



Cabarrus County Government

Cabarrus County Planning and Zoning Commission
Tuesday, June 9th @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

1. Roll Call
2. Approval of Meeting Minutes for April 14, 2026.
3. Approval of Granting Order & Findings for VARN2025-00007-Variance request for relief from the restriction of the cul-de-sac length, the requirement to connect to adjacent properties and the road design standards. Pavel A Shchetinin is the applicant and King Carolina Homes LLC is the owner. The addresses associated with the subject property are 2575 Shiloh Church Road, 11295, 11280, 11250, 11220, and 11145 Aubrey Elena Court (PIN's: 4672-43-0198, 4672-43-4009, 4672-43-0565, 4672-43-3332 & 4672-33-4395, 4672-33-8027, 4672-33-8206, 4672-33-8554, 4672-33-5575).
4. Approval of Granting Order & Findings for SUSE2025-00028- Request for a Special Use Permit for a Public Service Facility. Remington Jackson (agent for Duke Energy) is the applicant, and the owner of the subject property is Duke Energy Carolinas LLC. Subject property is located at 9001 Mooresville Road (PIN#: 4683-44-0538).
5. Approval of Granting Order & Findings for VARN2026-00002- Variance request for relief from the active open space requirements of Chapter 15. Valley Development is the applicant, and Cedarvale Farm Homeowners is the owner. The address associated with the subject property is 11238 Serenity Farm Drive (PIN's: 5525-55-9176, 5525-66-9388 & 5525-73-1082).
6. Approval of Meeting Minutes for May 12, 2026
7. Old Business Board Planning Board:
PLPR2025-00007- Request to subdivide property located on the west side of Shiloh Church Road. Pavel Shchetinin is the owner of the subject property and applicant of this request. The addresses associated with the subject property are 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295 Aubrey Elena Court (PINs: 4672-43-4009, 4672-43-3332, 4672-43-0565, 4672-43-0198, 4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 & 4672-33-4395).
8. Legal Update
9. Director's Report
10. Adjourn

Cabarrus County Government – Planning and Development



Planning and Zoning Commission Minutes

June 9, 2026

Michael Bywaletz, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Brent Rockett, Mr. Adam Dagenhart, Mr. Charles Paxton, Mr. Stephen Wise, Ms. Ingrid Nurse, Ms. Holly Thrift and Ms. Heather James. Attending from the Planning Department were, Mr. Phil Collins, Planning Supervisor, Ms. Susie Morris, Planning & Development Director, and Ms. Lisa Johnson, Clerk to the Commission. Also, in attendance was Mr. Douglas Hall, County Attorney. Absent from the meeting was Mr. Mohammed Idlibi, Mr. Chris Pinto and Mr. Keith Conrade.

Call to Order

Mr. Michael Bywaletz, Chair, called the meeting to order at 6:30 p.m.

Roll Call

Ms. Lisa Johnson, Clerk to the Commission, called the roll.

Approval of April 14, 2026 Meeting Minutes

Ms. Holly Thrift **MOTIONED, SECOND** by Ms. Ingrid Nurse to **APPROVE** the meeting minutes for March 10, 2026. The vote was unanimous to **APPROVE**.

Approval of Granting Order & Findings for VARN2025-00007

Variance request for relief from the restriction of the cul-de-sac length, the requirement to connect to adjacent properties and the road design standards. Pavel A Shchetinin is the applicant and King Carolina Homes LLC is the owner. The addresses associated with the subject property are 2575 Shiloh Church Road, 11295, 11280, 11250, 11220, and 11145 Aubrey Elena Court (PIN's: 4672-43-0198, 4672-43-4009, 4672-43-0565, 4672-43-3332 & 4672-33-4395, 4672-33-8027, 4672-33-8206, 4672-33-8554, 4672-33-5575).

Mr. Brent Rockett **MOTIONED, SECOND** by Mr. Adam Dagenhart to **APPROVE** the Granting Order. The vote was unanimous to **APPROVE**.

Approval of Granting Order & Findings for SUSE2025-00028

Request for a Special Use Permit for a Public Service Facility. Remington Jackson (agent for Duke Energy) is the applicant, and the owner of the subject property is Duke Energy Carolinas LLC. Subject property is located at 9001 Mooresville Road (PIN#: 4683-44-0538).

Ms. Holly Thrift **MOTIONED, SECOND** by Mr. Adam Dagenhart to **APPROVE** the Granting Order. The vote was unanimous to **APPROVE**.

Approval of Granting Order & Findings for VARN2026-00002

Variance request for relief from the active open space requirements of Chapter 15. Valley Development is the applicant, and Cedarvale Farm Homeowners is the owner. The address associated with the subject property is 11238 Serenity Farm Drive (PIN's: 5525-55-9176, 5525-66-9388 & 5525-73-1082).

Mr. Adam Dagenhart **MOTIONED, SECOND** by Mr. Stephen Wise to **APPROVE** the Granting Order. The vote was unanimous to **APPROVE**.

Approval of May 12, 2026 Meeting Minutes

Ms. Holly Thrift **MOTIONED, SECOND** by Mr. Brent Rockett to **APPROVE** the minutes. The vote was unanimous to **APPROVE**.

The Chair reminded the audience to fill out a blue card if anyone was wishing to speak.

Mr. Michael Bywaletz, Chair, read the Rules of Procedure:

Rules of Procedure

1. The Cabarrus County planning staff person(s) shall first present the staff report and answer questions from the Commission. There will be no time limit on this presentation.
2. The Applicant or Appellant may make a presentation to the Board (optional) and will then answer questions from the Commission. There will be a 15-minute time limit on the

presentation if the Applicant or Appellant chooses to make a formal presentation. There will be no time limit on questions from the Board following the presentation.

3. When the Board is ready to proceed, the proponents (those speaking generally in favor of the case) will have a total of 15 minutes to speak or present evidence in support of their position. The 15-minute time limit does not include questions directed to the proponents by the Commission.

4. After the proponents finish, the opponents (those speaking generally against the case) will have a total of 15 minutes to speak or present evidence in support of their position. The 15-minute time limit does not include questions directed to the opponents by the Commission.

5. Each side will then have 3 minutes for rebuttal, with the proponents going first. Again, questions directed to the speaker will not count against the time limit. This will conclude the public hearing portion of the meeting, and the Commission will proceed to deliberation.

6. Each side is strongly encouraged to use a spokesperson to present the positions commonly held by each. Each side is also strongly encouraged to organize their speakers and presentations to ensure that all persons wanting to speak will have time to do so.

7. If a speaker has questions of a person on the other side, such questions shall be addressed to the Commission members to be redirected to the person to be asked. There will be no direct questioning of one speaker by another except through the Commission.

8. Public demonstrations of support for a speaker's comments should be limited to clapping. Any other type of audible support shall be out of order and subject the offender to being removed from the building. Anyone speaking out of order shall likewise be subject to removal.

9. These rules are designed to have a full and fair hearing that is orderly and expeditious and avoid unnecessarily repetitious presentations.

Mr. Brent Rockett **MOTIONED, SECOND** by Mr. Adam Dagenhart to **APPROVE** the Rules of Procedure. The vote was unanimous to **APPROVE**.

Old Business Planning Board

PLPR2025-00007- Request to subdivide property located on the west side of Shiloh Church Road. Pavel Shchetinin is the owner of the subject property and applicant of this request. The addresses associated with the subject property are 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295 Aubrey Elena Court (PINs: 4672-43-4009, 4672-43-3332, 4672-43-0565, 4672-43-0198, 4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 & 4672-33-4395).

The Chair asked if any of the Board members had a conflict of interest with the case. There being none, the Chair called on Mr. Phil Collins, Planning Supervisor, to present the Staff Report.

Staff Report

The subject property is currently zoned CR (Countryside Residential) and approximately 17.15 acres in size. The northern and eastern portions of the subject property are currently under development. A private road has been installed that provides access to the interior of the subject property from Shiloh Church road to the east. The southern portion of the subject property is wooded and vacant. It is the applicant's intention to further develop the southern portion of the subject property with residences. An intermittent stream traverses the center of the property from south to north, eventually feeding into the Rocky River, approximately a half mile to the north.

An unpermitted contractor's storage yard abuts the subject property to the north. A school (Christ the King) is located to the east of the property on the opposite side of Shiloh Church Road. The other adjacent properties are residential and vacant. The subject property is surrounded on all sides by properties zoned CR. No governmental services are available at the site and it will be served by well and septic.

The applicant originally submitted a minor subdivision for a portion of the property. The intention was to process the minor subdivision and begin construction to recuperate some of the cost, then move forward with the major subdivision. Once the minor subdivision was recorded, the applicant commenced with the installation of the road. However, the road was installed to meet the private road requirements for a minor subdivision. The applicant submitted a variance application requesting relief from Chapter 15, Sections 8 & 9 and Appendix A, for the following reasons:

- the existing road was not built to the NCDOT standard for a public road
- the existing road exceeds 1,000 feet in length

- no connections to adjacent properties were proposed
- existing road is 20 feet in width-required width is 24 feet
- existing right-of-way was 50 feet in width-required width is 60 feet
- existing shoulders were less than the required 6 feet
- existing road has a base course of 6 inches-required to be 8 inches

The request was initially heard at the November 2025 meeting of the Board of Adjustment. There was no resolution and the matter was continued to the December meeting. The Board of Adjustment approved the request for relief from the road length and connections to adjacent property requirements at its December meeting. However, no decision was made on the other requests, which were tabled to the April meeting. The Board considered the remaining requests at the April meeting and approved all but two of the original requests. The applicant proposed changes to the plat that would address the right-of-way and shoulder-width requirements, so those variances no longer needed consideration.

The Board of Adjustment granted the following variances for Mercer Estates:

- relief from the 1,000-foot restriction on the cul-de-sac length
-The applicant offered the condition of approval that the road would not exceed 1,385 feet in length.
- relief from the requirement to provide connections to adjacent properties
- relief from the required 6-foot shoulder width
-The applicant agreed to increase the width of the right-of-way to 60 feet, eliminating the need for this variance.
- relief from the required 60-foot right-of-way width
-The applicant agreed to increase the width of the right-of-way to 60 feet, eliminating the need for this variance.
- relief from the curve radius requirement
-The applicant provided a fire truck template to show that the road was sufficient for emergency vehicle access.
- relief from the 24-foot road width requirement
-The applicant offered an increase in the width of the existing road from 20 feet to 22 feet.

- relief from the requirement of an 8-inch base course for the road
-The applicant offered to add 2 inches of asphalt to the top coat to offset the 2-inch shortage of the base.

The applicant is now proposing to add two new lots and rearrange two existing lots to officially recognize Mercer Estates as a major subdivision. The total lot count will be eight. The proposed project is located on property recommended for residential development at a density of 1 to 3 dwelling units per acre in the Western Area Plan. The proposed density of the project is 1 dwelling unit per 2 acres. The proposed density of the project is 1 dwelling unit per 2 acres. Three of the lots within the minor subdivision were less than the required 2 acres in size as permitted in under the minor subdivision regulations of Section 5-5.C. The remaining proposed lots are 2 acres or greater in size. Therefore, this is a conventional subdivision request and no open space is required for the development.

A staff review finds that the proposed subdivision meets the development standards of the Cabarrus County Subdivision Ordinance or the variance standards granted by the Board of Adjustment.

Staff suggests the following conditions of approval for the proposed Mercer Estates preliminary plat:

- Applicant shall procure any and all applicable federal, state and local permits prior to zoning permitting.
- Applicant shall provide copies of all required state, local and federal permits for the permanent project file prior to zoning permitting.
- The applicant shall comply with the standards established by NCDOT in Driveway Permit Number C-1973.
- Soil and Erosion control measures must comply with Federal and State water quality laws, regulations and rules.
- Project subject to design standards as outlined in Stormwater Permit #SW3250401. Deed restrictions as outlined in Schedule of Compliance must be recorded in the Cabarrus County Office of the Register of Deeds and a copy provided to NCDEQ and to Cabarrus County Planning after recordation. Modifications to the plan as submitted must be reviewed and approved by NCDEQ.

- The total private road length shall not exceed 1,385 feet, as shown on the submitted site plan. No additional extensions shall be requested or approved beyond this distance.
- The road shall remain private and serve only the eight residential lots within this subdivision.
- The road must be inspected and certified by a licensed professional engineer to ensure it meets structural integrity and drainage requirements suitable for long-term residential use.
- A Private Road Maintenance Agreement shall be recorded prior to final plat approval, establishing clear responsibility for long-term maintenance, repair and shared access among all property owners served by the road.

Mr. Phil Collins, Planning Supervisor, asked if anyone had any questions.

Ms. Holly Thrift said, out of the 3 lots that are less than 2 acres, I don't see where it tells us how much less it is. Do you have an idea?

Mr. Adam Dagenhart said, according to the plat, they are 1.503, 1.537 and 1.249 acres in size.

Mr. Michael Bywaletz, Chair, called on the applicant, Pavel Shchetinin, to speak.

The applicant stated that he did not have any comments that needed to be added at this time.

The Chair asked if anyone had questions for the applicant.

Mr. Charles Paxton said, will you agree to the conditions proposed by Staff?

Mr. Pavel Shchetinin said, yes.

The Chair asked if there was anyone present speaking in favor or against the request. There were none and the public hearing was closed.

The Chair told the Board members that they would need to discuss the proposed subdivision and come up with any findings that make it consistent or inconsistent with the land use plan.

Mr. Michael Bywaletz said, I know we've gone through this multiple times. He has met all of the requirements that we have requested. Based on some of the other land uses around the property, these parcels are larger than most.

Mr. Brent Rockett said, I feel like all of those are applicable. I know there were some changes and items that were already approved that didn't quite meet the standards. In my opinion, all of that has been met.

Mr. Michael Bywaletz said, I agree with the Conditions of Approval that were put in the Staff Report. Is there a motion to approve or deny the subdivision?

Mr. Adam Dagenhart said, I don't see the (Fire) condition concerning the sprinkler system.

Ms. Susie Morris, Planning & Development Director, said, you can reference it if you want, but Fire will determine what statements need to be on there when the final plat is renewed.

Mr. Adam Dagenhart said, if it's going to be on the final plat, I don't think we need it as a condition.

Ms. Susie Morris said, they typically will provide the statements to put on the plats.

Ms. Ingrid Nurse **MOTIONED, SECOND** by Mr. Stephen Wise to **APPROVE** the proposed subdivision. The vote was unanimous to **APPROVE**.

Legal Update

Mr. Douglas Hall, County Attorney, did not have a legal update at this time.

Director's Report

Ms. Susie Morris, Planning & Development Director, said, if your appointment is coming up and you're eligible for reappointment, I have reached out to you. I had asked for a response by the end of the day today. I put forth an alternate member for succession, in

planning for Mr. Bywaletz's move. Please let me know so I can get those turned in; I need to know if you're interested. If not, I can look through new applications.

Adjourn

Mr. Adam Dagenhart **MOTIONED, SECOND** by Ms. Holly Thrift to **ADJOURN** the meeting at 6:50 p.m. The vote was unanimous to **ADJOURN**.

APPROVED BY: Michael Bywaletz, Chair



SUBMITTED BY: Lisa Johnson, Clerk to the Planning & Zoning Commission



ATTEST BY: Susie Morris, Planning & Development Director



PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

Petition: PLPR2025-00007 Preliminary Plat Approval

Subdivision Name: Mercer Estates

Subdivision Type: Major Subdivision (Conventional Option)

Applicant Information: Pavel Shchetinin
11280 Aubrey Elena Ct
Davidson, NC 28036

Zoning: Countryside Residential (CR)

Township: Township Three

Property Location: 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295
Aubrey Elena Court

PIN#: 4672-43-4009, 4672-43-3332, 4672-43-0565, 4672-43-0198,
4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 &
4672-33-4395

Proposed Number of Lots: 8

Area in Acres: +/- 17.153 acres

Site Description: The northern and eastern portions of the subject property are currently under development. A private road has been installed that provides access to the interior of the subject property from Shiloh Church Road to the east. The southern portion of the subject property is wooded and vacant. It is the applicant's intention to further develop the southern portion of the subject property with residences. An intermittent stream traverses the center of the property from south to north eventually feeding into the Rocky River (approximately a half mile to the north).

Adjacent Land Uses: North – Commercial (unpermitted contractor's storage yard) & Residential
South – Residential & Vacant
East – Institutional (Christ the King School) & Residential
West – Residential & Vacant

Surrounding Zoning: North – CR (Countryside Residential)

East – CR (Countryside Residential)
South – CR (Countryside Residential)
West – CR (Countryside Residential)

Utility Service Provider: No governmental services available. Site will be served by well & septic.

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Preliminary Plat
- Exhibit D – Recorded Minor Subdivision
- Exhibit E – Staff Maps
- Exhibit F – NCDOT Driveway Permit
- Exhibit G – NCDEQ Stormwater Permit
- Exhibit H – NCDEQ Soil & Erosion Permit
- Exhibit I – Adjacent Property Owner & Property Owner Letters

Code Considerations

The Countryside Residential zoning district has the following development standards:

	Conventional Design
• Minimum Front Yard Setback (local road):	50'
• Minimum Front Yard Setback (minor collector):	75'
• Minimum Side Yard Setback:	20'
• Minimum Side Accessory Setback:	20'
• Minimum Rear Yard Setback:	30'
• Minimum Rear Accessory Setback:	30'
• Minimum Rear Accessory Setback (<i>structure less than 15' in height</i>):	5'
• Maximum Impermeable Surface:	20%
• Maximum Building Height:	40'

Since the additional lots are proposed as a conventional type subdivision, no open space is required.

Agency Review Comments

- **NCDOT Review: Approved**
See Driveway Permit
- **NCDEQ Stormwater Review**

See Phase II Post Construction Stormwater Permit

- **EMS Review**
See Soil & Erosion Control Permit
- **EMS Review**
Cabarrus County EMS has no issues (Justin Brines, Deputy Chief – Administration EMS)
- **Sherriff Review**
No comments (Lieutenant Travis McGhee, Sheriff's Office, Communications Division)
- **Fire Marshal Review**
No further comments. (Ashleigh Ennis, Assistant Fire Marshall)
- **E-911 / Addressing Review**
No comments (per Brandy Webster, Addressing Coordinator)
- **Cabarrus Health Alliance Review**
Need to see septic locations. (per Jacob Snyder, Assistant Environmental Health Director)
- **Cabarrus Soil & Water Conservation District Review**
We are satisfied as long as the applicant worked with DEQ and accounted for the soil type. (Abby Weinshenker Resource Education Coordinator)
- **Planning Review: Approved**
See staff report (Phillip Collins, Planning Supervisor)

Staff Analysis

- The subject property is approximately 17.153 acres in size
- The applicant originally submitted a minor subdivision (recorded in November 2024) for a portion of the subject property. The intention was to process the minor subdivision and begin construction to recuperate some of the cost then move forward with the major subdivision. Once the minor subdivision was recorded, the applicant commenced with installation of the road. However, the road was installed to meet the private road requirements for a minor subdivision. Therefore, some of the road features did not meet the requirements for a major subdivision. The applicant submitted a variance application requesting relief from:
 - Chapter 15, Section 15-8: Private Roads serving more than five lots
 - existing road was not built to the NCDOT standard for a public road
 - Chapter 15, Section 15-9: Cul-de-sac Length
 - existing road exceeds 1,000 feet in length

- Chapter 15, Section 15-9: Connections to Adjacent Properties
 - no connections to adjacent properties were proposed
 - Appendix A, Requirements for Dead-End and Stub Streets Table
 - existing road exceeds 1,000 feet in length
 - Appendix A, Rural Residential Street Cross Section
 - existing road is 20 feet in width – required 24 feet
 - existing right-of-way was 50 feet in width – required 60 feet
 - existing shoulder were less than the required six feet
 - Appendix A, Pavement Schedule
 - existing road has a base course of six inches – required 8 inches
- The request was initially heard at the November 2025 meeting of the Board of Adjustment. There was no resolution and the matter was continued to the December meeting. The Board of Adjustment approved the request for relief from the road length and connections to adjacent property requirements at its December meeting. However, no decision was made on the other requests which were tabled to the April meeting. The Board considered the remaining requests at the April meeting and approved all but two. The applicant proposed changes to the plat that would address the right of way and shoulder width requirements, so those variances no longer needed consideration.

The Board of Adjustment granted the following variances for Mercer Estates:

- relief from the 1,000-foot restriction on the cul-de-sac length,
 - the applicant offered the condition of approval that the road would not exceed 1,385 feet in length,
 - relief from the requirement to provide connections to adjacent properties,
 - relief from the required 6-foot shoulder width,
 - the applicant agreed to increase the shoulder width to 6 feet, eliminating the need for this variance
 - relief from the required 60-foot right-of-way width,
 - the applicant agreed to increase the width of the right-of-way to 60 feet, eliminating the need for this variance
 - relief from the curve radius requirement
 - the applicant provided a fire truck template to show that the road was sufficient for emergency vehicle access
 - relief from the 24-foot road width requirement,
 - the applicant offered an increase in the width of the existing road from 20 feet to 24 feet
 - relief from the requirement of an eight inch base course for the road,
 - the applicant offered to add 2 inches of asphalt to the top coat to offset the 2-inch shortage of the base course
- The applicant is now proposing to add two new lots and rearrange two existing lots to officially recognize Mercer Estates as a major subdivision. The total lot count will be eight.

- The proposed project is located on property recommended for residential development at a density of 1 to 3 dwelling units per acre in the Western Area Plan. The proposed density of the project is 1 dwelling unit per 2 acres.
- Three of the lots within the minor subdivision were less than the required 2 acres in size as permitted in under the minor subdivision regulations of Section 5-5.C. The remaining proposed lots are 2 acres or greater in size. Therefore, this is a conventional subdivision request and no open space is required for the development.

A staff review finds that the proposed subdivision meets the development standards of the Cabarrus County Subdivision Ordinance.

Conditions of Approval

Staff suggests the following conditions of approval for the proposed Mercer Estates preliminary plat:

- Applicant shall procure any and all applicable federal, state, and local permits prior to zoning permitting. (Planning)
- Applicant shall provide copies of all required state, local, and federal permits for the permanent project file prior to zoning permitting. (Zoning)
- The applicant shall comply with the standards established by NCDOT in Driveway Permit Number C-1973. (NCDOT)
- Soil and Erosion control measures must comply with Federal and State water quality laws, regulations and rules. (NCDENR, Project ID CABAR-2025-0190)
- Project subject to design standards as outlined in Stormwater Permit #SW3250401. (NCDENR)
 - Deed Restrictions as outlined in Schedule of Compliance must be recorded in the Cabarrus County Office of the Register of Deeds and a copy provided to NCDENR and to Cabarrus County Planning after recordation. (NCDENR, Planning)
 - Modifications to the plan as submitted must be reviewed and approved by NCDENR. (NCDENR)
- The total private road length shall not exceed 1,385 feet, as shown on the submitted site plan. No additional extensions shall be requested or approved beyond this distance. (Applicant)
- The road shall remain private and serve only the eight residential lots within this subdivision. (Applicant)
- The road must be inspected and certified by a licensed professional engineer to ensure it meets structural integrity and drainage requirements suitable for long-term residential use. (Applicant)
- A Private Road Maintenance Agreement shall be recorded prior to final plat approval, establishing clear responsibility for long-term maintenance, repair, and shared access among all property owners served by the road. (Applicant)



PRELIMINARY PLAT APPLICATION

STAFF USE ONLY:

Application/Accela#: _____
 Reviewed by: _____
 Date: _____
 Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Complete and submit the Preliminary Plat Application.
2. Provide a copy of approved Street Name Review and Confirmation form.
3. Complete and submit a copy of the preliminary plat check list (type or print).
4. Submit 10 copies of your preliminary plat.
5. Submit any additional information or documents for your application to be considered complete. This will be determined at the pre-application meeting.
6. Submit fee:
 - ☐ Application fee-\$2200.00 for subdivisions of 5 lots, Plus \$30.00 for each additional lot, (Plus cost of engineering fees if applicable)
 - ☐ Fire Marshal Review \$158.00
7. Staff and appropriate agents will review your complete preliminary plat application and comments will be forwarded to you (approximately 30 days). You will need to address the comments in writing, revise the preliminary plat accordingly and resubmit the revised preliminary plat showing that comments are addressed and errors corrected. Please note that if a third submittal is required, an additional review fee will be collected.
8. Once advised that the plat is correct and ready to be presented to the Planning and Zoning Commission, you will need to submit hard copies along with electronic files. (Staff will advise of number required)
9. When the copies of the plan are received, Staff will begin to prepare a staff report and schedule a meeting date.

Meeting Information: The Cabarrus County Planning and Zoning Commission meets on the second Tuesday of the month at 6:30 PM at the Cabarrus County Governmental Center, located in downtown Concord at 65 Church Street.

Deadline Information: Complete applications must be turned in prior to 2:00 PM the second Tuesday of the month to meet the deadline.

Questions: If there are additional questions concerning this process, please call the Planning and Development Department at (704) 920-2141, Monday through Friday, 8:00 am to 5:00 pm.

Your signature on this form indicates that you understand all the requirements for the submission of a preliminary plat and the requirements to construct the project if approved.

Incomplete applications will be returned to the applicant and will not be processed.

Proposed Subdivision Name: Mercer Estates
 (Proposed name must be approved by 911 Coordinator)

Location: 2621 Shiloh Church Rd, Davidson NC 28036

Project Type: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mobile Home

PIN(s): 4 6 7 2 -- 4 3 -- 3 3 3 2 (10 digit parcel identification number)

Existing Zoning: CR

Area in Acres: 8.131

Will the project be completed in phases? YES ☐ NO ☒ If yes, Number of Phases: _____

Number of Lots: 3 Total for project _____ Phase 1 _____ Phase 2 _____ Phase 3 _____

Phase 4 _____ Phase 5 _____

Existing Roads Providing Access to Subdivision:

Aubrey Elena Ct

*Water Supply: ☒ Well(s) or _____ Service Provider: _____

*Wastewater Treatment: ☒ Septic Tank(s) or _____ Service Provider: _____

** If using well and septic, please provide applicable documentation from the Cabarrus County Health Alliance. For a public service provider, please attach Intent to Serve letter to this application.*

PROPERTY OWNER

DEVELOPER/SURVEYOR/ENGINEER

Pavel Shchetin

King Carolina Homes LLC

NAME

NAME

11280 Aubrey Elena Ct

4323 Hubbard Rd

ADDRESS

ADDRESS

Davidson, NC 28036

Charlotte, NC 28269

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

980-309-2013

980-309-2013

PHONE NUMBER

PHONE NUMBER

FAX NUMBER

FAX NUMBER

pashashchetin@gmail.com

kingcarolinahomes@outlook.com

E-MAIL ADDRESS

E-MAIL ADDRESS

Signature of Property Owner:  Date: 4/22/2026

Signature of Developer/Surveyor/Engineer:  Date: 4/22/2026

PROPERTY OWNER

Marina Shchetinin

NAME

11280 Aubrey Elena Ct

ADDRESS

Davidson, NC 28036

CITY, STATE, ZIP CODE

980-829-7688

PHONE NUMBER

FAX NUMBER

marinashchetinin@gmail.com

E-MAIL ADDRESS

Signature of Property Owner:



Date: _____

Signature of Property Owner:



Date: _____

PROPERTY OWNER

Nicholas Shchetinin

NAME

11145 Aubrey Elena Ct

ADDRESS

Davidson, NC 28036

CITY, STATE, ZIP CODE

704-604-4105

PHONE NUMBER

FAX NUMBER

nick.shchetinin@gmail.com

E-MAIL ADDRESS

PROPERTY OWNER

Michael Cantrell

NAME

11250 Aubrey Elena Ct

ADDRESS

Davidson, NC 28036

CITY, STATE, ZIP CODE

678-386-2214

PHONE NUMBER

FAX NUMBER

brandoncantrell@me.com

E-MAIL ADDRESS

Signature of Property Owner:



Date: _____

Signature of Property Owner:



Date: _____

PROPERTY OWNER

Linda Cantrell

NAME

11250 Aubrey Elena Ct

ADDRESS

Davidson, NC 28036

CITY, STATE, ZIP CODE

770-533-3498

PHONE NUMBER

FAX NUMBER

linda@reliancerealtypartners.com

E-MAIL ADDRESS

PROPERTY OWNER

Perri Teitelbaum

NAME

4535 Charlie Chip Rd

ADDRESS

Charlotte, NC 28214

CITY, STATE, ZIP CODE

908-568-8433

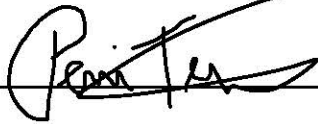
PHONE NUMBER

FAX NUMBER

perrisks@gmail.com

E-MAIL ADDRESS

Signature of Property Owner:



Date: April 22, 2026

Signature of Property Owner:

Date:

PROPERTY OWNER

NAME

ADDRESS

CITY, STATE, ZIP CODE

PHONE NUMBER

FAX NUMBER

E-MAIL ADDRESS

Neighborhood Outreach Documentation

Project: Road Variance Request – Shchetinin Residence, Davidson, NC

Applicant: Pavel Shchetinin, King Carolina Homes

Date of Outreach: September–October 2025

Date	Time	Property Owner(s)	Address	Summary of Discussion
9/12/2025	4:30pm	Martin Michael T / Bishop Roman Catholic Diocese	1123 S Church St, Charlotte, NC 28203	Supportive, no objections. Explained purpose of variance.
9/12/2025	5:15pm	OMG Investments LLC	4311 School House Cmns #213, Harrisburg, NC 28075	No concerns, supportive.
9/13/2025	10:00am	Teitelbaum, Perri Ellen	14504 Henry Harrison Stillwell Dr, Huntersville, NC 28078	Supportive, no objections. Clarified variance need.
9/13/2025	11:00am	Mercer, Corey & Shinn, Timothy Jr	6775 Thistle Down Dr, Harrisburg, NC 28075	Supportive, no objections.
9/14/2025	2:00pm	Mercer, Johnathan & Carter, James Calvin III	2530 Shiloh Church Rd, Davidson, NC 28036	No concerns, supportive.
9/14/2025	2:30pm	Mercer, Shirley E	2531 Shiloh Church Rd, Davidson, NC 28036	Supportive, no objections.

9/14/2025	3:00pm	Deese, Mary R	2721 Shiloh Church Rd, Davidson, NC 28036	Supportive, no objections.
9/14/2025	3:30pm	Overby, Mary M	2635 Shiloh Church Rd, Davidson, NC 28036	Supportive, no objections.
9/15/2025	10:30am	Ragan Cummings LTD	1005 Huntsford Ter, Thomasville, NC 27360	Supportive, no objections.
9/15/2025	11:15am	DYRT Road LLC	2856 Shiloh Church Rd, Davidson, NC 28036	Supportive, no objections.
9/15/2025	12:00pm	Gaddy, Sandra Rivens	2755 Shiloh Church Rd, Davidson, NC 28036	Supportive, no objections.
10/22/2025	4:30pm	Cantrell Michael Brandon HSB & Cantrell Nga Linda	11250 Aubrey Elena Ct, Davidson, NC	Supportive, no objections.
10/22/2025	4:30pm	Shchetinin Pavel A & Shchetinin Marina B	4323 Hubbard Rd, Davidson, NC	Supportive, no objections.

Summary

All adjacent property owners listed above were contacted directly between September 12 and October 22, 2025. Each discussion included an explanation of the road variance request and its purpose. No objections were raised. All property owners expressed understanding and support.

Submitted by:

Pavel Shchetinin

King Carolina Homes

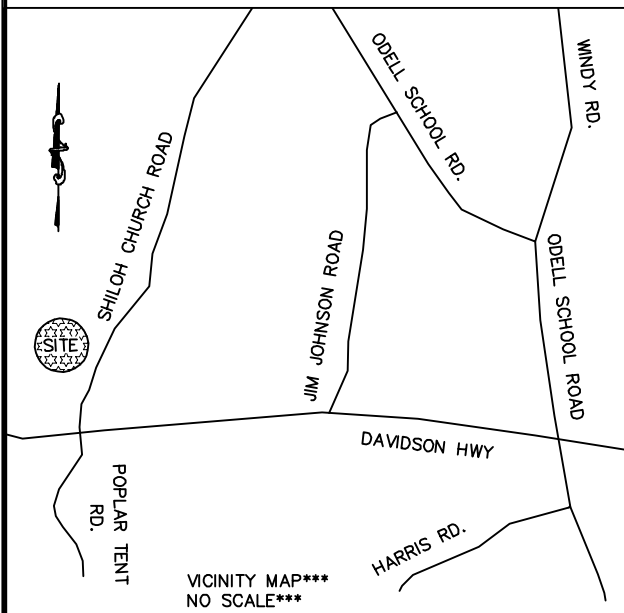
Date: October 23, 2025

LINE TABLE		
LINE	BEARING	LENGTH
L4	N0°13'40"E	15.58'
L5	N4°44'35"E	40.30'
L6	S13°13'33"W	146.31'
L7	S13°13'33"W	33.18'
L8	S88°48'30"W	5.70'
L9	S83°56'33"W	15.58'
L10	S3°06'38"W	20.04'
L11	S88°48'30"W	7.02'
L12	S83°56'33"W	73.20'
L13	N50°04'11"W	18.71'
L14	S4°01'08"W	5.90'
L15	S4°01'08"W	81.17'
L16	S3°57'18"W	44.82'
L17	S88°48'30"W	53.52'
L18	S88°48'30"W	41.18'
L19	S88°48'30"W	45.42'
L20	S85°47'45"W	109.19'
L21	S85°47'45"W	28.46'
L22	S88°48'30"W	86.60'
L23	S88°48'30"W	43.00'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S88°48'30"W	202.91'
L25	N2°13'44"E	215.63'
L26	S87°46'16"E	8.29'
L27	S13°47'42"E	30.25'
L28	S11°13'31"E	55.85'
L29	N55°18'31"E	37.06'
L30	N2°13'44"E	105.66'
L152	S88°48'30"W	132.40'
L153	S88°48'30"W	4.86'
L154	S85°47'45"W	21.32'
L155	S85°47'45"W	116.75'
L156	S83°56'33"W	72.74'
L157	N50°04'11"W	9.37'
L158	S25°47'14"W	3.31'
L159	S61°45'14"E	67.50'
L160	S34°13'24"E	63.41'
L161	S45°05'27"W	15.02'
L162	S20°13'11"W	36.32'
L163	N43°38'31"W	66.19'
L164	N59°29'08"W	69.19'

LINE TABLE		
LINE	BEARING	LENGTH
L165	N25°47'14"E	51.66'

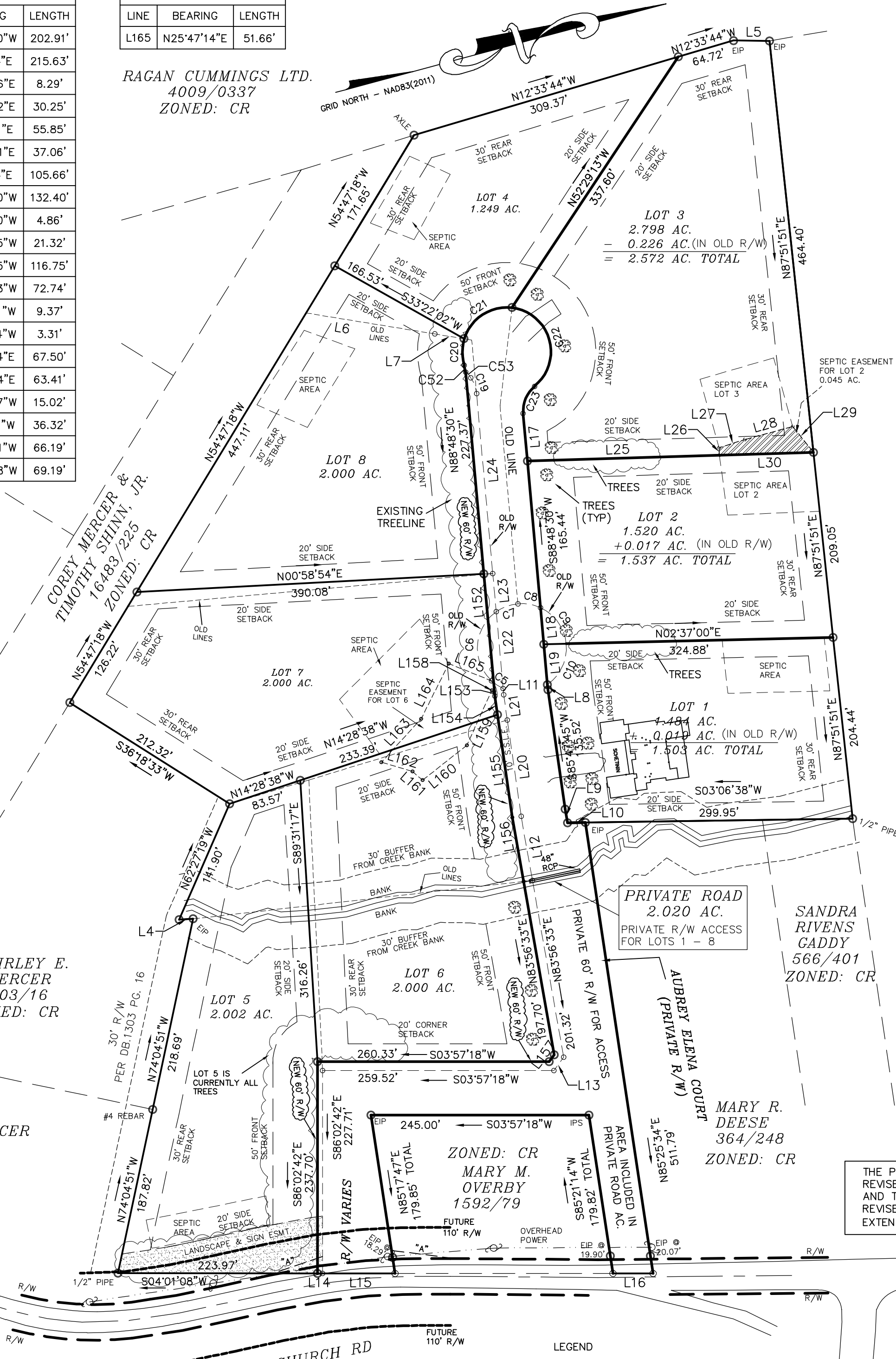
RAGAN CUMMINGS LTD.
4009/0337
ZONED: CR



JOHNATHAN MERCER
66/262
17126/76
ZONED: CR

SHIRLEY E. MERCER
1303/16
ZONED: CR

COREY MERCER &
TIMOTHY SHINN, JR.
16483/225
ZONED: CR



CURVE TABLE				
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C8	S13°48'30"W	25.88'	50.00'	26.18'
C9	S58°32'44"W	49.60'	50.00'	51.90'
C10	N61°27'16"W	50.40'	50.00'	52.82'
C19	S73°18'42"W	18.70'	35.00'	18.93'
C20	S86°38'07"E	29.95'	50.00'	30.42'
C21	S29°06'15"E	64.42'	50.00'	69.99'
C22	S78°03'53"W	92.09'	50.00'	117.05'
C23	S63°01'52"E	33.04'	35.00'	34.40'
C50	S58°32'44"W	49.60'	50.00'	51.90'
C51	N61°27'16"W	50.40'	50.00'	52.82'
C52	S82°22'23"W	7.85'	35.00'	7.86'
C53	N66°52'35"E	15.75'	50.00'	15.81'

DAS
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Construction Staking * Subdivision Design * Topographical
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DASSurveying.com * (704) 664-7029 * info@donallensurvey.com

SEPTIC PERMIT NUMBERS	
11145 AUBREY ELENA COURT	SE2026-00062
11220 AUBREY ELENA COURT	SE2025-00253
11250 AUBREY ELENA COURT	SE2025-00254
11280 AUBREY ELENA COURT	SE2025-00255

LEGEND
P.P. = POWER POLE
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT
"A" = 10' X 70' SIGHT TRIANGLE
PW = PROPOSED WELL

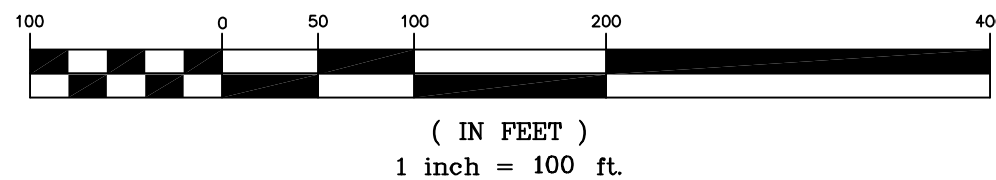


Exhibit D

SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 16810, PAGE 106; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MULTIPLE DEEDS; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF

_____, A.D. 2026.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR

OFFICIAL SEAL

REGISTRATION NUMBER

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT
OF
MERCER ESTATES PH. 2
SHEET 1 OF 2
A REVISION OF
PB. 103 PG. 27-28

TOWNSHIP NUMBER 3, CABARRUS CO., N.C.

SCALE: 1" = 100' DATE SURVEYED: 5/7/2024
DATE PLATTED: 5/18/2026
DATE PLATTED: 6/02/2026(COUNTY COMMENTS)

OWNER: KING CAROLINA HOMES, LLC
4323 HUBBARD ROAD
CHARLOTTE, NC 28269

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERVILLE, NC 28078

OWNER: NGA LINDA CANTRELL & MICHAEL BRANDON CANTRELL
9647 HERRINGBONE LN NW
CONCORD, NC 28027

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERVILLE, NC 28078

OWNER: PAVEL A. & MARINA B. SHCHETININ
4323 HUBBARD RD.
CHARLOTTE, NC 28269

FILE NAME: MERCER ESTATES 8 LOT PLAT.DWG

FIRE CODE REQUIREMENTS

- 1) MAINTENANCE OF SAFEGUARDS: WHERE ANY DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, OR OTHERWISE INSTALLED, SUCH DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOUSLY MAINTAINED IN ACCORDANCE WITH THIS CODE AND APPLICABLE REFERENCED STANDARDS. INSPECTIONS FOR THE MAINTENANCE AND UPKEEP OF CODE REQUIREMENTS WILL BE MADE ON THE REFERENCED PROPERTY AS DEFINED IN THE CABARRUS COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE.
- 2) OWNER/OCCUPANT RESPONSIBILITY: CORRECTION AND ABATEMENT OF VIOLATIONS OF THIS CODE SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE OWNER'S AUTHORIZED AGENT. WHERE AN OCCUPANT CREATES OR ALLOWS TO BE CREATED, HAZARDOUS CONDITIONS IN VIOLATION OF THIS CODE, THE OCCUPANT SHALL BE HELD RESPONSIBLE FOR THE ABATEMENT OF SUCH HAZARDOUS CONDITIONS.
- 3) FIRE APPRATUS ACCESS ROAD WHERE REQUIRED: WHERE THERE ARE MORE THAN TWO GROUP R-3 OR GROUP U OCCUPANCIES SERVED BY THE ROAD OR DRIVEWAY THE ROAD OR DRIVEWAY SHALL BE CONSTRUCTED AS A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE.
- 4) "Homes built on lots 1-8 shall be constructed with a NFPA 13D Sprinkler System"
- 5) VERTICAL DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
- 6) DRIVING SURFACE: FIRE DEPARTMENT ACCESS ROADS SHALL BE CONSTRUCTED OF AN APPROVED ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).
- 7) DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 500 FEET BUT LESS THAN 750 FEET: DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 500 FEET (45 720 MM) BUT LESS THAN 750 FEET SHALL BE CONSTRUCTED 26 FT IN WIDTH AND A 120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 71-FOOT DIAMETER CUL-DE-SAC TURNAROUND SHALL BE PROVIDED.
- 8) STREETSIDE PARKING: STREETSIDE PARKING SHALL BE PROHIBITED IN ORDER TO MAINTAIN FIRE APPARATUS ACCESS IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE.

ROADS TO REMAIN PRIVATE

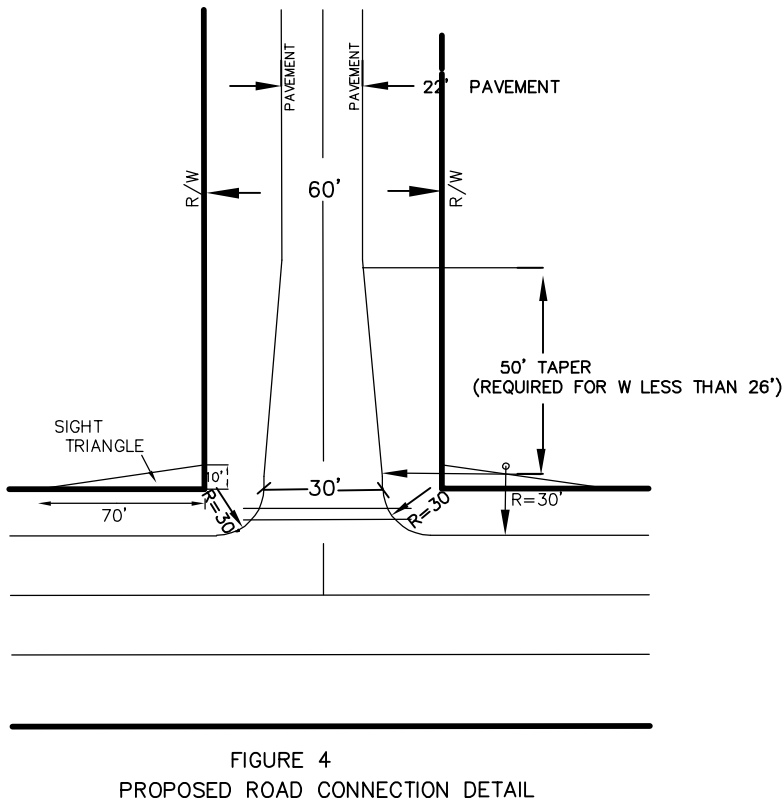
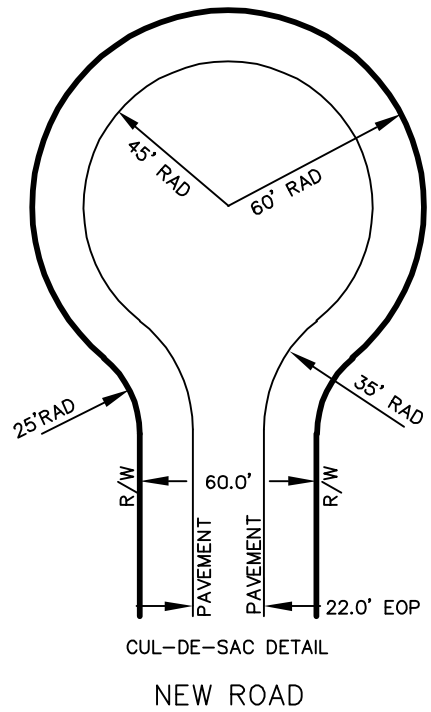
Road maintenance shall hereby be the responsibility of the Homeowners Association. Roads shall be maintained to the minimum standards of the North Carolina Department of Transportation. The road maintenance agreement is recorded in Deed Book_____Page_____of the Cabarrus County Register of Deeds.

Property Owner and Developer

Date

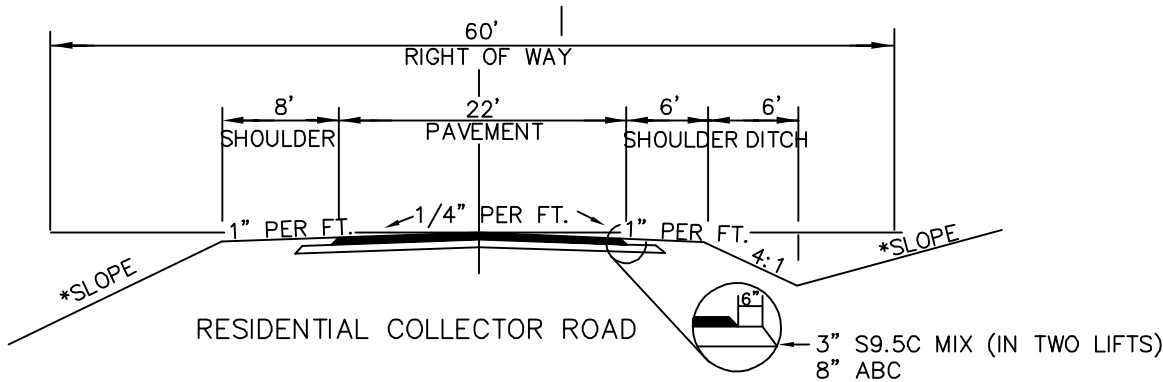
LOTS OVER/UNDER 10 ACRES CERTIFICATE

There are no lots on this plat 10 acres or greater in size.
There are 3 proposed lots on this plat less than 10 acres in size.



NOTES

- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
- 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
- 3) UNDERGROUND POWER
- 4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
- 5) TAX PARCEL: 4672430565
TAX PARCEL: 4672338554
TAX PARCEL: 4672335575
TAX PARCEL: 4672334395
TAX PARCEL: 4672338027
TAX PARCEL: 4672338206
TAX PARCEL: 4672430198
TAX PARCEL: 4672434009
- 6) ADDRESS: AUBREY ELENA COURT
- 7) TOTAL ACREAGE = 17.14 AC.
- 8) THE 60' ACCESS IS PART OF THE PRIVATE ROAD. THE PRIVATE ROAD INCLUDES THE AREA TO THE RIGHT SIDE OF PARCEL 4672435237 BELONGING TO MARY M. OVERBY. THERE IS 2.020 AC. IN THE PRIVATE ROAD AREA.
- 9) SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER COMMUNITY FLOOD PANEL #3710467200L, DATED NOVEMBER 16, 2018.
- 10) PROPERTY ZONED - CR
FRONT SETBACK = 50' (FOR LOCAL ROADS ONLY)
SIDE SETBACK = 20'
REAR SETBACK = 30'
- 11) LOTS 1 - 8 WILL HAVE TO HAVE NFPA 13D FIRE SPRINKLERS INSTALLED.
- 12) THE TRAVEL WAY WILL BE AT LEAST 22 FEET AND ALL WEATHER ACCESS.
- 13) LINEAR FOOTAGE OF ADDITIONAL PROPOSED ROAD = 333 FEET
- 14) THE ROAD WAS CONSTRUCTED WHILE THIS PROJECT WAS ONLY FIVE LOTS AND A MINOR SUBDIVISION. HOWEVER, THE ADDITIONAL LOTS RECLASSIFY THIS PROJECT AS A MAJOR SUBDIVISION AND THE ROAD IS NOW REQUIRED TO ADHERE TO THE PAVEMENT SCHEDULE OF APPENDIX "A" AS VARIED BY THE BOARD OF ADJUSTMENT (VARN2025-00007) AT ITS MARCH 2026 MEETING.



SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 16810, PAGE 106; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000, (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MULTIPLE DEEDS; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF

_____, A.D. 2026.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR

OFFICIAL SEAL

REGISTRATION NUMBER

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION
OF
MERCER ESTATES PH. 2
SHEET 2 OF 2

TOWNSHIP NUMBER 3, CABARRUS CO., N.C.
SCALE: 1" = 100' DATE SURVEYED: 5/7/2024
DATE PLATTED: 5/18/2026
DATE PLATTED: 6/02/2026(COUNTY COMMENTS)

OWNER: KING CAROLINA HOMES, LLC
4323 HUBBARD ROAD
CHARLOTTE, NC 28269

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERSVILLE, NC 28078

OWNER: NGA LINDA CANTRELL & MICHAEL BRANDON CANTRELL
9647 HERRINGBONE LN NW
CONCORD, NC 28027

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERSVILLE, NC 28078

OWNER: PAVEL A. & MARINA B. SHCHETININ
4323 HUBBARD RD.
CHARLOTTE, NC 28269

FILE NAME: SHILOH CHURCH RD 2621-5 LOT PLAT.DWG

DAS

DONALLEN & ASSOCIATES P.A.

"Since 1971"

Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical

127 Promenade Drive - Suite E * Mooresville, N.C. 28117

DASSurveying.com * (704) 664-7029 * info@donallensurvey.com

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Exhibit E

APPROVAL STATEMENT

Approval by the Subdivision Administrator is conditioned upon the plat being registered in the Office of the Register of Deeds within thirty (30) days of such approval and receipt of record presented to the Planning Department

Certificate of Approval by the Subdivision Administrator

I, Susie Morris, Subdivision Administrator of Cabarrus County hereby approve the final plat of the subdivision entitled Mercer Estates on the 25th day of 11 month, of the 2024 year.

Susie Morris (by: CP)
Subdivision Administrator

SURVEYORS CERTIFICATION

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WITNESS MY HAND AND SEAL THIS 22 DAY OF NOV, A.D. 2024.

William M. Allen
PROFESSIONAL LAND SURVEYOR
L-3499
REGISTRATION NUMBER

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

William M. Allen
PROFESSIONAL LAND SURVEYOR

SOIL SUITABILITY ANALYSIS CERTIFICATE
(NO EVALUATION PERFORMED)

I understand that all of the lots created by this plat must be evaluated by the Cabarrus Health Alliance for soil suitability. The lots on this plat have not been evaluated by the Cabarrus Health Alliance for suitability as part of the subdivision review process.

[Signature] 11/22/2024
Property Owner
[Signature] 11/22/2024
Property Owner

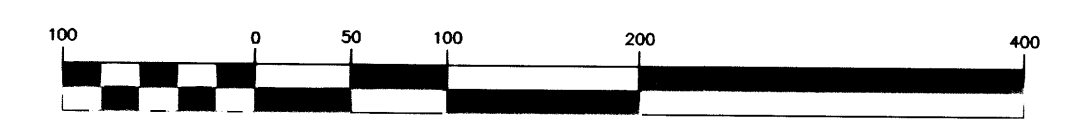
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, established minimum building lines, and dedicate all roads, alleys, walks, parks, and other sites to the public use except as noted. Further, I (We) certify the land as shown hereon is within the plotting jurisdiction of Cabarrus County.

[Signature] 11/22/2024
Property Owner
[Signature] 11/22/2024
Property Owner

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C5	N37°52'55"E	15.77'	50.00'	15.84'
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C9	S58°32'44"W	49.60'	50.00'	51.90'
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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MINOR SUBDIVISION
OF

MERCER ESTATES
SHEET 1 OF 2

TOWNSHIP NUMBER 3, CABARRUS CO., N.C.
SCALE: 1" = 100'

DATE SURVEYED: 5/7/2024
DATE PLATTED: 7/02/2024

DATE PLATTED: 10/15/2024 (COUNTY COMMENTS)
DATE PLATTED: 10/31/2024 (COUNTY COMMENTS)
DATE PLATTED: 11/21/2024 (COUNTY COMMENTS)
DATE PLATTED: 11/22/2024 (COUNTY COMMENTS)

OWNER: KING CAROLINA HOMES, LLC
4323 HUBBARD ROAD
CHARLOTTE, NC 28269

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERVILLE, NC 28078

FILE NAME: SHILOH CHURCH RD 2621-5 LOT PLAT.DWG

REVIEW OFFICERS CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Andrew Garner, REVIEW OFFICER OF
CABARRUS COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED,
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
DATE 11/25/24 REVIEW OFFICER [Signature]

LEGEND
P.P. = POWER POLE
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT-OF-WAY
CP = COMPUTED POINT
"A" = 10' X 70' SIGHT TRIANGLE
PW = PROPOSED WELL

RAGAN CUMMINGS LTD.
4009/0337
ZONED: CR

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COREY MERCER &
TIMOTHY SHINN, JR.
16483/225
ZONED: CR

SHIRLEY E.
MERCER
1303/16
ZONED: CR

JOHNATHAN MERCER
66/262
17046/98
ZONED: CR

PRIVATE ROAD
1.634 AC.
PRIVATE R/W ACCESS
FOR LOTS 1 - 5

MARY R.
DEESE
364/248
ZONED: CR

SANDRA
RIVENS
CADDY
566/401
ZONED: CR

ZONED: CR
MARY M.
OVERBY
1592/79

DAS

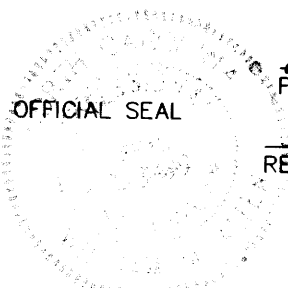
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SURVEYORS CERTIFICATION

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WITNESS MY HAND AND SEAL THIS 22 DAY OF

Nov, A.D. 2024.



W. M. Allen
PROFESSIONAL LAND SURVEYOR
63459
REGISTRATION NUMBER

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

W. M. Allen
PROFESSIONAL LAND SURVEYOR

FIRE CODE REQUIREMENTS

- 1) MAINTENANCE OF SAFEGUARDS: WHERE ANY DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, OR ANY OTHER FEATURE IS REQUIRED FOR COMPLIANCE WITH THE PROVISIONS OF THIS CODE, OR OTHERWISE INSTALLED, SUCH DEVICE, EQUIPMENT, SYSTEM, CONDITION, ARRANGEMENT, LEVEL OF PROTECTION, OR OTHER FEATURE SHALL THEREAFTER BE CONTINUOUSLY MAINTAINED IN ACCORDANCE WITH THIS CODE AND APPLICABLE REFERENCED STANDARDS. INSPECTIONS FOR THE MAINTENANCE AND UPKEEP OF CODE REQUIREMENTS WILL BE MADE ON THE REFERENCED PROPERTY AS DEFINED IN THE CABARRUS COUNTY FIRE PREVENTION AND PROTECTION ORDINANCE.
- 2) OWNER/OCCUPANT RESPONSIBILITY: CORRECTION AND ABATEMENT OF VIOLATIONS OF THIS CODE SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE OWNER'S AUTHORIZED AGENT. WHERE AN OCCUPANT CREATES OR ALLOWS TO BE CREATED, HAZARDOUS CONDITIONS IN VIOLATION OF THIS CODE, THE OCCUPANT SHALL BE HELD RESPONSIBLE FOR THE ABATEMENT OF SUCH HAZARDOUS CONDITIONS.
- 3) FIRE APPRATUS ACCESS ROAD WHERE REQUIRED: WHERE THERE ARE MORE THAN TWO GROUP R-3 OR GROUP U OCCUPANCIES SERVED BY THE ROAD OR DRIVEWAY THE ROAD OR DRIVEWAY SHALL BE CONSTRUCTED AS A FIRE APPARATUS ACCESS ROAD IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE.
- 4) "Homes built on lots 1-4 shall be constructed with a NFPA 13D Sprinkler System"
- 5) VERTICAL DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
- 6) DRIVING SURFACE: FIRE DEPARTMENT ACCESS ROADS SHALL BE CONSTRUCTED OF AN APPROVED ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).
- 7) DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 500 FEET BUT LESS THAN 750 FEET: DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 500 FEET (45 720 MM) BUT LESS THAN 750 FEET SHALL BE CONSTRUCTED 26 FT IN WIDTH AND A 120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 71-FOOT DIAMETER CUL-DE-SAC TURNAROUND SHALL BE PROVIDED.
- 8) STREETSIDE PARKING: STREETSIDE PARKING SHALL BE PROHIBITED IN ORDER TO MAINTAIN FIRE APPARATUS ACCESS IN ACCORDANCE WITH THE NORTH CAROLINA FIRE PREVENTION CODE.

ROADS TO REMAIN PRIVATE

Road maintenance shall hereby be the responsibility of the Homeowners Association. Roads shall be maintained to the minimum standards of the North Carolina Department of Transportation. The road maintenance agreement is recorded in Deed Book _____ Page _____ of the Cabarrus County Register of Deeds.

Property Owner and Developer:

11/22/2024

Date

LOTS OVER/UNDER 10 ACRES CERTIFICATE

There are no lots on this plat 10 acres or greater in size.
There are 5 proposed lots on this plat less than 10 acres in size.

MINOR SUBDIVISION QUALIFICATION CERTIFICATE

This tract of land has not been divided since June 20, 2005.
The proposed division of land on this minor plat creates 5 new lots from parent PINs 4672-33-7664, 4672-32-7959, 4672-33-7235, 4672-33-4208 & 4672-43-0136.

NOTES

- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
- 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
- 3) OVERHEAD POWER
- 4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
- 5) TAX PARCEL: 4672337664 - DB. 16810 PG. 106
TAX PARCEL: 4672334208 - DB. 16810 PG. 75
TAX PARCEL: 4672338303 - DB. 17141 PG. 111
TAX PARCEL: 4672430136 - DB. 17002 PG. 101
TAX PARCEL: 4672327959 - DB. 17002 PG. 90
- 6) ADDRESS: 2621 SHILOH CHURCH RD
- 7) TOTAL ACREAGE = 17.14 AC.
- 8) THE 50' ACCESS IS PART OF THE PRIVATE ROAD. THE PRIVATE ROAD INCLUDES THE AREA TO THE RIGHT SIDE OF PARCEL 4672435237 BELONGING TO MARY M. OVERBY. THERE IS 1.634 AC. IN THE PRIVATE ROAD AREA.
- 9) SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER COMMUNITY FLOOD PANEL #3710467200L, DATED NOVEMBER 16, 2018.
- 10) PROPERTY ZONED - CR
FRONT SETBACK = 50' (FOR LOCAL ROADS ONLY)
SIDE SETBACK = 20'
REAR SETBACK = 30'
- 11) LOTS 1 - 4 WILL HAVE TO HAVE NFPA 13D FIRE SPRINKLERS INSTALLED.
- 12) THE TRAVEL WAY WILL BE AT LEAST 20 FEET AND ALL WEATHER ACCESS.
- 13) LINEAR FOOTAGE OF PROPOSED ROAD = 1,000 FEET

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MINOR SUBDIVISION
OF

MERCER ESTATES
SHEET 2 OF 2

TOWNSHIP NUMBER 3, CABARRUS CO., N.C.

SCALE: 1" = 100' DATE SURVEYED: 5/7/2024

DATE PLATTED: 7/02/2024

DATE PLATTED: 10/15/2024 (COUNTY COMMENTS)

DATE PLATTED: 10/31/2024 (COUNTY COMMENTS)

DATE PLATTED: 11/21/2024 (COUNTY COMMENTS)

DATE PLATTED: 11/22/2024 (COUNTY COMMENTS)

OWNER: KING CAROLINA HOMES, LLC
4323 HUBBARD ROAD
CHARLOTTE, NC 28269

OWNER: PERRI ELLEN TEITELBAUM
1620 POPLAR SHADOW DRIVE
HUNTERVILLE, NC 28078

FILED Nov 25, 2024 11:26 am
BOOK 00103
PAGE 0028 THRU 0028
INSTRUMENT # 25301
EXCISE TAX \$0.00
FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS

DAS

DON ALLEN & ASSOCIATES P. A.

"Since 1971"

Commercial * Residential * Mortgage Surveys * Multi-Family

Construction Staking * Subdivision Design * Topographical

127 Promenade Drive - Suite E * Mooresville, N.C. 28117

DASSurveying.com * (704) 664-7029 * info@donallensurvey.com

[illegible]

Exhibit F

Western Planning Area Aerial Map



Applicant: Pavel A Shchetinin

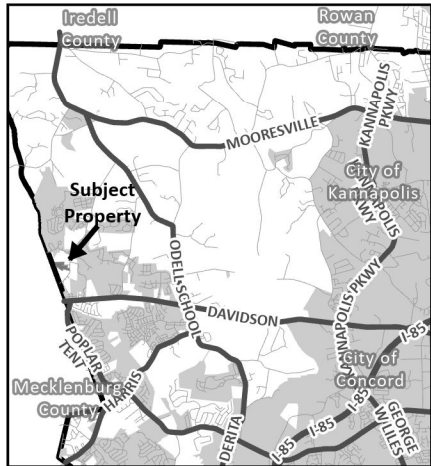
Owner: King Carolina Homes, Pavel & Marina Shchetinin, Linda & Michael Cantrell and Nicholas Shchetinin & Perri Teitelbaum

Case: PLPR2025-00007

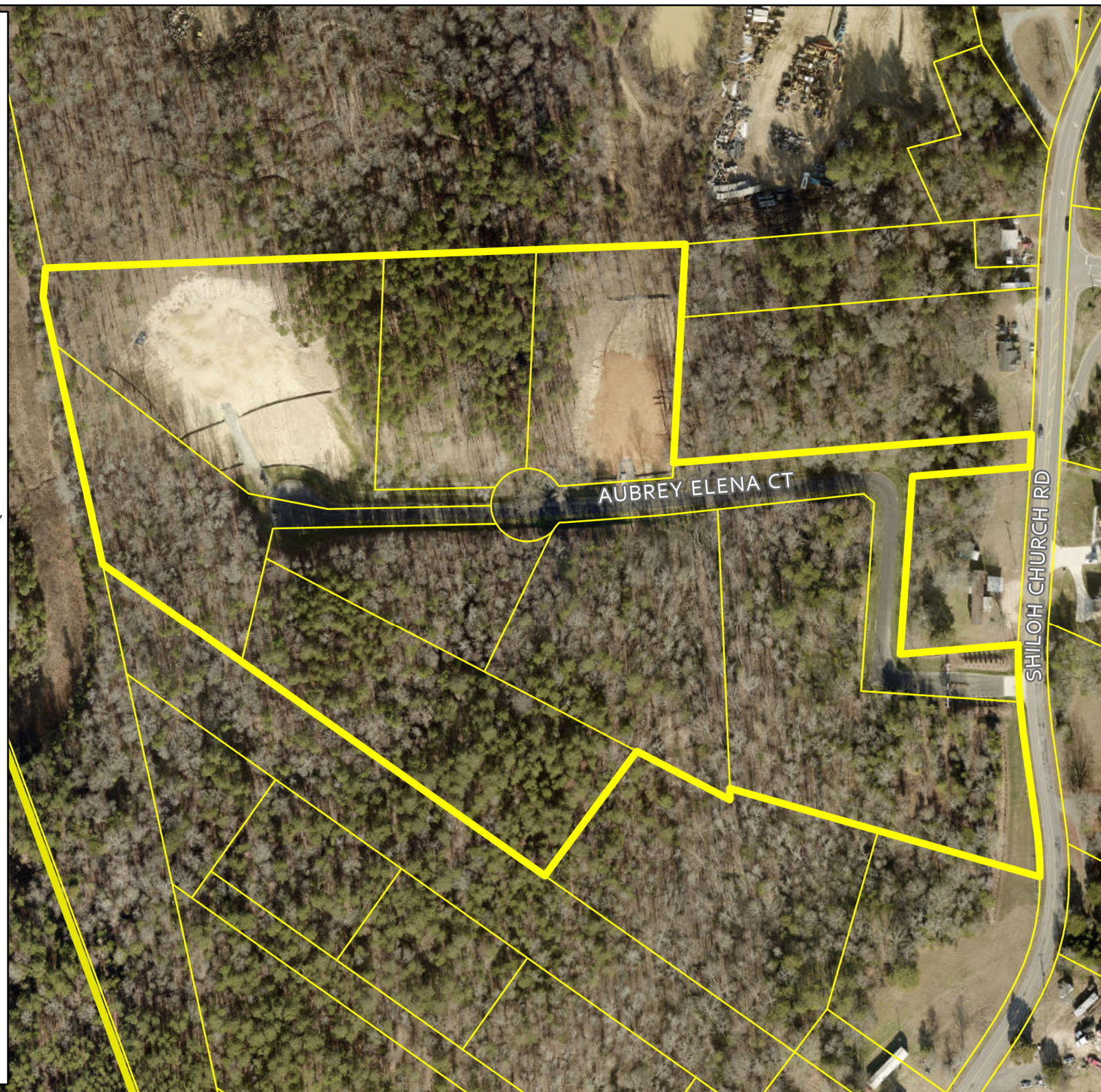
Address: 2575 Shiloh Church Road
and 11145, 11220, 11250, 11280 & 11295
Aubrey Elena Court

Purpose: Proposed Major Subdivision

PINs: 4672-434009, 4672-43-3332, 4672-43-0565,
4672-43-0198, 4672-33-8554, 4672-33-8206,
4672-33-8027, 4672-33-5575 & 4672-33-4395



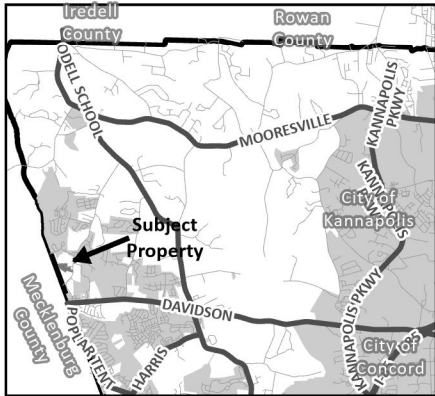
Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development May, 2026



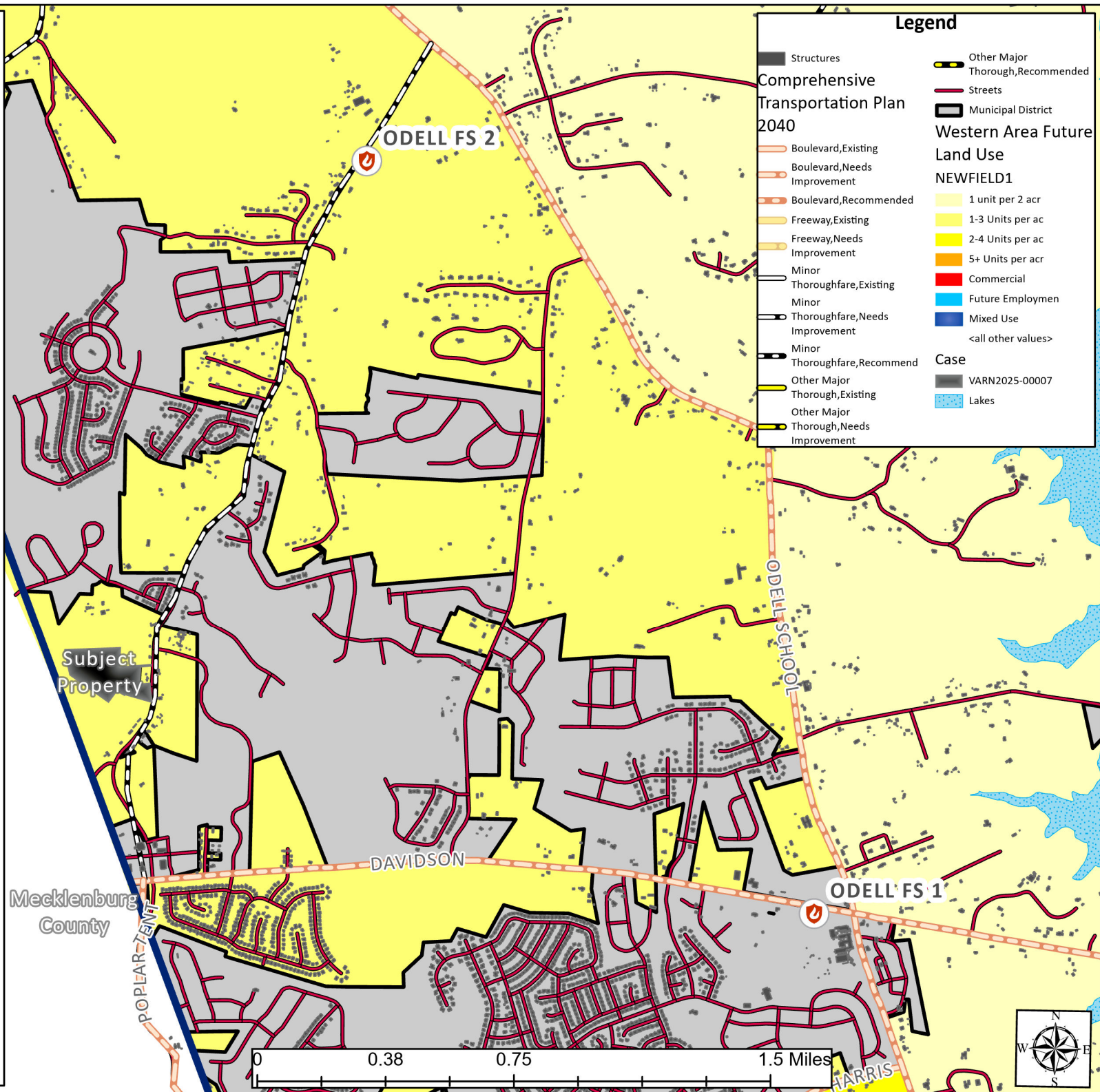
Western Planning Area Future Land Use Map



Applicant: Pavel A Shchetinin
 Owner: King Carolina Homes, Pavel & Marina Shchetinin, Linda & Michael Cantrell and Nicholas Shchetinin & Perri Teitelbaum
 Case: PLPR2025-00007
 Address: 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295 Aubrey Elena Court
 Purpose: Proposed Major Subdivision
 PINs: 4672-434009, 4672-43-3332, 4672-43-0565, 4672-43-0198, 4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 & 4672-33-4395



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development May, 2026





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

August 19, 2024

Division 10
District 1 – Cabarrus County

King Carolina Homes
Paul A Shchetinin
4323 Hubbard Rd
Charlotte, NC 28269

Subject: Driveway Permit No. C-1973 (**D101-013-24-00055**) – Mercer Estates
Location: SR-1600 (Shiloh Church Rd)

Dear Mr. Shchetinin:

Enclosed is an executed copy of the subject Driveway Entrance Permit, which has been reviewed by the appropriate staff agencies within the Division of Highways. The permit covers the following:

- Construction of one (1) twenty-five (25') full movement access on Shiloh Church Rd as approved by the plans.

This approval is subject to the attached Special Provisions and approved plans as noted. All work within NCDOT right of way must be in accordance with NCDOT's Standards and Specifications.

Sincerely,

A handwritten signature in black ink, appearing to read "M.P. Morgan".

Marc P. Morgan, PE
District Engineer

/jsf

Attachments

Cc: File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
DIVISION 10 DISTRICT 1
615 CONCORD ROAD
ALBEMARLE, NC 28001

Telephone: (704) 983-4360
Fax: (704) 982-9659
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
615 CONCORD ROAD
ALBEMARLE, NC 28001

SPECIAL PROVISIONS

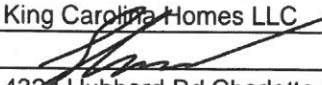
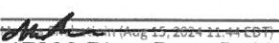
1. Notify the District Office at 704-983-4360 prior to construction to set up a pre-construction meeting a minimum of 3 days/72 hours before the desired date/time of the meeting.
2. Notify owners of conflicting utilities to provide for adjustments prior to the onset of construction. Any utility that may, upon completion of the roadway widening, create a safety hazard to the traveling public or create a conflict with the approved plans, will be relocated at the expense of the developer. Upon permit approval, utilities should be spotted to verify they are not in conflict with the plans.
3. A copy of the approved street entrance permit is to be kept on the job site during working hours.
4. Working hours shall be from 9:00 a.m. to 4:00 p.m. Monday-Friday with all lanes open to traffic by 4:00 p.m. No work shall be performed on weekends or holidays. No lane closures will be allowed during NASCAR/major race events if determined to be in that nearby area. Other special events may require work to temporarily cease at the discretion of the District Engineer. NCDOT has authority to alter the time restrictions if deemed necessary.
5. Complete restoration including fertilizing, seeding, and mulching of all areas disturbed during construction will follow within a maximum of thirty (30) working days of the initial disturbing activity in accordance with NCDOT specifications. See attached seeding schedule.
6. During construction operations no material is to be left on the pavement and at the end of each workday, the roadway is to be cleaned.
7. Any damages caused to the roadway, bridges, culverts, or storm drains due to the construction of this entrance will be repaired at the discretion of the engineer in charge.
8. All OSHA rules and regulations shall be adhered to as pertain to this operation.
9. Contact NC 811 for a locate prior to construction if any work is to be done within 500 feet of any traffic signal. The developer is responsible for entering into a developer agreement with NCDOT for modifications to the traffic signal, installation of pedestrian signal and crossing. The developer agreement will cover the costs of signal plan review and inspection. Any damage to any signal related equipment will be repaired by NCDOT at the expense of the developer.
10. The Division Engineer, or representative thereof, reserves the right to stop any work for non-compliance with the terms of this contract.
11. All roadway signs removed due to this construction are to be re-installed as soon as possible.
12. During non-working hours, equipment is to be parked off the right of way.
13. The Department of Transportation does not guarantee the right of way on this road, nor will it be responsible for any claims or damages brought by any property owner. The developer is responsible for obtaining any rights of way or easement necessary in which to construct required roadway improvements.
14. All work shall be constructed in accordance with the attached plans and typicals.

15. The pavement structure for the roadway widening shall be as follows utilizing Superpave: 6" AC Base Course, Type B25.0C (in 2 lifts of 3" each with the first lift extending 6" behind the back of the curb), 2.5" AC Binder Course, Type I19.0C & 1.5" AC Surface Course Type S9.5C or in accordance with the approved plans included with this permit packet. Widening shall be performed as indicated in the approved plans unless otherwise specified by NCDOT inspector. Prior to constructing the widening, a clean pavement edge shall be established by saw cutting along the white edge line. The existing roadway shall be resurfaced with the surface course of the new pavement structure or as otherwise directed by the NCDOT inspector. If any pre-existing issues are present within the right of way and will be affected by the approved plans, repairs must be made prior to proposed improvements.
16. The Department of Transportation reserves the right to require compensation for any vegetation located within the right of way that is disturbed or destroyed due to this construction. Removal of vegetation within the right of way must be approved in writing prior.
17. Strict compliance with the "**POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAYS**" manual shall be required.
18. Backfill shall achieve 95% density in accordance with AASHTO T99 as modified by the NCDOT.
19. Any work requiring equipment or personnel within 5' of the edge of the travel lane (10' on a divided highway) shall require a lane closure with appropriate taper.
20. The installation of all required traffic signs and striping, including raised pavement markers, must meet current NCDOT specifications and is the responsibility of the permit applicant. Pre-markings must be approved by NCDOT prior to striping. Pavement striping shall be thermoplastic. A pavement marking plan is required to be submitted with roadway widening plans. Related information may be obtained from the Division Traffic Engineer's Office at 704-983-4400.
21. The Developer shall correct any drainage problems, on-site or off-site, created or made apparent by the construction of these improvements.
22. Any future development or change in use from that which is specified herein will require additional review and may require modifications to and/or additional roadway improvements.
23. NCDOT does not maintain sidewalk; however, sidewalk placed within NCDOT right of way must be installed to meet current ADA specifications.
24. An encroachment agreement from NCDOT is required for any utility installation, including irrigation, that is proposed within NCDOT right of way. This driveway permit does not approve the installation of any utilities. Utilities shall be placed prior to any roadway widening or paving.
25. NCDOT does not allow canopy trees to be planted within the right of way or within the clear recovery area. Any trees that are deemed potentially hazardous to the traveling public will be relocated/removed at the owner's expense. Any shrubs planted w/in the right of way shall not exceed 24" in height so as not to interfere with the line of sight. Tree canopies that are within sight triangles, that are blocking sight distance, or overhanging over sidewalk shall be removed or limbed up to meet current NCDOT and ADA specifications at the owner's expense.
26. The Developer is responsible for maintaining the Line-of-Sight Easement.

27. The Developer is required to have third-party testing unless otherwise directed, in writing, by the District Engineer.
28. When asphalt milling is required on secondary roadways, the contractor can either mill a single lane and pave back by the end of each workday or mill the entire width of the roadway and pave back within 72 hours. Either choice will involve the temporary use of "Bump" signs to acknowledge the sudden change in asphalt elevation. Milled surfaces must also be clear of debris and properly tacked before resurfacing.
29. Any construction within the NCDOT Right of Way which involves excavation is subject to the NCDOT Utilities Accommodation Manual (2021) Excavation Guidance. This includes excavation for non-utility items within NCDOT Right of Way.
30. The sidewalk removal and replacement will need to be submitted as an encroachment at the same time as the water line.
31. During construction if the developer or contractor determines that a revision is needed then it must be approved by the NCDOT District Engineer or NCDOT representative.
32. During construction the NCDOT reserves the right to adjust the plans to ensure the safety of the traveling public and to ensure proper construction.
33. All traffic control is to be done based on the NCDOT and MUTCD standards. During construction traffic control may need to be adjusted as needed or required.

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No. D101-013-24-00055	Date of Application 7/24/2024	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
County: Cabarrus			
Development Name: Mercer Estates			
LOCATION OF PROPERTY:			
Route/Road: Shiloh Church Rd			
Exact Distance 0.7	☒ Miles ☐ Feet	NSEW ☒ ☐ ☐ ☐	
From the Intersection of Route No. <u>NC 73 & Shiloh Church Rd</u> and Route No. _____ Toward <u>River Farm BLVD</u>			
Property Will Be Used For: ☒ Residential /Subdivision ☐ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other			
Property: ☐ is ☒ is not within <u>Davidson</u> City Zoning Area.			
AGREEMENT			
- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. - I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. - I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. - I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. - I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. - I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. - I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". - I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. - I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. - I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. - I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. - I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. - I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. - The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. - I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees. I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.			
2004-07 NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation TEB 65-04rev. 61-03419			

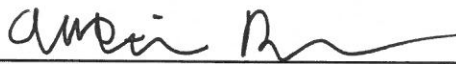
SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	King Carolina Homes LLC	NAME	Marina B Shchetinin
SIGNATURE		SIGNATURE	
ADDRESS	4323 Hubbard Rd Charlotte NC 28269	ADDRESS	17332 River Race Dr Huntersville NC
	Phone No. 980-309-2013		

AUTHORIZED AGENT		WITNESS	
COMPANY		NAME	
SIGNATURE		SIGNATURE	
ADDRESS		ADDRESS	
	Phone No.		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER


SIGNATURE

8/19/24
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY NCDOT


SIGNATURE TITLE DATE

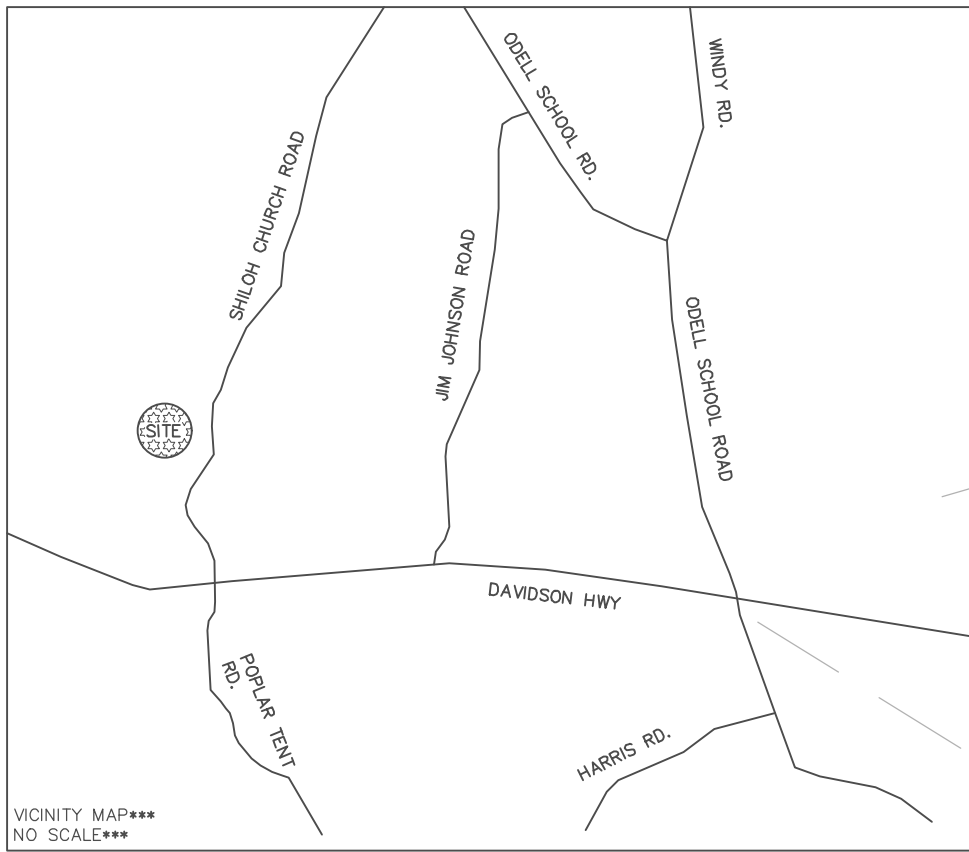
DISTRICT ENGINEER 8/19/2024

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

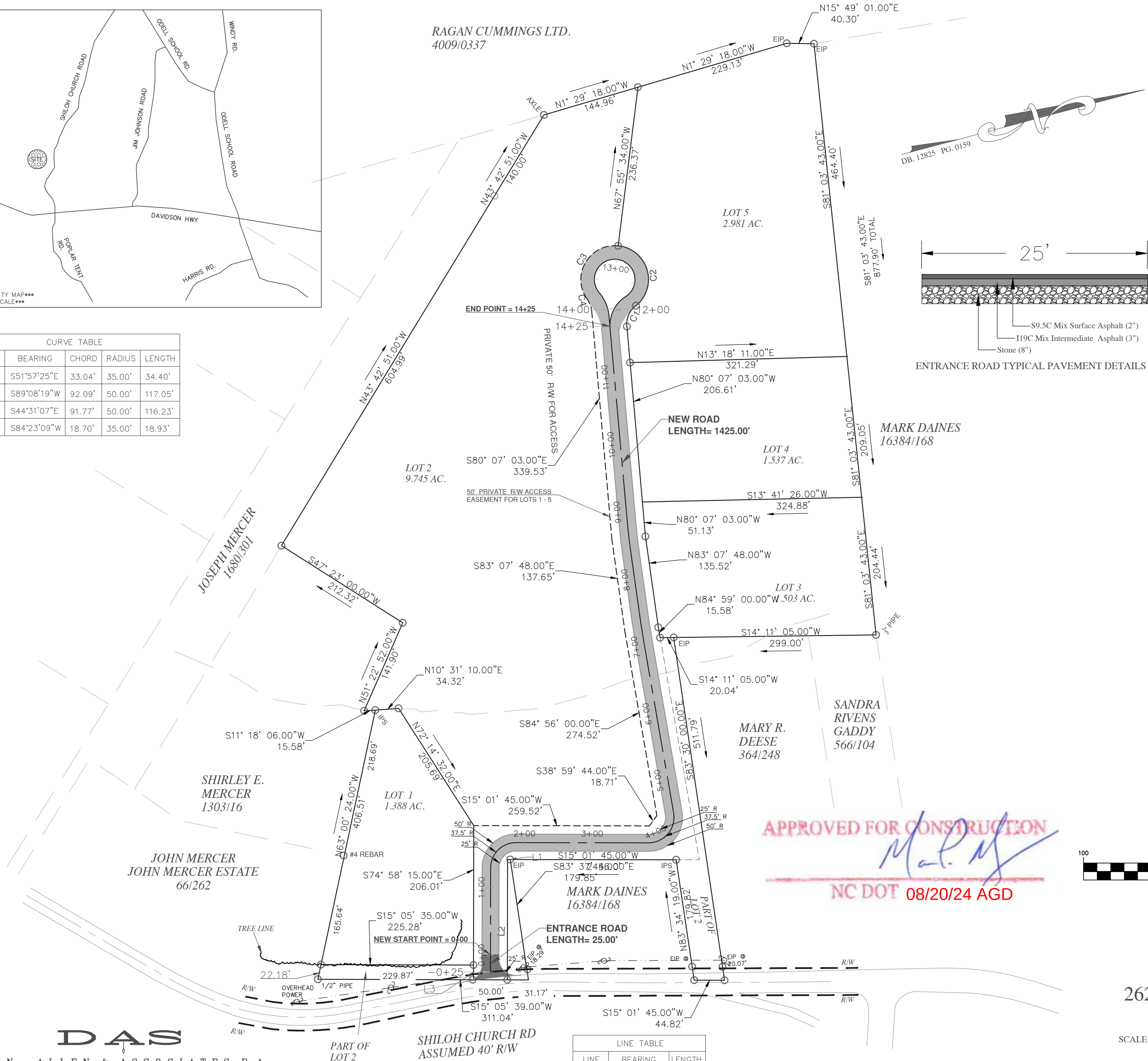
COMMENTS:

For the future a new driveway cannot be placed along the other frontage section that states part of lot 2



CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S51°57'25"E	33.04'	35.00'	34.40'
C2	S89°08'19"W	92.09'	50.00'	117.05'
C3	S44°31'07"E	91.77'	50.00'	116.23'
C4	S84°23'09"W	18.70'	35.00'	18.93'

RAGAN CUMMINGS LTD.
4009/0337



LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°01'45"E	4.10'
L2	N74°58'15"W	177.77'
L3	S74°58'15"E	21.70'

SURVEYORS CERTIFICATION
I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION DEED
DESCRIPTION RECORDED IN BOOK 2527, PAGE 0306;
THAT THE RATIO OF PRECISION AS CALCULATED BY
LATITUDES AND DEPARTURES IS 1: 10000, (THAT THE
BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN
LINES PLOTTED FROM INFORMATION FOUND IN
MULTIPLE DEEDS:
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS ----- DAY OF
-----, A.D. 2024.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR

OFFICIAL SEAL

REGISTRATION NUMBER

NOTES

- THIS PROPERTY MAY B E SUBJECT TO ANY
EASEMENT AND/OR RIGHTS OF WAY OF RECORD.
- ACREAGE COMPUTED BY THE COORDINATE
METHOD.
- OVERHEAD POWER.
- NO GRID MONUMENT FOUND WITHIN 2000 FEET.
- TAX PARCEL: 4672337664 - DB. 12825 PG. 159
TAX PARCEL: 4672334208 - DB. 1328 PG. 267
TAX PARCEL: 4672337235 - DB. 375 PG. 303
TAX PARCEL: 4672430136 - DB. 1314 PG. 132
TAX PARCEL: 4672327959 - DB. 10738 PG. 90
ADDRESS: 2621 SHILOH CHURCH RD
TOTAL ACREAGE = 17.14 AC.
THE 50' ACCESS EASEMENT IS PART OF LOT 2.

LEGEND

⊙ = P.P. = POWER POLE
E.I.P. = EXISTING IRON FOUND
I.P.S. = #4 REBAR SET
R/W = RIGHT - OF - WAY
CP = COMPUTED POINT

NEW ROAD
ENTRANCE ROAD

NOTES

- The first 25 feet of the road's entry will have 2 inches of
surface asphalt composed of a S9.5C mix, 3 inches of
intermediate asphalt composed of I19C mix, and a base
course of 8 inches of compacted ABC stone, As shown
in (ENTRANCE ROAD TYPICAL PAVEMENT
DETAILS).
- Total length of the new road is 1425 feet. The proposal
also includes a legend for the new and entrance area.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MINOR SUBDIVISION
OF

2621 SHILOH CHURCH ROAD

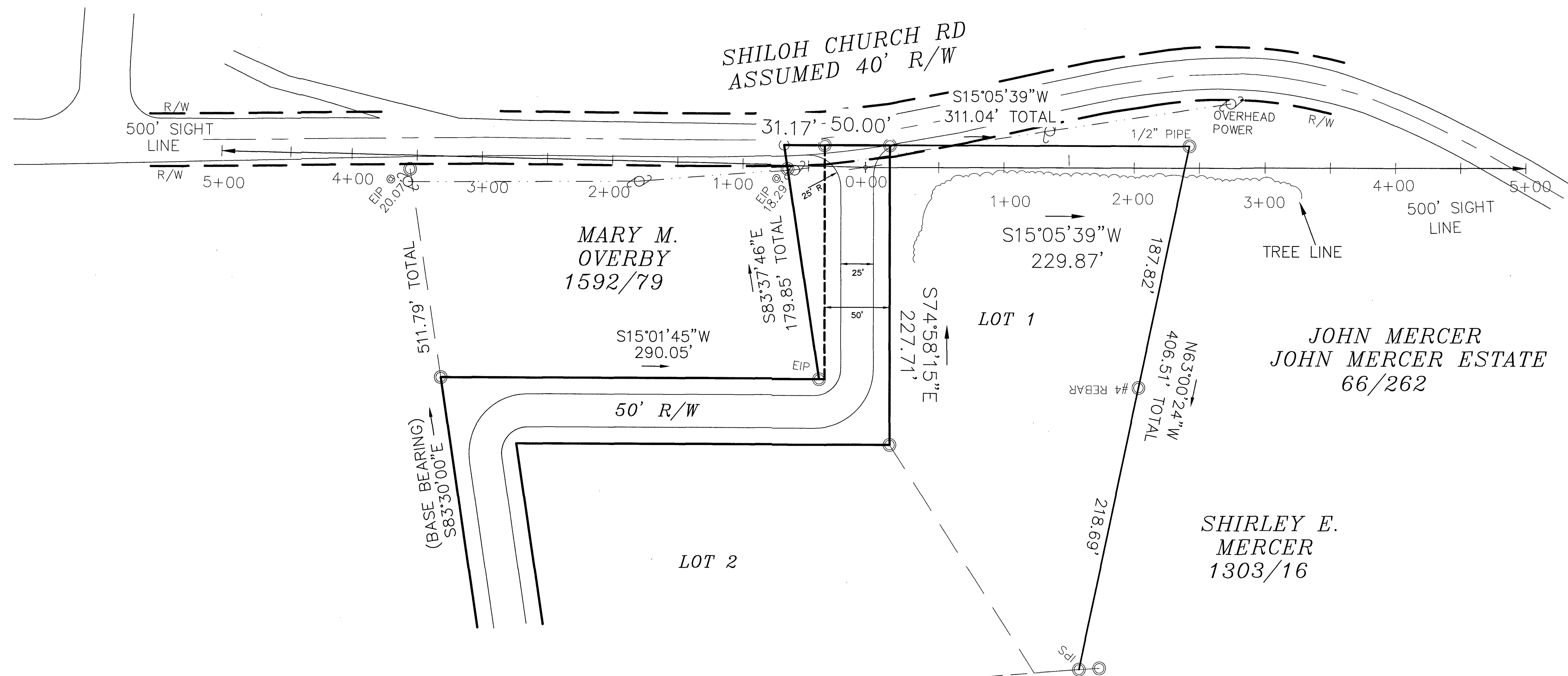
DAVIDSON, CABARRUS CO., N.C.

SCALE: 1" = 100' DATE: 5/7/2024
DATE PLOTTED: 8/07/2024

OWNER: KING CAROLINA HOMES, LLC
PERRI ELLEN TEITELBAUM

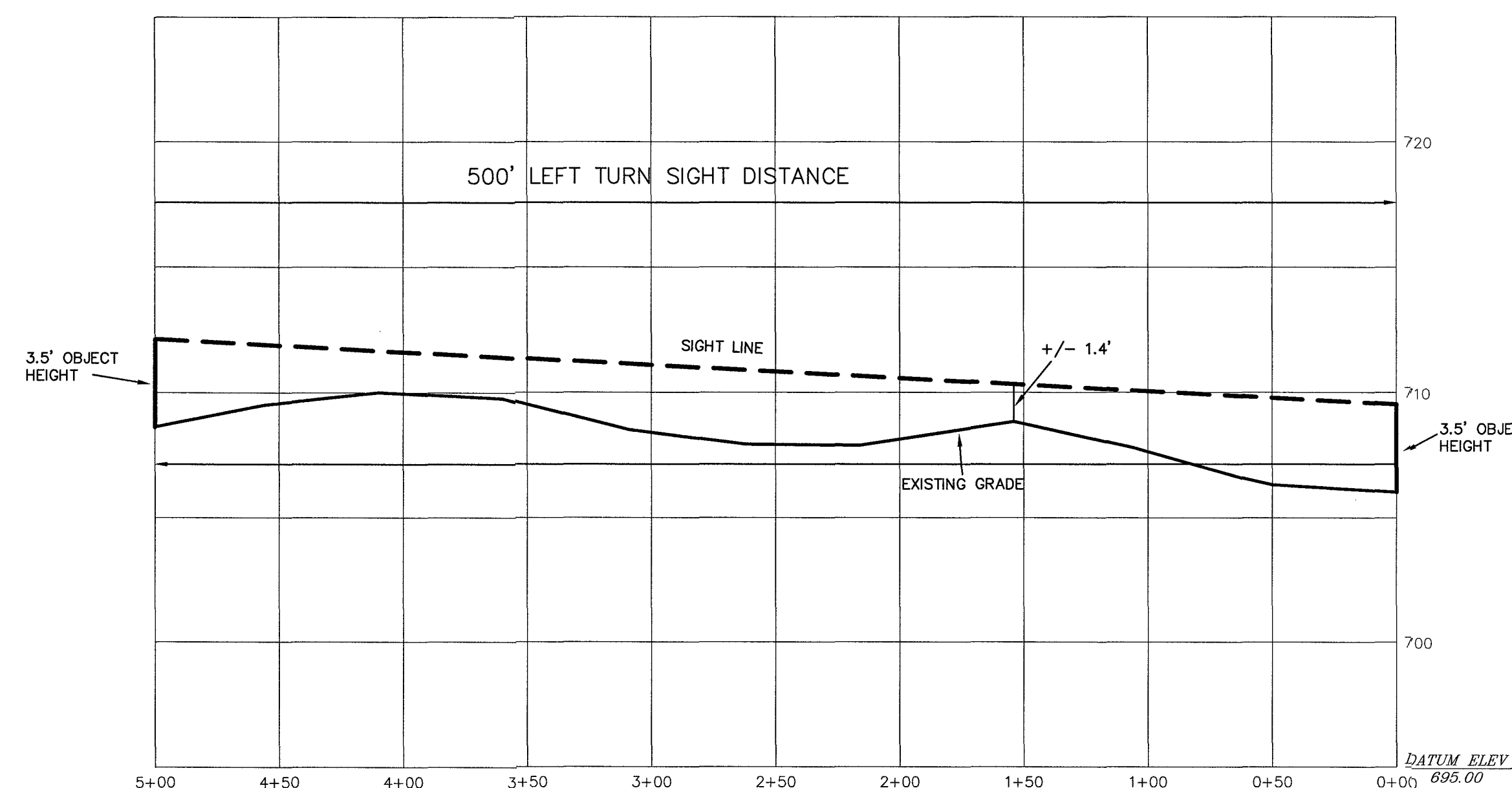
FILE NAME: SHILOH CHURCH RD 2621 PRELIM.DWG

DAS
DON ALLEN & ASSOCIATES P. A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
127 Promenade Drive - Suite E * Mooresville , N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com



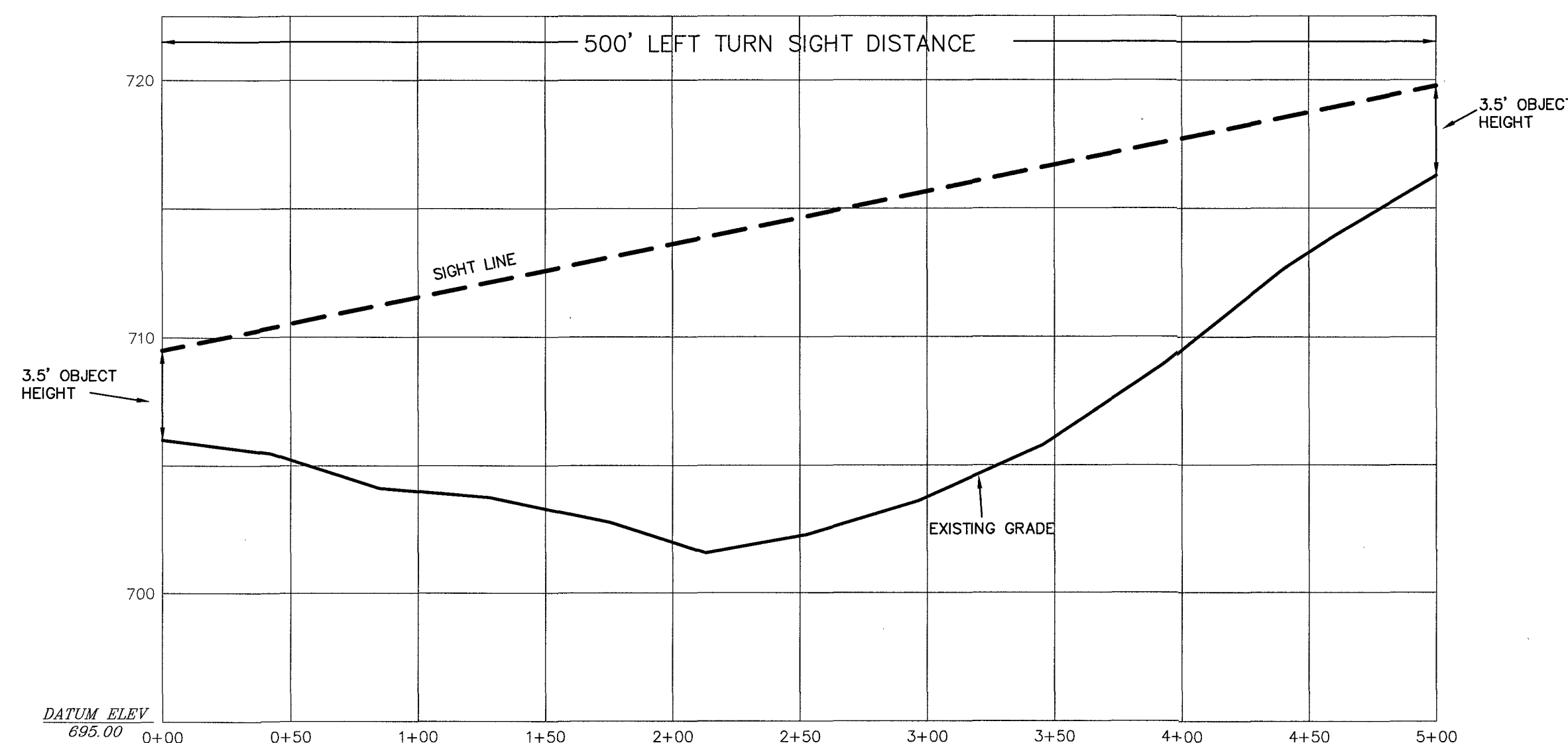
SURVEYORS CERTIFICATION
 I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000. (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE _____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
 WITNESS MY HAND AND SEAL THIS 28TH DAY OF
 MAY 2024
 WILLIAM M. ALLEN
 PROFESSIONAL LAND SURVEYOR
 SEAL L-3499
 REGISTRATION NUMBER

SIGHT DISTANCE - RIGHT TURN
 STATION -5 + 00 TO STATION 0 + 00



5+00 4+50 4+00 3+50 3+00 2+50 2+00 1+50 1+00 0+50 0+00

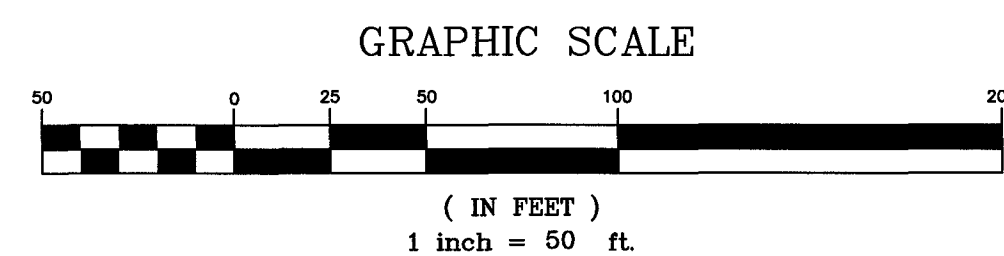
SIGHT DISTANCE - LEFT TURN
 STATION 0 + 00 TO STATION 5 + 00



0+00 1+00 2+00 3+00 4+00 5+00

DAS
 DON ALLEN & ASSOCIATES P.A.
 "Since 1971"
 Commercial • Residential • Mortgage Surveys • Multi-Family
 Construction Staking • Subdivision Design • Topographical
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 DASSurveying.com • (704) 664-7029 • info@donallensurvey.com

LEFT VIEW



RIGHT VIEW

SIGHT DISTANCE
 FOR
PARCEL 4672337664
 DAVIDSON, CABARRUS COUNTY, NC
 SCALE: 1" = 50' DATE: MAY 28, 2024
 DATE: JUNE 18, 2024 (NCDOT COMMENTS)
 OWNER: KING CAROLINA HOMES, LLC
 FILE NAME: SHILOH 2621 - NCDOT.DWG

Phillip Collins

From: Faulkner, Jason S <jsfaulkner@ncdot.gov>
Sent: Wednesday, February 12, 2025 1:41 PM
To: Phillip Collins; Jacob D Snyder; Jacob Thompson; Travis McGhee; Abby Weinshenker; Justin Brines; Morgan, Marc P; Garrow, Benjamin A
Cc: Christopher Chapman
Subject: RE: [External] PLPR2025-00007 - Mercer Estates Sketch Plat

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

We have already approved the driveway permit for this. It won't change anything on our end.

Thanks,

Jason S. Faulkner
Assistant District Engineer
Division 10 / District 1
North Carolina Department of Transportation

704 983 4360 office
704 982 9659 fax
jsfaulkner@ncdot.gov

615 Concord Rd
Albemarle, NC 28001



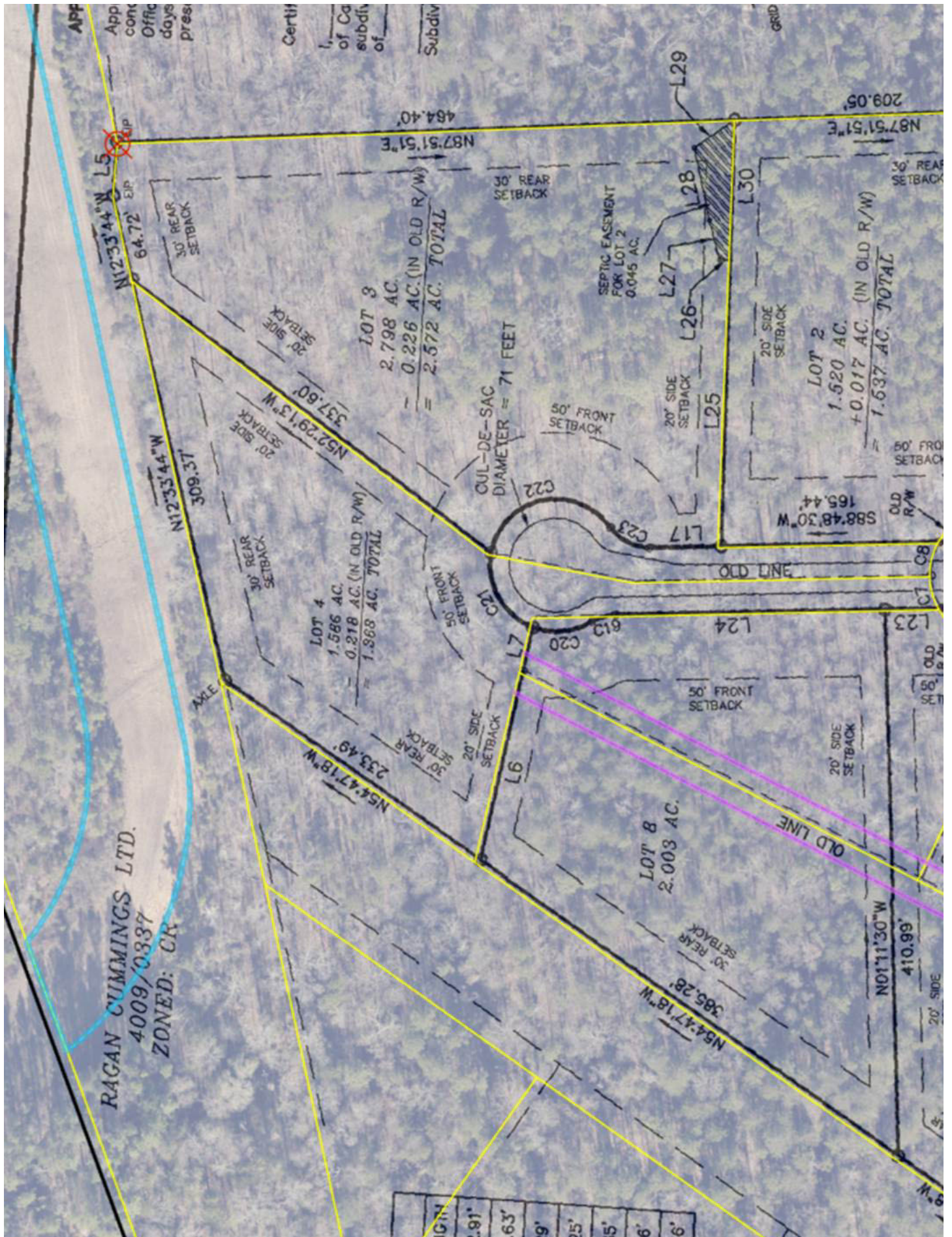
Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Phillip Collins <PECollins@cabarruscounty.us>
Sent: Friday, January 31, 2025 4:12 PM
To: Jacob D Snyder <Jacob.Snyder@CabarrusHealth.org>; Jacob Thompson <jathompson@cabarruscounty.us>; McGhee, Travis P <TPMCGHEE@CABARRUSCOUNTY.US>; Abby Weinshenker <arweinshenker@cabarruscounty.us>; Justin Brines <jrbrines@cabarruscounty.us>; Faulkner, Jason S <jsfaulkner@ncdot.gov>; Morgan, Marc P <mpmorgan@ncdot.gov>; Garrow, Benjamin A <benjamin.garrow@deq.nc.gov>
Cc: Christopher Chapman <cpchapman@cabarruscounty.us>; Phillip Collins <PECollins@cabarruscounty.us>
Subject: [External] PLPR2025-00007 - Mercer Estates Sketch Plat

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Good Afternoon,

Some of you may have already looked over this property as part of the minor subdivision process or as part of the buffer disturbance. The applicant is now realigning some of the adjacent lots to use Aubry Elena Ct, which now makes this a major subdivision. The attached sketch plat is the first step in the Major Subdivision process and is intended for a first glance at the plat and for you to point out any red flags/major issues you might see with it. The proposal is 8 single family residential lots (all accessing Aubrey Elena Ct) on the west side of Shiloh Church Road.



Again, this is a sketch plat at this point, so I am not looking for a full formal review (like a preliminary plat review), just want to know of any potential red flags that may exist from your standpoint. Please review and send me your comments (*and notification if you do not have comments*) on or before Friday February 14, 2025. Should you have questions, please contact me at 704-920-2181 or pecollins@cabarruscounty.us .

The next step in the Major Subdivision process will be submittal for stormwater, soil and erosion and driveway permitting. Once those items have been approved, the applicant will submit the official preliminary plat for Planning and Zoning Commission review.

Thanks,



Phillip Collins, AICP
Senior Planner

Planning Department
Cabarrus County
65 Church St. SE, Concord, NC 28025
P.O. Box 707, Concord, NC 28026

O: 704-920-2181
F: 704-920-2227

www.cabarruscounty.us



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NORTH CAROLINA
Environmental Quality

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR.
Director

July 27, 2025

King Carolina Homes LLC
Attn: Pavel A Shchetinin, Owner/ CEO
4323 Hubbard Rd
Charlotte, NC 28269

**Subject: Post-Construction Stormwater Management Permit No. SW3250401
Mercer Estates
Low Density Subdivision Project
Cabarrus County**

Dear Mr. Shchetinin:

The Division of Energy, Mineral and Land Resources received a complete Post-Construction Stormwater Management Permit Application for the subject project on July 2, 2025. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000 amended on January 1, 2017 (2017 Rules). Permit No. SW3250401 dated July 27, 2025, for the construction, operation and maintenance of the built-upon areas (BUA) and vegetated conveyances or areas associated with the subject project.

This permit shall be effective from the date of issuance until rescinded and does not supersede any other agency permit that may be required. The project shall be subject to the conditions and limitations as specified therein. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

This project will be kept on file at the Mooresville Regional Office. If you have any questions concerning this permit, please contact Brianna Holland in the Central Office, at (919) 707-9218 or postconstruction@deq.nc.gov.

Sincerely,

Original Signed by Brianna Holland

For William E. Toby Vinson, Jr., Director
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer's Certification Form
Application Documents

WTV/BH: \\WaterResources\DEMLR - Stormwater\SW Permits\SW3250401
cc: John Darden, PE; Darden Engineering Services
inspections@cabarruscounty.us; Cabarrus County
Mooresville Regional Office Stormwater File



STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT

LOW DENSITY SUBDIVISION DEVELOPMENT

In compliance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations promulgated and adopted by the North Carolina Environmental Management Commission, including 15A NCAC 02H.1000 amended on January 1, 2017 (2017 Rules) (the "stormwater rules"),

PERMISSION IS HEREBY GRANTED TO

King Carolina Homes LLC

Mercer Estates

2621 Shiloh Church Road, Davidson, Cabarrus County

FOR THE

construction, management, operation and maintenance of built-upon area (BUA) for a low density subdivision area (the "low density area(s)") as outlined in the application, approved stormwater management plans, supplements, calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are enforceable parts of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer, or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in 15A NCAC 2H.1000 and NCGS 143-215.1 et.al.

1. BUA REQUIREMENTS. The maximum amount of BUA allowed for the entire project is 128,900 square feet. The BUA requirements and allocations for this project are as follows:
 - a. LOW DENSITY AREA BUA LIMITS. The low density area must not exceed 24% per the requirements of the stormwater rules. Within this low density area, this permit approves a percent BUA of 17.303% and the construction of a total of 128,900 square feet of BUA. This permit does not provide any allocation of BUA for future development within this low density area.
 - b. BUA FOR INDIVIDUAL LOTS. Each of the 8 lots are limited to a maximum of 12,500 square feet of BUA, as indicated in the approved plans and specifications. **The maximum BUA assigned to each lot via this permit and the recorded deed restrictions and protective covenants may not be increased or decreased by either the individual lot owner or the permittee unless and until the permittee notifies the Division and obtains written approval from the Division.**

2. **PERVIOUS AREA IMPROVEMENTS.** At this time, none of the pervious area improvements listed in G.S. 143-214.7(b2) or the Stormwater Design Manual have been proposed for this project. Pervious area improvements will be allowed in this project if documentation is provided demonstrating those improvements meet the requirements of the stormwater rule.
3. **LOW DENSITY AREA REQUIREMENTS.** The low density area requirements for this project are as follows:
 - a. **LOW DENSITY AND CONVEYANCE DESIGN.** The low density area is permitted based on the design criteria presented in the sealed, signed and dated supplement and as shown in the approved plans and specifications. This low density area and conveyances must be provided and maintained at the design condition.
 - b. **PIPING.** Other than the piping shown on the approved plans, only minimal amounts of piping under driveways and roads is allowed within the low density area when it cannot be avoided. No additional piping is allowed.
 - c. **DISPERSED FLOW.** The low density area has maximized dispersed flow of stormwater runoff through vegetated areas and minimized the channelization of flow.
 - d. **VEGETATED CONVEYANCES.** Stormwater runoff that could not be released as dispersed flow may be transported by vegetated conveyances with minimum side slopes of 3:1 (H:V) designed to not erode during the peak flow from the 10-year storm event as defined in the stormwater rules and approved by the Division.
4. **STORMWATER OUTLETS.** The peak flow from the 10-year storm event shall not cause erosion downslope of the discharge point.
5. **VEGETATED SETBACKS.** A 30-foot wide vegetative setback must be provided and maintained in grass or other vegetation adjacent to all surface waters as shown on the approved plans. The setback is measured horizontally from the normal pool elevation of impounded structures, from the top of bank of each side of streams or rivers, and from the mean high waterline of tidal waters, perpendicular to the shoreline.
 - a. **BUA IN THE VEGETATED SETBACK.** BUA may not be added to the vegetated setback except as shown on the approved plans or in the following instances where the BUA has been minimized and channelizing runoff from the BUA is avoided:
 - i. Water dependent structures; and
 - ii. Minimal footprint uses such as poles, signs, utility appurtenances, and security lights that cannot practically be located elsewhere.
 - b. **RELEASE OF STORMWATER NOT TREATED IN A STORMWATER CONTROL MEASURE (SCM).** Stormwater that is not treated in an SCM, such as in this low density project (including roof drains), must be released at the edge of the vegetated setback and allowed to flow through the setback as dispersed flow.
6. **RECORDED DOCUMENT REQUIREMENTS.** The stormwater rules require the following documents to be recorded with the Office of the Register of Deeds prior to the sale of individual lots or groups of lots:
 - a. **EASEMENTS.** All stormwater collection systems, vegetated conveyances, and maintenance access located on property owned by other persons or entities must be located in permanent recorded easements or drainage easements as shown on the approved plans.
 - b. **OPERATION AND MAINTENANCE AGREEMENT.** The operation and maintenance agreement must be recorded with the Office of the Register of Deeds.

- c. FINAL PLATS. If a final plat is recorded, it must reference the operation and maintenance agreement and must also show all public rights-of-way, dedicated common areas, and/or permanent drainage easements, in accordance with the approved plans.
 - d. DEED RESTRICTIONS AND PROTECTIVE COVENANTS. The permittee shall record deed restrictions and protective covenants prior to the issuance of a certificate of occupancy to ensure the permit conditions and the approved plans and specifications are maintained in perpetuity. Recorded deed restrictions and protective covenants must include, at a minimum, the following statements related to stormwater management:
 - i. The following covenants are intended to ensure ongoing compliance with Stormwater Management Permit Number SW3250401, as issued by the Division of Energy, Mineral and Land Resources (the "Division") under 15A NCAC 02H.1000, effective January 1, 2017.
 - ii. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - iii. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - iv. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the Division.
 - v. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division.
 - vi. The maximum built-upon area (BUA) per lot is 12,500 square feet. This allotted amount includes any BUA constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement not shown on the approved plans. BUA has the same meaning as G.S. 143-214.7, as amended.
 - vii. The maximum allowable BUA shall not be exceeded on any lot until the permit is modified to ensure compliance with the stormwater rules, permit, and the approved plans and specifications.
 - viii. Filling in, piping or altering any vegetated conveyances (ditches, swales, etc.) associated with the development, except for average driveway crossings, is prohibited by any persons.
 - ix. A 30-foot wide vegetative setback must be provided and maintained adjacent to all surface waters in accordance with 15A NCAC 02H.1003(4) and the approved plans.
 - x. All roof drains shall be released no closer than at the edge of the 30-foot wide vegetated setback and allowed to flow through the setback as dispersed flow. At no time shall stormwater runoff be piped into or through the setback.
 - xi. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143, Article 21.
7. CONSTRUCTION. During construction, erosion shall be kept to a minimum and any eroded areas of the on-site stormwater system will be repaired immediately.
- a. PROJECT CONSTRUCTION, OPERATION AND MAINTENANCE. During construction, all operation and maintenance for the project and stormwater system shall follow the Erosion Control Plan requirements until the Sediment-Erosion Control devices are no longer needed.
 - b. FINAL GRADING. The vegetated areas and vegetated conveyances shall be entirely constructed and vegetated. Once the final grading is completed and the site is stabilized, the permittee shall provide and perform the operation and maintenance as outlined in the applicable section below.

8. **MODIFICATIONS.** No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications, except for minimum driveway crossings. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.
 - a. Any modification to the approved plans and specifications, regardless of size including the BUA, details, etc.
 - b. Redesign or addition to the approved amount of BUA.
 - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
 - d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved stormwater collection system and/or vegetative conveyance shown on the approved plan, except for minimum driveway crossings.
 - e. The construction of any allocated future BUA.
 - f. Adding the option to use infiltrating permeable pavement or #57 stone within the lots as a pervious surface. The request may require a proposed amendment to the deed restrictions and protective covenants for the subdivision to be submitted and recorded.
 - g. The construction of any infiltrating permeable pavement, #57 stone area, public trails, or landscaping material within the common areas to be considered a pervious surface that were not included in the approved plans and specifications.
 - h. Other modifications as determined by the Director.
9. **DESIGNER'S CERTIFICATION.** Upon completion of the project, the permittee shall determine if the project is in compliance with the approved plans and take the necessary following actions:
 - a. If the permittee determines that the project is in compliance with the approved plans, then within 45 days of completion, the permittee shall submit to the Division one hard copy and one electronic copy of the following:
 - i. The completed and signed Designer's Certification provided in Attachment A noting any deviations from the approved plans and specifications. Deviations may require approval from the Division;
 - ii. A copy of the recorded operation and maintenance agreement;
 - iii. Unless already provided, a copy of the recorded deed restrictions and protective covenants; and
 - iv. A copy of the recorded plat delineating the public rights-of-way, dedicated common areas and/or permanent recorded easements, when applicable.
 - b. If the permittee determines that the project is not in compliance with the approved plans, the permittee shall submit an application to modify the permit within 30 days of completion of the project or provide a plan of action, with a timeline, to bring the site into compliance.
10. **OPERATION AND MAINTENANCE.** The permittee shall provide and perform the operation and maintenance necessary, as listed in the signed operation and maintenance agreement, to assure that all components of the permitted on-site stormwater system are maintained at the approved design condition. The approved operation and maintenance agreement must be followed in its entirety and maintenance must occur at the scheduled intervals.
 - a. **CORRECTIVE ACTIONS REQUIRED.** In the event that the low density area fails to meet the requirements of low density, the permittee shall take immediate corrective actions. This includes actions required by the Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.

- b. **MAINTENANCE RECORDS.** Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
11. **CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION.** The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
12. **TRANSFER.** This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.
- a. **TRANSFER REQUEST.** The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
- i. A natural person who is deceased;
 - ii. A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
 - iii. A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
 - iv. A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur, except in the case of an individual residential lot sale that is made subject to the recorded deed restrictions and protective covenants;
 - v. The assignment of declarant rights to another individual or entity;
 - vi. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);
- b. **TRANSFER INSPECTION.** Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.
13. **COMPLIANCE.** The permittee is responsible for complying with the terms and conditions of this permit and the approved plans and specifications until the Division approves the transfer request.
- a. **REVIEWING AND MONITORING EACH LOT FOR COMPLIANCE.** The permittee is responsible for verifying that the proposed BUA on each individual lot, within each drainage area and for the entire project does not exceed the maximum amount allowed by this permit. The permittee shall review all individual lot plans for new construction and all subsequent modifications and additions for compliance. The plans reviewed must include all proposed BUA, grading, and driveway pipe placement. The permittee shall not approve any lot plans where the maximum allowed BUA limit has been exceeded or where modifications are proposed to the grading and/or to the stormwater collection system and/or to the vegetated conveyance unless and until a permit modification has been approved by the Division. The permittee shall review and routinely monitor the project and each lot to ensure continued compliance with the conditions of the permit, the approved plans and specifications, and the recorded deed restrictions and protective covenants. The permittee shall notify any lot owner that is found to be in noncompliance with the conditions of this permit in writing and shall require timely resolution.
- b. **ARCHITECTURAL REVIEW BOARD (ARB) OR COMMITTEE (ARC).** The permittee may establish an ARB or ARC or other group to conduct individual lot reviews on the permittee's behalf. However, any approval given on behalf of the permittee does not relieve the permittee of the responsibility to maintain compliance with the conditions of the permit and the approved plans and specifications.

- c. APPROVED PLANS AND SPECIFICATIONS. A copy of this permit, approved plans, application, supplements, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
- d. MAINTENANCE ACCESS. SCMs, stormwater collection systems, and vegetated conveyances must be accessible for inspection, operation, maintenance and repair as shown on the approved plans.
- e. DIVISION ACCESS. The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
- f. ENFORCEMENT. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
- g. ANNUAL CERTIFICATION. The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
- h. OBTAINING COMPLIANCE. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.
- i. OTHER PERMITS. The issuance of this permit does not preclude the permittee from obtaining and complying with any and all other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which are imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit issued this the 27th day of July 27, 2025.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION

Original Signed by Brianna Holland

For William E. Toby Vinson, Jr., Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW3250401

Attachment A

Certification Forms

The following blank Designer Certification forms are included and specific for this project:

- As-Built Permittee Certification
- As-Built Designer's Certification General MDC
- As-Built Designer's Certification for Low Density Projects

A separate certification is required for each SCM. These blank certification forms may be copied and used, as needed, for each SCM and/or as a partial certification to address a section or phase of the project.

AS-BUILT PERMITTEE CERTIFICATION

I hereby state that I am the current permittee for the project named above, and I certify by my signature below, that the project meets the below listed Final Submittal Requirements found in NCAC 02H.1042(4) and the terms, conditions and provisions listed in the permit documents, plans and specifications on file with or provided to the Division.

- ☐ Check here if this is a partial certification. Section/phase/SCM #? _____
- ☐ Check here if this is part of a Fast Track As-built Package Submittal.

Printed Name _____ Signature _____

I, _____, a Notary Public in the State of _____

County of _____, do hereby certify that _____

personally appeared before me this _____ day of _____, 20_____

and acknowledge the due execution of this as-built certification. (SEAL)

Witness my hand and official seal

My commission expires _____

Permittee's Certification NCAC .1042(4)	Completed / Provided	N/A
A. DEED RESTRICTIONS / BUA RECORDS		
1. The deed restrictions and protective covenants have been recorded and contain the necessary language to ensure that the project is maintained consistent with the stormwater regulations and with the permit conditions.	Y or N	
2. A copy of the recorded deed restrictions and protective covenants has been provided to the Division.	Y or N	
3. Records which track the BUA on each lot are being kept. (See Note 1)	Y or N	
B. MAINTENANCE ACCESS		
1. The SCMs are accessible for inspection, maintenance and repair.	Y or N	
2. The access is a minimum of 10 feet wide.	Y or N	
3. The access extends to the nearest public right-of-way.	Y or N	
C. EASEMENTS		
1. The SCMs and the components of the runoff collection / conveyance system are located in recorded drainage easements.	Y or N	
2. A copy of the recorded plat(s) is provided.	Y or N	
D. SINGLE FAMILY RESIDENTIAL LOTS - Plats for residential lots that have an SCM include the following:	Y or N	
1. The specific location of the SCM on the lot.	Y or N	
2. A typical detail for the SCM.	Y or N	
3. A note that the SCM is required to meet stormwater regulations and that the lot owner is subject to enforcement action as set forth in NCGS 143 Article 21 if the SCM is removed, relocated or altered without prior approval.	Y or N	
E. OPERATION AND MAINTENANCE AGREEMENT	Y or N	
1. The O&M Agreement is referenced on the final recorded plat.	Y or N	
2. The O&M Agreement is recorded with the Register of Deeds and appears in the chain of title.	Y or N	
F. OPERATION AND MAINTENANCE PLAN – maintenance records are being kept in a known set location for each SCM and are available for review.	Y or N	
G. DESIGNER'S CERTIFICATION FORM – has been provided to the Division.	Y or N	

Note 1- Acceptable records include ARC approvals, as-built surveys, and county tax records.

Provide an explanation for every requirement that was not met, and for every "N/A" below. Attach additional sheets as needed.

AS-BUILT DESIGNER'S CERTIFICATION GENERAL MDC

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets the below listed General MDC found in NCAC 02H.1050 in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and statutes has been preserved.

- ☐ Check here if this is a partial certification. Section/phase/SCM #? _____
- ☐ Check here if this is a part of a Fast-Track As-Built Package Submittal per .1044(3).
- ☐ Check here if the designer did not observe the construction, but is certifying the project.
- ☐ Check here if pictures of the SCM are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City/State/ZIP _____

Phone Number _____

Consultant's Email address:

○ Circle N if the as-built value differs from the Plan. If N is circled, provide an explanation on Page 2.
ON/E = not evaluated (provide explanation on page 2) ON/A = not applicable to this SCM or project.

Consultant's Certification NCAC .1003((3) & General MDC .1050	○As-built	ON/E	ON/A
A. TREATMENT REQUIREMENTS			
1. The SCM achieves runoff treatment.	Y or N		
2. The SCM achieves runoff volume match.	Y or N		
3. Runoff from offsite areas and/or existing BUA is bypassed.	Y or N		
4. Runoff from offsite areas and/or existing BUA is directed into the permitted SCM and is accounted for at the full build-out potential.	Y or N		
5. The project controls runoff through an offsite permitted SCM that meets the requirements of the MDC.	Y or N		
6. The net area of new BUA increase for an existing project has been accounted for at the appropriate design storm level.	Y or N		
7. The SCM(s) meets all the specific minimum design criteria.	Y or N		
B. VEGETATED SETBACKS / BUA			
1. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
2. The vegetated setback is maintained in grass or other vegetation.	Y or N		
3. BUA that meets the requirements of NCGS 143-214.7 (b2)(2) is located in the setback.	Y or N		
4. BUA that does not meet the requirements of NCGS 143-214.7 (b2)(2) is located within the setback and is limited to:	Y or N		

a. Publicly funded linear projects (road, greenway sidewalk)			
b. Water-dependent structures			
c. Minimal footprint uses (utility poles, signs, security lighting and appurtenances)			
5. Stormwater that is not treated in an SCM is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		
	OAs-built	ON/E	ON/A
C. STORMWATER OUTLETS – the outlet handles the peak flow from the 10 year storm with no downslope erosion.	Y or N		
D. VARIATIONS			
1. A variation (alternative) from the stormwater rule provisions has been implemented.	Y or N		
2. The variation provides equal or better stormwater control and equal or better protection of surface waters.	Y or N		
E. COMPLIANCE WITH OTHER REGULATORY PROGRAMS has been met.	Y or N		
F. SIZING -the volume of the SCM takes the runoff from all surfaces into account and is sufficient to handle the required storm depth.	Y or N		
G. CONTAMINATED SOILS – infiltrating SCM's are not located in or on areas with contaminated soils.	Y or N		
H. SIDE SLOPES			
1. Vegetated side slopes are no steeper than 3H:1V.	Y or N		
2. Side slopes include retaining walls, gabion walls, or other surfaces that are steeper than 3H:1V.	Y or N		
3. Vegetated side slopes are steeper than 3H:1V (provide supporting documents for soils and vegetation).	Y or N		
I. EROSION PROTECTION			
1. The inlets do not cause erosion in the SCM.	Y or N		
2. The outlet does not cause erosion downslope of the discharge point during the peak flow from the 10 year storm.	Y or N		
J. EXCESS FLOWS – An overflow / bypass has been provided.	Y or N		
K. DEWATERING – A method to drawdown standing water has been provided to facilitate maintenance and inspection.	Y or N		
L. CLEANOUT AFTER CONSTRUCTION – the SCM has been cleaned out and converted to its approved design state.	Y or N		
M. MAINTENANCE ACCESS			
1. The SCM is accessible for maintenance and repair.	Y or N		
2. The access does not include lateral or incline slopes >3:1.	Y or N		
N. DESIGNER QUALIFICATIONS (FAST-TRACK PERMIT) – The designer is licensed under Chapters 89A, 89C, 89E, or 89F of the General Statutes.	Y or N		

Provide an explanation for every MDC that was not met, and for every item marked "N/A" or "N/E", below. Attach additional pages as needed:

AS-BUILT DESIGNER'S CERTIFICATION FOR LOW DENSITY PROJECTS

I hereby state that I am a licensed professional and I certify by my signature and seal below, that I have observed the construction of the project named above to the best of my abilities with all due care and diligence, and that the project meets all of the MDC found in 15A NCAC 02H.1003, in accordance with the permit documents, plans and specifications on file with or provided to the Division, except as noted on the "AS-BUILT" drawings, such that the intent of the stormwater rules and the general statutes has been preserved.

- ☐ Check here if this is a partial certification. Section or phase _____
- ☐ Check here if this is part of a Fast-Track As-Built Package Submittal per 15A NCAC 02H .1044(3).
- ☐ Check here if the Designer did not observe the construction but is certifying the project.
- ☐ Check here if pictures of the project are provided.

Printed Name _____ Signature _____

NC Registration Number _____ Date _____

SEAL:

Consultant's Mailing Address:

City: _____ State: _____ Zip: _____

Phone: (____) _____

Consultant's Email address:

- Circle N if the as-built value differs from the Plan/permit. If N is circled, provide an explanation on page 3.
- N/E = Not Evaluated (provide explanation on page 2). ○N/A = Not Applicable to this project/plan.

Consultant's Certification (MDC 15A NCAC 02H .1003)			
Project Density and Built-Up Area	○As-built	○N/E	○N/A
1. The project has areas of high density based on natural drainage area boundaries, variations in land use or construction phasing.	Y or N		
2. The project's built-upon area does not exceed the maximum limit specified in the permit.	Y or N		
Dispersed Flow	○As-built	○N/E	○N/A
1. The project maximizes dispersed flow through vegetated areas and minimizes channelized flow.	Y or N		

Vegetated Conveyances	OAs-built	ON/E	ON/A
1. Stormwater that is not released as dispersed flow is transported by vegetated conveyances.	Y or N		
2. The project has a minimal amount of non-vegetated conveyances to reduce erosion.	Y or N		
3. Other than minimal piping under driveways and roads, no piping has been added beyond what is shown on the approved plans.	Y or N		
4. Side slopes are no steeper than 3H:1V.	Y or N		
5. The conveyance does not erode in response to the peak flow from the 10-year storm.	Y or N		
Curb outlet systems (if applicable)	OAs-built	ON/E	ON/A
1. The swale or vegetated area can carry the peak flow from the 10-year storm at a non-erosive velocity.	Y or N		
2. The longitudinal slope of the swale or vegetated areas does not exceed 5%.	Y or N		
3. The swale has a trapezoidal cross-section and a minimum bottom width of two feet.	Y or N		
4. The minimum length of the swale or vegetated area is 100 feet.	Y or N		
5. Side slopes are no steeper than 3H:1V.	Y or N		
6. The project utilizes treatment swales designed per Section .1061 in lieu of the curb outlet system requirements.	Y or N		
Vegetated Setbacks (if applicable)	OAs-built	ON/E	ON/A
1. The width of the vegetated setback is at least 50'.	Y or N		
2. The width of the vegetated setback has been measured from the normal pool of impounded waters, the MHW line of tidal waters, or the top of bank of each side of rivers or streams.	Y or N		
3. The vegetated setback is maintained in grass or other vegetation.	Y or N		
4. BUA that meets the requirements of NCGS 143-214.7(b2)(2) is located in the setback.	Y or N		
5. BUA that does NOT meet the requirements of NCGS 143-214.7(b2)(2) is located within the setback and is limited to: - Publicly-funded linear projects (road, greenway, or sidewalk) - Water dependent structures - Minimal footprint uses such as poles, signs, utility appurtenances, and security lights.	Y or N		
6. The amount of BUA within the setback is minimized, and channeling of the runoff from the BUA has been avoided.	Y or N		
7. Stormwater is not discharged (via swale or pipe) through a vegetated setback. Stormwater is released at the edge of the setback and allowed to flow through the setback as dispersed flow.	Y or N		

Outlets	○As-built	○N/E	○N/A
1. Stormwater outlets do not cause erosion downslope of the discharge point during the peak flow from the 10-year storm.	Y or N		
Variations	○As-built	○N/E	○N/A
1. The project has variations from the MDC that were not previously approved. (Modification may be required.)	Y or N		
Deed restrictions (if applicable)	○As-built	○N/E	○N/A
1. Deed restrictions are recorded and ensure that the project and the BUA will be maintained in perpetuity consistent with the permit, approved plans, and specifications.	Y or N		
For Subdivisions Only (Residential or Commercial)	○As-built	○N/E	○N/A
1. The number of platted lots is consistent with the approved plans.	Y or N		
2. The project area is consistent with the approved plans.	Y or N		
3. The layout of the lots and streets is consistent with the approved plan.	Y or N		
4. The width / radius of streets, paved accesses, cul-de-sacs and sidewalks is consistent with the approved plan.	Y or N		
5. No piping, other than those minimum amounts needed under a driveway or under a road, has been added.	Y or N		
6. The lot grading, road grading, vegetated conveyances, piping, inverts, and elevations are consistent with the approved plans.	Y or N		

Provide an explanation below for every MDC that was not met, and for every item marked “N/A” or “N/E.” Attach additional pages as needed.

Certificate of Coverage

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

GENERAL PERMIT NO. NCG010000

NC Reference No. NCG01-2025-0968
Certificate of Coverage No. NCC250968

STORMWATER DISCHARGES

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

In compliance with the provision of North Carolina General Statute 143-215.1, other lawful standards and regulations promulgated and adopted by the North Carolina Environmental Management Commission, and the Federal Water Pollution Control Act, as amended,

King Carolina Homes LLC

is hereby authorized to discharge stormwater associated with CONSTRUCTION ACTIVITIES to surface waters of North Carolina from a site located at:

Mercer Estates
Aubrey Elena Ct
Davidson
Cabarrus County

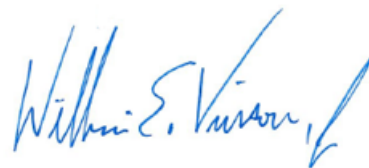
in accordance with the effluent limitations, monitoring requirements, and other conditions set forth in N.C. General Permit No. NCG010000.

This Certificate of Coverage is affiliated with **E&SC Plan Project No.** CABAR-2025-0190

This Certificate of Coverage shall become effective 4/2/2025.

This Certificate of Coverage shall remain in effect until rescinded or expired.

This Certificate of Coverage will expire on the anniversary of its effective date unless it is renewed by payment of the annual administration and compliance fee.



William E. Vinson, Jr., PE, CPESC, CPM, Director
Division of Energy, Mineral, and Land Resources
By the Authority of the Environmental Management Commission



Cabarrus County Government – Planning and Development Department

April 23, 2026

Dear Property Owner:

A Preliminary Plat Application has been filed in our office for property **adjacent** to yours. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, May 12, 2026 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this request, I encourage you to attend this meeting.

- **Petitioner:** Mercer Estates
- **Petition Number:** PLPR2025-00007
- **Property Location:** 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295 Aubrey Elena Court
- **Parcel ID Number:** 4672-434009, 4672-43-3332, 4672-43-0565, 4672-43-0198, 4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 & 4672-33-4395
- **Existing Zoning:** Countryside Residential (CR)
- **Request:** Subdivision of the subject properties

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

Phillip Collins, AICP
 Planning Supervisor
 Cabarrus County Planning and Development



Cabarrus County Government – Planning and Development Department

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Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Planning Supervisor
Cabarrus County Planning and Development

Subject Property					
PIN	Name	Address	City	State	Zip
4672334395, 4672338027, 4672338206, 4672430198, 4672430565 & 4672433332	King Carolina Homes LLC	17332 River Race Dr	Huntersville	NC	28078
4672335575	Pavel & Marina Shchetinin	4323 Hubbard Rd	Charlotte	NC	28269
4672338554	Linda & Michael Cantrell	9647 Herringbone Ln NW	Concord	NC	28027
4672434009	Nicholas Shchetinin & Perri Ellen Teitelbaum	4323 Hubbard Rd	Charlotte	NC	28269

Surrounding Properties					
PIN	Name	Address	City	State	Zip
4672329723	Corey Mercer& Timothy Shinn	6775 Thistle Down Dr	Harrisburg	NC	28075
4672349027	Dyrt Road LLC	349 Copperfield Blvd NE Ste L214	Concord	NC	28025
4672425704	Johnathan Mercer & James Carter	2530 Shiloh Church Rd	Davidson	NC	28036
4672434516	Mary Deese	2721 Shiloh Church Rd	Davidson	NC	28036
4672435237	Mary Overby	2635 Shiloh Church Rd	Davidson	NC	28036
4672437189	OMG Investments LLC	4311 School House Cmns # 213	Harrisburg	NC	28075
4672428743 & 4672531197	Perri Ellen Teitelbaum	531 Brentwood Rd PMB 506	Denver	NC	28037
4672239967	Ragan Cummings LTD	1005 Huntsford Ter	Thomasville	NC	27360
4672527100	Roman Catholic Diocese of Charlotte Michael T Martin - Bishop	1123 S Church St	Charlotte	NC	28203
4672433743	Sandra Rivens Gaddy	2755 Shiloh Church Rd	Davidson	NC	28036
4672421799	Shirley Mercer	2531 Shiloh Church Rd	Davidson	NC	28036

Public Hearing Notice

Cabarrus County Planning and Zoning Commission
Tuesday, May 12, 2026 @ 6:30 P.M.
Commissioners Meeting Room, 2nd Floor
65 Church St. S.E. Concord, NC 28026

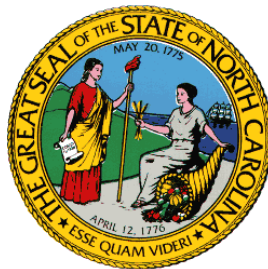
PLPR2025-00007 – Request to subdivide property located on the west side of Shiloh Church Road. Pavel Shchetinin is the owner of the subject property and applicant of this request. The addresses associated with the subject property are 2575 Shiloh Church Road and 11145, 11220, 11250, 11280 & 11295 Aubrey Elena Court (PINs: 4672-434009, 4672-43-3332, 4672-43-0565, 4672-43-0198, 4672-33-8554, 4672-33-8206, 4672-33-8027, 4672-33-5575 & 4672-33-4395

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing.

PUBLISH: Tuesday, April 28th and Tuesday, May 5th, 2026

April 27, 2026 at 10:43:57 AM
NC, Davidson, Aubrey Elena Ct





North Carolina Department of Environmental Quality
Division of Energy, Mineral & Land Resources
Land Quality Section

Josh Stein

Governor

D. Reid Wilson

Secretary

William (Toby) Vinson Jr.

Director

03-24-2025

LETTER OF APPROVAL WITH MODIFICATIONS

King Carolina Homes LLC
4323 Hubbard Road Charlotte NC
Charlotte, NC 28269

RE: Project Name: Mercer Estates

Acres Approved: 3.12

Application ID: PA-009529

Permit Number: CABAR-2025-0190

Address: Aubrey Elena Ct

City: Davidson

County: Cabarrus

River Basin: Yadkin - Pee Dee

Stream Classification: C: Aquatic Life, Secondary Contact Recreation, Fresh water

Plan Type: New Plan

Dear King Carolina Homes LLC,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable with modifications and hereby issue this Letter of Approval with Modifications. The Modifications Required for Approval are listed on the attached page. The Certificate of Approval must be posted at the job site. Please see the attached Application Report (FRO form), Letter of Approval (LOA) and the Certificate of Approval (COA), if applicable. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

The attached, signed, digital copy of the letter may be used to submit with your electronic Notice of Intent (eNOI) in order to receive your Certificate of Coverage (COC). As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the \$120 annual permit fee. After the fee is processed, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the eNOI form to the [Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and

implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. This permit allows for a land-disturbance, as called for on the application and plan, not to exceed the approved acres. Exceeding the acreage can be a violation of this permit and may require a revised plan and additional application fee. In addition, it would be helpful if you notify this office of a change to the proposed starting date for this project.

Modifications Required for Approval:

1. All drainage ditches need check dams.
2. Show all culverts associated with construction.
3. Extend silt fences the entire length of the disturbed area along the downslope side of each lot to keep sediment on site.
4. The developer is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the developer must take those additional steps necessary to stop sediment from leaving this site. (GS 113A -57(3))

Your cooperation is appreciated.

Sincerely,

Mark Stephenson

Engineer I

*North Carolina Department of Environmental Quality
Division of Energy, Mineral, and Land Resources
610 E. Center Ave. Suite 301
Mooresville, NC 28115*

*Office: (704) 235-2161
mark.stephenson@deq.nc.gov*

Enclosures: Certificate of Approval
Modifications Required for Approval