

City Financial/Legal Commitment	371,993
Strategic Reserve - Categories A - E (see below)	
Preliminary Plat/Site Plan/Plan Approval	428,135
Waiting List	

**EXHIBIT A** Rev 8/1/23

CITY OF KANNAPOLIS SANITARY SEWER CAPACITY										Single Family gpd/br =	75	Multi Family gpd/br =	75
PROJECT				2022 SEWER ALLOCATION AVAILABLE (GPD) =						829,261			
Name	Location	Type	Description	Total Flow Impact (gpd)	2022 Allocation % or # of lots	2024 Allocation % or # of lots	2027 Allocation % or # of lots	Future Allocation % or # of lots	2022 Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)			
Kannapolis Crossing	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & MF	316,000	38%	31%	31%		120,080	709,181			
Lakeshore Corporate Park (Old Ballpark)	Lane St/Moose Rd & I-85	Industrial	Redevelopment	18,000	100%				18,000	691,181			
Downtown Block 4 (North & South)	Downtown	Apartments and Retail	48 Apartments (1 and 2 BR), 6,000 sf retail	24,195	100%				24,195	666,986			
Gateway Business Park - 7 ac. Tract	Kannapolis Parkway & NC 73 NE	Mixed Use	5000 sf gas station/office, 3.18 ac future retail	5,798	100%				5,798	661,188			
Gateway Business Park - 1.6 ac. Tract	Kannapolis Parkway & NC 73 NE	C-Store	Possible 5000 sf gas station	3,000	100%				3,000	658,188			
Bojangles Lane St	Lane St & I-85	Mixed Use	Fast Food restaurant	5,000	100%				5,000	653,188			
A - Downtown Set-Aside				335,372	27%	45%	1%	28%	88,956	564,232			
B - Non-Residential Infill Development Set-Aside				107,500	0%	100%	0%	0%	0	564,232			
C - Residential Infill Development Set-Aside				8,000	0%	100%	0%	0%	0	564,232			
D - Affordable Housing Set-Aside				0	0%	33%	67%	0%	0	564,232			
E - Community Enhancement Set-Aside				130,005	28%	72%	0%	0%	36,225	528,007			
Bakers Creek Subdivision	N Main St & W 18th St	Single Family Residential	228 Single Family 3 BR & 122 Townhomes 3 BR	78,750	100	125	125		22,500	505,507			
Hedgecliff Towns - South Ridge Ave Townhomes	S Ridge Av S of Southaven Ct	Townhomes	171 units (BR)	38,475	25%	75%			9,619	495,888			
Evolve-Hawthorne Concord Lake Rd Multifamily	Concord Lake Rd SW of Old Earnhardt Rd	Multifamily	288 units (1-2 BR), 36 units (3 BR), Pool (1250gpd), Clubhouse (2850gpd), Maintenance (500gpd)	55,900	25%	75%			13,975	481,913			
Emerson Glen at Jim Johnson Rd	Jim Johnson Rd E of Travertine Tr	Single Family Residential	86-4 BR	25,800	43	43			12,900	469,013			
Trinity Corners Development	Orphanage Rd & Trinity Church Rd SE	Apartments & Commercial	18-1 BR, 96-2 BR, 525gpd retail	20,325	25%	75%			5,081	463,932			
Summerlyn Village Subdivision	Rainbow Dr & NC 3	Single Family/Townhomes	220 Single Family 3 BR & 152 Townhome 3 BR	83,700	100	136	136		22,500	441,432			
Evan Multifamily	S Main St & Frederick Av	Apartments	26-3 bedroom, leasing office	5,850	100%				5,850	435,582			
Providence Place	Shady Ln & Fisher St	Single Family Residential	11-3 BR	2,475	100%				2,475	433,107			
No Mans	No Mans Av	Single Family Residential	14 (3 BR)	3,150	14				3,150	429,957			
Projects Not Requiring Sewer Extensions	Various	Various	Various	11,760					11,760	418,197			
Laundry Street Subdivision	Laundry St & Walter St	Minor Subdivision	6-3 BR	1,350	100%				1,350	416,847			
Greenview Apartments - Orphanage Rd South Side	Orphanage Rd & Pine Baugh Ln	Apartments	126 (1-2 BR)	18,900	25%	75%			4,725	412,122			
Kimball St Subdivision	Kimball St & W 13th	Single Family Residential	12-3 BR, 12-4 BR	6,300	24				6,300	405,822			
South Emerson Hills Apartments	Concord Lake Rd & Mt. Olivet Rd	Apartments	48-1 BR, 108-2 BR, 42-3 BR, community bldg (5500gpd)	38,350	100%				38,350	367,472			
Moose Road/Elizabeth Oaks	Moose Rd & Elizabeth Av	Single Family Residential	32-4 BR	9,600	32				7,200	360,272			
Cannon Manor Subdivision	Jim Johnson Rd N of Travertine Tr	Single Family Residential	70 units (3 BR)	15,750	35	35			7,875	352,397			
Redwood Davidson Hwy Apartments	Kannapolis Parkway & NC 73 SE	Apartments	78 units (2 BR)	11,700	100%				11,700	340,697			



PROJECT				2024 SEWER ALLOCATION AVAILABLE (GPD) =						588,000
Name	Location	Type	Description	Total Flow Impact (gpd)	2022 Allocation % or # of lots	2024 Allocation % or # of lots	2027 Allocation % or # of lots	Future Allocation % or # of lots	2024 Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
*Kannapolis Crossing	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & multi-family	316,000	38%	31%			97,960	830,737
Quick Trip Business Park	Lane St & I-85	Mixed Use		5,000	50%	50%			2,500	828,237
Downtown Block 5	Downtown	Condos and Retail	79 units (2 & 3 BR) and 10,000 SF retail	16,150		0%			0	828,237
Downtown Block 6	Downtown	Apartments and Retail	298 apartments (208 1BR, 75 2BR, 15 3 BR) + 11,000 sf retail, 541 space parking deck	0		100%			0	828,237
A - Downtown Set-Aside				335,372	27%	45%	1%	28%	149,616	678,621
B - Non-Residential Infill Development Set-Aside				107,500	0%	100%	0%	0%	107,500	571,121
C - Residential Infill Development Set-Aside				8,000	0%	100%	0%	0%	8,000	563,121
D - Affordable Housing Set-Aside				0	0%	33%	67%	0%	0	563,121
E - Community Enhancement Set-Aside				130,005	28%	72%	0%	0%	93,780	469,341
*Bakers Creek Subdivision	N Main St & W 18th St	Single Family Residential	228 Single Family 3 BR & 122 Townhomes 3 BR	78,750	100	125	125		28,125	441,216
*Hedgecliff Towns - South Ridge Ave Townhomes	S Ridge Av S of Southaven Ct	Townhomes	171 units (3 BR)	38,475	25%	75%			28,856	412,360
*Evolve-Hawthorne Concord Lake Rd Multifamily	Concord Lake Rd SW of Old Earnhardt Rd	Multifamily	288 units (1-2 BR), 36 units (3 BR), Pool (1250gpd), Clubhouse (2850gpd), Maintenance (500gpd)	55,900	25%	75%			41,925	370,435
*Emerson Glen at Jim Johnson Rd1	Jim Johnson Rd E of Travertine Tr	Single Family Residential	86-4 BR	25,800	43	43			12,900	357,535
*Trinity Corners Development	Orphanage Rd & Trinity Church Rd SE	Apartments & Commercial	114 units (3 BR) & retail & restaurant (5000gpd)	20,325	25%	75%			15,244	342,291
*Summerlyn Village Subdivision	Rainbow Dr & NC 3	Single Family/Townhomes	220 Single Family 3 BR & 152 Townhome 3 BR	83,700	100	136	136		30,600	311,691
*Greenview Apartments - Orphanage Rd South Side	Orphanage Rd (S side) & Pine Baugh Ln	Apartments	126 (1-2 BR)	18,900	25%	75%			14,175	297,516
*Cannon Manor Subdivision	Jim Johnson Rd N of Travertine Tr	Single Family Residential	70 units (3 BR)	15,750	35	35			7,875	289,641

639,056

PROJECT				2027 SEWER ALLOCATION AVAILABLE (GPD) =						672,000
Name	Location	Type	Description	Total Flow Impact (gpd)	2022 Allocation % or # of lots	2024 Allocation % or # of lots	2027 Allocation % or # of lots	Future Allocation % or # of lots	2027 Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
Kannapolis Crossing	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & MF	316,000	38%	31%	31%		97,960	863,681
A - Downtown Set-Aside				335,372	27%	45%	1%	28%	3,300	860,381
B - Non-Residential Infill Development Set-Aside				107,500	0%	100%	0%	0%	0	860,381
C - Residential Infill Development Set-Aside				8,000	0%	100%	0%	0%	0	860,381
D - Affordable Housing Set-Aside				0	0%	33%	67%	0%	0	860,381
E - Community Enhancement Set-Aside				130,005	28%	72%	0%	0%	0	860,381
*Bakers Creek Subdivision	N Main St & W 18th St	Single Family Residential	228 Single Family 3 BR & 122 Townhomes 3 BR	78,750	100	125	125		28,125	832,256
*Summerlyn Village Subdivision	Rainbow Dr & NC 3	Single Family/Townhomes	220 Single Family 3 BR & 152 Townhome 3 BR	83,700	100	136	136		30,600	801,656



PROJECT				FUTURE SEWER ALLOCATION AVAILABLE (GPD) =						801,656
Name	Location	Type	Description	Total Flow Impact (gpd)	2022 Allocation % or # of lots	2024 Allocation % or # of lots	2027 Allocation % or # of lots	Future Allocation % or # of lots	Future Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
A - Downtown Set-Aside				335,372	27%	45%	1%	28%	93,500	708,156
B - Non-Residential Infill Development Set-Aside				107,500	0%	100%	0%	0%	0	708,156
C - Residential Infill Development Set-Aside				8,000	0%	100%	0%	0%	0	708,156
D - Affordable Housing Set-Aside				0	0%	33%	67%	0%	0	708,156
E - Community Enhancement Set-Aside				130,005	28%	72%	0%	0%	0	708,156
Irish Creek	Irish Creek	Single Family Residential	800 - 3.5 BR	210,000				100%	0	NA
The Farm at Riverpointe Phases 3B, 5, 6	The Farm @ Riverpointe	Single Family Residential	227 - 3.5 BR	59,588				100%	0	NA
Riverpointe at Davidson	Davidson Rd & The Farm @ Riverpointe	Single Family Residential	500 - 3.5 BR	131,250				100%	0	NA
Sudbury Rd Subdivision	Mooresville Rd & Davidson Rd	Single Family Residential	63 (4 BR)	18,900				100%	0	NA
Sona Apartments	N Cannon Blvd & E 26th St	Apartments	144 units (3 BR)	32,400				100%	0	NA
Cavallaro Ridge (Windy Hill Farm) at Boy Scout Camp/Isenhour	Boy Scout Camp Rd & Isenhour Rd	Apartments	90 units (3 BR)	20,250				100%	0	NA
Kannapolis Pkwy Townhomes North of Redwood Apartments	Kannapolis Parkway & Professional Park Dr		116 (3 BR)	26,100				100%	0	NA
Kannapolis Pkwy Apartments North of Fingerlake Dr (885 Kannapolis Pkwy)	Kannapolis Parkway & Fingerlake Dr	Apartments	306-1 to2 BR, 30-3 BR	52,650				100%	0	NA
Camp Cabarrus at Kannapolis Pkwy & Dovefield Ln	Kannapolis Pkwy & Dovefield Ln	Apartments	126-1 BR, 126-2 BR, 118-3 BR	64,350				100%	0	NA
Trinity Church Rd Apartments at Northwest Cabarrus High School	Trinity Church Rd @ NW Cabarrus High School	Apartments	112 -1 to 2 BR, 20-3 BR	21,300				100%	0	NA
Lane St Townhomes W of Royce St	Lane St & Royce St	Townhomes	187 (3 BR)	42,075				100%	0	NA
Orphanage Rd Apartments north side	Orphanage Rd (N side) & Pine Baugh Ln	Apartments	36 (3 BR)	8,100				100%	0	NA
Old Macedonia Ct Apartments	Kannapolis Parkway & Macedonia Church Rd SW	Apartments	320 (3 BR)	72,000				100%	0	NA
Bridges of Cabarrus II	S Ridge Av & Carolina Av	Apartments	TBD (estimate 140 - 3 BR)	31,500				100%	0	NA
No Mans	No Mans Av	Single Family Residential	14 (3 BR)	3,360				14	0	NA
Blue Ridge Apartments	Macedonia Church Rd/Kannapolis Parkway	Apartments	294 units (2 BR)	44,100				100%	0	NA
Stonehaven	Stone Av/Arlington	Single Family Residential	9 (3 BR)	2,025				9	0	NA