

## 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.GoelnvestmentGroup.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: <u>2534 Oneida Rd, Charlotte, NC</u>







## 2534 ONEIDA RD TOWNHOMES

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

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

Robbie Harvey | Principal BuenoBox Architecture www.buenobox.com rharvey@buenobox.com (704) 360-0026

Cherie Burris RE/MAX Broker, Owner
1184 Springmaid Ste 203
Fort Mill, SC 29708-6995
www.cherieburris.com
cherieburris@remax.net
803-370-2426

Romil Chudgra, Developer, Seller 9711 Winged Trail Court, Charlotte, NC, 28277 https://www.buildzoom.com/contractor/fourcorners-of-charlotte Catawba County, NC (704) 256-9482 (704) 492-8186 City of Charlotte Planning Department 600 East 4th Street Charlotte, NC 28202

https://www.charlottenc.gov/Growthand-Development/Getting-Startedon-Your-Project/Questions-Call-Us (704)336-7600

Mecklenburg County Land Use & Environmental <a href="https://luesa.mecknc.gov/">https://luesa.mecknc.gov/</a> 2145 Suttle Ave Charlotte, NC 28208 (980) 314-2633



## 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

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#### CONSTRUCTION DOCUMENTS

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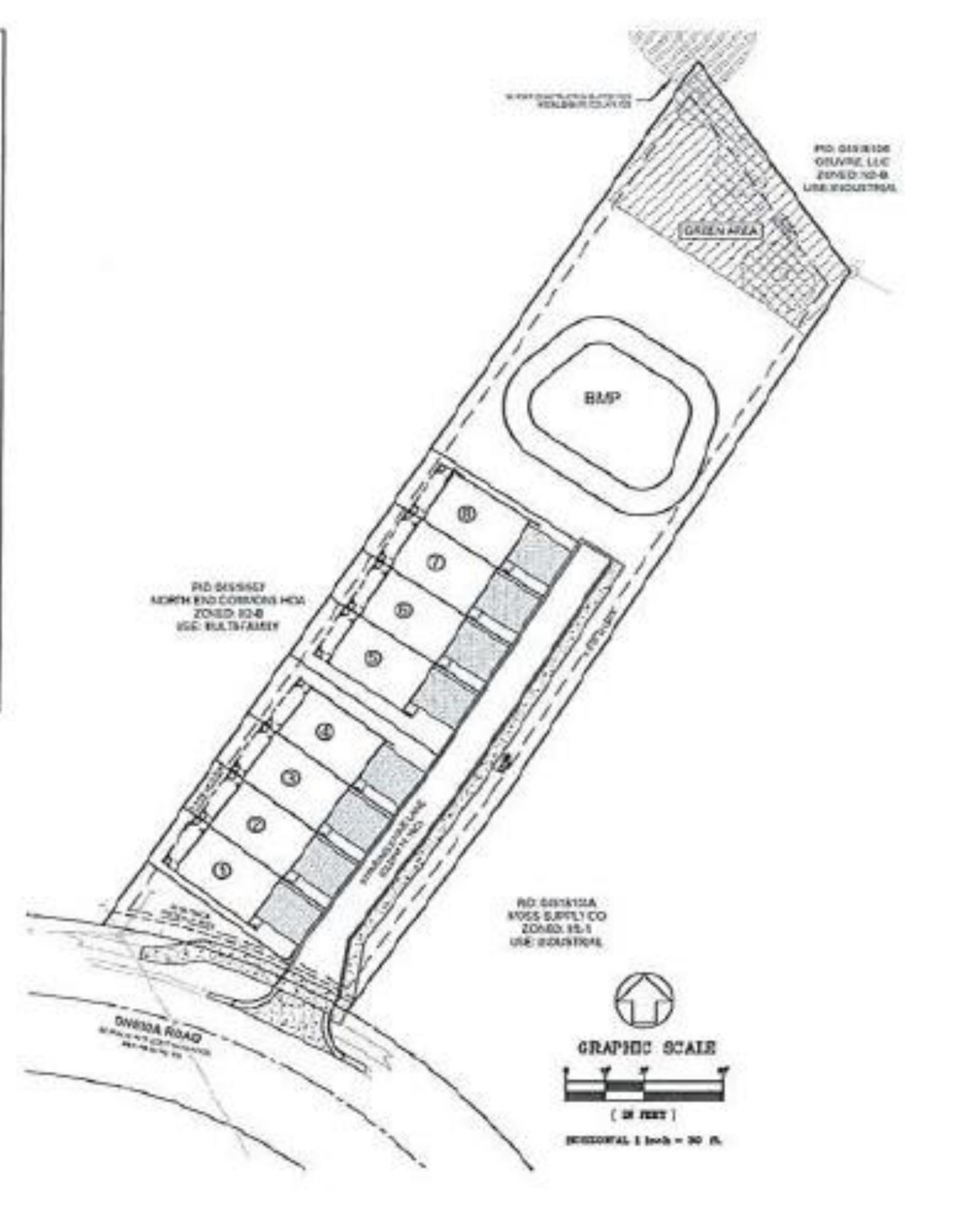
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CATEMAY DESIGN GROUP, PLIC BOTE FOXERSOME DR WEDDINGTON, NIC 18184 BAJEK BAMOND, P.L. (909) 5884590 ment@grinnsplanggroup.com

SURVEYOR: TIDENIARK LAND SERVICES 2656 CRATRICOR SUITE 4. FORT HILL, SC 2075 JULIE WCDOHALD (192) 201-6896



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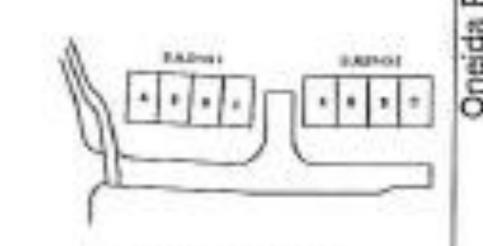
CIVIL SHEET LIST

NOT FOR CONSTRUCTION

bueno

4986 Revolución Park St. Chartros, NO 99217 info@buenotick.com. (POH) 303-0006

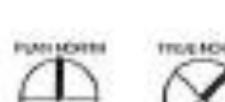




#### Building Key Map

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2554 Orwide Rd, Charlotte, NC 25259



Land Development

COVER SHEET

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## Architecture

### BuenoBox Design

4202 Revolution Pk Dr. Charlotte, North Carolina 28217 704-421-2693 www.buenobox.com

## Structural

Struc Address

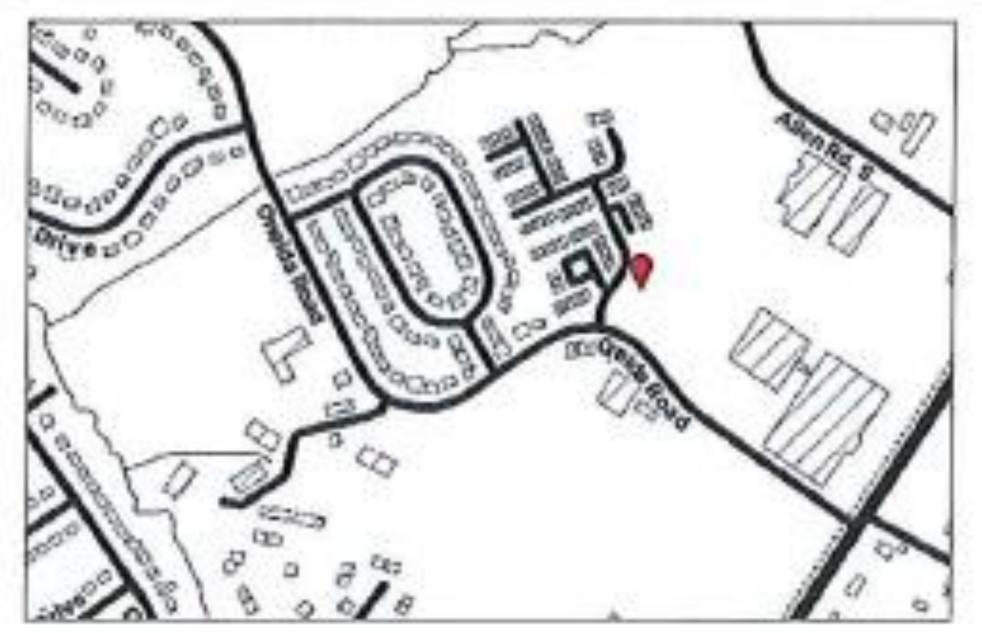
## Civil

### Gateway Design Group

15126 Castlebridge Lane Matthews, NC 28104

919-368-8867 mark@gatewaydesigngroup.com

VICINITY IMAP



ARCHITECTURAL SHEET LIST

COVER SHEET PLOOR PLAN-LYL 01 FLOOR PLAN - LVL 02 FLOOR PLAN - LVL 03 ROOF PLAN **EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS** EXTERIOR ELEVATION

STRUCTURAL SHEET LIST

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

RICHARD E. ROGERS, JR.
Director



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





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

### FAST TRACK SEWER ENGINEERING CERTIFICATION FOUR CORNERS OF CHARLOTTE, LLC PERMITTEE: 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

having been authorized to observe ( periodically, weekly, project name and location as referenced above for the above Permit my abilities, due care and diligence was used in the observat approximately 65 linear feet of 8-inch gravity sewer and 231 linear that the construction was observed to be built within substantial of 02T; the Division of Water Resources' (Division) Gravity Sewer Minim 12, 1996, as applicable; the Division's Minimum Design Criteria for Stations and Force Mains adopted June 1, 2000, as applicable; and of	full time) the construction of the tee hereby state that, to the best of ion of the following constructions or feet of 6-inch gravity sewer; such ompliance of this permit; 15A NCAC um Design Criteria adopted February the Fast-Track Permitting of Pump
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

MLS#: 4104500

City Tax Pd To: Charlotte

Category: Parcel ID: Lots/Acres/Farms County:

Mecklenburg

Status: ACT Legal Desc: 2534 ONEIDA DR

Tax Val: \$82,200

045-181-03

0.83Zoning: R12MF Deed Ref: 4056-66

Subdivision: None

General Information

School Information

Lot Type: Can Divide?: Yes

Elem: Governors Village Middle: Governors Village

Expire Dt: 05/31/2024

List \$:

\$995,000

Julius L. Chambers \$/Acres: \$1,198,795.18 High:

Levels:

Land Information Apprx Acres: 0.83 Acres Cleard: 0.83

Utility/Plan Information City Sewer Sewer:

Acres Wood:

Water: City Water

Min SF to Bld: 1,000 Prop Found:

Dwellings: No Beds Septic:

Rd Frontage:

Lot Desc: Cleared Restrictions: N/A

Auditional Information

Lot Description: Cleared

Prop Finance: Cash, Conventional Lease Considered: No

Acres:

Seller owned for less than one year Ownership:

Spcl Cond: None

Fixtures Exclsn: No

Publicly Maintained Road Rd Respons:

2534 Oneida Road. Charlotte. North Carolina 28269

Road Surface: Patio/Porch: Paved Suitable Use: Development, Multi-Family Fire Sprinkler:

Association Information

Subj to CCRs: Undiscovered HOA Subj Dues: No Subject to HOA: None

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 cherieburris@gmail.com and I will get you answers ASAP! All information is in the Attachments.

Showing Instructions/Directions

No Sign, Vacant

Agent/Own:

List Agent/Office Information

DOM: CDOM: 0 DDP-End Dt:

01/29/2024 Mkt Dt:

No

List Agreemnt: Exclusive Right To Sell For Appt Call: 800-746-9464

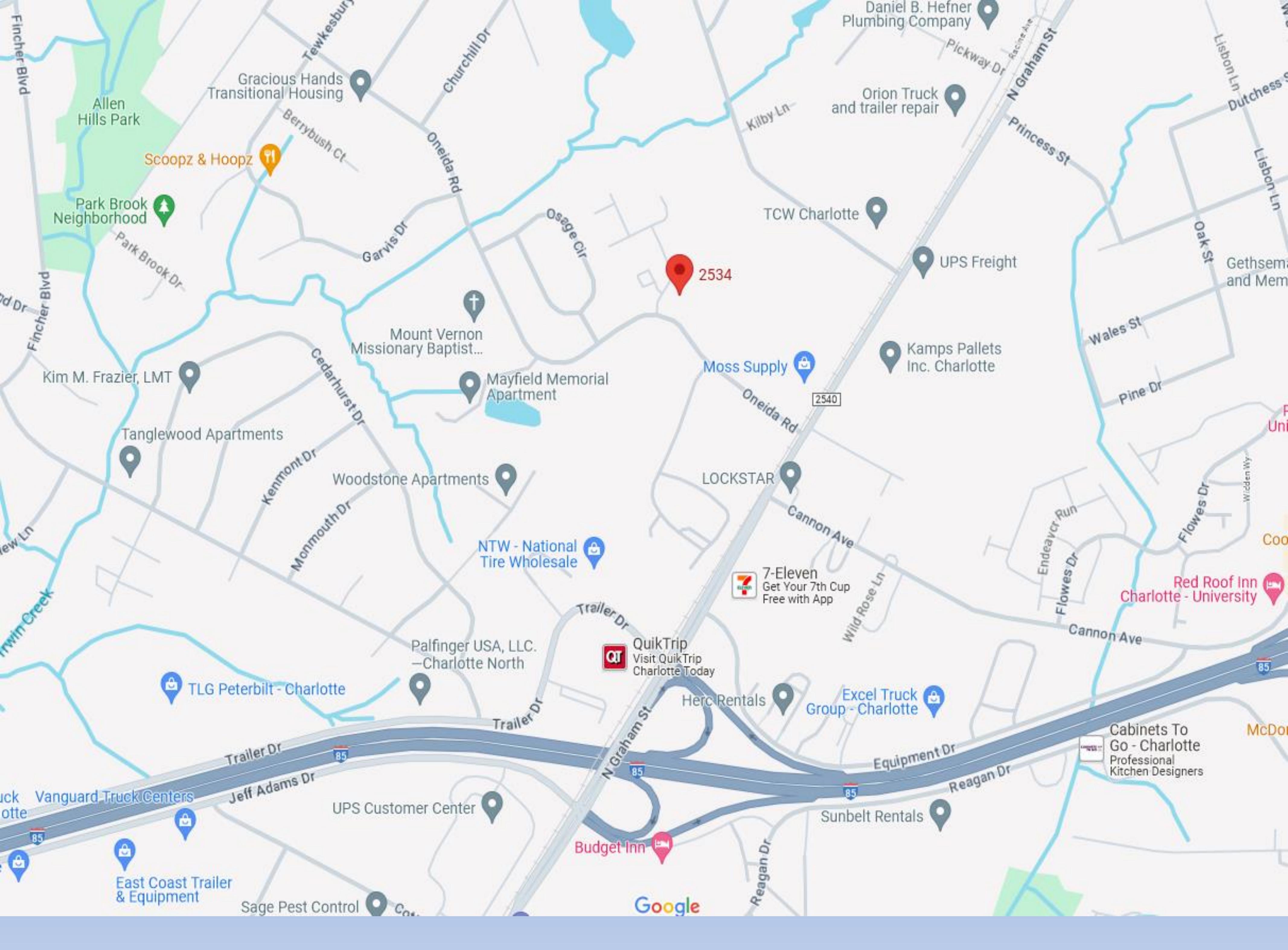
List Agent: Cherie Burris (51579) Agent Phone: 803-370-2426 List Office: RE/MAX Executive (130307) Office Phone: 803-578-7989

Transact Bkr: Sub Agency: 0% 2.5% Buyer Agency: Bonus:

Dual/Var: Four Corners Of Charlotte LLC Seller Name: Yes

Web URL: www.cherieburris.com Full Service Full Service:

> ©2024 Canopy MLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 01/29/2024 8:16:33 PM The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



Google Maps Link: <u>2534 Oneida Rd, Charlotte, NC</u>