



NORTH CAROLINA
PUBLIC STAFF
UTILITIES COMMISSION

May 1, 2023

Mr. Terrence M. Sween
Vice President
Charlotte Leased Housing Associates II, LLLP
2905 Northwest Boulevard, Suite 150
Plymouth, Minnesota 55441

Re: Docket No. ER-144, Subs 0-4
Charlotte Leased Housing Associates II, LLLP (Applicant)
Creekridge on the Park Apartments

Dear Mr. Sween:

The Public Staff has reviewed the electric reseller applications in the above referenced dockets, and believes that the applications are not yet complete in light of the items set forth in the attachment hereto.

Please file all missing information and exhibits or corrections as noted on the attachment. The statutory timeframe for the Commission's review begins once a completed application(s) is received.

Sincerely,

Electronically submitted
/s/ William E. H. Creech
zeke.creech@psncuc.nc.gov

Attachment

c: Chief Clerk
Scott Saillor
Parties of Record

Executive Director
(919) 733-2435

Accounting
(919) 733-4279

Consumer Services
(919) 733-9277

Economic Research
(919) 733-2267

Energy
(919) 733-2267

Legal
(919) 733-6110

Transportation
(919) 733-7766

Water/Telephone
(919) 733-5610

**PUBLIC STAFF ELECTRIC RESELLER (ER) APPLICATION REVIEW PURSUANT TO
COMMISSION RULE R22 AND N.C.G.S. 62-110(h)**

Applicant: Charlotte Leased Housing Associates II, LLLP
Apartment Complex: Creekridge on the Park Apartments
Docket Nos.: ER-144, Subs 0-4
Date of Application: March 3, 2023

Instructions to the Applicant: *Please provide the Public Staff with the supplemental information requested to answer questions and/or cure the deficiencies listed below. Once complete, please file with the Commission an amended application. The revised application will be reviewed for completeness and lack of deficiencies.*

Item numbers refer to the corresponding numbers on the application form filed in this docket.

Owner Information. Please identify all partners of Charlotte Leased Housing Associates II, LLLP. Please identify all persons with an ownership interest in, and all managers of, these partners. If the owners of each partner are LLCs or LPs, continue back through the chain of ownership, identifying each LLC or LP in the chain, until you reach an LLC or LP that has one or more individuals or publicly traded corporations among its members or managers. For that LLC or LP, please identify each individual member or manager, and identify the name and officers of each publicly traded corporate member or manager. Please describe the business relationships among all the entities identified in your response (which entity owns others, and in what percentage share). **See attached Org Chart.**

Item 11. The “supplementary sheet” attached to the application states that the apartment complex will consist of 150 units, which differs from the number of lessees that can be served at the apartment (~300) stated in Application Item 11. Please explain why the number of units is different from the number of lessees to be served. **This was a misunderstanding on our end. There will be 150 lessees.**

Item 12. The “supplementary sheet” (referenced in response to Item 12 and attached to the application) indicates that the apartment complex will be served by a Duke Energy Carolinas master meter and that the electricity used by each tenant will be measured by individual, privately-owned submeters installed at each unit. Please explain if and how the proposed master meter/submeter arrangement is in compliance with the individual metering and bill allocation requirements in N.C.G.S. § 62-110(h). In addition, does the Applicant intend to file a request with the Commission for an exemption from the master metering prohibition of N.C.G.S. 143-151.42(a) in conjunction with this application, and, if not, why not? **Yes – we submitted this on 7/11/23. See attached.**

Item 17.

(a) Please specify where the tenants may access the records, at what times and days of the week they may access the records, and the per page cost if the tenants wish to have copies of the records.

From the utility billing side, the tenant may have online access to their billing data, and we would email or mail them any requested documents at no cost per page. Self-online access would be available 24/7 and phone support from the utility billing would be business hours. Onsite access would be during business hours for the leasing office.)

(b) If the records are retained only in electronic form, please specify where a backup copy will be retained in case the primary copy is inadvertently deleted.

(c) Please confirm that the retained records will include the dates when tenants move in and out. This information is necessary so that tenants or the Public Staff can recalculate bills and verify their accuracy.

Building A: 7812 Creekridge Road, Charlotte, NC 28212

Building B: 7806 Creekridge Road, Charlotte, NC 28212

Building C: 7824 Creekridge Road, Charlotte, NC 28212

Building D: 7830 Creekridge Road, Charlotte, NC 28212

Item 28. Please explain how the Applicant determined that the apartment would be served under DEC's LGS rate schedule. Utilizing comps, our other master meter properties have a billed kW on a per unit basis ranging from 0.6 to 1.5. With 150 units at the property, the low end of the range would be a billed kW of $150 \times 0.6 = 90$ kW. The LGS rate serves customers with a demand of 75 kW and above.

Item 29. The Property Services and Pricing Agreement attached as Exhibit A to the Master Resident Metering Billing Agreement between the Applicant and its billing agent, JIT BlueStar (JIT), references fees that "JIT shall charge the Resident," which, other than the Late Payment Charge of 1% of the past due balance and the \$25 Returned Check Charge, are not authorized by N.C.G.S. § 62-110(h) or Commission Rule R22. The Applicant should confirm that it will not bill any amounts associated with resold utility service to tenants that are not authorized by N.C.G.S. § 62-110(h) or Commission Rule R22. The Applicants should also provide corresponding changes to the Property Services and Pricing Agreement. JIT confirms it will not bill any amounts associated with resold utility service that is not authorized by N.C.G.S. § 62-110(h) or Commission Rule R22. A revised Property Services and Pricing Agreement has been generated.

Item 30. The Unit Mix exhibit in Attachment #7 is not legible. Please provide a legible copy of this exhibit. 1 Bedroom = 18 Units, 2 Bedroom = 66 Units, 3 Bedroom = 66 Units.

Item 31.

(a) Please provide a revised billing statement form that conforms with all the requirements of Commission Rule R22 and includes the following:

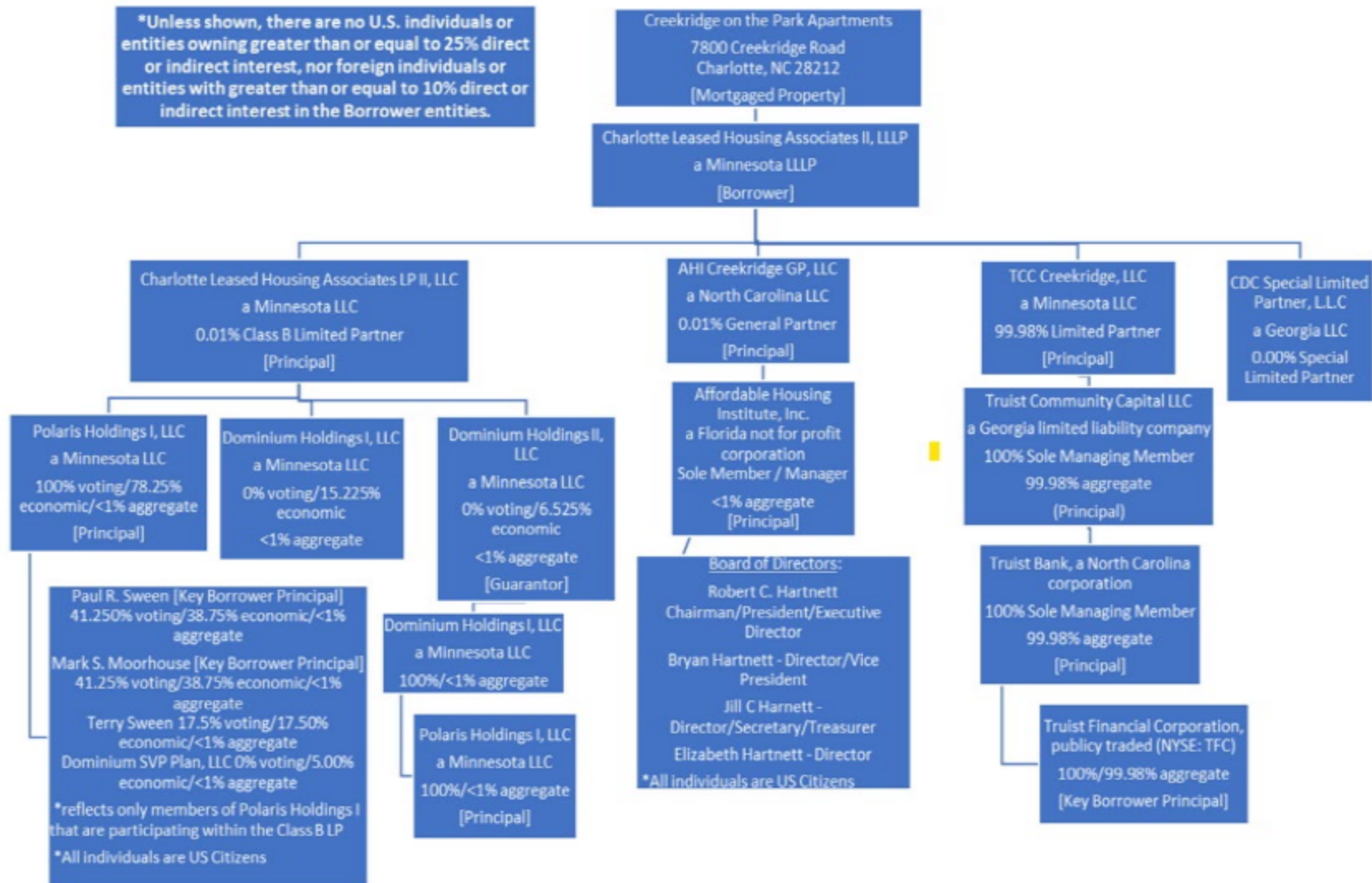
- (i) sample charges, usage, and bill messages for a sample tenant at Creekridge on the Park Apartments;
- (ii) the amount of the supplier's bill and the amount allocated to the tenant;
- (iii) the name of the supplier (Duke Energy Carolinas);
- (iv) the beginning and ending dates for the usage period and the date the meter for the unit was read for that usage period;
- (v) the date the bill was sent to the tenant and the Past-Due Date, which should be 25 days after the billing date in accordance with the Applicant's response to application item 14;

- (vi) the name of the provider (which should match the Applicant's name) and a local or toll-free telephone number and address of the provider that the lessees can use to obtain more information about the bill;
- (vii) the amount of the administrative fee;

- (viii) the amount of any utility allowance that will be paid by the lessor, and a description for the utility allowance;
- (ix) a statement that a late fee will be assessed in the amount of 1% per month of the balance in arrears if the bill is not paid on or before the Past-Due Date.
- (x) a statement of the lessee's right to address questions about the bill to the provider and the lessee's right to file a complaint with, or otherwise seek recourse from, the Commission if the lessee cannot resolve an electric service billing dispute with the provider (similar to the language in Commission Rule R22-7(g)(3)); and
- (xi) a description for how the supplier's bill is allocated to the tenant. **See attached Revised Resident Billing Agreement.**
- (xii) (b) All charges for resold electric service, including amounts past due, late fees, and returned check charges, must be billed monthly on a billing statement approved in form by the Commission. In the event a lessee owes amounts past due, late fees, or returned check charges, please explain how the Applicant plans to bill the lessee. If any entity other than the Applicant's billing vendor, JIT, will be billing lessees, it should be identified and should submit a template or form billing statement as part of this application. **See attached Revised Resident Billing Agreement.**

Item 32. The lease forms attached to the application includes state-specific provisions that only apply to lessees residing in Minnesota and utility charges that are not authorized by N.C.G.S. 62-110(h) or Commission Rule R22. The Applicant should file the lease forms that will be used for lessees in North Carolina. **See attached sample lease for North Carolina. s**

*Miscellaneous Item. The Applicant filed five identical applications under five separate docket numbers for different buildings within the same apartment complex. Unless there is a need for separate dockets, the Applicant should submit a request to the NCUC Chief Clerk's Office to consolidate these five dockets into a single docket. **This was the direction we were given on how to apply because they are all separate buildings (4 residential apartment buildings and 1 clubhouse).**



LAW OFFICE OF
ROBERT W. KAYLOR, P.A.
353 EAST SIX FORKS ROAD, SUITE 260
RALEIGH, NORTH CAROLINA 27609
(919) 828-5250
FACSIMILE (919) 828-5240

OFFICIAL COPY

Sep 20 2023

July 11, 2023

VIA ELECTRONIC FILING

Ms. A. Shonta Dunston, Chief Clerk
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, NC 27699-1394

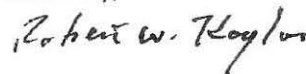
RE: APPLICATION FOR WAIVER, DOCKET NO. ER-144, SUB 0

Dear Ms. Dunston:

Enclosed for filing in the above-referenced docket, please find Charlotte Leased Housing Associates II, LLLP's Petition for a Waiver of Prohibition of Compliance with Master Metering Requirements Pursuant to N. C. Gen. Stat. § 143-151.42(b)(1),

Please do not hesitate to contact me if you have any questions.

Sincerely,



Robert W. Kaylor, P.A.

Enclosures

cc: Public Staff Legal, William E. H. Creech

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

DOCKET NO. ER-144, SUB 0

In the Matter of:)
 Application of Charlotte Leased Housing)
 Associates II, LLLP ("Charlotte Leased) APPLICATION FOR WAIVER
 Housing") Petition for a Waiver of)
 Prohibition of Compliance with Master)
 Metering Requirements Pursuant to N.C.)
 Gen. Stat. § 143-151.42(b)(1)

Charlotte Leased Housing II, LLLP ("Charlotte Leased Housing") ("Applicant") respectfully requests that the North Carolina Utilities Commission ("Commission") grant it approval to use master metering for a planned affordable housing multifamily residential property consisting of 150 residential apartments units ("the Apartments") located at CreekrIDGE on the Park, 7800 CreekrIDGE Road, Charlotte, North Carolina. In support of this request, Applicant shows the following:

1. The Apartments are located at 7800 CreekrIDGE Road in Charlotte, North Carolina.
2. Duke Energy Carolinas, LLC ("DEC") will install a master electric meter to serve the Apartment complex and Applicant will install property-owned submeters for each apartment and pass through electric rates and fees to the low-income tenant of each apartment.
3. Fixed fees from DEC for the master metering utility bill will be allocated by the number of apartments. The total master meter bill from DEC less fixed fees on the utility bill will be divided by the total kilowatt hours ("kWh") to arrive at the kWh per apartment cost. The kWh per apartment cost of electricity will then be multiplied by the

individual apartment submeter based on the actual amount of electricity usage for each apartment. Each apartment will only be invoiced/billed for the actual kWh recorded by the property-owned submeters during tenant occupancy.

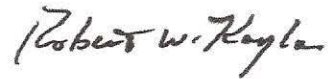
4. All North Carolina Utilities Commission (“NCUC”) rules and regulations regarding late fees, administrative charges, required minimum remittance due dates, and return check charges will be in accordance with NCUC Rule R-22. Individual apartment tenants will not be charged the cost of electricity from any other apartment or any common areas of the Apartment complex. There will be no “reselling” of electricity provided by DEC, only submetering of electricity via the DEC master meter to the individual apartments in the Apartment complex.

5. The Applicant will pay for all electricity provided by DEC through the master meter. Applicant is seeking authority from the Commission to bill the individual apartments via their submeters in accordance with N.C. Gen. Stat. § 62-110(h), and for an exemption from the master metering prohibition of N.C.G.S. § 143-151.42(a). Applicant will take the total bill each month for the master meter recording electricity used by the Apartment complex and bill each apartment as set forth in paragraph 3 above plus an administrative fee not to exceed \$3.75 per month.

WHEREFORE, for the reasons set forth above, Applicant submits that its master metering plan for the Apartment complex is in full accord with the spirit and letter of N.C. Gen. Stat. § 143-151.42 and respectfully requests that the Commission grant its request for approval of the master metering of the Apartment complex to be developed by Applicant at 7800 Creekridge Road, Charlotte, North Carolina and to authorize

Applicant to bill each Apartment its share of the cost of electricity that has been sub-metered by Applicant as set forth above and any further relief as the Commission deems just and proper.

Respectfully submitted this 11th day of July 2023.



Robert W. Kaylor
353 E. Six Forks Road, Ste. 260
Raleigh, North Carolina 27609
Tel 919-828-5250
bkaylor@rwwkaylorlaw.com

Mathis, Ashle'

From: Bell, Nathan <nbell@ncuc.net>
Sent: Thursday, January 12, 2023 10:49 AM
To: Hodges, Matt; Reserved Dockets
Cc: Mathis, Ashle'; Arms, Jackson; Bell, Nathan
Subject: [EXTERNAL] RE: Request for Docket Number submitted by Matt Hodges

Good Morning/Afternoon,

Please ensure that your docket number appears on the first page of your documents and that it's [PDF text searchable](#). Please use the link for assistance before submitting any filings.

Your docket number(s) is **SP-56151 Sub 0; SP-56151 Sub 1; SP-56151 Sub 2; SP-56151 Sub 3; SP-56151 Sub 4** .

Filing Description: ROPC for 357 kW AC/ 236 kW DC; Solar Located at 7800 Creekridge Rd., Charlotte, NC, 28212 in Mecklenburg County - Building A

Filing Description: ROPC for 389 kW AC/ 257 kW DC; Solar Located at 7800 Creekridge Rd., Charlotte, NC, 28212 in Mecklenburg County - Building B

Filing Description: ROPC for 357 kW AC/ 236 kW DC; Solar Located at 7800 Creekridge Rd., Charlotte, NC, 28212 in Mecklenburg County - Building C

Filing Description: ROPC for 357 kW AC/ 236 kW DC; Solar Located at 7800 Creekridge Rd., Charlotte, NC, 28212 in Mecklenburg County - Building D

Filing Description: ROPC for 38 kW AC/ 38 kW DC; Solar Located at 7800 Creekridge Rd., Charlotte, NC, 28212 in Mecklenburg County - Club House

*(When filing the ROPC, please be sure to select the customer/property owner in the **COMPANY** field so the filing fee will correctly post to the customer's docket number. **DO NOT** select Duke or any other entity besides the customer on the docket.)*

Thank you.

Nathan C. Bell

Administrative Specialist I / Chief Clerk's Office
North Carolina Department of Commerce - Utilities Commission
4325 Mail Service Center
Raleigh, North Carolina 27699-4300; MSC #4325
nbell@ncuc.net - 919-733-7328



**NORTH CAROLINA
DEPARTMENT of
COMMERCE**

From: Hodges, Matt <Matthew.Hodges@Dominiuminc.com>
Sent: Thursday, January 12, 2023 9:50 AM
To: Bell, Nathan <nbell@ncuc.net>; Reserved Dockets <ReservedDockets@ncuc.net>
Cc: Mathis, Ashle' <Ashle.Mathis@Dominiuminc.com>; Arms, Jackson <Jackson.Arms@Dominiuminc.com>
Subject: RE: Request for Docket Number submitted by Matt Hodges

Nathan,

Please see below. Thanks.

	Unit Number	Demand Load KW	Real Load KW
Building A	36	357	236
Building B	42	389	257
Building C	36	357	236
Building D	36	357	236
Total Units	150	1460	964
Club House	0	38	38
Total All	150	2958	1965

Matt Hodges

Development Associate

Development

DOMINIUM

375 Northridge Rd Suite 500 | Atlanta, GA 30350

Phone [404-806-5863](tel:404-806-5863) Mobile 262-501-8272

[DOMINIUMAPARTMENTS.COM](https://dominiumapartments.com) | [in](#)



From: Bell, Nathan <nbell@ncuc.net>
Sent: Wednesday, January 11, 2023 3:26 PM
To: Hodges, Matt <Matthew.Hodges@Dominiuminc.com>; Reserved Dockets <ReservedDockets@ncuc.net>
Cc: Bell, Nathan <nbell@ncuc.net>
Subject: [EXTERNAL] RE: Request for Docket Number submitted by Matt Hodges
Importance: High

Good Afternoon,

Please *provide* with the size of your system in **kilowatts (kW's)** so we can complete your request.

(Please reply-all)

Thank you!

Nathan C. Bell

Administrative Specialist I / Chief Clerk's Office
North Carolina Department of Commerce - Utilities Commission
4325 Mail Service Center
Raleigh, North Carolina 27699-4300; MSC #4325
nbell@ncuc.net - 919-733-7328



NORTH CAROLINA
DEPARTMENT of
COMMERCE

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

From: noreply@ncuc.net <noreply@ncuc.net>
Sent: Wednesday, January 11, 2023 2:41 PM
To: Reserved Dockets <ReservedDockets@ncuc.net>
Subject: Request for Docket Number submitted by Matt Hodges

Request for Docket Number Submitted

Business Name/Owner Name

Charlotte Leased Housing Associates II, LLLP

Business Mailing Address of Owner

2905 Northwest Blvd, Suite 150 Plymouth, MN 55441

Business Telephone

763-354-5500

Business Email

matthew.hodges@dominiuminc.com

Contact Person

Matt Hodges

Utility Type

ER - Electric Reseller

Filing Type

ROPC + REG - Report of Proposed Construction combined with Registration Statement

Filing Description

Request Docket Number for Multi-Family apartment building.

Facility Size

Under 2 MW

Facility Address

7800 Creekridge Road Charlotte, NC 28212

County

Mecklenburg

Renewable Energy Credits?

No

Additional Comments/Info

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

JIT BlueStar Direct Bill / JIT Collections
Master Resident Metering Billing Agreement
As of _____

JIT BlueStar, hereinafter referred to as “JIT”, is authorized by _____, hereinafter referred to as “Client”, as owner of the property or properties listed on Exhibit A, to perform services related to resident metering, resident ledger loads and reporting.

I. Scope of Work

- A. On behalf of Client, JIT shall provide resident billing services that include the following components. Specific terms and conditions are delineated in the Property Services and Pricing Agreement (PSPA), which is generated for each property.
1. Billing services for resident utility expenses
 2. Bill each unit for their actual metered or calculated consumption specifically following the applicable utility tariff and its components of the local utility that provides service to the Property
 3. Calculate the bill amount and load a single line item per unit type to Client’s system to apply to the resident ledger that will serve as their monthly bill to the resident. In the process of determining the amount of each unit’s bill amount by utility type, JIT will:
 - a. Compare the total billed amount to the utility invoice and its recovery percentage
 - b. Use the following information to calculate the bill amounts:
 - Meter read dates
 - Consumption
 - Total dollars
 - Allocation (RUBS) dollars for applicable utility types
 - Administrative Billing Fee will be shown as a separate line item
 4. JIT shall collect payments from residents for the billed activity using various means. All Credit or Debit Card transactions will have a processing charge per transaction and will be passed on to Resident. Available payment methods include:
 - Auto draft
 - Checks / Money Order by mail
 - Online payment via a bank account
 - Online payment via Credit or Debit
 - Pay by phone via Credit/ Debit Card or eCheck
 5. Remit monthly payment to Client for amounts collected and provide online access to these and other optional reports:
 - a. Monthly collections summary showing amounts invoiced by apartment unit and Resident for the month
 - b. Aging report showing the outstanding amounts due
 - c. Schedule of unit balances transferred to the Resident Ledger, if applicable

6. JIT shall provide Client with a Final Billing tool to generate Final Bills, collect balances and pro-rate Final Bills at the property via the Deposit Move-out and Close-out process, if applicable. Client will be responsible for determining the prorated amount to bill the resident.
7. JIT shall register with the local energy assistance providers, such as CAP Agencies, to allow the receipt of payments on behalf of residents, where applicable.
8. Client shall provide access to applicable house utility bills that are to be billed back. Preferred methodology is for Client to sign up for eBill and online access with each utility provider. If not, bills need to be sent monthly to JIT.

II. Resident Billing Process

- A. Each Unit of each Property shall be considered a "Meter" and "Premise". This will remain constant within the billing database while the "Resident," "Tenant," or "Billed Party" may change dependent upon occupant of the Unit
- B. Notification of Move-In and Move-Out will be obtained from the Client in an agreeable manner
- C. JIT shall compile resident contact information in its database for billing and collection purposes
- D. JIT shall bill residents based upon a variety of methodologies, dependent upon site equipment.
 1. JIT shall receive actual meter readings via remote data collection methodologies utilizing existing technology at the property when available
 - a. If remote readings are not available for a billing cycle, or appear erroneous upon cursory review, a physical reading will be made or an estimated reading generated.
 - b. If the equipment or communicating devices are not working, JIT will notify Client of the issue and will receive authorization to take physical readings; this may result in extra charge(s) to the Client. If faulty equipment needs repair, JIT will provide a quote and obtain authorization prior to repairs.
 - c. If a site does not have equipment that provides remote readings, manual readings will be received and utilized for billing.
 2. If a site does not have meters in place, RUBS methodology will be utilized for billing.
- E. Where applicable, each Unit Number for each Property will have a record of meter readings by month/period and the Unit's consumption will be determined by taking the End Meter Read less the Previous Meter Read.
- F. JIT shall load to the Unit number's applicable ledger monthly for actual consumption at the applicable rate or prorated share billed by the utility for that period.
 1. To ensure compliance with the Federal, State, Local and Specific Utility rules, JIT shall ensure that the total apportioned amount (all unit bills combined) shall not exceed the amount billed by the Utility plus on-site solar, when applicable, for that period.
 2. Following state regulations, applicable State, County, City and Special Sales Tax and City Fees shall be placed on the bills to properly reimburse the Client for amounts paid on the bill from the Utility.

- G. JIT shall generate a bill per unit number. It is the Client's responsibility to determine if the bill needs to be prorated for an individual that moved in or out during the billing cycle.
- H. Collections are the responsibility of Client.

III. Pricing

- A. JIT may pass on the Admin charge to the Resident upon approval by Client in the PSPA for the services provided at the rate identified in the PSPA.
- B. Upon approval by Client, JIT has the option of increasing its service pricing at the annual anniversary date of the agreement by a rate comparable to and up to the change in the Consumers Price Index.
- C. Any work outside the scope of work for billing a unit may be billed at a Time & Material rate.

IV. Terms

- A. Agreement shall be in place for one year. Thereafter, the agreement shall be considered on a month to month basis. Either party may terminate the agreement with 30 Days written notice
- B. JIT shall keep all billing information Confidential
- C. JIT is serving as a billing agent for Client. Client owns and is responsible for the metering equipment at the Property

ACCEPTED:

JIT BlueStar

ACCEPTED:

Client Name

By: _____
Name of Signee

By: _____
Name of Signee

Signature: _____

Signature: _____

Date: _____

Date: _____

Property Services and Pricing Agreement (PSPA)

Legal Entity: _____
Property Name: _____
Property Address: _____
Date of Agreement: _____
Approximate First Bill: _____

Applicable Billing Utility Types:

	<u>Sub-metered</u>	<u>RUBS Allocated</u>	<u>(RUBS Only) Billing Methodology</u>	<u>(RUBS Only) Com. Area Ded.%</u>
Electric				
Gas				
Water & Sewer				
Hot Water Energy				
Trash	<i>n/a</i>			
Other (specify below)	<i>n/a</i>			

Notes / Comments: _____

JIT Monthly Service Fee: _____ Service Fee Passed to Residents: Yes No

JIT shall charge the Resident for the following activities:

Description	Applicable Fee
Late Payment Charge	1% of resident's past due balance
Returned Check Charge (NSF)	\$25.00 per instance

ACCEPTED: **JIT BlueStar**

ACCEPTED: _____
Client Name

Signature: _____ Signature: _____

Date: _____ Date: _____



PO Box 209

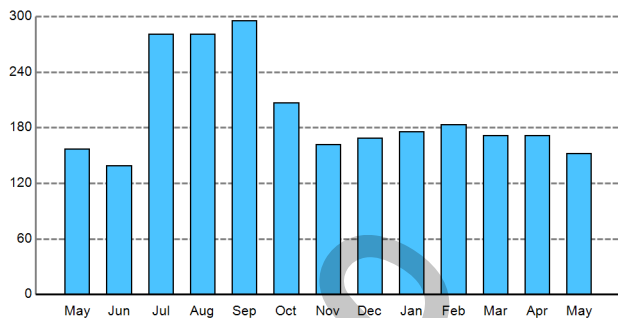
Excelsior, Minnesota 55331

ACCOUNT NUMBER	5542
NAME	[Resident Name]
INVOICE DATE	05/19/23
INVOICE NO.	4226177
SECURITY CODE	9-5542-PDD5
BILLING PERIOD	04/11/23 - 05/09/23
BILL MONTH AND YEAR	May 2023

OFFICIAL COPY

METER NO	PREVIOUS READING	PRIOR READ	CURRENT READING	CURRENT READ	TOTAL USAGE
106	04/10/23	11,513.796	05/09/23	11,666.352	152.556

HISTORICAL MONTHLY CONSUMPTION



To obtain additional information re: your account
please contact your leasing office:

Charlotte Leased Housing Associates II, LLLP
7800 Creekridge Rd., Charlotte, NC 28212
[Local Office Phone #]

If you seek further action or response, please contact:
North Carolina Utilities Commission (NCUC)

ACCOUNT SUMMARY

Primary Electric Supplied by: **Duke Energy**

Description	Amount
Previous Balance	\$14.89
Payments Received	(\$25.00)
Balance	(\$10.11)
Current Billing	
Admin Charge	\$3.75
Basic Service Charge	\$0.32
Energy Charge (kWh)	\$12.98
Demand Charge	\$5.19
Additional Charges	\$2.93
Taxes and Fees	\$1.76
Total Current Billing Charges	\$26.93
TOTAL DUE 06/13/23	\$16.82

Sep 20 2023

To make a payment online, go to <https://JIT.starnik.net> and register your account using the security code above.
Phone: (952) 562-8693 Email: eBill@jitservicesinc.com
Office Hours: Monday thru Friday 8-5 CST

*If total amount due is not received on, or before, the due date,
a late fee will be assessed amounting in 1% of the total
delinquent balance.*

Additional fee of \$25 for returned check payment(s)

*****SEPARATE AND RETURN BELOW STUB WITH PAYMENT*****

JIT Energy Services

PO Box 209

Excelsior, Minnesota 55331



NAME	[Resident Name]
SERVICE ADDRESS	[Street Address]
Account #	5542
DUE DATE <small>**Previous Balance Due Immediately</small>	06/08/23
TOTAL DUE 06/08/23	\$18.07
Amount Paid	\$

Payment must be received by due date to avoid late fees.

[RESIDENT NAME]

[Street Address]

[City, State, Zip]

ENGINEERING
EROSION CONTROL
URBAN FORESTRY
CDOT

4/10/2023

SDRMFR-2022-00094

Jack Fulghum

Patrick Storz

David McCaulley

Isaiah Washington

SIGN NOTE:

- ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PERMIT PROCESS. NO REVIEW OR APPROVAL IS INDICATED FOR ANY SIGNAGE BY ZONING APPROVAL OF THE CIVIL PLANS.

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, FACE OF WALL AND BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE ENGINEER.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL FOUND WITH CHAPTER 2.
- ELECTRICAL, TELEPHONE, AND CABLE LINES AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH DUKE POWER, AT&T, AND TIME WARNER.
- ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT C.I.D.S.M. AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- THIS PROJECT TO ADHERE TO CURRENT CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
- ALL AREAS DELINEATED AS TREE SAVE OR NATURAL AREAS LESS THAN 30 FEET IN WIDTH SHALL BE STAKED IN THE FIELD AND VERIFIED BY THE LANDSCAPE ARCHITECT.
- REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION. ALL UTILITIES SHALL BE PLACED BELOW GROUND.
- REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS# 50.05 (9' SIGNS ONLY).
- SIGHT TRIANGLES (IF SHOWN) ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND ANCHOR APPLICATION OF A TACK COAT MAY BE REQUIRED PRIOR TO THE APPLICATION OF THE MATERIAL. WITHIN THE PUBLIC REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100'-1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTION OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 17.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100'-1 FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO CO SURVEYOR SEALED "AS-BUILT" DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORD, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAIN TENANCYHOME.HTM
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3868.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-4322 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGHOUT A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR TO CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- DEVELOPER TO CONTACT (ANTHONY MENDEZ, 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
- PRIVATE DEVELOPMENT UTILITY RELOCATION COORDINATE - FOR UTILITY COORDINATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED UTILITY INSTALLATIONS, PLEASE CONTACT RALPH TRUITT, CDOT R/W UTILITY COORDINATION AT 704-336-4248 OR RTRUITT@CHARLOTTE.GOV.
- A JOINT MANHOLE (MEET-ME MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.
- THERE ARE NO LOCATIONS OF ANY EXISTING OR PROPOSED DEMOLITION LANDFILLS ON THE SITE.
- ALL UTILITIES ON SITE WILL BE INSTALLED UNDERGROUND.

GREENWAY EASEMENT DEDICATION NOTES:

- THE PROPOSED GREENWAY EASEMENT DEDICATION LIMITS SHOWN ON THE PLAN (AND ON SHEET C-3.12) REPRESENT AN AREA GRANTED TO MECKLENBURG COUNTY FOR A FUTURE GREENWAY EASEMENT.
- THE PROPOSED GREENWAY EASEMENT DEDICATION LIMITS SHOWN ON THE PLAN (AND ON SHEET C-3.12) DO NOT REPRESENT PERMANENT LAND DEDICATION LIMITS THAT WOULD RESULT IN A NEW PARCEL PROPERTY BOUNDARY.
- THE PROPOSED GREENWAY EASEMENT DEDICATION LIMITS SHOWN ON THE PLAN (AND ON SHEET C-3.12) DOES NOT ALLOW MECKLENBURG COUNTY TO FORGO ANY PROPERTY DEED RESTRICTIONS PRESENT ON SITE (I.E. TREE SAVE REQUIREMENTS).

LEGEND

- OVERALL PROPERTY BOUNDARY
EX. PROPERTY LINE
EX. FEMA COMMUNITY FLOODPLAIN
EX. FEMA FLOODPLAIN
EX. COMMUNITY ENCROACHMENT LINE
EX. FEMA FLOODWAY
EX. 100' SWIM BUFFER & 100' POST CONSTRUCTION BUFFER
PROP. SETBACK
EX. RIGHT OF WAY
EX. OVERHEAD ELECTRIC
EX. DUKE UTILITY EASEMENT
EX. WETLANDS
PROP. TREE SAVE
PARKING COUNT
PROP. GREENWAY EASEMENT LIMITS

GENERAL NOTES:

- ALL UTILITIES WILL BE UNDERGROUND.
- ESTIMATED COMPLETION DATE: JULY 2024
- BASE MAP DATA FROM SURVEY PROVIDED BY CLONINGER SURVEYING & MAPPING, PLLC, DATED JUNE 10, 2021 AND SUPPLEMENTED WITH CITY OF CHARLOTTE PLANAMETRICS, GIS TOPO, AND PARCEL DATA.

BUILDING HEIGHT NOTE:

- BUILDING HEIGHTS SHALL BE MEASURED FROM AVERAGE GRADE AS DEFINED IN THE CHARLOTTE ZONING ORDINANCE.

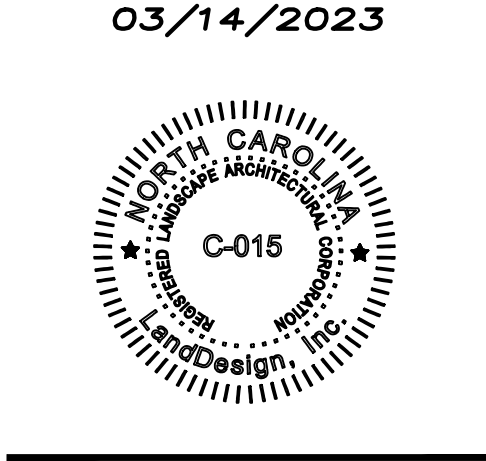
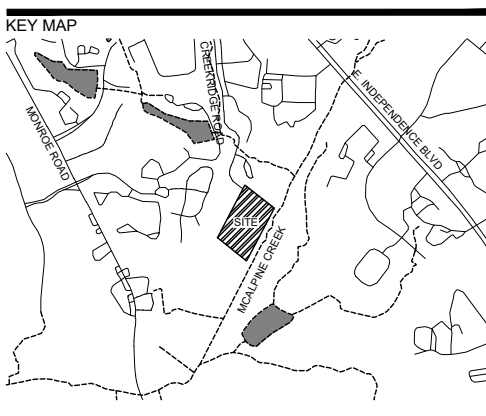
AFFORDABLE HOUSING NOTE:

- THIS PROJECT MEETS AFFORDABLE HOUSING STANDARDS PER THE FOLLOWING CREDENTIALS:
- TIME FRAME IS MINIMUM 15 YEARS.
 - 100% OF UNITS ARE AFFORDABLE.
 - 4% LOW INCOME HOUSING TAX CREDITS (LIHTC).



BEFORE YOU DIG:
1-800-432-6849
N.C. ONE-CALL CENTER
IT'S THE LAW!

LandDesign
APPROVED FOR CONSTRUCTION
Josh Weaver
04/04/2023



PROJECT: CREEKRIDGE AFFORDABLE
DOMINIUM
375 NORTHRIDGE ROAD
SUITE 500
ATLANTA, GA 30350

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	LAND DEVELOPMENT RTAP - 1ST SUBMITTAL	12/23/2022
A	RTAP - BID SET	01/03/2023
2	RTAP - PERMIT SET	01/09/2023
3	PERMIT SET - CYCLE 1	02/06/2023
4	LAND DEVELOPMENT RTAP - 2ND SUBMITTAL	02/13/2023
5	PERMIT SET - CYCLE 2	03/07/2023
6	LAND DEVELOPMENT RTAP - 3RD SUBMITTAL	03/14/2023

DESIGNED BY: DJB
DRAWN BY: DJB
CHECKED BY: DJB

SCALE: VERT: N/A
HORIZ: 1"=40'

LAYOUT PLAN

SHEET NUMBER: C-3.0