


LANDIS DEVELOPMENT PLANS UNDER REVIEW

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p><b>SITE-07-21</b>  <b>PLANNER OFFICE</b>            (GRAY FILE DRAWER) WAS  <u>JOHNSON/WOOD- NEW</u>  <u>NAME: VILLAS AT LANDIS</u>  <b>RYDER PLACE (11-8-22)</b></p>	<p>Yarbrough-Williams &amp; Hoyle            (Nest Communities, LLC/Johnson Wood Townhomes)            FEES PD:</p>	<p>Corner of E. Ryder Ave &amp; Upright Streets            Map 109 149 &amp; 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd  <b>10/11/21 \$100 SKETCH REVIEW</b>            10-12-21 sketch plan reviewed by RF  <b>11-16-21 \$100</b> rec'd for review  <b>11-29-21 \$2,092.11</b> rec'd for technical review of plans.            12-8-21 TECH REV TEAM MTG            3-29-22 Zoning verification letter            4-12-22 Received updated infrastructure information- Capacity Analysis            6-2-22 PLANS REC'D            6-21-22 TRC REVIEW of PLANS            8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS            8-23-22 email with St. light update to plan  <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE)</b>            11-15-22 ENGINEER memorandum rec'd.            11-28-22 emailed-waiting on water/sewer plans            12-6-22 Water/sewer plans emailed, waiting on hard copies-            REC'D 12-7-22            12-8-22 NCDOT driveway permit completed and rec'd.            12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓            12-19-22 PICKED UP            1-3-23 ACTIVE FILE            1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS            2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR.            3-20-23 PUB. HEARING FOR DEV. AGREEMENT            3-20-23 Board Approved Dev. Agreement            4-12-23 revised plans rec'd            4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware)            5-16-23 Stormwater review completed.            NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm            5-17-23 DEV. PLANS &amp; DEV. AGR P/UP            5-23-23 1<sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>

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<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen &amp; King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier.</p>
<p>SITE 11-21 GRAY FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave &amp; Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TOWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN- <i>Location: floor beside map cage</i> <i>Payment: site plan rev. \$388.25</i> 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &amp;MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans &amp; review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today- 5-18-23 per M.Siemieniec. plan del delay 5-24-23 CONSTRUCTION PLANS REC'D</p>

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<p>#11-21 LANDIS APTS</p>				<p>5-31-23 FEES PAID FOR REVIEW. \$10,266.55                  **Fees include zoning permit application when ready                  **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION)                  6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES                  7-25-23 REC'D 2 SETS OF REVISED CONST PLANS                  7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL                  8-3-23 Fire Marshal reviewed plans                  8-9-23 Plans ready for p/up, emailed Engineer. ✓</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &amp;/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>	<p>LENNAR CAROLINAS –                  LAND DESIGN ENGINEER                  NOTICE OF INTENT FOR                  NEW DEVELOPER</p>	<p>CANNON FARM                  RD</p>	<p>430 LOTS- MU-1                  &amp; SFR-2 CZ</p>	<p>9-6-22 REC'D PLAT W/\$3,000                  9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140                  AND \$4,580 TOTAL \$12,720                  9-13-22 PLAT OVERVIEW W/PL BD. ✓                  12-6-22 ACTIVE FILE                  3-7-23 NO ACTIVITY                  7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP.                  9-5-2023 MTG W/PL. DIR. W/NEW DEV.                  9-25-23 MTG W/PL DIR. FLOWE                  9-28-23 REC'D MEETING NOTES</p>
<p><b>SITE DEV 10-22</b>  <u>OLD BEATTY FORD RD</u>  <u>INDUSTRIAL SITE</u></p>	<p>RYAN BEADLE/JACKSON-SHAW-                  LIPE, MILLS, DEAL                  PROPERTIES</p>	<p>OLD BEATTY                  FORD RD                  INDUSTRIAL SITE</p>	<p><u>ANNEX &amp; ZMA</u>  <u>LOTS:</u>                  MAP 140,                  PARCELS:                  003,167, 138,                  169 &amp; 170                  11-14-22- BD                  APPROVED                  ANNEXATION                  ZONING: IND                  2-13-23 BD TO                  CONSIDER</p>	<p>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 &amp; 14 2022 MTGS                  11-14-22 BD APPROVED ANNEX &amp; IND ZONING                  12-6-22 ACTIVE SITE- PLANS DEVELOPING                  12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D                  12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR:                  1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22)                  2) &amp; ZTA (TEXT AMEND.)                  1-3-2023 ACTIVE FILE                  1-09-23 ANNEXATION REQ. TABLED UNTIL FEB                  2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING.                  3-1-23 SITE PLAN REV. W/ DEV &amp; PUB. WORKS</p>

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<p><b>DEV #10-22</b> <b>OLD BEATTY FRD RD</b> <b>IND. SITE</b></p>			<p>ANNEXATION WITH PUB. HEARING ON <b>MARCH 20, 2023</b> -BD APPROVED</p>	<p>3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW &amp; PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. <b>BOARD APPROVED</b></p> <p>4-11-23 Plan revisions received.</p> <p>4-26-23 Plan review completed with comments.</p> <p>4-27-23 R Beadle picked up Dev. Copy with comments.</p> <p>5-25-23 Zoom mtg w/R Flowe</p> <p>6-13-23 NCDOT scoping documents received</p> <p>8-2-23 rec'd updated site dev. Plans from Developer</p> <p>8-2-23 rec'd NCDOT updated TIA scoping docs link</p> <p>9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &amp;5</p> <p>ON REVIEW TABLE FOR TRC</p>
<p><b>2023</b></p>	<p><b>2023</b></p>	<p><b>2023</b></p>	<p><b>2023</b></p>	<p><b>2023</b></p>
<p>Application #</p>	<p>Name (surveyor &amp; owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p><b>SITE 01-23 BYRNE PROP KIMBALL RD</b></p>	<p><b>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</b></p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES</u> <u>9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW &amp; CONSULT</p> <p>2-2-23 PD \$245 SKETCH PLAT REV. &amp; CONSULT</p> <p>4-13-23 PD \$1085 FOR SITE PLAN REVIEW</p> <p>4-26-23 Plans Reviewed by RF- approved. TRC &amp; PL BD. (JUNE 21,2023)</p> <p>6-27-23 owner paid for all tap fees \$45,000</p> <p>6-29-23 rec'd updated plans</p> <p>8-1-23 rec'd revised plan</p> <p>8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing</p> <p>9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED</p> <p>9-27-23 DEV. AGREEMENT SIGNATURE BY DEV.</p>
<p><b>SITE 03-23 PINNACLE PARKING LOT SITE PLAN</b></p>	<p><b>CESI ENGINEERING JASON MARTINEZ(SITE)</b></p>	<p>1600 PINNACLE WAY DR.</p>	<p><u>PARKING LOT EXPANSION</u></p>	<p>7-12-23 PLANS RECEIVED W/FEE PD \$875</p> <p>8-1-23 PLAN REVIEW R FLOWE- MEETING RESULTS: NEW PLANS WILL BE SUBMITTED ASAP.</p> <p>9-6-23 PLANS SUBMITTED</p> <p>9-12-23 PLAN REV. RFLOWE AND T. WALTERS- REVIEW CONTINUES</p> <p>9-19-23 RFLOWE &amp; TWALTERS SIGNED OFF ON PLANS. EMAILED ALL- DEV. SET READY AT FRONT DESK. 9-25-23 PLANS P/UP</p>

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PLANS IN CONSTRUCTION/ REVIEW				
<p><b>SITE DEV 04-22</b>  <b>RICE RD TOWNHOMES</b>  <b>PERMIT ISSUED 12-28-22 FOR SITE DEV.</b></p>	<p>JOURNEY CAPITAL, LLC            ANDREW WALTZ 704-453-2700  <b>RICE RD TOWNHOMES</b>  <b>ACTIVE FOR REVIEWS</b></p>	<p>221 E RICE STREET</p>	<p><u>TOWNHOMES</u></p>	<p>12-28-22 issued zoning permit # ZN-22-81            4-18-23 Rec'd 1 new page to plans.            4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.            5-2-23 STORMWATER REVIEWED            5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet.            5-16-23 REC'D 2 COMPLETE SET OF PLANS            5-16-23 PLANS APPROVED –DEV. To p/up <b>NEXT STEP:</b>            PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM            5-19-23 PLANS P/UP            5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements            6-6-23 Const. Admin Fees Pd: \$1,180.50            6-30-23 UPDATED PLANS REVIEWED-APPROVED            7-6-23 REC'D MATERIALS LIST            REVIEW OF W/S, BLDG ELEVATION            FEES PD:            PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100  <b>SITE WORK ACTIVE</b></p>
<p><b>SITE 02-23</b>  <b>CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b></p>	<p>William N. West            Owner  <b>Crete Solutions</b></p>	<p>220 OLD BEATTY FORD RD</p>	<p><u>CONCRETE PLANT</u></p>	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.            4-26-23 RF review &amp; staff rev. complete comments on plans            4-27-26 Owner/Dev. Bill West p/up set w/comments.            5-9-23 Rec'd partial set of plans- advised need complete sets.            5-10-23 rec'd 2 complete sets of plans w/revisions            5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued.  <b>Site work active.</b></p>

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<b>PLATS COMPLETED</b>				
<b>EXEMPTION PLAT COMPLETE #04-23</b>	<b>SPARKS SURVEYING</b>	214 N CORRELL ST	FROM 1 LOT TO 3 LOTS	09-05-23 COMPLETED IN OFFICE 09-08-23 RECORDED IN ROWAN COUNTY BOOK 9995 PG 10633
<b>EXEMPTION PLAT COMPLETE #05-23</b>	<b>PIEDMONT DES. ASSOC</b>	IRISH CRK, LOTS 29 & 30	COMBINED 2 LOTS INTO 1	9-19-23 COMPLETED IN OFFICE AND RECORDED IN ROWAN COUNTY BK9995 PAGE 10643