

Catawba County Major Subdivision Sketch/Preliminary Application

Daniel Renckens on behalf of
Applicant DD Development and Construction, LLC Phone # 704-654-7538
Applicant's Fax # N/A Applicant's e-mail daniel@dd-develop.com
Applicant's Mailing Address 19315 W Catawba Ave, Ste 100 City, State, Zip Cornelius, NC 28031
Property Owner See attached Phone # 704-458-4874 (Nick Harmon, Agent)
Property Owner's Mailing Address See attached City, State, Zip See attached
Parcel 911 Address See attached PIN # See attached
Subdivision Name and Lot # See attached
Subdivision Name Morrell Village Phase 2 (Proposed) # of Lot 89

Sketch Preliminary

Submitted with the sketch and preliminary application are the following:

- Plat - 15 (~~18 inch~~ by ~~24 inch~~) paper copies of plan set with all information contained in the Subdivision Development Checklist *24x36 such that scale is correct*
- Digital version of plan set
- Subdivision Type Conventional Cluster
- Proposed Use of Property Stick-built Modular MFG. Home
 Commercial Other(specify) _____
- Water supply - Check with the Catawba County Utilities & Engineering Department, or appropriate municipality, to see if public water is available to the subdivision (check system that is proposed).
 - Individual wells Private water system
 - Municipal water system _____
- Sewage disposal - Check with the Catawba County Utilities & Engineering Department or appropriate municipality to see if public sewer is available to the subdivision (check system that is proposed).
 - Individual septic systems Private sewer system
 - Municipal sewer system _____
- Are private roads proposed? - Private roads are constructed to NCDOT minimum construction standards, but maintained privately. Yes No
- Road profiles: 3 copies of road profiles, as necessary, submitted to the County. It is recommended that the applicant also submit a copy to NCDOT to expedite the process. (Preliminary only)
- A copy of the driveway permit application from the NCDOT. (Preliminary only)
- Proposed road names for Catawba County E-911 Office consideration.
- A copy of the Erosion Control Permit application from the County, if applicable. (Preliminary only)
- Copy of Home Owners Association restrictive covenants, if applicable. (Preliminary only)
to be submitted with Final Plat
- Filing fee - See Catawba County fee schedule.

Applicant's Signature  Daniel Renckens on behalf of DD Development and Construction, LLC Date 11/13/25
Property Owner's Signature  Daniel Renckens on behalf of DD Development and Construction, LLC Date 11/13/25

On behalf of DD Development and Construction, LLC. See attached for remaining signatures.

Ownership and Property Details

Address	PID	Owner	Owner Mailing Address
N/A	369603047869	DD Development and Construction, LLC	19315 W Catawba Ave, Ste 100, Cornelius, NC 28031
N/A	368616944892	Kenneth Bisette	2465 Poovey St, Newton, NC 28658
Portion of 5093 Grassy Creek Rd, Denver, NC 28037	Portion of 369603136404	Den-Linc Investments	PO Box 1169, Denver, NC 28037

Kenneth Bissette

Agent Authorization Letter

Date: 10/9/2025

To whom it may concern,

I, Kenneth L. Bissette ^{wife} Peggy Bissette, owner of the property identified by Catawba County Parcel ID 368616944892 do hereby authorize DD Development and Construction, LLC to act as my agent for matters related to the proposed development project on the subject property. This includes but is not limited to the ability to sign permit applications and receive and respond to formal communication with local, state, and federal permitting agencies.

Sincerely,

Kenneth L. Bissette

Peggy Bissette

Print: Kenneth L. Bissette

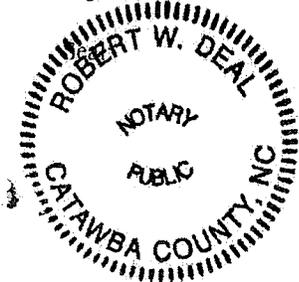
Date: _____

Print: Peggy Bissette

I, Robert W. Deal, a Notary Public for Catawba County, North Carolina do hereby certify that Kenneth L. Bissette Peggy Bissette personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of October, 2025

Robert W. Deal
Signature:



My commission expires: 12-11-2026

Den-Line Investments

Agent Authorization Letter

Date: 10/9/2025

To whom it may concern,

I, Troy Motz, owner of the property identified by Catawba County Parcel ID 369603136404 do hereby authorize DD Development and Construction, LLC to act as my agent for matters related to the proposed development project on the northwest side of the creek located on the subject property. This includes but is not limited to the ability to sign permit applications and receive and respond to formal communication with local, state, and federal permitting agencies.

Sincerely,



Print: Troy Motz on behalf of Den-Line Investments

Date: 10-9-25

I, Monique Saxbury, a Notary Public for Lincoln County, North Carolina do hereby certify that Troy Motz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of October, 2025

Signature:



Seal:



My commission expires: April 27, 2029

CATAWBA COUNTY
Application for Erosion Control Permit



Office # 828-465-8161
 Fax # 828-465-8392

PO Box 389
 Newton, NC 28658
 www.catawbacountync.gov

(Please Print or Type)

PROJECT NAME Morrell Village Phase 2 **SOIL DISTURBANCE DATE** 9/1/2026

PROPERTY LOCATION (Property ID #) 369603047869, 368616944892, and a portion of 369603136404

PHYSICAL STREET ADDRESS One access from 5093 Grassy Creek Rd, Denver, NC 28037, one access from 6218 S NC 16 Business Hwy 16, Denver, NC28037

PHYSICAL DIRECTIONS TO JOB SITE Heading west on Hwy 150 from Mooresville, turn left (south) onto Business Hwy 16, at Killian Crossroad; past the Jimidor restaurant, turn left (east) onto Navigator Drive (to be built); turn left (north) onto Spinnaker Rd (to be built); after the creek crossing, arrive at the site.

FINANCIALLY RESPONSIBLE PARTY (Name) DD Development and Construction, LLC

Address 19315 W Catawba Ave, Ste 100 Cornelius, NC 28031
 City State Zip

Phone 704-654-7538

CONTRACTOR NAME Donaldson Grading

Address 7506 Optimist Club Rd Denver, NC 28037
 City State Zip

Phone (704) 688-1558

Erosion Control Account #

Type of Use:

- | | | |
|---|---|---|
| <input type="checkbox"/> Accessory | <input type="checkbox"/> Assembly | <input type="checkbox"/> Business |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Education | <input type="checkbox"/> Factory/Industrial |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Mercantile | <input type="checkbox"/> Modular |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Other/ See Description | <input type="checkbox"/> Residential Hotel |
| <input type="checkbox"/> Residential Townhouse | <input checked="" type="checkbox"/> Single Family Residential | <input type="checkbox"/> Storage/Warehouse |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Two-Family Residential | <input type="checkbox"/> Utility |

Type of Work:

- | | | |
|--|--|---|
| <input type="checkbox"/> Additions | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> New Building Construction |
| <input checked="" type="checkbox"/> Roadway Construction | <input checked="" type="checkbox"/> Utility Construction | |

Purpose of Development:

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Church | |

Number of acres disturbed: 90

Signature:  **Date** 11/13/25

CATAWBA COUNTY SOIL EROSION AND SEDIMENTATION CONTROL

EROSION CONTROL PERMIT CARD MUST BE POSTED MUST BE VISIBLE FROM CONSTRUCTION ENTRANCE

CATAWBA COUNTY, NORTH CAROLINA CODE OF ORDINANCES

CHAPTER 16, ARTICLE V

NOTICE OF VIOLATION

If the County determines that a person engaged in land-disturbing activity has failed to comply with the Act, this ordinance, or rules, or orders adopted or issued pursuant to this ordinance, a notice of violation shall be served upon that person. The notice may be served by any means authorized under GS 1A-1, Rule 4. The notice shall specify a date by which the person must comply with the Act, or this ordinance, or rules, or orders adopted pursuant to this ordinance, and inform the person of the actions that need to be taken to comply with the Act, this ordinance, or rules or orders adopted pursuant to this ordinance. Any person who fails to comply within the time specified is subject to additional civil and criminal penalties for a continuing violation as provided in G.S. 113A-64 and this ordinance.

CIVIL PENALTIES

Any person who violates any of the provisions of this ordinance, or rule or order adopted or issued pursuant to this ordinance, or who initiates or continues a land-disturbing activity for which a Plan is required except in accordance with the terms, conditions, and provisions of an approved Plan, is subject to a civil penalty. The maximum civil penalty amount that the County may assess per violation is five thousand dollars (\$5,000.00). A civil penalty may be assessed from the date of the violation. Each day of a continuing violation shall constitute a separate violation.

INSPECTIONS

Agents, officials, or other qualified persons authorized by the County will periodically inspect land-disturbing activities to ensure compliance with the Act, this ordinance, or rules or orders adopted or issued pursuant to this ordinance, and to determine whether the measures required in the Plan are effective in controlling erosion and sedimentation resulting from land-disturbing activity.

In accordance with the Federal Americans with Disabilities Act (ADA) individuals may request assistance or an interpreter for the deaf by contacting the Utilities & Engineering Department at (828) 465-8261. Access to the Government Center is at the main entrance doors. The elevator is located in the main lobby.



RE: [External] Morell Village

From Jordan, Travis R <trjordan1@ncdot.gov>

Date Fri 4/11/2025 10:03 AM

To Daniel Renckens <daniel@dd-develop.com>; Watson, Michael R <mrwatson@ncdot.gov>

Cc Paul Carter <pcartertn@yahoo.com>; Joe Stevens <jstevens@demeternc.com>

Daniel,

I ran several scenarios to see what amount of storage would be required. The following would be required:

Any of the first 75 lots: 50' of storage right and left turn lanes on NC-16

Any of the first 75 lots plus Daycare with additional RIRO driveway: 50' of storage right and left turn lanes on NC 16.

Any portion of the "Phase 2 lots" beyond the first 75 regardless of whether the daycare property is built out: 100' of storage left turn and 50' of storage right turn.

Hopefully this helps with the potential build out scenarios.

Travis R. Jordan PE

District Engineer

Division 12 District 3

NCDOT

704-748-2400

trjordan1@ncdot.gov

1031 E. Gaston Street

Lincolnton, NC 28092





RE: [External] Morrell Village Phase 2 Prelim Plat

From Jordan, Travis R <trjordan1@ncdot.gov>

Date Fri 11/14/2025 8:15 AM

To Daniel Renckens <daniel@dd-develop.com>; Watson, Michael R <mrwatson@ncdot.gov>

Cc Marty Hebrank <mhebrank@american-ea.com>; Brooke Karan <bkaran@american-ea.com>; Chris Timberlake <ctimberlake@catawbacountync.gov>; Laurie LoCicero <llocicero@catawbacountync.gov>

Daniel,

We do not have any significant comments as they will come during plan review. These preliminary plats serve as just a simple layout proposal to us so we don't have much input at this time.

Travis R. Jordan PE

District Engineer
Division 12 District 3
NCDOT

980-405-6000 – *New Phone Number*

trjordan1@ncdot.gov

1031 E. Gaston Street
Lincolnton, NC 28092



From: Daniel Renckens <daniel@dd-develop.com>

Sent: Thursday, November 13, 2025 4:59 PM

To: Watson, Michael R <mrwatson@ncdot.gov>; Jordan, Travis R <trjordan1@ncdot.gov>

Cc: Marty Hebrank <mhebrank@american-ea.com>; Brooke Karan <bkaran@american-ea.com>

Subject: [External] Morrell Village Phase 2 Prelim Plat

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Travis and Michael,

We are submitting our preliminary plat for Morrell Village phase 2 tomorrow to Catawba County and their checklist requires us to send you a copy of the plat first.

The plat and road profiles are attached. We will of course make our formal Driveway Permit submission after we have approval on the prelim plat.

It's likely septic testing will knock our phase 2 lot count down to somewhere between 75-80 lots but there are 89 shown currently. We understand we will need to extend the LTL on Hwy 16 to 100' of storage per Travis' 4/11/25 email (attached).

Thank you both.

Daniel Renckens, PE
DD Development & Construction



19315 W. Catawba Ave, Ste 101
Cornelius, NC 28031
M: 704-654-7538
O: 980-577-4433

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

		A	B	C	D	
		SKETCH PLAT	Check if included	PRELIMINARY PLAT	Check if included	Code Reference
	Open space requirements for cluster subdivisions	R		R		44-544
	- Minimum site size	R		R	X	44-544(a)
	-Maximum # of lots	R		R	X	44-544(b)
	-Lot design & dimensional requirements	R		R	X	44-544(c)
	-Setbacks			R	X	44-544(d)
	-Required open space	R		R	X	44-544(e)
	-Open space use			R	X	44-544(f)
	-Open space dedication			R	X	44-544(g)
Catawba River Corridor Overlay						
	-Minimum lot size	R		R		44-428 (d)
	-Minimum lot width	R		R		44-428 (e)
	-Flag lot allowance and design	R		R		44-428 (f)
Floodplain Management Overlay						
	Flood hazard zone location, designated flood panel number, and Elevation where FEMA study completed	R		R		44-429
Watershed Protection Overlay						
	-WS- II WQCA Density single family			R		44-434.04 (a)(1)
	--WS-II BW Density single family			R		44-434.05(a)(1)
	--WS-III WQCA Density single family			R		44-434.06(a)(1)
	--WS-III BW Density single family			R		44-434.07(a)(1)
	-WS-IV WQCA Density single family			R		44-434.08(a)(1)
	-WS-IV WPA Density single family			R	X	44.434.09(a) (1)
	Watershed High Density Development			R		44-4340.11(a) (d)
	Watershed Stream Buffers			R		PM
	Watershed designation on plat			R		PM
Rural Protection Overlay						
	-Setback requirements	R		R		44-435 (a)
Mountain Protection Overlay						
	Density	R		R		44-433 (e)
	Design Standards	R		R		44-433 (f)
Airstrips						
	Airstrips on land to be subdivided	R		R		
General Plat Information						
	Name of Development	R		R	X	PM
	Name and address of current property owner	R		R	X	PM
	Name and address of owner's agent	R		R	X	PM
	Name, address, and NC registration # and seal of surveyor and engineer	R		R	X	PM
	Name of adjacent property owners	R		R	X	PM
	Name of adjoining subdivisions and identification of publicly owned lands	R		R	X	PM
	Date of survey	R		R	X	PM
	Parcel Identification Number (PIN)	R		R	X	PM
	Address of parent parcel	R		R	X	PM

		A	B	C	D	
		SKETCH PLAT	Check if included	PRELIMINARY PLAT	Check if included	Code Reference
	Scale- no smaller than 1 inch equals 200 feet shown graphically and in text.	R		R	X	PM
	North Arrow	R		R	X	PM
	Township, County, and Small Area Plan	R		R	X	PM
	Notation if parcel is located in or 1/2 of agricultural district	R		R		PM
Site Information						
	Total Acreage to be platted	R		R	X	PM
	Acreage of each lot, excluding ROW	A		R	X	PM
	Zoning Classification	R		R	X	PM
	Location Map	R		R	X	PM
	Location of existing structures	R		R		PM
	Major physical features, wetlands, rivers lakes, etc.	R		R	X	PM
	Name and widths of all adjacent roads	R		R	X	PM
	Names and widths of all streets proposed			R	X	PM
	Topographical detail (labeled)			R	X	PM
	Lots numbered	R		R	X	PM
	Course and distance of the perimeter of land for platting based on field survey	R		R	X	PM
Road Cross Sections						
	Horizontal alignment indicating general curve data			R	X	PM
	Vertical alignment indicating general curve data			R	X	PM
	Drainage facilities including all cross pipes and sizes			R	X	PM
	Indicate 10' x70 site triangles for all intersections			R	X	PM
	Cul-de-sac details			R	X	PM
	Roadway connection detail			R	X	PM
	Comments from NCDOT on design**			R	X	PM

**** Road Cross sections should be submitted to NCDOT for review and comment *prior* to filing for Preliminary Plat Review. Comments should be included with Preliminary Plat application.**

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application <u>10/9/2025</u>	
County:	Catawba	
Development Name: Morrell Village		

LOCATION OF PROPERTY:

Route/Road: NC-16

Exact Distance 1,743 Miles Feet N S E W

From the Intersection of Route No. NC-150 and Route No. NC-16 Toward Hicks Drive

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within Catawba County City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>Kenneth Bissette, Den-Linc Investments, DD Development and Construction, LLC</u>	NAME	<u>Joseph B. Stevens</u>
SIGNATURE	<u>See appended Agent Authorization Forms</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>_____</u>	ADDRESS	<u>18611 Peninsula Club Dr. Cornelius, NC 28031</u>
	Phone No. <u>_____</u>		

AUTHORIZED AGENT		WITNESS	
COMPANY	<u>DD Development and Construction, LLC</u>	NAME	<u>Joseph B. Stevens</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>19315 W. Catawba Ave, Ste 101 Cornelius, NC 28031</u>	ADDRESS	<u>18611 Peninsula Club Dr. Cornelius, NC 28031</u>
	Phone No. <u>980-577-4433</u>		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY NCDOT

SIGNATURE TITLE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

Outdoor Lighting

TOWN AND COUNTRY / OPEN TOWN AND COUNTRY LED



TOWN AND COUNTRY LED



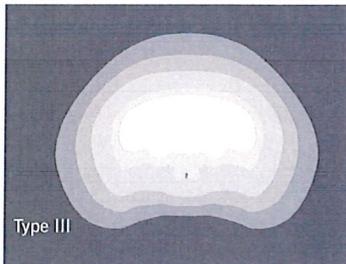
OPEN TOWN AND COUNTRY LED

LED (Light-emitting diode)	30 watts
Mounting height	12' – 17' (varies by pole)
Color	Black
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Semi-cutoff
Color temperature: 3,000K

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Town and Country	30	2,700	III	B1-UO-G2
Open Town and Country	30	2,700	III	B1-UO-G2

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12' – 17'	Direct Bury, Anchor Base
Style B	12' – 17'	Anchor Base
Style C	12' – 17"	Anchor Base
Style D	12' – 17'	Anchor Base
Style E	12' – 17'	Anchor Base
Style F	12' – 17'	Anchor Base

For additional information, contact us at ODLCarolinas@duke-energy.com.



BUILDING A SMARTER ENERGY FUTURE®