

EXHIBIT A

Rev 08/25/2025

CITY OF KANNAPOLIS SANITARY SEWER CAPACITY					gpd/br =	75
PROJECT				2024 - 2026 SEWER ALLOCATION AVAILABLE (GPD) =		1,054,306
Name	Location	Type	Description	Total Flow Impact (gpd)	2024-26 Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
Lowes Foods Kellswater Commons					9,698	1,044,608
Summerlyn Village Subdivision	Rainbow Dr & NC 3	Single Family/Townhomes	220 Single Family 3 BR & 152 Townhome 3 BR		12,900	1,031,708
Cannon Manor Subdivision	Jim Johnson Rd N of Travertine Tr	Single Family Residential	70 units (3 BR)		7,650	1,024,058
Emerson Glen at Jim Johnson Rd1	Jim Johnson Rd E of Travertine Tr	Single Family Residential	86-4 BR		12,900	1,011,158
PACE TLC					5,000	1,006,158
Coldwater Ridge Apartments Ph II - Phase 1					9,100	1,008,558
Trinity Corners Development	Orphanage Rd & Trinity Church Rd SE	Apartments & Commercial	114 units (3 BR) & retail & restaurant (5000gpd)		10,125	998,433
85 Exchange Subdivision Phase 2					24,500	973,933
McDonald's - Kellswater Commons					1,280	972,653
Bakers Creek Subdivision	N Main St & W 18th St	Single Family Residential	228 Single Family 3 BR & 122 Townhomes 3 BR		28,125	944,528
Kannapolis Crossing	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & multi-family	316,000	151,960	792,568
Business Park	Various	Mixed Use		5,000	2,500	790,068
Downtown Block 5	Downtown	Condos and Retail	79 units (2 & 3 BR) and 10,000 SF retail	16,150	16,150	773,918
Downtown Block 6	Downtown	Apartments and Retail	298 apartments (208 1BR, 75 2BR, 15 3 BR) + 11,000 sf retail, 541 space parking deck	56,250	0	773,918
Afton Ridge Commercial & Industrial Reserves	Afton Ridge & I-85	Commercial & Industrial		12,000	12,000	761,918
Lakeshore Commercial & Industrial Reserves	Lane St/Moose Rd & I-85	Industrial	Redevelopment	18,000	18,000	743,918
Kannapolis Crossing Commerical & Industrial Reserves	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & MF	100,000	0	743,918

Block 5 Commercial Reserves	Downtown	Condos and Retail		36,000	36,000	707,918
A - Downtown Set-Aside				317,372	247,550	460,368
B - Non-Residential Infill Development Set-Aside	2024 through 2026 Distribution			100,000	60,000	400,368
C - Residential Infill Development Set-Aside	2024 through 2026 Distribution		Jay and Gay, West F, N Main and Alpine	11,213	11,213	389,155
D - Affordable Housing Set-Aside	2024 through 2026 Distribution		Sona Apartments	21,600	21,600	367,555
E - Community Enhancement Set-Aside				130,005	36,225	331,330
Metro 63 Commercial & Industrial Reserves	Lane St & I-85	Commercial & Industrial		18,000	18,000	313,330
85 Exchange Commercial & Industrial Reserves	Highway 73 & Kannapolis Parkway	Commercial & Industrial		28,000	28,000	285,330
Loop Yard Phase 2A	DEB & I-85	Mixed Use		47,500	47,500	237,830
Parkway and Rogers Lake Road Commercial & Industrial Reserves	Roger Lake Rd & Kannapolis Parkway	Commercial		35,000	17,500	220,330
Stanley Drive Industrial	Stanley Drive & Highway 73	Industrial		25,000	6,250	214,080
Concord Lake Road Commercial Reserves	Concord Lake Road & Roxie	Mixed Use		12,000	6,000	208,080
Motley Site Commercial & Industrial Reserves	Glen Afton & Kannapolis Parkway	Industrial		42,000	0	208,080
Downtown Additional				100,000	50,000	158,080
Hedgecliff Towns - South Ridge Ave Townhomes	S Ridge Av S of Southaven Ct	Townhomes	171 units (3 BR)	38,475	28,856	129,224
Evolve-Hawthorne Concord Lake Rd Multifamily	Concord Lake Rd SW of Old Earnhardt Rd	Multifamily	288 units (1-2 BR), 36 units (3 BR), Pool (1250gpd), Clubhouse (2850gpd), Maintenance (500gpd)	55,900	41,925	87,299
Greenview Apartments - Orphanage Rd South Side	Orphanage Rd (S side) & Pine Baugh Ln	Apartments	126 (1-2 BR)	18,900	14,175	73,124
Blue Ridge Apartments	Macedonia Church Rd/Kannapolis Parkway	Apartments	294 units (2 BR)	44,187	44,187	28,937

PROJECT				2027 SEWER ALLOCATION AVAILABLE (GPD) =		962,000
Name	Location	Type	Description	Total Flow Impact (gpd)	2027 Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
Kannapolis Crossing	Old Beatty Rd & I-85	Mixed Use	500 ac site for industrial, commercial, single & MF	316,000	151,960	838,977
Block 6				56,250	56,250	782,727
Kannapolis Crossing Commercial & Industrial Reserves				100,000	100,000	682,727
A - Downtown Set-Aside				317,372	69,822	612,905
B - Non-Residential Infill Development Set-Aside	2027 and beyond Distribution			100,000	40,000	572,905
C - Residential Infill Development Set-Aside	2027 and beyond Distribution			0	0	572,905
D - Affordable Housing Set-Aside	2027 and beyond Distribution			20,000	20,000	552,905
E - Community Enhancement Set-Aside				130,005	20,000	532,905
Downtown Additional				100,000	50,000	482,905
Loop Yard Phase 2B	DEB & I-85	Mixed Use		47,500	47,500	435,405
Parkway and Rogers Lake Road Commercial & Industrial Reserves	Roger Lake Rd & Kannapolis Parkway	Commercial		35,000	17,500	417,905
Stanley Drive Industrial	Stanley Drive & Highway 73	Industrial		25,000	18,750	399,155
Concord Lake Road Commercial Reserves	Concord Lake Road & Roxie	Mixed Use		12,000	6,000	393,155
Motley Commercial & Industrial Reserves	Glen Afton & Kannapolis Parkway	Industrial		42,000	42,000	351,155
Strategic Buffer				75,000	75,000	276,155
Plant 4 Site	West D & DEB	Mixed Use		94,500	94,500	181,655
Bakers Creek Subdivision	N Main St & W 18th St	Single Family Residential	228 Single Family 3 BR & 122 Townhomes 3 BR	78,750	28,125	153,530
Summerlyn Village Subdivision	Rainbow Dr & NC 3	Single Family/Townhomes	220 Single Family 3 BR & 152 Townhome 3 BR	83,700	30,600	122,930

PROJECT				FUTURE SEWER ALLOCATION AVAILABLE (GPD) =		122,930
Name	Location	Type	Description	Total Flow Impact (gpd)	Future Sewer Allocated (gpd)	Remaining Sewer Balance (gpd)
A - Downtown Set-Aside				317,372	0	122,930
B - Non-Residential Infill Development Set-Aside	2027 and beyond Distribution			100,000	100,000	22,930
C - Residential Infill Development Set-Aside	2027 and beyond Distribution			0	0	22,930
D - Affordable Housing Set-Aside	2027 and beyond Distribution			20,000	0	22,930
E - Community Enhancement Set-Aside				130,005	0	22,930
The Farm at Riverpointe Phases 3B, 5, 6	The Farm @ Riverpointe	Single Family Residential	227 - 3.5 BR	59,588	59,588	(36,658)
Riverpointe at Davidson	Davidson Rd & The Farm @ Riverpointe	Single Family Residential	500 - 3.5 BR	131,250	131,250	(167,908)
Bridges of Cabarrus II	S Ridge Av & Carolina Av	Apartments	TBD (estimate 140 - 3 BR)	31,500	31,500	(199,408)
Abberly (885 Kannapolis Pkwy)	Kannapolis Parkway & Fingerlake Dr	Apartments	306-1 to2 BR, 30-3 BR	52,650	52,650	(252,058)
Lane St Townhomes W of Royce St	Lane St & Royce St	Townhomes	187 (3 BR)	42,075	42,075	(294,133)
Cavallaro Ridge (Windy Hill Farm) at Boy Scout Camp/Isenhour	Boy Scout Camp Rd & Isenhour Rd	Apartments	90 units (3 BR)	20,250	20,250	(314,383)
Kannapolis Pkwy Townhomes North of Redwood Apartments	Kannapolis Parkway & Professional Park Dr		116 (3 BR)	26,100	26,100	(340,483)
Stonehaven	Stone Av/Arlington	Single Family Residential	9 (3 BR)	2,025	2,025	(342,508)
Sudbury Rd Subdivision	Mooreville Rd & Davidson Rd	Single Family Residential	63 (4 BR)	18,900	18,900	(361,408)
Camp Cabarrus at Kannapolis Pkwy & Dovefield Ln	Kannapolis Pkwy & Dovefield Ln	Apartments	126-1 BR, 126-2 BR, 118-3 BR	54,900	54,900	(416,308)
Trinity Church Rd Apartments at Northwest Cabarrus High School	Trinity Church Rd @ NW Cabarrus High School	Apartments	112 -1 to 2 BR, 20-3 BR	21,300	21,300	(437,608)

Orphanage Rd Apartments north side	Orphanage Rd (N side) & Pine Baugh Ln	Apartments	36 (3 BR)	8,100	8,100	(445,708)
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