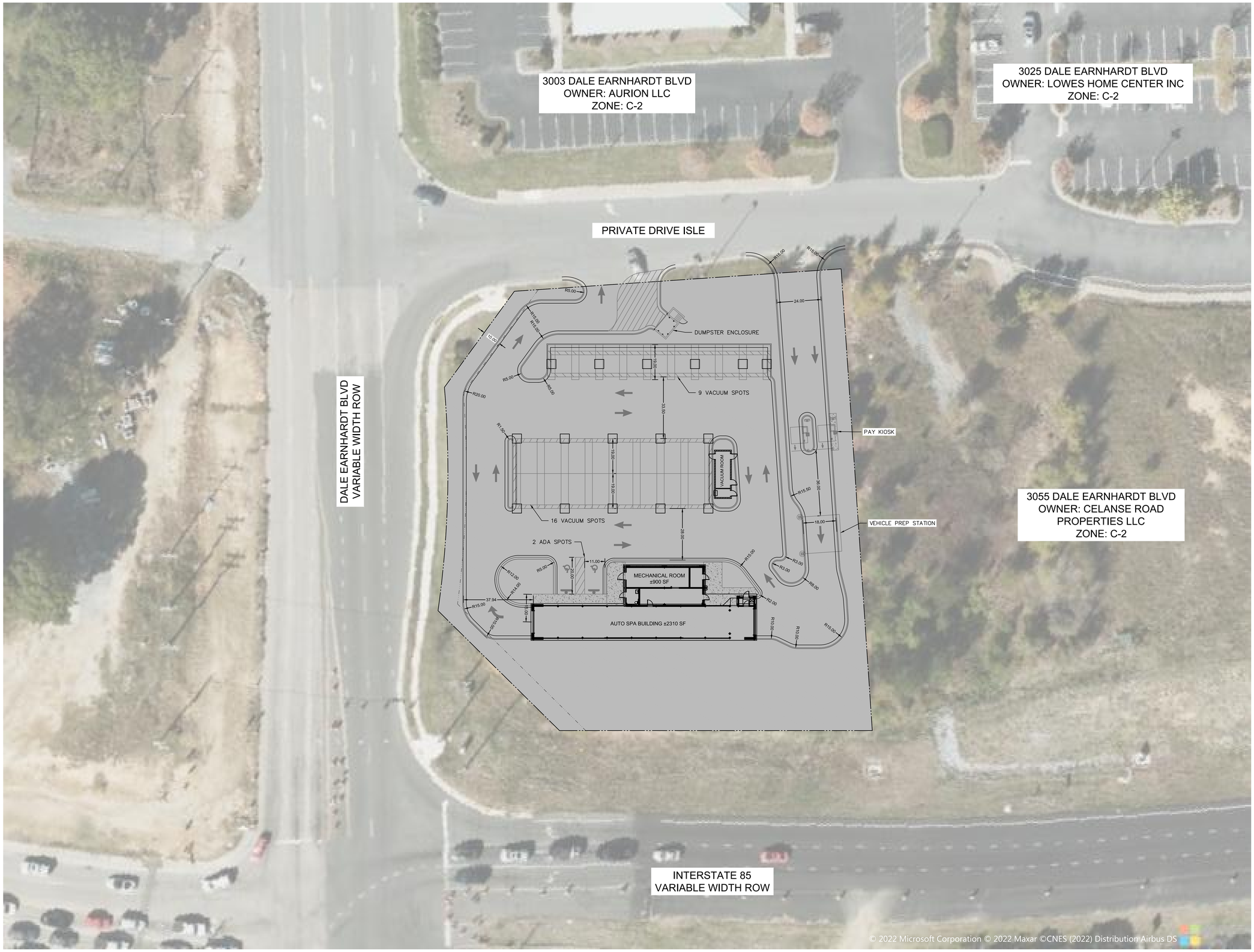
The Car Wash Operation occurs in a ±3,206 SF building on the property. This is a standard single lane express wash tunnel that vehicles move through on an automated conveyor belt. The wash tunnel is equipped with a reclamation system that is designed to recapture all comingled wash and rinse waters and which is reused in the carwash process. This reduces the freshwater needed for washing vehicles by approximately 72%. All of the water captured passes through the reclaim system and eventually outfalls to an oil/grit separator before discharging into the sewer system. All of the soaps and detergents used in the process are none hazardous and the discharge to the sewer is best described as gray water.
All wash water processes in the wash tunnel are comingled with vehicle wash agent (VWA) which is an enzyme based washing agent formula which is biodegradable and degrades built up oils and greases on the vehicle as well as the trench drains and tanks of the system. The enzyme is designed to reduce the loading on the OWS.

This waste water usage request is based on the projected washing of approximately 13,500 vehicles per month. This style of express carwash is the most efficient type of carwash in the industry. Traditional wand washes and full service washes are extremely inefficient and use 5 times as much water per car on average.

Should you have any questions or need additional information, please do not hesitate to call our office.

Alex Perry
Engineering Design Manager
Tidal Wave Auto Spa
478.972.2418
Alex.perry@shjconstructiongroup.com

Martie Murphy
Director of Entitlement
TWAS Properties
706.647.0414
Martie@shjconstructiongroup.com



SITE DATA:

ADDRESS: 3065 DALE EARNHRDT BLVD, KANNAPOLIS NC 28083
PIN: 56227807710000
PROPERTY AREA: 1.14 ACRES
JURISDICTION: CONCORD
ZONING: C-2
SETBACKS:
FRONT: 10'
PARKING:
VACUUM USE/ NORMAL: 25 SPACES
ADA: 2 SPACES
TOTAL PARKING: 27 SPACES

SEAMONWHITESIDE

PROJECT NAME: DALE EARNHARDT TIDAL WAVE AUTO SPA
PROJECT #: CL1272
DATE: 04/14/2022

0 10 20 40
SCALE: 1" = 20'

PRE-APPLICATION MEETING

PLOTTED:4/14/2022 1:40 PM, BY Walker Johnson V:\CL1272\CAD Files\Exhibits\CL1272 PRE-APPLICATION SITE PLAN.dwg

Nonresidential

Take 5 Car Wash (CN-PSA-2022-00112)

3325 Bogle Dr.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
7/21/2022	Yes	3,500 sq. ft. car wash	No	No	No	No

Allocation Request

Total	2023
11,300	**11,300**

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

Brief Summary

This proposal is for a 3,500 sq. ft. car wash at 3325 Bogle Dr. The parcel is zoned General Commercial (C-2).



CN-PSA-2022-00112

Take 5 Car Wash

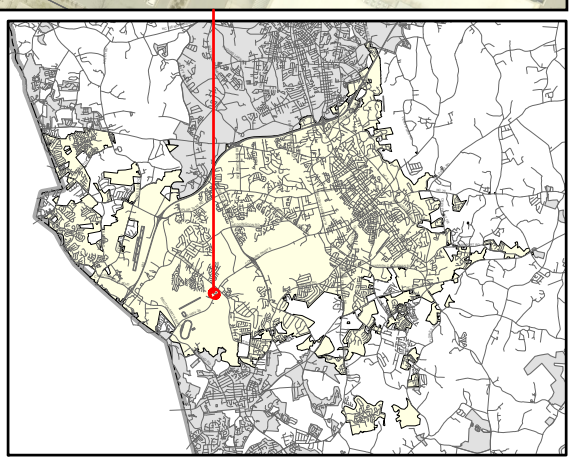
Type: Nonresidential

3,500 sf car wash

Allocation Request: 4,250

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:	Take 5 Car Wash					
2.)	Description of project location:	Site located at the northwest corner of the Bogle Drive and Concord Parkway South Intersection (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	Cabarrus County Parcel Identification Number:	55092381010000	3a.)	Parcel Acreage:	1.39		
4.)	Site Zoning and use:	C-2	5.)	Area Commercial or Industrial Building (sq. ft.)	3,500		
6a.)	Description of Facility to be served.	car wash	6b.) Number of Lots	1	6c.) Number of Units	1	
7d.)	Additional description information:	Proposed Car wash facility with automatic drive-thru tunnel and self vacuum stalls					

B. Applicant Information

Lauren McNeil, Project Manager (Title) (**Name** of **legal owner**, **board**, **council**, and/or **authorized official with title**; as defined in property records and/or a registered agent(s) as listed in the NC Secretary of State Corporation filings, hereby referred to as the Applicant.)	440 Church Street, Suite 700 (Applicant's Street or Box Number)
Driven Brands (**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)
704-377-8855 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Brandy Zackery, PE (Name) bzackery@a-ces.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	Lauren.McNeil@DrivenBrands.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 S. Dennis P.E. (Typed name of North Carolina Professional Engineer)	 (Company Name)
041185 (NCPE Registration Number)	870 Cleveland Street Ste 1D (Street or Box Number)
(864) 752-7234 (Phone Number)	Greenville, SC 29601 (City, State, Zip Code)
 (Name and affiliation of contact person, who can answer questions about **application & designs**)	michaeld@leblancwelch.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): Car Wash		

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

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

3.) Pretreatment required:

○ No

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

Oil/water separator w/grit removal

4.) **Volume of wastewater flow to be allocated for this particular project**: 11,300 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
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Lauren McNeil **, 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.

Digitally signed by Lauren McNeil
Date: 2022.07.26 08:19:53 -05'00'

07/26/22

Signature: Date:

Date: July 22, 2022

City of Concord
Concord, NC

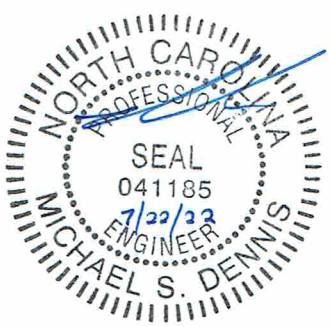
Re: Take 5 Estimated Sewer Daily Flows

City of Concord,

I have reviewed the Take 5 provided monthly water flow data for over 200 Take 5 Car Washes and have determined the average daily water usage to be 11,300 Gallons per day. The Take 5 provided flow data is included with this letter.

Thanks,

Michael S. Dennis P.E.



Water Usage by Site by Month
UOM = kGal

Service Type	Water

Sum of Usage	Column Labels												2020 Total	2021				2021 Total	Grand Total
	2020																		
Row Labels	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			Jan	Feb	Mar	Apr		
Alexander City (623)			200	200	195	233	254	280	291	387	437	206	2683	245	198	283	335	1061	3744
Americus (615)	224.998	64.328	67.17	0	14.96	150.198	150.198	55.053	105.094	118.483	103.448		1053.93	92.827	108.984	104.87		306.681	1360.611
Arlington (426)			221	178	212	223	254	268	251	279	214	196	2296	207	225	130	313	875	3171
Athens (428)	1	13	23.9	27.5	34.5	30.5	32.6	310	372.1	407.9	262.6		1515.6	258.6	303.4	369.1	529.9	1461	2976.6
Auburn #3 (632)	187	245	150	222	237	218	198	238	211	194	144		2244	161	196	260		617	2861
Auburn (611)	474	692	369	469	459	459	472	490	564	588	438		5474	263	516	633	635	2047	7521
Aurora #3 (218)	655	221	193	218	274	289	285	249	252	273	281		3190	340	281	393		1014	4204
Aurora (204)	452	344	288	400	416	475	459	396	393	271	367		4261	351	350	346		1047	5308
Austin Peay (003)	872.916	898.348		1418.208	441.32	384.472	347.82	452.54	342.584	418.88	421.872		5998.96	331.364	323.884	506.396		1161.644	7160.604
Avon (631)	686.77	435.793	265.058	599.347	739.506	580.032	560.719	599.991	581.594	506.816	441.116		5996.742	400	830.899	535.059		1765.958	7762.7
Bartlett (017)	316.404	299.948	400.928	411.4	540.804	470.492	502.656	520.608	1012.044	394.196	264.792		5134.272	346.324		424.864	596.156	1367.344	6501.616
Batesville (011)	211.1	197.8	194.2	217.1	273.6	232.1	296.3	311.2	271.3	282	233.4		2720.1	293.4	280.3	373.8		947.5	3667.6
Beachwood (506)										331.364	114.444		445.808	205.7	355.3	422.62		983.62	1429.428
Bellmead (219)		357.5	449.6	400.5	569.9	478.9	455.4	373.5	412.1	374.4	426.6		4298.4	302.4	424.9	486.8		1214.1	5512.5
Bessemer (609)	295.46	309.672	347.072	352.308	333.608	344.828	287.232	296.956	385.968	229.636	184.008		3366.748	247.588	239.36	299.2	0	786.148	4152.896
Boaz (417)		148.5	119	123.3	139.9	134.8	136	156.5	126.5	128.9	103.8		1317.2	81.5	113.4	122.6	99.2	416.7	1733.9
Brenham (424)	380.1	390.1	299.7	415.2	445.8	404.8	367.5	317.3	432.6	384.6	321.9		4159.6	343.8	355.6	545.6		1245	5404.6
Brighton (212)			1645.18	455.45	480.93	541.9	597.18	770.55	559.07	489.5	387.3		5927.06	437.6	641.9	535.2		1614.7	7541.76
Broad St (650)	391.952	349.316	335.104	349.316	509.388	287.98	445.808	326.128	402.424	392.7	293.964		4084.08	381.48	440.572	540.804		1362.856	5446.936
Broomfield (203)	474	401	309	424	486	631	470	431	468	304	421		4819	326	359	350		1035	5854
Brownwood (220)		224.4	240.9	486.6	513.3	350.8	565.3	513.5	453.3	324.8	269.6		3942.5	170.3	156.5	232.9	285.5	845.2	4787.7
Bryant (065)						0	454	346.7	349.8	425.3	342.3		1918.1	238.1	258.5	515.1		1011.7	2929.8
Carrollton (244)											1323		1323	427	335	380		1142	2465
Castle Rock (210)	637	557	479	494	553	502	592	520	583	581	574		6072	684	551	601		1836	7908
Cedar Hill (230)	686.949	106.096	92.037	135.548	173.072	288.153	306.101	166.653	202.824	355.81	333.343		2846.586	149.251	226.21	363.182		738.643	3585.229
Centennial (202)	421	450	372	279	324	279	355	284	309	196	206		3475	371	291	373		1035	4510
Centerton (038)	345.3	262	251.4	242.2	307.6	358.27	421.51	362.97	339.8	323.9	657.2		3872.15	255	283.2	413.46		951.66	4823.81
Centre (408)		259	220	442	293	354	295	348	308	271	236		3026	306	299	438	520	1563	4589
Chillicothe (637)	451.044	230.384	164.56	488.444	442.068	420.376	422.62	529.584	411.4	491.436	439.076		4490.992	539.308	579.7	665.72		1784.728	6275.72
Collierville (010)	545.4	112	57	20.9	52.4	39.3	47	0	0	0	477.6		1351.6	808.4	917.2	413.4	825.1	2964.1	4315.7
Columbia (075)														244.3	401.2	413.3	632.4	1691.2	1691.2
Conway (031)	120	157	110	137	113	156	140	163	165	146	125		1532	107	118	189		414	1946
Cordele (647)	98.8	96.7	103.5	107.4	115.9	105.2	106.1	104.4	131	112	106.7		1187.7	99.8	102.7	141.3		343.8	1531.5
Cordova (046)									127.16	310.42	179.52		617.1	251.328	258.808	276.76		786.896	1403.996
Corinth (024)	49.936	42.471	379.49	375.578	394.031	374.239	303.86	48.268	48.994	369.961	350.752		2737.58	287.389	222.171	322.388	15.095	847.043	3584.623
Corsicana (403)	492	471	364	513	668	634	643	588	635	787	662		6457	670	499	356	589	2114	8571
Crestwood (604)	0.748	252.824	273.02	385.968	290.224	354.552	272.272	313.412	289.476	325.38	249.084		3006.96	281.996	254.32	376.244	300.696	1213.256	4220.216
Cross Roads (225)	530.289	574.014	485.246	1284.151	869.439	846.94	1094.747	936.494	559.83	876.819	1204.342		9262.311	2106.476		1223.857	791.444	4121.777	13384.088
Cullman #2 (416)	268.4	289.7	249.9	259.8	260.2	303.9	371.3	417.1	451.4	424.9	346.1		3642.7	338	333.1	505.2	545.4	1721.7	5364.4
Cullman (401)	591.9	885.2	712.5	818	831.1	769.8	726.7	954	841.8	1034.1	931.1		9096.2	435.6	0	2978.8	1114.1	4528.5	13624.7
Dalton (626)	280.5	244	301.5	268.5	280	274.5	232.5	301	326.2	291.3	119		2919	254	307.5	393.5		955	3874
Decatur (437)														91.807	60.106	30.312	174.65	356.875	356.875
Denton One (223)	468.5	733.2	538	813.7	1076.9	778.4	776.3	546.7	1098.4	798.8	72.99		7701.89	604.8	651.4	477.8		1734	9435.89
Denton Two (224)	654.1	677.5	191.3	537.6	576.7	713.6	598.54	463.9	511.6	549.5	435.6		5909.94	550.5	415.09	564.4		1529.99	7439.93
Desoto (231)	306.526	430.976	417.765	401.24	589.782	476.926	622.328	240.11	294.97	335.86	260.342		4376.825	165.988	165.988	1514.684	505.732	2352.392	6729.217
Dickson (045)	492	367	368	384	504	500	345	419	404	342	379		4504	296	533	414	489	1732	6236
Dothan	184	193	46	88	120	146	102	99	119	107	68		1272	83	114	121		318	1590
Dothan (433)	428	496	431	417	427	414	378	414	336	289	357		4387	282		499	477	1258	5645
Douglas (644)	314	330	234	211	167	173	191	201	204	194	180		2399	196	244	343		783	3182
Downtown Birg (624)	113.696	288.728	261.8	334.356	348.568	347.82	141.372	240.108	319.396	218.416	203.456		2817.716	223.652	181.016	323.884		728.552	3546.268
Dyersburg (019)	482.086	423.592	424.789	523.301	489.491	587.18	482.759	499.215	429.502	447.154	341.761		5130.83	397.038	509.463	638.343		1544.844	6675.674
East Broad (634)	240.856	48.62	86.02	172.788	157.828	143.616	115.94	127.908	127.16	92.004	147.356		1460.096	125.664	219.164	170.544		515.372	1975.468
Edmond (228)	230	138	218	264	263	242	208	203	435	347	176		2724	156	277	280		713	3437
El Dorado (049)	428.6	478.2	522.5	560	648	660.2	585.5	459.6	473.1	610	447.1		5872.8	336.1	382.8	515		1233.9	7106.7
Elvis Presley (004)		412.896	404.668	388.96	521.356	552.772	215.424	0	359.04	425.612			3280.728	436.084	436.832		742.016	1614.932	4895.66
Foley (411)	31.7	26.2	32.3	92.9	49.9	192	332.9	202.8	5.4	3.2	69		1038.3	163.8	166.8	190.6	161.4	682.6	1720.9
Fort Smith	354.552	289.476	397.936	248.336	507.892	416.636	365.772	436.832	439.076	369.512	349.316		4175.336	179.52	243.1	480.964		903.584	5078.92
Franklin (079)											385.8		385.8	359	291.6	460.4		1111	1496.8
Fremont (504)	361.284	299.2	137.632	299.2	533.324	422.62	461.516	390.456	293.216	265.54	322.388		3786.376	295.46	256.564	576.708		1128.732	4915.108
Gadsden #2 (415)		266.288	198.22	178.772	166.056	237.864	181.016	210.936	198.968	200.464	150.348		1988.932	118.932	169.796	219.164		507.892	2496.824
Gadsden (405)	293.964	232.628	308.192	184.943	240.717	204.734	271.096	318.981	251.67	218.581	165.99		2691.496	525.212	480.478	493.569		1499.259	4190.755
Garden of Gods(All Seasons)(214)		456.43	232.778	324.557	304.212	328.447	295.984	356.048	13.188	371.457	307.278		2990.379	436.982	384.023	435.56	376.394	1632.959	4623.338
Gateway (617)	348.568	386.716	430.1	325.38	366.52	366.52	311.168	283.492	329.12	240.108	189.244		3576.936	338.844	331.364	539.308		1209.516	4786.452
Georgia Warehouse	7.48	7.48	8.228	8.228	8.976	9.724	8.228	8.976	10.472	8.228	7.48		93.5	12.716	8.228	8.976		29.92	123.42
Germantown (015)	550.528	335.852	290.972	565.488	599.896	537.064	584.188	566.236	510.136	511.632	267.036		5319.028	398.684	414.392	594.66		1407.736	6726.764
Good Middling (059)		172.71	179.31	141.43	144.33	193.71	153.5	171.33	158.26	152.05	140.74		1607.37	110.28	52.01	92.74	167.69	422.72	2030.09
Grand Junction (206)	1980.15	1847.5	1439.1	1467.45	2679.45	2890.15	2128.2	1769.9	1023.4	605.45	1017.6		18848.35	1078.4	1303.3	1591.3		3973	22821.35
Grand Prairie (232)	222	144		193	231	305	246	252	151	171	252		2167	246	251	297	552	1346	3513
Greenville (418)		534	590	483	434	552	583	521	521	595	475		5288	523	631	601	705	2460	7748
Greenville, NC (438)															335.852	502.656		838.508	838.508
Gunbarrel (653)		117.6	143.4	172.3	167.9	188.1	124.6	179.3	153.6	184	160.6		1591.4	171.4	176.1	238.3	252	837.8	2429.2
Harrison (039)		290.577	194.653	248.699	261.943	191.499	240.666	213.046	157.788	135.579	159.427		2093.877	171.238	169.235	278.188		618.661	2712.538
Hernando (016)	327	253	322	315	339	465	395	335	295	359	300		3705	245	344	294	353	1236	4941
Highlands Ranch (201)	1315	249	862	1053	29	722	600	1304	773	1652	580		9139	600	1064	786	946	3396	12535
HighlandsRanch #2 (211)	413	77	215	176	87	332	462	429	471	410	601		3673	604	575	685		1864	5537
Hope Mills (055)	67.29	65.88	54.49	59.81	52.56	77.76	63.56	60.18	51.64	52.97	65.36		671.5	83.88	125.82	224.46	359.05	793.21	1464.71
Hope Mills EZ (058)	181.26	233.21	190.76	202.67	154.73	284.06	299.46	381.92	331.6	346.54	287.59		2893.8	318.36	247.95	454.2	697.81	1718.32	4612.12
Horn Lake (030)	323.136	326.128	305.932	231.132	470.492	427.856	430.1	408.408	413.644	292.468	240.856		3870.152	243.848	194.48	406.912		845.24	4715.392
Hot Springs	335.1	324.1	451.4	439.6	424.5	371.8	447.6	359.5	527.9	395	381.5		4458	212.4	168.9	511.3	590.1	1482.7	5940.7
Hot Springs (007)	173.8	156.4	233	225.5	225.9	225.1	203	250.4	111.4	158	150.3		2112.8	246.9	297.4	428.1		972.4	3085.2
Hot Springs 3 (042)		150.6	185.7	209.8	196.2	199.8	193.4	197.4	254.3	226.4	154.9		1968.5	169.5	134.3	281.9	316.2	901.9	2870.4
Hueytown (654)	312.664	296.208	410.652	314.908	385.968	301.444	301.444	393.448	355.3	305.932	323.136		3701.104	376.244	397.936	534.072		1308.252	5009.356
Huntsville #2 (606)		231.7	210.3	242.7	244.6	271.4	245.5	264.9	265	245.9	182.8		2404.8	190.8	207.3	230.5	332.9	961.5	3366.3
Huntsville #3 (639)		471.3	394	410.5	445.1	422.3	453.8	437.1	474.6	355.6	301.1		4165.4	496.3	464.9	649.1	647.6	2257.9	6423.3
Huntsville (605)	332.8	280.8	350.5	310.8	383.3	358.4	408	379.3	338.5	326.9	275.5		3744.8	326.1	449.4	394.9		1170.4	4915.2
Hwy 280 (607)		337.348	314.16	382.976	363.528	463.012	416.636	419.628	385.968	480.216	364.276		3927.748	296.208	323.136	462.264		1081.608	5009.356
Integrity Ctr (217)		580.747	430.25	557.26	509.313	496.448	450.894	331.738	10.766	340.34	323.884		4031.64	351.186	49.981	378.338	390.306	1169.811	5201.451
Jackson	1192.3	1302.1	2039	1875	1648.8	1528.1	1448.8	1482.5	1504.7	1183.6	1048.8		16253.7	1315.3	1235.3	1514.4	974.4	5039.4	21293.1
Jacksonville (413)	309.915	399.928	366.558	417.18	488.24	395.684	439.834	331.407	469.085	381.579	290.731		4290.141	351.347	385.361	675.164	652.143	2064.015	6354.156
Jonesboro							805.8	675.7	541.6	599.5	516.4		3139	543.3	414.2	662.6		1620.1	4759.1
Lake City (645)	798.758	788.438	887.391	671.501	427.69	613.498	770.152	266.954	549.975	485.574	552.069		6812	598.184	536.023	714.322		1848.529	8660.529
Lamar (013)	333.608	229.636	177.276	349.316	483.208	339.592	314.16	319.396	272.272	300.696	211.684		3330.844	293.216	207.944	450.296		951.456	4282.3
Lazelle (625)	216.845	191.638	15.708	38.597	62.159	59.616	48.62	61.71	59.765	149.6	213.18		1117.438	287.98	436.832	342.584		1067.396	2184.834
Lebanon					207.6	247	378.4	1155	707.3	668.3	658.7		4022.3	612.8	651.3	784		2048.1	6070.4
Lindon (303)	906	934	811	956	828	933	955	1063	840	795	693		9714	806	987	896		2689	12403
Little Rock (064)							152.592	361.284	266.288	93.5	307.428		1181.092	242.352	350.064	428.604	342.584	1363.604	2544.696
Littleton (209)	282	252	201	179	210	212	204	183	180	138	198		2239	196	160	161		517	2756
Louisville			808		1151		1188		1167		1031		5345	1106			1297	2403	7748
Lufkin (407)		1347.21	464.43	671.88	1116.69	1011.57	545.08	548.93	606.85	610.01	691.52		7614.17	537.18	595.53	1056.31	882.92	3071.94	10686.11
Macon #2 (640)	222.904	246.092	176.528	240.108	154.836	187.748	149.6	120.428	134.64	121.924	103.224		1858.032	111.452	151.844	212.432	205.7	681.428	2539.46
Macon (630)	181.764	207.196	180.268	216.172	192.236	204.204	201.96	179.52	178.024	169.048	142.368		2052.76	150.348	148.104	234.872	204.952	738.276	2791.036
Macon 3 (641)		311.168	263.296	258.06	257.312	280.5	270.776	289.476	248.336	260.304	216.172		2655.4	205.7	185.504	277.508	311.916	980.628	3636.028
Madison	701.6	816.2	704.8	763.5	851.1	961.7	932.2	833.9	1009	782.2	599.5		8955.7	692.1	732.3	812.7	232	2469.1	11424.8
Madisonville (032)	245	198	49	307	339	339	302	379	251	196	238		2843	230	235	365		830	3673
Magnolia (069)		318.9	321.4	349.2	448.6	368.3	380.3	377	575.6	575.8	465.6		4180.7	457.1	457.1	457.1	457.1	1828.4	6009.1
Main Street (309)	510.136	415.14	644.028	666.468	708.356	721.82	946.968	695.64	535.568	526.592	584.936		6955.652	725.56	673.948	630.564		2030.072	8985.724
Manchester/STF (601)	107.712	97.24	23.936	50.864	128.656	165.308	125.664	194.48	150.348	0.193	113.696		1158.097	175.78	148.852	231.88		556.512	1714.609
Martha Berry (651)	223	241	246	268	228	274	167	236	252	198	178		2511	182	219	321		722	3233
Mckinney (226)	671	322	409	401	350	626	308	287	320	249	474		4417	329	386	565		1280	5697
McKinney, Custer Rd (246)																365	68	433	433
Memphis (610)	213.928	284.988	122.672	243.1	388.212	465.256	376.244	409.156	351.56	351.56	256.564		3463.24	323.884	210.188	362.032	445.808	1341.912	4805.152
Mercury Dr (608)	213.18	253.572	264.792	191.488	213.18	231.132	195.228	213.928	179.52	145.86	104.72		2206.6	172.04	181.764	301.444		655.248	2861.848
Millington (063)								232.94	230.09	368.81	284.86		1116.7	367.33	285.48	756.83	972.62	2382.26	3498.96
Mineola (429)	2.251	2.229	2.63	2.536	3.307	2.872	2.765	315.9	278.4	239.1	162.3		1014.29	196.4	209	485.8		891.2	1905.49
Mobile (402)	17.9	1.4	26	1.7	2.6	2.1	2	3.9	0	0.1	0.374		58.074	0.1	0.9	2.2	2.8	6	64.074
Montgomery #1 (602)	155	262	134	159	186	188	188	201	184	185	124		1966	120	140	251	230	741	2707
Montgomery #2 (619)	179	229	146	185	162	169	221	345	213	232	222		2303	207	213	350	390	1160	3463
Montgomery #3 (629)	137	190	136	151	151	158	143	137	89	125	118		1535	127	168	257		552	2087

Morse (638)			910.391			1376.171			1370.934			3657.496	1323.063				1323.063	4980.559
Mountain Home (040)	236.8	203.92	254.58	277.43	335.22	331.06	346.21	348.39	244.04	197.41	188.41	2963.47	167.56	267.86	332.58		768	3731.47
Mt Moriah (014)	362.78	275.264	260.304	347.82	354.552	431.596	287.98	376.992	342.584	339.592	254.32	3633.784	362.032	228.888	399.432	549.78	1540.132	5173.916
Munford (047)		316.3	172.9	243.3	282.6	389.2	235.3	0	210.6	220.2	171.8	2242.2	214.1	174.2	305	386.4	1079.7	3321.9
Murfreesboro					329.659	827.79	782.698	712.642	839.412	879.066	916.665	5287.932	1338.855	4058.005	1374.702	394.47	7166.032	12453.964
N Academy (216)	518.888	292.992	392.102	481.787	430.025	369.512	424.191	12.51	461.441	776.349	516.943	4676.74	473.783	309.822	371.532		1155.137	5831.877
N.Randall (622)		282.744	30.668	130.9	302.192	226.644	212.432	275.264	246.84	179.52	135.388	2022.592	184.756	206.448	245.344	211.684	848.232	2870.824
Nacogdoches (406)	432.3	231.8	220.8	186.5	274.1	579.4	552.6	580.9	604.4	646.8	481.8	4791.4	497.3	359.6	602.8	896.7	2356.4	7147.8
New Philadelphia (633)	452.54	261.052	175.032	376.244	464.508	374.748	424.864	403.92	433.092	320.892	384.472	4071.364	501.16	588.676	554.268		1644.104	5715.468
Nixa (043)	0	144.489	89.329	124.657	207.743	198.644	168.252	194.759	212.522	123.888	135.75	1600.033	148.464	147.753	191.943	251.879	740.039	2340.072
Nolensville (044)	255.816	195.976	273.768	311.168	370.26	378.488	326.128	420.376	434.588	335.852	283.492	3585.912	400.18	0.328	220.66	291.72	912.888	4498.8
Norman (229)	275.4	220.5	190.8	304.6	278.4	455.3	535.4	737.9	518.6	512.9	532.7	4562.5	378.7	602.4	480.8		1461.9	6024.4
Northglenn (205)	682	625	407	501	557	622	612	530	554	498	425	6013	507	507	564		1578	7591
Oakland (020)	244.8	259.3	330.7	305.3	343.7	403.4	287.5	349.7	365.2	245	251.3	3385.9	216.4	216.9	369.6		802.9	4188.8
Olive Branch (001)	144.8	118	229.4	153.9	237.7	221.8	179.9	200.9	190.8	151.5	115.4	1944.1	136.1	117.7	182.3		436.1	2380.2
Oneonta (409)	474.6	461.8	482.1	546.2	472.2	456	495.2	610.7	641.2	511.4	430.9	5582.3	620.2	540.5	814		1974.7	7557
Orem (301)	2240	2506	2410	2695	3150	3020	3210	3282	3310	2925	2244	30992	2573	2896	2720		8189	39181
Oxford (008)	379.7	442.8	310	604	535.5	565.7	666.6	648.8	694	610.5	195.9	5653.5	743.9	515.9	590.3		1850.1	7503.6
Ozark (037)	140.2	110.2	119.4	130.9	184.2	168.6	205.4	119	218.1	127.9	127.2	1651.1	152	135.7	191.7	221.6	701	2352.1
Parker (208)	278	275	279	292	241	227	212	250	201	227	131	2613	466	433	367	210	1476	4089
Perrysburg (503)	416.636	108.086	234.872	398.684	416.636	334.73	411.026	362.78	307.802	226.27	293.964	3511.486	460.02	430.848	427.108		1317.976	4829.462
Philadelphia (074)							611.5	968.1	1022.2	1037.1	1020.5	4659.4	954.2	910.8	1072	1249.7	4186.7	8846.1
Pine Bluff (036)	128.656	223.652	172.788	151.096	295.46	314.16	154.088	221.408	231.88	198.22	198.968	2290.376	177.276	73.304	332.112		582.692	2873.068
Polaris (616)	337.348	418.88	73.304	306.68	501.908	520.608	441.32	518.364	447.304	477.972	436.084	4479.772	555.764	527.34	609.62	431.596	2124.32	6604.092
Provo (302)	592	497	591	905	461	1209	779	879	667	412	509	7501	571	653	515	521	2260	9761
Radcliff (080)													246.7	275	427.4	558.5	1507.6	1507.6
Raeford (060)	73.2	50.83	136.57	140.7	212	214.5	145.1	212	150.7	168.4	146.2	1650.2	151.1	212.6	241.3		605	2255.2
Rainbow City (404)	112.8	128.5	129.5	122.3	127	138.6	107.9	155.5	138.7	135.5	98.1	1394.4	107.4	96.7	150	215.9	570	1964.4
Ramsey (056)	45.97	286.47	161.77	189.42	197.64	202.74	204.77	210.12	246.04	223.25	210.607	2178.797	294.363	301.64	353.94		949.943	3128.74
Reynoldsburg (628)	145			104			190			145		584		187			187	771
Ridgeland (028)	235	292	180	215	324	249	317	225	259	252	185	2733	227	282	384		893	3626
Riverdale (006)	393.448	245.344	192.984	350.812	1021.768	463.76	967.912	899.844	435.336	360.536	230.384	5562.128	339.592	319.396	456.28		1115.268	6677.396
Riverdale Rd (304)	216	412	262	326	546	315	434	471	238	229	205	3654	220	203	179		602	4256
Rome (423)	115.192	162.316	253.572	293.964	376.992	320.144	277.508	359.04	323.884	435.336	191.488	3109.436	281.996	209.44	462.264		953.7	4063.136
Rowlett (233)	192.6	99.3	277.4	205.7	220	227.9	163.2	288.2	248.1	340.1	301.8	2564.3	492.1	219.9			712	3276.3
Russell (648)	108.4	97.2	305.8	190	149.4	101.6	123.1	120	107.8	75	106.5	1484.8	81.8	160.2	172.3		414.3	1899.1
Russellville (067)							336	359	371	303	281	1650	403	367	515		1285	2935
Saginaw (235)						0	0	0	0	0	0	0	0	0	0		0	0
Sandy (307)	209	158	293	322	278	359	368	365.55	266.87	226.07	258.34	3103.83	211.34	334.74	303.35		849.43	3953.26
Santa Fe (207)	767	250	36	428	516	585	588	650	621	512	668	5621	719	631	719		2069	7690
Scottsboro (410)	381.1	337.9	326.7	274.4	402.9	290.7	288.4	338.5	409.6	356.5	296.3	3703	389.2	304.6	363.2		1057	4760
Selma (614)	276.76	569.976	280.5	181.016	193.732	213.928	192.984	192.236	189.244	221.408	216.92	2728.704	194.48	228.14	298.452		721.072	3449.776
Sherman (227)	88.6	70.05	68.72	81.12	180.92	220.48	348.2	392.6	290.12	368.278	274.48	2383.568	321.379	16.463	355.21		693.052	3076.62
Sherwood (068)						0	367.268	404.668	271.524	352.308	243.1	1638.868	240.856	345.576	295.46		881.892	2520.76
Skibo (054)		451.2	325.69	273.51	241.17	423.89	283.85	276.37	211.15	224.68	209.23	2920.74	155.06	211.89	260.89	433.61	1061.45	3982.19
Smyrna (656)										435	339	774	379	447	342		1168	1942
South College (621)	83	155	172	139	173	169	192	213	181	189	185	1851	205	214	306		725	2576
Southaven (009)	290.224	355.3	331.364	344.08	335.104	416.636	311.168	450.296	388.212	302.94	225.148	3750.472	293.216	290.972	383.724		967.912	4718.384
Spring Hill (077)									575.485		607.281	1182.766	549.867	286.798	373.818		1210.483	2393.249
Springfield (620)		279.752	160.82	281.996	413.644	371.756	368.016	457.028	340.34	305.932	365.772	3345.056	341.088	390.456	644.776		1376.32	4721.376
Starpoint (057)		62.34	45.87	33.48	41.26	61.16	58.35	67.45	49.28	49.28	57.62	526.09	46.88	39.34	76.55	105.36	268.13	794.22
State St (308)	1373.328	589.424	1127.984	1371.084	1347.148	1475.056	2249.236	1092.828	709.852	579.7	724.064	12639.704	988.856	941.732	748.748		2679.336	15319.04
Statesboro (618)	378	453	419	340	290	312	272	220	259	269	189	3401	212	247			459	3860
Summer (005)		511.632	240.108	296.208	309.672	555.016	496.672	489.192	541.552	635.052	405.416	4480.52	419.628	261.052	623.832	642.532	1947.044	6427.564
Sylacauga (635)	231.61	278.49	277.38	288.78	292.11	336.46	292.72	309.54	326.01	250.7	241.07	3124.87	302.01	298.62	426.8		1027.43	4152.3
Taylorsville (311)	666	523	448	874	929	852	1075	829	689	475	577	7937	601	607	824		2032	9969
Temple (221)	322.9	171.1	221.5	317.7	472.7	511.7	509.1	608.5	864.8	769.3	869.2	5638.5	746.8	560.4	590.7		1897.9	7536.4
Terrell (427)	0.2	83.5	95	236	211	276.5	245.2	237.2	403.3	279.3	315.2	2382.4	237.9	335.2	424.8	537.3	1535.2	3917.6
Thirty Third (305)	355.3	910.316	439.824	891.616	759.968	718.828	943.228	1006.06	776.424	226.726	552.024	7580.314	744.26	822.052	779.416	754.732	3100.46	10680.774
Thomasville (419)		195.5	195.7	111.9	271.9	260.9	216	247.4	131.9	173.6	184.3	1989.1	147.3	83.3	282.5	222.9	736	2725.1
Tiffin (501)		273.02	94.996	216.172	420.376	363.528	279.004	335.852	262.548	204.952	181.764	2632.212	255.816	327.624	534.82	273.768	1392.028	4024.24
Tifton (643)		427.9	280.4	316.3	245.9	383.4	262.7	324.9	227.3	250.2	319.3	3038.3	196.9	149.7	360.6	340.6	1047.8	4086.1
Toledo (505)		327.624	177.276	255.068	350.812	338.096	333.608	313.412	381.48	261.052	244.596	2983.024	268.532	245.344	338.096		851.972	3834.996
Troy (435)	109	347	365	529	595	498	409	557	550	475	413	4847	468	541	661		1670	6517
Trussville #2 (627)	160.2	161.9	135.7	185.6	144.9	172.2	113.7	121.2	152.9	149.5	150.2	1648	178.9	173.2	186.1		538.2	2186.2
Trussville (613)	198.5	157.7	150.3	196.8	152.5	182.2	133.9	139.4	148.6	127.8	102.4	1690.1	147.7	171.9	177.1		496.7	2186.8
Tupelo (025)	239.719	257.379	226.18	250.154	265.36	268.352	221.558	258.12	342.09	323.764	323.727	2976.403	358.344	262.832	346.863		968.039	3944.442
Tuscaloosa (439)															22.515	72.631	95.146	95.146
Union (018)	353.804	317.9	270.028	366.52	441.32	290.972	304.436	310.42	326.876	422.62	274.516	3679.412	320.144	270.776	482.46		1073.38	4752.792
Valdosta (646)	302.192	572.22	211.684	282.744	281.996	258.06	305.184	425.612	602.14	448.052	923.78	4613.664	408.408	427.108	395.692		1231.208	5844.872
Van Buren (035)	266	250	287	274	304	335	367	282	418	352	233	3368	331	228	363	464	1386	4754
Van Winkle (306)	739.772	507.144	682.176	1029.996	1035.232	941.732	1240.932	863.94		1205.776	596.904	8843.604	522.852	588.676	586.432		1697.96	10541.564
Versailles (051)		15.5	84.7	244.9	380.7	294.5	321.9	273.8	185.6	135	215.9	2152.5	214.3	254.3	242.8		711.4	2863.9
Vicksburg (029)	398.51	459.179	355.371	426.198	545.329	490.371	430.323	466.381	521.454	428.807	331.021	4852.944	405.444	383.869	458.247		1247.56	6100.504
Waco (222)	645.6	507	484.4	419.4	966.6	689.2	470.6	250	346.6	220.9	355.9	5356.2	299.4	332.5	946.6		1578.5	6934.7
Watson (649)	200	200	192.4	307.6	300	301.2	299.8	199	199.8	189.3	199.9	2589	187.9	223.1	271.3		682.3	3271.3
Waxahatchie (414)	317.6	139.8	238.7	329.9	366.1	333.5	281.7	342.2	344.9	329.7	225.1	3249.2	394.9	409.5	466		1270.4	4519.6
West Broad (612)		825.867			795.498			1017.953			996.635	3635.953			1338.621		1338.621	4974.574
West Memphis (012)		156	1041.6	160.4	193	180.9	193	66.8	64.6	0	26.2	2082.5	179.7	162.3	273.1	160.3	775.4	2857.9
West Plains (048)	173.3	112.2	204.5	174.4	271.1	248.9	211.9	270	220.1	110.9	181	2178.3	214	220	337		771	2949.3
West Temple (310)	457.028	325.38	285.736	447.304	483.956	426.36	481.712	476.476	322.388	299.948	395.692	4401.98	463.012	594.66	536.316		1593.988	5995.968
White Hall (066)								263.4	396.66	371.04	277.76	1308.86	303.89	303.89	216.41	511.7	1335.89	2644.75
Whitehouse (081)											0	0						0
Whitesville (603)	481.712	488.444	474.98	391.204	426.36	513.128	525.844	664.972	540.804	489.94	394.196	5391.584	566.236	563.244	50.116		1179.596	6571.18
Wolfchase (002)	664.972	640.288	589.424	581.196	744.26	614.108	576.708	614.856	623.832	503.404	335.104	6488.152	422.62	412.896	641.784		1477.3	7965.452
Woodstock (412)	160.1	159	199.8	174.5	203.9	147.2	187.3	234.6	276.8	206.7	134.4	2084.3	159.6	199.8	247.3		606.7	2691
Wooster (636)	397	272	198	282	385	327	296	309	246	284	300	3296	346	508	446	437	1737	5033
Fayetteville (655)											1.419	1.419	0.584	1.2	18.1		19.884	21.303
Kingsland (436)														478.5			478.5	478.5
Grand Total	**53155.312**	**59851.599**	**57212.83**	**65260.98**	**73776.054**	**75149.706**	**76285.237**	**75913.173**	**74307.597**	**69094.346**	**66038.755**	**746045.589**	**73165.277**	**72609.448**	**91915.655**	**36380.144**	**274070.524**	**1020116.113**

Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42102

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

July 25, 2022

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

RE: Take 5 Car Wash – Concord Parkway South & Bogle Drive

To Whom it May Concern:

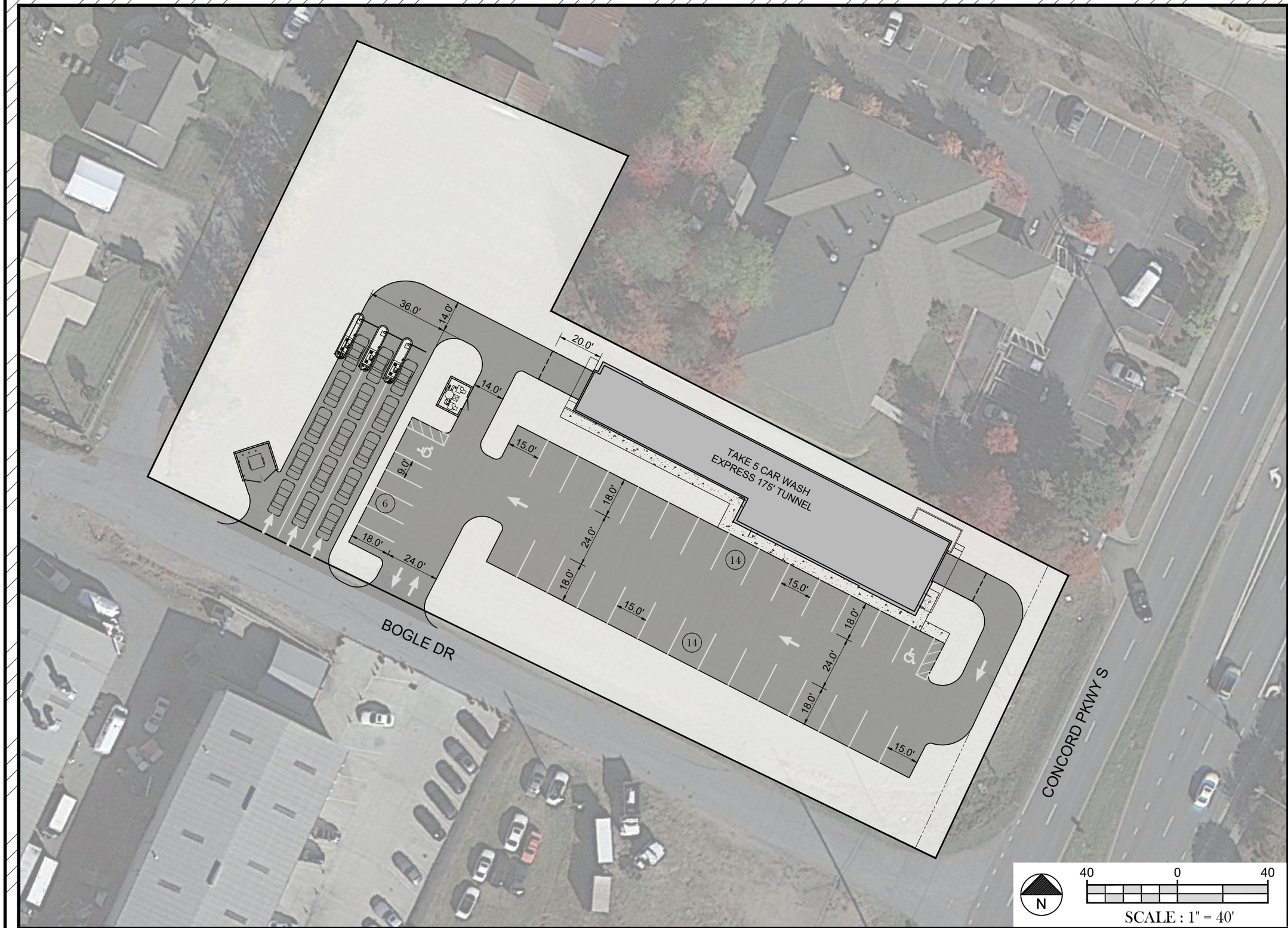
The proposed development project consists of a drive through, automated car wash. There will be twenty-eight (28) self service vacuum stations and three (3) pay stations to service the car wash. There is also a dumpster enclosure and 6 employee parking spaces included to service the proposed development. The property is currently zoned as C-2 General Commercial. The car wash use is permitted within this zoning district. The project will require a sanitary sewer main extension to service the property. A water main may require extension from across Bogle Drive to service the property also.

As shown on the attached application and calculations provided by the plumbing engineer, the proposed development will have a maximum flow of 11,300 GPD. The intent of this submittal is to request preliminary sewer allocation approval for the proposed project.

Thank you,

Brandy Zackery

Brandy Zackery, P.E. #053287



QUICK CONCEPTS GROUP

QCG

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SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

TAKE 5 EXPRESS CAR WASH IN CONCORD, NC

3310 PERRY ST NW,
CONCORD, NC 28027

JURISDICTION:
CITY OF CONCORD

PARCEL AREA:
±1.48 AC

ZONE: C-2
GENERAL COMMERCIAL

EXISTING USE:
VACANT LOT

PROPOSED USE:
CAR WASH
(PERMITTED USE)

PARKING CALCULATION:
1 PER 500 SF GFA
6 REQUIRED STALLS

PROVIDED PARKING:
28 VAC STALLS (15' x 18')
6 STALLS (9' x 18')

DRIVE AISLE:
24' TWO-WAY

SETBACKS
FRONT: 10'
SIDE: N/A
REAR: N/A

FLOOD ZONE: X
FEMA MAP: 3710550900K
DATED: 11/16/2018

DRAWING DATA
DATE: 5/2/2022
NO.: 22.357
SCALE: 1" = 40'

SITE SPECIFIC NOTES:
THIS DESIGN UTILIZES A 175 FT PROTO TUNNEL.
EXISTING DRAINAGE DITCH RUNS ALONG SOUTHERN PROPERTY LINE.
BOUNDARY CREATED USING AVAILABLE GIS SOURCES.

DISCLAIMER: THE CONCEPT REPRESENTED HEREIN IS FOR CONCEPTUAL PURPOSES ONLY. INFORMATION SHOWN HEREIN WAS BASED ON PROVIDED INFORMATION BY THE CLIENT AND PRELIMINARY CODE RESEARCH WITH THE SUBJECT JURISDICTION. INFORMATION SHOWN HEREIN SHALL BE CONFIRMED BY SUBJECT JURISDICTION AND MAY BE SUBJECT TO CHANGE. A SURVEY IS RECOMMENDED TO DETERMINE THE PROPERTY BOUNDARIES AND RESTRICTIONS.

Nonresidential

Pitts School Road Office Space and Recreation (CN-PSA-2022-00113)

99 Pitts School Rd. NW.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
3/12/2020	Yes	Club house, 100 sq. ft. fitness center, pool, business center	No	No	Yes	No

Allocation Request

Total	2023
4,250	**4,250**

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

Brief Summary

This proposal is for a Club house, 100 sq. ft. fitness center, pool, business center at 99 Pitts School Rd. NW. The parcel is zoned Residential Medium Density (RM-1).



CN-PSA-2022-00113

Pitts School Office Space and Recreation

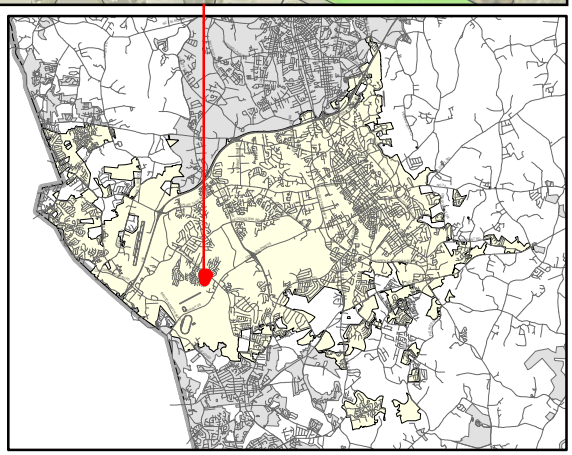
Type: Nonresidential

Club house, fitness center, pool, office

Allocation Request: 0

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



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PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Pitts School Multi Family					
2.)	**Description of project location:**	Site located on Pitts School Road NW, approx 1,800 linear feet northwest from the intersection of Pitts School Road and Concord Pkwy (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####))					
3.)	**Cabarrus County Parcel Identification Number:**	5509146562000 & 55092417720000	3a.)	**Parcel Acreage:**	37.566 acres		
4.)	**Site Zoning and use:**	Ex I-1 & RM-2 / Prop. RC-CD	5.)	**Area Commercial or Industrial Building (sq. ft.)**	139,570		
6a.)	**Description of Facility to be served.**	Multifamily / Recreation / Office	**6b.) Number of Lots**	2	**6c.) Number of Units**	360	
7d.)	**Additional description information:**	180 one-bedroom units, 180 two-bedroom units, pool, clubhouse, sports fields, non-profit office building					

B. Applicant Information

Elizabeth Tucker , Treasurer (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.)	140 Pitts School Rd (Applicant's Street or Box Number)
Pitts Baptist Church (**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) 488-6502 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Elizabeth Tucker (Name) liztucker1122@gmail.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	liztucker1122@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

Nick Buysse, PE (Typed name of North Carolina Professional Engineer)	Concord Engineering & Surveying, Inc. (Company Name)
047997 (NCPE Registration Number)	P.O. Box 268 (Street or Box Number)
(704) 786-5404 (Phone Number)	Concord, NC 28026 (City, State, Zip Code)
Nick Buysse, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	nickbuysse@cesicgs.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):

98	**% Domestic**
2	**% 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**: 63,020 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	
Multi Family Residential	160	gal/	unit	360 units	GPD	57,600
Office (clubhouse)	25	gal/	employee/shift	2 employee*2 shifts	GPD	100
Fitness Center	50	gal/	100 sq ft	1140 sq ft/100 sq ft	GPD	570
Parks with Restroom Facilities	250	gal/	plumbing fixture	12 plumbing fixture	GPD	3,000
General Business and Office Facilities	25	gal/	employee/shift	50 employees*1shift	GPD	1,250
Swimming Pool	10	gal/	person	50 people	GPD	500
				Total	GPD	63,020

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Elizabeth L Tucker, Treasurer **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

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

DocuSigned by:
Elizabeth L Tucker
6CCE717C8FA74...
Signature:

4/21/2022
Date:

PROJECT NARRATIVE

Preliminary Wastewater Flow Application
Pitts School Road Mixed Use Development

EXECUTIVE SUMMARY

Pitts Baptist Church and Signature Development Group, LLC are collaborating to develop land across Pitts School Road from the Church. When completed, the development will include three major components:

1. A high-quality, 360-unit apartment community with plentiful amenities to be constructed by Signature Development Group, LLC. The apartment community will be subject to a workforce housing zoning condition requiring that 40% of the units be offered at rents that are affordable to households with 80% of the Concord Average Median Income. Requested sewer allocation: 58,770 GPD (Residential – Multifamily).
    a. Note: If necessary to win approval, this community could be reduced by 24 units, yielding an allocation request of 54,852 GPD (Residential – Multifamily).
2. An office building to be constructed by Pitts Baptist Church and occupied as Church offices and/or space for nonprofit foundations or other organizations supporting the mission and ministry of Pitts Baptist Church. Requested sewer allocation: 1,250 GPD (Non-residential).
3. Active open space, including a multi-use sports field, walking trails, outdoor recreation such as pickle ball or gaga ball facilities, and other uses. Requested sewer allocation: 3,000 GPD (Non-residential or Mix-use).

The total allocation requested is 63,020 GPD. A concept sketch of the proposed development is attached as Exhibit A.

Assuming a project start in April 2023, the development would begin operation in 2024 and be completed in 2025. Therefore, wastewater access would not be required until 2024. A detailed timeline is found on the next page.

PROJECT TIMELINE

June 21, 2022 - Sewer allocation awarded

October 2022 - Rezoning process completed

March 2023 – Site plan approved and sitework permits issued

April 2023 – Sitework begins

December 2023 – Vertical construction begins

July 2024 – Apartment clubhouse and first apartment building complete

August- December 2024 – Additional apartment buildings completed for a total of 192 apartments built in 2024

January – May 2025 – Additional apartment buildings completed for a total of 168 apartments built in 2025

May 2025 – Apartment community completed

Active open space completed in 2025

Office building: to be determined, no sooner than 2024

DISTINGUISHING FEATURES

We understand that many projects are requesting sewer allocation. This project is unique.

First, this is a unique partnership between a developer and a Concord nonprofit institution. Pitts Baptist Church has been a community institution in Concord for over 80 years, serving not just Church members but the wider Concord community. By supporting this collaborative project, Council supports and strengthens a longstanding cornerstone of the Concord community.

Second, this project directly addresses several objectives of the 2030 Land Use Plan pertaining to housing development and affordability, as outlined in more detail below.

Third, through the proposed workforce housing zoning condition, Council can be assured that a substantial portion of the units constructed will be affordable for the rapidly growing Concord population – including those who will work at the new Eli Lilly and Red Bull facilities, public servants, first responders, young professionals, and service industry workers. We are not aware of any other projects proposing a similar feature.

Fourth, the Pitts School Road site is an infill site, within the city limits, surrounded by light industrial on the south and single family homes and the Church on the north. Water and sewer lines already border the site. The 2030 Land Use Plan encourages infill development that does not require annexation or construction of new public infrastructure.

PROJECT DETAILS

A. Project Sponsors

Pitts Baptist Church was founded in 1940 and has been part of the Pitts School Road community ever since. The Church attracts over 500 worshippers to Sunday services. Church membership totals approximately 1000 people, and the Church reaches many residents of Concord through its ministries. The Church is a strong supporter and active member of Cooperative Christian Ministries, and in addition to the Church's other missions, strongly supports CCM's affordable housing and food security initiatives both financially and through its members' volunteer efforts.

Recently, the Church determined that by acquiring the vacant property across Pitts School Road and the house at 99 Pitts School Road, they could make sure that this property contained development that is complementary to the Church and the surrounding neighborhood. After interviewing several developers, the Church selected Signature Development, LLC to be their partner in developing the property.

Signature Development Group, LLC and its affiliate, Signature Property Group, Inc., were founded nearly 30 years ago by H. Frank Auman III. The Signature companies are still exclusively owned by Mr. Auman and headquartered in Greensboro. Signature focuses on developing high-quality, amenity rich apartment communities in the major North Carolina metropolitan areas.

To date, Signature has built nearly 5,000 apartment units, and still owns the great majority of these communities. Recent developments include Elevate Lake Norman in Mooresville, Elevate Powell & Broad in Fuquay-Varina, and Elevate 54 in Graham. Several more communities are under construction or in the planning stages.

Signature is eager to become part of the Concord community. We will contribute to the significant economic momentum the city has enjoyed by providing high quality apartments that are affordable to critical members of the Concord workforce.

B. Good Housing for Good Neighbors

Signature's motto is "Good Housing for Good Neighbors". We provide high quality apartment homes that are enjoyed by young professionals, service industry workers, public sector employees, and a wide range of other tenants.

Concord has seen rapid growth and development in the past several years. Concord has a strong industrial and commercial base, and has achieved admirable job growth by recruiting new employers such as Red Bull and Eli Lilly. As in many successful cities, housing growth has

not kept up with the economic desirability of Concord, leading to rapid increases in housing costs and a tight housing market. Housing, and especially workforce housing, is extremely expensive in Concord and throughout the Charlotte area currently and is becoming out of reach for young families, causing them to live farther out and possibly pursue employment in more affordable areas. This increase in housing costs is directly due to a lack of supply. Concord badly needs new housing and new options for its workforce.

Concord identified and planned for this issue in the 2030 Land Use Plan. Goal 9 encourages Concord to "create sustainable neighborhoods through the provision of an adequate housing supply with diverse housing types and price levels for the growing population." The policy guidance for Objective 9.1 notes that too many households in Concord are financially burdened by paying more than 30% of their household income for housing. Concord is monitoring the workforce housing stock attainable for households earning between 80%-140% of Area Median Income (AMI). The policy encourages the development of workforce housing in mixed-use corridors and activity centers.

The proposed development on Pitts School Road is a perfect match for this policy objective. The site is within the Highway 29/Concord Parkway mixed use activity corridor. Signature proposes to directly target the shortage of workforce housing in Concord. During the rezoning process, Signature will place a zoning condition on the apartment community land requiring that for 10 years after the property is developed, no less than 40% of the apartment homes will be offered at rents that are affordable to households earning no more than 80% of the AMI for Concord, as established by federal housing authorities. "Affordable", in this context, means that these rents will not exceed 30% of the household budget at this AMI level. Signature will not request housing subsidies or vouchers from Concord or other government agencies for these apartments.

Signature plans to build 360 apartment units, so at any given time, 144 of them would be maintained at workforce housing rent levels. Based on current AMI data, the workforce housing rent level would be no more than $1,610 per month. This figure is equal to 30% of the income of a household making 80% of the AMI for Concord.[1] Signature plans to build one and two bedroom apartment homes, and an approximately equal number of each type would be priced at or below the workforce housing rent level, with one bedroom units renting for less than the two bedroom units. The remaining units will be priced in accordance with market rents prevailing at the time.

This project is ideally suited to cater to workers at the new Red Bull and Eli Lilly facilities nearby. These projects are game changers for the city of Concord and Cabarrus County. But their employees, and the construction workers who are already arriving, will need homes. This large influx of people will not only further increase the price of housing in Concord if

[1] Current Concord AMI is $80,500, and can be found here: Area Median Income Lookup Tool (fanniemae.com). 80% of AMI equals annual household income of $64,400.

further supply does not come online at the same time, but will also lead to more traffic congestion and automotive emissions if these workers are required to commute from Charlotte or other areas to work.

Those forced to live in other areas will place their roots there and are less likely to shop in Concord and become members of the Concord community. Therefore, not only their housing and other spending, and their time, volunteer commitments, church memberships – everything that makes a person a citizen of a city – would occur outside of Concord. This project will offer those workers the newest, highest-quality and most convenient rental housing closest to those many new jobs. The project also includes an EV charging station and other environmentally-friendly features.

C. Active Green Space for a Growing Community

Like Concord, Pitts Baptist Church has experienced healthy growth in recent years. The Church currently has approximately 1,000 members, many of whom live nearby. As the Church has grown, they have expanded their ministries and offerings. This has required several expansions of their worship and school facilities at 140 Pitts School Road. The main Church property is essentially built out, with Church offices being operated out of a converted single family home next door.

To address the lack of outdoor space and office space available, Pitts Baptist Church invested in the property across from the Church. In partnership with Signature, the Church plans to create a variety of active, outdoor uses that will support their ministries.

The Church will also work with community groups to make the outdoor space available for youth sports programs and other active outdoor uses that are compatible with the Church's uses. In addition to providing much-needed outdoor space for the children, youth, and active adults of the Church, this innovative arrangement may help reduce car trips from the apartment community to other outdoor recreation areas in Concord.

Exhibit A shows a conceptual layout for these amenities, including a 225' X 360' multipurpose field (suitable for soccer, flag football, ultimate frisbee, etc.); volleyball courts; a picnic shelter, and a walking trail encompassing the entire property, all of which will be maintained by the Church and/or the apartment community without any cost or expense to the city**.**

D. Office Space for Future Growth and Community Engagement

The Church also plans to construct an office building on the property. Conceptually, this will be a two-story office building with approximately 30,000 square feet of space. This building will provide much needed office space for the Church, but will also have plenty of

extra space that could be used by organizations or activities that are complementary with the Church's ministries.

E. Alignment with 2030 Land Use Plan

The Pitts School Road site is well-suited for apartment, office and green space uses, and is directly aligned with the Concord 2030 Land Use Plan. As noted above, the site is entirely within a mixed use activity corridor. The 2030 Land Use Plan encourages increased residential density, including multifamily housing, in these areas.

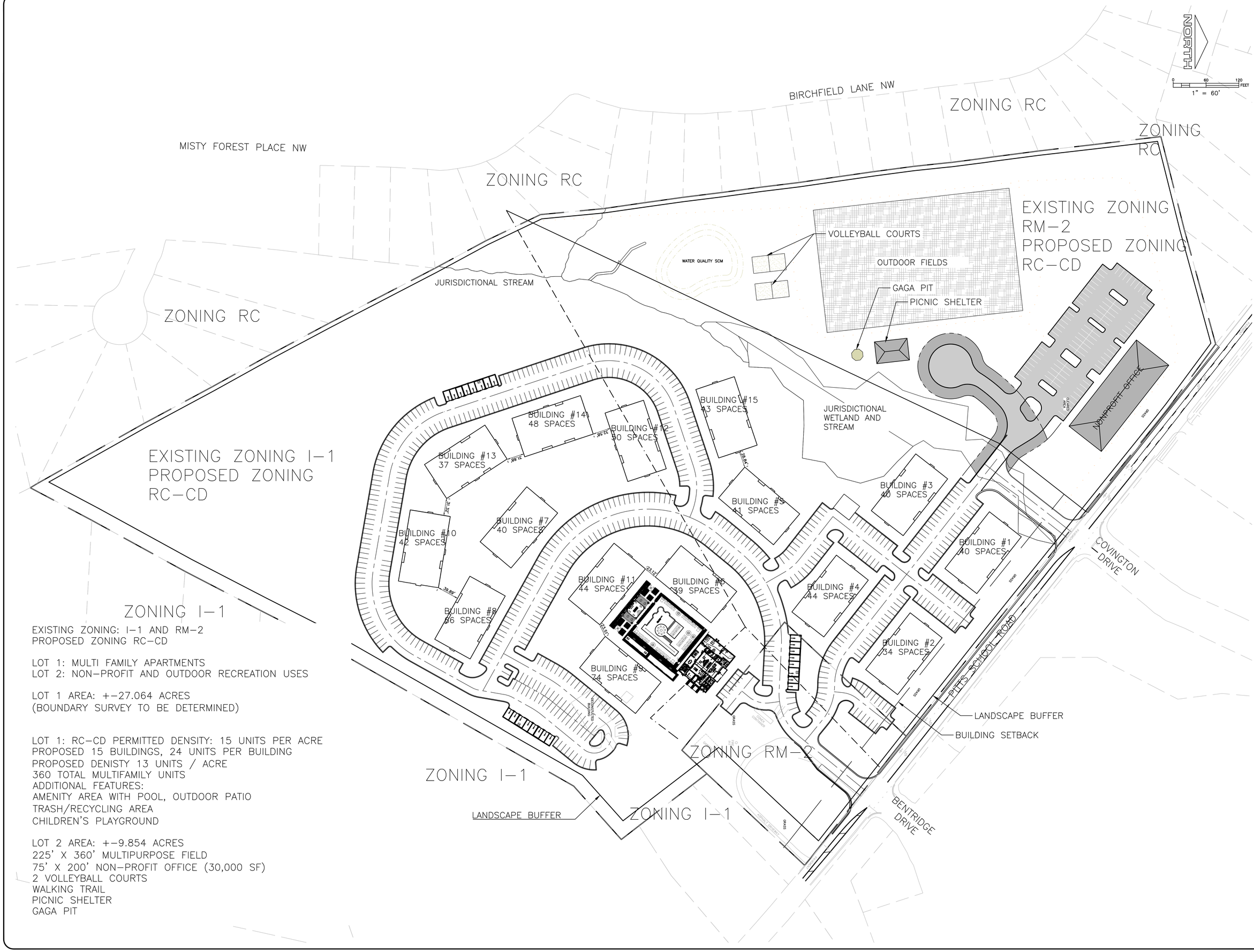
Similarly, the policy guidance for Objective 9.2 encourages residential development along mixed use corridors and infill development. The Pitts School Road site is an undeveloped site surrounded by light industrial on the south and single family homes and the Church on the north. The site is already bordered by city water and sewer lines, so no additional public infrastructure needs to be constructed for this development. The mix of uses envisioned by the Church and Signature will provide a natural transition of uses from the industrial to the south to the single-family homes and Church uses to the north.

Apartments are the highest and best use for this property. The property is currently zoned RM-2 and I-1. More single-family residential here would be inefficient from a utility usage standpoint, tends to add to school crowding, and would cost the city more to service than it would reap in tax dollars. Industrial is not ideal given that the property is surrounded on three sides by single-family residential and church uses, and the I-1 portion is not large enough to accommodate any significant industrial user. Finally, this project will be valued at around $50,000,000 at buildout – resulting in property tax revenues of around $240,000 per year in city property tax, as well as significant water, sewer and electricity revenues which will profitably leverage the city's existing investments in these utilities. These revenues to the city would exceed any other use which might be made of this property.

The provision for active open space both within the Signature apartment community and on the Church's property directly supports Land Use Goal 6, regarding preservation of open space, and Objective 11.3, which calls upon Concord to seek partnerships with other organizations to share parks and recreation resources.

CONCLUSION

Signature Development Group, LLC and Pitts Baptist Church are creating an innovative partnership. Working together, we can create an attractive development on Pitts School Road that delivers on many critical objectives found in the Concord 2030 Land Use Plan. By supporting this project, Council can provide Concord with green space, much-needed workforce housing, and support a nonprofit organization with a long history of service to the Concord community.



EXISTING ZONING: I-1 AND RM-2
PROPOSED ZONING RC-CD

LOT 1: MULTI FAMILY APARTMENTS
LOT 2: NON-PROFIT AND OUTDOOR RECREATION USES

LOT 1 AREA: +-27.064 ACRES
(BOUNDARY SURVEY TO BE DETERMINED)

LOT 1: RC-CD PERMITTED DENSITY: 15 UNITS PER ACRE
PROPOSED 15 BUILDINGS, 24 UNITS PER BUILDING
PROPOSED DENISTY 13 UNITS / ACRE
360 TOTAL MULTIFAMILY UNITS
ADDITIONAL FEATURES:
AMENITY AREA WITH POOL, OUTDOOR PATIO
TRASH/RECYCLING AREA
CHILDREN'S PLAYGROUND

LOT 2 AREA: +-9.854 ACRES
225' X 360' MULTIPURPOSE FIELD
75' X 200' NON-PROFIT OFFICE (30,000 SF)
2 VOLLEYBALL COURTS
WALKING TRAIL
PICNIC SHELTER
GAGA PIT

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

REVISION	DATE	DESCRIPTION

PITTS SCHOOL MULTI FAMILY
SITE LAYOUT PLAN
PITTS SCHOOL ROAD, CONCORD, NC
THE SIGNATURE GROUP

CESI PROJECT NO. 220122.000
DRAWN BY: WU
CHECKED BY: NDB
PROJECT MANAGER: KWU
APPROVED BY: KWU
PROJECT START: 3.9.22

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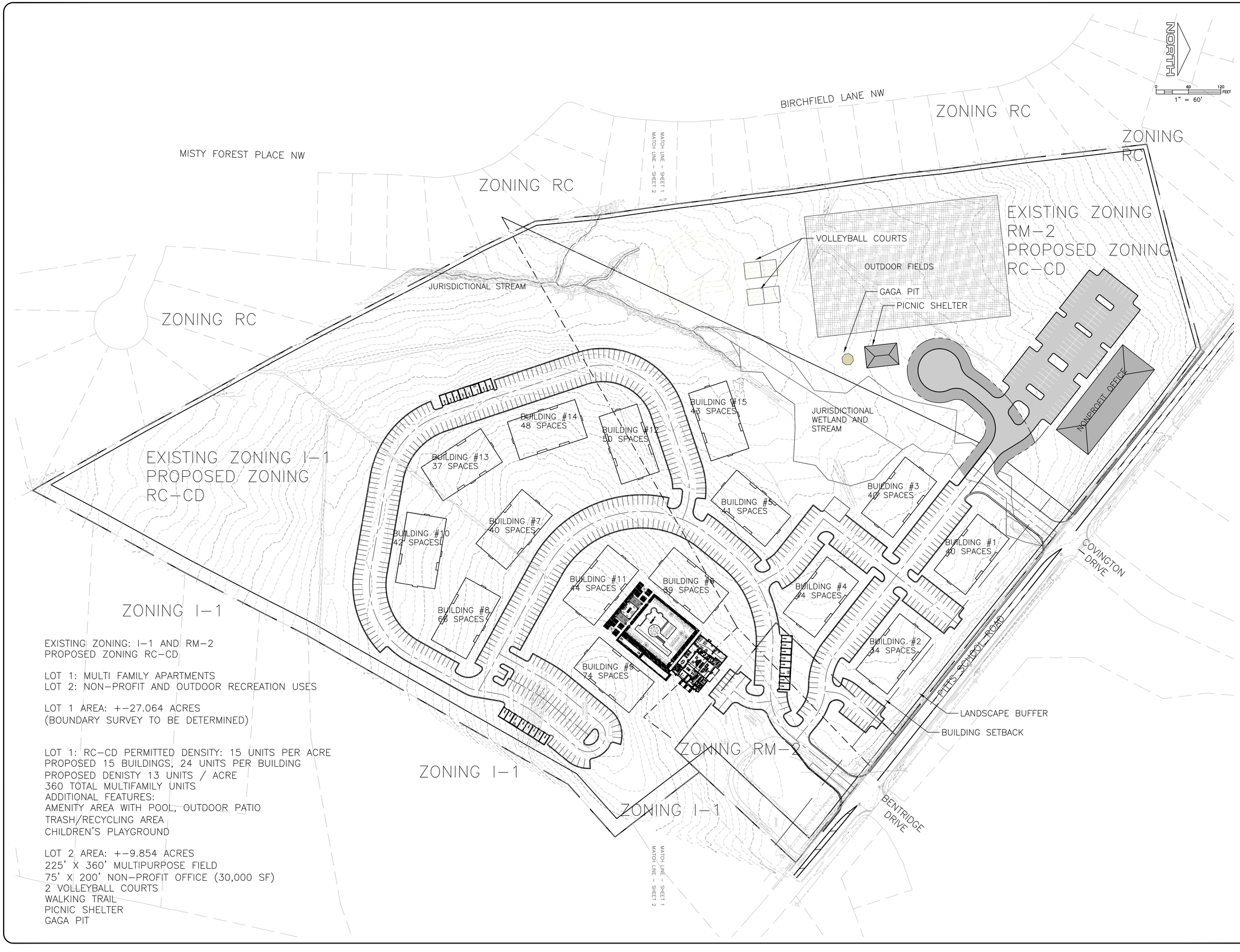
ENGINEERS SEAL

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

4/22/2022

C200



EXISTING ZONING: I-1 AND RM-2
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LOT 1: MULTI FAMILY APARTMENTS
LOT 2: NON-PROFIT AND OUTDOOR RECREATION USES

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75' X 200' NON-PROFIT OFFICE (30,000 SF)
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WALKING TRAIL
PICNIC SHELTER
GAGA PIT

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

REVISION	DATE	DESCRIPTION

PITTS SCHOOL MULTI FAMILY
GRADING AND DRAINAGE PLAN
PITTS SCHOOL ROAD, CONCORD, NC
THE SIGNATURE GROUP

CESI PROJECT NO. 220122.000
DRAWN BY: WU
CHECKED BY: NDB
PROJECT MANAGER: KWU
APPROVED BY: KWU
PROJECT START: 3.9.22

CESI
CIVIL
GEOTECHNICAL
SURVEYING
PO BOX 268
CONCORD, NC 28026-0268
P. 704.786.5404
F. 704.786.7454
www.cesicgs.com
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ENGINEERS SEAL

PRELIMINARY PLAN
DO NOT USE FOR CONSTRUCTION

4/22/2022

C300

Nonresidential

Home2/Tru Concord (CN-PSA-2022-00116)

0 Bruton Smith Blvd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	184 room hotel	No	No	Yes	No

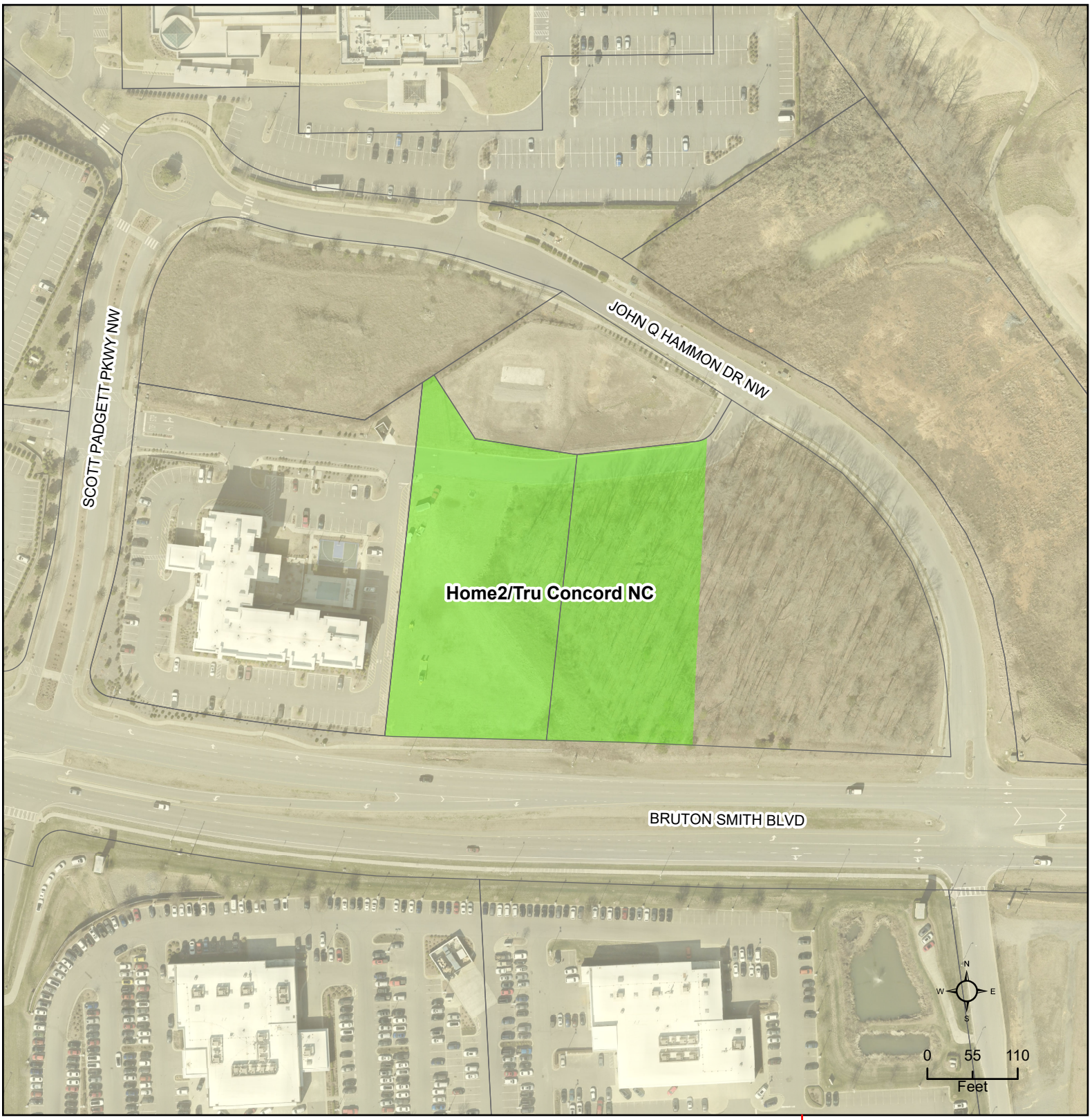
Allocation Request

Total	2023
22,080	**22,080**

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

Brief Summary

The applicant is seeking sewer allocation for 184 room hotel. The property is currently zoned General Commercial (C-2) and is adjacent to the Homewood Suites: the parcel has not yet been assigned an address.



CN-PSA-2022-00116

Home2/Tru Concord NC

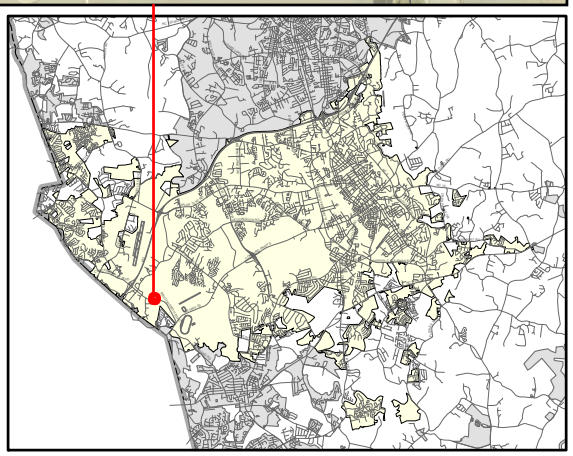
Type: Nonresidential

184 room hotel

Allocation Request: 22,080

Project Score: 0

Parcels
Rivers
Developments
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:	Home2/Tru Concord NC					
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 (vacant)	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**: _____ 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	184	GPD 22080
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 22080

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:

03/28/22 — 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: March 29 , 2022

Attn.: City Council, City of Concord
35 Cabarrus Ave. W
Concord, NC 28025

Re: Home2/Tru Concord NC
LFI job# 16175
Preliminary Wastewater Flow Allocation

To Whom It May Concern:

Naman, Speedway I, LLC wishes to construct a new 5-story 184 room hotel at Convention Center Plaza on property they own and previously improved in 2016 by installing infrastructure to serve future development.

The new Home2/Tru hotel will be constructed on Lot B and a portion of Lot C as shown on Map Book 56, Page 28. This parcel has not yet been assigned an address. It will be bordered to the west by the existing Homewood Suites hotel, to the north by an existing unnamed private drive built by Naman, to the south by Bruton Smith Blvd, and to the East by undeveloped land, the residual of Lot C. Access will be from the private drive to the north leading to John Q Hammons Dr. and Scott Padgett Pkwy NW, with no direct access to or from Bruton Smith Bv.

Improvements will include a new five-story structure with 184 hotel rooms, pool, 185 parking spaces, and associated appurtenant improvements to serve the structure. Water and Sewer services will connect to existing utility lines in the private road to the north. These lines were installed by Naman in 2016 to serve this development and are part of the City of Concord public water and sewer system.

Sewer service will be a via a gravity sewer lateral line connecting to an existing private sewer manhole on the developed parcel, which then connects to the public sewer system downstream. Water service will consist of a 4" domestic tap with meter and backflow, along with a 6" fire line and FDC.

Other factors that may be of interest to Council in considering this proposal:

- This project was previously granted Willingness and Capability to serve in 2008 but was unable to proceed due to economic conditions at the time, and flow allocation was allowed to expire unused.
- This project will include 10 electric vehicle charging stations
- We estimate that this project will generate $462,500 in annual tax receipts for Cabarrus County.

Naman, Speedway I, LLC requests that Concord City Council approve this Preliminary Wastewater Flow Application for 22,080 gallons per day (GPD) water and sewer flow to serve 184 new hotel rooms at the Proposed Home2/Tru Concord, NC as calculated per 15A NCAC 2T .0114

Sincerely,

Charles Hodge, PE PLS
Lucas-Forman, Inc.
O: 704-527-6626
M: 704-506-0757
chhodge@lucas-forman.com

NOTES:
EASEMENTS:
THE PARTIES WILL EXECUTE A UTILITY AND ACCESS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

FUTURE CONSTRUCTION ON LOTS C MAY NOT EXCEED 80% IMPERVIOUS AREA INCLUDING IMPERVIOUS AREA SHOWN ON THIS PLAN

FUTURE DEVELOPMENT ON LOT C HAS BEEN ADDRESSED IN THE WATER QUALITY AND STORMWATER PLAN AS FOLLOWS:
-STORMWATER DETENTION FOR THE ONE YEAR AND TEN YEAR STORM IS PART OF THIS PLAN AND WILL REQUIRE NO FURTHER ATTENUATION FOR DEVELOPMENT ON LOT C. ALL STORM DISCHARGE MUST ENTER THE DETENTION BASIN.
-WATER QUALITY FOR THE PORTION OF LOT C AFFECTED BY THE ACCESS ROAD IS INCLUDED IN THIS DESIGN. SITE DEVELOPMENT PLAN FOR LOT C WILL REQUIRE ADDITIONAL MEASURES AND A NEW WATER QUALITY MANAGEMENT PLAN.

NOTES:

TOTAL SITE AREA 5.46 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: 20!7

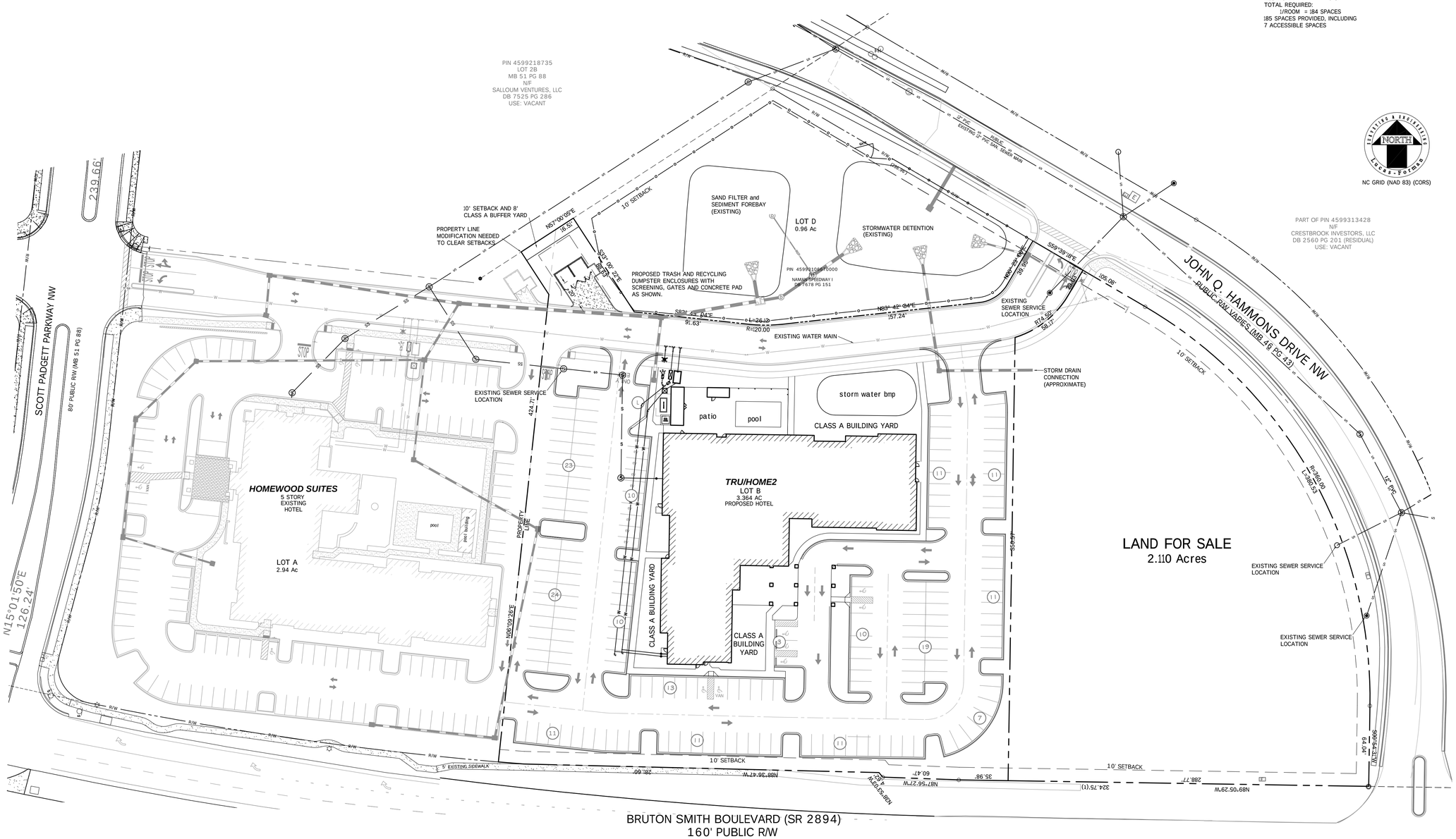
THIS PLAN AND APPROVAL THEREOF DO NOT INCLUDE SITE SITE SIGNAGE

LAT/LONG:
N: 35°2!'48"±
W: -80°42'04"±
ELEV: 665'± (NAVD '88)

BUILDING SETBACKS:
!0' MIN, VARIES WITH HEIGHT:
HOME2 AND TRU HOTELS:
HEIGHT = ~60' (5 STORIES)
MIN FRONT SETBACK = !0+(60-48)=22'
FUTURE DEVELOPMENT: NOT PART OF THIS PLAN

PARKING SUMMARY:
STANDARD SPACES 9' X !8'
PARKING LANES ARE 24' MIN WIDTH EXCEPT FIRE LANES ARE 26'

HOME2 AND TRU PARKING:
ROOMS = !84 TOTAL
MEETING AREA = 0 SF
RESTAURANT = 0 SF
TOTAL REQUIRED:
1/ROOM = !84 SPACES
!85 SPACES PROVIDED, INCLUDING
7 ACCESSIBLE SPACES



NC GRID (NAD 83) (CORS)



VICINITY MAP
n.t.s.

0 20 40 80
1 inch = 40 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION

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 !1386 28220-1386
(704) 527-6626 Fax 527-9640
EMAIL: POSTMASTER@LUCAS-FORMAN.COM

SEAL

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

CLIENT

Naman Hotels
P.O. Box 4540
Florence, SC 29502
(843) 669-0855

PROJECT NAME

TRU/HOME

SHEET NAME

PROPOSED
SITE PLAN

SKETCH PLAN "J"

DRAWN BY	DWG FILE NAME	DATE
CHH	!6!75-SKETCH3.dwg	0!.!7.2022
SURVEYED BY	DESIGNED BY	SHEET NUMBER
JTE	CHH	SP-1
JOB NUMBER	FILE NUMBER	
!6!75	CAB	



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

3055 Dale Earnhardt Blvd. (CN-PSA-2022-00119)

3055 Dale Earnhardt Blvd.

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
6/16/2022	Yes	7,000 sq. ft. resturant	No	No	No	No

Allocation Request

Total	2023
9,080	**9,080**

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

Brief Summary

The applicant is seeking to add a 7,000 sq. ft. restaurant located at 3055 Dale Earnhardt Blvd. This parcel is currently zoned General Commercial (C-2).



CN-PSA-2022-00119

3055 Dale Earnhardt Blvd

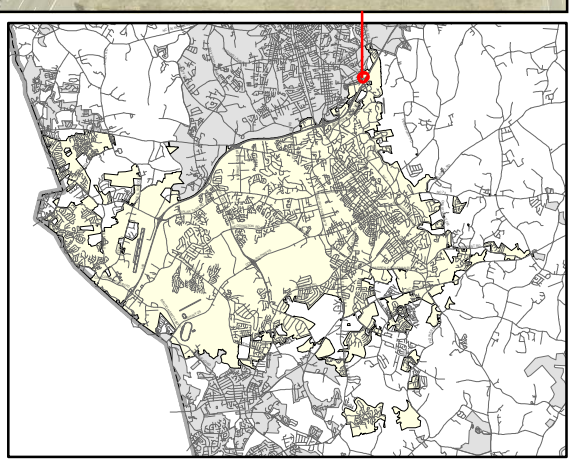
Type: Nonresidential

7,000 sf restaurant

Allocation Request: 9,080

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
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:**	3055 Dale Earnhardt Blvd					
2.)	**Description of project location:**	Site Located at the Lowe's Development on Dale Earnhardt Blvd (56227838390000) approximately 250 linear feet NW of the intersection of Dale Earnhardt & Knowles St (Example: Site located on (Road name) SR ####, approx #### linear feet (North, South, West or East) of the intersection of Road name (SR ####) and Road Name (SR ####)					
3.)	**Cabarrus County Parcel Identification Number:**	56227838390000	3a.)	**Parcel Acreage:**	1.76 Acres		
4.)	**Site Zoning and use:**	C-2 Commercial	5.)	**Area Commercial or Industrial Building**	**(sq. ft.)** Approx. 7,000 SF		
6a.)	**Description of Facility to be served.**	Restaurant	**6b.) Number of Lots**	1	**6c.) Number of Units**	1	
7d.)	**Additional description information:**						

B. Applicant Information

Celanese Road Properties (Title)	5605 Carnegie Blvd, Suite 110
(**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)
Pavilion Development Company	Charlotte, NC, 28209
(**Name of Applicant's company, city, town, corporation, sanitary district, water company or other** defined in property records and/or as listed in the NC Secretary of State Corporation filings. as applicable.)	(Applicant's City, State, Zip Code)
704-944-5983	704-552-1159
(Applicant's Phone Number)	(Applicant's Facsimile Number)
Jim Gamble (Name) jag@pavdevco.com (Email)	jag@pavdevco.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

Brian V. Crutchfield	Timmons Group
(Typed name of North Carolina Professional Engineer)	(Company Name)
34288	610 East Morehead Street, Suite 250
(NCPE Registration Number)	(Street or Box Number)
704-602-8600	Charlotte, NC 28202
(Phone Number)	(City, State, Zip Code)
Jason Dolan - Timmons Group	brian.crutchfield@timmons.com
(Name and affiliation of contact person, who can answer questions about **application & designs**)	(Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 9,080 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Restaurant, Full Service	40 gal/ seat	227	GPD 9,080
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 9,080

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Jim Gamble, SVP, **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.

Jim Gamble Digitally signed by Jim Gamble Date: 2022.07.25 14:53:56 -04'00' 7/25/2022

Signature: Date:

Project Narrative

The new 7,000 square foot, single-story building, with surface parking, will be located on a 1.76 acre property that is zoned C-2 (General Commercial). This is a very appropriate location for this proposed retail/commercial use given the convenient access to Interstate 85 and Dale Earnhardt Boulevard. The use will generate new jobs, great revenue for the local tax base and be welcomed by local residents at a very low impact to public resources as the site has power, gas, water and sewer within very close proximity.

Site Data

The site is approximately 240' off of Dale Earnhardt Boulevard, northwest of the Interstate 85 interchange in the City of Concord, North Carolina. The site has been partially developed, with utility stubs and multiple driveway connections. Existing improvements include frontage driveways with public access and utility stub-outs. This project will consist of a new building with surface parking.

The City of Concord owns a 12" water main that extends from Dale Earnhardt Boulevard within a public utility easement along the property frontage. The project will be supplied with domestic, fire and irrigation services.

Sewer service will be provided via an existing manhole located within the access drive on the north side of the parcel. The sewer line extends west through a recorded sanitary sewer easement to a public sanitary sewer manhole. All sanitary sewer flow will be domestic in nature.

Stormwater onsite will be directed to the proposed aboveground stormwater facility located behind the Lowes Home Centers.

.

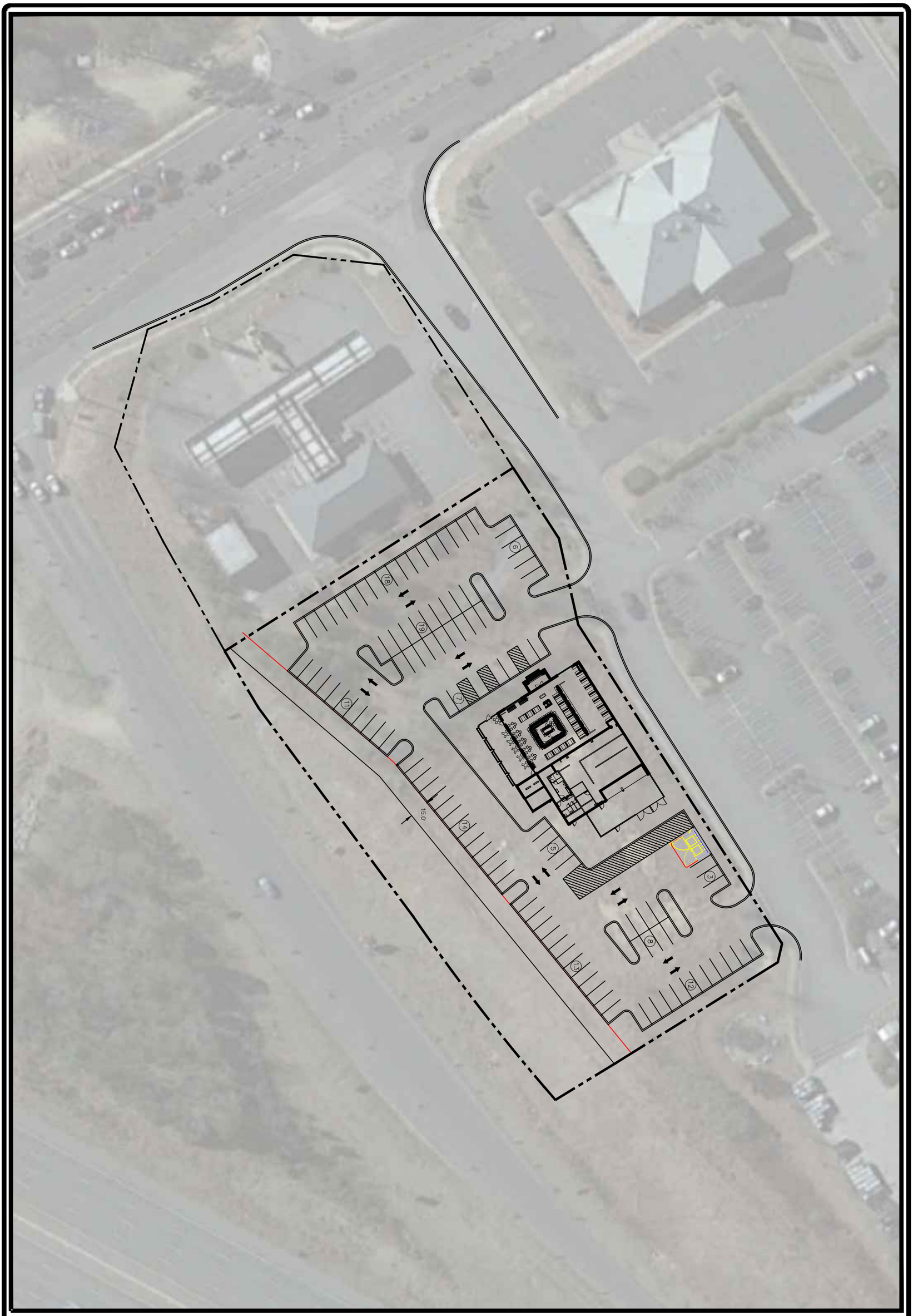
Existing gas, electrical, and telecommunication lines are nearby and available to serve the proposed facility.

This project will be subject to the City of Concord Tree Ordinance. Landscaping will be provided in the form of native trees and shrubs in order to minimize the need for irrigation. Street and internal trees and landscape buffers will be provided throughout the property to meet Code requirements.

Codes and Standards

City of Concord Technical Standards Manual
City of Concord Zoning Ordinance
North Carolina Accessibility Code
NCDEQ Stormwater Design Manual

End Civil Design Narrative



PAGE: 1 OF 1

DATE PREPARED: XX/XX/XXX

PROJECT AREA

KANNAPOLIS, NC

PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD, SUITE 110
CHARLOTTE, NC 28209
PHONE: (704)557-9267

CLIENT:

PREPARED BY:

Pavilion

CERTIFICATION:

PRELIMINARY SITE PLAN
NOT FOR CONSTRUCTION
CODE VERIFICATION REQUIRED

Nonresidential

Florence St. Industrial (CN-PSA-2022-00120)

800 Florence St. NW

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
	Yes	37,000 Sq. ft. industrial building and office	No	No	No	No

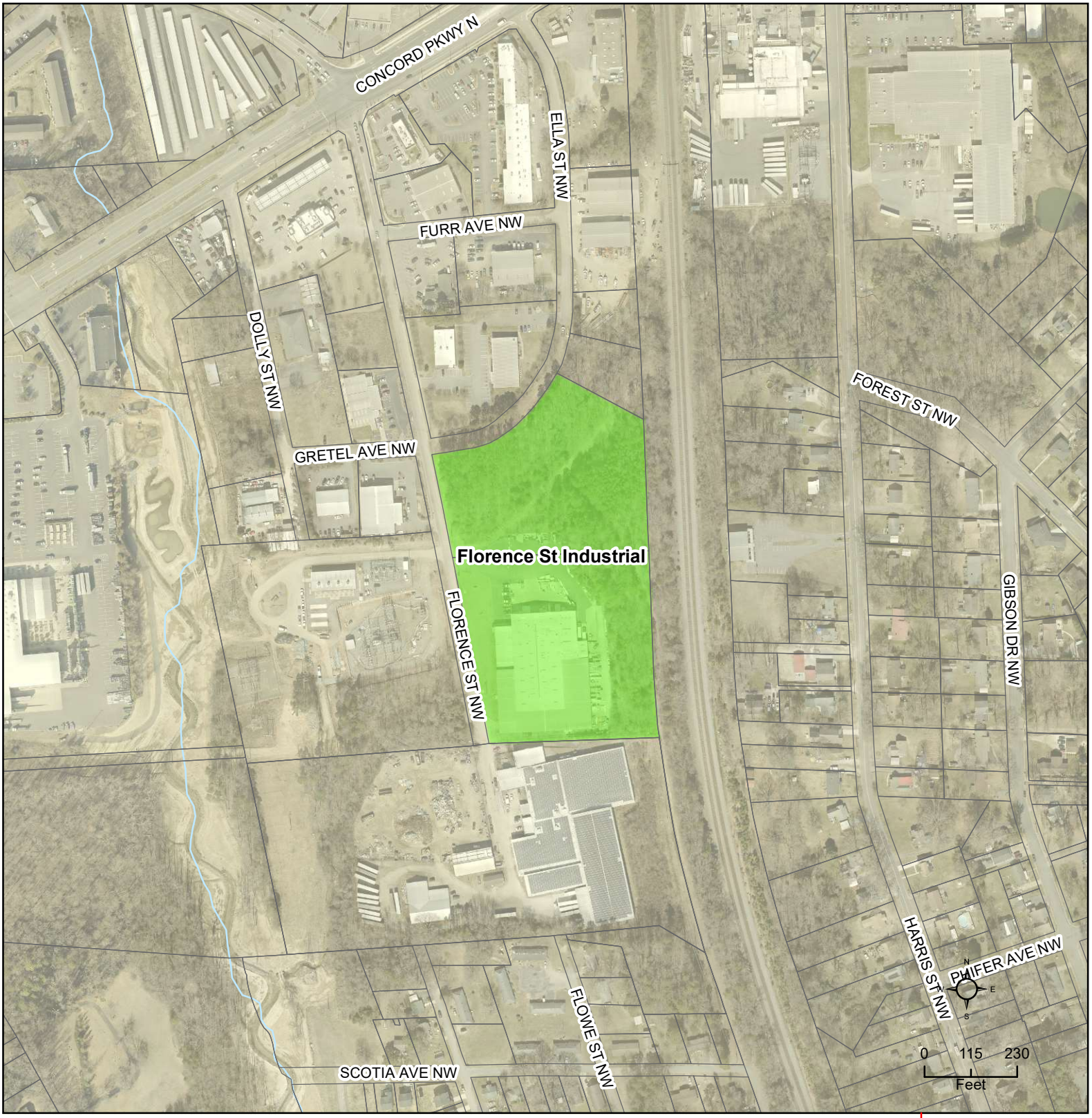
Allocation Request

Total	2023
2,250	**2,250**

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

Brief Summary

The applicant is seeking to add a 37,000 Sq. ft. industrial building and office located at 800 Florence St. NW. This parcel is currently zoned General Industrial (I-2).



CN-PSA-2022-00120
Florence St Industrial

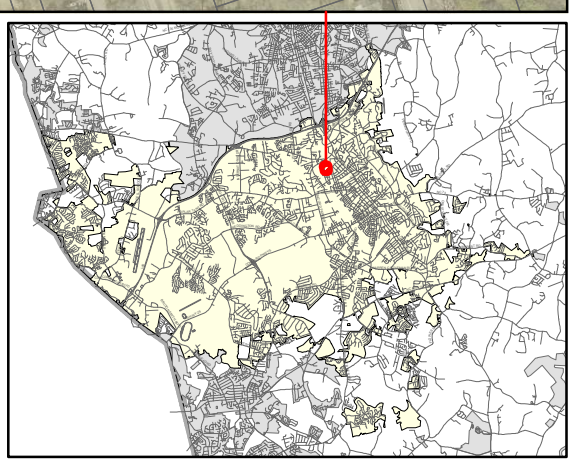
Type: Nonresidential

37,000 sf industrial building and office

Allocation Request: 2,250

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

INSTRUCTIONS FOR FORM: PWWF-2021

The City of Concord Preliminary Wastewater Flow Application is to be completed for any residential, commercial, and/or industrial site development projects requiring a permit based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County sewer allocation and commitment policy.

A DIGITAL COPY OF THE COMPLETED APPLICATION PACKAGE, SUPPORTING INFORMATION AND MATERIALS, SHOULD BE UPLOADED TO ACCELA ONLINE PORTAL IN THE APPLICABLE ACCELA CASE AT https://accela1.cabarruscounty.us/CitizenAccess/ , UNLESS OTHERWISE SPECIFIED.

SUPPORTING INFORMATION AT A MINIMUM NEEDS TO INCLUDE A PROJECT NARRATIVE.
The narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general, the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

For Accela Case Inquiries, Contact:	For Engineering Design Inquiries, Contact:
CITY OF CONCORD **Planning & Neighborhood Development-Zoning Services** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5152**	**CITY OF CONCORD** **Engineering Department** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5425**

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:**	Florence St Industrial Warehouse				
2.)	**Description of project location:**	vacant lot north of 800 Florence Ave. (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:**	5621-14-1271	3a.)	**Parcel Acreage:**	4.51	
4.)	**Site Zoning and use:**	I-2 vacant	5.)	**Area Commercial or Industrial Building (sq. ft.)**	37,000 sf +/-	
6a.)	**Description of Facility to be served.**	industrial bldg	6b.) **Number of Lots**	1	6c.) **Number of Units**	
7d.)	**Additional description information:**	to construct a 37,194 sf +/- building				

B. Applicant Information

Menachem Mangel , lanaging Membe (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.)	1425 President St (Applicant's Street or Box Number)
Florence 770 Realty 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.)	Brooklyn, NY 11213 (Applicant's City, State, Zip Code)
617-407-5046 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Moshe Rubashkin (Name) shkinmoshe@gmail (Email) (Name with Title and Email of contact person, who can answer questions about application)	rubashkinmoshe@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

Riley Dee Burgess Jr (Typed name of North Carolina Professional Engineer)	Woodbine Design (Company Name)
10051 (NCPE Registration Number)	20816 N. Main St Suite 204 (Street or Box Number)
704-315-8367 (Phone Number)	Cornelius NC 28031 (City, State, Zip Code)
Peyton Woody, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	pwoody@woodbinedesign.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 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	
office area estimated at 5000 sf	25	gal/	person	50 people	GPD	1250
loading bays	100	gal/	bay	10 bays	GPD	1000
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
		gal/			GPD	
				Total	GPD	2250

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Menachem Mangel **, 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.



7/25/22

Signature: Date:

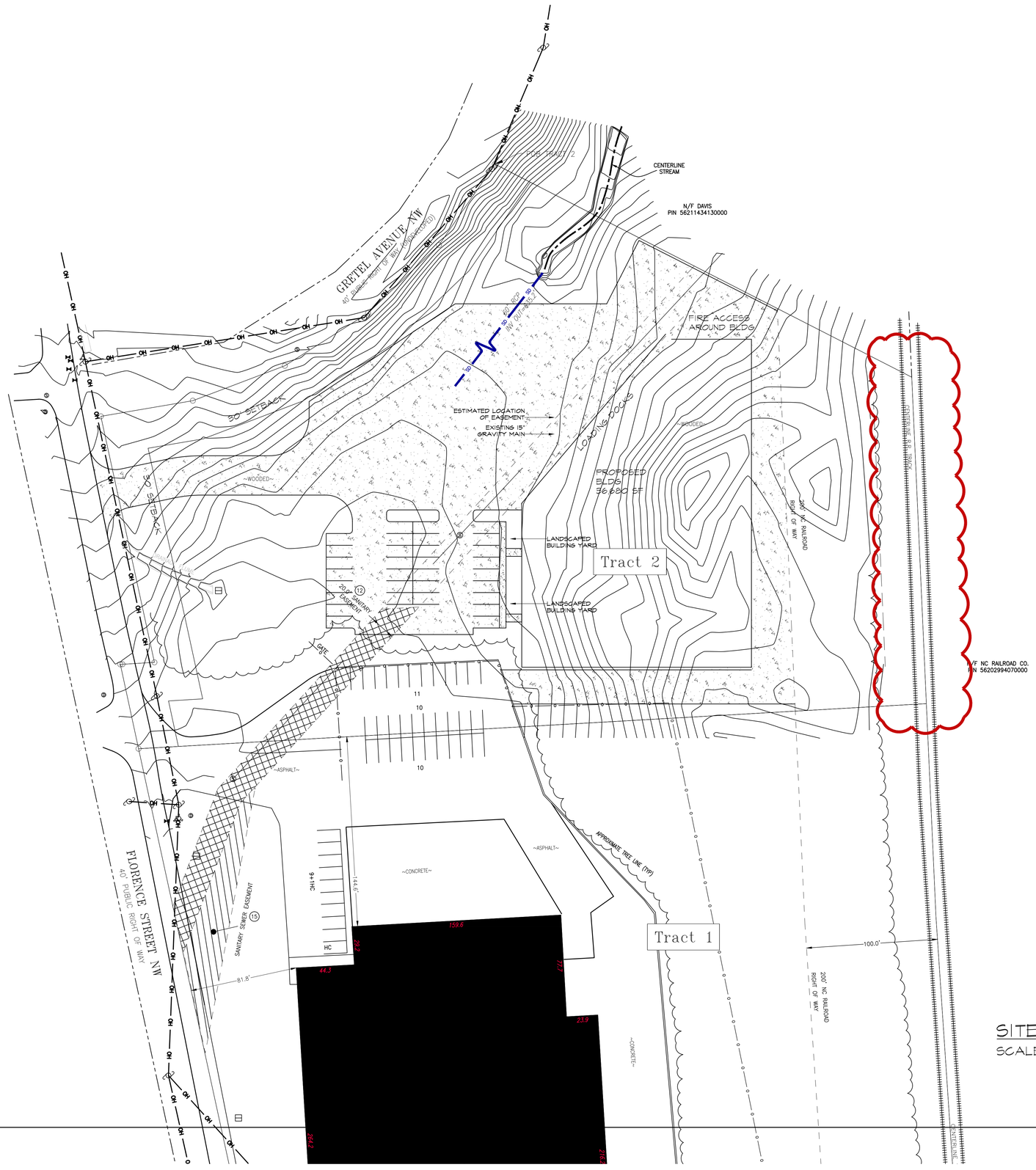
Carlos J. Moore
ARCHITECT, P.A.
Established 1987
222 Church Street North • Concord, NC 28025 • 704-788-8333 • Fax 704-782-0487 • www.cmoorearch.com

Project Narrative for Florence St Industrial
PIN – 5621-14-1271
Zoned I-2
4.61 acres

The project site is an undeveloped wooded parcel just north of 800 Florence St NW, Concord NC. The site has a 15” sewer main that bisects the parcel thus the angled shaped building footprint proposal on the site concept map. There is an 8” water line along the western property line along Florence St. There are a variety of easements present on the property.

The owner proposes to construct an industrial / warehouse building approximately 37,000 sf +/- with associated office space. There are planned for 10 dock height doors. The exterior materials are a mixture of EIFS, Brick veneer, and metal wall panels. The building height is approximately 30 feet tall. The building would be sprinklered.

The estimated sewer from 10 dock doors for the warehouse space and approximately 5,000 sf of office space is 2,250 GPD of waste water generated.



SITE CONCEPT PLAN
SCALE 1"=40'-0"

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.

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PRELIMINARY NOT FOR CONSTRUCTION
VIRGINIA L. MOORE REGISTERED ARCHITECT 11121 CONCORD, NORTH CAROLINA

Carlos Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.782.8333 F-704.782.0487
WWW.CMOOREARCH.COM

PROJECT TITLE:
WAREHOUSE / SHELL BUILDING
FLORENCE ST INDUSTRIAL
FLORENCE AVE, CONCORD NC

SHEET TITLE:
SITE CONCEPT PLAN

TODAY'S DATE: 07.24.2022
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 200102 SP1
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

SHEET
SP-1
OF X
TOTAL # OF SHEETS: X



Nonresidential

7711 Gateway Ln (CN-PSA-2022-00127)

7711 Gateway Ln

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
12/21/21	Yes	3,000 sq. ft. drive-thru coffee shop/restaurant	No	No	No	No

Allocation Request

Total	2023
2,200	**2,200**

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

Brief Summary

The narrative for this case states that the applicant is seeking a proposed 3,000 sq. ft. drive-thru coffee shop/restaurant on a C-2 parcel. The narrative does not specify the precise tenant.



CN-PSA-2022-00127

7711 Gateway Ln

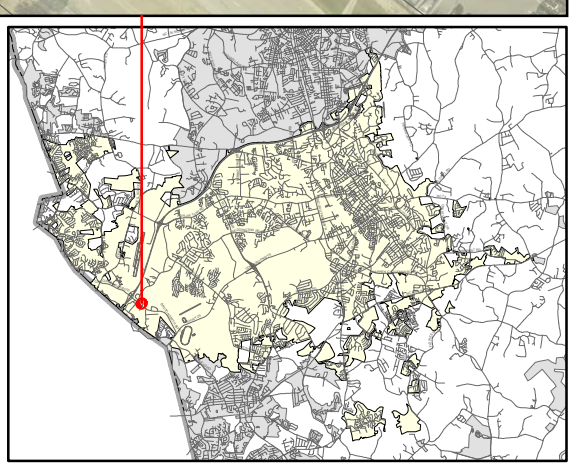
Type: Nonresidential

3000 sf coffee shop/restaurant

Allocation Request: 2,200

Project Score: 0

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

INSTRUCTIONS FOR FORM: PWWF-2021

The City of Concord Preliminary Wastewater Flow Application is to be completed for any residential, commercial, and/or industrial site development projects requiring a permit based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County sewer allocation and commitment policy.

A DIGITAL COPY OF THE COMPLETED APPLICATION PACKAGE, SUPPORTING INFORMATION AND MATERIALS, SHOULD BE UPLOADED TO ACCELA ONLINE PORTAL IN THE APPLICABLE ACCELA CASE AT https://accela1.cabarruscounty.us/CitizenAccess/ , UNLESS OTHERWISE SPECIFIED.

SUPPORTING INFORMATION AT A MINIMUM NEEDS TO INCLUDE A PROJECT NARRATIVE.
The narrative should include any and all information the applicant wants City Council to consider when evaluating the project for flow allocation. In general, the narrative should be a description of the project, including project data (zoning, number of lots, type of housing or business), price points for homes or investment for business, and any sustainability components of the plan (ie walking trails, water conservation, green building practices, operational aspects of business such as waste reduction, recycling, etc).

For Accela Case Inquiries, Contact:	For Engineering Design Inquiries, Contact:
CITY OF CONCORD **Planning & Neighborhood Development-** **Zoning Services** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5152**	**CITY OF CONCORD** **Engineering Department** **Post Office Box 308** **Concord, North Carolina 28026-0308** **Telephone Number: (704) 920-5425**

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:**	7711 Gateway Lane					
2.)	**Description of project location:**	Gateway Lane, approximately 2,375 feet from the intersection of SR 2894 Bruton Smith Blvd and I-85 (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:**	4599-02-8344-0000	3a.)	**Parcel Acreage:**	1.26 acres		
4.)	**Site Zoning and use:**	C-2 commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	3,000		
6a.)	**Description of Facility to be served.**	drive thru restaurant	6b.) **Number of Lots**	1	6c.) **Number of Units**	1	
7d.)	**Additional description information:**	Drive-thru coffee shop restaurant with indoor and outdoor patio seating.					

B. Applicant Information

Chrystal B Pates , Current 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.)	3825 Edwards Rd., Ste 200 (Applicant's Street or Box Number)
Dunham Development, 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.)	Cincinnati, OH 45209 (Applicant's City, State, Zip Code)
937-903-4912 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Casey Abney (Name) cabney@dunhar (Email) (Name with Title and Email of contact person, who can answer questions about application)	Mdunham@dunhamdevelopment.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

Megan Fitzsimmons (Typed name of North Carolina Professional Engineer)	Kimley-Horn and Associates (Company Name)
052677 (NCPE Registration Number)	200 South Tryon Street, Suite 200 (Street or Box Number)
704-954-7482 (Phone Number)	Charlotte, NC 28202 (City, State, Zip Code)
Megan Fitzsimmons (Name and affiliation of contact person, who can answer questions about **application & designs**)	megan.fitzsimmons@kimley-horn.com (Engineer's Email Address)

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

D. Wastewater Discharge Information

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

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

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

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

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

4.) **Volume of wastewater flow to be allocated for this particular project**: 2,200 gallons per day
*Wastewater discharge volume shall be calculated in accordance with values defined in **Title 15A NCAC 2T .0114**
(Do not include future wastewater discharge projections that are outside of the scope of the project or previously allocated wastewater flow.)

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

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

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

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

Established Type (See 02T.0114(f))	Daily Design Flow (a, b)	No. of Units	Flow
Restaurant, full Service	40 gal/ seat	55	GPD 2,200
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		Total	GPD 2,200

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I MICHAEL Dunham, **the undersigned, do hereby make application for preliminary wastewater**
(Printed Name)

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

Signature: _____ Date: 1/31/2022

Kimley»Horn

July 25, 2022

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

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

Dear City Council Members:

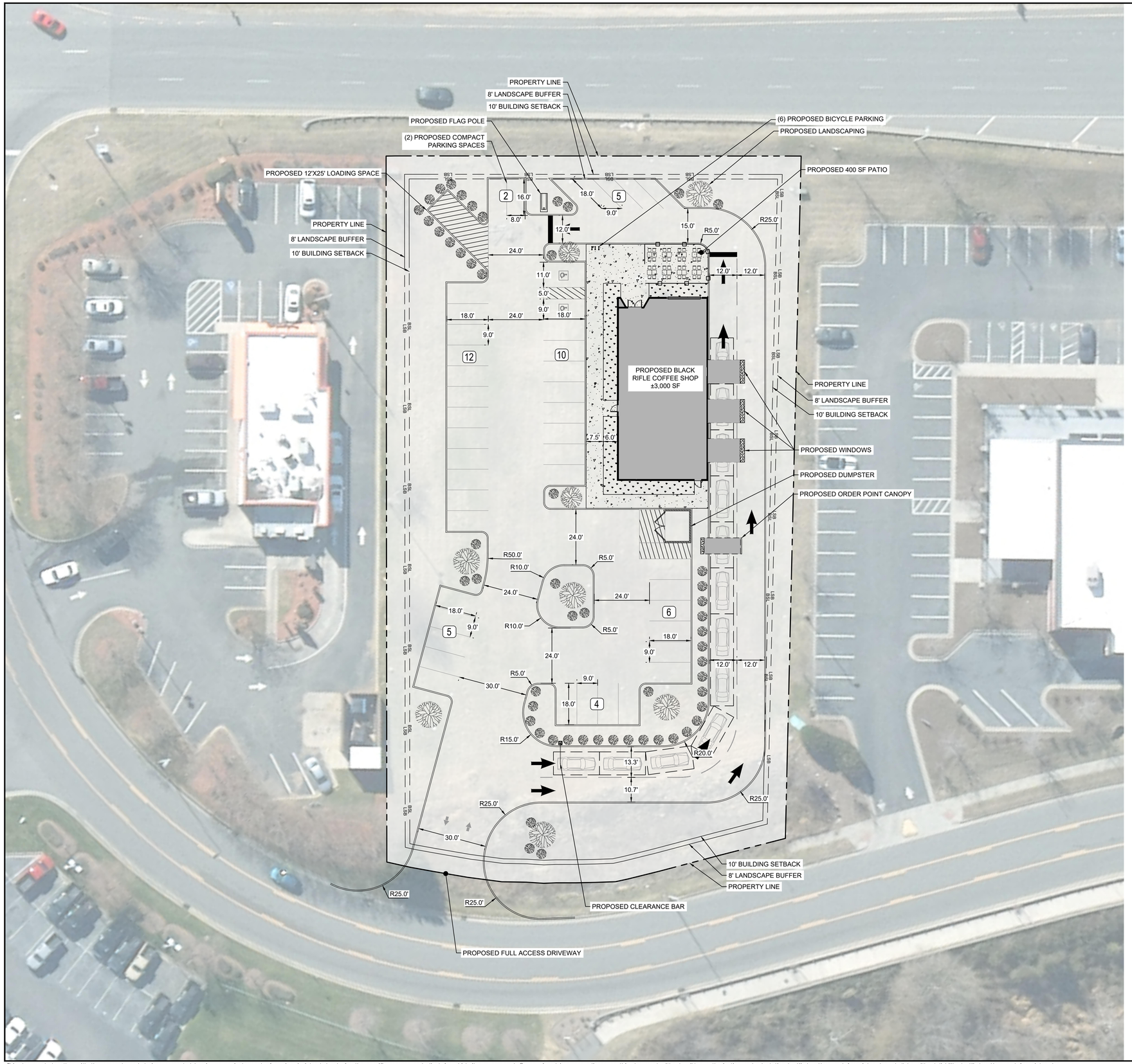
We are reaching out to request sewer capacity for the proposed development at 7711 Gateway Lane. The developer for this location is looking to construct a 3,300 SF drive-thru coffee shop / restaurant on the 4599-02-8344-000 parcel in the City of Concord. This proposed development is located on a 1.26 acre parcel and is zoned by-right in the C-2 zoning and commercial use. The use would be consistent with neighboring businesses.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Megan Fitzsimmons, P.E.
Project Manager



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

SITE NOTES:

1. PRELIMINARY SITE PLAN IS BASED ON GIS AND AERIAL DATA AND IS SUBJECT TO CHANGE BASED ON SURVEY.
2. DRIVEWAY LOCATIONS ARE PRELIMINARY AND HAVE NOT BEEN DISCUSSED WITH NCDOT.
3. UNDERGROUND DETENTION MAY BE REQUIRED FOR THIS SITE.
4. A 6 FT WIDE PERIMETER LANDSCAPE BUFFER IS REQUIRED AROUND THE BUILDING ON EVERY SIDE THAT HAS A MAIN ENTRANCE.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Know what's below. Call before you dig.

NO.	REVISIONS	DATE	BY
	ISSUED FOR PERMIT		KHA

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #C-0102

NOT FOR CONSTRUCTION

KH PROJECT 014373000
DATE 11/29/2021
SCALE AS SHOWN
DESIGNED BY SEM
DRAWN BY SEM
CHECKED BY JY

7711 GATEWAY LANE NW, CONCORD, NORTH CAROLINA 28027

BLACK RIFLE COFFEE SHOP

PREPARED FOR
DUNHAM DEVELOPMENT

SHEET NUMBER
EX-2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Mixed Use

Cabarrus Ave. Mixed Use (CN-PSA-2022-00122)

9 Reed St. E

DRC	Entitled	Units	PRS Routed	Considered 3/22	Considered 7/19	Technically Approved
8/29/2019	Yes	220 units and 11,000 sf of commercial	No	No	No	No

Allocation Request

Total
36,300

Project Scoring

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

Brief Summary

This request should be construed for approximately 220 apartment units along with 11,000 sf of commercial space. The applicants feel as though this is a critical piece in achieving the success of the Concord Downtown Master Plan. The applicants expect this to bring over $600,000 in annual tax revenue as well as 150 or more jobs. This project came to DRC in 2019 and the development team remains the same. The product will range from studio apartments to two-bedroom units.



CN-PSA-2022-00122
Cabarrus Ave. Mixed Use

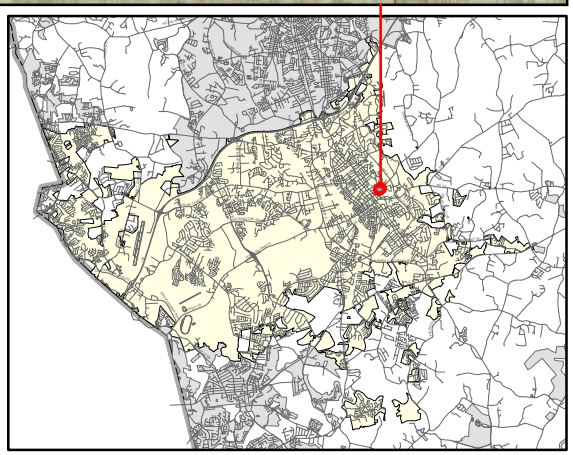
Type: Mixed Use

220 residential units & 11,000 sf commercial

Allocation Request: 36,300

Project Score: 4

Parcels
Lakes & Ponds
Rivers
Developments
Concord
Cabarrus County



PRELIMINARY WASTEWATER FLOW APPLICATION

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

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

A. Project Information

1.)	**Project Title:**	Cabarrus Ave. Mixed Use					
2.)	**Description of project location:**	Site located between Cabarrus Avenue and Brumley Avenue NE with 632 feet of road frontage on Brumley Avenue, and 540 feet of road frontage on Cabarrus Avenue, SW of Reed Street 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:**	5620997282, 5620998225, 5620999106, 5620999226, 5620999362, 5620999473, 5630090336, 5630091329, 5630090511, 5630092510, 5630091655	3a.)	**Parcel Acreage:**	3.83		
4.)	**Site Zoning and use:**	CC - residential, vacant, commercial	5.)	**Area Commercial or Industrial Building (sq. ft.)**	11,000		
6a.)	**Description of Facility to be served.**	Mixed Commercial and Residential	**6b.) Number of Lots**	1	**6c.) Number of Units**	220	
7d.)	**Additional description information:**	The proposed project will have 176 1-bed apartments, 44 2-bed apartments, and 11,000 square feet of commercial retail space					

B. Applicant Information

Peter Murphy , Development 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.)	1717 K St, NW (Applicant's Street or Box Number)
Level 2 Development, 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.)	Washington, DC, 20006 (Applicant's City, State, Zip Code)
(202) 595-7599 (Applicant's Phone Number)	 (Applicant's Facsimile Number)
Peter Murphy (Name) pmurphy@level2development.com (Email) (Name with Title and Email of contact person, who can answer questions about application)	pmurphy@level2development.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)	CESI (Company Name)
033470 (NCPE Registration Number)	P.O. Box 268 (Street or Box Number)
(704) 786-5404 (Phone Number)	Concord, NC, 28026 (City, State, Zip Code)
Kate Underwood, PhD, PE (Name and affiliation of contact person, who can answer questions about **application & designs**)	kateunderwood@cesicgs.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):

97	**% Domestic**
3	**% 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**: 36,300 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	
Residential	160 gal/	day (up to 2 bedroom)	220 units	GPD	35,200
Commercial Retail	100 gal/	1,000 sf	11,000 sf	GPD	1,100
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
	gal/			GPD	
			Total	GPD	36,300

E. Applicant Acknowledgment

Applicant Acknowledgement: TO BE COMPLETED BY THE APPLICANT

I Peter Murphy, as authorized rep. for Shelby Company LTD, LLC, **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: 7/25/2022

8601 Six Forks Road, Suite #250
Raleigh, NC 27615
336-215-7849

July 19, 2022
Honorable William C. Dusch & Concord City Council
35 Cabarrus Avenue W
Concord, NC 280825

Dear Mayor Dusch, City Council Members, and Planning Department,

Rehab Development and Level 2 Development, co-developers of 131-171 Cabarrus Avenue East, appreciate the opportunity to apply for sewer capacity and present our vision for a proposed mixed-used development of approximately 220 apartment homes and 11,000 square feet of commercial space. We believe this project is a critical piece in achieving the success of the Concord Downtown Master Plan. Our experience and track record in real estate development will transform these properties into a dramatic gateway development that will serve as yet another catalyst to Downtown Concord's impressive growth. The project brings ample community benefits to the City, including new housing options, space for businesses, public space improvements, $660,000+ in annual tax revenue, and 150+ jobs.

While the development team and the City of Concord have worked together on this site for more than 5 years, an important update is that the development team has 2+ additional acres of adjacent parcels under contract beyond what was contemplated in previous discussions. This assemblage doubles the project's size, amplifying the project's quality and impact and creating a true landmark development for Downtown Concord.

To achieve this shared vision, we need the sewer capacity to support our development plan, and we are respectfully but urgently requesting the necessary allocation to bring this project to life. Without the allocation at this time, it is unlikely we will be able to complete the assemblage and obtain the necessary financing for this gateway project.

While current multifamily and mixed-use sewer capacity is limited, we would like to propose the City draw on its remaining single-family, non-residential, or economic development allocations, as contemplated in section 2.d. of the Sewer Allocation Policy, to support projects that advance key City objectives. As the Mayor's Message states, the current hot housing market in Concord challenges all residents, and allocating capacity towards multifamily uses helps to alleviate upward pressures on housing costs as Concord experiences continuing, impressive growth. A strong mix of single-family and multifamily housing also helps the City to attract a diverse workforce which in turn supports economic development. The COVID-19 pandemic has transformed land use demand in every community across the US, and we implore the Council to allow its allocations to adjust with demand.

Below, you will find a full description of our proposal. We humbly ask for an adequate allocation of sewer capacity to help us capitalize on this limited but tremendous opportunity to achieve this project's full potential. We truly thank you for your consideration and welcome any questions.

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Raleigh, NC 27615
336-215-7849

Best Regards,







Patrick Reilly	Jeff Blum	David Franco
President, Rehab Development	Principal, Level 2 Development	Principal, Level 2 Development

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Raleigh, NC 27615
336-215-7849

Application for Sewer Allocation: 131-171 Cabarrus Avenue East



Proposed Rendering of the Project, Corner of Cabarrus Avenue East and Reed Street

Sponsor Track Record in Concord

171 Cabarrus is a joint venture between Rehab Development of Raleigh, NC (Rehab) and Level 2 Development of Washington, DC (Level 2). This project will be Rehab and Level 2's sixth project as co-developers and third project together in Concord. The previous two projects, historic rehabilitations of the Heilig-Meyers Brothers Furniture Store (Lofts 29) and the Hotel Concord (The View at Hotel Concord), brought 66 apartments and 18,000 square feet of commercial space to Concord's vibrant downtown. The two Concord projects represent nearly $10M of private investment, created an estimated 40+ jobs, and generate $90,000 per year in permanent property tax revenue.

More about the developers:

Rehab Development is a North Carolina based development firm that has helped lead multiple award-winning Downtown / Main Street re-development efforts across North Carolina, Virginia, and Georgia. Rehab's integrated Design / Build technique with our brother and sister companies, Rehab Builders and Rehab Engineering, provides the unique ability to produce the highest quality product in historic rehabilitations and new construction. Since our formation in 2008, Rehab has worked hard to cultivate win-win relationships with public and private partners, communities, lenders, and neighbors in every project we tackle.

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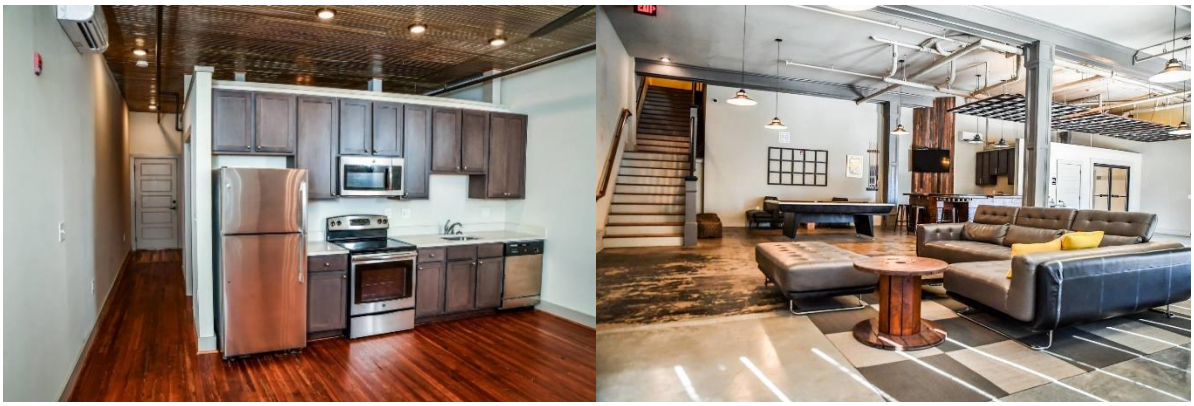
Level 2 Development is an award-winning commercial real estate development firm based in Washington, DC. Since 2004, Level 2 has planned, entitled, and constructed nearly 2,500 residential units and 150,000 square feet of retail space. Level 2 specializes in the development of mixed-use buildings which transform emerging neighborhoods, and its projects have contributed to neighborhood transformations across Washington, DC, Virginia, and North Carolina. The core of Level 2's approach is its commitment to quality design and construction, and a working relationship with the community throughout the development cycle.



Lofts 29, Completed in 2015



The View at Hotel Concord, Completed in 2017



Previous Level 2 Projects (from left to right): Highline Union Market, The Harper, and Capitol View on 14th

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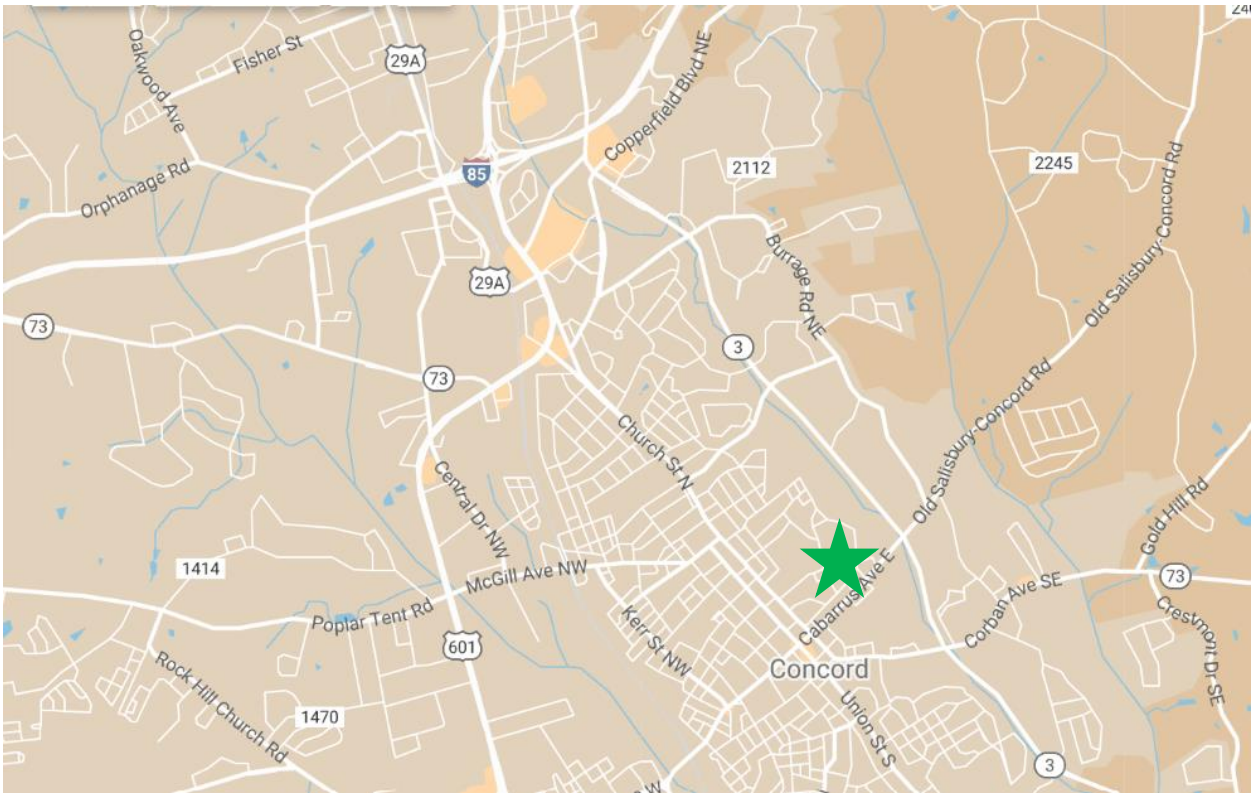
Project Description



Project Location Within Downtown Concord



Proposed Building Façade on Cabarrus Avenue East

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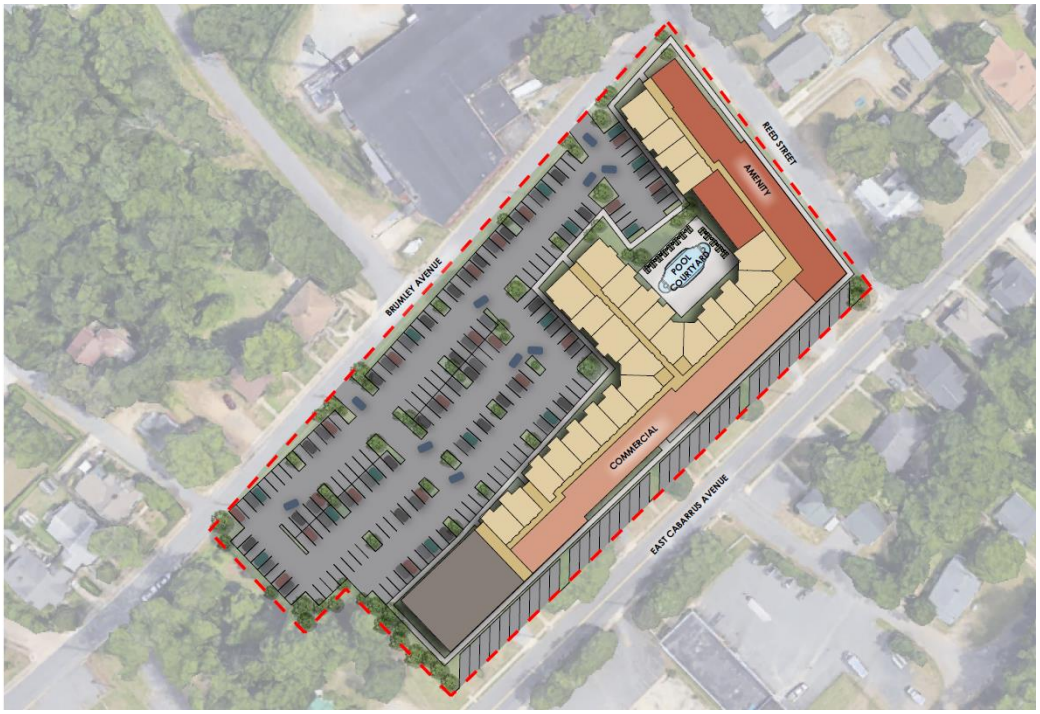
The proposed project will span nearly 4 acres of land bounded by Cabarrus Avenue East, Reed Street, and Brumley Street. The project will serve as a gateway to Downtown Concord for the 7,000+ vehicles per day that utilize Cabarrus Avenue to access the downtown core and beyond. The proposed 4-story building will contain approximately 220 residential units and 11,000 square feet of retail/commercial space fronting on Cabarrus Avenue.

The predominantly brick façade will pay homage to Downtown Concord's historic core while bringing a contemporary sense of energy to an expanded downtown. Expansive storefront glass, large residential windows, and ample balconies will activate the public space at multiple levels. The project's 220 units range from studios to 2BR units, offering a variety of living options to meet the needs of Concord's diverse population. Smaller units within the project will create affordable housing options for those who may choose to utilize Downtown Concord's amenities in lieu of a larger living space. The project will incorporate numerous green features, including a stormwater retention vault, energy-efficient lighting and appliances, and water-efficient plumbing fixtures.



Project Site Plan

The project's parking area will be accessed via Brumley Street and will be fully screened from view from Cabarrus Avenue and Reed Street. On Cabarrus Avenue, the angled parking spaces will separate the pedestrian streetscape from the traffic of Cabarrus Avenue and offer convenient, shared parking between apartment residents and employees / customers of the commercial spaces.

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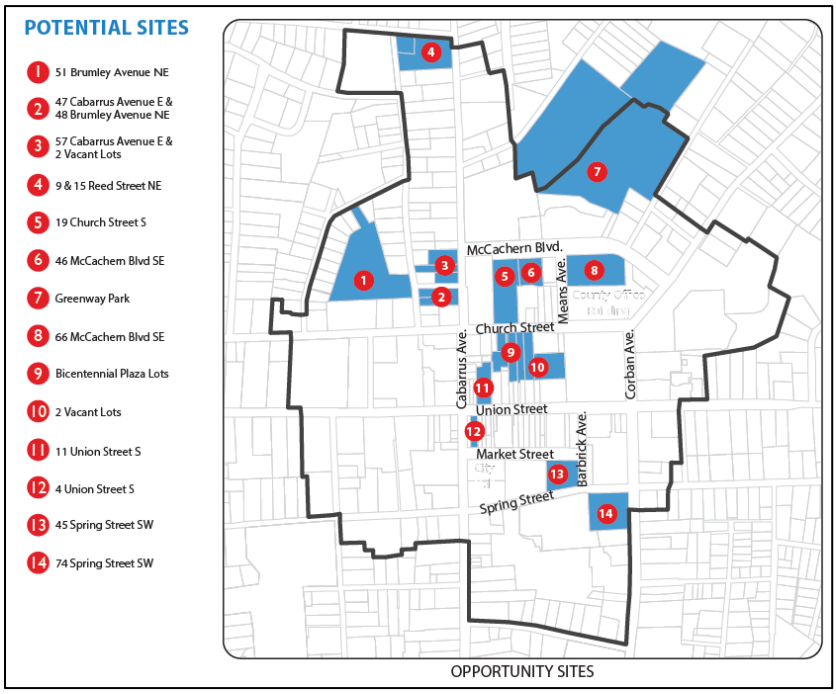
Integration with City Goals



171 Cabarrus is Identified as Opportunity Site #4 in the 2021 Downtown Master Plan Update.

171 Cabarrus is identified as a key catalyst in the 2021 Downtown Master Plan. The project will anchor downtown Concord's eastern expansion and integrate the Cabarrus Avenue East Corridor into the downtown core. This landmark project will spur activity along Cabarrus Avenue East and beyond, helping to fulfill the goals of the Plan.

The project achieves the goals of the 2021 Downtown Master Plan's Planning Framework:

Downtown Master Plan Goal	Project Benefits to Achieve Goal
MOVE & PARK ***accessibility to all modes of travel, clear wayfinding and efficient, well-managed parking systems***	The project will extend a positive pedestrian experience to the intersection of Cabarrus Avenue and Reed Street, offering wide, landscaped sidewalks with engaging storefronts, sheltered from the traffic of Cabarrus Avenue East by easy-access, angled street parking. The project's shared parking, between its residential and commercial uses, supports the city's parking goals. Wayfinding signage will promote the Downtown Concord brand and clearly communicate access to the Historic District, the McEachern Greenway, Southern Strain Brewery, the potential Goldmine Park, and more.

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REHABDEVELOPMENT level2 DEVELOPMENT

LIVE & WORK ***attracting new housing and employment opportunities***	Live & Work – The 220, class-A apartments will fulfill 31-56% of the City's projected Downtown Concord future demand of 390-680 new residential units, and the 11,000 SF of retail/commercial space will fulfill 7-10% of the City's projections for additional retail and/or office demand.
PLAY & STAY ***attracting new visitors, developing entertainment destinations, becoming everyone's second neighborhood***	The project's retail/commercial space offers opportunities for restaurant, retail, arts & cultual, office, and co-working uses.
SHOW & TELL ***telling downtown Concord's story well, showing off the changes in downtown, delivering a great downtown experience***	Project serves as a gateway to Downtown Concord for 7,000+ vehicles and pedestrians that use Cabarrus Avenue East every day. The project's architecture pays homage to the Downtown's historic character and delivers a downtown experience to residents, businesses, and customers.
POLICY & PROGRAM ***enabling the downtown vision through a strategic development framework***	Project timing supports the key policy goal of streetscape improvements. The developers will work collaboratively with the City to plan and design a streetscape on Cabarrus Avenue East, which is identified as Phase 2 of the Streetscape Phasing plan. By constructing the building and the streetscape simultaneously, the developer and the City will reduce construction-related costs, inconveniences, and congestion. Project reserves 20 feet of private space to accommodate potential NCDOT right-of-way widening in the future.

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336-215-7849



Project Wayfinding Will Support Downtown Concord Branding and Adjacent Developments

Community Benefits

The project will positively impact the entire City of Concord through the following benefits:

- Housing options in Downtown – approximately 220 apartments, ranging from studios to 2BR units, will satisfy growing housing demand as Concord's growth is expected to exceed the National and State averages. Downtown Concord is expected to capture a disproportionate share of this growth, further highlighting the importance of housing options downtown.
- 250-300 new residents who will live within walking distance of Downtown Concord, further supporting the businesses there and beyond.
- $50-60MM in private investment in the City, resulting in 150+ new jobs created (construction and permanent)
- $660,000+ in annual tax revenue to the City and County

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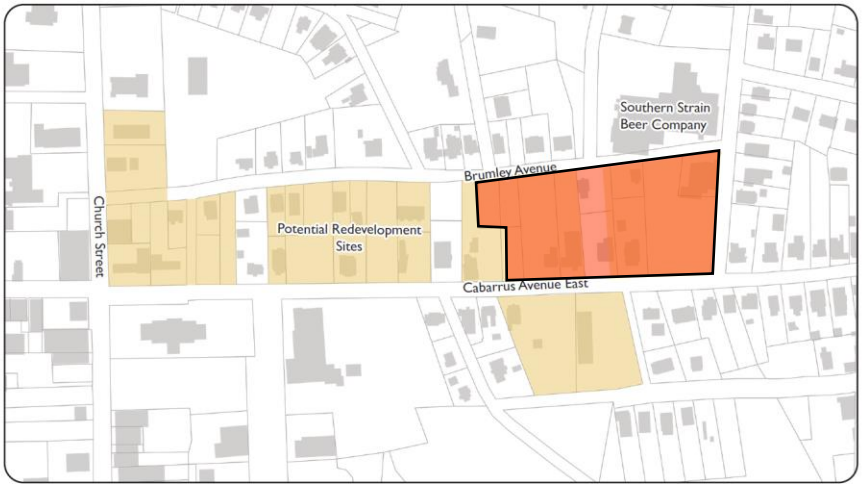
336-215-7849

Conclusion and Timing Considerations

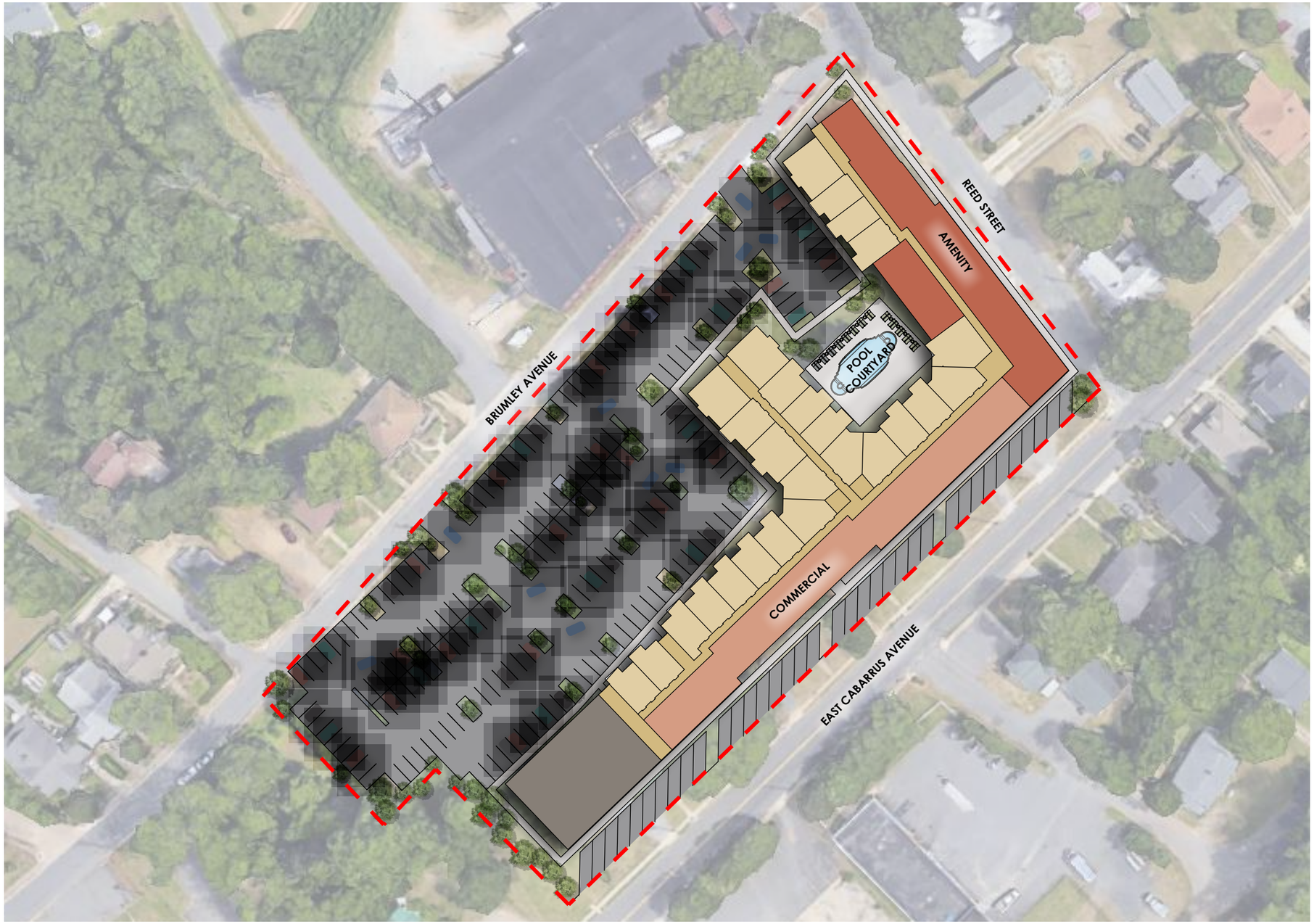


This project represents nearly ½ of the Cabarrus Avenue East Redevelopment Sites identified in the 2021 Downtown Master Plan.

171 Cabarrus represents a culmination of 5 years of collaborative efforts between Rehab Development, Level 2, and the City of Concord. The building's premier housing options, urban character, and gateway location will result in a project that exceeds the goals of the 2021 Downtown Master Plan, anchoring downtown Concord's eastern expansion and integrating the Cabarrus Avenue East Corridor into the downtown core.

While the City of Concord has identified this project as an opportunity site for more than 5 years, the development team has only recently gained site control of an additional 2+ acres of land. The assemblage of a site this large gives the project a much greater transformative potential. **However, timing is of the essence**—the development team's purchase contracts on these additional 2 acres of land have a limited timeframe, and if sewer capacity is not secured, the development team will likely lose site control. Without these crucial parcels, the project's scale is reduced dramatically, and in the opinion of the development team, will not fully achieve the goals of the Downtown Master Plan.

To achieve this vision for 171 Cabarrus, the development team needs the sewer capacity to support this development plan, and respectfully but urgently requests the necessary allocation to bring this project to life.



1 Site Plan - Ground Level
Scale: 1" = 80'-0"

Plan

171 Cabarrus Ave

July 18, 2022

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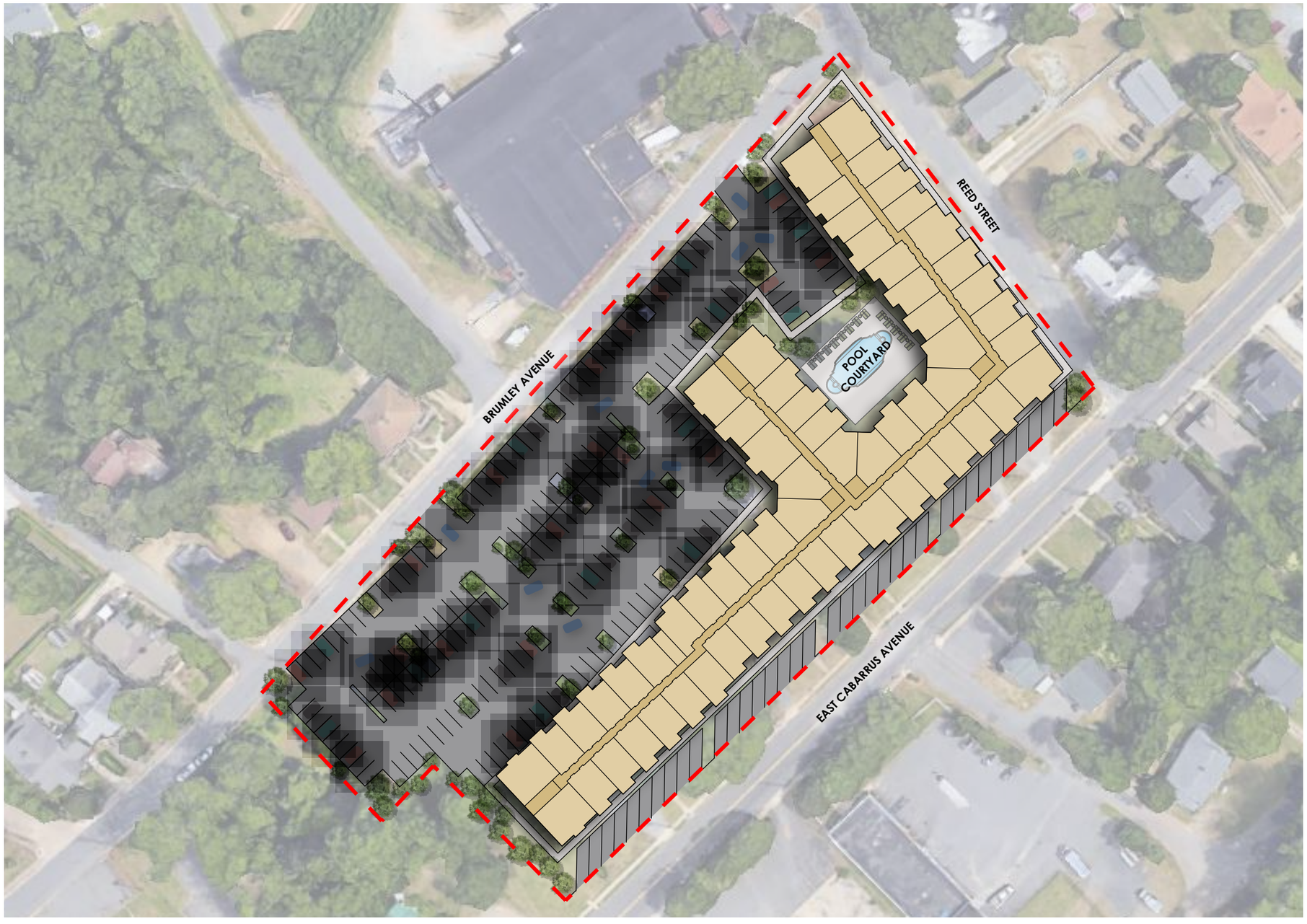

1 Site Plan - Typical Residential

Scale: 1" = 80'-0"

Plan

171 Cabarrus Ave

July 18, 2022

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