

DOCKET NO. WR-- 4592 Sub 0
FILING FEE RECEIVED

OFFICIAL COPY

Mar 04 2024

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR CERTIFICATE OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR APPROVAL
OF RATES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

INSTRUCTIONS

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

APPLICANT

1. Name of owner Joinery Two Owner LLC
2. Business mailing address of owner 436 E 36th Street
City and State Charlotte, North Carolina Zip code 28205
3. Business telephone number 960-265-8123 Business fax number _____
4. Business email address ncuc@conservice.com

PROPOSED UTILITY SERVICE AREA

5. Name of Apartment Complex or Manufactured Home Park The Joinery Apartments Phase II
6. County (or counties) Mecklenburg
7. Type of Service (Water and/or Sewer) Water and Sewer
8. Supplier of purchased water City of Charlotte (Charlotte)
9. Supplier of purchased sewage treatment City of Charlotte (Charlotte)
10. Number of customers - Water 360 Sewer 360
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 360 Sewer 360
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) N/A

PROPOSED RATES

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): \$ 2.71
14. Sewer usage rate (not to exceed supplier's unit consumption rate): \$ 7.57
15. Are the usage rates listed above per ccf or per 1,000 gallons? Per 1,000 gallons
16. Monthly administrative fee: \$ 3.75
(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
17. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).

PERSONS TO CONTACT

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
18. Management Company	<u>Suzanne Ryan</u>	<u>1824 N Brevard Street, Charlotte, NC 28206</u>	<u>980-265-8123</u>
19. Complaints or Billing	<u>Julianna Kat</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-716-7374</u>
20. Emergency Service	<u>Suzanne Ryan</u>	<u>1824 N Brevard Street, Charlotte, NC 28206</u>	<u>980-265-8123</u>
21. Filing and Payment of Regulatory Fees to Utilities Commission	<u>Elizabeth Peterson</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-271-6589</u>

REQUIRED EXHIBITS

1. If the Applicant is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). **(Must match name on Line 1 of application.)**
2. If the Applicant is a partnership, enclose a copy of the partnership agreement. **(Must match name on Line 1 of application.)**
3. Enclose a copy of a Warranty Deed showing that the Applicant has ownership of all the property necessary to operate the utility. **(Must match name on Line 1 of application.)**
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Applicant has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its administrative fee, enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.

FILING INSTRUCTIONS

10. Submit one (1) original application with **original notarized signature** and required exhibits, plus seven (7) additional collated copies to: [USPS address] **Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300**, or [overnight delivery at street address] **Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603**. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

12. Application shall be signed and verified by the Applicant.

Signature

Morgan Berger

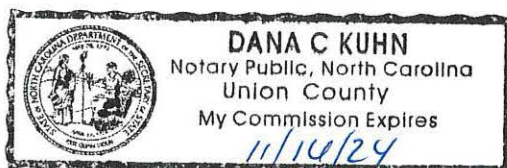
Date

3.4.24

13. (Typed or Printed Name) Morgan Berger

personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.

This the 4th day of March, 2024.



Dana C Kuhn
Notary Public

My Commission Expires: November 14, 2024
Date

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Joinery Two Owner LLC

Information

SosId: 2352948

Status: Current-Active ⓘ

Date Formed: 2/9/2022

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Northwest Registered Agent Service, Inc.

Addresses

Reg Office

4030 Wake Forest Road, Ste 349
Raleigh, NC 27609

Reg Mailing

4030 Wake Forest Road, Ste 349
Raleigh, NC 27609

Mailing

436 E 36th St
Charlotte, NC 28205

Principal Office

436 E 36th St
Charlotte, NC 28205

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Authorized Signatory

John Perovich

436 E 36th St

Charlotte NC 28205-1030

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Mar 04 2024

State of North Carolina
Department of the Secretary of State

SOSID: 2352948
Date Filed: 2/9/2022 2:23:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2022 033 01021

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Mar 04 2024

APPLICATION FOR CERTIFICATE OF AUTHORITY
FOR LIMITED LIABILITY COMPANY

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is Joinery Two Owner LLC;

and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is _____.

2. The state or country under whose laws the limited liability company was formed is Delaware.

3. Principal office information: (Select either a or b.)

a. ☒ The limited liability company has a principal office.

The principal office telephone number: (505) 948-2966.

The street address and county of the principal office of the limited liability company is:

Number and Street: 436 E 36th St

City: Charlotte State: NC Zip Code: 28205 County: Mecklenburg

The mailing address, *if different from the street address*, of the principal office of the corporation is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

b. ☐ The limited liability company does not have a principal office.

4. The name of the registered agent in the State of North Carolina is: National Registered Agents, Inc.

5. The street address and county of the registered agent's office in the State of North Carolina is:

Number and Street: 160 Mine Lake Ct., Suite 200

City: Raleigh State: NC Zip Code: 27615-6417 County: Wake

6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:

Number and Street: _____

City: _____ State: NC Zip Code: _____ County: _____

APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

OFFICIAL COPY

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7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

Name and Title

Business Address

Joinery Two Investors LLC, Manging Member 436 E 36th St, Charlotte, NC 28205

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. **The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.**
9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.
10. (Optional): Please provide a business e-mail address: Privacy Redaction.
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. **The e-mail provided will not be viewable on the website.** For more information on why this service is offered, please see the instructions for this document.
11. This application will be effective upon filing, unless a delayed date and/or time is specified: _____.

This the 1st day of February, 2022

Joinery Two Owner LLC

Name of Limited Liability Company



Signature of Company Official

John Perovich, Authorized Representative

Type or Print Name and Title

Notes:

1. **Filing fee is \$250.** This document must be filed with the Secretary of State.

Delaware

The First State

Page 1

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Mar 04 2024

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "JOINERY TWO OWNER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIRST DAY OF FEBRUARY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "JOINERY TWO OWNER LLC" WAS FORMED ON THE FOURTEENTH DAY OF JANUARY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



6545488 8300

SR# 20220332975

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 202549241

Date: 02-01-22

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2022 MAR 25 09:47:16 AM
BK: 37186 PG: 223-225
FEE: \$26.00
INSTRUMENT # 2022046138

TAYLORD



Returned to customer

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 08304401, 08304430, 08304429 Verified by _____ County on the ____ day of _____, 2022 By: _____

Mail/Box to: Grantee

Prepared by: Johnston, Allison & Hord, P.A. (JNK), 1065 E. Morehead St., Charlotte, NC 28204

DEED DRAWN ONLY – NO TITLE EXAMINATION

Brief description for the Index:

THIS DEED made this 24th day of March, 2022, by and between

GRANTOR

Three Pillars Capital LLC
a North Carolina limited liability company
3123 North Davidson Street, Suite 104
Charlotte, NC 28205

GRANTEE

Joinery Two Owner LLC
a Delaware limited liability company
436 East 36th Street
Charlotte, NC 28205

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 33144 at Page 570 and Book 33144, Page 574 of the Mecklenburg County Public Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Taxes for the year 2022 and all subsequent years, not yet due and payable; all easements, rights-of-way, restrictions, covenants, conditions and other matters of public record in Mecklenburg County.

This conveyance is made as a capital contribution to Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

THREE PILLARS CAPITAL LLC, a North Carolina limited liability company

By: Ryan McGillen

Name: Ryan McGillen

Title: Managing Member

State of Kansas - County of Johnson

I, the undersigned Notary Public of the County and State aforesaid, certify that Ryan David McGillen personally came before me this day and acknowledged that she/he is the Managing member of Three Pillars Capital LLC, a North Carolina limited liability company, and that by authority duly given and as the act of Three Pillars Capital LLC she/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 21st day of March, 2022.

My Commission Expires: 9-15-2025

Christina Nicholson
Printed name of Notary

Christina Nicholson
Notary Public



EXHIBIT A**Parcel One:**

All of Tract IV as described on that certain survey entitled "Physical Survey of Lots 5-7 & Pt. 8 Blk. 2 Pegram-Wadsworth Lands" dated May 19, 2014, prepared by Hugh E. White, Jr. of Carolina Surveyors, Inc. for Browder Group Real Estate, LLC and being a portion of the property described as Lot 8, Block 2 in Map Book 230, Page 1, Mecklenburg County Public Registry.

Parcel Two:

BEING all of Lot 5, in Block 2, as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230, at Page 1, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

Parcel Three:

BEING all of Lots 6 and 7, in Block 2, as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230, at Page 1, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2022 MAR 25 09:47:16 AM
BK:37186 PG:220-222
FEE:\$28.00
INSTRUMENT # 2022046137

TAYLOR



2022046137

Returned to customer

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 083-044-25, 083-044-24, 083-044-27, 083-044-28 Verified by _____ County on the _____ day of _____, 2022 By: _____

Mail/Box to: Grantee

Prepared by: Johnston, Allison & Hord, P.A. (JNK), 1065 E. Morehead St., Charlotte, NC 28204
DEED DRAWN ONLY – NO TITLE EXAMINATION

Brief description for the Index:

THIS DEED made this 24th day of March, 2022, by and between

GRANTOR	GRANTEE
Brevard Land LLC a Delaware limited liability company 436 East 36 th Street Charlotte, NC 28205	Joinery Two Owner LLC a Delaware limited liability company 436 East 36 th Street Charlotte, NC 28205

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 35450 at Page 174, Book 35438, Page 31 and Book 35334, Page 696 of the Mecklenburg County Public Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Taxes for the year 2022 and all subsequent years, not yet due and payable; all easements, rights-of-way, restrictions, covenants, conditions and other matters of public record in Mecklenburg County.

This conveyance is made as a capital contribution to Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BREVARD LAND LLC, a Delaware limited liability company

By: Brevard Land Manager LLC, its Manager

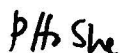
By: 
John Perovich, Manager

State of California - County of San Francisco

I, the undersigned Notary Public of the County and State aforesaid, certify that John Perovich personally came before me this day and acknowledged that he is the Manager of Brevard Land Manager LLC, a Delaware limited liability company, the Manager of Brevard Land LLC, a Delaware limited liability company, and that by authority duly given and as the act of Brevard Land LLC he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 9 day of March, 2022.

My Commission Expires: March 30, 2023


Notary Public


Printed name of Notary

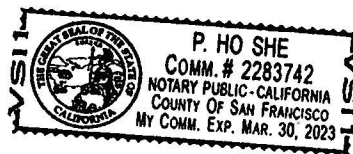


EXHIBIT A**Parcel One:**

BEING all of Lot 9 in Block 2, as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230, at Page 1 in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

Parcel Two:

BEING all of Lot 10 in Block 2, as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230 at Page 1 in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

Parcel Three:

BEING all of Lot 4 in Block 2, as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230 at Page 1 in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

Parcel Four:

BEING all of Lot 3 in Block 2 as shown on a plat of the Property of the Pegram-Wadsworth Land Company recorded in Map Book 230 at Page 1 in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

420 EAST 22ND BUILDING UNIT COUNT

Story	Unit #	Unit Type	#	Gross Area SF				
Ground Floor				Fifth Floor				
	101	0-1-2	1	435.35	501	3-2-2	1	1,252.19
	102	0-1-2	1	403.47	502	2-1-1	1	826.30
	105	1-1-1	1	681.65	503	1-1-1	1	753.23
	106	2-1-1	1	817.97	504	0-1-2	1	416.38
	107	0-1-2	1	402.80	505	1-1-1	1	681.65
	108	0-1-1	1	525.35	506	2-1-1	1	827.43
	109	1-1-1	1	681.65	507	0-1-2	1	402.80
	110	2-1-1	1	817.97	508	0-1-1	1	549.74
Second Floor				Sixth Floor				
	201	2-2-2	1	1,089.05	509	1-1-1	1	681.65
	202	2-1-1	1	826.30	510	2-1-1	1	827.43
	203	1-1-1	1	753.23	511	0-1-1	1	536.16
	204	0-1-2	1	416.38	512	0-1-1	1	549.74
	205	1-1-1	1	681.65	513	0-1-2	1	416.38
	206	2-1-1	1	827.43	514	2-1-2	1	874.09
	207	0-1-2	1	402.80	515	1-1-1	1	682.69
	208	0-1-1	1	549.74	516	1-1-1	1	682.69
	209	1-1-1	1	681.65	517	1-1-1	1	686.12
	210	2-1-1	1	827.43	518	1-1-2	1	694.34
	211	0-1-1	1	536.16	601	3-2-2	1	1,252.19
	212	0-1-1	1	549.74	602	2-1-1	1	826.30
	213	0-1-2	1	416.38	603	1-1-1	1	753.23
	214	2-1-2	1	874.09	604	0-1-2	1	416.38
	215	1-1-1	1	682.69	605	1-1-1	1	681.65
	216	1-1-1	1	682.69	606	2-1-1	1	827.43
	217	1-1-1	1	686.12	607	0-1-2	1	402.80
	218	1-1-2	1	694.57	608	0-1-1	1	549.74
Third Floor				Seventh Floor				
	301	3-2-2	1	1,252.19	609	1-1-1	1	681.65
	302	2-1-1	1	826.30	610	2-1-1	1	827.43
	303	1-1-1	1	753.23	611	0-1-1	1	536.16
	304	0-1-2	1	416.38	612	0-1-1	1	549.74
	305	1-1-1	1	681.65	613	0-1-2	1	416.38
	306	2-1-1	1	827.43	614	2-1-2	1	874.09
	307	0-1-2	1	402.80	615	1-1-1	1	682.69
	308	0-1-1	1	549.74	616	1-1-1	1	682.69
	309	1-1-1	1	681.65	617	1-1-1	1	686.12
	310	2-1-1	1	827.43	618	1-1-2	1	694.34
	311	0-1-1	1	536.16	701	3-2-2	1	1,252.19
	312	0-1-1	1	549.74	702	2-1-1	1	826.30
	313	0-1-2	1	416.38	704	0-1-2	1	416.38
	314	2-1-2	1	874.09	705	1-1-1	1	681.65
	315	1-1-1	1	682.69	706	2-1-1	1	827.43
	316	1-1-1	1	682.69	707	0-1-2	1	402.80
	317	1-1-1	1	686.12	708	0-1-1	1	549.74
	318	1-1-2	1	694.34	709	1-1-1	1	681.65
Fourth Floor				Eighth Floor				
	401	3-2-2	1	1,252.19	710	2-1-1	1	827.43
	402	2-1-1	1	826.30	711	0-1-1	1	536.16
	403	1-1-1	1	753.23	712	0-1-1	1	549.74
	404	0-1-2	1	416.38	713	0-1-2	1	416.38
	405	1-1-1	1	681.65	714	2-1-2	1	874.09
	406	2-1-1	1	827.43	715	1-1-1	1	682.69
	407	0-1-2	1	402.80	716	1-1-1	1	682.69
	408	0-1-1	1	549.74	717	1-1-1	1	686.12
	409	1-1-1	1	681.65	718	1-1-2	1	694.34
	410	2-1-1	1	827.43				
	411	0-1-1	1	536.16			115	77,896.13 ft²
	412	0-1-1	1	549.74				
	413	0-1-2	1	416.38				
	414	2-1-2	1	874.09				
	415	1-1-1	1	682.69				
	416	1-1-1	1	682.69				
	417	1-1-1	1	686.12				
	418	1-1-2	1	694.34				

420 EAST 22ND BUILDING UNIT by type

Area Name	#	Net Area SF
0-1-1 Unit		
19	9,096.44	
0-1-2 micro	21	7,408.38
1-1-1 Unit	37	22,980.33
1-1-2 Unit	6	3,843.30
2-1-1 Unit	20	15,113.00
2-1-2 Unit	6	4,810.08
2-2-2 Unit	1	986.98
3-2-2 Unit	5	5,784.65
115		70,023.16 ft²

shook kelley

1545 West Trade Street,
Charlotte, NC 28216

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All rights reserved.

CERT. NO. 631

CHARLES TERRY SHOOK
REGISTERED ARCHITECT
NORTH CAROLINA
2021-12-01

704 / 377 0661

www.shookkelley.com

SHOOK KELLEY, INC.
REGISTERED ARCHITECT
NORTH CAROLINA
CERT. NO. 631

CHARLES TERRY SHOOK
REGISTERED ARCHITECT
NORTH CAROLINA
2021-12-01

Space
Craft

Prepared for :
Mr. Harrison Tucker

1885 Mission St.
San Francisco, California 94103
htucker@spacecraft.city

Transmittal Set Name	Date	Revision ID	Transmittal Set Name	Date	Revision ID
Cycle 02	2021-12-01	01			

420 EAST 22ND STREET

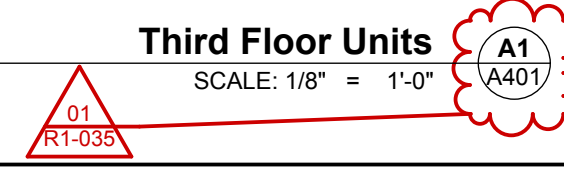
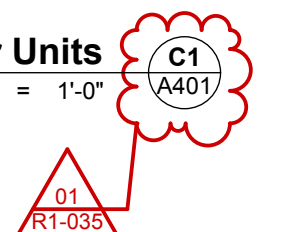
420 EAST 22ND STREET
Charlotte, North Carolina 28206

2021-09-08 FOR CONSTRUCTION

BUILDING PLAN UNITS
LUESA # 422340

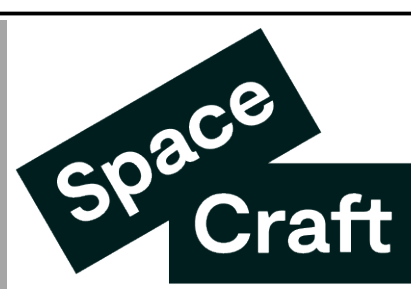
A400





SHOOK KELLEY, INC.
ARCHITECTURAL CORP.
CERT. NO.
631
NORTH CAROLINA
CHARLOTTE, N.C.

CHARLES TERRY SHOOK
REGISTERED ARCHITECT
3761
NORTH CAROLINA
CHARLOTTE, N.C.
2021-12-01



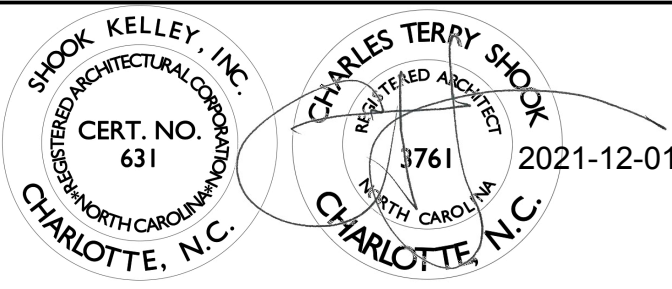
420 EAST 22ND STREET
420 EAST 22ND STREET
Charlotte, North Carolina 28206
2021-09-08 FOR CONSTRUCTION
-

BUILDING PLAN UNITS
LUESA # 422340
A401



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Charlotte, NC 28216
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www.shookkelley.com



Prepared for : Mr. Harrison Tucker	Transmittal Set Name Cycle 02	Date 2021-12-01	Revision ID 01	Transmittal Set Name	Date	Revision ID
1885 Mission St. San Francisco, California 94103 htucker@spacecraftcity						

420 EAST 22ND STREET
420 EAST 22ND STREET
Charlotte, North Carolina 28206
2021-09-08 FOR CONSTRUCTION

BUILDING PLAN UNITS
LUESA # 422340
A402



Seventh Floor Units
SCALE: 1/8" = 1'-0"
A1
A403

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SHOOK KELLEY, INC.
CERT. NO. 631
REGISTERED ARCHITECT
CHARLOTTE, N.C.
CHARLES TERRY SHOOK
DESIGNED AND DRAWN BY
3761
2021-12-01
REGISTERED ARCHITECT
CHARLOTTE, N.C.

**Space
Craft**

Prepared for :
Mr. Harrison Tucker
1885 Mission St.
San Francisco, California 94103
htucker@spacecraftcity.com

Transmittal Set Name	Date	Revision ID	Transmittal Set Name	Date	Revision ID
Cycle 02	2021-12-01	01			

420 EAST 22ND STREET
420 EAST 22ND STREET
Charlotte, North Carolina 28206
2021-09-08 FOR CONSTRUCTION

BUILDING PLAN UNITS
LUESA # 422340
A403



Joinery

3.9 ★★★★★ (43)

Apartment rental agency

Overview

Reviews

About



Directions



Save



Nearby



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phone



Share



1824 N Brevard St, Charlotte, NC 28206



Charlotte Water FY2024 Master Rates and Fees Sheet

Effective 07/01/2023 – 06/30/2024

Residential Rates & Fees	Page 1
Commercial Rates & Fees (includes Hydrant Connection Fees).....	Page 2
Plan Review Fees.....	Page 4
Industrial & Commercial Surcharge Rates	Page 5
Connection & System Development Fees	Page 6-7

Water and Sewer Residential Rates & Fees

Volumetric Rates

<i>Tier</i>	<i>Water Usage Rate/Ccf</i>	<i>Sewer Usage Rate/Ccf</i>
Tier 1 (1-4 Ccf)	\$1.89	\$5.66
Tier 2 (5-8 Ccf)	\$2.44	\$5.66
Tier 3 (9-16 Ccf)	\$5.64	\$5.66
Tier 4 (Over 16 Ccf)	\$10.69	N/A

Monthly Water and Sewer Fixed Fees

Water = \$5.52

Sewer = \$5.52

Monthly Water and Sewer Availability Fees

<i>Meter Size</i>	<i>Water Availability Fee</i>	<i>Sewer Availability Fee</i>
$\frac{3}{4}$ " (5/8" meter)	\$1.38	\$9.06
1"	\$3.45	\$22.64
1 1/2"	\$6.90	\$45.28
2"	\$11.03	\$72.45
3"	\$22.76	\$149.44
4"	\$37.47	\$246.04
6"	\$75.86	\$498.12
8"	\$151.72	\$996.24
10"	\$289.64	\$1,902.00
12"	\$365.50	\$2,400.00

Irrigation Meter Rates

<i>Tier</i>	<i>Water Usage Rate/Ccf</i>
Tier 3 (1-16 Ccf)	\$5.64
Tier 4 (17+ Ccf)	\$10.69

Effective July 1, 2012, irrigation meter customers with approved Smart Irrigation technology qualify to keep all water usage charges at Tier 3. There are no sewer charges for irrigation meters

Disconnection Fee = \$17.00

Reconnection Fee = \$17.00

Water and Sewer Commercial Rates & Fees

Volumetric Rates

Water Charge per Ccf = \$3.27

Sewer Charge per Ccf = \$5.66

Monthly Water and Sewer Fixed Fees

Water = \$5.52

Sewer = \$5.52

Monthly Water and Sewer Availability Fees

<i>Meter Size</i>	<i>Water Availability Fee</i>	<i>Sewer Availability Fee</i>
$\frac{3}{4}$ " (5/8" meter)	\$1.38	\$9.06
1"	\$3.45	\$22.64
1 $\frac{1}{2}$ "	\$6.90	\$45.28
2"	\$11.03	\$72.45
3"	\$22.76	\$149.44
4"	\$37.47	\$246.04
6"	\$75.86	\$498.12
8"	\$151.72	\$996.24
10"	\$289.64	\$1,902.00
12"	\$365.50	\$2,400.00
Fire Line	\$0.00	n/a

Irrigation Meter Rates

<i>Tier</i>	<i>Water Usage Rate/Ccf</i>
Tier 3 (1-16 Ccf)	\$5.64
Tier 4 (17+ Ccf)	\$10.69

Private Fire Line

<i>Size</i>	<i>Fire Line Fee</i>
Less than 4"	\$1.28
4"	\$7.82
6"	\$17.58
8"	\$35.17
10"	\$43.96
12"	\$68.87

Private Fire Line Volumetric Rate

\$3.27 per Ccf



Hydrant Connection Fees

Deposit: \$100
Setup Fee: \$57.68

Monthly Fee

<i>Connection Size</i>	<i>Monthly Fee</i>
3/4"	\$8.69
1 1/2"	\$28.94
2 1/2"	\$33.60
3"	\$65.60
4"	\$181.29

Water Usage per Ccf: \$3.27

Plan Review Fees

<i>Service</i>	<i>Fee/Metric</i>
Backflow Prevention Review	\$233/Occurrence
Backflow Prevention Device Inspection	\$522/Occurrence
Infrastructure Permit: Project Initiation	\$421/Occurrence
Infrastructure Permit: Plan Review	\$1.69/Linear Foot
Infrastructure Permit: Inspection	\$6.90/Linear Foot
NEW: CCTV Inspection	At Cost
NEW: Infrastructure Permit: Revision to Approved Plans (RTAP)	\$281/Occurrence

Service Description

Backflow Review

This fee covers those involved with plan review surrounding backflow requirements. Typically refers to commercial or non-single-family development. This fee would be paid when plans requiring a backflow review are submitted.

Backflow Inspection

This fee covers those involved with site inspection surrounding new backflow installation or inspection of existing backflow devices. Typically refers to commercial, non-single-family development or customers with dedicated irrigation meters.

Infrastructure Permit Project Initiation

This flat fee covers employee costs involved with new project initiation. It includes different aspects of work that typical water and/or sewer projects encounter, regardless of size or scope. Typically refers to new residential subdivisions, commercial projects, non-single-family developments requiring water and or sewer infrastructure construction, or their relocations. This fee would be paid when plans for an extension or relocation of water and/or sewer infrastructure are submitted for review.

Infrastructure Permit Plan Review

This fee covers employees involved with plan review resulting from new development including new residential subdivisions, commercial projects, non-single-family developments requiring water and or sewer infrastructure construction, or their relocations. This fee would be paid when plans are submitted for construction or relocation of water and/or sewer infrastructure.

Infrastructure Permit Inspection

This fee covers employees involved with construction related activity of new public water and sewer infrastructure. Projects included in these fees are new residential subdivisions, commercial projects, non-single-family developments requiring water and/or sewer infrastructure construction, or their relocations. This fee will be paid when plans are permitted for construction or relocation of water and/or sewer infrastructure and a contract is signed by the land developer.

Closed Circuit Television Video (CCTV) Inspection for Post-Construction Purposes

This fee is related to the inspection of gravity sewer mains and associated connections using closed circuit television (CCTV) video inspection. This add-on fee is assessed when a permitted infrastructure project requires additional CCTV inspection services, preparation of the infrastructure for the CCTV inspection (e.g., cleaning), and these services are performed using CLTWater resources.

Infrastructure Permit: Revision to Approved Plans (RTAP)

This fee applies to revised, approved plans that require an updated signature and seal of the NC registered Professional Engineer; this fee applies to plans that have been issued their original permits and the permitted project has been released for construction. Revisions to approved plans may be necessary as site conditions change or unforeseen construction conflicts arise and were not detailed in the original plans. This fee applies to various aspects of water and/or sewer projects regardless of size and scope. This fee is expected to be paid prior to final acceptance of the water and/or sewer infrastructure. This fee can be applied per occurrence within a singular project.

Industrial & Commercial Surcharge Rates

Surchargeable Parameters for Monitored Industrial Users	Surchargeable Level	Units Charged	Fee as of 07/01/23	Fee as of 01/01/24
COD – Chemical Oxygen Demand (IWCD)	any amount > 500 mg/L	Per pound	\$0.1201 / pound	Same
TSS – Total Suspended Solids (IWSS)	any amount > 250 mg/L	Per pound	\$0.2423 / pound	\$0.3245 / pound
NH₃ - Ammonia (IWAM)	any amount > 20 mg/L	Per pound	\$2.42 / pound	\$3.04 / pound
IWC – Industrial Waste Charge (SCSM or SCSU)	The IWC charge is applied to 100 % of Industrial Waste discharged by SIUs.	per Ccf	\$0.3852 / Ccf	\$0.4983 / Ccf
IWC – Industrial Waste Charge (SCIW)	The IWC charge is applied to 100 % of incoming water for Commercial Customers.	per Ccf	\$0.3852 / Ccf	\$0.4983 / Ccf
Non-Monitored High Strength Charge (SEHS)	The High Strength Charge is applied to 100% of incoming water for Commercial Customers.	per Ccf	\$1.89 / Ccf	\$2.59 / Ccf

FY24 Water & Sewer Connection and System Development Fees

WATER CONNECTION AND WATER/SEWER SYSTEM DEVELOPMENT FEES

Water Meter Size/Type	Water Connection Fee	Water System Development Fee	Sewer System Development Fee
5/8" (Domestic Only)	\$ 3,448	\$ 1,223	\$ 4,553
1" (Domestic Only)	\$ 4,282	\$ 3,056	\$ 11,384
1½"	\$ 14,530	\$ 6,113	\$ 22,767
2"	\$ 15,329	\$ 9,780	\$ 36,428
3" Compound, Class II	\$ 31,081	\$ 21,394	\$ 79,686
4" Compound, Class II	\$ 36,976	\$ 36,675	\$ 136,604
6" Compound, Class II	At Cost	\$ 82,520	\$ 307,359
8" Compound, Class II	At Cost	\$ 97,801	\$ 364,278
3" Ultrasonic	\$ 29,481	\$ 30,563	\$ 113,837
4" Ultrasonic	\$ 34,476	\$ 53,791	\$ 200,353
6" Ultrasonic	At Cost	\$ 85,576	\$ 318,743
8" Ultrasonic	At Cost	\$ 171,152	\$ 637,486
10" Ultrasonic	At Cost	\$ 275,066	\$ 1,024,532
12" Ultrasonic	At Cost	\$ 336,192	\$ 1,252,205
4" FMCT	At Cost	\$ 42,788	\$ 11,384
6" FMCT	At Cost	\$ 97,801	\$ 22,767
8" FMCT	At Cost	\$ 171,152	\$ 36,428
10" FMCT	At Cost	\$ 268,954	\$ 36,428
12" FMCT	At Cost	\$ 305,629	\$ 36,428
2" Fire Line	At Cost	\$ 9,780	N/A
4" Fire Line	At Cost	\$ 24,450	N/A
6" Fire Line	At Cost	\$ 55,013	N/A
8" Fire Line	At Cost	\$ 110,026	N/A
10" Fire Line	At Cost	\$ 137,533	N/A
12" Fire Line	At Cost	\$ 215,530	N/A
5/8" Split Irrigation (Residential Only)	\$ 1,832	N/A	N/A
5/8" Irrigation (Dual Check)	\$ 3,448	\$ 1,223	N/A
1" Irrigation (Dual Check)	\$ 4,282	\$ 3,056	N/A

SEWER CONNECTION FEES

Sewer Service Size	Sewer Connection Fee
4"	\$ 4,958
6" and larger	At cost*
1½" LPSS	\$ 4,958
2" LPSS & larger	At cost*

Common Residential Connections

(Public main available)

5/8" water: \$3,448 + \$1,223 = **\$4,671**

4" sewer: \$4,958 + \$4,553 = **\$9,511**

Combined total = **\$14,182**

Common Residential Connections

(Public main extension required/in progress)

5/8" water: \$3,103 + \$1,223 = **\$4,326**

4" sewer: \$4,462 + \$4,553 = **\$8,915**

Combined total = **\$13,341**

At cost pricing is determined after a Site Utility Plan is submitted for review. Please ask for a Utility Plan Review Checklist.

High flow 3" and 4" Turbine meters are available upon request and review.

Ultrasonic meters may be used for Domestic Only and Combined Fire & Domestic use; flow calculations and site review shall be required.

4", 6", 8", 10", and 12" FMCT services may be used for Fire or Combined Fire & Domestic use *only*; domestic use is limited to the small domestic meter only. Flow calculations and site review shall be required.

A **Capacity Assurance Review** is needed for all 1 ½" meter and greater requests prior to receiving a quote or making payment. Please contact New Services for an application form.

Continued

GENERAL NOTES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS

1. To make application for water and/or sewer service, an application must be completed and returned to Charlotte Water (CLTWater) with payment in full (check or money order). Additionally, a backflow prevention service application must be completed for all commercial and irrigation water services. It is the responsibility of the applicant to clearly mark, with a flag or stake, the preferred service location at the edge of right-of-way along their property.
2. Security deposits are required for all water services, except 5/8" residential. See the next page for schedule of security deposit charges.
3. System Development fees are required for every new connection to the water or sewer system including irrigation services, additional services, and those in a new development. The water and sewer system development fee is based on water meter size.
4. The connection fee (not system development fee) is discounted 10% if the connection is installed during construction of a public water or sewer main. The discount is limited to 5/8" water and 4" sewer services.
5. Applicants for commercial sewer only accounts cannot be accepted until a private meter, approved by CLTWater, has been installed on the applicants' private water service.

RESIDENTIAL AND COMMERCIAL IRRIGATION SERVICES

1. There are two options for 5/8-inch residential irrigation services: 1) Split connection - Irrigation connection split off the domestic service line is available at a reduced connection fee. 2) Dedicated service line; normal connection fees apply.
2. Commercial irrigation services have only one option: dedicated service line; normal connection fees apply.
3. If the meter box is located in any hardscape (e.g., driveway, sidewalk, pavers), the split connection option is not available for residential connections; full connection and system development fees will be required.
4. All irrigation services require a backflow preventer on the customer's side of the irrigation meter.

DEVELOPER INSTALLED SERVICE CONNECTIONS BY SUBDIVISION DEVELOPER FUNDED CONTRACT PROCESS

1. Connection fees do not apply to services installed by the developer during the construction of water/sewer systems under contract with and donated to CLTWater.
2. Meter charges (\$182.00 for 5/8" meter, \$277.00 for 1") and system development fees are due for each new water service installed in the new development. Meter charges and system development fees can only be paid when the project/phase has received final approval from CLTWater. System Development fees will be the current effective rate when they are paid. Example: developer installed 5/8" water and 4" sewer, \$1,223 + \$4,553 + \$182 = \$5,958.
3. Meter charges, system development fees and meter deposits for 1½-inch and larger water services must be paid as part of the final project approval process. Such services will automatically be activated in the name of the person or company paying the fees.

SCHEDULE OF SECURITY DEPOSIT CHARGES BY METER SIZE

Customer Type	5/8"	1"	1-1/2"	2"	3"	4"	6"	8"	10"+
Auto Dealer/Service Station/Body Shop	\$25	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Beauty Shop	\$25	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Car Wash	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Church	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Dry Cleaner	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Fire Line	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7	\$7
Garage	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Grocery / Convenience Store	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Hotel / Motel	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Irrigation*	\$25	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Laundry	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Mobile Home Park	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Office	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Paint Shop	\$25	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Pool Hall / Lounge	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Residence, SF / Duplex	\$0	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Residence, Multi Family	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Restaurant, Carryout	\$25	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Restaurant, Dine In	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
School / Day Care	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Stadium	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Studio	\$25	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Theater	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Warehouse	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100
Not Specified Above	\$7	\$25	\$25	\$50	\$75	\$100	\$100	\$100	\$100

*Note: Deposits do not apply to single-family residential customers



Conservice Service and Pricing Schedule

Marcia Fishwick
2023.12.29
15:09:15 -07'00'

Community Name: Joinery Phase II Management: Greystar Legal Name: _____

Complete Address: 1816 N. Brevard Street Charlotte NC 28206

Tax ID: _____ Units: 360 Beds: N/A Wizard #: N/A Ownership Group: _____

Bill Delivery Preference: ☒ Ebill ☐ Mail Contract Term: Month to Month

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: Paid Through Synergy Payment Method: SyNERGY Funds Request		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: Conservice		<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE
	Method: <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered		Occupants to Bill: <input checked="" type="checkbox"/> New Move-ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees		Retail Units: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: Yardi - Greystar 7s Accounting Software: Yardi - Greystar 7s
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Retail units 13-NC-MECKLENBURG Property ID: ncjoipha New Construction- 1/15/23 for phase one at 115 units. September 2025 for remaining 245. Need to confirm trash billing is billed through Conservice. Unsure who did the Meter install Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	
	Trash	<input type="checkbox"/>	RUBS per Unit	0%	<input type="checkbox"/>	
		<input type="checkbox"/>			<input type="checkbox"/>	
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		

FEE SCHEDULE	FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
	Water/Sewer Admin	Per Bill Mailed	\$3.75	Client Pays	\$0.00	<input type="checkbox"/>
	Trash Admin	Per Bill Mailed	\$0.90	Client Pays	\$0.00	<input type="checkbox"/>
	Vacant Cost Recovery	Per Occurrence	\$0.00	Client Pays	\$5.00	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input checked="" type="checkbox"/> Neither CPI Increase Paid By: <input type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input checked="" type="checkbox"/> Neither						
Additional Information: Please make sure the Admin Fee and the Watersewer base fee and split out in both the Bill setup and the fee screen.				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Client Name: Greystar		

SYNERGY Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input checked="" type="checkbox"/> EPA Benchmarking \$10 per month <input type="checkbox"/> Owner Conversion \$250.00 Expected close date: <input checked="" type="checkbox"/> New Construction 250.00 <input type="checkbox"/> S2 - Sustainability <input type="checkbox"/> WasteX	SUB-METER EQUIPMENT If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: Maintenance Plan: <input type="checkbox"/> Gold If unmarked, on-call pricing will apply	MISCELLANEOUS Products: <input type="checkbox"/> Control * <input type="checkbox"/> Full <input type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation* <input type="checkbox"/> Energy/ENERGYZE * <input type="checkbox"/> ESPM Certification* <input type="checkbox"/> Building Performance Standards Service*
---	--	---

*Terms and Fees listed on product addenda

CONTACTS	Contact Name	Role	Email	Phone
	Morgan Barger	Regional Manager	morgan.barger@greystar.com	
	Suzanne Ryan	Property Manager	joinerymgr@greystar.com	704-944-9650
		Property Contact		
ADD. INFO				

Sales: Mike Account Manager: Sarah Customer Initials: MB Conservice Initials: JMM

OFFICIAL COPY
Mar 04 2024

Property Name	Joinery Phase II (jo030)		Created By:	ljomok
Address	1816 N Brevard St Charlotte, NC 28206		Date:	02/29/24
Number of Units	360		Last Utility Rate Change:	07/01/23
Utility	City of Charlotte		Next Utility Rate Change:	07/01/24
No bills available				
Water Base Charges				
(0) 0.0 " Water Availability Monthly Meter Charge	\$	- each	\$	- monthly
(0) Monthly Water Fixed Fee	\$	- each	\$	- monthly
			\$	- monthly total
			\$	- per unit monthly
Water Consumption Charges				
Utility Rates PER UNIT:				
First 4 CCF or 2,992 Gallons	\$	1.89 per CCF	\$	2.53 per 1,000 gallons
Next 4 CCF or 2,992 Gallons	\$	2.44 per CCF	\$	3.26 per 1,000 gallons
Next 8 CCF or 5,984 Gallons	\$	5.64 per CCF	\$	7.54 per 1,000 gallons
Over 16 CCF or 11,968 Gallons	\$	10.69 per CCF	\$	14.29 per 1,000 gallons
NCUC recommendation rate (based on average unit consumption of 4,000 gallons):				
		All Gallons	\$	2.71 per 1,000 gallons*
*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:				
First Tier	2,992 Gallons	@ \$2.53 per 1,000 Gallons =	\$	7.56
Second Tier	1,008 Gallons	@ \$3.26 per 1,000 Gallons =	\$	3.29
	4,000 Gallons		\$	10.85
Sewer Base Charges				
(0) 0.0 " Sewer Availability Monthly Meter Charge	\$	- each	\$	- monthly
(0) Monthly Sewer Fixed Fee	\$	- each	\$	- monthly
			\$	- monthly total
			\$	- per unit monthly
Sewer Consumption Charges				
Utility Rates PER UNIT:				
All Usage	\$	5.66 per CCF	\$	7.57 per 1,000 gallons
NCUC recommendation rate:				
		All Gallons	\$	7.57 per 1,000 gallons
Test:				
Gallons:	Water	\$	10.85	NOTE: \$ 3.75 Per Unit Monthly Billing Management Fee.
4,000	Sewer	\$	30.27	

Property Name: Joinery Phase II (jo030)
Utility Provider: City of Charlotte

Account Number:	Meter Number:	Meter Size(s):	Service Address:	Units:
Total:				360 residential units + 12 retail units

*New construction. No bills available at this time.

**Retail units expected be on a separate meter.