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Beckingham Developers, LLC

June 4, 2025

Mohit & Richa Purohit
316 Westlake Dr
Waxhaw, NC 28173

RE: Union County Parcel 06153053 – Hidden Haven Tr, Waxhaw, NC
Notification of 100-year stormwater changes in flows & water surface elevation increases & culvert maintenance agreement.

Dear Mr. & Mrs. Purohit,

Beckingham Developers, LLC is applying for an amendment to our approved Conditional Zoning Plan from the Town of Weddington to allow our Beckingham community off Lochaven Road to remain an environmentally friendly, low density community and to preserve over 300 large mature trees from our site by using engineered & strategically placed level spreaders within the community, along with underground rain harvesting cisterns on all lots to naturally disburse stormwater effectively through the flood plains along Mundy's Run and as the primary irrigation source for the future homeowners.

After completing a downstream analysis, it was determined that there would be no impacts to any downstream structures; however, there could be a 1.99' rise during a 100-year storm in the culvert located to the rear of your lot along Hidden Haven Trail which is located in a flood plain area. Beckingham Developers, LLC and the future Beckingham Homeowners Association agree to provide inspections and maintenance, as needed, to clean or clear any debris in and around the culvert area to the rear of your lot to ensure proper stormwater flow. This agreement will be memorialized in a separate recorded Private Culvert Maintenance Agreement.

Sincerely,

Beckingham Developers, LLC

Thomas D. Waters

Thomas D. Waters, Manager

6707 Fairview Road, Suite B, Charlotte, NC 28210