

GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

8 The Green, Suite R Dover Delaware, 19901 USA

www.GoInvestmentGroup.com (818) 309-8725

8 Townhome Development in Charlotte, NC

8 Townhomes on 0.83 Acres approved by the City of Charlotte, NC

2534 ONEIDA ROAD Charlotte, NC 28269

Google Maps Link: [2534 Oneida Rd, Charlotte, NC](#)





2534 ONEIDA RD TOWNHOMES

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA - ACCELA PROJECT #:LDGP-2023-00149

CONSTRUCTION DOCUMENTS

Developer, Romil Chudgar has Received the Land Development Approvals From Charlotte Mecklenburg County to Build 8 Townhomes

8 Townhomes are APPROVED by the City of Charlotte. Each Townhome features 2184 Heated Square Feet with 4 bedrooms 3.5 Baths Exterior Deck that is 74 sqft. Each Home has a 1-car garage with 281 SQFT. All Homes will have an UPDATED Exterior Look.

The Seller is selling the Entire Lot & Approved Plans as a package. All the homework has been completed for you!

2534 ONEIDA ROAD

Charlotte, NC 28269

8 Townhome Development in Charlotte, NC

8 Townhomes on 0.83 Acres approved by the City of Charlotte, NC

GOE Investment Group has reviewed the Developer Seller, Romilo Chudgra's entire 0.83 acre lot and the approved plans approved by City of Charlotte as a package and offered a verbal proposal to the Listing Broker, Cherie Buriss for an offer to buy the 0.83 Acres for **\$599,000** which would include the sale of the Entire Lot and all the Approved Plans as a package price.

GOEIG has consulted with the Civil Engineer, Gateway Design Group and the Architecture Firm, BuenoBox Architecture and reviewed their document plans and discussed their project involvement and availability in project completion with Charlotte City Planning and Mecklenburg County approvals, permits, entitlements, egress access, easement access, finalization of building plans.

The Land Development Approvals are all completed but the Building Plans and Building permits will need to be completed once the General Contractor is hired and construction budget is finalized. Below is the master contact list for all the parties involved.

<p>Mark Diamond, P.E. Project Manager Gateway Design Group, PLLC 8516 Foxbridge Drive Weddington, NC 28104 www.gatewaydesigngroup.com mark@gatewaydesigngroup.com 919-368-8867</p> <p>Robbie Harvey Principal BuenoBox Architecture www.buenobox.com rharvey@buenobox.com (704) 360-0026</p>	<p>Cherie Burris RE/MAX Broker, Owner 1184 Springmaid Ste 203 Fort Mill, SC 29708-6995 www.cherieburris.com cherieburris@remax.net 803-370-2426</p> <p>Romil Chudgra, Developer, Seller 9711 Winged Trail Court, Charlotte, NC, 28277 https://www.buildzoom.com/contractor/four-corners-of-charlotte Catawba County, NC (704) 256-9482 (704) 492-8186</p>	<p>City of Charlotte Planning Department 600 East 4th Street Charlotte, NC 28202 https://www.charlottenc.gov/Growth-and-Development/Getting-Started-on-Your-Project/Questions-Call-Us (704)336-7600</p> <p>Mecklenburg County Land Use & Environmental https://luesa.mecknc.gov/ 2145 Suttle Ave Charlotte, NC 28208 (980) 314-2633</p>
---	--	--

● Active



2534 ONEIDA RD TOWNHOMES

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA - ACCELA PROJECT #:LDCP-2023-00149

CONSTRUCTION DOCUMENTS

Cherie Burris RE/MAX Executive

803-370-2426

www.cherieburris.com

Developer, Roil Chudgar has Received the Land Development Approvals From Charlotte Mecklenburg County to Build 8 Townhomes

8 Townhomes are APPROVED by the City of Charlotte. Each Townhome features 2184 Heated Square Feet with 4 bedrooms 3.5 Baths Exterior Deck that is 74 sqft. Each Home has a 1-car garage with 281 SQFT. All Homes will have an UPDATED Exterior Look.

The Seller is selling the Entire Lot & Approved Plans as a package. All the homework has been completed for you!

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

January 11, 2024

Subject: Permit No. WQ0045010
Four Corners of Charlotte, LLC
2534 Oneida Road Townhomes
Wastewater Collection System Extension Permit
Mecklenburg County

In accordance with your application received December 12 2023, and additional information requested December 20, 2023, and received December 21, 2023, we are forwarding herewith Permit No. WQ0045010 dated January 11, 2024, to Four Corners of Charlotte, LLC (Permittee) for the construction and operation upon certification of the subject wastewater collection system extension. This permit shall be effective from the date of issuance until rescinded and shall be subject to the conditions and limitations as specified therein. This cover letter shall be considered a part of this permit and is therefore incorporated therein by reference.

Please pay particular attention to the following conditions contained within this permit:

- Condition II.1: This permit shall not be automatically transferable; a request must be made and approved.
- Condition II.4: Requires that the wastewater collection facilities be properly operated and maintained in accordance with 15A NCAC 2T .0403 or any individual system-wide collection system permit issued to the Permittee.
- Condition II.7: Upon completion of construction and prior to operation of these permitted facilities, the completed Engineering Certification form with checklist attached to this permit shall be submitted with the required supporting documents to the address provided on the form. **Permit modifications are required for any changes resulting in non-compliance with this permit, regulations, or the Minimum Design Criteria. [15A NCAC 02T.0116]**

It shall be the responsibility of the Permittee to ensure that the as-constructed project meets the appropriate design criteria and rules. Failure to comply may result in penalties in accordance with North Carolina General Statute §143-215.6A through §143-215.6C, construction of additional or replacement



North Carolina Department of Environmental Quality | Division of Water Resources
Mooresville Regional Office | 610 East Center Avenue, Suite 301 | Mooresville, North Carolina 2885
704.663.9699



November 30, 2023

SUBJECT: WATER AND SEWER FLOW ACCEPTANCE
2534 ONEIDA RD TOWNHOMES
2534 ONEIDA ROAD, CHARLOTTE, NC 28269
CLTWATER TRACKING# 20237489

After an analysis of the sanitary sewer associated with the proposed design of project, **20237489, 2534 ONEIDA RD TOWNHOMES**, it was determined that there is sufficient capacity to accommodate the proposed sewer flow of *1,520 gallons per day (8 units x 190 gpd/unit)* at the connection point(s) indicated on the submitted utility plan for transmission to the *Mallard Creek Wastewater Treatment Plant*; NPDES permit number **NC0030210**, for treatment. This acceptance of flow is based upon the existing capacity of the designated publicly owned treatments works. Please find NCDEQ FTSE State document attached.

Charlotte Water (CLTWater) agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and The Water Supply Management Plan, PWS ID # **0160010** on file with the Public Water Supply Section of NCDEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater system is accepted on a first come, first served basis.

The applicant should understand that this letter is not authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. If the appropriate authorization to construct permits are not obtained, construction has not started within two (2) years of issuance of this flow acceptance, and payment for any service connections have not been received within two (2) years of issuance of this flow acceptance letter, this flow acceptance approval shall be rescinded, and a new flow acceptance request must be made.

The CAP analysis performed determines available capacity within the existing public gravity sewer system. The developer is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public gravity sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

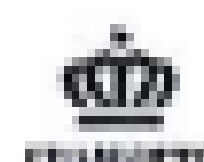
Sincerely,

Guillermo Anzola

Guillermo Anzola / Engineering Assistant

CHARLOTTE WATER

Charlotte Water 5100 Brookshire Blvd, Charlotte, NC 28216 charlottewater.org



Operated by the City of Charlotte

EAST TRACK SEWER ENGINEERING CERTIFICATION

PERMITTEE: FOUR CORNERS OF CHARLOTTE, LLC
PERMIT #: WQ0045010
PROJECT: 2534 ONEIDA ROAD TOWNHOMES
ISSUE DATE: JANUARY 11, 2024

This project shall not be considered complete nor allowed to operate in accordance with Condition 7 of this permit until the Division has received this Certification and all required supporting documentation. It should be submitted in a manner that documents the Division’s receipt. Send the required documentation to the Regional Supervisor, Water Quality Regional Operations Section at the address at the bottom.

Any wastewater flow made tributary to the wastewater collection system extension prior to completion of this Certification shall be considered a violation of the permit and shall subject the Permittee to appropriate enforcement actions. The Permittee is responsible for tracking all partial certifications up until a final certification is received. A Final Certification shall be a complete set of record drawings and design calculations regardless of whether partials have been submitted.

PERMITTEE’S CERTIFICATION

I, the undersigned agent for the Permittee, hereby state that this project has been constructed pursuant to the applicable standards & requirements, the Professional Engineer below has provided applicable design/construction information to the Permittee, and the Permittee is prepared to operate & maintain the wastewater collection system permitted herein or portions thereof.

ENGINEER’S CERTIFICATION

I, _____, as a duly registered Professional Engineer in the State of North Carolina, having been authorized to observe (periodically, weekly, full time) the construction of the project name and location as referenced above for the above Permittee hereby state that, to the best of my abilities, due care and diligence was used in the observation of the following construction: approximately **65 linear feet of 8-inch gravity sewer and 231 linear feet of 6-inch gravity sewer**; such that the construction was observed to be built within substantial compliance of this permit; 15A NCAC 02T; the Division of Water Resources’ (Division) Gravity Sewer Minimum Design Criteria adopted February 12, 1996, as applicable; the Division’s Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains adopted June 1, 2000, as applicable; and other supporting materials.

North Carolina Professional Engineer’s Seal w/signature & date:

Final Partial (include description)

Certification Comments/Qualifiers (attach if necessary):



2534 Oneida Road, Charlotte, North Carolina 28269

2534 Oneida Road, Charlotte, North Carolina 28269

List \$: \$995,000

MLS#: 4104500

Category:

Lots/Acres/Farms

County: Mecklenburg

Status: ACT

Parcel ID:

[045-181-03](#)

Acres: 0.83

Legal Desc: 2534 ONEIDA DR

Zoning: R12MF

City Tax Pd To: Charlotte

Tax Val: \$82,200

Deed Ref: 4056-66

Subdivision: None



General Information

Type: Lot
Can Divide?: Yes
\$/Acres: \$1,198,795.18
Levels:

School Information

Elem: Governors Village
Middle: Governors Village
High: Julius L. Chambers

Land Information

Apprx Acres: 0.83
Acres Cleared: 0.83
Acres Wood:
Min SF to Bld: 1,000
Prop Found:
Rd Frontage:
Lot Desc: Cleared
Restrictions: N/A

Utility/Plan Information

Sewer: City Sewer
Water: City Water
Dwellings: No
Beds Septic:

ADDITIONAL INFORMATION

Prop Finance: Cash, Conventional
Ownership: Seller owned for less than one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Lease Considered: No

Lot Description: Cleared

Fixtures Exclsn: No

Road Surface: Paved

Suitable Use: Development, Multi-Family

2534 Oneida Road, Charlotte, North Carolina 28269
MLS#: 4104500 Category: Lots/Acres/Farms County: Mecklenburg List \$: \$995,000
Status: ACT Parcel ID: 045-181-03 Acres: 0.83
Legal Desc: 2534 ONEIDA DR Zoning: R12MF
City Tax Pd To: Charlotte Tax Val: \$82,200 Deed Ref: 4056-66
Subdivision: None

Patio/Porch:
Fire Sprinkler:

Association Information

Subject to HOA: None

Subj to CCRs: Undiscovered

HOA Subj Dues: No

Public Remarks

ATTENTION all DEVELOPERS!! 8 Townhomes are APPROVED by the City of Charlotte and Ready for you to Build! Each Townhome features 2184 Heated Square Feet with 4 bedrooms 3.5 Baths. Each Home has a 1-car garage with 281 SQFT. Enjoy the outdoors on your Exterior Deck that is 74 sqft. All Homes will have an UPDATED Exterior Look. The Seller is selling the Entire Lot & Approved Plans as a package. All the homework has been completed for you!

Agent Remarks

The Seller is Four Corners of Charlotte, LLC. All Plans have been approved through the City of Charlotte. Any questions you have please email them to me at cherieburriss@gmail.com and I will get you answers ASAP! All information is in the Attachments.

Showing Instructions/Directions

No Sign, Vacant

List Agent/Office Information

DOM: 0

CDOM: 0

Expire Dt: 05/31/2024

Mkt Dt: 01/29/2024

DDP-End Dt:

Agent/Own: No

For Appt Call: [800-746-9464](tel:800-746-9464)

List Agreemnt: Exclusive Right To Sell

List Agent: [Cherie Burriss \(51579\)](mailto:Cherie.Burriss@RE/MAX.com)

Agent Phone: [803-370-2426](tel:803-370-2426)

List Office: [RE/MAX Executive \(130307\)](mailto:RE/MAX.Executive@RE/MAX.com)

Office Phone: [803-578-7989](tel:803-578-7989)

Buyer Agency: 2.5% Sub Agency: 0%

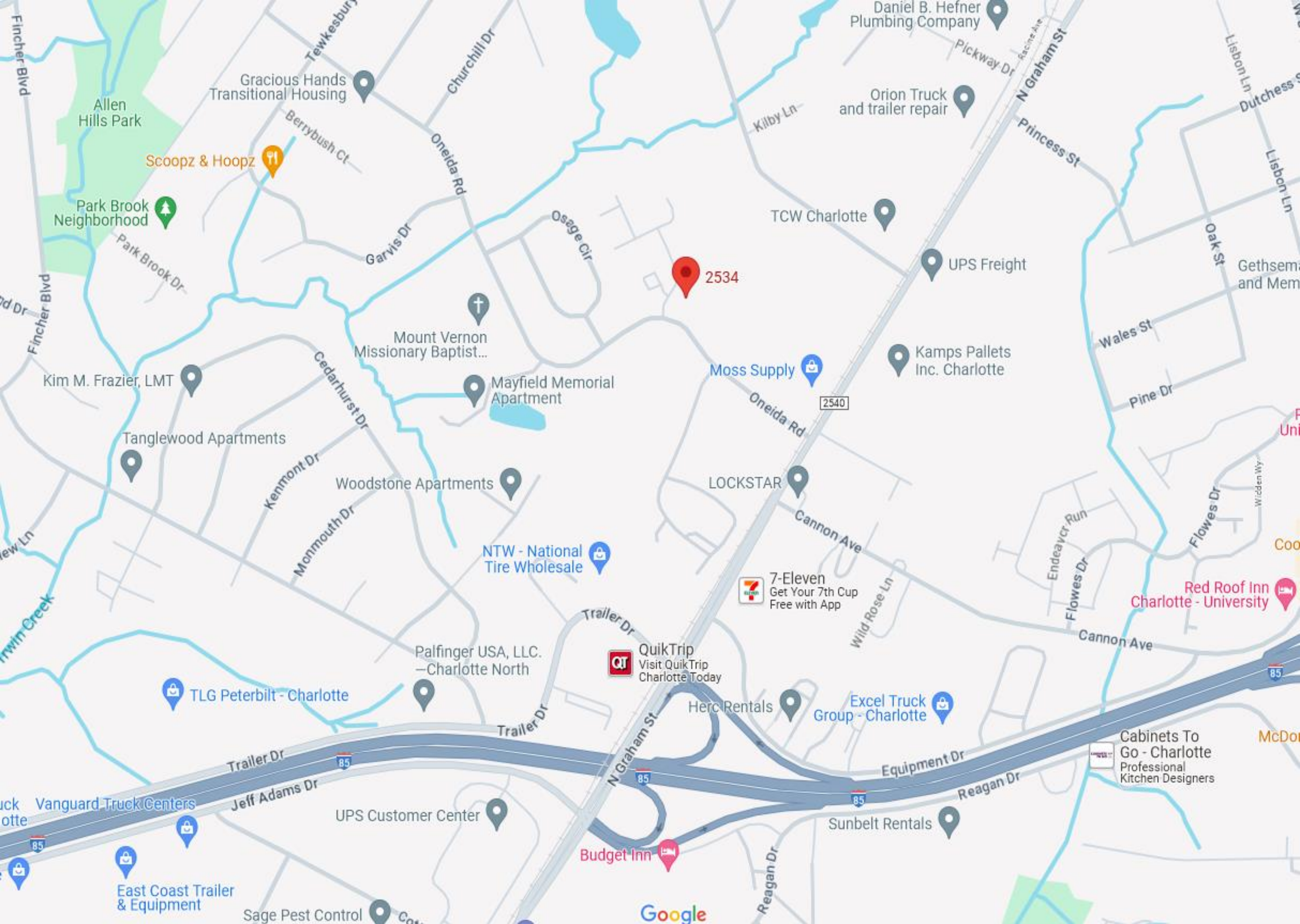
Transact Bkr: Bonus:

Dual/Var: Yes

Seller Name: Four Corners Of Charlotte LLC

Web URL: www.cherieburriss.com

Full Service: Full Service



Google Maps Link: [2534 Oneida Rd, Charlotte, NC](#)