

Residential Development, Concord NC
By right, 4 lots – Cabarrus County
148 & 142 Paddington DR SW, Concord NC

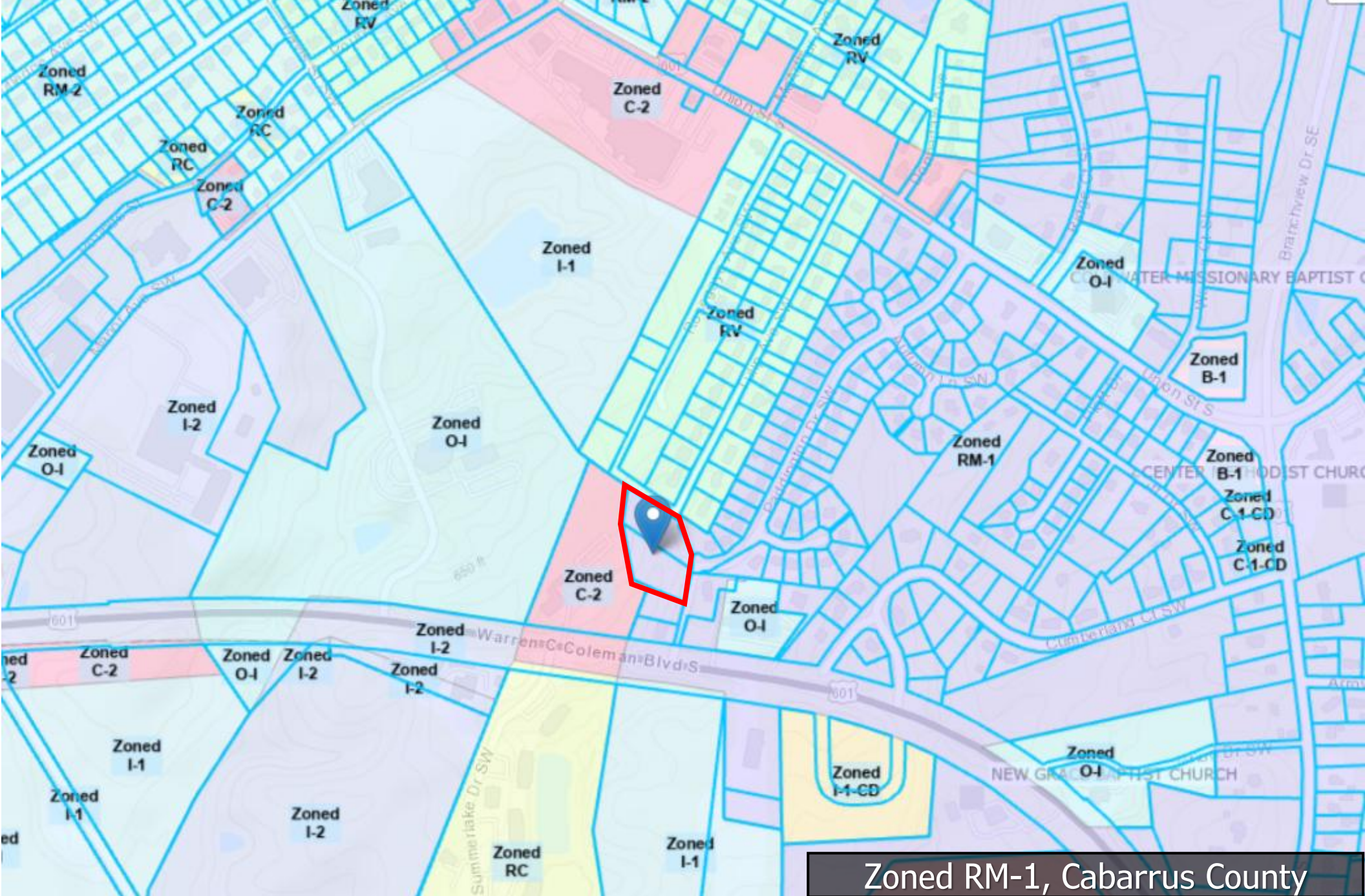
2.28 ACRES FOR SALE: \$300,000
Up to 4 – Buildable Lots!

STEELE
RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

**Public Water & Sewer
Approved**

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker





Zoned RM-1, Cabarrus County

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills

(919) 704-0101

Tmills@steelecommercial.com

867 Washington St. Raleigh
Commercial Broker

LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

Job No.,	021-22-001
Date	4/6/22
Proj. Mgr.	CDF
Drawn	JKD
Checked	CDF
Sheet	1

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RM-1

FRONT:	25' FEET
SIDE YARD:	10' FEET
REAR YARD:	25' FEET
MINIMUM LOT WIDTH:	75' FEET
MINIMUM STREET FRONTAGE:	15' FEET
MINIMUM LOT AREA:	15,000 SF

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710447500J, DATED: OCTOBER 15, 2008.



811
Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-832-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocall.org

I, Christopher D. Faulk, Professional Land Surveyor No. 1-50218, certify to use or more of the following as indicated (check ☐ or ☒)

■ D. That this plot is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

GRAPHIC SCALE



FINAL PLAT

AT PROPERTY KNOWN AS
142 PADDINGTON DRIVE SW
DB 15708 PG 280
TAX # 55394798900000 & 55395706020000
CITY OF CONCORD, CABARRUS COUNTY, NC
FOR: SOUTHCRAFT DEVELOPMENT

Proposed Plats

Tyler Mills
(919) 704-0101

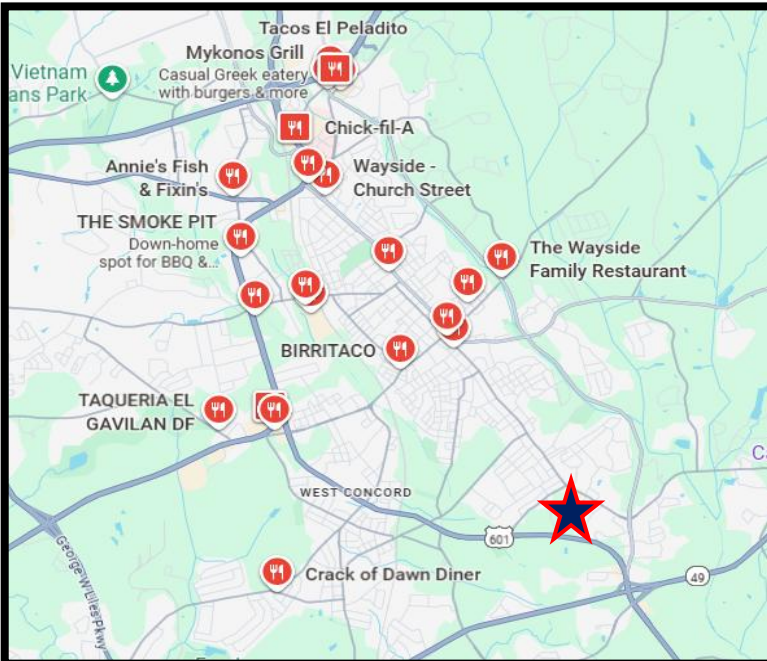
Tmills@steelecommercial.com

867 Washington St. Raleigh
Commercial Broker

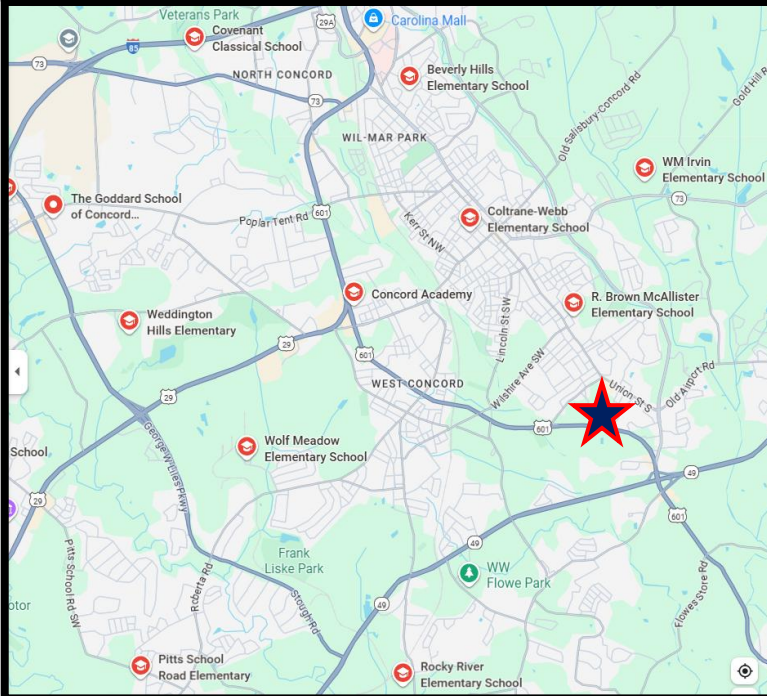
STEEL

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

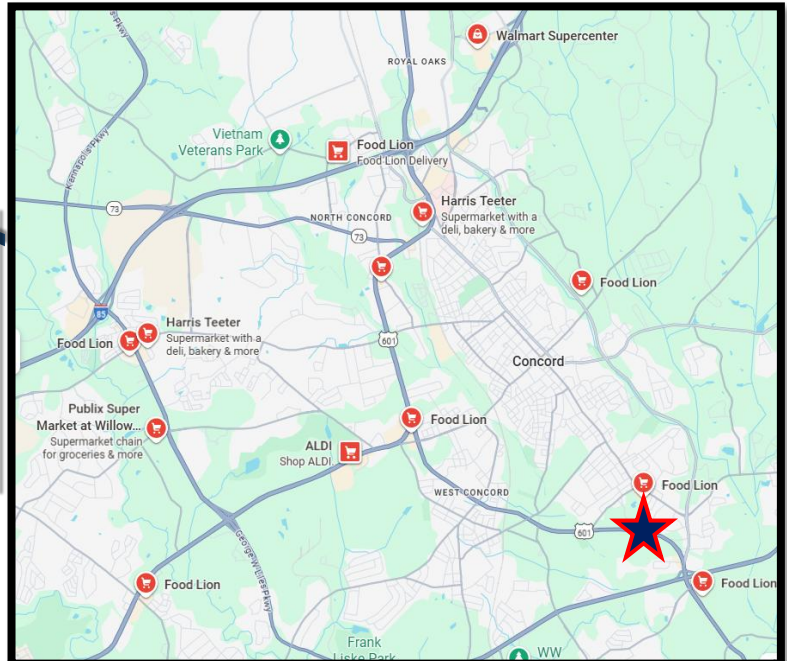
Restaurants



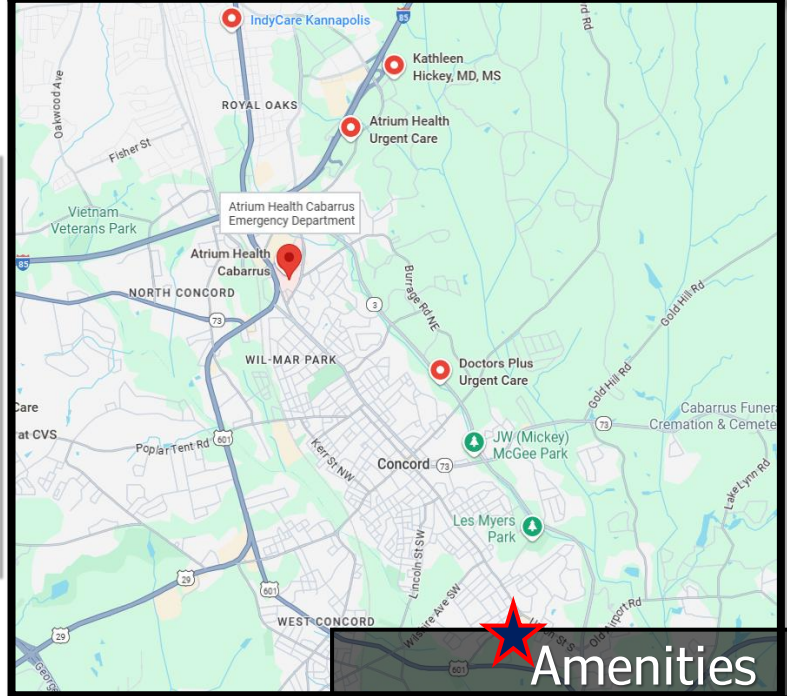
Schools



Grocery



Health Care

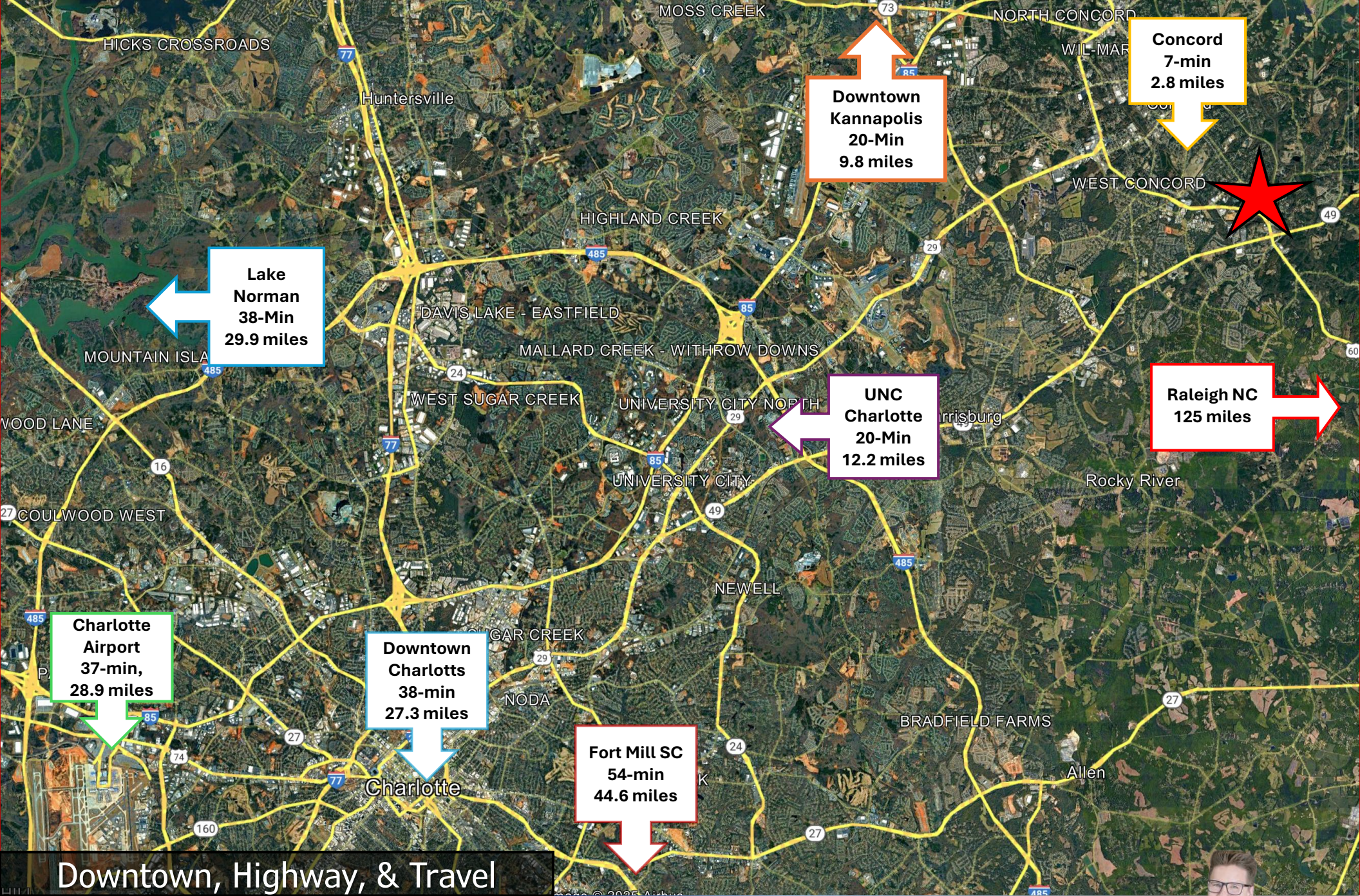


Amenities

STEELE
RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Call Broker For Pricing Guidance

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker



STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker



June 24, 2025

RE: Preliminary Wastewater Flow Allocation Request
Project: 142 Paddington Dr. SW
PSA#: CN-PSA-2025-00021

The City of Concord Council considered the preliminary wastewater flow allocation request for the above-mentioned project at the June 24, 2025, council work session and voted to approve the request. According to the sewer allocation policy, preliminary sewer allocation will be valid for a period of one year after the date of Council approval or in accordance with applicable state statutes and final sewer allocation of no more than the approved amount of 900 GPD.

Information on the sewer allocation policy and process can be found at <https://concordnc.gov/Departments/Engineering/Development-Standards#65762-sewer-allocation>.

If we can be of further assistance, feel free to call 704-920-5407 with your questions.

Sincerely,
City of Concord

Clinton M. Shoaf
Digitally signed by
Clinton M. Shoaf
Date: 2025.06.24
14:58:22 -04'00'

Clinton M. Shoaf, PE, CFM
Engineering Manager

Water & Sewer- Approved

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker