Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

Town of Huntersville
NORTH CAROLINA

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA
Regular Town Board Meeting
March 3, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

1. Closed Session - 5:15 p.m.

1.A. Closed Session pursuant to N.C.G.S. §143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential. *(Bobby Williams)*

2. Call to Order

3. Moment of Silence

4. Pledge of Allegiance

5. Announcements and Presentations

5.A. A Proclamation for Women's History Month. *(Christy Clark)*

5.B. A Proclamation for Endometriosis Awareness Month. *(Christy Clark)*

6. Public Comments

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the January 29-30, 2026 Town Board Planning Workshop. *(Catherine Cook)*

8.B. Approve the minutes of the February 17, 2026 Town Board Meeting. *(Catherine Cook)*

8.C. Approve contract for the construction of the Cambridge Grove Stream Stabilization project. *(Kevin Fox)*

8.D. Call a public hearing for April 21, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a parcel located on Eastfield Road. *(Becca Prichard)*

8.E. Approve municipal agreement with North Carolina Department of Transportation for the I-77 and NC 73 interchange. *(Stephen Trott)*

8.F. Approve municipal agreement with North Carolina Department of Transportation for the McDowell Creek Greenway pedestrian bridge. *(Stephen Trott)*

8.G. Approve municipal agreement with North Carolina Department of Transportation for NC 73 between West Catawba Avenue and Northcross Drive. *(Stephen Trott)*

8.H. Approve municipal agreement with North Carolina Department of Transportation for US 21 (Statesville Road) from Gilead Road to Holly Point Drive. *(Stephen Trott)*

8.I. Approve budget amendment for First Responders Park. *(Pattie McGinnis)*

8.J. Approve budget amendment The Park - Huntersville Greenway. *(Pattie McGinnis)*

8.K. Approve budget amendment for initiating site work and debris removal for Fire Station #2 property. *(Pattie McGinnis)*

8.L. Accept streets in the Valencia 1D and 1G Subdivision for Town maintenance. *(Kevin Fox)*

8.M. Accept street in the Olmstead Subdivision 2D for Town maintenance. *(Kevin Fox)*

9. Public Hearings

9.A. Conduct a public hearing on Petition #R25-17, a request by BDG Properties, LLC to rezone +/- 1.066 acres at the corner of Glendale Drive and Huntersville-Concord Rd from General Residential (GR) to Neighborhood Residential-Conditional District (NR-CD) for a four lot single-family residential subdivision. *(Patrick Patterson)*

9.B. Conduct a public hearing on Petition #R25-14 Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business with conditions (CB-CD) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash. *(Nathan Farber)*

9.C. Conduct a Public Hearing on Petition #R26-02, a request by HFH Partners, LLC to rezone (+/- .397 acres) 121 Gilead Rd from Neighborhood Residential District (NR) to Town Center (TC). *(Brian Richards)*

10. Other Business

10.A. Consider amending the Town's Public Comment and Public Hearing Policy. *(Emily Sloop)*

11. Closing Comments

12. Adjourn

General Meeting Information

Town Board:
The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:
All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Tuesday of each month (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:
Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended February 19, 2024)*

Special Accommodations:
Please contact the Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.

Town of Huntersville
NORTH CAROLINA

A PROCLAMATION FOR WOMEN'S HISTORY MONTH

WHEREAS, Women's History Month is a dedicated month to reflect on the often-overlooked contributions of women to United States history. From Abigail Adams to Susan B. Anthony, Sojourner Truth to Rosa Parks, the timeline of women's history milestones stretches back to the founding of the United States; and

WHEREAS, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, American women have played and continue to play critical economic, cultural, and social roles in every sphere in the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, American women have served our country courageously in the military; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, which create a more fair and just society for all.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim March as **"WOMEN'S HISTORY MONTH"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 3rd day of March, 2026.

_____

Christy Clark, Mayor

Town of Huntersville
NORTH CAROLINA

A PROCLAMATION FOR ENDOMETRIOSIS AWARENESS MONTH

WHEREAS, endometriosis is a complex hormonal and immune chronic disease causing multiple symptoms, including pain, which disrupt the lives of an estimated 89 million women and girls worldwide; and

WHEREAS, there is no known cure for endometriosis and treatments are often problematic; and

WHEREAS, lack of knowledge of the disease combined with stigma causes an average delay of ten years from onset of symptoms to diagnosis; and

WHEREAS, women, girls with endometriosis and their families have been shown to be at greater risk for 12 cancers, 7 autoimmune diseases, allergic diseases, and heart disease; and

WHEREAS, the Endometriosis Association is a nonprofit charity, founded in 1980, providing support for families affected by endometriosis, education about the disease, and research on the disease; and

WHEREAS, the Endometriosis Association began March, Endometriosis Awareness Month in 1993 and has seen it develop into a worldwide observance.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the March as **"Endometriosis Awareness Month"** in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 3rd day of March, 2026.

_____
Christy Clark, Mayor

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Town Board Planning Workshop Minutes Approval

EXPLAIN REQUEST:
Approve the Town Board Planning Workhop minutes.

ACTION RECOMMENDED:
Approve workshop minutes.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 20260129-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Town Board Planning Workshop
January 29, 2026 - 8:30 AM

GRAYLYN ESTATE (1900 Reynolda Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

The Huntersville Board of Commissioners meeting was held at Graylyn Estate 1900 Reynolda Road, Winston-Salem, NC 27106, at 8:30 AM on January 29, 2026

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Scott Coronet, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Heather Smallwood, Commissioner Nick Walsh

Day 1 - January 29, 2026

Opening Remarks and Overview

Mayor Christy Clark called the meeting to order.

Mayor Clark welcomed everyone. She and Town Manager Anthony Roberts gave opening remarks and an overview of the workshop.

Public Works and Engineering Departments Presentation

Kevin Fox, Director of Public Works, spoke about:

- *Powell Bill Funds*
- *Stormwater Funds*
- *Solid Waste Fee*
- *Public Works Staffing*

Deputy Town Manager Jackie Huffman led a discussion on the Town's current $154 annual solid waste fee that appears on the annual Mecklenburg County Tax bill. Since 2015, the Town Board has increased the fee from $72 to $154. Should the Board choose to convert this $3.4 million annual revenue source into the tax rate instead of charging a solid waste fee, the tax rate would need to increase at least 2.11 cents to generate $3.4 million in replacement annual revenue. To do so would result in commercial taxpayers experiencing a 9.3% tax increase. Vehicle taxes in Town would also increase by 9.3%. According to the County Assessor's office estimates, 92% of the Town's residential parcels would pay less in combined Town solid waste fee and tax if the conversion occurred (excluding the impact of vehicle fees). Staff indicated that to generate revenue estimates for FY 2027, the Board would need to choose a combination of fee or tax rate by April 1, 2026.

Stephen Trott, Director of Engineering, spoke about:

- *Staffing Requests*
- *ADA Sidewalk Update*
- *Projects Completed in 2025*
- *Town Road Projects Underway*
- *Town Sidewalk Projects Underway*
- *NCDOT Projects*
- *Future CIP Projects*

- PowerPoint attached hereto as EXHIBIT - D1-1

Break

Information Technology Department Presentation

Larry Davis, Director of Information Technology, spoke about:

- *General Update/Projects*
- *Camera Update*
- *Support Update/Additional Staff*

- PowerPoint attached hereto as EXHIBIT - D1-2

Human Resources Department Presentation

Lara Cagle, Director of Human Resources, spoke about:

- *Staffing Overview*
- *ElectriCities Transition*
- *Benefit Review*
- *Projected Staffing*
- *2026 Focus*

The Board asked for further discussion / research to be done regarding parental leave.

- PowerPoint attached hereto as EXHIBIT - D1-3

Legal Department Presentation

Emily Sloop, Town Attorney, spoke about:

- *Public Records*
- *Conflicts of Interest Related to Development Regulations*
- *Conflicts of Interest in Contracting*
- *Social Media Policy - Mr Smith with send the Social Media Policy to the Board*

- PowerPoint attached hereto as EXHIBIT - D1-4

Engineering - Verhoeff Alignment Study

Mr Trott updated the Board on the Verhoeff Alignment Study.

Mr Trott will submit the suggested, purple to orange, alignment to CRTPO to determine next steps.

- PowerPoint attached hereto as EXHIBIT - D1-5

Lunch

Police Department Presentation

Brian Vaughan, Chief of Police, spoke about:

- *State of the Department*
- *Personnel and Staffing Update*
- *Compensation and Incentives*
- *Organizational Structure*
- *Space Needs, Equipment and Technology*
- *North Meck Magistrate Update*

- PowerPoint attached hereto as EXHIBIT - D1-6

Fire Department Presentation

Jim Dotoli, Chief of Fire, spoke about:

- *Station Response Area*
- *Station Calls*
- *CIP Apparatus*
- *CIP Stations 1, 2 and 5*
- *Medic Contract*
- *Part-Time to Full-Time Positions*

- PowerPoint attached hereto as EXHIBIT - D1-7

Break

Huntersville Family Fitness and Aquatics Presentation

George Eversmann, Vice President Operations of LIV unltd, spoke about:

- *Facility Impact / Community Relations*
- *Memberships*
- *Capital/Operational Expenditures and Improvements*
- *Ongoing Projects*
- *Future Capital / Facility Planning*

Commissioner Quarles inquired about cross-marketing initiatives and Mr Eversmann explained their various initiatives. The Board expressed interest in seeing HFFA continue to support the Town's sports tourism, connecting LIV (who manages HFFA) with VSO, seeing HFFA logo on website of nonprofits that LIV has been working with in recent months, and going forward to highlight community collaboration.

- PowerPoint attached hereto as EXHIBIT - D1-8

Attainable Housing Presentation

Bobby Williams, Assistant Town Manager, spoke about Attainable Housing. Staff shared statistics from recent Housing Needs Analysis by the Development Finance Initiative at UNC. The Board was curious about a "magic number" for the number of affordable units the town needs. No such number was provided by consultants. Given financial gaps associated with financing affordable units, the Board was encouraged to continue seeking affordable / attainable units from rezonings. Those opportunities have also resulted in options above 80% AMI to support local workforce housing needs.

- PowerPoint attached hereto as EXHIBIT - D1-9

Adjourn

There being no further business, Commissioner Coronet made a motion to adjourn.
Commissioner Rivers seconded the motion.
The motion Passed.
Mayor Clark adjourned the meeting.

Day 2 - January 30, 2026

Opening Remarks and Overview

Mayor Clark called the meeting to order.

Mayor Clark welcomed everyone back. She and Mr Roberts gave opening remarks and an overview of the workshop.

Planning Department Presentation

Brian Richards, Director of Planning, spoke about:

- *Growth / Development Trends*
- *Maps*
- *Long Range Planning Goals*
- *2040 Community Plan*
- *2023 Downtown Master Plan*
- *Pottstown Community Preservation Plan*
- *Transportation Planning*
- *Unified Development Ordinance*

- PowerPoint attached hereto as EXHIBIT - D2-1

Parks and Recreation Department Presentation

Michael Jaycocks, Director of Parks and Recreation, spoke about:

- *Park Visitors*
- *Sports Tourism*
- *Waiting List*
- *Impact of Park Improvements*
- *Downtown Parks and Events*
- *Greenway Usage*
- *Tree Canopy*
- *2030 Master Plan*
- *Current Projects*
- *Future Projects*

The Board asked Mr Jaycocks to look into adding a New Year's Eve Event.

- PowerPoint attached hereto as EXHIBIT - D2-2

ElectriCities Presentation

Kevin Josupait, Electric System Manager, spoke about:

- *Electric Service Territory*
- *Capital Projects FY26*
- *Capital Outlook FY27*
- *Electric System Load Update*

- PowerPoint attached hereto as EXHIBIT - D2-3

Finance Department Presentation

Pattie McGinnis, Director of Finance, spoke about:

- *Fund Balance*
- *Debt Schedule*
- *Budget Calendar*
- *CIP and Five Year Financial Forecast*

Town Manager Roberts introduced the Town's five-year Capital Improvement Program, all projects of which had been introduced previously on the agenda exceeding $371 million. Ms McGinnis and Deputy Town Manager Huffman displayed the financial implications of issuing more than $100 million in debt over 5 years. The five-year financial forecast illustrated the impact on fund balance, future tax rates, FY 2028 revaluations and future expenses such as personnel, operating and debt expenditures. Staff discussed the differences in funding projects and delivery of projects. The Board was encouraged to use the five-year forecast to review different financial scenarios that would result from funding or not funding various projects.

- PowerPoint attached hereto as EXHIBIT - D2-4

Wrap Up / Board Discussion

Mayor Clark, Mr Roberts and Mr Williams spoke about:

- *Economic Development - The Board expressed interest in future position to support Town's economic development needs, with particular focus on downtown. Partnership and collaboration with Mecklenburg County Economic Development continues, as does connections to other nonprofits and resources in north Mecklenburg. Unclear if FY27 is the year the Town hires staff for that role.*
- *Town Center RFPs - The Board supported issuing another RFP for concepts for development of the site. Open to options, noting that anything not 100% commercial would be subject to a rezoning. Ms Sloop advised on disposition being an upset bid or negotiated offer like what occurred with 760 Brewery.*

- *Potential FY27 Goals - Mr Roberts reviewed FY26 goals and updates, he encouraged the Board to use the FY26 goals as a starting point for their FY27 goals. Mayor Clark will take the lead in coordinating updates with Commissioners.*
- *Budget Survey - The Board was asked to send any feedback to Mr Smith for survey. Given the timing, it wasn't clear if the survey would go out this year or look to next year.*
- *Parking Deck - The Board directed Mr Roberts to pursue a path to get started on the project.*
- *Cashion's Lot - Mr Roberts asked the Board for suggestions to submit to Parks and Recreation department*

- PowerPoint attached hereto as EXHIBIT - D2-5

Adjourn

There being no further business, Commissioner Quarles made a motion to adjourn.
Commissioner Smallwood seconded the motion.
The motion Passed.
Mayor Clark adjourned the meeting.

EXHIBIT
D1-1

Engineering & Public Works

Jan. 29, 2026

Town of Huntersville
NORTH CAROLINA

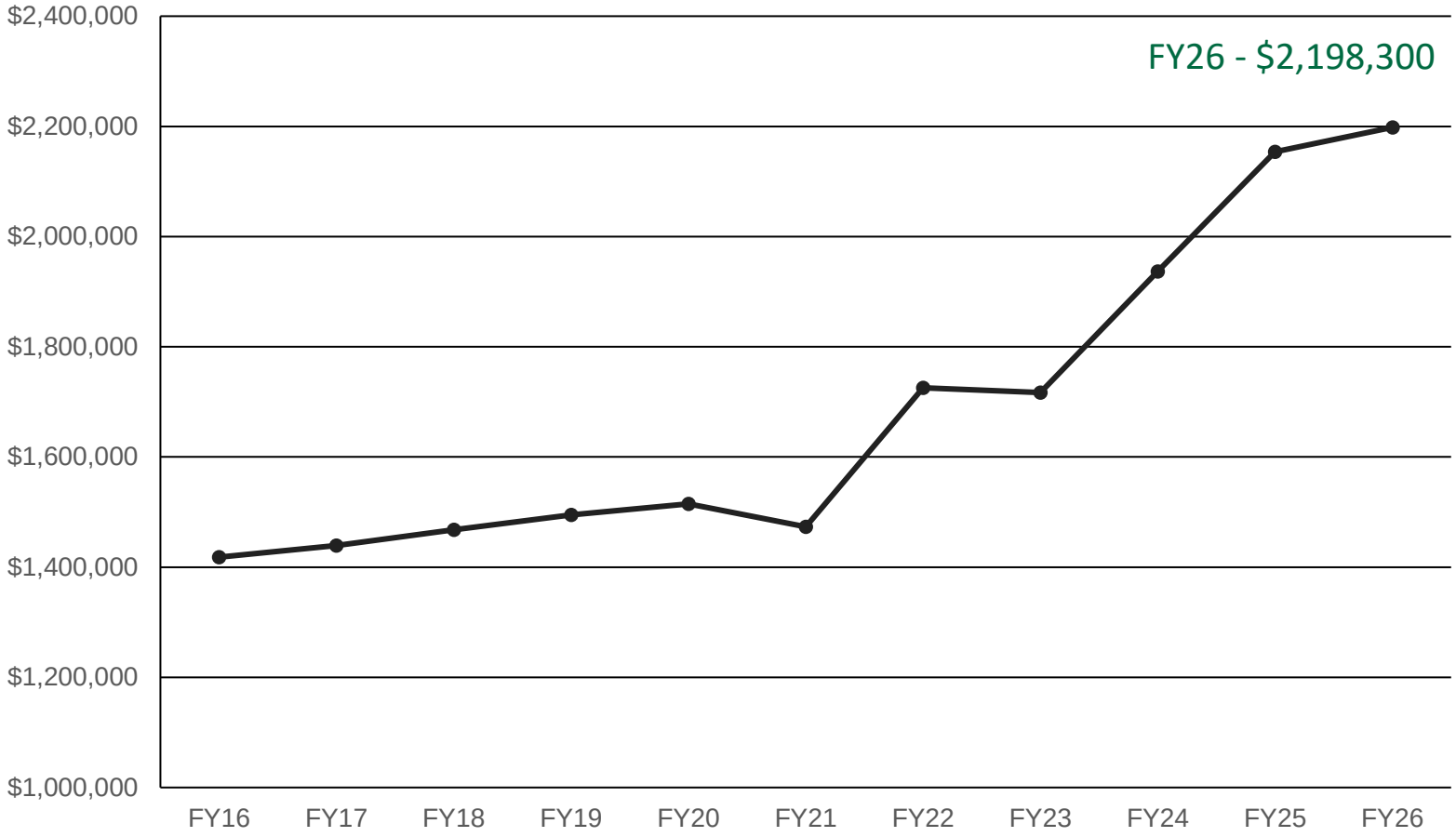
Public Works

- CIP Projects – Roads and Sidewalks Construction
- Street Maintenance
- Stormwater Maintenance
- Fleet Maintenance
- Solid Waste
- Street Lights
- Land Development / Street Acceptance/ Encroachments

Public Works Topics Today

- Powell Bill Funds
- Stormwater Funds
- Solid Waste Fee
- Public Works Staffing

Powell Bill – (Town Allocations)



FY26 - $185,622,000 Statewide total distribution

Powell Bill

*Cost to mill, patch, and resurface **1 mile** of street*

$50,000 to mill PLUS
$45,000 to patch 10% of area PLUS
$175,000 to resurface w/ 2” of asphalt

TOTAL = $270,000

Powell Bill

$270,000 x 254.98 miles

$68,844,600

Spending **85%** of the $2,198,300 annual Powell Bill funds provides resurfacing of streets every. . .

37 YEARS

Note: FY26 plan to address approx. 11 miles of town-maintained streets, an increase from the historic 5-7 miles per year.

Recommend: *Continue to supplement Powell Bill funding to increase paving to 12-14 miles per year. This will decrease the number above to* ***~20 years****.*

Stormwater Fund

- Approximately $3,500,000 committed to on-going Stream Enhancement Projects
  - South Prong Clarke Creek Project (Vermillion Area)
  - Upper Tributary Torrance Creek (Hamptons/Monteith Park)
  - Tributary to Caldwell Station Creek (Cambridge Grove/Hampton Ridge)

- Increasing demand for Stormwater Maintenance
  - Aging infrastructure of piped systems through-out Town
  - Continuing to rely on Contractor Labor to complete projects

- Increasing County Fees for Major System Components and NPDES Permit

- ***Recommend: No increase to Stormwater Fee for FY27 but monitor for future years***.

Solid Waste Fee

- Current-year Solid Waste Fee for residents - $154 per household
- FY25 Solid waste cost – $5,256,300
- Estimate current-year costs to be $5,700,000 ($244/household/year)
- Fee Covers 63% of actual costs

Staffing

- Fully staffed for the first time in 5+ years!
- Plan to request 4 new positions in Public Works Operations
  - Landscape Maintenance Crew to reduce Contracted Services
  - Additional Capacity for Increasing Sidewalk and Street Maintenance
- Plan to request 1 new position for Fleet Maintenance
  - Over 400 “pieces” to maintain (added HFD and future Electric Dept.)
  - Provides support for 2 current positions for greater production/faster turn-around
  - Safety – minimum 2 personnel in shop in event someone is out
- Important to remain competitive as we continue to compete with Private sector

Engineering

- CIP Projects – Roads and Sidewalks
- Land Development Plan Review and TIAs
- Traffic Calming
- New Street Signage Requests
- ADA Sidewalk Compliance
- NCDOT Project Coordination

Engineering Topics Today

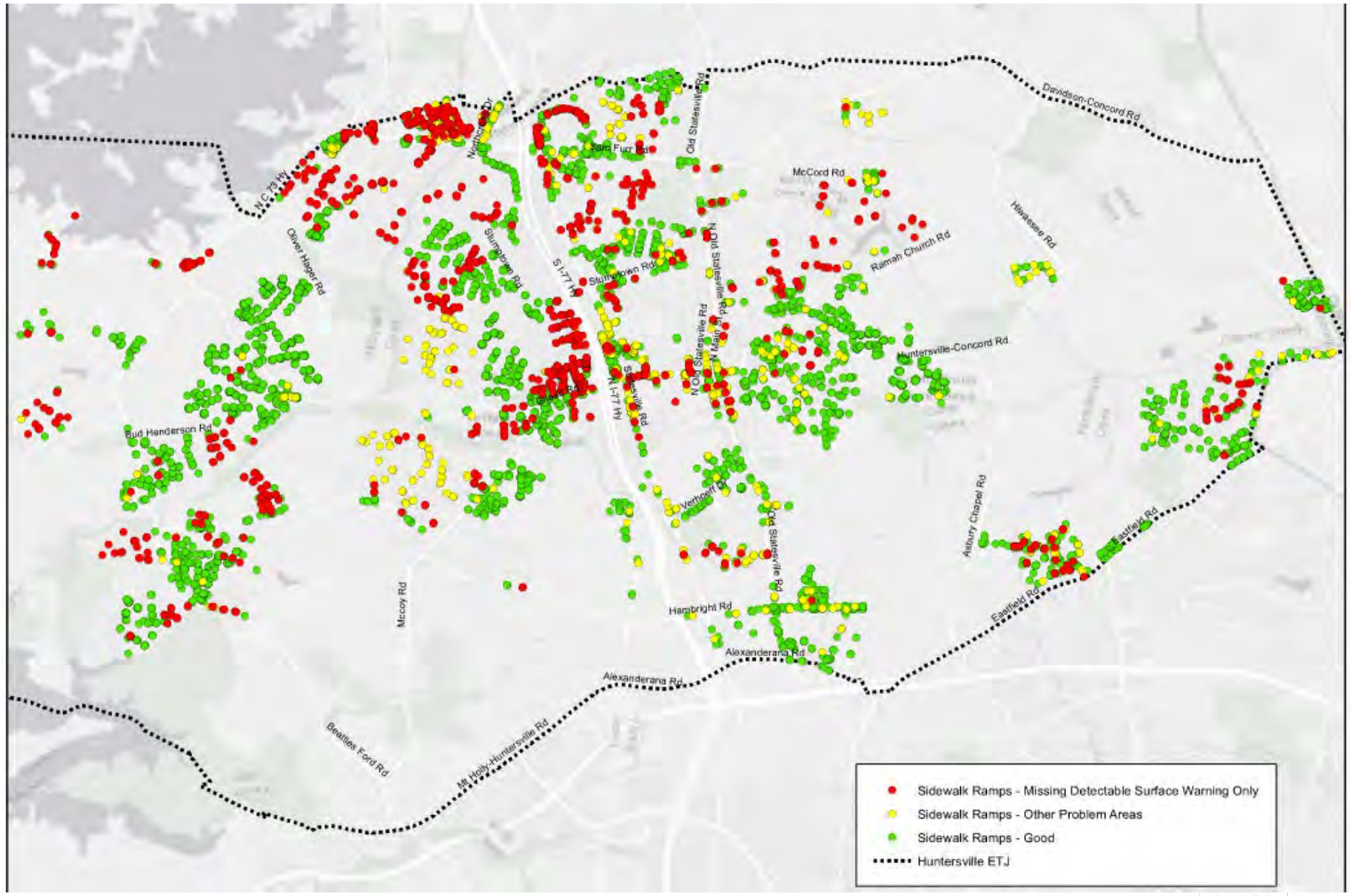
- Staffing Requests
- ADA Sidewalk Update
- Projects Completed in 2025
- Town Road Projects Underway
- Town Sidewalk Projects Underway
- NCDOT Projects
- Future CIP Projects

Staffing Requests for FY27

- Engineering Manager – Traffic
- Convert an Engineer II position to Engineering Manager (Land Development)
- Engineer to design/manage road and sidewalk projects
- Project Manager for current & upcoming Town projects (fire stations, greenways, parks additions, public works building, etc.)

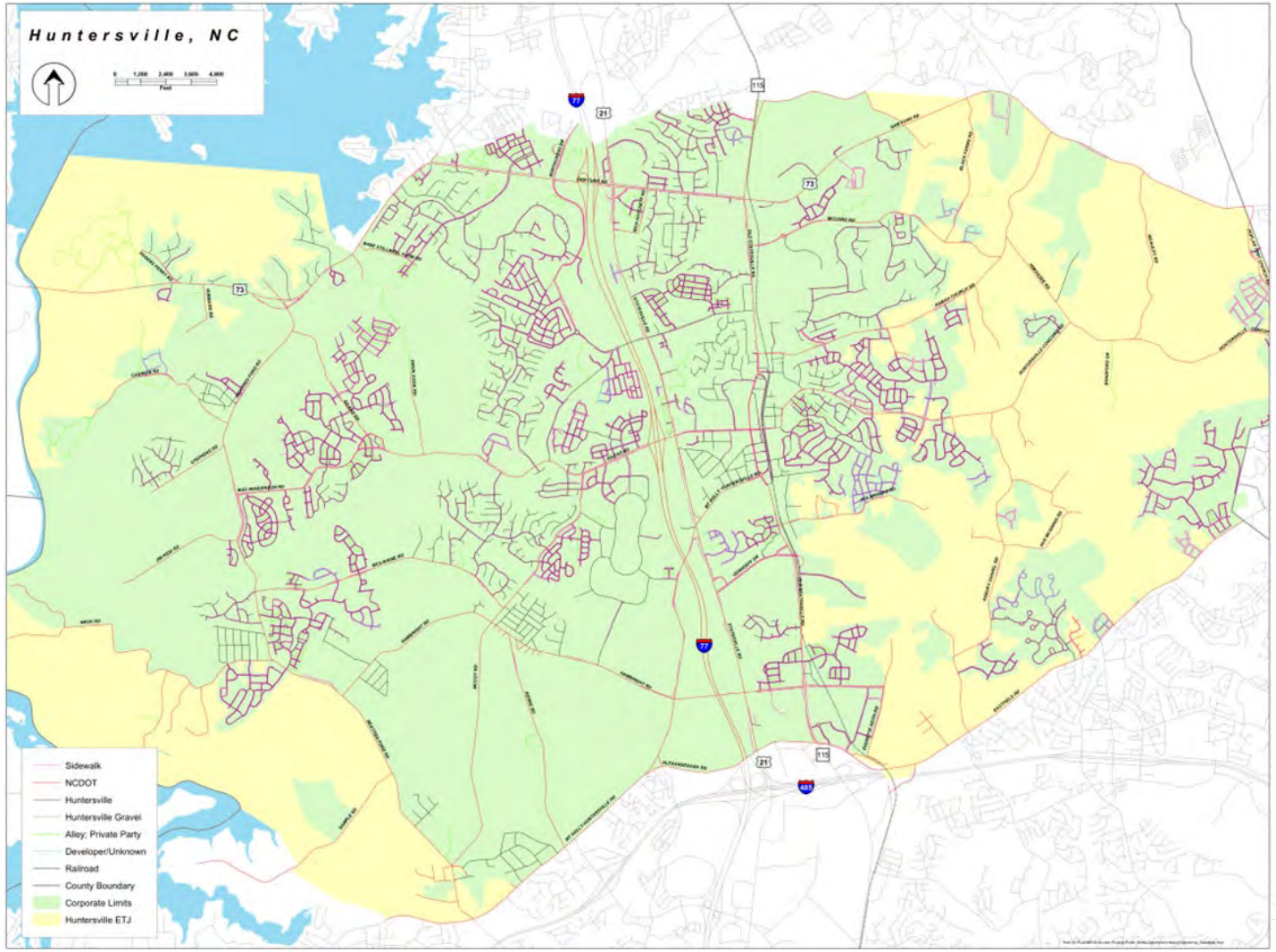
ADA Sidewalk Ramps Update

- 6,335 ramps
- About 22% noncompliant
- Estimated cost to fix ~$2,100,000



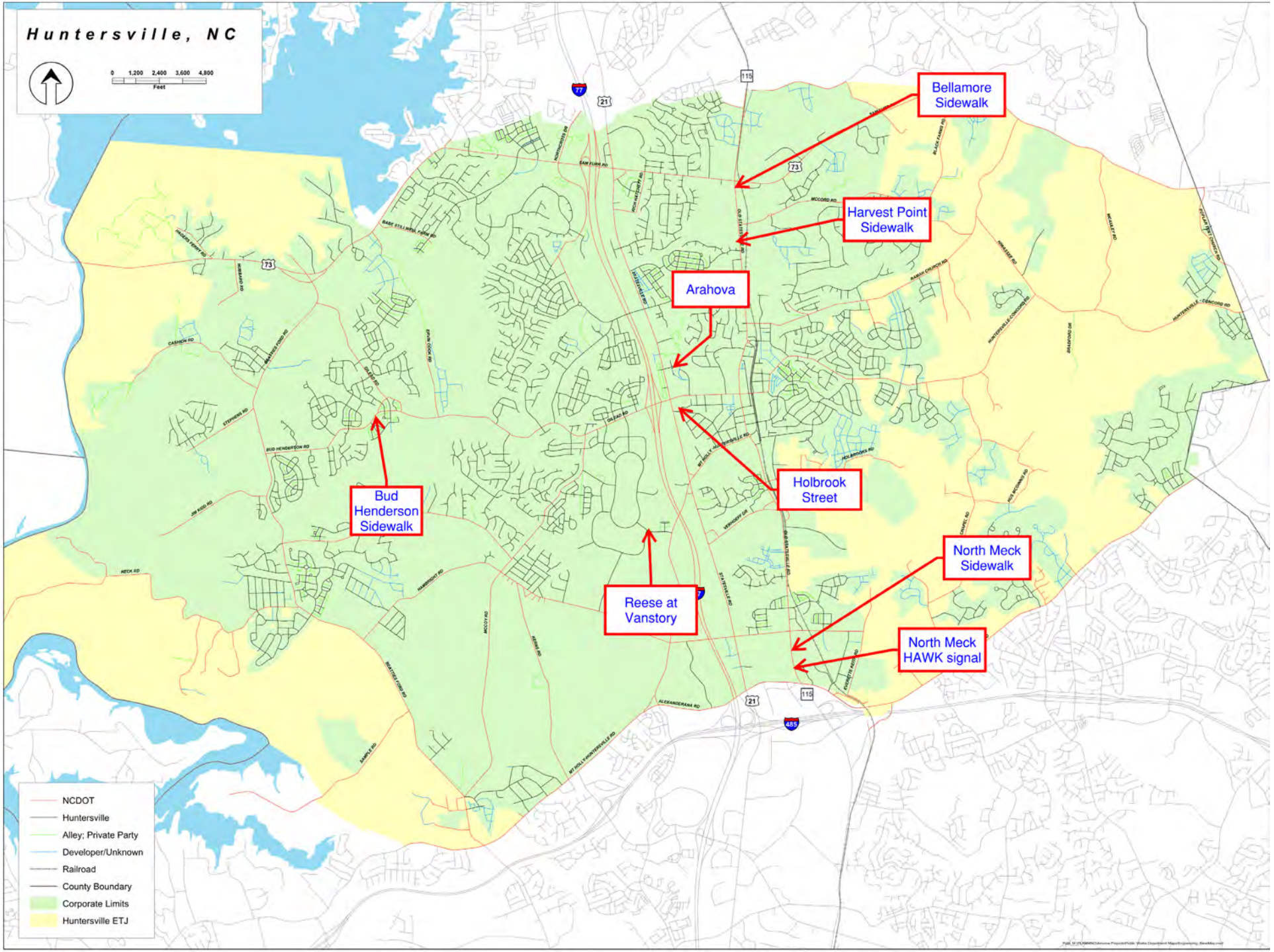
ADA Sidewalk Update

- About 320 miles of sidewalks
- Surveyed about 73% of total
- Roughly 18% of sidewalk surveyed is noncompliant (42 miles)
- Estimated cost to fix: ~$10,400,000



Projects Completed in 2025

- Arahova
- Vanstory at Reese
- Holbrook Street connection to Dallas Street
- Bud Henderson Sidewalk
- North Meck HAWK signal
- NC115 North Meck to Blythe Sidewalk
- NC115 at Harvest Point Sidewalk
- NC115 Bellamore Sidewalk
- 2025 Resurfacing – 10.73 miles


Huntersville, NC
0 1,200 2,400 3,600 4,800
Feet
Bellamore Sidewalk
Harvest Point Sidewalk
Arahova
Holbrook Street
Bud Henderson Sidewalk
Reese at Vanstory
North Meck Sidewalk
North Meck HAWK signal
NCDOT
Huntersville
Alley; Private Party
Developer/Unknown
Railroad
County Boundary
Corporate Limits
Huntersville ETJ

Arahova

- Rebuild Roundabout
- Construction Complete

Vanstory at Reese

- Add left turn lane on Reese Blvd
- Construction Complete

Holbrook Street Connection

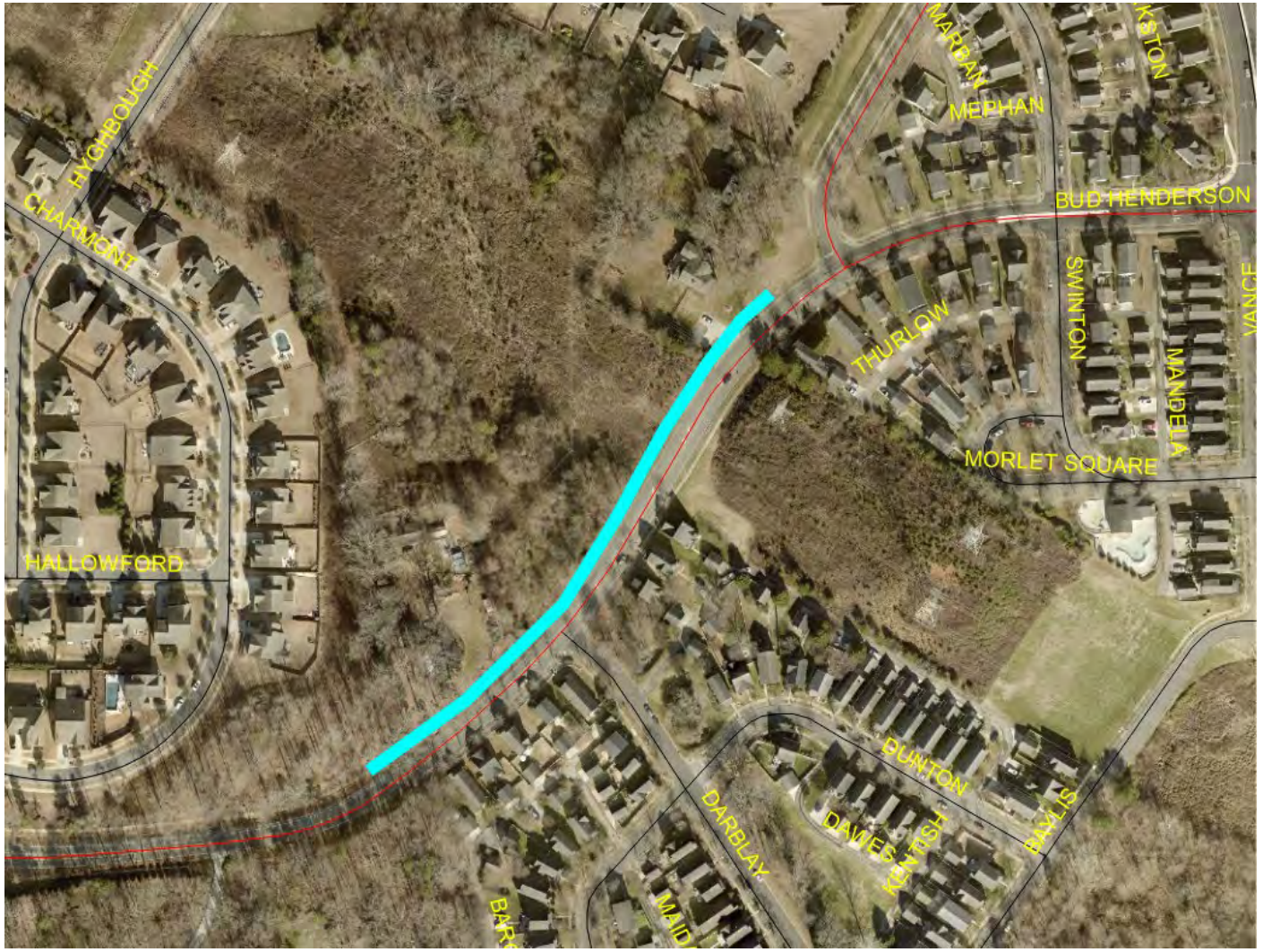
- Connect Holbrook Street to Dallas Street
- Construction Complete

NC115 at Harvest Point

- Along NC115, connect North Meck Park to Harvest Point
- Construction Complete

Bud Henderson

- Along Bud Henderson Road, connect Arbormere to the Villages at Gilead
- Construction Complete



NC115-Bellamore to CVS

- Along NC115, connect Bellamore to CVS
- Construction Complete

NC115-North Meck to Blythe

- Connect sidewalk along NC115 between North Meck High and Blythe Elementary School

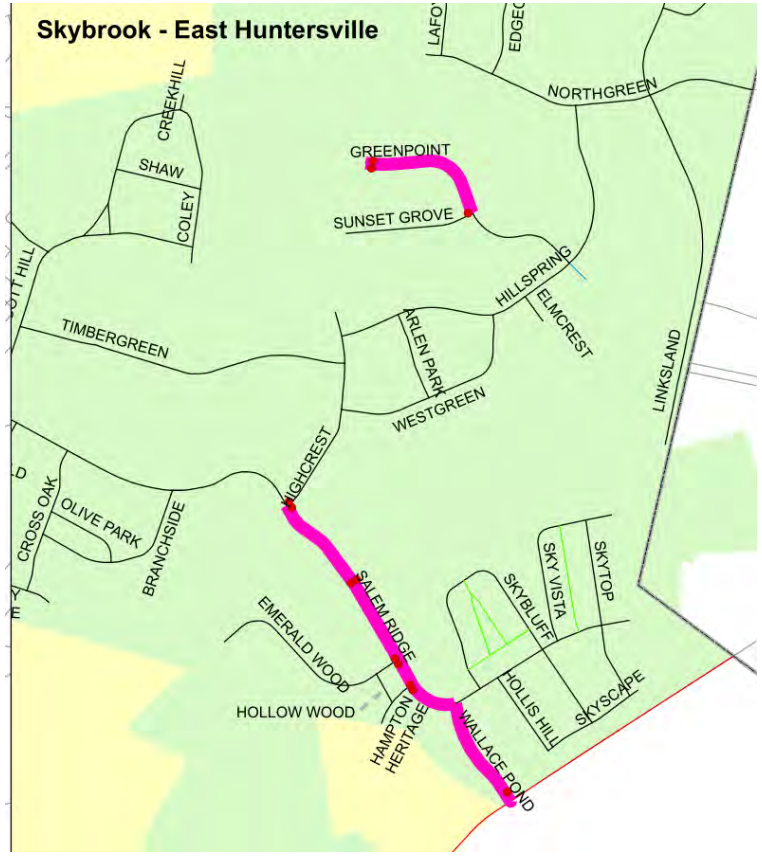
- Construction Complete

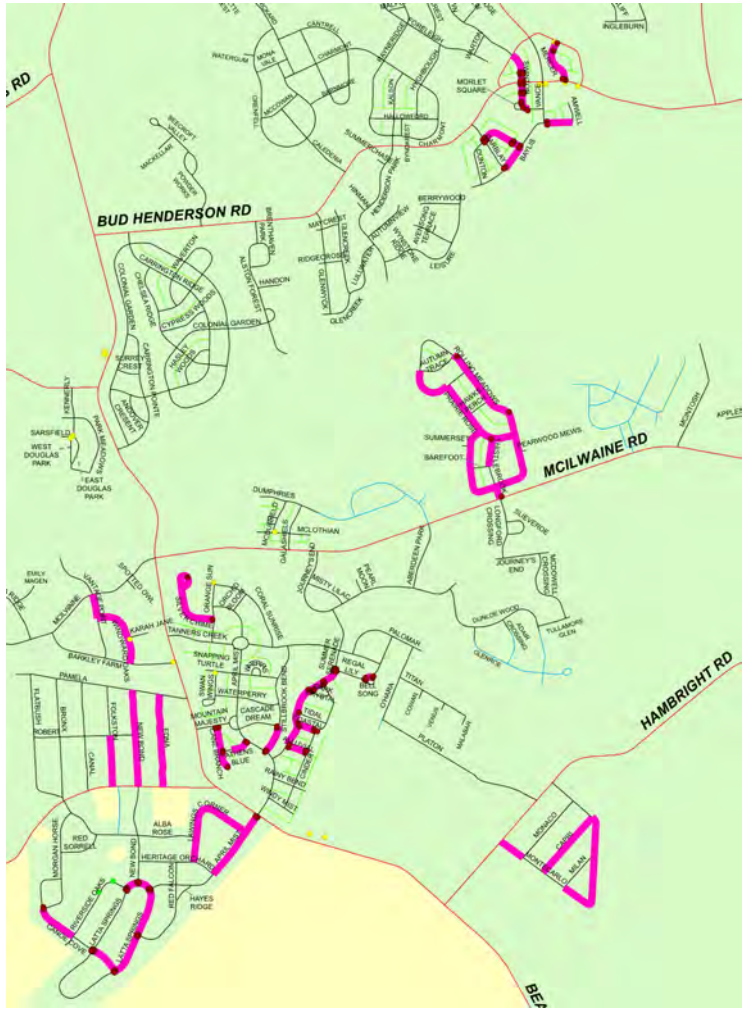
North Meck Pedestrian Crossing

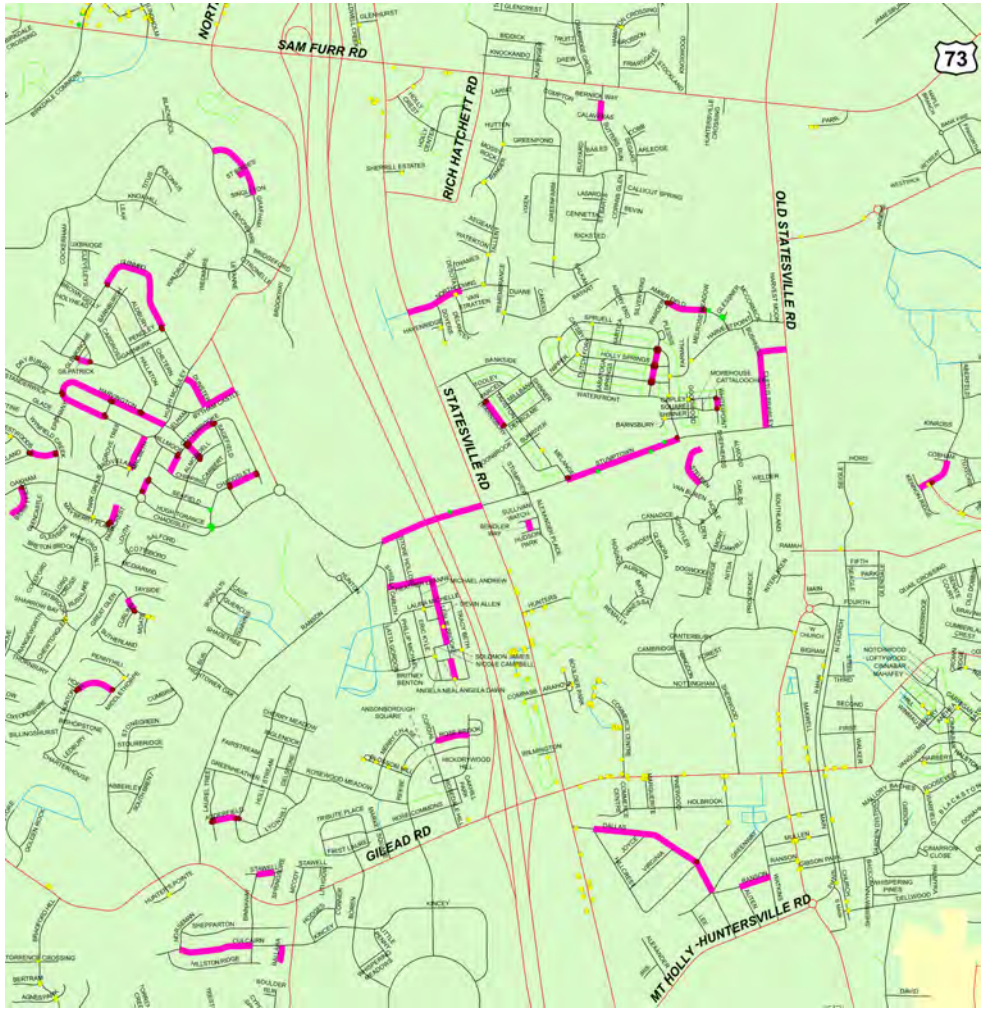
- Add PHB and pedestrian crossing on NC115 at North Meck high school
- Construction Complete

2025 Resurfacing

- 10.73 miles
- Total Cost ~ $2,642,459

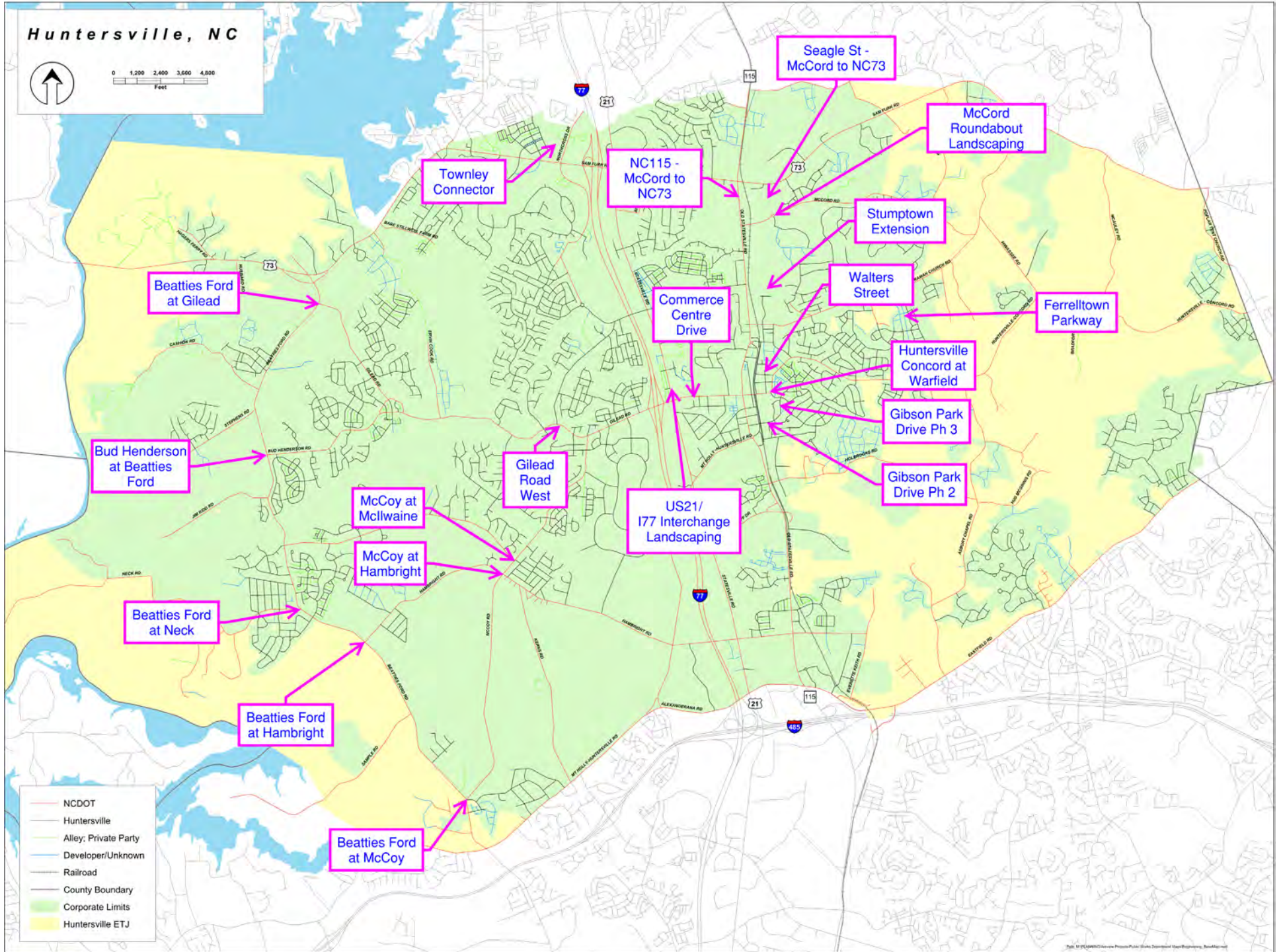






Town Road Projects Underway

- 2026 Street Resurfacing
- Gibson Park Drive Phase 2
- Beatties Ford at Gilead Road
- Commerce Centre Drive
- Ferrelltown Parkway
- Seagle Street – McCord to NC73
- Gilead Road West
- Beatties Ford at Hambright
- Beatties Ford at McCoy Road
- Bud Henderson at Beatties Ford
- Stumptown Extension
- McCoy Road at Hambright/McIlwaine
- Walters Street
- Huntersville Concord Rd at Warfield
- Beatties Ford at Neck
- NC115 (McCord to NC73)
- US 21/I 77 Interchange Landscaping
- McCord Roundabout Landscaping
- Townley Connector
- Gibson Park Phase 3


Huntersville, NC
0 1,200 2,400 3,600 4,800
Feet
Seagle St - McCord to NC73
McCord Roundabout Landscaping
Townley Connector
NC115 - McCord to NC73
Stumptown Extension
Walters Street
Commerce Centre Drive
Ferrelltown Parkway
Beatties Ford at Gilead
Huntersville Concord at Warfield
Gibson Park Drive Ph 3
Bud Henderson at Beatties Ford
Gilead Road West
Gibson Park Drive Ph 2
US21/ I77 Interchange Landscaping
McCoy at McIlwaine
McCoy at Hambright
Beatties Ford at Neck
Beatties Ford at Hambright
Beatties Ford at McCoy
NCDOT
Huntersville
Alley; Private Party
Developer/Unknown
Railroad
County Boundary
Corporate Limits
Huntersville ETJ

TOWN OF HUNTERSVILLE
ENGINEERING AND PUBLIC WORKS
PROJECT LIST
12/22/2025

	Completed Project	Project Updated					
Project Name	Source of Funds	Budget*	Spent To Date	Design & ROW	Construction	Est Completion Date	Comments
NC115 Sidewalk - Bellamore to CVS	General Fund	$200,000	$82,512	Property Acquisition complete. 0/1 parcel in condemnation settled.	Complete	Summer 2025	
Enhanced Pedestrian Crossing at North Meck HS	General Fund	$275,000	$188,626	Complete.	Complete	Summer 2025	
NC115 Sidewalk - North Meck to Blythe	General Fund	$190,600	$132,698	Complete.	Complete	Fall 2025	
Holbrook St - Connection to Dallas St	Transportation Reserve	$350,000	$123,091	Complete.	Complete	Winter 2025	
Main Street U-5908	Bond Funds	$31,790,878	$26,367,963	33/35 parcels in condemnation settled.	Complete	Summer 2025	
Huntington Green Community Sidewalk	CDBG Grant, General Fund	$4,700,000	$3,940,305	Complete.	85% complete	Spring 2026	Construction underway.
Gibson Park Drive Phase 2	Bond Funds/Fund Balance	$1,400,000	$276,800	Complete.	35% complete	Spring 2026	Construction underway.
Commerce Centre Drive	General Fund	$1,500,000	$171,335	Property Acquisition underway. 4/5 parcels settled.	Spring 2026	Fall 2026	
Ferrelltown Parkway	General Fund	$5,100,000	$138,225	Phase 1: Property Acquisition complete. 100% plans underway. Phase 2: 0/3 parcels settled.	Spring 2026	Summer 2028	
Beatties Ford Rd/Gilead Rd	Bond Funds	$2,700,000	$335,784	Property Acquisition underway. 7/9 parcels acquired. 0/2 parcels in condemnation settled.	Summer 2026	Spring 2027	
Beatties Ford & Hambright Intersection	Transportation Reserve/Bond Fund	$2,150,000	$496,234	100% Plans underway. 0/1 parcels in condemnation settled.	Summer 2026	Spring 2027	Utility relocation underway.
Gilead Rd West - Wynfield Creek Parkway to McCoy Rd. U-6106	Bond Fund	$19,500,000	$4,295,201	Property Acquisition underway. 33/47 parcels acquired. 0/5 parcels in condemnation settled.	Summer 2026	Summer 2028	
Beatties Ford Rd/McCoy Rd	Bond Fund	$3,000,000	$304,839	Property Acquisition underway. 5/13 parcels acquired.	Fall 2026	Summer 2027	
Greenway St Sidewalk	General Fund	$200,000	$63,805	Property Acquisition underway. 0/2 parcels acquired.	Spring 2026	Summer 2026	
US21/I77 Interchange Landscaping	General Fund	$800,000	$5,250	Plans underway.	Fall 2026	Spring 2027	
McCord Road Roundabout Landscaping	General Fund	$250,000	$1,350	Plans underway.	Fall 2026	Spring 2027	
Seagle St- McCord to NC73	General Fund	$1,750,000	$142,348	Property Acquisition underway. 0/3 parcels acquired.	Fall 2026	Summer 2027	Schedule dependant on development road construction.
Covington Crest to Vermillion Village - Sidewalk	General Fund	$600,000	$51,203	30% plans in review.	Fall 2026	Spring 2027	
Crown Ridge E - Sidewalk	General Fund	$600,000	$51,203	30% plans in review.	Fall 2026	Spring 2027	
Kedleston Rd - Sidewalk	General Fund	$1,600,000	$81,052	30% plans in review.	Summer 2027	Winter 2027	
Main St to Monteith Grove N - Sidewalk	General Fund	$500,000	$64,532	65% plans underway.	Fall 2026	Spring 2027	Potential development project R25-15.
Main St to Monteith Grove S - Sidewalk	General Fund	$275,000	$37,961	65% plans underway.	Fall 2026	Spring 2027	
Verhoeff Dr - Sidewalk	General Fund	$475,000	$56,941	65% plans underway.	Fall 2026	Spring 2027	
LN Charter to Damson Dr Section 1 - Sidewalk	General Fund	$110,000	$16,699	65% plans underway.	Fall 2026	Spring 2027	
LN Charter to Damson Dr Section 2 - Sidewalk	General Fund	$375,000	$56,946	65% plans underway.	Fall 2026	Spring 2027	

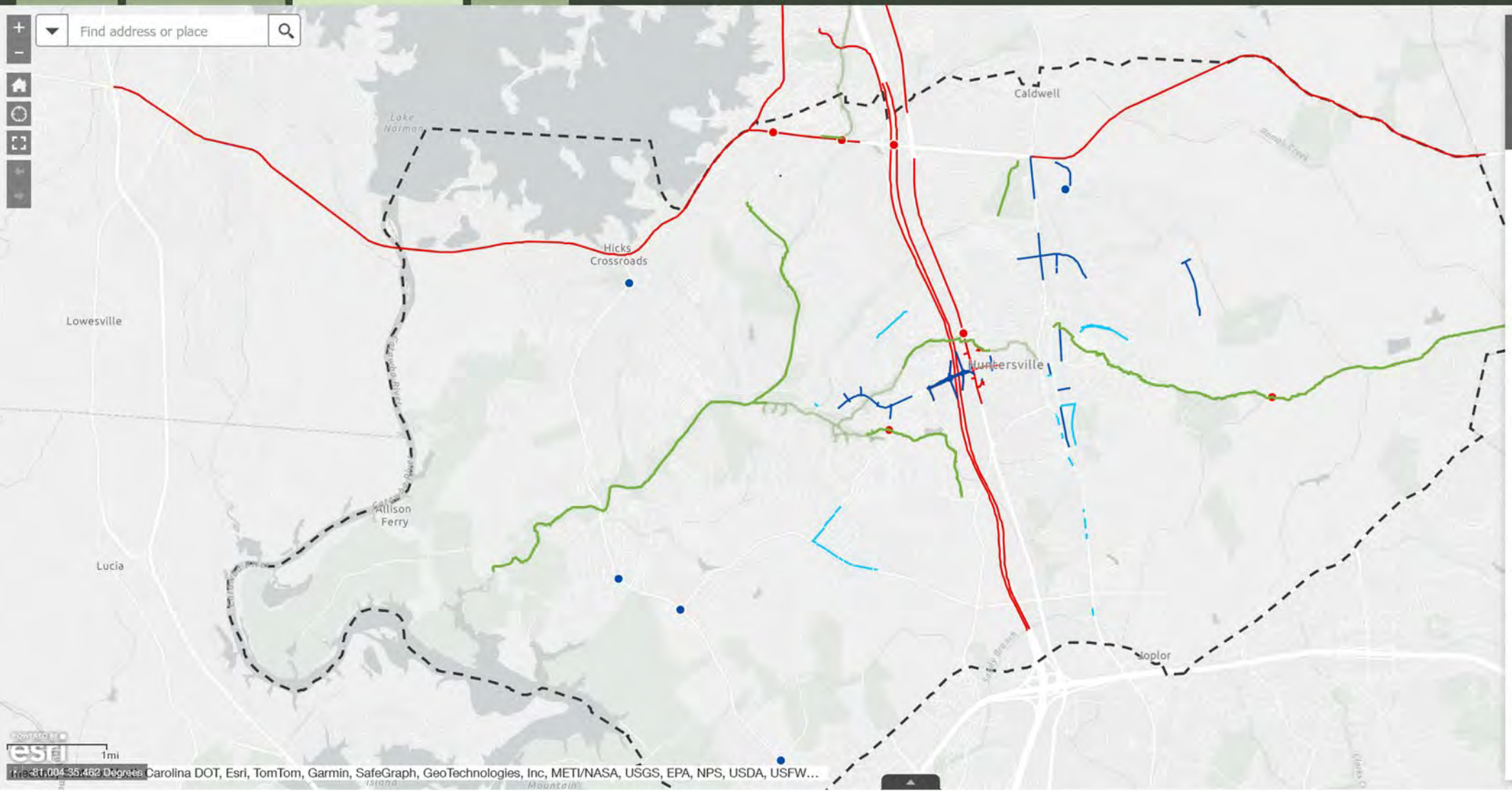
Project Name	Source of Funds	Budget*	Spent To Date	Design & ROW	Construction	Est Completion Date	Comments
LN Charter to Damson Dr Section 3 - Sidewalk	General Fund	$250,000	$37,962	65% plans underway.	Fall 2026	Spring 2027	
Bud Henderson at Beatties Ford Right Turn Lane	Transportation Reserve	$800,000	$77,812	65% plans in review.	Fall 2026	Summer 2027	
McCoy Rd at Hambright Rd	General Fund	$2,300,000	$209,326	65% plans in review.	Fall 2026	Fall 2027	Utility coordination underway.
McCoy Rd at McIlwaine Rd	General Fund	$1,500,000	$194,669	65% plans in review.	Fall 2026	Fall 2027	Utility coordination underway.
Ranson Road Sidewalk	Bond Funds	$2,900,000	$134,552	65% plans underway.	Fall 2026	Fall 2027	
Bradford Hill Sidewalk	General Fund	$550,000	$0	Concept selected, revision underway.	Spring 2027	Fall 2027	
Townley Connector	General Fund	$9,000,000	$0	Survey and environmental study underway.	Fall 2028	Fall 2029	
Gibson Park Phase 3	General Fund	$3,300,000	$0		Fall 2028	Fall 2029	
Stumptown Road Extension HL-0118	Fund Balance/Bond Funds	$25,202,591	$1,172,686	65% plans underway.	Fall 2028	Fall 2030	
Walters (Huntersville-Concord to Armfield Ave)	Bond Funds	$4,611,558	$127,880	65% plans underway.	Spring 2029	Spring 2030	
Huntersville-Concord at Warfield	Bond Funds	$3,800,000	$995,739	Concept plans underway.	Spring 2029	Spring 2030	
Beatties Ford at Neck Road	Bond Funds	$2,600,000	$90,361	65% plans in review.	Spring 2029	Fall 2029	
NC115 (McCord to 73) HL-0056	Bond Funds	$8,542,000	$253,835	Environmental document underway.	Spring 2031	Spring 2033	
U-5114 US21/Gilead Rd	NCDOT TIP	$19,322,000	-	Complete.	Underway.	2026	Construction Underway
I-5714 I-77/Gilead Rd Interchange	NCDOT TIP	$13,600,000	-	Complete.	Underway.	2026	Construction Underway
U-5108 Northcross Dr Extension	NCDOT TIP	$23,285,000	-	Complete.	Underway.	2027	Construction Underway
BP10.R012 Asbury Chapel Rd Bridge Replacement		-	-	In ROW Acquisition.	2026		
U-5771 US21 - Gilead Rd to Holly Point Dr	NCDOT TIP	$97,835,000	-	In ROW Acquisition.	2027		Widen to multi lanes.
I-5715 I-77/NC-73 Interchange	NCDOT TIP	$101,901,000	-	In ROW Acquisition.	2027		2 new bridges, roundabouts.
U-5765 NC73 - W Catawba Ave to Northcross Dr	NCDOT TIP	$119,680,000	-	In ROW Acquisition.	2027		Widen to multi lanes.
BL-0119 Pedestrian Bridge over NC73 (McDowell Creek Greenway)	NCDOT TIP	$5,159,000	-	In design.	2027		
BL-0080 Greenway Tunnel Under US21	NCDOT TIP	$3,250,000	-	In design.	2027		
I-6065 I-77 Peak Period Shoulder Lanes	NCDOT TIP	$47,000,000	-		2027		
R-2632AB NC73 - NC115 to Davidson-Concord Rd	NCDOT TIP	$84,100,000	-	In ROW Acquisition.	2028		Widen to multi lanes.
R-2555B W. Catawba Ave - NC73 to Jetton Rd	NCDOT TIP	$48,855,000	-	In ROW Acquisition.	2028		Widen to 4 lane divided.
R-5721B NC73 - Vance Rd Ext/Beatties Ford Rd to W Catawba Ave	NCDOT TIP	$77,700,000	-	In ROW Acquisition.	2028		Widen to multi lanes.
BP10.R032 McCoy Rd Bridge Replacement		-	-	In design.	2029		
R-5706A NC73 - Davidson-Concord Rd to Poplar Tent Rd	NCDOT TIP	$71,300,000	-	In design.	2030		Widen to multi lanes.
U-5767 US21 - Northcross Center Ct to Westmoreland Rd	NCDOT TIP	$82,700,000	-	In design.	2034		Widen to multi lanes.
R-5721A NC73 - NC16 to Vance Rd Ext/Beatties Ford Rd	NCDOT TIP	$268,800,000	-	Restarting design.	-		Funded for preliminary engineering only.

*Total Project Estimate

Development Projects

Town of Huntersville

Introduction | Current Development | Transportation Projects | Zoning Map



ABOUT

By clicking on a project line or circle, you will find corresponding details related to the project. The RED projects are funded by North Carolina Department of Transportation and the DARK BLUE projects are a part of the Town of Huntersville's Capital Improvement Program. Sidewalk projects are noted in LIGHT BLUE.

Greenway Projects are denoted in ORANGE and GREEN symbology.

Updated: October 31, 2025

If you are wanting to search for an address, navigate to the left search bar, and type in an address or place. If you would like to search for a particular NCDOT STIP number, select the drop down arrow next to the search bar and choose either NCDOT Roadway or Intersection projects.

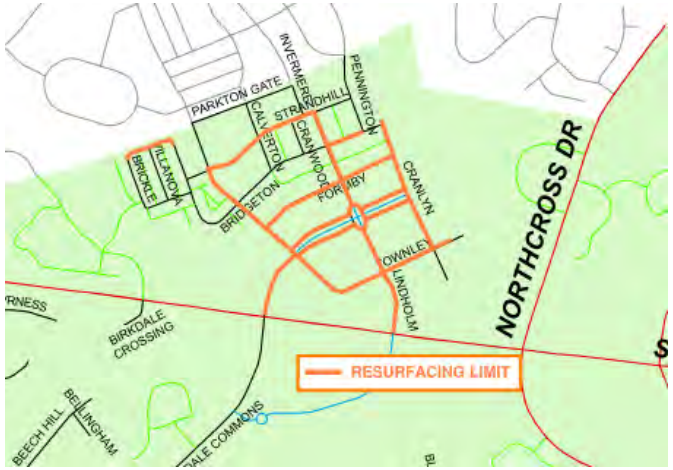
If you would like to view our full project list in table form, navigate to the arrow box in the bottom center of the screen; this will pull up a table for both our Projects and their Status'.

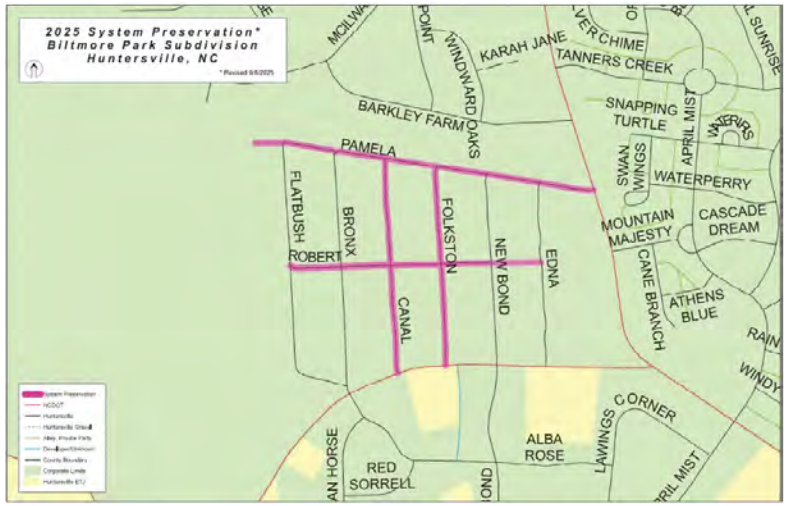
Other Resources:

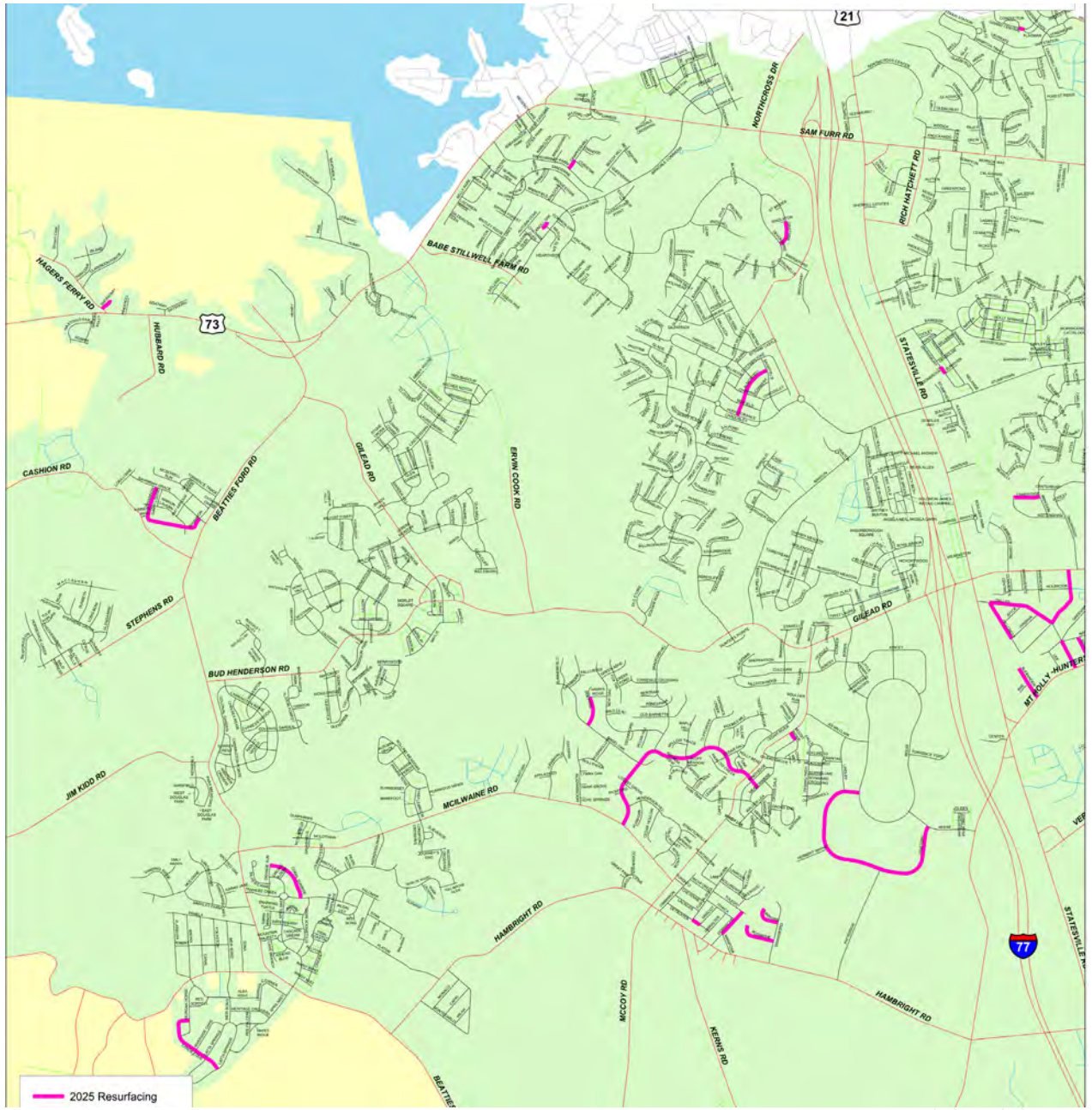
Town of Huntersville
Mecklenburg County GIS - Polaris 3G
Google Maps

2026 Resurfacing

- 11.08 miles
- Projected Cost ~ $6,712,856





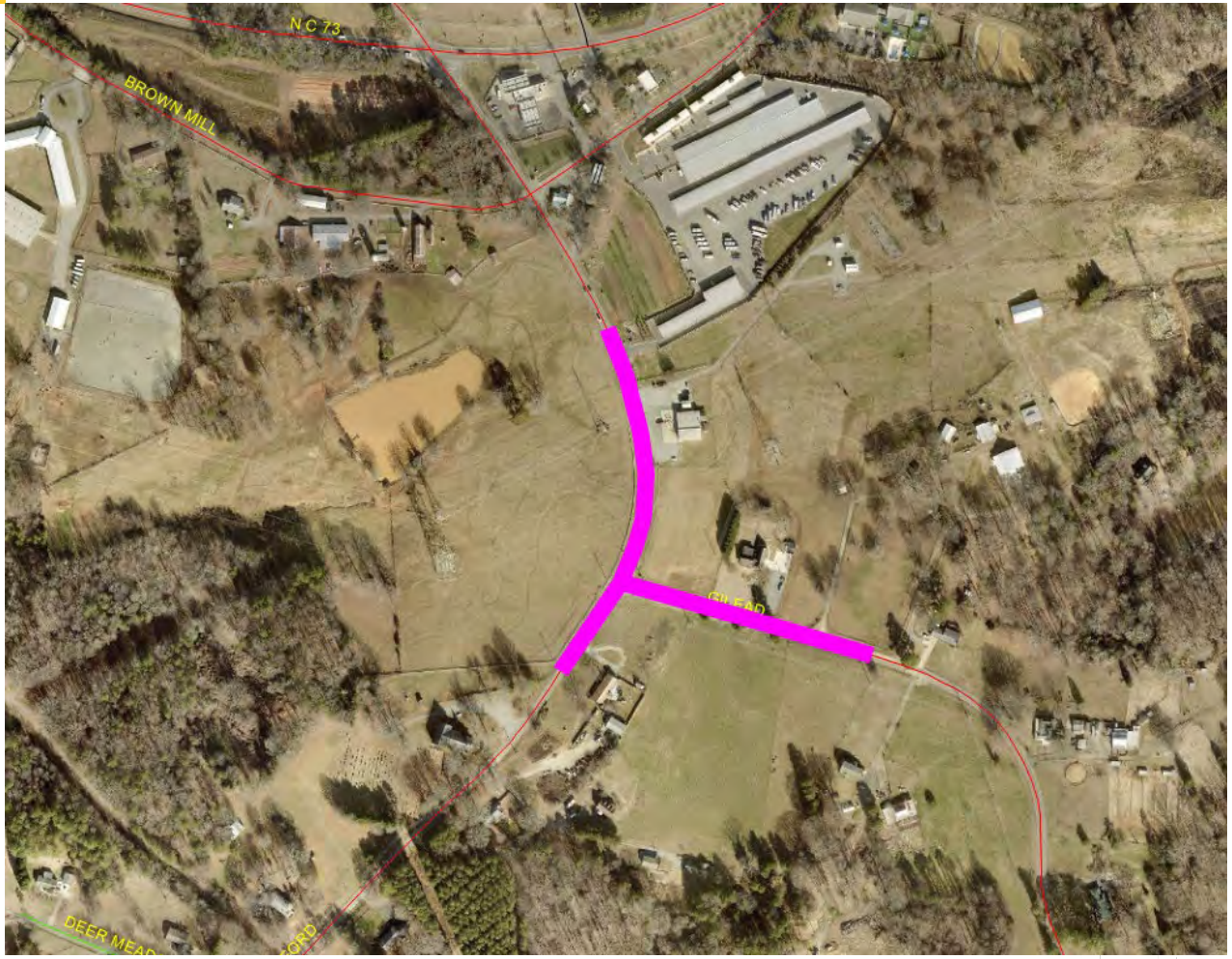


Gibson Park Drive Phase 2

- Widen, resurface, add curb and gutter, sidewalk on north side
- Construction underway
- Projected Cost ~$1,400,000
- Spent to date ~$277,000

Beatties Ford at Gilead Road

- Adding turn lanes and traffic signal
- Right-of-way Acquisition
- Plan Construction Start Summer 2026
- Projected Cost ~$2,700,000
- Spent to date ~$336,000

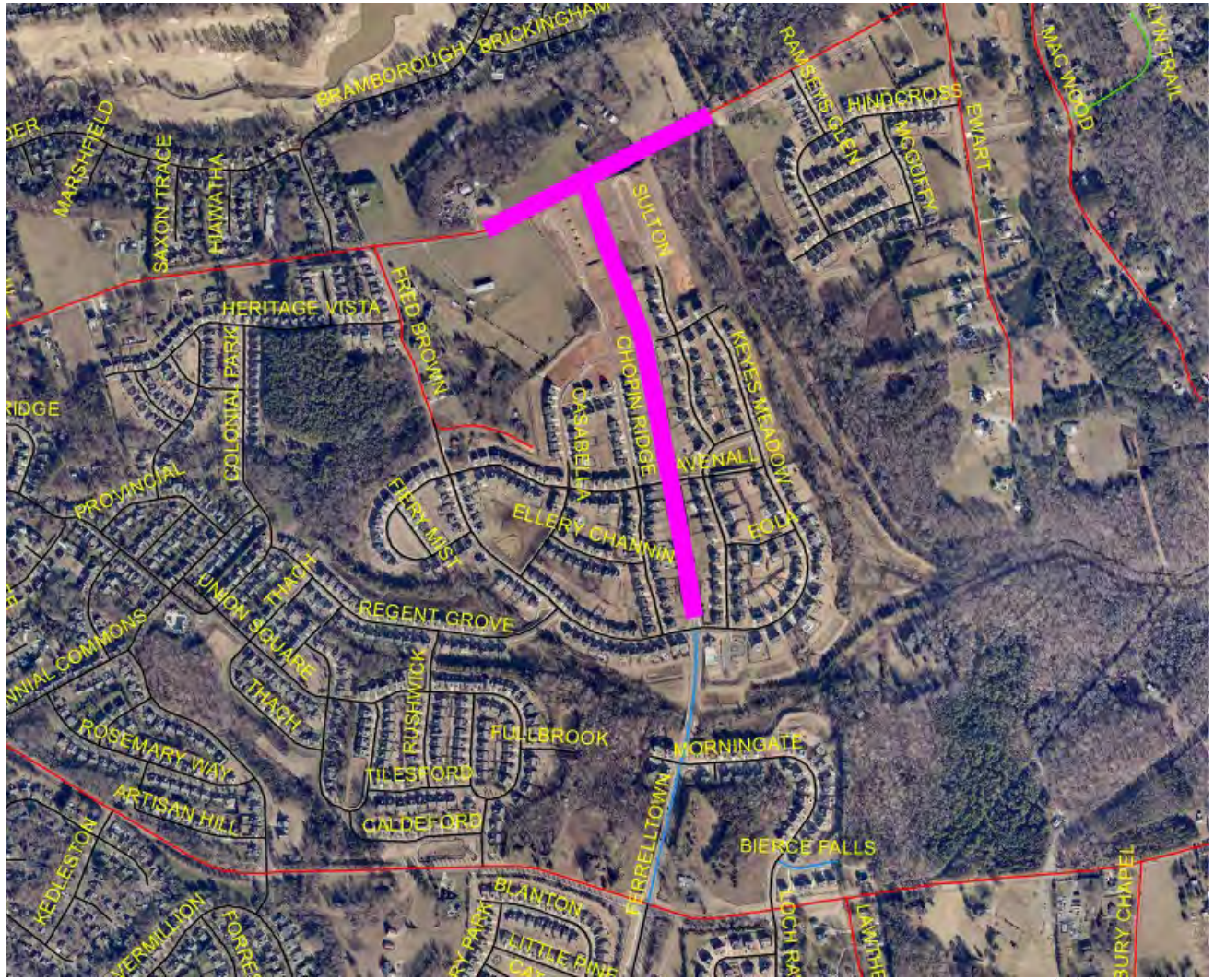


Commerce Centre Drive

- Connect and Realign Road, upgrade traffic signal
- Right-of-way Acquisition
- Plan Construction Start Summer 2026
- Projected Cost ~$1,500,000
- Spent to date ~$171,000

Ferrelltown Parkway

- Extend New Road with sidewalk to Ramah Church Road, lower Ramah Church Road, add turn lanes
- Final Plans Phase 1; Right-of-way Acquisition Phase 2
- Plan Construction Start Phase 1 Spring 2026, Phase 2 Summer 2027
- Projected Cost ~$5,600,000
- Spent to date ~$138,000



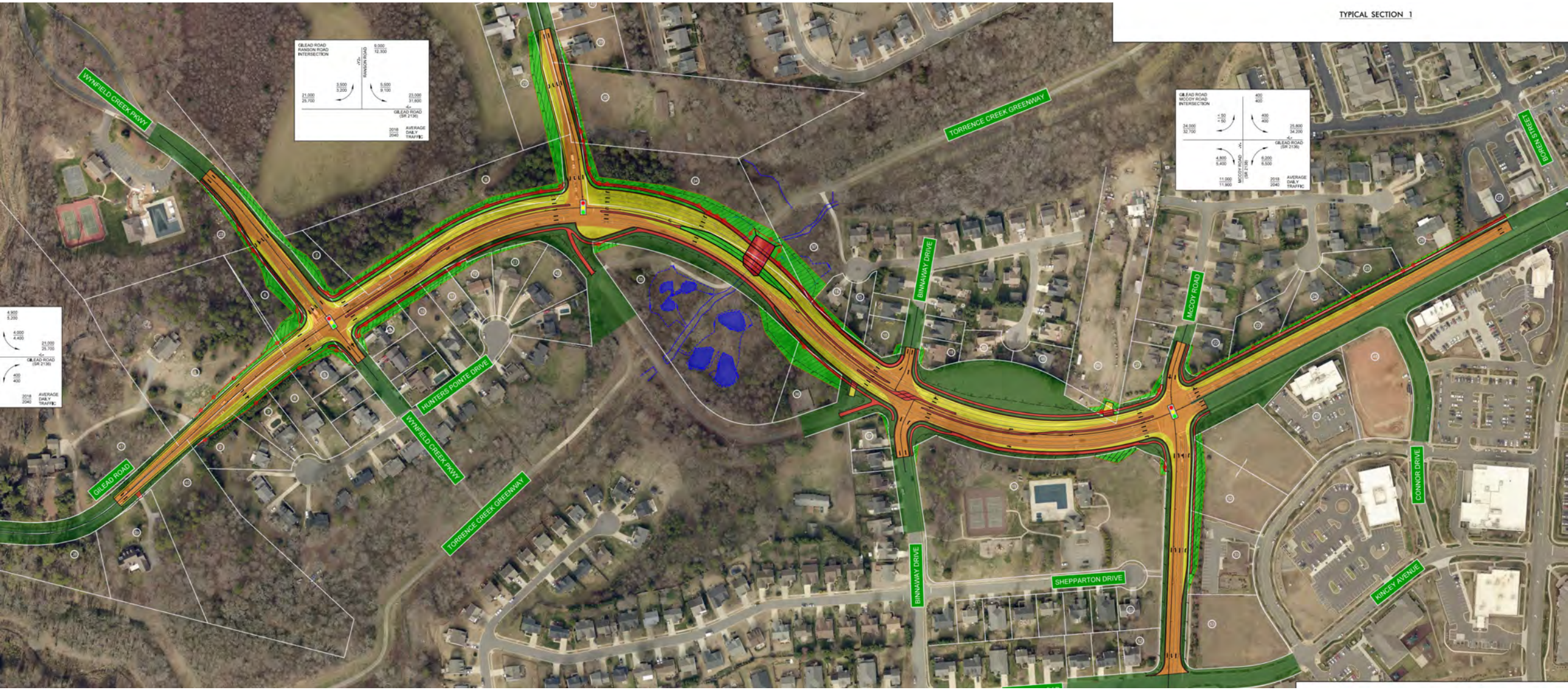
Seagle Street- McCord to NC73

- Extend Seagle Street from development to NC73, add multiuse path on east side. Connect to Northbrook Subdivision.
- Right-of-way Acquisition
- Plan Construction Start Fall 2026 (dependent on adjacent development)
- Projected Cost ~$1,750,000
- Spent to date ~$142,000

Gilead Road West

- Widen Gilead Road to four lane divided, add multi-use path on both sides of road
- Right-of-way acquisition
- Est. Construction Start Summer 2026
- Projected Cost ~$20,000,000
  - $10,760,000 in funds through CRTPO
- Spent to date ~$4,295,000

Gilead Road West

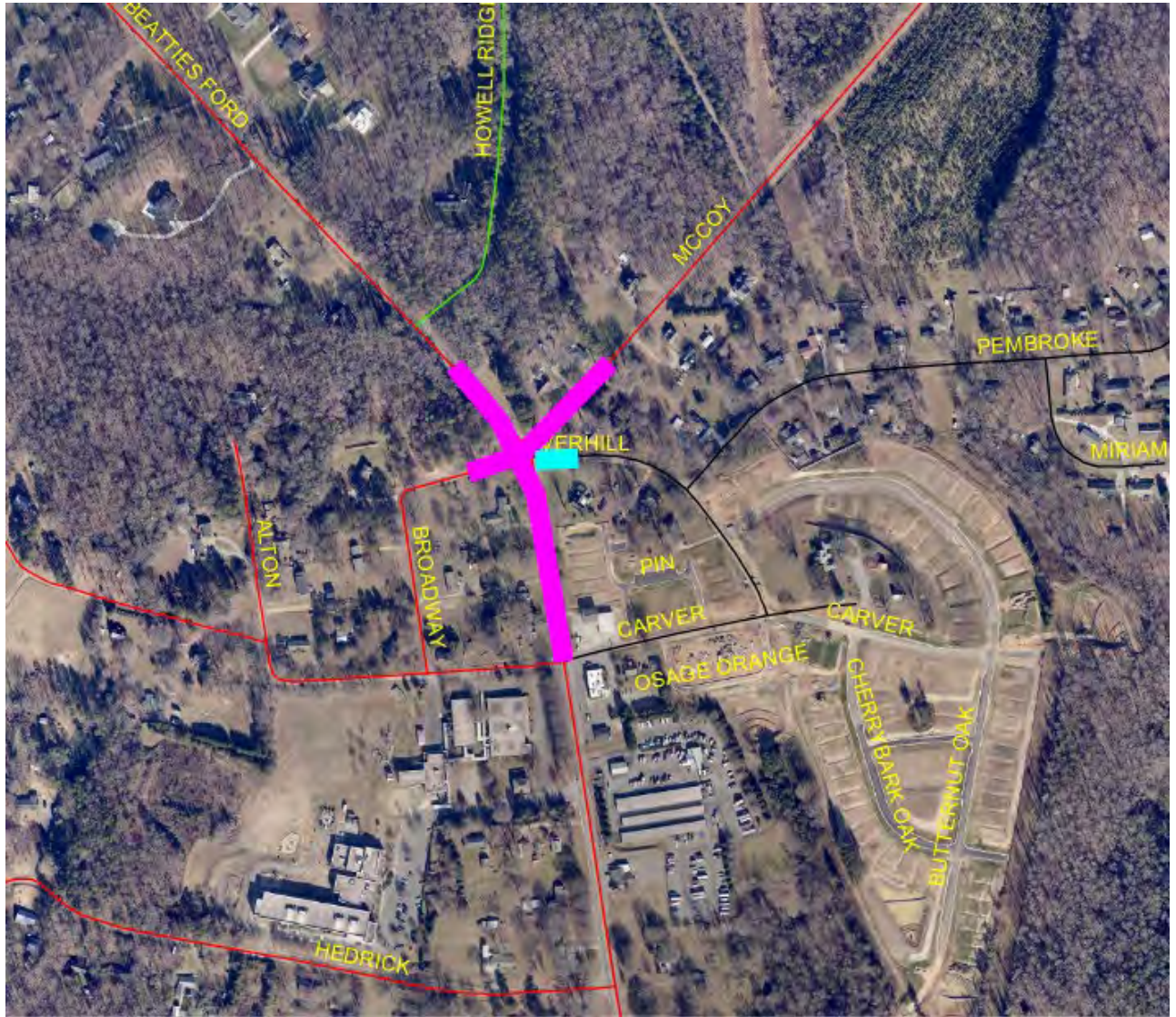


Beatties Ford at Hambright

- Add turn lanes, add traffic signal, improve stormwater system
- Utility Relocation
- Plan Construction Start Summer 2026
- Projected Cost ~$2,650,000
- Spent to date ~$496,000

Beatties Ford at McCoy Road

- Add turn lanes, minor realignment of Beatties Ford Rd, add traffic signal, remove Overhill connection, add curb and gutter south of McCoy
- Right of Way Acquisition
- Plan Construction Start Fall 2026
- Projected Cost ~$3,400,000
- Spent to date ~$305,000



Bud Henderson at Beatties Ford

- Add right-turn lane on westbound Bud Henderson Road
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$800,000
- Spent to date ~$78,000

Stumptown Road Extension

- Connect from NC115 to Aberfeld Road, add turn lanes on NC115, new at grade Railroad Crossing, removal of 2 existing public railroad crossings and 4 private railroad crossings, add sidewalk along existing Stumptown, multiuse path along new section. Extend Seagle Street to Stumptown Road
- Design
- Plan Construction Start Fall 2028
- Projected Cost ~$25,202,591
  - $11,259,000 in funds through CRTPO
- Spent to date ~$1,173,000

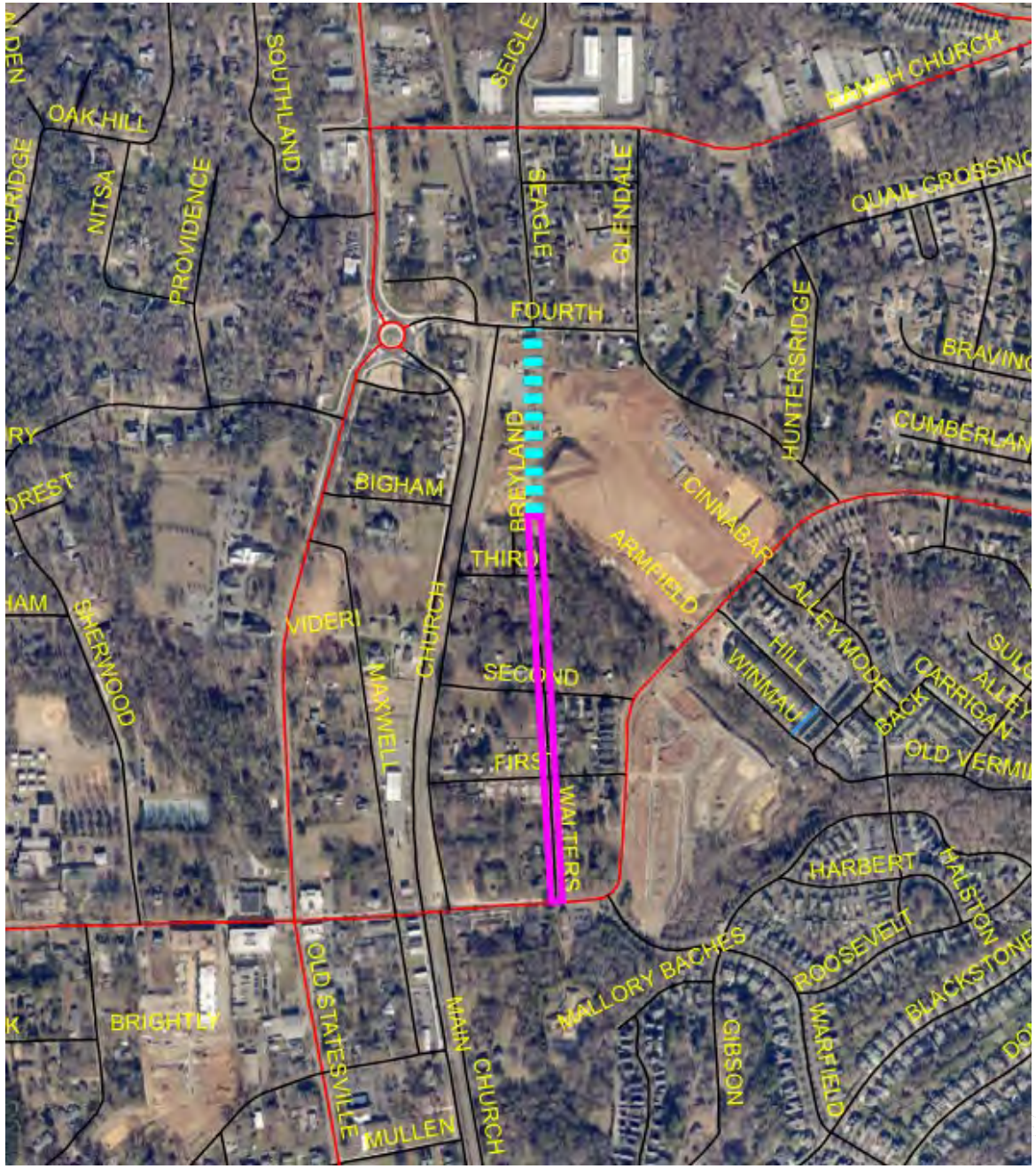
Stumptown Road Extension

McCoy at Hambright and McIlwaine

- Add turn lanes, traffic signals, multiuse path
- Utility Coordination
- Plan Construction Start Summer 2027
- Projected Cost ~$4,800,000
- Spent to date ~$404,000

Walters Street

- Minor widening/resurfacing of existing street, add curb and gutter, sidewalks, extend street north from Second Street to Vermillion Village
- Design
- Plan Construction Start Spring 2029
- Projected Cost ~$4,612,000
- Spent to date ~$128,000

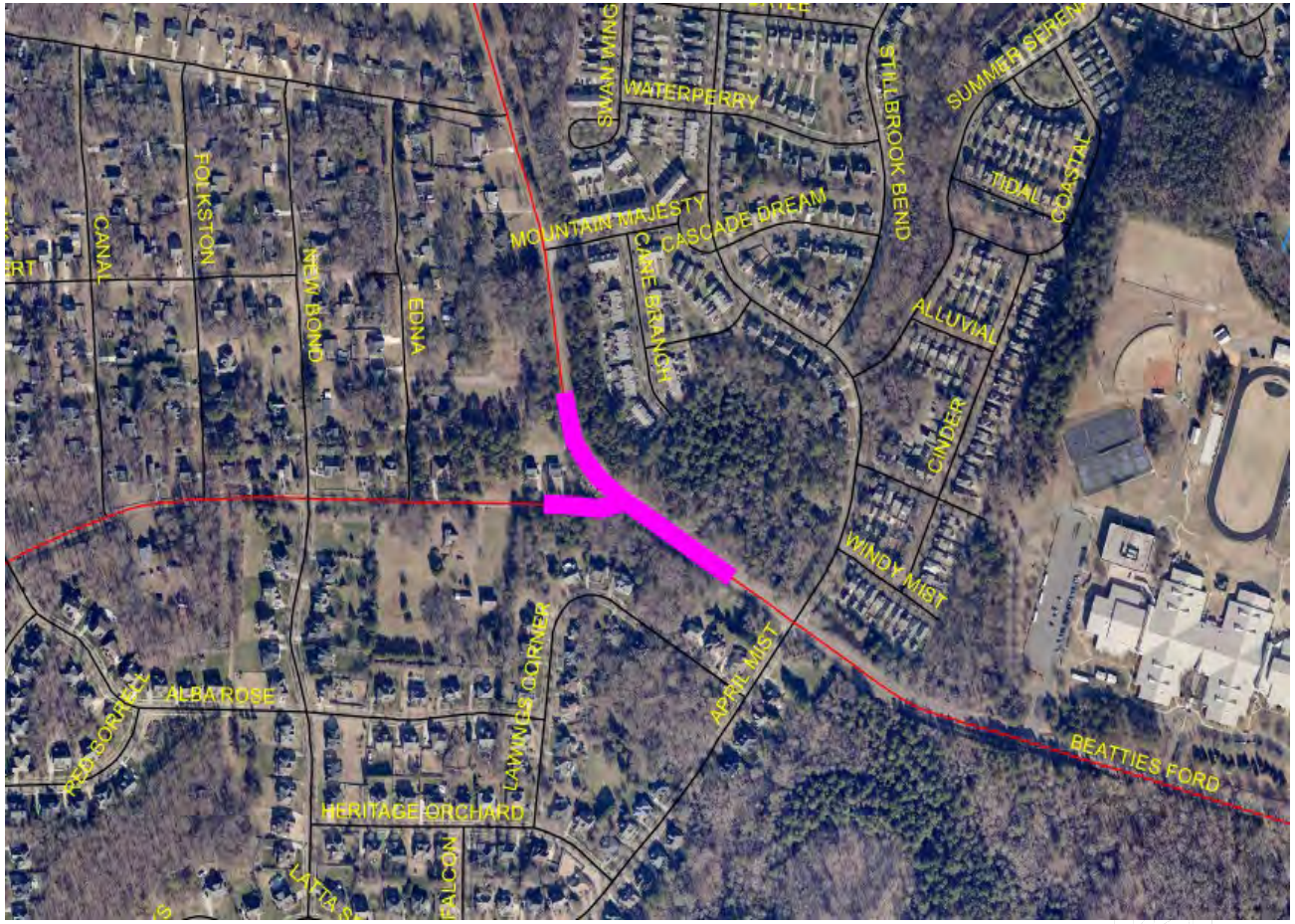


Huntersville Concord at Warfield

- Realign road or roundabout at Warfield intersection, widen rest to three lane section, add sidewalk/multiuse path
- Concept
- Plan Construction Start Spring 2029
- Projected Cost ~$7,500,000
- Spent to date ~$996,000

Beatties Ford/Neck Road

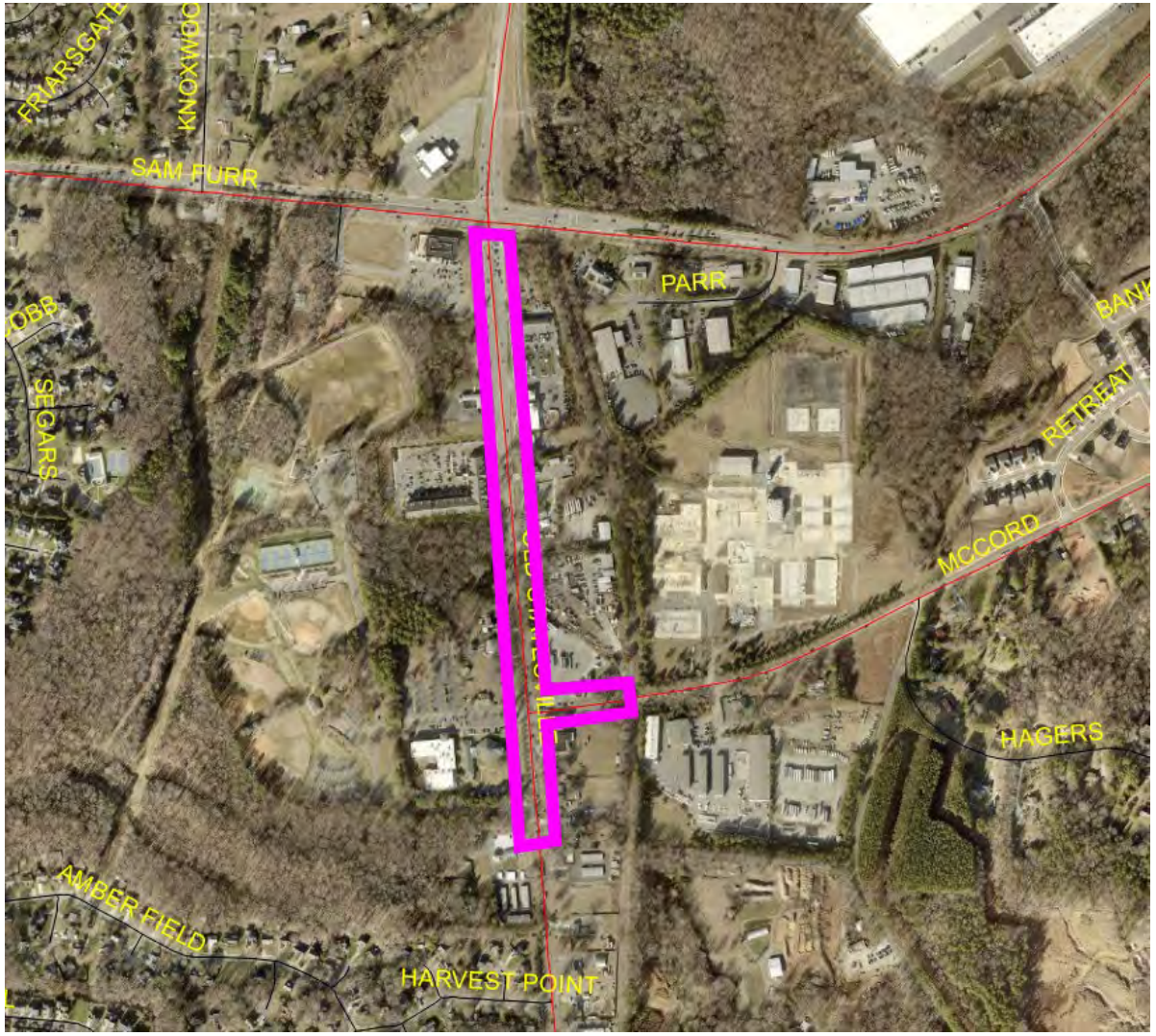
- Add left-turn lane on Beatties Ford Road
- Design
- Plan Construction Start Spring 2029
- Projected Cost ~$2,600,000
- Spent to date ~$90,000



NC115 (McCord to NC73)

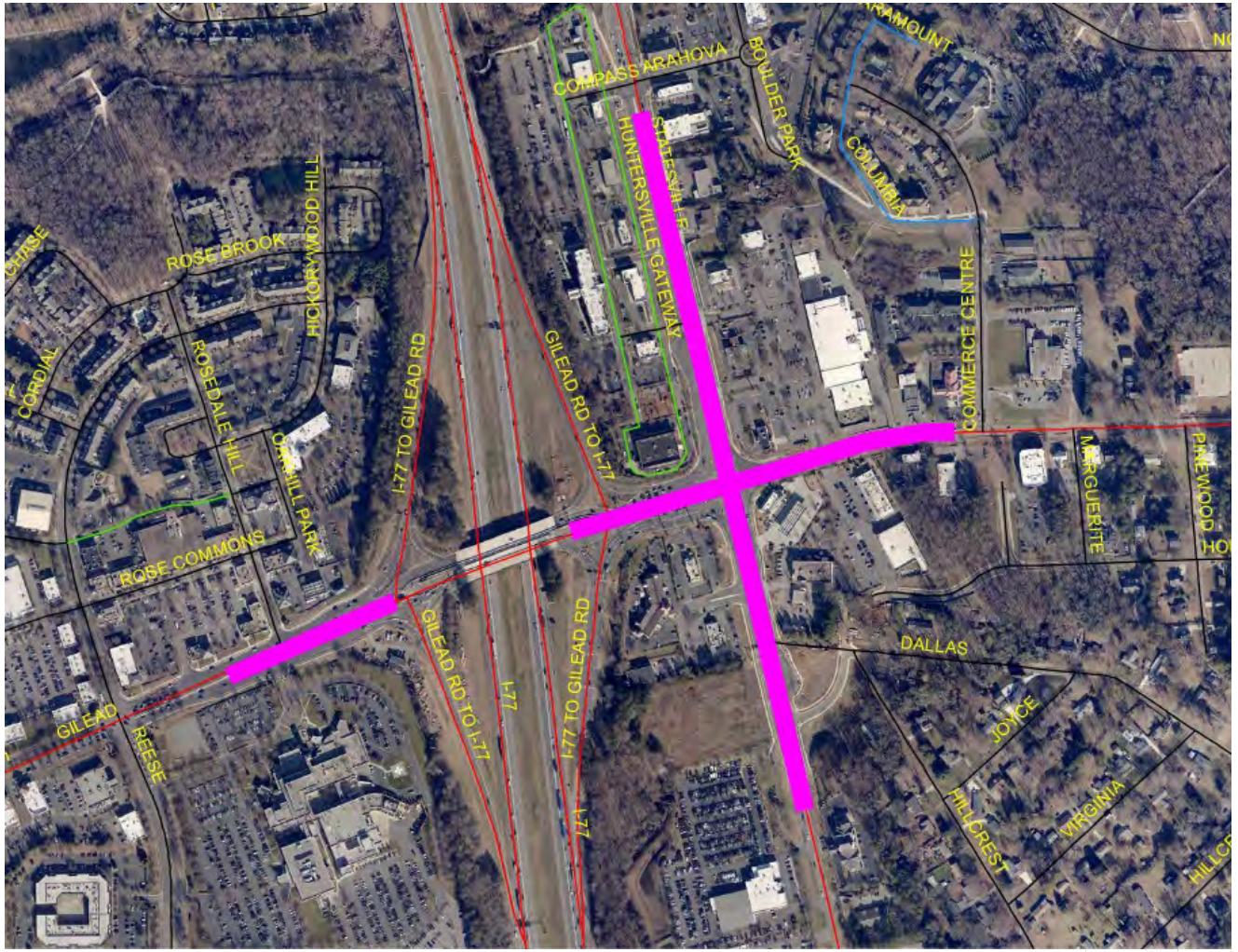
- Widen NC115, add bike/ped accommodations, add turn lanes at McCord intersection
- Environmental Document
- Plan Construction Start Spring 2031
- Projected Cost ~$8,542,000

  ($5,980,000 in CRTPO funds)
- Spent to date ~$254,000



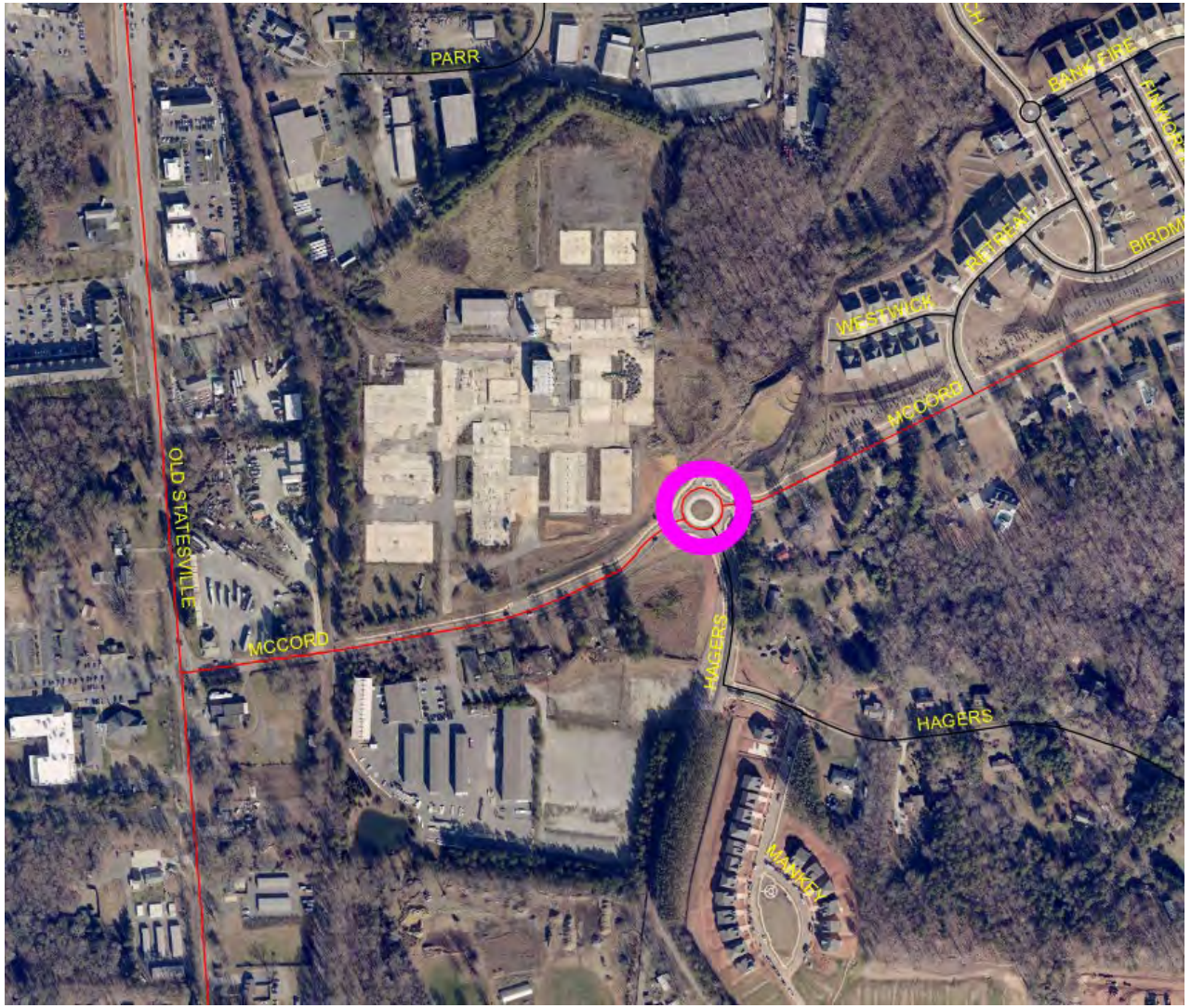
US21/I-77 Interchange Landscaping

- Add landscaping to medians and intersections corners
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$800,000
- Spent to date ~$5,000



McCord Roundabout Landscaping

- Add landscaping to center and edges of roundabout
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$250,000
- Spent to date ~$1,000

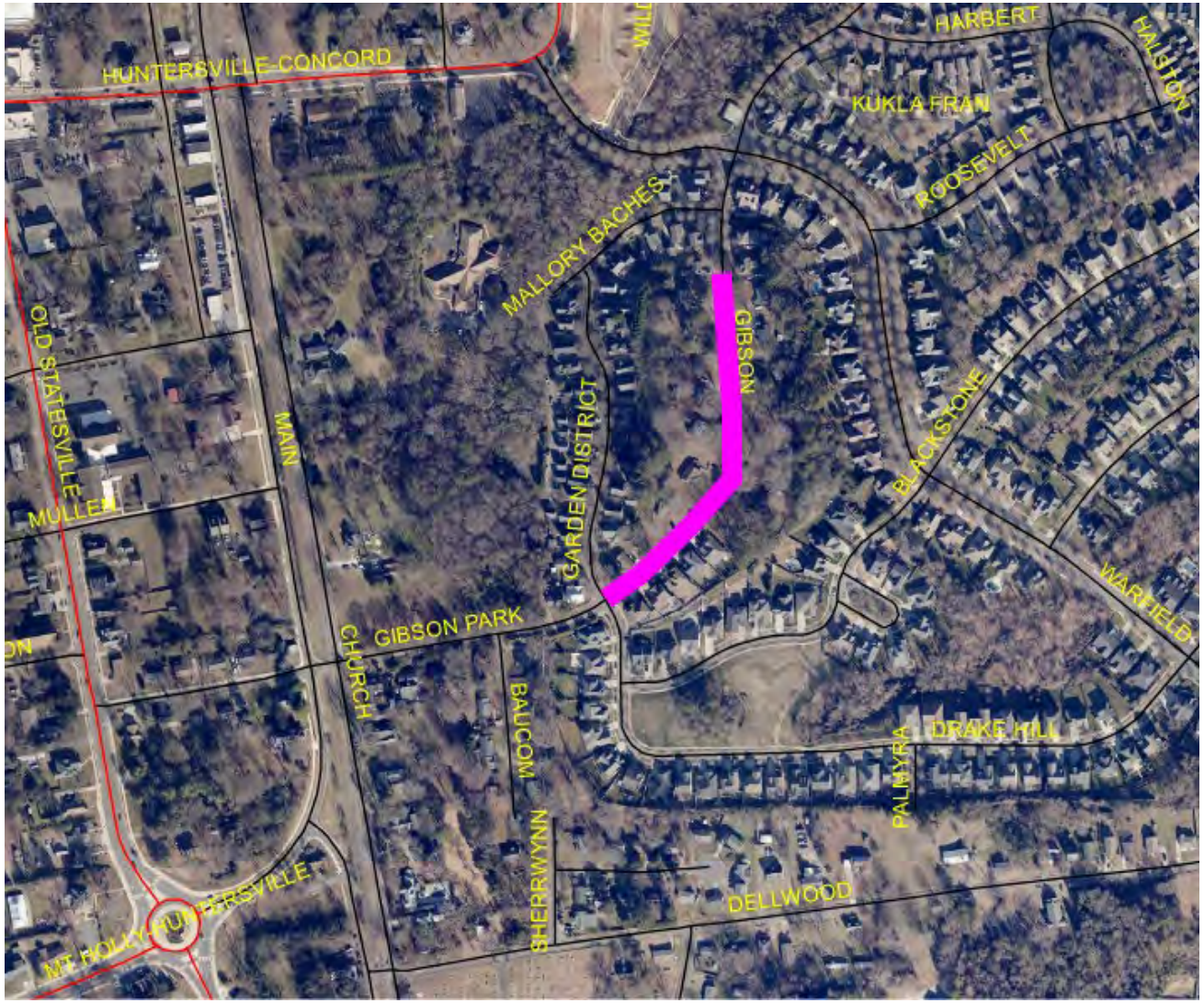


Townley Road Connector

- New two-lane road and bridge and connect to Northpointe Executive Park Drive
- Survey
- Plan Construction Start Fall 2028
- Projected Cost ~$9,000,000
- Spent to date ~$0

Gibson Park Drive Phase 3

- Widen, resurface, add curb and gutter, sidewalk
- Project kickoff
- Plan Construction Start Fall 2028
- Projected Cost ~$3,300,000
- Spent to date ~$0

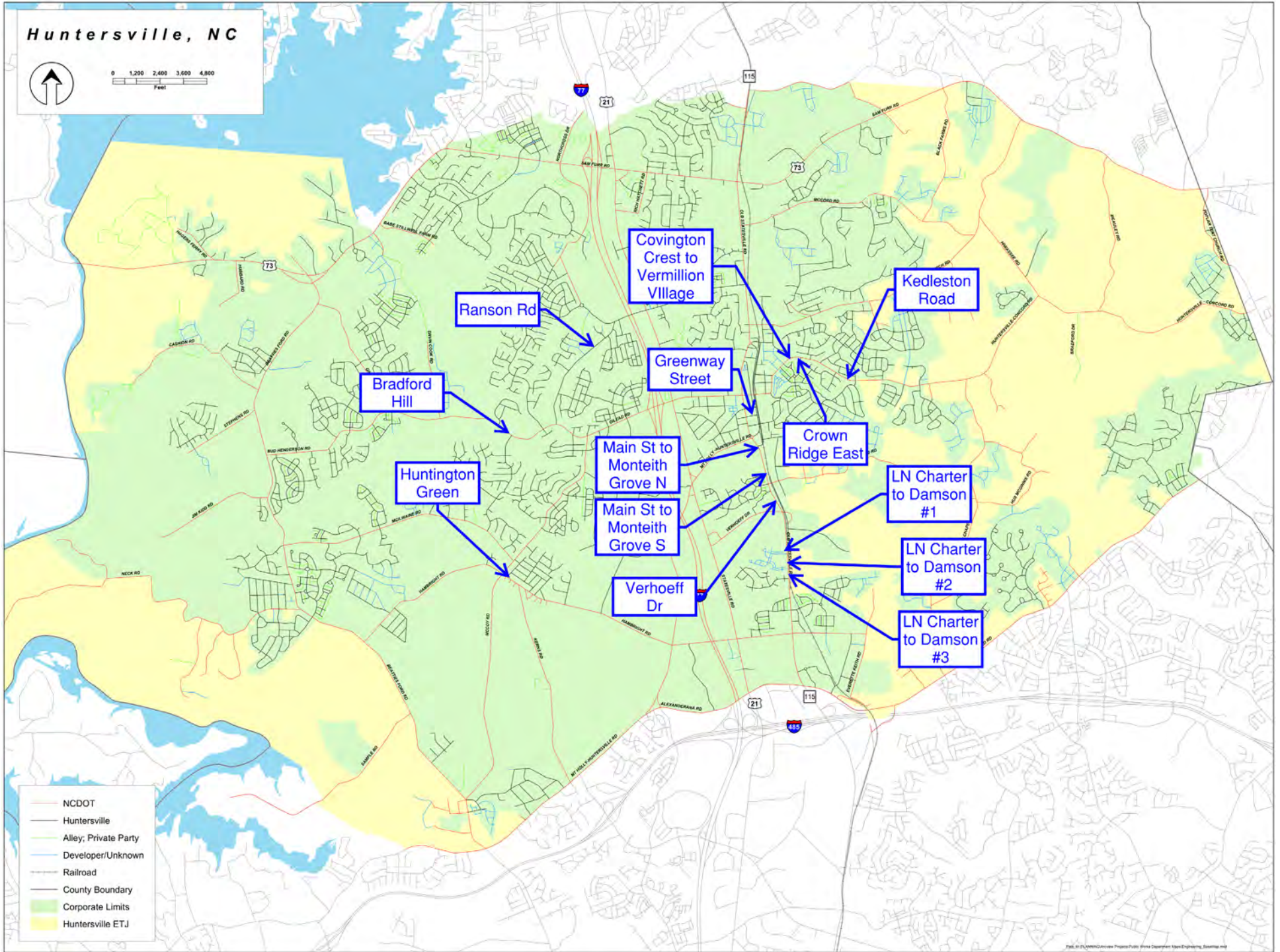


Beatties Ford McIlwaine

- Install traffic signal
- Plan Construction Start To Be Determined
- Projected Cost ~$250,000
- Spent to date ~$0

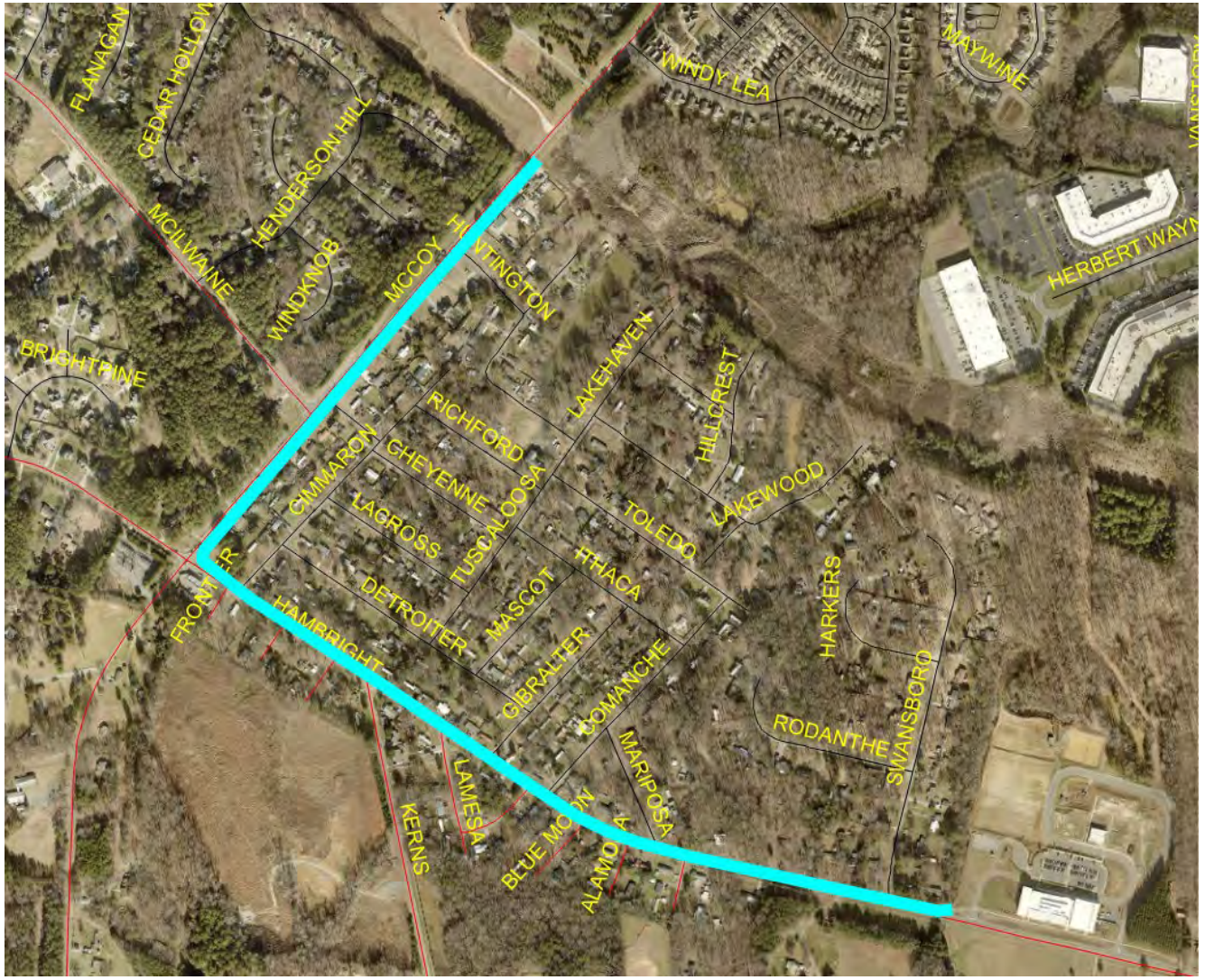
Town Sidewalk Projects Underway

- Huntington Green
- Greenway Street
- Covington Crest to Vermillion Village
- Crown Ridge East
- Kedleston Road
- Main Street to Monteith Grove N
- Main Street to Monteith Grove S
- Verhoeff Drive
- LN Charter to Damson Section 1
- LN Charter to Damson Section 2
- LN Charter to Damson Section 3
- Ranson Road Sidewalk
- Bradford Hill Sidewalk


Huntersville, NC
0 1,200 2,400 3,600 4,800
Feet
Covington Crest to Vermillion VIllage
Ranson Rd
Kedleston Road
Greenway Street
Bradford Hill
Crown Ridge East
Main St to Monteith Grove N
Huntington Green
LN Charter to Damson #1
Main St to Monteith Grove S
LN Charter to Damson #2
Verhoeff Dr
LN Charter to Damson #3
NCDOT
Huntersville
Alley; Private Party
Developer/Unknown
Railroad
County Boundary
Corporate Limits
Huntersville ETJ

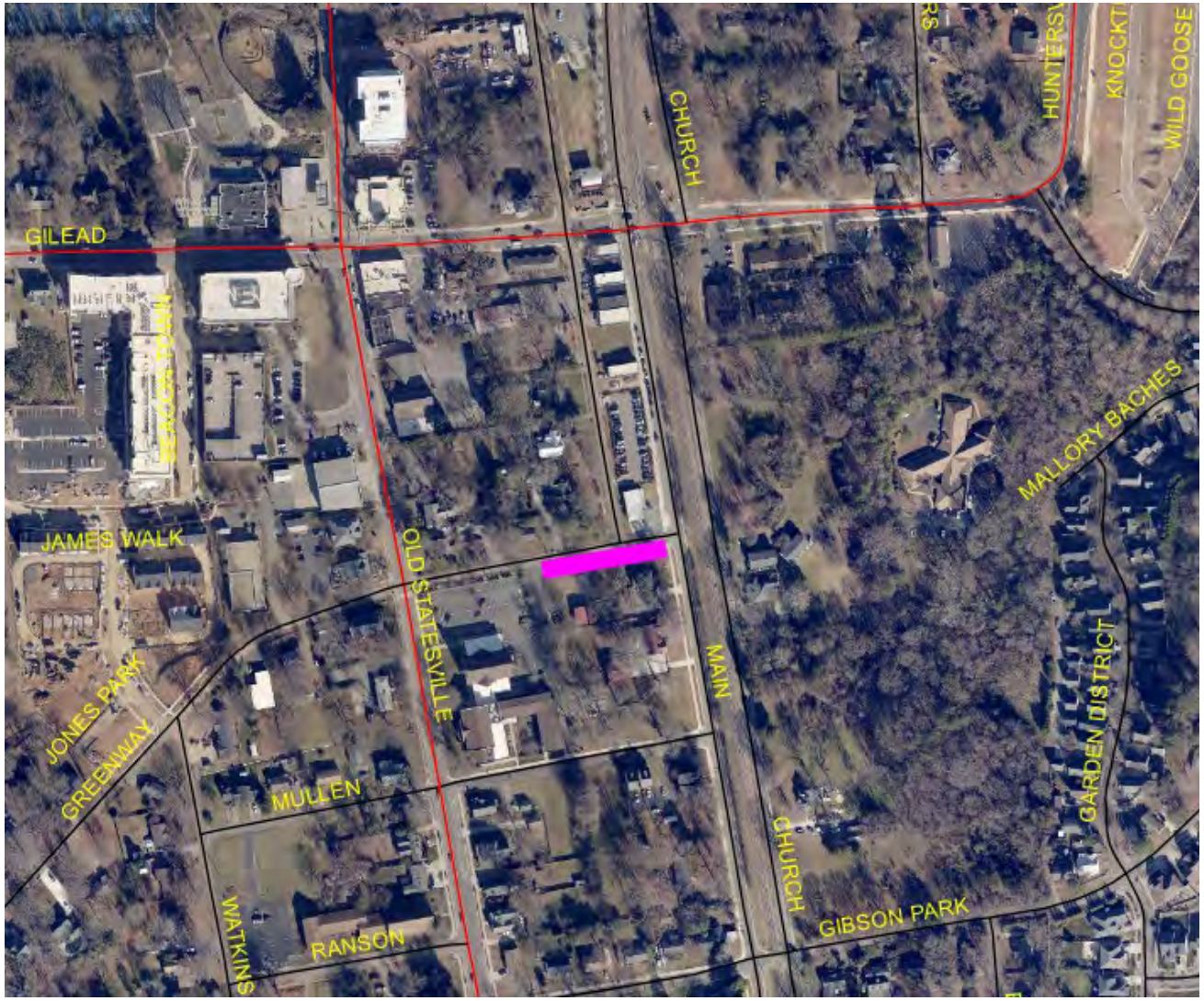
Huntington Green

- Add sidewalk along Hambright Road and McCoy Road
- Construction underway
- Projected Cost ~$4,490,000
- Spent to date ~$3,940,000



Greenway Street

- Add sidewalk along Greenway Street in the vicinity of Main Street
- Ready for Construction
- Projected Cost ~$200,000
- Spent to date ~$64,000

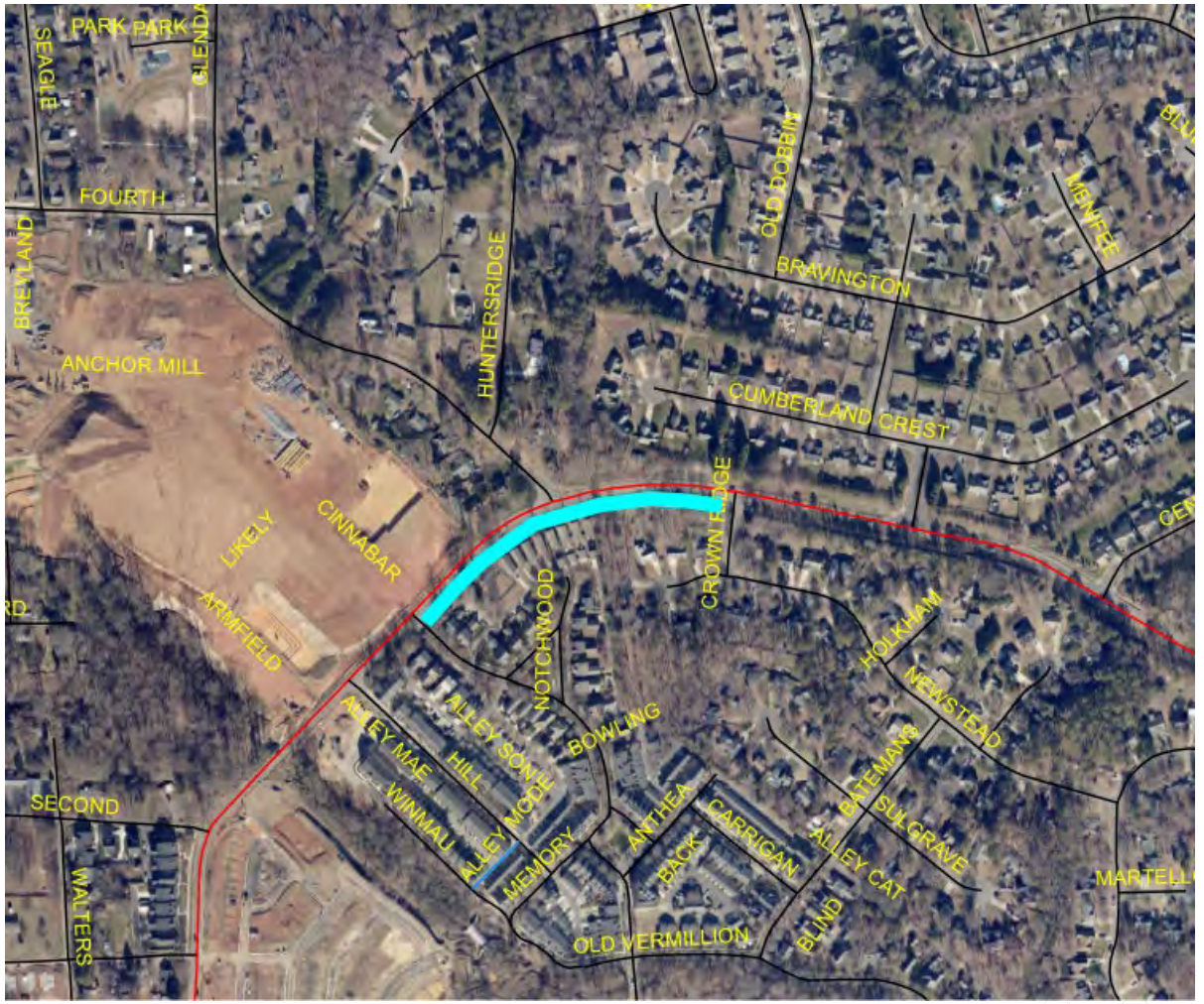


Covington Crest to Vermillion Village

- Connect sidewalk along Huntersville Concord between Covington Crest and Vermillion Village on north side of road
- Redesign
- Plan Construction Start TBD
- Est. Project Cost ~$TBD
- Spent to date ~$51,000

Crown Ridge East

- Connect sidewalk along Huntersville Concord between Cinnabar Place and Crown Ridge Road
- Redesign
- Plan Construction Start TBD
- Projected Cost ~$TBD
- Spent to date ~$51,000



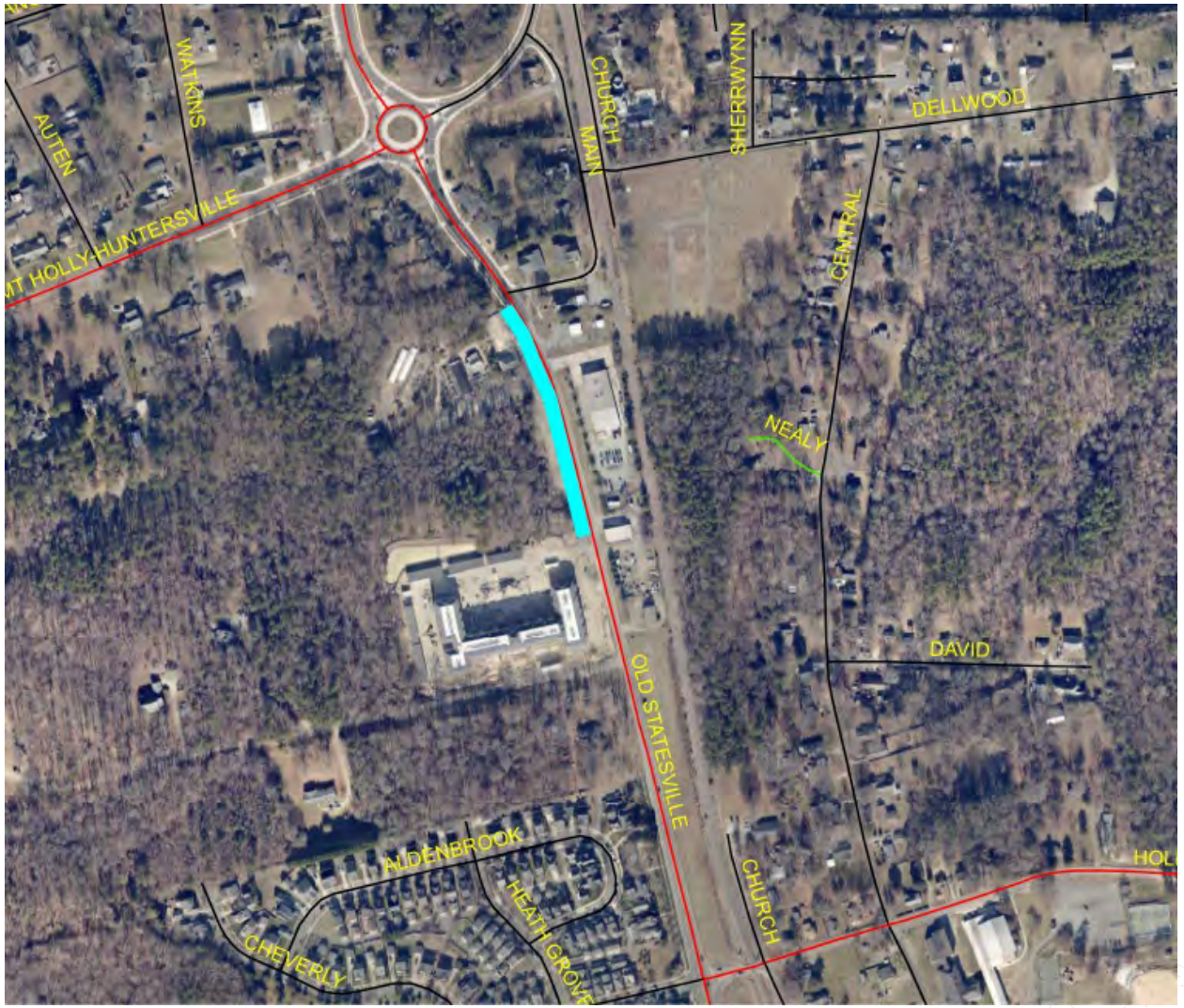
Kedleston Road

- Connect sidewalk along Huntersville Concord between Crown Ridge Road and just past Kedleston Road
- Design
- Plan Construction Start

  Summer 2027
- Projected Cost ~$1,600,000
- Spent to date ~$81,000

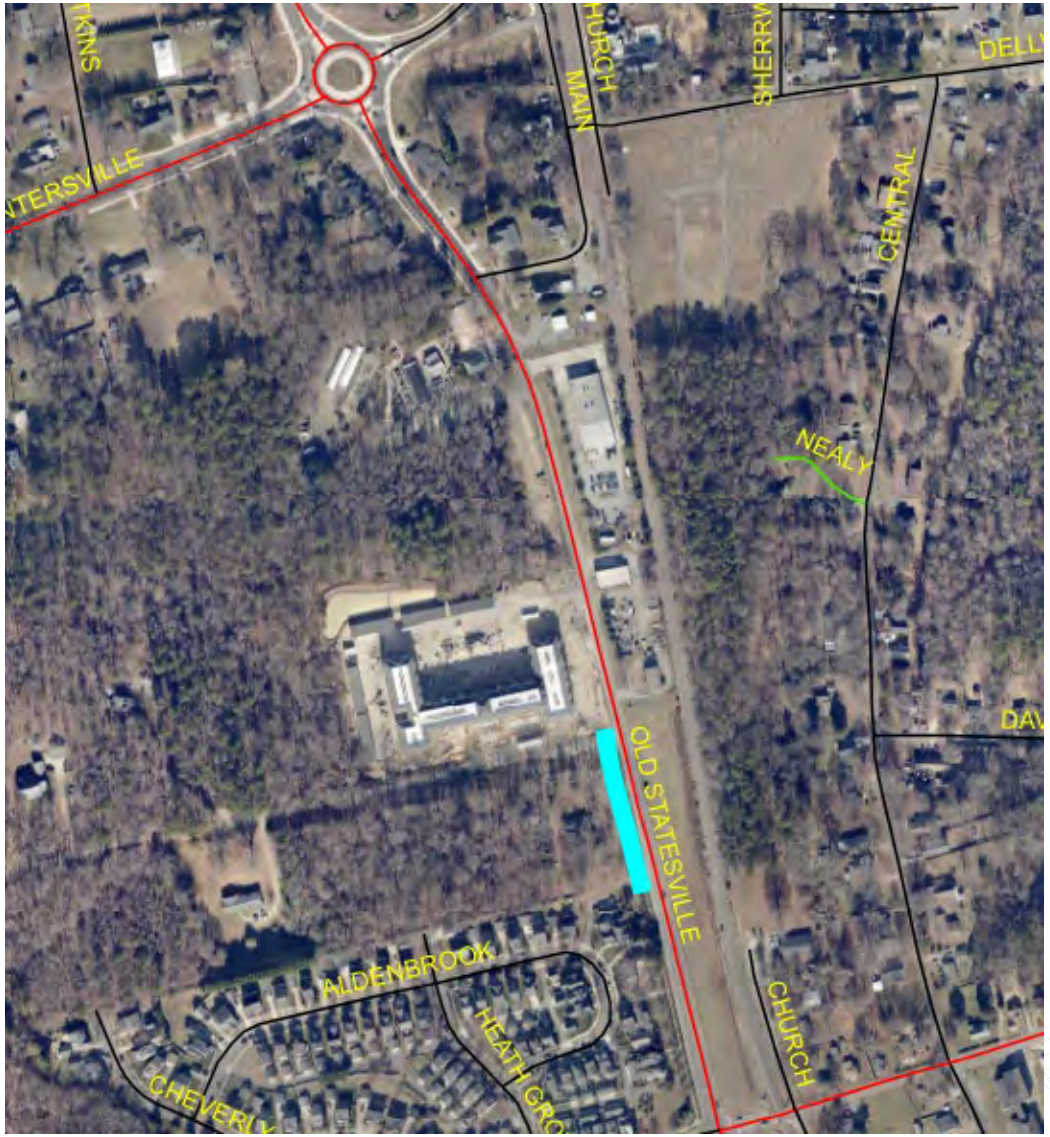
Main Street to Monteith Grove N

- Connect sidewalk along NC115 between Main Street and Arden
- Design (to hold)
- Rezoning Pending
- Plan Construction Start TBD
- Projected Cost ~$500,000
- Spent to date ~$64,000



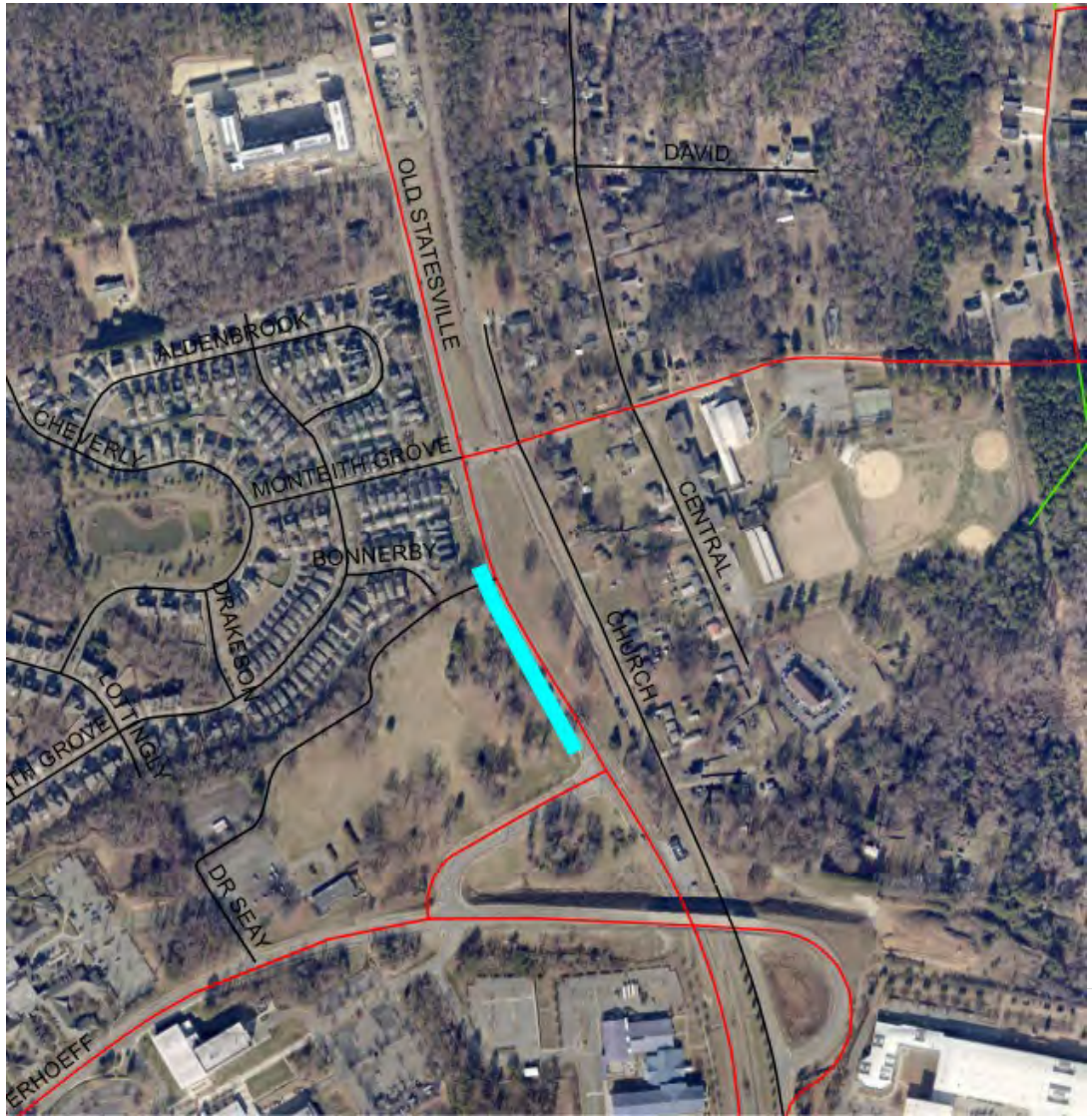
Main Street to Monteith Grove S

- Connect sidewalk along NC115 between Arden and Monteith Park Subdivision
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$275,000
- Spent to date ~$38,000



Verhoeff Drive

- Connect sidewalk along NC115 between Monteith Park and Verhoeff Drive Connector
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$475,000
- Spent to date ~$57,000



LN Charter to Damson Drive Section 1

- Connect sidewalk along NC115 between Lake Norman Charter and Westeros Ln
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$110,000
- Spent to date ~$17,000

LN Charter to Damson Drive Section 2

- Connect sidewalk along NC115 between Westeros Ln and Farrier Ln
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$375,000
- Spent to date ~$57,000

LN Charter to Damson Drive Section 3

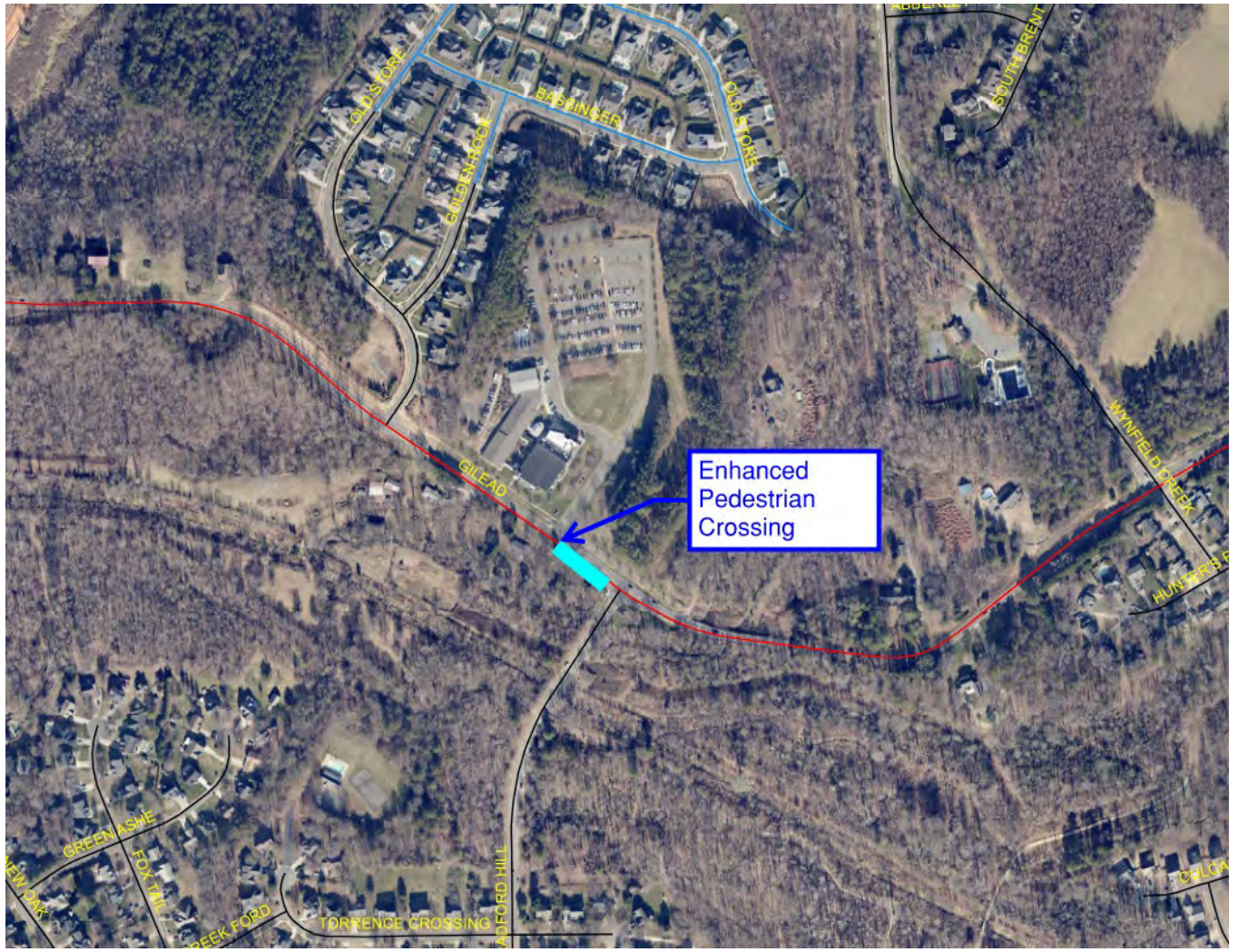
- Connect sidewalk along NC115 between Farrier Ln and Damson Drive
- Design
- Plan Construction Start Fall 2026
- Projected Cost ~$250,000
- Spent to date ~$38,000

Ranson Road Sidewalk

- Sidewalk along both sides of Ranson Road between Torrence Creek Elementary and Huntson Reserve
- Design
- Plan Construction Start Summer 2027
- Projected Cost ~$4,000,000
- Spent to date ~$135,000

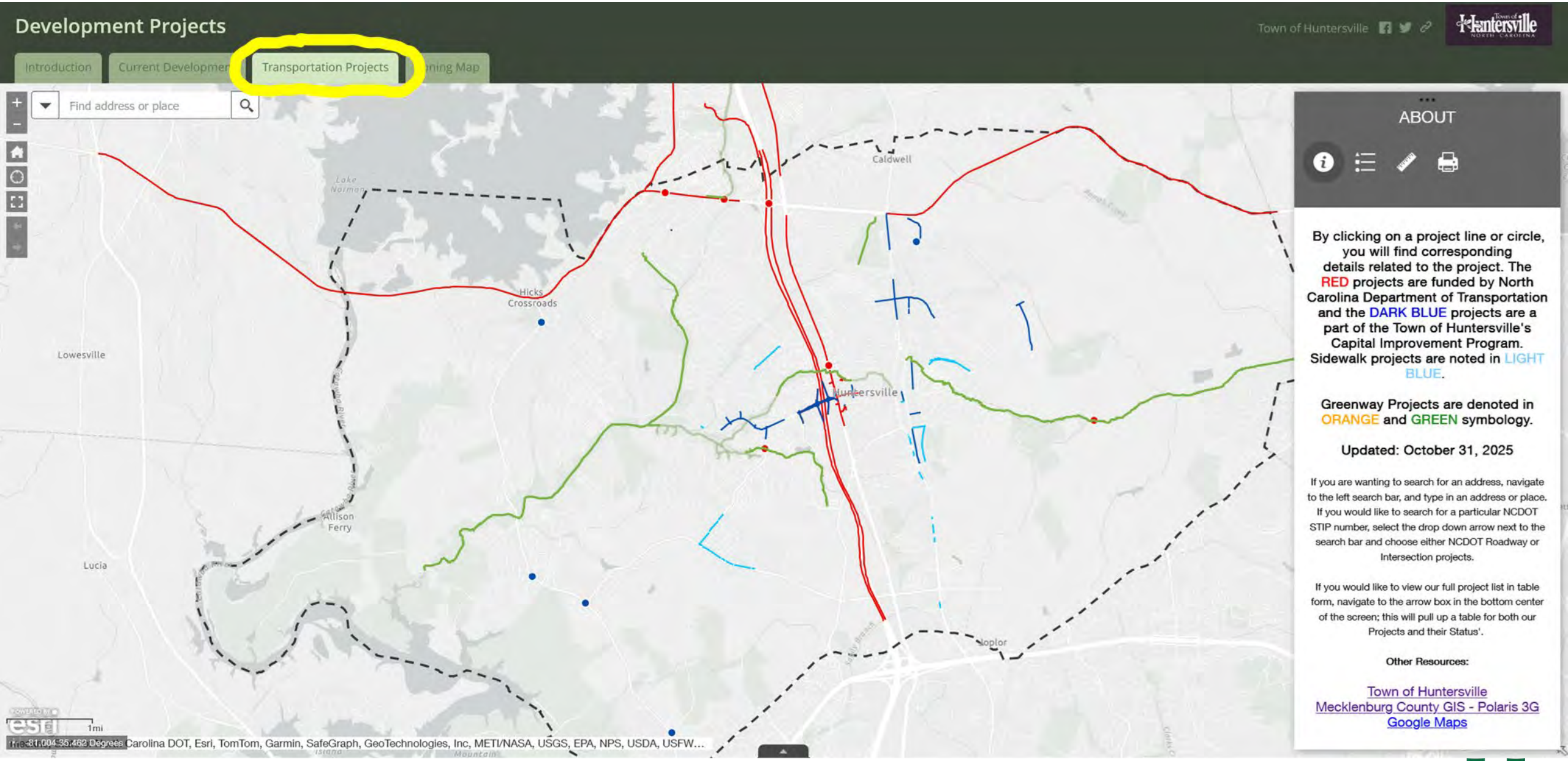
Bradford Hill Sidewalk and Crossing

- Sidewalk along south side of road from Bradford Hill to Lake Forest Church
- Enhanced Pedestrian Crossing of Gilead Rd
- Design
- Plan Construction Start Spring 2027
- Projected Cost ~$550,000
- Spent to date ~$17,000



NCDOT Projects

- 17 Projects
- Major road widenings
- Bridge Replacements
- Pedestrian Tunnels and Bridges


Development Projects
Introduction
Current Developmer
Transportation Projects
ning Map
Town of Huntersville
Find address or place
ABOUT
By clicking on a project line or circle, you will find corresponding details related to the project. The RED projects are funded by North Carolina Department of Transportation and the DARK BLUE projects are a part of the Town of Huntersville's Capital Improvement Program. Sidewalk projects are noted in LIGHT BLUE.
Greenway Projects are denoted in ORANGE and GREEN symbology.
Updated: October 31, 2025
If you are wanting to search for an address, navigate to the left search bar, and type in an address or place. If you would like to search for a particular NCDOT STIP number, select the drop down arrow next to the search bar and choose either NCDOT Roadway or Intersection projects.
If you would like to view our full project list in table form, navigate to the arrow box in the bottom center of the screen; this will pull up a table for both our Projects and their Status'.
Other Resources:
Town of Huntersville
Mecklenburg County GIS - Polaris 3G
Google Maps
Caldwell
Hicks Crossroads
Lowesville
Huntersville
Allison Ferry
Lucia
Poplor
1mi
-81.004 35.462 Degrees
Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFW...

US21 at Gilead

- Currently Under Construction (mostly complete)
- Estimated completion first quarter of 2026
- Adds through lanes, turn lanes along US 21 between Huntersville Ford and Cook out/Goodwill and on Gilead Road between I-77 and Post Office. Add sidewalk along US 21 and Gilead Road within project. Adds Connection from Boulder Park Drive to Commerce Centre Drive and realigns connection from Dallas Street to US 21.
- Reduced Conflict Intersections (Restricted movements)
- Projected Cost $19,322,000

I-77 at Gilead Interchange

- Diverging Diamond Interchange
- Adds through lanes, turn lanes along Gilad Road between I-77 and Reese Blvd. Adds turn lanes at interchange ramp approaches. Replaces sidewalk along Gilead Road within project.
- Estimated completion first quarter of 2026
- Projected Cost $13,600,000

Northcross Drive Extension

- Extend Northcross Drive From current end in Huntersville to Westmoreland Road
- Road will be two lanes, with sidewalk along portion in Huntersville
- Under Construction
- Est. Completion in 2027
- Projected Cost $23,285,000

Asbury Chapel Bridge Replacement

- Replace existing bridge over South Prong Clarke Creek
- Asbury Chapel anticipated to be closed for 12 to 15 months
- Right-of-way Acquisition
- Construction Start in Fall 2026

NC 73-NC 115 to Davidson Concord

- Widen to 4 lane divided, two lanes in each direction, along NC 73
- Reduced Conflict Intersections
- Right-of-way Acquisition
- Construction Start in 2028
- Projected Cost $84,100,000

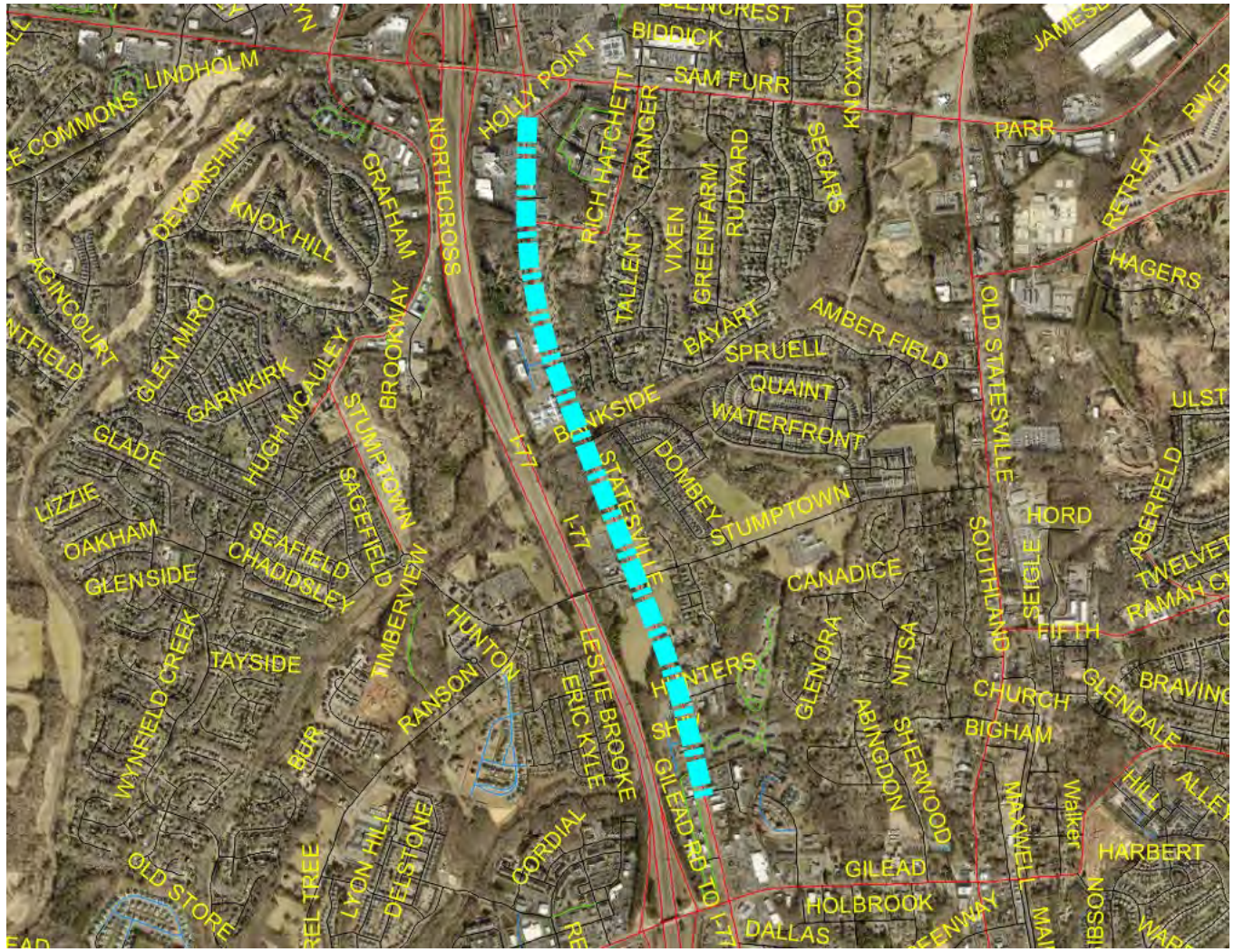
W. Catawba Avenue – NC73 to Jetton

- Widen W. Catawba Avenue to four lane divided
- Most intersections are

  Reduced Conflict Intersections
- Right-of-way Acquisition
- Construction Start in 2028
- Projected Cost $48,855,000

US 21 – Gilead Road to Holly Point

- Widen US 21 to four lane divided
- Reduced Conflict Intersections throughout
- Right-of-way Acquisition
- Construction Start in 2027
- Projected Cost $97,835,000



I-77 at NC 73 Interchange

- Split Diamond Layout
- Adds new connections to US 21 and Northcross Drive with overpass bridges over I-77 to divert traffic from NC 73
- Right-of-way Acquisition
- Construction Start in 2027
- Projected Cost $101,901,000

NC 73 – W. Catawba Ave. to Northcross Dr.

- Widen to 6 lane divided, three lanes in each direction along NC 73
- Reduced Conflict Intersections
- Right-of-way Acquisition
- Construction Start in 2027
- Project Cost $119,680,000

NC 73 – Davidson Concord Rd. to Poplar Tent

- Widen to 4 lane divided, two lanes in each direction, along NC 73
- Reduced Conflict Intersections
- Design
- Construction Start in 2030
- Projected Cost $71,300,000

McCoy Road Bridge Replacement

- Replace Existing bridge over Torrence Creek
- Starting Design
- Construction Start in 2029

Pedestrian Bridge over NC 73

- New Pedestrian Bridge over NC73 at McDowell Creek Greenway (near Lindholm Drive)
- Design
- Construction Start in 2027
- Projected Cost ~$6,100,000 ($3,095,280 in funds through CRTPO)

Pedestrian Tunnel under US 21

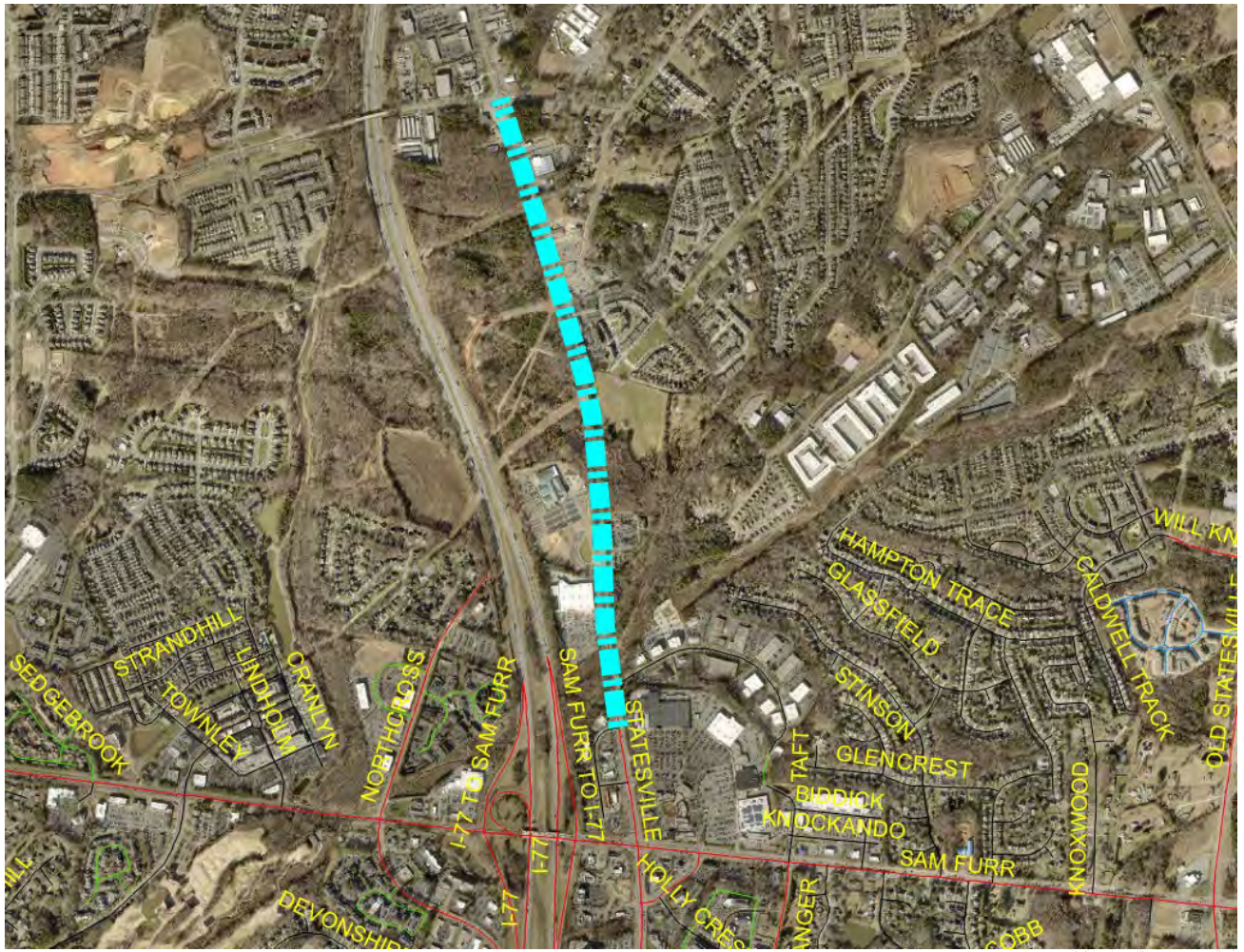
- New Pedestrian Tunnel under US21 at Torrance Creek Trib 2 Greenway (near Arahova Drive)
- Design
- Construction Start in 2027
- Projected Cost ~$3,250,000 ($2,600,000 in funds through CRTPO)

NC 73 – Beatties Ford Rd. to W. Catawba

- Widen to 4 lane divided, two lanes in each direction, along NC 73
- Reduced Conflict Intersections
- Right-of-way Acquisition
- Construction Start in 2028
- Project Cost ~$77,700,000

US 21 – Northcross Center Ct to Westmoreland

- Widen to 4 lane divided, two lanes in each direction, along US 21
- Reduced Conflict Intersections
- Planning & Design
- Construction Start in 2034
- Projected Cost ~$82,700,000

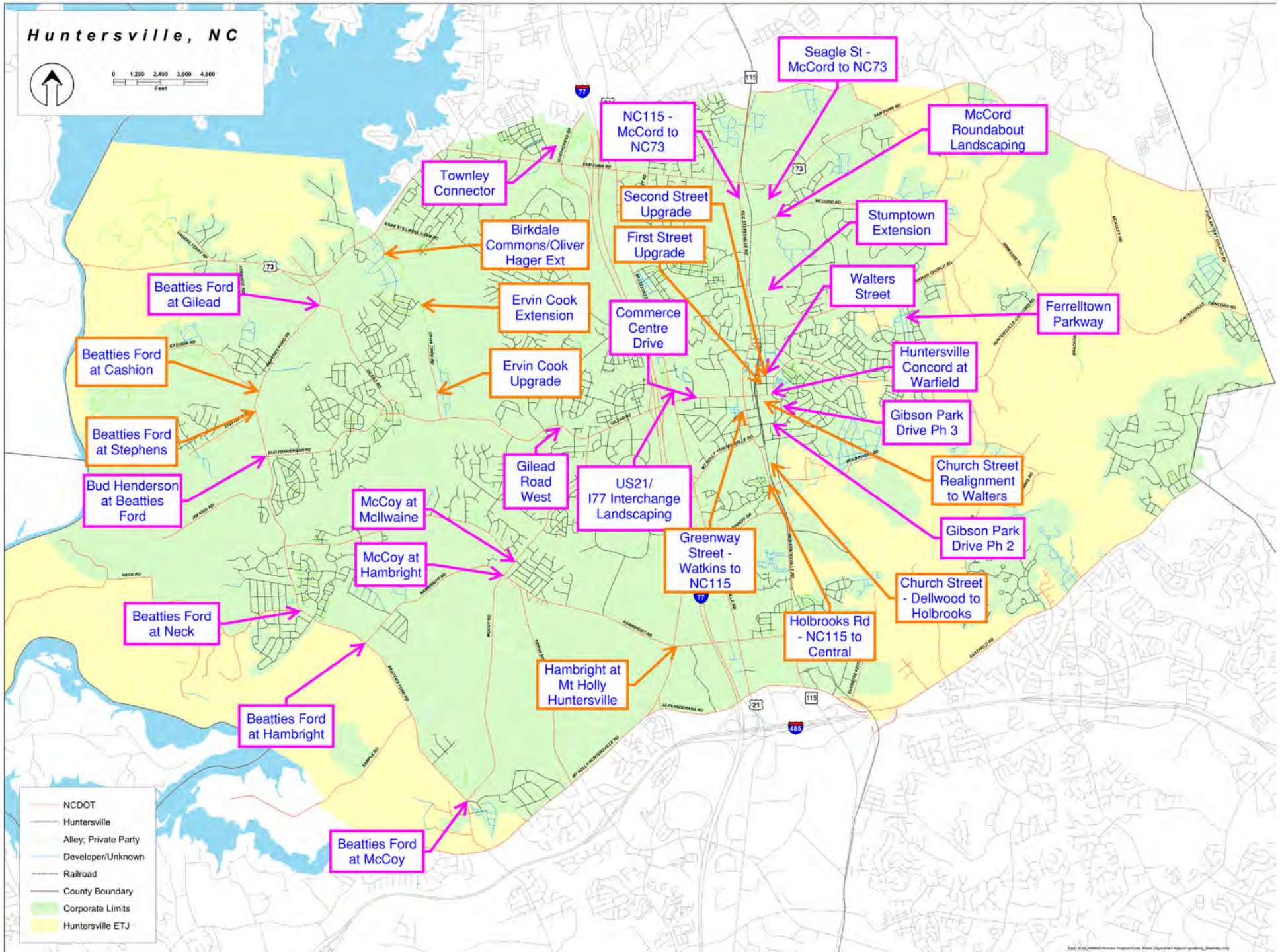


NC 73 – NC 16 to Beatties Ford Road

- Widen to 4 lane divided, two lanes in each direction, along NC 73
- Reduced Conflict Intersections
- Addl. bridge over Catawba River
- Design
- Construction Start TBD
- Project Cost $268,800,000

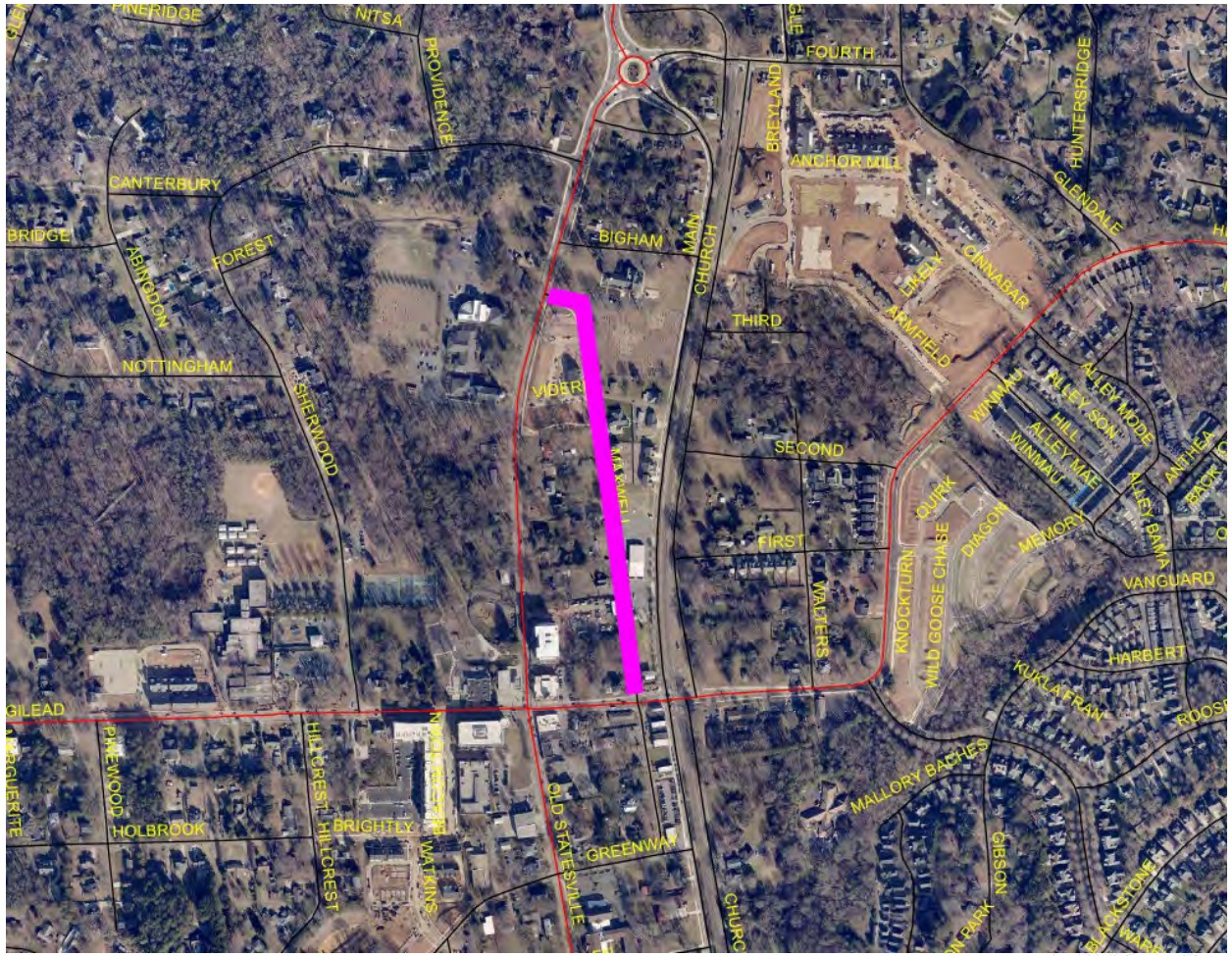
Future CIP Roadway Projects

- Maxwell Avenue Upgrade
- Birkdale Commons Extension – Ervin Cook Extension
- Church Street – Holbrooks to Dellwood
- David Kenney Farm Connection
- Church Street Realignment to Walters
- Upgrade Existing Ervin Cook Road
- Greenway Street – Watkins to NC 115
- Ervin Cook Road Extension
- Hambright at Mt Holly Huntersville
- Holbrooks Rd between NC 115 and Central)
- Beatties Ford at Cashion
- Beatties Ford at Stephens
- First Street Upgrade
- Second Street Upgrade


Huntersville, NC
0 1,200 2,400 3,600 4,800
Feet
Seagle St - McCord to NC73
NC115 - McCord to NC73
McCord Roundabout Landscaping
Townley Connector
Second Street Upgrade
Stumptown Extension
Birkdale Commons/Oliver Hager Ext
First Street Upgrade
Walters Street
Beatties Ford at Gilead
Ervin Cook Extension
Commerce Centre Drive
Ferrelltown Parkway
Beatties Ford at Cashion
Ervin Cook Upgrade
Huntersville Concord at Warfield
Beatties Ford at Stephens
Gibson Park Drive Ph 3
Gilead Road West
US21/ I77 Interchange Landscaping
Church Street Realignment to Walters
Bud Henderson at Beatties Ford
McCoy at McIlwaine
Gibson Park Drive Ph 2
McCoy at Hambright
Greenway Street - Watkins to NC115
Church Street - Dellwood to Holbrooks
Beatties Ford at Neck
Holbrooks Rd - NC115 to Central
Hambright at Mt Holly Huntersville
Beatties Ford at Hambright
Beatties Ford at McCoy
NCDOT
Huntersville
Alley; Private Party
Developer/Unknown
Railroad
County Boundary
Corporate Limits
Huntersville ETJ

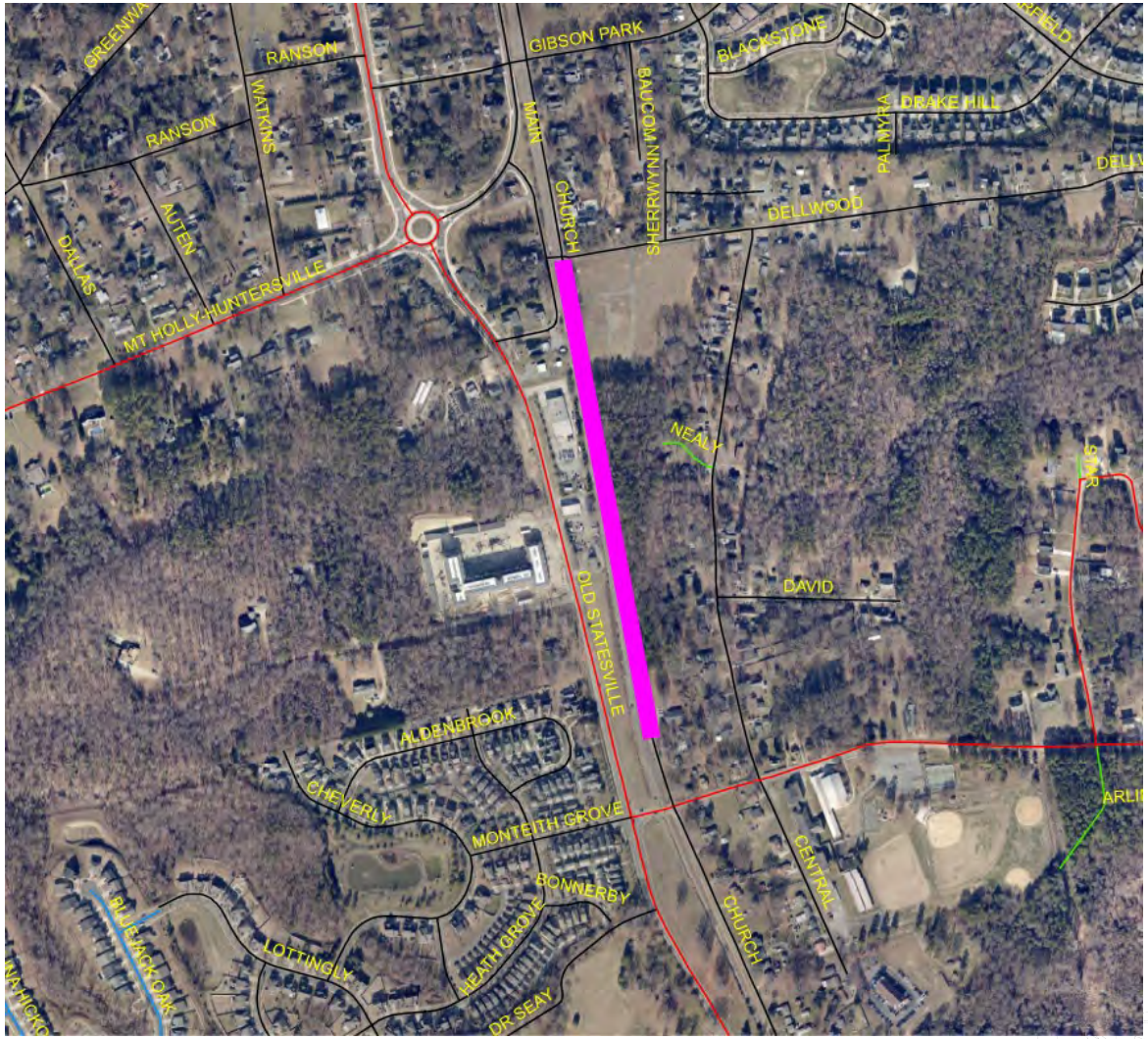
Maxwell Avenue Upgrade

- Minor widening/resurfacing of existing street, add curb and gutter, sidewalk
- Projected Cost ~$3,900,000



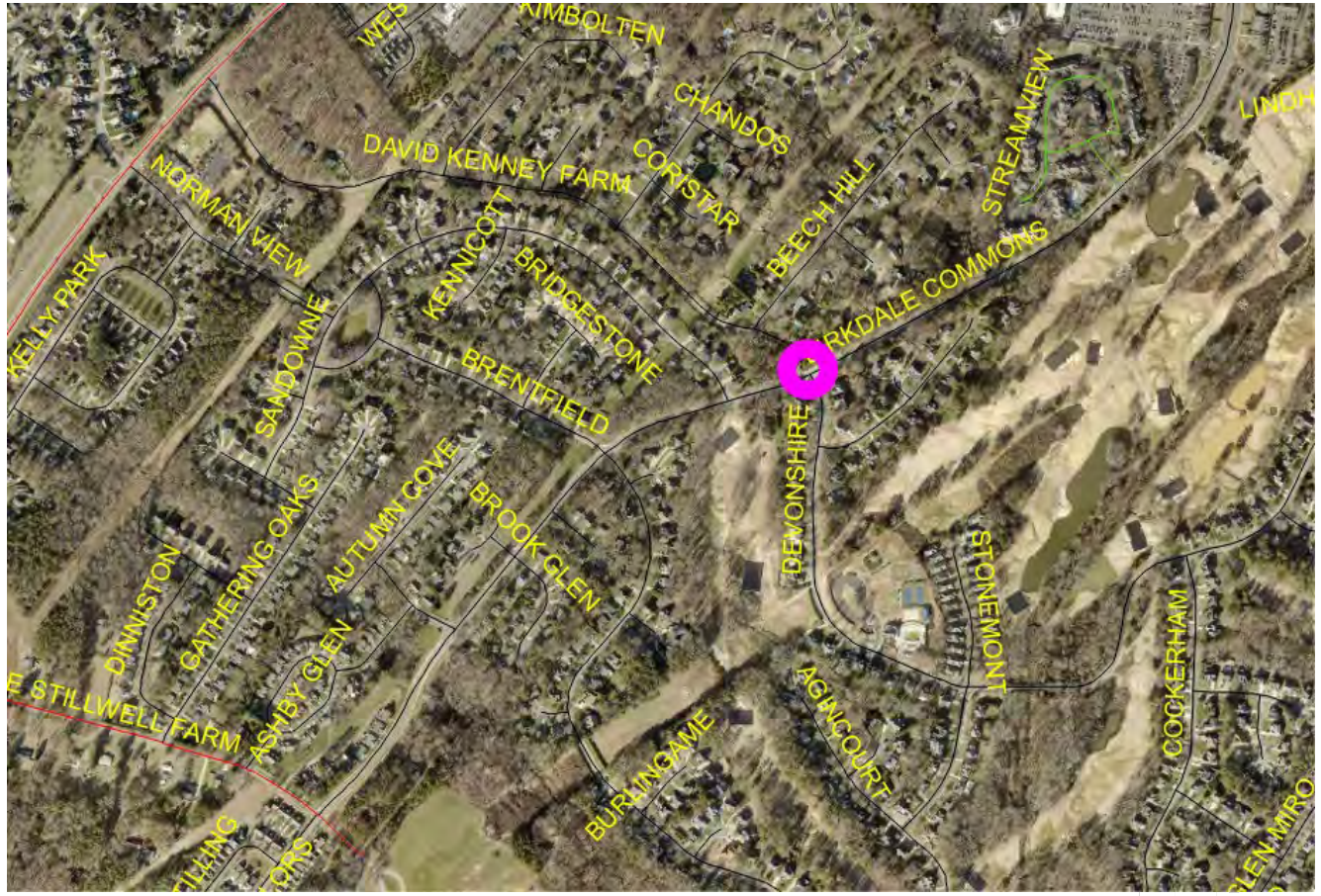
Church St – Holbrooks to Dellwood

- Build new street connecting Dellwood to Holbrooks Road with multiuse path
- On hold, design mostly complete
- Projected Cost ~$4,000,000
- Spent to date ~$305,000



David Kenney Farm Connection

- Build Roundabout, connect David Kenney Farm Rd to Birkdale Commons Pkwy
- On hold, design mostly complete
- Projected Cost ~$2,000,000
- Spent to date ~$130,000



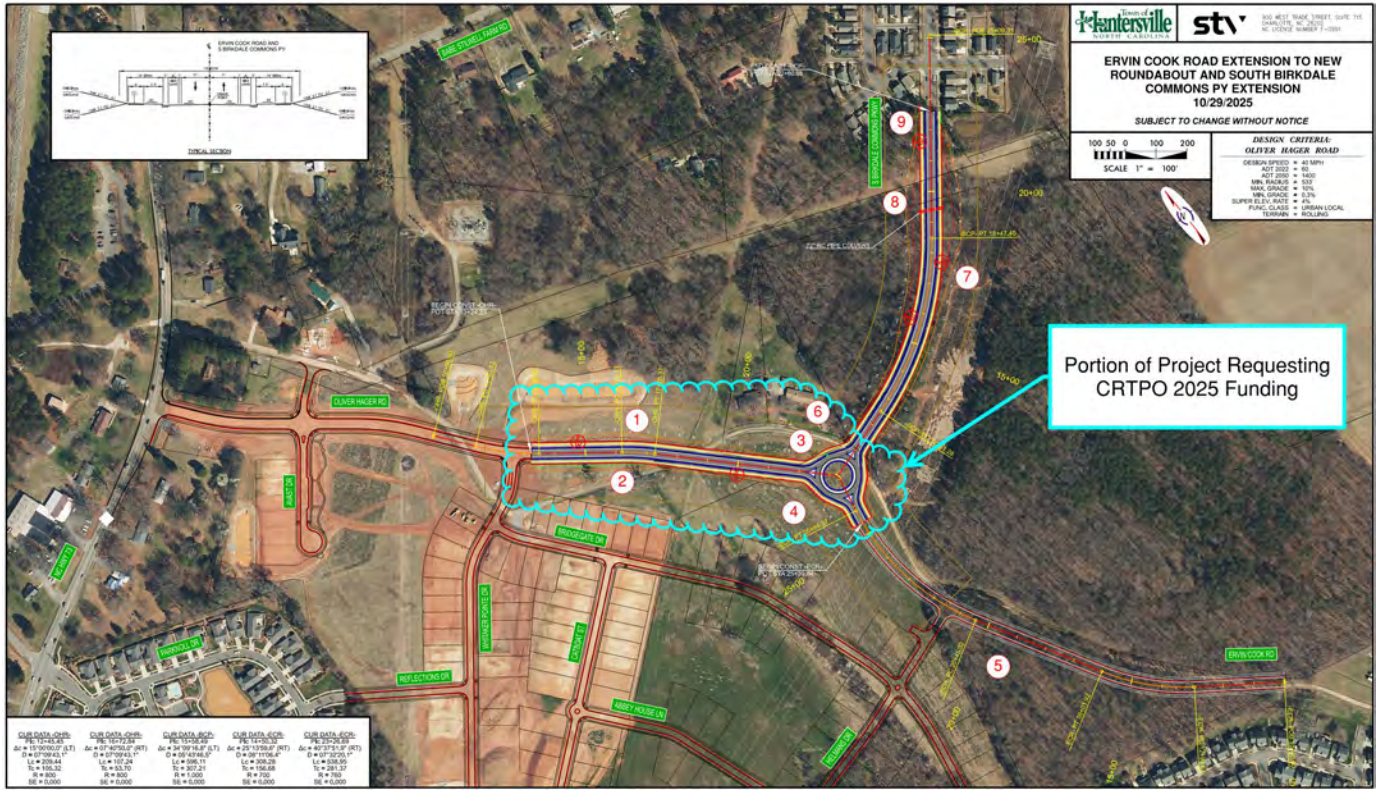
Church Street Realignment to Walters

- Build new road to align Church Street with Walters Street
- Build new Street to connect to Warfield Avenue
- Projected Cost ~$7,600,000

Birkdale Commons Ext – Ervin Cook Ext

- Extend Ervin Cook Road south to Birkdale Commons Extension
- Extend Birkdale Commons Road to Ervin Cook Road Extension
- Roundabout at new intersection
- Projected Cost ~$15,466,266 ($412,000 in funds through CRTPO, anticipated $3,200,000 additional)

- Note: Cook Farms/Whitaker Pointe to build portion of Ervin Cook Road to north of project



Ervin Cook Extension

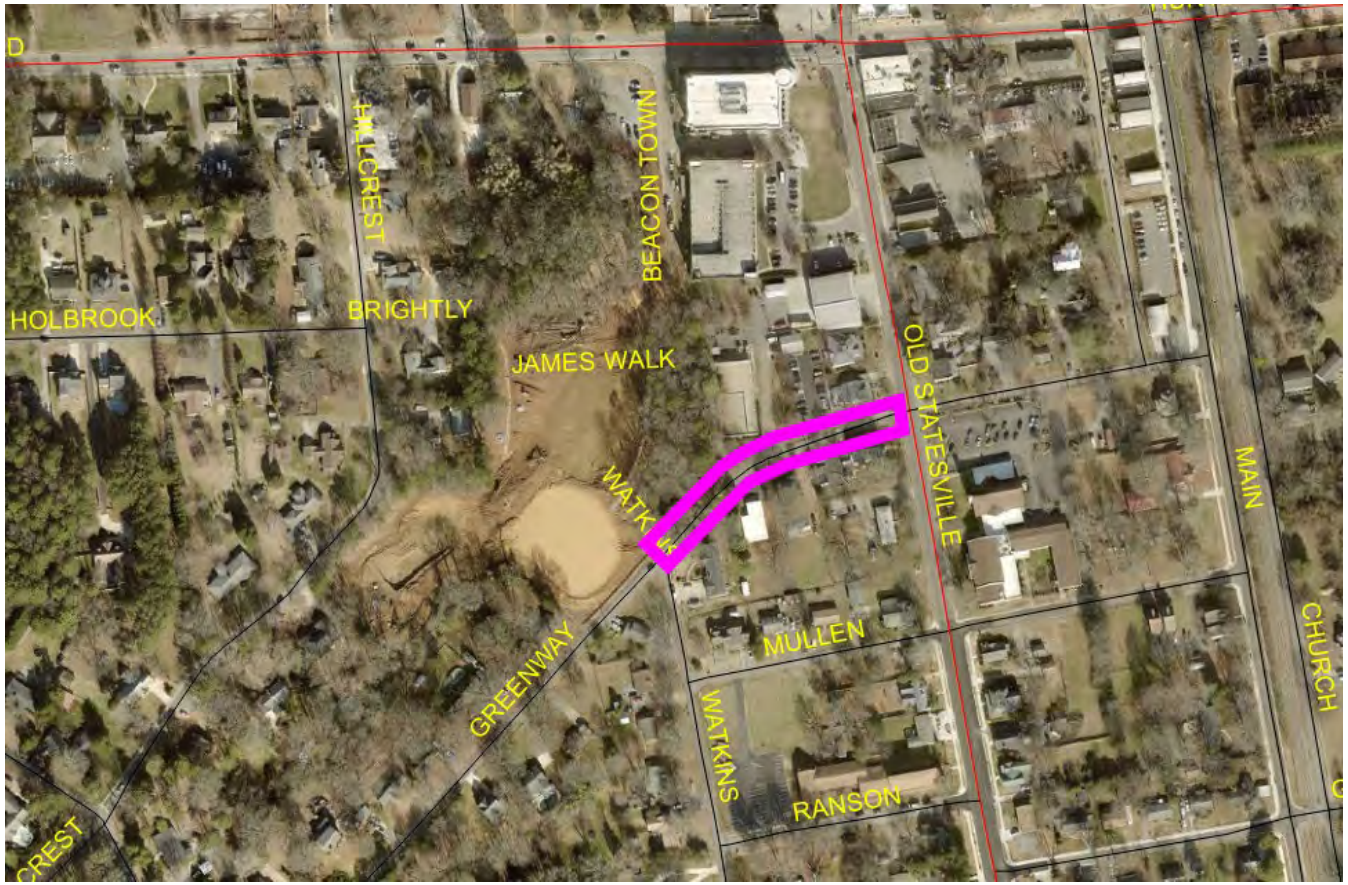
- Extend Ervin Cook Road from Birkdale Commons Extension to current end of Ervin Cook Road
- Projected Cost ~$12,000,000

Ervin Cook Upgrade

- Add left-turn lanes on Ervin Cook at the two subdivision entrances
- Add Multiuse Path on both sides of Road (in locations not included with Subdivision Project)
- Projected Cost ~$2,750,000

Greenway Street – Watkins to NC 115

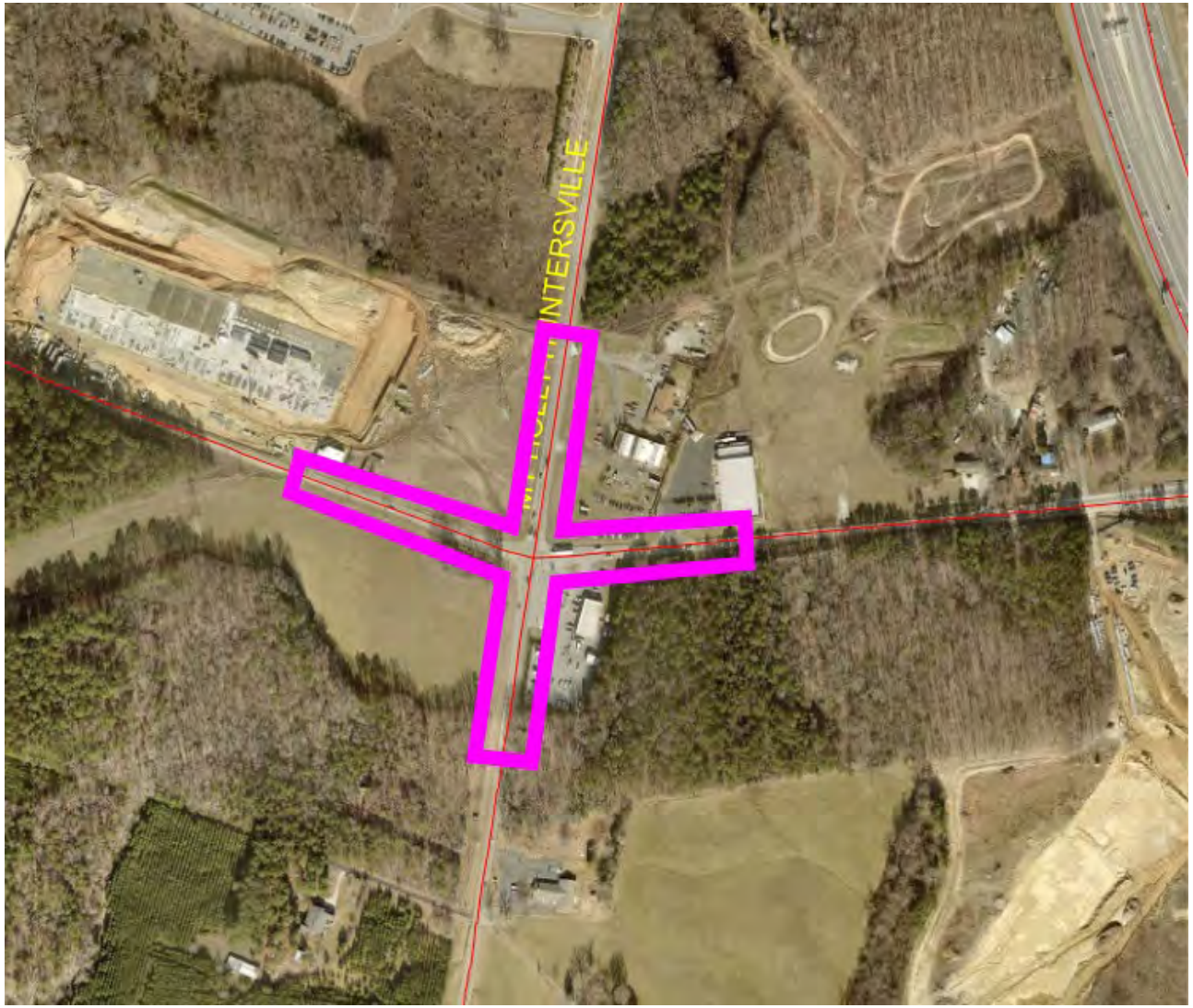
- Minor widening/resurfacing of existing street
- Add curb and gutter and sidewalks
- Projected Cost ~$1,500,000



Hambright at Mt. Holly Huntersville

- Realign (Straighten) Hambright Road
- Add turn lanes
- Projected Cost ~$3,200,000

- Note: Three developers have not completed committed improvements at the intersection. This may reduce project scope/cost.

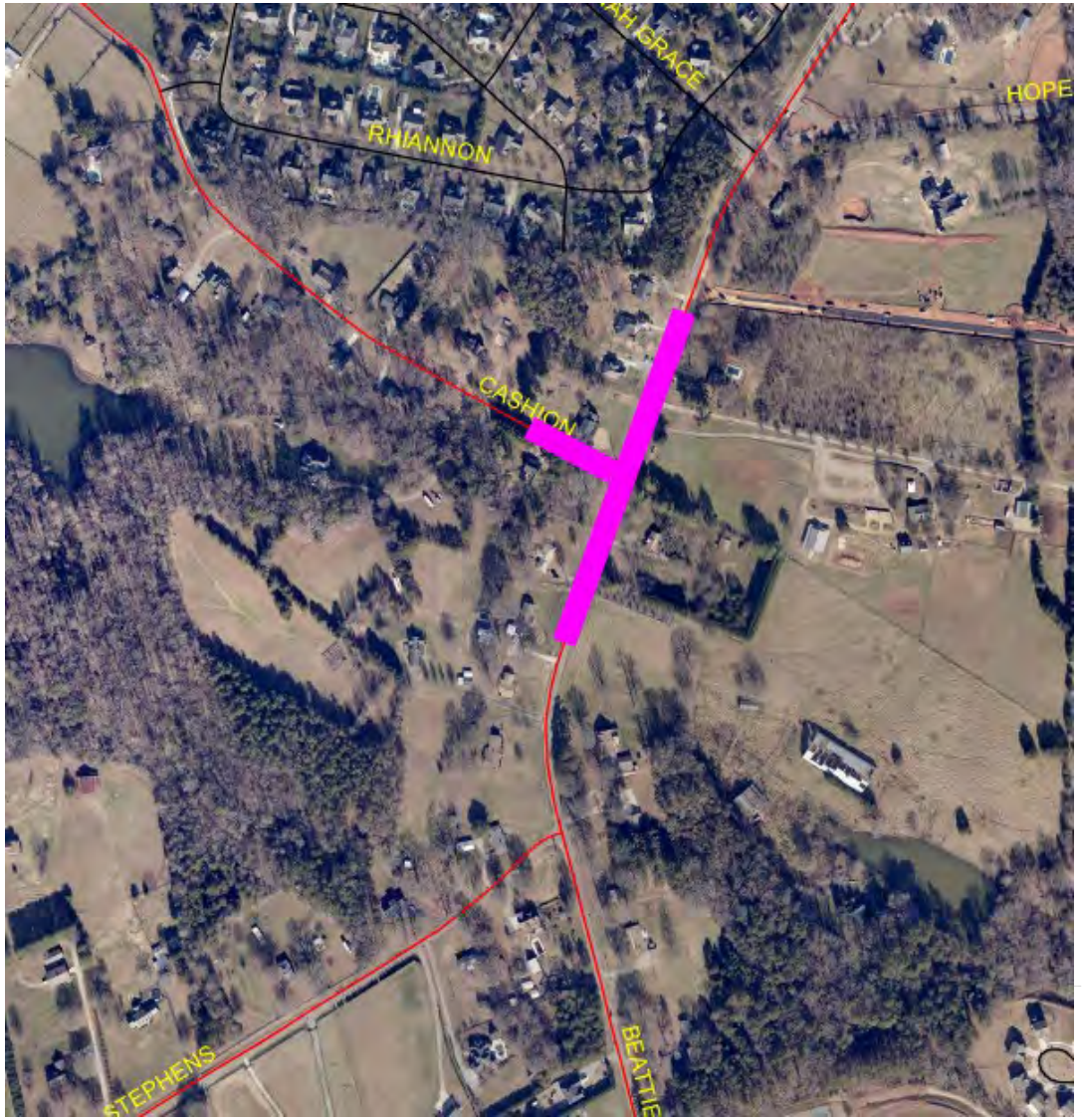


Holbrooks Road (NC 115 to Central Ave)

- Add turn lane storage
- Improve Railroad crossing
- Add sidewalk along south side of road
- Add traffic signal
- Projected Cost ~$2,500,000

Beatties Ford at Cashion

- Add left-turn lane on Beatties Ford Road
- Add turn lane on Cashion
- Projected Cost ~$2,400,000



Beatties Ford at Stephens

- Add left-turn lane on Beatties Ford Road
- Add turn lane on Stephens
- Projected Cost ~$2,400,000

First Street Upgrade

- Minor widening/resurfacing of existing street, add curb and gutter, sidewalks
- Projected Cost ~$1,750,000

Second Street Upgrade

- Minor widening/resurfacing of existing street, add curb and gutter, sidewalks
- Projected Cost ~$1,750,000

EXHIBIT
D1-2

Information Technology

Jan. 29, 2026

Town of Huntersville
NORTH CAROLINA

Discussion Overview

- General Update/Projects
- Camera Update
- Support Update/Additional Staff

General Update/Projects

- Successfully upgraded all Town computers to Windows 11, ensuring continued vendor support, improved security, and compliance with modern operating system standards.

- In calendar year 2025, Town staff generated 1,982 IT service tickets, representing an approximately 10% increase over the prior year (1,775 tickets), reflecting increased technology usage and support demand.

- Played a critical role in the buildout and successful transition to the New Town Hall, including infrastructure planning, system deployment, and staff move-in support.

- Continue to partner with Town departments to identify and implement technology improvements that increase operational efficiency, reduce manual processes, and support evolving service needs.

Camera Update

- The Town has a total of 345 cameras.

- We are continually adding cameras to high-traffic areas, parks, and greenways.

Below is the camera breakdown;

- Traffic Cameras - 105
- Security Cameras - 164
- Parks & Greenway Cameras - 71
- LPR Camera – 5 (Does not include Flock Cameras)

Support Update

- Support all Town Board and Planning Board meetings, including after-hours and on-site technical support.
- Manage and maintain over 325 desktop and laptop computers, 80 police patrol laptops, and in-car police printers.
- Administer and support more than 40 servers, including a multi-layer backup infrastructure, network infrastructure, and multiple enterprise firewalls.
- Manage nearly 400 mobile devices, including iPads, iPhones, MiFi devices, and wireless gateways.
- Maintain and support critical Town systems, including the telephone system, virtual meeting technology, cybersecurity infrastructure, end-user security training, electronic door access control, and security camera systems across all Town facilities.
- We are requesting an additional FTE to balance daily support, public safety systems, and long-term strategic planning

EXHIBIT
D1-3

Human Resources

Jan. 29, 2026

Town of Huntersville
NORTH CAROLINA

Staffing Overview

	Budgeted	Full-Time	Part-Time
Administration (Clerk, Communications, Finance, HR, IT, Legal)	**25**	**23**	1
Engineering	**10**	**10**	
Fire	**25**	**25**	**72**
Parks and Recreation	**31**	**31**	**46**
Planning	**18**	**16**	
Police	**145**	**110**	**3**
Sworn	119	91	
Non-sworn	26	19	
Public Works	**29**	**29**	
Total	**283**	**240**	**125**

Turnover

Fiscal Year	2026	2025	2024	2023	2022
Budgeted Positions	**283**	**263**	**250**	**226**	**212**
Hires	**31**	**31**	**62**	**43**	**46**
Separations	**20**	**34**	**23**	**33**	**26**
Retirement	1	4	3	3	1
Turnover (FT)	**7%**	**13%**	**9%**	**15%**	**12%**
PT Hires	6	31	90	11	28
PT Separations	14	15	16	11	14

By Department

	Budgeted	Separations	Turnover Rate	Last Year Turnover	Current Vacancies	Vacancy Rate
Administration	**25**	**2**	**8%**	**4%**	**2**	**8%**
Engineering	**10**	**1**	**0%**	**0%**	**0**	**0%**
Fire	**25**	**0**	**0%**	**0%**	**0**	**0%**
Parks and Recreation	**31**	**3**	**10%**	**17%**	**0**	**0%**
Planning	**18**	**1**	**6%**	**6%**	**2**	**11%**
Police	**145**	**12**	**8%**	**15%**	**35**	**24%**
Sworn	119	10	8%	13%	28	24%
Non-Sworn	26	2	8%	19%	7	27%
Public Works	**29**	**1**	**3%**	**14%**	**0**	**0%**

ElectriCities Transition

- Total operation – 23 employees

- Employee Transition
  - Line and Service (17)
  - Business Office/Finance (6)

- Recruitments
  - Electric Services Director
  - Electric Operations Manager
  - Field Engineer
  - Accounting Specialist

Benefit Review

- Insurance Review
  - Medical
  - Ancillary

- Policy Review
  - Bereavement Leave
  - Parental Leave
  - Returning Employees

Projected Staffing

	Budgeted	Projected
Administration	**25**	**2**
Electric		**23**
Engineering	**10**	**3**
Fire	**25**	**7**
Parks and Recreation	**31**	**1**
Planning	**18**	**0**
Police	**145**	**2**
Sworn	119	2
Non-Sworn	26	0
Public Works	**29**	**5**
Total	**283**	**43**

2026 Focus

- Continued Growth
- ElectriCities Transition
- Compensation Study, mid year implementation

Questions

EXHIBIT
D1-4

Legal

January 29, 2026

Town of Huntersville
NORTH CAROLINA

Topics for Discussion

- Public Records
- Conflicts of Interest Related to Development Regulations
- Conflicts of Interest in Contracting
- Social Media Policy

Public Records Defined

N.C.G.S. § 132-1. "Public records" defined.

"Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, ***regardless of physical form or characteristics***, made or received pursuant to law or ordinance ***in connection with the transaction of public business*** by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include ***every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government*** of the State or of any county, unit, special district or other political subdivision of government.

Limitations

N.C.G.S. 132-6.2 contains the following limitations:

- Nothing in this section shall be construed to require a public agency to respond to a request for a copy of a public record **by creating or compiling a record that does not exist**...Nothing in this section shall be construed to require a public agency to put into electronic medium a record that is not kept in electronic medium.

Non-Public/Confidential Information

Certain information is non-public or confidential per statute, including:

- Information protected by attorney-client privilege and trial preparation materials
- Tax information, enterprise billing information, electronic payment account numbers
- Proprietary information (trade secrets, design work, computer code)
- Criminal intelligence information, 911 database, sensitive public security information
- Social security numbers and other personally identifying information
- Protected medical information
- Information contained in personnel files, which is not considered public record by statute

Retention of Public Records

- The retention of public records is dictated by the NC Retention Schedule for Local Government Agencies.
- The length of retention fluctuates depending on the type of record.
- E-mail, text messages, and social media should be handled according to their content.
- Specifically, when the schedule does not include a records series that instructs you on how to handle one of these born-digital records by format, consider what content is contained in the e-mail, text message, or social media post for determining the retention period.

Conflicts of Interest – Development Regulations

N.C.G.S. § 160D-109 sets forth the conflict rules regarding legislative decisions related to development regulations and quasi-judicial decisions.

- **Legislative decisions** - Governing board members shall not vote on any legislative decision regarding a development regulation…where the outcome of the matter being considered is reasonably likely to have a **direct, substantial, and readily identifiable financial impact on the member**. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a **close familial, business, or other associational relationship**.

- **Quasi-judicial decisions** - A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a **fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome** of the matter.

Conflicts of Interest – Contracts

The following statutes address conflicts of interest for all public officers and employees at the state and local government level:

- N.C.G.S. § 133-32: “Gifts and Favors”
- N.C.G.S. § 14-234: “Self-benefiting”
- N.C.G.S. § 14-234.1: “Misuse of Confidential Information”
- N.C.G.S. § 14-234.2: “Financially Benefitting from Public Position” (New)
- N.C.G.S. § 14-234.3: “Contracts Benefitting Nonprofits” (New)

N.C.G.S. 133-32: "Gifts and Favors"

A public officer or employee may not accept gifts or favors from a past (within the past year), current, or potential future vendor or contractor if the officer or employee is charged with the duty of any or all of the following:

- preparing plans, specifications, or estimates for public contracts;
- awarding or administering public contracts; or
- inspecting or supervising construction.

Exceptions:

- Awards (i.e. trophy or commemorative plaque)
- Advertising items or souvenirs of nominal value (i.e. pens, cups, mugs)
- Meals at banquets
- Gifts to professional organizations
- Gifts from family or friends (which must be reported to the employee's department director)

N.C.G.S. 14-234: "Self-benefiting"

Prohibited activities:

- **Deriving a direct benefit if making or administering a contract:** A public officer or employee who makes or administers a contract on behalf of a public agency may not also derive a direct benefit from the contract (unless an exception applies).

- **Influencing others if deriving a direct benefit:** A public officer or employee who will derive a direct benefit from a contract but is not involved in making or administering it shall not attempt to influence any other person who is involved in making or administering the contract.

- **Getting gifts in exchange for influencing others:** A public officer or employee shall not solicit or receive any gift, reward, or promise of reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency he or she serves. Does not require that the officer or employee either derive a direct benefit or be making or administering the contract to violate this section of the statute.

N.C.G.S. 14-234.1: "Misuse of Confidential Information"

- A public officer or employee may not gain any pecuniary benefit, or help someone else gain a pecuniary benefit, from the use of non-public information that the person has learned through his or her official position.

N.C.G.S. 14-234.2: "Financially Benefitting"

- No elected officer shall solicit or receive personal financial gain from the political subdivision for which the elected officer serves by means of intimidation, undue influence, or misuse of the employees of the political subdivision.

- Does not apply to financial gain received from a political subdivision for acting in the elected official's capacity (i.e. board member compensation) or financial gain received with the approval of the governing board (i.e. just compensation for condemned property).

N.C.G.S. 14-234.3: "Nonprofits"

Prohibits public officials from knowingly participating in the making or administering of a contract, or award of money, with any nonprofit with which the public official is associated.

- Only applies to the members of the Board of Commissioners.
  - Does not apply to Town employees or members of other boards, commissions, or committees.

- A public official is "**associated**" with a nonprofit if that person is a director, officer, or governing board member (i.e. member of the Board of Directors) of the nonprofit.
  - The statute does not distinguish between voting and nonvoting governing board members.
  - If the adopted structure of the nonprofit does not include a formal board of directors, members with decision-making authority should also recuse.

- "**Nonprofit**" as defined in N.C.G.S. § 14-234.3 does not include any entity created by the state or a local government.
  - Is specific to nonprofits organized or operating primarily for religious, charitable, scientific, literary, public health and safety, or educational purposes.

- If associated with a nonprofit as defined in N.C.G.S. § 14-234.3, the Board Member shall recuse themselves from deliberating or voting on the contract.

- Any attempt to influence others who are voting or deliberating on the contract AND soliciting or receiving any gift, favor, reward, service, or promise of reward, including a promise of future employment, in exchange for recommending, influencing, or attempting to influence the award of a contract by the Town with a nonprofit you are associated with is also prohibited.

- The prohibitions are not limited to conducting Town business.
  - Extends to personal social media accounts.

Social Media Policy

- The Social Media Policy contains conduct standards, as well as best practices for elected and appointed officials.
- It is important for Board members to familiarize themselves with the policy contents, including, but not limited to, requirements related to public records, conflicts of interest, and confidential information.

EXHIBIT
D1-5

Verhoeff Alignment Study

Town Board Meeting
January 20, 2026

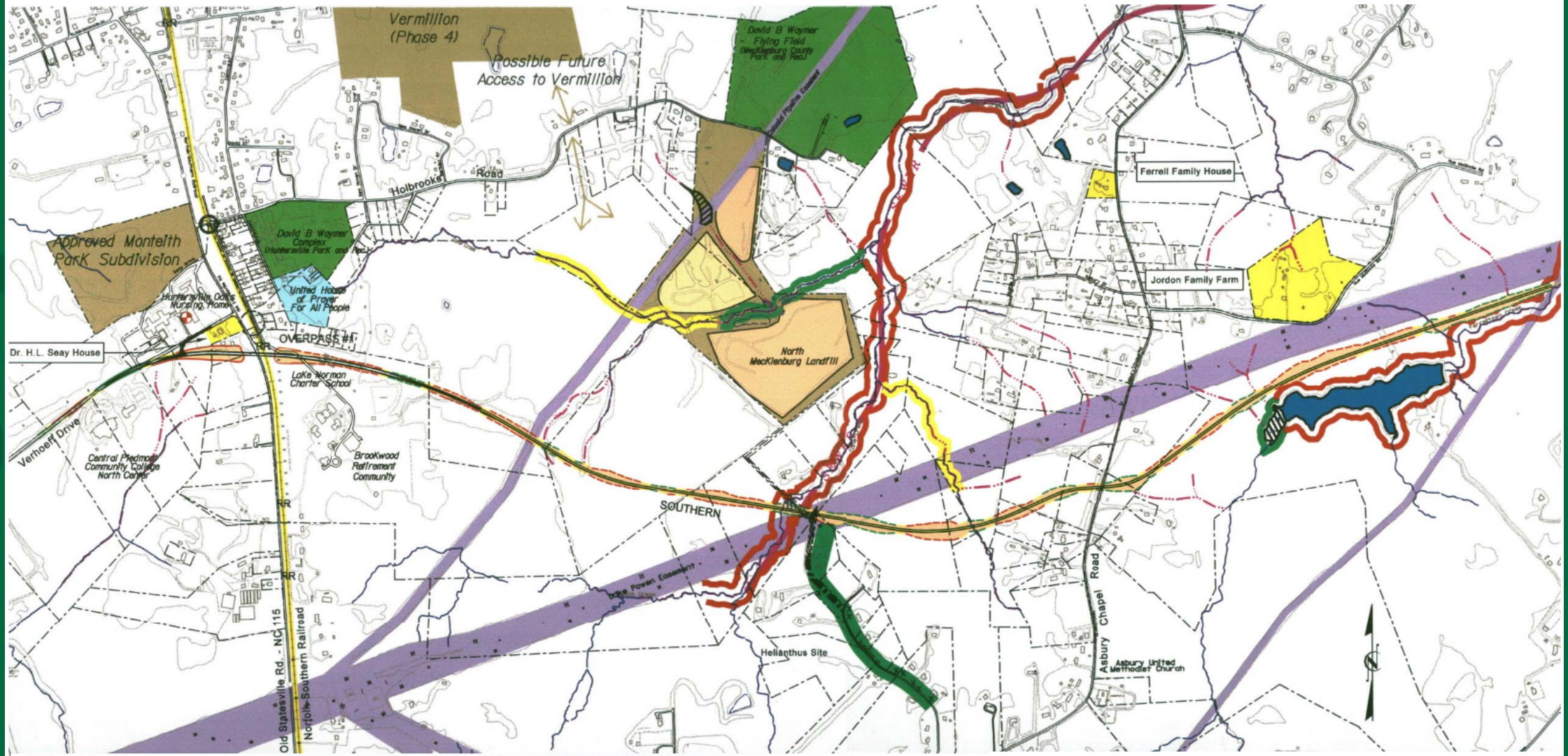
Town of Huntersville
NORTH CAROLINA

Verhoeff Alignment Study

- Current Alignment Adopted in November 2002
- Portion of Alignment has been constructed
- Development has occurred in the area since 2002 (more development proposed)
- Utility Transmission Facility crossings

VERHOEFF DRIVE

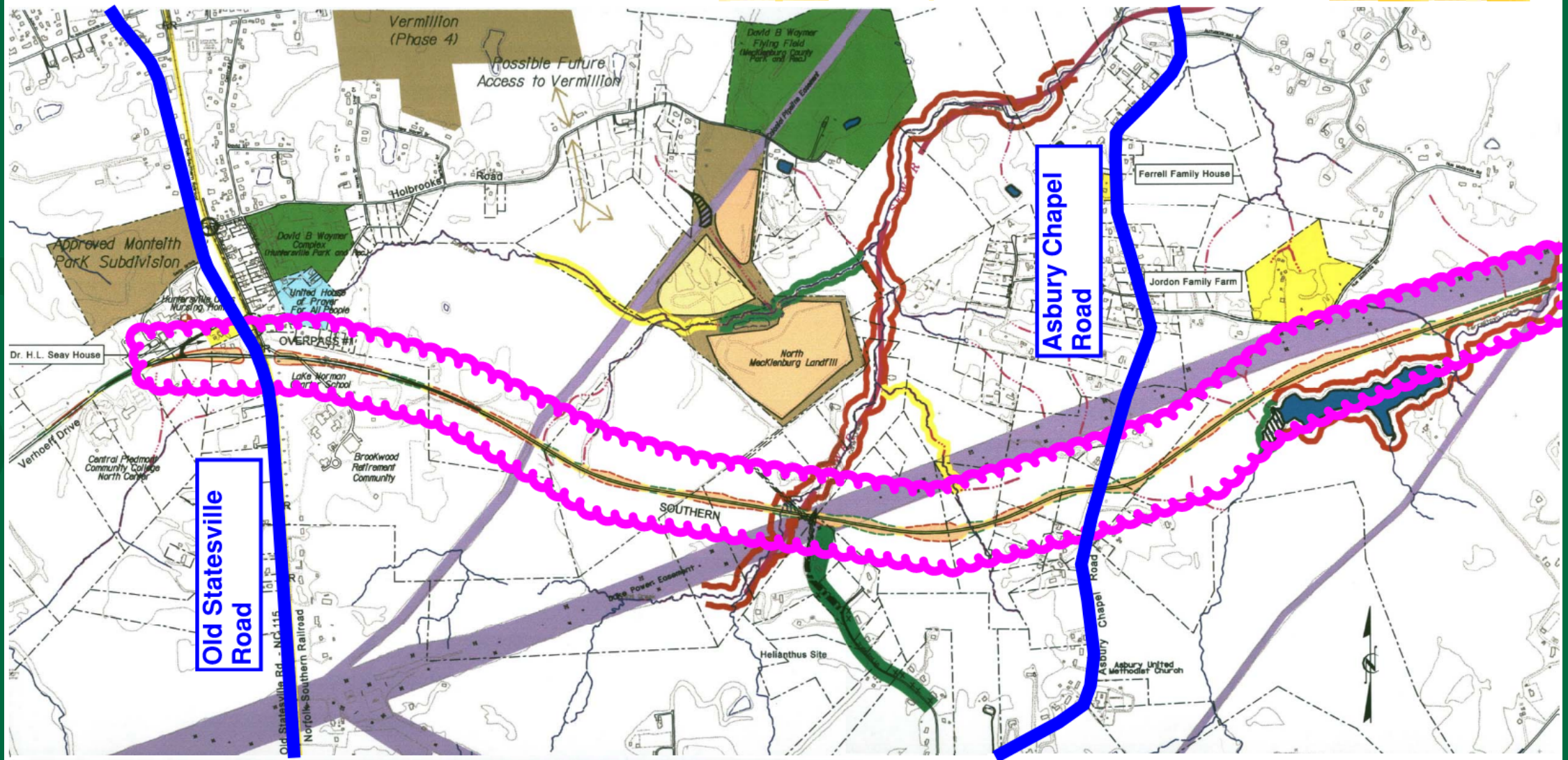
SOUTHERN ALIGNMENT



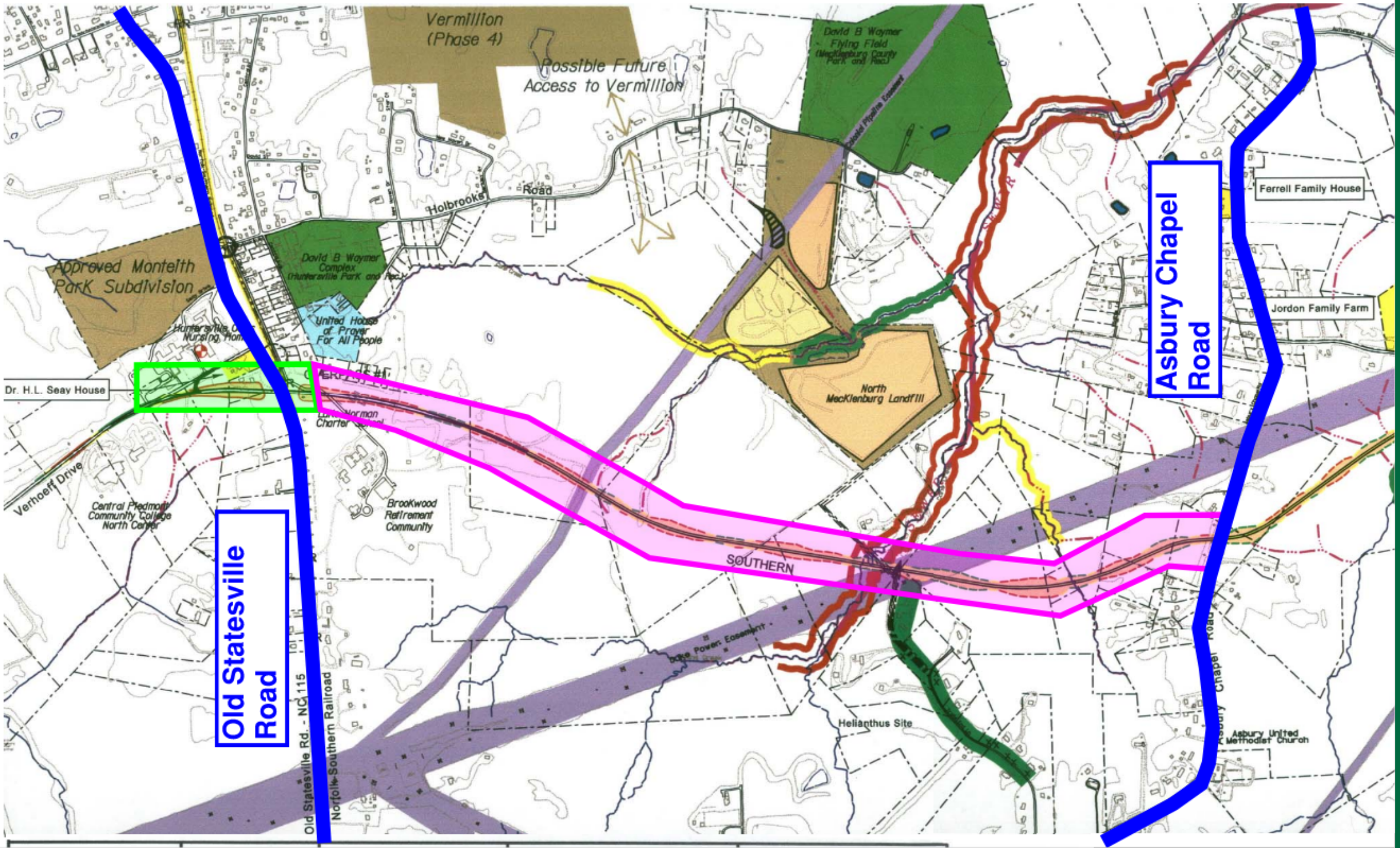
Alignment approved by MUMPO
November 20, 2002

VERHOEFF DRIVE

SOUTHERN ALIGNMENT



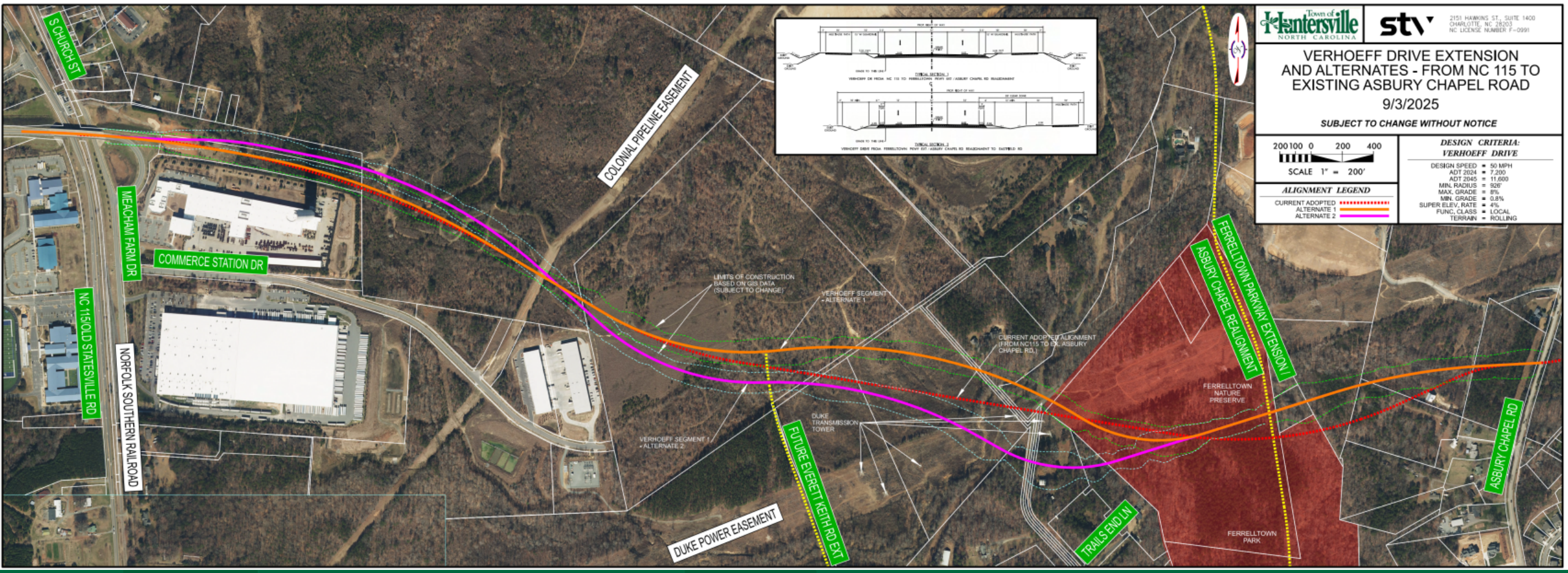
Alignment approved by MUMPO
November 20, 2002



Vermillion (Phase 4)
Possible Future Access to Vermillion
David B Waymer Flying Field (Mecklenburg County Park and Rec.)
Holbrooks Road
Approved Monteith Park Subdivision
David B Waymer Complex (Huntersville Park and Rec.)
United House of Prayer For All People
Dr. H.L. Seay House
North Mecklenburg Landfill
Ferrell Family House
Jordon Family Farm
Asbury Chapel Road
Verhoeff Drive
Central Piedmont Community College North Center
Brookwood Retirement Community
SOUTHERN
Old Statesville Road
Old Statesville Rd. - NC 115
Norfolk-Southern Railroad
Duke Power Easement
Helianthus Site
Asbury United Methodist Church

Verhoeff Alignment Study

- Developed two potential alternatives
- Utilize portion of alignment constructed
- Design Criteria input from NCDOT, Duke Energy, Colonial Pipeline



Town of Huntersville
NORTH CAROLINA

stv

2151 HAWKINS ST., SUITE 1400
CHARLOTTE, NC 28203
NC LICENSE NUMBER F-0991

VERHOEFF DRIVE EXTENSION AND ALTERNATES - FROM NC 115 TO EXISTING ASBURY CHAPEL ROAD

9/3/2025

SUBJECT TO CHANGE WITHOUT NOTICE

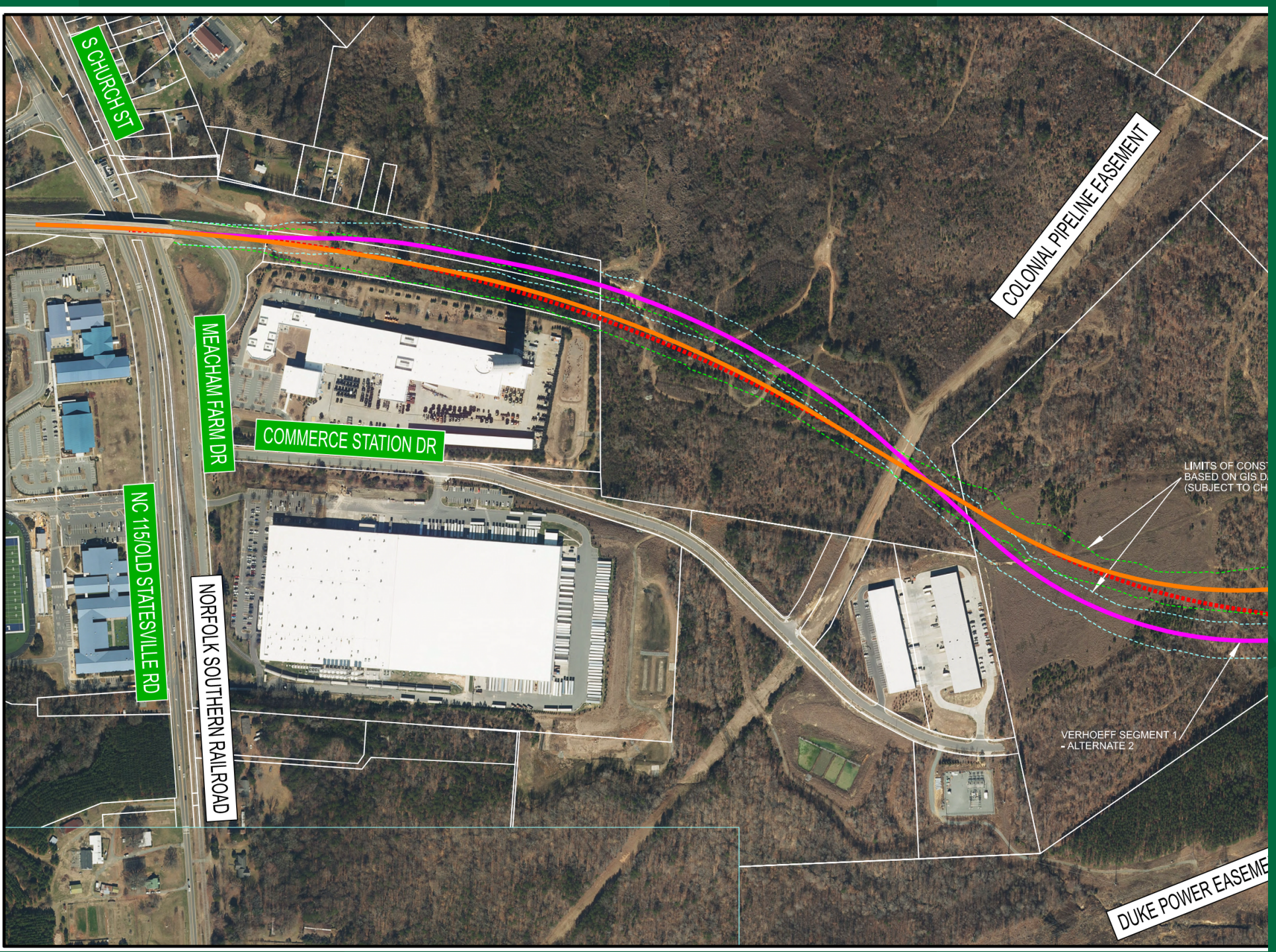
200 100 0 200 400
SCALE 1" = 200'

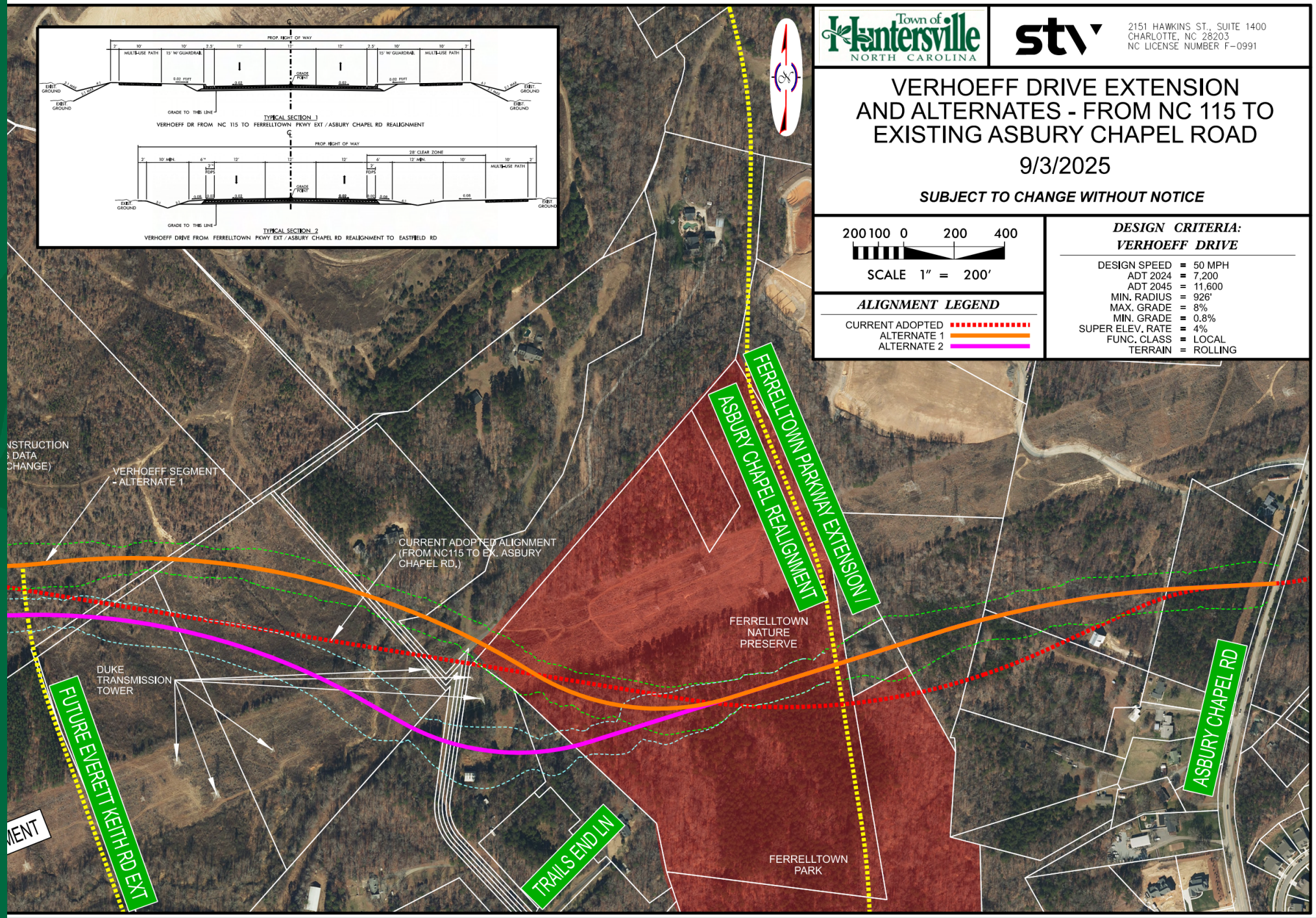
ALIGNMENT LEGEND

- CURRENT ADOPTED
- ALTERNATE 1
- ALTERNATE 2

DESIGN CRITERIA: VERHOEFF DRIVE

DESIGN SPEED	= 50 MPH
ADT 2024	= 7,200
ADT 2045	= 11,600
MIN. RADIUS	= 926'
MAX. GRADE	= 8%
MIN. GRADE	= 0.8%
SUPER ELEV. RATE	= 4%
FUNC. CLASS	= LOCAL
TERRAIN	= ROLLING


S CHURCH ST
MEACHAM FARM DR
COMMERCE STATION DR
NC 115/OLD STATESVILLE RD
NORFOLK SOUTHERN RAILROAD
COLONIAL PIPELINE EASEMENT
LIMITS OF CONS
BASED ON GIS D
(SUBJECT TO CH
VERHOEFF SEGMENT 1
- ALTERNATE 2
DUKE POWER EASEME


TYPICAL SECTION 1
VERHOEFF DR FROM NC 115 TO FERRELLTOWN PKWY EXT / ASBURY CHAPEL RD REALIGNMENT
TYPICAL SECTION 2
VERHOEFF DRIVE FROM FERRELLTOWN PKWY EXT / ASBURY CHAPEL RD REALIGNMENT TO EASTFIELD RD
Town of Huntersville
NORTH CAROLINA
stv
2151 HAWKINS ST., SUITE 1400
CHARLOTTE, NC 28203
NC LICENSE NUMBER F-0991
VERHOEFF DRIVE EXTENSION
AND ALTERNATES - FROM NC 115 TO
EXISTING ASBURY CHAPEL ROAD
9/3/2025
SUBJECT TO CHANGE WITHOUT NOTICE
200 100 0 200 400
SCALE 1" = 200'
ALIGNMENT LEGEND
CURRENT ADOPTED
ALTERNATE 1
ALTERNATE 2
DESIGN CRITERIA:
VERHOEFF DRIVE
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FUNC. CLASS = LOCAL
TERRAIN = ROLLING
VERHOEFF SEGMENT 1
- ALTERNATE 1
CURRENT ADOPTED ALIGNMENT
(FROM NC115 TO EX. ASBURY
CHAPEL RD.)
FERRELLTOWN PARKWAY EXTENSION
ASBURY CHAPEL REALIGNMENT
FERRELLTOWN
NATURE
PRESERVE
DUKE
TRANSMISSION
TOWER
FUTURE EVERETT KEITH RD EXT
TRAILS END LN
FERRELLTOWN
PARK
ASBURY CHAPEL RD

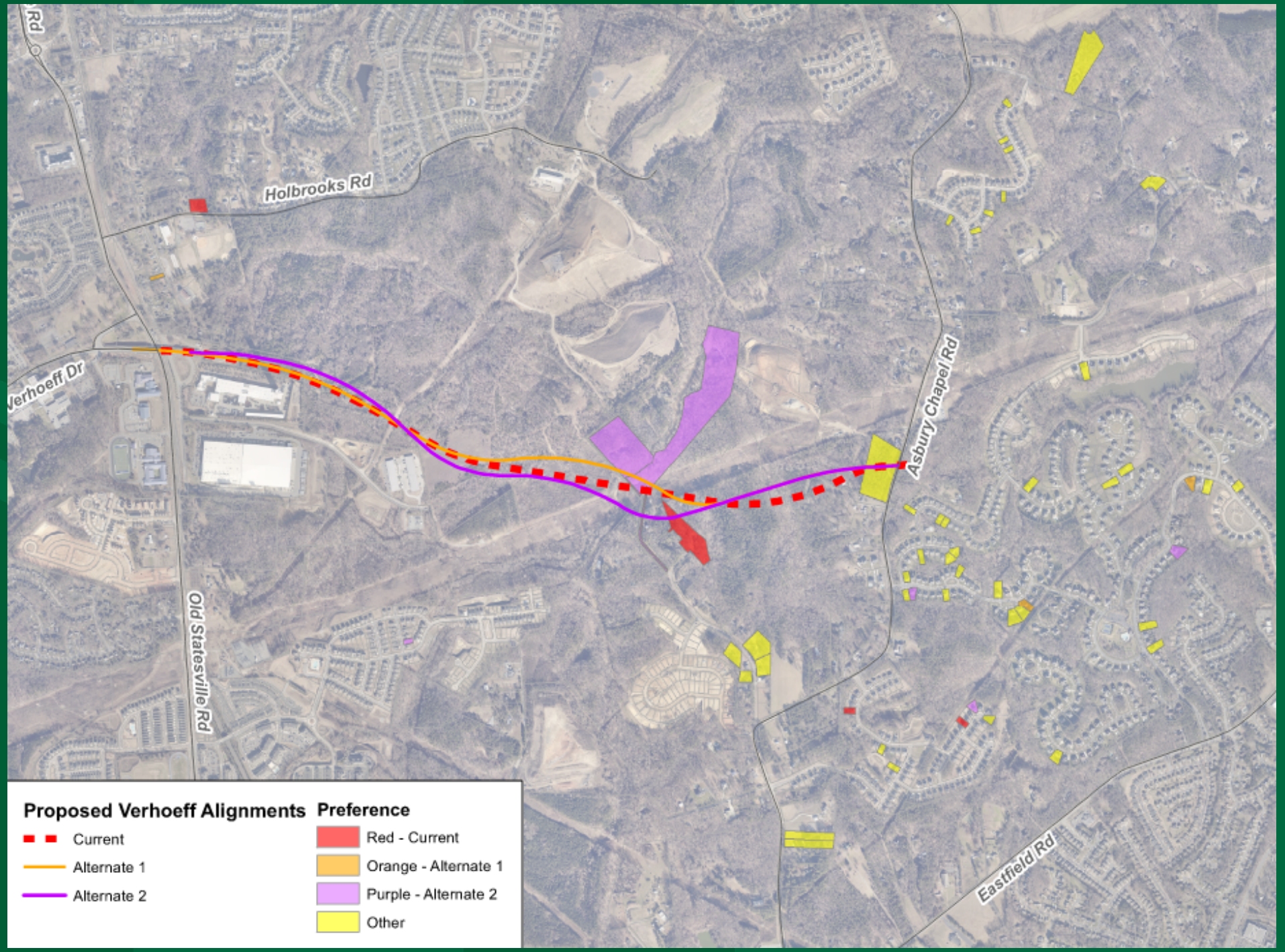
Verhoeff Alignment Study

- Presented to TCC and CRTPO Board (September) to request opening of a public comment period.
- CRTPO opened public comment period for October 16 - November 14.
- Hosted in person meeting on October 23.
- Feedback could be submitted in person or through Town website.

Verhoeff Alignment Study

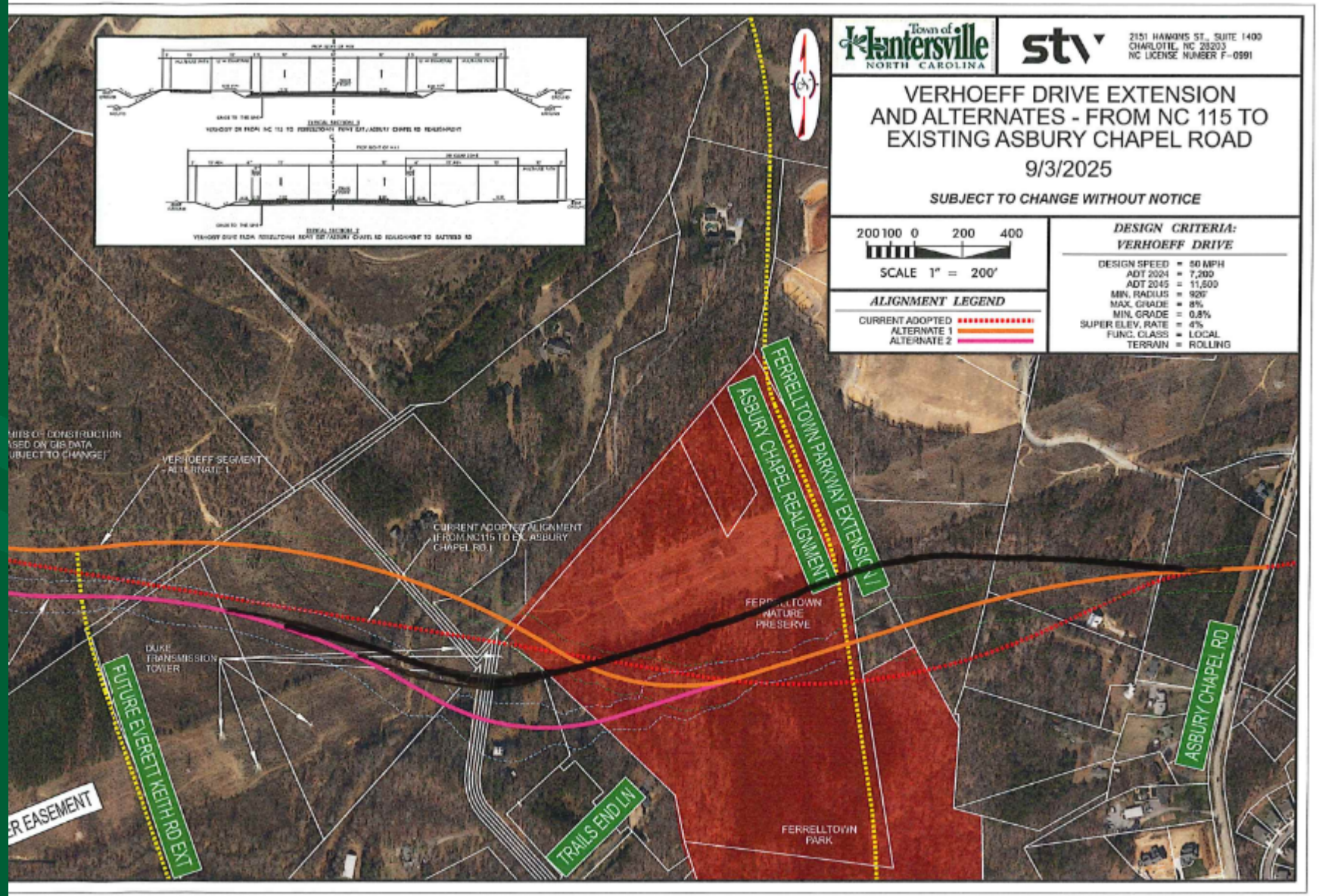
- 135 Responses
  - 3 appear to be duplicates
  - 98 provided a name
  - 105 provided a physical address (93 unique)
  - 18 no choice or comment
  - 16 no name or address

- 8 prefer Purple
- 6 prefer red (existing)
- 4 prefer orange
- 63 prefer other

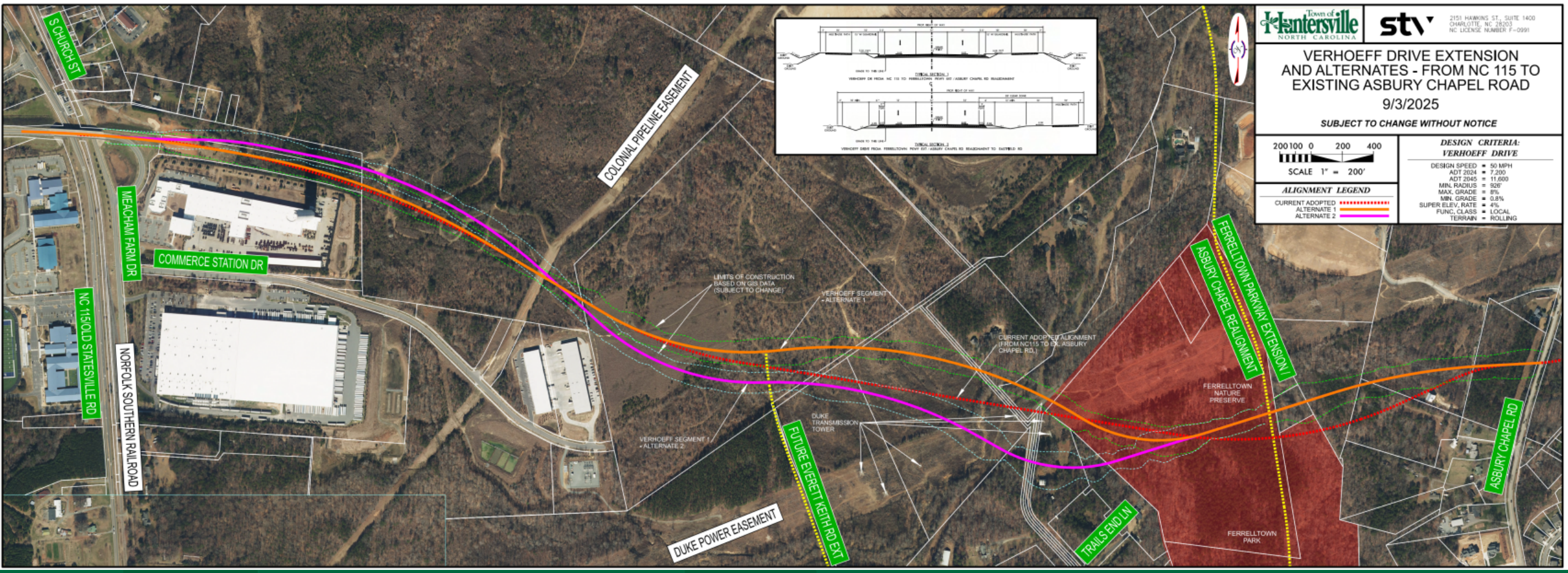

Holbrooks Rd
Verhoeff Dr
Old Statesville Rd
Asbury Chapel Rd
Eastfield Rd
Proposed Verhoeff Alignments
Current
Alternate 1
Alternate 2
Preference
Red - Current
Orange - Alternate 1
Purple - Alternate 2
Other

Verhoeff Alignment Study

- 48 mention “no road”
- 38 mention Olmstead
- 16 mentioned “dump trucks”
- 4 suggested widening Asbury Chapel Road



Maybe something more like this? (black)
Misses Duke towers. Maybe fewer properties.



Town of Huntersville
NORTH CAROLINA

stv

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Town of Huntersville

THRIVE HERE

EXHIBIT
D1-6

Police Department

Jan. 29, 2026

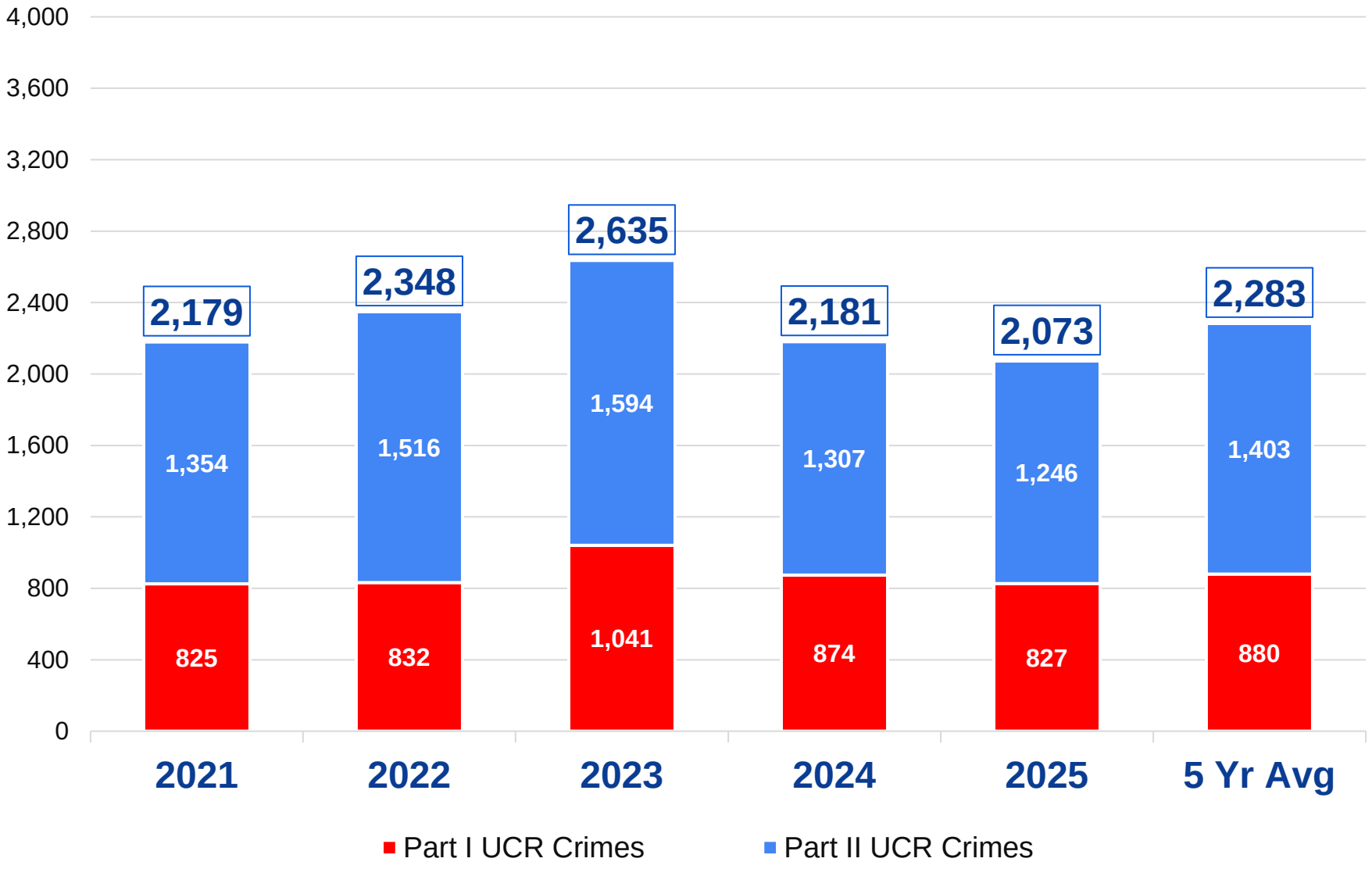
Town of Huntersville
NORTH CAROLINA

Agenda

- State of the Department
- Personnel and Staffing Update
- Compensation and Incentives
- Organizational Structure
- Space Needs, Equipment, and Technology
- North Meck Magistrate Update

2021-2025

UCR CRIME TOTALS



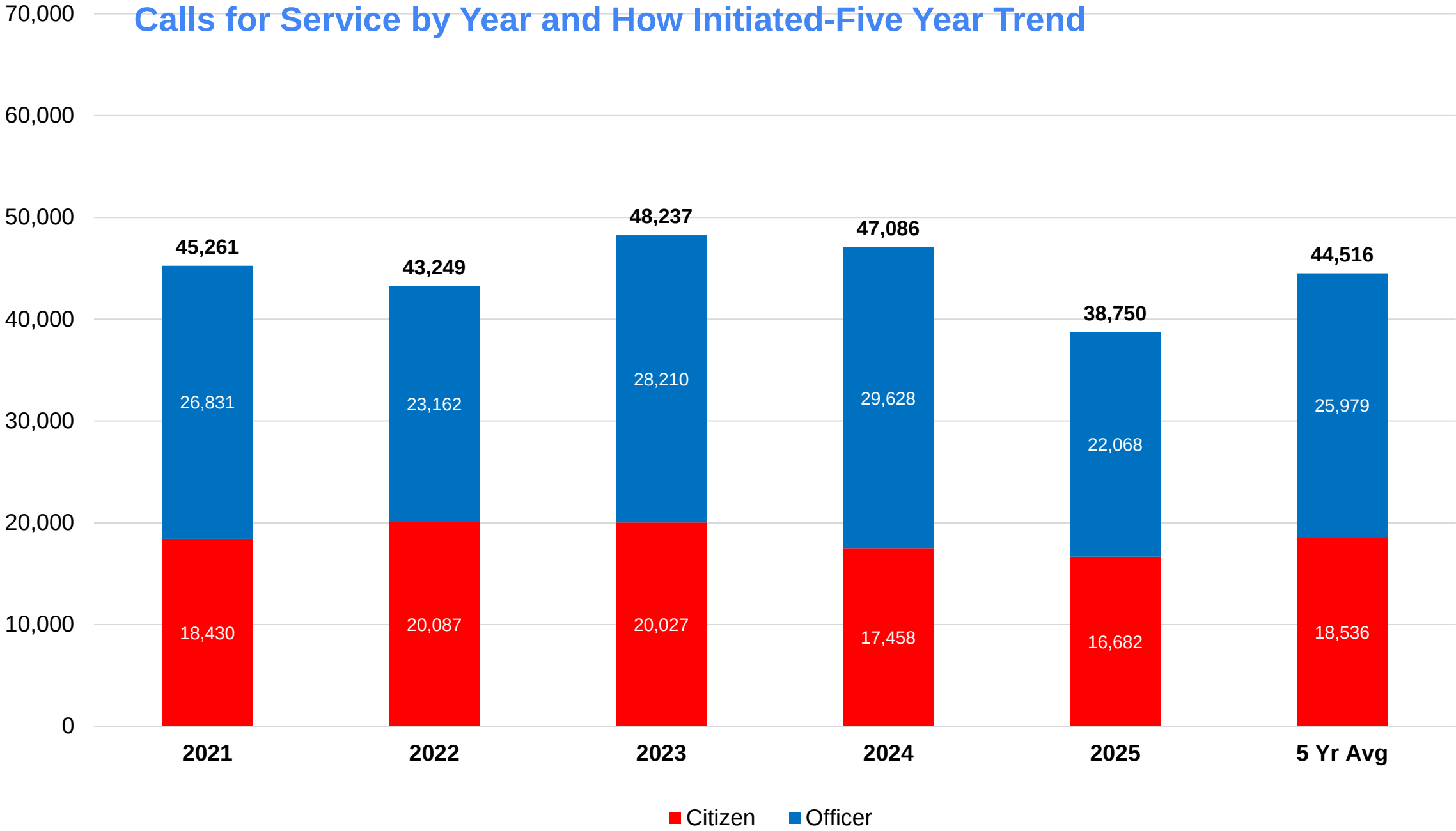
Five Year UCR: Part I Crimes

UCR Part I Crimes	2021	2022	2023	2024	2025	5 Yr Avg	% change 2025 vs 2024
Murder	4	1	2	1	1	2	0%
Agg Assault	56	46	70	52	47	54	-10%
Forcible Rape	7	8	8	11	5	8	-55%
Robbery	18	15	13	14	14	15	0%
Total Violent Crime	**83**	**70**	**93**	**78**	**67**	**78**	**-14%**
Burglary/B&E	94	95	105	67	88	90	31%
Larceny/Theft	596	595	709	637	587	625	-8%
Motor Vehicle Theft	48	68	131	89	81	83	-9%
Arson	4	4	3	3	4	4	33%
Total Property Crime	**742**	**762**	**944**	**796**	**760**	**801**	**-5%**
Total Part I Crime	**825**	**832**	**1,041**	**874**	**827**	**880**	**-5%**

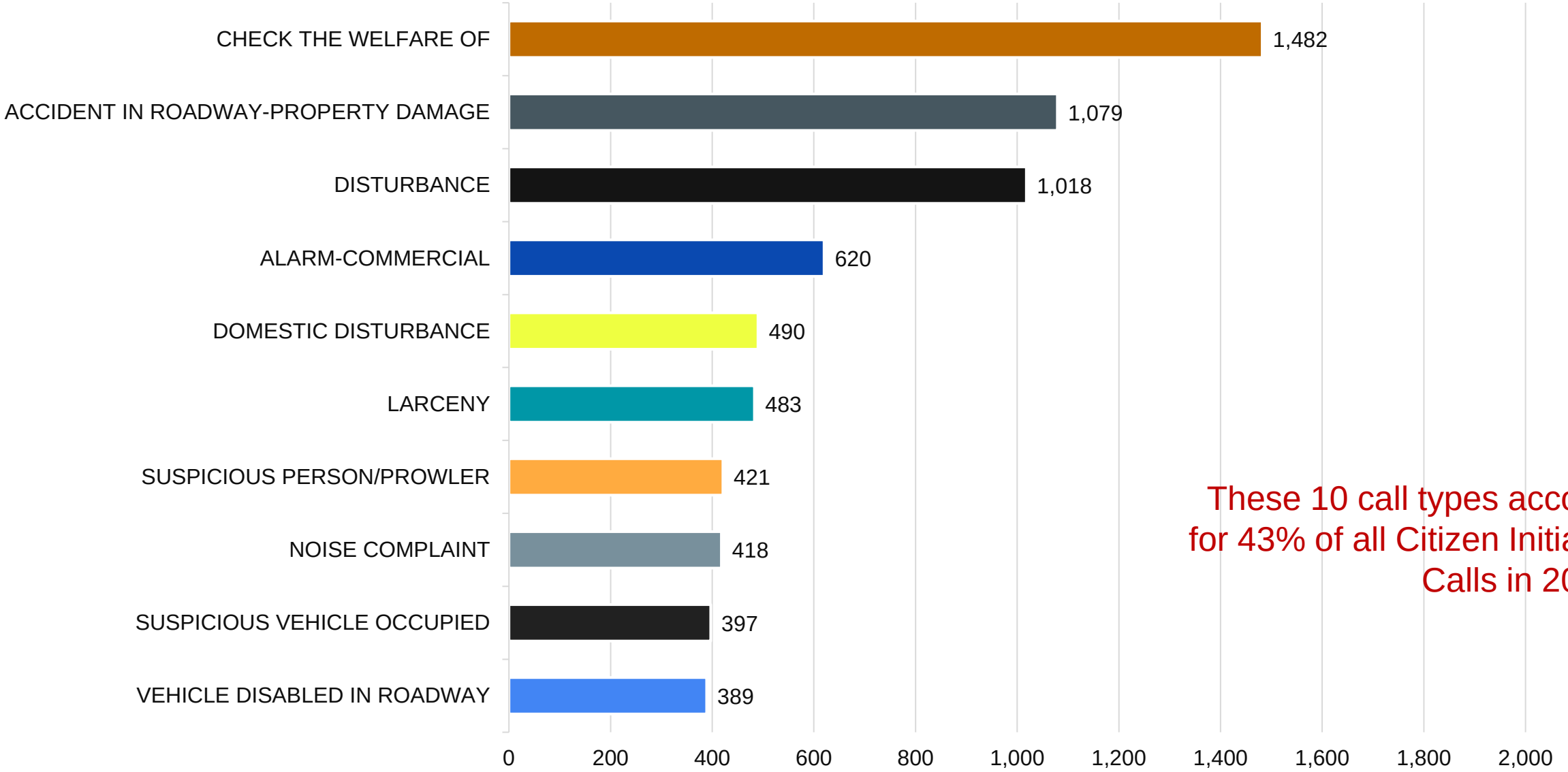
Five Year UCR: Part II Crimes

UCR Part II Crimes	2021	2022	2023	2024	2025	5 Yr Avg	% Change 2025 vs 2024
Simple Assault	278	318	304	312	304	303	-3%
Intimidation	78	113	113	126	119	110	-6%
Kidnapping	4	5	16	11	7	9	-36%
Forcible Sodomy	3	2	1	1	1	2	0%
Forcible Fondling	15	17	18	16	37	21	131%
Sexual Assault With Object	0	1	1	0	0	0	no change
Incest	0	0	0	0	0	0	no change
Statutory Rape	1	2	1	0	0	1	no change
Pornography	3	9	11	7	7	7	0%
Indecent Exposure	6	3	6	4	8	5	100%
Peeping Tom	0	0	2	0	0	0	no change
Family Offenses; Nonviolent	0	1	1	0	2	1	200%
Extortion/Blackmail	7	13	22	13	16	14	23%
Counterfeiting/Forgery	35	52	38	27	24	35	-11%
False Pretenses/Swindle	92	88	114	88	93	95	6%
Credit Card/Teller Fraud	23	15	27	30	22	23	-27%
Impersonation	11	9	26	21	23	18	10%
Welfare Fraud	0	1	0	0	0	0	no change
Wire Fraud	4	10	3	1	3	4	200%
Identity Theft	90	46	58	28	41	53	46%
Hacking/Computer Invasion	1	2	1	1	0	1	-100%
Embezzlement	6	8	7	9	8	8	-11%
Stolen Property Offenses	17	11	19	17	14	16	-18%
Drug/Narcotic Violations	296	264	224	108	121	203	12%
Drug Equipment Violations	41	38	21	15	18	27	20%
Driving Under The Influence	83	119	125	73	75	95	3%
Liquor Law Violations	1	2	3	1	0	1	-100%
Weapon Law Violations	19	27	53	36	23	32	-36%
Betting/Wagering	1	0	0	0	0	0	no change
Animal Cruelty	1	4	10	8	5	6	-38%
Worthless Check: Felony	1	0	0	3	0	1	-100%
Disorderly Conduct	13	22	16	12	10	15	-17%
Affray	4	16	16	11	18	13	64%
Trespass	20	38	35	33	18	29	-45%
Vandalism	83	117	111	102	71	97	-30%
All Other Offenses	117	143	191	193	158	160	-18%

Huntersville Police Department
Calls for Service by Year and How Initiated-Five Year Trend

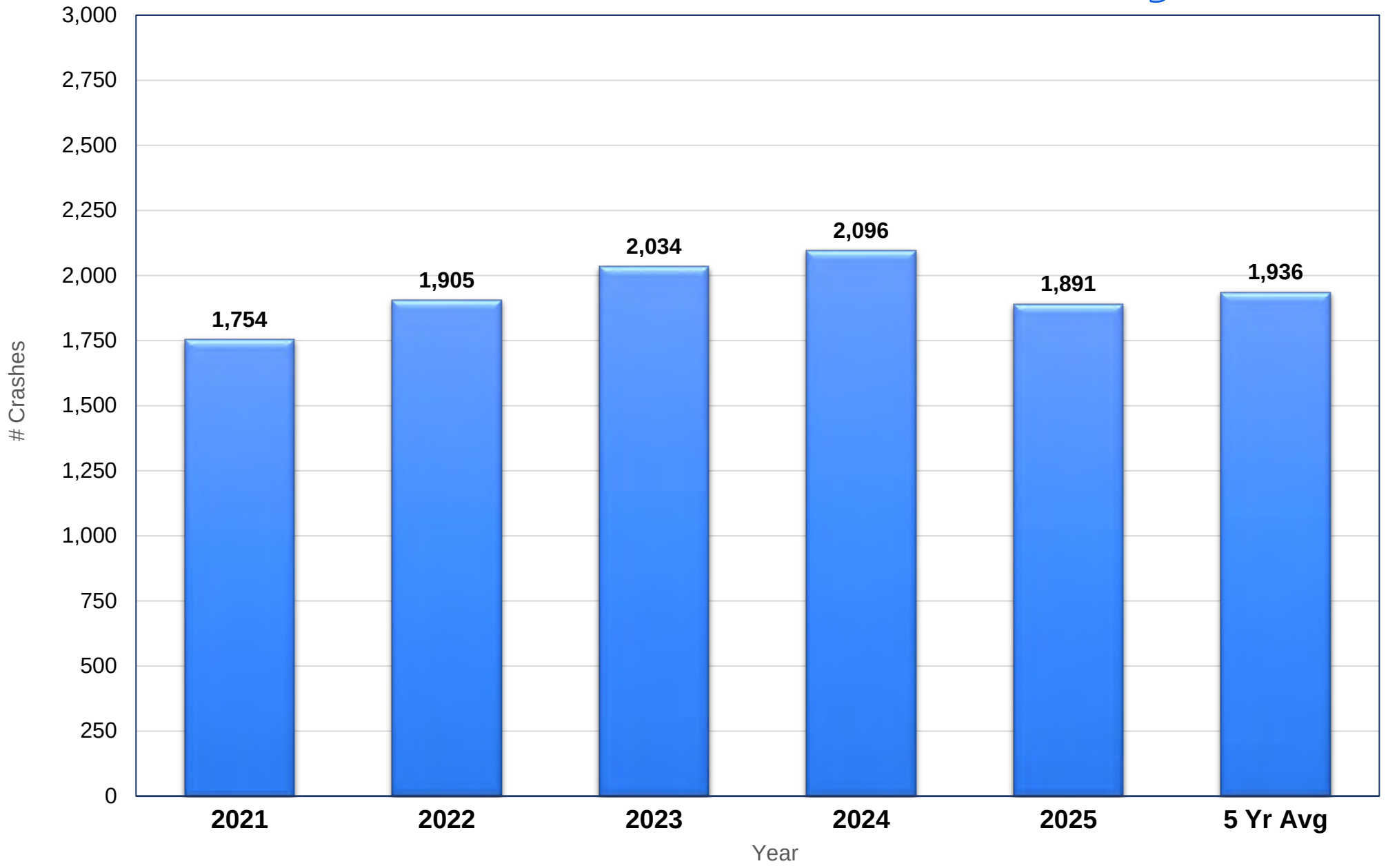


2025 Top 10
Citizen Initiated Dispatched Call Types



These 10 call types account for 43% of all Citizen Initiated Calls in 2025.

Huntersville Traffic Crashes by Year

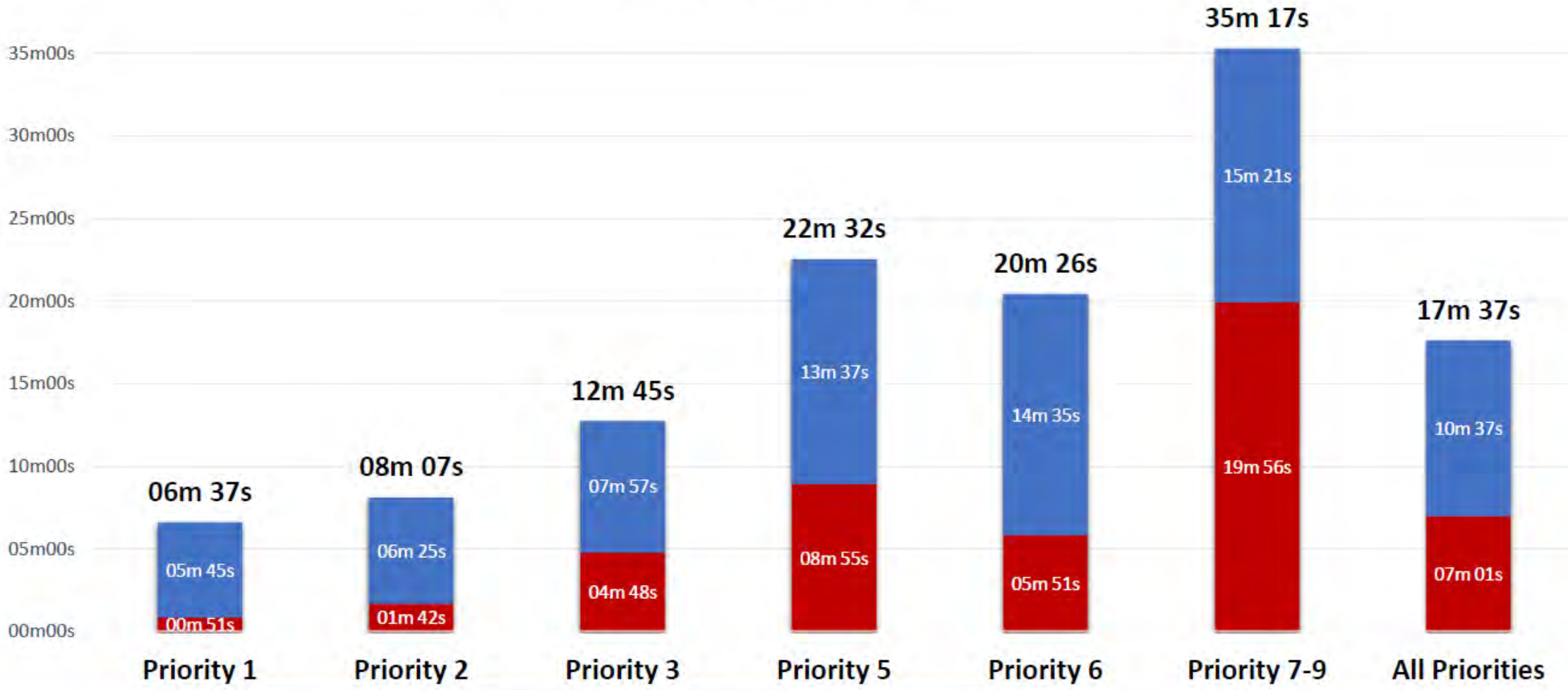


-10% decrease in crashes 2025 vs 2024

2025 Traffic Fatalities

Case#	Crash Date/ Time	Address	Summary
20250124114003	1/24/2025 11:40	BEATTIES FORD RD & SAMPLE RD	Driver of Veh 1 lost control, left roadway, collided with a creekside which caused his vehicle to become airborne and impact several trees.
20250223013504	2/24/2025 1:35	73 & MAYES RD.	Driver of Veh 2 crossed center line, hit and killed Driver of Veh 1.
20250324105500	3/24/2025 10:55	73 & W.CATAWBA AVE.	Driver of Veh 2 made illegal turn, crashed into Driver of Veh 1 killing Passenger 1.
20250405091703	4/5/2025 9:17	73 & MCGUIRE NUCLEAR STATION	Driver of Veh 1 had medical episode, crossed center line, hit Driver of Veh 2. Driver 1 died.
20250422133202	4/23/2025 13:32	BEATTIES FORD RD & SAMPLE RD.	Driver of Veh 1 fleeing scene of hit and run crash, hit large rock, went airborne, hit rock wall, before hitting tree and coming to stop. Died of injuries.
20251003142802	10/3/2025 14:28	BEATTIES FORD RD & CARRINGTON POINTE DR	Driver 1 crossed center line, hit other vehicle head on. Driver not wearing seatbelt died as result of injuries.
20251003060100	10/6/2025 6:01	GILEAD RD & REESE BLVD.	Pedestrian sitting in roadway, Driver 1 could not stop/swerve in time to avoid collision. Driver 2 also hit sitting pedestrian who died as a result of injuries.
20251022134904	10/22/2025 13:49	73 & STANLEY MCELRATH RD	Driver 2 crossed center line, struck tractor trailer head on. Died as a result of injuries.

2025 Huntersville Police Department Response Time
911 Pickup to Arrived on Scene



Dispatch Delay

Dispatch pickup to assigned to officer

Travel Time

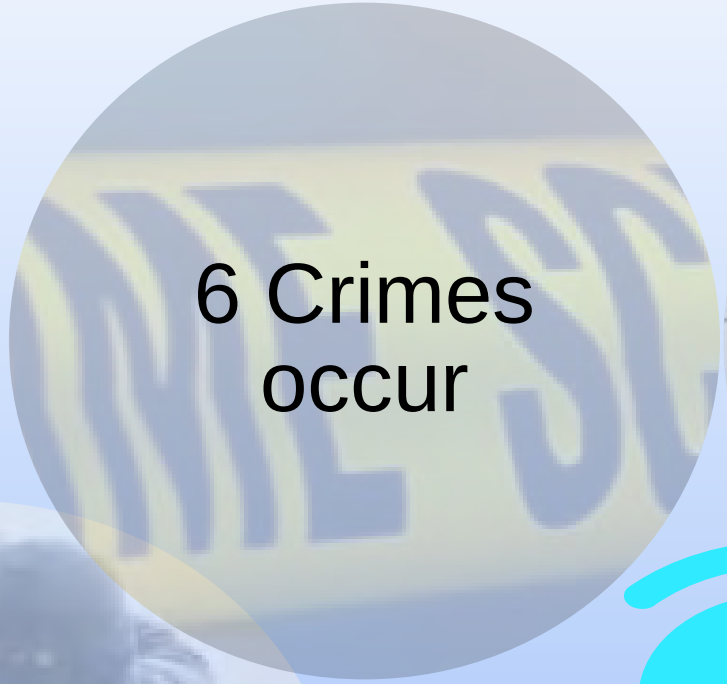
Assigned to officer to arrived on scene

Only citizen initiated calls for service were used for this analysis

Police, the time the primary unit assigned was populated, the time the unit arrived was populated, total service time was not null, and citizen-initiated calls only. The following call dispositions were excluded from analysis: cancelled, advised event (BOLO), 911 hang-ups, and officer-initiated calls. The original priority level was used in this analysis instead of final priority level which could skew results. Additionally, the standard deviation was calculated using the above parameters by priority. Calls which were three standard deviations above the average were identified as outliers and excluded. Date range 1/1/2025-12/31/2025

HPD Quick Facts Per Day

12 Traffic Stops



6 Crimes occur

5 traffic crashes

2 Crimes Against Property

HPD handles 106 calls

Personnel & Staffing

- Currently 28 openings (13 are new positions adopted since FY23)
  7 (BLET Cadets, start 2/16)
  2 (Laterals by 2/16)

- 2024 Application totals: 262
- 2025 Application totals: 248 (January – August)
  256 (September – December)

- FY 2025 – Down 10 (Retirement (1), Death (2), Resigned (7))
  Resignations (7) – Private Sector (2), Other LE Local (4), Federal LE (1)
  - 11 New hires (Laterals (4), Cadets (7))

- First net positive year of new employees since FY 2023

Personnel & Staffing

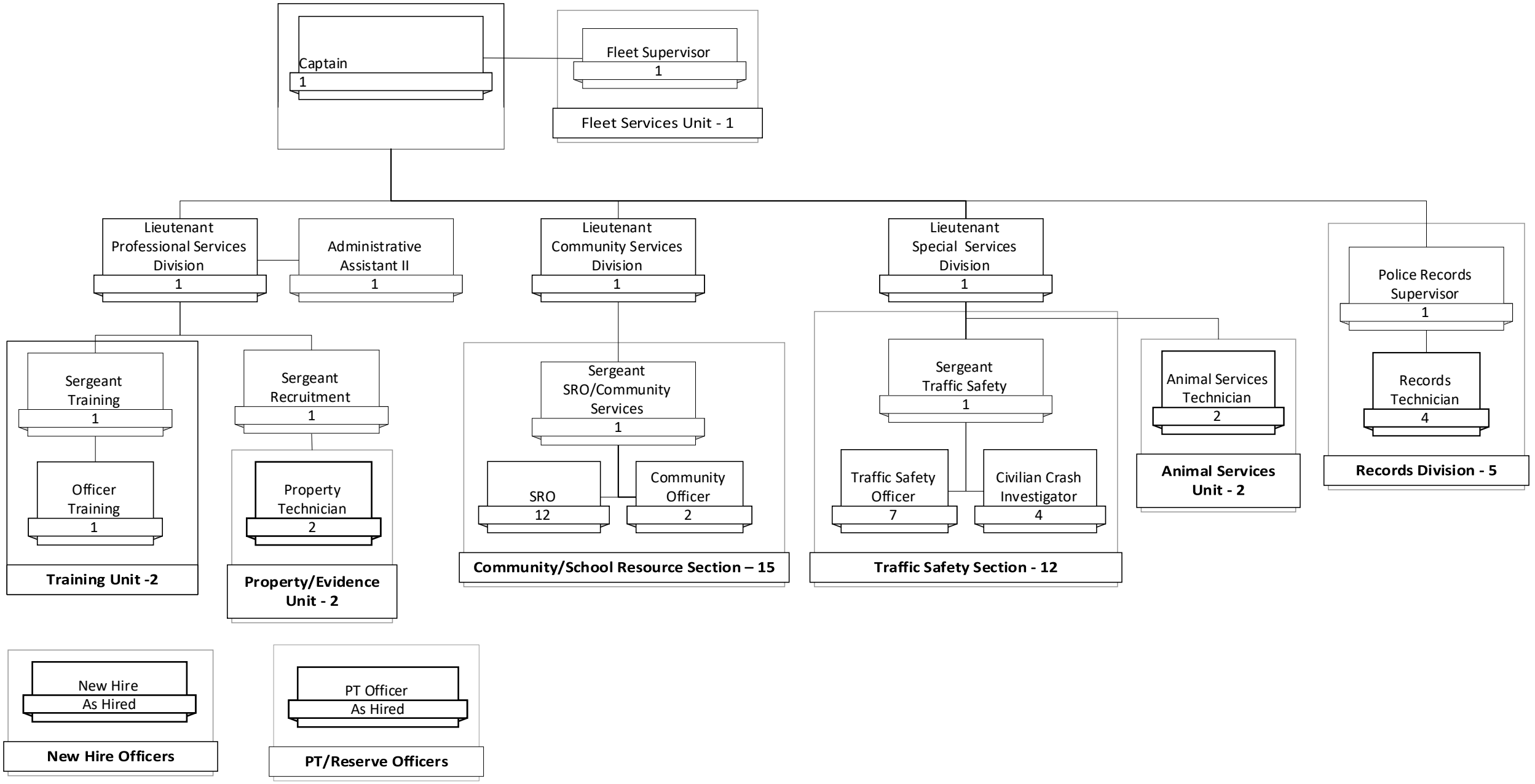
- Internal personnel restructuring
- Moved a sworn officer to assist with recruiting
- Attending 19 college / hiring career fairs between now and March
  - Open hiring even at the end of January

- Additional Compensation Alignment
  - Associate's Degree / Bachelor's Degree
  - Associate's Degree currently 2.5% to 5%
  - Bachelor's Degree currently 5% to 10%
- Also increase all existing sworn staff with this proposal. 37 police officers have a Bachelor's Degree; 11 police officers have an Associates Degree

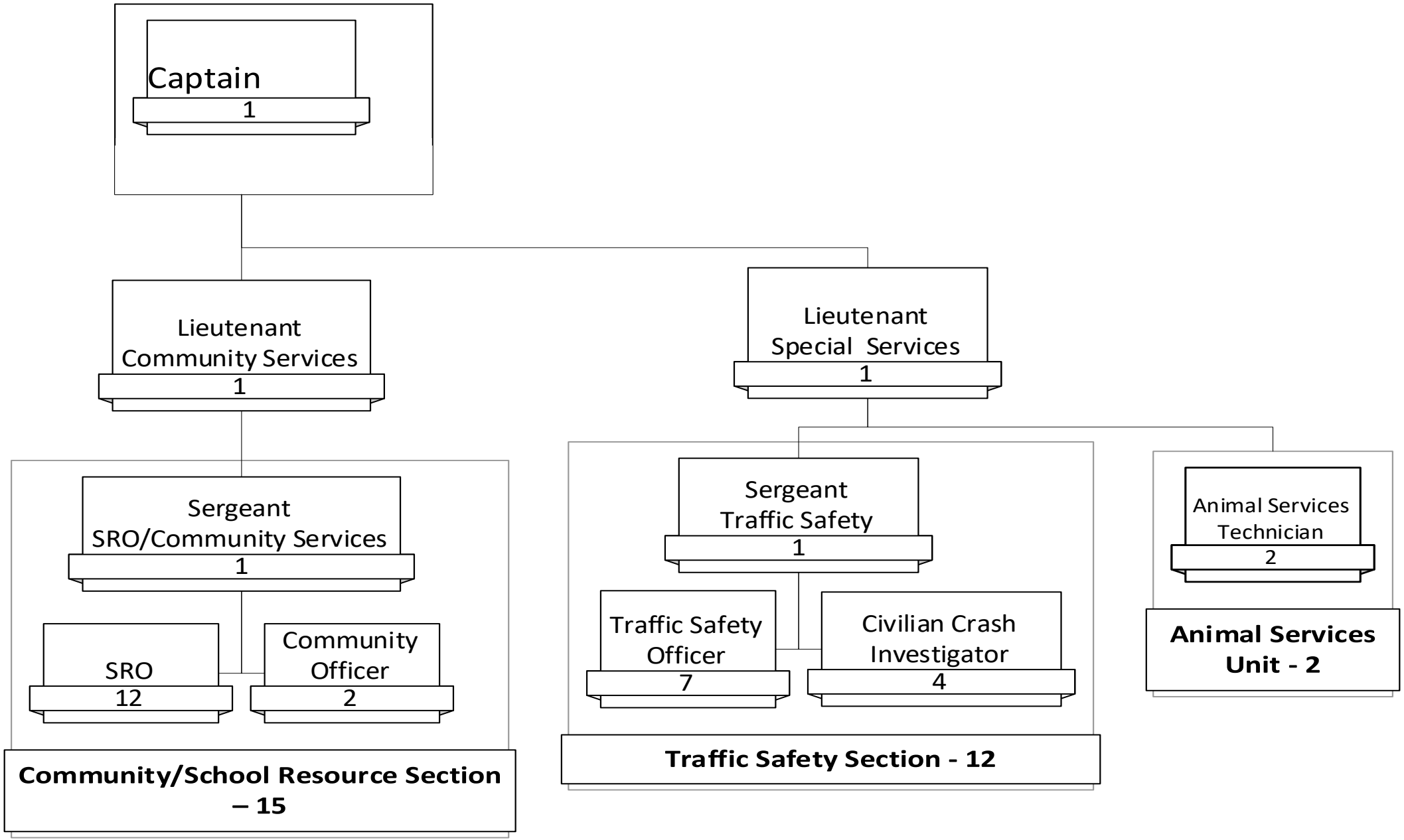
New Supervisory Positions

- Accountability
- Responsibilities
- Liability Reduction

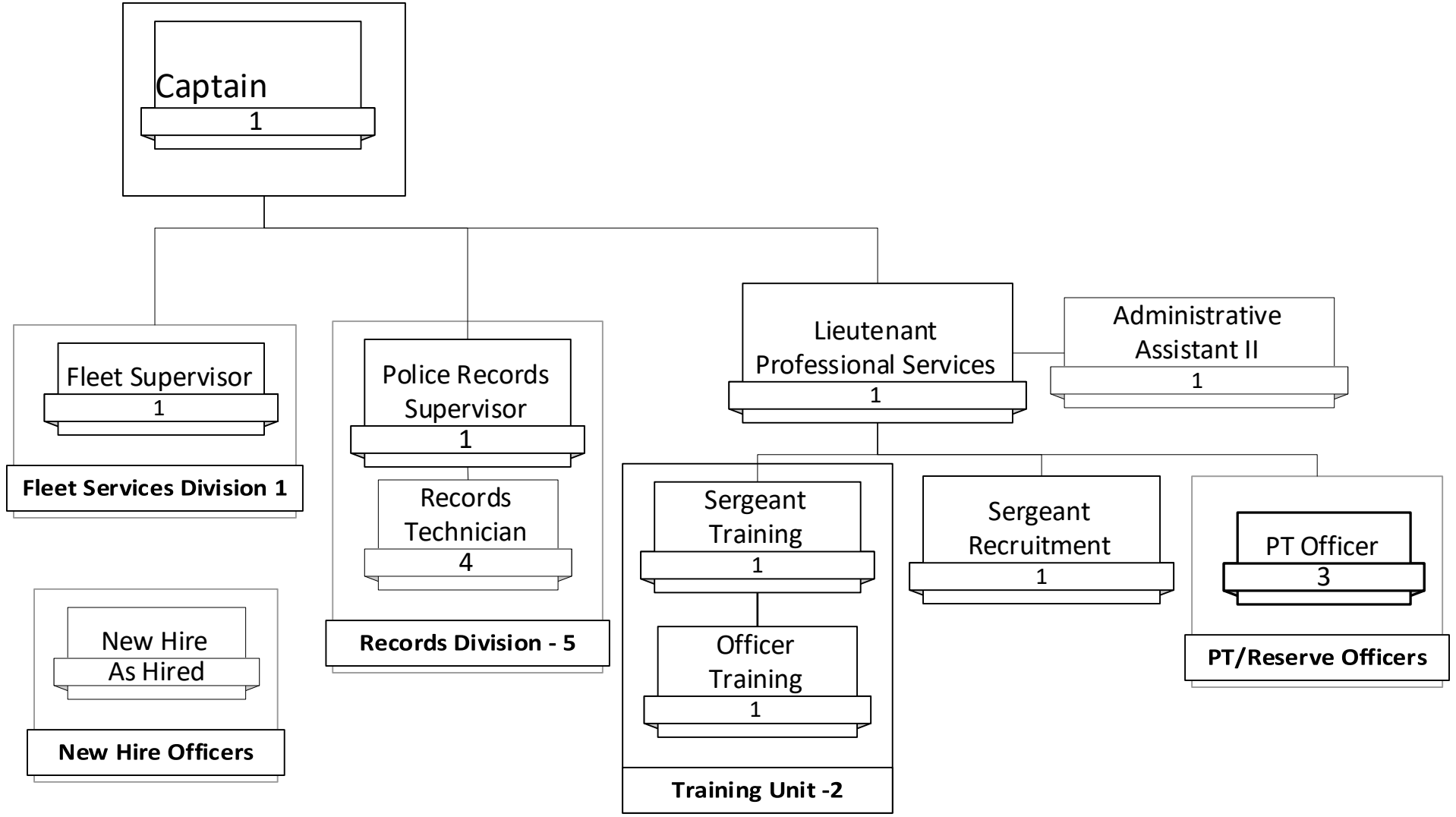
Current - Support Services Bureau – 46



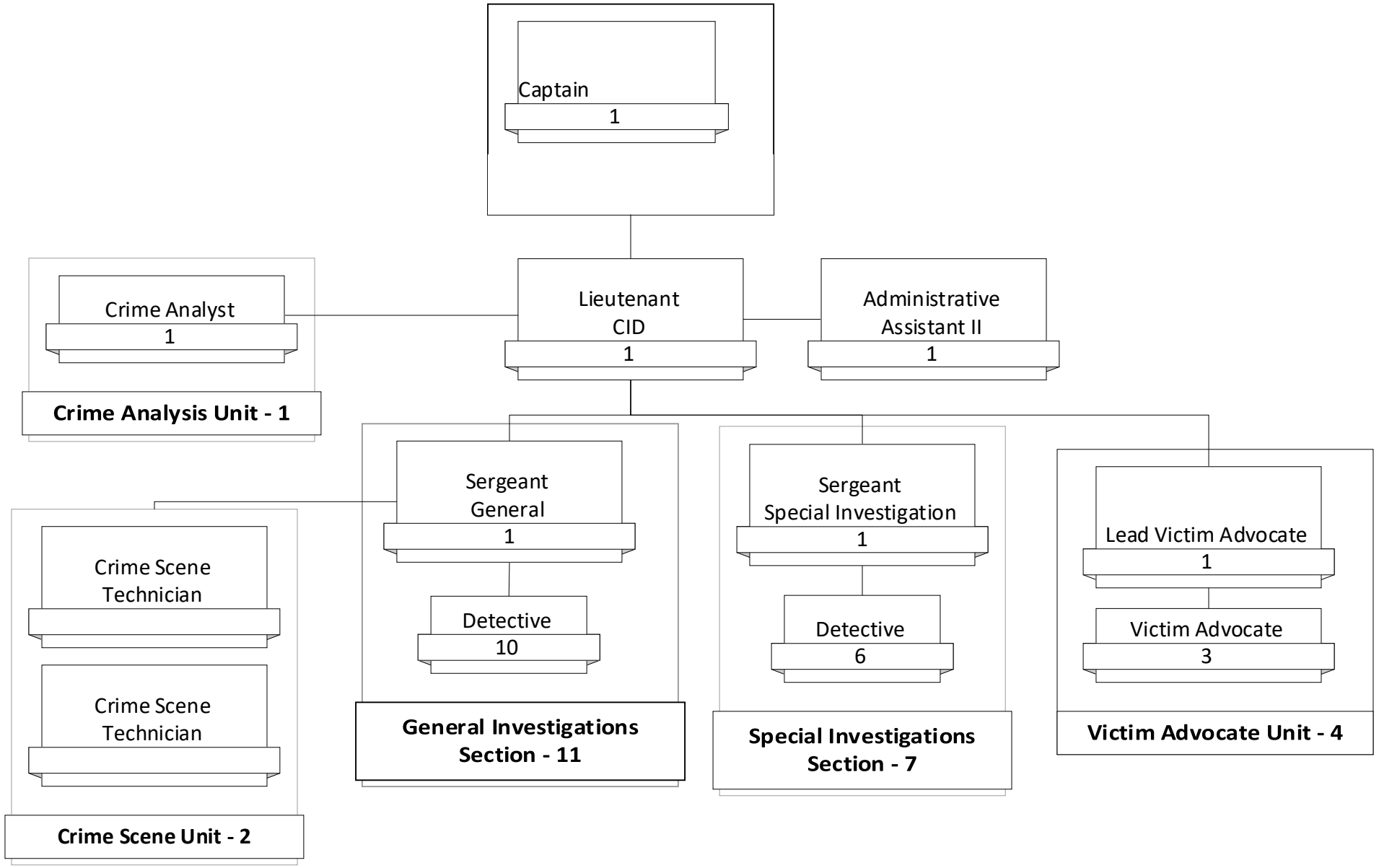
PROPOSED Support Services Bureau - 32



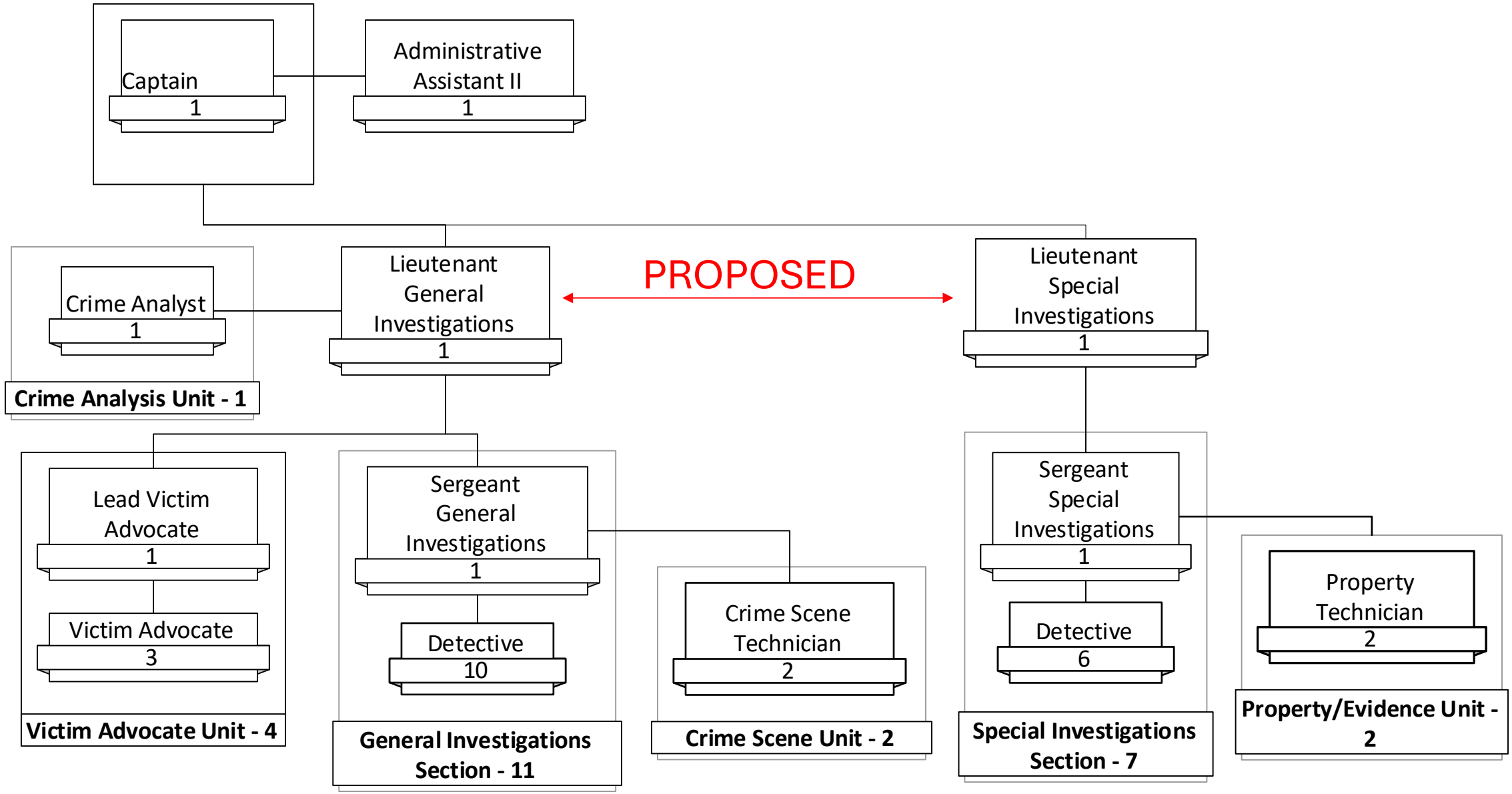
PROPOSED Professional Services Bureau - 12



Current Investigations Bureau - 28



PROPOSED Criminal Investigations Bureau - 31

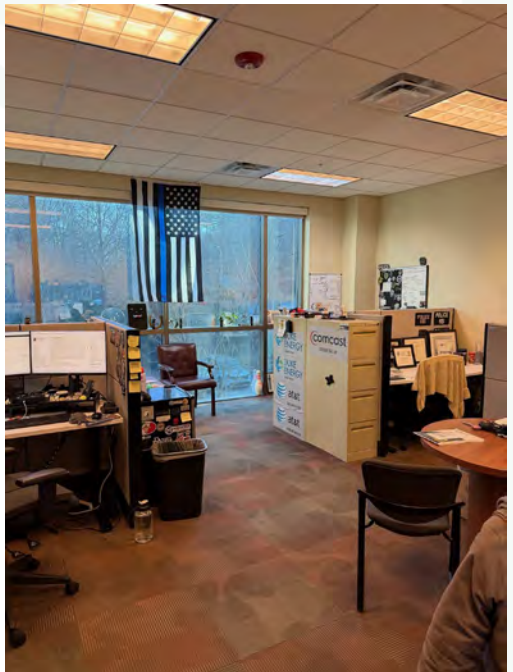
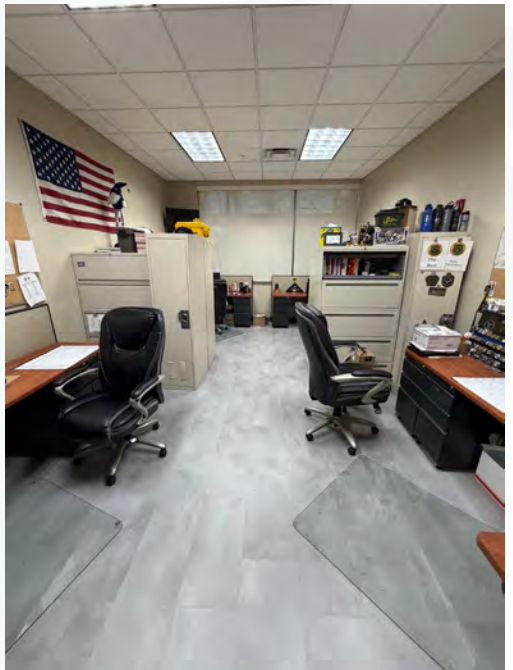


School Resource Officer - Update

- Balancing school safety and patrol capacity
  - 3 elementary SRO positions currently unfilled
  - School safety remains priority
  - Patrol staffing impacts every response, including to the schools

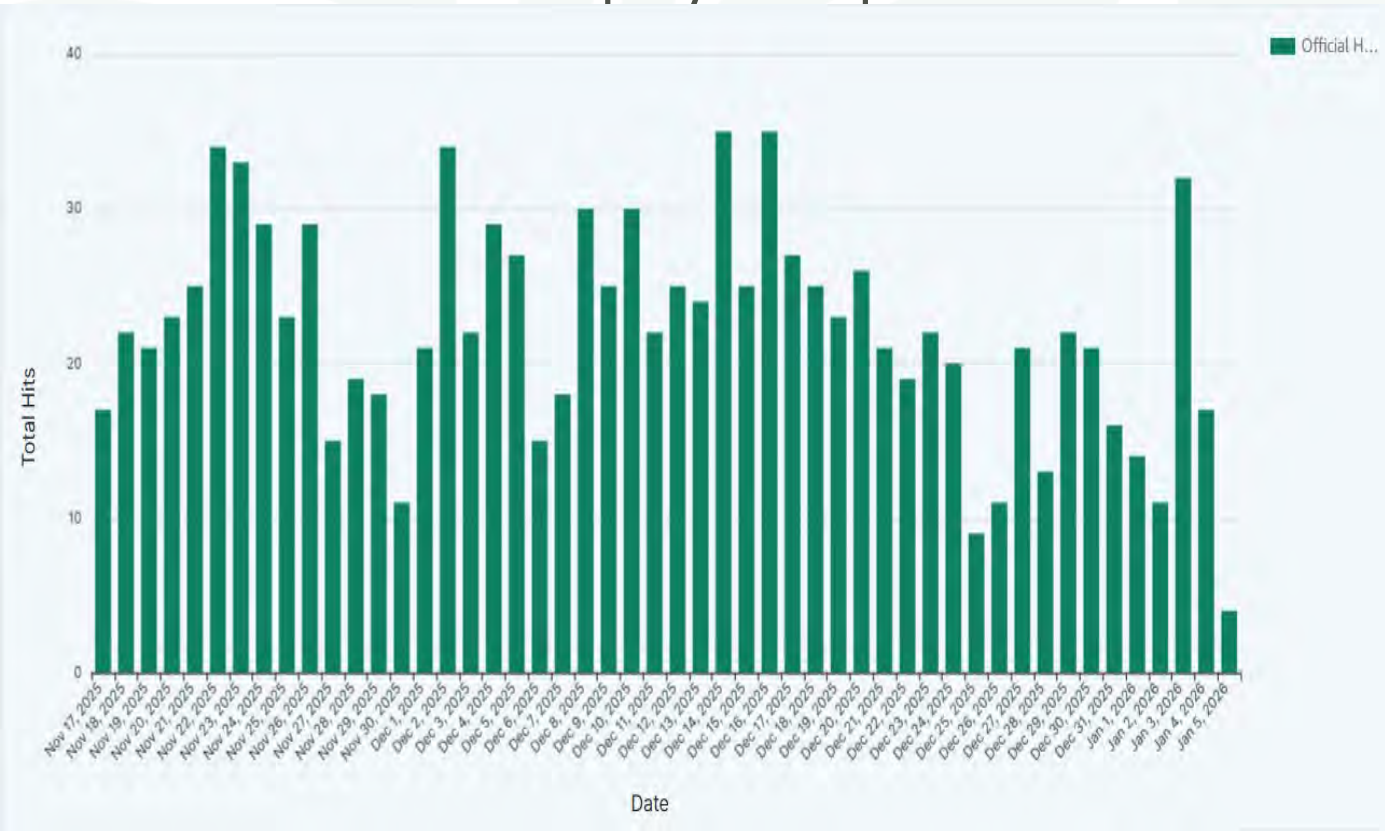
Space Needs

- Current building is approximately 26,000 sq/ft
  - Utilizing Office spaces intended for 1 or 2 people and have 4 – 6 people
- Space Needs Study completed in June of 2025
  - Recommends a building of 55,000 sq/ft

Technology That Produces Results

- Flock Camera Deployments
  - Currently, 30 cameras deployed around town
  - 4 cameras deployed at parks



Total Alerts by Topic

Topic	Alerts
Protection Order	2,671
Stolen Plate	1,173
Stolen Vehicle	578
Warrants	423
Sex Offender	71
CPIC Data Records	35
Missing Person	29
Violent Person	27
Gang or Suspected Terrorist	17
Supervised Release	1

Future Technology

- Future Flock Deployment
  - Would like to add 10 additional Flock cameras

- Drones as First Responders
  - Time to start evaluating
  - What's available
  - Hurdles
  - Timeline

North Meck Magistrate

- Collaborative effort among three North Meck towns
- Singular front presented an ask to Chief District Court Judge Wiggins
- Focused on access, efficiency, and service delivery
- Ongoing coordination with the judicial system

Closing

EXHIBIT
D1-7

Fire Department

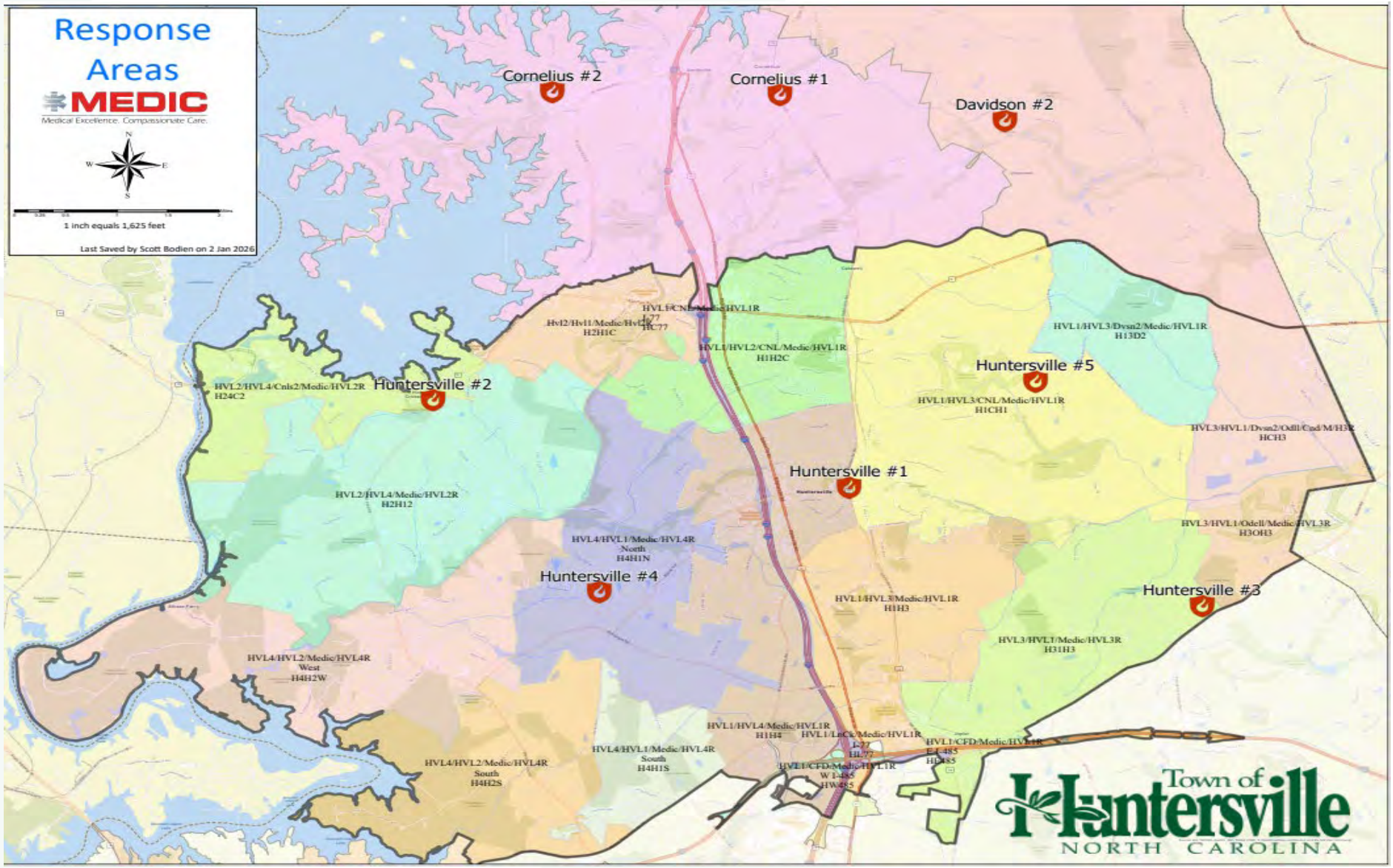
Jan. 29, 2026

Town of Huntersville
NORTH CAROLINA

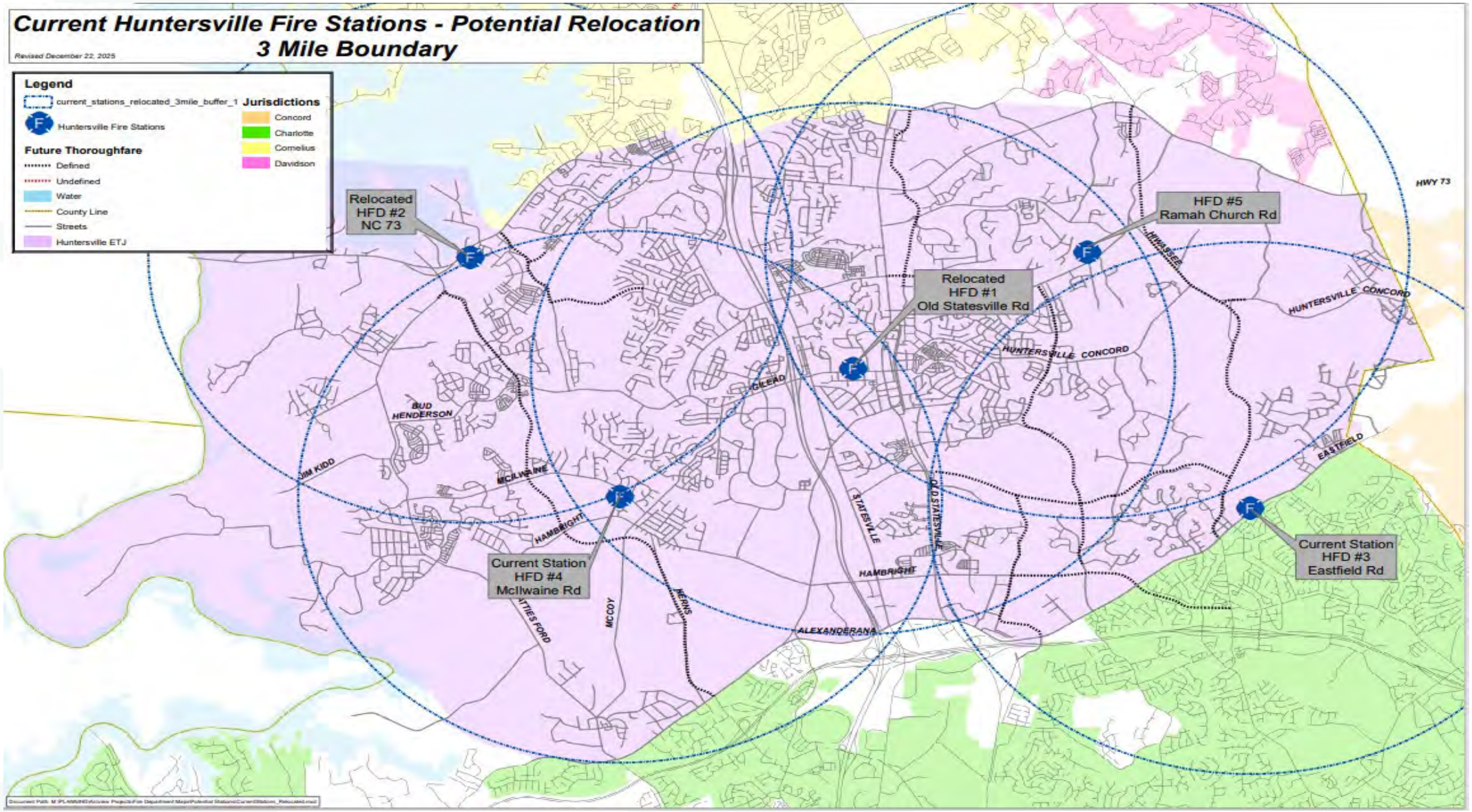
Topics of Interest

- Station Response Area
- Station Calls
- CIP Apparatus
- CIP Station 1, 2 and 5
- Medic Contract
- Part-Time to Full-Time Positions

Station Response Area



3-Mile Radius

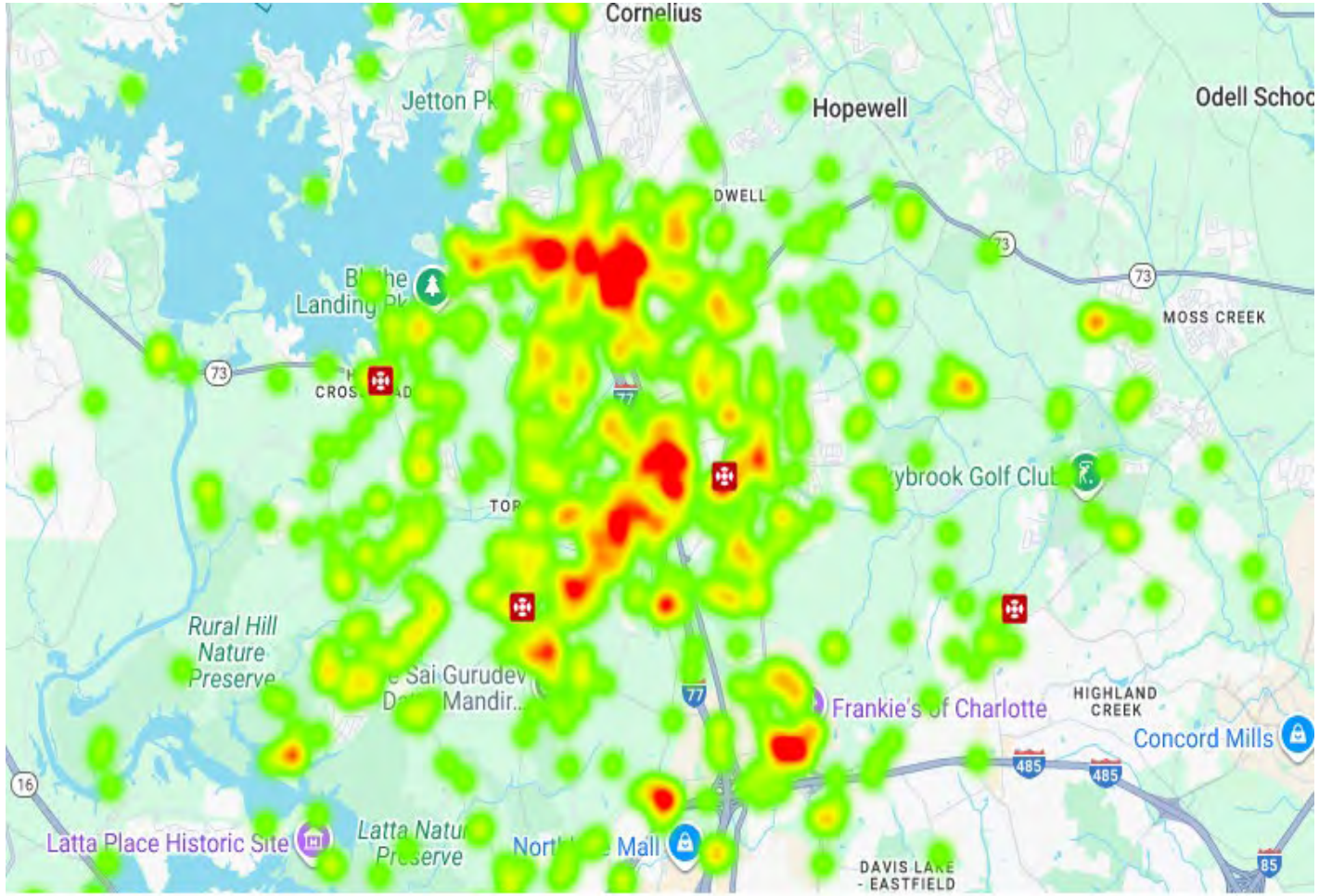


2025 Station Stats

Station Incident Responses

- Station 1- 3,775 Responses
- Station 2- 1,394 Responses
- Station 3- 762 Responses
- Station 4- 1,435 Responses

Heat Response Map



Calls for Service

2024

Average Response Time 6:35

Incident Type Series Name (NFIRS)	Count	Percent
False Alarms	806	13.27%
Fires	142	2.34%
Good Intent	1093	17.99%
Hazardous Conditions	201	3.31%
Rescue/ EMS/Vehicle Accidents	3223	53.04%
Rupture/Explosions	15	0.25%
Service Call	572	9.41%
Severe Weather & Natural Disaster	7	0.12%
Special Event Incidents	17	0.28%
Total	6076	100.00%

2025

Average Response Time 8:30

Incident Type Series Name (NFIRS)	Count	Percent
False Alarms	901	14.07%
Fires	143	2.23%
Good Intent	1242	19.39%
Hazardous Conditions	256	4.00%
Rescue/EMS/Vehicle Accidents	3193	49.86%
Rupture/Explosions	15	0.23%
Service Call	642	10.02%
Severe Weather & Natural Disaster	4	0.06%
Special Event Incidents	8	0.12%
Total	6404	100.00%

Fire Apparatus Replacement

Apparatus Replacement Schedule

CIP Apparatus Replacement Schedule

Current Apparatus	Manufacture Year	Cycle	Replacement Year	Cost @ 8-10% a year inflation
Engine 3	2014	10/20 Year Cycle	Arriving in March 2026	$960,500
Engine 4	2018	10/20 Year Cycle	2028	1.25 Million
Fleet Add Engine 5	For Station 5	10/20 Year Cycle	2028	1.25 Million
Tanker 1	2008	22 years	2030	$555,000
Brush 3	2006	24 years	2030	$100,000
Ladder 4	2013	20 years	2032	2.4 Million
Engine 1,2,11	2014	10/20 Year Cycle	2034	4.8 Million
Tanker 2	2016	20 Years	2038	$550,000
Engine 3	2014	10/20 Year Cycle	2039	1.9 Million
Tower 1	2019	20 Years	2039	2.9 Million

Replacement Cost Per Year Totals

2025	2026	2027	2028	2029
Balance $369,691	$0	$0	Balance $866,128	$0
2030	2031	2032	2033	2034
$655,000	$0	$2.4 Million	$0	$4.8 Million
2035	2036	2037	2038	2039
$0	$0	$0	$550,000.00	$4.9 Million

Capital Improvement Projects: Stations 1, 2 and 5

Future Station Improvements

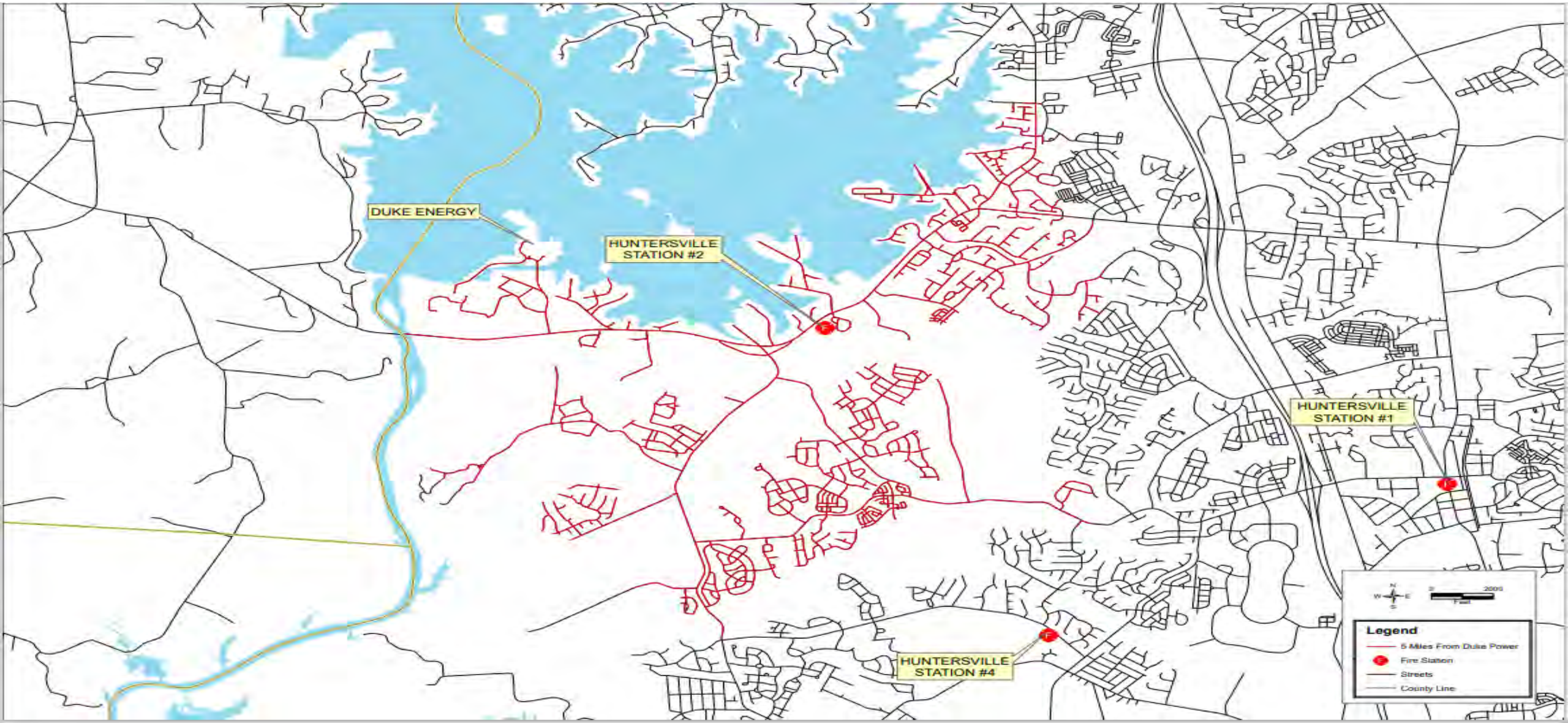
Station 1 Built in 1993

- 1-Office shared by 5 chiefs
- Not enough locker room space for full-time staff
- Doesn't have facilities for female firefighters
- Building can't be added onto

Station 2 Built in 1967

- Zero offices or storage space
- Station 2 is on septic tank and floods with heavy rain
- Has no locker rooms for full-time staff
- Doesn't have facilities/sleeping area for female firefighters
- Can't be expanded due to road and Duke power high voltage lines

Station 2 Land Purchase Location



Station & Park Land: 24.8 Acres

Station Replacement Timeframe

Station 5- Ramah Church Road

- Planning and Architect in 2026
- Build and move in by July 2028

Station 2-Priority

- Land buy in 2025
- Planning and Architect in 2027
- Build and move in by July 2029

Station 1-Headquaters

- Secure the land 2026
- Planning and Architect in 2028
- Build and move in by July 2030

Medic Contract

- Gave notice to cancel in 2024.
- Resigned MOU in 2025 with the hope that a study on the current EMS system will improve the response matrix by Medic and Fire Departments.
- Healthcare Strategist is the current vendor of the study.
- Looking to have a new contract signed between Medic and the town shortly after the study is complete in 2026 with much needed verbiage changes.
- Goal is to make sure HFD apparatus are used for call types that require an emergency response mode apart from helping to lift a patient.

Part-Time to Full-Time Staff

- Convert 1- fire apparatus from part-time staff to full-time staff.
- This will require promotional opportunity for current part-time and full-time staff.
- With having current funding for part-time staff already there is less of a budget impact.
- This type of conversion gives the town a guaranteed firefighters are on duty.

- 3-Captain Promotions
- 3-Engineer Promotions
- 6-Firefighters to replace the promoted

Budget Items

- Promotions (3) Captains and (3)Engineers
- Hire 6 Full-time Firefighters To Back Fill The Promoted Positions
- New Hires Background Checks/Firefighter Gear
- Part-Time to Full-Time EMS Coordinator
- Insurance Premium Increase
- Department Administrative Analyst

EXHIBIT
D1-8

Huntersville Family Fitness & Aquatics

January 29, 2026

Town of Huntersville
NORTH CAROLINA

Facility Impact / Community Relations

- HFFA continues to see facility attendance increase for all historical events leading to increased use of facility spaces.
- In FY25, we experienced an increase in facility event visitors to over 25k visitors. This is an increase of 3k more visitors year over year. Driven largely by both swim and dive events.
- FY26 visitor expectations are expected to rise with the growing aquatic partnerships and plans for expanding the facility race series events.
- Summer and Holiday Camp participation continued to grow by an average 5% growth rate.
- Facility space is reaching max capacity as we expand offerings to include more families.
- Dynamic scheduling is a major priority to satisfy member expectations and user requests.

Facility Impact / Community Relations

Community partnerships

- Dynamic facility use requests continue to increase into FY26.
    - Coast Guard, Scouting America, Girl Scouts of the USA, Regional Schools, Youth sport teams.
- We have continued to expand partnerships with local non-profits.
    - Fitness series and healthy community support efforts in partnership with Angels and Sparrows and ongoing discussions with other area community non-profit organizations.
    - Expanding support and supply efforts for Angels and Sparrows, Hope House Foundation and Cool Kids Clubhouse in partnership with current membership and facility sponsors.
- Regional Sponsor opportunities and community engagement partnerships with Arden At Huntersville, Pulte (Bryton), Middleburg Communities and Mattamy Homes, Local Realtors, Manufacturing and are new businesses.

Memberships

- We are continuing to be successful in driving net new memberships year over year. Membership growth grew at a rate of 14%.
    - This resulted in an increase of 2.5% Membership revenue overall
    - Increased usage from both members and visitors has continued to increase at a pace of 10%
- HFFA has been impacted by changes implemented with Medical Insurance Subsidized Programs.
    - Blue Cross Blue Shield no longer participates with FitOn.
    - Currently in discussion with other MIS Providers.
    - We do still have partnerships with Renew Active and Silver and Fit.
    - We do offer a special Senior Discounted Rate for those who do not qualify for subsidization through their insurance plan.

Memberships

- Continuing to enhance our market reach, by expanding our community partnerships with local developers, businesses and local non-profits.
- Increasing market exposure through our increasing community partnerships and overall facility usage provides us the ability to showcase facility discount rates.
    - Active and veteran military, local public safety personnel along with school employees and their families
- Expanding the facility scholarship opportunities or facility offerings
    - All membership types
    - Summer Camps
- Continue to expand member offerings and community days
    - Trunk or Treat (300 kids and families)
    - Polar Plunge (over 30 brave souls)
    - Holiday free guest days around national holidays

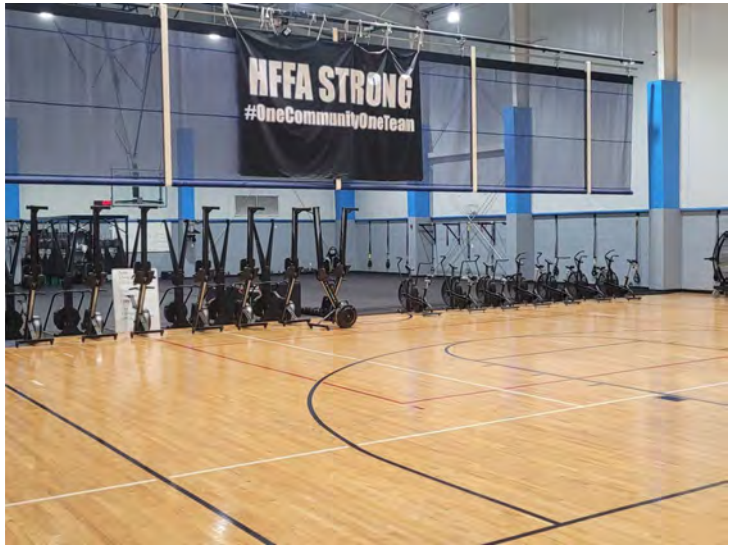
Capital/Operational Expenditures and Improvements

In Progress:

- Dectron 3 (25yd Pool) Replacement and Ductwork
- Landscaping – Front of the building and West Parking Lot
- 50M Pool – Race and event management equipment repairs and upgrades

Complete:

- 50M Pool - 1 of 2 Filtration Motor/Pumps replacement
- 50M Pool - 1 of 2 Sand Filter media and laterals replacement
- Multi-purpose classroom and gymnasium painting and wall repair
- Emergency Repairs to hot water supply to 50m HVAC

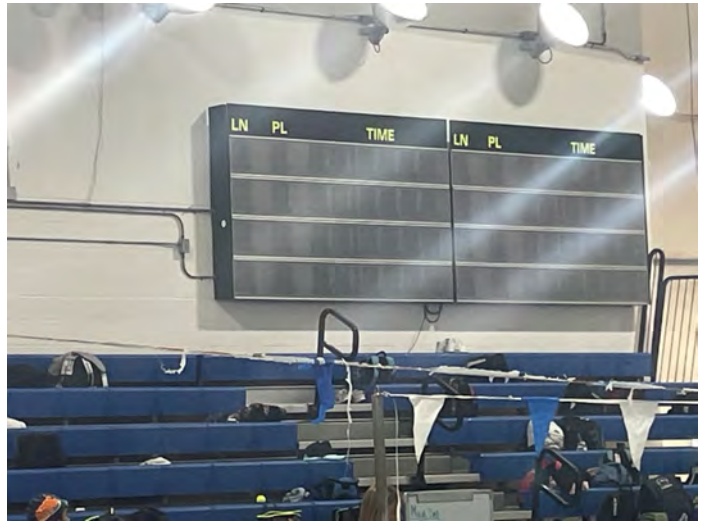


Ongoing Projects

- Roof review and repairs
- Parking lot improvements
- Outdoor Splash pad pool deck and pump room improvements
- Facility energy conservation (Lighting and HVAC)
- Security Cameras
- Cost saving measures
    - In review of current member software provider
    - Janitorial and facility supply usage
- Major systems life cycle protection
    - Boilers, HVAC units, Plumbing/Locker rooms
- Fitness Equipment Preventative Maintenance
- 50M Bleacher repairs

Future Capital/Facility Planning

- 50m Pool Bulkhead Repairs = +/- $40,000
- Main Locker Room Hot Water Storage Tank Redesign = +/- $100,000
- Outdoor Splash Pad Water Features Rehabilitation = +/- $60,000
- 25yd Pool Water Heater = +/- $60,000
- 25yd Pool Replaster = +/- $200,000
- West Locker Room Boiler Replacement = +/- $60,000
- 50m Pool Indoor Insulation and wall repair = +/- $300,000
- Outdoor Splash Pad Water Slide Replacement = +/- $180,000
- 50m Pool Infrared Heating Stations = +/- $20,000
- 50m Pool Scoreboard Replacement = +/- $150,000
- Studio A Renovation = +/- $20,000



Attainable Housing

EXHIBIT
D1-9

Kudos to previous Town Boards for developer set asides of affordable units:

Name	Units	AMI	Sale/Rent	Affordability Period	Approval Date
Town One	2	80%	?	Perpetuity	6/20/2023
Courtyards at Walters Farm	3	N/A	Sale	Perpetuity?	10/16/2023
Rosedale Infill	1	120%	Sale	15 years	12/17/2024
Birkdale Village	10	100%	Rent	Perpetuity	3/18/2025
Mission Stumptown	6	80%-90%	Rent	15 years	4/22/2025
Mission Stumptown	10	80%-100%	Rent	15 years	4/22/2025
Alex Yards	8	100%	Rent	15 years	7/15/2025
1st and Church	1	100%	Sale	15 years	7/15/2025
Holbrook Phase 2	2	100%	Rent	15 years	7/15/2025
Second Street	15	120%	Rent	Perpetuity	10/21/2025
Station South	5	2 at 80% and 3 at 80-120%	Rent	15 years	12/16/2025
	63				

For Courtyards at Walters Farm – *"Houses will be "sold for zero profit on the purchase of the home, without upgraded features, and these lots will remain within the future Huntersville affordable housing program."*

Attainable Housing

DFI Housing Needs Analysis – Takeaways (May 2025)

- Huntersville Median HH Income - $119,951 vs Meck County $83,765, 72% home ownership rate
- 89% of workers in Huntersville live outside the Town / 46% of commuting workers earn less than $3,333 per month ($40,000/year)
- Huntersville has the highest median rents ($1,682) and second highest median home sales prices ($585,000) among neighboring communities (Cornelius, Davidson, Mooresville) and prices continue to rise
- Over 2,000 low-to-moderate income (LMI) renter households have housing need -- This number does not include the people that commute into Huntersville for work who may want to live and work locally
- Nearly 2,300 LMI homeowners may be struggling to afford their homes – Homeownership has become out of reach for any household earning less than $165,000/year (based on Post-Covid increase in home sales price, interest rates, etc.)
- Builder's Average Cost to build a single-family home has risen from $242,693 in 2018 to $386,219 in 2024, based on Mecklenburg County Data.
- Input from DFI Conversations with community stakeholders:
  - Housing for extremely low-income households (i.e. restaurant and retail workers) in addition to housing for moderate income households
  - Preference for a blend of homeownership and small multifamily options
  - Interest in acquiring properties in a concentrated area rather than scattered across the Town

Attainable Housing

DFI Housing Needs Analysis – Sites for Consideration (key criteria)

- Town-owned or clear path to site control
- Likely competitive for 9% Low Income Housing Tax Credits (LIHTC) – NO Town-Owned sites or sites with clear path to site control within development criteria clearly competitive for 9% (highest subsidy option) – All sites are competitive for lower subsidy option of 4% LIHTC
- Sites that are a minimum of 2-acres that can support:
  - 40-60 multifamily units with surface parking OR a minimum of 30 units of townhouses

Rosedale Site *Publicly owned*	Long Creek School *Publicly owned*	Norman Park *Privately owned*	Arlington Circle *Privately owned*

Attainable Housing

DFI Housing Needs Analysis – Sites for Consideration (August 2025)

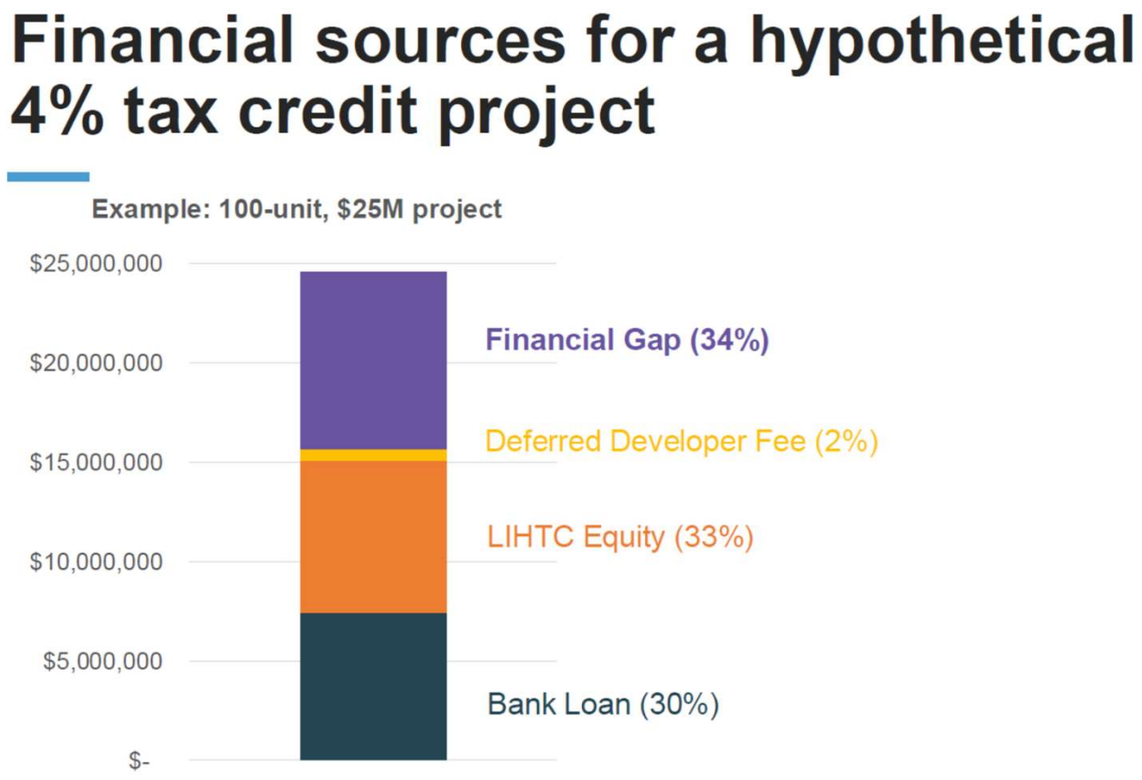
- Potential Options to pursue and suggested next steps from DFI. Additional Services for Phase II include pre-development feasibility, including community engagement, solicitation of private development partners and supporting town in negotiating development agreement with selected partner(s)
- Does board want further update/discussion with DFI?

	Rosedale	**Long Creek School**		**Norman Park Arlington Circle**
Primary Considerations	*Multifamily*	*Multifamily* or *Single-Family*		*Single-Family*
Affordable Units	100	100	11	TBD
Financial Gap (millions)	$9	$8.6	$3.4	TBD
Gap Per unit	***$89K***	***$86K***	***$310K***	***Up to $160K + new roads***
Path to site control?	Town	Willing partner, mid-term opportunity		Long-term and uncertain
Suggested Next Step	DFI Phase II services	Continue conversations with CMS/CHLC		Engage communities; create neighborhood plans

Attainable Housing

DFI Housing Needs Analysis – Sites for Consideration (August 2025)

- Realities of what it takes for successful project?
- $2M for affordable housing related activities won't go far.



Who can the Town of Huntersville assist?

State constitution and statutory requirement:

- Housing for “low income” or “poor”
  - All households can earn up to 80% AMI if all units are reserved for 80% AMI and below
  - If one or more households earn > 80% AMI, 20% of units must be restricted to households earning <60% AMI
- Serves a public purpose
  - “only when the planning, construction, and financing of decent residential housing is not otherwise available”
  - Because “private enterprise is unable to meet the need”
- No authority to aid unrestricted (market) units
- County must use federal or philanthropic funds or hold referendum

Tyler Mulligan, Local Government Support for Privately Owned Affordable Housing, Coates Canons Law Blog (May 16, 2022)
Tyler Mulligan, Conveying property to housing organization for low- and moderate-income homeownership, Coates' Canons Law Blog (April 24,2024)

EXHIBIT
D2-1

Planning Department

January 30, 2026

Town of Huntersville
NORTH CAROLINA

Town of Huntersville, NC

Population Estimates & Projections

Updated 1/15/2026

US Census & NC State Demographers Estimates									Town of Huntersville Planning Department		
	1990 Census	2000 Census	2010 Census	2020 Census	2021 State	2022 State	2023 State	2024 State	2025 Estimate	2030	2040
Growth Rate (Town + ETJ)		88%	50%	23%	1%	2%	1%	4%	3%		
Town Limits	3,014	24,960	46,773	61,376	61,840	63,355	64,147	66,955	69,061		
Population Increase		21,946	21,813	14,603	464	1,515	792	2,808	2,106		
ETJ			2,997	3,137	3,138	3,146	3,200	3,236	3,246		
Population Increase (ETJ)				140	1	8	54	36	10		
TOTAL	3,014	24,960	49,770	64,513	64,978	66,501	67,347	70,191	72,307	85,852	106,567

2024 Population

	Municipality	Population
1	Charlotte	944,742
2	Raleigh	498,975
3	Greensboro	306,762
4	Durham	300,467
5	Winston-Salem	259,045
6	Fayetteville	211,756
7	Cary	182,977
8	Wilmington	126,256
9	Concord	115,053
10	High Point	109,948
11	Asheville	98,270
12	Greenville	96,985
13	Gastonia	85,636
14	Apex	75,077
15	Jacksonville	73,494
16	**Huntersville**	**66,955**
17	Chapel Hill	61,827
18	Burlington	59,504
19	Mooresville	59,494
20	Wake Forest	56,546

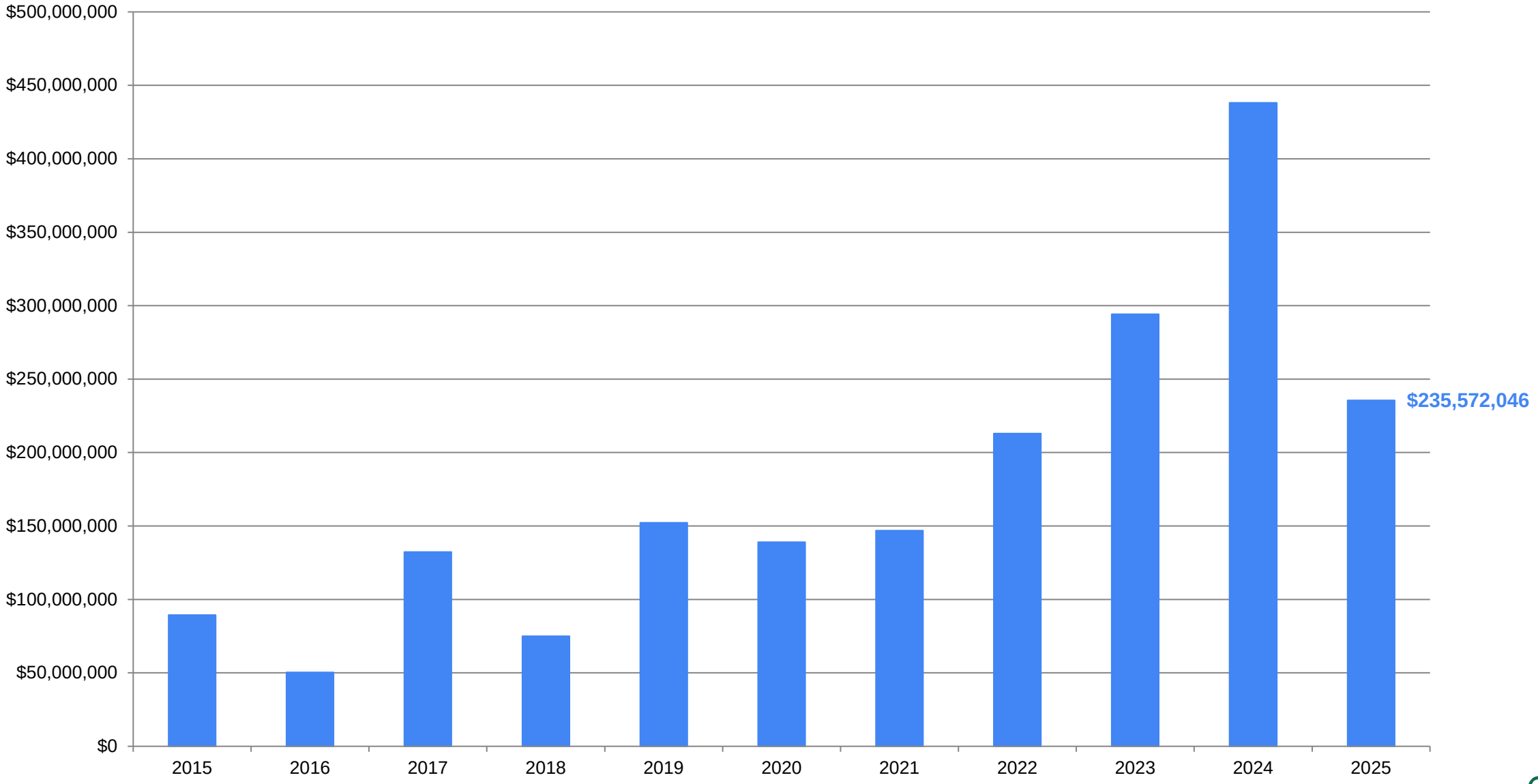
Town of Huntersville, NC
Building Permits Issued for New Single & Multi-family Units
2015-2025

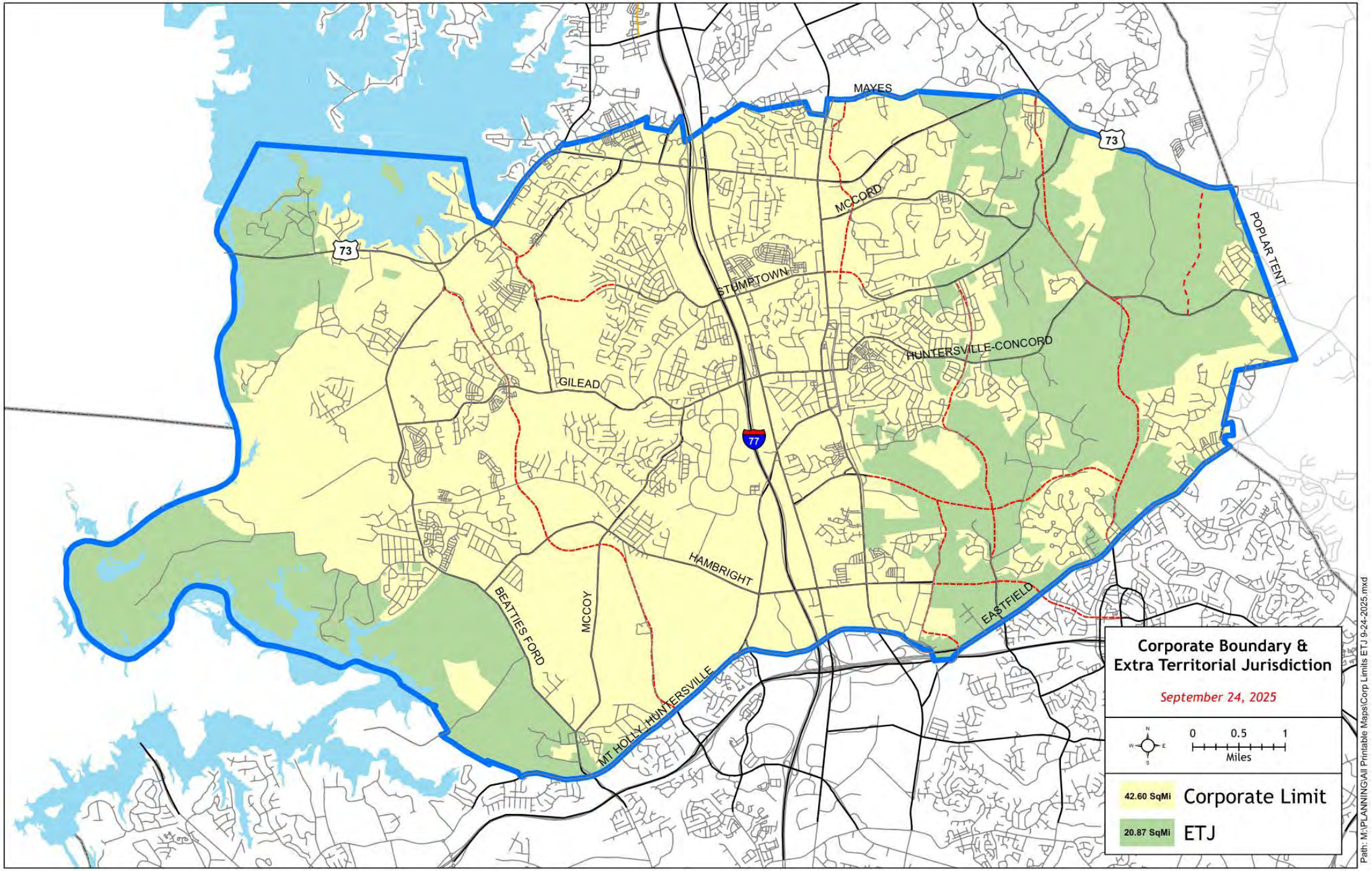
	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
January	20	64	21	0	84	0	52	0	6	0	57	0	70	0	76	168	17	0	21	450	44	303
February	33	62	29	62	51	0	51	0	25	0	58	0	59	0	77	0	14	45	25	454	67	0
March	26	0	52	0	77	0	51	0	46	0	76	0	76	0	43	0	42	134	31	0	43	0
April	22	148	40	61	47	0	56	0	41	0	71	0	80	0	42	0	10	0	18	742	35	0
May	32	0	50	0	69	0	39	0	56	0	70	0	60	0	83	245	22	0	30	0	20	0
June	32	0	39	0	66	0	4	0	34	0	109	239	50	62	12	0	16	0	40	0	22	0
July	*30*	0	48	0	66	0	18	0	47	0	79	0	55	0	26	0	19	0	37	0	7	0
August	*18*	0	47	0	48	246	66	0	74	120	68	0	100	0	17	0	22	210	74	0	12	0
September	21	50	50	70	43	130	44	0	39	0	102	0	34	0	32	0	31	0	30	0	62	166
October	20	92	52	0	31	0	39	0	59	0	104	0	39	168	16	0	19	0	35	45	35	0
November	27	0	41	0	46	0	19	0	78	0	33	306	51	0	17	0	25	0	44	0	8	0
December	21	58	39	0	13	0	26	0	28	0	48	0	63	0	10	0	51	0	22	0	25	0
Corporate Limit:	**302**	**474**	**508**	**193**	**641**	**376**	**465**	**0**	**533**	**120**	**875**	**545**	**737**	**230**	**451**	**413**	**288**	**389**	**407**	**1691**	**380**	**469**
ETJ:			**8**		**11**		**8**		**0****		**16**		**12**		**0**		**0**		**0**		**15**	
Total:	**302**		**516**		**652**		**473**		**533**		**891**		**749**		**451**		**288**		**407**		**395**	

Town of Huntersville, NC
New Residential Certificate of Occupancy Data
2015-2025

	2105		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
January	32	0	5	0	24	0	41	0	28	0	46	0	65	0	42	0	22	0	13	0	34	0
February	22	0	21	0	36	0	48	0	34	0	34	0	68	0	43	0	34	0	19	0	38	0
March	38	0	18	0	50	0	48	0	36	0	66	0	60	0	61	0	30	0	30	0	45	0
April	23	0	17	0	50	0	37	0	36	0	56	0	83	0	54	0	33	0	37	0	40	0
May	25	0	14	0	47	0	53	0	49	0	49	0	59	0	47	0	18	0	23	100	37	0
June	21	0	32	0	56	0	37	0	29	0	54	0	50	0	64	0	26	0	29	145	34	0
July	**33**	0	49	0	39	0	41	0	24	0	34	0	49	0	65	125	10	0	29	0	50	0
August	24	0	34	0	60	0	48	0	29	130	58	0	62	0	72	0	18	0	24	0	34	210
September	20	0	23	0	55	0	49	0	24	130	54	0	49	0	66	0	26	0	20	0	46	0
October	11	0	31	0	58	0	25	0	16	0	63	0	47	0	81	0	19	0	25	0	48	0
November	18	0	50	0	68	0	17	0	14	0	60	0	62	0	78	0	22	288	18	129	7	134
December	30	0	62	0	67	0	20	0	9	0	72	0	49	0	53	0	19	0	39	0	39	0
Total:	**297**	**0**	**356**	**0**	**610**	**0**	**464**	**230**	**328**	**0**	**646**	**0**	**703**	**0**	**726**	**125**	**277**	**288**	**306**	**374**	**452**	**344**

Town of Huntersville, NC
Commercial Upfit & New Construction - Total Value (2014-2024)




MAYES
MCCORD
STUMPTOWN
HUNTERSVILLE-CONCORD
GILEAD
HAMBRIGHT
EASTFIELD
POPLAR TENT
BEATTIES FORD
MCCOY
MT HOLLY-HUNTERSVILLE
73
73
77
Corporate Boundary &
Extra Territorial Jurisdiction
September 24, 2025
0 0.5 1
Miles
42.60 SqMi
Corporate Limit
20.87 SqMi
ETJ
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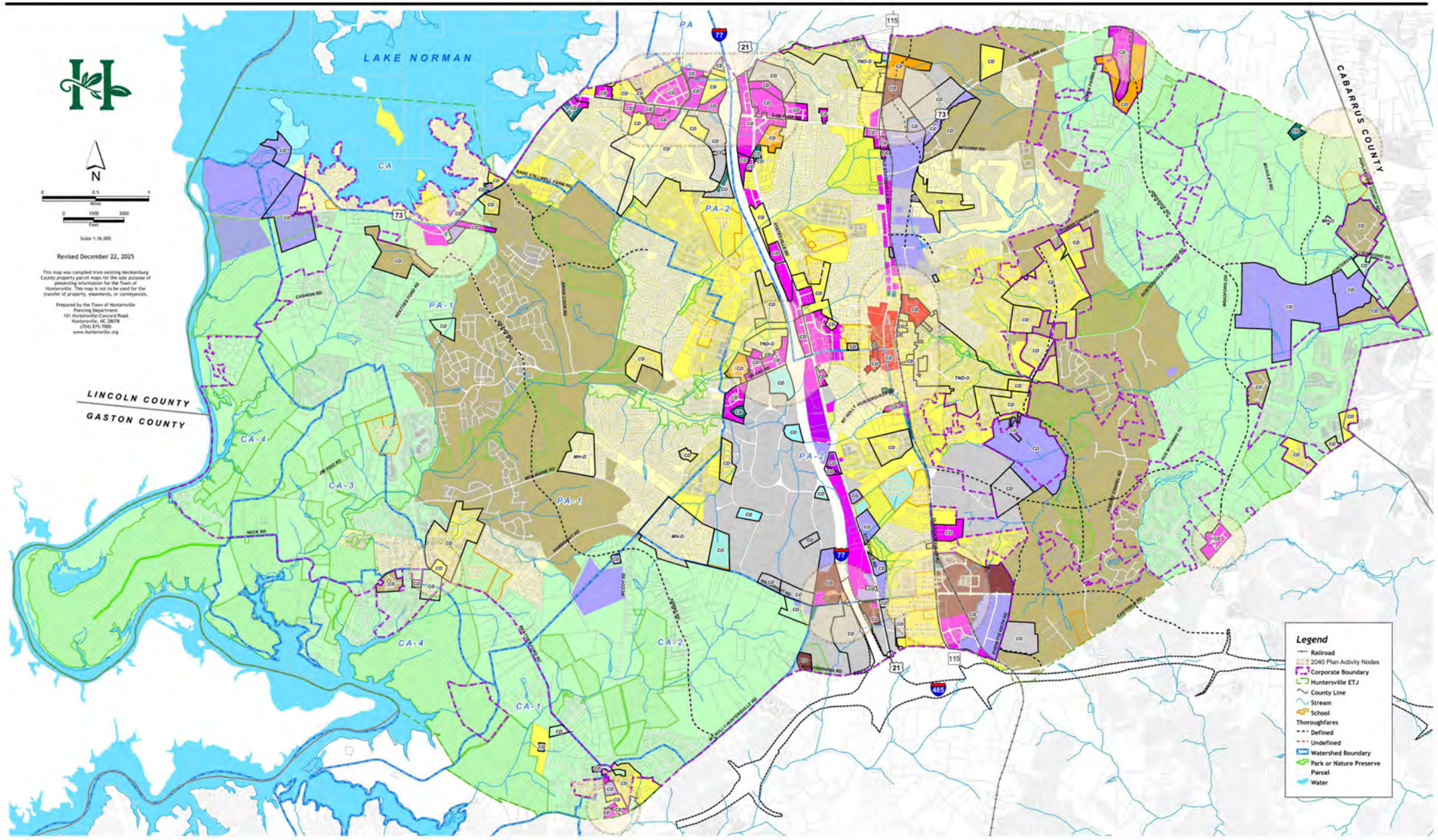
2026 Map of Zoning Districts



RESIDENTIAL DISTRICTS

MIXED USE DISTRICTS

COMMERCIAL DISTRICTS

OVERLAY DISTRICTS

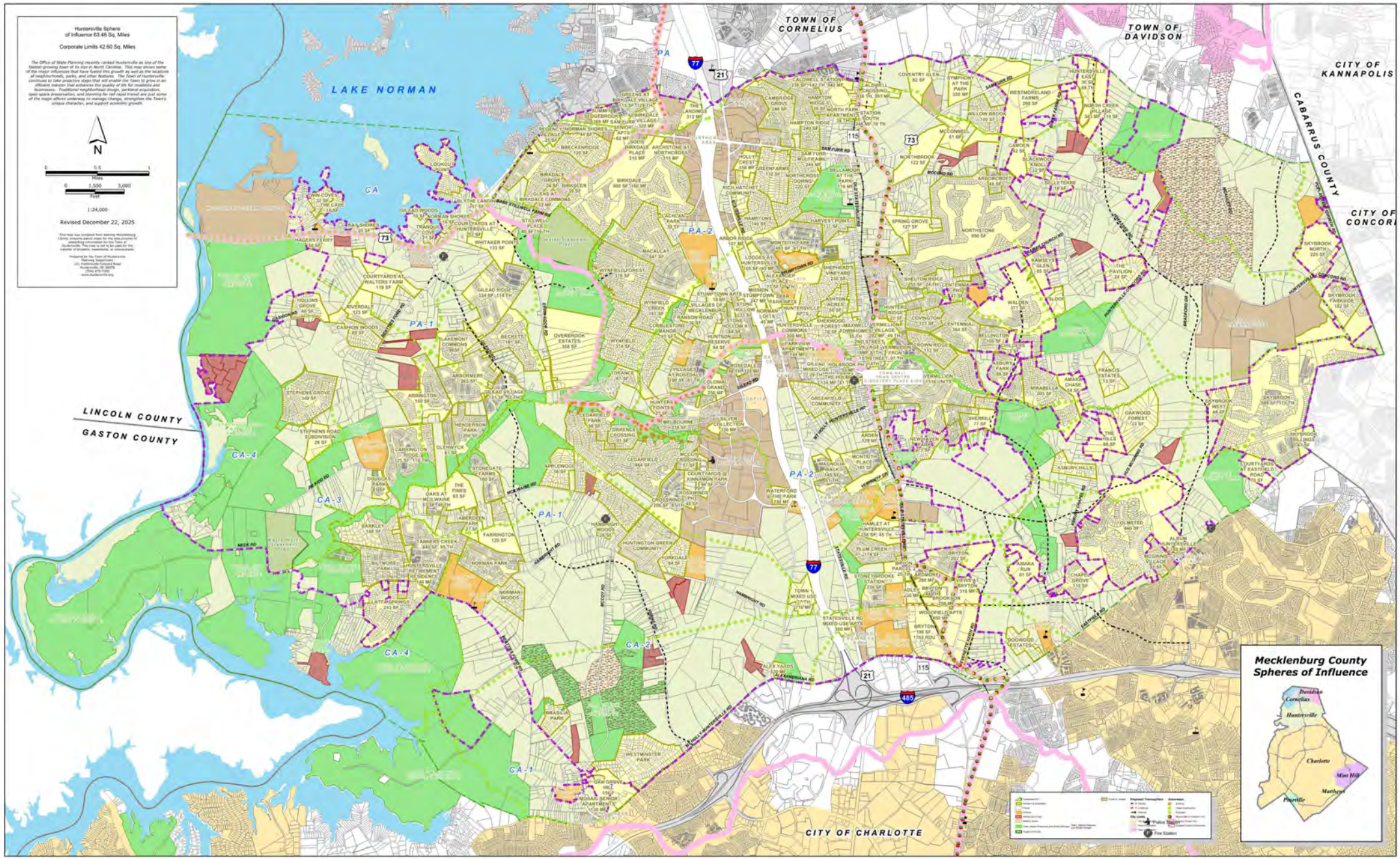
Zoning Statistics Huntersville January 2026

Zoning District	*Acres*	*Square Mile*	*% Area*
CB	2,175.2	3.40	5.36387
CI	215.3	0.34	0.53101
GR	4,785.3	7.48	11.80020
HC	1,093.5	1.71	2.69654
NC	68.1	0.11	0.16788
NR	5,076.9	7.93	12.51908
R	15,723.9	24.57	38.77367
SP	1,697.3	2.65	4.18536
TC	130.2	0.20	0.32110
TND-R	38.6	0.06	0.09523
TND-U	52.3	0.08	0.12899
TOD-R	229.8	0.36	0.56674
TR	7,054.5	11.02	17.39572
TOD-E	5.7	0.01	0.00002
VS	68.0	0.11	0.16768
I-77	374.0	0.58	0.92221
Water	1,732.9	2.71	4.27328
Total:	40,521.6	63.32	100

81.26% Residential Districts

2026 Approved Development & Major Features Map

Town of Huntersville, North Carolina



UNDER CONSTRUCTION (37)

AMARA CHASE
BELLETERRE
BRYTON
BRYTON (LENNAR)
BRYTON (WOODFIELD APTS)
BRYTON PARCEL 2 TOWNHOMES
CALDWELL STATION
CAMDEN
COVENTRY GLEN
GILEAD RD MIXED USE TOWNHOMES
HAMLET AT HUNTERSVILLE
HUNTERSVILLE EAST
HUNTSON RESERVE
HVILLE RETIREMENT RESIDENCE
LACHLAN PARK (NORTHCROSS DR SUBDIVISION)
LODGES AT HUNTERSVILLE (STATESVILLE STUMPTOWN)
MAXWELL AVE TOWNHOMES
MCCONNELL PROPERTY
MIRABELLA
NORTH CREEK VILLAGE
OAK GROVE HILL
OLMSTED
OVERBROOK ESTATES (HONEYCUTT BROWN)
RANSON ROAD
RIVERDALE
SAM FURR ROAD MULTIFAMILY
SHERRILL
SKYBROOK NORTH
SOLIS BIRKDALE
SPRING GROVE
STATESVILLE RD MIXED USE APTS
TOWN 1 MIXED USE
VERMILLION
VERMILLION VILLAGE
VERMILLION FRONT
WALDEN
WHITAKER POINTE

PLANNED (17)

ALEX YARDS
AMARA RUN
BIRKDALE VILLAGE
BLYTHE LANDING
BRYTON (THE VIEWS AT BRYTON)
CALDWELL CROSSING
CHILDERS
COURTYARDS AT WALTERS FARM
FIRST AND CHURCH TOWNHOMES
MISSION STUMPTOWN MIXED USE
MOSAIC APARTMENTS
NORTH PARK APARTMENTS
SECOND STREET VILLAGE
SKYBROOK BILLINGS
STATION SOUTH
THE HOLBROOKS PH II
WESTMORELAND FARMS

APPROVED UNBUILT UNITS

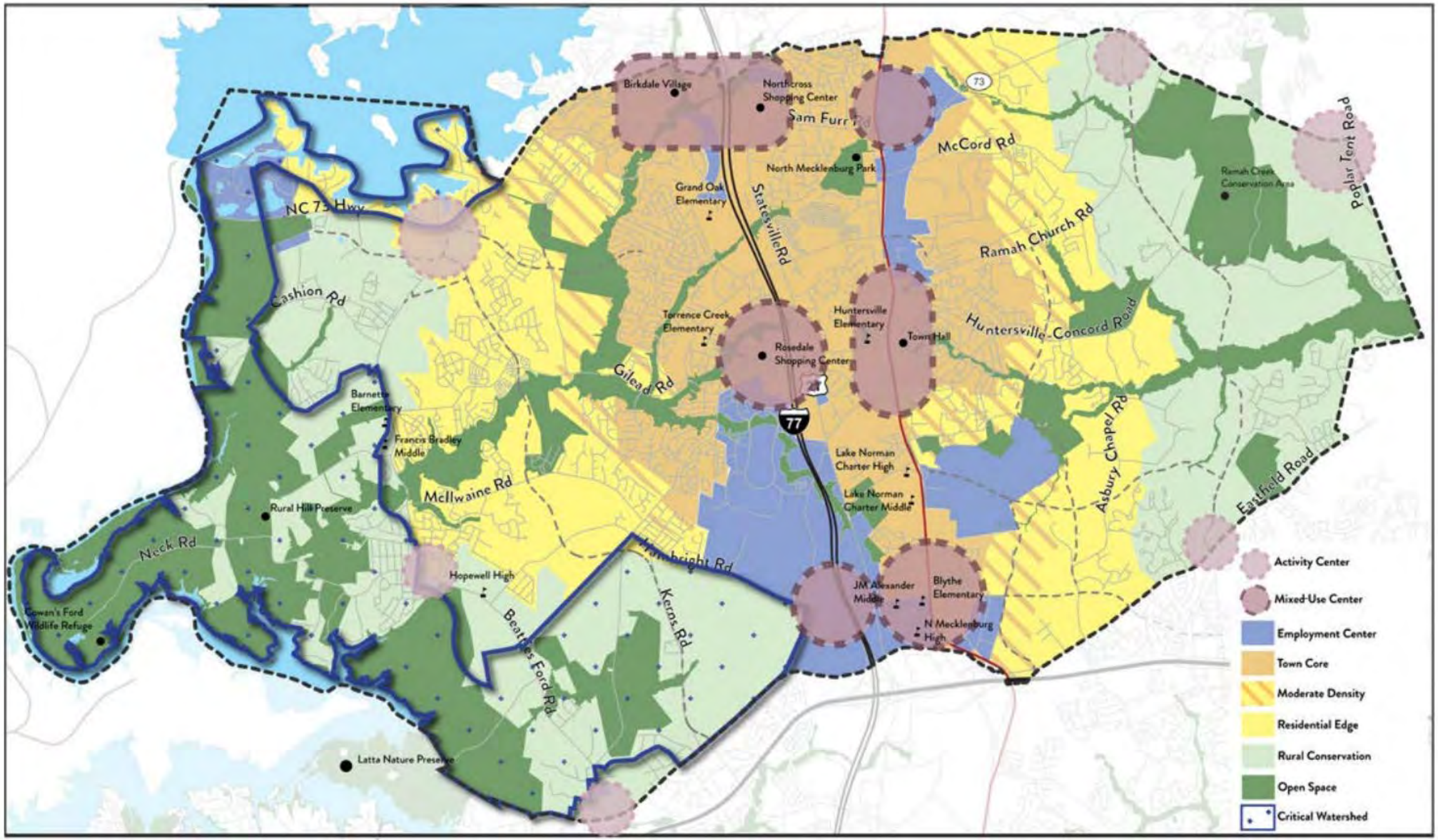
Single Family - 1,628
Townhome - 370
Multi-Family - 4,058

HUNTERSVILLE 2040 COMMUNITY PLAN

"BY 2040, HUNTERSVILLE WILL BE

THE MOST LIVABLE COMMUNITY IN NORTH CAROLINA"

By 2040, Huntersville will be a **vibrant community** rooted in the past while looking towards the future. It provides attractive options for its residents to **live, work, play, and grow**. Pursuing the highest level of excellence, the town will **guide growth and development** in a way that prioritizes **quality of life, green spaces** and **environmental safety, meaningful economic development**, and **multimodal transportation**.


Birkdale Village
Northcross Shopping Center
Sam Furr Rd
McCord Rd
North Mecklenburg Park
Grand Oak Elementary
Statesville Rd
NC 73 Hwy
Cashion Rd
Ramah Church Rd
Ramah Creek Conservation Area
Poplar Tent Road
Terrence Creek Elementary
Huntersville Elementary
Town Hall
Rosedale Shopping Center
Huntersville-Concord Road
Gilead Rd
77
Barnette Elementary
Francis Bradley Middle
Lake Norman Charter High
Lake Norman Charter Middle
Asbury Chapel Rd
Eastfield Road
McIlwaine Rd
Rural Hill Preserve
Neck Rd
Hopewell High
Harkbright Rd
Cowan's Ford Wildlife Refuge
Beatties Ford Rd
Kerns Rd
JM Alexander Middle
Blythe Elementary
N Mecklenburg High
Latta Nature Preserve
Activity Center
Mixed-Use Center
Employment Center
Town Core
Moderate Density
Residential Edge
Rural Conservation
Open Space
Critical Watershed

POLICY RECOMMENDATIONS

ACTION PLAN

The following table identifies priority actions that can be taken in the next 1-5 years to advance recommendations contained in the 2040 Community Plan.

HUNTERSVILLE 2040 ACTION PLAN

Category	Policy/Strategy/Action	Time-frame*	Responsible Party
General	Review the Huntersville 2040 Action Plan on an annual basis to determine staffing and funding needs for priorities.	Ongoing	Planning Dept.
Land Use & Housing	LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.	Ongoing	Planning Dept., Planning Board, Town Board
	LU 1.3: Regularly update the Future Land Use Map	Mid-term	Planning Dept.
	LU 1.4: Prepare new and/or update existing Small Area Plans as needed	Mid-term	Planning Dept., Transportation
	LU 7.2: Consider updates to the Huntersville Design Guidebook and/or Zoning Ordinance as needed. • Update the Design Guidebook and incorporate updated design standards into the Zoning Ordinance • Modify form-based approach to site design along boulevards and/or major thoroughfares (i.e. NC 73)	Short-term	Planning Dept., Planning Board, Town Board
	LU 8.2: Evaluate and strengthen incentives to encourage achievement of higher design standards.	Short-term	Planning Dept., Planning Board
	LU-10: Encourage a diversity of housing options. • Evaluate methods to achieve greater mix in lot sizes and/or allow for flexible site design in exchange for more quality open space • Define/refine policies and regulations regarding reuse along highway commercial corridors and senior housing • Consider allowances for "house" scale missing middle housing.	Mid-term	Planning Dept., Planning Board, Town Board
	LU 11.1 & 11.3: Protect and enhance the unique character of Huntersville's neighborhoods • Promote quality design, and neighborhood improvements including infrastructure needs such as sidewalks and drainage. • Study options for programs to support existing homeowners	Mid-term	Planning Dept., Transportation Dept.

Pottstown Plan

Guidebook won NC-APA 2025 award

Up Coming

In Process

Complete

Economic Vitality	EV 1.1: Update Strategic Economic Development Plan	Mid-term	TBD
	EV 1.3 & PS 9: Inventory Strategic Development Sites and Co-ordinate with Charlotte Water on water and sewer provision	Short-term	TBD
	EV 1.3: Regularly measure percentage of non-residential tax base and report to Town Board	Ongoing	Planning Dept.
	EV 1.4: Review Development Standards to Support Business Growth	Mid-term	TBD
	EV 2.1 & EV 2.3: Promote and Encourage Local Businesses and Attract Businesses to Downtown • Track progress towards the 10|10|10 goal of having 10 places that serve food, 10 retail stores, and 10 businesses open after 6pm	Ongoing	TBD
	EV 3.1: Leverage Local Partnerships and Continue participation with Lake Norman Regional Economic Development Corporation (LNREDC)	Ongoing	TBD
Downtown	DT 1.4: Consider revisions to ordinances, the Design Guidebook and/or review and approval processes to achieve elevated design in the downtown area	Mid-term	TBD
	DT 4.1: Conduct a study of future government office space needs Downtown and evaluate Town-owned properties for accommodating needs	Long-term	Various Departments
	DT 6.1: Establish street and sidewalk requirements for new development that are in line with urban street design principles	Short-term	Planning Dept.
	DT 6.2: Pursue street connections and upgrades Downtown to facilitate Town goals	Mid-term	Planning Dept., Transportation
	DT-7: Enhance technology and accessibly Downtown	Long-term	TBD
	DT 8.1: Connect Torrence Creek Greenway to Holbrook Park and into and through Downtown	Mid-term	Parks and Rec Dept.
	DT 8.2: Expand Holbrook Park	Mid-term	Parks and Rec
	DT 8.3: Expand events and programming Downtown	Mid-term	Parks and Rec
	DT 8.4: Support the Public Art Committee in their mission to introduce art around Downtown	Long-term	TBD

Up Coming

In Process

Complete

New Town Hall

Upcoming Downtown Transportation Plan

Greenway connection behind Rosedale complete in 2025

Added Winterlight Wander Trail & extended holiday festivities' time

	DT 9.1: Prioritize maintenance of streets and sidewalks and town-owned properties in the downtown area	Short-term	Various Departments
	DT 10: Update the Downtown Small Area Plan to build on recommendations in the 2040 Community Plan. • Could be prepared in tandem with preliminary design of a subset of priority projects identified in DT-6.2	Mid-term	Planning Dept.
	DT 12.2: Integrate key historical structures into programming and redevelopment plans Downtown	Long-term	Planning Dept.
Environment and Open Space	EOS 1.1 and EOS 2.2: Enhance open space design criteria and consider additional flexibility in site design in exchange for more, higher quality open space in new development	Short-term	Planning Dept., Planning Board, Town Board
	EOS 4.2: Regularly evaluate and revise tree mitigation options to further town goals	Short-term	Planning Dept., Planning Board
	EOS 4.3 & EOS 4.4: Plant trees and inventory and manage urban forest canopy (i.e. downtown, in rights-of-way, etc.)	Mid-term	TBD
	EOS 5.2: Continue stream restoration activities	Ongoing	Town and partners
	EOS 5.3: Encourage Low Impact Development (LID), promote usage of LID features and update stormwater design criteria	Mid-term	Planning Dept., Planning Board
	EOS 6.1 & EOS 6.2: Evaluate new design standards to preserve the character of scenic country roads and methods to reduce light pollution	Long-term	Planning Dept.
	EOS 6.3: Study methods to encourage Farmhouse Cluster subdivisions in Rural Conservation and the Critical Watershed areas	Mid-term	Planning Dept., Planning Board, Town Board
	EOS 7: Partner with the county, private development, land conservancies and land trusts to conserve sensitive or environmentally important lands.	Long-term	Town Departments and regional partners
	EOS 8: Improve access to parks • Implement Parks & Recreation Master Plan • Work toward the goal of 100% of residents within a 10-minute walking distance of park, natural area or greenway • Consider a larger Town role in passive open space acquisition	Ongoing	Planning Dept., Parks and Rec Dept.
	EOS 10: Improve bicycle and pedestrian facilities throughout Town.	Ongoing	Various Departments

Town Arborist Interviewing now

Up Coming

In Process

Complete

Infrastructure & Public Services	PS 1.1: Continue and enhance interdepartmental coordination	Ongoing	Various Departments
	PS 3.3: Maintain excellent police coverage • Work toward goal of maintaining the appropriate ratio of police officers to population to maintain a high level of public safety coverage • Study future space needs for the Police Department	Ongoing	Administration, Police Department
	PS 4: Plan for long-term personnel, facility, and equipment needs of the Fire Department	Mid-term	Administration
	PS 5: Coordinate with the police and fire department to address public safety issues related to the design of the built environment	Ongoing	Administration, Various Departments
	PS 6.1: Coordinate with CMS and local charter schools on expansion of school capacity	Short-term	Planning Department
Transportation	T 2.1: Develop a mobility plan that builds upon the recommendations presented in the 2040 Plan	Short-term	Planning Dept., Transportation
	T 3.2: Coordinate with other departments to implement the Huntersville Bicycle Master Plan	Mid-term	Various Departments
	T 4.2: Develop a Crossing Safety Improvement Study	Mid-term	Transportation
	T 5.2: Evaluate proposed NCDOT projects for consistency with needed improvements and alignment with community objectives	Short-term	Planning Dept., Transportation
	T 6.1: Identify traffic hot spots and study solutions including town-led projects and coordination with NCDOT.	Ongoing	Planning Dept., Transportation
	T 6.3: Continue to conduct annual reviews and revisions of the Town's Capital Investment Program (CIP) to ensure transportation projects are consistent with stated needs	Annually	Administration, Various Departments
	T 6.5 & T 6.6: Conduct a diagnostic of the Town's Zoning Ordinance to advance transportation vision established in Huntersville 2040 and Re-evaluate the TIA Ordinance	Mid-term	Planning Dept., Planning Board

Mobility Plan adopted April 2025

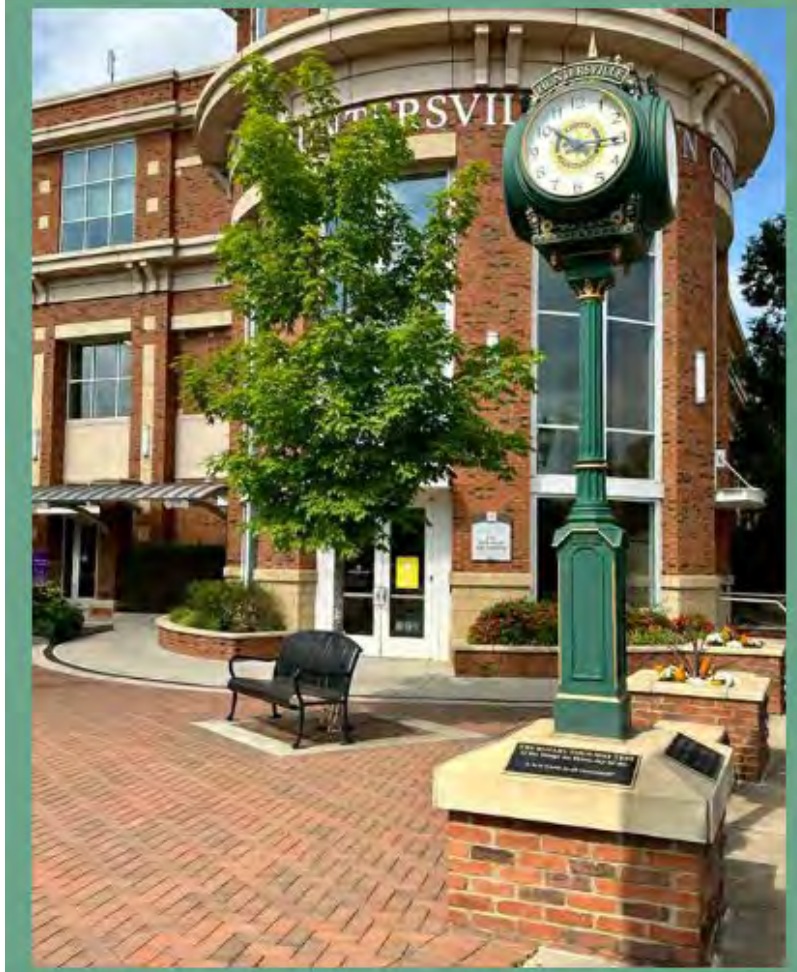
Up Coming

In Process

Complete

Town of Huntersville
NORTH CAROLINA

2023 Downtown Master Plan



1. Transportation.
   a. Existing Arterial Streets and Intersections (Gilead Rd, HWY 115/Old Statesville Road, Main Street:
      • Continue collaboration with NCDOT to ensure roadway construction for its Main Street Improvement Project advances per designs with safe, multimodal access (vehicular, bicycle, and pedestrian) in accordance with adopted Town plans and policies.

• Consider extending the 25 MPH traffic zone continuously along HWY 115/ Old Statesville Road between the new roundabouts under construction at the intersections of Main Street at Fourth Street and Mt Holly-Huntersville Road.

• Prepare BRT and CRT Station Area Plans for both stations, which clearly define the SAP Key Components and functional criteria within the context of the 1/4-mile station area and greater Downtown.

CATS

• Ensure current Transportation Plans (including Roadway, Bicycle, and Pedestrian Plans) accommodate and support multimodal access to the BRT and CRT Station Area.

Upcoming Downtown Transportation Plan

1. Adopted Town Documents, Ordinance & Policies.
   • Consider an update and expansion of Building and Lot Type definitions and regulations within the existing Zoning Ordinance and/or create new Types to include broader range of varieties with the Downtown area.

2025 Text Amendment

• Update and expand the Building and Lot Type definitions and design criteria established within the current Zoning Ordinance and/or consider the formation and inclusion of new Types.

Up Coming

In Process

Complete

- Convene with NCDOT to provide update on current Downtown and Sub-regional context along with results of traffic modeling conducted by Huntersville's jurisdictional metropolitan planning organization (MPO) (completion expected 1st Quarter 2023). Share considerations and discuss feasibility for potential roadway design criteria relative to the U-5807 Gilead Road project to ensure multimodal access (vehicular, bicycle, and, pedestrian) in accordance with adopted Town plans and policies. Note: It is understood this Project is currently advancing per the NCDOT STIP - Verify timing and opportunity to include updated designs.

Upcoming Downtown Transportation Plan

- Establish Downtown Street Design Guidelines for new and pre-existing/ retrofit street types.

- Explore implementation of innovative Woonerf street type within commercial and residential context.

- Develop street and sidewalk improvement strategy for pre-existing adjacent neighborhood streets to encourage lower traffic speeds and enhance pedestrian safety, walkability, and connectivity with Downtown.

- Advance evaluation of proposed new east/west street connection (a.k.a. 'East/West Connector Street') between Commerce Center Drive, and HWY 115/Old Statesville Road and Main Street per the Downtown Transportation System Plan (2014-2015) and the adopted 2040 Community Plan – Downtown Regulating Plan / Character and Connections Map * – including but not limited to: potential street alignment(s), design criteria (design speed, cross-section(s) and intersections, etc.), and integration with existing land ownership and uses.

Up Coming

In Process

Complete

• Create a Downtown Parking Plan, which builds on the recommendations of the 2006 Downtown Parking Study and incorporates current conditions and the 2023 Downtown Master Plan upon final adoption.

b. Public Greenways, Trails, and Parks.
   • Enhance wayfinding signage within Public Greenways and Parks, and throughout the Downtown to promote locations and activities, and encourage community and visitor access.

• Identify existing features within parks for potential future design and material enhancements including but not limited to decorative hardscapes, light fixtures, railings and fencing, furniture (benches, waste/recycle receptacles, bicycle racks, etc.), public art installations, shelters, playground equipment, etc.

c. Stormwater Systems.
   • Identify primary existing stormwater problem areas within the Downtown and develop potential on-site and/or upstream mitigation and improvement strategies.

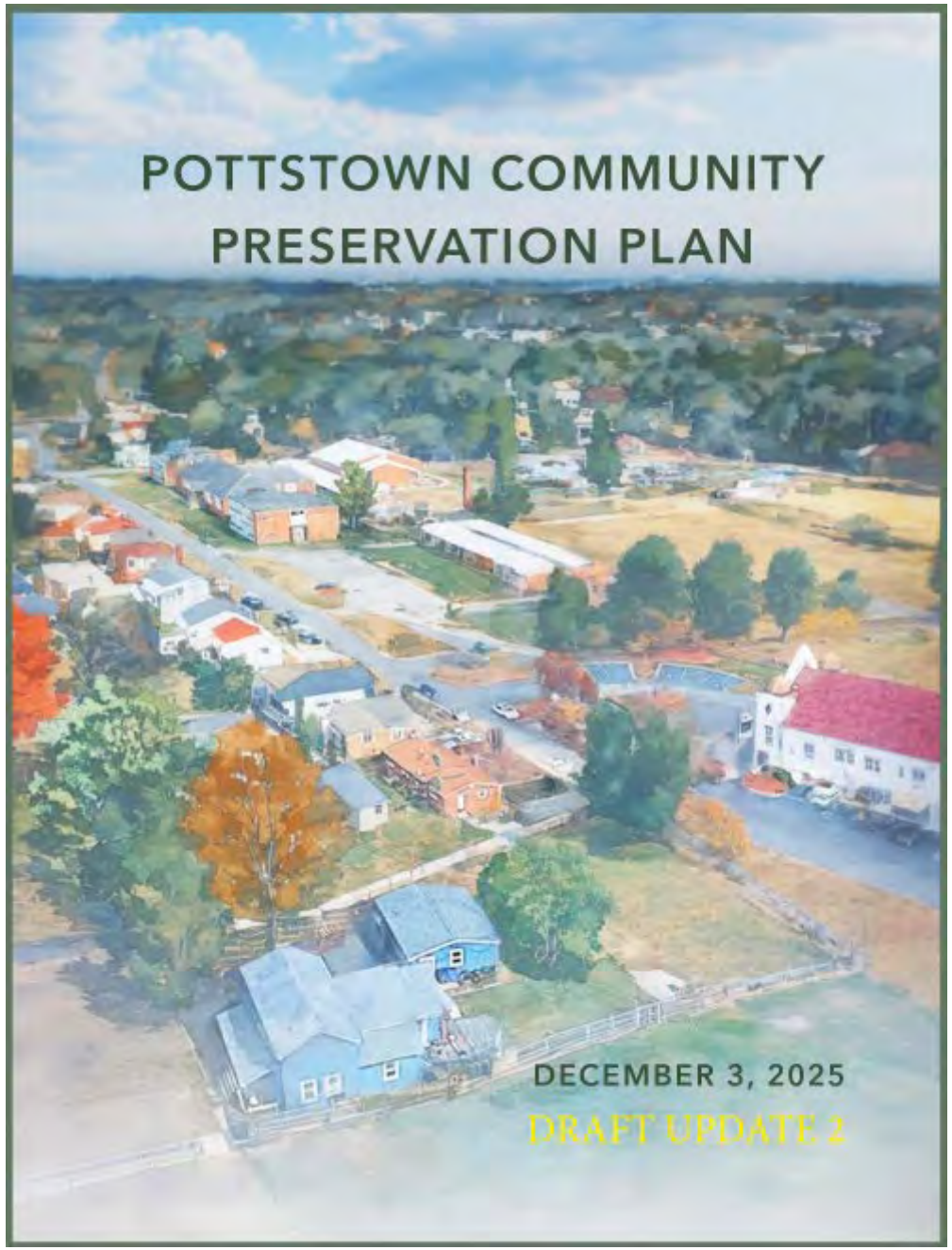
   • Conduct a detailed Downtown Stormwater Study to determine feasibility for a potential 'regional' stormwater approach for the Downtown area.

Downtown Storm Water Study

Up Coming

In Process

Complete


POTTSTOWN COMMUNITY
PRESERVATION PLAN
DECEMBER 3, 2025
DRAFT UPDATE 2

TOOLKIT A3 – Community Resource Webpage
- Build Community Info Webpage (Coalition + Town IT)

TOOLKIT B1 – Preservation Zoning Overlay
- Draft Zoning Ordinance Amendment (Town + Coalition)

TOOLKIT B3 – Protection & Conservation of Historic & Cultural Assets
- Coordinate Historic Designations & any enhancements with Historic Landmarks Commission (HLC) (Town + HLC)

Town Coordinating with HLC to Study Candidate Properties.

TOOLKIT C7 – Community Land Trust (CLT)
- Feasibility and Business Plan (CLT Board + Town Support)

TOOLKIT C9 – Partner with a Community Quarterback Organization
- Perform a Demographic Study & Quality of Life Factors Analysis (Community Based Organizations + Town / Agency Support)

Up Coming

In Process

Complete

TOOLKIT D1 – Infrastructure Upgrades
- Hold Workshops to Identify & Discuss Infrastructure Needs (Town & Community)

CURRENT TOWN-INVOLVED PROJECTS:
- Traffic-Study on Dellwood Drive Resulted in Two Speed Humps Being Installed in Summer 2025.

CURRENT TOWN-INVOLVED PROJECTS:
- Dellwood Drive Speed Humps' Post-Installation Speed Evaluation is Currently in Process.

Engineering's Review is on-going.

CURRENT TOWN-INVOLVED PROJECTS:
- Downtown Storm Water Study is Currently in Process – Which includes the Pottstown Community.

Data-Collection Complete. Analysis Underway. Draft Plan anticipated April 2026.

Up Coming

In Process

Complete

CURRENT TOWN-INVOLVED PROJECTS:
- Sidewalk & Multi-Use Path Improvements along Dellwood Drive, Holbrooks Road & Central Avenue are included in a Town-Sponsored Application to the BUILD Grant Program.

TOOLKIT D1 – Infrastructure Upgrades
- Hold Workshops to Identify & Discuss Infrastructure Needs (Town & Community)

CURRENT TOWN-INVOLVED PROJECTS:
- Town Capital Improvement Plan (CIP) Includes Funding to Connect Church Street from Dellwood Drive to Holbrooks Road. This Project and its Funding are included in the BUILD Grant Application.

CURRENT TOWN-INVOLVED PROJECTS:
- Improve Crossing NC 115 at Holbrooks Road & How to Connect Sidewalks Along Holbrooks Road, from NC 115 Across the Railroad Tracks to Existing Sidewalks East of Central Avenue.

CURRENT TOWN-INVOLVED PROJECTS:
- Traffic-Calming Study for Central Avenue.

Public Hearing is Feb. 3, 2026.

CURRENT TOWN-INVOLVED PROJECTS:
- Study of Truck Traffic on Church Street, South of Holbrooks Road.

Video of Truck Traffic is being reviewed.

Up Coming

In Process

Complete

TOOLKIT D2 – Community Identity & Signage
- Coordinate Installations with Town to Install & Maintain (Town + Community)

Approval anticipated Spring 2026.

TOOLKIT D5 – Torrence-Lytle Community Center Outdoor Enhancements
- Design & Construct Outdoor/Site Improvements, Coordinating with Meck County for Elements Integrating to the 31-acre Park Site (Town + County)

TOOLKIT D6 – Funding for Affordable & Mixed Income Housing Development
- Identify Funding Sources & Coordinate with Agencies (Town + Non-Profits + Agencies)

Up Coming

In Process

Complete

TOOLKIT C9 – Partner with a Community Quarterback Organization
- Perform a Demographic Study & Quality of Life Factors Analysis (Community Based Organizations + Town / Agency Support)

Transportation Planning

- Downtown Transportation System Plan (CRTPO Grant 160 K – 40 k match)
- Safe Streets for All – Safety Action Plan (Grant 240k – 60k in kind match)
- Seam Trail Study (160 k – 40k match CRTPO)
- Feasibilty Study for South Prong Clarke Creek Greenway tunnel under Huntersville - Concord Rd
- Feasibilty Study for a pedestrian tunnel under NC 73 at Parr Dr.

General Planning

- Continue to encourage affordable housing options via rezoning cases. Explore partnership opportunities

- Promote and encourage preservation of the Town's historic assets and unique history

- Applying to BUILD Grant (Church St & Pottstown)

Unified Development Ordinance

- What are we looking to accomplish? The overall concepts of the Zoning & Subdivision Ordinances are very relevant to current and future development needs and goals. Staff would propose a renovation and unification of the Ordinances. There will be opportunity for moderization, simplification & clarification to help fulfill the Goals of the 2040 and Area Plans.

EXHIBIT
D2-3

ElectriCities

Jan. 30, 2026

Town of Huntersville
NORTH CAROLINA

Town of Huntersville
NORTH CAROLINA

Board Planning Workshop

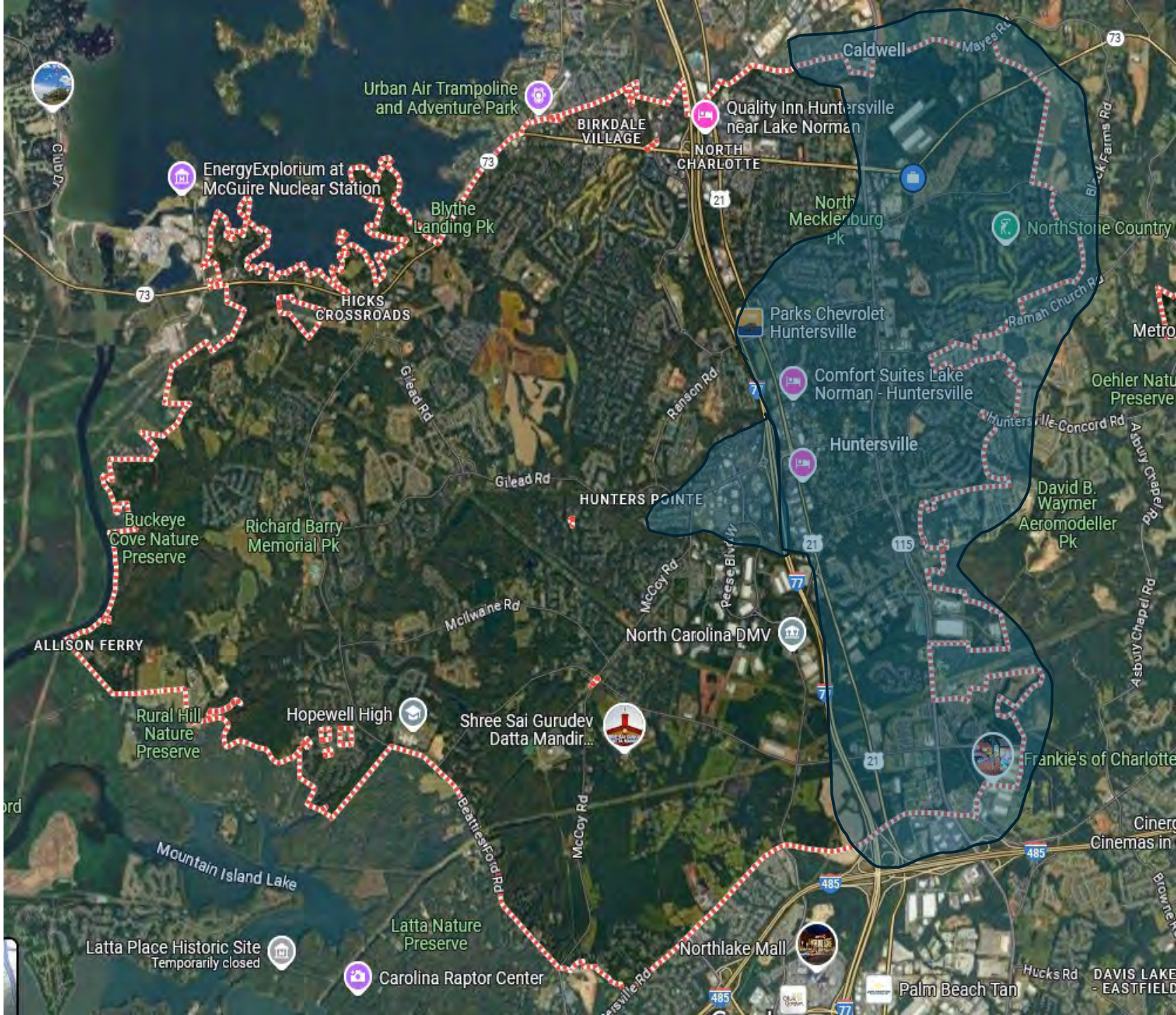
ELECTRICITIES of NORTH CAROLINA, INC.

The energy behind public power

January 2026

Electric Service Territory

Huntersville's electric service territory is from I-77 east following the town's jurisdictional boundary with a small section west of I-77 that includes Rosedale.



Capital Projects FY26

FY26 Projects	# Units	Type
North Creek Village Phase 2	287	Multi-Family
Middleburg Hamlett	260	Single Family
Jamesburg Dr	1	Commercial
Spring Grove	124	Single Family
Bryton Industrial Phase 3	2	Industrial
Coventry Glen	82	Single Family
Hambright Junction	300	Multi-Family
Maxwell Townhomes	35	Multi-Family
North Creek Village Phase 1	125	Multi-Family
	1,216	

Capital Outlook FY27

FY 27 Projects	# Units	Type
Bryton Alliance Apartments	720	Multi-Family
The Views @ Bryton	318	Multi-Family
Caldwell Crossing	327	Mixed Use
Caldwell Senior Apartments	134	Multi-Family
North Creek Village Phase 3	102	Single Family
	1,601	

- Shepherds Vineyard – Redesign Project

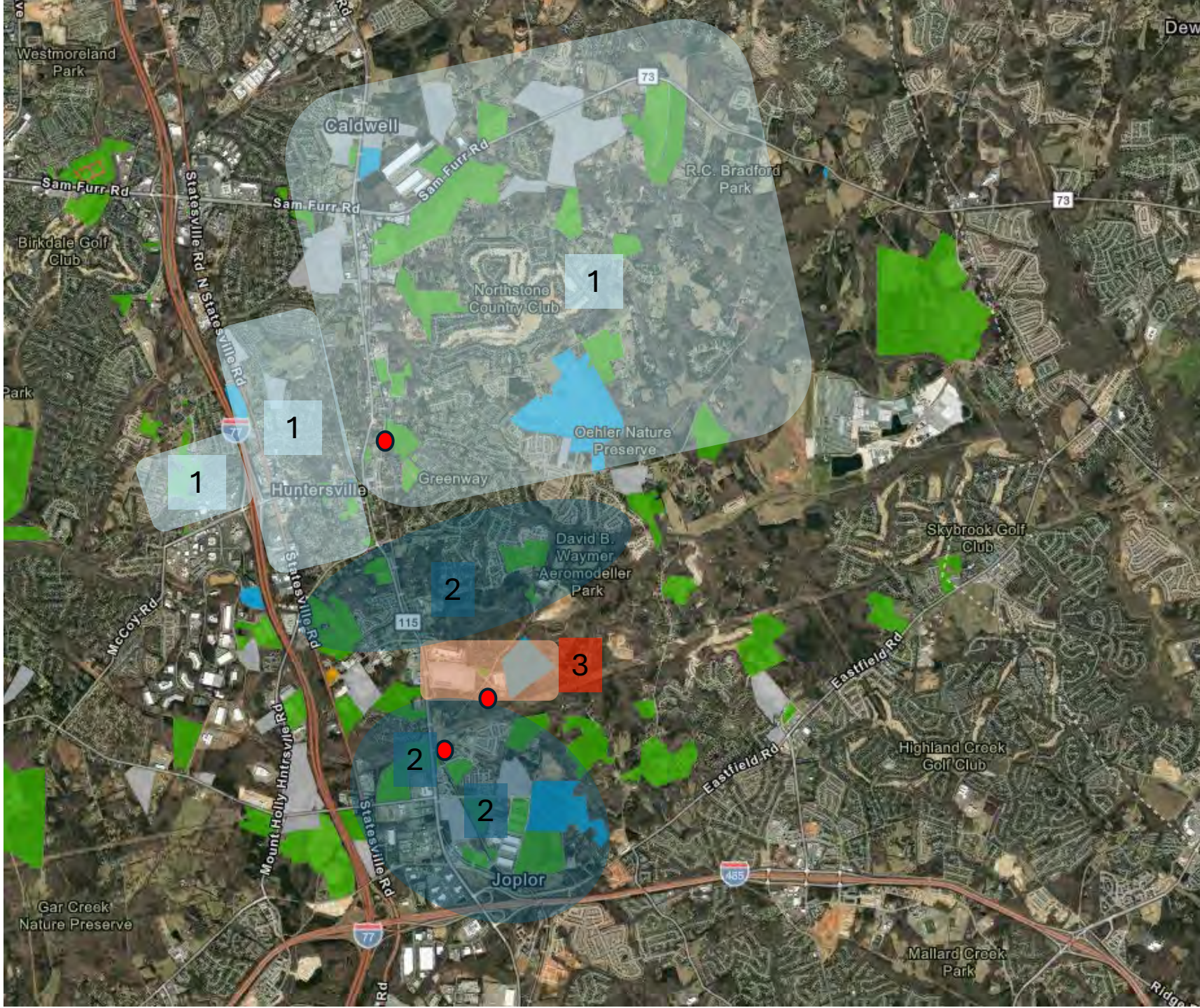
ELECTRIC SYSTEM SUBSTATIONS

The Town of Huntersville currently has 3 main electric substations:

Delivery # 1 – Serves mainly the northern territory.

Delivery # 2 – Serves the southern territory

Delivery # 3 – Serves the Industrial customers at Commerce Station



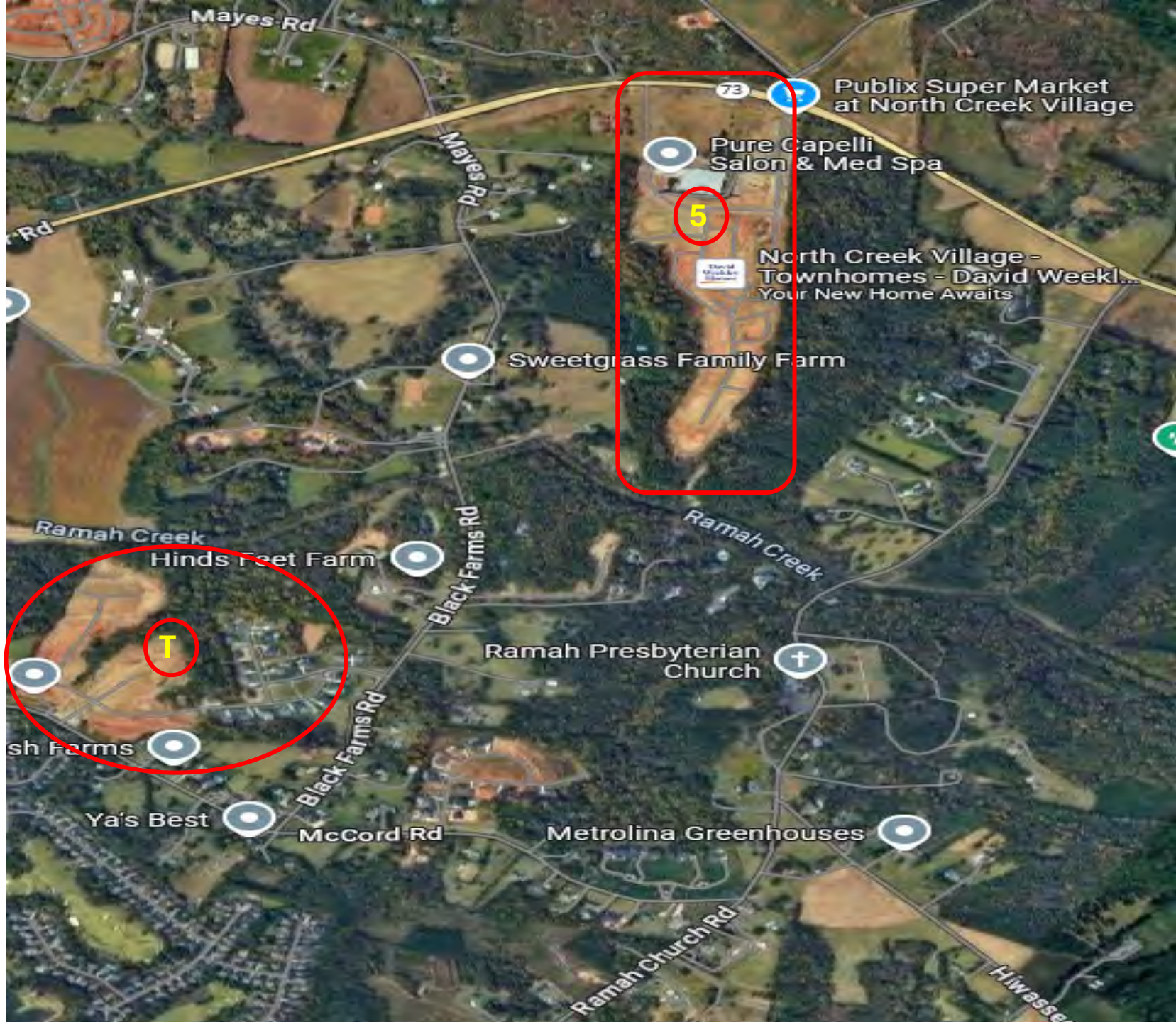
TEMPORARY DELIVERY POINTS

There are 2 temporary distribution deliveries provided by Duke Energy:

T – Blackwood Knoll

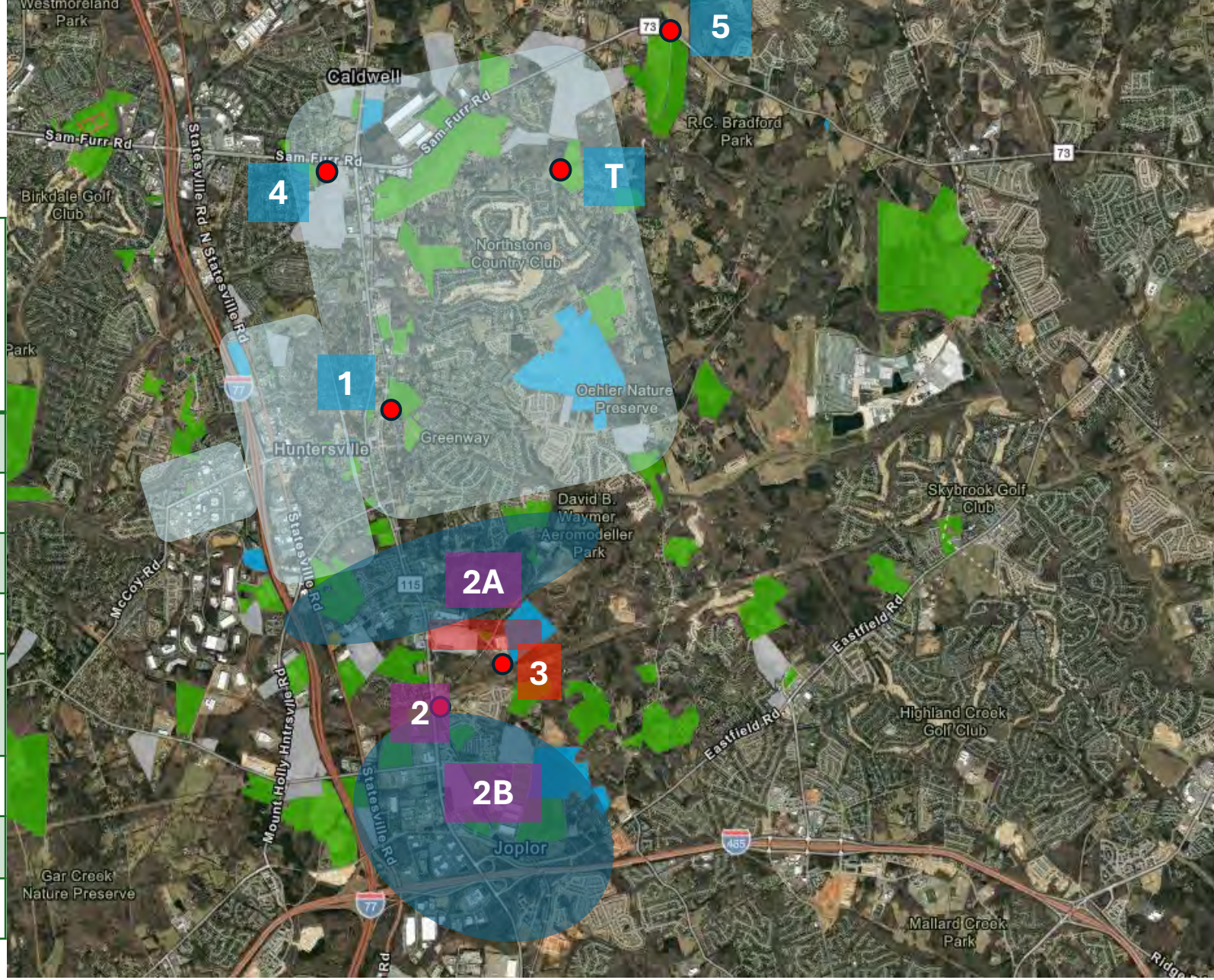
5 – Sam Furr Road

Lines must be extended to connect these loads to our substation circuits.

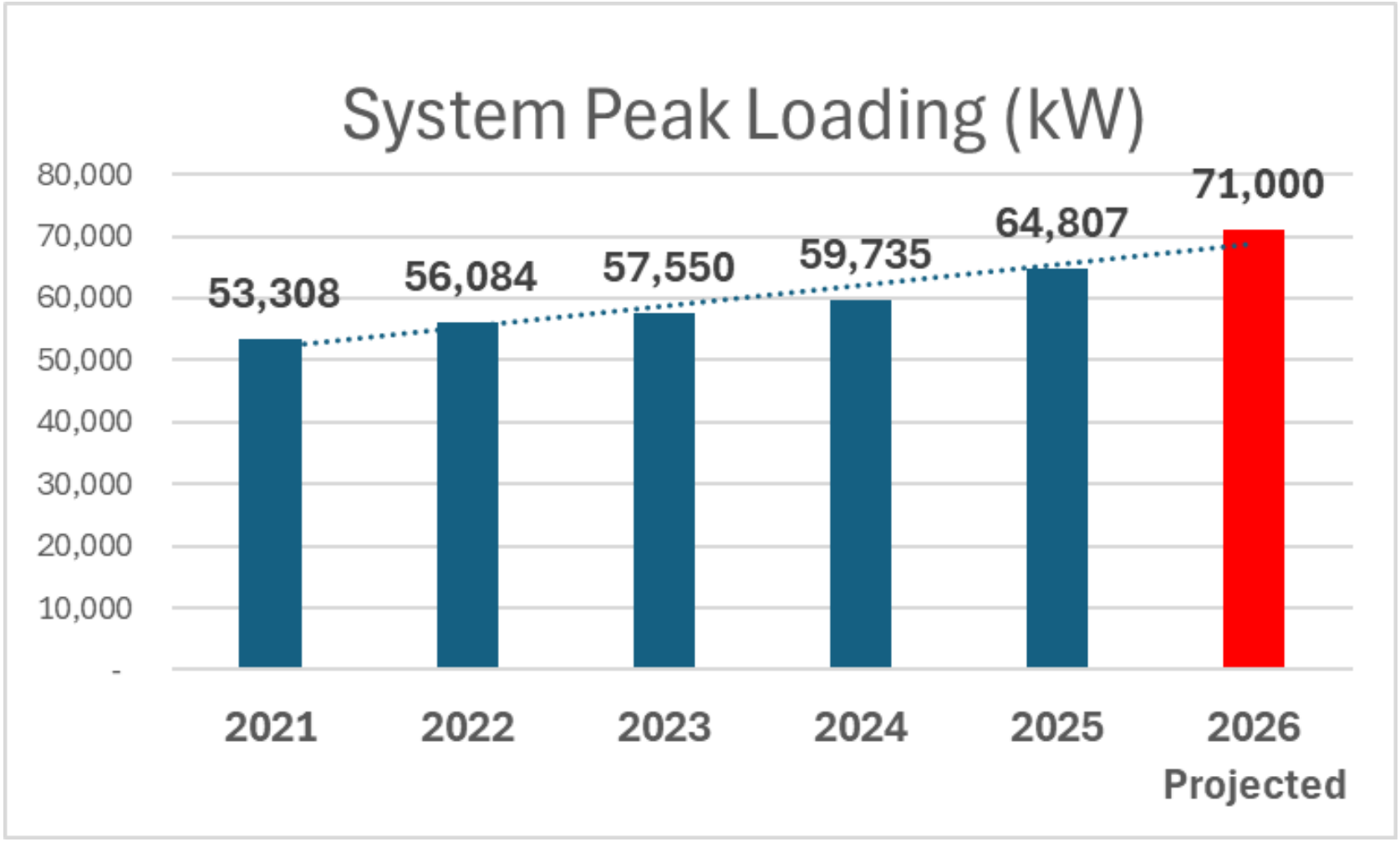


CONTRACT CAPACITIES

Delivery	Contract Capacity (kW)	Peak Load (kW)	% Capacity
# 1	25,000	22,133	89%
# 2A	25,000	13,098	52%
# 2B	20,000	18,158	91%
# 3	25,000	19,704	78%
#4 New Substation	9,000	0	0%
# 5	1,500	837	56%
Temp	1,500	434	28%
TOTALS	107,000	74,364	70%



ELECTRIC SYSTEM TOTAL LOADING



New Substation – Delivery #4

New Substation – Delivery #4

Summary

- New construction continues in the Town of Huntersville which continues to increase electric load.
- Existing substations are nearing capacity and there is limited margin in the electric system.
- Load transferring activities in 2025 helped alleviate overloaded DP#1 last summer.
- The new substation will relieve immediate capacity concerns and provide more contingency and margin in the electric system.
- Construction of the new substation is in progress. Remaining work:
  - Complete substation construction
  - Easement acquisition and construction of the first two exit feeders
  - Duke Energy transmission tap
  - Substation Complete and Interconnected – June 2026

Questions

EXHIBIT
D2-4

Finance

Jan. 30, 2026

Town of Huntersville
NORTH CAROLINA

Fund Balance

	FY 2025	FY 2024	FY 2023	FY 2022
Beginning Fund balance	$ 80,733,301	$ 66,285,670	$ 59,672,263	$ 58,467,724
Non-Spendable:				
Prepaids	124,810	129,366	219,466	181,207
Leases	101,306	52,022	36,758	-
Restricted:				
Stabilization by State Statue	20,229,871	16,513,504	18,797,448	15,753,774
Streets - Powell Bill	2,208,343	2,303,652	1,264,609	1,524,980
Escrows- Future Capital Projects	1,079,520	1,193,429	1,757,361	1,387,172
Tourism Tax	5,537,060	3,903,405	3,801,456	3,625,094
Stormwater projects	4,193,539	3,505,807	3,960,891	3,617,750
Subtotal	33,248,333	27,419,797	29,581,765	25,908,770
Committed:				
Debt Service	2,412,656	2,412,656	2,012,365	2,012,365
Capital projects	7,241,797	13,765,952	10,041,535	6,022,674
Assigned:				
Emergency Services	2,679,180	5,013,281	321,279	321,279
Subsequent year's expenditures	13,159,637	5,725,965	715,000	4,954,636
Unassigned:				
Unassigned - calculated *	27,737,035	26,214,262	23,357,502	20,271,332
Ending Fund Balance	$ 86,704,754	$ 80,733,301	$ 66,285,670	$ 59,672,263

* In FY 2021 the Unassigned Fund balance percentage what reduced from 45% to 40%.

Debt

Collateral		FY 2027 Pmt	Callable	Maturity	All TIC Rate	O/S Bal 6/30/2026
Pinnacle Bank - Refunding						
Police Building		321,350	NA	12/1/2031	1.49%	2,017,000
General Obligation Bonds:						
Bond Series 2008/Refunded 2016	Parks, Firestation #3	464,000	NA	6/1/2028	1.60%	600,000
Bond Series 2010/Refunded 2020	Verhoeff Bridge/HWY 73	508,450	NA	6/1/2030	1.18%	1,745,000
Bond Series 2013/Refunded 2023	Recr Ctr, Veterans, Gil/Hwy21, HFFA	497,420	NA	6/1/2033	1.20%	3,035,000
Bond Series 2016	Main Str, Recr Ctr, FS #4	537,982	2026	6/1/2036	2.14%	4,335,000
Bond Series 2020	Transportation projects	1,131,169	2030	6/1/2040	1.82%	10,880,000
Bond Series 2024	Transportation/Parks Recreation	2,660,750	2034	12/1/2044	3.34%	27,550,000
Total General Obligation Bonds		**5,799,771**				**48,145,000**
Limited Obligation Bonds:						
LOBs Series 2024	New Town Hall	2,507,250	2034	6/1/2044	3.43%	24,665,000
Pinnacle Bank - Refunding (LOBS)						
General Fund	Town Ctr, Pk Deck,NMP	513,554	NA	6/30/2029	1.54%	1,440,000
Total Limited Obligation Bonds:		**3,020,804**				**26,105,000**
Total Town of Huntersville Debt		**$ 9,141,925**				**$ 76,267,000**

Budget Calendar

January 29-30, 2026		Board Planning Workshop
February 2, 2026		Budget Worksheets Distributed to Departments
March 2, 2026		Departmental Budget Requests due to Finance
March 9 – 20, 2026		Manager to meet with Dept. Heads
April 7, 2026		External Agency request forms on Town's website
April 21, 2026	5:00 p.m.	5 year Financial forecast and Major Capital project
May 4, 2026	5:00 p.m.	Preliminary Budget Presented
May 2026		Board work sessions (as needed)
May 19, 2026	6:00 p.m.	Public Hearing on Budget
June 1, 2026		External Agencies return request
June 2, 2026	6:00 p.m.	Budget Adopted
July 2026		Board votes on External Agencies appropriation

5 Year Financial Forecast

See Excel Worksheet

TOWN OF HUNTERSVILLE
FIVE YEAR FINANCIAL PLAN
AS OF January 2026

	FY 24 Actual	FY 25 Actual	FY 26 EYE	FY 27 Plan	FY 28 Plan	FY 29 Plan	FY 30 Plan	FY 31 Plan
BEGINNING FUND BALANCE	66,282,670	80,733,301	86,704,754	74,825,651	55,797,436	37,300,041	22,173,458	18,001,185
REVENUES								
Property Tax	27,918,909	36,810,737	36,698,075	38,689,328	44,915,981	52,678,351	54,544,343	56,465,295
Sales Tax	9,598,231	10,956,220	10,400,000	10,764,000	11,140,740	11,530,666	11,934,239	12,351,938
Util Franchise	2,895,270	3,402,988	2,750,000	2,805,000	2,861,100	2,918,322	2,976,688	3,036,222
Tourism Taxes	2,632,321	2,883,976	2,480,000	2,554,400	2,631,032	2,709,963	2,791,262	2,875,000
Powell Bill	1,936,892	2,154,021	2,198,250	2,220,233	2,242,435	2,264,859	2,287,508	2,310,383
Residential Waste Fee	3,381,708	3,442,399	3,350,000	3,450,500	3,554,015	3,660,635	3,770,455	3,883,568
PAVE Act	-	-	-	6,000,000	12,500,000	12,937,500	13,390,313	13,858,973
All Other	35,525,003	14,897,520	10,176,336	10,481,626	10,796,075	11,119,957	11,453,556	21,797,162
Transit Tax	4,683,315	5,287,103	5,600,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
TOTAL REVENUES	88,571,649	79,834,964	73,652,661	82,965,087	97,141,378	106,320,253	109,648,363	123,078,541
EXPENDITURES								
Personnel	24,863,360	31,647,891	37,667,907	40,681,340	43,935,847	46,132,639	48,439,271	50,861,235
Operating	19,262,506	19,027,372	24,973,580	25,722,787	26,494,471	27,289,305	28,107,984	28,951,224
Transit Tax	4,683,315	5,287,103	5,600,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
CIP Major Capital	11,344,079	7,671,304	5,167,490	17,040,433	21,677,008	21,336,064	12,276,008	11,776,008
Recurring Capital	-	-	2,805,975	2,805,975	2,805,975	2,805,975	2,000,000	2,000,000
Existing Debt Service	4,470,758	7,561,977	8,859,820	8,602,767	8,061,787	7,660,790	7,009,680	6,798,170
New Debt Service	-	-	-	1,140,000	6,163,685	9,722,063	9,487,692	12,389,830
Operations/Transfer out	6,500,000	2,667,864	456,992	-	-	-	-	-
TOTAL EXPENDITURES	71,124,018	73,863,511	85,531,764	101,993,302	115,638,773	121,446,837	113,820,635	119,276,467
CHANGE TO FUND BALANCE	17,447,631	5,971,453	(11,879,103)	(19,028,216)	(18,497,395)	(15,126,583)	(4,172,272)	3,802,074
CUM TOTAL FUND BALANCE	**80,733,301**	**86,704,754**	**74,825,651**	**55,797,436**	**37,300,041**	**22,173,458**	**18,001,185**	**21,803,260**
Total Fund Bal As % of Revenue	91%	109%	102%	67%	38%	21%	16%	18%
Total Fund Bal As % of Expenditu	114%	117%	87%	55%	32%	18%	16%	18%

Ignores the impact of onboarding LUESA with the assumption that such business enterprise will be self supporting

There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected.

TOWN OF HUNTERSVILLE
FIVE YEAR FINANCIAL PLAN
AS OF January 2026

	FY 24 Actual	FY 25 Actual	FY 26 EYE	FY 27 Plan	FY 28 Plan	FY 29 Plan	FY 30 Plan	FY 31 Plan
PROPERTY TAXES								
Prior Assessed Value	10,921,981,447	16,006,891,938	16,343,036,669	16,751,612,586	17,337,919,026	20,098,115,735	20,801,549,786	21,529,604,029
Growth Rate	46.56%	2.10%	2.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Reval %	0.0%	-	-	-	12%	0%	-	-
Ending Assessed Value	16,006,891,938	16,343,036,669	16,751,612,586	17,337,919,026	20,098,115,735	20,801,549,786	21,529,604,029	22,283,140,170
Tax Rate	**0.1760**	**0.2275**	**0.2275**	**0.2275**	**0.2275**	**0.2575**	**0.2575**	**0.2575**
Collection %	99.7%	99.7%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%
Tax Generated	27,768,078	36,639,739	37,308,819	38,639,328	44,865,981	52,628,351	54,494,343	56,415,295
Prior Year Tax, Interest, Penalty	150,831	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total	27,918,909	36,689,739	37,358,819	38,689,328	44,915,981	52,678,351	54,544,343	56,465,295
	7.9%	31.9%	1.8%	3.6%	16.1%	17.3%	3.5%	3.5%
	0							
OTHER REV GROWTH RATE								
Sales Tax	47%	2%	10%	4%	4%	4%	4%	4%
Util Franchise	2%	2%	2%	2%	2%	2%	2%	2%
Tourism Taxes	3%	3%	3%	3%	3%	3%	3%	3%
Powell Bill	1%	1%	1%	1%	1%	1%	1%	1%
Residential Waste Fee	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
All Other	2%	3%	3%	3%	3%	3%	3%	3%
PAVE Act					4%	4%	4%	4%
EXPS GROWTH RATE								
Personnel	10%	6%	8%	8%	8%	5%	5%	5%
Operating	8%	3%	3%	3%	3%	3%	3%	3%

VERSION #2

Town of Huntersville
NORTH CAROLINA

PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Gilead Rd West	19,500,000	-	-	-	-	-	-	19,500,000
Ferrelltown Parkway/Ramah Road	5,100,000	-	500,000	-	-	-	-	5,600,000
Stumptown Road Extension	5,164,058	4,490,060	10,511,457	5,037,016	-	-	-	25,202,591
Beatties Ford Rd/McCoy Rd	3,000,000	-	400,000	-	-	-	-	3,400,000
Ranson Road Sidewalk & Improvements	2,900,000	1,100,000		-	-	-	-	4,000,000
Firestation #5	2,890,430	12,000,000	-	-	-	-	-	14,890,430
First Responders Park	7,500,000	-	-	-	-	-	-	7,500,000
Beatties Ford Rd/Gilead Rd	2,700,000	-	-	-	-	-	-	2,700,000
NC115 - McCord to NC73	2,562,000	526,000	1,997,000	-	3,457,000	-	-	8,542,000
Sidewalks	3,085,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	-	13,085,000
McCoy @ Hambright	2,300,000	-	500,000	-	-	-	-	2,800,000
Beatties Ford Rd/Hambright	2,150,000	500,000	-	-	-	-	-	2,650,000
Hwy 73 Greenway Bridge	2,063,520			-	-	1,000,000		3,063,520
Lower McDowell Creek Greenway	1,800,000	-	-	-	-	-	-	1,800,000
Seagle - McCord to NC 73	1,750,000	-	-	-	-	-	-	1,750,000
Walters (Huntersville Concord - 3rd)	1,511,558	-	3,100,000	-	-	-		4,611,558
South Prong Clarke Creek Greenway	1,500,000	-	-	-	-	-	-	1,500,000
Commerce Centre Drive	1,500,000	-	-	-	-	-	-	1,500,000
McCoy @ McIlwaine	1,500,000	-	500,000	-	-	-	-	2,000,000
Waymer Park Splash pad	1,200,000	-	-	-	-	-	-	1,200,000
Beatties Ford / Neck Road	1,000,000	1,600,000		-	-	-	-	2,600,000
The Park Huntersville Greenway	984,200	2,537,850	4,000,000	-	-	-	-	7,522,050
Church Street - Holbrooks Rd to Dellwood	870,000	-	3,130,000	-	-	-	-	4,000,000
Huntersville Concord Road @ Warfield	872,355	2,927,645		3,700,000	-	-	-	7,500,000
Waymer Park Improvements	350,000	-	-	-	-	-	-	350,000
Firestation #2 replacement	300,000	-		15,000,000	-	-	-	15,300,000
Bud Henderson at Beatties Ford	800,000	-	-	-	-	-	-	800,000
Ramah Church Park	139,944	-	4,000,000	2,860,056	-	-	-	7,000,000
David Kenney Farm Connection	135,580	-	-	-	-	-	1,864,420	2,000,000
Barry Park Playground	-	500,000						500,000
North Mecklenburg Park softball lighting	-	250,000						250,000
Townley Connector	1,250,000	875,000	875,000	6,000,000	-	-	-	9,000,000
Stumptown Middle				500,000	500,000	500,000	4,500,000	6,000,000
Glendale upgrade				500,000	500,000	500,000	2,800,000	4,300,000
Town Hall Parking deck	-	8,000,000	-	-	-	-	-	8,000,000
Huntersville Elementary Gym agreement	-		2,200,000					2,200,000
Maxwell Avenue Upgrade	-	-	700,000	3,000,000	-	-	-	3,700,000
Bradford Park Driveway and Parking Lot Resurfacing	-	750,000	-	-	-	-	-	750,000
Lake Norman Charter Elementary School Gym	-	650,000	-	-	-	-	-	650,000
US 21 Greenway/Tunnel	-	650,000	-	-	-	-	-	650,000
HAP Amphitheater	-		-	750,000	-	-	-	750,000

VERSION #2

Town of Huntersville
NORTH CAROLINA

PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Birkdale Commons Ext and Ervin Cook Ext	-	1,000,000	-	2,600,000	-	-	11,900,000	15,500,000
Firestation #1 replacement	-	-	-	-		16,000,000	-	16,000,000
Recreation Center - Expansion	-		800,000	10,000,000	-	-	-	10,800,000
I-77 and US 21 at Gilead landscaping		800,000						800,000
McCord roundabout landscaping		150,000						150,000
Mt Holly at US 21NB					1,000,000			1,000,000
Mt Holly at Reese - Do now - Operating budget								-
Beatties Ford at April Mist pedestrian hybrid beacon		250,000						250,000
Beatties Ford at McIlwaine traffic signal		250,000						250,000
Glendale to Huntersville Concord Rd		250,000	500,000	1,650,000				2,400,000
Church Street - Realignment to Walters	-	-	7,600,000	-	-	-	-	7,600,000
I77-NC 73 Interchange Cost Sharing	-	-		-	-	7,500,000		7,500,000
Upgrade existing Ervin Cook Rd	-	-	2,750,000	-	-	-	-	2,750,000
Fire trucks	-	-	1,996,000	-	-	-	-	1,996,000
Greenway St - Watkins to NC115	-	-	1,500,000	-	-	-	-	1,500,000
Bradford Park Synthetic Turf Replacement	-	-	-	1,500,000	-	-	-	1,500,000
US 21 Cost Share on NCDOT TIP projects	-	-		-	-	1,276,000	-	1,276,000
Public Works and Park Operations Center	-	-		11,000,000	-	-	-	11,000,000
Bradford Park Phase 3	-	-	-	-		-	10,000,000	10,000,000
Richard Barry Park turf replacement	-	-	-	-	2,000,000	-	-	2,000,000
Ervin Cook Rd Extension	-	-	-	-	-		12,000,000	12,000,000
Gibson Park Phase 3	-	1,000,000	2,300,000	-	-	-	-	3,300,000
Hambright @ Mt Holly Huntersville	-	-	-	-	-	-	3,200,000	3,200,000
Holbrooks Rd between 115 and Central	-	500,000	500,000		1,500,000	-	-	2,500,000
Holbrook Park expansion	-	-	-	-	-	1,500,000	-	1,500,000
Beatties Ford at Cashion Rd	-	-	-	500,000	2,000,000	-	-	2,500,000
Beatties Ford at Stephens	-	-	-	500,000	2,000,000	-	-	2,500,000
First Street Upgrade	-	-	-	-	-	1,750,000		1,750,000
Second Street Upgrade	-	-	-	-	-	1,750,000		1,750,000
Police Station	-	-	-	3,000,000	-	-	32,000,000	35,000,000
	$ 78,378,645	**$ 43,556,555**	**$ 52,359,457**	**$ 70,097,072**	**$ 14,957,000**	**$ 33,776,000**	**$ 78,264,420**	**$ 371,389,149**

VERSION #2

Town of Huntersville
NORTH CAROLINA

PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Transportation Capital Reserve								-
General Fund Balance/Tourism		8,264,425	6,401,000	5,622,556	(3,890,313)	(4,858,973)	-	11,538,695
PAVE Act		6,000,000	12,500,000	12,937,500	13,390,313	13,858,973		58,686,786
CRTPO -		6,364,485	3,997,000	5,037,016	3,457,000			18,855,501
Transportation Bonds - 2028		2,927,645	25,461,457	4,000,000		8,776,000		41,165,102
Parks and Recreation Bonds - 2028			4,000,000					4,000,000
Installment Financing/LOBS (FS /PR/Parking Deck, Police Station)		20,000,000	-	39,000,000	-	16,000,000		75,000,000
Funded by others			-	3,500,000	2,000,000			5,500,000
Future debt instrument					-		78,264,420	78,264,420
	78,378,645	43,556,555	52,359,457	70,097,072	14,957,000	33,776,000	78,264,420	293,010,504
		$ -	$ -	$ -	$ -	$ -		
		55,797,436	37,300,041	22,173,458	18,001,185	21,803,260		
		14.8%	17.2%	25.4%	-21.6%	-22.3%		

Economic Development

EXHIBIT
D2-5

- **Lake Norman Regional EDC incorporated** as nonprofit on May 13, 2003. 3 Towns signed joint-agreement for economic development support on June 16, 2003.

- **Previous LNEDC** responsible for improving quality of life through expansion of tax base by attracting new capital investment and creating jobs in 3 towns.

- Organization played an active role in helping Town rezone more than 1,000 acres of land for economic development to protect it from residential development. Also played active role with initial development of Commerce Station and recruitment of two major tenants.

- Organization dissolved in 2025 as much of marketing of sites is now handled via internet and commercial brokers. The Park-Huntersville is full and sites surrounding it are in development.

- At the same time, Mecklenburg County continues to expand its economic development department and engagement with Huntersville. Town works with them today as opportunities for expansion arise, in coordination, when applicable with State of North Carolina.

- Town interest in economic development shifting towards downtown as Town tries to catch up to its neighbors with the variety of investment and activity occurring downtown.

Town Center RFP

- **RFP** for commercial development issued October 21, 2024. Two responses by December 2024.

- **Zoning** = TC (Town Center). This district provides for revitalization, reuse, and infill development in Huntersville's traditional town center. A broad array of uses is expected in a pattern that integrates shops, restaurants, services, workplaces and other facilities, and higher density housing in a compact, pedestrian-oriented environment. The Town Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a rail transit station. It is to be expected that the Town Center District will be expanded over time through the zoning change process to an approximate 1/2 mile radius to meet growth in demand for downtown facilities and services.

- **Bi-Part Development** – 3 stories – with food hall on 1st floor, upscale restaurants and cocktail/desert lounge on 2nd and banquet space on 3rd floor.
  Purchase price offered at appraised value up to $500,000 Project required full access to existing parking deck and town to construct 300-space deck associated with new town hall.

- **North State Development** – mixed use building with apartments over retail/restaurant
  Purchase Price - $575,000; including $150,000 public improvements allowance.

Town Center RFP

- Site appraised in March 2025 for $820,000.
- Parking limitations related to parking deck have been resolved with revised agreement with DPK as of late 2025 calendar year.
- If board is willing to consider any residential at site, any future RFP needs to be worded to reflect that. It should also be noted that this will require a rezoning.
- Site is 1.1 acres, pad ready with stormwater and parking in place.

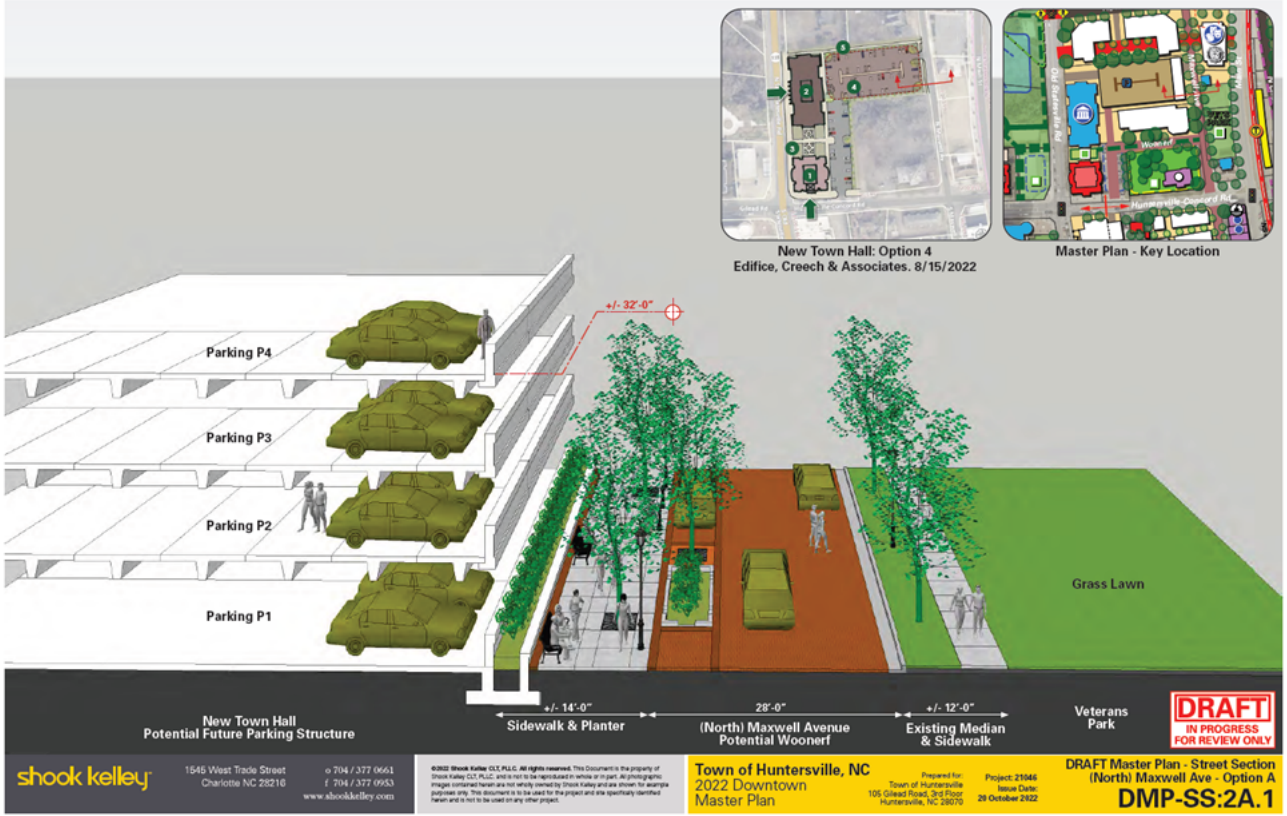
- *Original concept for site shown at right.*

Potential FY27 Goals

Budget Survey

https://publicinput.com/Project/AccessCode?id=ISznjrcTEGPStYie2knQsA%3d%3d

Downtown Parking Deck



Cashion's Lot

- Demolition and removal of USTs completed February 2025.

- Consultant Geolgoical Resources working with NCDEQ to **cleanup and close out site** from an October 2004 refueling spill. It was cleared at the time but remainng contaminants in groundwater monitoring above gross contamination levels. Ongoing clean up expenses are being reimbursed by the State's UST Trust Fund now that $20,000 deductible has been met by the Town.

- *Work continues to clean up soil and that impacts plans for future use:*

- **First** - NCDEQ will not close this incident out until the contamination in the groundwater has been sufficiently cleaned up. As it is right now, easy access to the site. If anything built on site before the contamination is remediated, makes it harder to close out with an NFA (No Further Action). Thus, access should remain to continue any necessary clean up.

- **Second,** if/when construction occurs on this parcel, its been recommended to keep the footprint of the building in the approximate location of the former Cashion's Quik Stop convenience store building, so as to prevent any risk of vapor-phase contamination from seeping in through the foundation. That could incur additional expenses for testing and construction that would not be reimbursable by NCDEQ. That may change, depending on effectiveness of cleanup activities conducted between now and then. AFVR conducted mid-

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Town Board Meeting Minutes Approval

EXPLAIN REQUEST:
Approve the Town Board Meeting minutes.

ACTION RECOMMENDED:
Approve meeting minutes.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 20260217-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Regular Town Board Meeting
February 17, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on February 17, 2026, with a Pre-meeting starting at 5:30 PM.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Heather Smallwood, Commissioner Nick Walsh

GOVERNING BODY MEMBERS NOT PRESENT: Commissioner Scott Coronet

1. Pre-meeting - 5:30 p.m.

1.A. <u>Project HL-0056 - North NC115 (Old Statesville Rd) widening between McCord Rd to Hwy 73 (Sam Furr Rd) Presentation</u>

Presentation to discuss the widening project HL-0056 North NC115 (Old Statesville Rd) widening between McCord Rd to Hwy 73 (Sam Furr Rd). A drop-in-style Community Meeting is scheduled for Tuesday February 24, 2026 at Town Hall second floor, between 4:00pm to 7:00pm.

Stephen Trott presented the project report.

Mayor Clark asked about any hurdles to the project. Mr Trott replied that the challenges could include the impact on and accommodation of utilities, a culvert crossing, the grading of the road, timeline with NCDOT.
Commissioner Walsh asked about the timeframe to do the construction. Mr Trott replied it would be, ballpark, about 2 years.

- PowerPoint attached hereto as EXHIBIT 1A-1

2. Call to Order

Mayor Clark called the meeting to order.

3. Moment of Silence

Mayor Clark called for a moment of silence.

4. Pledge of Allegiance

Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

Ethan Smith presented announcements about:

- *NC 115 Widening Project Information Session at Town Hall on February 24, from 4 to 7pm*
- *Street Resurfacing is underway around Town - look for signage or go to https://www.huntersville.org/3392/Street-Resurfacing for detailed updates*
- *Police Department held a hiring event on February 7 and had 19 applicants attend and complete a written exam and physical fitness test*
- *Join our Police Department at the Queen City Chill Polar Plunge at Ramsey Creek Park on February 22 at 1pm*

Chief Brian Vaughan spoke about Birkdale Village.

- *Huntersville Police and Birkdale Village management have been meeting since November about the undisciplined juvenile campaigns and extra officers have been going during their off-duty hours on overtime for directed enforcement during the holidays.*
- *In January, HPD met with management regarding their employing off-duty officers. Chief Vaughan believed that Saturday night was a planned social media event and juveniles disbursed when an officer asked them to. Chief Vaughan also pointed out that minors were being brought to Birkdale by Ubers and the police can not control that.*
- *Going forward, Birkdale is employing off-duty officers on Friday and Saturday nights to supplement their security team that they have on the property.*
- *Chief Vaughan discussed the difference between the Town curfew and Birkdale's code of conduct - which is the code of conduct for their business and how they operate. The police cannot enforce Birkdale's code of conduct. Birkdale can implement a new curfew - currently it is 6:00 pm for under 18. Past that time they have to be accompanied by an adult. Birkdale is a private business and if the police start enforcing private businesses rules, it would open up litigation. The police can step in when Birkdale calls to help them ban or trespass a person from the property.*
- *School Resource Officers (SROs) will be communicating with teenagers to get insight about how these events are being organized.*
- *Chief Vaughan emphasized that residents should call 911 when issues arise.*

Mayor Clark congratulated Catherine Cook on achieving her International Institute Municipal Clerk certification.

5.A. National Engineers Week Proclamation

A Proclamation for National Engineers Week.

Mayor Clark read the Proclamation.

6. Public Comments

Mayor Clark opened public comments.

1. *MaryAnn Turetsky spoke about Birkdale Village*
2. *Dawn Snow spoke about Birkdale Village*
3. *Rachel Zwipf spoke about Dellwood Traffic Calming and Birkdale Village*
4. *Agustin Hinojosa spoke about Dellwood Traffic Calming*
5. *Noelle Burton spoke about her Facebook group and Public Comment Policy*
   Commissioner Quarles spoke about a public records request and asked Mr Roberts if there was anything in the response to the request to substantiate the claim that Commissioner Quarles said something vulgar about Gatewood Campbell. Mr Roberts said that it was just a complaint.
6. *Jordon Miller spoke about Birkdale Village*

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Walsh made a motion to remove Item 8A from the Agenda.
Commissioner Quarles seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

Commissioner Walsh made a motion to adopt the Amended Agenda.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8. Consent Agenda

Commissioner Smallwood made a motion to approve the Consent Agenda.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8.A. <u>Approve Minutes of the January 29-30, 2026 Town Board Planning Workshop</u>

Approve the Town Board Planning Workhop minutes.

(removed from Agenda)

8.B. <u>Approve Minutes of the February 3, 2026 Town Board Meeting</u>

Approve the Town Board Meeting minutes.

Item approved via Consent Agenda

8.C. <u>Mecklenburg County Property Tax Refunds</u>

Attached is the Refund report from Mecklenburg County. This report contains three refunds totaling $315.58 which includes $8.46 in interest. The refunds are the result of the Board of Equalization and Review.

Item approved via Consent Agenda

8.D. Call Public Hearing on Petition #R26-02: HFH Investments

Call a public hearing for Tuesday March 3, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R26-02, a request by HFH Investments to rezone +/- .397 acres (Parcel # 01711623), located the south side of Gilead Rd (Parcel # 01711623), from Neighborhood Residential (NR) to Town Center (TC).

Item approved via Consent Agenda

9. Public Hearings

(No Public Hearings)

10. Other Business

10.A. Traffic Calming on Central Ave between Dellwood Drive and Holbrooks Road

Request for Board Decision on Traffic Calming on Central Ave between Dellwood Drive and Holbrooks Road.

Lora Mastrofrancesco presented the report.

Commissioner Rivers asked how the advisory shoulders idea came about. Heather Maloney replied it was part of the Pottstown Community Plan.
Commissioner Rivers expressed her concern over Central Avenue already being a narrow road. Ms Maloney replied that cars are still able to use the full width, they will just need to yield to pedestrians.
Commissioner Rivers asked how this design reduces speeds. Ms Maloney replied the concept of narrowing the travel lane has a traffic calming effect.
Mayor Pro Tem Hunt suggested both speed humps and advisory shoulders. Ms Mastrofrancesco replied to do that, the speed humps would be cut short, so the shoulders would be for all users. With the cut, drivers can scoot around the hump.
Commissioner Rivers asked about the timeline to analyze results of a new traffic pattern. Ms Mastrofrancesco replied around 3 to 6 months.
Commissioner Walsh asked about the necessity of the stop sign on Central at.David St. Ms Mastrofrancesco replied It would need to be studied.
Commissioner Smallwood asked about the Pottstown meeting attendees' awareness of the parking with traffic-calming measures. Ms Mastrofrancesco replied it was discussed with 2 members and then, and they were interested.
Mayor Clark asked about any data on the advisory shoulder effectiveness. Ms Mastrofrancesco

replied here is a graph from FHWA showing the sweet spot for this measure and we are within the area.

Commissioner Rivers made a motion to approve the advisory shoulder traffic-calming device on Central Avenue, along with three speed humps on Central Avenue between Dellwood Drive and Holbrooks Road. In addition, to consider the removal of the two stop signs on Central Avenue based upon further study.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10A-1

10.B. Dellwood Drive Traffic Calming

A follow-up study was conducted for the two recently installed speed humps on Dellwood Drive to determine if additional traffic calming measures are necessary.

Lora Mastrofrancesco presented the report.

Commissioner Walsh commented that due to the complexity and timeframe of installing traffic circles he suggested speed humps on the east side of Central Avenue.
Commissioner Quarles agreed with Commissioner Walsh.

Commissioner Walsh made a motion to add one additional speed hump on Dellwood Drive to the west of the 2 existing speed humps and east of Central Avenue.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10B-1

11. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Rivers spoke about Reverend Jesse Jackson Sr. who was born October 8, 1941 and passed today, February 17, 2026. He was in American civil rights activist, Baptist Minister and politician. He was a candidate for the Democratic presidential nomination in 1984 and 1988 and served as a shadow US Senator for the District of Columbia from 1991 to 1997. He founded the Rainbow PUSH Organization, which was merged from two organizations he established earlier: Operation PUSH and the National Rainbow Coalition. Commissioner Rivers stated that although it gets heavy sometimes when integrity is being questioned, don't ever doubt who you are. I am somebody. I'm a child of God. And I may not be educated, but I am somebody. I may not have any money, but I am somebody. I may not eat steak every day, but I am somebody. I may not look the way you look, but I am somebody. Let us all remember when we look at one another, we are all somebody.

Mayor Pro Tem Hunt commented on behalf of the Environmental Sustainability Committee to remind residents to nominate a treasure tree by going to the Town's website. If there's a tree that you think has specific significance, you are welcome to go on the site and learn more. North Mecklenburg Recycling Center is now accepting solid waste food scraps, and so you can compost food at the recycling center.

Commissioner Quarles thanked Mr Roberts for verifying the information in the records request and said that anyone could view the FOIA request documents for themselves. He was saddened that they had to deal with a disgruntled former commissioner and that someone would want to make another person a target or do whatever they can to cause harm to another individual.

Commissioner Smallwood thanked the Huntersville police for all that they have done and continue to do for the citizens of Huntersville and to thank Chief Vaughan for coming to speak this evening.

Mayor Clark commented that early voting is currently taking place, and you can vote at any of the early voting locations in the county during early voting. There are a number of offices that are decided in the primary, so make sure that you've done your research to make a plan to vote early.

12. Adjourn

There being no further business, Commissioner Quarles made a motion to adjourn.
Commissioner Smallwood seconded the motion.
The motion Passed.
Mayor Clark adjourned the meeting.

EXHIBIT
1A-1

HL-0056 North NC115 (Old Statesville Rd)

Town Board Meeting
February 17, 2026

Town of Huntersville
NORTH CAROLINA

North NC115 (HL-0056)

- Project is from NC73 to just south of McCord Road.
- Currently NC115 is mostly one through lane in each direction with turn lanes at intersections.
- Some sections of sidewalk (several gaps).
- Bikes currently mix with vehicles in travel lanes.

North NC115 (HL-0056)

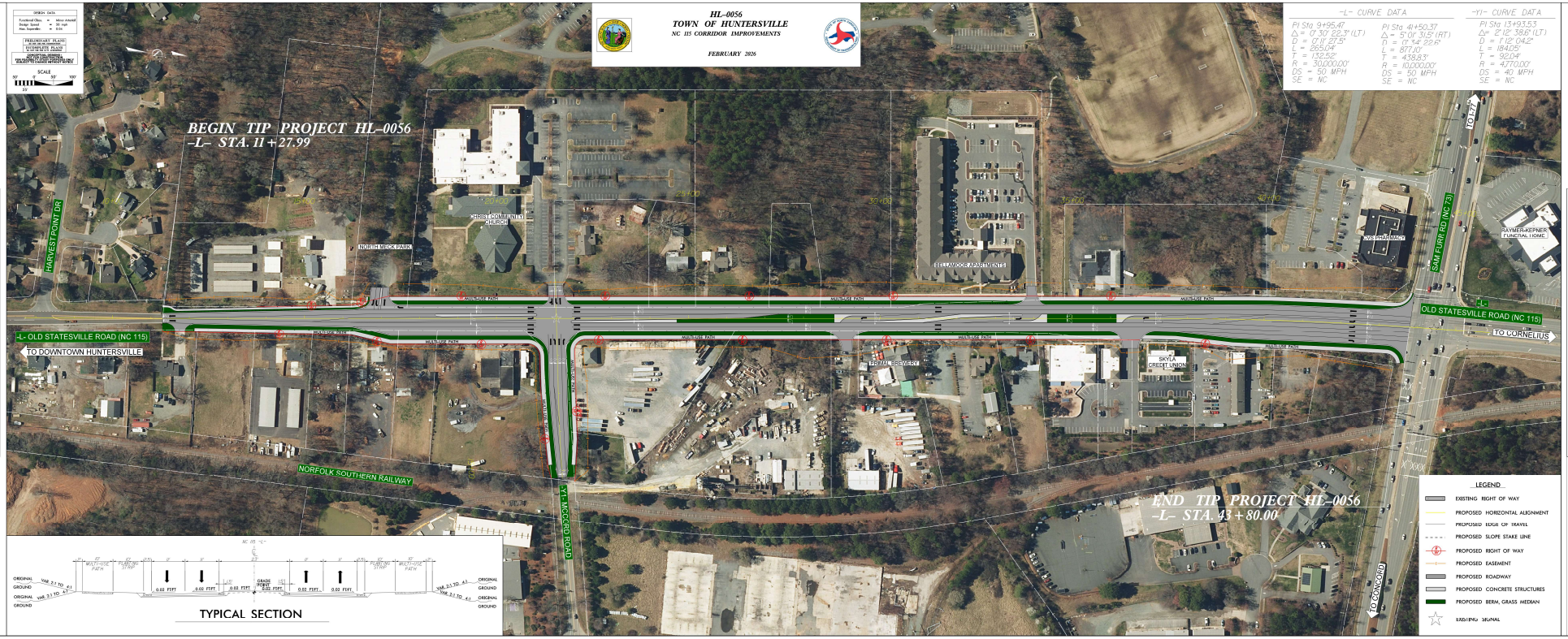
- Typical section is 4 lane divided (two through lanes in each direction) on NC 115.
- Multiuse Paths on both sides of road for pedestrians and bikes.
- Add turn lane storage at intersections.

North NC115 (HL-0056)

- Town applied for and was awarded funds through CRTPO.
- Funds are reimbursement of portion of expenditures up to a maximum of $5,980,000.
- Currently working on Environment Document.
- Target Start of Construction in Spring of 2029.

North NC115 (HL-0056)

In accordance with Title VI of the Civil Rights Act of 1964 and related authorities, the Town of Huntersville assures that no person(s) shall be excluded from participation in, denied the benefits of, or subjected to discrimination under any of the Town's programs, policies, or activities, based on their race, color, national origin, disability, age, income, or gender. Public participation is solicited without regard to these factors.


HL-0056
TOWN OF HUNTERSVILLE
NC 115 CORRIDOR IMPROVEMENTS
FEBRUARY 2026
-L- CURVE DATA
PI Sta 9+95.47
Δ= 0° 30' 22.3" (LT)
D = 0° 11' 27.5"
L = 265.04'
T = 132.52'
R = 30,000.00'
DS = 50 MPH
SE = NC
PI Sta 41+50.37
Δ= 5° 01' 31.5" (RT)
D = 0° 34' 22.6"
L = 877.10'
T = 438.83'
R = 10,000.00'
DS = 50 MPH
SE = NC
-Y1- CURVE DATA
PI Sta 13+93.53
Δ= 2° 12' 38.6" (LT)
D = 1° 12' 04.2"
L = 184.05'
T = 92.04'
R = 4,770.00'
DS = 40 MPH
SE = NC
BEGIN TIP PROJECT HL-0056
-L- STA. 11+27.99
END TIP PROJECT HL-0056
-L- STA. 43+80.00
-L- OLD STATESVILLE ROAD (NC 115)
TO DOWNTOWN HUNTERSVILLE
OLD STATESVILLE ROAD (NC 115)
TO CORNELIUS
TO I-77
TO CONCORD
HARVEST POINT DR
SAM FURR RD (NC 73)
NORFOLK SOUTHERN RAILWAY
Y1- MCCORD ROAD
NORTH MECK PARK
CHRIST COMMUNITY CHURCH
BELLAMOOR APARTMENTS
JOSEPH PHARMACY
RAYMER-KEPNER FUNERAL HOME
SKYLA CREDIT UNION
TRIMOL BREWERY
LEGEND
EXISTING RIGHT OF WAY
PROPOSED HORIZONTAL ALIGNMENT
PROPOSED EDGE OF TRAVEL
PROPOSED SLOPE STAKE LINE
PROPOSED RIGHT OF WAY
PROPOSED EASEMENT
PROPOSED ROADWAY
PROPOSED CONCRETE STRUCTURES
PROPOSED BERM, GRASS MEDIAN
EXISTING SIGNAL
TYPICAL SECTION
RS&H
Town of Huntersville
NORTH CAROLINA

35+00
40+00
45+00
SAM FURR RD (NC 73)
CVS PHARMACY
RAYMER-KEPNER
FUNERAL HOME
MULTI-USE PATH
-L-
OLD STATESVILLE ROAD (NC 115)
TO CORNELIUS
MULTI-USE PATH
SKYLA
CREDIT UNION

25+00
30+00
BELLAMOOR APARTM
MULTI-USE PATH
MULTI-USE PATH
MULTI-USE PATH
PRIMAL BREWERY
MULTI-USE PATH
MULTI-USE PATH
22'
22'
-Y1-

15+00
20+00
CHRIST COMMUNITY CHURCH
NORTH MECK PARK
MULTI-USE PATH
MULTI-USE PATH
MULTI-USE PATH
MULTI-USE PATH
MULTI-USE PATH
NORFOLK SOUTHERN

North NC115 (HL-0056)

Information Meeting on

February 24th from 4 to 7pm

at Town Hall on the 2nd floor

Town of Huntersville

THRIVE HERE

Town of Huntersville
NORTH CAROLINA

EXHIBIT
10A-1

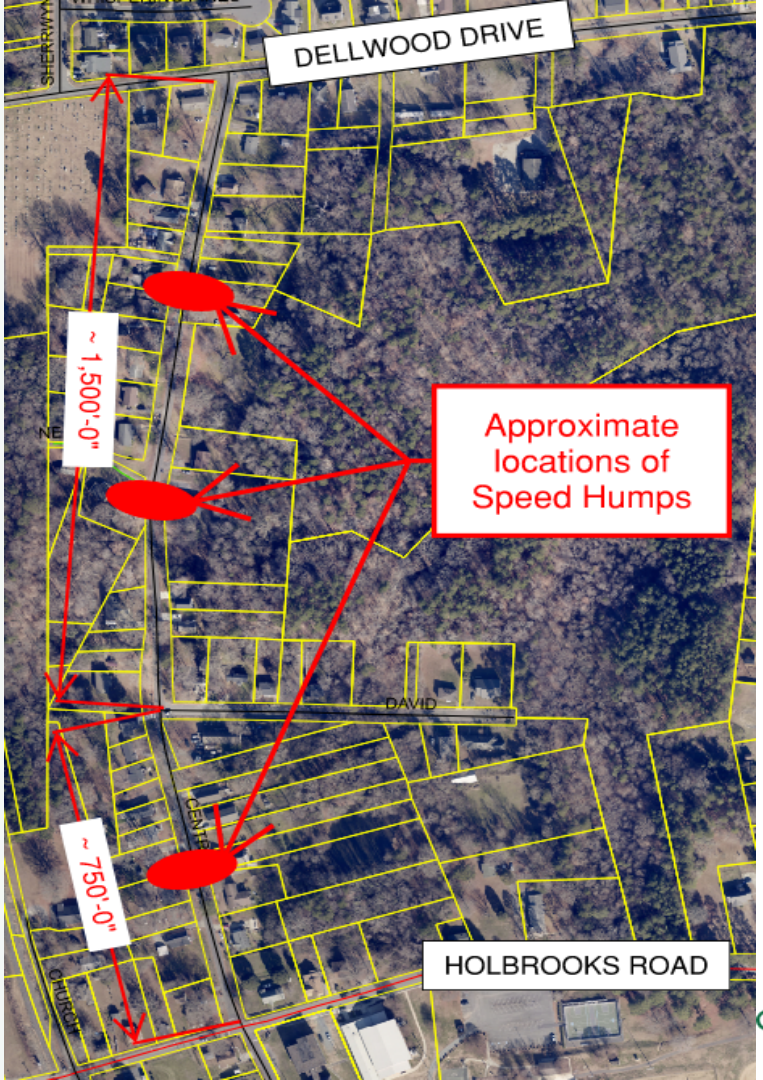
February 17, 2026

Traffic Calming for Central Ave.

Speed Hump Example

Proposed Three Speed Humps

Typical Solution, installed within existing right-of-way.

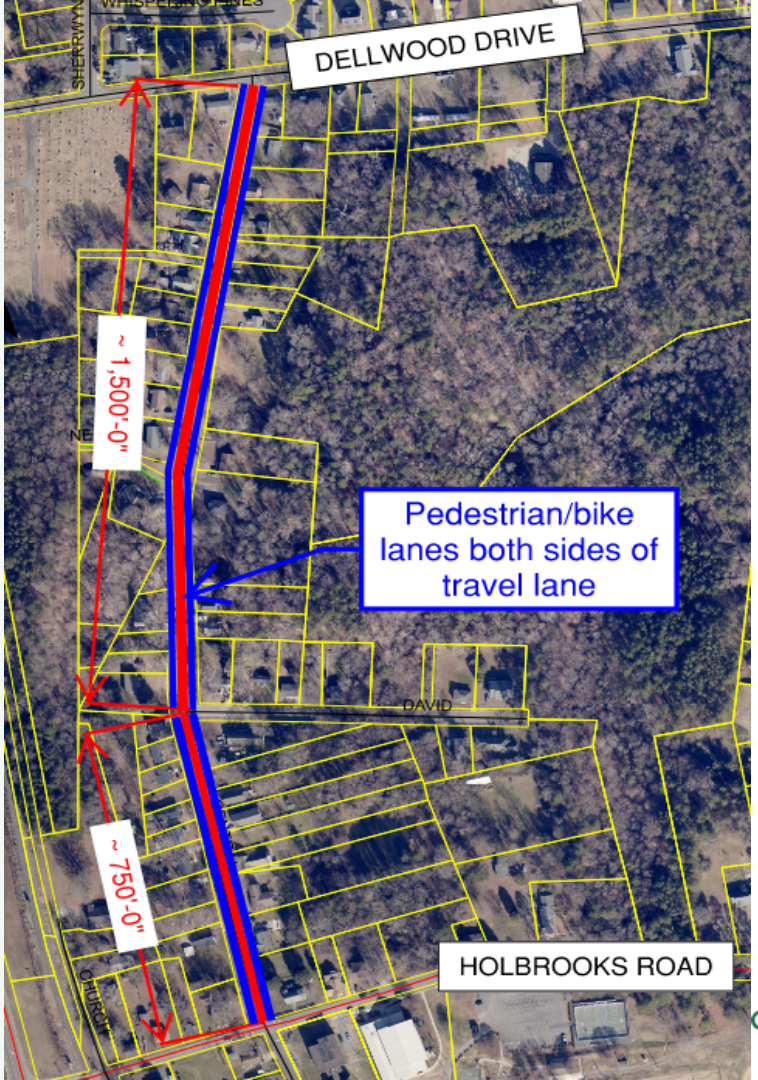


Proposed Advisory Shoulders

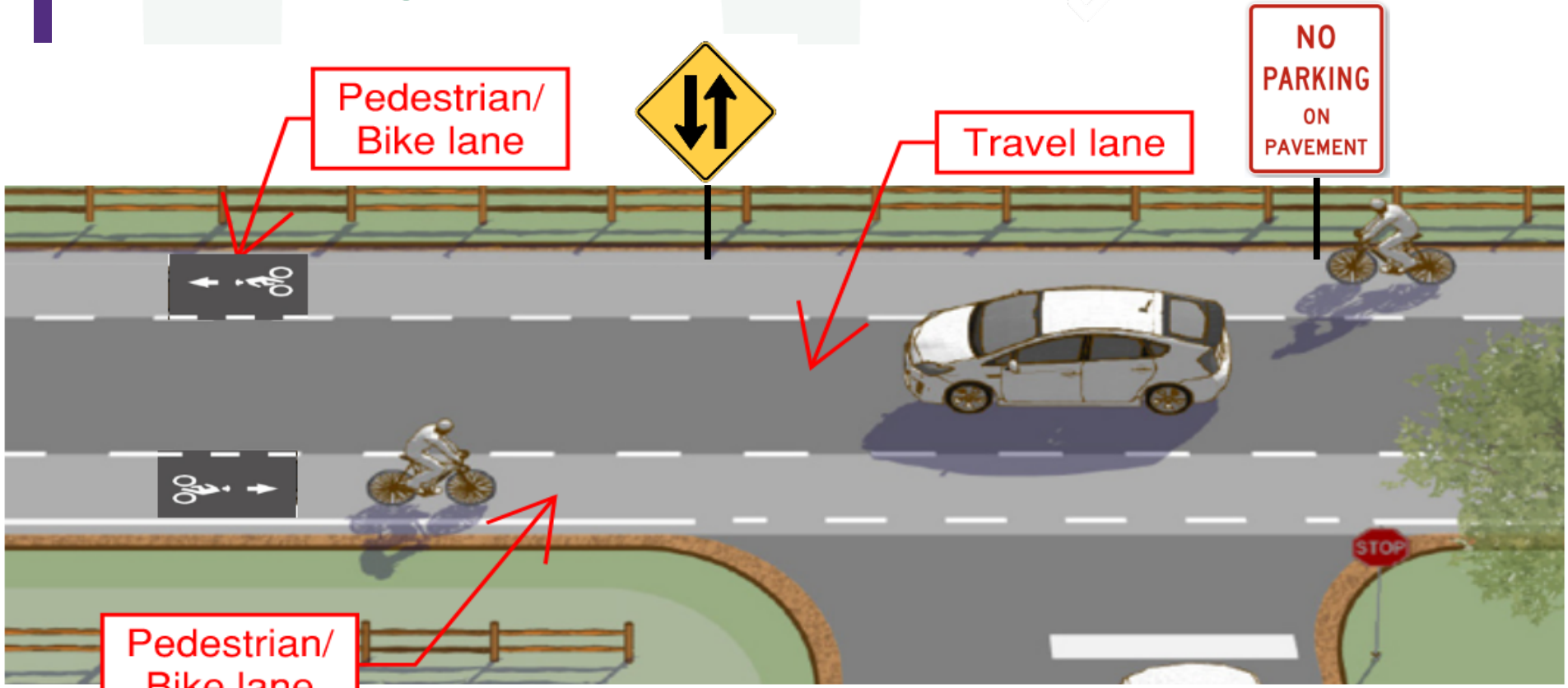
Discussed with community members 8/7/2025.

Community meeting at the Dellwood Center 10/13/2025.

Interested in testing this option.



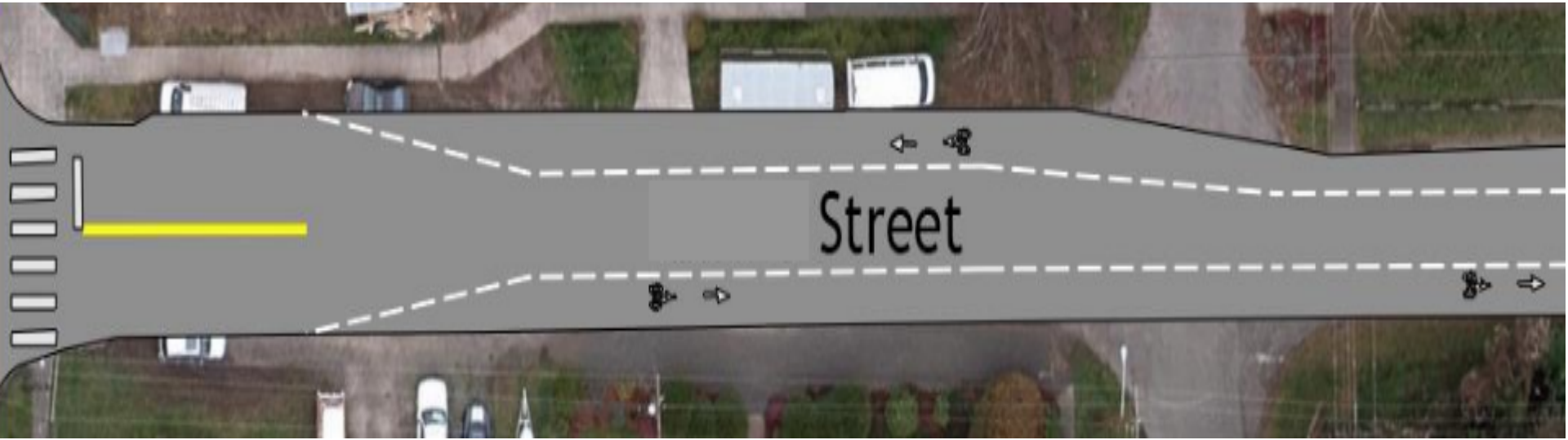
Advisory Shoulders Example



Source: Small Town and Rural Multimodal Networks 2016

Proposed Central Ave

Transition at Start and End



Source: City of Port Townsend presentation July 2022.

Street View is Southbound

Street View is Northbound

Speed Study Data

Initial Study

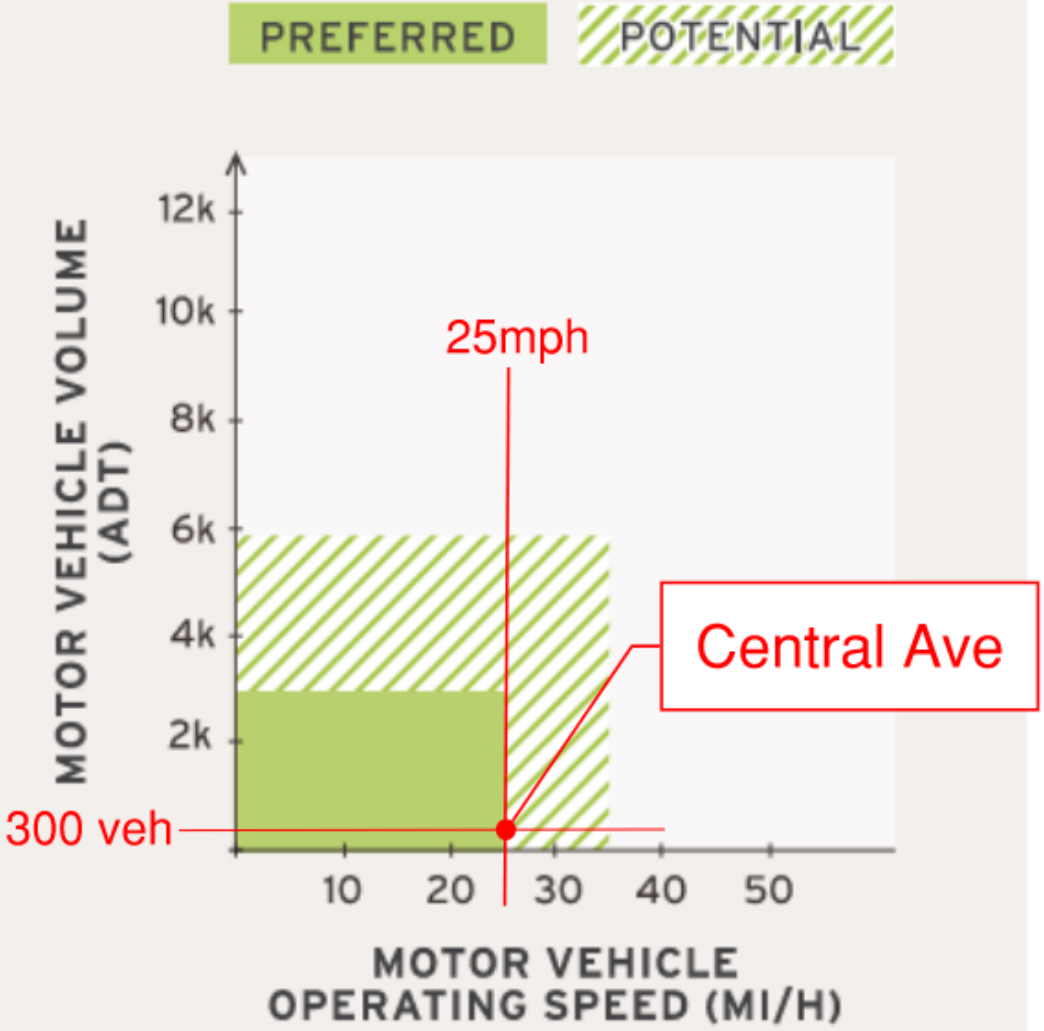
- 85th Percentile Speed was 33mph
- Neighborhood Awareness Campaign (NAC)
- Requested increased police presence
- Temporary Radar Feedback signs installed

Re-study

- 85th Percentile Speed was 32mph
- Discussed speed hump locations and alternate with HOA
- Fire & Police departments are on board with both options.

Speed & Volume Data

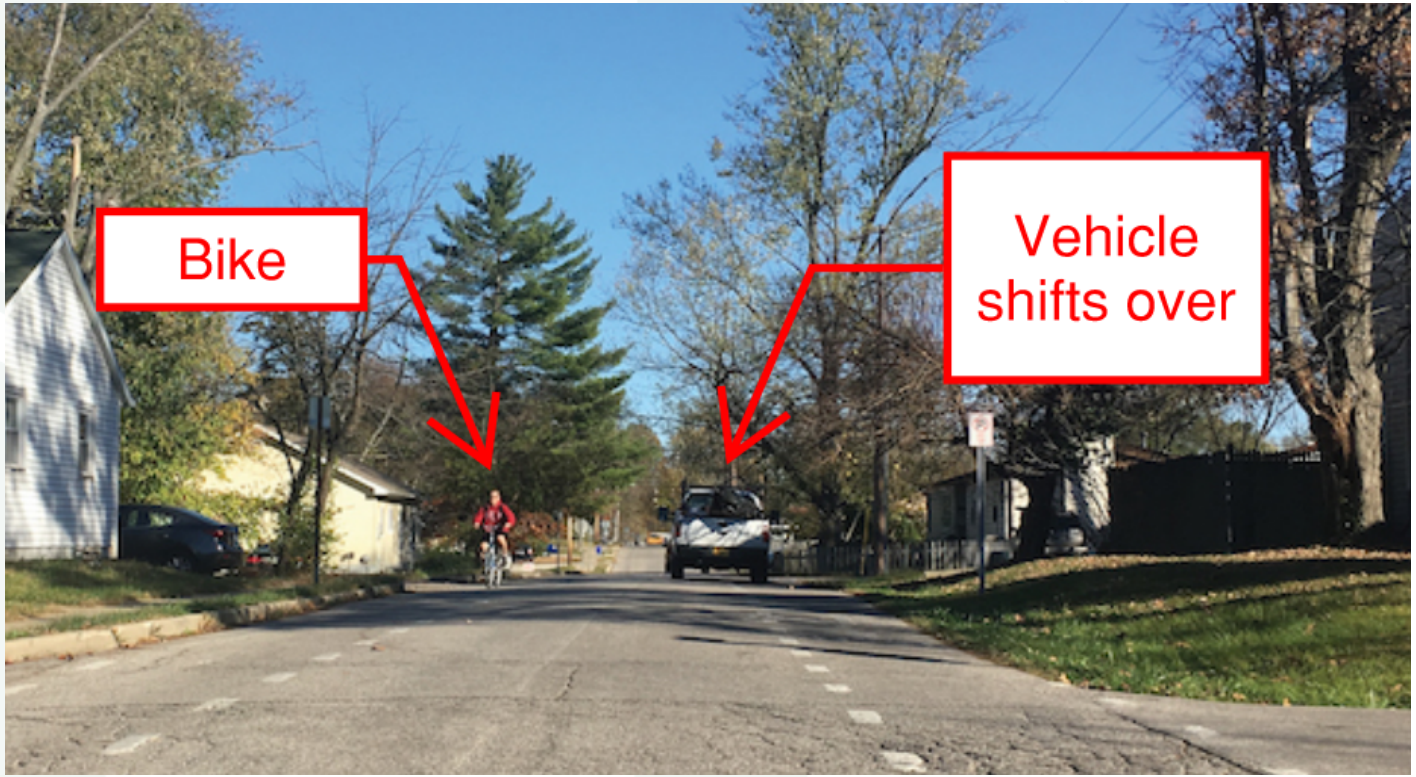
Source:
FHWA's Small Town and Rural Multimodal Networks Report December 2016



Examples

Source: Hanover, NH

Examples



Source: Bloomington, IN

Town of Matthews

Matthews Chapel Rd

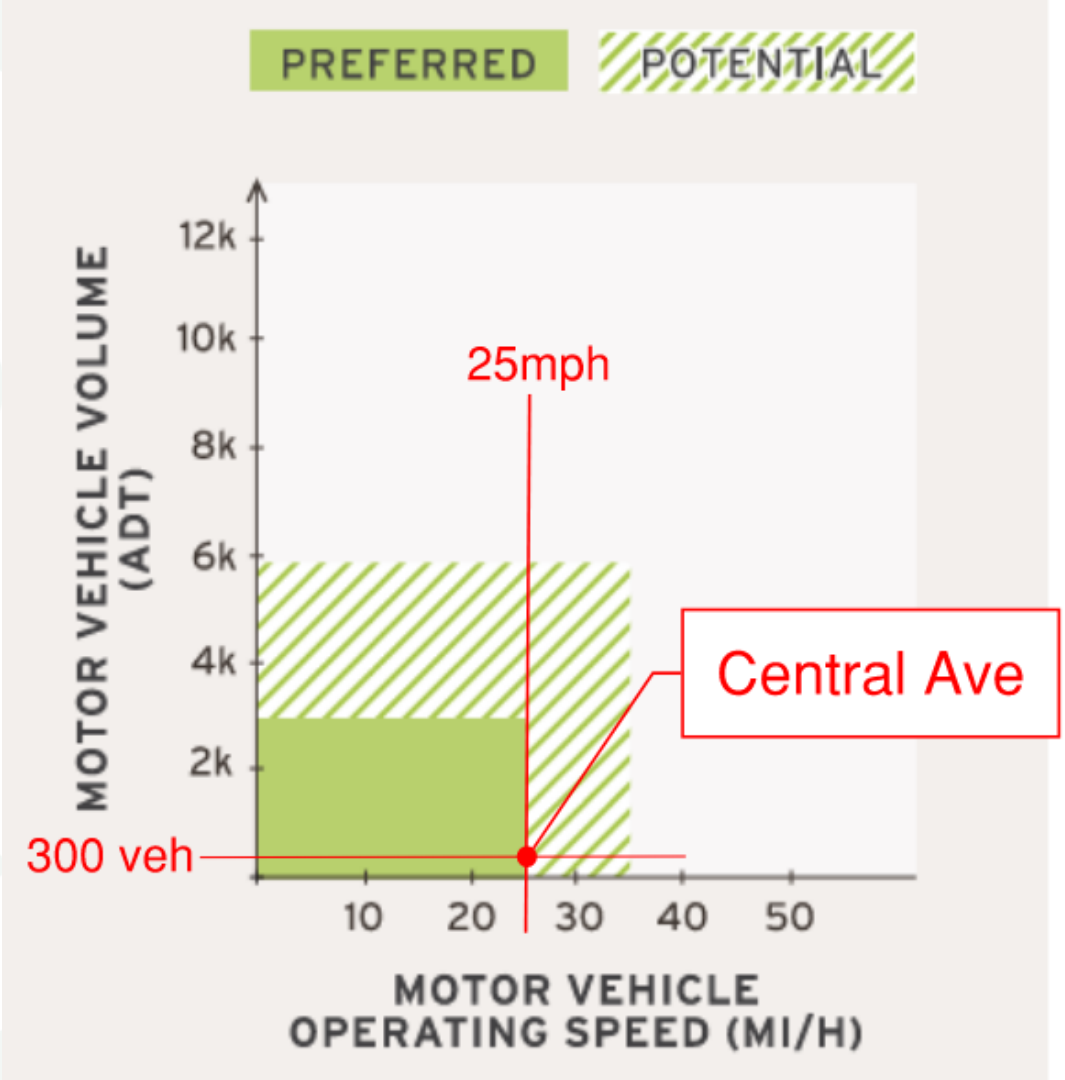
Road is 500 ft long and 16 ft wide.

Installed 2022

Speed & Volume Data

Low Volumes < 400 ADT (AASHTO Green Book 2011 p.5-34)

Low Volumes < 2,000 ADT (ASSHTO Green Book 2018 p.5-39)



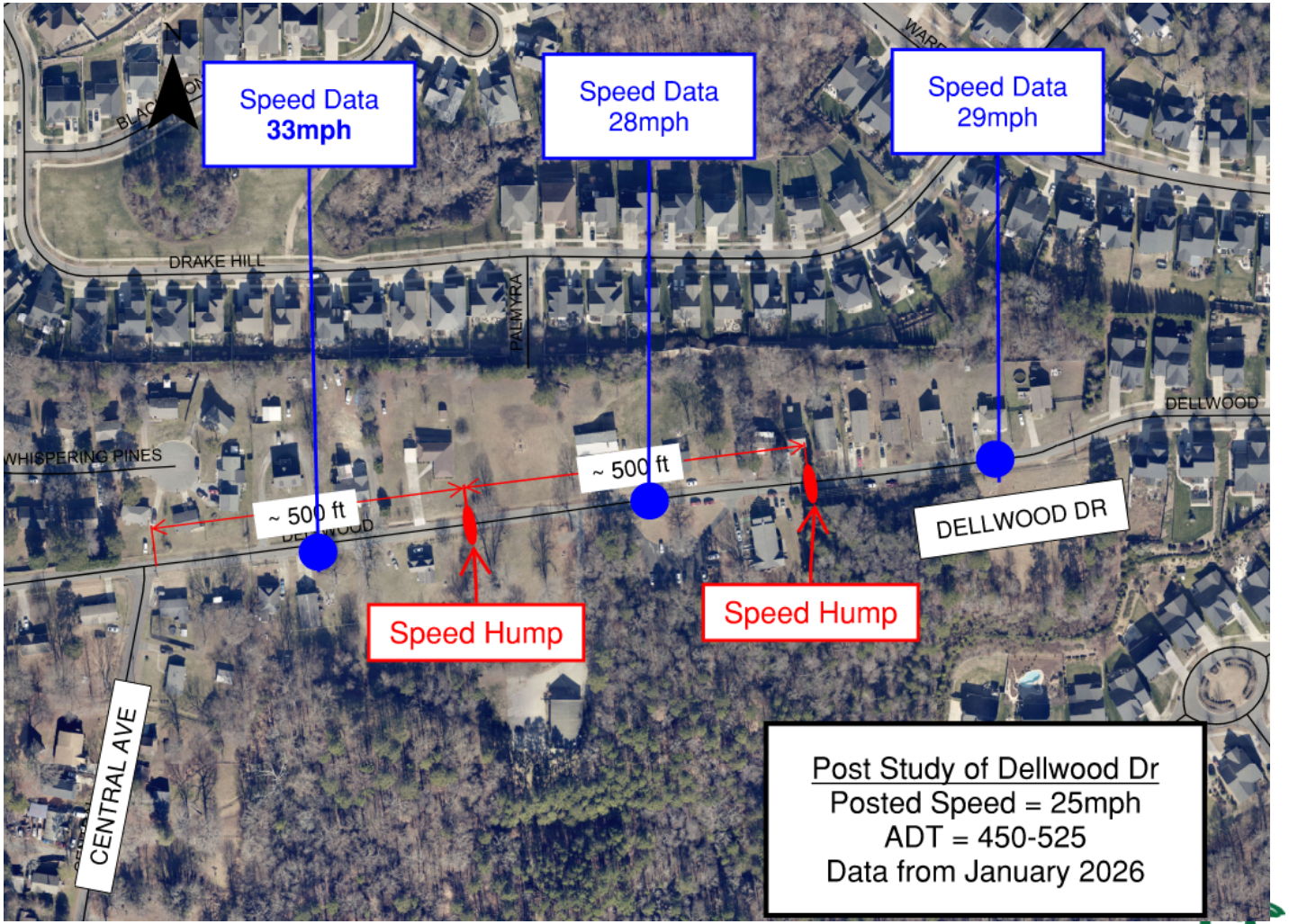
Town of Huntersville
NORTH CAROLINA

February 17, 2026

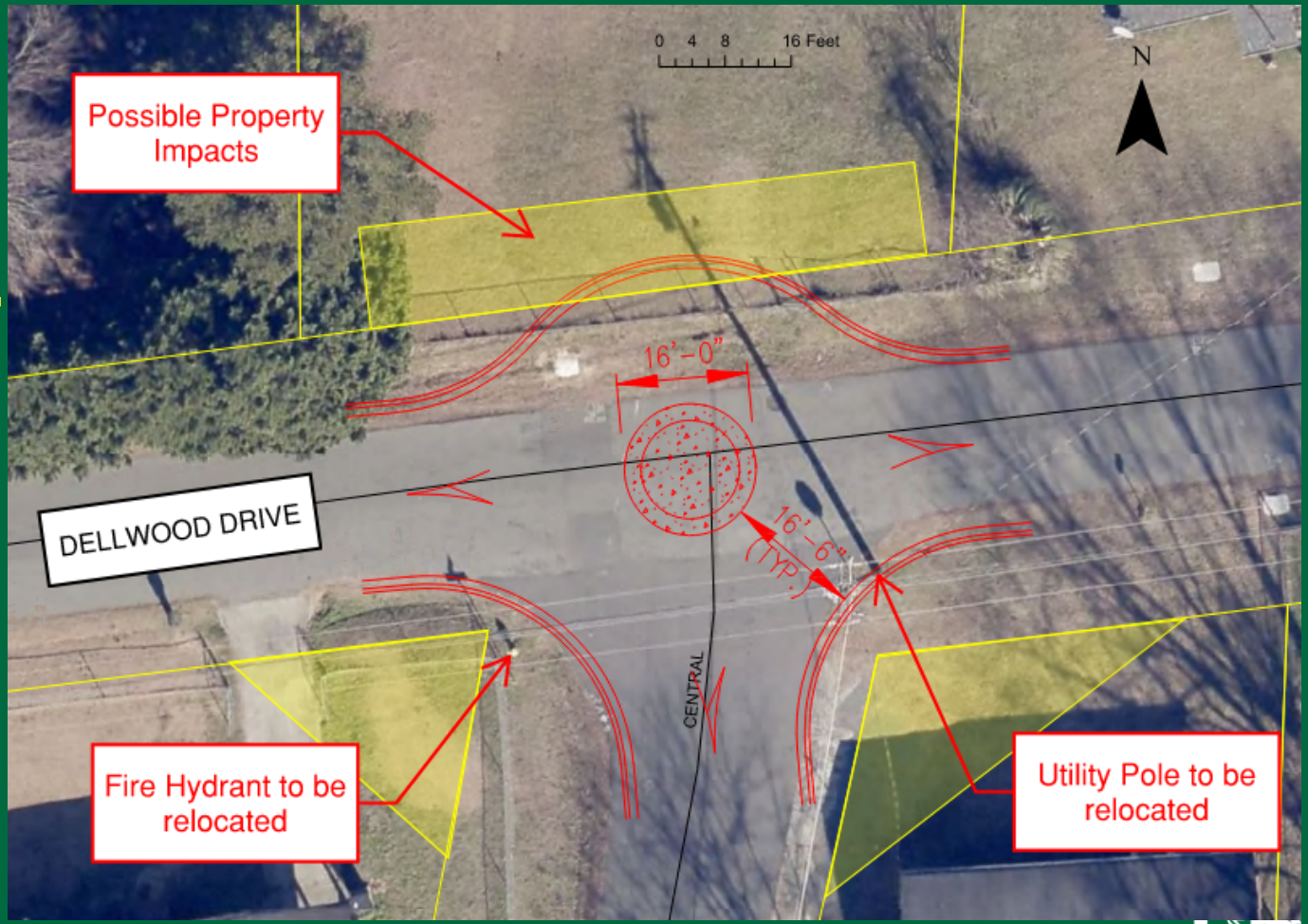
Post-Study of Dellwood Dr.

Speed Hump Layout

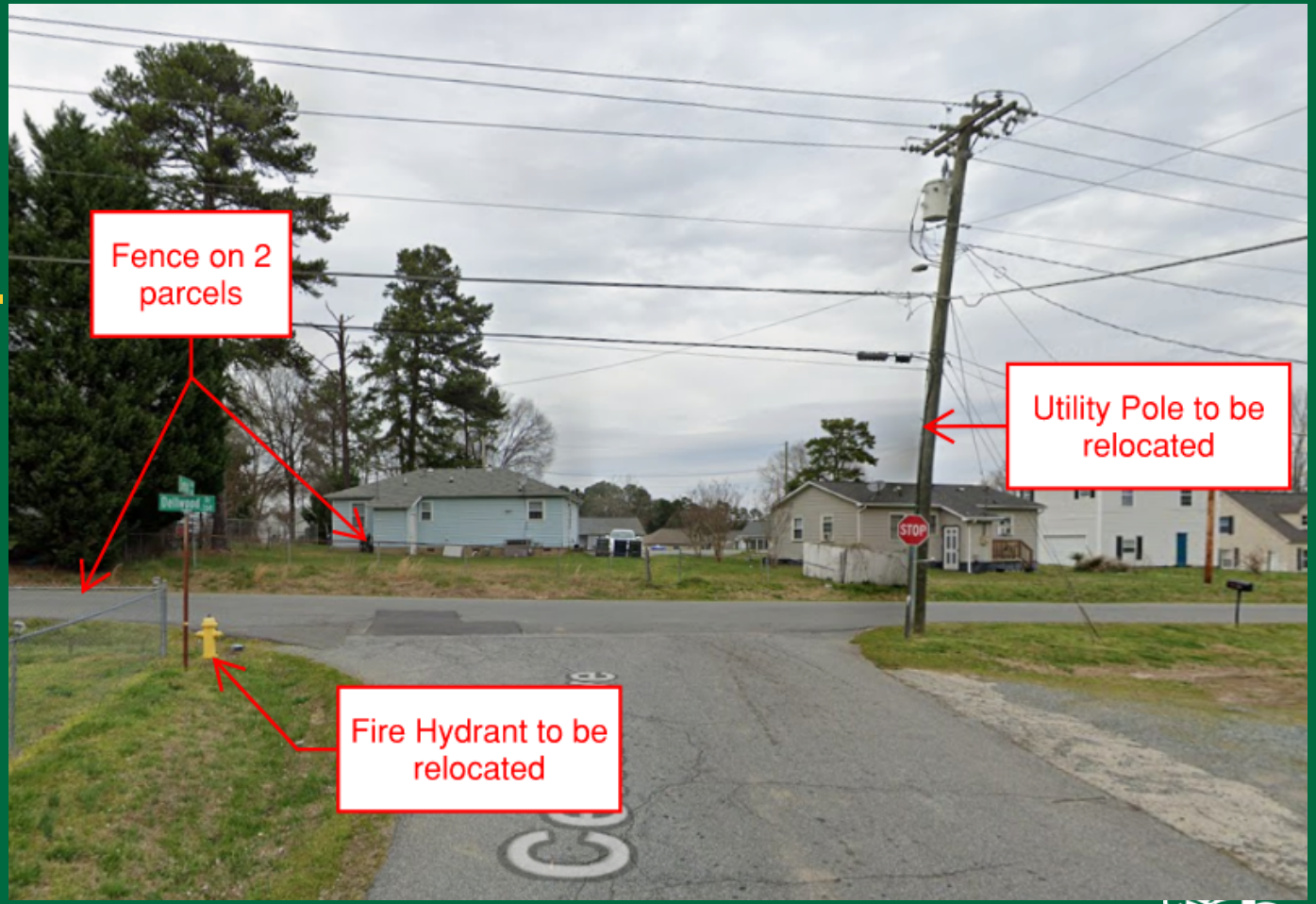
Post Study Results

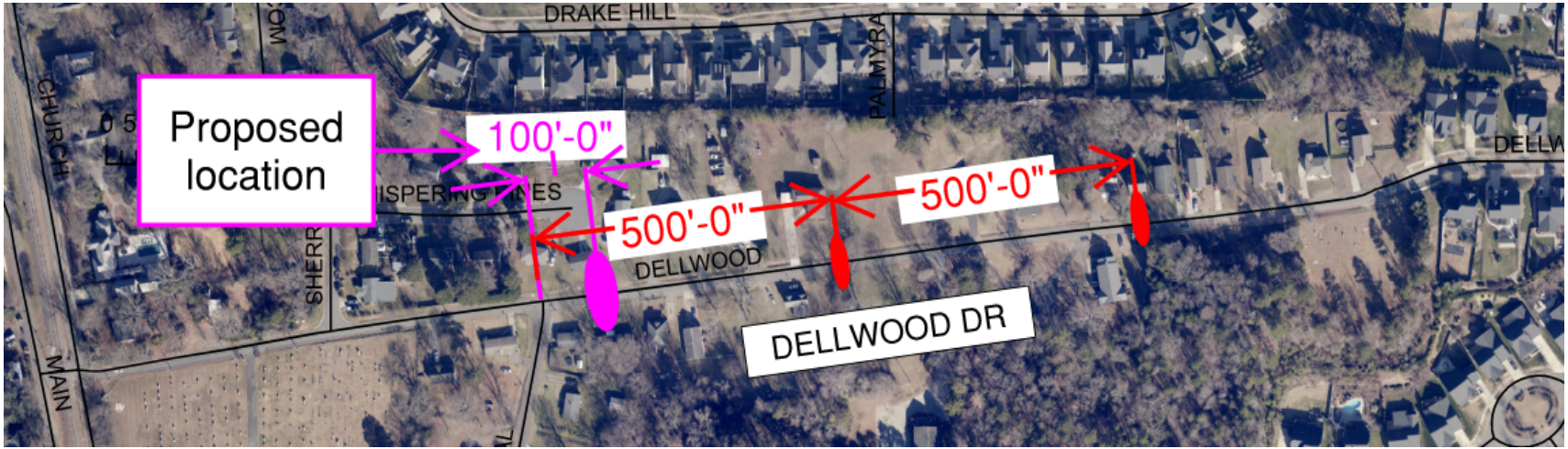


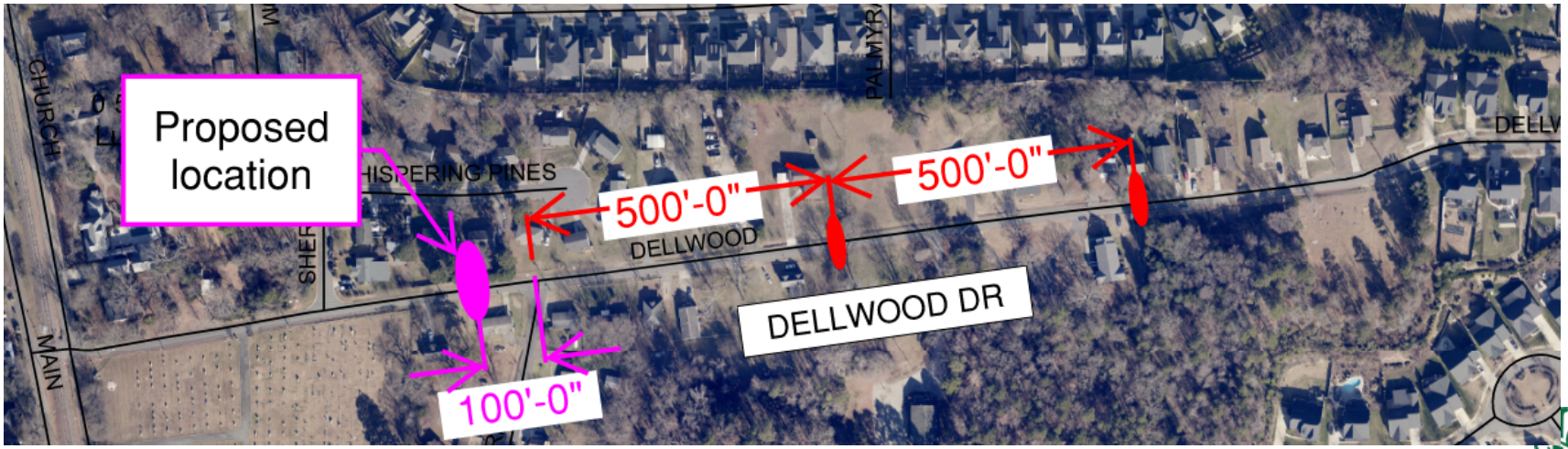
Property Impacts



Property Impacts




Proposed location
100'-0"
500'-0"
500'-0"
DELLWOOD
DELLWOOD DR
DRAKE HILL
CHURCH
MAIN
PALMYRA


Proposed location
500'-0"
500'-0"
DELLWOOD
DELLWOOD DR
100'-0"
CHURCH
MAIN
PALMYRA

Town of Huntersville

THRIVE HERE

T-Intersection

Mini - Circle

Existing Examples

Speed Hump

Mini Circle

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Construction contract - Cambridge Grove Stream Stabilization

---

EXPLAIN REQUEST:

On February 3rd, the Public Works Department received 2 bids for the construction of the Cambridge Grove Stream Stabilization project with the lowest responsive, responsible bidder being identified as HGS, LLC dba RES Environmental Operating Company. The Public Works Department wishes to enter into engage with HGS, LLC for the completion of this project.

ACTION RECOMMENDED:

Approve contract.

FINANCIAL IMPLICATIONS:

$930,566.83 included in the Stormwater budget.

ATTACHMENTS:

1. Cambridge Grove - HGS contract

CAMBRIDGE GROVE
STREAM STABILIZATION
PHASE 1

HUNTERSVILLE, NORTH CAROLINA

DECEMBER 2025

Prepared For:

Town of Huntersville
NORTH CAROLINA

Mark Taylor, PE
105 Gilead Rd, Suite #300
Huntersville, North Carolina 28078

Prepared By:

MCADAMS

Rebecca Stubbs, PE
621 Hillsborough St, Suite #500
Raleigh, North Carolina 27603
NC Lic. # C-0293

EXHIBIT C - ITEMIZED PROPOSAL

HGS, LLC T/A RES Environmental Operating Company, LLC

Base Bid: Phase 1

Item No.		Description	Qty	Units	Unit Bid Price	Amount Bid
Line No.	Section No.					
1	NCDOT 800	Mobilization - 5% Maximum	1	LS	$19,271.47	$19,271.47
2	NCDOT 200	Clearing and Grubbing	1	LS	$60,023.61	$60,023.61
3	NCDOT 1607	Temporary Construction Entrance	1	EA	$4,004.48	$4,004.48
4	PSP 1.03	Tree Protection Fencing	193	LF	$6.09	$1,175.37
5	NCDOT 226	Stream Channel Excavation and Grading	462	CY	$48.72	$22,508.64
6	NCDOT 226	Excavated Earth Hauled Off for Disposal	414	CY	$62.49	$25,870.86
7	PSP 3.01	Channel Plugs	1	LS	$18,481.31	$18,481.31
8	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4	EA	$1,291.54	$5,166.16
9	PSP 3.02	Stream Pump Around / Diversion Measures	1	LS	$11,364.29	$11,364.29
10	PSP 3.03	Temporary Stream Crossing / Log Mat	1	EA	$5,337.66	$5,337.66
11	PSP 1.01/1.02	Temporary Silt Fence + Outlets (4 EA)	485	LF	$7.05	$3,419.25
12	PSP 3.04	Temporary Seeding and Mulch	0.7	AC	$2,890.09	$2,023.06
13	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	630	SY	$8.09	$5,096.70
14	PSP 4.01	Constructed Riffle	160	LF	$49.78	$7,964.80
15	PSP 4.02	Log Vane with Log Sill	6	EA	$4,025.89	$24,155.34
16	PSP 4.03	Boulder Sill	4	EA	$5,471.05	$21,884.20
17	PSP 4.07	Brush Toe	80	LF	$91.86	$7,348.80
18	PSP 4.08	Soil Lifts - Four Layers of 1' Lifts	58	LF	$207.77	$12,050.66
19	PSP 3.06	Coir Fiber Rolls	180	LF	$17.92	$3,225.60
20	PSP 5.01	Permanent Seeding - Riparian	0.3	AC	$2,579.45	$773.84
21	PSP 5.01	Permanent Seeding - Upland Meadow	0.2	AC	$3,324.58	$664.92
22	NCDOT 1660	Permanent Seeding - Lawn	0.2	AC	$3,324.58	$664.92
23	PSP 5.02	3 Gallon Trees Plantings	58	EA	$145.88	$8,461.04
24	PSP 5.03	Bare Root Tree Plantings	182	EA	$17.17	$3,124.94
25	PSP 5.04	Live Stakes	726	EA	$10.29	$7,470.54
26	PSP 5.05	Herbaceous Plugs	198	EA	$17.17	$3,399.66
27	NCDEQ 6.04	Topsoil (4" Depth)	240	CY	$117.57	$28,216.80
28	NCDOT 867	Fence Removal and Replacement	281	LF	$75.28	$21,153.68
29	NCDOT 866	Temporary Fencing - Woven Wire	290	LF	$63.83	$18,510.70
30	NCDOT 250, 848	Driveway Replacement	117	SY	$175.25	$20,504.25
31	NCDOT 801	Construction Survey	1	LS	$3,145.95	$3,145.95
32	NCDOT 801	As-built Survey	1	LS	$8,965.89	$8,965.89
Total Bid Amount for Base Bid (Phase 1) of Project =						**$385,429.38**

Additional Alternate: Future Phase

Item No.		Description	Qty	Units	Unit Bid Price	Amount Bid
Line No.	Section No.					
33	NCDOT 800	Mobilization - 5% Maximum	1	LS	$27,256.88	$27,256.88
34	NCDOT 200	Clearing and Grubbing	1	LS	$100,543.77	$100,543.77
35	NCDOT 1607	Temporary Construction Entrance	3	EA	$4,732.56	$14,197.68
36	PSP 1.03	Tree Protection Fencing	527	LF	$7.27	$3,831.29
37	NCDOT 226	Stream Channel Excavation and Grading	351	CY	$82.51	$28,961.01
		Excavation and Grading (STA 0+96 - 2+80)	140	CY	Informational Only	Informational Only
		Excavation and Grading (STA 11+72 - 13+47)	211	CY	Informational Only	Informational Only
38	NCDOT 226	Excavated Earth Hauled Off for Disposal	221	CY	$69.35	$15,326.35
		Work Area 1 Haul Off (STA 0+96 - 2+80)	82	CY	Informational Only	Informational Only
		Work Area 2 Haul Off (STA 11+72 - 13+47)	139	CY	Informational Only	Informational Only
39	PSP 3.01	Channel Plugs	1	LS	$21,873.69	$21,873.69
40	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4	EA	$1,526.36	$6,105.44
41	PSP 3.02	Stream Pump Around / Diversion Measures	1	LS	$11,257.29	$11,257.29
42	PSP 3.03	Temporary Stream Crossing / Log Mat	2	EA	$4,279.80	$8,559.60
43	PSP 1.01/1.02	Temporary Silt Fence + Outlets (12 EA)	1000	LF	$8.53	$8,530.00
44	PSP 3.04	Temporary Seeding and Mulch	1	AC	$4,554.67	$4,554.67
45	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	770	SY	$9.56	$7,361.20
46	PSP 4.01	Constructed Riffle	208	LF	$58.84	$12,238.72
47	PSP 4.03	Boulder Sill	7	EA	$6,465.67	$45,259.69
48	PSP 4.04	Boulder J-Hook	2	EA	$9,742.00	$19,484.00
49	PSP 4.05	Boulder Steps	28	TN	$438.62	$12,281.36
50	PSP 4.06	Boulder Vane	1	EA	$11,366.29	$11,366.29
51	NCDOT 876	Rip Rap - NCDOT Class I Riprap for Bank Stab. + Vel. Dissipater	15	TN	$146.60	$2,199.00
52	PSP 5.01	Permanent Seeding - Riparian	0.3	AC	$3,048.44	$914.53
53	PSP 5.01	Permanent Seeding - Upland Meadow	0.1	AC	$3,929.05	$392.91
54	NCDOT 1660	Permanent Seeding - Lawn	0.6	AC	$3,929.05	$2,357.43
55	PSP 5.02	3 Gallon Trees Plantings	81	EA	$172.40	$13,964.40
56	PSP 5.03	Bare Root Tree Plantings	259	EA	$20.29	$5,255.11
57	PSP 5.04	Live Stakes	624	EA	$12.16	$7,587.84
58	PSP 5.05	Herbaceous Plugs	240	EA	$20.29	$4,869.60
59	NCDEQ 6.04	Topsoil (4" Depth)	470	CY	$138.95	$65,306.50
60	NCDOT 867	Fence Removal and Replacement	555	LF	$88.96	$49,372.80
61	NCDOT 866	Temporary Fencing - Woven Wire	260	LF	$75.44	$19,614.40
62	NCDOT 801	Construction Survey	1	LS	$3,717.95	$3,717.95
63	NCDOT 801	As-built Survey	1	LS	$10,596.05	$10,596.05
Total Bid Amount for Additional Alternate (Future Phase) of Project =						**$545,137.45**
Total Bid Amount for Base Bid (Phase 1) and Additional Alternate (Future Phase) of Project =						**$930,566.83**

JD Goodrum Co, Inc.

Base Bid: Phase 1

Item No.		Description	Qty	Units	Unit Bid Price	Amount Bid
Line No.	Section No.					
1	NCDOT 800	Mobilization - 5% Maximum	1	LS	$31,523.01	$31,523.01
2	NCDOT 200	Clearing and Grubbing	1	LS	$87,112.50	$87,112.50
3	NCDOT 1607	Temporary Construction Entrance	1	EA	$23,230.00	$23,230.00
4	PSP 1.03	Tree Protection Fencing	193	LF	$12.72	$2,454.96
5	NCDOT 226	Stream Channel Excavation and Grading	462	CY	$188.56	$87,114.72
6	NCDOT 226	Excavated Earth Hauled Off for Disposal	414	CY	$70.14	$29,037.96
7	PSP 3.01	Channel Plugs	1	LS	$23,230.00	$23,230.00
8	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4	EA	$1,451.88	$5,807.52
9	PSP 3.02	Stream Pump Around / Diversion Measures	1	LS	$34,845.00	$34,845.00
10	PSP 3.03	Temporary Stream Crossing / Log Mat	1	EA	$23,230.00	$23,230.00
11	PSP 1.01/1.02	Temporary Silt Fence + Outlets (4 EA)	485	LF	$14.37	$6,969.45
12	PSP 3.04	Temporary Seeding and Mulch	0.7	AC	$1,659.21	$1,161.45
13	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	630	SY	$27.64	$17,413.20
14	PSP 4.01	Constructed Riffle	160	LF	$58.08	$9,292.80
15	PSP 4.02	Log Vane with Log Sill	6	EA	$4,878.30	$29,269.80
16	PSP 4.03	Boulder Sill	4	EA	$6,969.00	$27,876.00
17	PSP 4.07	Brush Toe	80	LF	$174.23	$13,938.40
18	PSP 4.08	Soil Lifts - Four Layers of 1' Lifts	58	LF	$600.78	$34,845.24
19	PSP 3.06	Coir Fiber Rolls	180	LF	$64.52	$11,613.60
20	PSP 5.01	Permanent Seeding - Riparian	0.3	AC	$3,871.63	$1,161.49
21	PSP 5.01	Permanent Seeding - Upland Meadow	0.2	AC	$58,075.00	$11,615.00
22	NCDOT 1660	Permanent Seeding - Lawn	0.2	AC	$58,075.00	$11,615.00
23	PSP 5.02	3 Gallon Trees Plantings	58	EA	$98.73	$5,726.34
24	PSP 5.03	Bare Root Tree Plantings	182	EA	$11.62	$2,114.84
25	PSP 5.04	Live Stakes	726	EA	$6.97	$5,060.22
26	PSP 5.05	Herbaceous Plugs	198	EA	$11.62	$2,300.76
27	NCDEQ 6.04	Topsoil (4" Depth)	240	CY	$96.79	$23,229.60
28	NCDOT 867	Fence Removal and Replacement	281	LF	$144.66	$40,649.46
29	NCDOT 866	Temporary Fencing - Woven Wire	290	LF	$16.64	$4,825.60
30	NCDOT 250, 848	Driveway Replacement	117	SY	$274.49	$32,115.33
31	NCDOT 801	Construction Survey	1	LS	$18,584.00	$18,584.00
32	NCDOT 801	As-built Survey	1	LS	$3,019.90	$3,019.90
Total Bid Amount for Base Bid (Phase 1) of Project =						**$661,983.15**

Additional Alternate: Future Phase

Item No.		Description	Qty	Units	Unit Bid Price	Amount Bid
Line No.	Section No.					
33	NCDOT 800	Mobilization - 5% Maximum	1	LS	$49,799.31	$49,799.31
34	NCDOT 200	Clearing and Grubbing	1	LS	$182,936.25	$182,936.25
35	NCDOT 1607	Temporary Construction Entrance	3	EA	$40,652.50	$121,957.50
36	PSP 1.03	Tree Protection Fencing	527	LF	$12.72	$6,703.44
37	NCDOT 226	Stream Channel Excavation and Grading	351	CY	$188.56	$66,184.56
		Excavation and Grading (STA 0+96 - 2+80)	140	CY	Informational Only	Informational Only
		Excavation and Grading (STA 11+72 - 13+47)	211	CY	Informational Only	Informational Only
38	NCDOT 226	Excavated Earth Hauled Off for Disposal	221	CY	$70.14	$15,500.94
		Work Area 1 Haul Off (STA 0+96 - 2+80)	82	CY	Informational Only	Informational Only
		Work Area 2 Haul Off (STA 11+72 - 13+47)	139	CY	Informational Only	Informational Only
39	PSP 3.01	Channel Plugs	1	LS	$580.75	$580.75
40	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4	EA	$1,551.67	$6,206.68
41	PSP 3.02	Stream Pump Around / Diversion Measures	1	LS	$34,845.00	$34,845.00
42	PSP 3.03	Temporary Stream Crossing / Log Mat	2	EA	$27,876.00	$55,752.00
43	PSP 1.01/1.02	Temporary Silt Fence + Outlets (12 EA)	1000	LF	$14.37	$14,370.00
44	PSP 3.04	Temporary Seeding and Mulch	1	AC	$16,592.03	$16,592.03
45	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	770	SY	$27.64	$21,282.80
46	PSP 4.01	Constructed Riffle	208	LF	$58.08	$12,080.64
47	PSP 4.03	Boulder Sill	7	EA	$6,969.00	$48,783.00
48	PSP 4.04	Boulder J-Hook	2	EA	$34,845.00	$69,690.00
49	PSP 4.05	Boulder Steps	28	TN	$1,161.50	$32,522.00
50	PSP 4.06	Boulder Vane	1	EA	$34,845.00	$34,845.00
51	NCDOT 876	Rip Rap - NCDOT Class I Riprap for Bank Stab. + Vel. Dissipater	15	TN	$1,161.50	$17,422.50
52	PSP 5.01	Permanent Seeding - Riparian	0.3	AC	$3,871.63	$1,161.49
53	PSP 5.01	Permanent Seeding - Upland Meadow	0.1	AC	$58,075.00	$5,807.50
54	NCDOT 1660	Permanent Seeding - Lawn	0.6	AC	$58,075.00	$34,845.00
55	PSP 5.02	3 Gallon Trees Plantings	81	EA	$98.73	$7,997.13
56	PSP 5.03	Bare Root Tree Plantings	259	EA	$11.62	$3,009.58
57	PSP 5.04	Live Stakes	624	EA	$6.97	$4,349.28
58	PSP 5.05	Herbaceous Plugs	240	EA	$11.62	$2,788.80
59	NCDEQ 6.04	Topsoil (4" Depth)	470	CY	$96.79	$45,491.30
60	NCDOT 867	Fence Removal and Replacement	555	LF	$144.66	$80,286.30
61	NCDOT 866	Temporary Fencing - Woven Wire	260	LF	$36.04	$9,370.40
62	NCDOT 801	Construction Survey	1	LS	$37,168.00	$37,168.00
63	NCDOT 801	As-built Survey	1	LS	$6,039.80	$6,039.80
Total Bid Amount for Additional Alternate (Future Phase) of Project =						**$1,046,368.98**
Total Bid Amount for Base Bid (Phase 1) and Additional Alternate (Future Phase) of Project =						**$1,708,352.13**

MCADAMS

8/19/2025

CAMBRIDGE GROVE STREAM STABILIZATION

	Company	Name	Phone	Email
1	McAdams	Rebecca Stubbs	919-361-5000	rstubbs@mcadamsco.com
2	McAdams	Ben Tharrington	919-361-5000	tharrington@mcadamsco.com
3	McAdams	Matt Kestner	704-527-0800	kestner@mcadamsco.com
4	Alluvium Const	Kerry Wright	704449 7789	Kerry@alluviumconstruction.com
5	J.D. Goodrum	Lynwood Reiser	704-506-6645	coastlinepartners@yahoo.com
6	Sham Rock	Fred Herrmann	704-202-0048	Fherrmann@ShamRockConstruct.com
7	KBS Earthworks Inc	Chris Sizemore	336 380 6995	Chris@KBSEarthworks.com
8	BAKER GRADING	AARON PEACOCK	828-434-3215	aaron@bakergrading.com; estimating@bakergrading.com
9	Town of Huntersville	Evan Fowler		EFOWLER@HUNTERSVILLE.ORG
10	Huntersville	Mark Taylor		MTAYLOR@HUNTERSVILLE.ORG
11	Huntersville	Kevin Fox	704 766 2018	kfox@huntersville.org
12	Mecklenburg SWCD	Allison Channell	704-574-5531	allison.channell@mecknc.gov
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Town of Huntersville
NORTH CAROLINA

REQUEST FOR FORMAL, COMPETITIVE BIDS

Sealed bids for "Cambridge Grove Stream Stabilization Phase 1" including, but not limited to the following:

Stream Stabilization along UT to Caldwell Station Creek:

- 290 LF of channel and bank stabilization
- Stream Bypass Pumping
- 6 Log Vanes with Log Sills
- 4 Boulder Sills
- 80 LF of Brush Toe
- 58 LF of Soil Lifts
- 117 SY of Driveway Replacement

will be received by The Town of Huntersville until **10:00am on Tuesday, January 27, 2026 at the Huntersville Town Center, 105 Gilead Rd, 3rd floor Conference Room 302, Huntersville, NC 28070**. Alternatively, bids can be mailed to Town of Huntersville Public Works PO Box 664, Huntersville, NC 28070. The bid opening and evaluation shall be open to the public. Notification of the apparent low bidder will be emailed to all bidders.

Digital bid documents will be provided to Prospective Bidders directly. Hard copies will not be provided to Prospective Bidders.

Written questions shall be emailed to:

- Kevin Fox, Town of Huntersville at kfox@huntersville.org
- Allison Channell, Meck Co SWCD at Allison.Channell@mecklenburgcountync.gov , and
- Rebecca Stubbs, McAdams at rstubbs@mcadamsco.com

at least 7 days prior to the Bid Opening date and time listed above.

The Town of Huntersville is committed to providing opportunities for small and disadvantaged businesses. The Town encourages bids from Historically Underutilized Businesses (HUB).
It is the Contractor's responsibility to ensure that their bid proposals are actually received by the Town by the deadline. The Town of Huntersville Board of Commissioners ("Town Board") reserves the right to reject any and all bid proposals for any reason, at any time, and to waive minor informalities.

Mark Taylor, PE
Town Construction Engineer
Town of Huntersville

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Town of Huntersville
NORTH CAROLINA

CONTRACT PROPOSAL

PROJECT:	**Cambridge Grove Stream Stabilization Phase 1**
LOCATION OF THE WORK:	**Cambridge Grove Drive and Glassfield Drive**
TYPE OF WORK:	**Stream stabilization**
BIDS MUST BE RECEIVED BY:	**Tuesday, January 27, 2026 by 10:00 am.**
PHYSICAL ADDRESS FOR BID SUBMISSION:	**Huntersville Public Works** **Huntersville Town Center** **105 Gilead Road, Suite 300 (3rd Floor), Conference Room #302** **Huntersville, NC 28078** **Attn: Mark Taylor, P.E.**
MAILING ADDRESS FOR BID SUBMISSION:	**Huntersville Public Works** **PO BOX 664; Huntersville, NC 28078** **Attn: Mark Taylor, P.E.**
ESTIMATED DATE OF AVAILABILITY & COMPLETION:	**June 2026 (to be negotiated with selected contractor)**

Notice: All bidders shall comply with all applicable laws regulating the practice of general contracting as contained in Chapter 87 of the General Statutes of North Carolina, which requires the bidder to be licensed by the NC Licensing Board for Contractors when bidding on any non-federal aid project where the bid is $40,000 or more, except for certain specialty work as determined by the licensing board.

HGS, LLC t/a RES Environmental Operating Company, LLC — 65098

NAME OF BIDDER — **N.C. CONTRACTOR'S LICENSE NUMBER**

3600 Glenwood Avenue - Suite 100; Raleigh, NC 27612

ADDRESS OF BIDDER

SIGNATURE OF BIDDER

1.0 INSTRUCTIONS TO BIDDERS

PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE PREPARING AND SUBMITTING YOUR BID.

The Project being placed out for bid by the Town of Huntersville is the Cambridge Grove Stream Stabilization shown on Exhibit A to this Contract Proposal. By submitting a bid, the Bidder agrees to provide the labor, services, equipment, and materials needed to complete the Project. All bids shall be prepared and submitted in accordance with the following requirements. Failure to comply with any requirement shall cause the bid to be considered irregular and shall be grounds for rejection of the bid.

1.1 Standard Specifications. Those provisions of North Carolina Department of Transportation 2024 Standards for Roads and Structures ("Standard Specifications") specifically referenced in Section 2.0 of this Contract Proposal are incorporated herein by reference and shall be considered a part of the Contract. Divisions 2 through 17 of the Standard Specifications for Roads and Structures which are applicable to the Work being performed as part of the Project shall be considered as part of the Project Specifications and are hereby incorporated by reference as part of the Contract. To the extent that the terms of the Contract Proposal modify the terms of the Standard Specifications or the extent that there is a conflict between the terms of the Contract Proposal and the Standard Specifications, the terms of the Contract Proposal shall control.

1.2 The bid form furnished by the Town of Huntersville with the proposal shall be used and shall not be altered in any manner. **DO NOT SEPARATE THE BID FORM FROM THE PROPOSAL! Again, all papers bound with the proposal are necessary parts thereof and shall not be detached, taken apart or altered. The proposal includes the printed contract forms and signature sheets for execution by both parties to the contract. In the event the bidder is awarded the contract, execution of the bid by the bidder is considered the same as execution of the contract.**

1.3 Bids must be submitted in paper form. Electronic bids are NOT permitted.

1.4 BIDDERS MUST INCLUDE SALES TAXES, IF ANY IS EXPECTED TO BE PAID IN PERFORMANCE OF THE WORK, IN UNIT PRICING.

1.5 All bids must be submitted in a sealed envelope. The sealed envelope must contain, in addition to the fully completed executed Contract Proposal (including all attachments) and the required bid security (bid bond attached to the Contract Proposal, or cash, certified check, or cashier's check in an amount not less than 5% of the total bid).

1.6 If the Bidder submits a bid bond as the bid security, the form attached to the proposal shall be used. Electronic bid bonds shall NOT be permitted.

1.7 All entries on the bid form, including signatures, shall be written in ink.

1.8 The Bidder shall submit a unit price for every item on the bid form. The unit prices for the various contract items shall be written in figures. *****Unit prices must be limited to TWO decimal places*****

1.9 An amount bid shall be entered on the bid form for every item. The amount bid for each item shall be determined by multiplying each unit bid by the quantity for that item and shall be written in figures in the "Amount Bid" column of the form.

1.10 The total amount bid shall be written in figures in the proper place on the bid form.

The total amount shall be determined by adding the amounts bid for each item.

1.11 Changes in any entry shall be made by marking through the entry in ink and making the correct entry adjacent thereto in ink. A representative of the Bidder shall initial the change in ink. Do not use “White Out” or similar product to make corrections.

1.12 The bid shall be properly executed. All bids shall show the following information:

a. Name of individual firm, corporation, partnership, or joint venture submitting bid.

b. Name of individual or representative submitting bid and position or title.

c. Name, signature, and position or title of witness.

d. Federal Identification Number

e. Contractor's License Number (If available)

1.13 Bids submitted by corporations shall bear the seal of the corporation.

1.14 The bid shall not contain any unauthorized additions, deletions, or conditional bids.

1.15 The bidder shall not add any provision reserving the right to accept or reject an award, or to enter into a contract pursuant to an award.

1.16 Withdrawal of bids shall be governed by N.C.G.S. § 143-129.1.

1.17 The successful bidder will be required to sign the Contract within ten (10) consecutive days of the award, or otherwise forfeit their bid deposit.

1.18 All bids must be submitted as a Two-Envelope Bidding Procedure. In this procedure the first sealed envelope contains the complete proposal package, addressed “Cambridge Grove Stream Stabilization - Bid Proposal, DO NOT OPEN until bid date” and the second sealed envelope contains the completed bid bond, addressed “Cambridge Grove Stream Stabilization - Bid Bond, DO NOT OPEN until bid date”. Both these sealed envelopes are enclosed together in an outer single envelope, addressed:

“QUOTATION FOR – Town of Huntersville Cambridge Grove Stream Stabilization Bid Proposal TO BE OPENED AT 10:00 AM ON TUESDAY, SEPTEMBER 9, 2025”

1.19 The bids will be publicly opened and read aloud in accordance with applicable law on Tuesday September 9, 2025 at 10:00 a.m., in Conference Room Number 302, of Huntersville Town Center, located at 105 Gilead Road, Suite 302 (3rd floor), Huntersville, NC 28078. The bidder assumes all responsibility for making sure that their bid is received by the Town on or before the bid opening date and time, regardless of whether the bid is submitted in person, or by mail. If the bid is delivered by mail, the sealed envelope containing both the bid and the required bid security shall be placed in another sealed envelope and the outer envelope shall be addressed as follows:

TOWN OF HUNTERSVILLE
Attn: Mark Taylor, P.E.
P.O. Box 664
Huntersville, NC 28078

THE TOWN OF HUNTERSVILLE BOARD OF COMMISSIONERS (TOWN BOARD) RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS FOR ANY REASON, AT ANY TIME, AND TO WAIVE MINOR INFORMALITIES

2.0 PROJECT SPECIAL PROVISIONS – GENERAL

The Project being placed out for bid by the Town of Huntersville is the Cambridge Grove Stream Stabilization as shown on Exhibit A to this Contract Proposal. The Contractor agrees to provide the labor, services, equipment, and materials needed to complete the Project. The Project will be performed in accordance with the North Carolina Department of Transportation 2024 Standard Specifications for Roads and Structures.

All work and materials shall be in accordance with the provisions of this Contract Proposal, the Project Special Provisions, the North Carolina Department of Transportation 2024 Standard Specification for Roads and Structures (but only as specifically referenced in the Contract Documents), the North Carolina Department of Transportation 2024 Roadway Standard Drawings as applicable to the Work, and the current edition of the North Carolina Erosion and Sediment Control Planning and Design Manual as applicable to the Work.

The Contractor shall keep himself fully informed of all Federal, State, and local laws, ordinances, and regulations, and shall comply with the provisions of Section 107 of the 2024 Standard Specifications for Roads and Structures.

The bid form furnished by the Town of Huntersville with the proposal shall be used and shall not be altered in any manner. All papers bound with the proposal, including but not limited to the bid form, are necessary parts thereof and shall not be detached from the proposal, taken apart from the proposal, or altered. The proposal includes the printed contract forms and signature sheets for execution by both parties to the contract, once awarded and approved by the Town Board of Commissioners. If the proposal is accepted and the award is made, the contract is valid only after execution by the Town and being pre-audited in the manner required by the North Carolina Local Government Fiscal Control Act. The conditions and provisions herein cannot be changed except over the signature of the said Town Manager.

Before submitting his bid, the Contractor shall make his own determination as to the nature and extent of the utility facilities, including proposed adjustments, new facilities, or temporary work to be performed by the utility owner or his representative; and as to whether or not any utility work is planned by the owner in conjunction with the project construction. The Contractor shall consider in his bid all of the permanent and temporary utility facilities in their present or relocated positions, whether or not specifically shown in the plans or covered in the project special provisions. It will be the Contractor's responsibility to anticipate any additional costs to him resulting from such utility work and to reflect these costs in his bid for the various items in the contract.

Submission of a bid shall be deemed a certification by the Contractor that their bid is made without collusion or fraud and that they have not offered or received any kickbacks or inducement from any other supplier, manufacturer or subcontractor in connection with their offer, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of moneys, services or anything of more than normal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

The quantities shown in the itemized proposal for the project are considered to be approximate only and are given as the basis for comparison of quotations. The Town of Huntersville may, at its discretion, increase or decrease the quantity or any item or portion of the work for any reason.

Any increase or decrease in the quantity of any item will not be regarded as sufficient grounds for an increase or decrease in the unit prices, nor in the time allowed for the completion of the work, except as provided for in the contract.

There shall be no intended nor incidental third-party beneficiaries of this Contract. Contractor shall include in all contracts, subcontracts or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party beneficiaries.

The following articles of the North Carolina Department of Transportation 2024 Standard Specifications for Roads and Structures (the "Standard Specifications") shall apply to the bidding process, bid evaluation, and contract award. To the extent that the provisions of the Standard Specifications conflict with these Instructions to Bidders, or with the Special Provisions, the order of priority in interpreting the requirements for the bidding process, bid evaluation and contract award shall be first, these Instructions to Bidders, second the Special Provisions, and third the Standard Specifications:

101-1 GENERAL

101-2 ABBREVIATIONS

101-3 DEFINITIONS

102-1 INVITATION TO BID

102-5 INTERPRETATION OF QUANTITIES IN PROPOSAL

102-6 EXAMINATION OF PLANS, SPECIFICATIONS, CONTRACT AND SITE OF WORK

102-8 PREPARATION AND SUBMISSION OF BIDS (excluding (B) Electronic Bids)

102-10 BID BOND OR BID DEPOSIT (excluding all references to electronic bids and electronic bid bonds.)

102-11 DELIVERY OF BIDS (excluding all references to electronic bids and electronic bid bonds)

102-12 WITHDRAWAL OR REVISION OF BIDS (excluding (B) Electronic Bid)

102-13 RECEIPT AND OPENING OF BIDS (excluding (A) and all references to electronic bids and unbalanced bids)

102-14 REJECTION OF BIDS (excluding (A) State Funded Projects and (B) Federal Aid Projects, all references to unbalanced bids, and all references to electrical, plumbing, heating and air condition and refrigeration contracting.)

103-1 CONSIDERATION OF BIDS

103-2 CORRECTION OF BID ERRORS (excluding phrase "and correct apparent clerical errors and omissions" in the opening paragraph, and excluding (A) (4) and (A) (5)))

103-5 CANCELLATION OF AWARD

103-6 RETURN OF BID BOND OR BID DEPOSIT

103-7 CONTRACT BONDS

103-8 EXECUTION OF CONTRACT

103-9 FAILURE TO FURNISH CONTRACT BONDS

SECTION 104, SCOPE OF WORK, INCLUDING ONLY THE FOLLOWING:

104-1 INTENT OF CONTRACT

104-2 SUPPLEMENTAL AGREEMENTS

104-3 ALTERATIONS OF PLANS OR DETAILS OR CONSTRUCTION

104-4 SUSPENSIONS OF WORK ORDERED BY THE ENGINEER

104-5 OVERRUNS AND UNDERRUNS OF CONTRACT QUANTITIES (excluding the second paragraph of (A) excluding (B), (C) and (D))

104-6 ELIMINATED CONTRACT ITEMS

104-7 EXTRA WORK

104-9 DISPOSITION OF SURPLUS PROPERTY

104-10 MAINTENANCE OF THE PROJECT

104-11 FINAL CLEANING UP

SECTION 105, CONTROL OF WORK, INCLUDING ONLY THE FOLLOWING:

105-1 AUTHORITY OF THE ENGINEER (excluding reference to 102-15)

105-2 PLANS AND WORKING DRAWINGS

105-3 CONFORMITY WITH PLANS AND SPECIFICATIONS

105-4 COORDINATION OF PLANS, SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS

105-5 COOPERATION BY CONTRACTOR

105-7 COOPERATION BETWEEN CONTRACTORS

105-8 COOPERATION WITH UTILITY OWNERS

105-9 CONSTRUCTION STAKES, LINES AND GRADES

105-10 AUTHORITY AND DUTIES OF THE INSPECTOR

105-11 INSPECTION OF THE WORK

105-12 UNAUTHORIZED WORK

105-13 LIMITATIONS OF OPERATIONS

105-14 NIGHT WORK

105-16 FAILURE TO MAINTAIN THE PROJECT OR PERFORM EROSION CONTROL WORK

105-17 INSPECTION AND ACCEPTANCE

SECTION 106, CONTROL OF MATERIAL, INCLUDING ONLY THE FOLLOWING:

106-1 GENERAL REQUIREMENTS (excluding (B) Domestic Steel)

106-2 SAMPLES, TESTS AND CITED SPECIFICATIONS

106-3 CONTRACTOR FURNISHED CERTIFICATION

106-4 DELIVERY AND HANDLING OF MATERIALS

106-5 STORAGE OF MATERIALS

106-6 INSPECTION AT SOURCE

106-7 SCALES AND PUBLIC WEIGHMASTER

106-8 DEPARTMENT FURNISHED MATERIAL

106-9 DEFECTIVE MATERIAL

106-10 DENSITY DETERMINATION BY NUCLEAR METHODS.

SECTION 107 LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC, INCLUDING ONLY THE FOLLOWING:

107-1 LAWS TO BE OBSERVED

107-3 PERMITS AND LICENSES

107-4 PATENTED DEVICES, MATERIALS AND PROCESSES

107-5 ENCROACHMENT ON RIGHT-OF-WAY

107-7 SANITARY PROVISIONS

107-8 PUBLIC CONVENIENCE AND SAFETY

107-9 COORDINATION WITH RAILWAY

107-10 WORK IN, OVER OR ADJACENT TO NAVIGABLE WATERS

107-11 PROTECTION AND RESTORATION OF PROPERTY

107-12 CONTROL OF EROSION, SILATATION AND POLLUTION

107-13 PROTECTION OF PUBLIC LANDS

107-14 RESPONSIBILITY FOR DAMAGE CLAIMS

107-16 OPENING SECTION OF PROJECT TO TRAFFIC

107-17 CONTRACTOR'S RESPONSIBILITY FOR WORK

107-18 FURNISHING RIGHT OF WAY

107-19 PERSONAL LIABILITY OF PUBLIC OFFICIALS

107-20 WAIVER OF LEGAL RIGHTS BY THE DEPARTMENT

107-21 SAFETY AND ACCIDENT PROTECTION

107-22 WAGES AND CONDITIONS OF EMPLOYMENT

107-23 LIABILITY TO THIRD PARTIES

107-25 HAZARDOUS, CONTAMINATED AND TOXIC MATERIAL

107-26 FINES AND LEVIES AGAINST THE DEPARTMENT

SECTION 108 PROSECUTION AND PROGRESS, INCLUDING ONLY THE FOLLOWING:

108-1 GENERAL

108-2 PROGRESS SCHEDULE

108-3 PRECONSTRUCTION CONFERENCE

108-4 CONSTRUCTION CONFERENCES

108-5 CHARACTER OF WORKMEN, METHODS AND EQUIPMENT

108-6 SUBLETTING OF CONTRACT (excluding reference to N.C.G.S. § 136-29, and to disqualification from further bidding as per 102-15.)

108-7 TEMPORARY SUSPENSION OF THE WORK

108-8 FAILURE TO MAINTAIN SATISFACTORY PROGRESS (excluding reference to the Prequalified Bidders List)

108-9 DEFAULT OF CONTRACT

108-10 CONTRACT TIME AND INTERMEDIATE CONTRACT TIME.

108-11 LIQUIDATED DAMAGES

108-12 EXTENSION OF CONTRACT TIME AND APPORTIONMENT OF LIQUIDATED DAMAGES.

108-13 TERMINATION OF CONTRACT

103-14 TERMINATION FO CONTRACTOR'S RESPONSIBILITY

SECTION 109 MEASUREMENT AND PAYMENT, INCLUDING ONLY THE FOLLOWING:

109-1 MEASUREMENT OF QUANTITIES

109-2 SCOPE OF PAYMENT

109-4 PARTIAL PAYMENTS (excluding (C) Unbalanced Bids)

109-5 PAYMENT FOR MATERIAL TO BE USED IN THE WORK

109-6 PAYMENT FOR LEFTOVER MATERIALS

109-7 COMPENSATION PAID AT CONTRACT PRICES

109-8 FUEL PRICE ADJUSTMENTS

109-9 FINAL PAYMENT

109-10 DOCUMENTS REQUIRED FOR THE PROCESSING OF THE FINAL PAYMENT

109-11 INTEREST ON FINAL PAYMENT

SECTION 150 MAINTENANCE OF TRAFFIC

Whenever the terms of the Contract Proposal or any of the contract documents, reference the Standard Specifications, the intended meaning of the terms below shall be as follows:

"State", "Department", or "Department of Transportation" shall be replaced by the words "Town of Huntersville".

"Board" or "Board of Transportation" shall be replaced with the words "Town of Huntersville".

"Engineer", "Resident Engineer", or "District Engineer" shall be replaced by the "Town Engineer or his/her duly authorized representative".

"Sampling and testing by Department" shall be replaced by the words "inspection by the Town of Huntersville or its duly authorized representative".

"Inspection by Department" shall be replaced by the words "Inspection by the Town of Huntersville or its duly authorized representative".

2.0.1 Definitions

Definitions contained within the Standard Specifications in 101-3 DEFINITIONS shall apply, except to the extent they are modified by the terms of the Contract Proposal, in which case the Contract Proposal shall control.

2.0.2 Other Definitions

"Contract" The Contract shall consist of the following documents:

- The Invitation to Bid, including any and all Addenda.
- The Bid Bond
- The Contract Proposal, including all third-party documents referenced in the Contract Proposal, attachments to the Contract Proposal, and all Addenda.
- The Town Standard Construction Services Contract, attached hereto as Exhibit D.
- The Bidding documents submitted by the successful bidder.
- The Payment and Performance Bonds

- "Addendum (Addenda) – written modifications to the Contract documents made and distributed prior to the Bid Opening.

- "Contractor" Contractor shall mean the successful bidder with whom the Town enters into the Contract for performance of the Work.

- "Town" Town means the Town of Huntersville, North Carolina, a municipal corporation.

- "Project" The Project is the Cambridge Grove Stream Stabilization shown on Exhibit A.

2.1 AUTHORITY OF THE ENGINEER

McAdams will be the Engineer acting as Owner's Representative during the construction period for the Town of Huntersville. The Engineer will decide all questions which may arise as to the quality and acceptability of work performed and as to the rate of progress of the work. all questions which may arise as to the interpretation of the contract; and all questions as to the acceptable fulfillment of the contract on the part of the Contractor. His/her decision shall be final and he/she shall have executive authority to enforce and make effective such decisions and orders as the Contractor fails to carry out promptly.

The Contractor will be required to obtain written approval from the Engineer for any subcontract work performed on this project prior to the subcontracted work being performed in accordance with Article 108-6 of the 2024 Standard Specifications for Roads and Structures.

2.2 CONTRACTOR QUALIFICATION

The Contractor shall be properly licensed in accordance with applicable laws regulating the practice of general contracting as contained in Chapter 87 of the General Statutes of North Carolina which requires the bidder to be licensed by the NC Licensing Board for Contractors when bidding on any non-federal aid project where the bid is $40,000 or more, except for certain specialty work as determined by the licensing board.

Prior to performing the work, the prime contractor and/or subcontractor(s) shall be qualified in the work items in the prime contractor's construction progress schedule that they will complete themselves. Any contractor identified as working outside their expertise may be considered in default of contract.

The Contractor must meet all requirements specified in Exhibit G.

2.3 AWARD & EXECUTION OF CONTRACT AND NOTICE TO PROCEED

The award of contract, if made, will be made based on the lowest, responsive, responsible bidder, taking into account quality, performance and time for performance specified in the Proposal. The apparent low bidder will be notified that they are the apparent low bidder. If the apparent low bidder is determined to be a responsible bidder, the apparent low bidder will be notified that his/her quotation has been accepted.

The Town of Huntersville will award the contract conditioned upon funds being available for construction and other governmental approvals as may be required. The Town of Huntersville reserves the right to terminate or suspend the contract in whole or in part if funds will not be available for payment of all or a part of the work to be performed during a fiscal year. In the event of termination of contract, the contractor shall be given a written notice of termination at least sixty (60) days before completion of scheduled work for which funds are available. In the event of termination, the contractor shall be paid for the work already performed in accordance with contract specifications.

The successful Bidder will be required to enter into the Town's Standard Form Contract, included as part of this Project, and must execute the Contract no later than ten (10) consecutive calendar days following the Award from the Town. Failure of a Bidder to execute the Contract within said ten (10) day period shall result in the forfeiture of the bidder's bid bond as described below.

A Notice to Proceed will be issued to the successful bidder upon receipt of a fully executed contract, bonds, insurance certificates, and any other documents required by the terms of the contract.

2.4 SUBLETTING OF CONTRACT

The Contractor shall not sublet, sell, transfer, assign, or otherwise dispose of this contract or any portion thereof; or his/her right, title, or interest therein; without written consent of the Engineer. Subletting of this contract or any portion of the contract shall conform to the requirements of Article of 108-6 of the 2024 Standard Specifications for Roads and Structures. The Contractor will not be permitted to sublet more than sixty percent (60%) of the total contract amount.

2.5 BID SECURITY REQUIREMENTS

A Bid Security is required in accordance with Article 102-10 of the 2024 Standard Specifications for Roads and Structures.

2.6 INTERMEDIATE CONTRACT TIME AND LIQUIDATED DAMAGES

The Contractor shall not close or narrow a lane of traffic on ANY MAP, detain and/or alter the traffic flow on or during holidays, holiday weekends, special events, or any other time when traffic is unusually heavy, including the following schedules:

Holiday and Holiday Weekend Lane Closure Restrictions

- For unexpected occurrence that creates unusually high traffic volumes, as directed by the Engineer.
- For New Year's Day, between the hours of 6:00 A.M. December 31st and 9:00 A.M. January 2nd. If New Year's Day is on a Friday, Saturday, Sunday or Monday, then until 9:00 A.M. the following Tuesday.
- For Easter, between the hours of 4:00 P.M. Thursday and 9:00 A.M. Monday.
- For Memorial Day, between the hours of 4:00 P.M. Friday and 9:00 A.M. Tuesday.
- For Independence Day, between the hours of 6:00 A.M. the day before Independence Day and 9:00 A.M. the day after Independence Day. If Independence Day is on a Friday, Saturday, Sunday, or Monday, then between the hours of 6:00 A.M. the Thursday before Independence Day and 9:00 A.M. the Tuesday after Independence Day.
- For Labor Day, between the hours of 4:00 P.M. Friday and 9:00 A.M. Tuesday.
- For Thanksgiving Day, between the hours of 6:00 A.M. Tuesday and 9:00 A.M. Monday.
- For Christmas, between the hours of 4:00 P.M. the Friday before the week of Christmas Day and 9:00 A.M. the following Tuesday after the week of Christmas Day.

2.7 MATERIALS AND TESTING

The Engineer reserves the right to perform all sampling and testing in accordance with Section 106 of the 2024 Standard Specifications for Roads and Structures and the Department's "Materials and Tests Manual." However, the Engineer may reduce the frequency of sampling and testing where he/she deems it appropriate for the project under construction.

The Contractor shall furnish the applicable certifications and documentation for all materials as required by the Standard Specifications. Material which is not properly certified will not be accepted.

All quantity tickets for items not measurable in place shall be submitted to the Engineer within seventy-two (72) hours after receipt of the material on the job. Each ticket shall indicate the date, contractor, job location and name, type of material, quantity of material, truck number and signature of the contractor or his/her authorized representative.

No tickets will be accepted after seventy-two (72) hours have elapsed between the time of the delivery and submittal of tickets to the Engineer.

2.8 BASIS OF PAYMENTS, CLAIMS, AND RETAINAGE

The quantity of unit or lump sum prices and payment will be full compensation for all work, including, but not limited to supervision, labor, transportation, fuels, lubricants, repair parts, equipment, machinery and tools, materials necessary for the prosecution and completion of the work. The quantities contained herein are estimated only and the quantity to be paid for shall be the actual quantities which were used on the project.

The Contractor may submit a request for partial payment on a monthly basis, or other interval as approved by the Engineer. The amount of partial payments will be based on the work accomplished and accepted as the last day of the approved pay period. All requests for payment shall be made on the form furnished to the Contractor by the Town of Huntersville and shall identify streets for which payment is being requested. The form shall be completely and legibly filled out with all appropriate information supplied and shall be signed by an authorized representative of the Contractor. An amount equal to five percent (5%) of the total amount due on the partial pay estimate can be deducted and retained until after the final inspection. One hundred percent (100%) payment shall be made after successful completion of the work as verified by the final inspection. Retainage shall be in accordance with N.C.G.S. § 143-134.1.

2.9 TAXES AND LICENSES

North Carolina sales and/or use taxes are applicable to purchases of building materials and other tangible personal property by Contractors for use in performing Town of Huntersville contracts. Use tax is also due on construction equipment brought into North Carolina for use in the performance of Town of Huntersville contracts (NC Revenue Laws, G.S. 105-164.4 and G.S. 105- 164.6). Contractors are liable for payment of applicable privilege licenses (NC Revenue Laws, G.S. 105-54). Contractors are also liable for payment of applicable franchise, corporate income, license, and withholding taxes (NC Revenue Laws, G.S. 105-122, G.S. 105-23, G.S. 105-134 and G.S. 105-163.2).

Contractor shall provide certification that all taxes were paid in accordance with the above listed statutes with each payment request. The certification shall be signed by a company officer and certified by a Notary Public.

2.10 UTILITY CONFLICTS

It shall be the responsibility of the Contractor to contact all affected utility owners and determine the precise locations of all utilities prior to beginning construction. Utility owners shall be contacted a minimum of forty-eight (48) hours prior to the commencement of operations. Special care shall be used in working around or near existing utilities, protecting them when necessary to provide uninterrupted service. In the event that any utility service is interrupted, the Contractor shall notify the utility owner immediately and shall cooperate with the owner, or his/her representative, in the restoration of service in the shortest time possible. Existing fire hydrants shall be kept accessible to fire departments at all times.

The Contractor shall adhere to all applicable regulations and follow accepted safety procedures when working in the vicinity of utilities in order to ensure the safety of construction personnel and the public. Utilities damaged by the Contractor due to his/her negligence will be repaired at the Contractor’s expense.

2.11 SUPERVISION BY CONTRACTOR

At all times during the life of the project the Contractor shall provide one (1) permanent employee who shall have the authority and capability for overall responsibility of the project and who shall be personally available at the work site within a twenty-four (24) hour given notice. Such employee shall be fully authorized to conduct all business with the subcontractors, to negotiate and execute all supplemental agreements, and to execute the orders or directions of the Engineer.

At all times that work is actually being performed, the Contractor shall have present on the project one (1) competent individual who is authorized to act in a supervisory capacity over all work on the project, including work subcontracted. The individual who has been so authorized shall be experienced in the type of work being performed and shall be fully capable of managing, directing, and coordinating the work; of reading and thoroughly understanding the contract, and plans; and receiving and carrying out directions from the Engineer or his/her authorized representatives. He/she shall be an employee of the Contractor unless otherwise approved by the Engineer.

The Contractor may, at his/her option, designate one employee to meet the requirements of both positions. However, whenever the designated employee is absent from the work site, an authorized individual qualified to act in a supervisory capacity on the project shall be present.

Notwithstanding anything in the Contract Documents to the contrary, the Contractor is an independent contractor, and not an employee of the Town. The conduct and control of the work will lie solely with the Contractor. The Contract shall not be construed as establishing a joint venture, partnership, or any principal-agent relationship for any purpose between the Contractor and the Town. Employees of the Contractor shall remain subject to the exclusive control and supervision of the Contractor, which is solely responsible for their compensation.

2.12 PAYMENT AND PERFORMANCE BONDS

The contractor will be required to execute both a payment bond and a performance bond in accordance with G.S. 44A-26. The contractor, by the execution of the award, shall provide the Town of Huntersville with a contract payment bond and a contract performance bond each in an amount equal to one hundred percent (100%) of the amount of the contract. The corporate surety furnishing the bonds shall be authorized to do business in the State. The contractor's failure to provide acceptable bonds by the execution date of the award shall be just cause for rescinding the award of the contract.

Payment Bonds
The successful bidder will be required to submit to the Town a Payment Bond in form attached to this Contract Proposal as Exhibit F.

Performance Bonds
The successful bidder will be required to submit to the Town a Performance Bond in form attached to this Contract Proposal as Exhibit F.

2.13 NOTIFICATION OF OPERATIONS

The Contractor shall notify the Engineer seventy-two (72) hours in advance of beginning work on this

project and/or any foreseeable project delays. The Contractor shall give the Engineer sufficient notice of all operations for any sampling, inspection, or acceptance testing required.

2.14 PERSONAL PROTECTIVE EQUIPMENT (PPE)
All Contractors and contractors' personnel, all subcontractors and their personnel, and any material supplies and their personnel must wear an OSHA Approved reflective vest or outer garment at all times while on the project. Failure to wear the proper equipment will result in immediate removal of said person from the job site.

2.15 INSURANCE REQUIREMENTS
The Contractor shall purchase and maintain insurance, as required by the Town Standard Contract, attached hereto as Exhibit D2.

2.16 PROJECT DISPUTES
Disputes arising for the Project will be governed by the Town's RULES IMPLEMENTING MEDIATED SETTLEMENT CONFERENCES IN TOWN OF HUNTERSVILLE CONSTRUCTION PROJECTS, incorporated herein by reference. Copies are available at the Huntersville Public Works Department.

2.17 FINAL INVOICE
After the project has been completed and accepted, the Contractor shall submit his/her invoice for final payment to the following address:

Mr. Kevin Fox, P.E.
Town of Huntersville
Post Office Box 664
Huntersville, NC 28070

The reports listed below shall be submitted with the invoice requesting final payment:

1. Contractor's affidavit for release and waiver of claims, stating that all obligations and debts have been satisfied, or an affidavit which includes a list of obligations not satisfied.
2. Any property owner's signed release for waste and borrow areas.
3. Any materials, invoices, or certifications required and not previously submitted.
4. Any claims for time extensions or additional compensation.

PROJECT SPECIAL PROVISIONS
STREAM

1.01 Temporary Silt Fence

Description
Temporary Silt Fence is designed to protect water quality by intercepting sediment transported via overland runoff. Temporary Silt Fence provides a tight-weave mesh that slows and filters runoff, retaining sediment upgradient of the Temporary Silt Fence and allowing water to pass through the mesh. Temporary Silt Fence shall be used in conjunction with Temporary Silt Fence Outlets (see specification 1.02 Temporary Silt Fence Outlet).

Materials
The Contractor shall provide all materials and apparatus required to install and maintain the Temporary Silt Fence for the duration of the project and as described and specified in the Construction Drawings.

Construction
Temporary Silt Fence shall be constructed as described and specified in the Constructions Drawings. The Contractor shall install Temporary Silt Fence in all locations shown in the Construction Drawings and identified in the field at the earliest possible time. Temporary Silt fence shall be installed prior to starting construction activities in areas where clearing, grading, and/or other practices interfering with installation of the Temporary Silt Fence are not proposed. The Owner and Engineer may request installation of additional Temporary Silt Fence based on observations made during construction.

Maintenance
Temporary Silt Fence shall be maintained as specified in the Construction Drawings for the duration of the project, until the Erosion Control Inspector has issued final approval of the site. All Temporary Silt Fence shall be removed following final approval from the Erosion Control Inspector and accumulated sediments shall be spread throughout the area. Temporary and permanent seed shall be applied to areas where the Temporary Silt Fence was removed.

Method of Measurement
The quantity of Temporary Silt Fence shall be the total length of the proposed Temporary Silt Fence computed in linear feet from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of Temporary Silt Fence to be measured for payment will be the actual linear feet of Temporary Silt Fence installed and accepted by the Engineer. This may require setting the Temporary Silt Fence, resetting the Temporary Silt Fence (potentially multiple times), and addition or subtraction of materials from what the Contractor originally sets until the Temporary Silt Fence is installed to the satisfaction and approval of the Engineer.

Basis of Payment
The quantity of Temporary Silt Fence will be paid for at the contract unit price per linear foot of “Temporary Silt Fence”.

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Temporary Silt Fence, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
1.01 Temporary Silt Fence ..... LF

1.02 Temporary Silt Fence Outlet

Description
Temporary Silt Fence Outlets are designed to allow accumulated runoff up-gradient of a row of Temporary Silt Fence to filter through the barrier, protecting and preserving the function of the Temporary Silt Fence. Sediment transported via overland runoff is retained upgradient of the Temporary Silt Fence Outlet and filtered runoff passes through the structure.

Materials
The Contractor shall provide all materials and apparatus required to install and maintain Temporary Silt Fence Outlets for the duration of the project and as described and specified in the Construction Drawings.

Construction
Temporary Silt Fence Outlets shall be constructed as described and specified in the Constructions Drawings. Temporary Silt Fence Outlets shall be installed where runoff is expected to accumulate upgradient of a row of Temporary Silt Fence and with maximum spacing of 100 linear feet, measured along the row of Temporary Silt Fence, specified in the Construction Drawings. The Contractor shall field verify the location of Temporary Silt Fence Outlets shown in the Construction Drawings prior to installation. The Owner and Engineer may request installation of additional Temporary Silt Fence Outlets based on observations made during construction.

Maintenance
Temporary Silt Fence Outlets shall be maintained as specified in the Construction Drawings for the duration of the project, until the Erosion Control Inspector has issued final approval of the site. All Temporary Silt Fence Outlets shall be removed following final approval from the Erosion Control Inspector and accumulated sediments shall be spread throughout the area. Coarse aggregates used in construction of the Temporary Silt Fence Outlets shall be removed from the site and disposed of by the Contractor. Temporary and permanent seed shall be applied to areas where the Temporary Silt Fence Outlets were removed.

Method of Measurement & Basis of Payment
All Temporary Silt Fence Outlets shall be included in the cost and measurement of Temporary Silt Fence (see specification 1.01 Temporary Silt Fence) and is not a separate pay item.

1.03 Tree Protection Fencing

Description
The work covered in this section consists of construction of the Tree Protection Fence as shown on the Construction Drawings. The objective of this structure is to demarcate areas where trees should not be disturbed.

Construction
The Tree Protection Fence shall be constructed in locations and dimensions shown on the plans.

Installation
1. Refer to the plans for locations, extent, and specifications. If there are questions or problems with the location, extent or methods of installation, contact the Engineer or responsible personnel on the site for assistance.

2. Determine the location on the ground, allowing sufficient space for maintenance, grading, filling, and other construction activity between the tree protection barrier and the construction site.

3. Clear the location of the tree protection fence, clearing only what is necessary to provide access to personnel and equipment for installation. It is permissible to place the barrier in the edge of existing trees as long as the owner allows it and care is taken to protect these trees during installation, maintenance, and removal if the trees are to remain after construction. Do not attach the tree protection fence to the tree.

4. Excavate a 6” x 6” trench along the location of the barrier.

5. Unroll the tree protection barrier along the line of the trench. Stand the barrier upright and drive each post into the ground on the lower side of the trench, pulling the fence tight between posts. Drive the posts deep enough so that at least 12 inches of the fabric can be extended into the trench. The posts must be no more than 8 feet apart.

6. Place the bottom 12 inches of the filter fabric and reinforcement, if any, into the trench.

7. Backfill the trench and tamp the fill to firmly anchor the bottom of the fabric.

Maintenance
Materials, equipment, and personnel must be available for maintenance at all times.

1. Inspect the tree protection fencing at least once a week to see if machinery or falling trees have damaged the tree protection barrier; if damaged, repair it;

2. Should the tree protection fence collapse, tear, decompose, or become ineffective, replace it promptly.

3. If the barrier is sagging between posts, install additional posts.

Removal
1. When construction is completed, the tree protection barrier must be removed.

3. Remove posts and fence; dispose of them properly.

4. Stabilize the disturbed area where the barrier was located.

Basis of Payment
The payment for the installation of the Tree Protection Fence shall be per linear foot of fence constructed.

The above prices and payments will be considered full compensation for all materials, labor, equipment, and incidentals necessary to install and maintain the silt fence.

Payment will be made under:
1.03 Tree Protection Fencing.....LF

3.01 Channel Plugs

Description

Impervious stream channel plugs shall be used in locations where the former and new stream channels intersect and at specified intervals throughout the former channel, to prevent the stream flow from re-activating the old channel. In locations where plans specify that impervious stream channel "plugs" are to be installed, the Contractor shall:

a. Construct the stream channel plug to the dimensions detailed in the plans at all locations where the new channel departs from the old stream channel and at specified intervals throughout the former channel.
b. Clear and grub the stream channel cross-section on all sides to remove all vegetation and root mat material as directed by the Engineer, to an elevation which is at least one foot below the elevation of the existing stream channel cross-section.
c. Construct the stream channel plug using material that meets the requirement of the Materials section of these specifications.

References

A. ASTM D 698- Laboratory Compaction Characteristics of Soil Using Standard Effort (standard Proctor).
B. ASTM D 2487- Classification of Soils for Engineering Purposes.
C. ASTM D 4318- Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
D. ASTM D 2922- Density of Soil and Soil- Aggregate in Place by Nuclear Methods (Shallow Depth).
E. ASTM D 3017- Water Content of Soil and Rock in Place by Nuclear Methods (Depth).
F. ASTM D 1566- Density and Unit Weight of Soil in Place by the Sand-Cone Method.
G. ASTM D 5084- Measurement of Hydraulic Conductivity of Saturated Porous Materials Using a Flexible Wall Permeameter.

Materials

A. Material used for impervious select material shall be defined as CL, CH, MH, CL-ML, or SC in accordance with ASTM D 2487.
B. Material used for impervious select material shall be able to achieve a maximum hydraulic conductivity of 1×10^{-5} cm/sec or less when compacted to 95% of a standard Proctor maximum dry density.
C. Material used for impervious select material shall be obtained from:

1. Approved offsite borrow source or approved on-site excavated material.
    a. Contractor shall pay all costs associated with procuring, hauling, and placing borrow material.

Construction

A. Construction of the channel plugs layer shall be as shown on the drawings and/or as specified herein.
B. Impervious select material shall consist of material defined in Materials section above and shall be approved by the Engineer.
C. Impervious select materials shall be spread evenly in horizontal layers of approximately 8 inches loose lift thickness over the width of the lift. Each lift will be compacted to the extent feasible or as determined by the Engineer.
D. Moisture content of the impervious select material must be carefully controlled and maintained during earthwork construction. Provide sprinkling as necessary to maintain the specified moisture content of the low permeability soil throughout earthwork construction to prevent desiccation

cracking. Repair any cracks occurring in the surface of the material to the full depth of the crack prior to placement of overlying materials.

Testing

A. Testing of soil materials shall be performed by the QC Consultant. The QC Consultant shall determine an acceptable range of moisture content and dry unit weight in order to achieve the required permeability.
B. Tests for in-place density shall be performed at a minimum frequency of 1 test for every 2,500 square feet per 8-inch lift. (Additional testing may be performed as required by the QC Consultant).
C. In the event that an area fails a test, further testing will be performed to determine the extent of failure. The area thus determined as unacceptable shall then be reworked in place, or removed and replaced, at the option of the QC Consultant. The replaced area will then be re-tested at the Contractor's expense.

Separate Excavations to Place Select Material

No separate payment will be made for the excavation necessary to construct stream channel plugs, impervious berms, or any other feature that is constructed with select material, as the cost of same shall be included in the lump sum price of the channel plugs.

Basis of Payment

Channel plugs shall be Lump Sum.

The above price and payment will be full compensation for all work covered by this provision including, but not limited to, furnishing the source of the impervious select material; providing and implementing a development, use and reclamation plan; building, maintaining, and obliterating haul roads; clearing and grubbing the source; removal and disposition of overburden and other unsuitable material; excavation; hauling; restoration of the source and haul roads to an acceptable condition, seeding, mulching and maintaining the work. The above price and payment also includes soil testing to ensure that the material used meets the above listed specifications.

Payment will be made under:
3.01 Channel Plugs ..... LS

3.02 Stream Pump Around/Diversion Measures

Description
All construction activities in the stream channel shall be conducted in dry conditions by pumping all water, as required, around the area of the stream being constructed. Any required pumping equipment shall be sized as required by field conditions and provided by the Contractor. The Owner and Engineer are not liable for any cost or problems associated with any onsite pumping. Pumping shall be maintained around the area of the stream being constructed such that water does not overtop the proposed stream bank at any time during the construction. Before anticipated larger storm events, channel construction shall be stabilized to reduce erosion. Also, all water pumped from excavated/sediment-laden areas shall be pumped towards a sediment bag and not directly into existing UT to Caldwell Station Creek. The areas where pumping takes place shall be lined with non-woven needle punched fabric as specified on the plans (non-woven fabric). This fabric shall be used to prevent scour (erosion) in the areas where pumped water discharges into any channel.

Materials
It shall be the responsibility of the contractor to provide all hose, materials and apparatus required to maintain pumping activities as required, possibly up to 24 hours a day, for the duration of the project.

Basis of Payment
Payment at the contract Lump Sum (LS) price for “Stream Pump Around/Diversion Measures” will be made for providing all hose, materials, and apparatus required to maintain pumping activities as required for the duration of the project. Repair of any damage caused by pumping to on-site erosion control devices shall be considered incidental and included in the lump sum price.

Payment will be made under:
3.02 Stream Pump Around/Diversion Measures.....LS

3.03 Temporary Stream Crossing/Log Mat

Description
Temporary Stream Crossings are used to provide access across an active (flowing) channel. Temporary Stream Crossings are intended to limit impact to and prevent sediment deposition within active channels.

Materials
The Contractor shall provide all materials required for furnishing and maintaining Temporary Stream Crossings.

Construction
An example of an acceptable Temporary Stream Crossing is provided in the Construction Drawings. The Contractor may choose to use alternative materials and designs to establish a Temporary Stream Crossing with approval from the Engineer. The Contractor shall field locate Temporary Stream Crossings based on field conditions at the time of construction, anticipated work schedule, and current and forecasted weather patterns. Temporary Stream Crossings shown in the Construction Drawings are suggested crossing locations and may be varied by the Contractor with approval of the Engineer. The Owner and the Engineer reserve authority to require Temporary Stream Crossings to be removed, relocated, reconstructed, and/or modified if they are deemed to be insufficient, inappropriately placed, or a hazard to the job site. If Temporary Stream Crossings are located in areas where channel grading is not proposed, per the Construction Drawings, the area where the crossing is located shall be returned to its pre-construction contours. The Owner and the Engineer are not responsible for the design of, or engineering calculations associated with Temporary Stream Crossings established on Site.

Maintenance
Temporary Stream Crossings shall be maintained in good condition such that they are not a hazard to the job site or adjacent surface waters. Temporary Stream Crossings shall be regularly inspected for stability and any structural issues. Temporary Stream Crossings shall be inspected following every rainfall event. The Owner and the Engineer may request installation of additional erosion control measures, including but not limited to silt fence, silt fence outlets, and coarse aggregate, adjacent to Temporary Stream Crossings to prevent sediment runoff to adjacent surface waters. In the event that a temporary crossing fails, the Engineer shall be immediately notified.

Basis of Payment
The quantity of Temporary Stream Crossings will be paid for at the contract unit price for each “Temporary Stream Crossing/Log Mat”.

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, placing, moving, operating, and maintaining the Temporary Stream Crossings, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
3.03 Temporary Stream Crossing/Log Mat..... EA

3.04 Temporary Seeding and Mulch

Description

The work covered by this specification consists of furnishing and installing Temporary Seeding and Mulch and establishing temporary vegetative ground cover in areas specified in the Construction Drawings. This work consists of seeding and mulching all areas disturbed during construction. The quantity of temporary seed and mulch to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of Temporary Seeding may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work. Refer to Section 1620 for Temporary Seeding in the NCDOT Standard Specifications for Roads and Structures.

Materials

The contractor shall supply all seed and mulch necessary to establish temporary vegetative ground cover in accordance with the Construction Drawings, erosion control permit(s), and as directed by the Engineer. The Contractor shall follow the temporary seeding schedule, notes, and specifications included in the Construction Drawings. Mulch used protect and secure temporary seed shall clean wheat straw. Asphalt, or any other non-natural material, tack shall not be used to secure temporary seed and mulch.

All seed and seed varieties must be free of state and federally listed noxious weed seed. In addition, none of the following seed will occur in the mix:

- Bermuda bluegrass
- Bindweed
- Cocklebur
- Corn cockle
- Dodder
- Giant foxtail
- Horse nettle
- Annual bluegrass
- Spurred anoda
- Wild garlic
- Wild onion
- Lespedeza

Construction

All disturbed areas will be seeded with temporary seed and mulched. Seeding will be performed using a broadcast spreader. Other methods may be used but must be approved by Engineer in advance of installation. No seeding will be performed when ambient temperature is below 32° F or 0°C. No seeding will occur when ground is frozen. Groundcover must be established and maintained in accordance with the specifications in the Construction Drawings and the erosion control permit(s).

Maintenance

Maintenance shall begin immediately after the seeding and mulching operation and continue until Final Acceptance. Maintenance of seeded areas shall consist of watering, weed and pest control, fertilization, erosion repair, reseeding, and incidental operations as necessary to establish a healthy, vigorous, weed free and disease fee uniform stand of grass.

The Contractor is responsible for reseeding portions or the entirety of the project site following rain events that remove seed from previously seeded areas. The directive to reseed will be at the sole discretion of the Engineer and Owner.

Groundcover must be established and maintained in accordance with the specifications in the Constructions and the erosion control permit(s). For projects where an erosion control permit is not required, the Contractor will be required to achieve 90% coverage of all disturbed soils with not bare areas greater than five square feet prior to receiving approval from the Engineer.

Method of Measurement
The quantity of Temporary Seeding and Mulch shall be the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings. The quantity of permanent seeding to be measured for payment will be the actual number of acres of area seeded and mulched and accepted by the Engineer. The cost of ripping, fertilizer, seed, additives, mulching, and various other items covered by this section will be incidental to temporary seeding and mulching. Payment for temporary seeding and mulch will be the full compensation of all material, equipment, labor and all related expenses.

Basis of Payment
The quantity of Temporary Seeding and Mulch will be paid for at the contract unit price per acre of “Temporary Seeding and Mulch”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
3.04 Temporary Seeding and Mulch .....AC

3.05 Erosion Control Blanket

Description

Erosion Control Blankets (ECBs) are a woven matting designed to protect soil from surface erosion by lying over the ground to form a semi-permanent cover. ECBs protect soil against wind and water erosion by reducing raindrop impact and slowing runoff as it flows across a surface. EBCs stabilize disturbed soil areas and retain soil moisture, thereby improving conditions for seed germination and vegetation establishment. ECBs provide open weaves that can be seeded to encourage plant growth and protection, which further helps with water filtration and erosion control. ECBs can be used effectively for erosion control on shallow to moderate hillsides or slopes, of up to 2(H):1(v).

Materials

The Erosion Control Blanket shall consist of a machine-produced blanket made of coconut fiber, be 100 percent biodegradable, and be equivalent or better than the performance and physical requirements specified in the Construction Drawings.

The Contractor shall supply all stakes necessary for the installation of the ECB. Stakes used shall be 100% biodegradable material and shall be designed to safely and effectively secure the ECB.

The Contractor shall not use single netted straw blankets or single netted straw blend blankets under this specification. Soil stabilization matting which uses plastics, metals, or other man-made materials in the construction of the material will not be permitted.

Construction

Grade areas to be treated with ECBs and compact as indicated on the plans or directed by the Engineer. Remove large rocks, soil clods, vegetation, twigs, debris, and other sharp objects that could keep the ECB from intimate contact with subgrade. Prior to ECB placement, prepare soils according to manufacturer's specification. Add seed, lime and fertilizer as outlined on the Construction Drawings.

1. Install the ECB at the elevation and alignment indicated on the plans. Refer to the Construction Drawings for location, extent, and specifications. If there are questions or problems with the location, extent, or methods of installation, contact the Engineer or responsible personnel on the site for assistance. If the ECB is not installed correctly the first time, it will have to be reinstalled.

2. Dig a trench at top of the installation area. Key-in edges of matting a minimum of 6 inches into finished grade. After securing the top and bottom ends, care should be taken that soil is compacted properly and no loose gaps exist.

3. Lay matting shingled downstream to upstream, overlapping at edges a minimum of one foot.

4. Anchor ECB with stakes to ensure good ground contact of the matting to withstand high flows. Stakes shall be 100% biodegradable and installed per the manufacturer's specifications including, but not limited to, the manufacturer's recommended density and pattern.

5. Key-In edges of matting a minimum of six inches, particularly near structures, boulders, logs, etc.

Maintenance

Materials, equipment, and personnel must be available for maintenance at all times.

1. Inspect the ECBs.

    a. During Construction: Inspect ECB to see if machinery or construction activity has damaged the matting; if damaged, repair the EBC. Check matting for loose ends, flaps, or other weaknesses or damage which may cause it to become loose under flow conditions. Ensure blankets overlap and are in continuous contact with the subgrade. Make sure anchors are intact and that no erosion is evident underneath the blanket. Inspect regularly until grass or vegetation is firmly established.

    b. Rainfall Events: Inspect ECB prior to and following precipitation events until vegetation becomes permanently established. Inspect if runoff has undermined the matting; if so, repatch grading, revegetate, and make repairs to the ECB.

2. Ensure the anchoring pattern is consistent with that shown on the manufacturer's installation sheet. If there is evidence that the ECB is not securely fastened to the soil, install additional stakes to prevent the ECB from becoming dislodged.

3. Repair or replace any damaged or failing sections of the ECB immediately and exercise care when doing so to minimize damage to adjacent blanketed areas.

4. Reposition or replace blanket(s) that have moved along the slope or have been damaged.

5. Repair undermining beneath blankets as needed. For erosion evident underneath the blanket, facilitate stabilization by addressing any runoff that may be causing the erosion. Pull back the blanket(s), fill and regrade eroded area, revegetate, and then firmly secure the blanket(s).

Method of Measurement
The quantity of Erosion Control Blanket shall be the total area of the proposed matting computed in square yards from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of Erosion Control Blanket to be measured for payment will be the actual square yards of matting installed and accepted by the Engineer. This may require setting the matting, resetting the matting (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the matting is installed to the satisfaction and approval of the Engineer.

Basis of Payment
The quantity of Erosion Control Blanket will be paid for at the contract unit price per square yard of "Erosion Control Blanket".

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Erosion Control Blanket, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
3.05 Erosion Control Blanket ..... SY

3.06 Coir Fiber Rolls

Description

Coir Fiber Rolls (CFRs) feature densely packed coir fibers bound together with a woven coir netting. CFRs are designed to protect soil from surface erosion by lying over the ground to form a semi-permanent barrier. Coir Fiber Rolls protect soil against water erosion by slowing runoff as it flows across a surface and promoting deposition and water filtration.

Materials

The CFRs shall consist of a machine-produced blanket made of coconut fiber, be 100 percent biodegradable, and be equivalent or better than the performance and physical requirements specified in the Construction Drawings.

The Contractor shall supply all wooden stakes necessary for the installation of the CFRs. Stakes used shall be 100% biodegradable material and shall be designed to safely and effectively secure the CFRs.

The Contractor shall not use single netted straw blankets or single netted straw blend blankets under this specification. Soil stabilization matting which uses plastics, metals, or other man-made materials in the construction of the material will not be permitted.

Coir Fiber Rolls shall meet the specifications listed below:

100% Coir (Coconut) Fiber Rolls	
Property	**Property Value**
Minimum Diameter	12 inches
Minimum Density	3.5 pcf +/- 10%
Net Material	Coir Fiber
Net Openings	2 inch x 2 inch
Net Strength	90 lb
Minimum Weight	2.6 pcf +/- 10%

Construction

Construct CFRs with minimum 12 inch diameter or as shown on the plans. CFRs are to be placed at locations shown on the plans or as directed by the Engineer. When CFRs are used on slopes to reduce runoff velocity, 9 inch diameter wattles may be used.

Align CFRs in an overlapping and alternating pattern. Overlap adjoining sections of wattles a minimum of 12 inches. Excavate a trench the entire length of each wattle with a depth of 2 inches to 3 inches for the CFR to be placed. Secure CFRs to the soil with wooden stakes approximately every linear foot and at the end of each wattle. Install at least 4 stakes on the downslope side of the CFR with a maximum spacing of 2 linear feet. Install at least 2 stakes on the upslope side of the CFR. Drive stakes into the ground at least 10 inches with no more than 2 inches projecting from the top of the CFR. Drive stakes at an angle to wedge wattles to the bottom of the trench.

For CFRs used to reduce runoff velocity for large slopes, use a maximum spacing of 25 feet for the CFR measured along the slope.

Maintenance
Materials, equipment, and personnel must be available for maintenance at all times.

1. Inspect the CFRs.

    a. During Construction: Inspect CFRs to see if machinery or construction activity has damaged the netting; if damaged, repair the CFR. Check netting for loose ends, flaps, or other weaknesses or damage which may cause it to become loose under flow conditions. Ensure CFRs overlap and are in continuous contact with the subgrade. Make sure stakes are intact and that no erosion is evident underneath the CFRs. Inspect regularly until grass or vegetation is firmly established.

    b. Rainfall Events: Inspect CFRs prior to and following precipitation events until vegetation becomes permanently established. Inspect if runoff has undermined the CFR; if so, repatch grading, revegetate, and make repairs to the CFR.

2. Ensure the staking pattern is consistent with that shown on the manufacturer's installation sheet. If there is evidence that the CFR is not securely fastened to the soil, install additional stakes to prevent the CFR from becoming dislodged.

3. Repair or replace any damaged or failing sections of the CFR immediately and exercise care when doing so to minimize damage to adjacent CFRs.

4. Reposition or replace CFR(s) that have moved along the slope or have been damaged.

5. Repair undermining beneath CFRs as needed. For erosion evident underneath the CFR, facilitate stabilization by addressing any runoff that may be causing the erosion. Pull back the CFR(s), fill and regrade eroded area, revegetate, and then firmly secure the CFR(s).

Method of Measurement

The quantity of Coir Fiber Rolls shall be the total length of the proposed Coir Fiber Roll computed in linear feet from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of CFRs to be measured for payment will be the actual linear feet of matting installed and accepted by the Engineer. This may require setting the CFRs, resetting the CFRs (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the CFRs are installed to the satisfaction and approval of the Engineer.

Basis of Payment

The quantity of Coir Fiber Rolls will be paid for at the contract unit price per linear foot of "Coir Fiber Rolls".

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Coir Fiber Rolls, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
3.06 Coir Fiber Rolls .....LF

4.01 Constructed Riffle – Native Material

Description
Constructed Riffles are in-stream structures constructed for the purpose of grade control and/or habitat improvement. Constructed Riffles are constructed as shown in the Construction Drawings and the following specifications. Constructed Riffles shall consist of salvaged native and/or quarried stone of the specified gradation and size, placed below the invert of the proposed channel at the elevations and locations shown on the Construction Drawings or as directed by the Engineer.

Materials
Native Material Riffles shall be constructed with stone of gradation and size listed in the Construction Drawings. The contractor shall salvage and stockpile native stone from the existing channel for re-use in proposed structures whenever possible. If salvaged stone does not meet the gradation and size requirements listed in the Construction Drawings, the Contractor shall supplement the salvaged stone with quarried stone sufficient to meet the specifications listed in the Construction Drawings.

Construction
The Constructed Riffle shall be installed according to the locations, grades, and elevations shown on the Construction Drawings. The riffle shall be constructed starting at the downstream end and proceed upstream. Stone shall be placed in successive lifts to the specified elevations and locations. Riffle subgrade stone shall be placed in such a manner as to produce a riffle that mimics the turbulence of a natural riffle at the specified grade. Stone salvaged from the existing channel shall be placed on the surface of the Constructed Riffle.

The surface of the Constructed Riffle structure shall be finished to a smooth compact surface in accordance with the lines, grades, and elevations shown in the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of Constructed Riffles shall be the total length of the proposed structures computed in linear feet along the proposed centerline of the channel from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of Constructed Riffles to be measured for payment will be the actual linear feet of structures installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Constructed Riffles will be paid for at the contract unit price per linear foot of "Constructed Riffle". Contractor shall specify unit price for Constructed Riffles for each project stream.

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Constructed Riffle structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.01 Constructed Riffle .....LF

4.02 Log Vane with Log Sill

Description

Log Vane with Log Sill structures are in-stream structures constructed for the purpose of grade control, energy dissipation, pool maintenance and/or habitat improvement. Log Vane with Log Sill structures shall be constructed as shown in the Construction Drawings and the following specifications. Log Vane with Log Sill structures shall consist of logs of the specified size, placed below the invert of the proposed channel, at elevations and locations shown in the Construction Drawings or directed by the Engineer. Log Vane with Log Sill structures will establish grade control, reduce bank erosion, and maintain channel capacity, while maintaining sediment transport capacity and sediment competence.

Materials

Log Vane with Log Sill structure shall be constructed of logs of size(s) specified in the Construction Drawings. Logs must be hardwood and relatively straight. The Contractor shall re-use logs from trees removed for construction whenever possible. The Contractor shall supply any and all logs needed to construct the proposed Log Vane with Log Sill(s) in addition to those harvested on site. The Engineer shall approve of all logs to be used prior to construction.

The Contractor shall supply all stone necessary to backfill the channel upstream of each Log Vane with Log Sill, as described in the Construction Drawings. Backfill material shall meet the specifications included in the Construction Drawings and be approved by the Engineer.

The Contractor shall supply all anchors used to secure the Log Vane with Log Sill structure(s). Anchors shall be ¼ inch rebar or drift pins of sufficient length to pass through the logs and into the soils below as specified in the Construction Drawings and/or these specifications.

The Contractor shall supply all filter fabric. Filter fabric shall meet the requirements specified in the Construction Drawings.

Construction

The Contractor shall place logs and stone in locations shown in the Construction Drawings or as directed by the Engineer, to the thickness, widths, lengths, and elevations as shown in the Construction Drawings and described in the details or directed by the Engineer. All logs and stone shall be placed to form a Log Vane with Log Sill in accordance with the Construction Drawings, neatly and uniformly, and shall meet the approval of the Engineer.

Log Vane with Log Sill consist of two sections: the sill and the single vane arm. Each section of the structure shall consist of a header log underlain by footer logs unless otherwise directed by the Engineer. Logs shall be secured with anchors installed with a maximum spacing of 2 feet on center. Anchors shall be ¼ inch rebar or drift pins. Anchors shall pass through the header and footer logs and extend into the ground a minimum of 6 inches. All gaps/voids larger than 1 inch between the header and footer logs shall be chinked with limbs and/or brush on the upstream side prior to placement of the filter fabric. Filter fabric shall be nailed to the entire length of the header log on the top of the structure with galvanized roofing nail every 12 inches. Filter fabric shall extend upstream of the Log Vane with Log Sill on the bottom of the stream channel and be overlain with coarse backfill to a thickness equal to the depth of the header (and any footer) logs. Material excavated for the footer logs or native streambed material may be used as additional fill material to seal the structure on the upstream side of the Log Vane with Log Sill. Backfill material shall be compacted such that the future of settlement of the material is kept to a minimum. Any exposed filter fabric around the installed Log Vane with Log Sill shall be trimmed.

The vane arm shall be angled from the upstream bank and shall have a vertical angle as specified in the Construction Drawings. The vane arm shall span approximately one-third the bankfull

channel width with the sill spanning the remainder of the bankfull channel width. The upstream and downstream end of the vane arm shall be keyed into the channel bed and streambank respectively, as specified in the Construction Drawings. The sill shall be nearly flat and coincide with the streambed elevations shown in the Construction Drawings. The sill shall be keyed into the streambank opposite of the vane arm as specified in the Construction Drawings.

The surface of the Log Vane with Log Sill structure shall be finished to a smooth compact surface in accordance with the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of the Log Vane with Log Sill structures shall be the number of Log Vane with Log Sill structures computed from the lines drawn in the Construction Drawings, or as directed by the Engineer. The quantity of Log Vane with Log Sill structures to be measured for payment will be the actual number of structures installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Log Vane with Log Sill structures will be paid for at the contract unit price per each “Log Vane with Log Sill”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Log Vane with Log Sill structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.02 Log Vane with Log Sill ..... EA

4.03 Boulder Sill

Description

Boulder Sill structures are in-stream structures constructed for the purpose of grade control, energy dissipation, pool maintenance, and/or habitat improvement. Boulder Sills shall be constructed as shown in the Construction Drawings and the following specifications. Boulder Sill structures shall consist of boulders of the specified size, placed below the invert of the proposed channel, at elevations and locations shown in the Construction Drawings or directed by the Engineer. Boulder Sills will establish grade control and maintain channel capacity, while maintaining sediment transport capacity and sediment competence.

Materials

Boulder Sills shall be constructed of boulders of size(s) specified in the Construction Drawings. The contractor shall salvage and stockpile boulders of appropriate size from the existing channel for re-use in proposed structures whenever possible. The Contractor shall supply any and all boulders needed for the construction of the proposed Boulder Sill(s) in addition to those salvaged on site. The Contractor is responsible for ensuring that all boulders provided by the Owner used to construct Boulder Sill structures meet the requirements specified in the Construction Drawings and this specification. Boulders used for Boulder Sills shall consist of blasted granite quarry stone or boulders stockpiled onsite and approved by the Engineer. All boulders shall be native structural stone or shot rock, angular, tabular, flat rock with a minimum of two parallel sides. Rounded edges are acceptable so long as rounded edges are not bearing or supporting. Approximate dimensions of boulders and dimension tolerances are specified in the Construction Drawings.

The Contractor shall supply all stone necessary to backfill the channel upstream of each Boulder Sill, as described in the Construction Drawings. Backfill material shall meet the specifications included in the Construction Drawings and be approved by the Engineer.

The Contractor shall supply all filter fabric. Filter fabric shall meet the requirements specified in the Construction Drawings.

Construction

The Contractor shall place boulders and stone in locations shown in the Construction Drawings or as directed by the Engineer, to the thickness, widths, lengths, and elevations as shown in the Construction Drawings and described in the details or directed by the Engineer. All stone shall be placed to form a Boulder Sill in accordance with the Construction Drawings, neatly and uniformly, and shall meet the approval of the Engineer.

Boulder Sill structures shall consist of header boulders underlain with footer boulders unless otherwise directed by the Engineer. Footer boulders shall provide a stable base by being the same size or larger than the header boulders to be placed on top. Footer boulders shall be placed individually and keyed into the channel, and streambank as described in the Construction Drawings or otherwise directed by the Engineer. Each header boulder should rest on two footer boulders along the profile. Place header boulders so their top surface slopes slightly against the flow direction and create a uniform surface from left bank to right bank. Header boulders should be set back from the front of the footer boulders, as specified in the Construction Drawings. No part of the structure shall be placed above the design channel stream bed at that location. Header and footer boulders shall be placed linearly with tight and contiguous surface contact with adjacent boulders to minimize all gaps between boulders. Prior to placement of filter fabric, any voids between boulders shall be chinked with backfill stone approved by the Engineer. Filter fabric shall be placed along the upstream face of the header and footer boulders and extend upstream along the bottom of the streambed. Coarse backfill shall be placed behind the Boulder Sill and on top of the filter fabric to a thickness equal to the depth of the header and footer boulders. Material excavated for the footer boulder or native streambed material may be used

as additional fill material to seal the structure on the upstream side of the Boulder Sill. Backfill material shall be compacted such that the future of settlement of the material is kept to a minimum. Any exposed filter fabric around the installed Boulder Sill shall be trimmed.

The surface of the Boulder Sill structure shall be finished to a smooth compact surface in accordance with the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of Boulder Sill structures shall be the number of Boulder Sills computed from the lines drawn in the Construction Drawings. The quantity of Boulder Sill structures to be measured for payment will be the actual number of structures installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Boulder Sill structures will be paid for at the contract unit price per each “Boulder Sill”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder Sill structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.03 Boulder Sill ..... EA

4.04 Boulder J-Hook

Description

Boulder J-Hooks are in-stream structures constructed for the purpose of grade control, energy dissipation, pool maintenance, and/or habitat improvement. Boulder J-Hooks shall be constructed as shown in the Construction Drawings and the following specifications. Boulder J-Hooks shall consist of boulders of the specified size, placed below the invert of the proposed channel at elevations and locations shown in the Construction Drawings or as directed by the Engineer. Boulder J-Hooks will establish grade control, reduce bank erosion, and maintain channel capacity, while maintaining sediment transport capacity and sediment competence.

Materials

Boulder J-Hooks shall be constructed of boulders of size(s) specified in the Construction Drawings. The contractor shall salvage and stockpile boulders of appropriate size from the existing channel for re-use in proposed structures whenever possible. The Contractor shall supply any and all boulders needed for the construction of the proposed Boulder J-Hook(s) in addition to those salvaged on site. The Contractor is responsible for ensuring that all boulders provided by the Owner used to construct Boulder J-Hook structures meet the requirements specified in the Construction Drawings and this specification. Boulders used for Boulder J-Hooks shall consist of blasted granite quarry stone or boulders stockpiled onsite and approved by the Engineer. All boulders shall be native structural stone or shot rock, angular, tabular, flat rock with a minimum of two parallel sides. Rounded edges are acceptable so long as rounded edges are not bearing or supporting. Approximate dimensions of boulders and dimension tolerances are specified in the Construction Drawings.

The Contractor shall supply all stone necessary to backfill the channel upstream of each Boulder J-Hook, as described in the Construction Drawings. Backfill material shall meet the specifications included in the Construction Drawings and be approved by the Engineer.

The Contractor shall supply all filter fabric. Filter fabric shall meet the requirements specified in the Construction Drawings.

Construction

The Contractor shall place boulders and stone in locations shown in the Construction Drawings or as directed by the Engineer, to the thickness, widths, lengths, and elevations as shown in the Construction Drawings and described in the details or directed by the Engineer. All stone shall be placed to form a Boulder J-Hook in accordance with the Construction Drawings, neatly and uniformly, and shall meet the approval of the Engineer.

Boulder J-Hooks consist of two sections: the sill and the vane arm. Each section of the structure shall consist of header boulders underlain with footer boulders unless otherwise directed by the Engineer. Footer boulders shall provide a stable base by being the same size or larger than the header boulders to be placed on top. Footer boulders shall be placed individually and keyed into the channel and streambanks as described in the Construction Drawings or otherwise directed by the Engineer. Place header boulders on top of footer boulders horizontally so that each half of the step rock rests on one half of a footer rock below. Each header boulder should rest on two footer boulders along the profile. Place header boulders so their top surface slopes slightly against the flow direction. Header boulders should be set back from the front of the footer boulders, as specified in the Construction Drawings, such that part of the header boulder is resting on porous backfill. Header and footer boulders shall be placed linearly with tight and contiguous surface contact with adjacent boulders to minimize all gaps between boulders. Prior to placement of filter fabric, any voids between boulders shall be chinked with backfill stone approved by the Engineer. Filter fabric shall be placed along the upstream face of the header and footer boulders, and extend upstream along the bottom of the streambed. Coarse backfill shall

be placed behind the boulder structure and on top of the filter fabric to a thickness equal to the depth of the header and footer boulders. Material excavated for the footer boulder or native streambed material may be used as additional fill material to seal the structure on the upstream side of the Boulder J-Hook. Backfill material shall be compacted such that the future of settlement of the material is kept to a minimum. Any exposed filter fabric around the installed Boulder J-Hook shall be trimmed.

Boulder vane arm shall be angled from the upstream bank and shall have a vertical angle as specified in the Construction Drawings. The vane arm shall span approximately one-third the bankfull channel width with the sill spanning the remainder of the bankfull channel width. The downstream end of each vane arm shall be keyed into the streambank as specified in the Construction Drawings. The sill shall have a vertical angle and be keyed into the streambank opposite of the vane arm as specified in the Construction Drawings.

The surface of the Boulder J-Hook structure shall be finished to a smooth compact surface in accordance with the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of the Boulder J-Hooks shall be the number of Boulder J-Hooks computed from the lines drawn in the Construction Drawings, or as directed by the Engineer. The quantity of Boulder J-Hook structures to be measured for payment will be the actual number of structures installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Boulder J-Hooks will be paid for at the contract unit price per each “Boulder J-Hook”.

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder J-Hook structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.04 Boulder J-Hook..... EA

4.05 Boulder Steps

Description

Step pools are rock grade control structures constructed in the stream channel that recreate natural step-pool channel morphology and create habitat features. Step pools are built in series and allow for "stepping down" the channel over a series of drops. The step structure may consist of a single drop or a cascade drop across multiple steps. The steps are constructed of large boulders with pools containing smaller rock material. As flow travels over the step, energy is dissipated into the created plunge pool. Boulder Steps are constructed as shown in the Construction Drawings and the following specifications. Step Pools shall consist of rocks of the specified size, placed below the invert of the proposed channel, and in the proposed stream channel at the elevations and locations shown on the Plans or as directed by the Engineer. Boulder Step Pools will establish grade control, reduce erosion, and maintain channel capacity.

Materials

The Contractor shall supply all boulders. The Contractor is responsible for ensuring that all boulders provided by the Owner used to construct Boulder Steps meet the requirements specified in the details. The Engineer must approve the use of boulders that may be available onsite. Boulders shall be angular, rectangular, and blocky in shape such that they are stackable.

The Contractor shall supply all NCDOT Class B riprap and #57 stone. Gravel from the existing channel will be stockpiled and reused as surface stone where feasible.

Construction

Construction of Boulder Steps will require the individual selection and placement of each rock within the structure. Construction typically moves from upstream to downstream, constructing the step with the highest elevation first, as this step is controlling the invert of the upstream reach.

Each Step shall include a minimum two layers of rocks: footer rocks or boulders and header rocks. Footer rocks or boulders shall provide a stable base by being the same size or larger than the header rocks to be placed on top. Footer rocks shall be placed individually and keyed into the channel, bed, stream bank, as shown on the plans. Place header rocks on top of footer rocks horizontally so that each half of the step rock rests on one half of a footer rock below. The header rock should rest on two footer rocks along the profile. Place header rocks so they slope slightly against the flow direction and create a uniform surface from left bank to right bank. Header boulders should be set slightly back from footer boulders such that part of the header boulder is resting on the porous backfill. No part of the structure shall be placed above the elevation of the stream bed upstream. The top rocks of these structures shall be placed linearly with tight and contiguous surface contact with adjacent rock. All voids shall be filled with #57 stone so as not to have large voids between rocks and boulders. Material excavated for the footer rock or native streambed material may be used as additional fill material to seal the structure on the upstream side of the step. When steps are complete, place open class aggregate in the plunge pool to the maximum scour depth.

Method of Measurement
The quantity of the Boulder Steps shall be the number of Boulder Steps computed from the lines drawn on the plans, or as directed by the Engineer.

Basis of Payment
The quantity of Boulder Steps will be paid for at the contract unit price per ton of "Boulder Steps".

Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder Step structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.05 Boulder Steps.....TN

4.06 Boulder Vane

Description
Boulder Vane structures are in-stream structures constructed for the purpose of grade control, energy dissipation, pool maintenance, and/or habitat improvement. Boulder Vanes shall be constructed as shown in the Construction Drawings and the following specifications. Boulder Vane structures shall consist of boulders of the specified size, placed below the invert of the proposed channel, at elevations and locations shown in the Construction Drawings or directed by the Engineer. Boulder Vanes will establish grade control and maintain channel capacity, while maintaining sediment transport capacity and sediment competence.

Materials
Boulder Vanes shall be constructed of boulders of size(s) specified in the Construction Drawings. The contractor shall salvage and stockpile boulders of appropriate size from the existing channel for re-use in proposed structures whenever possible. The Contractor shall supply any and all boulders needed for the construction of the proposed Boulder Vane(s) in addition to those salvaged on site. The Contractor is responsible for ensuring that all boulders provided by the Owner used to construct Boulder Vane structures meet the requirements specified in the Construction Drawings and this specification. Boulders used for Boulder Vanes shall consist of blasted granite quarry stone or boulders stockpiled onsite and approved by the Engineer. All boulders shall be native structural stone or shot rock, angular, tabular, flat rock with a minimum of two parallel sides. Rounded edges are acceptable so long as rounded edges are not bearing or supporting. Approximate dimensions of boulders and dimension tolerances are specified in the Construction Drawings.

The Contractor shall supply all stone necessary to backfill the channel upstream of each Boulder Vane, as described in the Construction Drawings. Backfill material shall meet the specifications included in the Construction Drawings and be approved by the Engineer.

The Contractor shall supply all filter fabric. Filter fabric shall meet the requirements specified in the Construction Drawings.

Construction
The Contractor shall place boulders and stone in locations shown in the Construction Drawings or as directed by the Engineer, to the thickness, widths, lengths, and elevations as shown in the Construction Drawings and described in the details or directed by the Engineer. All stone shall be placed to form a Boulder Vane in accordance with the Construction Drawings, neatly and uniformly, and shall meet the approval of the Engineer.

Boulder Vane structures shall consist of header boulders underlain with footer boulders unless otherwise directed by the Engineer. Footer boulders shall provide a stable base by being the same size or larger than the header boulders to be placed on top. Footer boulders shall be placed individually and keyed into the channel, and streambank as described in the Construction Drawings or otherwise directed by the Engineer. Each header boulder should rest on two footer boulders along the profile. Place header boulders so their top surface slopes slightly against the flow direction and create a uniform surface. Header boulders should be set back from the front of the footer boulders, as specified in the Construction Drawings. No part of the structure shall be placed above the design channel stream bed at that location. Header and footer boulders shall be placed linearly with tight and contiguous surface contact with adjacent boulders to minimize all gaps between boulders. Prior to placement of filter fabric, any voids between boulders shall be chinked with backfill stone approved by the Engineer. Filter fabric shall be placed along the upstream face of the header and footer boulders and extend upstream along the bottom of the streambed. Coarse backfill shall be placed behind the Boulder Vane and on top of the filter fabric to a thickness equal to the depth of the header and footer boulders. Material excavated for the footer boulder or native streambed material may be used as additional fill material to seal the structure on the upstream side of the Boulder Vane. Backfill material shall be compacted such that the future of settlement

of the material is kept to a minimum. Any exposed filter fabric around the installed Boulder Vane shall be trimmed.

The surface of the Boulder Vane structure shall be finished to a smooth compact surface in accordance with the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of Boulder Vane structures shall be the number of Boulder Vanes computed from the lines drawn in the Construction Drawings. The quantity of Boulder Vane structures to be measured for payment will be the actual number of structures installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Boulder Vane structures will be paid for at the contract unit price for each “Boulder Vane”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder Vane structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.06 Boulder Vane..... EA

4.07 Brush Toe

Description
Brush Toe structures are streambank stabilization structures constructed for the purpose of withstanding near bank scour and minimizing streambank erosion. Brush Toe structures shall be constructed as shown in the Construction Drawings and the following specifications. Brush Toe structures consist of woody material of the specified size(s), placed along the toe of the proposed channel at elevations and locations shown in the Construction Drawings or as directed by the Engineer.

Materials
Brush Toe structures shall be constructed of woody material of size(s) specified in the Construction Drawings. The Contractor shall harvest material to be used in the structure from trees removed for construction whenever possible. The Contractor shall supply any and all woody material needed to construct the proposed Brush Toe structure in addition to that which is harvested on site. The Engineer shall approve of all logs/brush to be used prior to construction. Woody material shall have been alive when recently harvested from the site. There shall be no invasive species used in the construction of Brush Toe.

Construction
The Contractor shall place woody material in locations shown in the Construction Drawings or as directed by the Engineer, to the thickness, widths, lengths, and elevations as shown in the Construction Drawings and described in the details or directed by the Engineer. All woody material shall be placed to form a Brush Toe in accordance with the Construction Drawings, neatly and uniformly, and shall meet the approval of the Engineer.

Brush Toe structures shall consist of layered woody material. Generally, mean diameter of the layered woody material should decrease moving from the bottom to the top of the Brush Toe structure, as specified in the Construction Drawings. Prior to placement, the Contractor shall ensure woody material is generally oriented in a uniform direction, minimizing voids between the woody material. Woody material shall be incrementally compacted such that the future of settlement of the material is kept to a minimum. Brush Toe shall be constructed to achieve a maximum relative elevation specified in the Construction Drawings. Above the maximum relative elevation, the remainder of the streambank shall be graded as specified in the construction drawings.

The surface of the Brush Toe structure shall be finished to a smooth compact surface in accordance with the Construction Drawings. The degree of finish for invert elevations shall be within 0.1 feet of the grades and elevations indicated in the Construction Drawings.

Method of Measurement
The quantity of the Brush Toe shall be the total length of the proposed structures computed in linear feet along the proposed centerline of the channel from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of Brush Toe to be measured for payment will be the linear footage of Brush Toe installed and accepted by the Engineer, measured along the centerline of the channel. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment
The quantity of Brush Toe structures will be paid for at the contract unit price per linear foot of “Brush Toe”.

Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Brush Toe structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.07 Brush Toe .....LF

4.08 Soil Lifts – Four Layers of 1' Lifts

Description

Soil Lifts are streambank stabilization structures constructed for the purpose of creating stable vegetated earthen slopes that are capable of withstanding near bank scour and minimizing streambank erosion. These streambank slopes are generally steeper than the permissible limits of bare soils. Soil Lifts shall be constructed as shown in the Construction Drawings and the following specifications. Soil Lift structures consist of layers of suitable earthen material wrapped in a biodegradable Erosion Control Blanket, placed along the toe of the proposed channel at elevations and locations shown in the Construction Drawings or as directed by the Engineer.

Materials

The Contractor shall supply all coarse aggregate, Erosion Control Blanket, live cuttings, stakes, and seeding necessary in the construction of the Soil Lifts as specified in the Construction Drawings. The Erosion Control Blanket, live cuttings, and seeding shall meet the specifications listed in the Construction Drawings. Stakes shall be hardwood material with ample rigidity to enable being driven into hard ground, with sufficient flexibility to resist breakage. Length of the stake shall be equal to or greater than the thickness of the soil lift.

Construction

Install subgrade grading to proposed elevations, removing roots, twigs and other debris. Install coarse aggregate leveling base. For Soil Lifts without a hardened streambank revetment below, the coarse aggregate leveling base shall be placed at toe of the streambank and shall be minimum 4 inches thick. Place Erosion Control Blanket on top of the subgrade perpendicular to the direction of stream flow. Install the matting such that the upstream side will be on top and will overlap the downstream side by at least one foot to cover the longitudinal length required.

Place salvaged and/or furnished topsoil upon Erosion Control Blanket to appropriate grade elevation and bank slope, as specified in the Construction Drawings. Apply temporary and permanent seed to the topsoil in accordance with the planting schedules, seed mixes, and planting plans provided in the Construction Drawings. Encapsulate the salvaged and/or furnished topsoil with the unburied length of Erosion Control Blanket.

Fasten the Erosion Control Blanket with stakes as shown in the Construction Drawings. Handle the fabric and soil materials in a manner that does not damage the matting or deposit soil material in the stream channel. Repairs and fabric replacements will be performed at no additional cost.

Method of Measurement

The quantity of the Soil Lifts shall be the total length of the proposed structures computed in linear feet along the proposed centerline of the channel from the lines drawn on the Construction Drawings, or as directed by the Engineer. The quantity of Soil Lifts to be measured for payment will be the linear footage of Soil Lifts installed and accepted by the Engineer, measured along the centerline of the channel. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the designer.

Basis of Payment

The quantity of Soil Lifts will be paid for at the contract unit price per linear foot of "Soil Lifts".

Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Soil Lift structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
4.08 Soil Lifts .....LF

5.01 Permanent Seeding- Riparian, Upland Meadow and Lawn

Description
The work covered by this specification consists of furnishing and installing Permanent Seeding in areas specified on the plans. This work consists of site preparation, soil amendments, seedbed preparation, seeding and mulching.

Permanent Seeding shall occur in conjunction with Temporary Seeding where applicable. Ideally, Permanent Seeding shall occur during the planting season for each seed type. Areas fertilized for Temporary Seeding shall be sufficiently fertilized for Permanent Seeding; additional fertilizer is not required for Permanent Seeding.

The quantity of Permanent Seeding to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of Permanent Seeding may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

Materials
All plant sources and materials will be submitted to the Designer for approval prior to application. Seed will have a Pure Live Seed (PLS) certification equal to or greater than that rate specified on the plant schedules. If the PLS is less than specified, the Contractor will increase the seeding rate to compensate for the PLS difference. Seed may be mixed by the supplier and is not required to be mixed on site. Contractor shall provide detailed information including but not limited to germination rates, noxious weed seeds and date and location of harvest on seed mix.

All seed and seed varieties must be free of state and federally listed noxious weed seed. In addition, none of the following seed will occur in the mix:

- Bermuda bluegrass
- Bindweed
- Cocklebur
- Corn cockle
- Dodder
- Giant foxtail
- Horse nettle
- Annual bluegrass
- Spurred anoda
- Wild garlic
- Wild onion
- Lespedeza

Construction
The Contractor shall loosen the sub-grade to a minimum depth of 6-inches and grade to a rough non-uniform surface that will allow for pockets of water storage. The Contractor is to limit sub grade and finish grade preparation to areas that will be planted immediately. Prepared areas are to be restored if eroded or otherwise disturbed after fine grading and before planting.

Seed shall be sown with a spreader or a seeding machine. Seed is not to be broadcast or dropped when wind velocity exceeds 5 mph. Seed shall be evenly distributed by sowing in two directions at right angles to each other. Wet seed or seed that is moldy or otherwise damaged in transit or storage is not to be used. After being sown, the seed shall be raked into the top 1/9 inch of the topsoil, lightly rolled, and watered with fine spray. Seeded areas on stream banks shall be protected with coir fiber matting. Other seeded areas are to be protected by spreading straw

mulch uniformly to form a continuous blanket over seeded areas. Straw mulch is to be spread by hand, blower, or other suitable equipment.

Upon approval of the Engineer, the method of seeding may be varied by the Contractor under his responsibility to provide a healthy and vigorous uniform stand of grass.

Maintenance
Maintenance shall begin immediately after seeding operations and continue until Final Acceptance. Maintenance of seeded areas shall consist of watering, weed and pest control, fertilization, erosion repair, reseeding and incidental operations as necessary to establish a healthy, vigorous, weed free and disease-free uniform stand of grass. The Contractor is responsible for ensuring that all seed received adequate water per day.

The Contractor is responsible for reseeding portions or the entirety of the project site following rain events that remove seed from previously seeded areas. The directive to reseed will be at the sole discretion of the Engineer and Owner.

Groundcover must be established and maintained in accordance with the specifications in the Constructions and the erosion control permit(s). For projects where an erosion control permit is not required, the Contractor will be required to achieve 90% coverage of all disturbed soils with not bare areas greater than five square feet prior to receiving approval from the Engineer.

Method of Measurement
The quantity of Permanent Seeding shall be the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings. The quantity of permanent seeding to be measured for payment will be the actual number of acres of area seeded and accepted by the Engineer. The cost of ripping, fertilizer, seed, additives, mulching, and various other items covered by this section will be incidental to permanent seeding. Payment for permanent seeding will be the full compensation of all material, equipment, labor and all related expenses.

Basis of Payment
The quantity of Permanent Seeding will be paid for at the contract unit price per acre “Permanent Seeding”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
5.01 Permanent Seeding.....AC

5.02 1-Gallon Tree Planting

Description
The work covered by this specification consists of furnishing and installing 1-Gallon Trees on stream banks and other areas as applicable to the plans and details.

The quantity of 1-Gallon Trees to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of these items may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

Materials
The Contractor shall supply all 1-Gallon Trees. Species and number of 1-Gallon Trees planted shall follow the vegetation specifications in the Construction Drawings.

Construction
Plant material with excessive damage or oblique cuts, or with excessive damage to the bark, will not be acceptable. All live materials shall be properly stored to insure viability. Contractors shall protect plant materials from drying and overheating during transport and during the installation process.

Live plant material shall receive continuous shade and well as protection from the wind. Shade fabric, heeling, mulches, plastic and watering are all techniques that may be used.

1-Gallon Trees shall be installed per the supplier's recommendations and as specified in the construction drawings or as directed by the Engineer.

Method of Measurement
The quantity of 1-Gallon Trees shall be the number of stems computed by dividing the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings, by the proposed spacing, specified in the Construction Drawings. The quantity of 1-Gallon Trees to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The payments for these items will be the full compensation of all material, equipment, labor and related expenses. The Contractor must guarantee 80% 1-Gallon Trees survivability for a period of one year from time of acceptance by the Engineer.

Basis of Payment
The quantity of 1-Gallon Trees will be paid for at the contract unit price for each "1-Gallon Tree Plantings".

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
5.02 1-Gallon Tree Planting ..... EA

5.03 Bare Root Tree Plantings – 1.0-Inch Caliper

Description
The work covered by this specification consists of furnishing and installing Bare Root seedlings on stream banks and other areas as applicable to the plans and details.

The quantity of Bare Root seedlings to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of these items may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

Materials
The Contractor shall supply all Bare Root seedlings. Bare Root seedlings shall be dormant at planting time. Species and number of Bare Root seedlings planted shall follow the vegetation specifications in the Construction Drawings.

Construction
Plant material with excessive damage or oblique cuts, or with excessive damage to the bark, will not be acceptable. All live materials shall be properly stored to insure viability. Contractors shall protect plant materials from drying and overheating during transport and during the installation process.

Live plant material shall receive continuous shade and well as protection from the wind. Shade fabric, heeling, mulches, plastic and watering are all techniques that may be used.

Bare Root seedlings shall be installed per the supplier's recommendations and as specified in the construction drawings or as directed by the Engineer.

Method of Measurement
The quantity of Bare Root Plantings shall be the number of stems computed by dividing the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings, by the proposed spacing, specified in the Construction Drawings. The quantity of Bare Root seedlings to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The payments for these items will be the full compensation of all material, equipment, labor and related expenses. The Contractor must guarantee 80% Bare Root seedling survivability for a period of one year from time of acceptance by the Engineer.

Basis of Payment
The quantity of Bare Root seedlings will be paid for at the contract unit price per acre "Bare Root Tree Plantings – 1.0-Inch Caliper".

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
5.03 Bare Root Tree Plantings – 1.0-Inch Caliper ..... EA

5.04 Live Stakes

Description

The work covered by this specification consists of furnishing and installing Live Stakes on stream banks and other areas as applicable to the plans and details. Live Staking is a standard bioengineering technique which involves planting of dormant plant cuttings using species known to produce roots from cuttings.

The quantity of Live Stakes to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of these items may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

Materials

The Contractor shall supply all Live Stakes. Live Stakes shall meet the specifications in the Construction Drawings and be dormant at planting time. Species and number of Live Stakes planted shall follow the planting specifications in the Construction Drawings.

Construction

Plant material with excessive damage or oblique cuts, or with excessive damage to the bark, will not be acceptable. All live materials shall be properly stored to insure viability. Contractors shall protect plant materials from drying and overheating during transport and during the installation process.

Live plant material shall receive continuous shade and well as protection from the wind. Shade fabric, heeling, mulches, plastic and watering are all techniques that may be used.

Live Stake harvesting and installation shall occur outside the growing season. The growing season will be defined as that period of time with a 50% probability that the average daily temperature is more than 28 degrees, based on historic weather data.

Live Stakes shall be installed per the supplier's recommendations and as specified in the Construction Drawings or as directed by the Engineer. Live Stakes will be installed in the ground using a dead blow hammer. The stake will be placed so that 2/3 to 3/4 of the stake is buried below the ground surface and angled downstream. On sloped ground surfaces, stakes will be installed perpendicular to the finished grade slope. All live stakes shall be planted such that the stake is tamped and has full contact between the soil and cutting. In the event of hard ground, a 0.5" metal bar may be used to initiate a pilot hole for live stakes. The rod must be carefully removed without rotating to enlarge the hole.

Live Stakes should not be split during installation. Live Stakes which are split shall be removed and replaced, or if the split is less than 1/6 of the cutting length, the top may be re-trimmed after installation to remove the damaged portion.

Method of Measurement

The quantity of Live Stakes shall be the number of stems computed by dividing the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings, by the proposed Live Stake spacing, specified in the Construction Drawings. The quantity of Live Stakes to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The payments for these items will be the full compensation of all material, equipment, labor and related expenses. The Contractor must guarantee 80% Live Stake survivability for a period of one year from time of acceptance by the Engineer.

Basis of Payment
The quantity of Live Stakes will be paid for at the contract unit price for each “Live Stakes”.

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
5.04 Live Stakes..... EA

5.05 Herbaceous Plugs

Description
The work covered by this specification consists of furnishing and installing Herbaceous Plugs seedlings on stream banks and other areas as applicable to the plans and details.

The quantity of Herbaceous Plugs to be installed will be affected by the actual conditions that occur during the construction of the project. The quantity of these items may be increased, decreased, or eliminated entirely as directed. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

Materials
The Contractor shall supply all Herbaceous Plugs. Herbaceous Plugs shall meet the specifications in the Construction Drawings. Species and number of Herbaceous Plugs planted shall follow the planting specifications in the Construction Drawings.

Construction
Plant material with excessive damage will not be acceptable. All live materials shall be properly stored to insure viability. Contractors shall protect plant materials from drying and overheating during transport and during the installation process.

Live plant material shall receive continuous shade as well as protection from the wind. Shade fabric, heeling, mulches, plastic and watering are all techniques that may be used.

Herbaceous Plugs shall be installed per supplier's recommendations and as specified in the Construction Drawings or as directed by the Engineer.

Method of Measurement
The quantity of Herbaceous Plugs shall be the number of stems computed by dividing the cumulative area of all appropriate planting zone(s), as determined by the lines drawn in the Construction Drawings, by the proposed Herbaceous Plug spacing, specified in the Construction Drawings. The quantity of Herbaceous Plugs to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The payments for these items will be the full compensation of all material, equipment, labor and related expenses. The Contractor must guarantee 80% Herbaceous plug survivability for a period of one year from time of acceptance by the Engineer.

Basis of Payment
The quantity of Herbaceous Plugs will be paid for at the contract unit price for each "Herbaceous Plugs".

Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Payment will be made under:
5.05 Herbaceous Plugs..... EA

4.0 EXECUTION OF CONTRACT PROPOSAL

In compliance with the foregoing request for proposals and subject to all Terms and Conditions thereof, the undersigned offers and agrees, if this proposal is accepted and a contract awarded, to furnish the services for the prices quoted and completed in Exhibit C Itemized Proposal along with the completed cover page of the Contract Proposal, Performance Bond, and proof of Insurance requirements.

This Contract for Cambridge Grove Stream Stabilization, and all attachments, (collectively this "Contract") is by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and HGS, LLC t/a RES Environmental Operating Company, LLC, (the "Contractor") with address
3600 Glenwood Avenue, Suite 100
Raleigh, NC 27612
Contractor's Federal Social Security ID No.: 54-1968018
Contractor's License No.:
65098
In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this day of _____, 20_____

Contractor

Name: HGS, LLC t/a RES Environmental Operating Company, LLC
Name of Contractor (type or print)

By: _____
(Signature)
Christopher C. Smith, PE
Title: General Manager, Southeast

Attest: N/A
(Secretary, if a corporation)

Town of Huntersville

_____
Town Manager

Attest:_____

_____
Town Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Finance Director

Town of Huntersville
NORTH CAROLINA

Engineering & Public Works

Post Office Box 664 • 105 Gilead Road, Suite 300 • Huntersville, NC 28070 phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

EXHIBIT A – PLANS

(INSERT APPROVED SEALED PLAN SET)

CAMBRIDGE GROVE STREAM STABILIZATION

CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

UT TO CALDWELL STATION CREEK

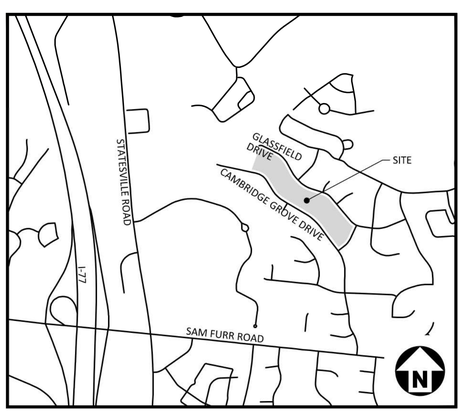
CONSTRUCTION DRAWINGS

PROJECT NUMBER: 2020210209
DATE: JULY 18, 2025

SITE DATA TABLE	
TOTAL DISTURBED AREA	1.68 AC
PIN	SEE SHEET C1.00
STREAM NAME	UT TO CALDWELL STATION CREEK
INDEX NO.	11-115-2-(1)
CLASSIFICATION	C
RIVER BASIN	CATAWBA
PROJECT REACH LENGTH	2,049 LF

GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS REQUIRED TO COMPLETE THE WORK INCLUDED IN THE CONTRACT DOCUMENTS AT THE CONTRACTOR'S EXPENSE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTOR'S HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.
3. CONTRACTOR SHALL GIVE MINIMUM 72 HOURS NOTICE TO THE TOWN OF HUNTERSVILLE, MECKLENBURG SOIL AND WATER CONSERVATION DISTRICT, AND THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.
4. ALL WORK WITHIN JURISDICTIONAL BOUNDARIES (WETLAND AND STREAMS) SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPROVED NATIONWIDE PERMIT.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING BUFFER VEGETATION AND CONSTRUCTION CORRIDOR TO THE MAXIMUM EXTENT PRACTICAL.
7. THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND PERMIT DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
8. IF THE CONTRACTOR, IN THE COURSE OF WORK, FINDS ANY DISCREPANCIES IN THE PLANS OR NOTES GIVEN BY THE PROJECT ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE PROJECT ENGINEER, IN WRITING, AND THE PROJECT ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
9. ANY DAMAGE TO PRIVATE PROPERTY AND/OR EXISTING UTILITIES INCURRED DURING CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL MECHANIZED EQUIPMENT OPERATED NEAR SURFACE WATERS SHALL BE INSPECTED AND MAINTAINED REGULARLY TO PREVENT CONTAMINATION OF SURFACE WATERS FROM FUELS, LUBRICANTS, HYDRAULIC FLUIDS, OR OTHER TOXIC MATERIALS. CONSTRUCTION SHALL BE STAGED IN ORDER TO MINIMIZE THE EXPOSURE OF EQUIPMENT TO SURFACE WATERS TO THE MAXIMUM EXTENT PRACTICABLE. FUELING, LUBRICATION, AND GENERAL EQUIPMENT MAINTENANCE SHALL BE PERFORMED IN A MANNER TO PREVENT, TO THE MAXIMUM EXTENT PRACTICABLE, CONTAMINATION OF SURFACE WATERS BY FUELS AND OILS.
11. HEAVY EQUIPMENT WORKING IN WETLANDS SHALL BE PLACED ON MATS OR OTHER MEASURES SHALL BE TAKEN TO MINIMIZE SOIL DISTURBANCE.



VICINITY MAP
N.T.S.

SHEET INDEX

C1.00	PROPERTY IMPACT MAP
C2.00 - C2.07	EXISTING CONDITIONS
C5.00 - C5.07	PLAN AND PROFILE
C6.00 - C6.06	EROSION CONTROL PLAN
C8.00 - C8.03	EROSION CONTROL DETAILS
C8.04 - C8.08	STREAM AND STANDARD DETAILS
L1.00 - L1.06	FENCING PLAN
L2.00 - L2.08	PLANTING PLAN

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

PROJECT DIRECTORY

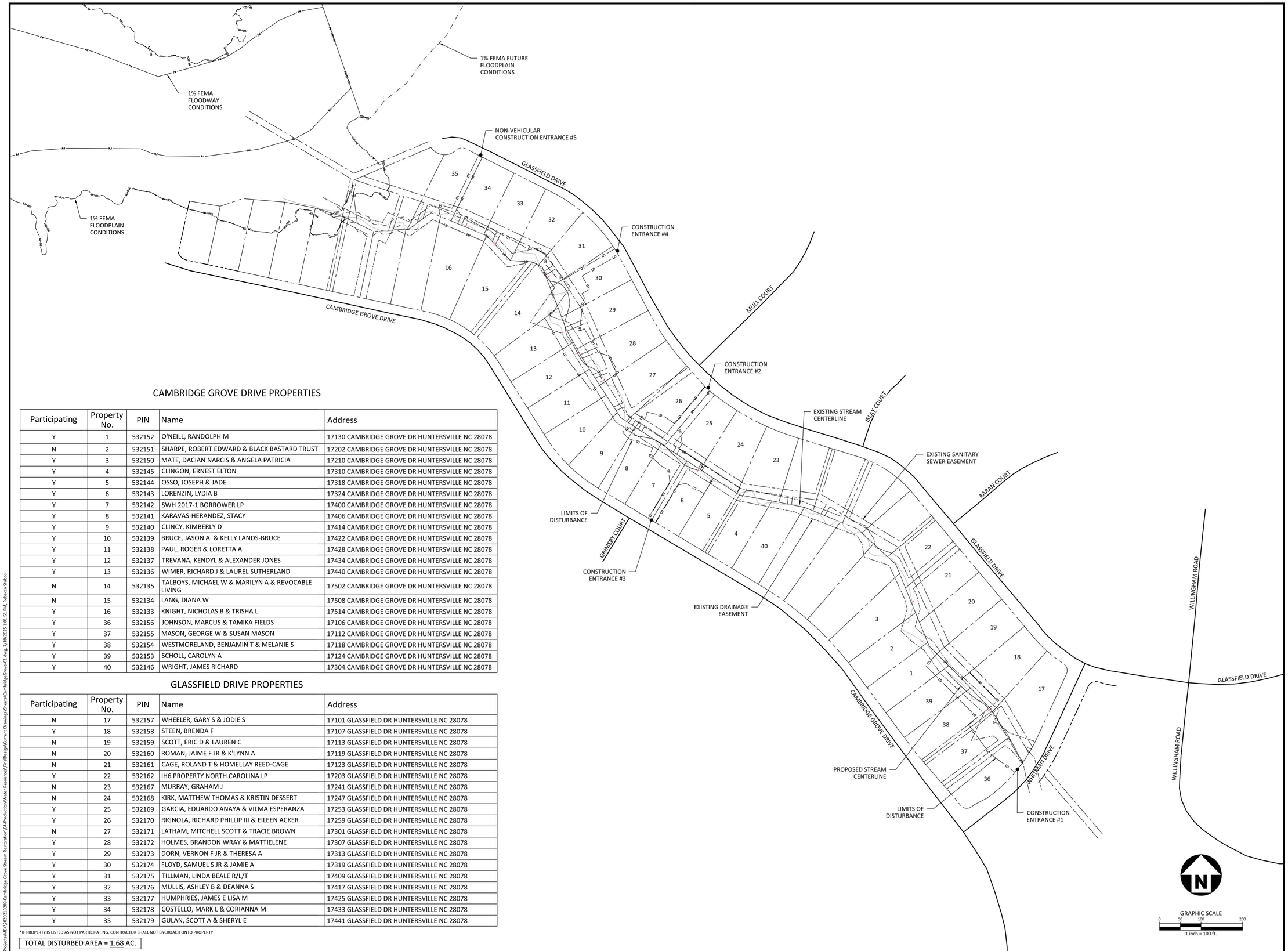
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

Rebecca Stubbs

REVISIONS

NO. DATE

X:\Projects\MEP\2020210209 Cambridge Grove Stream Restoration\04-Production\Water Resources\FinalDesign\Current Drawings\Sheets\CambridgeGrove-CoverSheet.dwg, 7/18/2025 1:01:24 PM, Rebecca Stubbs



CAMBRIDGE GROVE DRIVE PROPERTIES

Participating	Property No.	PIN	Name	Address
Y	1	532152	O'NEILL, RANDOLPH M	17130 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
N	2	532151	SHARPE, ROBERT EDWARD & BLACK BASTARD TRUST	17202 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	3	532150	MATE, DACIAN NARCIS & ANGELA PATRICIA	17210 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	4	532145	CLINGON, ERNEST ELTON	17310 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	5	532144	OSSO, JOSEPH & JADE	17318 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	6	532143	LORENZIN, LYDIA B	17324 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	7	532142	SWH 2017-1 BORROWER LP	17400 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	8	532141	KARAVAS-HERANDEZ, STACY	17406 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	9	532140	CLINCY, KIMBERLY D	17414 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	10	532139	BRUCE, JASON A. & KELLY LANDS-BRUCE	17422 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	11	532138	PAUL, ROGER & LORETTA A	17428 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	12	532137	TREVANA, KENDYL & ALEXANDER JONES	17434 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	13	532136	WIMER, RICHARD J & LAUREL SUTHERLAND	17440 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
N	14	532135	TALBOYS, MICHAEL W & MARILYN A & REVOCABLE LIVING	17502 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
N	15	532134	LANG, DIANA W	17508 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	16	532133	KNIGHT, NICHOLAS B & TRISHA L	17514 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	36	532156	JOHNSON, MARCUS & TAMIKA FIELDS	17106 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	37	532155	MASON, GEORGE W & SUSAN MASON	17112 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	38	532154	WESTMORELAND, BENJAMIN T & MELANIE S	17118 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	39	532153	SCHOLL, CAROLYN A	17124 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078
Y	40	532146	WRIGHT, JAMES RICHARD	17304 CAMBRIDGE GROVE DR HUNTERSVILLE NC 28078

GLASSFIELD DRIVE PROPERTIES

Participating	Property No.	PIN	Name	Address
N	17	532157	WHEELER, GARY S & JODIE S	17101 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	18	532158	STEEN, BRENDA F	17107 GLASSFIELD DR HUNTERSVILLE NC 28078
N	19	532159	SCOTT, ERIC D & LAUREN C	17113 GLASSFIELD DR HUNTERSVILLE NC 28078
N	20	532160	ROMAN, JAIME F JR & K'LYNN A	17119 GLASSFIELD DR HUNTERSVILLE NC 28078
N	21	532161	CAGE, ROLAND T & HOMELLAY REED-CAGE	17123 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	22	532162	IH6 PROPERTY NORTH CAROLINA LP	17203 GLASSFIELD DR HUNTERSVILLE NC 28078
N	23	532167	MURRAY, GRAHAM J	17241 GLASSFIELD DR HUNTERSVILLE NC 28078
N	24	532168	KIRK, MATTHEW THOMAS & KRISTIN DESSERT	17247 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	25	532169	GARCIA, EDUARDO ANAYA & VILMA ESPERANZA	17253 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	26	532170	RIGNOLA, RICHARD PHILLIP III & EILEEN ACKER	17259 GLASSFIELD DR HUNTERSVILLE NC 28078
N	27	532171	LATHAM, MITCHELL SCOTT & TRACIE BROWN	17301 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	28	532172	HOLMES, BRANDON WRAY & MATTIELENE	17307 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	29	532173	DORN, VERNON F JR & THERESA A	17313 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	30	532174	FLOYD, SAMUEL S JR & JAMIE A	17319 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	31	532175	TILLMAN, LINDA BEALE R/L/T	17409 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	32	532176	MULLIS, ASHLEY B & DEANNA S	17417 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	33	532177	HUMPHRIES, JAMES E LISA M	17425 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	34	532178	COSTELLO, MARK L & CORIANNA M	17433 GLASSFIELD DR HUNTERSVILLE NC 28078
Y	35	532179	GULAN, SCOTT A & SHERYL E	17441 GLASSFIELD DR HUNTERSVILLE NC 28078

*IF PROPERTY IS LISTED AS NOT PARTICIPATING, CONTRACTOR SHALL NOT ENCROACH ONTO PROPERTY

TOTAL DISTURBED AREA = 1.68 AC.

McADAMS
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CLIENT

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ALLISON CHANNELL
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CHARLOTTE, NC 28208
PHONE: 980.314.3202

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-C1
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	07.18.2025

SHEET

PROPERTY MAP

C1.00

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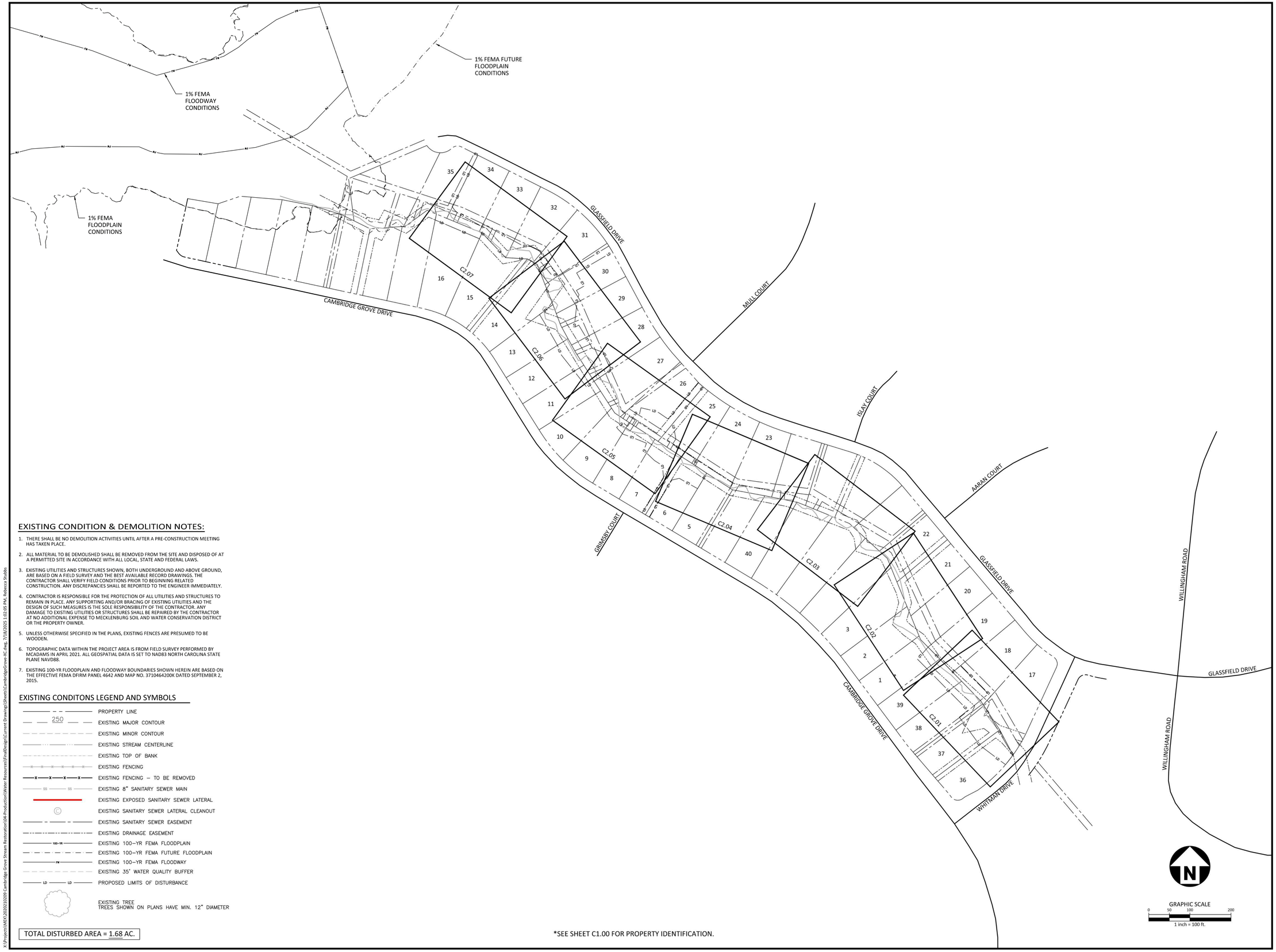

EXISTING CONDITION & DEMOLITION NOTES:

1. THERE SHALL BE NO DEMOLITION ACTIVITIES UNTIL AFTER A PRE-CONSTRUCTION MEETING HAS TAKEN PLACE.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
3. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN IN PLACE. ANY SUPPORTING AND/OR BRACING OF EXISTING UTILITIES AND THE DESIGN OF SUCH MEASURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO MECKLENBURG SOIL AND WATER CONSERVATION DISTRICT OR THE PROPERTY OWNER.
5. UNLESS OTHERWISE SPECIFIED IN THE PLANS, EXISTING FENCES ARE PRESUMED TO BE WOODEN.
6. TOPOGRAPHIC DATA WITHIN THE PROJECT AREA IS FROM FIELD SURVEY PERFORMED BY MCADAMS IN APRIL 2021. ALL GEOSPATIAL DATA IS SET TO NAD83 NORTH CAROLINA STATE PLANE NAVD88.
7. EXISTING 100-YR FLOODPLAIN AND FLOODWAY BOUNDARIES SHOWN HEREIN ARE BASED ON THE EFFECTIVE FEMA DFIRM PANEL 4642 AND MAP NO. 3710464200K DATED SEPTEMBER 2, 2015.

EXISTING CONDITONS LEGEND AND SYMBOLS

- PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING TOP OF BANK
- EXISTING FENCING
- EXISTING FENCING – TO BE REMOVED
- SS EXISTING 8" SANITARY SEWER MAIN
- EXISTING EXPOSED SANITARY SEWER LATERAL
- C EXISTING SANITARY SEWER LATERAL CLEANOUT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING DRAINAGE EASEMENT
- 100-YR EXISTING 100–YR FEMA FLOODPLAIN
- EXISTING 100–YR FEMA FUTURE FLOODPLAIN
- FW EXISTING 100–YR FEMA FLOODWAY
- EXISTING 35' WATER QUALITY BUFFER
- LD LD PROPOSED LIMITS OF DISTURBANCE
- EXISTING TREE
  TREES SHOWN ON PLANS HAVE MIN. 12" DIAMETER

TOTAL DISTURBED AREA = 1.68 AC.

*SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
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HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-XC
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	07.18.2025

SHEET

EXISTING CONDITONS SHEET INDEX

C2.00

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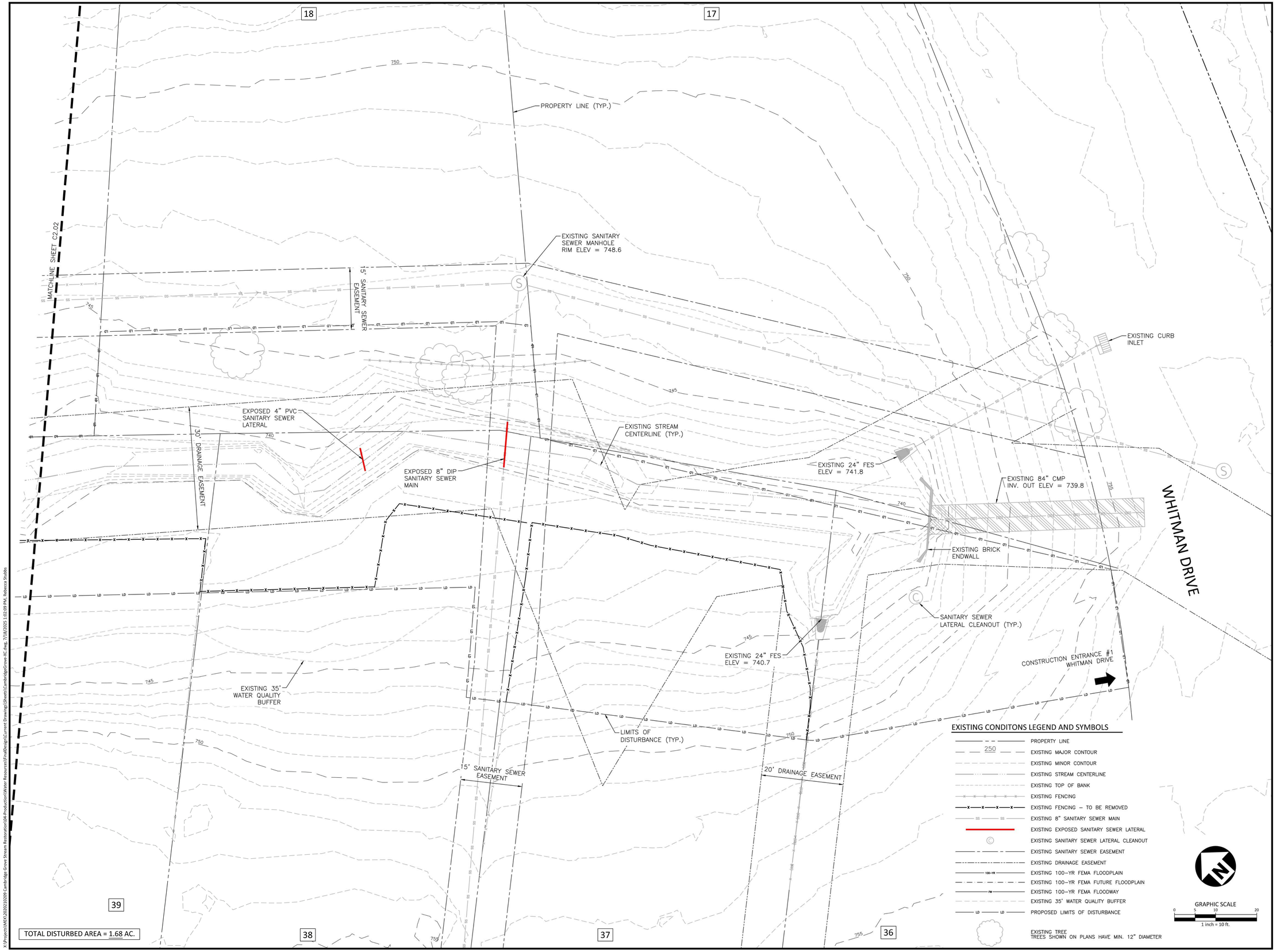

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Rebecca Stubbs
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
SEAL 049073
ENGINEER
REBECCA STUBBS

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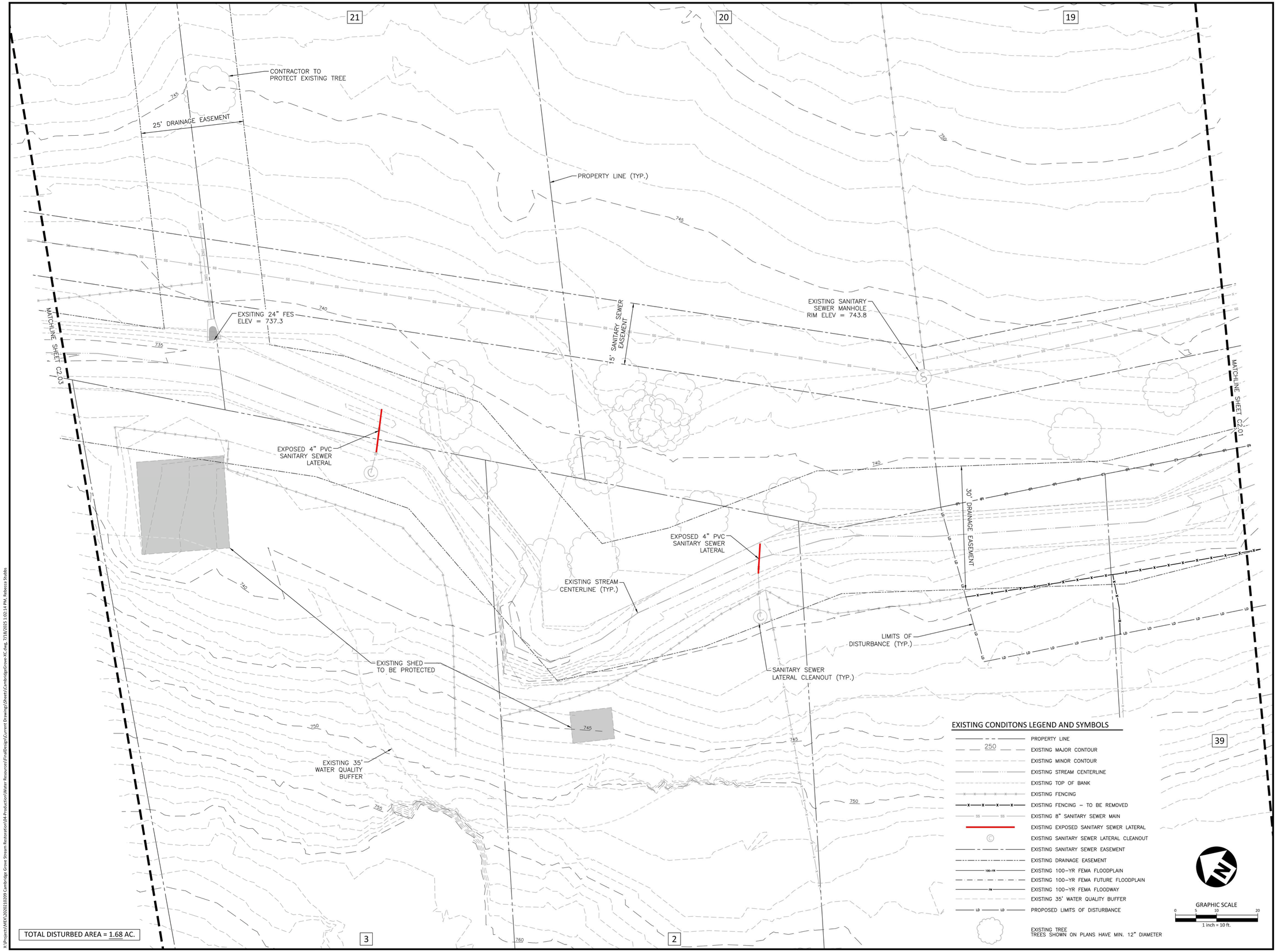
DATE	07.18.2025

SHEET

EXISTING CONDITONS

C2.01



TOTAL DISTURBED AREA = 1.68 AC.

EXISTING CONDITONS LEGEND AND SYMBOLS

- PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING TOP OF BANK
- EXISTING FENCING
- EXISTING FENCING – TO BE REMOVED
- SS EXISTING 8" SANITARY SEWER MAIN
- EXISTING EXPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER LATERAL CLEANOUT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING DRAINAGE EASEMENT
- 100-YR EXISTING 100-YR FEMA FLOODPLAIN
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- EXISTING TREE
  TREES SHOWN ON PLANS HAVE MIN. 12" DIAMETER

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS
Rebecca Stubbs
Digitally signed by Rebecca Stubbs
DN: cn=Rebecca Stubbs, o=McAdams, ou=Raleigh, email=rstubbs@mcadamsco.com, c=US
Date: 2025.07.18 13:19:14 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

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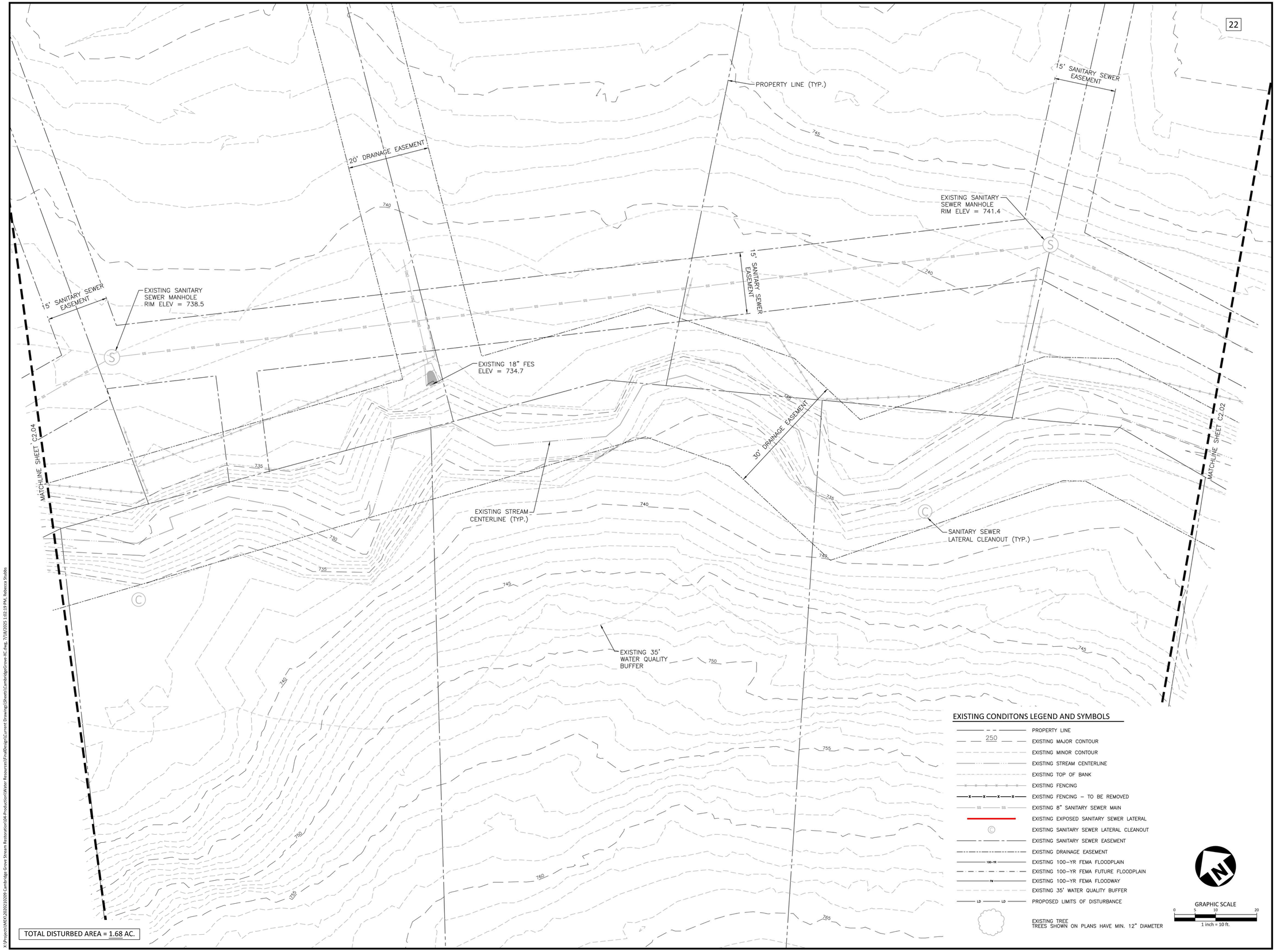
DATE	07.18.2025

SHEET

EXISTING CONDITONS

C2.02



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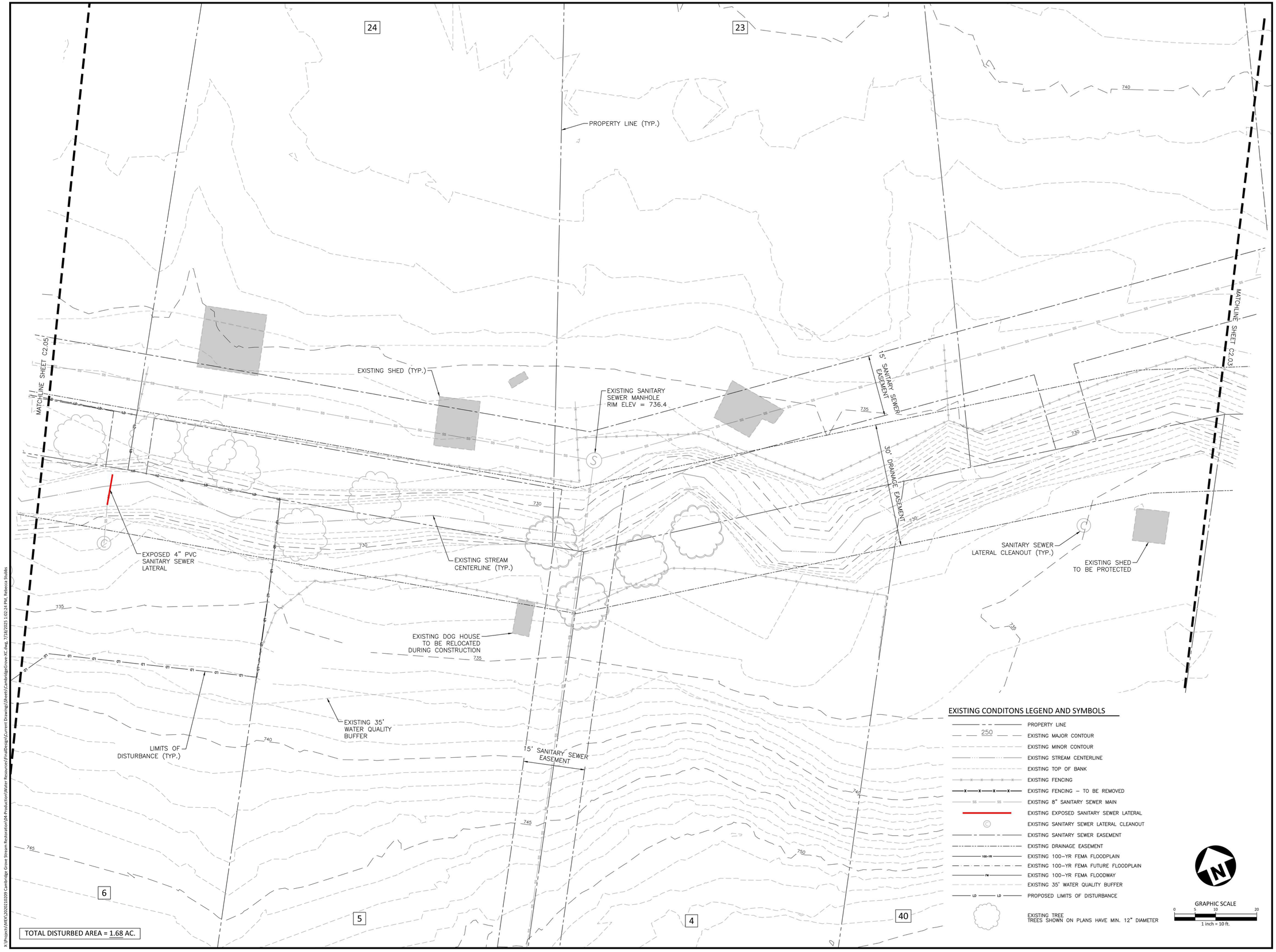
EXISTING CONDITONS

C2.03



EXISTING CONDITONS LEGEND AND SYMBOLS

- PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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1 inch = 10 ft.

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EXISTING CONDITONS

C2.04

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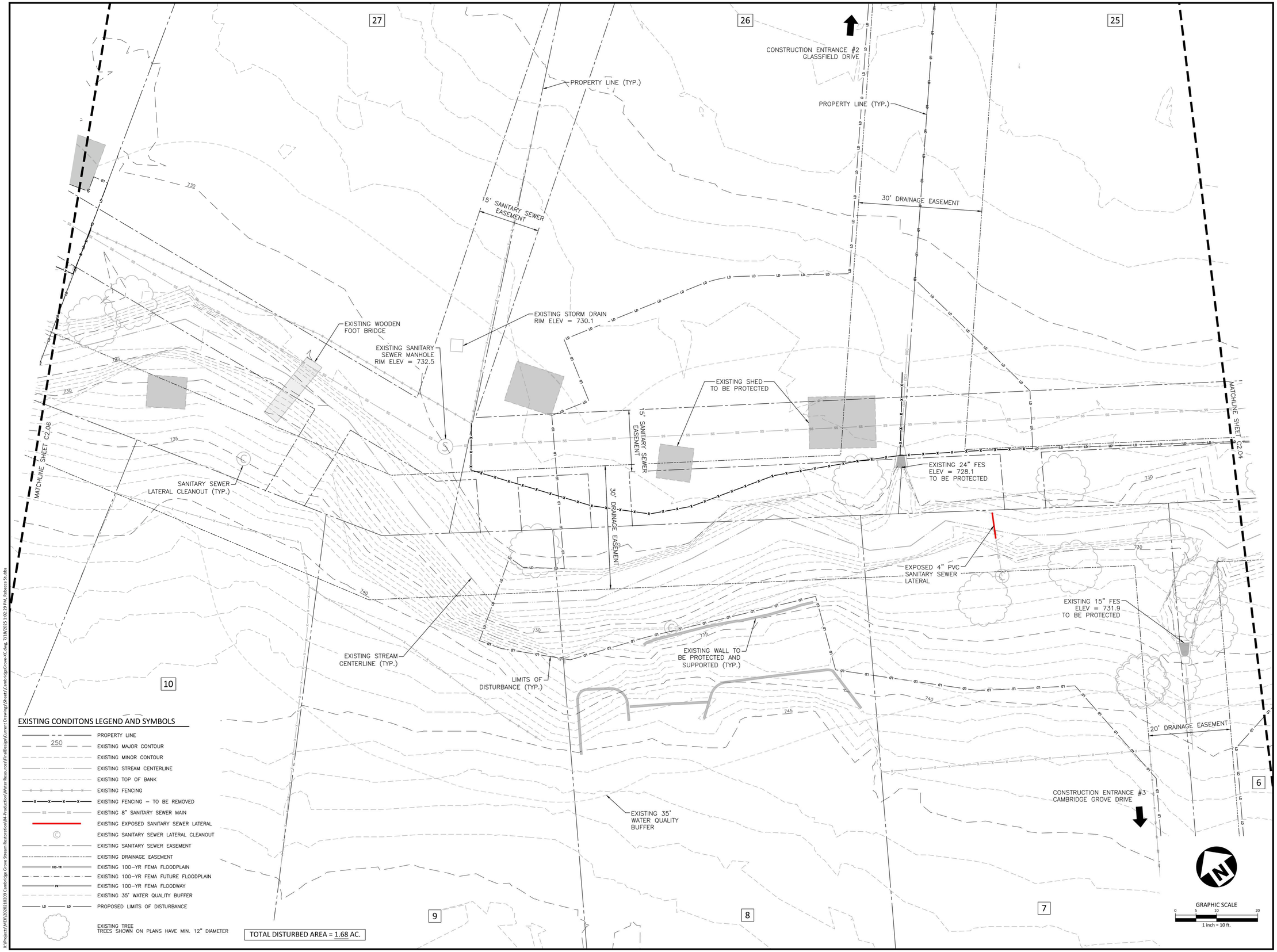

EXISTING CONDITONS LEGEND AND SYMBOLS

- PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING TOP OF BANK
- EXISTING FENCING
- EXISTING FENCING – TO BE REMOVED
- SS EXISTING 8" SANITARY SEWER MAIN
- EXISTING EXPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER LATERAL CLEANOUT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING DRAINAGE EASEMENT
- 100-YR EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING 100-YR FEMA FUTURE FLOODPLAIN
- FW EXISTING 100-YR FEMA FLOODWAY
- EXISTING 35' WATER QUALITY BUFFER
- LD LD PROPOSED LIMITS OF DISTURBANCE
- EXISTING TREE
  TREES SHOWN ON PLANS HAVE MIN. 12" DIAMETER

TOTAL DISTURBED AREA = 1.68 AC.

X:\Projects\MEK\2020210209 Cambridge Grove Stream Restoration\04-Production\Water Resources\FinalDesign\Current Drawings\Sheets\CambridgeGrove-XC.dwg, 7/18/2025 1:02:29 PM, Rebecca Stubbs

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS
Rebecca Stubbs

REVISIONS

NO.	DATE

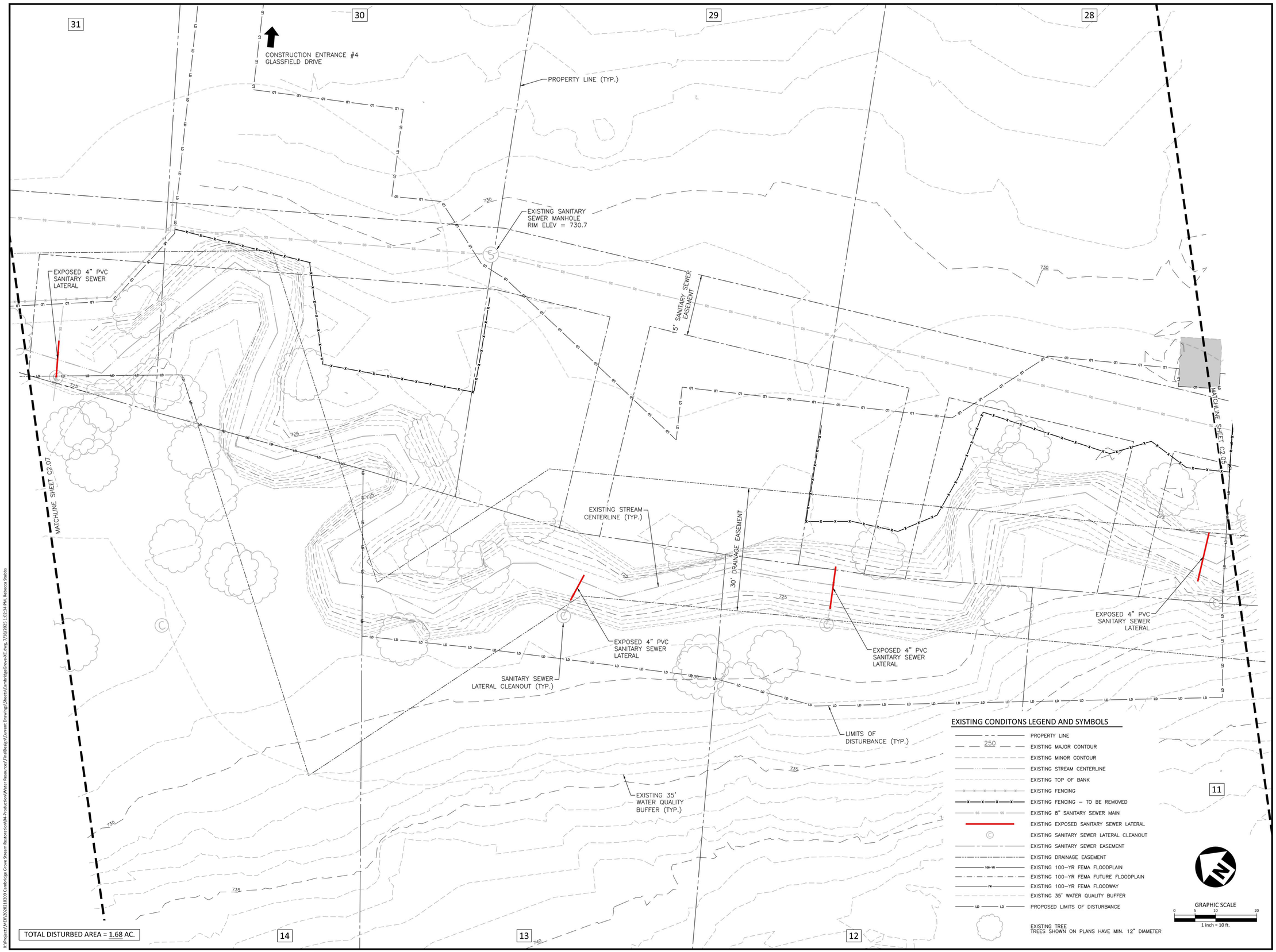
PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-XC
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

EXISTING CONDITONS

C2.05



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Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 049073
ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-XC
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

EXISTING CONDITONS

C2.06

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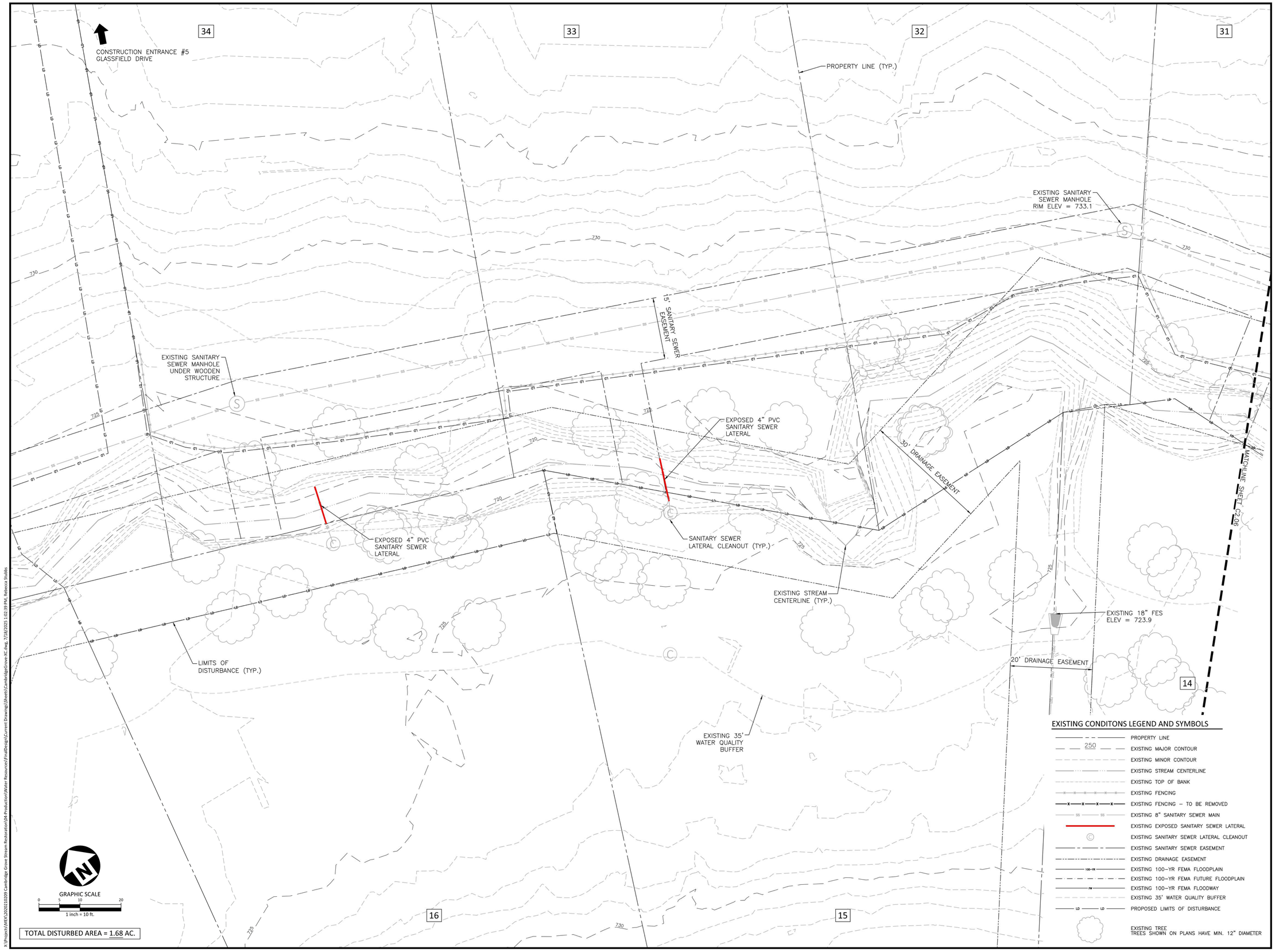

EXISTING CONDITONS LEGEND AND SYMBOLS

- PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING TOP OF BANK
- EXISTING FENCING
- EXISTING FENCING – TO BE REMOVED
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING EXPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER LATERAL CLEANOUT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING 100-YR FEMA FUTURE FLOODPLAIN
- EXISTING 100-YR FEMA FLOODWAY
- EXISTING 35' WATER QUALITY BUFFER
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING TREE
  TREES SHOWN ON PLANS HAVE MIN. 12" DIAMETER

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Rebecca Stubbs — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

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PLAN INFORMATION

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FILENAME	CAMBRIDGEGROVE-XC
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

EXISTING CONDITONS

C2.07

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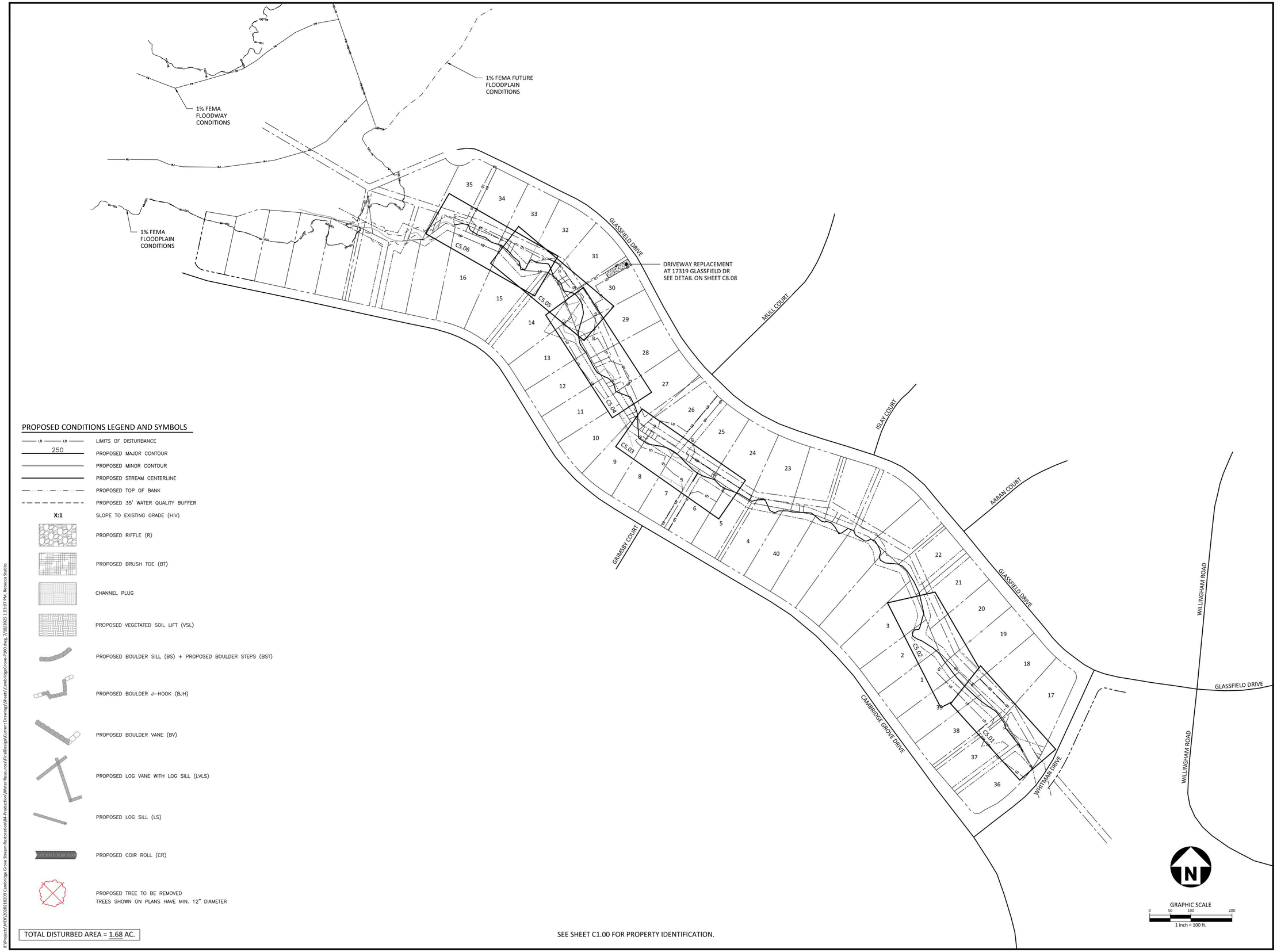

PROPOSED CONDITIONS LEGEND AND SYMBOLS

- LD —— LD — LIMITS OF DISTURBANCE
- 250 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STREAM CENTERLINE
- PROPOSED TOP OF BANK
- PROPOSED 35' WATER QUALITY BUFFER
- X:1 — SLOPE TO EXISTING GRADE (H:V)
- PROPOSED RIFFLE (R)
- PROPOSED BRUSH TOE (BT)
- CHANNEL PLUG
- PROPOSED VEGETATED SOIL LIFT (VSL)
- PROPOSED BOULDER SILL (BS) + PROPOSED BOULDER STEPS (BST)
- PROPOSED BOULDER J-HOOK (BJH)
- PROPOSED BOULDER VANE (BV)
- PROPOSED LOG VANE WITH LOG SILL (LVLS)
- PROPOSED LOG SILL (LS)
- PROPOSED COIR ROLL (CR)
- PROPOSED TREE TO BE REMOVED
  TREES SHOWN ON PLANS HAVE MIN. 12" DIAMETER

TOTAL DISTURBED AREA = 1.68 AC.

SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	07.18.2025

SHEET

PLAN AND PROFILE SHEET INDEX

C5.00

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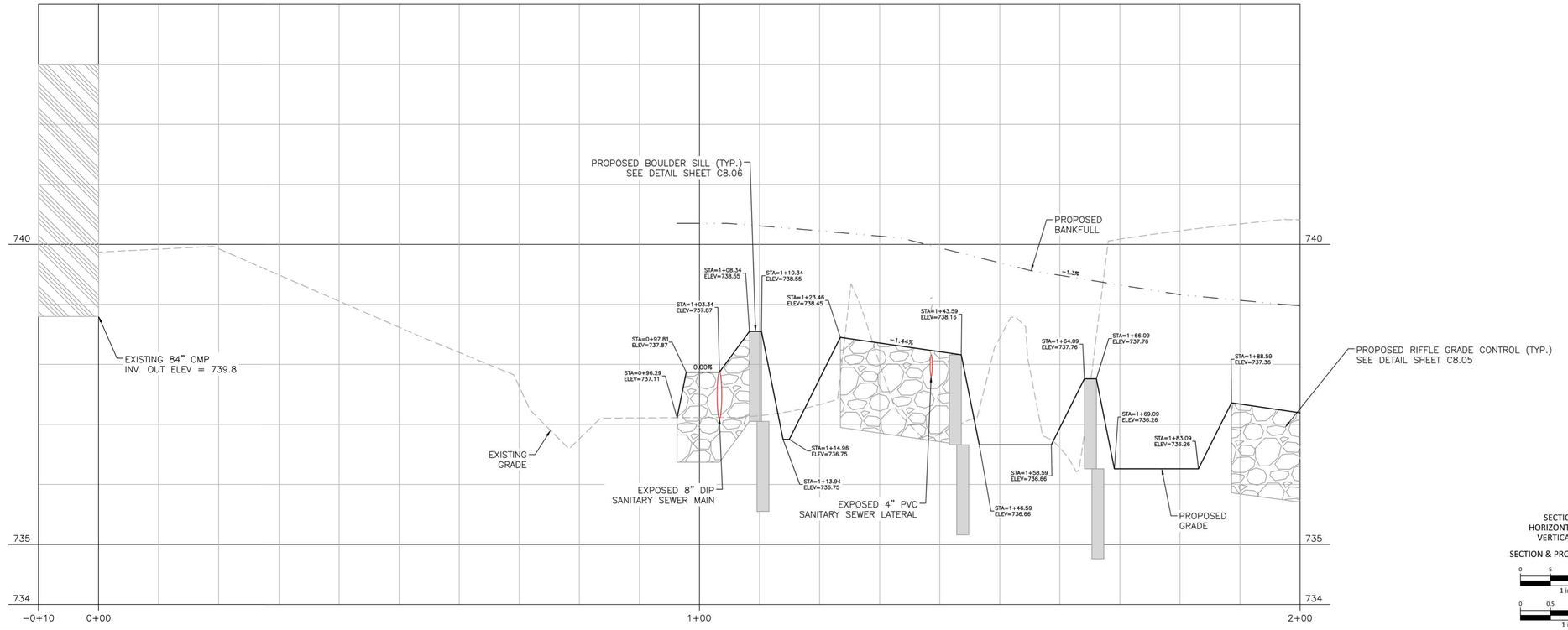
UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE

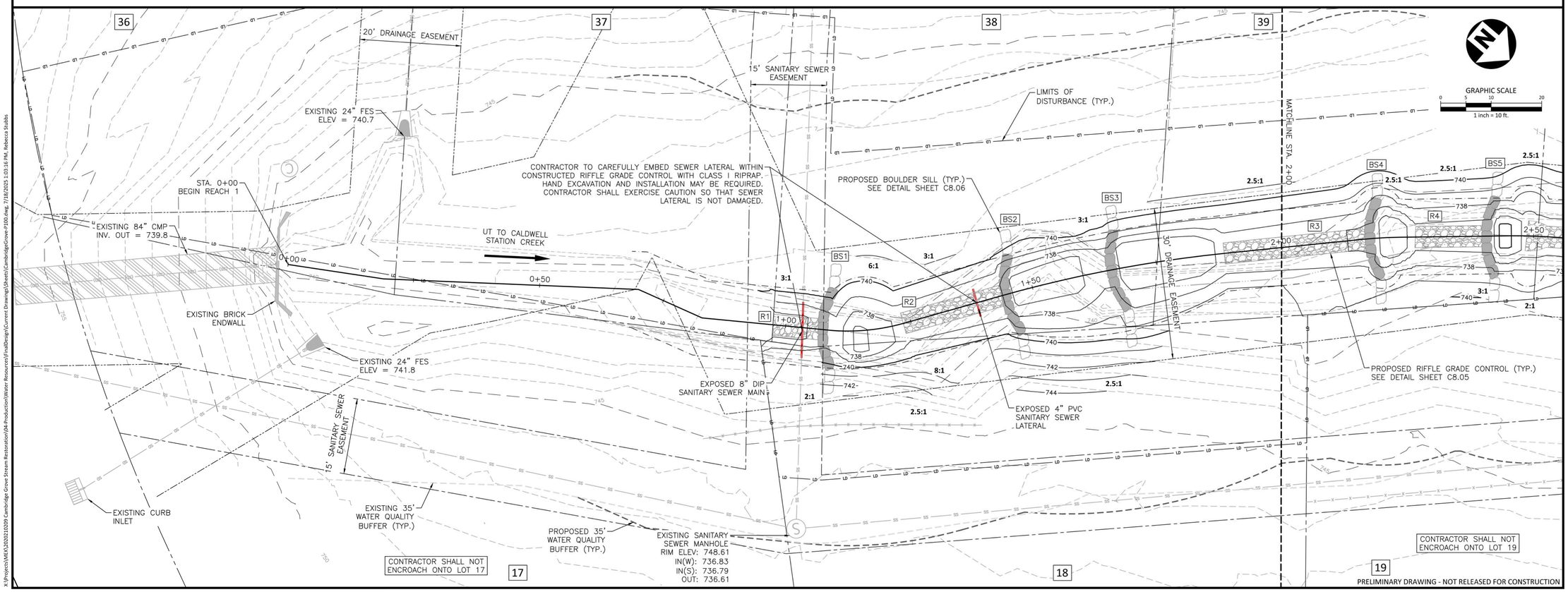


SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

0 5 10 20
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS
Digitally signed by Rebecca Stubbs, Rebecca.Stubbs@mcadamsco.com 07:01:04 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

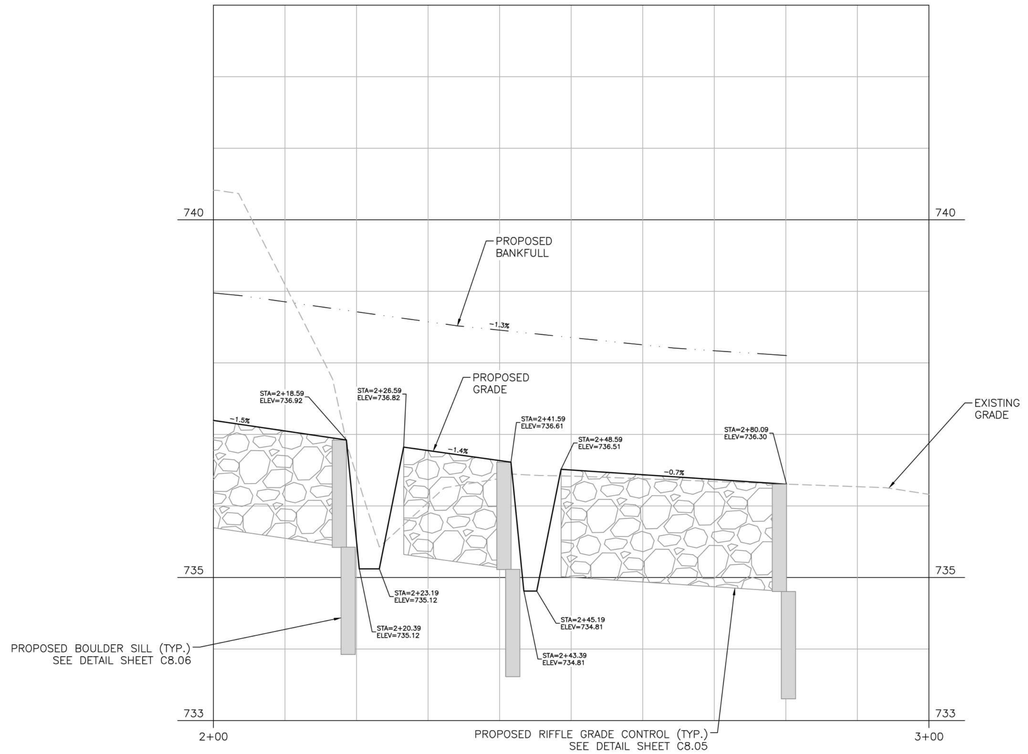
SHEET

PLAN AND PROFILE REACH 1

C5.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE

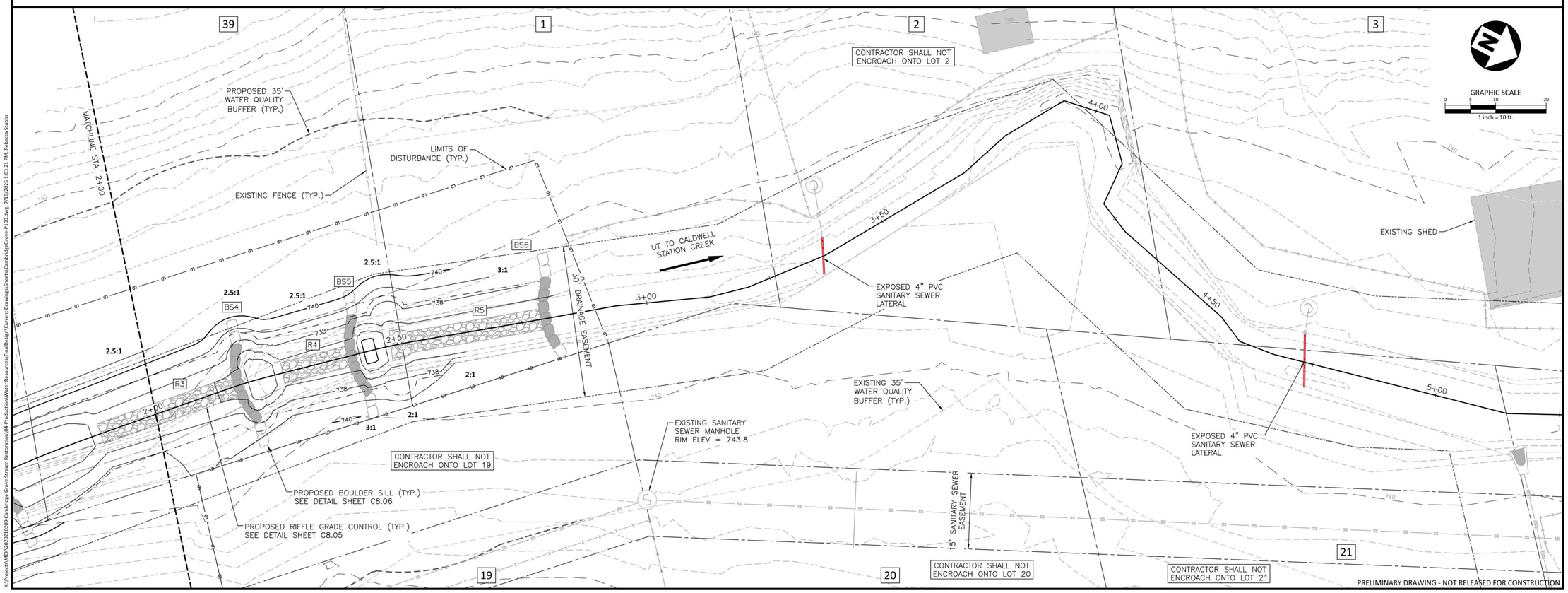


SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

0 5 10 20
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
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HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

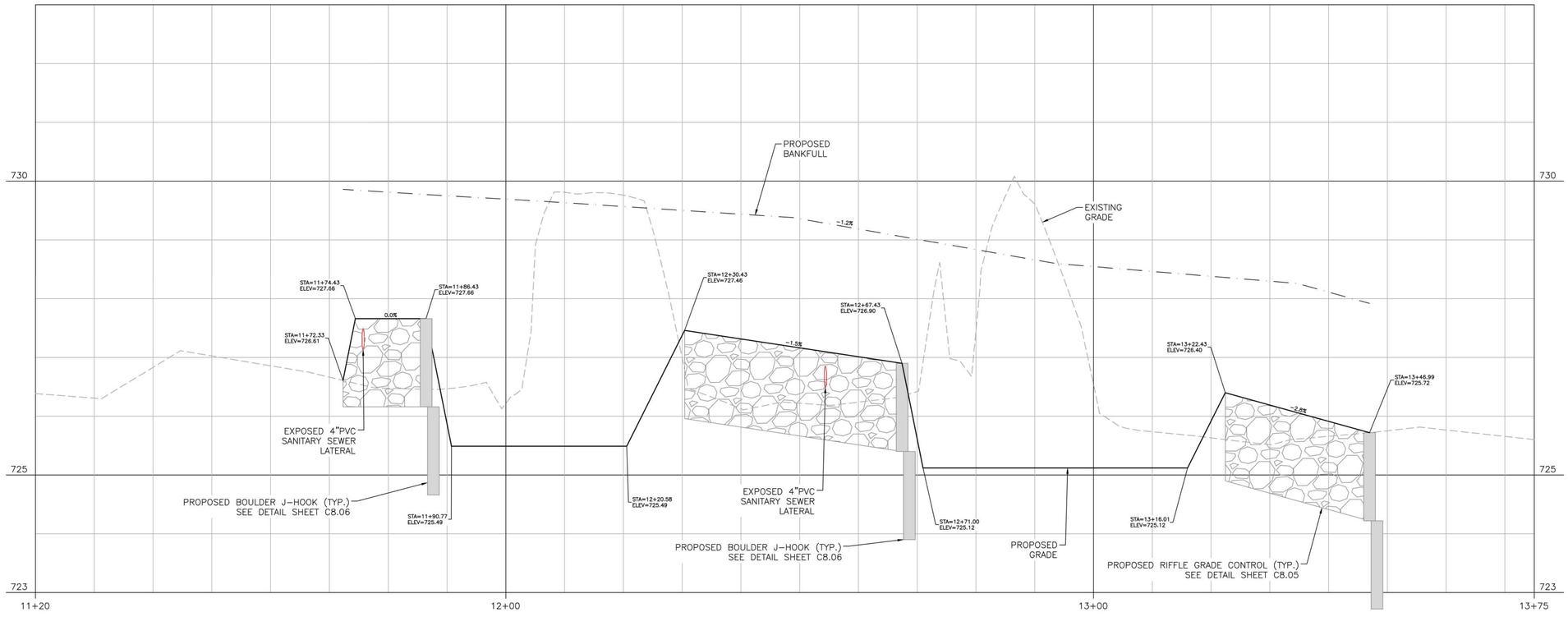
PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLAN AND PROFILE
REACH 1

C5.02

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

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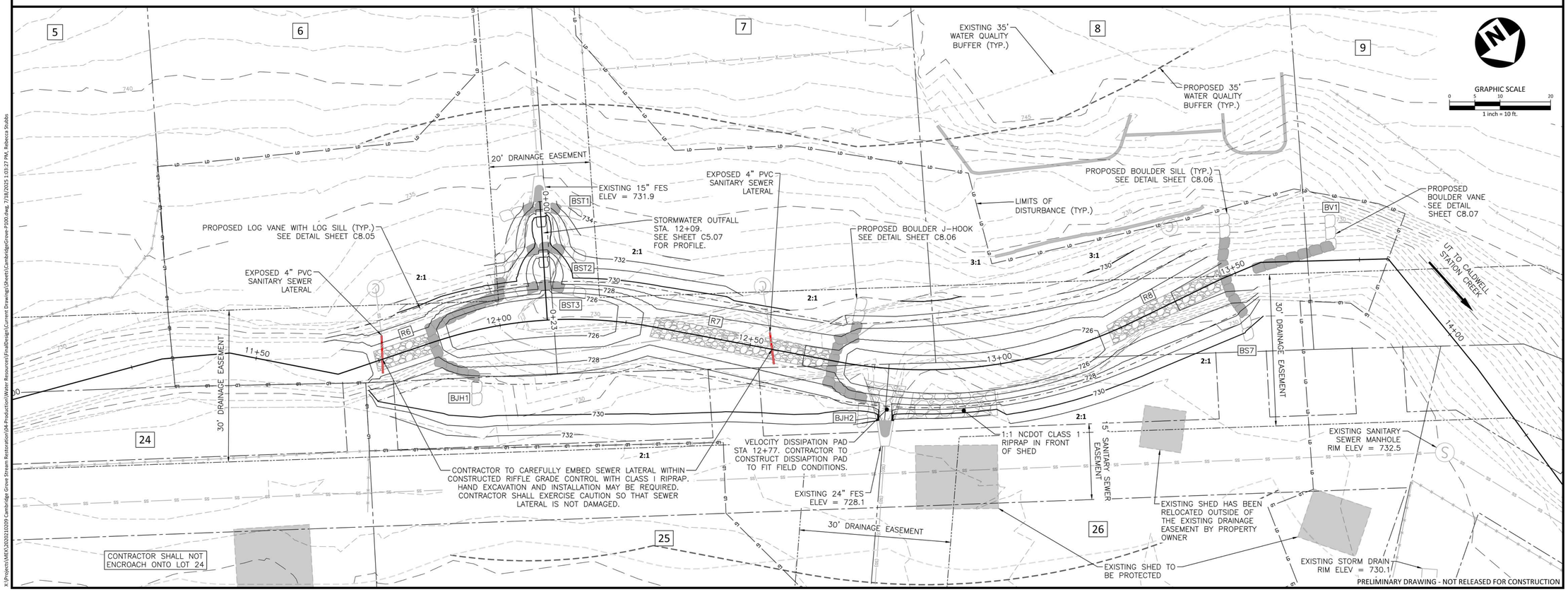
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT Rebecca Stubbs SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLAN AND PROFILE
REACH 3

C5.03

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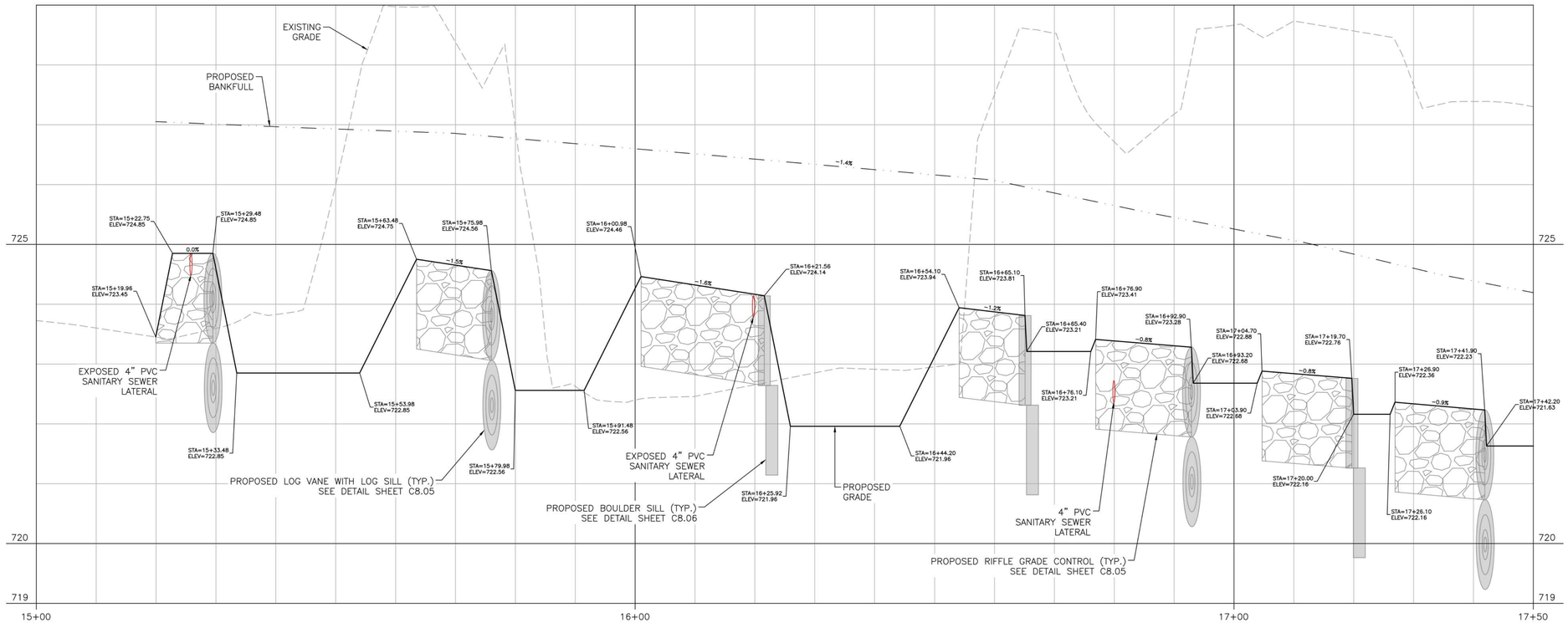
UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

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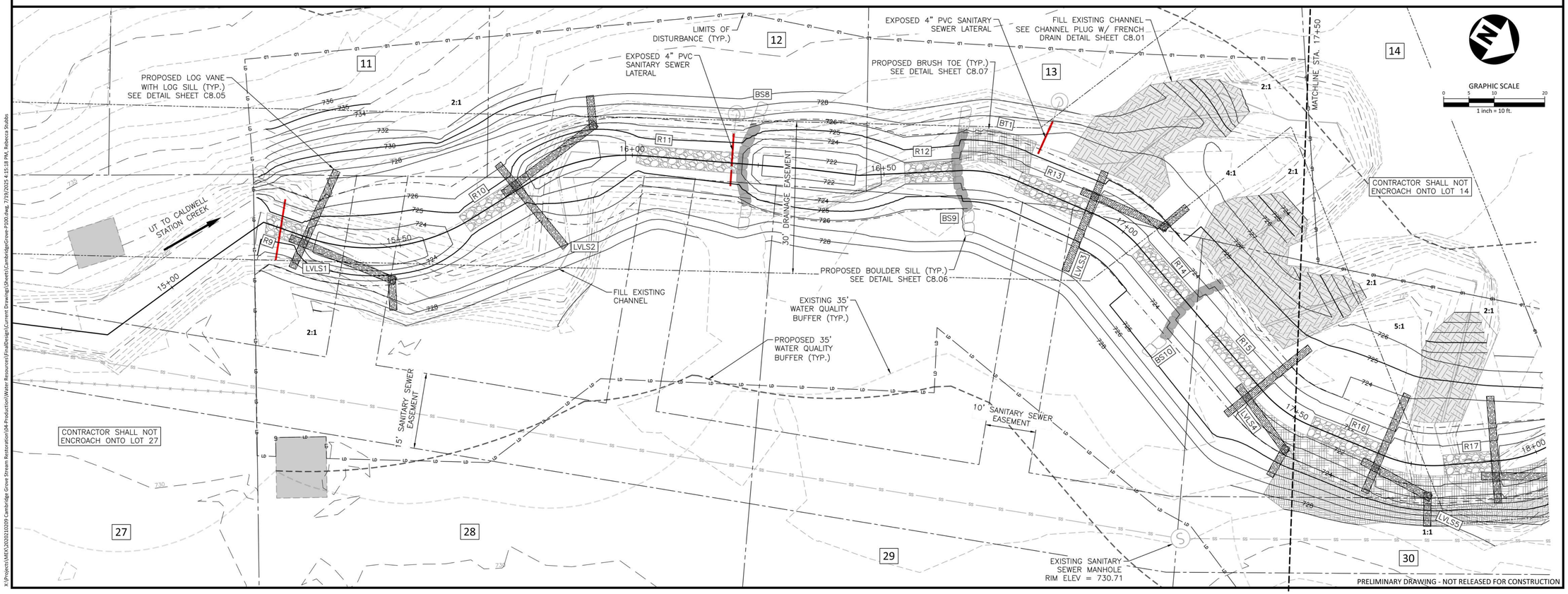
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Rebecca Stubbs
SEAL 049073
ENGINEER
REBECCA STUBBS

REVISIONS

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PLAN INFORMATION

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FILENAME	CAMBRIDGEGROVE-P100
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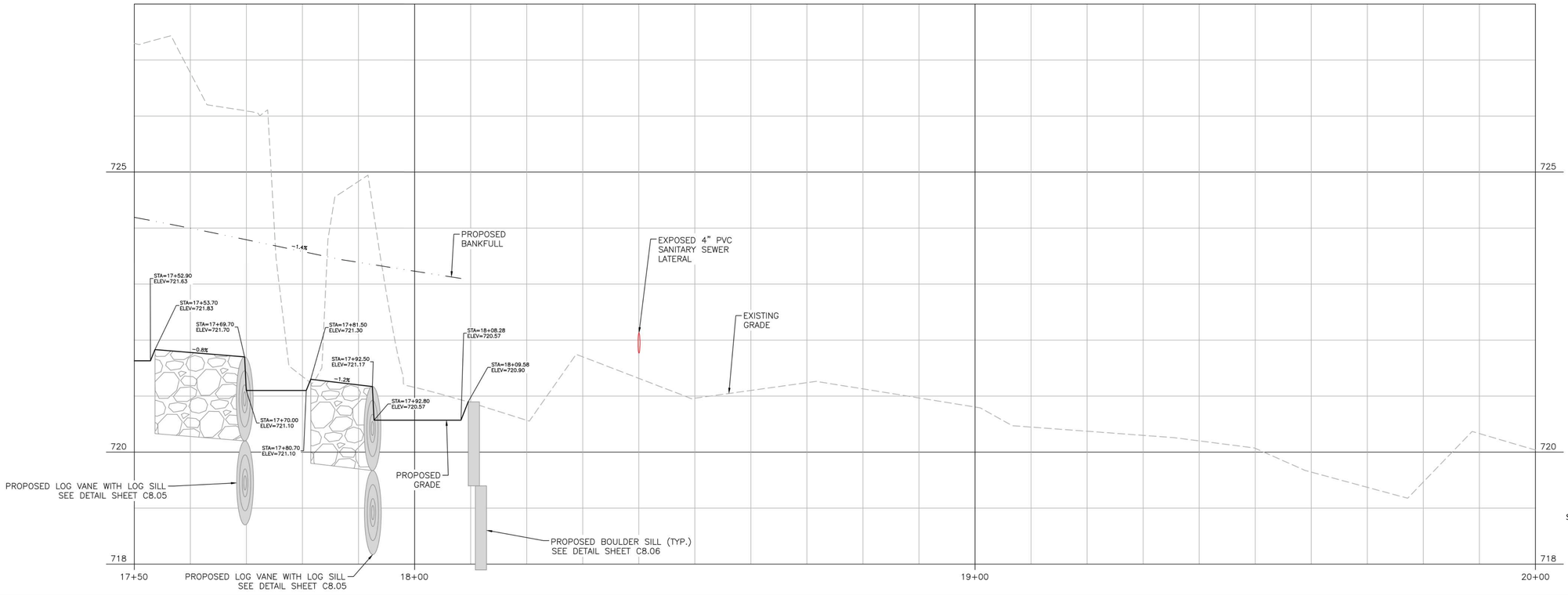
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLAN AND PROFILE
REACH 3

C5.04

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

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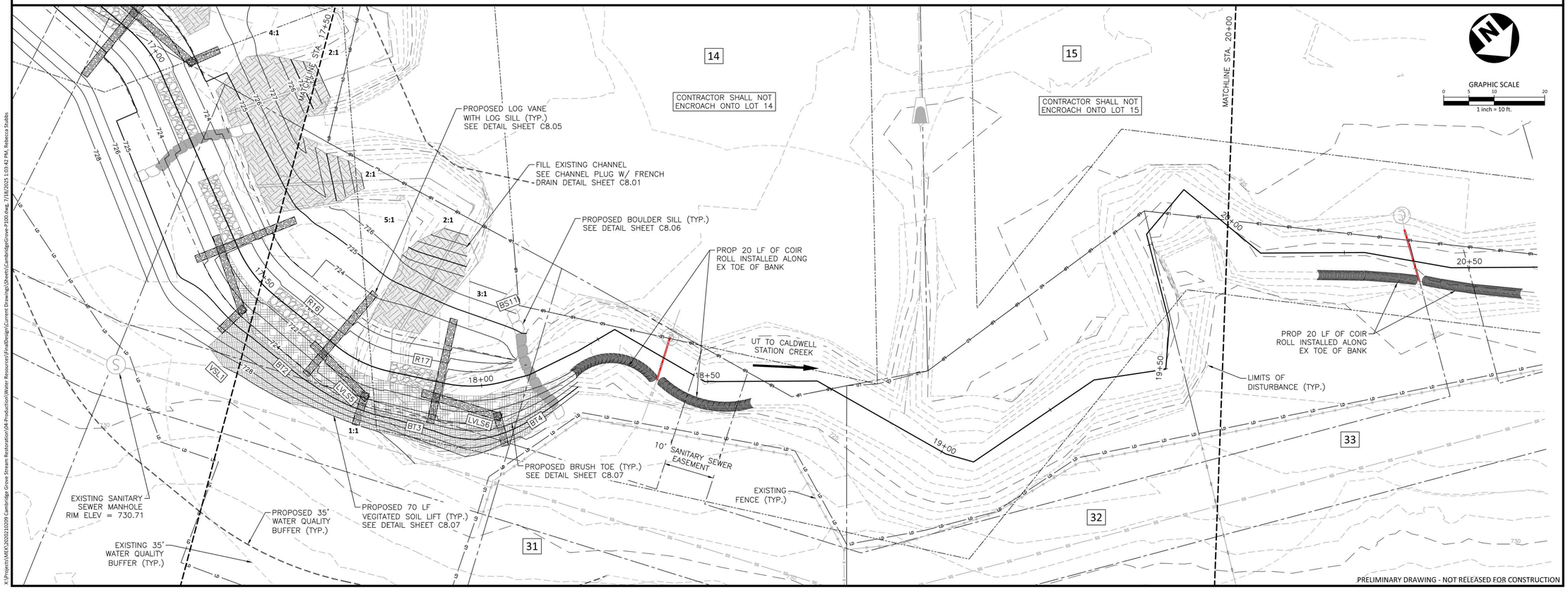
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



GRAPHIC SCALE

0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Rebecca Stubbs — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

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DRAWN BY	BRT
SCALE	1" = 10'
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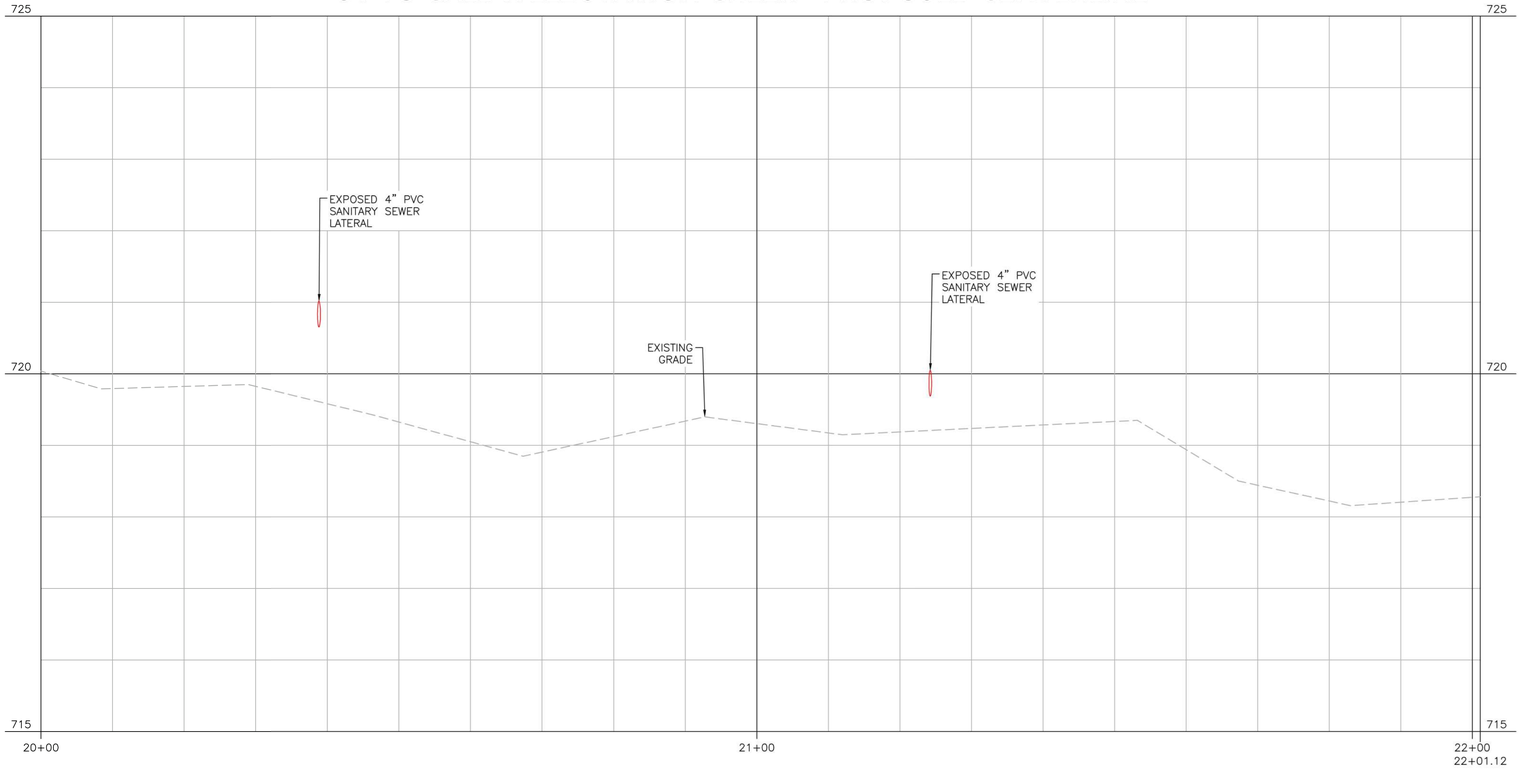
SHEET

PLAN AND PROFILE
REACH 3

C5.05

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



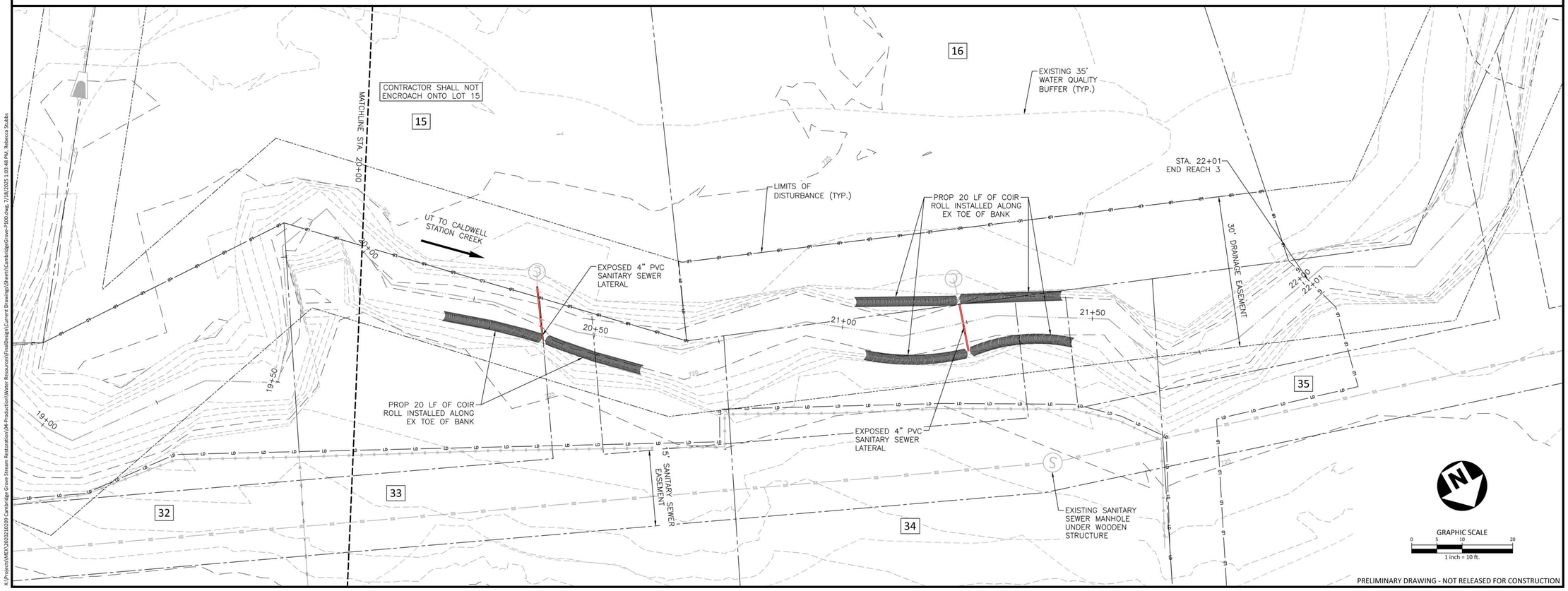
NOTE:
NO WORK PROPOSED DOWNSRTEAM OF STA 20+90

SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

0 5 10 20
1 inch = 10 ft.

0 0.5 1 2
1 inch = 1 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Rebecca Stubbs
CARDEAN PROFESSIONAL ENGINEER
SEAL 049073
REBECCA STUBBS

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SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLAN AND PROFILE REACH 3

C5.06

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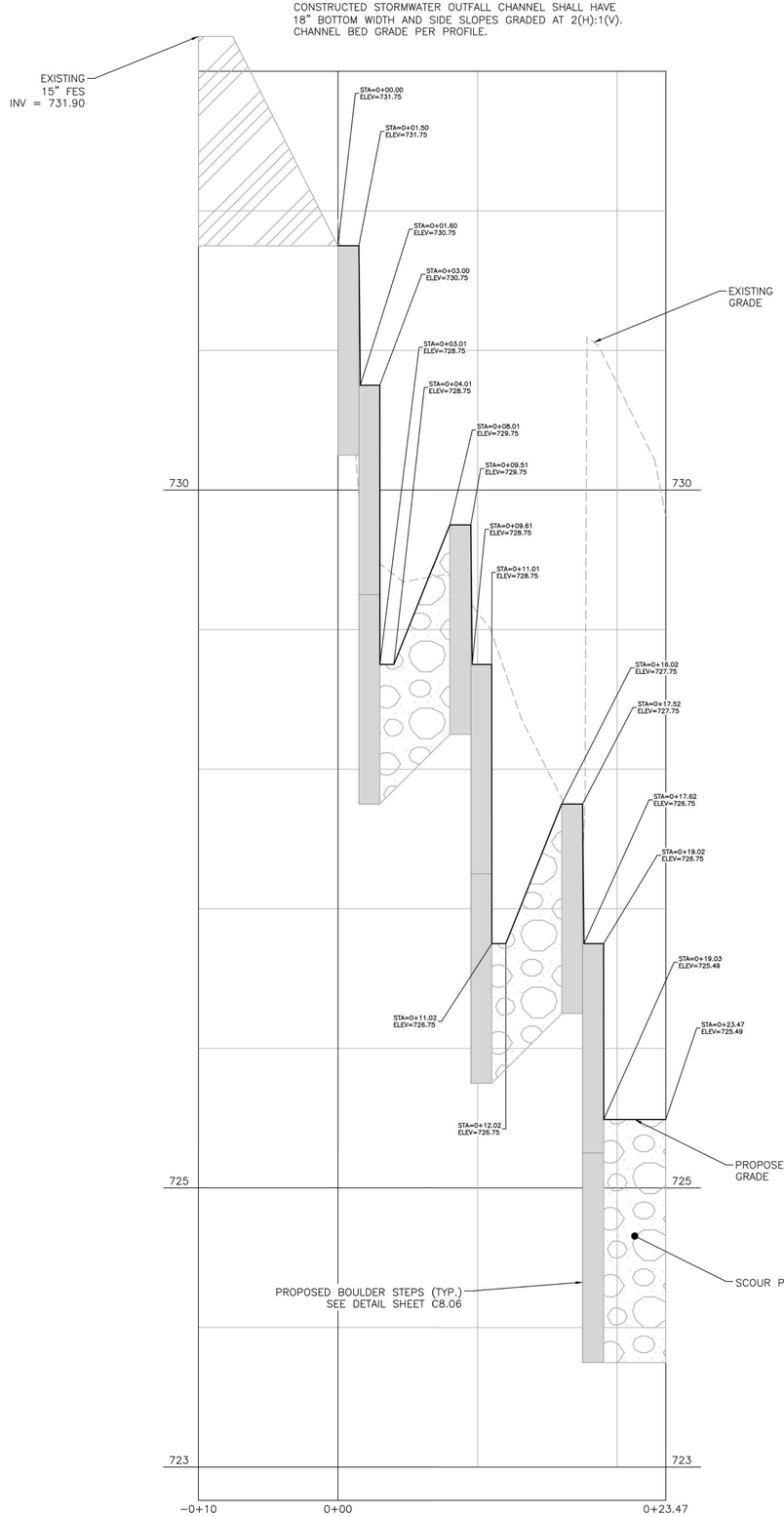
STORMWATER OUTFALL - PROPOSED CENTERLINE

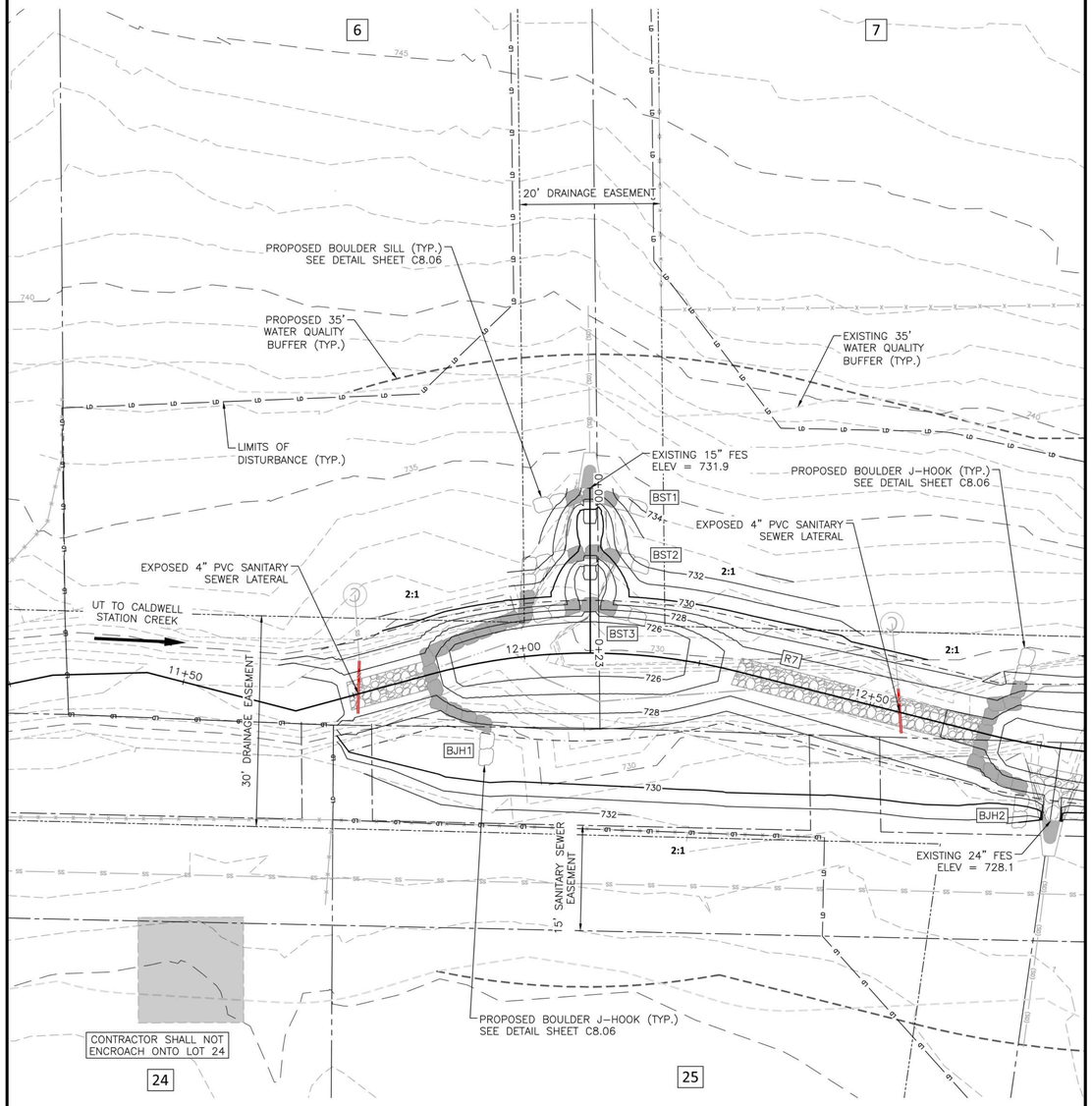


SECTION & PROFILE
HORIZONTAL SCALE 1"= 5'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

0 2.5 5 10
1 inch = 5 ft.

0 0.25 0.5 1
1 inch = 0.5 ft.



GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLAN AND PROFILE SWO STA 12+09

C5.07

X:\Projects\MEK\2020210209 Cambridge Grove Stream Restoration\04-Production\Water Resources\FinalDesign\Current Drawings\Sheets\CambridgeGrove-P100.dwg, 7/18/2025 1:03:57 PM, Rebecca Stubbs

SITE PREPARATION: CLEARING & TOPSOIL/SUBSOIL EXCAVATION

1. ALL SHRUBS AND SMALL TREES DESIGNATED BY THE ENGINEER WILL BE SAVED FOR TRANSPLANTING. PLANTS THAT ARE TO BE TRANSPLANTED WILL BE MARKED WITH HIGHLY VISIBLE TAPE.
2. ANY UNUSABLE TREES & BRUSH REMOVED DURING CLEARING & GRUBBING OF SITE SHALL BE HAULED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS.
3. CONTRACTOR SHALL MANAGE EXCAVATED TOPSOIL SEPARATELY FROM EXCAVATED SUBSOIL. EXCAVATED TOPSOIL SHALL BE PLACED WITHIN THE DESIGNATED TEMPORARY STOCKPILE AREAS AWAY FROM THE CHANNEL TO BE FILLED (SEE PLANS). TOPSOIL SHALL BE FREE OF STONES OVER 1" IN DIAMETER, ROOTS, STICKS, RUBBISH, STIFF CLAY, AND EXTRANEOUS MATTER.
4. EXCAVATED SUBSOIL SHALL BE PLACED NEAR THE CHANNEL TO BE FILLED. ONCE THE NEW STREAM IS CONSTRUCTED, SUBSOIL SHALL BE USED TO FILL THE EXISTING CHANNEL FIRST, THEN STOCKPILED TOPSOIL SHALL BE USED FOR THE FINAL 6 INCHES OF FILL TO ACHIEVE DESIGN GRADES AND CREATE A SOIL BASE FOR VEGETATION.
5. IMPORTED TOPSOIL SHALL HAVE A LOAMY TEXTURE AND HAVE SAND, SILT, AND CLAY PERCENTAGES THAT MEET THE U.S. DEPARTMENT OF AGRICULTURE CHARACTERISTICS OF A LOAMY SOIL. ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. PH RANGE SHALL BE FROM 6-7.5. IF PH IS LESS THAN 6, LIME SHALL BE ADDED. SOLUBLE SALTS SHALL NOT EXCEED 500PPM. IMPORTED TOPSOIL SHALL BE FREE OF DEBRIS, ROOTS, PLANTS, STICKS, RUBBISH, STIFF CLAYS, AND STONES OVER 1 INCH IN DIAMETER.
6. CONTRACTOR SHALL HARVEST AND STOCKPILE NATIVE CHANNEL SUBSTRATE (COBBLE, STONE, ETC.) FOR USE IN PROPOSED IN-STREAM STRUCTURES WHERE POSSIBLE.

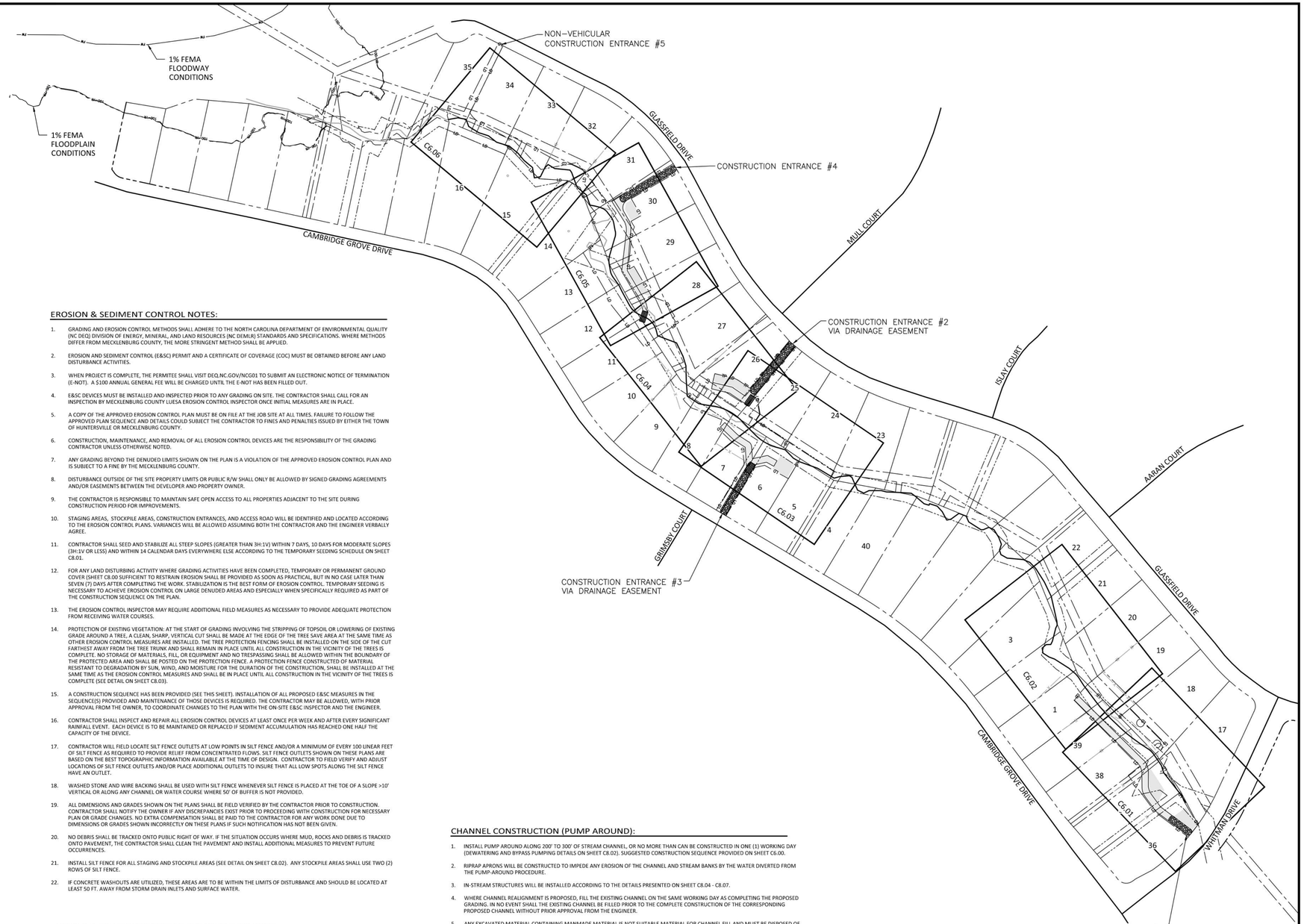
CONSTRUCTION SEQUENCE:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. OBTAIN AN APPROVED (STAMPED) EROSION & SEDIMENT CONTROL PLAN AND KEEP IT ON-SITE EITHER IN THE INSPECTION BOX, CONSTRUCTION OFFICE, OR WITH THE CONTRACTOR.
3. SCHEDULE AND HOLD AN ON-SITE PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO BEGINNING ANY LAND-DISTURBING ACTIVITIES. THE CONFERENCE SHOULD BE ATTENDED BY THE MECKLENBURG COUNTY LUESA EROSION CONTROL INSPECTOR, THE GENERAL CONTRACTOR, ANY SUBCONTRACTORS, THE ENGINEER, AND A REPRESENTATIVE OF THE OWNER.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6. ESTABLISH CONSTRUCTION ENTRANCE (SEE DETAIL ON SHEET C8.01) AND STAGING AREAS. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
7. INSTALL SILT FENCE, TREE PROTECTION/SAFETY FENCE, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
8. LIMITS OF DISTURBANCE SHALL BE MARKED BY SAFETY OR TEMPORARY FENCING EITHER WITH SILT FENCE OR ORANGE TREE PROTECTION FENCE (SEE DETAIL ON SHEET C8.03- C8.04).
9. USE THE AREA DESIGNATED ON THE PLANS FOR ALL STAGING ACTIVITIES RELATED TO THE PROJECT.
10. PARK ALL CONSTRUCTION EQUIPMENT, INCLUDING TRUCKS AND HEAVY EQUIPMENT WITHIN THE LIMITS OF DISTURBANCE.
11. WHEN ACCESS TO A CONSTRUCTION AREA REQUIRES CROSSING A DELINEATED JURISDICTIONAL FEATURE, IMPACTS SHALL BE MINIMIZED BY PLACING A TEMPORARY STREAM/WETLAND CROSSING ACROSS THE FEATURE PRIOR TO ACCESSING THE AREA WITH HEAVY EQUIPMENT PER APPROVED PLANS AND SPECIFICATIONS. SEE DETAIL SHEET C8.03 FOR LOG MAT DETAIL.
12. INSTALL REMAINING EROSION CONTROL MEASURES AS SHOWN ON SHEETS C6.00 THROUGH C6.06. CLEAR AND GRUB ONLY AS NECESSARY TO INSTALL THESE DEVICES.
13. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL AND N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
14. BEGIN GRADING ACTIVITIES. IN GENERAL, THE CONTRACTOR SHALL WORK FROM UPSTREAM TO DOWNSTREAM. WHEN PERFORMING GRADING AND CONSTRUCTION IN A LIVE CHANNEL UTILIZE A PUMP-AROUND OR FLOW DIVERSION MEASURE AS SHOWN ON THE PLANS. MAINTAIN AND ADJUST E&SC MEASURES AS GRADING PROGRESSES.
15. CONTRACTOR SHALL EXCAVATE THE PROPOSED CHANNEL AND MODIFY PORTIONS OF THE EXISTING CHANNEL, BASED ON THE PROPOSED PROFILE AND GRADING SHOWN ON SHEETS C5.00-5.07, IN SECTIONS NO GREATER THAN 300' IN LENGTH AT A TIME (EXCEPT WHERE LONGER SECTIONS ARE NECESSARY TO MAINTAIN CONSTRUCTABILITY).
16. AT THE END OF EACH WORKING DAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE APPLICATION OF SEED AND STRAW, AS APPLICABLE, TO NEWLY ESTABLISHED STREAMBANKS AND DISTURBED AREAS. EROSION CONTROL MATTING WILL BE INSTALLED ON TOP OF THE SEED AND STRAW IN ACCORDANCE WITH THE EROSION CONTROL CONSTRUCTION SEQUENCE.
17. GRADING OF SOME PORTIONS OF THE PROPOSED FLOODPLAIN MAY NEED TO BE DELAYED UNTIL AFTER WORK IN SUBSEQUENT SECTIONS HAS BEEN COMPLETED. HAUL ROADS AND TEMPORARY SILT FENCE MAY ALSO NEED TO BE REMOVED BEFORE THE PROPOSED FLOODPLAIN CAN BE COMPLETED AND/OR UNUSED EXISTING CHANNEL BE FILLED.
18. AFTER GRADING THE CHANNEL TO THE PROPOSED GRADES, INSTALLING IN-STREAM STRUCTURES, SEED AND MULCH, MATTING, AND TRANSPLANTS, THE NEW CHANNEL CAN RECEIVE FLOW AFTER APPROVAL BY THE ENGINEER.
19. WATER WILL BE TURNED INTO THE CONSTRUCTED CHANNEL ONCE THE AREA IN AND AROUND THE NEW CHANNEL HAS BEEN STABILIZED. NO WATER SHALL BE TURNED INTO ANY SECTION OF CHANNEL PRIOR TO THE CHANNEL BEING COMPLETELY STABILIZED WITH ALL STRUCTURES INSTALLED.
20. ANY GRADING ACTIVITIES ADJACENT TO THE STREAM CHANNEL SHALL BE COMPLETED PRIOR TO TURNING WATER INTO THE NEW STREAM CHANNEL SEGMENTS. THE CONTRACTOR SHALL NOT GRADE OR ROUGHEN ANY AREAS WHERE EXCAVATION ACTIVITIES HAVE NOT BEEN COMPLETED.
21. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
22. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE. AT THE CONCLUSION OF GRADING AND CONSTRUCTION OR IF LAND-DISTURBING ACTIVITY STOPPED FOR MORE THAN 14 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED ACCORDING TO SHEETS L2.00 THROUGH L2.08.
23. CONTRACTOR SHALL PLANT WOODY VEGETATION AND LIVE STAKES ACCORDING TO PLANTING DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL COMPLETE THE LIVE STAKING AND REFORESTATION (BARE-ROOT / CONTAINER TREE PLANTING) PHASE OF THE PROJECT AND APPLY PERMANENT SEEDING AT THE APPROPRIATE TIME OF YEAR.
24. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF ANY EROSION CONTROL MEASURES.
25. STABILIZE ALL DISTURBED AREAS. REMOVE STAGING AREA AND CONSTRUCTION ENTRANCE.
26. REMOVE ALL EROSION CONTROL MEASURES AND CALL THE MECKLENBURG COUNTY LUESA OFFICE FOR FINAL INSPECTION ONCE PERMANENT VEGETATION HAS BEEN ESTABLISHED.
27. DEMOBILIZE ALL EQUIPMENT AND MATERIALS FROM SITE.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- HAUL ROAD
- STAGING/STOCKPILE AREA
- CHANNEL PLUG
- SF — SF — SF — SILT FENCE
- SF/TP — SF/TP — SAFETY FENCE / TREE PROTECTION FENCE
- SILT FENCE OUTLET
- P — PUMP AROUND

TOTAL DISTURBED AREA = 1.68 AC.



EROSION & SEDIMENT CONTROL NOTES:

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NC DEQ) DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES (NC DEMLR) STANDARDS AND SPECIFICATIONS. WHERE METHODS DIFFER FROM MECKLENBURG COUNTY, THE MORE STRINGENT METHOD SHALL BE APPLIED.
2. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBANCE ACTIVITIES.
3. WHEN PROJECT IS COMPLETE, THE PERMITEE SHALL VISIT DEQ.NC.GOV/NCGO1 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (E-NOT). A $100 ANNUAL GENERAL FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.
4. E&SC DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY MECKLENBURG COUNTY LUESA EROSION CONTROL INSPECTOR ONCE INITIAL MEASURES ARE IN PLACE.
5. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HUNTERSVILLE OR MECKLENBURG COUNTY.
6. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
7. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE APPROVED EROSION CONTROL PLAN AND IS SUBJECT TO A FINE BY THE MECKLENBURG COUNTY.
8. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC R/W SHALL ONLY BE ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND PROPERTY OWNER.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ADJACENT TO THE SITE DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
10. STAGING AREAS, STOCKPILE AREAS, CONSTRUCTION ENTRANCES, AND ACCESS ROAD WILL BE IDENTIFIED AND LOCATED ACCORDING TO THE EROSION CONTROL PLANS. VARIANCES WILL BE ALLOWED ASSUMING BOTH THE CONTRACTOR AND THE ENGINEER VERBALLY AGREE.
11. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 3H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR LESS) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE ACCORDING TO THE TEMPORARY SEEDING SCHEDULE ON SHEET C8.01.
12. FOR ANY LAND DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER (SHEET C8.00 SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE ON THE PLAN.
13. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
14. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE (SEE DETAIL ON SHEET C8.03).
15. A CONSTRUCTION SEQUENCE HAS BEEN PROVIDED (SEE THIS SHEET). INSTALLATION OF ALL PROPOSED E&SC MEASURES IN THE SEQUENCE(S) PROVIDED AND MAINTENANCE OF THOSE DEVICES IS REQUIRED. THE CONTRACTOR MAY BE ALLOWED, WITH PRIOR APPROVAL FROM THE OWNER, TO COORDINATE CHANGES TO THE PLAN WITH THE ON-SITE E&SC INSPECTOR AND THE ENGINEER.
16. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES AT LEAST ONCE PER WEEK AND AFTER EVERY SIGNIFICANT RAINFALL EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
17. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AND/OR A MINIMUM OF EVERY 100 LINEAR FEET OF SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS. SILT FENCE OUTLETS SHOWN ON THESE PLANS ARE BASED ON THE BEST TOPOGRAPHIC INFORMATION AVAILABLE AT THE TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY AND ADJUST LOCATIONS OF SILT FENCE OUTLETS AND/OR PLACE ADDITIONAL OUTLETS TO INSURE THAT ALL LOW SPOTS ALONG THE SILT FENCE HAVE AN OUTLET.
18. WASHED STONE AND WIRE BACKING SHALL BE USED WITH SILT FENCE WHENEVER SILT FENCE IS PLACED AT THE TOE OF A SLOPE >10' VERTICAL OR ALONG ANY CHANNEL OR WATER COURSE WHERE 50' OF BUFFER IS NOT PROVIDED.
19. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
20. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCKS AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT FUTURE OCCURRENCES.
21. INSTALL SILT FENCE FOR ALL STAGING AND STOCKPILE AREAS (SEE DETAIL ON SHEET C8.02). ANY STOCKPILE AREAS SHALL USE TWO (2) ROWS OF SILT FENCE.
22. IF CONCRETE WASHOUTS ARE UTILIZED, THESE AREAS ARE TO BE WITHIN THE LIMITS OF DISTURBANCE AND SHOULD BE LOCATED AT LEAST 50 FT. AWAY FROM STORM DRAIN INLETS AND SURFACE WATER.

EROSION & SEDIMENT CONTROL MAINTENANCE PLAN:

1. QUALIFIED PERSONNEL, ON A DAILY BASIS WILL EVALUATE ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES FOR STABILITY AND OPERATION.
2. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5" OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS AND WRITTEN LOGS SHALL BE KEPT.
3. A RAIN GAUGE WILL ALSO BE KEPT ON-SITE AND DAILY RAINFALL AMOUNTS WILL BE RECORDED.
4. ANY REPAIRS NEEDED WILL BE PERFORMED IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TEMPORARY ON-SITE E&SC MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND FOLLOWING THE APPROVED E&SC PLAN.
7. A COPY OF THE COMBINED SELF-INSPECTION MONITORING FORM CAN BE FOUND ON THE NC DEMLR WEBSITE AT: HTTPS://DEQ.NC.GOV/ABOUT/DIVISIONS/ENERGY-MINERAL-LAND-RESOURCES/EROSION-SEDIMENT-CONTROL/FORMS

CHANNEL CONSTRUCTION (PUMP AROUND):

1. INSTALL PUMP AROUND ALONG 200' TO 300' OF STREAM CHANNEL, OR NO MORE THAN CAN BE CONSTRUCTED IN ONE (1) WORKING DAY (DEWATERING AND BYPASS PUMPING DETAILS ON SHEET C8.02). SUGGESTED CONSTRUCTION SEQUENCE PROVIDED ON SHEET C6.00.
2. RIPRAP APRONS WILL BE CONSTRUCTED TO IMPEDE ANY EROSION OF THE CHANNEL AND STREAM BANKS BY THE WATER DIVERTED FROM THE PUMP-AROUND PROCEDURE.
3. IN-STREAM STRUCTURES WILL BE INSTALLED ACCORDING TO THE DETAILS PRESENTED ON SHEET C8.04 - C8.07.
4. WHERE CHANNEL REALIGNMENT IS PROPOSED, FILL THE EXISTING CHANNEL ON THE SAME WORKING DAY AS COMPLETING THE PROPOSED GRADING. IN NO EVENT SHALL THE EXISTING CHANNEL BE FILLED PRIOR TO THE COMPLETE CONSTRUCTION OF THE CORRESPONDING PROPOSED CHANNEL WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. ANY EXCAVATED MATERIAL CONTAINING MANMADE MATERIAL IS NOT SUITABLE MATERIAL FOR CHANNEL FILL AND MUST BE DISPOSED OF OFFSITE UNLESS OTHERWISE DIRECTED BY ENGINEER.
6. INSTALL CLAY CHANNEL PLUGS AS SHOWN ON SHEETS C5.00 - C5.07 AND IN ACCORDANCE WITH THE DETAIL ON SHEET C8.01. INSTALLATION OF ADDITIONAL CHANNEL PLUGS MY BE REQUIRED BY THE ENGINEER BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
7. THE PROPOSED CHANNEL BANKS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND EROSION CONTROL MATTING UPON COMPLETION OF EACH SECTION AS PER DETAIL ON SHEETS C8.01 AND C8.03, RESPECTIVELY.
8. COMPLETE ALL EARTHWORK, STRUCTURE INSTALLATION, AND STABILIZATION IN THE PUMP AROUND AREA.
9. CONTRACTOR SHALL NOTIFY ENGINEER UPON DISCOVERY OF ANY CONSTRAINTS DISCOVERED IN THE CONSTRUCTION OF THE PROPOSED CHANNEL OR STRUCTURE PLACEMENT. ADJUSTMENTS CAN BE MADE ON SITE WITH INSTRUCTION FROM THE ENGINEER.
10. GRADING OF THE PROPOSED FLOODPLAIN MAY NEED TO BE DELAYED UNTIL AFTER WORK IN SUBSEQUENT SECTIONS HAS BEEN COMPLETED. HAUL ROADS AND TEMPORARY SILT FENCE MAY ALSO NEED TO BE REMOVED BEFORE THE PROPOSED FLOODPLAIN CAN BE COMPLETED AND/OR UNUSED EXISTING CHANNEL CAN BE FILLED.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

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Rebecca Stibbs
CAROLINA PROFESSIONAL ENGINEER SEAL 049073 ENGINEER REBECCA STIBBS

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PLAN INFORMATION

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FILENAME	CAMBRIDGEGROVE-EC
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SHEET

EROSION CONTROL PLAN SHEET INDEX

C6.00

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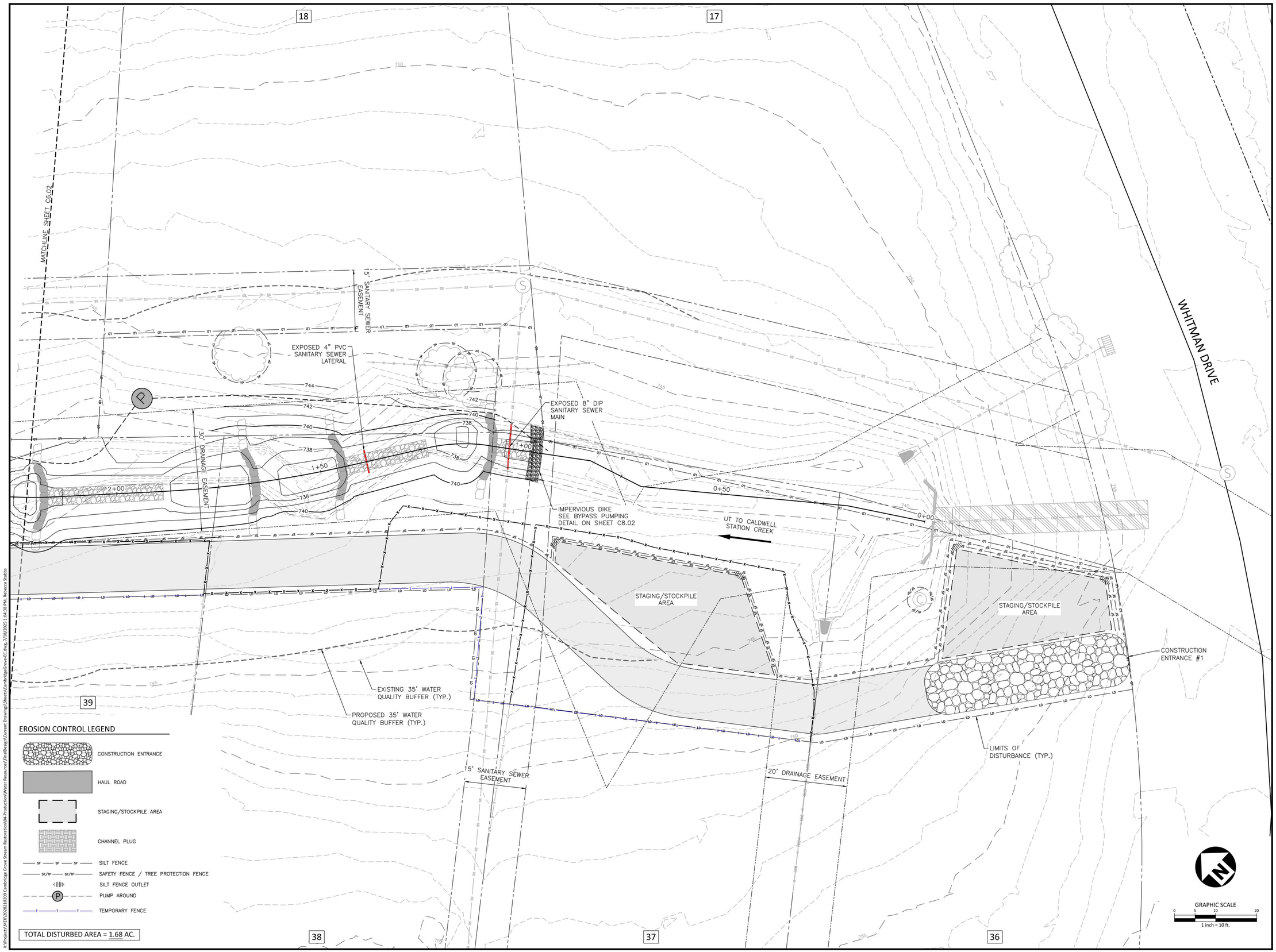

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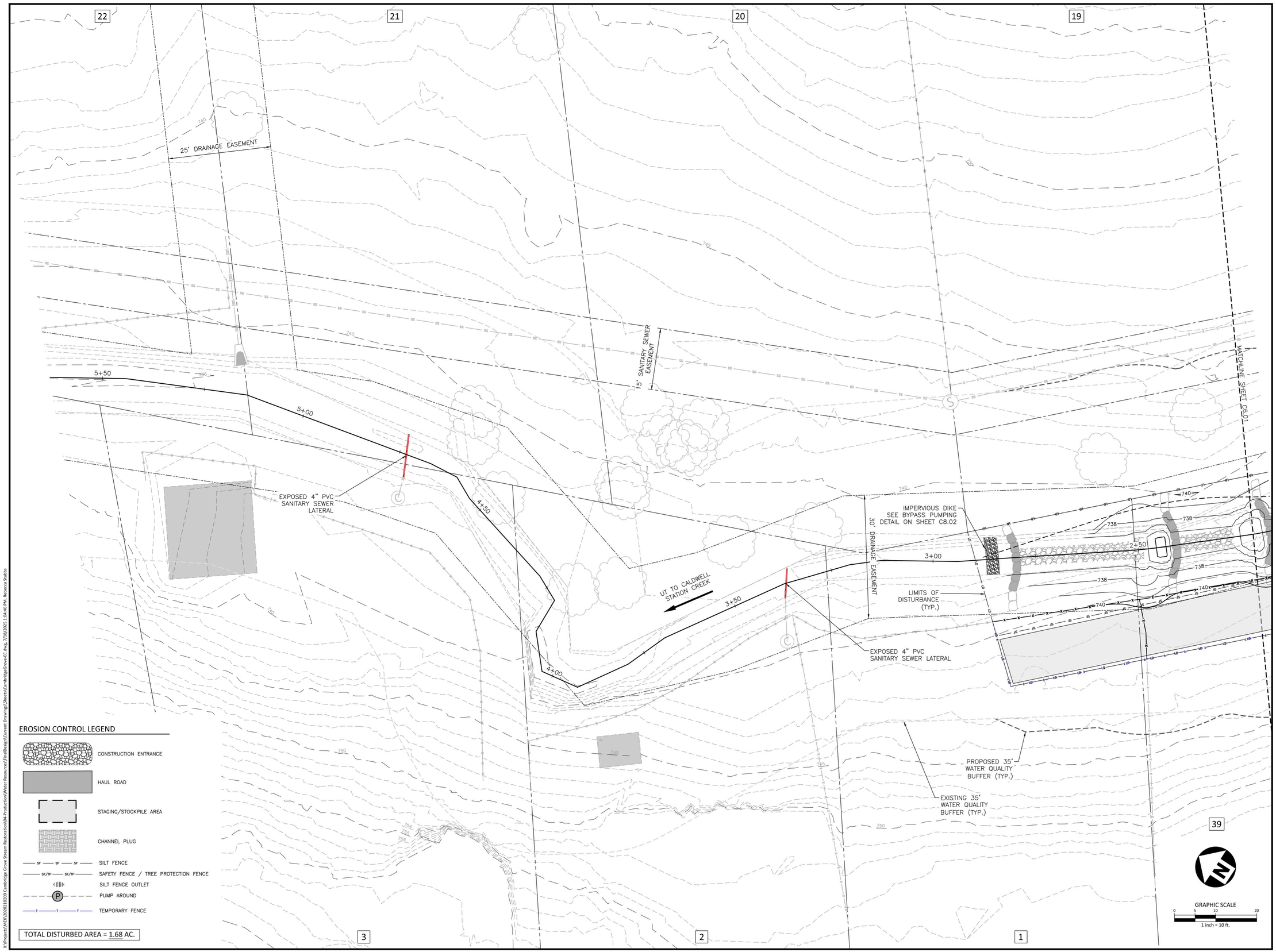
SHEET

EROSION CONTROL PLAN

C6.01



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- HAUL ROAD
- STAGING/STOCKPILE AREA
- CHANNEL PLUG
- SF — SF — SF — SILT FENCE
- SF/TP — SF/TP — SF/TP — SAFETY FENCE / TREE PROTECTION FENCE
- SILT FENCE OUTLET
- P — PUMP AROUND
- T — T — T — TEMPORARY FENCE

TOTAL DISTURBED AREA = 1.68 AC.

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DATE	07.18.2025

SHEET

EROSION CONTROL PLAN

C6.02

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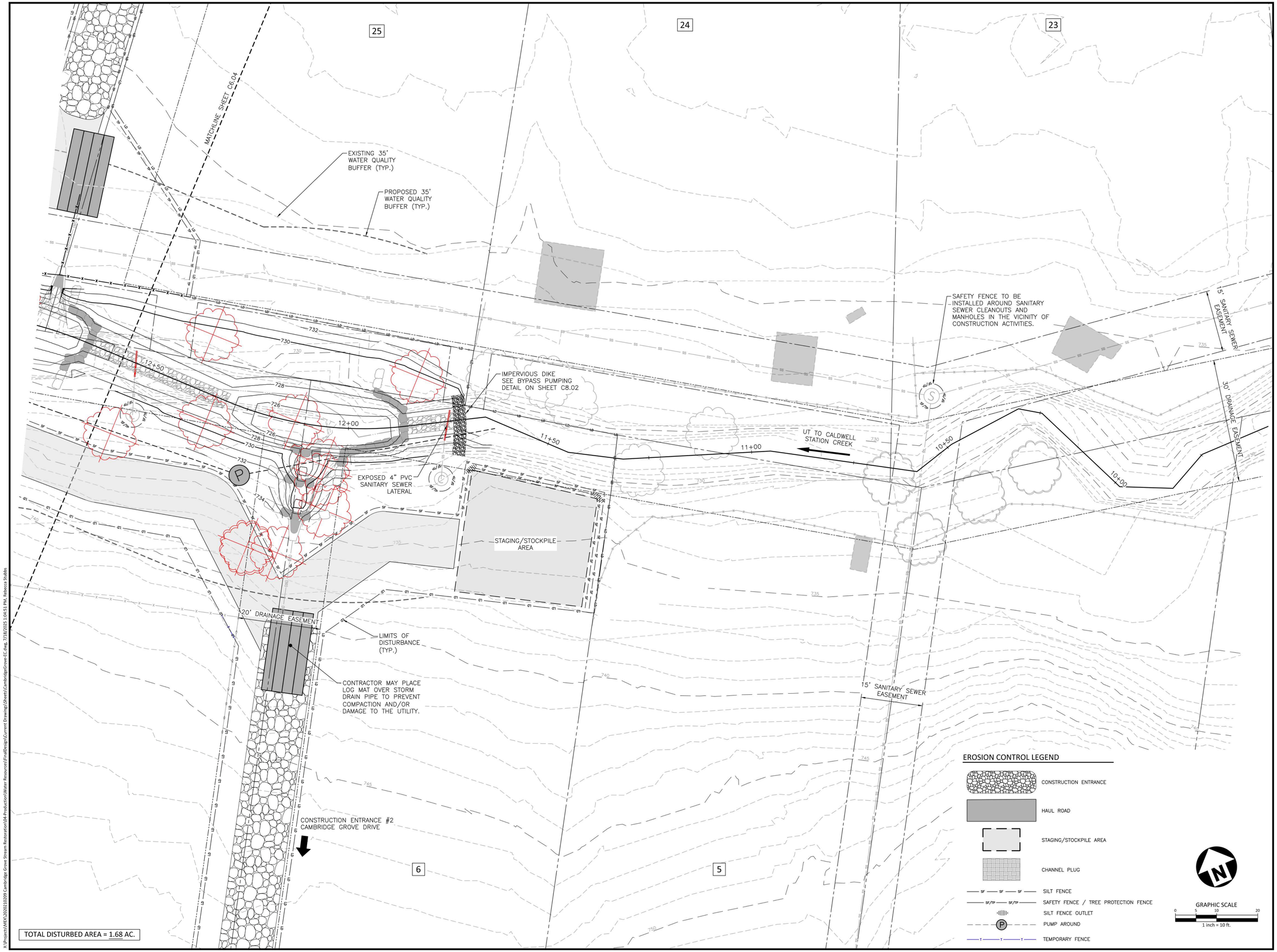

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CLIENT

MECK. S&W CONSERVATION DISTRICT
ALLISON CHANNELL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 980.314.3202

MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS

CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs — NORTH CAROLINA PROFESSIONAL SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-EC
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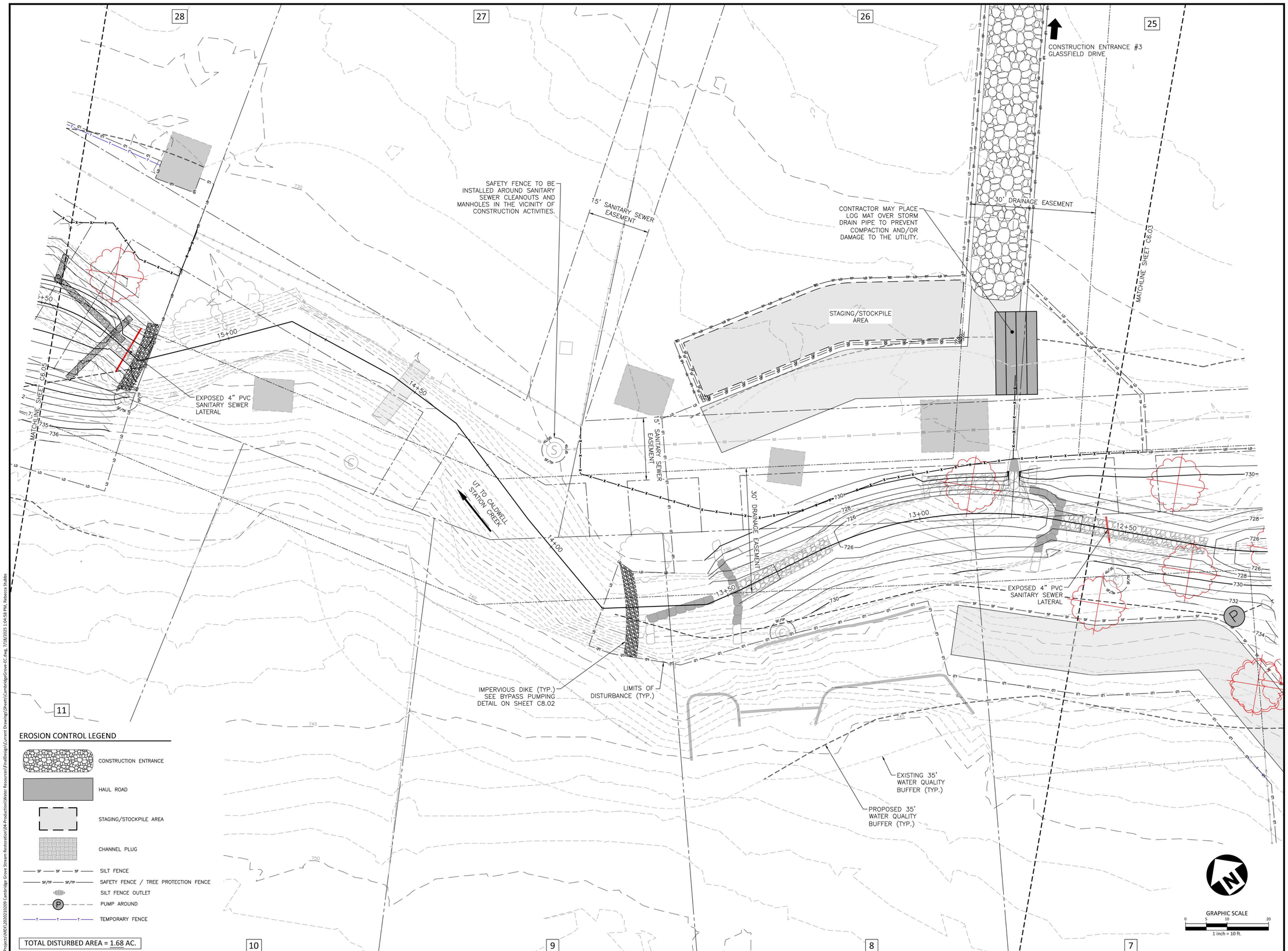
EROSION CONTROL PLAN

C6.03



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- HAUL ROAD
- STAGING/STOCKPILE AREA
- CHANNEL PLUG
- SF — SILT FENCE
- SF/TP — SAFETY FENCE / TREE PROTECTION FENCE
- SILT FENCE OUTLET
- P — PUMP AROUND
- T — TEMPORARY FENCE

TOTAL DISTURBED AREA = 1.68 AC.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

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REVISIONS

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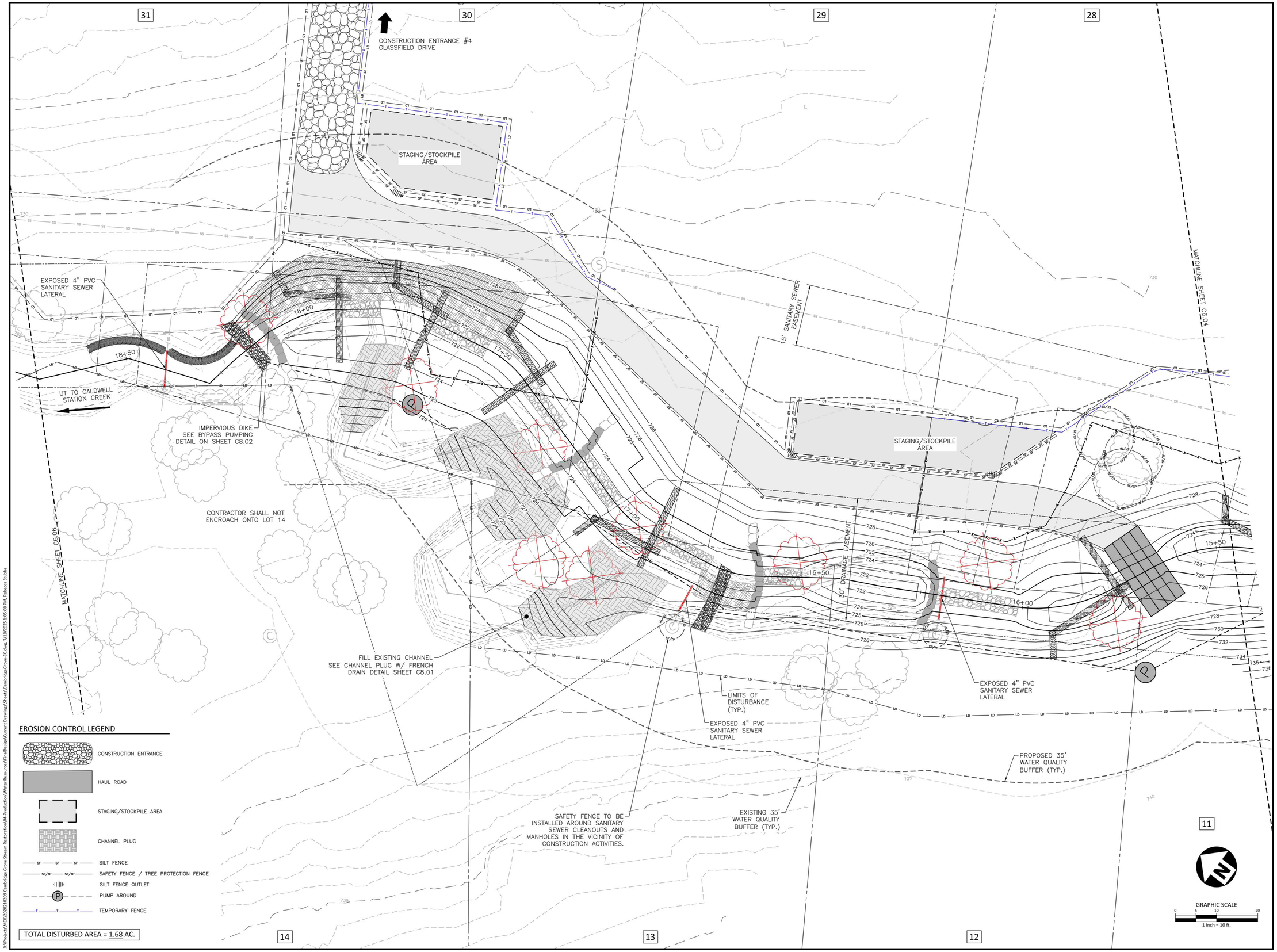
EROSION CONTROL PLAN

C6.04



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EROSION CONTROL PLAN

C6.05

35

34

33

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NON-VEHICULAR CONSTRUCTION ENTRANCE #5 GLASSFIELD DRIVE

GENERAL NOTES:

1. DUE TO NARROW CLEARANCES, CONSTRUCTION ACCESS THROUGH PROPERTY NO. 35 (17441 GLASSFIELD DR) SHALL BE NON-VEHICULAR. NO ALTERATION TO EXISTING GRADE SHALL OCCUR. MINIMAL CLEARING (SUCH AS TRIMMING LIMBS, BUT NO TREE CLEARING OR REMOVAL, ETC.) MAY OCCUR ONLY AS NEEDED TO ALLOW FOR ACCESS TO THE STREAM. SHOULD THE ACCESS PATH BECOME PRONE TO EROSION, APPROPRIATE MEASURES SUCH AS SEEDING, MATTING, OR SILT FENCE MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER. CONDITION OF THE ACCESS PATH SHALL BE RESTORED TO EQUAL OR BETTER CONDITION PRIOR TO CONSTRUCTION OF THIS PROJECT.

15' SANITARY SEWER EASEMENT

EXPOSED 4" PVC SANITARY SEWER LATERAL

EXPOSED 4" PVC SANITARY SEWER LATERAL

UT TO CALDWELL STATION CREEK

19+00

19+50

20+00

20+50

21+00

21+50

22+00

22+01.12

30' DRAINAGE EASEMENT

LIMITS OF DISTURBANCE (TYP.)

EXISTING 35' WATER QUALITY BUFFER

WATAUGA SITE C6.05

20' DRAINAGE EASEMENT

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- HAUL ROAD
- STAGING/STOCKPILE AREA
- CHANNEL PLUG
- SF — SF — SF — SILT FENCE
- SF/TP — SF/TP — SAFETY FENCE / TREE PROTECTION FENCE
- SILT FENCE OUTLET
- P — PUMP AROUND
- T — T — T — TEMPORARY FENCE

TOTAL DISTURBED AREA = 1.68 AC.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

16

15

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 ENGINEER REBECCA STUBBS
Digitally signed by Rebecca Stubbs
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Date: 2025.07.18 15:05:02 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

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EROSION CONTROL PLAN

C6.06

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

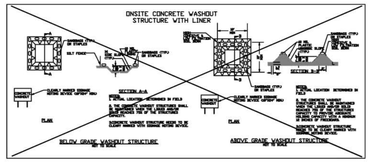
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NORTH CAROLINA *Environmental Quality*

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un attended days (anc this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDCs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Items (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter ESC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours,*** an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible***. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days,*** a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NORTH CAROLINA *Environmental Quality*

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D1
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

EROSION CONTROL DETAILS

C8.00

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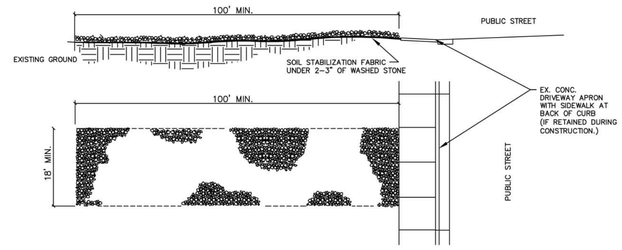
NOTES:

1. A STABILIZED ENTRANCE PAD OF 2–3" OF WASHED STONE AND/OR RAILROAD BALLAST SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY. ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEPT BACK ONSITE ON A NIGHTLY BASIS.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
6. CDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE, OR ON ANY STREET WITH AN EXISTING SIDEWALK TO REMAIN OPEN DURING CONSTRUCTION.
7. FOLLOW WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) FOR SIDEWALK CLOSURE OR DETOUR/DIVERSION.



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CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	STABILIZED CONSTRUCTION ENTRANCE	STD. NO. 30.11A	REV. 15

NOTE: CONTRACTOR SHALL NOT SEED THE SITE WITH LESPEDEZA. LESPEDEZA IS AN INVASIVE SPECIES.

FOR LATE WINTER AND EARLY SPRING:

SEEDING MIXTURE:
RYE (GRAIN) – 120 LB/ACRE
~~ANNUAL LESPEDEZA (KOBE) – 50 LB/ACRE~~
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

SEEDING DATES:
JAN. 1 – MAY 1

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE

FOR SUMMER:

SEEDING MIXTURE:
GERMAN MILLET – 40 LB/ACRE
(A SMALL–STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE)

SEEDING DATES:
MAY 1 – AUG. 15

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

MAINTENANCE:
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE

FOR FALL:

SEEDING MIXTURE:
RYE (GRAIN) – 120 LB/ACRE

SEEDING DATES:
AUG. 15 – DEC 30

SOIL AMENDMENTS:
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10–10–10 FERTILIZER

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL

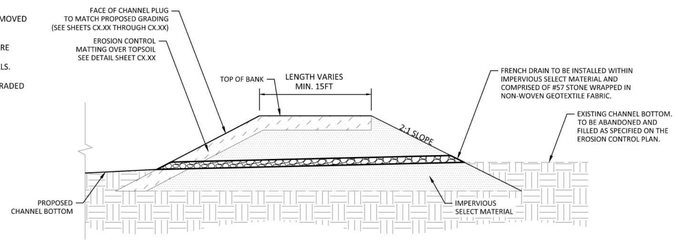
MAINTENANCE:
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

FOR ADDITIONAL INFORMATION, REFER TO NCDENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10. FOR PERMANENT SEEDING SPECIFICATIONS, INCLUDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF FERTILIZERS, THE KINDS OF SEED, AND THE RATES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11 AND THE CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 04200 SEEDING AND SODDING OF TURFGRASS.

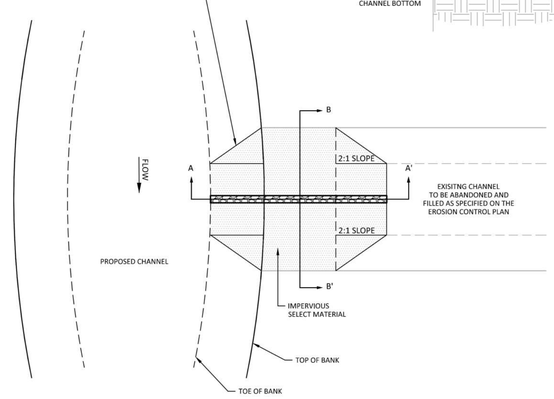
CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	TEMPORARY SEEDING SCHEDULE	STD. NO. 30.17	REV. 9

CHANNEL PLUG NOTES:

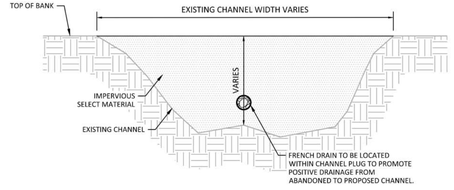
1. CHANNEL PLUGS TO BE LOCATED AS SHOWN ON PLAN SHEETS C5.01 THROUGH C5.10 AND AT OTHER LOCATIONS AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CHANNEL PLUG MATERIAL SHALL BE CLAY SOIL HARVESTED ON SITE OR BROUGHT INTO THE SITE AS WELL AS MATERIAL USED IN REMOVED ROCK CHECK DAMS IF SUITABLE.
3. CHANNEL MATERIAL SHALL BE FREE OF ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED.
4. ROCKS AND STONES WITH A DIAMETER GREATER THAN 3 INCHES (IN ANY DIRECTION) SHALL BE REMOVED FROM FILL PRIOR TO COMPACTION.
5. FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO THE SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REWORKED AND REPLACED WITH ACCEPTABLE MATERIALS.
6. TOPSOIL SHALL BE PLACED ON TOP OF THE SOIL LIFTS IN THE SAME MANOR AS THE REST OF THE GRADED CONSTRUCTION SITE
7. CHANNEL PLUGS WILL BE PLANTED ACCORDING TO THE PLANTING PLAN ON SHEETS L2.01-L2.07.
8. MINIMUM CHANNEL PLUG LENGTH TO BE 15 LINEAR FEET.



SECTION A-A'



PLAN VIEW



SECTION B-B'

IMPERVIOUS CHANNEL PLUG
N.T.S.

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SHEET

EROSION CONTROL DETAILS

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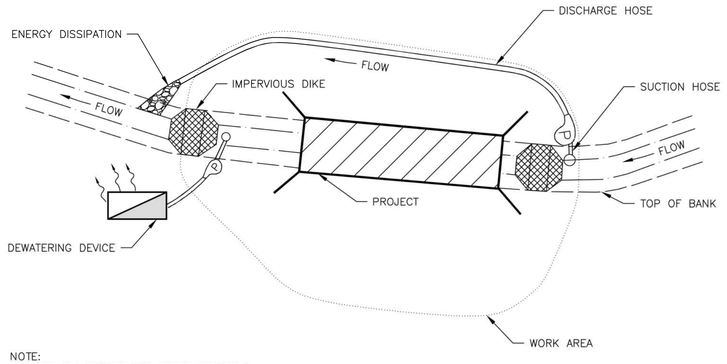


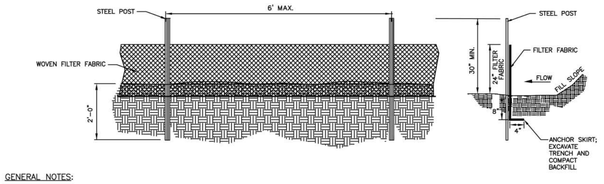
NOTE:
ANCHOR ALL PUMPS AND PIPES SECURELY

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

BYPASS PUMPING

STD. NO. 30.22A | REV. 15



GENERAL NOTES:

1. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
2. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
3. TURN SILT FENCE UP SLOPE AT ENDS.
4. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
5. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
6. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
7. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

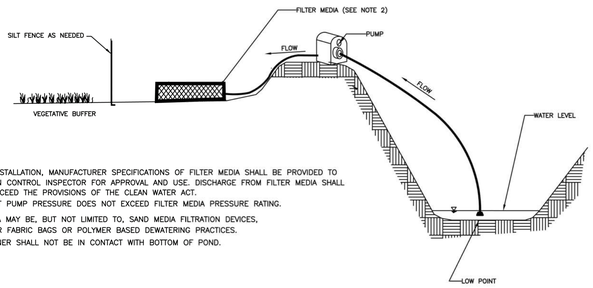
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

TEMPORARY SILT FENCE

STD. NO. 30.06A | REV. 15



NOTE:

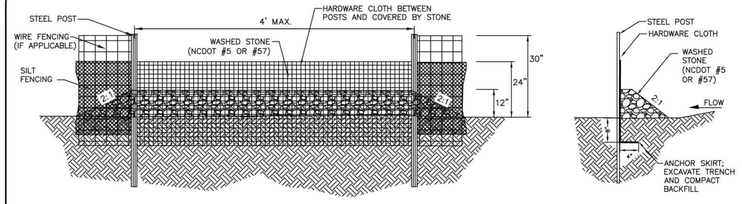
1. PRIOR TO INSTALLATION, MANUFACTURER SPECIFICATIONS OF FILTER MEDIA SHALL BE PROVIDED TO THE EROSION CONTROL INSPECTOR FOR APPROVAL AND USE. DISCHARGE FROM FILTER MEDIA SHALL MEET OR EXCEED THE PROVISIONS OF THE CLEAN WATER ACT.
2. ENSURE THAT PUMP PRESSURE DOES NOT EXCEED FILTER MEDIA PRESSURE RATING.
3. FILTER MEDIA MAY BE, BUT NOT LIMITED TO, SAND MEDIA FILTRATION DEVICES, RATED FILTER FABRIC BAGS OR POLYMER BASED DEWATERING PRACTICES.
4. PUMP STRAINER SHALL NOT BE IN CONTACT WITH BOTTOM OF POND.

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

EROSION CONTROL DEWATERING

STD. NO. 30.13 | REV.



GENERAL NOTES:

1. SEDIMENT FILTER OUTLET HARDWARE CLOTH SHALL BE 24" HIGH AND STONE SHALL BE A MINIMUM OF 12" HIGH.
2. HARDWARE CLOTH SHALL BE ANCHORED TO THE STEEL POSTS SECURELY USING APPROPRIATE ANCHORS. HARDWARE CLOTH SHALL BE KEYED IN A MINIMUM OF 12 INCHES IN LENGTH AND BACKFILLED PROPERLY AS SHOWN IN ABOVE DETAIL. HARDWARE CLOTH TO BE SAME AS STD. #30.09 (19 GAUGE, 1/4" SPACING).
3. POSTS SHALL BE NO MORE THAN 4 FEET APART.
4. SITE OUTLETS AT LOW AREAS IN CONJUNCTION WITH AND ALONG LONG RUNS OF SILT FENCE AT INTERVALS NO CLOSER THAN 100 FEET. DRAINAGE AREA TO OUTLETS SHALL NOT EXCEED 1/4 ACRE.
5. EQUIVALENT ALTERNATIVES MAY BE USED WITH PRIOR CITY APPROVAL.

MAINTENANCE NOTES:

1. FILTER OUTLETS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. THE STONE SHALL BE REPLACED PROMPTLY AFTER ANY EVENT THAT HAS CLOGGED OR REMOVED IT.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OUTLET IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

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CITY OF CHARLOTTE
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INCLUDES CHARLOTTE ETJ

SILT FENCE OUTLET

STD. NO. 30.06C | REV. 20

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Rebecca Stubbs
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS
Date: 2025.10.15 10:57:04 -04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D1
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

EROSION CONTROL DETAILS

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NOTES:

1. AN EROSION CONTROL BLANKET SHALL BE USED TO STABILIZE THE NEWLY CONSTRUCTED CHANNEL FROM THE TOP OF BANK OR LIMITS SHOWN ON EC PLAN SHEETS TO TOE OF SLOPE AND SHALL BE 100% BIODEGRADABLE.
2. PREPARE SOIL BEFORE INSTALLING EROSION CONTROL BLANKET INCLUDING FINE GRADING, PLACEMENT OF SEED AND STRAW AND APPLICATION OF FERTILIZER AND LIME IF NECESSARY. REMOVE ROOTS, TWIGS, AND OTHER DEBRIS WHICH WOULD CAUSE BULGES IN THE MATTING AS WELL AS PREVENT THE MATTING FROM BEING LAID FLUSH TO THE FINISHED SURFACE.
3. KEY-IN TERMINAL EDGES OF MATTING AT TOP AND TOE OF BANK AND VERTICAL EDGES AT UPSTREAM AND DOWNSTREAM BOUNDARY LIMITS A MINIMUM OF 12 INCHES INTO FINISHED GRADE. LAY MATTING SO THAT UPSTREAM MAT OVERLAPS DOWNSTREAM MAT OR UPPER BANK MAT OVERLAPS LOWER BANK MAT BY 1 FOOT.
4. KEY-IN EDGES OF MATTING A MINIMUM OF 12 INCHES, PARTICULARLY NEAR RESTORATION STRUCTURES, BOULDERS, LOGS, ETC. CHECK MATTING FOR LOOSE ENDS, FLAPS, OR OTHER WEAKNESSES OR DAMAGE WHICH MAY CAUSE IT TO BECOME LOOSE UNDER FLOW CONDITIONS.
5. MATTING SHALL BE PLACED ALONG THE OUTSIDE BANK OF ALL BENDS AND ALONG BOTH SIDES OF THE CHANNEL IN TANGENT AREAS.
6. FIELD ADJUSTMENTS TO MATTING LOCATION MAY BE MADE AT THE DISCRETION OF THE ENGINEER.
7. INSTALL WOODEN STAKES TO ENSURE GOOD GROUND CONTACT OF THE MATTING TO WITHSTAND MEDIUM TO HIGH FLOWS. STAKES SHALL BE 2" X 4" X 18". FOR SLOPES 2:1 AND STEEPER, USE A MINIMUM OF 3 WOOD STAKES PER SQUARE YARD AND FOR SLOPES FLATTER THAN 2:1, USE A MINIMUM OF 2 STAKES PER SQUARE YARD. PROVIDE ADDITIONAL STAKING ALONG CHANNEL BOTTOM WHERE COIR MAT FORMS TOE OF SLOPE. STAKES SHALL BE INSTALLED SO THAT NO MORE THAN 2 INCHES OF THE STAKE REMAINS ABOVE FINISHED GRADE.
8. THE EROSION CONTROL BLANKET SHALL CONSIST OF A MACHINE-PRODUCED BLANKET MADE OF COCONUT FIBER AND BE EQUIVALENT OR BETTER THAN THE FOLLOWING SPECIFICATION. SOIL STABILIZATION MATTING WHICH USES PLASTICS, METALS, OR OTHER MAN-MADE MATERIALS IN THE CONSTRUCTION OF THE MATERIAL WILL NOT BE PERMITTED.

   WEIGHT = 24 OZ/SY

   TENSILE STRENGTH DRY (ASTM D 4595) = 1600 LBS/FT MACHINE DIRECTION
   1310 LBS/FT CROSS DIRECTION

   TENSILE STRENGTH WET (ASTM D 4595) = 1455 LBS/FT MACHINE DIRECTION
   1425 LBS/FT CROSS DIRECTION

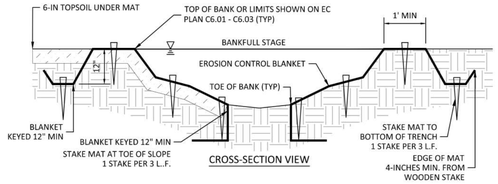
   ELONGATION FAILURE WET (ASTM D 4595) = 27% MACHINE DIRECTION
   27% CROSS DIRECTION

   OPEN AREA = 41%

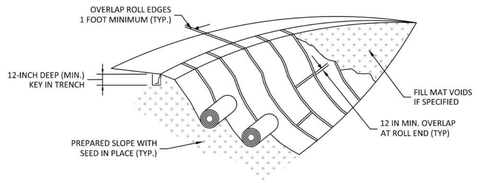
   RECOMMENDED SHEAR STRESS = 4.5 LBS/SQ.FT.

   RECOMMENDED FLOW = 12 FT/S

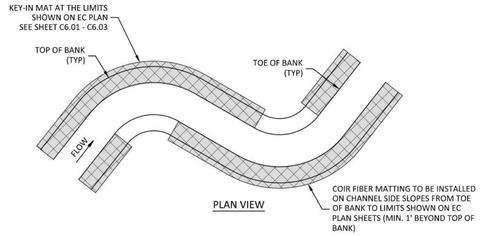
   RECOMMENDED SLOPE = 1:1



CROSS-SECTION VIEW



SLOPE APPLICATION ISOMETRIC VIEW



PLAN VIEW

C700 EROSION CONTROL BLANKET DETAILS

N.T.S.

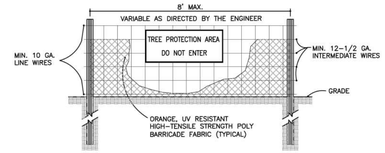
NOTE: GEOTEXTILE FABRIC (NON-WOVEN) SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS.

MECHANICAL PROPERTIES	TEST METHOD	UNIT	MINIMUM AVERAGE ROLL VALUE	
			MD	CD
GRAB TENSILE STRENGTH	ASTM D 4632	N (lbs)	912 (205)	912 (205)
GRAB TENSILE ELONGATION	ASTM D 4632	%	50	50
TRAPEZOID TEAR STRENGTH	ASTM D 4533	N (lbs)	356 (80)	356 (80)
CBR PUNCTURE STRENGTH	ASTM D 6241	N (lbs)	2225 (500)	
APPARENT OPENING SIZE (AOS)[1]	ASTM D 4751	mm (U.S. SIEVE)	0.18 (80)	
PERMITTIVITY	ASTM D 4491	sec $^{-1}$	1.1	
FLOW RATE	ASTM D 4491	l/min/m^2 (gal/min/ft^2)	3870 (95)	
UV RESISTANCE (AT 500 HOURS)	ASTM D 4355	% STRENGTH RETAINED	70	

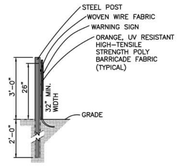
ASTM D 4751: AOS IS A MAXIMUM OPENING DIAMETER VALUE

PHYSICAL PROPERTIES	TEST METHOD	UNIT	TYPICAL VALUE	
WEIGHT	ASTM D 5261	g/m^2 (oz/yd^2)	271 (8.0)	
THICKNESS	ASTM D 5199	mm (mils)	1.8 (72)	
ROLL DIMENSIONS (WIDTH X LENGTH)	–	ft	12.5 X 360	15 X 300
ROLL AREA	–	m^2 (yd^2)	418 (500)	
ESTIMATED ROLL WEIGHT	–	kg (lb)	120 (265)	

NON-WOVEN GEOTEXTILE FABRIC MATERIAL SPECIFICATIONS



FRONT VIEW



SIDE VIEW

WARNING SIGN DETAIL

WARNING SIGN DETAIL

NOTES

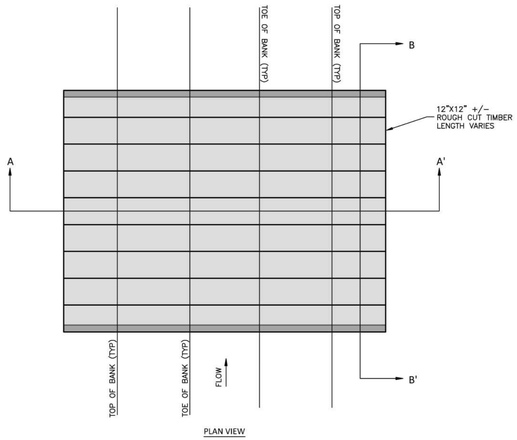
1. INSTALL FENCING AS SHOWN ON THESE PLANS.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
4. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. ADDITIONAL SIGNS MAY BE REQUIRED BY GOVERNMENT ENTITIES BASED ON ACTUAL FIELD CONDITIONS.
5. IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY. REFER TO THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL CHAPTER 6 SECTIONS 6.05B AND 6.05C FOR DIRECTIONS ON WOUND REPAIR AND PRUNING OF DAMAGED TREES.
6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

MAINTENANCE

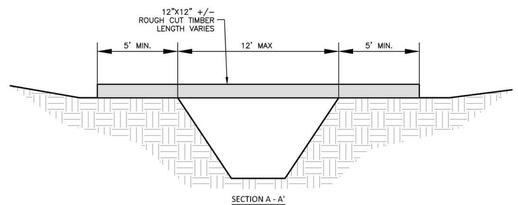
1. INSPECT TREE PROTECTION FENCES AT LEAST ONCE A WEEK. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

TREE PROTECTION FENCE

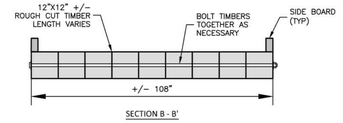
N.T.S.



PLAN VIEW



SECTION A - A'



SECTION B - B'

NOTES:

1. DETAIL PROVIDED FOR INFORMATIONAL PURPOSES. USE OF LOG MAT IS AT THE CONTRACTORS DISCRETION.
2. LOG MATS ARE TO HAVE SOLID DECK AND SIDE BOARDS.
3. USE MULTIPLE LOG MATS WHERE NECESSARY TO ACCOMIDATE EQUIPMENT WIDTH.

MAINTENANCE

1. INSPECT LOG MATS DAILY.
2. CONTRACTOR RESPONSIBLE FOR ENSURING LOG MATS ARE PLACED TO PROVIDE ADEQUATE SUPPORT FOR MACHINERY AND PERSONEL.
3. CONTRACTOR RESPONSIBLE FOR REPLACING OLD OR DAMAGED LOG MATS AS NEEDED.

LOG MAT

N.T.S.

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2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 980.314.3202

MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D1
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

EROSION CONTROL DETAILS

C8.03

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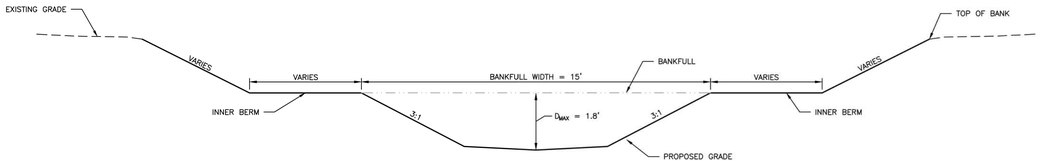
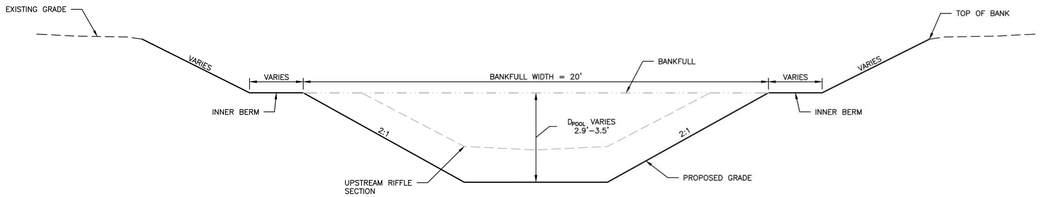


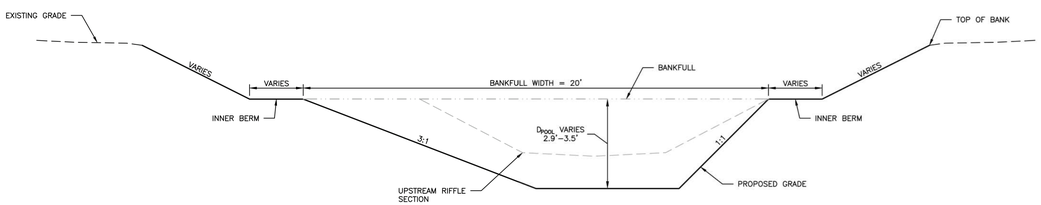
BANKFULL AREA, A_{BKF} = 17.3 SF
BANKFULL MAX DEPTH, d_{MAX} = 1.8 FT
BANKFULL MEAN DEPTH, d_{MEAN}= 1.2 FT

TYPICAL RIFFLE



POOL AREA, A_{POOL} = 45.5 SF
POOL MAX DEPTH, d_{MAX} = 3.5 FT
POOL MEAN DEPTH, d_{MEAN} = 2.3 FT

TYPICAL IN-LINE POOL

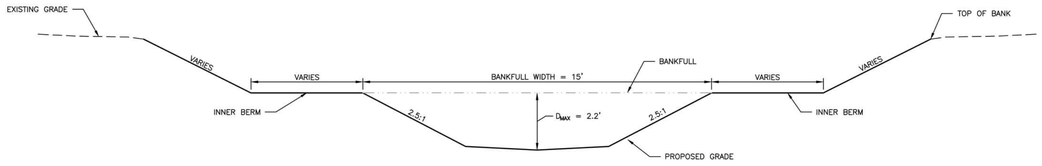


POOL AREA, A_{POOL} = 45.5 SF
POOL MAX DEPTH, d_{MAX} = 3.5 FT
POOL MEAN DEPTH, d_{MEAN} = 2.3 FT

TYPICAL POOL

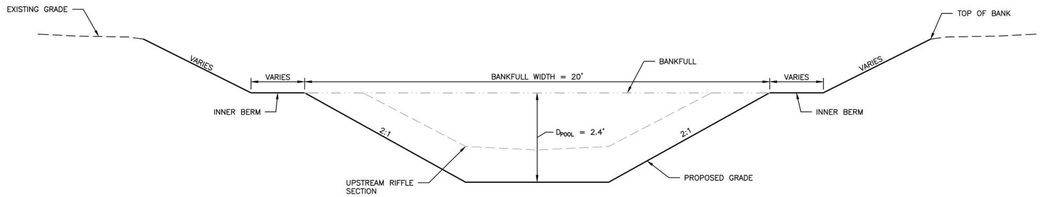
REACH 1 (STA. 0+00 - 5+00) TYPICAL SECTIONS

N.T.S.



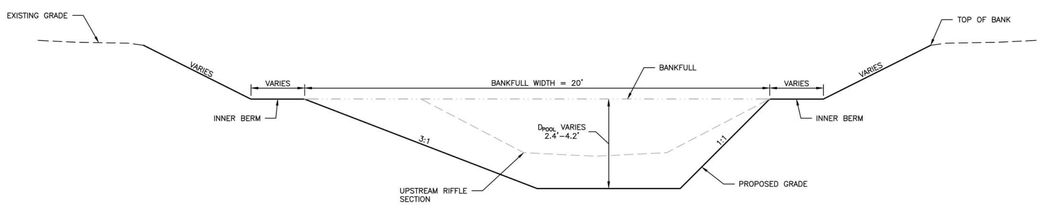
BANKFULL AREA, A_{BKF} = 17.3 SF
BANKFULL MAX DEPTH, d_{MAX} = 1.8 FT
BANKFULL MEAN DEPTH, d_{MEAN}= 1.2 FT

TYPICAL RIFFLE



POOL AREA, A_{POOL} = 49.9 SF
POOL MAX DEPTH, d_{MAX} = 4.8 FT
POOL MEAN DEPTH, d_{MEAN} = 2.5 FT

TYPICAL IN-LINE POOL



POOL AREA, A_{POOL} = 49.9 SF
POOL MAX DEPTH, d_{MAX} = 4.8 FT
POOL MEAN DEPTH, d_{MEAN} = 2.5 FT

TYPICAL POOL

REACH 3 (STA. 9+48 - 20+85) TYPICAL SECTIONS

N.T.S.

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
SEAL 049073
ENGINEER
REBECCA STUBBS

REVISIONS

NO	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

STREAM AND STANDARD DETAILS

C8.04

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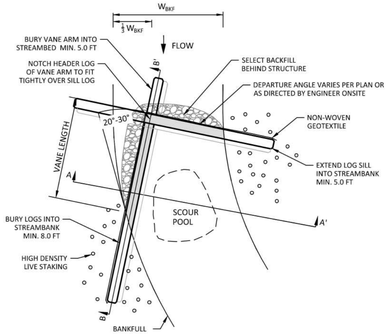
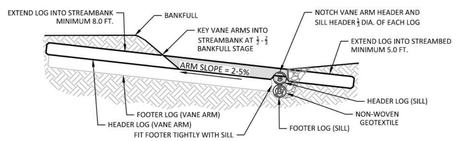
GENERAL NOTES:

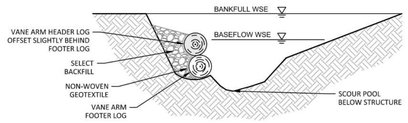
1. THE LOG VANE WITH LOG SILL IS COMPOSED OF A LOG SILL, WHICH IS A LOG SET AT A P.C. ELEVATION PROVIDED IN THE PROPOSED PROFILE THAT SPANS PERPENDICULAR TO AND SLIGHTLY DOWNSTREAM ACROSS THE CHANNEL. THE LOG SILL EXTENDS EXTENDS FROM A LOG VANE ARM INTO THE OPPOSITE (INSIDE) STREAMBANK. THE LOG VANE ARM EXTENDS UP AND TOWARDS THE OUTSIDE STREAMBANK, EVENTUALLY KEYING INTO THE BANK AT AN ELEVATION HIGHER THAN THE SILL. THE LOG VANE ARM IS BURIED IN THE STREAMBED UPSTREAM OF THE LOG SILL AND BURIED INTO THE OUTSIDE STREAMBANK TO PREVENT SCOUR AND FAILURE AROUND THE STRUCTURE.
2. ALL LOGS SHALL HAVE A MINIMUM DIAMETER OF 18", BE RELATIVELY STRAIGHT AND LIMBS AND BRUSH TRIMMED FLUSH.
3. HEADER LOGS ARE THE TOP MOST LOGS USED IN EACH LOG STRUCTURE. THE HEADER LOG FOR THE VANE ARM SHOULD BE SEEN PROTRUDING FROM THE WATER SURFACE DURING BASE FLOWS.
4. HEADER LOGS SHALL BE OFFSET SLIGHTLY BEHIND THE FOOTER LOGS.
5. SET INVERTS AT ELEVATION SHOWN ON THE PLAN AND PROFILE SHEETS. NO ELEVATIONS OF THE STRUCTURES MAY VARY FROM THE PLAN AND PROFILE SHEETS WITHOUT DIRECTION FROM THE ENGINEER.
6. VANE ARM HEADER LOG SHALL TIE INTO THE STREAMBANK AT $\frac{1}{3}$ - $\frac{1}{2}$ THE BANKFULL DEPTH (MEASURED AT THE NEXT DOWNSTREAM RIFFLE) UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. THE LOG VANE ARM SHALL EXTEND INTO THE OUTSIDE STREAMBANK AND STREAMBED A MINIMUM OF 8.0 FT INTO THE STREAMBANK AND MINIMUM OF 5.0 FT INTO THE STREAM BED.
8. THE LOG SILL SHALL EXTEND A MINIMUM OF 5.0 FT INTO THE INSIDE AND OUTSIDE STREAM\BANK AS SHOWN IN THE DETAIL.
9. AT THE CONNECTION POINT OF THE LOG VANE ARM AND LOG SILL, BOTH HEADER LOGS SHALL BE NOTCHED TO A DEPTH NO GREATER THAN ½ OF THE LOG DIAMETER AS SHOWN IN THE DETAIL. THE NOTCHES SHALL BE CUT SUCH THAT THE HEADER LOGS FIT TIGHTLY TOGETHER.
10. ELEVATIONS, DIMENSIONS AND SLOPES OF STRUCTURES DESCRIBED IN THE DETAIL MAY BE ADJUSTED BY THE ENGINEER TO FIT CONDITIONS ONSITE.
11. CONTRACTOR WILL BE REQUIRED TO FIT LOGS TOGETHER TIGHTLY. ALL LOGS SHALL BE INSTALLED WITH FOOTERS.
12. ALL GAPS/VOIDS LARGER THAN 1 INCH BETWEEN THE HEADER AND FOOTER LOGS SHALL BE CHINKED WITH BRUSH AND/OR GRAVEL ON THE UPSTREAM SIDE PRIOR TO PLACEMENT OF THE GEOTEXTILE.
13. ON THE UPSTREAM SIDE OF THE LOGS NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE ENTIRE LENGTH OF THE LOG VANE ARM AND LOG SILL. NAIL NON-WOVEN GEOTEXTILE TO EDGE OF HEADER LOG AND TRIM EXCESS FABRIC.
14. BACKFILL STRUCTURE WITH SELECT BACKFILL MATERIAL APPROVED BY THE ENGINEER.
15. SELECT BACKFILL AND SOIL BACKFILL MATERIAL SHALL BE COMPACTED SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
16. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
17. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



PLAN VIEW



SECTION B - B'



SECTION A - A'

LOG VANE WITH LOG SILL (LVLS) SCHEDULE

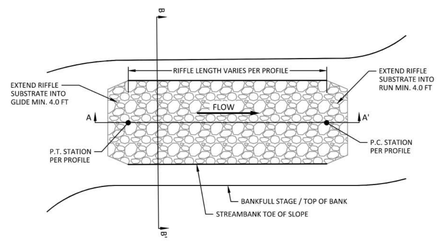
STRUCTURE #	STA	BANKFULL WIDTH W_{BFK} (FT)	VANE LENGTH (FT)	SILL LENGTH (FT)	MIN FOOTER DEPTH Df (FT)
LVLS1	15+29	15	25	25	1.5
LVLS2	15+76	15	25	25	1.5
LVLS3	16+93	15	25	25	1.5
LVLS4	17+42	15	25	25	1.5
LVLS5	17+70	15	25	25	1.5
LVLS6	17+92	15	25	25	1.5

LOG VANE WITH LOG SILL DETAIL (LVLS)

N.T.S.

GENERAL NOTES:

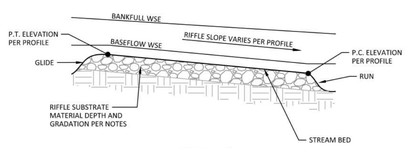
1. RIFFLES SHALL BE CONSTRUCTED OF NATIVE GRAVEL AND COBBLE MATERIAL AVAILABLE ONSITE PER THE REQUIRED SIZING SPECIFIED IN THIS DETAIL. THE ENGINEER MUST APPROVE THE USE OF ALL ONSITE NATIVE MATERIAL. WHEN NATIVE SUBSTRATE IS NOT SUFFICIENT FOR COMPLETION OF THE STRUCTURE, QUARRIED STONE SHALL BE USED TO SUPPLEMENT THE RIFFLE MATERIAL ACCORDING TO THE RIFFLE SUBSTRATE SPECIFICATIONS.
2. NATIVE GRAVEL AND COBBLE MATERIAL AVAILABLE ONSITE SHALL BE STOCKPILED AND REUSED AS SURFACE STONE IN THE RIFFLE.
3. FOR INSTALLATION, THE CONTRACTOR SHALL OVER EXCAVATE THE LENGTH OF RIFFLE AND BACKFILL WITH GRAVEL AND COBBLE MATERIAL TO THE ELEVATIONS SHOWN IN THE PROPOSED PROFILE.
4. RIFFLE MATERIAL SHALL BE PLACED AT A UNIFORM THICKNESS SUCH THAT, IN CROSS-SECTION, ITS LOWEST ELEVATION OCCURS IN THE CENTER OF THE CHANNEL.
5. RIFFLE MATERIAL SHALL BE COMPACTED USING AN EXCAVATOR BUCKET SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
6. THE SURFACE OF THE STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN IN THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
7. RE-DRESSING OF THE CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AS DIRECTED BY ENGINEER AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
8. SEE TYPICAL RIFFLE CROSS-SECTION FOR DIMENSIONS.
9. SEE NATIVE MATERIAL / QUARRIED RIFFLE SUBSTRATE SPECIFICATIONS TABLE BELOW.



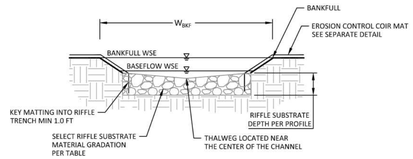
PLAN VIEW

NATIVE MATERIAL / QUARRIED RIFFLE SUBSTRATE SPECIFICATIONS

D_{50} (in)	10
DEPTH (in)	18
NCDOT CLASS A	30%
NCDOT CLASS B	20%
NCDOT CLASS 1	50%



SECTION A - A'



SECTION B - B'

CONSTRUCTED RIFFLE (R)

N.T.S.

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS

CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	202021020 9
FILENAME	CAMBRIDGEGROVE-D2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

STREAM AND STANDARD DETAILS

C8.05

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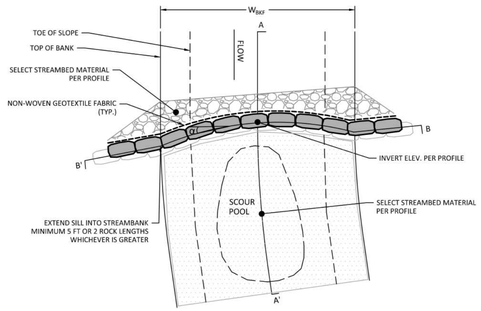
GENERAL NOTES:

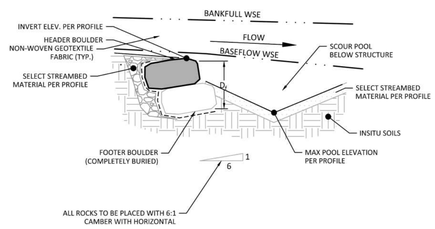
1. ALL BOULDERS USED FOR THE BOULDER SILL SHALL BE STRUCTURAL STONE, CUBICAL OR RECTANGULAR IN SHAPE. THE ENGINEER MUST APPROVE THE USE OF BOULDERS THAT MAY BE AVAILABLE ONSITE. BOULDER DIMENSIONS SHALL BE MIN 2.0' X 2.0' X 1.5' (W X L X H) +/- 0.5 FT.
2. NUMBER OF STACKED FOOTER ROCKS REQUIRED TO ACCOMPLISH DESIGN FOOTER DEPTH MAY VARY. SEE DETAIL TABLE FOR MIN FOOTER DEPTHS.
3. CONTRACTOR IS REQUIRED TO FIT BOULDERS TOGETHER TIGHTLY WITH NO VOIDS/GAPS LARGER THAN 1 INCH. GAPS BETWEEN BOULDERS SHALL BE MINIMIZED BY CHINKING WITH RIFFLE MATERIAL OR OTHER STONE APPROVED BY THE ENGINEER.
4. HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS TO PROVIDE A FOUNDATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. HEADER BOULDERS SHALL BE OFFSET 0.5' UPSTREAM OF THE FOOTER BOULDERS. ALL BOULDERS SHALL BE SHINGLED AT A 6:1 (HORIZONTAL:VERTICAL) ANGLE.
5. SET BOULDER INVERTS ON NON-WOVEN GEOTEXTILE FABRIC AT ELEVATION SHOWN ON THE PLAN AND PROFILE SHEETS. NO ELEVATIONS OF THE BOULDERS MAY VARY FROM THE PLAN SHEETS WITHOUT DIRECTION FROM THE ENGINEER. TOP OF SILL BOULDERS SHALL BE FLUSH WITH ADJACENT BOULDER AND FINISHED GRADE.
6. BOULDER ARMS SHALL EXTEND INTO THE STREAMBANK A MINIMUM OF 5.0' OR TWO FULL BOULDER LENGTHS (WHICHEVER IS GREATER).
7. NON-WOVEN GEOTEXTILE FABRIC SHALL WRAP THE UPSTREAM SIDE OF THE ENTIRE STRUCTURE INCLUDING SILL BURIED IN STREAMBANK.
8. DISTURBED STREAMBED SHALL BE BACKFILLED WITH SELECT STREAMBED MATERIAL OR RIFFLE GRADE CONTROL STONE TO MEET FINISHED GRADE UNLESS OTHERWISE NOTED.
9. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

BOULDER SILL (BS) SCHEDULE

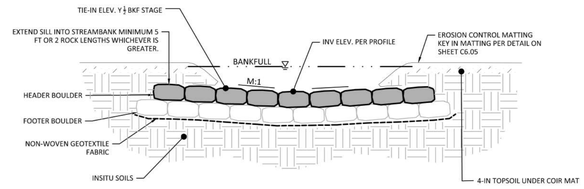
STRUCTURE #	STA	BANKFULL WIDTH W_{BFK} (FT)	MINIMUM LENGTH (FT)	FOOTER DEPTH Df (FT)	ANGLE α (DEGREES)
BS1	1+10	15	20	1.5	10
BS2	1+44	15	20	1.5	10
BS3	1+66	15	20	1.5	10
BS4	2+19	15	20	1.5	10
BS5	2+42	15	20	1.5	10
BS6	2+80	15	16	1.5	10
BS7	13+47	15	20	1.5	10
BS8	16+22	15	20	1.5	10
BS9	16+65	15	20	1.5	10
BS10	17+20	15	20	1.5	10
BS11	18+10	15	20	1.5	10



PLAN VIEW



PROFILE A - A'

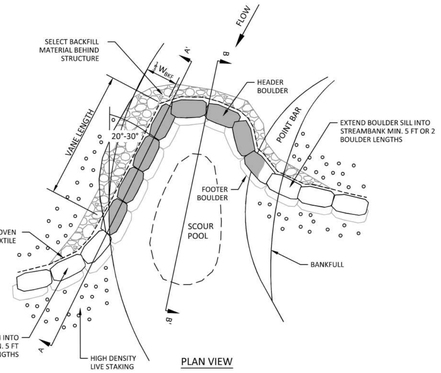


SECTION B - B'

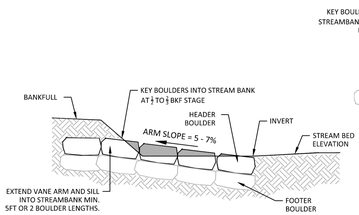
BOULDER SILL (BS)
N.T.S.

GENERAL NOTES:

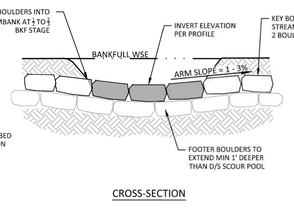
1. ALL BOULDERS USED FOR THE PROPOSED STRUCTURE SHALL BE STRUCTURAL STONE, CUBICAL OR RECTANGULAR IN SHAPE. THE ENGINEER MUST APPROVE THE USE OF BOULDERS THAT MAY BE AVAILABLE ONSITE. BOULDER DIMENSIONS SHALL BE 2.0' X 2.0' X 1.5' (W X L X H) +/- 0.5 FT UNLESS OTHERWISE NOTED. THE MINIMUM ACCEPTABLE BOULDER THICKNESS (H) IS 1.5'. BOULDERS LONGER (L) THAN 2.0' WILL BE ACCEPTED.
2. DIMENSIONS AND SLOPES OF THE STRUCTURES DESCRIBED IN THE DETAIL MAY BE ADJUSTED BY DESIGN ENGINEER TO FIT CONDITIONS ON SITE.
3. HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS TO PROVIDE A FOUNDATION AND SCOUR PROTECTION FOR THE HEADER BOULDERS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. FOOTER BOULDERS SHALL BE OFFSET 1.0 FT DOWNSTREAM OF THE HEADER BOULDERS WHERE SCOUR POOLS ARE ANTICIPATED TO FORM AS SHOWN IN THE DETAIL.
4. HEADER BOULDERS ARE THE TOP MOST BOULDER USED IN EACH BOULDER STRUCTURE. ALL HEADER BOULDERS CAN BE SEEN PARTIALLY PROTRUDING FROM THE WATER SURFACE DURING EXTREMELY LOW FLOWS.
5. SILL BOULDERS SHALL BE PLACED PERPENDICULAR TO THE BANKFULL FLOW DIRECTION. KEY SILL BOULDERS INTO THE STREAMBANK AT ½ TO ¾ BKF STAGE (MEASURED AT THE NEXT DOWNSTREAM RIFFLE).
6. THE BOULDER VANE ARM AND BOULDER J-HOOK ARM SHALL EXTEND UP TO THE OUTSIDE STREAMBANK AT A 5-7% SLOPE.
7. CONTRACTOR WILL BE REQUIRED TO FIT BOULDERS TOGETHER TIGHTLY WITH NO VOIDS/GAPS LARGER THAN 1 INCH. GAPS BETWEEN BOULDERS SHALL BE MINIMIZED BY FITTING BOULDERS TOGETHER AND PLUGGING WITH NC DOT CLASS A ROCK OR CHINKING STONE APPROVED BY THE ENGINEER. BOULDERS SHALL BE FLUSH WITH THE TOP SURFACES OF ADJACENT STONES.
8. SET BOULDER INVERTS AT ELEVATIONS SHOWN ON THE PLAN AND PROFILE SHEETS. NO ELEVATIONS OF THE BOULDERS MAY VARY FROM THE PLAN SHEETS WITHOUT DIRECTION FROM THE ENGINEER.
9. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE UPSTREAM SIDE OF THE STRUCTURE TO PREVENT WASHOUT OF SEDIMENT THROUGH BOULDER GAPS. FILTER FABRIC SHALL EXTEND FROM THE BOTTOM OF THE FOOTER BOULDER TO THE FINISHED GRADE ELEVATION AND SHALL BE PLACED THE ENTIRE LENGTH OF THE STRUCTURE. SELECT BACKFILL MATERIAL SHALL BE PLACED UPSTREAM OF THE GEOTEXTILE MATERIAL.
10. SELECT BACKFILL AND SOIL BACKFILL MATERIAL SHALL BE A WELL GRADED BLEND OF NCDOT CLASS A RIP-RAP AND ASTM #57 ROCK MIXED WITH EARTH. SELECT BACKFILL MATERIAL SHALL BE COMPACTED SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
11. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
12. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



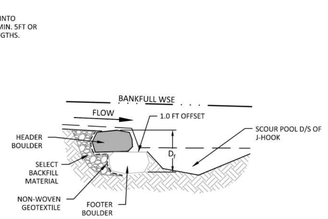
PLAN VIEW



SECTION A - A'



CROSS-SECTION



SECTION B - B'

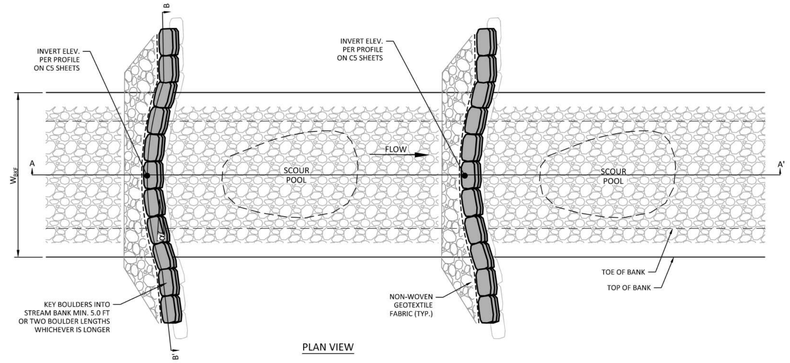
BOULDER J HOOK (BJH) SCHEDULE

STRUCTURE #	STA	BANKFULL WIDTH W_{BFK} (FT)	VANE LENGTH (FT)	FOOTER DEPTH Df (FT)
BJH1	11+86	15	17	1.5
BJH2	12+67	15	13	1.5

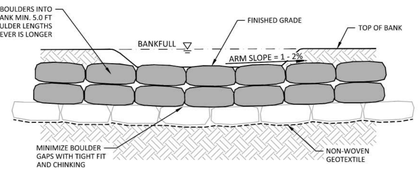
BOULDER J-HOOK (BJH)
N.T.S.

GENERAL NOTES:

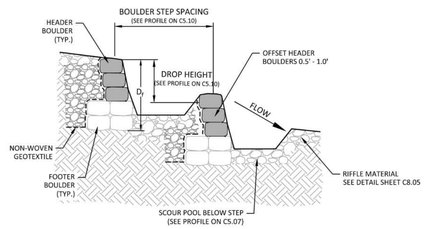
1. ALL BOULDERS USED FOR THE BOULDER CASCADE SHALL BE STRUCTURAL STONE, CUBICAL OR RECTANGULAR IN SHAPE. THE ENGINEER MUST APPROVE THE USE OF BOULDERS THAT MAY BE AVAILABLE ONSITE. BOULDER DIMENSIONS SHALL BE 2.0' X 2.0' X 1.5' (W X L X H) +/- 0.5 FT.
2. CONTRACTOR IS REQUIRED TO FIT BOULDERS TOGETHER TIGHTLY. GAPS BETWEEN BOULDERS SHALL BE MINIMIZED BY FITTING BOULDERS TOGETHER AND PLUGGING WITH NCDOT CLASS A ROCK OR CHINKING STONE APPROVED BY THE ENGINEER.
3. HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS TO PROVIDE A FOUNDATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. HEADER BOULDERS SHALL BE OFFSET 0.5' - 1.0' UPSTREAM OF THE FOOTER BOULDERS WHERE SCOUR POOLS ARE ANTICIPATED AS SHOWN IN THE DETAIL.
4. SET BOULDER INVERTS AT ELEVATION SHOWN ON THE PLAN AND PROFILE SHEETS. NO ELEVATIONS OF THE BOULDERS MAY VARY FROM THE PLAN SHEETS WITHOUT DIRECTION FROM THE ENGINEER.
5. BOULDER ARMS SHALL EXTEND UP TO THE STREAMBANK AT A 1-2% SLOPE AND INTO THE STREAMBANK A MINIMUM OF 5.0' OR TWO FULL BOULDER LENGTHS WHICHEVER IS LONGER.
6. MAXIMUM ELEVATION DROP OVER EACH BOULDER STEP IS DEFINED IN THE PLAN AND PROFILE SHEETS.
7. ON THE UPSTREAM SIDE OF THE BOULDERS, NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE ENTIRE LENGTH AND HEIGHT OF THE STRUCTURE.
8. RIFFLE MATERIAL SHALL BE PLACED AT A UNIFORM THICKNESS SUCH THAT, IN CROSS-SECTION, ITS LOWEST ELEVATION OCCURS IN THE CENTER OF THE CHANNEL. RIFFLE MATERIAL SHALL BE COMPACTED USING AN EXCAVATOR BUCKET SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
9. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



PLAN VIEW



SECTION B - B'



SECTION A - A'

BOULDER STEP (BST) SCHEDULE

STRUCTURE #	STA	CHANNEL TOP WIDTH (FT)	MINIMUM LENGTH (FT)	FOOTER DEPTH Df (FT)	ANGLE α (DEGREES)
BST1	SWO 0+00	4	14	3.0	10
BST2	SWO 0+10	4	14	3.0	10
BST3	SWO 0+18	4	14	3.0	10

BOULDER STEPS (BST)
N.T.S.

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ALLISON CHANNELL
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CHARLOTTE, NC 28208
PHONE: 980.314.3202

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

REVISIONS

DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

STREAM AND STANDARD DETAILS

C8.06

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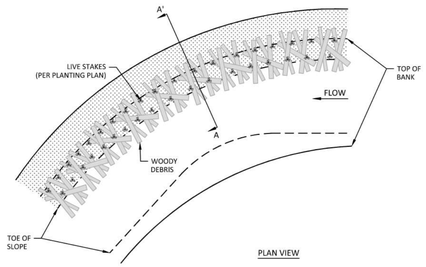
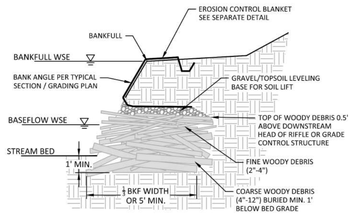
GENERAL NOTES:

1. COARSE WOODY DEBRIS SHALL CONSIST OF LOGS, ROOTWADS, AND LARGE BRANCHES NOT SUITABLE FOR CONSTRUCTION OF LOG STRUCTURES. ALL MATERIALS ARE TO BE APPROVED BY THE ENGINEER.
2. BRUSH TOE SHALL BE CONSTRUCTED WITH THE LARGEST MATERIAL PLACED FIRST. NO WOODY DEBRIS SHALL BE PLACED PARALLEL TO THE FLOW OF WATER, UNLESS DIRECTED BY THE ENGINEER. WOODY DEBRIS SHALL BE PLACED IN A CROSSING PATTERN OR WEAVE SUCH THAT EACH LOG IS ANCHORED BY ANOTHER LOG.
3. SMALL/FINE WOODY DEBRIS SHALL CONSIST OF MEDIUM TO SMALL LIMBS, BRANCHES, BUSHES, AND/OR LOGS. INVASIVE SPECIES SHALL NOT BE USED. SMALL/FINE WOODY DEBRIS SHALL BE PLACED ABOVE THE COARSE WOODY DEBRIS WITH THE LARGEST MATERIAL BEING PLACED FIRST AND THE SMALLEST MATERIAL PLACED LAST.
4. ALL WOODY DEBRIS SHALL BE COMPACTED WITH THE EXCAVATOR BUCKET TO REDUCE THE PRESENCE OF VOIDS IN THE SMALL/FINE WOODY DEBRIS LAYER.
5. WOOD DEBRIS SHALL NOT EXTEND INTO THE CHANNEL MORE THAN 12".
6. SOIL BACKFILL SHALL BE COMPACTED SUCH THAT FUTURE SETTLING WILL BE KEPT TO A MINIMUM.
7. COMPACTED FILL MATERIAL SHALL BE CONSIDERED SUITABLE SOIL MATERIAL, FREE OF ROOTS, STICKS, ROCKS, BRUSH, LITTER AND OTHER OBJECTIONABLE MATERIAL.
8. A THIN LAYER OF GRAVEL AND SOIL MIX SHALL BE PLACED ON TOP OF THE WOODY DEBRIS TO PROVIDE A LEVEL BASE FOR STREAMBANK GRADING.
9. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS.
10. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



PLAN VIEW



SECTION A - A'

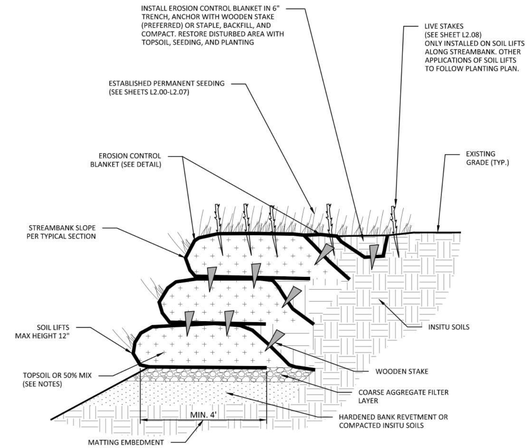
BRUSH TOE (BT)
N.T.S.

GENERAL NOTES:

1. RECONSTRUCT STREAMBANK PER THE TYPICAL SECTION AND GRADES SHOWN ON THE PLANS.
2. MAXIMUM LIFT THICKNESS 12", MINIMUM, 6".
3. KEY-IN AND OVERLAP LIFTS A MINIMUM OF 1'.
4. EACH SOIL LIFT WILL BE SECURELY STAKED AND KEYED INTO THE EXISTING BANK.
5. WOODEN STAKES SHALL BE DESIGNED TO SAFELY AND EFFECTIVELY SECURE EROSION CONTROL BLANKETS, COIR LOGS, FASCINES, AND OTHER BIOENGINEERED STRUCTURES FOR TEMPORARY OR PERMANENT APPLICATIONS.
6. SOIL LIFT FILL MATERIAL SHALL BE TOPSOIL OR 50 PERCENT MIX OF TOPSOIL AND SUITABLE SOIL MATERIAL AS DETERMINED BY THE DESIGN ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ROOTS, STICKS, ROCKS, BRUSH, LITTER AND OTHER OBJECTIONABLE MATERIAL.

CONSTRUCTION GUIDELINES:

1. INSTALL HARDENED BANK REVETMENT AS CALLED FOR IN THE PLANS, REMOVING ROOTS, TWIGS, AND OTHER DEBRIS WHICH WOULD PREVENT THE MATTING FROM BEING LAID FLUSH TO THE FINISHED SURFACE.
2. PLACE EROSION CONTROL BLANKET ON TOP OF THE COURSE AGGREGATE SUBGRADE PERPENDICULAR TO THE DIRECTION OF STREAM FLOW. RETAIN A SUITABLE LENGTH OF EROSION CONTROL BLANKET TO CONTINUE MATTING UP THE SLOPE. INSTALL THE EROSION CONTROL BLANKET SUCH THAT THE UPSTREAM SIDE WILL BE ON TOP AND WILL OVERLAP THE DOWNSTREAM SIDE BY AT LEAST ONE FOOT AS NECESSARY TO COVER THE LONGITUDINAL LENGTH REQUIRED.
3. PLACE SALVAGED AND/OR FURNISHED TOPSOIL UPON EROSION CONTROL BLANKET TO APPROPRIATE GRADE ELEVATION AND BANK SLOPE. PLACE SELECT FILL TO A VERTICAL DEPTH OF 12" AND MIN. OF 4' IN LENGTH. TAMP SOIL FIRMLY.
4. APPLY PERMANENT SEED TO TOPSOIL IN ACCORDANCE WITH PLANTING SCHEDULES, SEED MIXES, AND PLANTING AS DESIGNED AND AS SPECIFIED. SEED MIXTURE TO BE APPLIED TO FRONT PORTION OF LIFT THAT WILL BE LEFT EXPOSED.
5. ENCAPSULATE THE TOPSOIL WITH UNBURIED LENGTH OF EROSION CONTROL BLANKET TO COVER THE LIFT. FASTEN EROSION CONTROL BLANKET WITH WOODEN STAKES. HANDLE THE FABRIC AND SOIL MATERIALS IN A MANNER THAT DOES NOT DAMAGE THE MATTING OR DEPOSIT SOIL MATERIAL IN THE STREAM CHANNEL. REPAIRS AND FABRIC REPLACEMENT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CREATE AN EVEN SURFACE FOR THE CONSTRUCTION OF THE NEXT LIFT.
7. REPEAT AS NECESSARY TO ACHIEVE GRADES AND ELEVATIONS SHOWN IN THE PLANS.
8. INSTALL LIVE STAKES IN FINISHED SLOPE AND/OR APPROVED PLANTING PLAN.

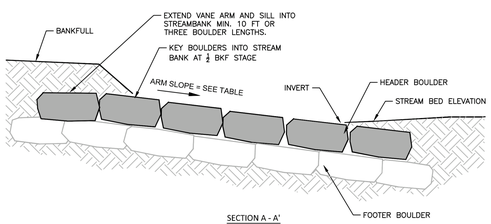


SECTION VIEW

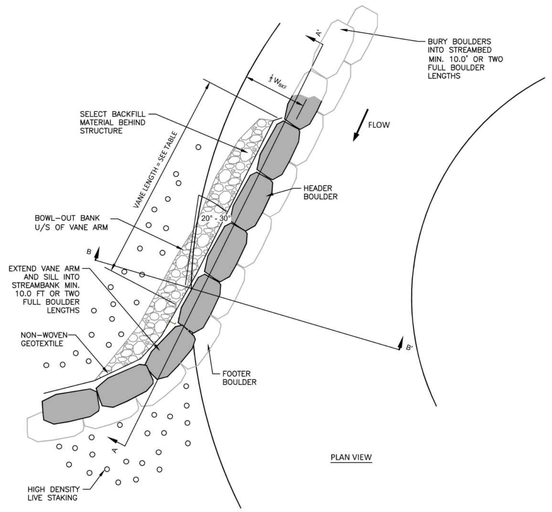
VEGETATED SOIL LIFTS DETAIL (VSL)
N.T.S.

GENERAL NOTES:

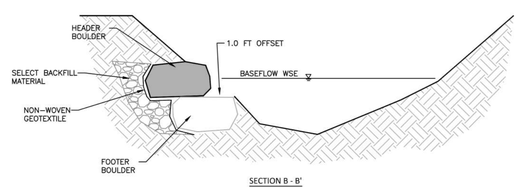
1. ALL BOULDERS USED FOR THE PROPOSED STRUCTURE SHALL BE STRUCTURAL STONE, CUBICAL OR RECTANGULAR IN SHAPE. THE ENGINEER MUST APPROVE THE USE OF BOULDERS THAT MAY BE AVAILABLE ONSITE. BOULDER DIMENSIONS SHALL BE 3.0' X 3.5' X 2.0' (W X L X H) +/- 0.5 FT. THE MINIMUM ACCEPTABLE BOULDER THICKNESS (H) IS 2.0'. BOULDERS LONGER (L) THAN 4.0' WILL BE ACCEPTED.
2. DIMENSIONS AND SLOPES OF THE STRUCTURES DESCRIBED IN THE DETAIL MAY BE ADJUSTED BY DESIGN ENGINEER TO FIT CONDITIONS ONSITE.
3. HEADER BOULDERS SHALL BE UNDERLAIN BY FOOTER BOULDERS TO PROVIDE A FOUNDATION AND SCOUR PROTECTION FOR THE HEADER BOULDERS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. FOOTER BOULDERS SHALL BE OFFSET 1.0 FT DOWNSTREAM OF THE HEADER BOULDERS WHERE SCOUR POOLS ARE ANTICIPATED TO FORM AS SHOWN IN THE DETAIL.
4. HEADER BOULDERS ARE THE TOP MOST BOULDER USED IN EACH BOULDER STRUCTURE. ALL HEADER BOULDERS CAN BE SEEN PARTIALLY PROTRUDING FROM THE WATER SURFACE DURING EXTREMELY LOW FLOWS.
5. SILL BOULDERS SHALL BE PLACED PERPENDICULAR TO THE BANKFULL FLOW DIRECTION. KEY SILL BOULDERS INTO THE STREAMBANK AT ½ TO ¾ BKF STAGE (MEASURED AT THE NEXT DOWNSTREAM RIFFLE) UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. THE BOULDER VANE ARM SHALL BE INSTALLED AT A 20-30° ANGLE FROM THE BANK ON THE OUTSIDE MEANDER BEND.
7. THE BOULDER VANE ARM SHALL EXTEND UP TO THE OUTSIDE STREAMBANK AT A 3-5% SLOPE. BOULDER VANE ARM SHALL TIE INTO THE STACKED BOULDER TOE.
8. CONTRACTOR WILL BE REQUIRED TO FIT BOULDERS TOGETHER TIGHTLY. GAPS BETWEEN BOULDERS SHALL BE MINIMIZED BY FITTING BOULDERS TOGETHER AND PLUGGING WITH NC DOT CLASS A ROCK OR CHINKING STONE APPROVED BY THE ENGINEER. ALL GAPS/VOIDS LARGER THAN 1 INCH BETWEEN THE HEADER AND FOOTING BOULDERS SHALL BE CHINKED WITH GRAVEL AND COBBLES.
9. SET BOULDER INVERTS AT ELEVATIONS SHOWN ON THE PLAN AND PROFILE SHEETS. NO ELEVATIONS OF THE BOULDERS MAY VARY FROM THE PLAN SHEETS WITHOUT DIRECTION FROM THE ENGINEER.
10. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE UPSTREAM SIDE OF THE STRUCTURE TO PREVENT WASHOUT OF SEDIMENT THROUGH BOULDER GAPS. FILTER FABRIC SHALL EXTEND FROM THE BOTTOM OF THE FOOTER BOULDER TO THE FINISHED GRADE ELEVATION AND SHALL BE PLACED THE ENTIRE LENGTH OF THE STRUCTURE. SELECT BACKFILL MATERIAL SHALL BE PLACED UPSTREAM OF THE GEOTEXTILE MATERIAL.
11. SELECT BACKFILL AND SOIL BACKFILL MATERIAL SHALL BE A WELL GRADED BLEND OF NCDOT CLASS A RIP-RAP AND ASTM #57 ROCK MIXED WITH EARTH. SELECT BACKFILL MATERIAL SHALL BE COMPACTED SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
12. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
13. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



SECTION A - A'



PLAN VIEW



SECTION B - B'

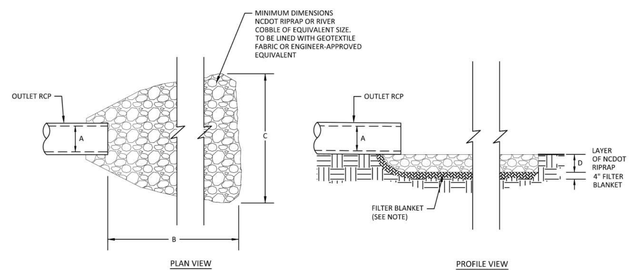
BOULDER VANE (BV) SCHEDULE				
STRUCTURE #	INVERT ELEV. (MSE)	INVERT STA	ARM LENGHT (FT)	ARM SLOPE (%)
BV1	725.72	13+54	16	7%

BOULDER VANE (BV)
N.T.S.

NOTES:

1. A FILTER BLANKET IS TO BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION. THE FILTER BLANKET WILL CONSIST OF A MINIMUM 4" THICK LAYER OF STONE (NCDOT #57) UNDERLAIN WITH MIRAFI FILTER WEAVE 700 OR ENGINEER-APPROVED EQUIVALENT.
2. RIPRAP TO EXTEND TO TOP OF CHANNEL WITH 2:1 SIDE SLOPES THROUGHOUT THE EXTENT OF CHANNEL.

OUTLET	A [IN]	B [FT]	C [FT]	D [IN]	NCDOT RIPRAP CLASS	D_{50} [IN]
STA 12+09	24	To Stream Toe of Slope	6	16	1	10



OUTLET BARREL VELOCITY DISSIPATER
N.T.S.

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CHARLOTTE, NC 28208
PHONE: 980.314.3202

MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION
CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Ann Stubbs, Digitally signed by Rebecca Ann Stubbs. DN: cn=Rebecca Ann Stubbs, o=McAdams, ou=Professional Engineer, email=rstubbs@mcadamsco.com, c=US. Date: 2025.07.18 15:07:37 -04'00'
PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	202021020 9
FILENAME	CAMBRIDGEGROVE-D2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

STREAM AND STANDARD DETAILS
C8.07

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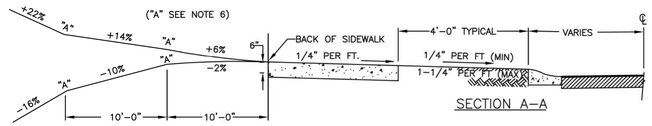
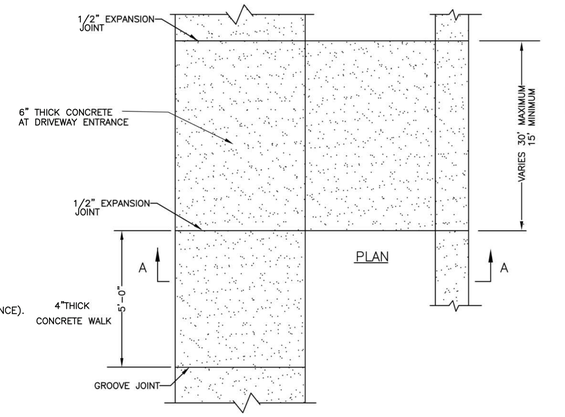


NOTES:

1. THE ELEVATION OF THE SIDEWALK SHALL BE NOT LESS THAN SIX INCHES OR MORE THAN EIGHTEEN INCHES ABOVE THE ROADWAY CROWN. THIS ELEVATION DIFFERENTIAL SHALL BE CONSISTENT WITHIN EACH BLOCK.
2. ALL CONCRETE TO BE 3600 PSI STRENGTH.
3. ALL CONSTRUCTION PRACTICES, INCLUDING COMPACTION, CURING, FINISHING, ETC. SHALL BE IN ACCORDANCE WITH THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS.
4. PLANTING STRIP SHALL BE GRADED WITH A CROSS SLOPE BETWEEN 1/2 IN. PER FOOT AND 1 1/4 IN. PER FOOT EXCEPT WHERE EXCESSIVE NATURAL GRADES MAKE THIS REQUIREMENT IMPRACTICAL. IN SUCH CASES, THE COUNTY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.
5. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO SPACING, SIGHT DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
6. "A" BREAKOVER SHALL BE 8% OR LESS (A = ALGEBRAIC DIFFERENCE).
7. PRIOR APPROVAL IS REQUIRED ON GRADES EXCEEDING WHAT ARE SHOWN.



APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

RESIDENTIAL DRIVEWAY (TYPE I) FOR VALLEY GUTTER

STD. NO.	REV.
10.27A	

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MECK. S&W CONSERVATION DISTRICT
ALLISON CHANNELL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 980.314.3202

MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs

SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-D2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	
DATE	07.18.2025

SHEET

STREAM AND STANDARD DETAILS

C8.08

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NOTES:

1. UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DRAWINGS, ALL EXISTING FENCES ARE ASSUMED TO BE WOODEN SPLIT RAIL.
2. FENCING REMOVED FOR CONSTRUCTION ACTIVITIES SHALL BE REMOVED IN SUCH A WAY AS TO MINIMIZE DAMAGE TO THE FENCING.
3. EXISTING FENCING IN SUITABLE CONDITION SHALL BE RE-USED FOR THE PROPOSED FENCE REALIGNMENTS.
4. FENCING SHALL BE RETURNED TO ITS EXISTING CONDITION FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES.
5. ANY DAMAGED FENCING, AS DETERMINED BY THE ENGINEER, SHALL BE REPAIRED OR REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR.

TOTAL DISTURBED AREA = 1.68 AC.

SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

McAdams

The John R. McAdams Company, Inc.
621 Hillsborough Street
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phone 919. 361. 5000
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license number: C-0293, C-187

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L1
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	07.18.2025

SHEET

FENCING PLAN SHEET INDEX

L1.00

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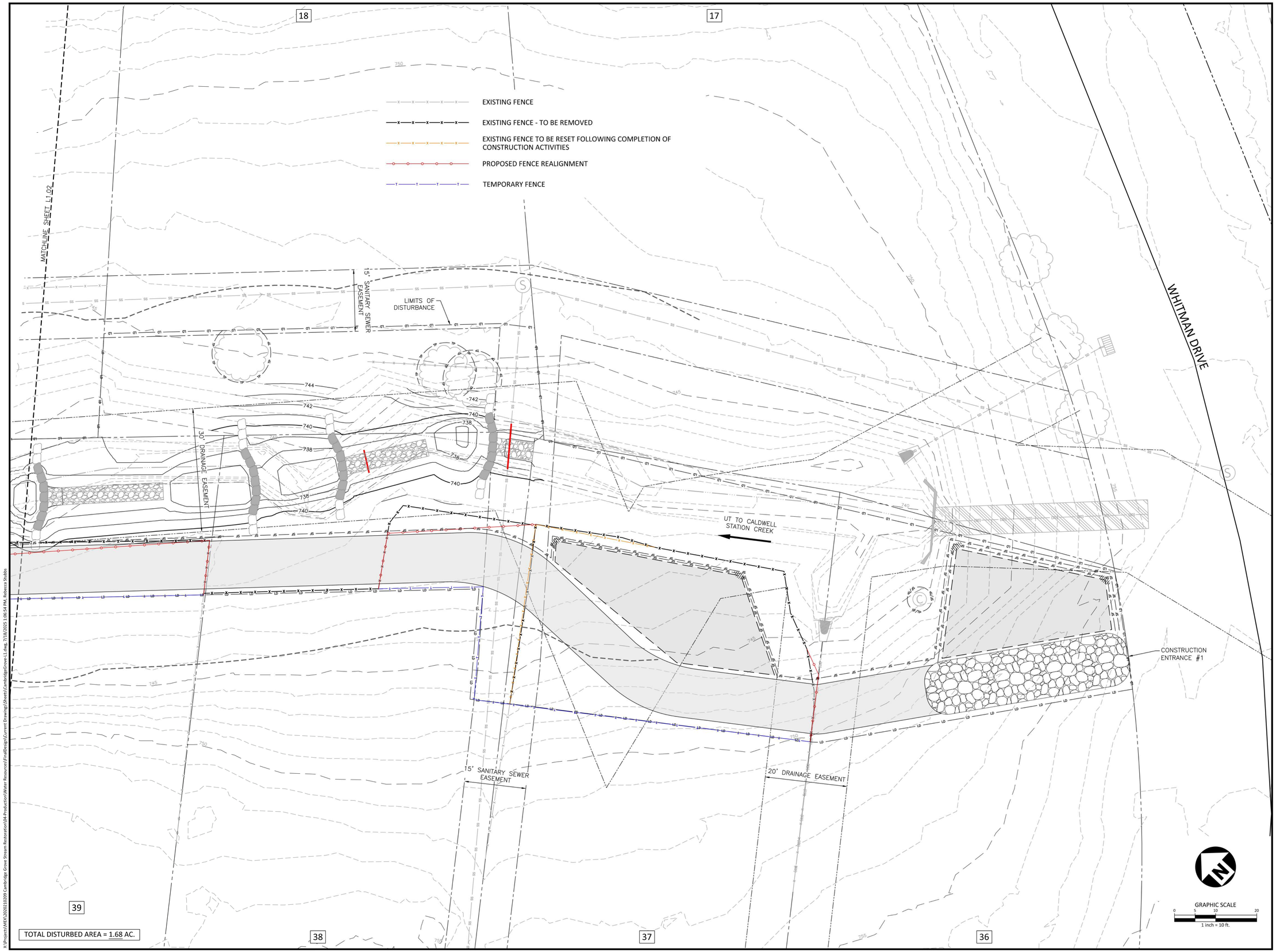

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L1
CHECKED BY	RAS
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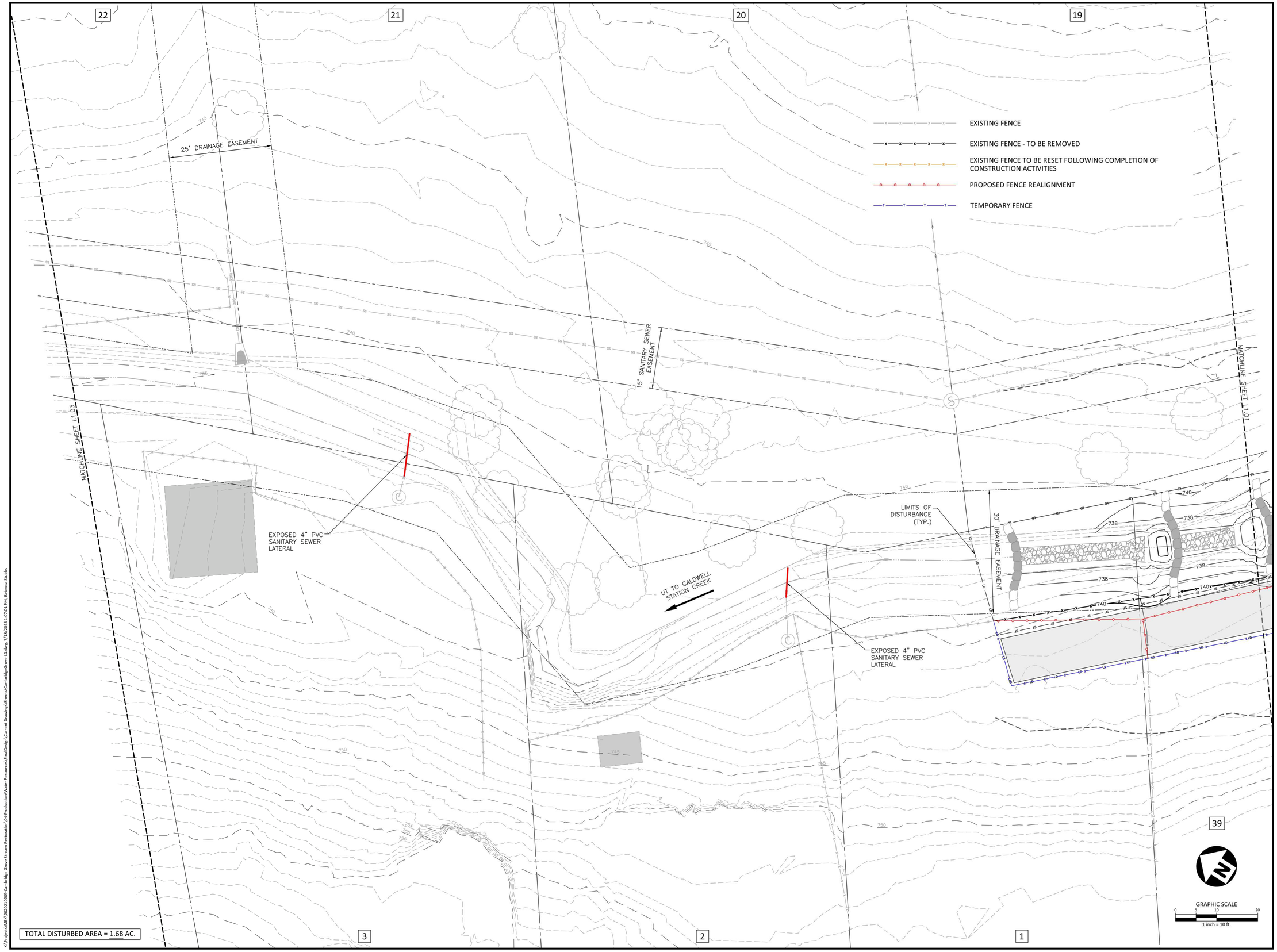
SCALE	1" = 10'
DATE	07.18.2025

SHEET

FENCING PLAN

L1.01



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Rebecca Stubbs — CAROLINA PROFESSIONAL ENGINEERING — SEAL 049073 — ENGINEER — REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
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SHEET

FENCING PLAN

L1.02

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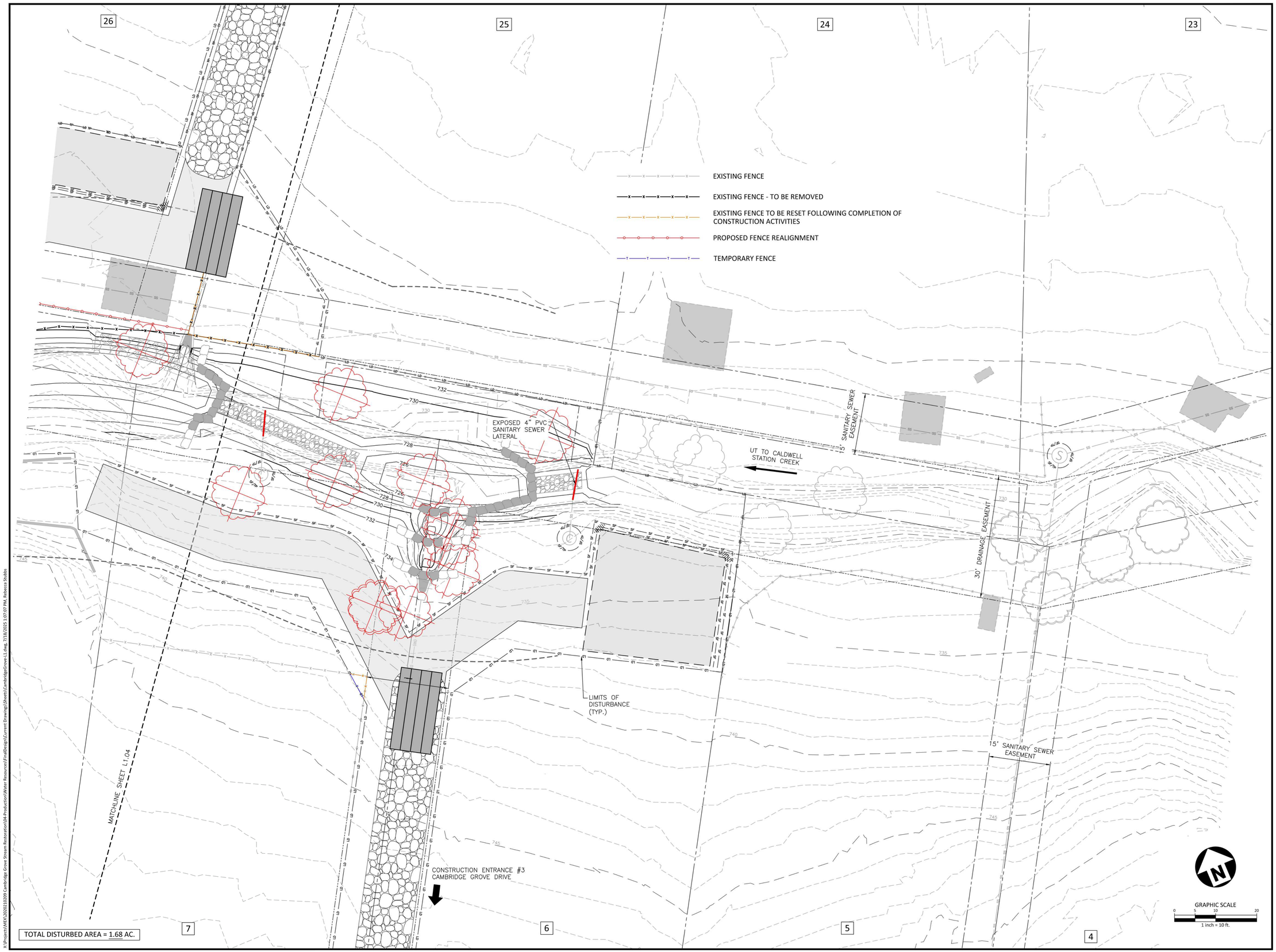

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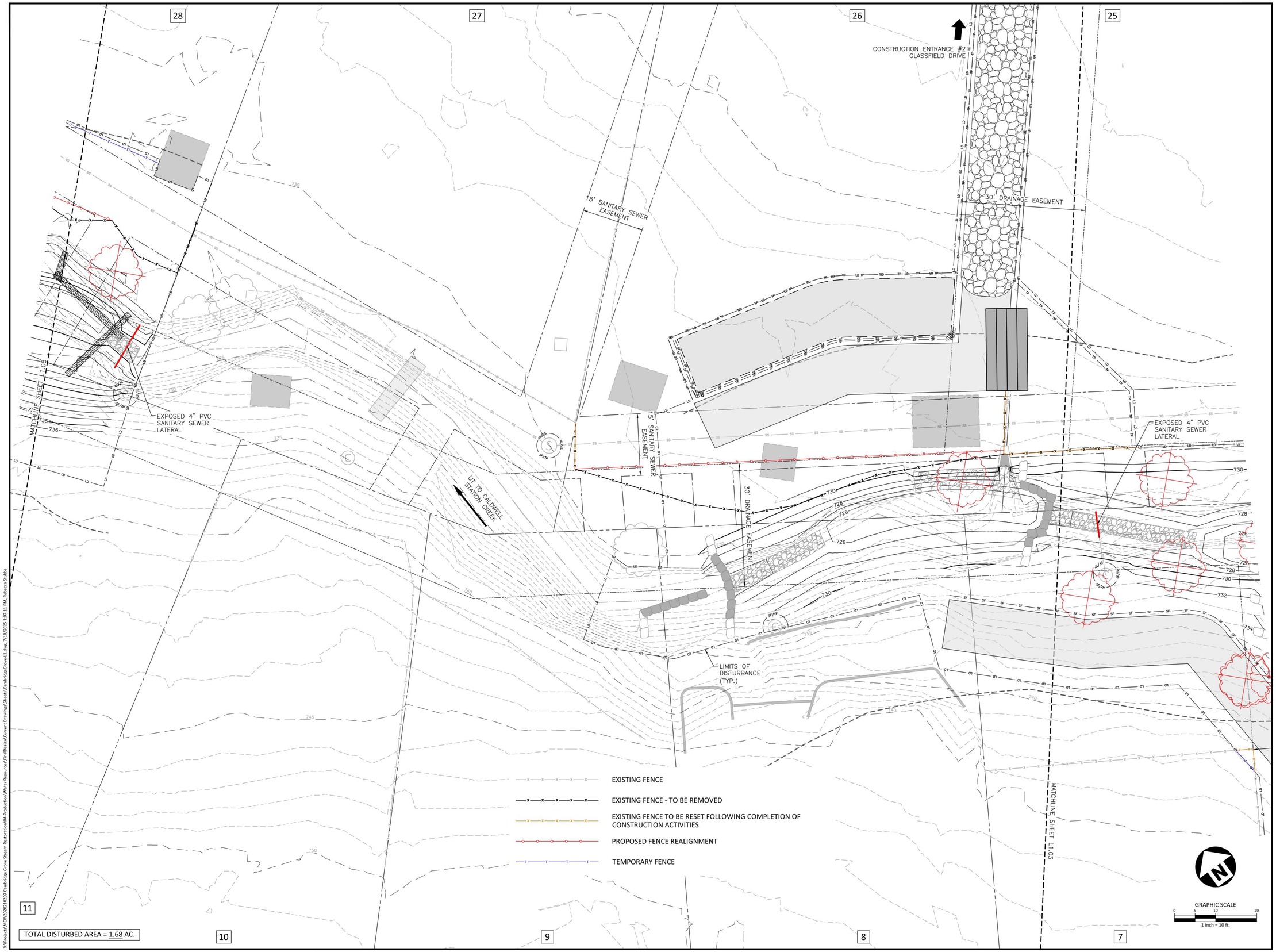
SHEET

FENCING PLAN

L1.03



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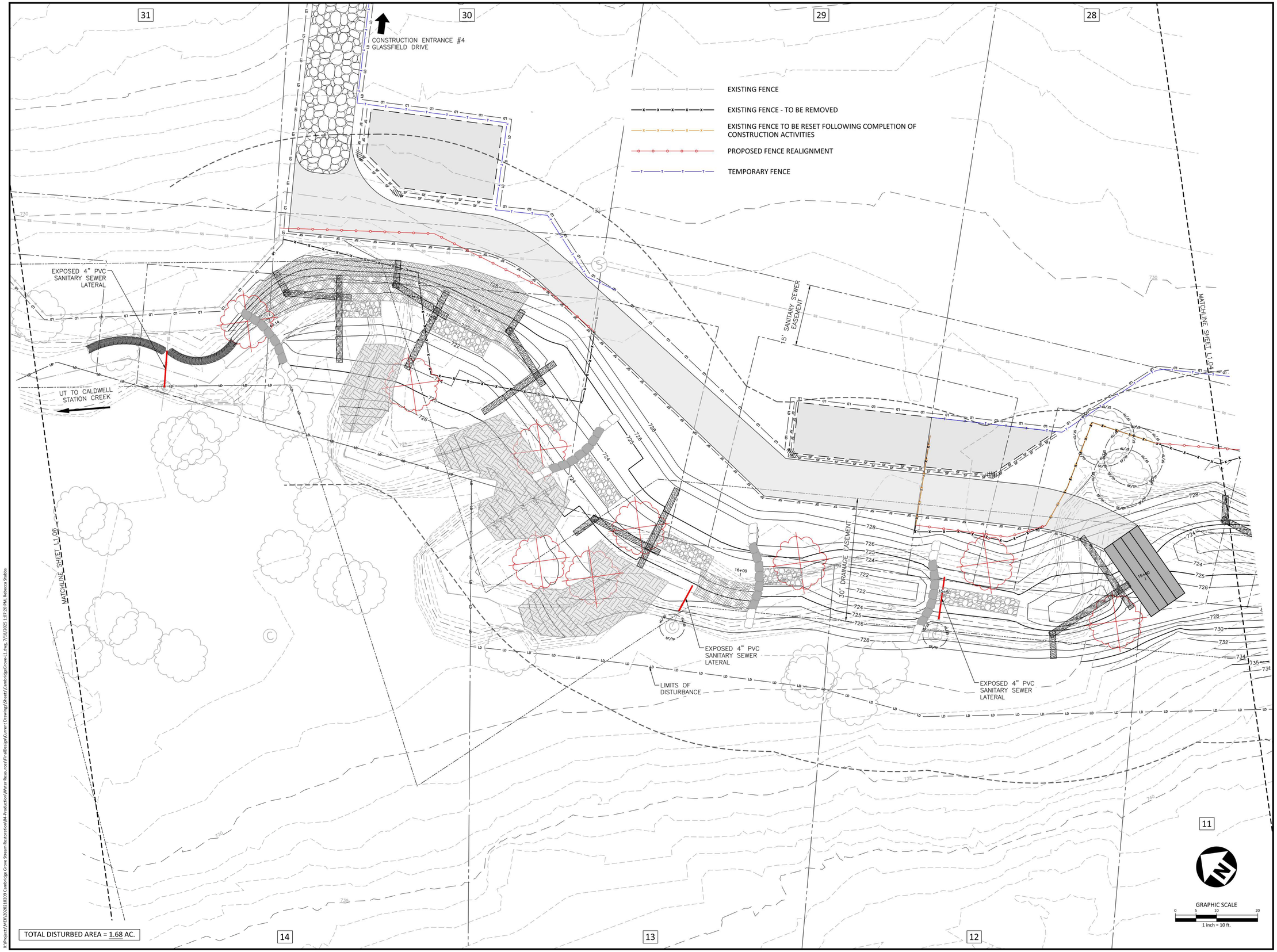
L1.04



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Rebecca Stubbs

REVISIONS

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L1.05

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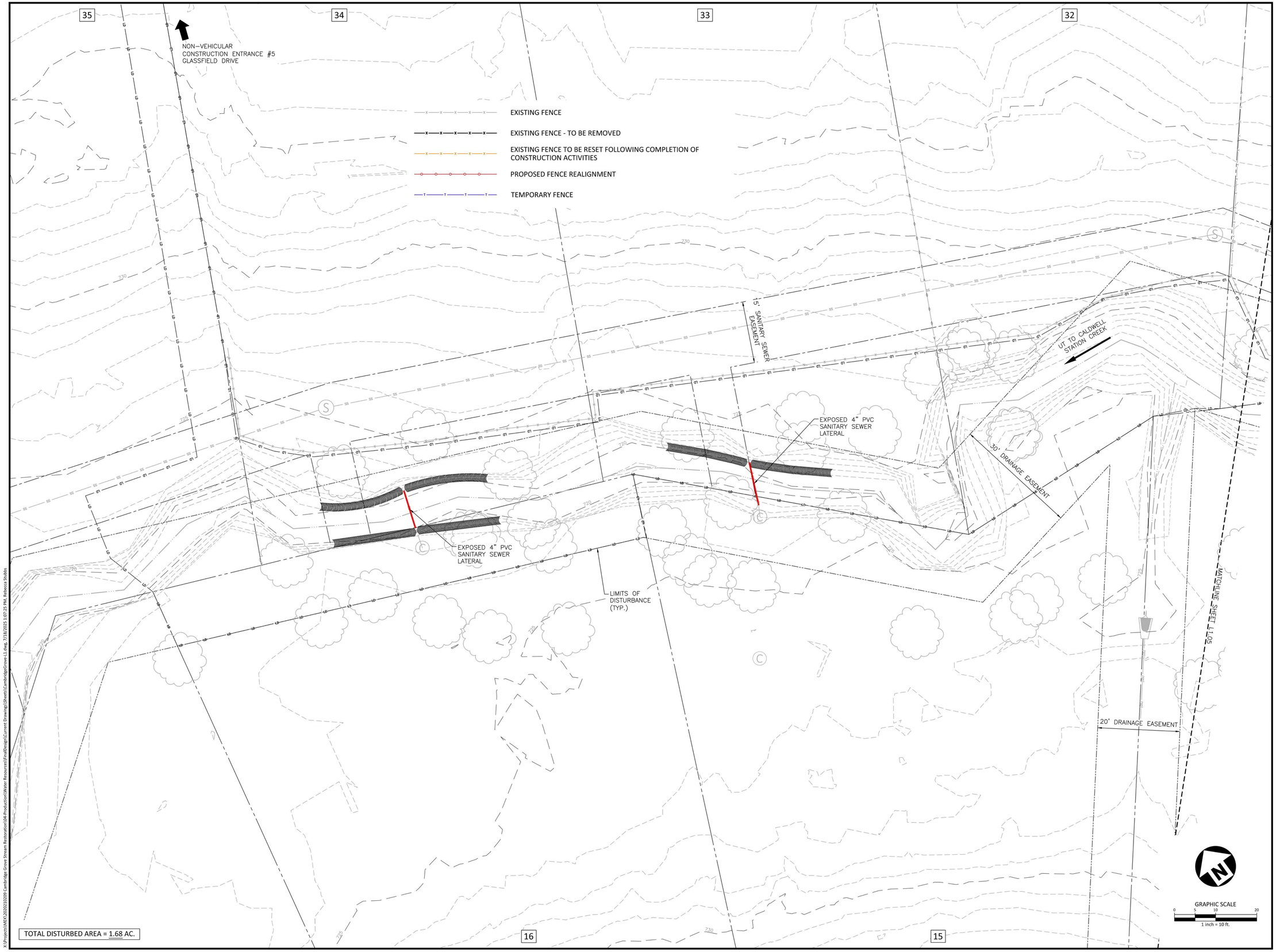

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SHEET

FENCING PLAN

L1.06

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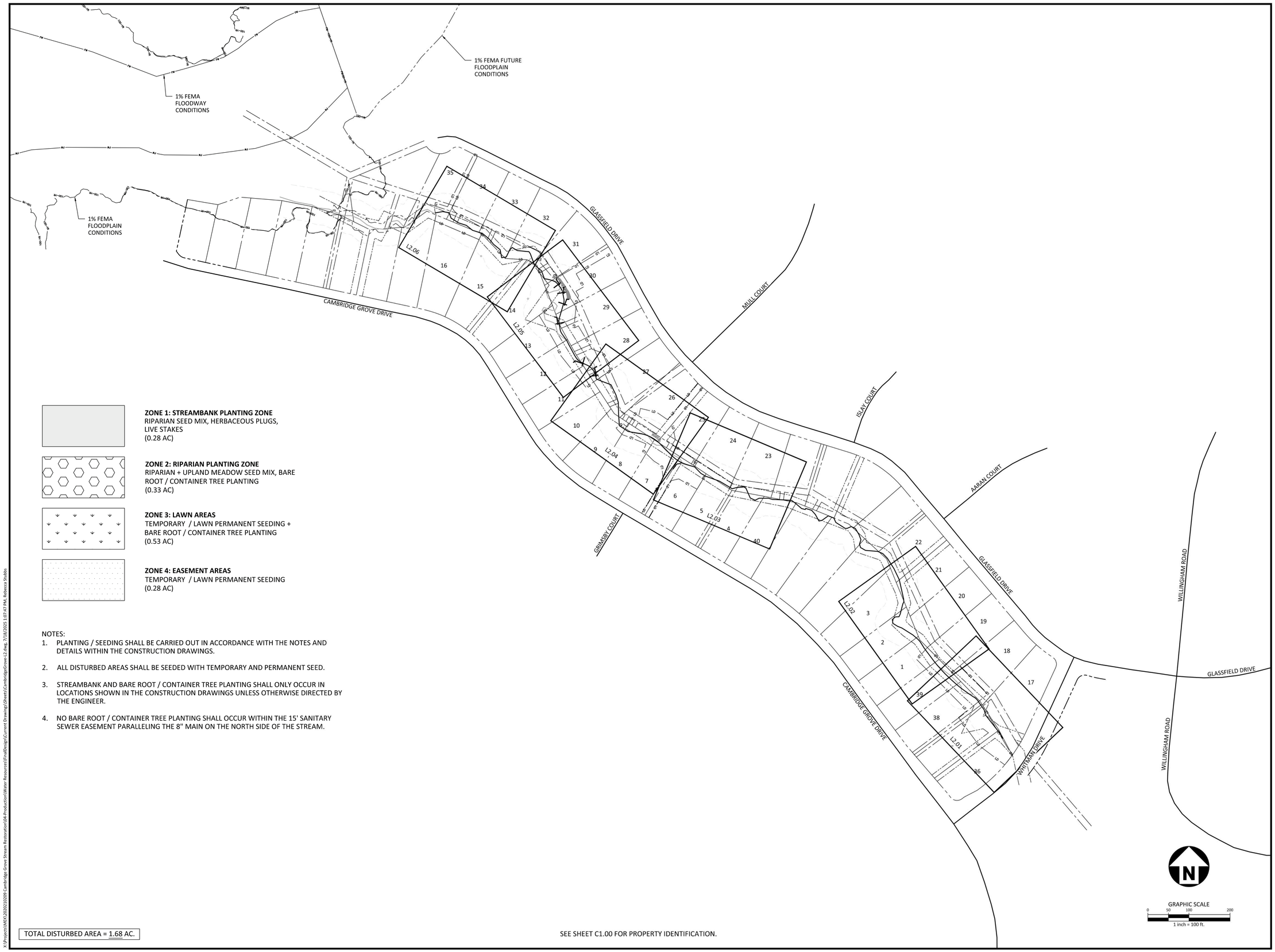

ZONE 1: STREAMBANK PLANTING ZONE
RIPARIAN SEED MIX, HERBACEOUS PLUGS, LIVE STAKES
(0.28 AC)

ZONE 2: RIPARIAN PLANTING ZONE
RIPARIAN + UPLAND MEADOW SEED MIX, BARE ROOT / CONTAINER TREE PLANTING
(0.33 AC)

ZONE 3: LAWN AREAS
TEMPORARY / LAWN PERMANENT SEEDING + BARE ROOT / CONTAINER TREE PLANTING
(0.53 AC)

ZONE 4: EASEMENT AREAS
TEMPORARY / LAWN PERMANENT SEEDING
(0.28 AC)

NOTES:

1. PLANTING / SEEDING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOTES AND DETAILS WITHIN THE CONSTRUCTION DRAWINGS.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH TEMPORARY AND PERMANENT SEED.
3. STREAMBANK AND BARE ROOT / CONTAINER TREE PLANTING SHALL ONLY OCCUR IN LOCATIONS SHOWN IN THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. NO BARE ROOT / CONTAINER TREE PLANTING SHALL OCCUR WITHIN THE 15' SANITARY SEWER EASEMENT PARALLELING THE 8" MAIN ON THE NORTH SIDE OF THE STREAM.

TOTAL DISTURBED AREA = 1.68 AC.

SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	07.18.2025

SHEET

PLANTING PLAN SHEET INDEX

L2.00

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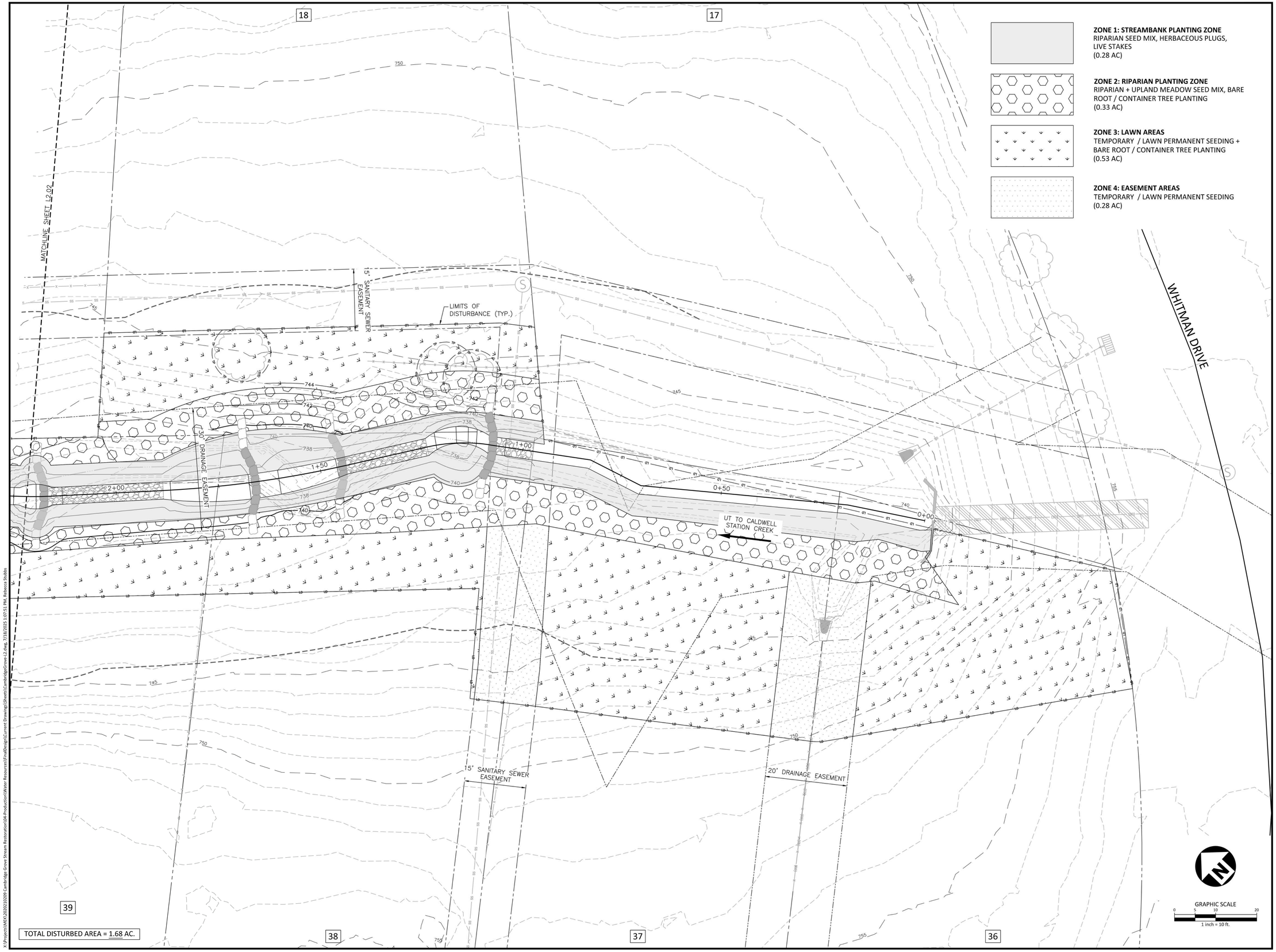

ZONE 1: STREAMBANK PLANTING ZONE
RIPARIAN SEED MIX, HERBACEOUS PLUGS, LIVE STAKES
(0.28 AC)

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ZONE 4: EASEMENT AREAS
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PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLANTING PLAN

L2.01

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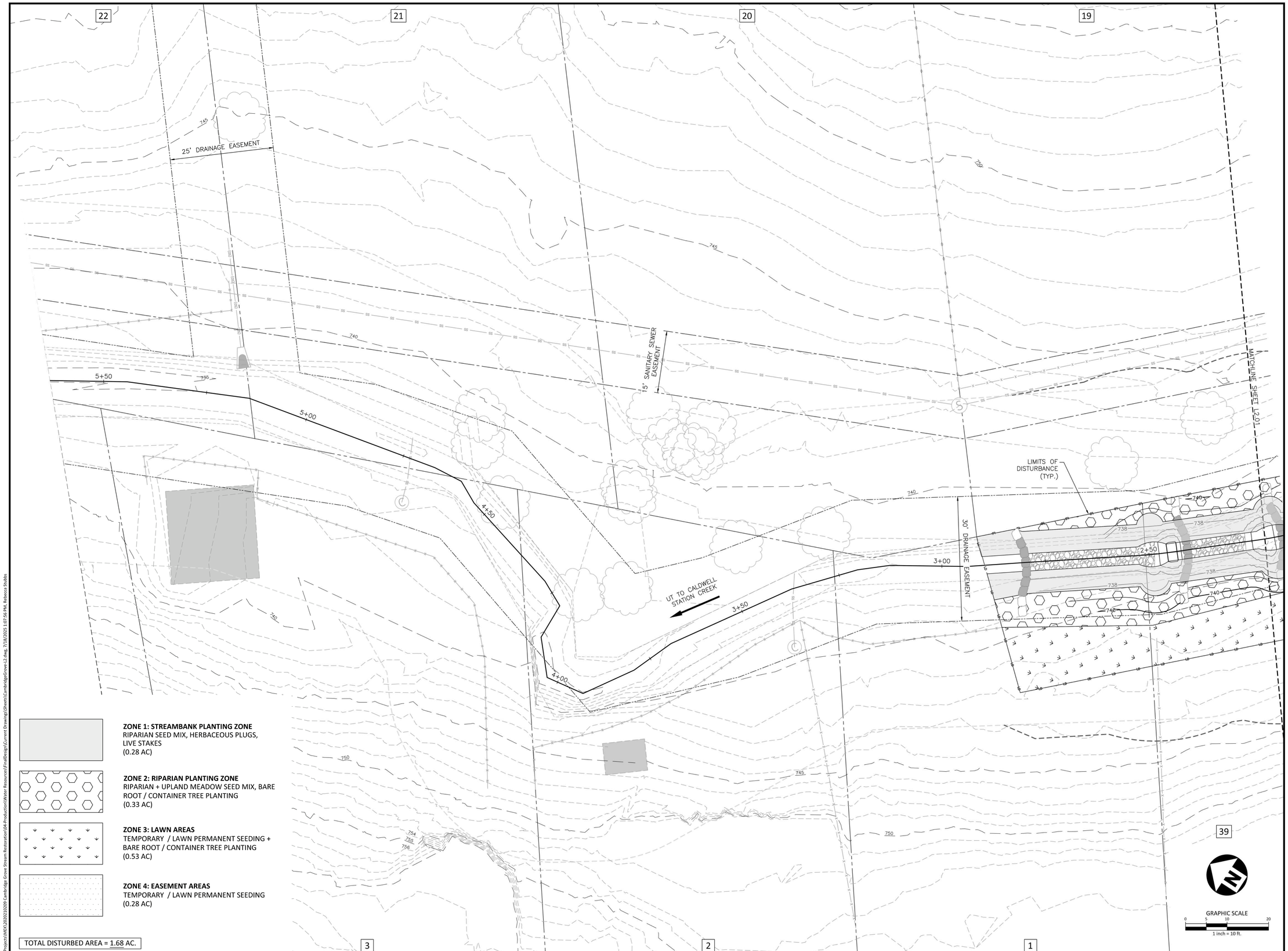

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(0.53 AC)

ZONE 4: EASEMENT AREAS
TEMPORARY / LAWN PERMANENT SEEDING
(0.28 AC)

TOTAL DISTURBED AREA = 1.68 AC.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

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Rebecca Stubbs — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	202021020
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLANTING PLAN

L2.02

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ZONE 1: STREAMBANK PLANTING ZONE
RIPARIAN SEED MIX, HERBACEOUS PLUGS, LIVE STAKES
(0.28 AC)

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PLANTING PLAN

L2.03

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28

27

26

25

MATCHLINE SHEET L2.06

MATCHLINE SHEET L2.04

15' SANITARY SEWER EASEMENT

15' SANITARY SEWER EASEMENT

30' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

EXISTING SHED TO BE RELOCATED

UT TO CALDWELL STATION CREEK

LIMITS OF DISTURBANCE (TYP.)

15+00

14+50

14+00

13+50

13+00

12+50

730

735

740

745

750

11

10

9

8

7

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ENGINEER REBECCA STUBBS

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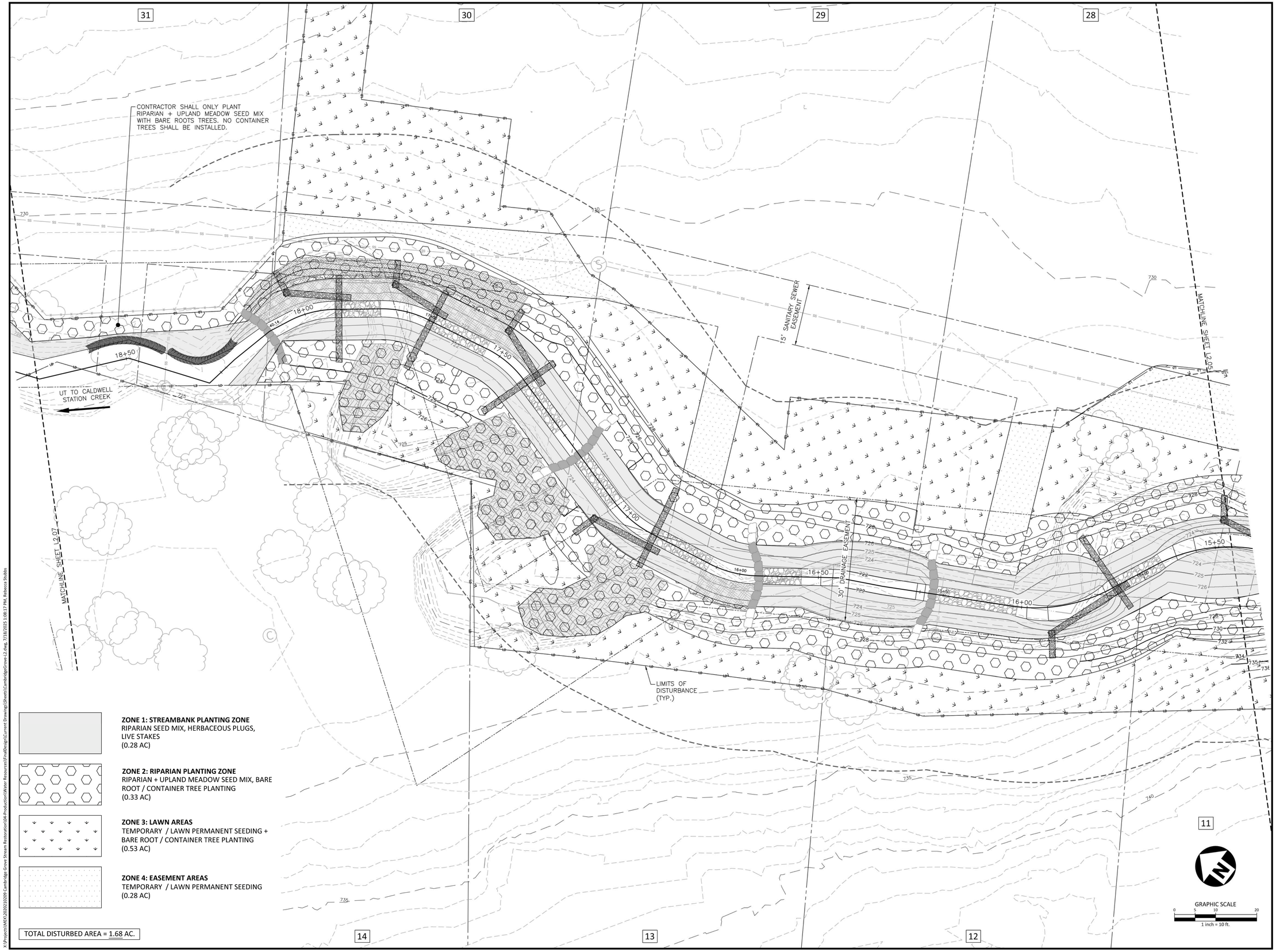
PLANTING PLAN

L2.04



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ZONE 3: LAWN AREAS
TEMPORARY / LAWN PERMANENT SEEDING + BARE ROOT / CONTAINER TREE PLANTING
(0.53 AC)

ZONE 4: EASEMENT AREAS
TEMPORARY / LAWN PERMANENT SEEDING
(0.28 AC)

TOTAL DISTURBED AREA = 1.68 AC.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 ft.

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PHONE: 980.314.3202

MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs
CAROLINA
SEAL 049073
ENGINEER
REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLANTING PLAN

L2.05

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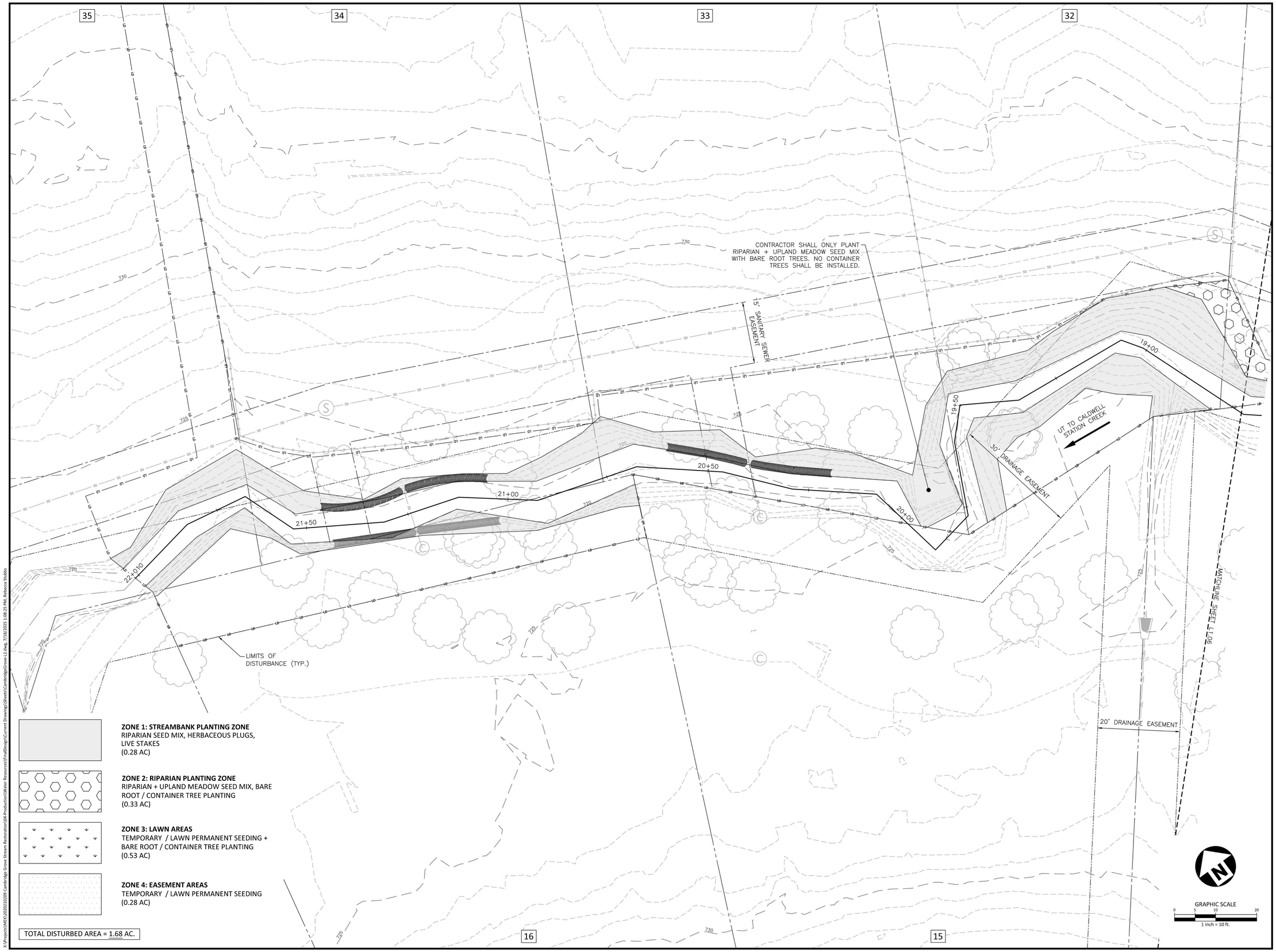

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Rebecca Stubbs
NORTH CAROLINA
SEAL
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REVISIONS

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PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	07.18.2025

SHEET

PLANTING PLAN

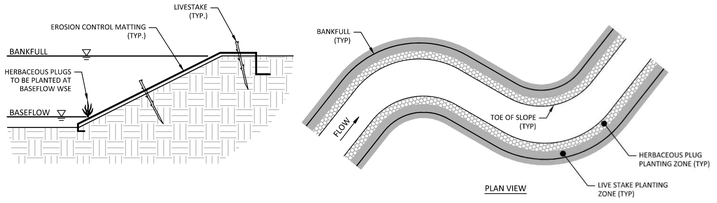
L2.06

GENERAL NOTES:

1. AREAS NOTED AS STREAMBANK PLANTING ZONE(S) SHALL BE PLANTED WITH LIVE STAKE AND HERBACEOUS PLUG SPECIES LISTED ON SHEET L2.09.
2. ALL LIVE STAKES SHALL BE DORMANT AT THE TIME OF ACQUISITION AND PLANTING.
3. LIVE STAKES SHALL BE 0.5-2" IN DIAMETER AND 2-4' IN LENGTH.
4. DURING PREPARATION, THE BASAL ENDS OF THE LIVE STAKES SHALL BE CLEANLY CUT AT AN ANGLE TO FACILITATE EASY INSERTION INTO THE SOIL, WHILE THE TOPS SHALL BE CUT SQUARE OR BLUNT FOR TAMPING. ALL LIMBS SHALL BE REMOVED FROM THE SIDES OF THE LIVE CUTTING PRIOR TO INSTALLATION.
5. CUTTINGS FOR LIVE STAKES SHALL BE HARVESTED IN A MANNER SUCH THAT THEY ARE CUT, IMMEDIATELY PUT INTO WATER TO BE SOAKED FOR 10 DAYS, AND THEN PLANTED IMMEDIATELY AFTER THE 10 DAYS ARE COMPLETED. CUTTINGS SHALL REMAIN WET UNTIL THEY ARE PLANTED. OUTSIDE STORAGE LOCATIONS SHOULD BE CONTINUALLY SHADED AND PROTECTED FROM WIND AND DIRECT SUNLIGHT.
6. LIVE STAKES SHALL BE TAMPED AT AN ANGLE INTO THE GROUND SURFACE WITH A DEAD BLOW HAMMER, WITH BUDS ORIENTED IN AN UPWARD DIRECTION. STAKES SHOULD BE TAMPED UNTIL APPROXIMATELY 3/4 OF THE STAKE LENGTH IS WITHIN THE GROUND. ANY STAKES THAT ARE SPLIT OR DAMAGED DURING INSTALLATION SHALL BE REMOVED AND REPLACED.
7. CONTRACTOR SHALL ALTERNATE LIVE STAKE SPECIES PLANTED WITH THE APPROPRIATE ZONE(S).
8. A PILOT HOLE SHALL BE SHALL BE FORMED IN HARD OR COMPACTED SOILS TO PREVENT DAMAGE TO THE LIVESTAKE.
9. THE AREA AROUND EACH LIVE STAKE SHALL BE COMPACTED BY FOOT (OR FILLED) AFTER THE LIVE STAKE HAS BEEN INSTALLED.
10. ONE TO TWO INCHES SHALL BE CUT CLEANLY OFF OF THE TOP OF EACH LIVE STAKE (WITH LOPPERS) AT AN ANGLE OF APPROXIMATELY 15 DEGREES FOLLOWING INSTALLATION.

PLANTING NOTES:

1. LIVE STAKES SHALL BE PLANTED IN TWO ALTERNATING ROWS LOCATED AT APPROXIMATELY 1/2 THE BANKFULL DEPTH AND 1' BEYOND BANKFULL.
2. LIVE STAKES SHALL BE PLANTED WITH 6' SPACING ALONG THE STREAMBANK.
3. HERBACEOUS PLUGS ARE TO BE PLANTED IN LOCATIONS SHOWN IN THE DETAIL BELOW WITH 5' SPACING.
4. HERBACEOUS PLUGS SHALL BE INSTALLED ON THE UPSTREAM SIDE OF ALL GRADE CONTROL STRUCTURES.



STREAMBANK PLANTING
N.T.S.

GENERAL NOTES:

1. AREAS NOTED AS BARE ROOT PLANTINGS WITHIN THE PLANTING ZONE SHALL BE PLANTED WITH LISTED ON SHEET L2.09.
2. DURING PLANTING, SEEDLINGS SHALL BE KEPT IN A MOIST CANVAS BAG OR SIMILAR CONTAINER TO PREVENT ROOT SYSTEMS FROM DRYING.
3. PLANTING BAR SHALL HAVE A BLADE WITH A TRIANGULAR CROSS SECTION, AND SHALL BE 12 INCHES LONG, 4 INCHES WIDE AND 1 INCH THICK AT CENTER.
4. ALL SEEDLINGS SHALL BE ROOT PRUNED, IF NECESSARY, SO THAT NO ROOTS EXTEND MORE THAN 10 INCHES BELOW THE ROOT COLLAR.

1. INSERT PLANTING BAR 12" INTO THE GROUND AS SHOWN AND PULL HANDLE TOWARD PLANTER.
2. REMOVE PLANTING BAR AND PLACE SEEDING AT CORRECT DEPTH.
3. INSERT PLANTING BAR 2 INCHES TOWARD PLANTER FROM SEEDING.

4. PULL HANDLE OF BAR TOWARD PLANTER, FIRMING SOIL AT BOTTOM.
5. PUSH HANDLE FORWARD FIRMING SOIL AT TOP
6. LEAVE COMPACTION HOLE OPEN WATER THOROUGHLY.

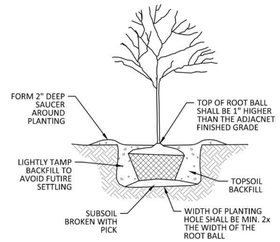
BARE ROOT PLANTING
N.T.S.

GENERAL NOTES:

1. PLANTINGS SHALL BE STORED AND HANDLED PER THE SUPPLYING NURSERYS GUIDANCE.
2. PLANTINGS WITH POOR VIGOR OR THOSE THAT HAVE BEEN DAMAGED DURING TRANSPORT SHALL NOT BE PLANTED.
3. AFTER INSTALLATION, PLANTINGS SHALL BE HYDRATED AND MAINTAINED PER THE SUPPLYING NURSERYS GUIDANCE.

PLANTING NOTES:

1. 1-GALLON TREES SHALL BE PLANTED IN DESIGNATED ZONES SHOWN ON SHEETS L2.01 - L2.06.
2. 1-GALLON TREES SHALL BE PLANTED WITH 20' x 20' SPACING.



1-GALLON TREE PLANTING
N.T.S.

GENERAL NOTES:

1. ALL RIPARIAN BUFFER AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE SEEDED TO SPECIFICATIONS ON SHEETS L2.01 -L2.06 UNLESS OTHERWISE NOTED.
2. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE TO REMAIN IN THEIR NATURAL CONDITION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND DESIGNER, PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED 48 HOURS PRIOR TO MOBILIZATION TO THE SITE. "CALL BEFORE YOU DIG." TOLL FREE NUMBER (800-698-4949).
5. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (IF ANY).

SEQUENCE OF PLANTING EVENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING GENERAL SEQUENCE OF CONSTRUCTION:

1. SET UP STAGING AREAS AND ACCESS ROADS. INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, AND SILT FENCE OUTLETS (AS REQUIRED). SEE EROSION AND SEDIMENT CONTROL DETAILS FOR ADDITIONAL INSTRUCTIONS.
2. CONTRACTOR TO STOCKPILE AND STAGE MATERIALS ONLY AT THE LOCATIONS SHOWN ON THE PLANS UNLESS OTHERWISE APPROVED BY THE DESIGNER. NO WASTE STOCKPILING IS ALLOWED. ALL WASTE MATERIALS MUST BE REMOVED FROM THE FLOODPLAIN AND THE PROJECT SITE.
3. PREPARE PLANTING AREAS AS NEEDED. APPLY TEMPORARY OR PERMANENT SEED. SEE PLANTING NOTES AND SEEDING NOTES THIS SHEET FOR ADDITIONAL INSTRUCTIONS.
4. PLANT SITE ACCORDING TO THE PLANTING SPECIFICATIONS.
5. IN SEEDED AREAS, TO LIMIT EROSION POTENTIAL, THE CONTRACTOR SHALL LIMIT SUB-GRADE AND FINISH GRADE PREPARATION TO AREAS THAT WILL BE PLANTED IMMEDIATELY. PREPARED AREAS SHALL BE MOISTENED PRIOR TO SEEDING WHEN THE SOIL IS DRY, BUT CARE SHALL BE TAKEN TO NOT CREATE MUDDY CONDITIONS.
6. COMPLETE ALL FINAL SITE WORK NECESSARY TO COMPLETE THE PROJECT.

PLANTING NOTES:

1. THE PLANTING STOCK SHALL BE GROWN WITHIN THE PIEDMONT REGION BY NURSERIES WITHIN 200 MILES OF THE PROJECT SITE. THE SEED SOURCES FOR THE PLANT MATERIAL SHALL ALSO BE FROM THE PIEDMONT REGION AND SHALL BE OBTAINED WITHIN 200 MILES OF THE PROJECT SITE. PLANT STOCK AND SEED MIXES MAY BE USED FROM NURSERIES BEYOND THE 200 MILE LIMIT WITH THE APPROVAL OF THE DESIGNER.
2. THE CONTRACTOR (I.E. PLANTING SUPERVISOR) INSTALLING THE VEGETATION SHALL HAVE ONE OF THE FOLLOWING QUALIFICATIONS / CERTIFICATIONS: CERTIFIED LANDSCAPE TECHNICIAN, CERTIFIED PLANT PROFESSIONAL, REGISTERED FORESTER, REGISTERED LANDSCAPE CONTRACTOR, OR CERTIFIED NURSERYMEN.
3. THE CONTRACTOR (I.E. PLANTING SUPERVISOR) WILL BE RESPONSIBLE FOR MANAGING ALL ACTIVITIES INVOLVING PERMANENT PLANTING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SITE PREPARATION FOR PLANTING, SEEDLING HANDLING AND STORAGE, PLANTING OPERATIONS, QUALITY CONTROL INSPECTIONS, AND MANAGING PLANT COMPETITION.
4. THE PLANTING PERIOD FOR THIS PROJECT SHALL OCCUR IN THE FALL OR WINTER (IF THE GROUND IS NOT FROZEN). PLEASE NOTE PLANTING SHALL NOT TAKE PLACE IF ANY OF THE FOLLOWING OCCUR: (1) THE TEMPERATURE IS BELOW 32°F, (2) THE SOIL TO BE EXCAVATED FOR THE PLANT HOLE IS FROZEN, OR (3) THE SOIL TO BE USED FOR BACKFILLING IS FROZEN OR TOO WET.
5. FOR ALL PLANTED MATERIAL (BARE ROOT / CONTAINERIZED SEEDLINGS, LIVE STAKES, AND PERMANENT SEEDING) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (I.E. A WARRANTY) AN 80% SURVIVAL RATE FOR THE DURATION OF THE FIRST YEAR MONITORING PERIOD. ANY COSTS ASSOCIATED WITH REPLACING PERMANENT PLANTINGS THAT DO NOT SURVIVE THE FIRST YEAR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE NOTE THE ONE-YEAR MONITORING PERIOD BEGINS UPON ACCEPTANCE OF THE PERMANENT PLANTINGS BY THE DESIGNER. AT THE END OF THE FIRST YEAR MONITORING PERIOD, AN ON-SITE INSPECTION WILL BE CONDUCTED BETWEEN THE CONTRACTOR AND DESIGNER. AT THAT TIME, THE CONTRACTOR WILL BE DIRECTED ACCORDINGLY ON REPLACEMENT OF ANY NECESSARY PLANTINGS.
6. THE ONE-YEAR WARRANTY SHALL INCLUDE MORTALITY AND POOR GROWTH DEFECTS, BUT SHALL NOT INCLUDE DEFECTS RESULTING FROM ABUSE BY OTHER PARTIES AND ABNORMAL WEATHER CONDITIONS. PLEASE NOTE THE 80% SURVIVAL RATE IS A MINIMUM STANDARD AND THE CONTRACTOR MAY PROVIDE ADDITIONAL MEASURES THEY DETERMINE WILL BE BENEFICIAL TO PLANT SURVIVABILITY. ANY ADDITIONAL MEASURES WILL BE CONSIDERED PART OF THE 80% SURVIVAL CLAUSE AND WILL NOT CONSTITUTE A CHANGE ORDER. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, SOIL AMENDMENTS, IRRIGATION, AND MULCH.
7. AT THE CONTRACTOR'S DISCRETION, THE PROPAGATION METHOD LISTED FOR EACH PLANT MAY BE ALTERED IF IT IS LIKELY TO IMPROVE SURVIVABILITY. THIS WILL BE SOLELY AT THE CONTRACTOR'S DISCRETION AND WILL THEREFORE NOT BE CONSIDERED A CHANGE ORDER. ALSO, NO CHANGE IN THE PLANTING DENSITY WILL BE GIVEN.
8. THE CORRECT SPACING OF VEGETATION WITHIN THE PLANTING ZONE SHOULD BE CHECKED BY THE PLANTING SUPERVISOR ON A REGULAR BASIS.

SPECIES SELECTION:

1. THE PERMANENT PLANTING SPECIES SELECTION SHALL BE BASED ON THE "TREE" AND/OR "SMALL TREE/SHRUB" SPECIES LISTED WITHIN THE PLANTING ZONE TABLE ON SHEET LS-2. PLANT SUBSTITUTES WILL NOT BE CONSIDERED FOR THIS PROJECT AS FLEXIBILITY HAS BEEN INCLUDED BELOW IN NOTES #3 AND #4.
2. THE PERMANENT PLANTINGS WILL BE PLANTED IN THE DESIGNATED PLANTING ZONES ONLY (SEE HATCHED AREAS ON SHEETS L2.01 - L2.06). PLEASE NOTE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT AN ADEQUATE NUMBER OF PLANTINGS ARE AVAILABLE DURING THE SPECIFIED PLANTING PERIOD.
3. PRIOR TO PLANTING, A WRITTEN LIST (SIGNED BY THE PLANTING SUPERVISOR) OF THE ACTUAL SPECIES PURCHASED FROM THE NURSERY (AND IN WHAT PERCENTAGES OF THE TOTAL) MUST BE DELIVERED TO THE DESIGNER FOR REVIEW AND APPROVAL.
4. THE PLANTING ZONES SHALL BE PLANTED WITH AT LEAST SIX OF THE LISTED SPECIES AS DEPICTED ON THE PLANTING ZONE TABLE LISTED ON THIS SHEET. NO MORE THAN 20% OF ANY ONE SPECIES SHALL MAKE UP EACH PLANTING ZONE. NO SPECIES SHALL MAKE UP LESS THAN 10% OF THE EACH PLANTING ZONE.
5. THE PLANTING SUPERVISOR SHALL ENSURE THAT THE MINIMUM PLANTING DENSITY OF 436 TO 681 INDIVIDUAL TREE SPECIES PER ACRE IS MET WITHIN EACH PLANTING ZONE.
6. PRIOR TO SEEDING/APPLICATION, THE CONTRACTOR SHALL PROVIDE THE DESIGNER WITH SEED MIX INFORMATION, INCLUDING BUT NOT LIMITED TO: GERMINATION RATES, NOXIOUS WEED SEEDS, AND DATE / LOCATION OF HARVEST. THIS INFORMATION MUST BE REVIEWED / APPROVED BY THE DESIGNER.
7. AFTER PLANTING, A WRITTEN LIST (SIGNED BY THE PLANTING SUPERVISOR) OF THE ACTUAL SPECIES INSTALLED (AND IN WHAT PERCENTAGES OF THE TOTAL) MUST BE DELIVERED TO THE DESIGNER FOR REVIEW BEFORE FINAL APPROVAL (I.E. - START OF THE ONE-YEAR MONITORING PERIOD) OF THE PLANTING WILL BE ISSUED.

PLANT DISTRIBUTION NOTES:

1. BARE ROOT PLANTINGS SPACING SHALL BE BASED ON A 6' X 6' GRID UNLESS OTHERWISE NOTED. THIS SPACING REFERS TO PLANTING THE PLANTS EACH 6 FEET APART FROM EACH OTHER IN ALL DIRECTIONS. THIS SPACING DOES NOT RELATE TO PLANTING DISTANCE AT THE ZONE BOUNDARY.
2. 1-GALLON TREE PLANTINGS SPACING SHALL BE BASED ON A 20' X 20' GRID UNLESS OTHERWISE NOTED. THIS SPACING REFERS TO PLANTING THE PLANTS EACH 20 FEET APART FROM EACH OTHER IN ALL DIRECTIONS. THIS SPACING DOES NOT RELATE TO PLANTING DISTANCE AT THE ZONE BOUNDARY.
3. PLANT SPACING SHALL TAKE INTO ACCOUNT EXISTING TREES WITHIN THE RIPARIAN BUFFER.
4. PLANT DISTRIBUTION SHALL BE RANDOM AND IS DEFINED AS FOLLOWS: RANDOM DISTRIBUTION – TAKE ALL PLANTS AND MIX THE PLANTS SO THAT THEY ARE ALL PLANTED RANDOMLY. IF DONE PROPERLY, SOMETIMES TWO OR MORE OF THE SAME SPECIES WILL BE PLANTED ADJACENT TO EACH OTHER AND OTHER TIMES THERE MAY ONLY BE ONE PLANT OF A SPECIES COMPLETELY SURROUNDED BY ONE OR MORE OTHER SPECIES. THE PLANTING CONTRACTOR SHALL ALSO RANDOMLY DISTRIBUTE CONTAINERIZED AND BARE ROOT / TUBLING PLANTINGS. IN GENERAL, 50% OF EACH PLANTING ZONE SHALL BE CONTAINERIZED PLANTINGS AND 50% SHALL BE BARE ROOT / TUBLING PLANTINGS.
5. THE FIRST PLANTING ROW SHOULD BEGIN ½ OF THE PLANTING DISTANCE IN FROM THE OUTER EDGE OF THE PLANTING ZONE. THE ENTIRE ZONE SHALL BE PLANTED FULLY AT THE DESIGNATED SPACING. THE PLANTING ZONE IS TO BE PLANTED TO WITHIN ½ THE DESIGNATED PLANT SPACING DISTANCE FROM ANY EDGE OF THE ZONE. IN ALL CASES, PLANTS SHALL BE PLANTED UNTIL PLANTS ARE PLACED TO WITHIN A MAXIMUM OF ½ OF THE PLANT SPACING DISTANCE FROM THE EDGE OF THE PLANTING ZONE.
6. THE CORRECT SPACING OF VEGETATION WITHIN THE PLANTING ZONE SHOULD BE CHECKED BY THE PLANTING SUPERVISOR ON A REGULAR BASIS DURING PLANTING. DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT BY THE SUPERVISOR AND SHALL BE MADE AVAILABLE FOR INSPECTION UPON REQUEST. PLEASE NOTE ANY COSTS ASSOCIATED WITH CHECKING THE PLANT SPACING / DOCUMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THERE SHALL NOT BE ANY BARE ROOT SEEDLINGS PLANTED WITHIN COIR MATTING.

GRADING AND SOIL PREPARATION NOTES:

1. THE TOPSOIL MUST BE STOCKPILED.
2. ANY AREAS ON THE SITE THAT ARE COMPACTED DURING THE CONSTRUCTION PROCESS, MUST BE DEEP TILLED TO ENSURE THAT THE ROOT GROWTH OF THE PLANTS WILL NOT BE IMPEDED BY COMPACTED SOIL. THIS DOES NOT INCLUDE ANY AREAS THAT ARE PURPOSEFULLY COMPACTED IN THE SUBSOIL TO PREVENT THE DOWNWARD MOVEMENT OF WATER.
3. ALL TOPSOIL SHALL BE STOCKPILED SEPARATELY FROM ANY SUBSOIL MATERIAL.
4. ANY AREA THAT HAS FILL APPLIED TO IT OR ANY AREA EXCAVATED TO THE SUBSOIL MUST BE TOP DRESSED WITH AT LEAST 4 INCHES OF STOCKPILED TOPSOIL. BEFORE THE APPLICATION OF TOPSOIL, THE SURFACE MUST BE TILLED TO ENSURE GOOD INTERACTION BETWEEN THE TOPSOIL AND THE SUBSOIL.
5. UPON COMPLETION OF FINAL GRADING, THE PLANTING SUPERVISOR SHALL CONDUCT A SITE ASSESSMENT TO DETERMINE IF THE SOIL IS APPROPRIATELY PREPARED FOR PLANTING. IF ANY PROBLEMS EXIST, THEY SHALL BE NOTED AND CORRECTED BEFORE PLANTING MAY COMMENCE.
6. TO PROMOTE PROPER GROWTH, THE CONTRACTOR SHALL DEEPLY TILL AND SCARIFY THE PLANTING ZONES TO ENSURE THAT THE ROOT GROWTH OF THE PLANTS WILL NOT BE IMPEDED BY COMPACTED SOIL. ANY SUB-SURFACE HARDPANS WITHIN THE PLANTING ZONE SHALL BE ELIMINATED. RIPPING, DISKING, OR RAKING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 3 INCHES TO 4 INCHES.
7. IN SEEDED AREAS, TO LIMIT EROSION POTENTIAL, THE CONTRACTOR SHALL LIMIT SUB-GRADE AND FINISH GRADE PREPARATION TO AREAS THAT WILL BE PLANTED IMMEDIATELY. PREPARED AREAS SHALL BE MOISTENED PRIOR TO SEEDING WHEN THE SOIL IS DRY, BUT CARE SHALL BE TAKEN TO NOT CREATE MUDDY CONDITIONS.
8. THE PLANTING ZONE SHALL NOT BE GRADED LEVEL. MICROTOPOGRAPHY IS DESIRED TO PROMOTE DIFFUSE FLOW AND SURFACE WATER STORAGE. MICROTOPOGRAPHICAL DEPRESSIONS SHALL NOT BE GREATER THAN 6 INCHES IN DEPTH.

SEEDBED PREPARATION

1. APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. SOILS WITH A PH OF 6 OR HIGHER NEED NOT BE LIMED. IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS.

SEEDBED PREPARATION WITHIN LIMITS OF DISTURBANCE AREAS ONLY

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 4 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. PER ONE TIME ONLY, APPLY LIME UNIFORMLY AND MIX WITH SOIL.
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON FRESHLY PREPARED SEEDBED AND COVER.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE.
9. CONSULT INSPECTOR ON MAINTENANCE TREATMENT AFTER PERMANENT COVER IS ESTABLISHED.

CONSTRUCTION METHODS:

BARE ROOT / CONTAINERIZED SEEDLINGS (REFERENCE DETAIL)

1. THE STORAGE, HANDLING, AND PLANTING OF BARE ROOT / CONTAINERIZED SEEDLINGS WILL FOLLOW THE PROCEDURES OUTLINED IN THE NC DIVISION OF FOREST RESOURCES (NCFS) "POCKET GUIDE TO SEEDLING CARE AND PLANTING STANDARDS", 6th EDITION. JANUARY 2007. ONLY THE HIGHEST QUALITY BARE ROOT / CONTAINERIZED SEEDLINGS SHALL BE PLANTED. THE PLANTED SEEDLINGS SHALL HAVE WELL-DEVELOPED FIBROUS ROOT SYSTEMS AND HEALTHY BUDS.
2. ALL BARE ROOT / CONTAINERIZED SEEDLINGS SHALL BE DORMANT AT TIME OF ACQUISITION AND PLANTING.
3. ALL BARE ROOT / CONTAINERIZED SPECIES SHALL HAVE A MINIMUM OF FOUR (4) FIRST ORDER LATERAL ROOTS (FOLR) THAT EXCEED 1 MM IN DIAMETER. SEEDLINGS THAT DO NOT POSSESS THE MINIMUM NUMBER OF FOLR SHALL BE CULLED FROM PLANTING. BARE ROOT / CONTAINERIZED TREE SPECIES SEEDLINGS THAT WILL FORM THE CANOPY MUST HAVE A MINIMUM ROOT COLLAR DIAMETER (RCD) OF 3/8 INCH. SEEDLINGS WITH LESSER RCD'S CULLED FROM PLANTING.
4. THE CONTRACTOR SHALL PAY CLOSE ATTENTION TO THE HANDLING OF THE PLANT MATERIAL DURING CONSTRUCTION TO PREVENT INJURY TO OR DRYING OUT OF THE TRUNK, BRANCHES, OR ROOTS. FREEZING OF THE PLANT ROOTS SHALL ALSO BE PREVENTED.
5. UNLESS THEY ARE PROMPTLY PLANTED IMMEDIATELY FOLLOWING DELIVERY TO THE PROJECT SITE, ALL PLANTS WITH BARE ROOTS SHALL BE HEELED-IN CONSTANTLY WITHIN MOIST SOIL OR SAWDUST (IN A MANNER CONSISTENT WITH GENERALLY ACCEPTED HORTICULTURAL PRACTICES).
6. IF THE PLANTING AREA IS LOCATED ON COMPACTED SOIL, THE SOIL IN THIS AREA SHALL BE LOOSENED TO A MINIMUM DEPTH OF 1-FOOT. SEEDLINGS MAY BE PLANTED IN HOLES MADE BY A MATTOCK, DIBBLE, PLANTING BAR, OR OTHER PROVIDED THE MEANS ARE APPROVED BY THE DESIGNER. ROOT STOCK SHALL BE PLANTED IN A VERTICAL POSITION WITH THE ROOT COLLAR LOCATED APPROXIMATELY 0.5-INCHES BELOW THE SOIL SURFACE. THE PLANTING TRENCH OR HOLE SHALL BE WIDE ENOUGH TO ALLOW ROOTS TO SPREAD OUT AND DOWN WITHOUT J-ROOTING. AFTER PLANTING, THE SOIL AROUND THE SHRUB OR TREE SHALL BE TAMPED FIRMLY TO REMOVE POTENTIAL AIR POCKETS.
7. STRAW MULCH SHALL BE PLACED: (1) AROUND THE BASE OF EACH SEEDLING/PLANT IN A MINIMUM 4" TO 6" LAYER AND (2) OVER ALL SEEDED AREAS.

LIVE STAKES (REFERENCE DETAIL)

1. AREAS NOTED AS LIVE STAKES WITHIN THE PLANTING ZONE SHALL BE PLANTED WITH SILKY DOGWOOD (CORNUS AMOMUM), SILKY WILLOW (SALIX SERICEA), AND BLACK WILLOW (SALIX NIGRA).
2. ONE LIVE STAKE SPECIES PER LIVE STAKE AREA. ALTERNATE SPECIES PER LIVE STAKE AREA.
3. ALL LIVE STAKES SHALL BE DORMANT AT TIME OF ACQUISITION AND PLANTING.
4. LIVE STAKES SHALL BE 1/2-2" (12-50 MM) IN DIAMETER. LIVE STAKES SHALL ALSO BE 2 - 4 FEET (0.6 - 1 METER) IN LENGTH.
5. DURING PREPARATION, THE BASAL ENDS OF THE LIVE STAKES SHALL BE CLEANLY CUT AT AN ANGLE TO FACILITATE EASY INSERTION INTO THE SOIL, WHILE THE TOPS SHALL BE CUT SQUARE OR BLUNT FOR TAMPING. ALL LIMBS SHALL BE REMOVED FROM THE SIDES OF THE LIVE CUTTING PRIOR TO INSTALLATION.
6. CUTTINGS FOR LIVE STAKES SHALL BE HARVESTED IN A MANNER SUCH THAT THEY ARE CUT, IMMEDIATELY PUT INTO WATER TO BE SOAKED FOR TEN DAYS, AND THEN PLANTED IMMEDIATELY AFTER THE TEN DAYS ARE COMPLETED. CUTTINGS SHALL REMAIN WET UNTIL THEY ARE PLANTED. OUTSIDE STORAGE LOCATIONS SHOULD BE CONTINUALLY SHADED AND PROTECTED FROM WIND AND DIRECT SUNLIGHT.
7. LIVE STAKES SHALL BE TAMPED AT AN ANGLE INTO THE GROUND SURFACE WITH A DEAD BLOW HAMMER, WITH BUDS ORIENTED IN AN UPWARD DIRECTION. STAKES SHOULD BE TAMPED UNTIL APPROXIMATELY 3/4 OF THE STAKE LENGTH IS WITHIN THE GROUND. ANY STAKES THAT ARE SPLIT OR DAMAGED DURING INSTALLATION SHALL BE REMOVED AND REPLACED.
8. THE AREA AROUND EACH LIVE STAKE SHALL BE COMPACTED BY FOOT AFTER THE LIVE STAKE HAS BEEN INSTALLED.
9. ONE TO TWO INCHES SHALL BE CUT CLEANLY OFF OF THE TOP OF EACH LIVE STAKE (WITH LOPPERS) AT AN ANGLE OF APPROXIMATELY 15 DEGREES FOLLOWING INSTALLATION.

PLANTING INSTRUCTIONS

PLANTING TECHNIQUES

1. ENSURE THAT ROOTS, ONCE REMOVED FROM POT, ARE STRAIGHTENED AND FACE DOWNWARD.
2. CREATE PLANTING AREA FOR EACH PLANT AND EXCAVATE PIT.
3. PLACE PLANTS IN PIT INSURING ROOTS ARE FACING COMPLETELY DOWNWARD.
4. HEEL IN SOIL AROUND PLANT AND PROCEED TO NEXT PLANTING LOCATION.
5. NEWLY PLANTED PLANTS NEED TO BE FASTENED TO THE SUBSTRATE FOR THE ESTABLISHMENT OF NEW ROOTS
6. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY.
7. THE DIAMETER OF THE PITS FOR ALL VEGETATIVE STOCK SHALL BE AT LEAST THREE TIMES THE DIAMETER OF THE ROOT MASS. PLANT PIT WALL SHALL BE SCARIFIED PRIOR INSTALLATION.
8. SET THE PLANTS UPRIGHT, IN THE CENTER OF THE PIT. THE BOTTOM OF THE ROOT MASS SHOULD BE RESTING ON UNDISTURBED SOIL.
9. PLACE THE BACKFILL AROUND THE BASE AND SIDES OF THE MASS, AND WORK EACH LAYER TO SETTLE BACKFILL AND TO ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ¾ FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF THE BACKFILL. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
10. BROKEN OR DAMAGED PARTS WILL BE CUT BACK TO UNDAMAGED TISSUE, LEAVING AS MUCH GREEN BASAL TISSUE AS POSSIBLE ABOVE THE ROOTS. IF MORE THAN FIFTY PERCENT (50%) OF THE PLANT IS DAMAGED THEN CONTRACTOR SHALL REPLACE THE PLANT.

BARE ROOT / CONTAINERIZED STOCK

1. STOCK SHALL HAVE BEEN GROWN LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER ONCE REMOVED.
2. CONTAINER PLANTS WILL NEED TO BE WATERED REGULARLY AND PLACED IN SHADY CONDITIONS UNTIL PLANTING OCCURS.
3. BARE ROOT PLANTS ARE FOR IMMEDIATE PLANTING, OTHERWISE SEE D) BELOW.
4. IF BARE ROOTS SPECIMENS ARE NOT TO BE PLANTED WITHIN FOUR (4) DAYS, TEMPORARY HOLDING OF BARE ROOT SPECIMENS ARE TO BE COVERED ENTIRELY BY A SUITABLE MEDIUM (ETC. SOIL, SAWDUST, MULCH OR THE LIKE) AND WATERED REGULARLY SO AS NOT TO DRY OUT.
5. ALL SPECIES CHANGE REQUESTS MUST BE APPROVED BY ECOENGINEERING BEFORE PLANTING.

PLANT LOCATIONS

1. NEW PLANTINGS SHALL BE LOCATED WHERE SHOWN ON PLAN EXCEPT WHERE CHANGES HAVE BEEN APPROVED IN PROPOSED CONSTRUCTION.
2. PLANT SPACING SHALL FOLLOW REQUIREMENTS NOTED WITHIN PLANT DISTRIBUTION NOTES LISTED ON THIS SHEET.
3. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY AFTER APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

WATER

WATER SHALL BE POTABLE AND SHALL NOT CONTAIN ELEMENTS TOXIC TO PLANT LIFE.

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CAMBRIDGE GROVE STREAM STABILIZATION
CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049073 — REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	NTS
DATE	07.18.2025

SHEET

PLANTING PLAN

L2.07

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PERMANENT SEEDING SCHEDULE:

PLANT MATERIAL SELECTION

1. REFER TO SEED MIX TABLES ON THIS SHEET FOR APPROPRIATE SELECTIONS OF NATIVE PERMANENT SEEDS. FOR ZONE 3 LAWN AREAS, CONTRACTOR SHALL SUBMIT TYPICAL LAWN SEED MIX APPROPRIATE FOR NC PIEDMONT REGION FOR ENGINEER REVIEW AND APPROVAL.
2. PERMANENT SEED INCLUSION IN THE MIXTURE SHOULD TOTAL 20 LBS OF PURE LIVE SEED (PLS) PER ACRE DRILLED OR 20-30 LBS PLS/AC BROADCAST APPLIED.
3. IF OTHER SPECIES SUCH AS WILDFLOWERS ARE ADDED TO THE MIX, THEY SHOULD NOT BE COUNTED IN THE MINIMUM SEEDING RATE FOR GRASSES.

SEEDBED PREPARATION

1. DISTURBED SOILS WITHIN RIPARIAN AREAS MUST BE AMENDED TO PROVIDE AN OPTIMUM ENVIRONMENT FOR SEED GERMINATION AND SEEDLING GROWTH.
2. THE pH OF THE SOIL MUST BE SUCH THAT IT IS NOT TOXIC AND NUTRIENTS ARE AVAILABLE.
3. SOIL ANALYSIS SHOULD BE PERFORMED TO DETERMINE NUTRIENT AND LIME NEEDS OF EACH SITE.
4. APPROPRIATE pH LEVELS ARE BETWEEN 5.5 - 7.
5. RIPARIAN BUFFERS REGULATED FOR NUTRIENT MANAGEMENT MAY BE LIMITED TO A SINGLE APPLICATION OF FERTILIZER.
6. SUITABLE MECHANICAL MEANS SUCH AS DISKING, RAKING, OR HARROWING MUST BE EMPLOYED TO LOOSEN COMPACTED SOIL PRIOR TO SEEDING.

PLANTING

1. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DROP-TYPE SPREADER, DRILL, OR HYDROSEEDER ON A FIRM, FRIABLE SEEDBED.
2. IN FINE SOILS, SEEDS SHOULD BE DRILLED 0.25 - 0.5 INCHES. IN COARSE SANDY SOILS, SEEDS SHOULD BE PLANTED NO DEEPER THAN 0.75 INCHES.

MULCH

1. MULCH ALL PLANTINGS IMMEDIATELY AFTER SEEDING.
2. IF PLANTING ON STREAM BANKS STEEPER THAN 10% OR AREAS SUBJECT TO FLOODING, A BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT IS RECOMMENDED TO HOLD SEED AND SOIL IN PLACE.

MAINTENANCE

1. THE RECOMMENDED PERMANENT GRASS SPECIES MAY REQUIRE TWO YEARS FOR ESTABLISHMENT, DEPENDING ON SITE CONDITIONS.
2. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS, SOIL AMENDMENTS, AND RE-SEEDINGS.
3. IF WEEDY EXOTIC SPECIES HAVE TAKEN OVER THE AREAS AFTER THE FIRST GROWING SEASON, THE INVASIVE SPECIES MUST BE ERADICATED TO ALLOW NATIVE SPECIES TO GROW.
4. MONITOR THE SITE UNTIL LONG-TERM STABILITY HAS BEEN ESTABLISHED.

TREE PLANTING SCHEDULE

IDENTIFICATION	COMMON NAME	BOTANICAL NAME	WETLAND INDICATOR STATUS	SIZE	MIN. SPACING	QUANTITY RIPARIAN PLANTING AREA
TREES	COMMON PAW PAW	*ASIMINA TRILOBA*	FAC	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	41
	AMERICAN HORNBEAM	*CARPINUS CAROLINIANA*	FAC	1.0-IN CALIPER	8 FT O.C.	28
	SERVICEBERRY	*AMELANCHIER ARBOREA*	FAC	1 GAL	8 FT O.C.	14
	BLACKGUM	*NYSSA SYLVATICA*	FAC	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	55
	AMERICAN SYCAMORE	*PLATANUS OCCIDENTALIS*	FACW	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	69
	RIVER BIRCH	*BETULA NIGRA*	FACW	1.0-IN CALIPER	8 FT O.C.	41
	CHERRYBARK OAK	*QUERCUS PAGODA*	FACW	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	14
	WATER OAK	*QUERCUS NIGRA*	FAC	1.0-IN CALIPER	8 FT O.C.	41
	OVERCUP OAK	*QUERCUS LYRATA*	OBL	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	14
	SWAMP CHESTNUT OAK	*QUERCUS MICHAUXII*	FACW	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	14
	WILLOW OAK	*QUERCUS PHELLOS*	FAC	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	14
	LAUREL OAK	*QUERCUS LAURIFOLIA*	FACW	1.0-IN CALIPER	8 FT O.C.	14
	WHITE OAK	*QUERCUS ALBA*	FACU	1 GAL / 1.0-INCH CALIPER	8 FT O.C.	28
	RED MAPLE	*ACER RUBRUM*	FAC	1.0-IN CALIPER	8 FT O.C.	55
	TULIP POPLAR	*LIRIODENDRON TULIPIFERA*	FACU	1.0-IN CALIPER	8 FT O.C.	69
	AMERICAN BEECH	*FAGUS GRANDIFOLIA*	FACU	1.0-IN CALIPER	8 FT O.C.	69
NOTE TO CONTRACTOR:						
1. TREE PLANTING IS NOT PERMITTED BETWEEN THE DATES OF JUNE 1 AND SEPTEMBER 1, OR WHEN THE GROUND IS FROZEN.					**TOTAL**	**580**

LIVE STAKE PLANTING SCHEDULE

IDENTIFICATION	COMMON NAME	BOTANICAL NAME	WETLAND INDICATOR STATUS	SIZE	MIN. SPACING	QUANTITY LIVE STAKE AREA
LIVE STAKE	SILKY DOGWOOD	*CORNUS AMOMUM*	FACW+	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
	SILKY WILLOW	*SALIX SERICEA*	OBL	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
	SOUTHERN ARROWWOOD	*VIBURNUM DENTATUM*	FAC	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
	ELDERBERRY	*SAMBUCUS CANADENSIS*	FACW-	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
	NINE BARK	*PHYSOCARPUS OPULIFOLIUS*	FACW	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
	ELDERBERRY	*SAMBUCUS CANADENSIS*	FACW-	0.75 - 1.5 IN CALIPER	3 FT O.C.	225
NOTE TO CONTRACTOR:						
PLANT LIVE STAKES IN 2 ROWS ON EACH BANK (SEE STREAMBANK PLANTING DETAIL). LIVE STAKES TO BE PLANTED DURING THEIR DORMANCY BETWEEN DECEMBER 1ST AND MARCH 1ST. TUBLEINGS TO BE SUBSTITUTED IF PLANTING IS TO OCCUR DURING THE GROWING SEASON BETWEEN APRIL 1ST AND OCTOBER 1ST.					**TOTAL**	**1350**

HERBACEOUS PLUG PLANTING SCHEDULE

IDENTIFICATION	COMMON NAME	BOTANICAL NAME	WETLAND INDICATOR STATUS	SIZE	MIN. SPACING	QUANTITY HERBACEOUS AREA
HERBACEOUS PLUG	SOFT RUSH	*JUNCUS EFFUSUS*	FACW	PLUG	3 FT O.C.	73
	HOP SEDGE	*CAREX LUPULINA*	OBL	PLUG	3 FT O.C.	73
	LURID SEDGE	*CAREX LURIDA*	OBL	PLUG	3 FT O.C.	73
	WHITE TURTLEHEAD	*CHELONE GLABRA*	OBL	PLUG	3 FT O.C.	73
	JOE-PIE-WEED	*EUPATORIUM FISTULOSUM*	FACW	PLUG	3 FT O.C.	73
	SWITCHGRASS	*PANICUM VIRGATUM*	FAC	PLUG	3 FT O.C.	73
NOTE TO CONTRACTOR:						
PLANT HERBACEOUS PLUGS IN 2 ROW AT THE TOE OF SLOPE ON EACH BANK (SEE STREAMBANK PLANTING DETAIL).					**TOTAL**	**438**

SEED MIX SCHEDULES

IDENTIFICATION	COMMON NAME	BOTANICAL NAME	WETLAND INDICATOR STATUS	QUANTITY (LBS)
RIPARIAN SEED MIX: ERNST - NORTH CAROLINA PIEDMONT RIPARIAN SEED MIX (ERNMX-307 OR APPROVED EQUAL)	INDIANGRASS	*SORGHASTRUM NUTANS*	FACU	8.9
	VIRGINIA WILDRYE	*ELYMUS VIRGINICUS*	FAC	
	SWITCHGRASS	*PANICUM VIRGATUM*	FAC	
	BEAKED PANICGRASS	*PANICUM ANCEPS*	FAC	
	RIVER OATS	*CHASMANTHIUM LATIFOLIUM*	FACU	
	REDTOP PANICGRASS	*PANICUM RIGIDULUM*	FACW	
	PARTRIDGE PEA	*CHAMAECRISTA FASCICULATA*	FACU	
	FOX SEDGE	*CAREX VULPINOIDEA*	OBL	
	LANCELEAF COREOPSIS	*COREOPSIS LANCEOLATA*	FACU	
	BLACKEYED SUSAN	*RUDBECKIA HIRTA*	FACU	
	SOFT RUSH	*JUNCUS EFFUSUS*	OBL	
	NEW YORK IRONWEED	*VERNONIA NOVEBORACENSIS*	FACW	
	NARROWLEAF SUNFLOWER	*HELIANTHUS ANGUSTIFOLIUS*	FACW	
UPLAND MEADOW SEED MIX: ERNST - NORTH CAROLINA PIEDMONT SEED MIX (ERNMX-306 OR APPROVED EQUAL)	LITTLE BLUESTEM	*SCHIZACHYRIUM SCOPARIUM*	FACU	3.3
	VIRGINIA WILDRYE	*ELYMUS VIRGINICUS*	FAC	
	LANCELEAF COREOPSIS	*COREOPSIS LANCEOLATA*	FACU	
	BLACKEYED SUSAN	*RUDBECKIA HIRTA*	FACU	
	OXEYE SUNFLOWER	*HELIOPSIS HELIANTHOIDES*	FACU	
	WILD BERGAMOT	*MONARDA FISTULOSA*	UPL	
	PARTRIDGE PEA	*CHAMAECRISTA FASCICULATA*	FACU	
	BUTTERFLY MILKWEED	*ASCLEPIAS TUBEROSA*	NI	
	NARROWLEAF MOUNTAINMINT	*PYCNANTHEMUM TENUIFOLIUM*	FACW	
	OHIO SPIDERWORT	*TRADESCANTIA OHIENSIS*	FAC	
	SENSITIVE PEA	*CHAMAECRISTA NICTITANS*	FACU	
	HEATH ASTER	*ASTER PILOSUS*	NI	
	PURPLE LOVEGRASS	*ERAGROSITS SPECTABILIS*	-	
	GRAY GOLDENROD	*SOLIDAGO NEMORALIS*	NI	
	BLUE FALSE INDIGO	*BAPTISIA AUSTRALIS*	FACU	
	SLENDER LESPEDEZA	*LESPEDEZA VIRGINICA*	NI	
	EVENING PRIMROSE	*OENOTHERA BIENNIS*	FACU	
	TALL WHITE BEARDTONGUE	*PENSTEMON DIGITALIS*	FAC	
	APPALACHIAN BEARDTONGUE	*PENSTEMON LAEVIGATUS*	FACU	
	SPIKED WILD INDIGO	*BAPTISIA ALBESCENS*	NI	
	LICORICE SCENTED GOLDENROD	*SOLIDAGO ODORA*	NI	
TURF SEEDING MIX	-	-	-	51.1
NOTE TO CONTRACTOR:				
1. APPLY A 50/50 MIX OF RIPARIAN AND UPLAND MEADOW SEED MIX AT AN APPLICATION RATE OF 20 LB PER ACRE WITHIN PLANTING ZONE 2. SEEDING DATES ARE FROM 2/15-4/30 AND 8/15-10/31. 2. FOR RIPARIAN AND UPLAND MEADOW SEEDING AREAS, SEED WITH A COVER CROP. SEE TEMPORARY SEEDING NOTES AND SCHEDULE. 3. FOR MAXIMUM SUCCESS, APPLY THE TEMPORARY SEED MIX AT THE SAME TIME AS THE PERMANENT SEED MIX. APPLY ACCORDING TO APPLICATION RATES. 4. CONTRACTOR SHALL SELECT AND APPLY TURF SEEDING MIX THAT MATCHES EXISTING SPECIES.				

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CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

Rebecca Stubbs — Digitally signed by Rebecca Stubbs, CN=Rebecca Stubbs, E=rstubbs@mcadamsco.com, C=US 18 -Jul-00' — NORTH CAROLINA PROFESSIONAL SEAL 049073 ENGINEER REBECCA STUBBS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-L2
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	NTS
DATE	07.18.2025

SHEET

PLANTING PLAN

L2.08

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EXHIBIT B – MEASUREMENT AND PAYMENT

Payment for work required by the Contract Documents shall be based on the pay items described herein. The work associated with each pay item is intended to include all of the work and materials required for a complete installation. The descriptions herein may not be complete; however, the intent is to provide a complete and operable system constructed in accordance with the Contract Documents and for the cost associated with the unit prices included in the Bid Form.

Item #1 Mobilization – 5% Maximum

This item is for the costs incurred prior to beginning work on this contract, including permits, licenses, fees, insurance, bonds, submittals, meetings, and equipment mobilization. The cost associated with this item shall be a lump sum and shall not exceed 5% of the value of the Contract. In the event an amount greater than 5% is included for this pay item, the bids will be considered and awarded based on that amount; however, the amount exceeding 5% will be paid to the Contractor as a part of final payment.

Item #2 Clearing and Grubbing

This pay item will be paid on a lump sum basis and no measurement will be made of any clearing and grubbing performed within the limits of disturbance originally staked and within the approved project area where shown and specified in the Contract Documents and only clearing areas necessary for project construction. Prior to start of work, Engineer and Contractor shall walk each project site to flag trees intended to remain. Partial payments will be equal to the percentage of such item that is complete as estimated by the Engineer.

Item #3 Temporary Construction Entrance

The unit bid price for installation and maintenance for each temporary construction entrance shall include furnishing all materials, equipment, and labor required for initial installation, maintenance and removal of any construction entrances shown and specified in the Contract Documents.

Item #4 Tree Protection Fencing

This pay item shall include furnishing, installing, maintaining and removal of tree protection fence where shown on the Drawings or as directed by the Engineer. Tree protection fence shall be erected in accordance with the Contract Documents. Payment for this item shall be by the linear foot installed.

Item #5 and #6 Stream Channel Excavation and Grading and Excavated Earth Hauled Off for Disposal

The quantity of Stream Excavation and Grading and Excavated Earth Hauled Off for Disposal will be paid for at the unit bid price per cubic yard for “Stream Excavation and Grading” and “Excavated Earth Hauled Off for Disposal”. Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing,

stockpiling, re-handling, placing, and maintaining materials associated with the Stream Excavation and Grading, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #7 Channel Plugs

This lump sum pay item shall include furnishing all materials, equipment, and labor required to construct and maintain channel plugs as shown and described in the Contract Documents as required for the duration of the project.

Item #8 Impervious Dikes/Temporary Rock Silt Checks

This unit bid price for each impervious dike shall include furnishing all materials, equipment, and labor required to construct and maintain impervious dikes as shown and described in the Contract Documents as required for the duration of the project.

Item #9 Stream Pump Around/Diversion Measures

This lump sum pay item shall include furnishing all materials, equipment, and labor required to maintain pumping activities as required for the duration of the project. Repair of any damage caused by pumping to on-site erosion control devices shall be considered incidental and included in the lump sump price. Partial payments will be equal to the percentage of such item that is complete as estimated by the Engineer.

Item #10 Temporary Stream Crossing/Log Mat

This unit bid price for installation of the temporary crossings shall be per each proposed stream crossing where shown and specified in the Contract Documents. The prices and payments for this pay item will be considered full compensation for all materials, labor, equipment, and incidentals necessary to furnish, install, maintain, move and operate the stream crossings along with disposal of any materials not incorporated into the project as directed by the Engineer or where shown and specified in the Contract Documents.

Item #11 Temporary Silt Fence + Outlets

This pay item shall include furnishing and installing temporary silt fence and temporary silt fence outlets where shown on the Drawings or as directed by the Engineer. Temporary silt fence and temporary silt fence outlets shall be erected in accordance with the Contract Documents. Payment for this item shall be by the linear foot installed. Labor, equipment, and materials required for sign removal and re-installation are considered incidental.

Item #12 Temporary Seeding and Mulch

This pay item shall be measured by the actual number of acres seeded and accepted by the Engineer. The payment will include all material, labor, equipment, and related costs for ripping, fertilizer seed, mulch, and other various items covered by this section. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing,

stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #13 Erosion Control Blanket (Coir 700 Matting)

The unit bid price for installation of erosion control blanket shall be per square yard of blanket installed acceptably where shown and specified in the Contract Documents or directed by the Engineer. The prices and payments for this pay item will be considered full compensation for all tools, materials, transportation, labor, equipment, inspection, and incidentals necessary to install and maintain the erosion control blanket in accordance with the Contract Documents.

Item #14 Constructed Riffle

The quantity of Constructed Riffles shall be the linear feet of Constructed Riffles as shown and specified in the Contract Documents or as directed by the Engineer. This pay item will be paid for at the contract unit price per linear foot of Constructed Riffle. Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Construction Riffle structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #15 Log Vane with Log Sill

The quantity of Log Vane with Log Sill structures on the plans is an estimate of structures to be installed. The quantity of Log Vane with Log Sill structures to be measured for payment will be the actual number of structures installed acceptably as determined by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Log Vane with Log Sill structures will be paid for at the contract unit price per each. Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Log Sill structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #16 Boulder Sill

The quantity of Boulder Sill structures to be measured for payment will be the actual number of structures installed acceptably as determined by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Boulder Sill structures will be paid for at the contract unit price per each. Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the

Boulder Sill structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #17 Boulder J-Hook

The quantity of Boulder J-Hook structures to be measured for payment will be the actual number of structures installed acceptably as determined by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Boulder J-Hook structures will be paid for at the contract unit price per each. Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder J-Hook structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #18 Boulder Steps

The unit bid price will be measured and paid in tons. Boulder Steps Plain riprap will be measured by weighing stone in trucks. Installation may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The contract unit prices for Boulder Steps will be full compensation for providing, transporting, and placing stone and any associated materials required for appropriate installation.

Item #19 Boulder Vane

The quantity of Boulder Vane structures to be measured for payment will be the actual number of structures installed acceptably as determined by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Boulder Vane structures will be paid for at the contract unit price per each. Such price and payment will be full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining the Boulder Vane structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #20 Brush Toe

The quantity of Brush to be measured for payment will be the linear footage, measured along the toe of the channel, of Brush Toe installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Brush Toe structures will be paid for at the contract unit price per linear foot. The payment will be considered as

full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing and maintaining the Brush Toe structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #21 Soil Lifts – Four Layers of 1' Lifts

The quantity of Soil Lifts to be measured for payment will be the linear footage, measured along the toe of the channel, of Soil Lifts installed and accepted by the Engineer. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer. The quantity of Soil Lifts structures will be paid for at the contract unit price per linear foot. The payment will be considered as full compensation for all material, labor, equipment, and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing and maintaining the Soil Lifts structures, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #22 Rip Rap – NCDOT Class I for Bank Stab. + Vel. Dissipater

The unit bid price will be measured and paid in tons. Plain riprap will be measured by weighing riprap in trucks. The contract unit prices for rip rap will be full compensation for providing, transporting, and placing rip rap and any associated materials required for appropriate installation.

Item #23 Coir Fiber Rolls

This pay item shall include furnishing and installing coir fiber rolls where shown on the Drawings or as directed by the Engineer. Coir fiber rolls shall be erected in accordance with the Contract Documents. Payment for this item shall be by the linear foot installed. This may require setting the structure, resetting the structure (potentially multiple times), and addition or subtraction of materials from what the contractor originally sets until the structure is installed to the satisfaction and approval of the Engineer.

Item #24, #25 and #26 Permanent Seeding – Riparian, Upland Meadow and Lawn

This pay item shall be measured by the actual number of acres seeded and accepted by the Engineer. The payment will include all material, labor, equipment, and related costs for ripping, fertilizer seed, mulch, and other various items covered by this section. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #27 1 Gallon Tree Plantings

The quantity of 1 Gallon Tree Plantings to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The Contractor must guarantee 80% survival

of 1 Gallon Tree Plantings for a period of one year from time of acceptance by the Engineer. The quantity of 1 Gallon Tree Plantings will be paid for at the contract unit price per acre. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #28 Bare Root Plantings – 1.0-Inch Caliper

The quantity of Bare Root Plantings to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The Contractor must guarantee 80% survival of Bare Root Plantings for a period of one year from time of acceptance by the Engineer. The quantity of Bare Root Plantings will be paid for at the contract unit price per acre. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #29 Live Stakes

The quantity of Live Stakes to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The Contractor must guarantee 80% survival of Live Stakes for a period of one year from time of acceptance by the Engineer. The quantity of Live Stakes will be paid for at the contract unit price per acre. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #30 Herbaceous Plugs

The quantity of Herbaceous Plugs to be measured for payment will be the actual number of stems planted and accepted by the Engineer. The Contractor must guarantee 80% survival of Herbaceous Plugs for a period of one year from time of acceptance by the Engineer. The quantity of Herbaceous Plugs will be paid for at the contract unit price per acre. Such price and payment will be full compensation for all material, labor, equipment and related expenses covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining adequate vegetative cover, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #31 Topsoil (4” Depth)

The quantity of Topsoil will be paid for at the unit bid price per cubic yard for “Topsoil (4” Depth)”. Such price and payment will be full compensation for all work covered by this section, including but not limited to furnishing, weighing, stockpiling, re-handling, placing, and maintaining materials associated with the Topsoil, along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #32 Fence Removal and Replacement

This pay item will be measured and paid in linear feet of fence that has been acceptably reset. Measurement will be made along the fence after it has been reset and installed from center of end post to center of end post. Such price includes, but is not limited to, hauling and re-erecting the existing fence; and furnishing and installing any fence components unnecessarily damaged by the Contractor's forces. Price includes relocation and/or installation of fence posts as necessary.

Item #33 Temporary Fencing – Woven Wire

This pay item will be measured and paid in linear feet of fence that has been acceptably installed and removed. Measurement will be made along the fence after it has been removed from center of end post to center of end post for the sections that are in place during the contract period. Such price includes, but is not limited to, furnishing, installing, removing, hauling, and storing materials along with disposal of any materials not incorporated into the project as directed by the Engineer.

Item #34 Driveway Replacement

This pay item will be measured and paid in square yards of existing asphalt pavement that is removed, disposed of, and replaced in kind. Such price includes, but is not limited to, excavating, removing and backfilling, sawing the existing driveway, furnishing and placing concrete, and constructing and sealing joints. Removal and disposal of existing driveway will be incidental to the work performed.

Item #35 Construction Survey

This pay item will be paid at the contract lump sum price for the work detailed in this section. Partial payments will be made on each particular payment estimate based upon the percentage complete of Construction Surveying as determined by the Engineer. The Contractor shall submit a certified statement each month indicating the percentage of Construction Surveying work completed. The Engineer will determine if the amount indicated is reasonably correct and the Engineer will pay accordingly on the next partial pay estimate.

Item #36 As-built Survey

This pay item will be paid at the contract lump sum price for the work detailed in this section. Partial payments will be made on each particular payment estimate based upon the percentage complete of As-Built Survey as determined by the Engineer. The Contractor shall submit a certified statement each month indicating the percentage of As-Built Survey work completed. The Engineer will determine if the amount indicated is reasonably correct and the Engineer will pay accordingly on the next partial pay estimate.

Project: Cambridge Grove Stream Stabilization Phase 1
Date: January 2026

Town of Huntersville
Huntersville Public Works

EXHIBIT C - ITEMIZED PROPOSAL					
Base Bid: Phase 1					
Item No.		Description	Qty & Units	Unit Bid Price $0.00	Amount Bid $0.00
Line No.	Section No.				
1	NCDOT 800	Mobilization - 5% Maximum	1 LS	$ 19,271.47	$ 19,271.47
2	NCDOT 200	Clearing and Grubbing	1 LS	$ 60,023.61	$ 60,023.61
3	NCDOT 1607	Temporary Construction Entrance	1 EA	$ 4,004.48	$ 4,004.48
4	PSP 1.03	Tree Protection Fencing	193 LF	$ 6.09	$ 1,175.37
5	NCDOT 226	Stream Channel Excavation and Grading	462 CY	$ 48.72	$ 22,508.64
6	NCDOT 226	Excavated Earth Hauled Off for Disposal	414 CY	$ 62.49	$ 25,870.86
7	PSP 3.01	Channel Plugs	1 LS	$ 18,481.31	$ 18,481.31
8	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4 EA	$ 1,291.54	$ 5,166.16
9	PSP 3.02	Stream Pump Around / Diversion Measures	1 LS	$ 11,364.29	$ 11,364.29
10	PSP 3.03	Temporary Stream Crossing / Log Mat	1 EA	$ 5,337.66	$ 5,337.66
11	PSP 1.01/1.02	Temporary Silt Fence + Outlets (4 EA)	485 LF	$ 7.05	$ 3,419.25
12	PSP 3.04	Temporary Seeding and Mulch	0.7 AC	$ 2,890.09	$ 2,023.06
13	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	630 SY	$ 8.09	$ 5,096.70
14	PSP 4.01	Constructed Riffle	160 LF	$ 49.78	$ 7,964.80
15	PSP 4.02	Log Vane with Log Sill	6 EA	$ 4,025.89	$ 24,155.34
16	PSP 4.03	Boulder Sill	4 EA	$ 5,471.05	$ 21,884.20
17	PSP 4.07	Brush Toe	80 LF	$ 91.86	$ 7,348.80
18	PSP 4.08	Soil Lifts - Four Layers of 1' Lifts	58 LF	$ 207.77	$ 12,050.66
19	PSP 3.06	Coir Fiber Rolls	180 LF	$ 17.92	$ 3,225.60
20	PSP 5.01	Permanent Seeding - Riparian	0.3 AC	$ 2,579.45	$ 773.84
21	PSP 5.01	Permanent Seeding - Upland Meadow	0.2 AC	$ 3,324.58	$ 664.92
22	NCDOT 1660	Permanent Seeding - Lawn	0.2 AC	$ 3,324.58	$ 664.92
23	PSP 5.02	3 Gallon Trees Plantings	58 EA	$ 145.88	$ 8,461.04
24	PSP 5.03	Bare Root Tree Plantings	182 EA	$ 17.17	$ 3,124.94
25	PSP 5.04	Live Stakes	726 EA	$ 10.29	$ 7,470.54
26	PSP 5.05	Herbaceous Plugs	198 EA	$ 17.17	$ 3,399.66
27	NCDEQ 6.04	Topsoil (4" Depth)	240 CY	$ 117.57	$ 28,216.80
28	NCDOT 867	Fence Removal and Replacement	281 LF	$ 75.28	$ 21,153.68
29	NCDOT 866	Temporary Fencing - Woven Wire	290 LF	$ 63.83	$ 18,510.70

30	NCDOT 250, 848	Driveway Replacement	117 SY	$ 175.25	$ 20,504.25
31	NCDOT 801	Construction Survey	1 LS	$ 3,145.95	$ 3,145.95
32	NCDOT 801	As-built Survey	1 LS	$ 8,965.89	$ 8,965.89
Total Bid Amount for Base Bid (Phase 1) of Project =				$	385,429.38

Additional Alternate: Future Phase					
Item No.		Description	Qty & Units	Unit Bid Price $0.00	Amount Bid $0.00
Line No.	Section No.				
33	NCDOT 800	Mobilization - 5% Maximum	1 LS	$ 27,256.88	$ 27,256.88
34	NCDOT 200	Clearing and Grubbing	1 LS	$ 100,543.77	$ 100,543.77
35	NCDOT 1607	Temporary Construction Entrance	3 EA	$ 4,732.56	$ 14,197.68
36	PSP 1.03	Tree Protection Fencing	527 LF	$ 7.27	$ 3,831.29
37	NCDOT 226	Stream Channel Excavation and Grading	351 CY	$ 82.51	$ 28,961.01
		Excavation and Grading (STA 0+96 - 2+80)	140 CY	Informational Only	Informational Only
		Excavation and Grading (STA 11+72 - 13+47)	211 CY	Informational Only	Informational Only
38	NCDOT 226	Excavated Earth Hauled Off for Disposal	221 CY	$ 69.35	$ 15,326.35
		Work Area 1 Haul Off (STA 0+96 - 2+80)	82 CY	Informational Only	Informational Only
		Work Area 2 Haul Off (STA 11+72 - 13+47)	139 CY	Informational Only	Informational Only
39	PSP 3.01	Channel Plugs	1 LS	$ 21,873.69	$ 21,873.69
40	NCDOT 1633	Impervious Dike/Temporary Rock Silt Checks	4 EA	$ 1,526.36	$ 6,105.44
41	PSP 3.02	Stream Pump Around / Diversion Measures	1 LS	$ 11,257.29	$ 11,257.29
42	PSP 3.03	Temporary Stream Crossing / Log Mat	2 EA	$ 4,279.80	$ 8,559.60
43	PSP 1.01/1.02	Temporary Silt Fence + Outlets (12 EA)	1000 LF	$ 8.53	$ 8,530.00
44	PSP 3.04	Temporary Seeding and Mulch	1.0 AC	$ 4,554.67	$ 4,554.67
45	PSP 3.05	Erosion Control Blanket (700 Coir Fiber Matting)	770 SY	$ 9.56	$ 7,361.20
46	PSP 4.01	Constructed Riffle	208 LF	$ 58.84	$ 12,238.72
47	PSP 4.03	Boulder Sill	7 EA	$ 6,465.67	$ 45,259.69
48	PSP 4.04	Boulder J-Hook	2 EA	$ 9,742.00	$ 19,484.00
49	PSP 4.05	Boulder Steps	28 TN	$ 438.62	$ 12,281.36
50	PSP 4.06	Boulder Vane	1 EA	$ 11,366.29	$ 11,366.29
51	NCDOT 876	Rip Rap - NCDOT Class I Riprap for Bank Stab. + Vel. Dissipater	15 TN	$ 146.60	$ 2,199.00
52	PSP 5.01	Permanent Seeding - Riparian	0.3 AC	$ 3,048.44	$ 914.53

53	PSP 5.01	Permanent Seeding - Upland Meadow	0.1 AC	$ 3,929.05	$ 392.91
54	NCDOT 1660	Permanent Seeding - Lawn	0.6 AC	$ 3,929.05	$ 2,357.43
55	PSP 5.02	3 Gallon Trees Plantings	81 EA	$ 172.40	$ 13,964.40
56	PSP 5.03	Bare Root Tree Plantings	259 EA	$ 20.29	$ 5,255.11
57	PSP 5.04	Live Stakes	624 EA	$ 12.16	$ 7,587.84
58	PSP 5.05	Herbaceous Plugs	240 EA	$ 20.29	$ 4,869.60
59	NCDEQ 6.04	Topsoil (4" Depth)	470 CY	$ 138.95	$ 65,306.50
60	NCDOT 867	Fence Removal and Replacement	555 LF	$ 88.96	$ 49,372.80
61	NCDOT 866	Temporary Fencing - Woven Wire	260 LF	$ 75.44	$ 19,614.40
62	NCDOT 801	Construction Survey	1 LS	$ 3,717.95	$ 3,717.95
63	NCDOT 801	As-built Survey	1 LS	$ 10,596.05	$ 10,596.05
Total Bid Amount for Additional Alternate (Future Phase) of Project =				$	545,137.45
Total Bid Amount for Base Bid (Phase 1) and Additional Alternate (Future Phase) of Project =				$	930,566.83

HGS, LLC T/A RES Environmental Operating Company, LLC — Company Name

2/2/2026 — Date

James Poe — Print Name

Client Solutions Manager — Title

Signature

Exhibit D - Standard Construction Services Contract

Engineering & Public Works
105 Gilead Road, Suite 300
Huntersville, NC 28078
(704) 766-2220

CONTRACT FOR CONSTRUCTION SERVICES

PROJECT:	Cambridge Grove Stream Stabilization
SITE LOCATION:	Cambridge Grove and Glassfield Drive
CONTRACTOR NAME:	HGS, LLC t/a RES Environmental Operating Comapny, LLC
CONTRACTOR ADDRESS:	3600 Glenwood Avenue, Suite 100; Raleigh, NC 27612
CONTACT NAME:	James Poe
CONTACT EMAIL:	jpoe@res.us

This Contract for Construction and Repair, and all exhibits, (collectively this "Contract") is entered into this _____day of _____, 20_____ by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and HGS, LLC t/a RES Environmental Operating Company, LLC located at 3600 Glenwood Avenue, Suite 100; Raleigh, NC 27612 (the "Contractor").

WITNESSETH:

That for and in consideration of the mutual promises set forth in this Contract, the sufficiency of which is acknowledged by the parties hereto, the parties do mutually agree as follows:

1. Scope of Services. The Contractor agrees to perform for the Town the services according to the following construction design drawings, plans, and specifications, which is incorporated herein by reference as Exhibit D which includes 672 LF of channel and bank stabilization in addition to in-channel log and boulder structures with stream bypass pumping and driveway replacement. The Contractor agrees to provide the labor, service, equipment, and materials, and other services included in the bid, which shall constitute the "Work." The Contractor warrants that the Contractor has visited the location of the project and is familiar with all field conditions bearing upon the Contractor's performance of the Work; that the materials and equipment furnished under the Contract are of good quality and new (unless otherwise permitted); that the Work meets or exceeds the standards

ordinarily observed in the industry; and that the Work conforms to the requirements of the Contract and to all applicable codes, ordinances, laws, or regulations. The Contractor further warrants and promises that the Work shall be free from defects and nonconformities in materials and workmanship for a period of one year from the later of the "Date of Completion" or such date as the Contractor actually completes all the Work. During such period, the Contractor will remedy at Contractor's expense any nonconformities or defects in the Work within a reasonable time after receiving notice thereof from the Town.

2. Fees: Fees for the Work shall be specified in the bid, (the "Contract Price").

3. Change Orders. The Contractor agrees that the Town may order changes to the general scope of the Work, including additions, deletions, and similar revisions ("Change Orders"). The parties agree to adjust the Contract Price to reflect the effects of such changes. These changes shall be authorized only upon execution of a written Change Order. The amount of any increase or decrease in the Contract Price shall be by mutual acceptance of a total amount supported by sufficient data and information to substantiate the change. If the Town and Contractor do not mutually agree on the amount of the change in the Contract Price, the Contractor will proceed with the Work described in the Change Order and the Town will pay the reasonable costs of any additional work as determined by the Town, including a reasonable amount for the Contractor's overhead and profit. Any decrease in Contract Price for a decrease in the Work will be the reasonable costs of the Work deleted as determined by the Town, including a reasonable amount for the decrease in the Contractor's overhead. The Contractor may submit claims for an increase in the Contract Price or an extension of the Date of Completion by means of a written Change Request. The Contractor agrees to submit the Change Request within a reasonable time after the event giving rise to the requested change and before the Contractor undertakes any additional work. Upon receipt of a Change Request, the Town, at its sole discretion, shall inform the Contractor whether to proceed with the additional work and shall approve any adjustment in the Contract Price or Date of Completion by issuing a Change Order as provided above. The timely submission of a written Change Request shall be a condition precedent to the issuance of a Change Order, and the Town will have no obligation to pay the Contractor for additional work performed by the Contractor without a Change Order approved in writing by the Town.

4. Historically Underutilized Businesses (HUB). It is the policy of the Town of to provide minorities and women equal opportunity for participating in all aspects of the Town's contracting and procurement programs, including but not limited to employment, construction development projects, materials/services contracts and/or lease agreements, consistent with the laws of the State of North Carolina.

5. Personal Protective Equipment (PPE). The Contractor and his/her employees will wear the proper equipment such as, but not limited to, high visibility clothing, safety glasses, hearing protection, etc. at all times when performing the Work at the Site Location(s). Failure to be in the appropriate PPE will result in removal from the project site.

6. Contract Insurance. Contractor shall be required to purchase and maintain, during its performance under this Contract, insurance coverage as shown on the Insurance Requirements as stated in Exhibit D2, which is incorporated herein by reference. All insurance purchased shall have a specific endorsement, copy of which shall be provided to the Town, naming the Town as an additional insured and providing that such insurance will not be cancelled without providing thirty (30) days advance written notice to the Town.

7. Coordination with Others. The Contractor agrees to coordinate the Work with the work of any other unaffiliated contractors or with the work of the Town's own forces to avoid delaying or interfering with their work.

8. Working Drawings and Specifications at the Job Site. The Contractor shall maintain, in readable condition at his job site one complete set of working drawings and specifications for his work including all shop drawings. Such drawings and specifications shall be available for use by the owner, designer, or his authorized representative. The Contractor shall also maintain at the job site, a day-to-day record of work-in-place that is at variance with the contract documents. Such variations shall be fully noted on Project drawings by the Contractor and submitted to the designer upon Project completion and no later than 30 days after acceptance of the Project.

9. Materials, Equipment, Employees. The Contractor shall, unless otherwise specified, supply and pay for all labor, transportation, materials, tools, apparatus, lights, power, fuel, heat, sanitary facilities, water, scaffolding and incidentals necessary for the completion of the work, and shall install, maintain and remove all equipment of the construction, other utensils or things, and be responsible for the safe, proper and lawful construction, maintenance and use of same, and shall construct in the best and most workmanlike manner, a complete job and everything incidental thereto, as shown on the plans, stated in the specifications, or reasonably implied therefrom, all in accordance with the contract documents. All materials shall be new and of quality specified, except where reclaimed material is authorized herein and approved for use. Workmanship shall at all times be of a grade accepted as the best practice of the particular trade involved, and as stipulated in written standards of recognized organizations or institutes of the respective trades except as exceeded or qualified by specifications.

10. Cleaning Up and Restoration of Site. The Contractor shall keep the sites and surrounding area reasonably free from rubbish at all times and shall remove debris from the site from time to time or when directed to do so by the Owner. Before final inspection and acceptance of the Project, the Contractor shall thoroughly clean the

sites and completely prepare the Project and site for use by the Owner. At the end of construction, the Contractor shall oversee and implement the restoration of the construction site to its original state. Restoration includes but not limited to walks, drives, lawns, trees and shrubs, corridors, stairs, and other elements shall be repaired, cleaned, or otherwise restored to their original state.

11. Protection of Work, Property, the Public, and Safety. The Contractor shall be solely responsible for the entire site and the building or construction of the same and provide all the necessary protections, as required by the owner or designer, and by laws or ordinances governing such conditions. The Contractor shall be responsible for any damage to the owner's property or of that of others on the job, by them, their personnel, or their subcontractors, and shall make good such damages. The Contractor shall be responsible for and pay for any damages caused to the owner.

12. As-Built Marked-Up Construction Documents. Contractor shall provide one complete set of legible "as-built" marked-up construction drawings and specifications recording any and all changes made to the original design during the course of construction. In the event no changes occurred, submit construction drawings and specifications set with notation "No Changes." The Designer/Owner must receive "As-built" marked-up construction drawings and specifications before the final pay request can be processed.

13. Retainage. Retainage on periodic or final payments on public construction contracts in which the total project costs are $100,000 or more are allowed pursuant to N.C.G.S. § 143-134.1.

14. Addendums: If applicable, Contractor acknowledges that it has received, executed, and shall abide by any addendums issued by the Town prior to this Contract.

15. Standard Terms and Conditions. The Standard Terms and Conditions, attached hereto as Exhibit D1, shall be a part of this Contract. The Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.

16. Contract Term. Work will begin within ten (10) days of receipt of the Notice to Proceed from the Town. The Contractor and the Town recognize that time is of the essence for completion of the Work. Any Notice to Proceed shall also contain a date that the Contractor shall complete the Work by (the "Date of Completion"). The terms of this Contract shall apply to every Notice to Proceed issued by the Town. The Work under this contact shall be substantially complete within 147 days of receipt of the Notice to Proceed and achieve final acceptance (the "Date of Completion") within 168 days of receipt of the Notice to Proceed.

17. Liquidated Damages. Contractor and Town recognize that time is of the essence and that Town will suffer financial and other losses if the Work is not completed by the Date of Completion, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Town if the Work is not completed

on time. Accordingly, instead of requiring any such proof, Town and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Town $500 for each day that expires after the end of the Date of Completion (as duly adjusted pursuant to the Contract) until the Work is complete.

18. Payment for Work In consideration of the above Work, the Town will pay the Contractor the sum as further described in the bid.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this _____ day of _____, 20_____.

Contractor

Name:
HGS, LLC t/a RES Environmental Operating Company, LLC
Name of Contractor (type or print)

By:
(Signature)

Christopher C. Smith, PE

Title:
General Manager, Southeast

Attest:
N/A
(Secretary, if a corporation)

Town of Huntersville

_____
Town Manager

Attest:
_____
Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

_____
Finance Director

EXHIBIT D1
STANDARD TERMS & CONDITIONS

1. **Acceptance**. Contractor's acknowledgment of the terms of this Contract constitutes an agreement to: (i) all terms and conditions set forth or referenced herein, (ii) on any attachments hereto, (iii) any applicable solicitation documentation related to this Contract (including without limitation any request for proposals or invitation for bids or Contractor's response thereto) that deal with the same subject matter as this Contract, and (iv) any other terms and conditions of a written agreement signed by Contractor and the Town that deals with the same subject matter as this Contract (collectively, the "Contract Documents"). The terms and provisions set forth in the Contract Documents shall constitute the entire agreement between Contractor and the Town with respect to the purchase by the Town of the: (i) goods ("Goods") and/or (ii) services provided or work performed ("Services") as described in the Contract Documents. The agreements set forth in the Contract Documents are sometimes referred to herein as the "Contract." In the event of any conflict between any terms and conditions of the Contract Documents, the terms, and conditions most favorable to the Town shall control. No additional or supplemental provision or provisions in variance herewith that may appear in Contractor's quotation, acknowledgment, invoice, or in any other communication from Contractor to the Town shall be deemed accepted by or binding on the Town. The Town hereby expressly rejects all such provisions which supplement, modify, or otherwise vary from the terms of the Contract Documents, and such provisions are superseded by the terms and conditions stated in the Contract Documents, unless and until the Town's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by the Town are subject to correction.

2. **Entire Agreement**. These terms and conditions and any other specifications contained in any other documents referenced shall constitute and represent the complete and entire agreement between the Town and Contractor and supersede all previous communications, either written or verbal with respect to the subject matter of this Contract.

3. **Changes, Additions, Deletions**. No changes, additions, deletions, or substitutions of scope of work, specifications, terms and conditions, quantity, unit of issue, delivery date, delivery charges or price will be permitted without the prior written approval from the Town.

4. **Relationship of the Parties**. The Contractor is an independent contractor and not an employee of the Town. The conduct and control of the work will lie solely with the Contractor. The Contract shall not be construed as establishing a joint venture, partnership, or any principal-agent relationship for any purpose between the Contractor and the Town. Employees of the Contractor shall remain subject to the exclusive control and supervision of the Contractor, which is solely responsible for their compensation.

5. **Prices**. If Contractor's price or the regular market price of any of the Goods or Services covered hereunder is lower than the price stated in the Contract Documents on the date of shipment of such Goods or performance of such Services, Contractor agrees to

give the Town the benefit of such lower price on any such Goods or Services. In no event shall Contractor's price be higher than the price last quoted or last charged to the Town unless otherwise agreed in writing. No charges for transportation, boxing, crating, etc. are allowable unless such charges are included in the Contract Documents.

6. **Taxes**. Any applicable taxes shall be invoiced as a separate item.

7. **Substitutions**. No substitutions or cancellations shall be permitted without prior written approval from the Town.

8. **Indemnification.** To the greatest extent allowed by North Carolina law the Contractor shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses (including expenses of litigation and attorneys' fees), and attorneys' fees ("Claims"). In the event that any portion of the Work performed under the Contract shall be defective in any respect whatsoever, the Firm shall indemnify and save harmless the Town, its officers, agents, employees, and assigns from and against all Claims as defined herein, but only to the extent allowed by law. Nothing contained in this Contract shall waive the Constitutional limitation on the Town indemnifying obligations of other parties.

9. **Invoices and Payment Terms**. It is understood and agreed that orders will be shipped at the established Contract prices in effect on dates orders are placed. Invoicing that does not comply with this provision will subject the Contract to cancellation. Upon satisfactory delivery of the Goods or satisfactory completion of the Work, all invoices and statements shall reference the Contract number and be submitted to: Town of Huntersville, Accounts Payable, PO Box 664, Huntersville, North Carolina, 28070. Payment terms are Net 30 days after receipt of correct, undisputed invoice or acceptance of Goods or Services, whichever is later.

   When the Contract is for construction services, the Contractor will submit monthly Requests for Payment for Work performed, for review. The Request for payment shall be based upon the Contractor's estimate of the percentage of the total Work completed during the period represented on the Request for Payment. The Contractor must certify that the Work represented in the Contractor's Request for Payment has been completed in accordance with the Contract Documents and certify that the Request for Payment is appropriate for payment before the Town shall be obligated to make such payment to the Contractor. If any Request for Payment is disputed by the Town, in whole or in part, the Town shall provide a written explanation for such dispute to Contractor within five days of receipt of the certified Request for Payment and shall pay all undisputed amounts therein.

10. **Anti-Discrimination and Equal Employment**. During the performance of the Contract, Contractor shall comply with all federal and state requirements concerning fair and equal employment and shall not discriminate against or deny the Contract's benefits to any person on the basis of race, religion, color, creed, national origin, age, sex (including sexual orientation, gender identity, and pregnancy), disability or handicapping condition, or genetic information.

11. **Insurance**. The Contractor shall provide the insurance coverages shown on Exhibit D2, attached hereto, and incorporated herein by reference. The Contractor shall provide the Town with a North Carolina Certificate of Insurance and such endorsements as may be required by the Contract Documents prior to the commencement of any work under the Contract and agrees to maintain such insurance until the completion of the Contract. Such certificates of insurance shall be considered part of the Contract.

12. **Ethics in Public Contracting**. By submitting their prices and acceptance of this Contract, all Contractors certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other supplier, manufacturer, or subcontractor in connection with their offer, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

13. **Applicable Laws and Courts**. All Town Contracts shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation, and enforcement of the Contract, shall be governed in all respects by the laws of the State of North Carolina and venue shall be proper only in a court of competent jurisdiction located in Mecklenburg County, North Carolina. The Contractor represents and warrants that it shall comply with all applicable federal, state, and local laws, regulations, and orders, including, not limited to, licensure requirements.

14. **Codes and permits**. When applicable, the Contractor shall obtain all required permits, give all required notices, and comply with all laws, ordinances, codes, rules, and regulations bearing on the conduct of the work under this contract. If the Contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the designer in writing. All work under this contract shall conform to the current North Carolina Building Code and other state and national codes as are applicable. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, codes, rules, and regulations, and without such notice to the Town, Contractor shall bear all cost arising therefrom.

15. **License Requirement**. If applicable, the Contractor must be a licensed General Contractor as required by North Carolina General Statutes Section 87-1 and must have a good ethical and professional standing with the North Carolina General Contractor's Licensing Board. The Contractor will be responsible for providing properly qualified, licensed (if required) personnel to complete the Work in accordance with the standard of care ordinarily used by members of the Contractor's profession practicing under similar circumstances and at the same time in Mecklenburg County.

16. **Strict Compliance**. The Town may at any time insist upon strict compliance with these

terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.

17. **Assignment**. Contractor may not assign, pledge, or in any manner encumber Contractor's rights under this Contract or delegate the performance of any of its obligations hereunder, without Town's prior, express written consent.
18. **General Provisions**. The Town's remedies as set forth herein are not exclusive. Any delay or omission by the Town in exercising any right hereunder, or any waiver by the Town of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default.

19. **Warranties**. The Contractor warrants it shall adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town in the performance of the Work outlined in this Contract and any attached specifications. Contractor warrants that any finished Work completed hereunder shall also adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town. Contractor warrants that all Work delivered hereunder will be free from defects in materials and workmanship and will conform strictly to the specifications, drawings, or samples specified or furnished. This warranty shall survive any inspection, delivery, acceptance, or payment by the Town for the Work and shall run to the Town and any user of the Work. Contractor warrants that all Work will be performed in a professional and workman like manner in accordance with best industry practices. This express warranty is in addition to Contractor's implied warranties of merchantability and fitness for a particular purpose which shall not be disclaimed. In addition to any other rights available at law or in equity, the Town shall be entitled to consequential and incidental damages.

20. **Quality and Workmanship**. All Work shall be performed to the satisfaction of the Town. The Work shall not be considered complete nor applicable payments rendered until the Town is satisfied with the Work provided.

21. **Default**. The Town may terminate the Contract, in whole or in part, immediately and without prior notice upon breach of the Contract by the Contractor. In addition to any other remedies available to the Town in law or equity, the Town may procure upon such terms as the Town shall deem appropriate, Work substantially similar to those so terminated, in which case the Contractor shall be liable to the Town for any excess costs for such similar supplies or services and any expenses incurred in connection therewith.

22. **Termination for Convenience**. The Town shall have the right, without assigning any reason therefore, to terminate any Work under the Contract, in whole or in part, at any time at its complete discretion by providing 10 days' notice in writing from the Town to Contractor. If the Contract is terminated by the Town in accordance with this paragraph, the Contractor will be paid in an amount which bears the same ratio to the total compensation as does the Work actually delivered or performed to the total originally contemplated in the Contract. The Town will not be liable to the Contractor for any costs for materials acquired or contracted for if such costs were incurred prior to the date of this Contract.

23. **Risk of Loss.** Risk of Loss for all supplies, materials, the Work performed, and the Project as it is being constructed, shall be on the Contractor until such time as substantial completion is achieved, and approved by the Town.

24. **No Third-Party Beneficiaries**. There shall be no intended nor incidental third-party beneficiaries of this Contract. Contractor shall include in all contracts, subcontracts, or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party beneficiaries.

25. **Exclusivity.** Nothing in this Contract shall require the Town to use the Contractor or prohibit the Town from soliciting third parties for the good or services provided in this Contract.

26. **Confidentiality**. The Contractor acknowledges the Town is subject public records law and no term shall be inconsistent with N.C.G.S. §132 et al.

27. **Valid Contract for Services**. In order for a Contract for Services of the Town to be valid, it must be executed by the Town Manager or his or her authorized designee and must be pre-audited in that manner required by the Local Government Budget and Fiscal Control Act, as the same may be amended.

28. **Verification of Work Authorization.** Contractor shall comply with, and require all contractors and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify, for all contractors and subcontractors.

29. **Iran Divestment List.** With the execution hereof, Contractor, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.

30. **Buyer.** references to Buyer or Town, throughout these terms and conditions, shall refer to the Town of Huntersville, North Carolina.

31. **Contractor**. All references to Contractor, Seller, or Firm throughout these terms and conditions shall refer to the contractor identified on page 1 of this Contract.

32. **Availability of Funds**. Any and all payments to the Contractor are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this agreement.

33. **Severability**. If any provision of this Contract is found to be invalid or unlawful, then remainder of this Contract shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.

34. **Companies that Boycott Israel**. With the execution hereof, Contractor, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.

35. **Governmental Immunity**. Nothing contained in this Contract shall constitute a waiver of the Town's governmental immunity or of any limitation on liability or damages created by law.

EXHIBIT D2
INSURANCE AND BOND REQUIREMENTS

1. The Work under this Contract shall not commence until the Contractor has obtained all required insurance and verifying certificates of insurance have been approved in writing by the Town. The Contractor shall furnish the Town with satisfactory proof of carriage of the insurance required before written approval is granted by the Town.

2. The insurance coverage shall be provided and maintained for the duration of the Contract.

3. Except for Worker's Compensation and Professional Liability policies, the Town shall be named as additional insured on all policies with coverage at least as broad as that provided to the named insureds.

4. The verifying certificates shall document that coverages afforded under the policies will not be cancelled, reduced in amount, or coverages eliminated until at least thirty (30) days after mailing written notice, by certified mail, return receipt requested, to the insured and the Town of such alteration or cancellation.

5. If endorsements are needed to comply with the notification or other requirements of this Agreement, copies of the endorsements shall be submitted with the certificates.

6. Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Contractor.

7. The Contractor is required to provide and maintain the following minimum insurance coverage:

    a. **Worker's Compensation and Employer's Liability.**

    The Contractor shall provide and maintain, until final acceptance, Workers' Compensation insurance, as required by law, as well as employer's liability coverage with minimum limits of $1,000,000.

    b. **Commercial General Liability Insurance (CGL).**

    The Contractor shall provide and maintain, commercial general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the Contractor or by any subcontractor, or by anyone directly or indirectly employed by either of them and the

minimum limits of such insurance shall be as follows:

Bodily Injury:	$1,000,000 per occurrence and $2,000,000 aggregate
Property Damage:	$1,000,000 per occurrence and $2,000,000 aggregate
Products/ Completed Operations:	$1,000,000 per occurrence and $2,000,000 aggregate

Such coverage for completed operations must be maintained for at least two (2) years following final acceptance of the Work performed under the contract.

The commercial general liability insurance policy shall provide that such insurance is primary to and non-contributory with any liability insurance carried by the additional insureds and provide a severability of interests clause.

c. **Automobile Liability.**

The Contractor shall provide and maintain automobile liability coverage including coverage for owned, hired, and non-owned vehicles, with limits no less than $1,000,000 per accident for bodily injury and property damage.

d. **Builder's Risk/Course of Construction**.

For construction projects, the Contractor shall provide and maintain builder's risk coverage utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

This coverage is not required for road maintenance projects.

e. **Professional Liability.**

The Contractor shall provide and maintain professional liability coverage with limits no less than $2,000,000.

f. **Pollution Liability.**

The Contractor shall provide and maintain pollution liability coverage with minimum limits of $1,000,000 per occurrence/aggregate.

g. **Umbrella Coverage.**

The Contractor shall provide and maintain umbrella coverage with minimum limits of no less than $1,000,000 per occurrence/aggregate.

h. **Other Insurance.**

The Contractor shall obtain such additional insurance as may be required by the Town or by the General Statutes of North Carolina including motor vehicle insurance, in amounts not less than the statutory limits.

8. If the Contractor maintains broader coverage and/or higher limits than the minimum limits shown above, the Town requires and shall be entitled to the broader coverage and/or high limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Town.

9. The policies shall provide that any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Town or its officers, officials, employees, agents, or volunteers.

10. All liability and Workers' Compensation insurance policies shall provide that the insurance company waives all rights of recovery by way of subrogation against the Town and other insureds.

11. The insurance providers shall be North Carolina admitted insurers (licensed to do business in North Carolina) with a current A.M. Best's rating of no less than A-VIII. Notwithstanding the foregoing, if no North Carolina admitted insurance company provides the required insurance, it is acceptable to procure the required insurance from a United States domiciled carrier that meets the required Best's rating.

12. The Town reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

13. The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives, and subcontractors. The Contractor's obligation to defend, indemnify, and hold the Town and its officers, officials, employees, agents, and volunteers harmless under the provisions of this paragraph are not limited to or restricted by any requirement in the Contract for Contractor to procure and maintain a policy of insurance.

14. For construction projects only, the Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that Town is an additional insured on insurance required from subcontractors.

15. For construction projects only, the Contractor shall provide a payment bond and a performance bond in a sum equal to 100% of the contract price.

EXHIBIT D3 – PLANS AND SPECIFICATIONS

(see section 4.0 in bid)

EXHIBIT E - BID BOND

BID BOND

Principal: **HGS, LLC t/a RES Environmental Operating Company, LLC**
Name of Principal Contractor

Surety: **Endurance Assurance Corporation**
Name of Surety

Contract Number: _____ County: MECKLENBURG

Date of Bid: **January 27, 2026**

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the Town of Huntersville in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the Town of Huntersville shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the Town of Huntersville makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the Town of Huntersville as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 14th day of January, 20 26

Endurance Assurance Corporation
Surety

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

Vanessa Dominguez, Attorney-in-Fact
Print or type Signer's Name

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

BID BOND

LIMITED LIABILITY COMPANY

SIGNATURE OF CONTRACTOR (Principal)

Name of Contractor **HGS, LLC t/a RES Environmental Operating Company, LLC**
Full name of Firm

3600 Glenwood Ave., Suite 100, Raleigh, North Carolina 27612
Address as prequalified

Signature of Member/ Manager/Authorized Agent

Individually

Michael S. Peny, RLA
Print or type Signer's name

Region Operations Director

SOMPO INTERNATIONAL
INSURANCE

POWER OF ATTORNEY

11125

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Company**, a Delaware corporation ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Lupe Tyler, Lisa A. Ward, Donna L. Williams, Misty Wright, Terri L. Morrison, Amanda George, Gina Rodriguez, Andrea M. Penaloza, Vanessa Dominguez** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars ($100,000,000.00).**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor
Amy Taylor, Notary Public – My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

   "RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

   and be it further

   RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 14th day of January 20 26

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

Bond No. EACX4054943

CONTRACT PERFORMANCE BOND

Date of Performance Bond Execution: _____

Name of Principal Contractor: HGS, LLC t/a RES Environmental Operating Company, LLC

Name of Surety: Endurance Assurance Corporation

Name of Contracting Body: Town of Huntersville

_____

Amount of Bond: $ 930,566.83

Contract ID No.: _____

County Name: Mecklenburg

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the above named Contracting Body, hereinafter called the Contracting Body, in the penal sum of the amount stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Contracting Body, numbered as shown above and hereto attached:

NOW THEREFORE, if the principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the Contracting Body, with or without notice to the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

CONTRACT PERFORMANCE BOND

Affix Seal of Surety Company

Endurance Assurance Corporation
Print or type Surety Company Name

By Vanessa Dominguez, Attorney-in-Fact
Print, stamp or type name of Attorney-in-Fact

Signature of Attorney-in-Fact

Signature of Witness

Lisa A. Ward, Witness to Surety
Print or type Signer's name

1300 Post Oak Blvd. Ste 1400, Houston, TX 77056
Address of Attorney-in-Fact

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

CONTRACT PAYMENT BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

HGS, LLC t/a RES Environmental Operating Company, LLC
Full name of Corporation

3600 Glenwood Avenue, Suite 100, Raleigh, North Carolina 27612
Address as prequalified

By _____
Signature of President, Vice President, Assistant Vice President
Select appropriate title
Authorized Signatory

Affix Corporate Seal

Michael S. Peny, RLA
Print or type Signer's name
Region Operations Director

Attest _____
Signature of Secretary, Assistant Secretary
Select appropriate title
Witness to Principal

Jill Lutz Fries
Print or type Signer's name

CONTRACT PERFORMANCE BOND

Attach certified copy of Power of Attorney to this sheet.

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

Bond No. EACX4054943

CONTRACT PAYMENT BOND

Date of Payment Bond Execution: _____

Name of Principal Contractor: HGS, LLC t/a RES Environmental Operating Company, LLC

Name of Surety: Endurance Assurance Corporation

Name of Contracting Body: Town of Huntersville

_____

Amount of Bond: $ 930,566.83

Contract ID No.: _____

County Name: Mecklenburg

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTO (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the above named Contracting Body, hereinafter called the Contracting Body, in the penal sum of the amount stated above for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Contracting Body, numbered as shown above and hereto attached:

NOW THEREFORE, if the principal shall promptly make payment to all persons supplying labor and material in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then this obligation to be void; otherwise to remain in full force and virtue.

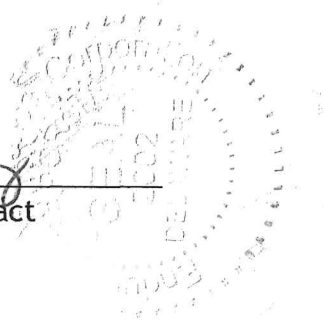
IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

CONTRACT PAYMENT BOND, CON'D

Affix Seal of Surety Company

Endurance Assurance Corporation
Print or type Surety Company Name

By Vanessa Dominguez, Attorney-in-Fact
Print, stamp or type name of Attorney-in-Fact



Vanessa Dominguez
Signature of Attorney-in-Fact

Lisa A. Ward
Signature of Witness

Lisa A. Ward, Witness to Surety
Print or type Signer's name

1300 Post Oak Blvd. Ste 1400, Houston, TX 77056
Address of Attorney-in-Fact

Project: Cambridge Grove Stream Stabilization Phase 1
Date: December 2025

Town of Huntersville
Huntersville Public Works

CONTRACT PERFORMANCE BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

HGS, LLC t/a RES Environmental Operating Company, LLC
Full name of Corporation

3600 Glenwood Avenue, Suite 100, Raleigh, North Carolina 27612
Address as prequalified

By _____
Signature of President, Vice President, Assistant Vice President
Select appropriate title
Authorized Signatory

HGS, LLC t/a RES Environmental Operating Company, LLC LIMITED LIABILITY COMPANY SEAL 1999 VIRGINIA

Michael S. Peny, RLA
Print or type Signer's name
Region Operations Director

Affix Corporate Seal

Attest _____
Signature of Secretary, Assistant Secretary
Select appropriate title
Witness to Principal

Jill Lutz Fries
Print or type Signer's name

CONTRACT PAYMENT BOND

Attach certified copy of Power of Attorney to this sheet.

SOMPO INTERNATIONAL
INSURANCE

POWER OF ATTORNEY

11125

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Company**, a Delaware corporation ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Lupe Tyler, Lisa A. Ward, Donna L. Williams, Misty Wright, Terri L. Morrison, Amanda George, Gina Rodriguez, Andrea M. Penaloza, Vanessa Dominguez** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars ($100,000,000.00).**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is/are officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor
Amy Taylor, Notary Public – My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

   "RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

   and be it further

   RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 11th day of February, 20 26.

By:
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com
Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

EXHIBIT G - QUALIFICATIONS OF BIDDERS

Bidders must document and provide references for successful completion of at least four (4) natural stream restoration projects on urban streams adjacent to infrastructure with the following project components:

1. Accurate grading of stream channels and floodplains to provide sustainable functional natural stream features including thalweg, riffle, step, pool, run, glide, point bar, inner berm, bankfull bench, and meanders;

2. Accurate installation of in-channel boulder and log structures for streamflow direction, bank stabilization, and grade control, including constructed riffles, log vane with soil sill, boulder sill, boulder j-hooks, boulder steps, boulder vanes, brush toe, soil lifts, and stormwater outfalls;

3. Successful installation of native riparian vegetation for bank stabilization and riparian habitat, including temporary and permanent grasses, wetland plants, live stakes, on-site transplants, bare-root seedlings, and container plants;

4. Successful compliance with environmental permit requirements imposed by US Army Corps of Engineers and state regulatory agencies. Specific environmental requirements may include erosion and sedimentation control measures, stormwater management, water quality protection, waste management, and ground cover establishment.

EXHIBIT H – PERMITS

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

3/24/2025

DWR # 2024-0760v1
Mecklenburg County

Mecklenburg County Soil and Water Conservation District
Attn: Allison Channell
2145 Suttle Ave
Charlotte, NC 28208

Delivered via email to: Allison Channell, Rebecca Stubbs

Subject: **Approval of Individual 401 Water Quality Certification**
Cambridge Grove Stream Restoration
USACE Action ID. No. SAW-2024-01065

Dear Allison Channell:

Attached hereto is a copy of Certification No. WQC007710 issued to Mecklenburg County Soil and Water Conservation District and McAdams, dated 3/21/2025. This approval is for the purpose and design described in your application. The plans and specifications for this project are incorporated by reference as part of this Water Quality Certification. If you change your project, you must notify the Division and you may be required to submit a new application package with the appropriate fee. If the property is sold, the new owner must be given a copy of this Certification and is responsible for complying with all conditions. [15A NCAC 02H .0507(d)(2)].

This Water Quality Certification does not relieve the permittee of the responsibility to obtain all other required Federal, State, or Local approvals before proceeding with the project, including those required by, but not limited to, Sediment and Erosion Control, Non-Discharge, Water Supply Watershed, and Trout Buffer regulations.

This Water Quality Certification neither grants nor affirms any property right, license, or privilege in any lands or waters, or any right of use in any waters. This Water Quality Certification does not authorize any person to interfere with the riparian rights, littoral rights, or water use rights of any other person and does not create any prescriptive right or any right of priority regarding any usage of water. This Water Quality Certification shall not be interposed as a defense in any action respecting the determination of riparian or littoral rights or other rights to water use. No consumptive user is deemed by virtue of this Water Quality Certification to possess any prescriptive or other right of priority with respect to any other consumptive user.

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

Upon the presentation of proper credentials, the Division may inspect the property.

This Water Quality Certification shall expire on the same day as the expiration date of the corresponding Section 404 Permit. The conditions shall remain in effect for the life of the project, regardless of the expiration date of this Water Quality Certification.

Non-compliance with or violation of the conditions herein set forth may result in revocation of this Water Quality Certification for the project and may also result in criminal and/or civil penalties.

If you are unable to comply with any of the conditions of this Water Quality Certification you must notify the Division's Central Office within 24 hours (or the next business day if a weekend or holiday) from the time the permittee becomes aware of the circumstances.

The permittee shall report to the Division's Central Office any noncompliance with, and/or any violation of, stream or wetland standards [15A NCAC 02B .0200] including but not limited to sediment impacts to streams or wetlands. Information shall be provided orally within 24 hours (or the next business day if a weekend or holiday) from the time the permittee became aware of the non-compliance circumstances.

This approval and its conditions are final and binding unless contested [G.S. 143-215.5].

This Certification can be contested as provided in Chapter 150B of the North Carolina General Statutes by filing a Petition for a Contested Case Hearing (Petition) with the North Carolina Office of Administrative Hearings (OAH) **within sixty (60) calendar days**. Requirements for filing a Petition are set forth in Chapter 150B of the North Carolina General Statutes and Title 26 of the North Carolina Administrative Code. Additional information regarding requirements for filing a Petition and Petition forms may be accessed at http://www.ncoah.com/ or by calling the OAH Clerk's Office at (919) 431-3000.

A party filing a Petition must serve a copy of the Petition on:

William F. Lane, General Counsel
Department of Environmental Quality
1601 Mail Service Center
Raleigh, NC 27699-1601

If the party filing the Petition is not the permittee, then the party must also serve the recipient of the Certification in accordance with N.C.G.S 150B-23(a).

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

This letter completes the Division's review under section 401 of the Clean Water Act and 15A NCAC 02H .0500. Please contact Andrew Friedman-Herring at Andrew.friedmanherring@deq.nc.gov or (919)-707-3644 if you have any questions or concerns.

Sincerely,

DocuSigned by:
Stephanie Goss
755ABF0CD80B428...

Stephanie Goss, Supervisor
401 & Buffer Permitting Branch
Division of Water Resources, NCDEQ

Electronic cc: Rebecca Stubbs, McAdams
Doug Perez, USACE Charlotte Regulatory Field Office
Andrew Pittner, DWR Mooresville Regional Office
Olivia Munzer, NCWRC
DWR 401 & Buffer Permitting Branch Electronic file

Filename: 2024-0760v1_Cambridge Grove Stream Restoration (Mecklenburg)_401 Approval_03.21.2025.docx

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

NORTH CAROLINA 401 WATER QUALITY CERTIFICATION

CERTIFICATION #WQC007710 is issued in conformity with the requirements of Section 401, Public Laws 92-500 and 95-217 of the United States and subject to North Carolina's Regulations in 15 NCAC 02H .0500 and 15A NCAC 02B .0200, Mecklenburg County Soil and Water Conservation District and McAdams, who have authorization for the impacts listed below, as described within your application received by the N.C. Division of Water Resources (Division) on 6/11/2024 and subsequent information on 3/19/2025, and by Public Notice issued by the Division on 6/4/2024, and within the *Reasonable Period of Time* pursuant to 40 CFR Part 121.6.

The State of North Carolina certifies that this activity will comply with water quality requirements and the applicable portions of Sections 301, 302, 303, 306, 307 of the Public Laws 92-500 and PL 95-217 if conducted in accordance with the application, the supporting documentation, and conditions hereinafter set forth.

The following impacts are hereby approved. No other impacts are approved, including incidental impacts. [15A NCAC 02H .0506(b)]

Type of Impact	Amount Approved Permanent	Amount Approved Temporary
Perennial Streams		
Tributary to Caldwell Station Creek / Bank Stabilization	1477 linear feet	22 linear feet
Totals:	*1477 linear feet*	*22 linear feet*

This approval requires you to follow the conditions listed in the certification below.

CONDITIONS OF CERTIFICATION [15A NCAC 02H .0507(c)]:

1. The permittee shall report to the DWR Mooresville Regional Office any noncompliance with, and/or any violation of, stream or wetland standards [15A NCAC 02B .0200], including but not limited to sediment impacts to streams or wetlands. Information shall be provided orally within 24 hours (or the next business day if a weekend or holiday) from the time the permittee became aware of the non-compliance circumstances.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

2. No waste, spoil, solids, or fill of any kind shall occur in wetlands or waters beyond the footprint of the approved impacts (including temporary impacts).

   Citation: 15A NCAC 02H .0506; 15A NCAC 02H .0507(c)

3. When applicable, all construction activities shall be performed and maintained in full compliance with G.S. Chapter 113A Article 4 (Sediment and Pollution Control Act of 1973). Regardless of applicability of the Sediment and Pollution Control Act, all projects shall

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

incorporate appropriate Best Management Practices for the control of sediment and erosion so that no violations of state water quality standards, statutes, or rules occur.

Design, installation, operation, and maintenance of all sediment and erosion control measures shall be equal to or exceed the requirements specified in the most recent version of the *North Carolina Sediment and Erosion Control Manual*, or for linear transportation projects, the *North Caroline Department of Transportation Sediment and Erosion Control Manual*.

All devices shall be maintained on all construction sites, borrow sites, and waste pile (spoil) sites, including contractor-owned or leased borrow pits associated with the project. Sufficient materials required for stabilization and/or repair of erosion control measures and stormwater routing and treatment shall be on site at all times.

For borrow pit sites, the erosion and sediment control measures shall be designed, installed, operated, and maintained in accordance with the most recent version of the *North Carolina Surface Mining Manual*. Reclamation measures and implementation shall comply with the reclamation in accordance with the requirements of the Sedimentation Pollution Control Act and the Mining Act of 1971.

Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC02B .0200; 15A NCAC 02B .0231

4. Sediment and erosion control measures shall not be installed in wetland or waters except within the footprint of temporary or permanent impacts otherwise authorized by this Certification. If placed within authorized impact areas, then placement of such measures shall not be conducted in a manner that results in dis-equilibrium of any wetlands, streambeds, or streambanks. Any silt fence installed within wetlands shall be removed from wetlands and the natural grade restored within two (2) months of the date that DEMLR or locally delegated program has released the specific area within the project to ensure wetland standards are maintained upon completion of the project.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200; 15A NCAC 02B .0231

5. Erosion control matting that incorporates plastic mesh and/or plastic twine shall not be used along streambanks or within wetlands.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

6. If the project is covered by NPDES Construction Stormwater Permit Number NCG010000 or NPDES Construction Stormwater Permit Number NCG250000, full compliance with permit conditions including the erosion & sedimentation control plan, inspections and maintenance, self-monitoring, record keeping and reporting requirements is required.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200; 15A NCAC 02B .0231

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7. All work in or adjacent to streams shall be conducted so that the flowing stream does not come in contact with the disturbed area. Approved best management practices from the most current version of the NC Sediment and Erosion Control Manual, or the NC Department of Transportation Construction and Maintenance Activities Manual, such as sandbags, rock berms, cofferdams, and other diversion structures shall be used to minimize excavation in flowing water.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200

8. In-stream structures installed to mimic natural channel geomorphology such as cross-vanes, sills, step-pool structures, etc. shall be designed and installed in such a manner that allow for continued aquatic life movement.

   Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

9. Application of fertilizer to establish planted/seeded vegetation within disturbed riparian areas and/or wetlands shall be conducted at agronomic rates and shall comply with all other Federal, State and Local regulations. Fertilizer application shall be accomplished in a manner that minimizes the risk of contact between the fertilizer and surface waters.

   Citation: 15A 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200; 15A NCAC 02B .0231

10. If concrete is used during construction, then all necessary measures shall be taken to prevent direct contact between uncured or curing concrete and waters of the state. Water that inadvertently contacts uncured concrete shall not be discharged to waters of the state.

    Citation: 15A 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200; 15A NCAC 02B .0231

11. All proposed and approved temporary fill and culverts shall be removed and the impacted area shall be returned to natural conditions within 60 calendar days after the temporary impact is no longer necessary. The impacted areas shall be restored to original grade, including each stream's original cross-sectional dimensions, planform pattern, and longitudinal bed profile. All temporarily impacted sites shall be restored and stabilized with native vegetation.

    Citation: 15A NCAC 02H.0506(b); 15A NCAC 02H .0507(c)

12. All proposed and approved temporary pipes/culverts/rip-rap pads etc. in streams or wetlands shall be installed as outlined in the most recent edition of the *North Carolina Sediment and Erosion Control Planning and Design Manual* or the *North Carolina Surface Mining Manual* or the *North Carolina Department of Transportation Best Management Practices for Construction and Maintenance Activities* so as not to restrict stream flow or cause dis-equilibrium during use of this Certification.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

13. Any rip-rap required for proper culvert placement, stream stabilization, or restoration of temporarily disturbed areas shall be restricted to the area directly impacted by the approved construction activity. All rip-rap shall be placed such that the original streambed elevation and

Docusign Envelope ID: D2B6B434-7A7C-4002-BA7E-DBDAC7C098A3

streambank contours are restored and maintained and shall consist of clean rock or masonry material free of debris or toxic pollutants. Placement of rip-rap or other approved materials shall not result in de-stabilization of the stream bed or banks upstream or downstream of the area or be installed in a manner that precludes aquatic life passage.

Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

14. Any rip-rap used for stream or shoreline stabilization shall be of a size and density to prevent movement by wave, current action, or stream flows, and shall consist of clean rock or masonry material free of debris or toxic pollutants. Rip-rap shall not be installed in the streambed except in specific areas required for velocity control and to ensure structural integrity of bank stabilization measures.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0201

15. All mechanized equipment operated near surface waters shall be inspected and maintained regularly to prevent contamination of surface waters from fuels, lubricants, hydraulic fluids, or other toxic materials. Construction shall be staged in order to minimize the exposure of equipment to surface waters to the maximum extent practicable. Fueling, lubrication, and general equipment maintenance shall be performed in a manner to prevent, to the maximum extent practicable, contamination of surface waters by fuels and oils.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0200; 15A NCAC 02B .0231

16. Heavy equipment working in wetlands shall be placed on mats or other measures shall be taken to minimize soil disturbance and compaction.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c); 15A NCAC 02B .0231

17. In accordance with 143-215.85(b), the permittee shall report any petroleum spill of 25 gallons or more; any spill regardless of amount that causes a sheen on surface waters; any petroleum spill regardless of amount occurring within 100 feet of surface waters; and any petroleum spill less than 25 gallons that cannot be cleaned up within 24 hours.

    Citation: 15A NCAC 02H .0507(c); N.C.G.S 143-215.85(b)

18. The permittee and their authorized agents shall conduct all activities in a manner consistent with State water quality standards (including any requirements resulting from compliance with §303(d) of the Clean Water Act), and any other appropriate requirements of State and Federal Law.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

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19. The permittee shall require its contractors and/or agents to comply with the terms and conditions of this certification in the construction and maintenance of this project, and shall provide each of its contractors and/or agents associated with the construction or maintenance of this project with a copy of this Water Quality Certification. A copy of this Water Quality Certification shall be available at the project site during the construction and maintenance of this project.

    Citation: 15A NCAC 02H .0506(b); 15A NCAC 02H .0507(c)

This approval to proceed with your proposed impacts or to conduct impacts to waters as depicted in your application shall expire upon expiration of the 404 Permit. The conditions in effect on the date of issuance shall remain in effect for the life of the project, regardless of the expiration date of this Certification. [15A NCAC 02H .0507(c)]

This, the 24th day of March 2025

DocuSigned by:
Stephanie Goss
755ABF0CD80B428...

Stephanie Goss, Supervisor
401 & Buffer Permitting Branch
Division of Water Resources, NCDEQ

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAW DISTRICT
CHARLOTTE
8430 UNIVERSITY EXECUTIVE PARK DRIVE SUITE 615
CHARLOTTE NC 28262

March 24, 2025

Regulatory Division
SAW-2024-01065

Allison Channell
Applicant
Mecklenburg Soil and Water Conservation District
2145 Suttle Avenue
Charlotte, NC 28208
Sent Via email: allison.channell@mecklenburgcountync.gov

Dear Ms. Channell:

This letter is in response to the Pre-Construction Notification (PCN) you submitted to the SAW District, Charlotte on March 19, 2025, for a Department of the Army Nationwide permit (NWP) verification. This project has been assigned the file number SAW-2024-01065 and is known as Cambridge Grove Stream Restoration/Mecklenburg County. This file number should be referenced in all correspondence concerning this project.

A review of the information provided indicates that the proposed work would include the permanent impact of 935 linear feet (0.32-acre) of stream for restoration, and 22 linear feet of temporary impact for stabilization. The project area for this determination includes a 0.81-acre area which is illustrated on the enclosed site plans/maps. The project/review area is located at Latitude 35.446600 and Longitude -80.855000; in Huntersville, Mecklenburg County, North Carolina.

We have determined that the proposed work is authorized by NWP 27 (Aquatic Habitat Restoration, Establishment, and Enhancement Activities) pursuant to authorities under Section 404 of the Clean Water Act (33 U.S.C § 1344). The proposed work must be accomplished in strict accordance with the general permit conditions, any regional conditions, the special conditions listed in this letter, the application materials, and the enclosed plans. If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised PCN must be submitted to this office for written approval before work is initiated. Any violation of permit conditions or deviation from your submitted plans may subject the permittee to enforcement action.

This verification is valid until March 14, 2026, unless prior to this date the subject NWP(s) is suspended, revoked, or is modified such that the activity no longer complies with the terms and conditions of this NWP. If you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked,

you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

Project Specific Special Conditions:

1. Your work is authorized by Nationwide Permit 27 provided it is accomplished in strict accordance with the attached General Conditions and the following Special Conditions:
   a) Within 60 days of the Section 404 issuance the Permittee shall provide the Corps of Engineers a final copy of the design plan for the Nationwide 27, plantings plan, and exact locations for all aquatic uplift features to be placed in Streams Reach 1, 2, and 3.
   b) The permittee shall provide to the Corps of Engineers a monitoring report every 6 months {to include one dry season, (i.e. summer) and one wet season (winter)) on the establishment of vegetation and status update of aquatic uplift features. The monitoring shall be for a period of 3 years so as to accurately demonstrate aquatic uplift. This monitoring report can be in the form of an email with documented pictures.
   c) The Permittee shall submit plans for any re-establishment of vegetation/ aquatic uplift features in the event that they fail to work as designed. These plans need to be submitted to the appropriate Corps representative within 45 days of the failure event.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Resources (telephone 919-807-6300) to determine Section 401 requirements.

This NWP verification does not preclude the necessity to obtain any other Federal, State, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Doug Perez, none of the Charlotte at 704-510-1439, by mail at the above address, or by email at doug.j.perez@usace.army.mil. Please take a moment to complete our customer satisfaction survey located at https://regulatory.ops.usace.army.mil/customer-service-survey/.

Sincerely,

Doug Perez
Biologist

Enclosures

Cc (w/enclosures)
Rebecca Stubbs, McAdams (via rstubbs@mcadamsco.com)

Compliance Certification Form

File Number: SAW-2024-01065 **County: Mecklenburg**

Permittee: Mecklenburg Soil and Water Conservation District , Allison Channell

Project Name: Cambridge Grove Stream Restoration/Mecklenburg County

Date Verification Issued: 3/24/2025

Project Manager: Doug Perez

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

US ARMY CORPS OF ENGINEERS
SAW District
Attn: Doug Perez
Charlotte
8430 University Executive Park Drive Suite 615
Charlotte, NC 28262
or
doug.j.perez@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

I hereby certify that the work, and mitigation (if applicable), authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit including any general or specific conditions.

Date Authorized Work Started: _____ **Completed: _____**

Describe any deviations from permit (attach drawing(s) depicting the deviations):

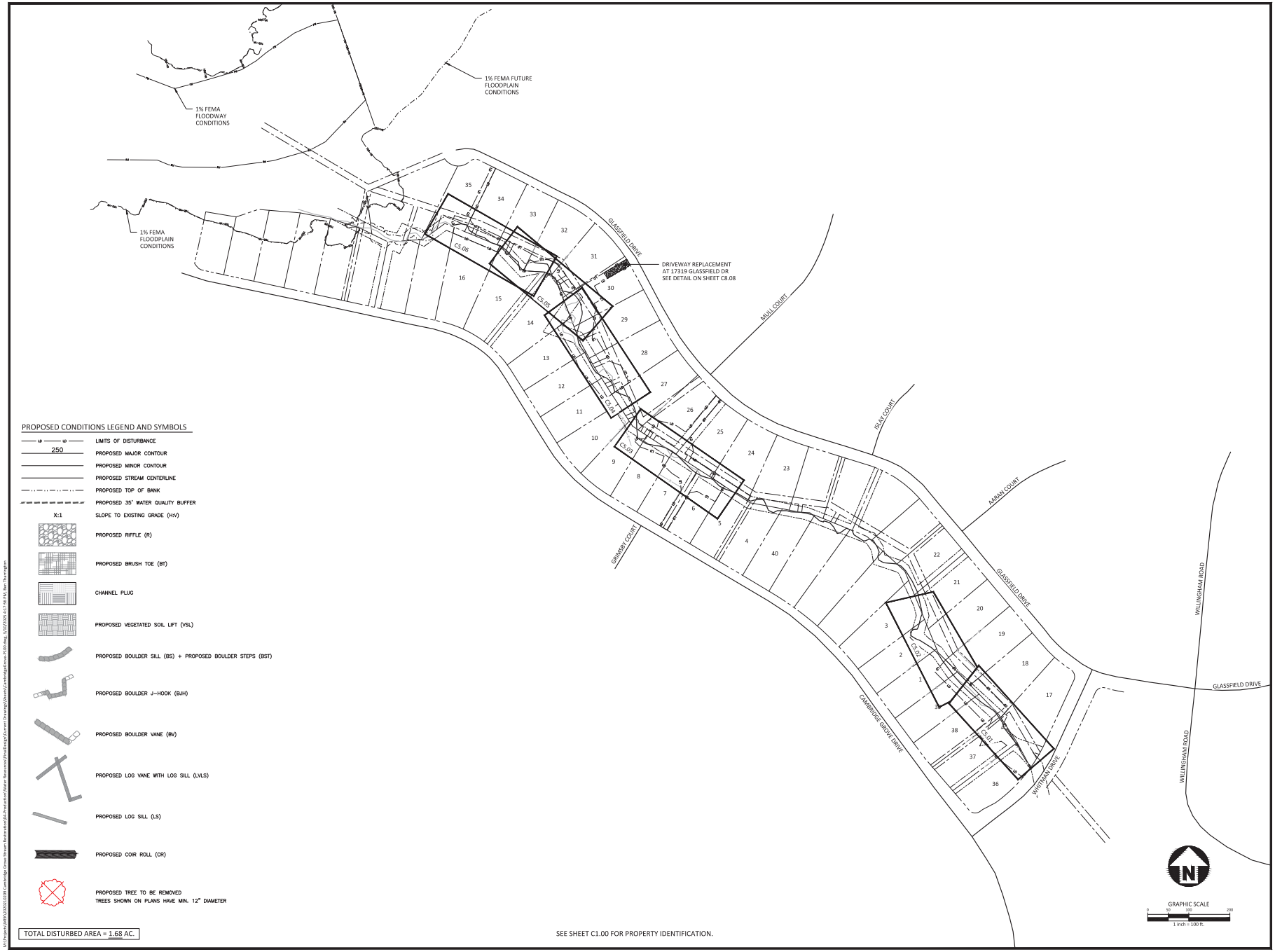
_____

_____

***Note: The description of any deviations on this form does not constitute approval by the Corps.**

_____ _____

Signature of Permittee **Date**



TOTAL DISTURBED AREA = 1.68 AC.

SEE SHEET C1.00 FOR PROPERTY IDENTIFICATION.

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MECK. S&W CONSERVATION DISTRICT
ALLISON CHANNELL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 980.314.3202

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

REVISIONS

NO.	DATE

PLAN INFORMATION

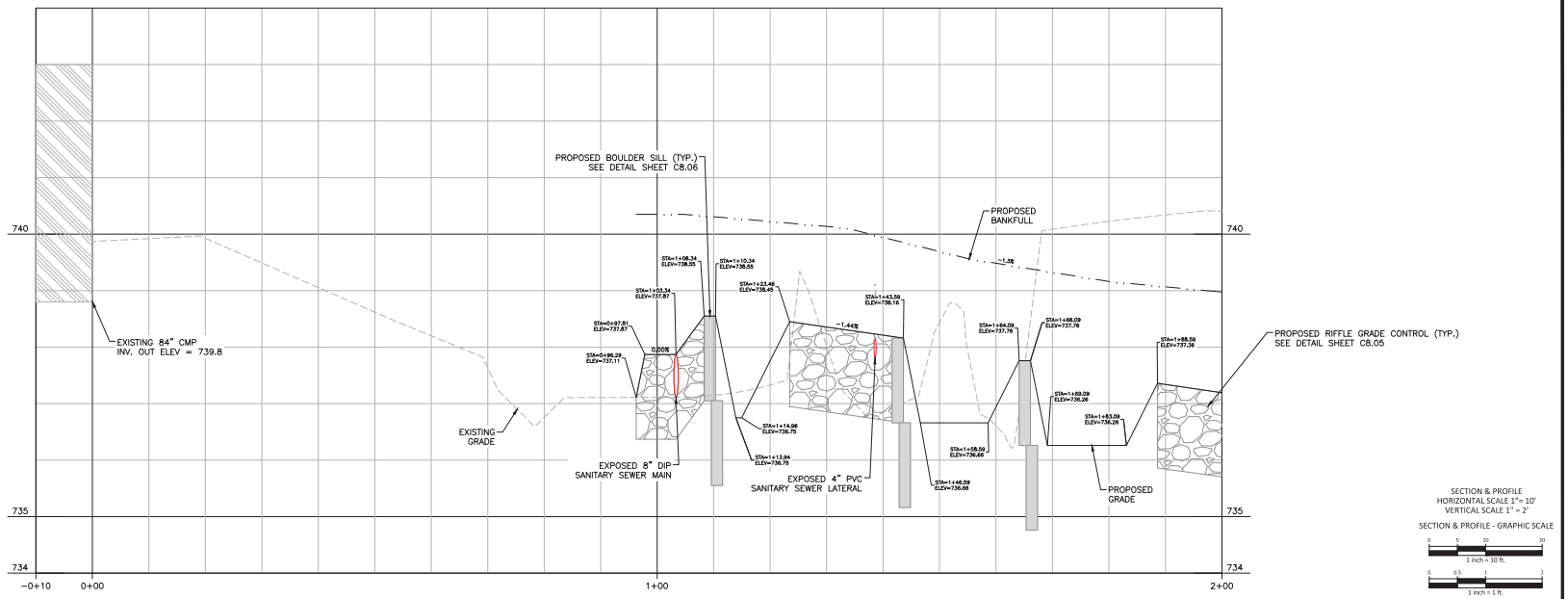
PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 100'
DATE	03.10.2025

SHEET

PLAN AND PROFILE SHEET INDEX

C5.00

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE

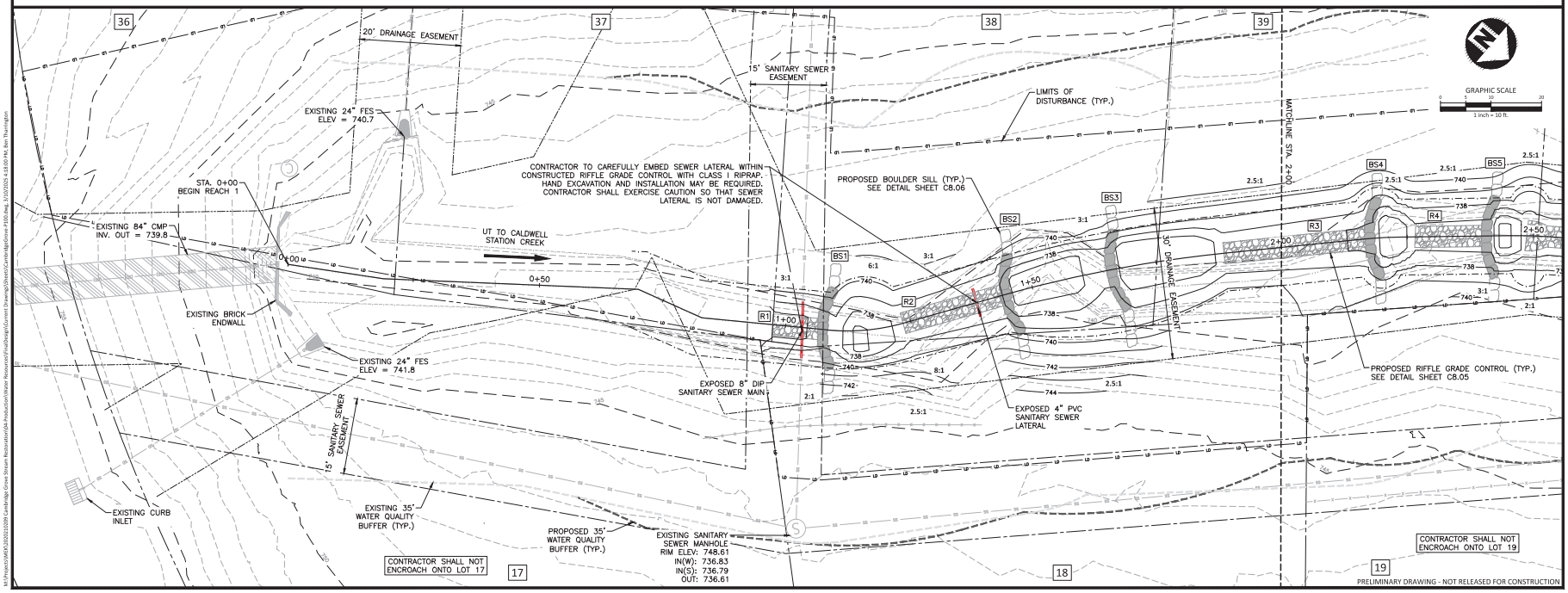


SECTION & PROFILE
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

1 inch = 10 ft.

1 inch = 1 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MECK. S&W CONSERVATION DISTRICT
ALLISON CHANNELL
2145 SUTTLE AVENUE
CHARLOTTE, NC 28208
PHONE: 980.314.3202

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

REVISIONS

NO.	DATE

PLAN INFORMATION

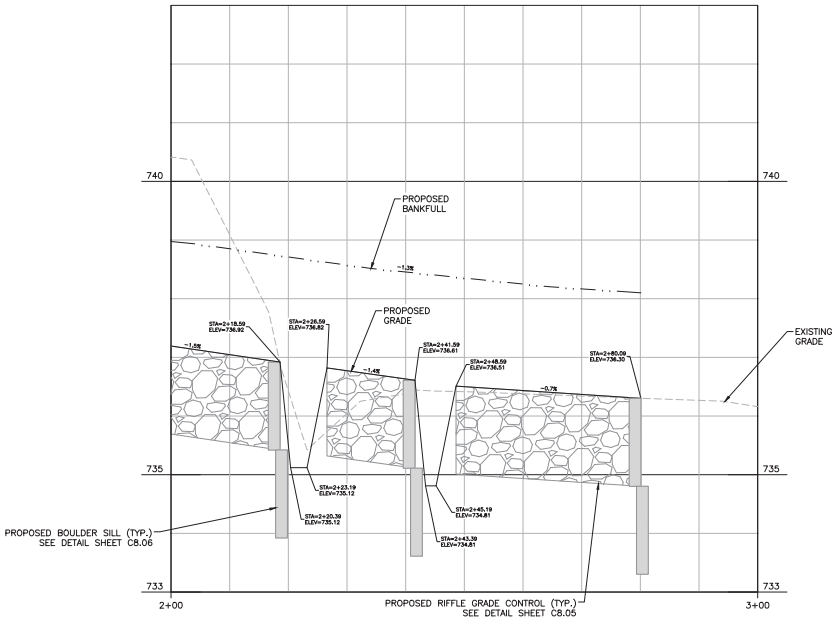
PROJECT NO.	2020210209
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	03.10.2025

SHEET

PLAN AND PROFILE
REACH 1

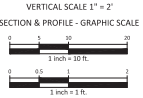
C5.01

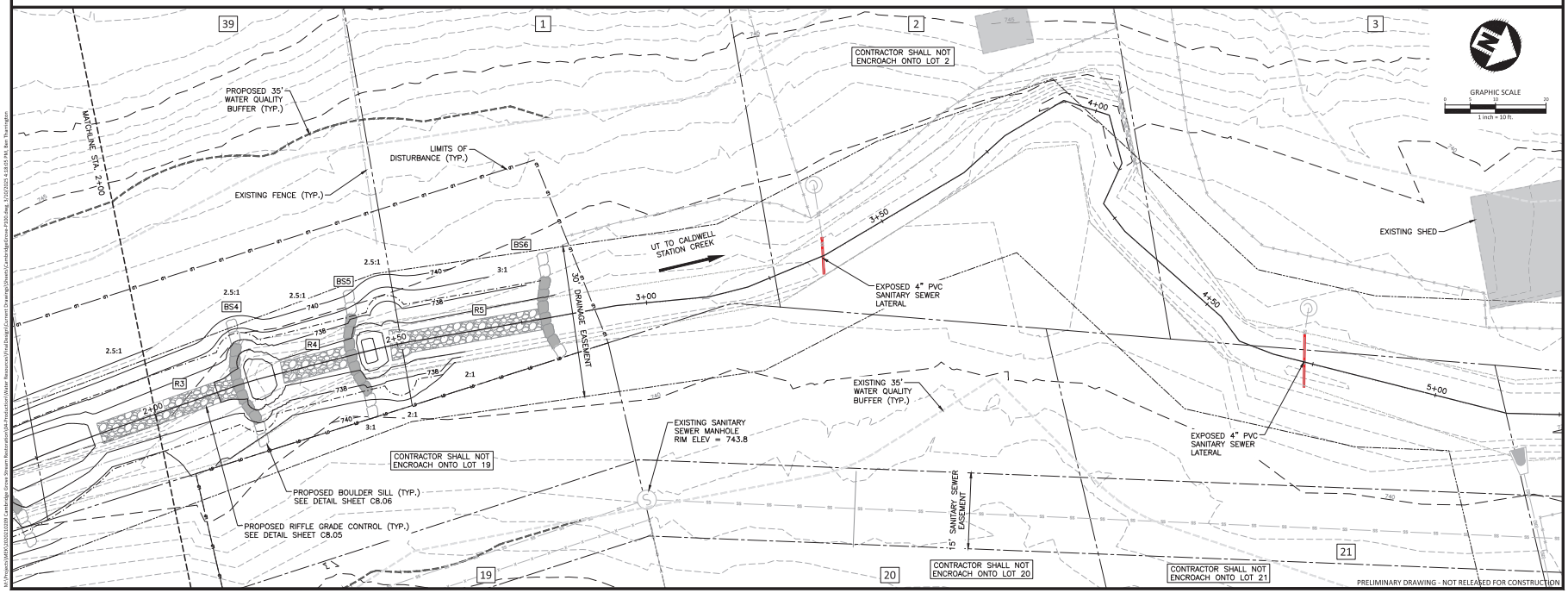
UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



SECTION & PROFILE
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE





GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CAMBRIDGE GROVE STREAM STABILIZATION

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PLAN INFORMATION

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FILENAME	CAMBRIDGEGROVE-P100
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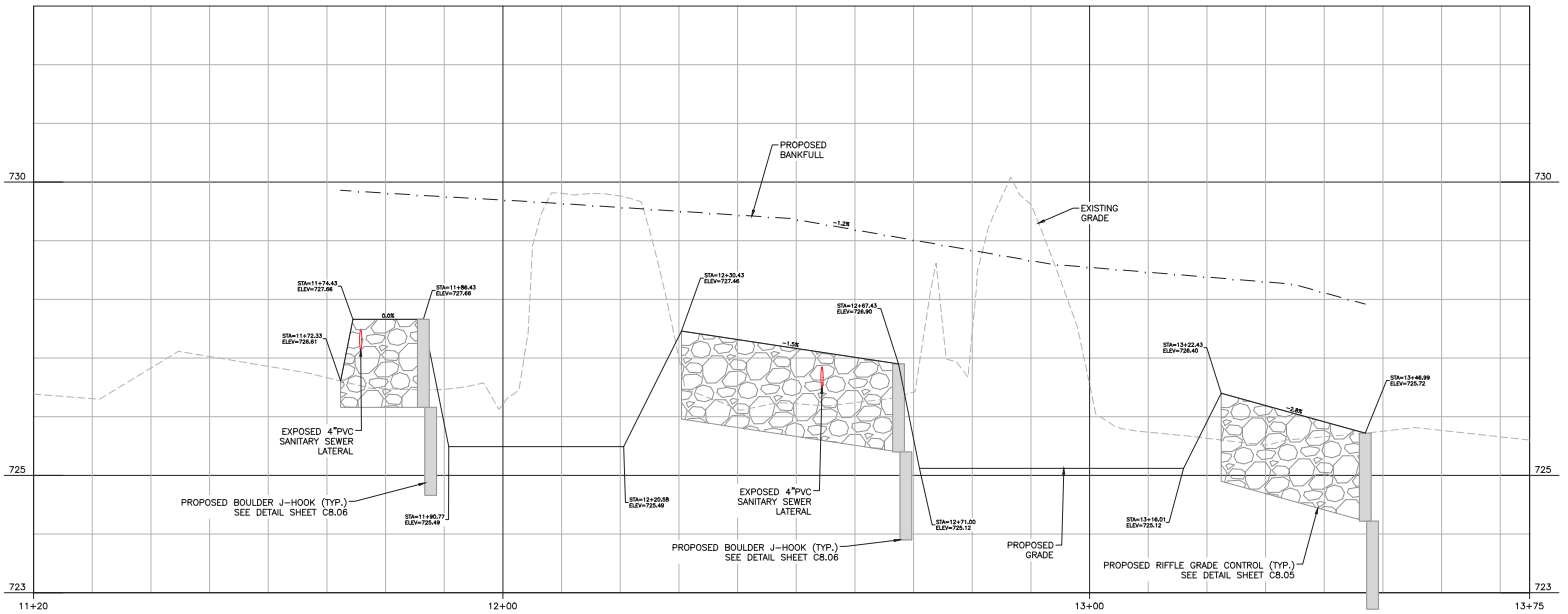
SCALE	1" = 10'
DATE	03.10.2025

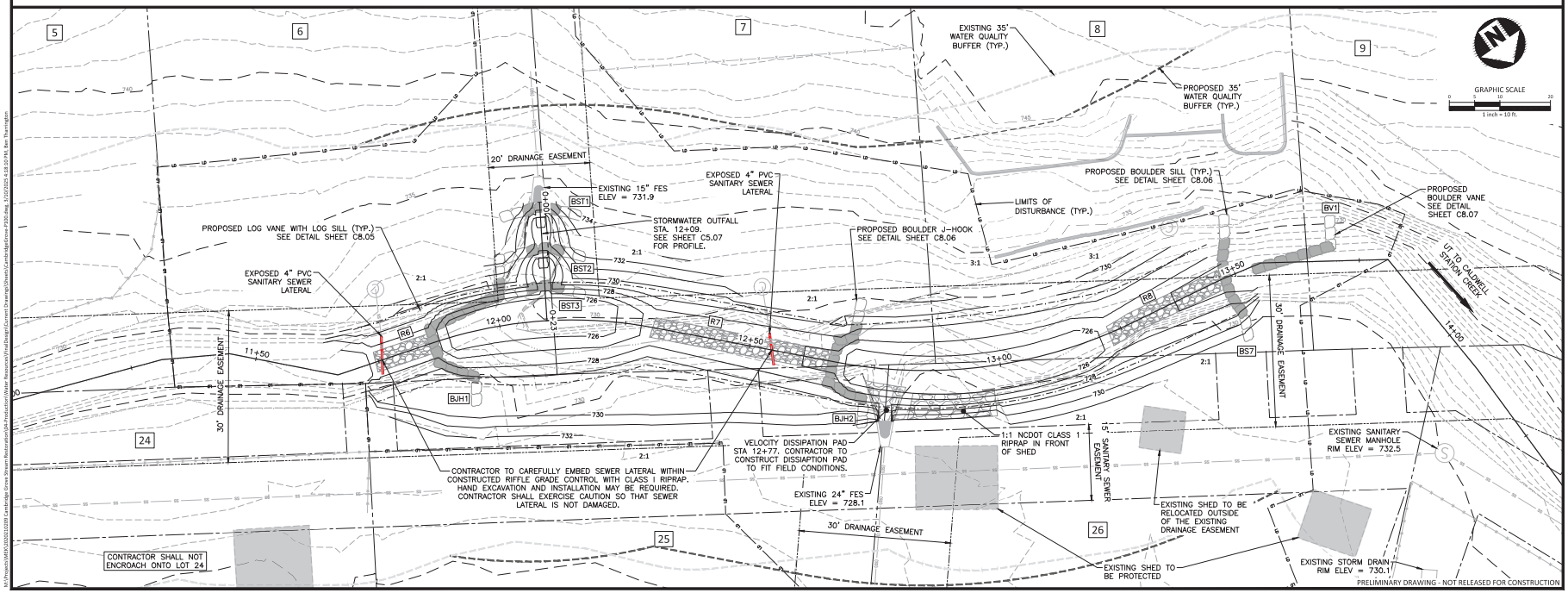
SHEET

PLAN AND PROFILE
REACH 1

C5.02

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE





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REVISIONS

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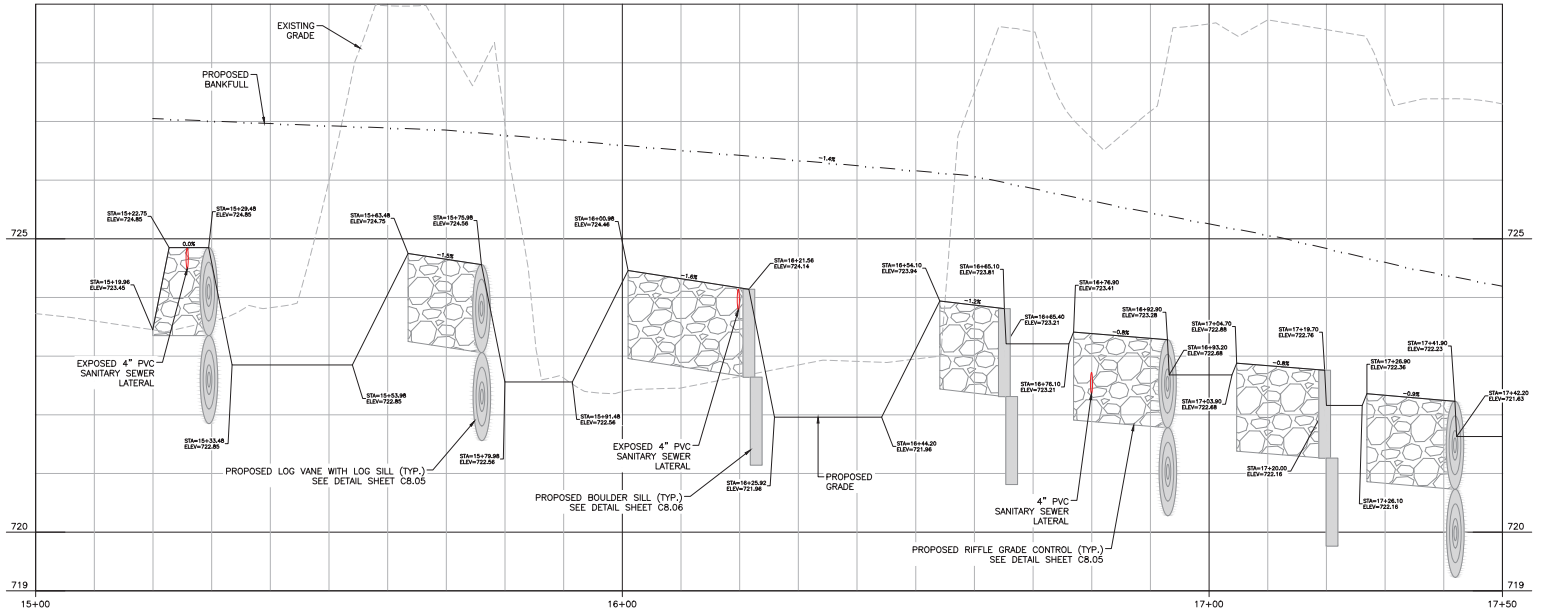
SCALE	1" = 10'
DATE	03.10.2025

SHEET

PLAN AND PROFILE
REACH 3

C5.03

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE

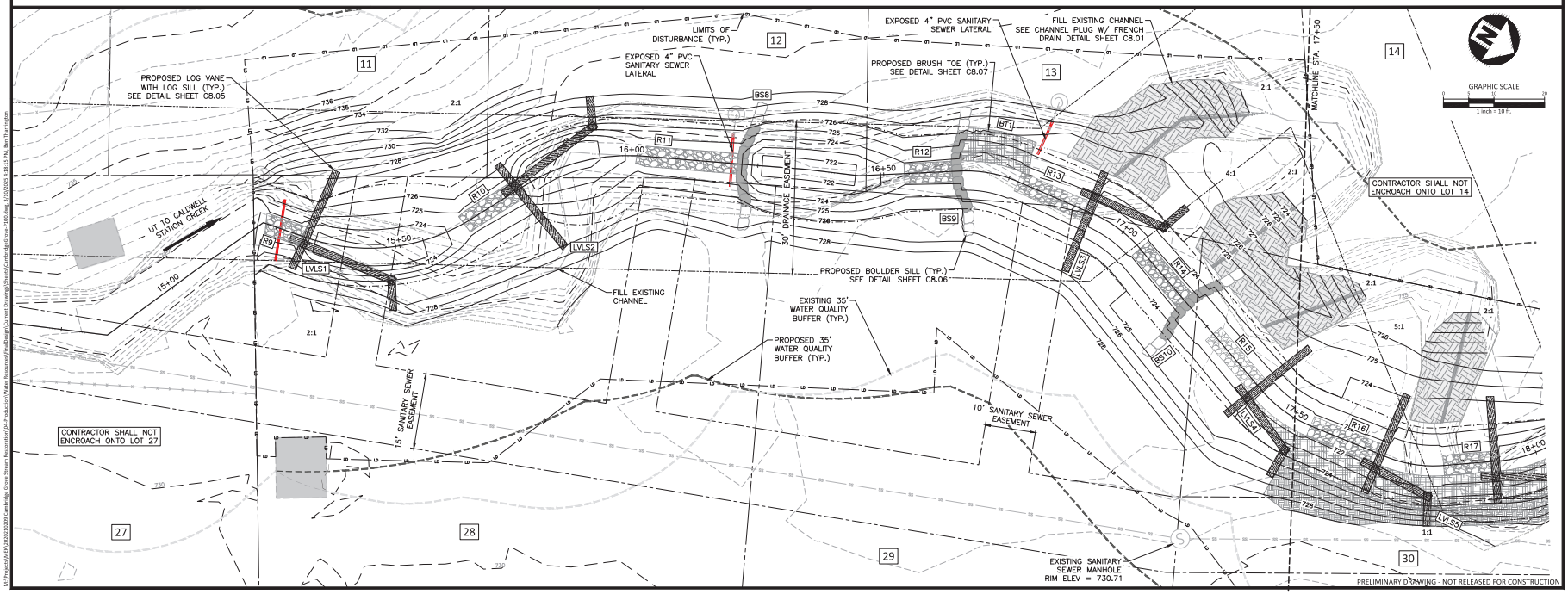


SECTION & PROFILE
HORIZONTAL SCALE 1"= 10'
VERTICAL SCALE 1" = 2'

SECTION & PROFILE - GRAPHIC SCALE

1 inch = 10 ft.

1 inch = 1 ft.



GRAPHIC SCALE

1 inch = 10 ft.

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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
CAMBRIDGE GROVE DRIVE
HUNTERSVILLE, NORTH CAROLINA 28708

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049973 REBECCA STUBBS

REVISIONS

NO.	DATE

PLAN INFORMATION

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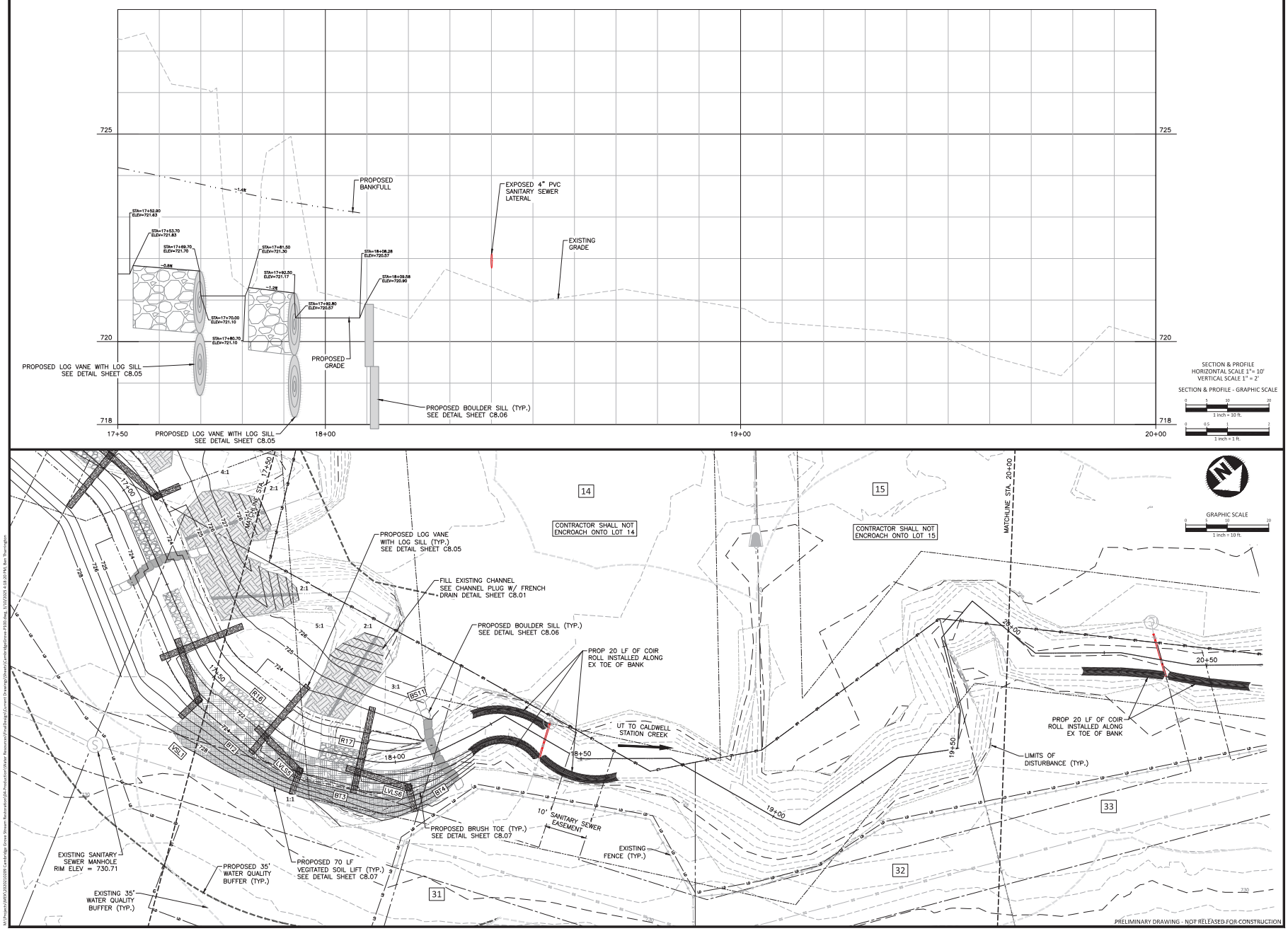
FILENAME	CAMBRIDGEGROVE-P100
CHECKED BY	RAS
DRAWN BY	BRT
SCALE	1" = 10'
DATE	03.10.2025

SHEET

PLAN AND PROFILE REACH 3

C5.04

UT TO CALDWELL STATION CREEK - PROPOSED CENTERLINE



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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049873 REBECCA STUBBS

REVISIONS

NO.	DATE

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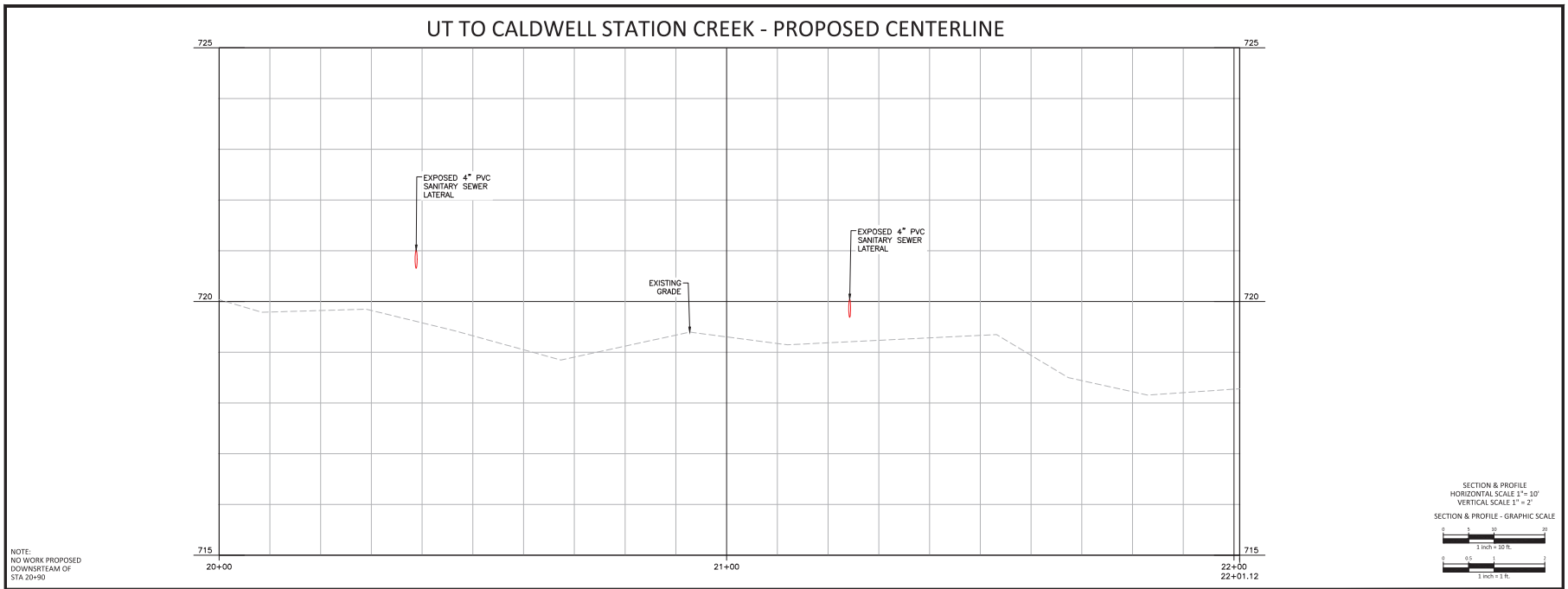
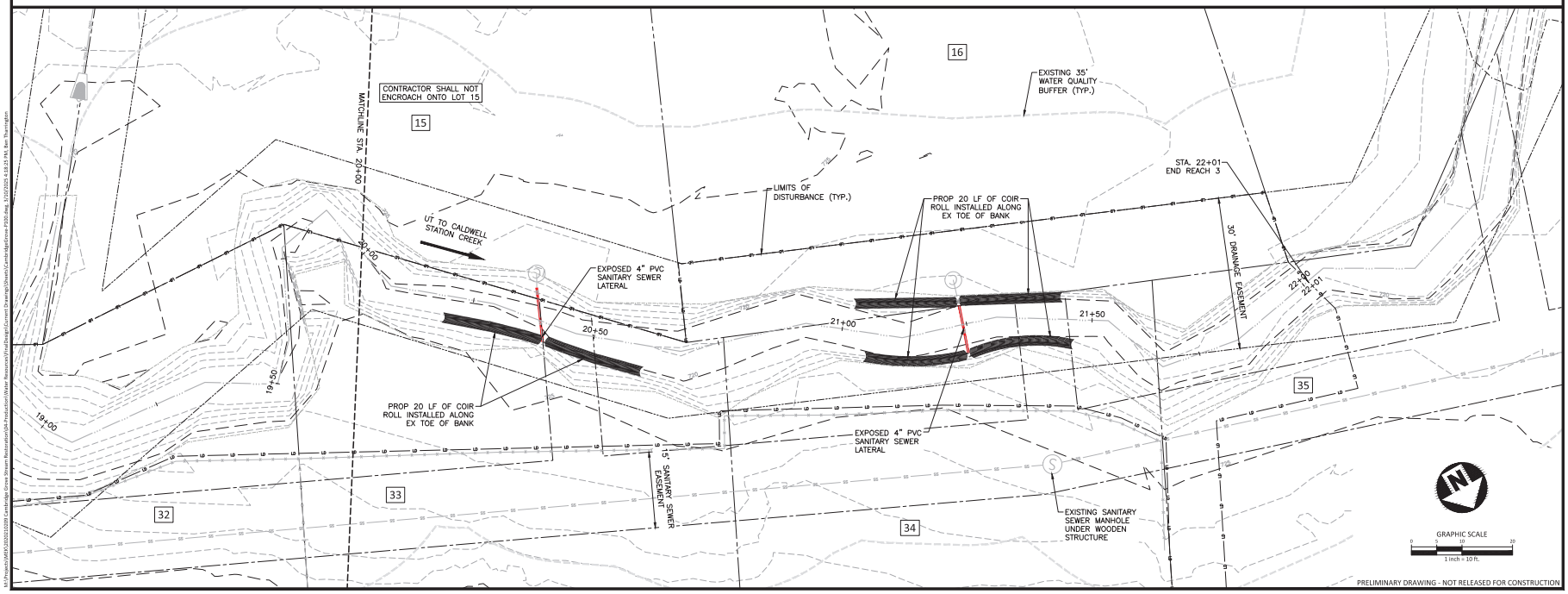
SHEET

PLAN AND PROFILE
REACH 3

C5.05





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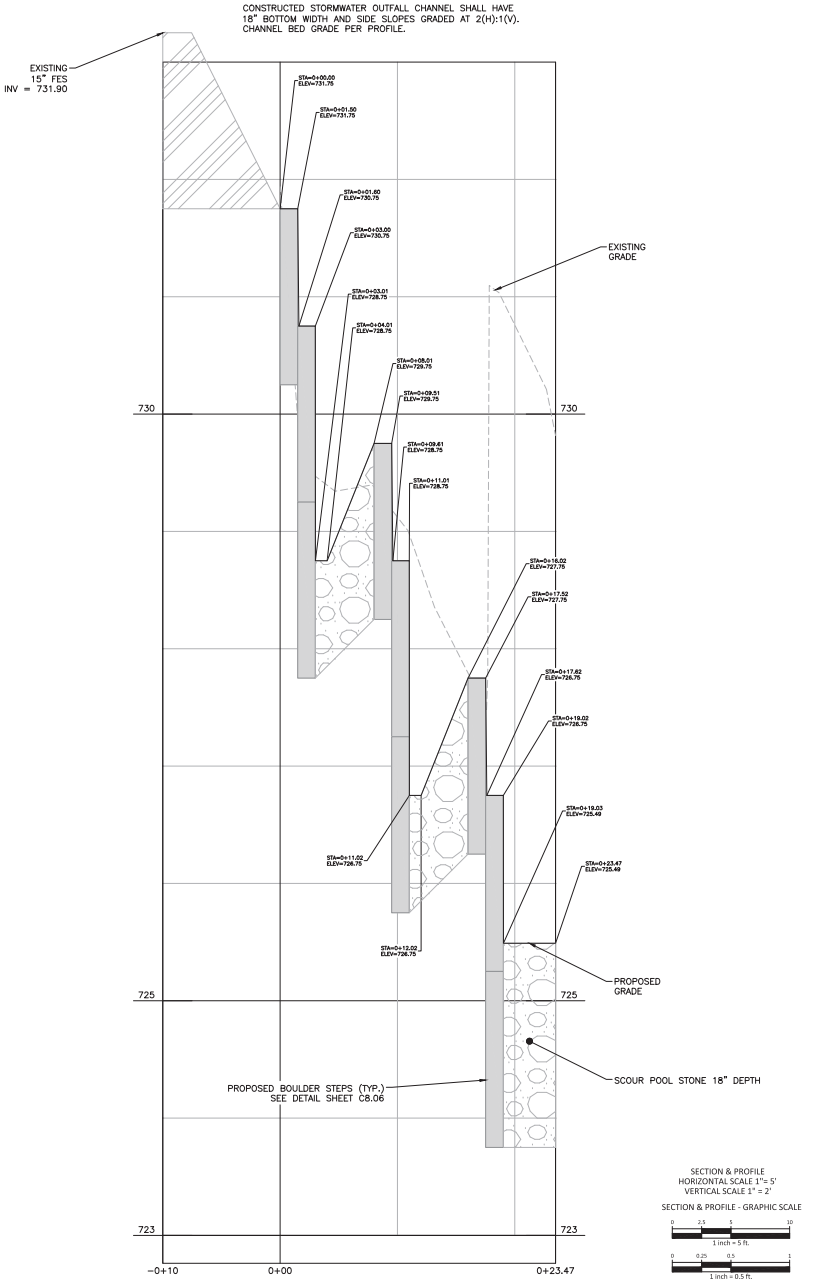
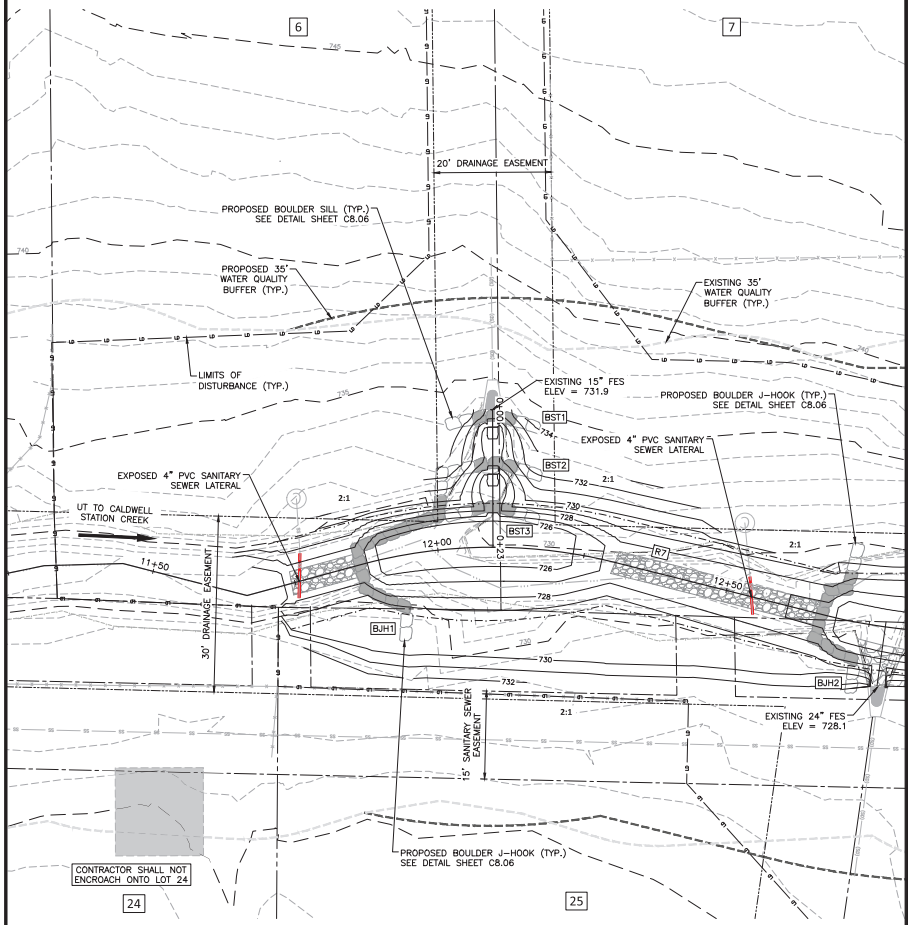
SHEET

PLAN AND PROFILE
REACH 3

C5.06

STORMWATER OUTFALL - PROPOSED CENTERLINE





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MECKLENBURG SOIL & WATER CONSERVATION DISTRICT

CAMBRIDGE GROVE STREAM STABILIZATION

CONSTRUCTION DRAWINGS
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049973 REBECCA STUBBS

REVISIONS

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SCALE	1" = 10'
DATE	03.10.2025

SHEET

PLAN AND PROFILE SWO STA 12+09

C5.07

M:\Projects\MEK\2020210209 Cambridge Grove Stream Restoration\04-Production\Water Resources\FinalDesign\Current Drawings\Sheets\CambridgeGrove-P100.dwg, 3/10/2025 4:18:30 PM, Ben Thurrington

JOSH STEIN
Governor
D. REID WILSON
Secretary
WILLIAM E. TOBY VINSON, JR
Director

NORTH CAROLINA
Environmental Quality

05-06-2025

LETTER OF APPROVAL

Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28078

RE: Project Name: Cambridge Grove Stream Stabilization
Permit Number: MECKL-2025-0179
Acres Approved: 1.7
County: Mecklenburg
City: Huntersville
Address: 17106 Whitman Drive
River Basin: Catawba
Stream Classification: C: Aquatic Life, Secondary Contact Recreation, Fresh water
Plan Type: Revised Plan

Dear Town of Huntersville,

This office has reviewed the subject erosion and sedimentation control plan. We hereby issue this Letter of Approval. Any modifications required for approval are listed in the body of the email that accompanied this attached letter. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities not explicitly exempt are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the annual permit fee. After the fee is processed, you will receive the COC. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at deq.nc.gov/NCG01.

Please direct questions about the eNOI form to the Stormwater Program staff in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form and on the plan, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated.

Sincerely,

Mike MacIntyre

Land Quality Section

CERTIFICATE OF PLAN APPROVAL

The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A – 57 (4) and 113A – 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

Cambridge Grove Stream Stabilization
17106 Whitman Drive Huntersville, NC 28708

5/6/2025
Date of Plan Approval

MECKL-2025-0179
Project Identifier

Certificate of Coverage Number: _____

Steve Troxler
Commissioner

North Carolina Department of Agriculture
and Consumer Services
Division of Soil and Water Conservation

David Williams
Director

April 2, 2025

Allison Channell
Mecklenburg County Soil and Water Conservation District
2145 Suttle Ave
Charlotte, NC 28208

Dear Allison:

Please consider this letter in lieu of my signature on form NC-ACSP-11A for CPO 60-2022-001 (Town of Huntersville).

The project, as designed by Rebecca Stubbs, PE, meets all current Conservation Practice Standard (CPS) 580 (Streambank and Shoreline Protection) standards as well as Division Community Conservation Assistance Program (CCAP) and Soil and Water Conservation Commission (SWCC) standards. I recommend engineering approval for this contract by Division Cost Share Programs staff. Contact your assigned cost share specialists to ensure all contract requirements have been met and approved prior to beginning construction.

If you have any questions or need additional information, please contact me.

Sincerely,

Levi Preston, PE
Regional Engineer

cc: Starr Silvis, PE – Western Engineering Team Lead

Division of Soil and Water Conservation
Technical Services Section
191 S. Main Street
Mocksville, NC 27028

Levi Preston
Email: Levi.Preston@ncagr.gov
www.ncagr.gov/swc/
Cell: 919-215-2857

An Equal Opportunity Employer

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Annex 26-01

EXPLAIN REQUEST:

Call a public hearing for April 21, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a parcel located on Eastfield Road.

ACTION RECOMMENDED:

Call public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: North Carolina Department of Transportation Municipal Agreement - I-77 and NC 73 Interchange

---

EXPLAIN REQUEST:

Approve TIP - 5715 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments to upgrade existing interchange at I-77 and NC 73 to a split diamond configuration.

ACTION RECOMMENDED:

Approve municipal agreement with North Carolina Department of Transportation.

FINANCIAL IMPLICATIONS:

Budgeted cost of $2,019,128.

ATTACHMENTS:

1. LPMO__Town_of_Huntersville__TIP_I-5715__WB-1

ACCOUNTS RECEIVABLE AGREEMENTS

REMITTANCE GUIDANCE

Initial PM : I acknowledge that upon execution of this Agreement, we must submit a down payment, if required. I also acknowledge that we may pre-pay any portion of the estimated cost noted in this Agreement, prior to final billing by the Department.

Please refer to your Agreement's PAYMENT TERMS to correctly remit any payment due to the Department.

PAYMENT TERMS:	PAYMENT TIMING:
PAYMENT UPON AGREEMENT EXECUTION	Please submit the amount of agreed upon payment via one of the below methods, once you have received notice of execution of the Agreement.
PAYMENT PRIOR TO LETTING (OR START OF PHASE)	You will be notified by the Project Manager when payment will be due. Please remit payment within 60 days of notification.
PAYMENT UPON BILLING	The Department will bill at the completion of the Project (or when defined in the Agreement). All payments are due within 60 days of invoicing.

NOTE: You may pre-pay any portion of an estimated cost, prior to Departmental Billing. The Department will adjust final billing to account for any pre-payments made.

LATE PAYMENTS AND INTEREST RATES:

For payments not received within 60 days, the Department must charge a statutory interest rate of prime plus one percent (1%) on all Utility Relocation Agreements. For any other Receivable Agreement, the Department may charge a late fee and/or interest.

PAYMENT METHODS

1. *SEND PAYMENT BY CHECK* *OR*

MAIL TO:
NCDOT – Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

INCLUDE:
- Agreement ID (10000xxxxx)
- WBS Element

2. *SEND PAYMENT VIA ACH (Automated Clearinghouse)*

Initiate ACH through your bank* and send an e-mail to:
- ✓ Shamorah Fountain - sfountain1@ncdot.gov
- ✓ Kay Lee - klee@ncdot.gov

INCLUDE:
- Agreement ID# (10000xxxxx)
- WBS Element
- Amount of Payment

**If you need NCDOT's Account information, contact Kerry Turner at kmturner@ncdot.gov*

Failure to follow the above steps and remit payment per the terms in the Agreement may result in delays to project delivery. Please contact your Division Project Manager for questions regarding payment terms.

6/2025

ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000026372

AGREEMENT OVERVIEW

NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 12/31/2025

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HUNTERSVILLE

PROJECT NUMBERS:

TIP #: I-5715

WBS ELEMENTS: CON 50128.3.1

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF TIP PROJECT ("Project"): This Project consists of upgrading the existing interchange at I-77 and NC 73 to a split diamond configuration.

ADDITIONAL WORK ("Additional Work"): The Town of Huntersville requests sidewalk and associated earthwork and drainage to be included in the Project. Some of the sidewalk work will be a cost share with the NCDOT at 15% of actual costs of the work and some of the sidewalk work will be 100% cost to the Town. They also request the following betterments: Install mast arms with black protective coating for all intersections, install safety handrails with black protective coating, install pedestrian pedestal and poles with black protective coating, and install black metal decorative fencing.

ESTIMATED COST OF THE ADDITIONAL WORK: $2,835,532
COSTS TO OTHER PARTY: $2,019,128
DEPARTMENT'S FUNDING: $816,404

PAYMENT TERMS: The Department will invoice the Town of Huntersville upon completion of the Project.

MAINTENANCE: Both the Department and Town of Huntersville

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This Agreement is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina,

hereinafter referred to as the **Department** and the Town of Huntersville, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the Additional Work, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, the **Municipality** has requested that the **Department** perform all phases of said Additional Work or provide services; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for Additional Work to be performed or provided by the **Department** (including reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out.

NOW, THEREFORE, this Agreement states the promises and undertakings of each of the **Parties** as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include planning, design, right of way acquisition, utility relocation, construction and maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision and payment as shown in the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision.

III. PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK

A. PLANNING, DESIGN, AND CONSTRUCTION

i. The **Department** will be responsible for preparing the environmental and/or planning document and obtaining any environmental permits.

ii. The **Department** will be responsible for preparing the project plans and specifications and letting the Project to construction.

iii. The **Department** shall construct the Additional Work in accordance with the plans and specifications for the Project. The **Department** shall administer the construction contract for said Project. All work shall be done in accordance with Departmental standards, specifications, policies, and procedures.

B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

C. MUNICIPAL UTILITY RELOCATIONS

Responsibilities

It is understood that the municipally-owned water and sewer lines are owned by **Charlotte Water**, therefore a separate Utility Agreement will be prepared with **Charlotte Water**. The **Municipality** shall exercise any rights which it may have under any franchise to effect all necessary changes, adjustments, and relocations of communications and electric power lines; underground cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.

D. MAINTENANCE

Upon completion of the Project:

i. The **Municipality** shall be responsible for maintaining the sidewalks and multi-use paths within the bounds of the Project, the safety rail, fencing, and black protective coating for any of the betterments included in this agreement.

ii. Should a signal pole with mast arms or pedestrian pedestal need to be replaced, the **Department** will attempt to acquire a similar colored metal pole to replace it. The **Municipality** will be responsible for the cost difference between galvanized pole and colored metal pole. If colored metal pole is not readily available, **Department** will use galvanized pole/pedestal for the replacement as restoring the operation of the signal is priority. Should the **Municipality** desire to replace a galvanized pole/pedestal, they shall be responsible for material and installation costs.

iii. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control

Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highway," and department criteria.

iv. The roadway improvements that are within state-owned right of way shall be considered a part of the State Highway System and shall be owned and maintained by the **Department**.

IV. COSTS AND FUNDING FOR ADDITIONAL WORK

A. ADDITIONAL WORK COSTS

At the request of the **Municipality** and in accordance with the **Department's** Pedestrian Policy Guidelines or the Complete Streets Guidelines, the **Department** shall include provisions in its construction contract for the construction of pedestrian facilities and/or other Additional Work as indicated in the Table below. Said work shall be performed in accordance with the **Department's** policies, procedures, standards, and specifications, and the provisions of this Agreement.

Description	**Cost to Municipality**
Cost Share: Excavation, Sidewalk, & Safety Rail	$ 144,071
Betterments: Sidewalk, Fencing, Signal Poles and Pedestrian Pedestals	$ 1,875,057
Total Estimated Cost to Municipality	**$ 2,019,128**

B. ADDITIONAL WORK FUNDING AND PAYMENT

The **Municipality** has agreed to participate in the Additional Work costs as follows:

i. The estimated cost of the Additional Work is $2,835,532. The **Municipality** shall participate in 15% of actual costs for the work listed in Exhibit A and 100% of actual costs for the work listed in Exhibit B. The **Department** will participate in 85% of actual costs of the work listed in Exhibit A. Both **Parties** understand that this is an estimated cost and is subject to change.

ii. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Consultation between the **Department** and the **Municipality** is offered as a courtesy to apprise the **Municipality** of potential cost increases and to allow appropriate budgeting. Failure of the **Department** to notify the **Municipality** of cost increases does not affect the payment terms of the agreement.

C. PAYMENT BY THE MUNICIPALITY

i. Upon completion of the Project, the **Department** will calculate actual costs and bill the **Municipality** per the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision. The **Municipality** shall reimburse the **Department** within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23.

ii. At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.

iii. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

The **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each

of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

VI. ADDITIONAL PROVISIONS

A. GOVERNMENT IMMUNITY

Nothing contained in the Agreement/Contract shall constitute a waiver of the **Municipality's** governmental immunity or of any limitation on liability or damages created by law.

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

TOWN OF HUNTERSVILLE

Authorized Signer: Signed by: Anthony Roberts 19DC7CC4ADC14CA...

Print Name: Anthony Roberts

Title: Town Manager

Date Signed: 01/05/2026

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 56-6001252

Remittance Address:

PO Box 664

Huntersville, NC 28070

Finance Signer: Signed by: Pattie McGinnis C486D516EA924F8...

Print Name: Pattie McGinnis

Title: Finance Director

Date Signed: 12/31/2025

DEPARTMENT OF TRANSPORTATION

By: Signed by: Patrick Norman 34F914AC31694A5...

Print Name: Patrick Norman

Title: Chief Engineer

Date: 02/13/2026

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 2/5/2026 (DATE) Initial

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES)

TOWN OF HUNTERSVILLE

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

_____

_____

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

(DOCUSIGN)

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

I-5715 Exhibit A

NC-DOT
Contract Standards and Development Unit
Preliminary Estimate Section

November 26, 2025

Memo To: **Lindsay Crocker**
Project Management Team - Division 7, 9 & 10

From: **Karen Lovering, PE**
Preliminary Estimates Squad Leader

Subject: **Preliminary Construction Cost Estimate for Sidewalk on TIP Project I-5715 with the Town of Huntersville in Mecklenburg County**

Cost Share Memo

Description	Quantity	Units	Price	Amount
Borrow Excavation	9,540	SY	$20.00	$190,800
4" Concrete Sidewalk	2,770	SY	$68.00	$188,360
Safety Rail	1,795	SY	$250.00	$448,836
Contract Cost				$827,996
E.&C. Cost (16%)				132,479
Construction Cost				**$960,475**
NC-DOT Participation		85%		$816,403.81
Town of Huntersville		**15%**		**$144,071**

Note: **Estimate is for Preliminary Use Only. Quantities and Unit Prices are subject to change.**

CC: **File**

TIP No.: **I-5715** | **R/W** | Counties: **Mecklenburg**

Route: NC 73 & I-77 Interchange (Cost Share)

From: South of SR 2140 (Stumptown Rd) to North of NC 73 (Sam Furr Rd)

Typical Section: Shoulder/Curb & Gutter & Bridge Sections

CONSTR. COST
$960,475

Priced By: Karen Lovering, PE Date: 3/24/2025

Prepared By: Tony Spacek, P.E. Date: 2/1/2024

Requested By: Lindsay Crocker Date: 3/19/2025

I-5715-Exhibit A

Total Cost Share

Line Item	Des	Sec No.	Description	Quantity	Unit	Price	Amount
		230	Borrow Excavation	9,540	CY	$ 20.00	$ 190,800.00
		848	4" Concrete Sidewalk	2,770	SY	$ 68.00	$ 188,360.00
		SP	Safety Rail	1,795	LF	$ 250.00	$ 448,835.75
				1	LS		

Lgth 5.01 Mi.

Contract Cost	$ 827,995.75
E. & C. 16%	$ 132,479.32
Construction Cost	**$ 960,475.07**

NC-DOT
Contract Standards and Development Unit
Preliminary Estimate Section

I-5715 Exhibit B

November 26, 2025

Memo To: Lindsay Crocker
Project Management Team - Division 7, 9 & 10

From: Karen Lovering, PE
Preliminary Estimates Squad Leader

Subject: Betterment Cost Estimate for Work on TIP Project I-5715
with the Town of Huntersville in Mecklenburg County

Betterment Cost

Description	Quantity	Units	Price	Amount
Roadway Betterment	1	LS	$ 652,370	$ 652,370
(See Attached)				
Fencing Betterment	1	LS	$ 781,740	$ 781,740
(See Attached)				
Signal Betterment	1	LS	$ 182,319	$ 182,319
(See Attached)				
Contract Cost				$ 1,616,429
E.&C. Cost (16%)				$ 258,629
Construction Cost				**$ 1,875,057**
NC-DOT Participation		0%		$ -
Town of Huntersville		**100%**		**$ 1,875,057**

Note: **Estimate is for Preliminary Use Only. Quantities and Unit Prices are subject to change.**

File

CC:

TIP No.: **I-5715** | **R/W** | Counties: **Mecklenburg**

Route: NC 73 & I-77 Interchange (Betterment)

From: South of SR 2140 (Stumptown Rd) to North of NC 73 (Sam Furr Rd)

Typical Section: Shoulder/Curb & Gutter & Bridge Sections

I-5715 Exhibit B

CONSTR. COST
$1,875,057

Priced By: Karen Lovering, PE — Date: 5/6/2025

Prepared By: Tony Spacek, P.E. — Date: 2/1/2024

Requested By: Lindsay Crocker — Date: 5/6/2025

Total Betterment

Line Item	Des	Sec No.	Description	Quantity	Unit	Price	Amount
			SIDEWALK				
		230	Borrow Excavation	8,310	CY	$ 20.00	$ 166,200.00
		310	15" RC Pipe Culvert, Class III	149	LF	$ 98.00	$ 14,622.29
		840	Masonry Drainage Structures	3	Each	$ 4,400.00	$ 13,200.00
		840	Frame with Grate & Hood 840.03 Type E	1	Each	$ 1,400.00	$ 1,400.00
		840	Frame with Grate & Hood 840.03 Type F	1	Each	$ 1,400.00	$ 1,400.00
		840	Frame with Grate & Hood 840.03 Type G	1	Each	$ 1,400.00	$ 1,400.00
		846	2'-6" Concrete Curb and Gutter	651	LF	$ 32.00	$ 20,847.12
		848	4" Concrete Sidewalk	2,230	SY	$ 68.00	$ 151,640.00
		852	5" Monolithic Concrete Islands (Keyed-In)	110	SY	$ 95.00	$ 10,450.00
		854	Concrete Barrier, Double Faced Type T2	220	LF	$ 425.00	$ 93,535.23
		854	Slotted, 42" Vertical Barrier	887	LF	$ 200.00	$ 177,447.48
		876	Rip Rap, Class B	2	Ton	$ 100.00	$ 200.00
		876	Geotextile for Drainage	7	SY	$ 4.00	$ 28.00
			FENCING				
3575000000-E			BLACK POWDER COATING PEDESTRIAN SAFETY RAIL	1,795	LF	$ 25.00	$ 44,875.00
3575000000-E			48" BLACK METAL DECORATIVE FENCE	6,320	LF	$ 125.00	$ 790,000.00
			FENCING				
		866	Woven Wire Fence, 47" Fabric	-6,320	LF	$ 5.00	$ (31,600.00)
		866	4" Timber Fence Posts, 7'-6" Long	-351	Each	$ 35.00	$ (12,285.00)
		866	5" Timber Fence Posts, 8'-0" Long	-185	Each	$ 50.00	$ (9,250.00)
			SIGNALS & ITS				
7613000000-N			SOIL TEST	5	EA	$ 2,300.00	$ 11,500.00
7614100000-E			DRILLED PIER FOUNDATION	28	CY	$ 1,600.00	$ 44,800.00
7631000000-N			MAST ARM WITH METAL POLE DESIGN	5	EA	$ 300.00	$ 1,500.00
7588000000-N			METAL POLE WITH SINGLE MAST ARM	4	EA	$ 28,000.00	$ 112,000.00
7590000000-N			METAL POLE WITH DUAL MAST ARM	1	EA	$ 42,000.00	$ 42,000.00
7980000000-N			PROTECTIVE COATING FOR SINGLE MAST ARM WITH METAL POLE	4	EA	$ 3,500.00	$ 14,000.00
7980000000-N			PROTECTIVE COATING FOR DOUBLE MAST ARM WITH METAL POLE	1	EA	$ 4,500.00	$ 4,500.00
7980000000-N			PROTECTIVE COATING: TYPE II PEDESTAL WITH FOUNDATION	22	EA	$ 175.00	$ 3,850.00
			SIGNALS & ITS				
7264000000-E			MESSENGER CABLE (3/8")	-1,125	LF	$ 6.25	$ (7,031.25)
7372000000-N			GUY ASSEMBLY	-16	EA	$ 900.00	$ (14,400.00)
7360000000-N			WOOD POLE	-8	EA	$ 1,800.00	$ (14,400.00)
7420000000-E			2" RISER WITH WEATHERHEAD	-16	EA	$ 1,000.00	$ (16,000.00)

Lgth **5.01 Mi.**

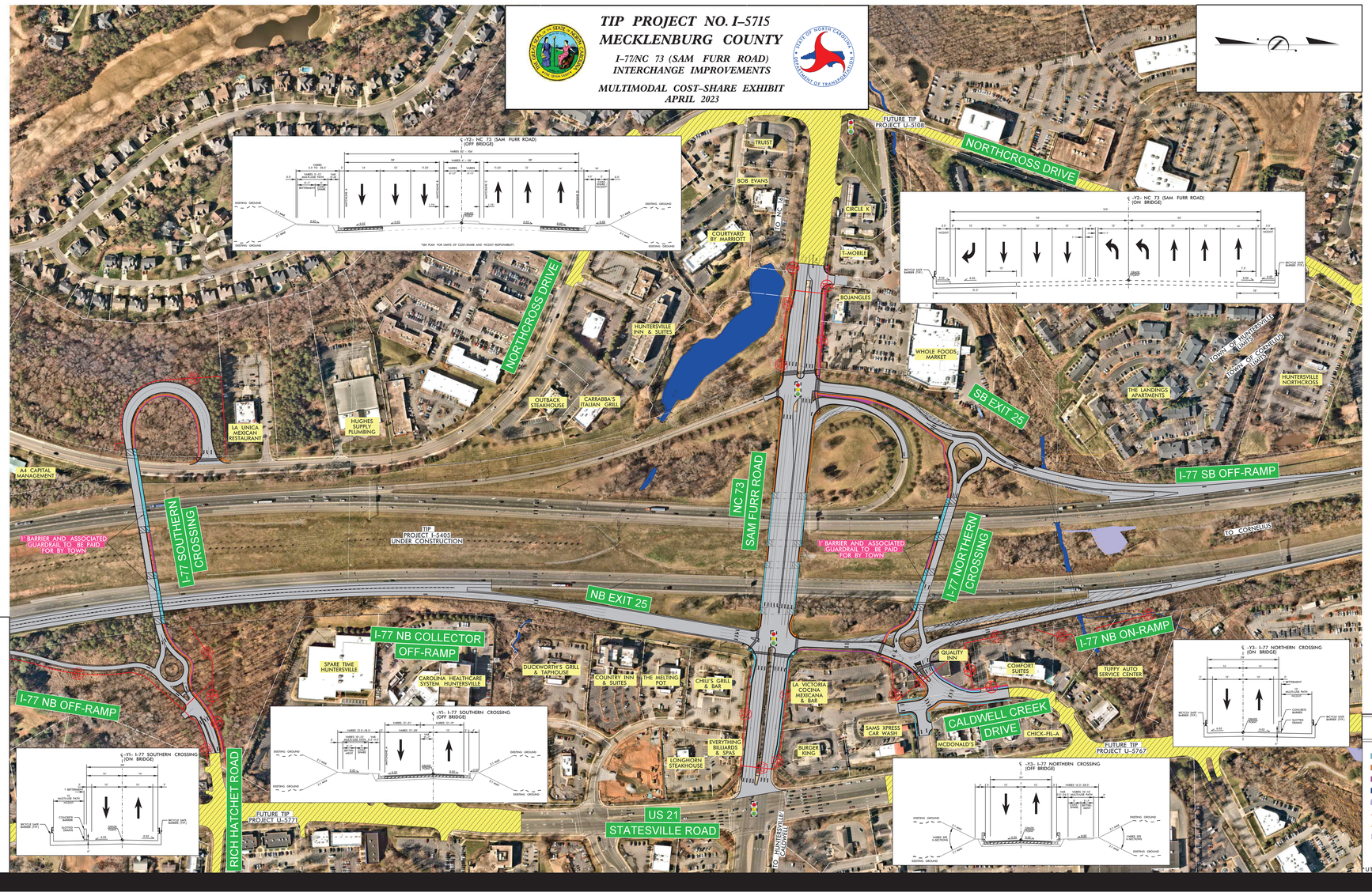
Contract Cost	$ 1,616,428.87
E. & C. 16%	$ 258,628.62
Construction Cost	**$ 1,875,057.49**

I-5715 Exhibit C

TIP PROJECT NO. I-5715
MECKLENBURG COUNTY

I-77/NC 73 (SAM FURR ROAD) INTERCHANGE IMPROVEMENTS

MULTIMODAL COST-SHARE EXHIBIT
APRIL 2023



DESIGN DATA
I-77 OVERPASS NC 73 (SAM FURR ROAD) FUNCTIONAL CLASS = URBAN COLLECTOR DESIGN SPEED = 30 MPH MAX SUPERELEVATION = 0.04
I-77 NORTHERN CROSSING FUNCTIONAL CLASS = URBAN COLLECTOR DESIGN SPEED = 30 MPH MAX SUPERELEVATION = 0.04
CALDWELL CREEK DRIVE FUNCTIONAL CLASS = URBAN COLLECTOR DESIGN SPEED = 30 MPH MAX SUPERELEVATION = 0.04
I-77 SOUTHBOUND RAMPS FUNCTIONAL CLASS = URBAN INTERSTATE DESIGN SPEED = 45 MPH MAX SUPERELEVATION = 0.08
100' 50' 0' 100' 200' (ENGLISH)
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

LEGEND

- NCDOT
- COST SHARE
- BETTERMENT
- EXISTING STREAM/POND
- EXISTING WETLANDS
- PROPOSED RIGHT OF WAY
- TOWN LIMIT
- PROPERTY LINES
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL

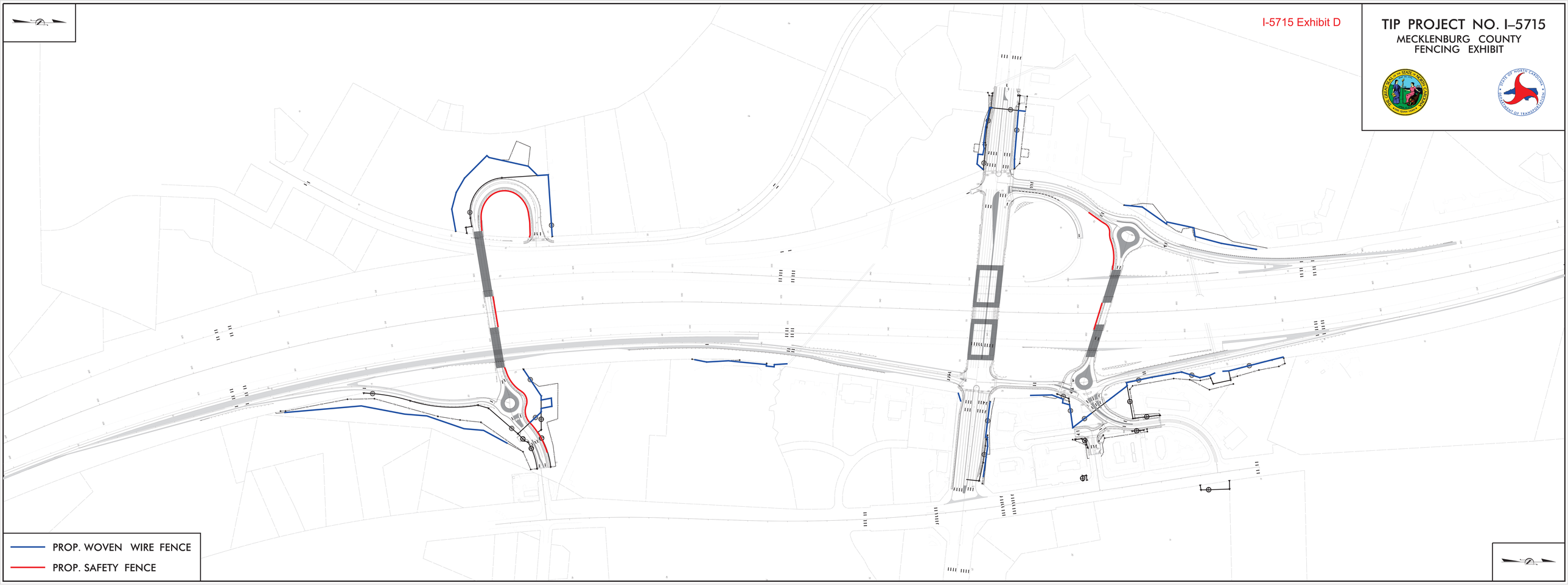
*UTILITIES NOT DEPICTED ON PUBLIC MEETING MAP

TIP PROJECT NO. I-5715
MECKLENBURG COUNTY
I-77/NC 73 (SAM FURR ROAD) INTERCHANGE IMPROVEMENTS
MULTIMODAL COST-SHARE EXHIBIT
APRIL 2023

I-5715 Exhibit D

TIP PROJECT NO. I–5715

MECKLENBURG COUNTY
FENCING EXHIBIT



PROP. WOVEN WIRE FENCE
PROP. SAFETY FENCE

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: North Carolina Department of Transportation Municipal Agreement - McDowell Creek Greenway Pedestrian Bridge

---

EXPLAIN REQUEST:

Approve TIP - 0119 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to the McDowell Creek Greenway pedestrian bridge over NC 73 near Lindhom Drive.

ACTION RECOMMENDED:

Approve municipal agreement with NCDOT.

FINANCIAL IMPLICATIONS:

Budgeted amount $2,063,600.

ATTACHMENTS:

1. LPMO__Town_of_Huntersville__TIP_BL-0119__W

ACCOUNTS RECEIVABLE AGREEMENTS

REMITTANCE GUIDANCE

Initial PM : I acknowledge that upon execution of this Agreement, we must submit a down payment, if required. I also acknowledge that we may pre-pay any portion of the estimated cost noted in this Agreement, prior to final billing by the Department.

Please refer to your Agreement's PAYMENT TERMS to correctly remit any payment due to the Department.

PAYMENT TERMS:	PAYMENT TIMING:
PAYMENT UPON AGREEMENT EXECUTION	Please submit the amount of agreed upon payment via one of the below methods, once you have received notice of execution of the Agreement.
PAYMENT PRIOR TO LETTING (OR START OF PHASE)	You will be notified by the Project Manager when payment will be due. Please remit payment within 60 days of notification.
PAYMENT UPON BILLING	The Department will bill at the completion of the Project (or when defined in the Agreement). All payments are due within 60 days of invoicing.

NOTE: You may pre-pay any portion of an estimated cost, prior to Departmental Billing. The Department will adjust final billing to account for any pre-payments made.

LATE PAYMENTS AND INTEREST RATES:

For payments not received within 60 days, the Department must charge a statutory interest rate of prime plus one percent (1%) on all Utility Relocation Agreements. For any other Receivable Agreement, the Department may charge a late fee and/or interest.

PAYMENT METHODS

1. *SEND PAYMENT BY CHECK* *OR*

MAIL TO:
NCDOT – Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

INCLUDE:
- Agreement ID (10000xxxxx)
- WBS Element

2. *SEND PAYMENT VIA ACH (Automated Clearinghouse)*

Initiate ACH through your bank* and send an e-mail to:
- ✓ Shamorah Fountain - sfountain1@ncdot.gov
- ✓ Kay Lee - klee@ncdot.gov

INCLUDE:
- Agreement ID# (10000xxxxx)
- WBS Element
- Amount of Payment

**If you need NCDOT's Account information, contact Kerry Turner at kmturner@ncdot.gov*

Failure to follow the above steps and remit payment per the terms in the Agreement may result in delays to project delivery. Please contact your Division Project Manager for questions regarding payment terms.

6/2025

AGREEMENT OVERVIEW

NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 8/19/2025

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HUNTERSVILLE

PROJECT NUMBERS:

TIP #: BI-0119

WBS ELEMENTS: CON 51704.3.1

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF PROJECT ("Project"): This Project consists of the construction of the McDowell Creek Greenway pedestrian bridge over NC 73 near Lindholm Drive.

ESTIMATED COST OF THE PROJECT: $ 5,159,000
ESTIMATED COSTS TO OTHER PARTY: $ 2,063,600
ESTIMATED COSTS TO DEPARTMENT: $ 3,095,400

RESPONSIBILITY FOR COSTS THAT EXCEED FUNDING:
The Town of Huntersville is responsible for all costs that exceed total estimated cost.

PAYMENT TERMS: The Town of Huntersville will submit payment prior to beginning the construction phase of work.

MAINTENANCE: Town of Huntersville

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This **Agreement** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the Town of Huntersville, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the above-mentioned project, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, the **Parties** will enter into a Supplemental Agreement for to identify responsibilities and cost participation for future phases of the Project; and,

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include planning, design, right of way acquisition, utility relocation, and construction as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision and payment as shown in the **COSTS AND FUNDING** Provision.

III. PROJECT DELIVERY REQUIREMENTS

A. PLANNING, DESIGN, AND CONSTRUCTION

i. The **Department** will be responsible for preparing the environmental and/or planning document and obtaining any environmental permits.

ii. The **Department** will be responsible for preparing the plans and specifications and letting the Project to construction.

iii. The **Department** shall construct the Project in accordance with the plans and specifications for the Project. The **Department** shall administer the construction contract for said Project. All work shall be done in accordance with Departmental standards, specifications, policies, and procedures.

B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

C. MUNICIPAL UTILITY RELOCATIONS

Responsibilities

It is understood that there are no municipally-owned water and sewer lines to be adjusted or relocated at this time. If during the project it becomes necessary to adjust or relocate municipally-owned water and/or sewer lines, a separate Utility Agreement will be prepared at the appropriate time.

D. MAINTENANCE

Upon completion of the Project:

i. The **Municipality** shall be responsible for inspections and maintenance of the pedestrian bridge. The **Municipality** will provide a maintenance plan for the pedestrian bridge to the **Department**. Any lane closures needed for maintenance will require 48 hour notification to the **Department's** Mecklenburg County District Engineer.

ii. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highway," and department criteria.

iii. The roadway improvements that are within state-owned right of way shall be considered a part of the State Highway System and shall be owned and maintained by the **Department**.

IV. COSTS AND FUNDING

A. PROJECT COSTS AND FUNDING

The **Municipality** has agreed to participate in Project costs as follows:

i. The estimated cost of the Project is $5,159,000. Both **Parties** understand that this is an estimated cost and is subject to change.

ii. The **Municipality** shall participate in 40% of Project Costs. The **Department** will participate in 60% of Project Costs. The **Municipality** is responsible for all costs that exceed the estimated costs.

iii. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Consultation between the **Department** and the **Municipality** is offered as a courtesy to apprise the **Municipality** of potential cost increases and to allow appropriate budgeting. Failure of the **Department** to notify the **Municipality** of cost increases does not affect the payment terms of the agreement.

iv. If the **Municipality** does not approve the anticipated cost increases, the **Department** will cease work on the Project. Any funding provided by the **Municipality** that is unused will be returned to the **Municipality**.

B. PAYMENT BY THE MUNICIPALITY

i. The **Municipality** shall provide a down payment prior to the **Department** initiating the construction phase. The **Department** will notify the **Municipality** of the requested amount of down payment. The **Municipality** shall remit payment, in accordance with the attached "Remittance Guidance".

ii. Upon completion of the Project, if actual costs exceed the amount of the down payment, the **Municipality** shall reimburse the **Department** any underpayment within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23. If the actual cost of the work is less than $5,159,000, the **Department** will reimburse the **Municipality** any overpayment.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

The **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

VI. ADDITIONAL PROVISIONS

A. GOVERNMENT IMMUNITY

Nothing contained in the Agreement/Contract shall constitute a waiver of the **Municipality's** governmental immunity or of any limitation on liability or damages created by law.

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

TOWN OF HUNTERSVILLE

Authorized Signer: Signed by: Anthony Roberts 09F206961E7A4B0...

Print Name: Anthony Roberts

Title: Town Manager

Date Signed: 08/20/2025

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 566001252

Finance Signer: Signed by: Pattie McGinnis 71A217F0B1D74EF...

Remittance Address:

Print Name: Pattie McGinnis

PO Box 664

Title: Finance Director

Huntersville, NC 28070

Date Signed: 08/20/2025

DEPARTMENT OF TRANSPORTATION

By: Signed by: Patrick A. Norman 34F914AC31694A5...

Print Name: Patrick A. Norman

Title: Chief Engineer

Date: 08/26/2025

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 3/6/2025 (DATE) Initial

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES)

TOWN OF HUNTERSVILLE

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

_____

_____

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

(DOCUSIGN)

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: North Carolina Department of Transportation Municipal Agreement - NC 73 between West Catawba Avenue and Northcross Drive

---

EXPLAIN REQUEST:

Approve TIP - U5765 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to the widening of NC 73 to six lanes from West Catawba Avenue to Northcross Drive.

ACTION RECOMMENDED:

Approve municipal agreement with NCDOT.

FINANCIAL IMPLICATIONS:

Budgeted cost of $1,024,292.

ATTACHMENTS:

1. LPMO__Town_of_Huntersville__TIP_U-5765__Betterment Agreement Dec 2025

ACCOUNTS RECEIVABLE AGREEMENTS

REMITTANCE GUIDANCE

Initial PM : I acknowledge that upon execution of this Agreement, we must submit a down payment, if required. I also acknowledge that we may pre-pay any portion of the estimated cost noted in this Agreement, prior to final billing by the Department.

Please refer to your Agreement's PAYMENT TERMS to correctly remit any payment due to the Department.

PAYMENT TERMS:	PAYMENT TIMING:
PAYMENT UPON AGREEMENT EXECUTION	Please submit the amount of agreed upon payment via one of the below methods, once you have received notice of execution of the Agreement.
PAYMENT PRIOR TO LETTING (OR START OF PHASE)	You will be notified by the Project Manager when payment will be due. Please remit payment within 60 days of notification.
PAYMENT UPON BILLING	The Department will bill at the completion of the Project (or when defined in the Agreement). All payments are due within 60 days of invoicing.

NOTE: You may pre-pay any portion of an estimated cost, prior to Departmental Billing. The Department will adjust final billing to account for any pre-payments made.

LATE PAYMENTS AND INTEREST RATES:

For payments not received within 60 days, the Department must charge a statutory interest rate of prime plus one percent (1%) on all Utility Relocation Agreements. For any other Receivable Agreement, the Department may charge a late fee and/or interest.

PAYMENT METHODS

1. *SEND PAYMENT BY CHECK* *OR*

MAIL TO:
NCDOT – Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

INCLUDE:
- Agreement ID (10000xxxxx)
- WBS Element

2. *SEND PAYMENT VIA ACH (Automated Clearinghouse)*

Initiate ACH through your bank* and send an e-mail to:
- ✓ Shamorah Fountain - sfountain1@ncdot.gov
- ✓ Kay Lee - klee@ncdot.gov

INCLUDE:
- Agreement ID# (10000xxxxx)
- WBS Element
- Amount of Payment

**If you need NCDOT's Account information, contact Kerry Turner at kmturner@ncdot.gov*

Failure to follow the above steps and remit payment per the terms in the Agreement may result in delays to project delivery. Please contact your Division Project Manager for questions regarding payment terms.

6/2025

ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000025274

AGREEMENT OVERVIEW

NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 12/16/2025

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HUNTERSVILLE

PROJECT NUMBERS:

TIP #: U-5765

WBS ELEMENTS: CON 50178.3.1

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF TIP PROJECT ("Project"): This Project consists of widening NC 73 (Sam Furr Road) to six lanes from SR 5544 (West Catawba Avenue) to SR 2316 (Northcross Drive).

ADDITIONAL WORK ("Additional Work"): The Department will install black metal powder coated poles with mast arms for all intersections, install black metal bracket arms and luminaires to support future lighting, install safety handrails with black protective coating, install pedestrian pedestal and poles with black protective coating, and install black metal decorative fencing.

ESTIMATED COST OF THE ADDITIONAL WORK: $ 1,024,292.00
COSTS TO OTHER PARTY: $ 1,024,292.00

PAYMENT TERMS: The Department will invoice the Town of Huntersville upon completion of the Project.

MAINTENANCE: Both the Department and the Town of Huntersville

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This Agreement is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the Town of Huntersville, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the Additional Work, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, the **Municipality** has requested that the **Department** perform all phases of said Additional Work or provide services; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for Additional Work to be performed or provided by the **Department** (including reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out.

NOW, THEREFORE, this Agreement states the promises and undertakings of each of the **Parties** as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include planning, design, right of way acquisition, utility relocation, construction and maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision and payment as shown in the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision.

III. PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK

A. PLANNING, DESIGN, AND CONSTRUCTION

i. The **Department** will be responsible for preparing the environmental and/or planning document and obtaining any environmental permits.

ii. The **Department** will be responsible for preparing the project plans and specifications and letting the Project to construction.

iii. The **Department** shall construct the Additional Work in accordance with the plans and specifications for the Project. The **Department** shall administer the construction contract for said Project. All work shall be done in accordance with Departmental standards, specifications, policies, and procedures.

B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

C. MUNICIPAL UTILITY RELOCATIONS

Responsibilities

It is understood that the municipally-owned water and sewer lines are owned by **Charlotte Water**, therefore a separate Utility Agreement will be prepared with **Charlotte Water**. The **Municipality** shall exercise any rights which it may have under any franchise to effect all necessary changes, adjustments, and relocations of communications and electric power lines; underground cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.

D. MAINTENANCE

Upon completion of the Project:

i. The **Municipality** shall be responsible for sidewalk and multi-use paths (MUP) along NC 73 within the bounds of the Project.

ii. The **Municipality** shall be responsible for running any power or utilities servicing the black metal bracket arms and luminaires for future lighting. The **Municipality** will be responsible for developing and submitting a lighting plan for review by the **Department** prior to installation.

iii. The **Municipality** shall be responsible for maintaining the fencing, and black protective coating for any of the betterments included in this agreement.

iv. Should a black powder coated pole or pedestal need to be replaced, the **Department** will attempt to acquire a black powder coated pole or pedestal to replace it. The **Municipality** will be responsible for the cost difference between galvanized and black powder coated poles/pedestals. If black is not readily available, **Department** will use galvanized pole/pedestal for the replacement as restoring the operation of the signal is priority.

Should the **Municipality** desire to replace a galvanized pole/pedestal, they shall be responsible for material and installation costs.

v. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highway," and department criteria.

vi. The roadway improvements that are within state-owned right of way shall be considered a part of the State Highway System and shall be owned and maintained by the **Department**.

IV. COSTS AND FUNDING FOR ADDITIONAL WORK

A. ADDITIONAL WORK COSTS

The estimated share of the additional work is $1,024,292.00 as shown in Exhibit A. The **Parties** understand that this is an estimated cost and subject to change.

B. ADDITIONAL WORK FUNDING AND PAYMENT

The **Municipality** has agreed to participate in the Additional Work costs as follows:

i. The estimated cost of the Additional Work is $1,024,292.00. The **Municipality** shall participate in 100% of actual costs. The **Department** will participate in 0% of actual costs. Both **Parties** understand that this is an estimated cost and is subject to change.

ii. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Consultation between the **Department** and the **Municipality** is offered as a courtesy to apprise the **Municipality** of potential cost increases and to allow appropriate budgeting. Failure of the **Department** to notify the **Municipality** of cost increases does not affect the payment terms of the agreement.

C. PAYMENT BY THE MUNICIPALITY

i. Upon completion of the Project, the **Department** will calculate actual costs and bill the **Municipality** per the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision. The **Municipality** shall reimburse the **Department** within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23.

ii. At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.

iii. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

The **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

VI. ADDITIONAL PROVISIONS

A. GOVERNMENT IMMUNITY

Nothing contained in the Agreement/Contract shall constitute a waiver of the **Municipality's** governmental immunity or of any limitation on liability or damages created by law.

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

TOWN OF HUNTERSVILLE

Authorized Signer: Signed by: Anthony Roberts 19DC7CC4ADC14CA...

Print Name: Anthony Roberts

Title: Town Manager

Date Signed: 12/16/2025

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 56-6001252

Remittance Address:

PO Box 664

Huntersville, NC 28070

Finance Signer: Signed by: Pattie McGinnis C486D516EA924F8...

Print Name: Pattie McGinnis

Title: Finance Director

Date Signed: 12/16/2025

DEPARTMENT OF TRANSPORTATION

By: Signed by: Patrick A. Norman 34F914AC31694A5...

Print Name: Patrick A. Norman

Title: Chief Engineer

Date: 01/13/2026

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 1/8/2026 (DATE) Initial

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES)

TOWN OF HUNTERSVILLE

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

_____

_____

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

(DOCUSIGN)

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

Exhibit A - U-5765

NC-DOT
Contract Standards and Development Unit
Preliminary Estimate Section

November 24, 2025

Memo To: **Lindsay Crocker**
Project Management Team - Division 7, 9 & 10

From: **Karen Lovering, PE**
Preliminary Estimates Squad Leader

Subject: **Betterment Estimate for Decorative Fence and Signals**
TIP Project U-5765 for the Town of Huntersville in Mecklenburg County

Betterment Memo

Description	Quantity	Units	Amount
Decorative Fencing Betterment	1	LS	$ 335,950
(See Attached)			
Signal Betterment	1	LS	$ 547,060
(See Attached)			
Mobilization (5.0%)	1	LS	-
Contract Cost			$ 883,010
E.&C. Cost (16%)			$ 141,282
Construction Cost			**$ 1,024,292**
NC-DOT Participation	0%		$ -
Town of Huntersville	100%		**$ 1,024,292**

Note: **Estimate is for Agreement Use Only. Quantities and Unit Prices are subject to change.**

CC: **File**

Exhibit A - U-5765

U-5765
NC 73 Widening from West Catawba to Northcross Drive

6 lane divided, sidewalk and/or MUP on both sides of road
4 or more lanes
Curb & Gutter

RPC

County: **Mecklenberg**

CONSTR. COST
$1,024,292

	Date	
Lindsay Crocker, Paul Robbin PE, Greg Hall, Nick Zinser PE	3/12/2025	
Lindsay Crocker	3/19/2025	
Karen Lovering, PE	3/27/2025	Updated Lighting Pay Items

Description	Quantity	Unit	Price	Amount
FENCING				
BLACK POWDER COATING PEDESTRIAN SAFETY RAIL	430	LF	$ 25.00	$ 10,750.00
48" BLACK METAL DECORATIVE FENCE	3,252	LF	$ 125.00	$ 406,500.00
FENCING				
GENERIC FENCING ITEM (LF) - PEDESTRIAN SAFETY RAIL	-430	LF	$ -	$ -
48" CHAIN LINK FENCE	-3,252	LF	$ 25.00	$ (81,300.00)
SIGNALS & ITS				
SOIL TEST	14	EA	$ 2,300.00	$ 32,200.00
DRILLED PIER FOUNDATION	98	CY	$ 1,600.00	$ 156,800.00
MAST ARM WITH METAL POLE DESIGN	14	EA	$ 300.00	$ 4,200.00
METAL POLE WITH SINGLE MAST ARM	10	EA	$ 28,000.00	$ 280,000.00
METAL POLE WITH DUAL MAST ARM	4	EA	$ 42,000.00	$ 168,000.00
PROTECTIVE COATING FOR SINGLE MAST ARM WITH METAL POLE	10	EA	$ 3,500.00	$ 35,000.00
PROTECTIVE COATING FOR DOUBLE MAST ARM WITH METAL POLE	4	EA	$ 4,500.00	$ 18,000.00
LIGHT STANDARD LUMINAIRES, TYPE ********** (RDW, 285W LED)	18	EA	$ 1,300.00	$ 23,400.00
GENERIC LIGHTING ITEM-BRACKET ARM ASSEMBLY, BLACK - NEED LENGTH AND RISE	18	EA	$ 720.00	$ 12,960.00
PROTECTIVE COATING: TYPE I POST WITH FOUNDATION	16	EA	$ 150.00	$ 2,400.00
PROTECTIVE COATING: TYPE II PEDESTAL WITH FOUNDATION	36	EA	$ 175.00	$ 6,300.00
PROTECTIVE COATING: TYPE III PEDESTAL WITH FOUNDATION	5	EA	$ 200.00	$ 1,000.00
SIGNALS & ITS				
MESSENGER CABLE (3/8")	-4,800	LF	$ 6.25	$ (30,000.00)
GUY ASSEMBLY	-64	EA	$ 900.00	$ (57,600.00)
WOOD POLE	-32	EA	$ 1,800.00	$ (57,600.00)
2" RISER WITH WEATHERHEAD	-48	EA	$ 1,000.00	$ (48,000.00)
5% Mobilization	0	LS		
Contract Cost ……	……	……	……	$ 883,010.00
E. & C. 16% ……	……	……	……	$ 141,281.60
Construction Cost ……	……	……	……	**$ 1,024,291.60**

U-5765 Fence Locations

Planned decorative fencing for Town of Huntersville Betterment
Orange = fencing
Yellow = Hand Rail

Exhibit B- U-5765

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: North Carolina Department of Transportation Municipal Agreement - US 21 (Statesville Road) from Gilead Road to Holly Point Drive

---

EXPLAIN REQUEST:

Approve TIP - U5771 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to widening US 21 to four lanes from Gilead Road to Holly Point Drive.

ACTION RECOMMENDED:

Approve municipal agreement with NCDOT

FINANCIAL IMPLICATIONS:

Budgeted cost of $1,099,047.

ATTACHMENTS:

1. LPMO__Town_of_Huntersville__TIP_U-5771__WB

ACCOUNTS RECEIVABLE AGREEMENTS

REMITTANCE GUIDANCE

Initial PM : I acknowledge that upon execution of this Agreement, we will be required to submit a down payment, if required. I also acknowledge that we may pre-pay any portion of the estimated cost noted in this Agreement, prior to final billing by the Department.

Please refer to your Agreement's PAYMENT TERMS to correctly remit any payment due to the Department.

PAYMENT TERMS	PAYMENT TIMING
PAYMENT UPON AGREEMENT EXECUTION	Please submit the amount of agreed upon payment via one of the below methods, once you have received notice of execution of the Agreement.
PAYMENT PRIOR TO LETTING (OR START OF PHASE)	You will be notified by the Project Manager when payment will be due. Please remit payment within 60 days of notification.
PAYMENT UPON BILLING	The Department will bill at the completion of the Project (or when defined in the Agreement). All payments are due within 60 days of invoicing.

NOTE: You may pre-pay any portion of an estimated cost, prior to Departmental Billing. The Department will adjust final billing to account for any pre-payments made.

LATE PAYMENTS AND INTEREST RATES:

For payments not received within 60 days, the Department must charge a statutory interest rate of prime plus one percent (1%) on all Utility Relocation Agreements. For any other Receivable Agreement, the Department may charge a late fee and/or interest.

PAYMENT METHODS

1. SEND PAYMENT BY CHECK

MAIL TO:
NCDOT – Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

INCLUDE:
- Agreement ID (10000xxxxx)
- WBS Element

OR

2. SEND PAYMENT VIA ACH
(Automated Clearinghouse)

Initiate ACH through your bank* and send an e-mail to:
- ✓ Shamorah Fountain – sfountain1@ncdot.gov
- ✓ Melinda Neighbors – mneighbors@ncdot.gov

INCLUDE:
- Agreement ID (10000xxxxx)
- WBS Element
- Amount of Payment

*If you need NCDOT's Account Information, contact Tammy Court at tlcourt@ncdot.gov

Failure to follow the above steps and remit payment per the terms in the Agreement may result in delays to project delivery. Please contact your Division Project Manager for questions regarding payment terms.

1/27/2026

ACCOUNTS RECEIVABLE
TIP AGREEMENT – ADDITIONAL WORK
CONSTRUCTION
1000026805

AGREEMENT OVERVIEW

NORTH CAROLINA
MECKLENBURG COUNTY

DATE: 2/9/2026

PARTIES TO THE AGREEMENT:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

TOWN OF HUNTERSVILLE

PROJECT NUMBERS:

TIP #: U-5771

WBS ELEMENTS: CON 50183.3.1

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF TIP PROJECT ("Project"): This Project consists of widening US 21 to four (4) lanes from SR 2136 (Gilead Road) to Holly Point Drive.

ADDITIONAL WORK ("Additional Work"): Install black metal powder coated poles with mast arms for all intersections, install black metal bracket arms and luminaires to support future lighting, install safety handrails with black protective coating, install pedestrian pedestal and poles with black protective coating, and install black metal decorative fencing.

ESTIMATED COST OF THE ADDITIONAL WORK: $1,099,047.00
COSTS TO OTHER PARTY: $1,099,047.00
DEPARTMENT'S FUNDING: $0

PAYMENT TERMS: The Department will invoice the Town of Huntersville upon completion of the Project.

MAINTENANCE: Town of Huntersville

EFFECTIVE DATES OF AGREEMENT:
START: Upon Full Execution of this Agreement
END: When work is complete and all terms are met.

This Agreement is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department** and the Town of Huntersville, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-66.1 and 136-66.3; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the Additional Work, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

WHEREAS, the **Municipality** has requested that the **Department** perform all phases of said Additional Work or provide services; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for Additional Work to be performed or provided by the **Department** (including reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out.

NOW, THEREFORE, this Agreement states the promises and undertakings of each of the **Parties** as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include planning, design, right of way acquisition, utility relocation, and construction as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK** Provision and payment as shown in the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision.

III. PROJECT DELIVERY REQUIREMENTS FOR ADDITIONAL WORK

A. PLANNING, DESIGN, AND CONSTRUCTION

i. The **Department** will be responsible for preparing the environmental and/or planning document and obtaining any environmental permits.

ii. The **Department** will be responsible for preparing the project plans and specifications and letting the Project to construction.

iii. The **Department** shall construct the Additional Work in accordance with the plans and specifications for the Project. The **Department** shall administer the construction contract for said Project. All work shall be done in accordance with Departmental standards, specifications, policies, and procedures.

B. RIGHT OF WAY ACQUISITION

The **Department** will be responsible for acquiring any needed right of way required for the Project in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

C. MUNICIPAL UTILITY RELOCATIONS

Responsibilities

It is understood that the municipally-owned water and sewer lines are owned by **Charlotte Water**, therefore a separate Utility Agreement will be prepared with **Charlotte Water**. The **Municipality** shall exercise any rights which it may have under any franchise to effect all necessary changes, adjustments, and relocations of communications and electric power lines; underground cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.

D. MAINTENANCE

Upon completion of the Project:

i. The **Municipality** shall be responsible for maintaining the sidewalks and any multi-use paths (MUP) within the bounds of the Project.

ii. The **Municipality** shall be responsible for running any power or utilities servicing the black metal bracket arms and luminaries for the future lighting. The **Municipality** shall be responsible for developing and submitting a lighting plan for review by the **Department** prior to installation.

iii. The **Municipality** shall be responsible for maintaining the fencing and black protective coating for any of the betterments included in this agreement.

iv. Should a signal pole with mast arms or pedestrian pedestal need to be replaced, the **Department** will attempt to acquire a similar colored metal pole to replace it. The **Municipality** will be responsible for the cost difference between galvanized pole and colored metal pole. If colored metal pole is not readily available, **Department** will use galvanized pole/pedestal for the replacement as restoring the operation of the signal is

priority. Should the **Municipality** desire to replace a galvanized pole/pedestal, they shall be responsible for material and installation costs.

v. The **Department** shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highway," and department criteria.

vi. The roadway improvements that are within state-owned right of way shall be considered a part of the State Highway System and shall be owned and maintained by the **Department**.

IV. COSTS AND FUNDING FOR ADDITIONAL WORK

A. ADDITIONAL WORK FUNDING AND PAYMENT

The **Municipality** has agreed to participate in the Additional Work costs as follows:

i. The estimated cost of the Additional Work as shown in Exhibit A is $1,099,047.00. The **Municipality** shall participate in 100% of actual costs. The **Department** will participate in 0% of actual costs. Both **Parties** understand that this is an estimated cost and is subject to change.

ii. The **Department** may consult with the **Municipality** on changes to cost estimates prior to construction, or changes to costs during construction. Consultation between the **Department** and the **Municipality** is offered as a courtesy to apprise the **Municipality** of potential cost increases and to allow appropriate budgeting. Failure of the **Department** to notify the **Municipality** of cost increases does not affect the payment terms of the agreement.

B. PAYMENT BY THE MUNICIPALITY

i. Upon completion of the Project, the **Department** will calculate actual costs and bill the **Municipality** per the **COSTS AND FUNDING FOR ADDITIONAL WORK** Provision. The **Municipality** shall reimburse the **Department** within sixty (60) days of invoicing by the **Department**. The **Department** will charge a late payment penalty and interest on any unpaid balance due in accordance with G. S. 147-86.23.

ii. At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the fixed cost, less any previous payments that have been made.

iii. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written Supplemental Agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

The **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic

signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

VI. ADDITIONAL PROVISIONS

A. GOVERNMENT IMMUNITY

Nothing contained in the Agreement/Contract shall constitute a waiver of the **Municipality's** governmental immunity or of any limitation on liability or damages created by law.

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

TOWN OF HUNTERSVILLE

Authorized Signer: Signed by: Anthony Roberts 19DC7CC4ADC14CA...

Print Name: Anthony Roberts

Title: Town Manager

Date Signed: 02/10/2026

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: 56-6001252

Finance Signer: Signed by: Pattie McGinnis C486D516EA924F8...

Remittance Address:

Print Name: Pattie McGinnis

14704 N Old Statesville Road

Title: Finance Director

Huntersville, NC 28078

Date Signed: 02/10/2026

DEPARTMENT OF TRANSPORTATION

By: Signed by: Patrick Norman 34F914AC31694A5...

Print Name: Patrick Norman

Title: Chief Engineer

Date: 02/13/2026

APPROVED BY BOARD OF TRANSPORTATION ITEM O: 2/5/2026 (DATE) Initial

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(INK SIGNATURES)

TOWN OF HUNTERSVILLE

Attest:

By: _____

Title: _____

Authorized Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____

Remittance Address:

_____

_____

Finance Signer: _____

Print Name: _____

Title: _____

Date Signed: _____

(DOCUSIGN)

DEPARTMENT OF TRANSPORTATION

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

U-5771
Exhibit A

NC-DOT
Contract Standards and Development Unit
Preliminary Estimate Section

July 09, 2025

Memo To: **Lindsay Crocker**
Project Manager

From: **Curtis Tillman, PE**
Preliminary Estimate Engineer

Subject: **Preliminary Construction Cost Estimate for urban improvements on TIP Project U-5771 in the Town of Hunterville**
Mast arms and powder coated pole upgrade

Alignment: **L**

Town of Huntersville
(Betterment - Option 1)

Description	Quantity	Units	Price	Amount
Decorative Fencing Betterment (See Attached)	1.00	LS	$ 242,364	$ 242,364
Signal Betterment (See Attached)	1.00	LS	$ 705,090	$ 705,090
Contract Cost				$ 947,454
E. & C. Cost (16%)				$ 151,593
Construction Cost				**$ 1,099,047**
NC-DOT Participation		0%		
Town of Huntersville		**100%**		**$ 1,099,047**

Note: **Estimate is for Preliminary Use Only. Quantities and Unit Prices are subject to change.**

CC: **File**

TIP No. **U-5771**

Route From Arahova Dr./Compass St. to Huntersville Commons Dr.
Town of Huntersville Betterment
Mast Arms with coating and luminaries

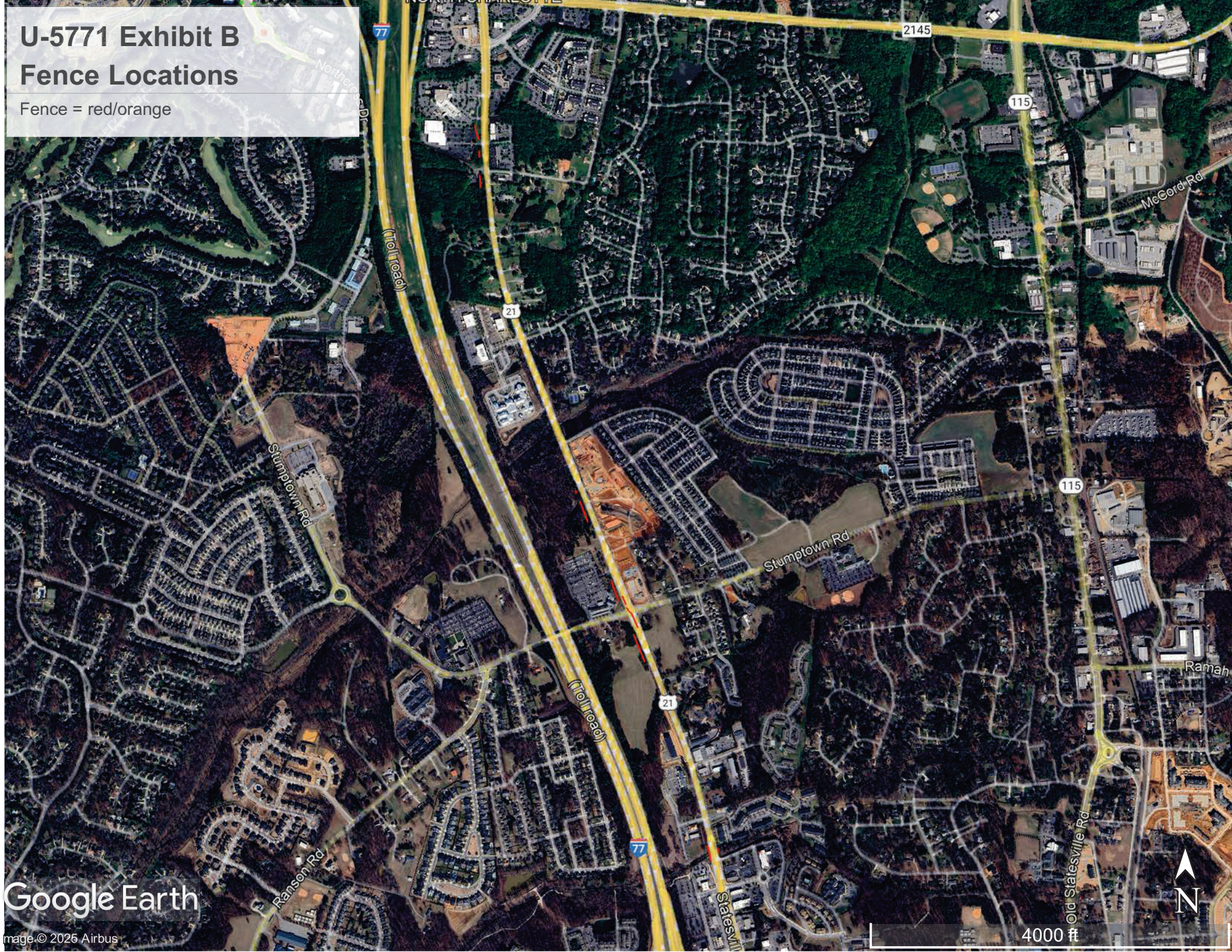
County: **Mecklenburg**

CONSTR. COST
$1,099,047

Prepared By: NCDOT 5/20/25
Requested By: Lindsay Crocker 6/9/25
Priced By: Curtis Tillman, PE 7/9/2025

Line Item	Des	Sec No.	Description	Quantity	Unit	Price	Amount
			FENCING				
3575000000-E			BLACK POWDER COATING PEDESTRIAN SAFETY RAIL				$ -
3575000000-E			48" BLACK METAL DECORATIVE FENCE	2,052	LF	$ 150.00	$ 307,800.00
			FENCING				
3533000000-E			Chain link fence	-2,052	LF	$ 18.00	$ (36,936.00)
3539000000-E			Fence Chainlink line posts	-168	EA	$ 125.00	$ (21,000.00)
3548000000-E			Chain link fence terminal posts	-25	EA	$ 300.00	$ (7,500.00)
			SIGNALS & ITS				
5080000000-N			LIGHT STANDARD LUMINARIES, TYPE ***** (RDW, 285W LED)	15	EA	$ 1,200.00	$ 18,000.00
5270000000-N			GENERIC LIGHTING ITEM - BRACKET ARM ASSEMBLY, BLACK - NEED LENGTH AND RISE	15	EA	$ 250.00	$ 3,750.00
7588000000-N			METAL POLE WITH SINGLE MAST ARM	18	EA	$ 30,000.00	$ 540,000.00
7613000000-N			SOIL TEST	18	EA	$ 2,300.00	$ 41,400.00
7614100000-E			DRILLED PIER FOUNDATION	126	CY	$ 1,900.00	$ 239,400.00
7631000000-N			MAST ARM WITH METAL POLE DESIGN	18	EA	$ 280.00	$ 5,040.00
7980000000-N			PROTECTIVE COATING FOR SINGLE MAST ARM WITH METAL POLE	18	EA	$ 4,500.00	$ 81,000.00
7642200000-N			Type II Pedestal w/ Foundation	10	EA	$ 175.00	$ 1,750.00
7642300000-N			Type III Pedestal w/ Foundation	10	EA	$ 200.00	$ 2,000.00
			SIGNALS & ITS				
7264000000-E			MESSENGER CABLE (3/8")	-5,400	LF	$ 6.25	$ (33,750.00)
7360000000-N			WOOD POLE	-36	EA	$ 1,800.00	$ (64,800.00)
7372000000-N			GUY ASSEMBLY	-72	EA	$ 1,000.00	$ (72,000.00)
7420000000-E			2" RISER WITH WEATHERHEAD	-54	EA	$ 1,050.00	$ (56,700.00)
			Mob 5%	--			

Lgth	**Miles**		
		Contract Cost	**$ 947,454.00**
		E. & C. 16%	$ 151,592.64
		Construction Cost	**$ 1,099,046.64**


U-5771 Exhibit B
Fence Locations
Fence = red/orange
77
2145
115
21
McCord Rd
(Toll road)
Stumptown Rd
Ramah
Ranson Rd
Old Statesville Rd
Google Earth
Image © 2025 Airbus
N
4000 ft

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget amendment for First Responders Park

EXPLAIN REQUEST:

On November 3, 2025, the Board accepted the $500,000 NC Parks and Recreation Trust Fund grant (PARTF) for the First Responders Park. Appropriate $500,000 to PARTF grant revenue account (403419.9999.25004) and park construction account (406200.0592.25004).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget amendment The Park - Huntersville Greenway

EXPLAIN REQUEST:

On October 3, 2022, the Board accepted the Municipal Agreement between North Carolina Department of Transportation (NCDOT) and the Town of Huntersville for the design and construction of The Park - Huntersville Greenway. The agreement is a 50% local match with a total estimated project cost of $3,492,000. The Town's portion is $1,746,000. The Town's budget portion is covered under a separate Board Action. This item appropriates $1,746,000 to The Park - Huntersville Greenway grant revenue (403419.9999.22016) and greenway construction expense account (406200.0564.22016).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget Amendment - Initiate Site Works and Debris Removal for Fire Station #2 Property

---

EXPLAIN REQUEST:

Appropriate Miscellaneous revenue (103730.9999) of $90,675 to contract services (105200.0314) for initiating site work and debris removal for Fire Station #2 property. These funds are from the NCDOT right of way settlement for TIP/parcel number R-5721B031 on NC 73 at Beatties Road to West Catawba Avenue.

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accept Streets in the Valencia 1D and 1G Subdivision for Town Maintenance

---

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Valencia Subdivision Ph. 1D and 1G.

Street Name	From	To	Approx. Length
Keller Court	North End of Road	South End of the Road	1145-ft
Banter Lane	Keller Court	160-ft W of Keller Court	1160-ft
Andres Duany Drive	Berkley Avenue	150-ft S of Amalden Lane	1440-ft
ES Draper Drive	Berkley Avenue	140-ft S of Amalden Lane	1050-ft
Berkley Avenue	End of Road	140-ft E of ES Draper Dr	840-ft
Marymont Avenue	Andres Duany Drive	140-ft E of ES Draper Dr	415-ft
Celestial Place	Andres Duany Drive	Berkley Avenue	340-ft
Waterson Square Lane	Andres Duany Drive	ES Draper Drive	200-ft

ACTION RECOMMENDED:

Accept streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

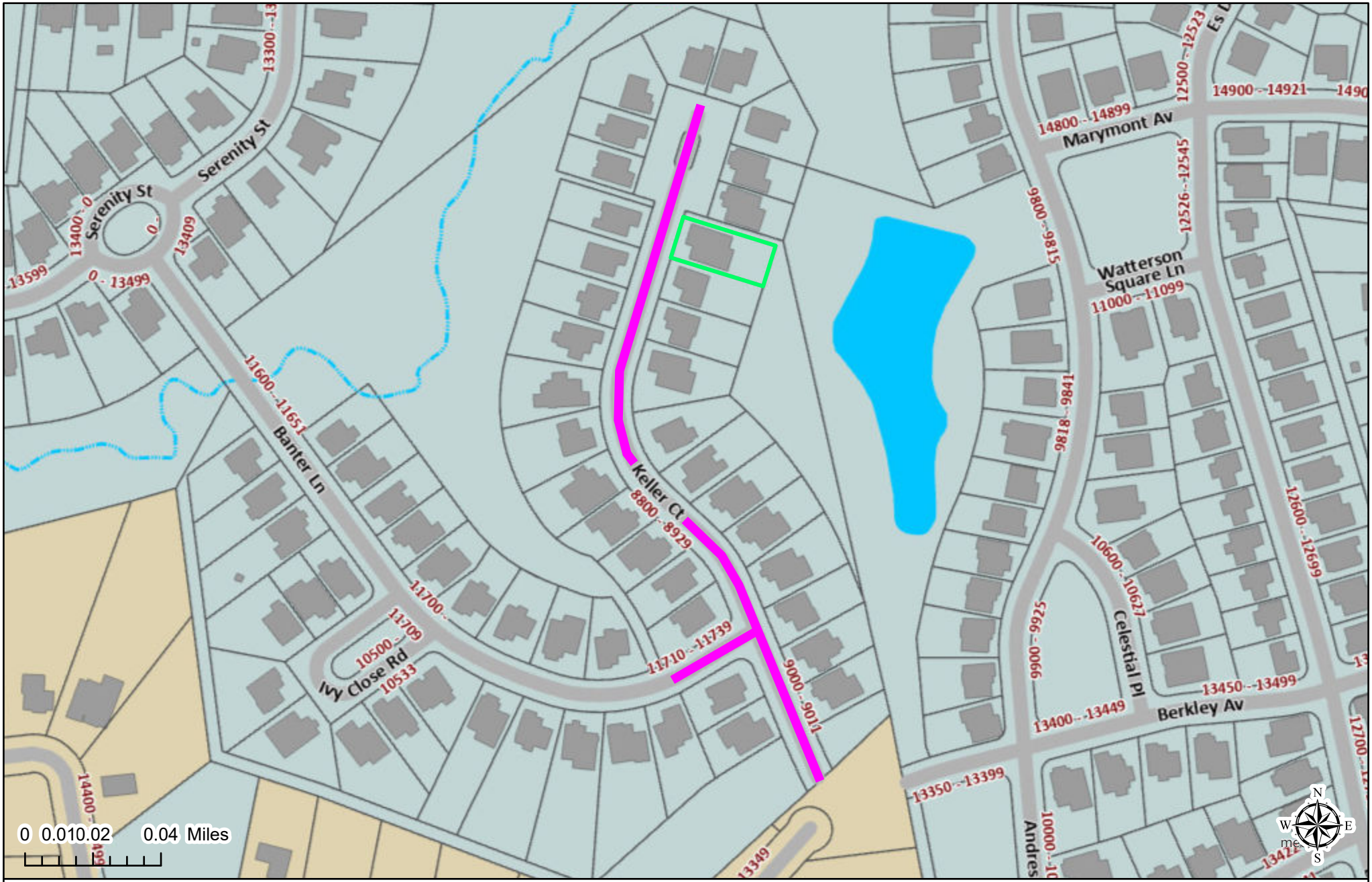
ATTACHMENTS:

1. Valencia 1D Map 2 Map
2. Valencia 1D Map 2 Aerial
3. Valencia 1G Map1
4. Valencia 1G Aerial1

Polaris Map – Mecklenburg County, North Carolina

Valencia 1D Map 2

Date Printed: 2/19/2026 1:43 PM



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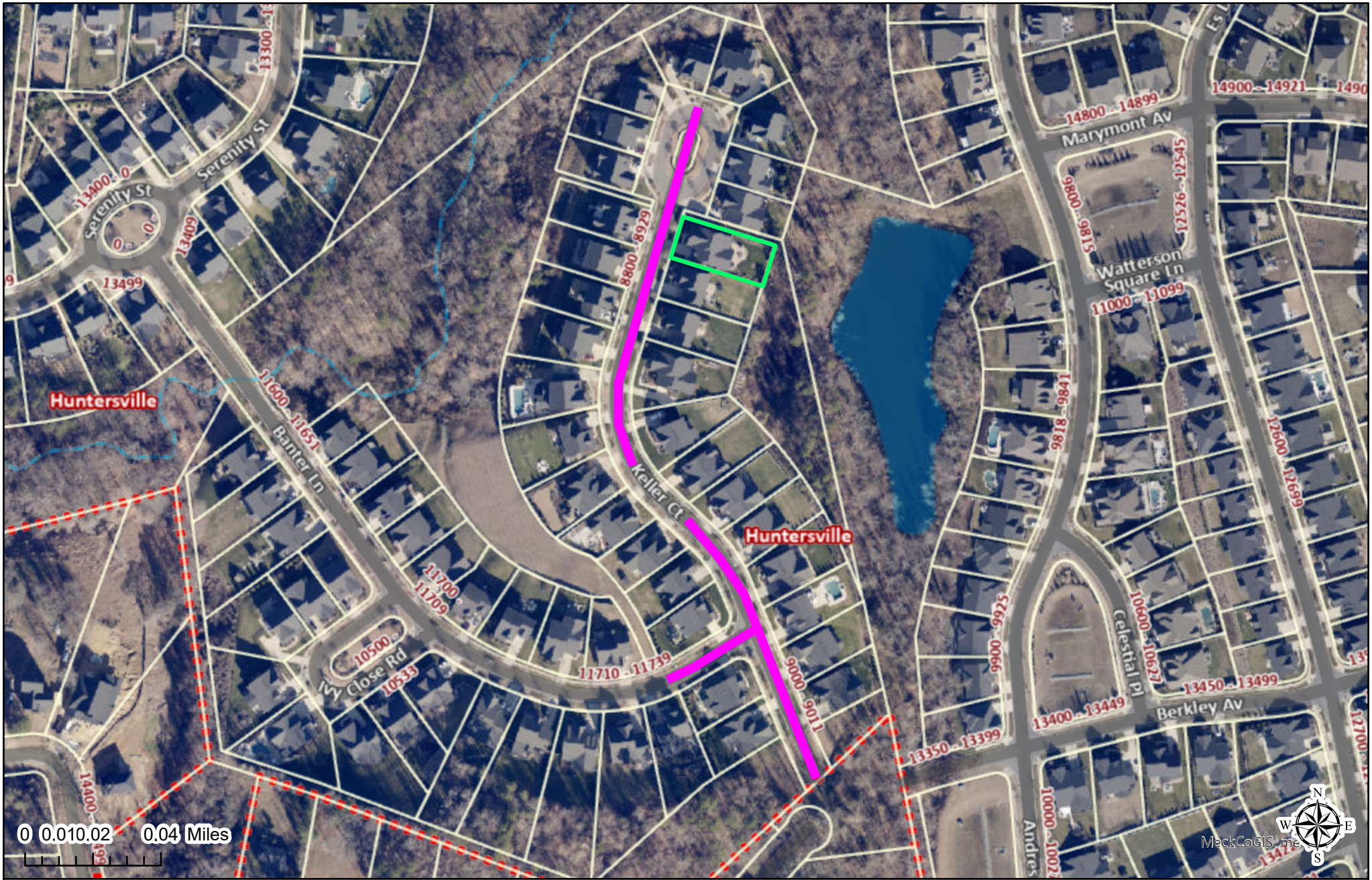
Polaris Map – Mecklenburg County, North Carolina

Valencia 1D Map 2

Date Printed: 2/19/2026 1:45 PM



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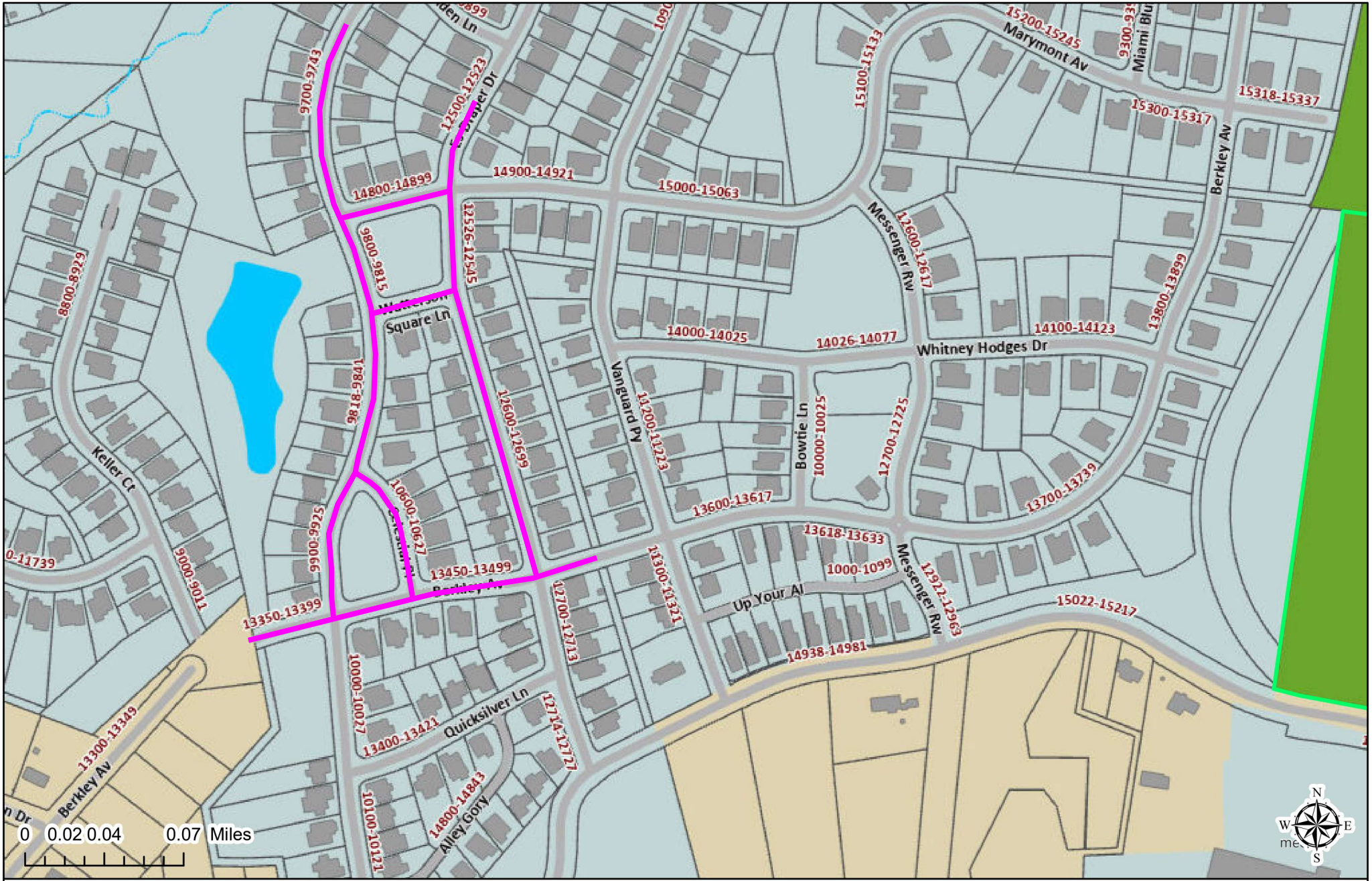
Polaris Map – Mecklenburg County, North Carolina

Valencia 1G Map

Date Printed: 2/23/2026 3:49 PM



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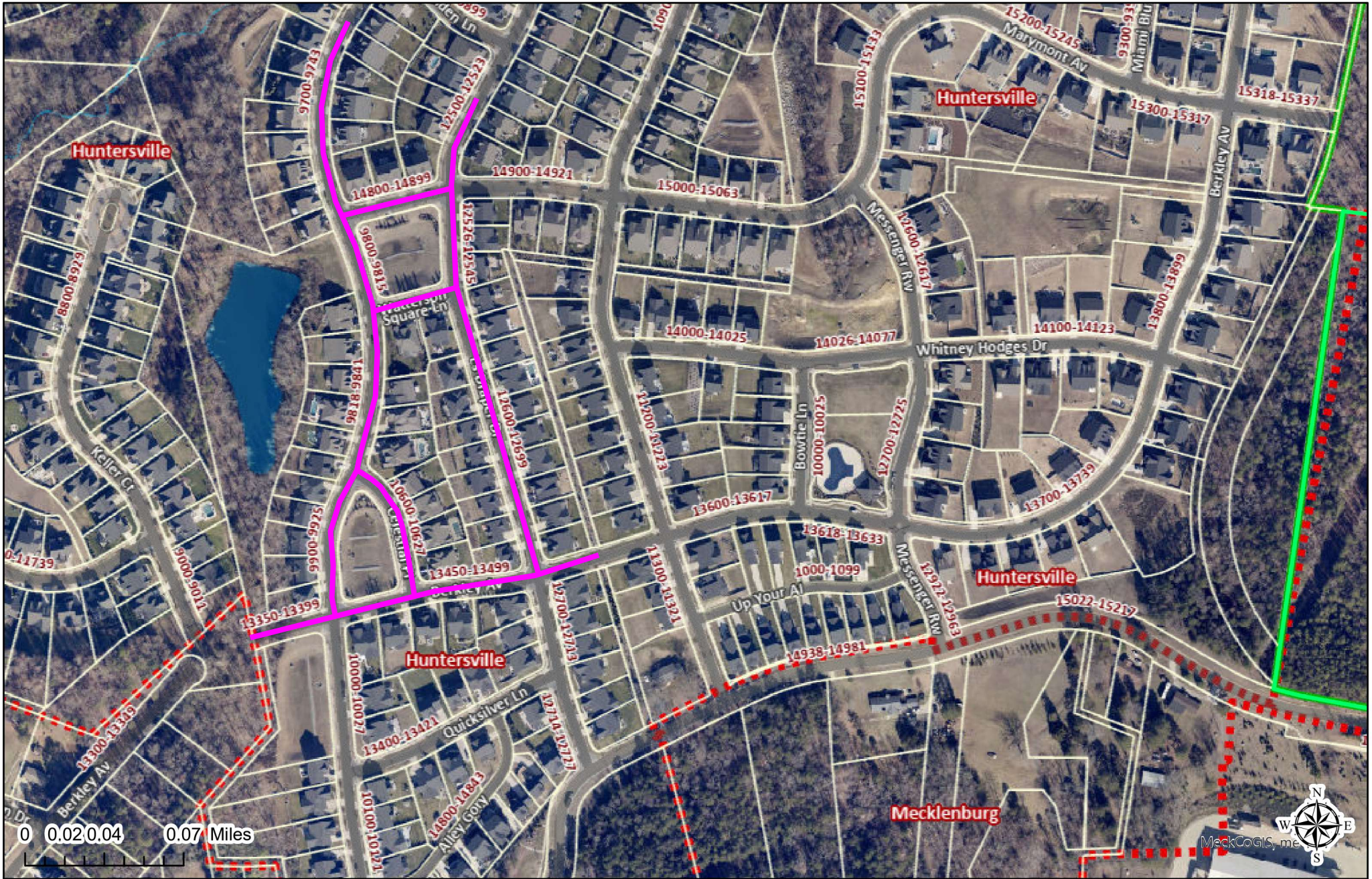
Polaris Map – Mecklenburg County, North Carolina

Valencia 1G Aerial

Date Printed: 2/23/2026 3:52 PM



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Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accept Street in the Olmstead Subdivision 2D for Town Maintenance

---

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Olmsted Subdivision Ph. 2D.

Street Name	From	To	Approx. Length
Balcony Bridge Road	Prosperity Church Rd	310-ft N of Long Common Pkwy	1625
Fort Greene Way	Balcony Bridge Rd	End of Road	150
Music Arbor Lane	Balcony Bridge Rd	Balcony Bridge Rd	905

ACTION RECOMMENDED:

Accept streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

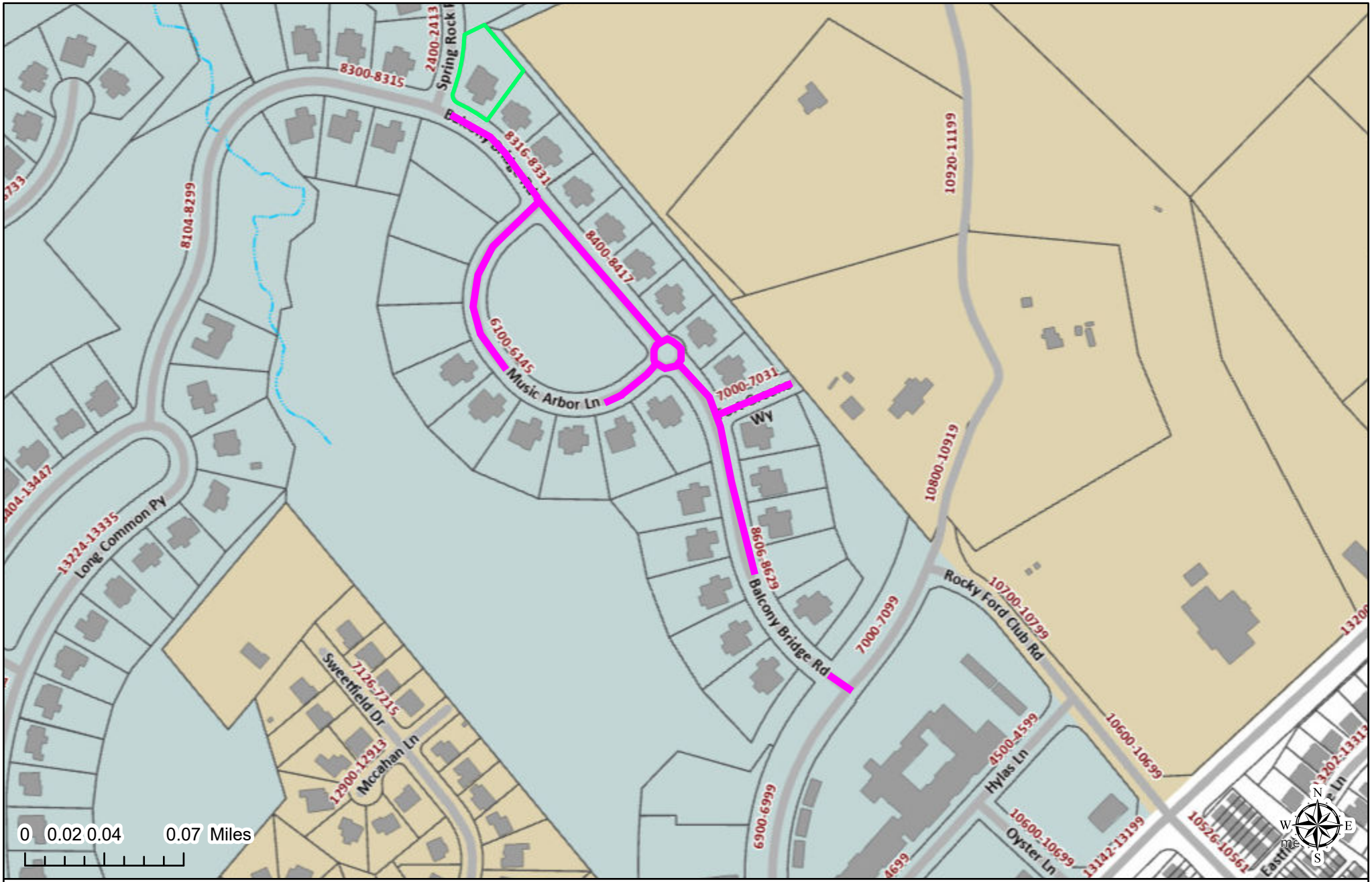
ATTACHMENTS:

1. Olmstead 2D Map
2. Olmsted 2D Aerial

Polaris Map – Mecklenburg County, North Carolina

Olmsted 2D

Date Printed: 2/19/2026 2:51 PM



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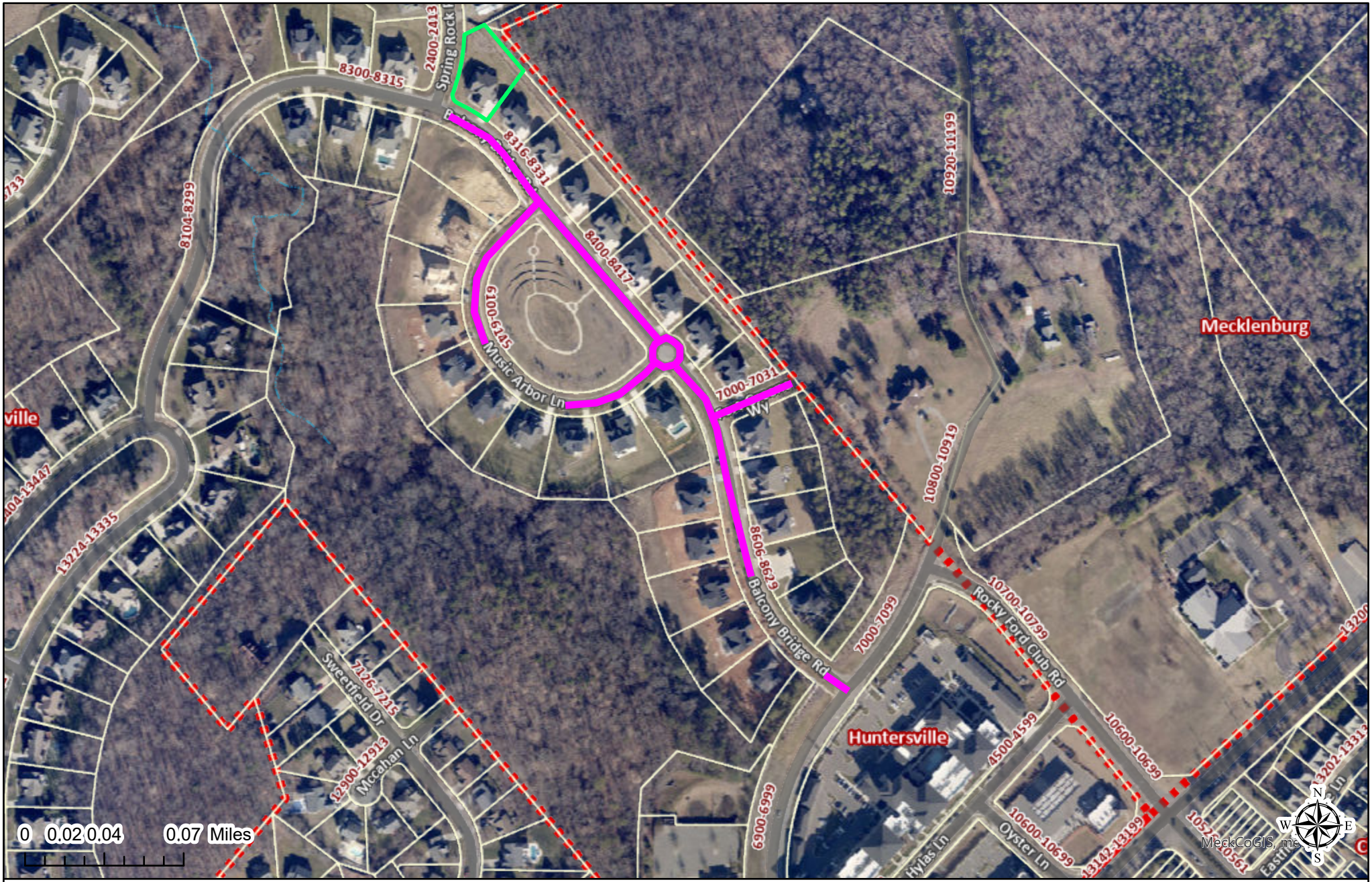
Polaris Map – Mecklenburg County, North Carolina

Olmsted 2D

Date Printed: 2/19/2026 2:56 PM



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Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Public Hearing for Petition #R25-17: Glendale Dr Subdivision

---

EXPLAIN REQUEST:

Conduct a public hearing for Petition #R25-17, a request by BDG Properties, LLC to rezone +/- 1.066 acres (Parcel #01928207) at the corner of Glendale Drive and Huntersville-Concord Rd from General Residential (GR) to Neighborhood Residential- Conditional District (NR-CD) for a four lot single-family residential subdivision.

ACTION RECOMMENDED:

Conduct a public hearing

FINANCIAL IMPLICATIONS:

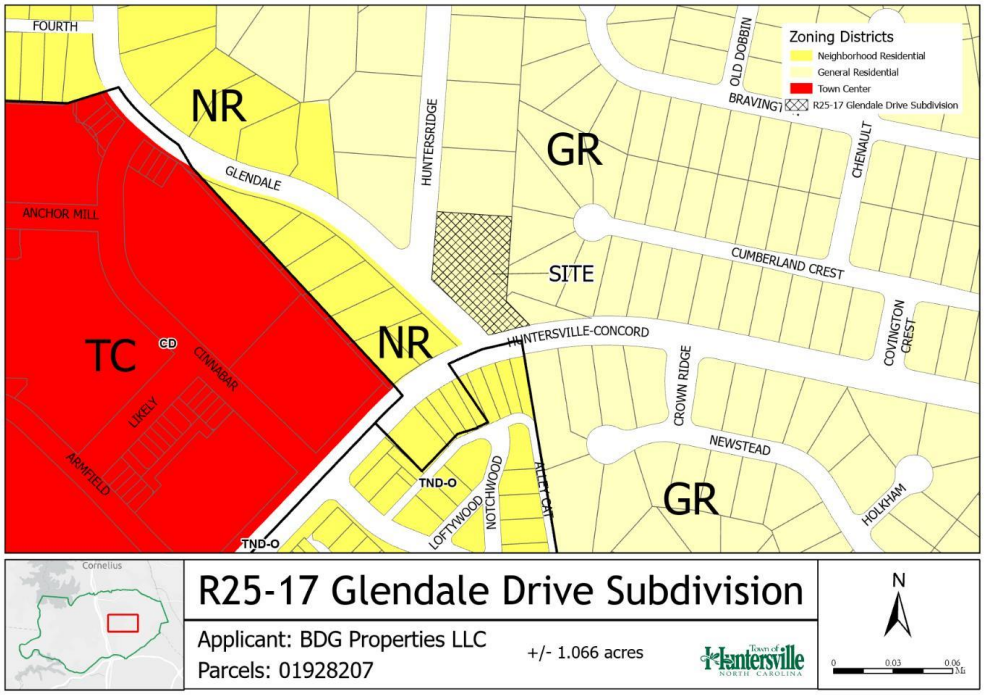
N/A

ATTACHMENTS:

1. R25-17 Public Hearing Staff Report
2. R25-17 General Application
3. R25-17 Rezoning Site Plan
4. R25-17 Neighborhood Meeting Report
5. R25-17 Engineering Report
6. R25-17 TIA Determination

Petition R25-17
Glendale Dr Subdivision

PART 1: PROJECT SUMMARY



Applicant: BDG Properties, LLC.

Property Owner: Bernice Gibson Bruce

Property Address: 14600 Glendale Dr

Project Size: (+/-) 1.066 acres

Parcel Numbers: 01928207

Current Zoning: General Residential

Current Land Use: Residential

Proposed Zoning: Neighborhood Residential- Conditional District (NR-CD)

Proposed Land Use: Residential- Single-Family homes

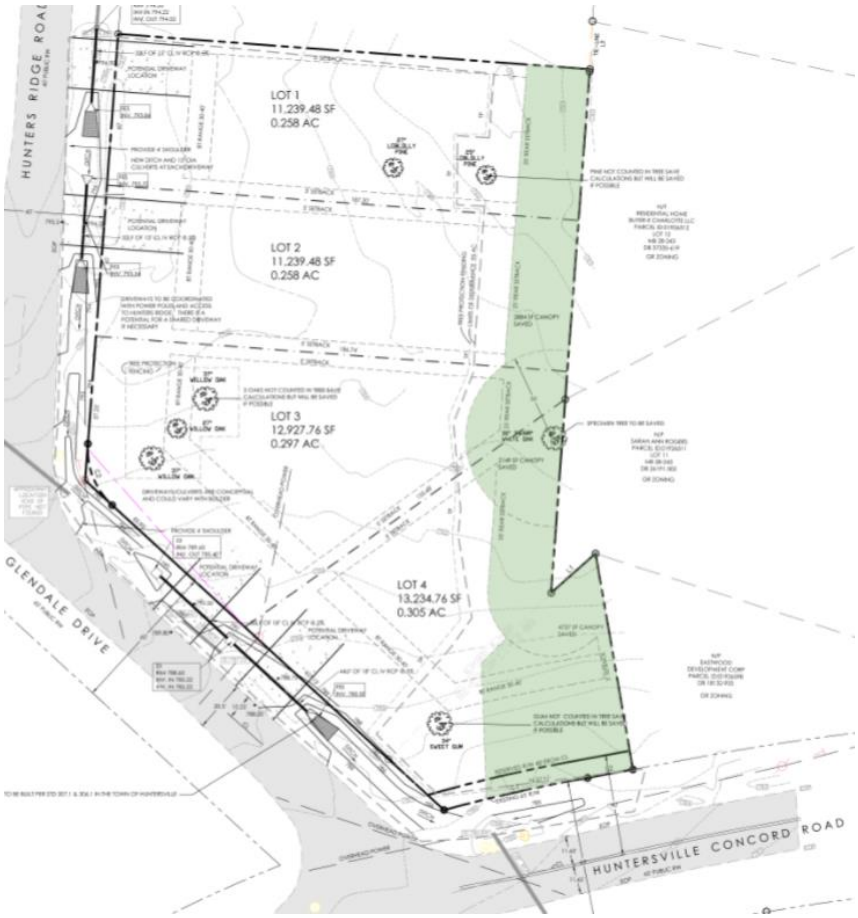
1. Purpose: Petition #R25-17, a request by BDG Properties, LLC to rezone +/- 1.066 acres located at 14600 Glendale Dr (parcel id # 01928207) from General Residential to Neighborhood Residential-Conditional District.
2. Adjoining Zoning and Land Uses.
   North: General Residential (GR) zoning, Existing Single Family Residential
   South: Neighborhood Residential (NR) zoning, Existing Single Family Residential (Vermillion Subdivision)
   East: General Residential (GR) zoning, Existing Single Family Residential (Covington Subdivision)
   West: Neighborhood Residential (NR) zoning, Existing Single Family Residential
3. A neighborhood meeting was held on Wednesday, January 28th, 2026. The invitation, site plan, and summary of the meeting are included in the agenda packet for review.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer on February 15, 2026; and posting of a rezoning sign along Glendale Dr and Huntersville-Concord in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicants are proposing to develop a 4-lot minor subdivision with one single-family detached house per lot.
    - The lot sizes will range from .25 acres to .3 acres.
- The property is currently zoned General Residential (GR). The General Residential Zoning District is not intended for development projects in the Huntersville jurisdiction which are initiated after the effective date of this ordinance.
    - The purpose of this rezoning is to rezone to a different zoning district that allows for greater density and is intended for development projects.
- No modifications from the standards of the Huntersville Zoning Ordinance are requested by the applicant as a part of this conditional rezoning request. The development proposal will comply with all applicable rules and regulations found within the Huntersville Zoning Ordinance.
    - While the applicant is not requesting modifications, the rezoning request is conditional, so the plans presented must be adhered to.
- Canopy and specimen tree save is required in the Neighborhood Residential zoning district (10% for Specimen tree save, 10% of total site area for tree canopy, and 100% heritage).
    - The applicant is meeting the minimum requirements for specimen tree save (10%) and doubling the requirements for canopy tree save (21%).
- The applicant is using existing public right-of-way, so no new infrastructure will be added.

Rezoning Plan:



PART 3: TRANSPORTATION ISSUES

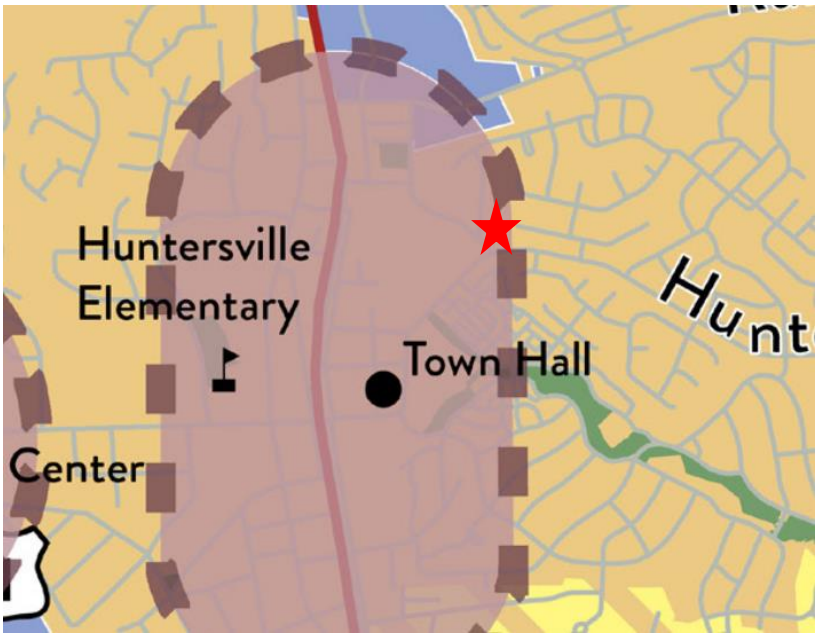
Traffic Impact Analysis (TIA)

- A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.
- See engineering memo attached

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan – "Town Core"



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single family homes, townhomes and apartments. Their design is focused on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES** SUPPORT this project through the following sections:

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The property proposed is in the Town Core Character Area of the Huntersville 2040 plan as shown above. The proposed rezoning matches the density of the surrounding properties.
- **Policy LU 2.1**: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.
    - STAFF COMMENT: The proposed development is within the two-mile I-77/NC-115 corridor and within the higher density Town Core Character Area.
- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist
    - STAFF COMMENT: The applicant is using existing public right-of-way and will connect into existing utility connections, so no new infrastructure will be added.
    - **Policy EOS 4:** Encourage the preservation of tree canopy within more urban environments.
        - STAFF COMMENT: The current plan shows double the tree canopy preservation required (20% of the site area)

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT** SUPPORT this project through the following sections:

- **Policy LU 9.1:** Residential design principles
    - STAFF COMMENT: This policy recommends residential development include front porches and recessed front loaded garages. These principles emphasize the architecture of the home, encourage outdoor interaction in the front of the home, and decreases the visual focus on plain garage doors. No elevations or concepts of the exterior product have been submitted for review. Although the NC State Statutes do not permit municipalities to have architectural ordinances for single family homes, submitting designs that utilize these principles is another way to demonstrate consistency with the Huntersville 2040 Plan for a conditional rezoning.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommends that the reclassification from General Residential to Neighborhood Residential would be consistent with the overall character of adjacent development. The existing housing stock to the west and south is currently single-family houses, zoned Neighborhood Residential. Therefore, the character of the existing development will not substantially change by the rezoning.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**

   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is not required, and engineering staff have determined no improvements are needed.
   - Staff have no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION

The application to reclassify the zoning of the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions;

- Utilize a shared driveway for lots 3 & 4
- R/W along Huntersville-Concord to be dedicated to accommodation for future roadway project
- Buildings shall incorporate elevated design elements found within our Design Guidebook

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for March 3, 2026

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for March 24, 2026

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for April 21, 2026

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R25-17 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R25-17 Glendale Dr Subdivision

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, staff recommends approval of the application with conditions. With conditions the application is consistent with Policies LU 1.1, LU 2.1, LU 9.1, and EOS 4 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: N/A	DENIAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

dotloop signature verification: dtlp.us/0SKz-cNTs-nE5j

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

- ☐ Change of Use
- ☐ Commercial Site Plan
- ■ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
  Original Project # _____
- ☐ Other _____

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☐ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/24/2025

Name of Project Glendale Dr. Subdivision Phase # (if subdivision) _____

Project Address 14600 Glendale Drive, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01928207

Current Zoning District GR Proposed District (for rezoning only) NR (CD)

Property Size (acres) 1.066 Street Frontage (feet) 447' +/-

Current Land Use Residential

Proposed Land Use(s) Residential

Is the project within Huntersville's corporate limits?
Yes x No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Minor subdivision of 4 lots on 1.066 acres. This request requires a rezoning for a minor subdivision to allow the 4 lots due to the lot size.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

dotloop signature verification: dtlp.us/0SKz-cNTs-nE5j

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name W&A Engineering Phone 704-875-1615

☐ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Jay A Henson

Title Director of Operations Email jhenson@waengineering.com

Address of Applicant 121 Gilead Road, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Bernice Gibson Bruce Phone _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Bernice Bruce dotloop verified 11/26/25 6:38 PM EST TS66-P2KY-GHJ4-KH6U

Title _____ Email _____

Address of Property Owner 110 Carr Road, Dallas, NC 28034

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

BDG Properties, LLC	Drew Bowman	704-609-6113	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

REZONING PLANS FOR:
PROPOSED

GLENDALE DR. SUBDIVISION
HUNTERSVILLE, NC

VICINITY MAP
SCALE: N.T.S.

SHEET LIST

C1-COVER SHEET
C2-SURVEY
C3-SITE PLAN

DEVELOPER:

BOWMAN DEVELOPMENT
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078

REZONING NUMBER R25-17

OWNER:

ANDREW STEVENSON GIBSON
110 CARR ROAD
DALLAS, NC 28034

MECKLENBURG COUNTY
FIRE MARSHAL'S OFFICE
LAND DEVELOPMENT PLAN REVIEW CHECKLIST

The Mecklenburg County Fire Marshal's Office reviews land development drawings that are submitted thru the land development review process for the incorporated towns and their extra territorial jurisdiction (ETJ) areas. All land development drawings are reviewed for the following code requirements in the sketch and construction submittals:

Road Width – Minimum 20 feet or per North Carolina Department of Transportation (NCDOT).

Fire Apparatus Turning Radius – 30 feet inner, 42 feet outer.

Templates SB-30 (Engines) and B-40 (Ladder Trucks) are used and all drawings shall be scaled no smaller than 1:60.

Water Utilities – Water lines and/or fire hydrant locations.

Fire hydrants required within 400 feet of any new structure. Exception: R3 and U occupancies or where structure has an approved sprinkler system distant requirement shall be 600 feet.

Dead-End Roads – Maximum length of any dead-end road shall be 150 feet without an approved fire apparatus turn around.

Road Surfaces – All roads/commercial driveways for fire apparatus access shall be capable to support the imposed load of an 85,000 LBS

811 Know what's below. Call before you dig.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GLENDALE DRIVE
14600 GLENDALE DRIVE
HUNTERSVILLE, NC
PARCEL ID#01928207

Know what's below. Call before you dig. 811

REVISIONS

11-24-25	1ST SUBMITTAL
1-5-26	2ND SUBMITTAL

INITIAL SUB. DATE: 11-24-25

ISSUANCE DATE: ####

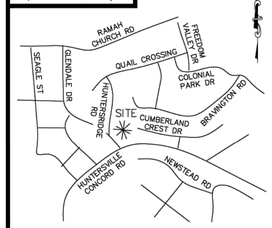
W&A PROJECT #: XXXX

COVER

C000

N:\25-00450 - Glendale Drive\DWG\Sheets\C01 - COVER.dwg 1-05-26 12:17:07 PM jhenson

VICINITY MAP
(NOT TO SCALE)



LINETYPE LEGEND

BOUNDARY LINE	
BOUNDARY TIE LINE	
ADJOINING BOUNDARY LINE (NOT SURVEYED)	
RIGHT-OF-WAY	
OLD LOT LINE	
OVERHEAD UTILITY LINE	
WOOD & WIRE FENCE LINE	
WOOD FENCE LINE	
SIGHT TRIANGLE	

SYMBOL LEGEND

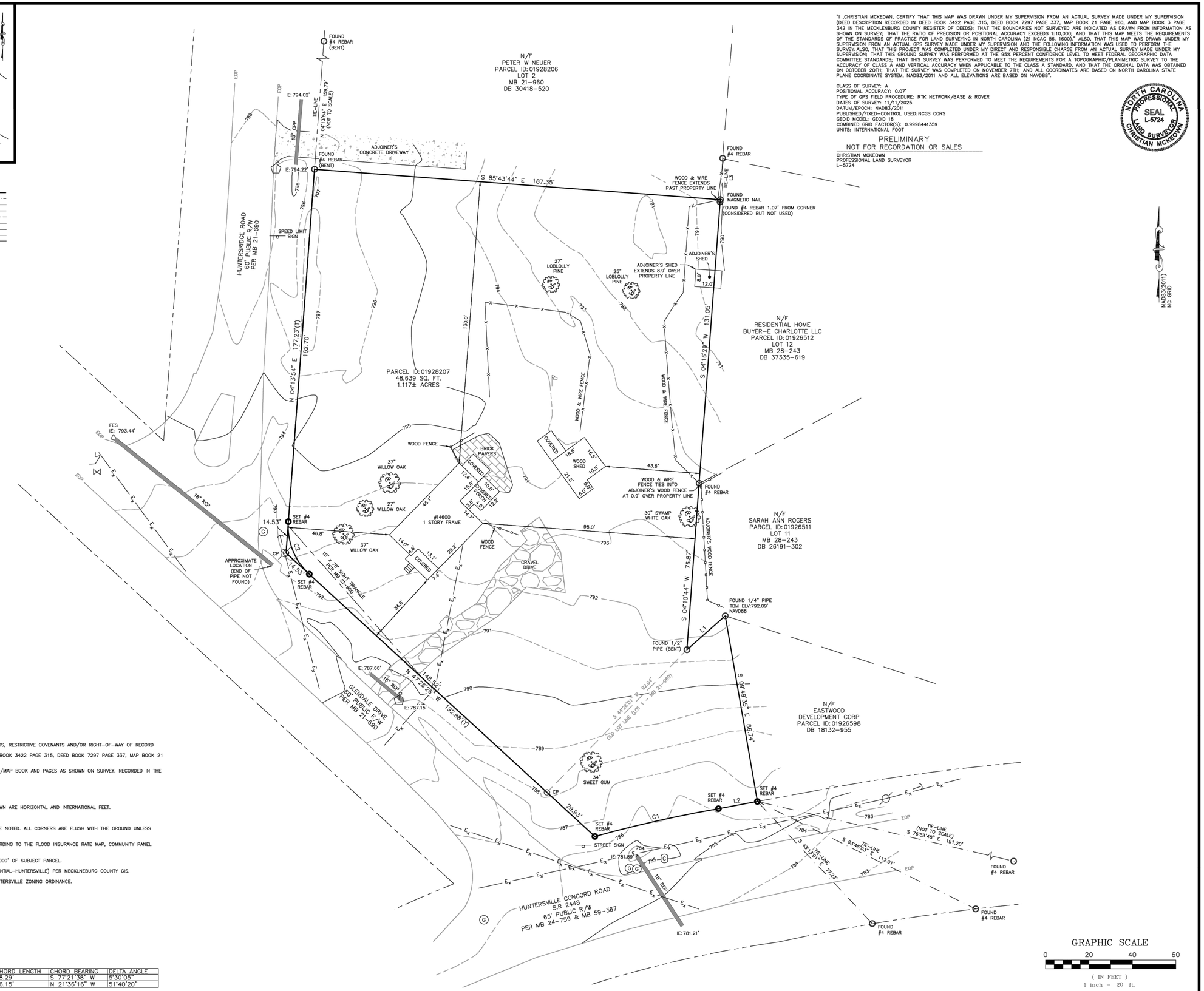
FOUND	
SET	
CALCULATED POINT	
UTILITY POLE	
GUY WIRE	
COMMUNICATIONS VAULT	
GAS VALVE	
SIGN	
WATER VALVE	
FLAG	
TREE	
MAILBOX	

NOTATION LEGEND

CP	CALUCLATED POINT
CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK
EOP	EDGE OF PAVEMENT
FES	FLARED END SECTION
IE	INVERT ELEVATION
MB	MAP BOOK
N/F	NOW OR FORMERLY
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FOOT
S.R	STATE ROAD
(T)	TOTAL

HATCHING LEGEND

- BRICK PAVERS
- STORM DRAIN PIPE
- GRAVEL
- CONCRETE



GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

SURVEYOR NOTES:

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD

SUBJECT BOUNDARY INFORMATION BASED ON DEED BOOK 3422 PAGE 315, DEED BOOK 7297 PAGE 337, MAP BOOK 21 PAGE 960, AND MAP BOOK 3 PAGE 342.

ADJOINING BOUNDARY INFORMATION BASED ON DEED/MAP BOOK AND PAGES AS SHOWN ON SURVEY, RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.

BASIS OF BEARINGS: NC GRID NAD 83/2011

VERTICAL DATUM: NAVD88

AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND INTERNATIONAL FEET.

DATE OF FIELD SURVEY: 10/20/2025-11/07/2025

#4 REBARS SET AT ALL CORNER UNLESS OTHERWISE NOTED. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710465100K, DATED 11/16/2018.

NO NCGS OR USGS MONUMENTS LOCATED WITHIN 2000' OF SUBJECT PARCEL.

SUBJECT PROPERTY IS ZONED GR (GENERAL RESIDENTIAL-HUNTERSVILLE) PER MECKLENBURG COUNTY GIS.

SETBACKS ARE LISTED PER CURRENT TOWN OF HUNTERSVILLE ZONING ORDINANCE.

40' SETBACK
20' STREET SIDEYARD
10' SIDEYARD
50' REARYARD

LINE	BEARING	DISTANCE
L1	N 48°29'55" E	23.51'
L2	S 79°30'05" W	18.23'
L3	N 03°07'19" E	19.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	607.35'	58.32'	58.29'	S 77°21'38" W	5°30'05"
C2	30.00'	27.06'	26.15'	N 21°36'16" W	51°40'20"

"I ,CHRISTIAN MCKEOWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 3422 PAGE 315, DEED BOOK 7297 PAGE 337, MAP BOOK 21 PAGE 960, AND MAP BOOK 3 PAGE 342 IN THE MECKLENBURG COUNTY REGISTER OF DEEDS); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON SURVEY; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." ALSO, THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: ALSO, THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON OCTOBER 20TH; THAT THE SURVEY WAS COMPLETED ON NOVEMBER 7TH; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD88".

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK/BASE & ROVER
DATES OF SURVEY: 11/11/2025
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USED:NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR(S): 0.9998441359
UNITS: INTERNATIONAL FOOT

PRELIMINARY
NOT FOR RECORDATION OR SALES

CHRISTIAN MCKEOWN
PROFESSIONAL LAND SURVEYOR
L-5724

NORTH CAROLINA PROFESSIONAL SEAL L-5724 LAND SURVEYOR CHRISTIAN MCKEOWN

DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:

NORTH CAROLINA DELTA LAND SERVICES, INC. NO. C-735 CERTIFICATE OF AUTHORIZATION

PREPARED FOR:
BOWMAN DEVELOPMENT GROUP

ADDRESS:
13815 CINNABAR PL,
HUNTERSVILLE, NC 28078

OWNER(S):
ANDREW STEVENSON GIBSON
DEED BOOK 3422 PAGE 315

ADDRESS:
110 CARR RD,
DALLAS NC 28034

BOUNDARY/TOPOGRAPHIC SURVEY
PARCEL ID#:01928207
HUNTERSVILLE TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET NUMBER:

SHEET 1 0F 1

PROJECT NAME:

14600 GLENDALE DRIVE - HUNTERSVILLE

DRAWN BY: CCM	DATE: 11/11/2025
CHECKED BY: TMG	SCALE : 1" = 20'

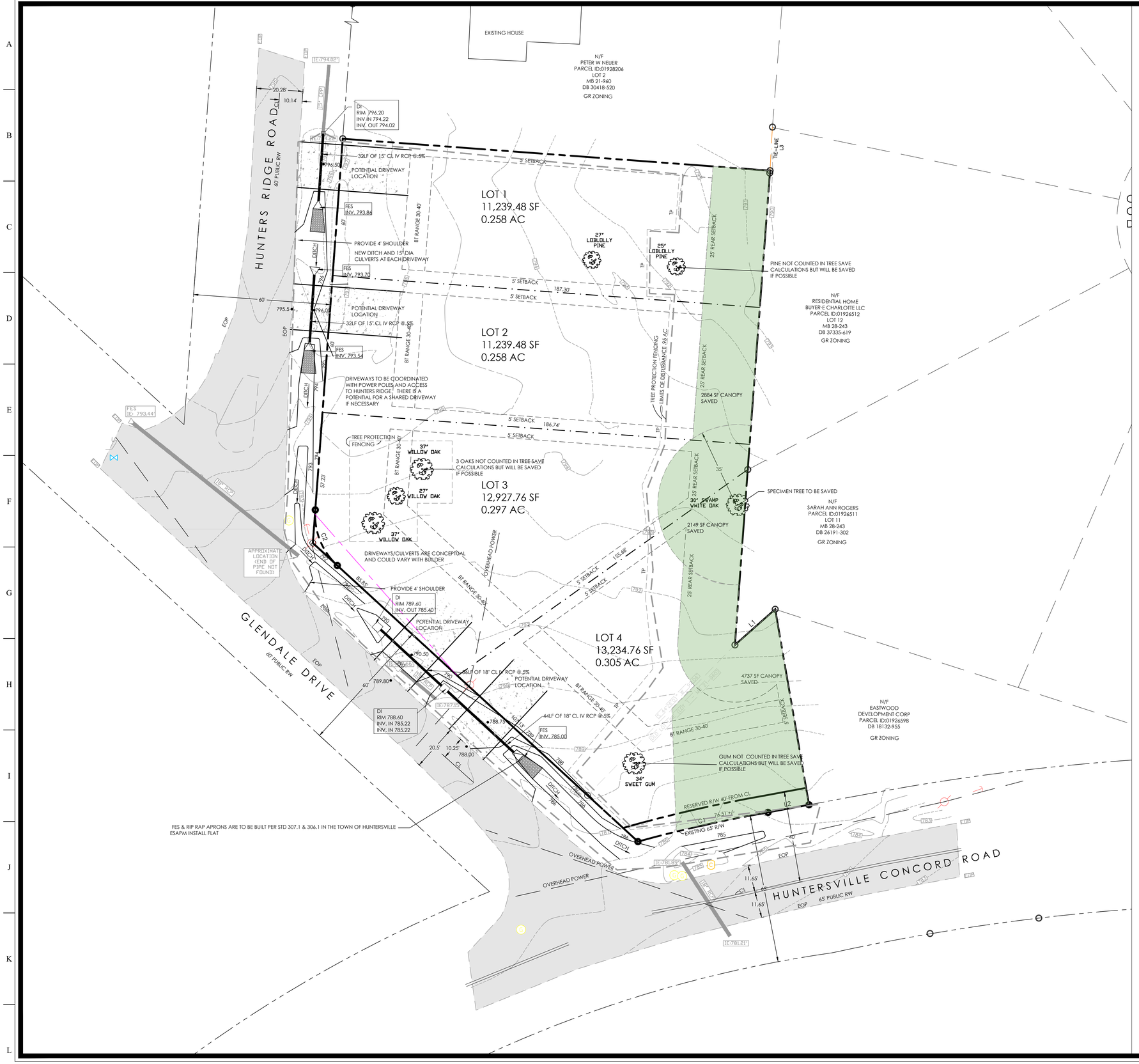
REVISION NO:	DATE:

DRAWING TITLE:

14600 GLENDALE DRIVE - BOUNDARY/TOPO.DWG

C 01

Copyright 2025 DELTA LAND SERVICES, INC.



SITE DATA TABLE

PARCEL ID	01928207
LOCATION	14600 GLENDALE DRIVE
JURISDICTION	HUNTERSVILLE
OWNER	ANDREW STEVENSON GIBSON C/O BOWMAN DEV.
	110 CARR ROAD
	DALLAS, NC 28034
ZONING	EXISTING GR PROPOSED NR (CD)
TOTAL PARCEL AREA	1.066 AC
PROPOSED USE	SF RESIDENTIAL
PROPOSED BUILDING PRODUCT	SF DETACHED HOUSE
UNIT DENSITY	4 UNITS 4 UNITS / AC
BUILD TO LINE	30'-40'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	-
MAX. NUMBER OF BUILDINGS	4 SF UNITS
PARKING SPACES REQUIRED	1.5 PER UNIT
PARKING SPACES PROVIDED	MIN 2 PER UNIT
REQUIRED TREE SAVE	10% OF CANOPY AND 10% SPECIMEN TREES
PROVIDED TREE SAVE	SEE BELOW
FEMA MAP NUMBER	3710465100K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2
TRASH COLLECTION	ROLLOUT CONTAINERS
BUFFER REQUIREMENTS	NO BUFFER

TREE SAVE REQUIREMENTS

TOTAL SPECIMEN TREES	7 TREES
TOTAL REQUIRED TO BE SAVED (10%)	1 TREE
TOTAL TREES SAVED	1 TREE
TOTAL TREE CANOPY AREA	38,606 SF
TOTAL TREE CANOPY REQUIRED (10% OF SITE 46,435 SF)	4643 SF
TOTAL TREE CANOPY SAVED	9770 SF 21% OF SITE

TREE CANOPY PLAN

POST CONSTRUCTION/WATER QUALITY

THIS PROJECT WILL COMPLY WITH THE TOWN OF HUNTERSVILLE POST CONSTRUCTION ORDINANCE-HOWEVER, WOULD BE EXEMPT PER 8.17.3 C) :

RESIDENTIAL DEVELOPMENT ACTIVITY THAT DISTURBS LESS THAN ONE ACRE OF LAND AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE, INCLUDING NEW DEVELOPMENT, REDEVELOPMENT OR EXPANSIONS, IS NOT SUBJECT TO THE PROVISIONS OF THIS ORDINANCE.

THIS PROJECT WILL DISTURB < 1 ACRE
NO NEW DRAINGE INFRASTRUCTURE OR NEW DRAINAGE EASEMENTS SHALL BE CREATED THOUGH LOTS
NO IMPERVIOUS LIMITS ON LOTS

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

N
W E
S
NORTH ARROW
0 10 20 40
GRAPHIC SCALE 1"=20 FT.

GLENDALE DRIVE

14600 GLENDALE DRIVE
HUNTERSVILLE, NC
PARCEL ID#01928207

SITE PLAN

Know what's below. Call before you dig. 811

REVISIONS

11-24-25	1ST SUBMITTAL
1-5-26	2ND SUBMITTAL

INITIAL SUB. DATE: 11-24-25

ISSUANCE DATE: ####

W&A PROJECT #: XXXX

SITE PLAN

C-2

N:\25-00450 - Glendale Drive\DWG\Sheets\C03 - SITE PLAN.dwg 1-30-26 08:52:04 AM jhenson

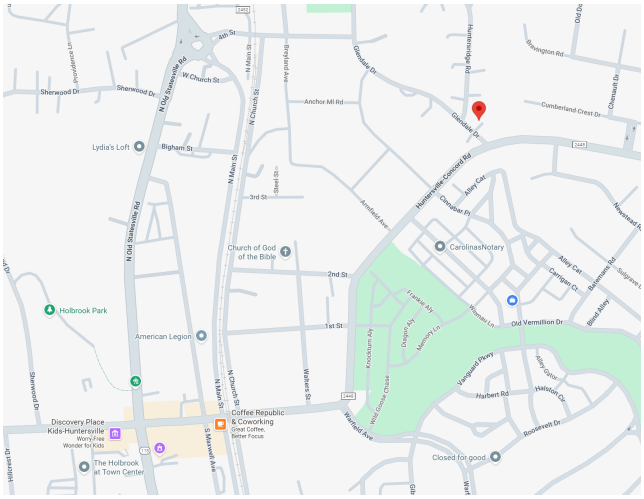
BOWMAN DEVELOPMENT GROUP

To: Property Owners Adjacent 14600 Glendale Drive
From: Robert Bowman, Bowman Development Group
Date: January 13, 2026
RE: Notice of public input meeting for a conditional rezoning of approximately +/- 1.066 acres from General Residential (GR) to Neighborhood Residential Conditional District (NR-CD).

Bowman Development Group is proposing to rezone the property located at 14600 Glendale Drive, Huntersville, NC 28078 from General Residential (GR) to Neighborhood Residential Conditional District (NR-CD) to allow for four single-family lots.

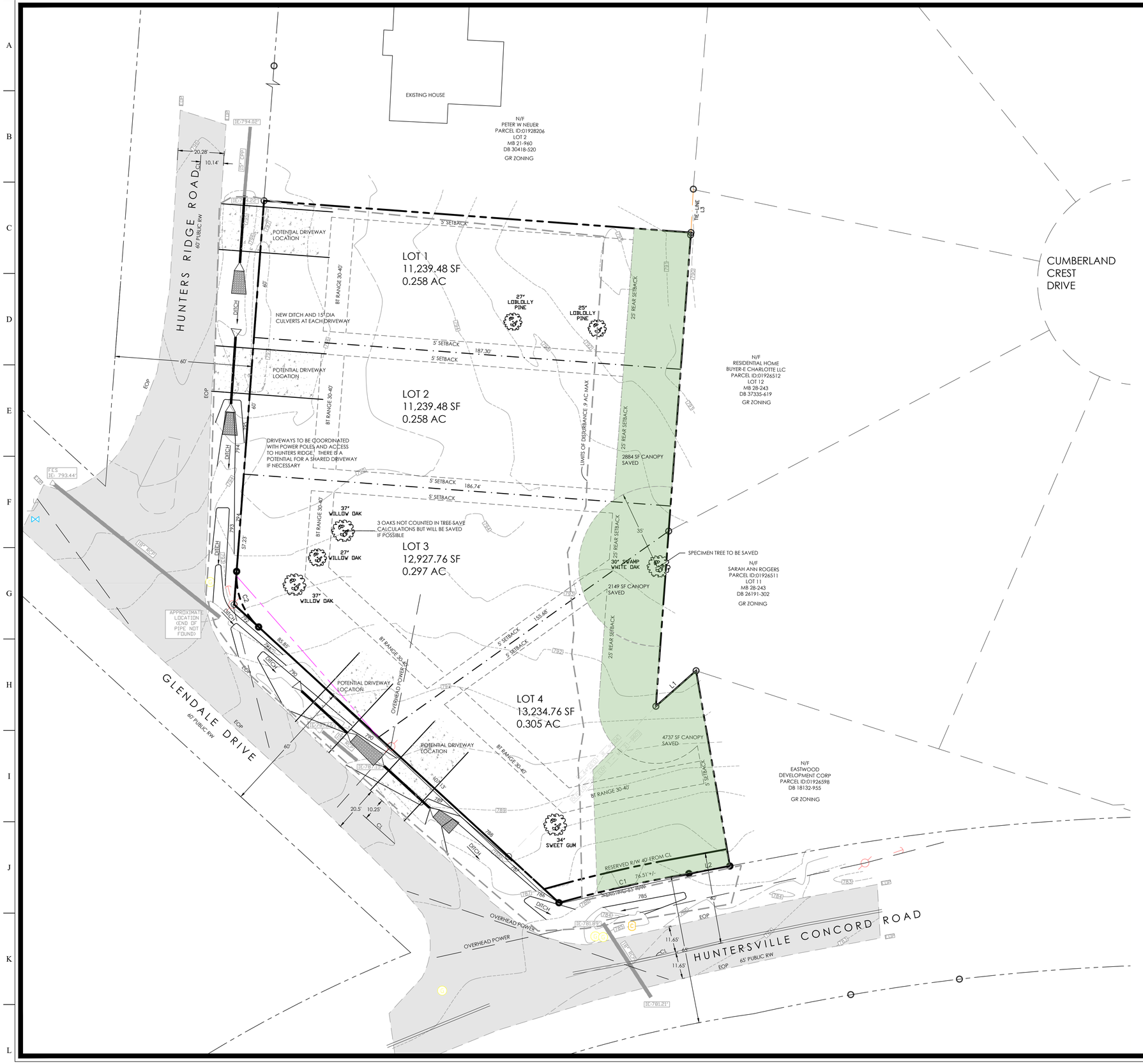
You are being notified of this neighborhood meeting because you own property adjacent to the subject rezoning and are invited to attend a public input meeting on Wednesday**, January 28, 2026 at 6 p.m. at the Huntersville Arts and Cultural Center, 14614 S Old Statesville Rd, Huntersville, NC 28078**. There will be an opportunity to ask questions about the proposed rezoning.

Enclosed, you will find the proposed rezoning plan. If you have questions about the meeting, please reach out to Whitney Hodges at whitneynhodges@gmail.com or 704-929-8396. You may also contact the Town of Huntersville Planning Department at 704-875-7000 for additional questions or visit the website for the project, https://huntersville.org/3433/Rezoning-R25-17-Glendale-Drive-Subdivisi



General Location Map

13815 Cinnabar Place • Huntersville • NC • 28078
704.875.9704



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MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	-
MAX. NUMBER OF BUILDINGS	4 SF UNITS
PARKING SPACES REQUIRED	1.5 PER UNIT
PARKING SPACES PROVIDED	MIN 2 PER UNIT
REQUIRED OPEN SPACE	0
PROVIDED OPEN SPACE	0
REQUIRED TREE SAVE	10% OF CANOPY AND 10% SPECIMEN TREES
PROVIDED TREE SAVE	XXX
FEMA MAP NUMBER	3710465100K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2
TRASH COLLECTION	ROLLOUT CONTAINERS
BUFFER REQUIREMENTS	NO BUFFER

TREE SAVE REQUIREMENTS

TOTAL SPECIMEN TREES	7 TREES
TOTAL REQUIRED TO BE SAVED (10%)	1 TREE
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NC ENGINEERING BOARD LICENSE #: P-2743
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GLENDALE DRIVE

14600 GLENDALE DRIVE
HUNTERSVILLE, NC
PARCEL ID#01928207

SITE PLAN

Know what's below. Call before you dig. 811

REVISIONS

11-24-25	1ST SUBMITTAL

INITIAL SUB. DATE: 11-24-25

ISSUANCE DATE: ####

W&A PROJECT #: XXXX

SITE PLAN

C-2

N:\25-00450 - Glendale Drive\DWG\Sheets\C03 - SITE PLAN.dwg 11-25-25 03:54:43 PM jhenson

Glendale Rezoning
Neighborhood Meeting Summary
January 28, 2026 | 6 pm
Huntersville Arts and Cultural Center

The meeting began at 6:01 pm and was shared via Teams. The attendance list is attached. Presenting from Bowman Development Group were Nate Bowman and Whitney Hodges. Patrick Patterson was present from the Town's Planning Department.

Bowan Development Group proposes to rezone the parcel at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential (NR). The GR zone was applied to the property in 1996 to match Mecklenburg County zoning at the time, with the intent that parcels would be rezoned as development occurs. The GR allows 20,000 sq ft lots that are 90 feet wide. The proposed rezoning would subdivide the 1.066 acres into four lots, each approximately 60 feet wide lots. The rezoning proposes incremental density and aligns with the Town's intent to add density within the core to support transit and downtown activities.

Neighborhood Concerns and Property Lines

- Mr. Bowman stated that the plan is to preserve as many trees as possible and connect to existing water and sewer services. The proposed builder, Brookline Homes, intends for the new homes to have the same look and character of the newer construction in the area.
- Mr. Neuer, an adjoining property owner, expressed concerns regarding potential impacts to existing trees and the proximity of proposed homes to his property line. Mr. Bowman suggested meeting on site after the snow melts to review these concerns.
- One attendee asked about restrictive covenants, emphasizing the importance of maintaining neighborhood character. Mr. Bowman noted that the lots would be part of the Vermillion Homeowners Association.
- Additional concerns were raised regarding potential impacts on property values and the adequacy of neighborhood infrastructure. One attendee expressed concern that the Town was forcing development around the neighborhood.
- Mr. Bowman noted previous efforts to attract a grocery store to this side of Huntersville-Concord Road.

Traffic Concerns

- Attendees expressed concerns about increased density and potential traffic impacts, including driveway safety and effects on the surrounding neighborhood.
- Mr. Bowman stated that driveway access would require approval from the North Carolina Department of Transportation (NCDOT) and that a traffic scoping report would be submitted to the Town.
- Concerns were raised about delays when turning from Glendale Drive onto Huntersville-Concord Road and safety issues related to children waiting for school buses.

Mr. Bowman collected email addresses of anyone wanting more information. The meeting ended at 6:45 pm.

Town Engineering Rezoning Comment Summary
R25-17 Glendale Dr Subdivision
14600 Glendale Dr.
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Northeast corner parcel of Glendale Dr. & Huntersville-Concord Rd. This rezoning plans the subdivision of for four (4) single family lots with residential driveway connections along Glendale Dr. & Huntersridge Rd. This project does not meet the disturbed acreage threshold required to trigger the post construction ordinance and thus is not subject to stormwater and/or water quality requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Site Plan Comments:

1) Both 35'X35' & 10'X70' triangular maintenance easements need to be provided on the subject parcel at the intersection of Glendale Dr. and Huntersville-Concord Rd. per Town of Huntersville ESAPM II B.10.
2) A 15'X15' triangular maintenance easement needs to be provided on the subject parcel at the intersection of Glendale Dr. and Huntersridge Rd. per Town of Huntersville ESAPM II B.10.
3) The outlet of an 18" storm drain crossing underneath Huntersridge Rd. was no located by the applicant's surveyor. This outlet needs to be officially located and either adjusted or rebuilt as a result of construction.

Town of Huntersville
NORTH CAROLINA

Traffic Impact Analysis (TIA)
Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (150) or more peak hour vehicle trips or 1,500 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: BDG PROPERTIES LLC

Project Name: GLENDALE DR 4 LOT MINOR SUBDIVISION

Project Address: 14600 GLENDALE DR

Project Description (including square footage for each proposed land use):
Minor Subdivision of a 1.066 acre parcel into 4 lots.

Applicant

Printed Name BDG PROPERTIES LLC Phone 704-875-9704

☐ Corporation ☑ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____

Title ROBERT BOWMAN - MANAGER Email BOWMANJ1@GMAIL.COM

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 12/2/25

Daily Trips Anticipated 36

Peak Hour Trips Anticipated AM 3 **PM** 4

TIA Required (Yes/No) No

Date of Determination: 12/9/25

Comments: Determination based on 4 single family detached housing units.

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Public Hearing on Petition #R25-14: Dash In Gas Station

---

EXPLAIN REQUEST:

Conduct a public hearing on Petition #R25-14 Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business with conditions (CB-CD) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash.

ACTION RECOMMENDED:

Conduct Public Hearing

FINANCIAL IMPLICATIONS:

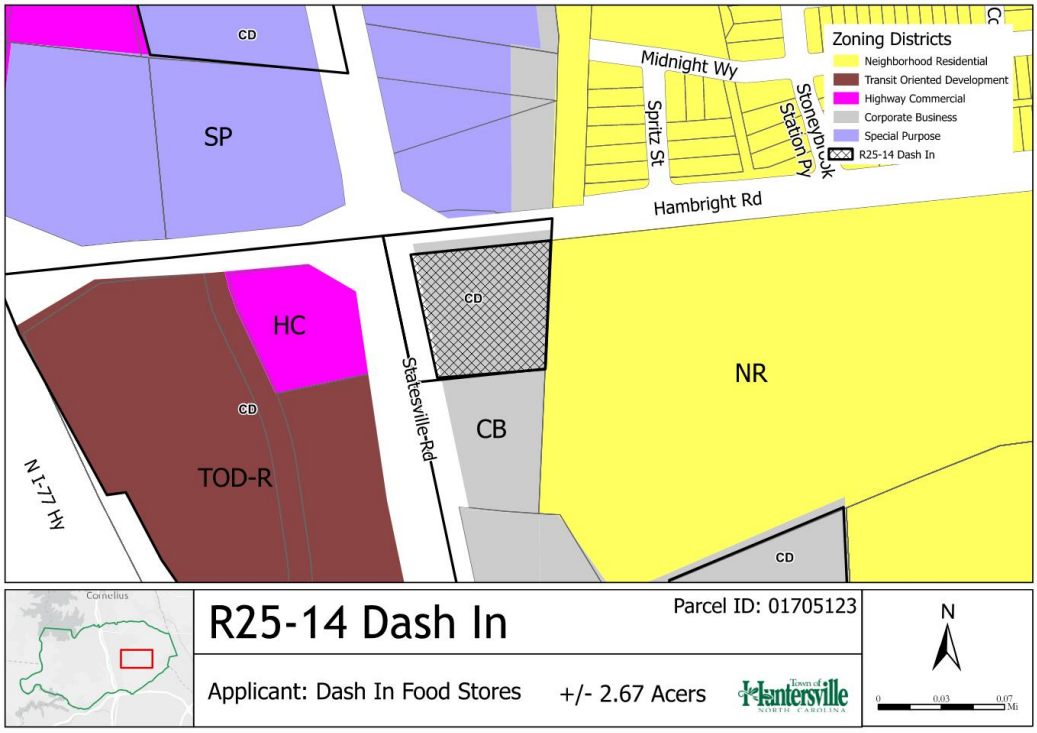
N/A

ATTACHMENTS:

1. R25-14 Dash In STAFF REPORT - PH - 3-03-26
2. 1. General Application
3. 2. Rezoning Plan
4. 3. Neighborhood Meeting Report
5. 4. Engineering Report
6. 5. TIA Determination

Petition R25-14
Dash In Gas Station Conditional Rezoning

PART 1: PROJECT SUMMARY



Applicant: Dash In Food Stores, Inc.

Property Owner: Ashley Kelly Pharr and Wendy C. Speckman

Property Address: N/A

Project Size: (+/-) 2.67 acres

Parcel Numbers: 017-051-23

Current Zoning: Corporate Business Conditional District (CB-CD)

Current Land Use: Vacant

Proposed Zoning: Highway Commercial Conditional District (HC-CD)

Proposed Land Use: Gasoline Service Station with a Convenience Store and a Car Wash

1. Purpose: Petition #R25-14 is a request by Dash In Food Stores, Inc. to rezone +/- 2.67 acres located at the corner of Hambright Rd and Statesville Rd (Parcel 01705123) from Corporate Business to Highway Commercial with a Conditional District. The purpose of the rezoning is to develop a gasoline service station with a convenience store and a car wash.
2. Background: The site was previously rezoned as part of R88-29 under the Mecklenburg County Zoning Ordinance. The approved site plan currently limits the site to a 20,000 square foot building and limits the uses to I-1 uses from the 1988 Mecklenburg County Zoning Ordinance.
3. Adjoining Zoning and Land Uses.
   - North: Special Purpose and Corporate Business. Existing Commercial Uses (Hambright Animal Hospital).
   - South: Corporate Business. Existing Industrial site.
   - East: Neighborhood Residential. Existing Single Family Residential (Stoney Brook Subdivision) and a School (JM Alexander Middle School).
   - West: Highway Commercial with Conditions and TOD-R with Conditions. Vacant land and Multi-Family Housing (Hambright Junction).
4. A neighborhood meeting was held on Thursday, December 11th, 2025. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. One adjacent property owner attended the meeting to discuss the potential project and ask questions of the applicant.
5. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description:

Staff have reviewed three sets of plans and returned two sets of comments to the applicant prior to the agenda deadline for the public hearing. The items listed below are site plan descriptions and issues that currently need to be addressed.

- The applicant is proposing to develop a gasoline service station with a convenience store and a car wash. The branding will be a Dash-In. The Convenience store will be 5,850 square feet and the Car Wash will be 1,350 square feet.
- The applicant has provided the following conditions if approved:
    - Only the following uses will be permitted on site:
        - Convenience Store with Gasoline Sales and Accessory Car Wash
        - Retail Establishments
        - Offices
        - Professional and Personal Services
        - Restaurants without Drive-Through Windows
        - HealthCare Services
        - Bank Branches
    - The Maximum gross floor area of the principal building will be 5,850 square feet.
    - The Maximum gross floor area of the car wash building shall be 1,350 square feet.
    - The maximum height of any building on the site shall be 35 feet. The Zoning Ordinance Highway Commercial Building type max height is 36'.
    - The applicant has provided a staff approved note regarding any future modifications to the locations and architecture of the buildings on the site.
- Parking: The development is required to provide 1 parking space per 500 sf commercial space, which would require 12 spaces. The applicant proposes to provide 41 spaces, 2 of which would be for Handicap parking.
- Access: The site will be accessed via a driveway off of Hambright Rd and Statesville Rd. The Hambright Rd access is proposed as a shared access with the site to the south as Article 6.1(F) requires that parking lots adjoining nonresidential buildings should be interconnected as much as possible. The applicant is working to secure a shared easement agreement with the neighbor to the south. See attached Engineering Report for more information regarding the TIA.
- Tree Save: The Highway Commercial zoning district requires that 10% of all Specimen Trees on site be saved. The applicant is proposing to save 30% (5 of the 16) of the specimen trees on site.
- Sidewalk: A 10ft sidepath will be provided along the road frontage as required by the Mobility Plan.

Rezoning Issues:

- Elevations: The applicant has provided elevations for the proposed convenience store, as can be seen below. Staff commend the elevations of the building facing the parking lot and gas canopy for using a unique design with traditional materials. This architectural design is more unique than "traditional shopping center" gas station convenience stores. However, this design does not extend to the side of the building facing Hambright and Statesville Rd (front) where the Huntersville Zoning Ordinance emphasizes architectural character.
    - Article 4.5 Lot Type / Highway Commercial: Special Conditions: 1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
        - The currently proposed elevations along the road frontage are not consistent with the Zoning Ordinance. The building should have a strong relationship with the corner of the Hambright and Statesville Rd intersection. The architectural features should create a more interesting and

comfortable for pedestrians, especially considering the nearby multi-family and single-family subdivisions that are in close proximity.
    - The elevation submitted is being treated not as the focal point of the building but as the rear maintenance area, turning its "back of house" toward the public street.
    - Windows appear to be blacked out or heavily tinted, which would not be permitted. Street level windows should be untinted.
    - Staff Recommendation: Staff recommend flipping the building or using elements from the currently proposed parking lot elevation with the elevation that faces the intersection.
- Article 4.5 Lot Type / Highway Commercial: Pedestrian Access: 1. Main pedestrian access to the building may be from the side Secondary access must be from the street frontage.
    - The currently proposed doorway along the street frontage is not adequate to accommodate pedestrian usage.
    - Staff recommend that the applicant design a building entrance that is visually prominent, has a high degree of articulation, transparency, and fenestration. Such a building would include features such as canopies, awnings, portico, lighting, or glass that provides architectural interest.
    - Additionally, the applicant must show that the pedestrian entrance leads into a functional and usable area within the store. Staff ask that a preliminary floorplan be provided to show this.
- Staff recommend that the applicant provide elevations and perspectives that consistently show what is proposed. The current elevations and perspectives make it unclear to staff what is exactly being proposed.

Rear Exterior Elevation (facing gas canopy)

Front Exterior Elevation (facing intersection)

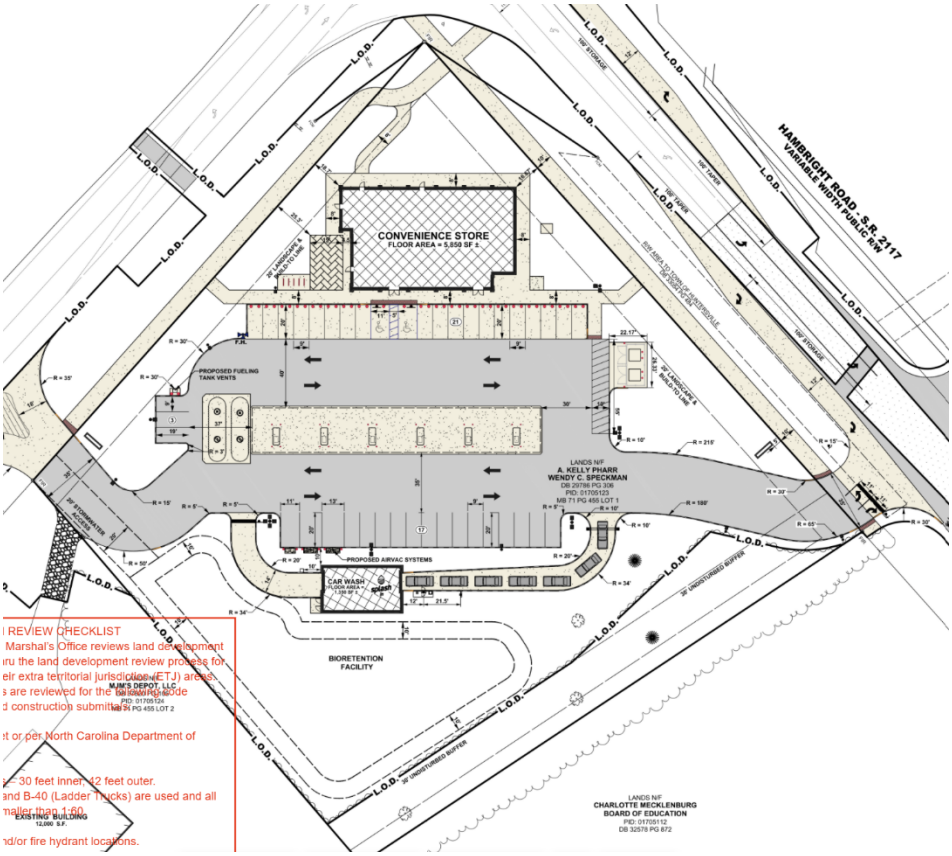
- Street Trees: Along major thoroughfares a double row of street trees are required. Currently only one row of street trees is being shown behind the sidewalk. An additional row will be required, and this will need to be coordinated with NCDOT to make sure it complies with their planting guidelines.
- Trash Containers: The Zoning Ordinance requires that the trash containers be located in the rear of the parking area. The applicant is currently showing the trash enclosure to be along the road frontage of Hambright. The trash enclosure will need to be moved to the rear of the site or a modification will need to be requested.
- Required Buffer: The proposed higher intensity non-residential use abuts a lower intensity use (school) which requires the development to provide a 30' undisturbed buffer along the property line with the school. This

buffer will remain undisturbed and is made up of existing trees. The neighbor to the south has a similar intensity use (warehouse) so a buffer is not required along the southern property line.

- The driveway access along Hambright Rd is proposed to be installed laterally into the 30ft buffer, which is not allowed. Driveways are only permitted to be crossed perpendicularly. The applicant would need to request a modification for this intrusion into the buffer. Staff would be in support of this modification as the driveway location is a requirement from NCDOT.

- Parking Screening: Article 6.1 requires perimeter landscaping of the parking lot using a continuous row of evergreen shrubs and large deciduous trees spaced at 40-foot increments. Alternatives are allowed such as a 3' masonry wall in place of the shrubs. The applicants currently only provide partial coverage of the continuous row of shrubs and are not showing large maturing trees around the entire parking lot.
  - Staff recommend showing all of the required parking landscaping or request a modification to the ordinance.

Rezoning Plan:



- Modifications:
  - **a.** Sideyard Parking: Article 4.5 Lot Type / Highway Commercial (4) of the zoning ordinance states that parking shall be located to the rear and/or side of the building and that sideyard parking may occupy no more than 45% of the principal frontage line. The applicant is proposing to allow the "parking areas to be located as depicted on the rezoning plan". While a specific number has not been provided, staff has estimated the request to be ~62%.
    - **Staff Comment: Staff can support this modification request due to the applicant providing a 20' opaque buffer along Hambright Rd and Statesville Rd in front of the parking lot. This 20' buffer is based on Article 7.5 Non-Residential buffer requirements. The increased parking along the road frontage would be screened from**

view. This exceeds the minimum parking screening requirements as a buffer along the road frontage is not required at all for highway commercial uses. Staff does ask that the applicant provide the exact percentage by which the maximum is being exceeded.

Additionally, Staff would recommend *not* continuing the buffer to the intersection corner past the parking lot and in front of the primary building. This would negate the required design elements of the elevation to create a strong relationship to the primary street and not entice pedestrians to use to entrance from the street.

b. Grading within Buffer: Article 7.5.8 only allows driveways to disturb a buffer if it is installed perpendicular to the buffer and not laterally. The applicant is proposing to install the driveway to Hambright Rd laterally into the undisturbed 20' buffer.

- **Staff Comment: Staff can support this modification request as NCDOT is requiring the driveway to be placed at this location to provide enough distance between the driveway and the intersection. The applicant has no alternative given the site's relationship with the surrounding state roads.**

PART 3: TRANSPORTATION ISSUES

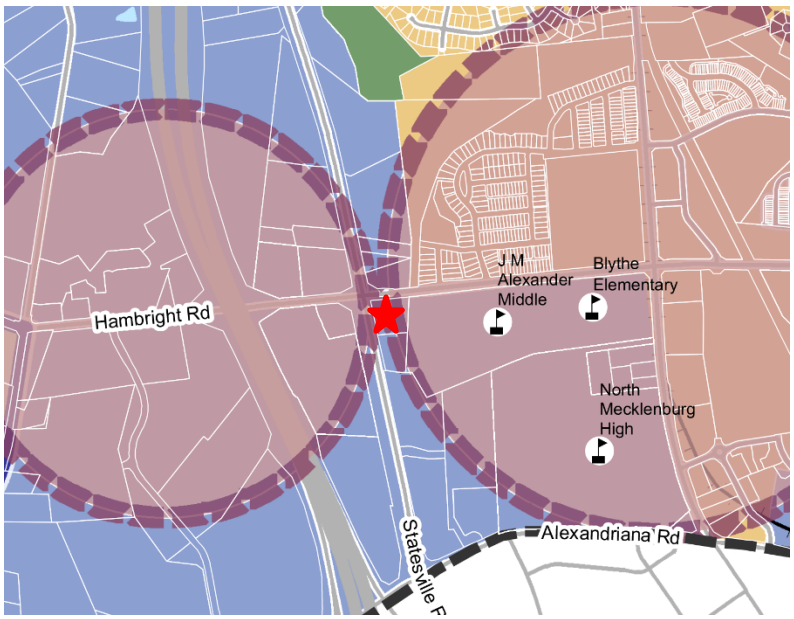
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project is required as it generates above the trip thresholds needed for an analysis. Please find the TIA Determination and an Engineering memo from Engineering attached in the agenda packet.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan – "Town Center and Mixed-Use Center"



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES** SUPPORT this project through the following sections:

- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
    - STAFF COMMENT: This policy supports the development as the site is at the corner of two major thoroughfares and is within a mixed-use activity center defined by the 2040 Community Plan.
- **Policy LU 7.1:** Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans. "Improve connectivity, particularly for pedestrians and vehicles" and "Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features".
    - STAFF COMMENT: This policy supports the development as the applicants have designed the driveway entrance to Statesville Rd in a way to allow a future shared connection with the southern property if it ever redevelops. Additionally, the full buffer being provided to screen the parking lot goes above and beyond the ordinance minimum requirements and will provide an opaque screening blocking the view of the parking lot from the street.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT** SUPPORT this project through the following sections:

- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
    - STAFF COMMENT: While the applicant is providing a buffer to screen the parking that goes above and beyond the minimum standards of the ordinance the provided architectural elevations of the convenience store along the street frontage do not meet ordinance minimums. The street frontage elevations fail to provide a strong relationship to the street and do not create visual interest. The entrance to the building along the street does not encourage a pedestrian-friendly environment that provides a strong sense of place through its proposed design.
        - To comply with the Town Ordinance, and go above and beyond with this application, some interior alteration is likely to be required in order to allow window fenestration along the street side. Or, additional square footage could be added to create a vestibule and display window along the front. This was the treatment on the BP gas station at Gilead Road and HWY 21 that worked well. Staff recommends a similar treatment in this application.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommend that the reclassification to the Highway Commercial Conditional District (HC-CD) would be consistent with the overall character of adjacent development for the following reasons:
   - Provides complementary commercial uses and services to support the surrounding civic, residential, and employment uses.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is required for this development.
   - Please see the TIA and Engineering Report for further information.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.**
   STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION

While the application's use is consistent with the character area recommendations of the Huntersville 2040 Plan, Staff doesn't recommend approval due to building design. The expectation from the Zoning Ordinance and Huntersville 2040 Plan is that the elevations along the street frontage would provide a strong relationship to the street, promote walkability, and create visual interest while encouraging a pedestrian-friendly environment that provides a strong sense of place through its design. The application as submitted does not achieve this goal due to "turning the building" away from the public street.

While staff does not recommend approval of the project, the following items are things the applicant can do for staff to support the project:

- Provide an elevation that follows the design principles as outlined in the zoning ordinance and the 2040 Community Plan.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was originally scheduled for February 3, 2026. The applicant deferred the project to March 3, 2026.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for March 24th, 2026.

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for April 21st, 2026.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

1. Rezoning Application
2. R25-14 Rezoning Plan
3. Neighborhood Meeting Report
4. Engineering Report
5. TIA Determination

PART 10: CONSISTENCY STATEMENT – R25-14 Dash In Rezoning

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R25-14, Dash In, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**.	APPROVAL: In considering the proposed rezoning application R25-14, Dash In, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**.

	It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)	**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning application R25-14, Dash In, the Planning Department recommends denial based on the Plan being inconsistent with the Zoning Ordinance and the 2040 Community Plan policies LU-8.2. It is not reasonable and in the public interest to approve the Rezoning Plan because of the architectural elevations that do not comply with the Zoning Ordinance and the policies of the 2040 Community Plan.	DENIAL: In considering the proposed rezoning application R25-14, Dash In, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R25-14, Dash In, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

Docusign Envelope ID: A34471AF-58A5-4AF3-917C-D320D037EFD2

Town of Huntersville NORTH CAROLINA

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application September 2, 2025

Name of Project Dash In Phase # (if subdivision) N/A

Project Address Southeast corner of the intersection of Statesville Road and Hambright Road

Parcel Identification Number(s) (PIN) 017-051-23

Current Zoning District CB (Corporate Business) Proposed District (for rezoning only) HC (Highway Commercial) (CD)

Property Size (acres) 2.67 acres Street Frontage (feet) A total of approximately 722 feet

Current Land Use Vacant

Proposed Land Use(s) Convenience store with gasoline sales and an accesssory car wash

Is the project within Huntersville's corporate limits?
Yes X No_____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Requesting the rezoning of the site to the HC (CD) zoning district to accommodate a convenience store with gasoline sales and an accessory car wash

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Dash In Food Stores, Inc. c/o Jeff Bainbridge Phone 410-456-1467

■ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature DocuSigned by: Jeff Bainbridge 2B472FA6E6B64AF... 8/28/2025 | 20:27 EDT

Title Senior Director of Real Estate Email jsbainbridge@willsgroup.com

Address of Applicant 102 Centennial Street, La Plata, MD 20646

7. Property Owner (if different than applicant)

*Printed Name Ashley Kelly Pharr and Wendy C. Speckman Phone See attached signature sheet

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ■ Other: Individuals

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title _____ Email See attached signature sheet

Address of Property Owner See attached signature sheet

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Dash In Food Stores, Inc. c/o Jeff Bainbridge	Jeff Bainbridge	410-456-1467	jsbainbridge@willsgroup.com
Development Firm	Name of Contact	Phone	Email
Becker Morgan Group, Inc.	Mark Strickland	910-341-7600	mstrickland@beckermorgan.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

Signature of Property Owners to Rezoning Application

Ashley Kelly Pharr

Ashley Kelly Pharr — 8/29/25
Date

704. 562. 1105
Phone

kellyPharr@gmail.com
Email Address

207 Ashby Drive
Davidson, NC 28036

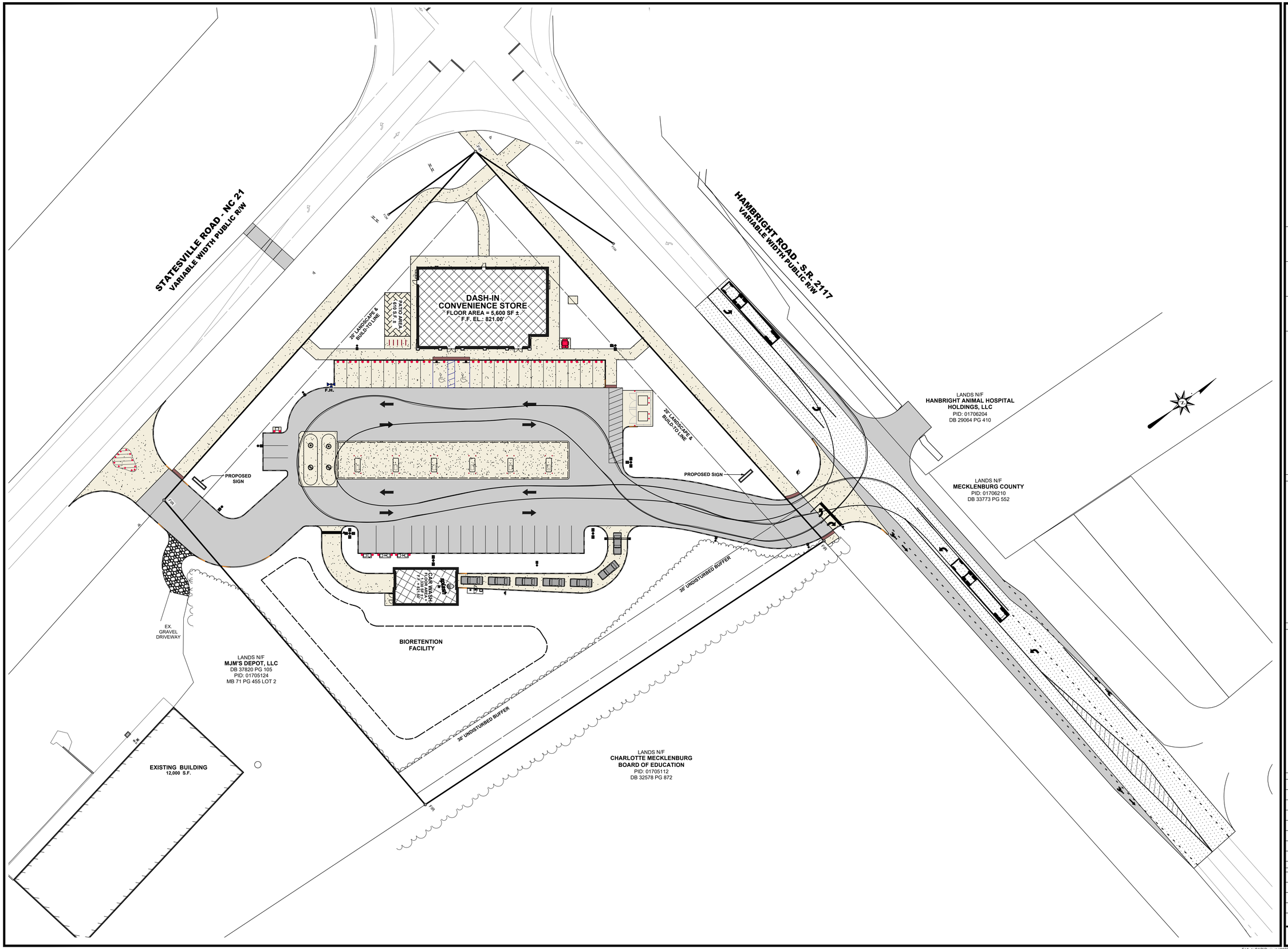
Wendy C. Speckman

Wendy C. Speckman — 9/1/25
Date

704-400-3840
Phone

wpspeckman@gmail.com
Email Address

17313 Harbor Walk Drive
Cornelius, NC 28031



BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

WB-50 TURNING TEMPLATE - FUELING TANKS

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: Turning Temp 2

PROJECT NO.:	**2023321.00**
DATE:	**07-21-2025**
SCALE:	**1" = 30'**
DRAWN BY: **A.C.F.**	PROJ. MGR.: **M.D.S.**

SHEET

TURNING TEMP 2

COPYRIGHT 2023

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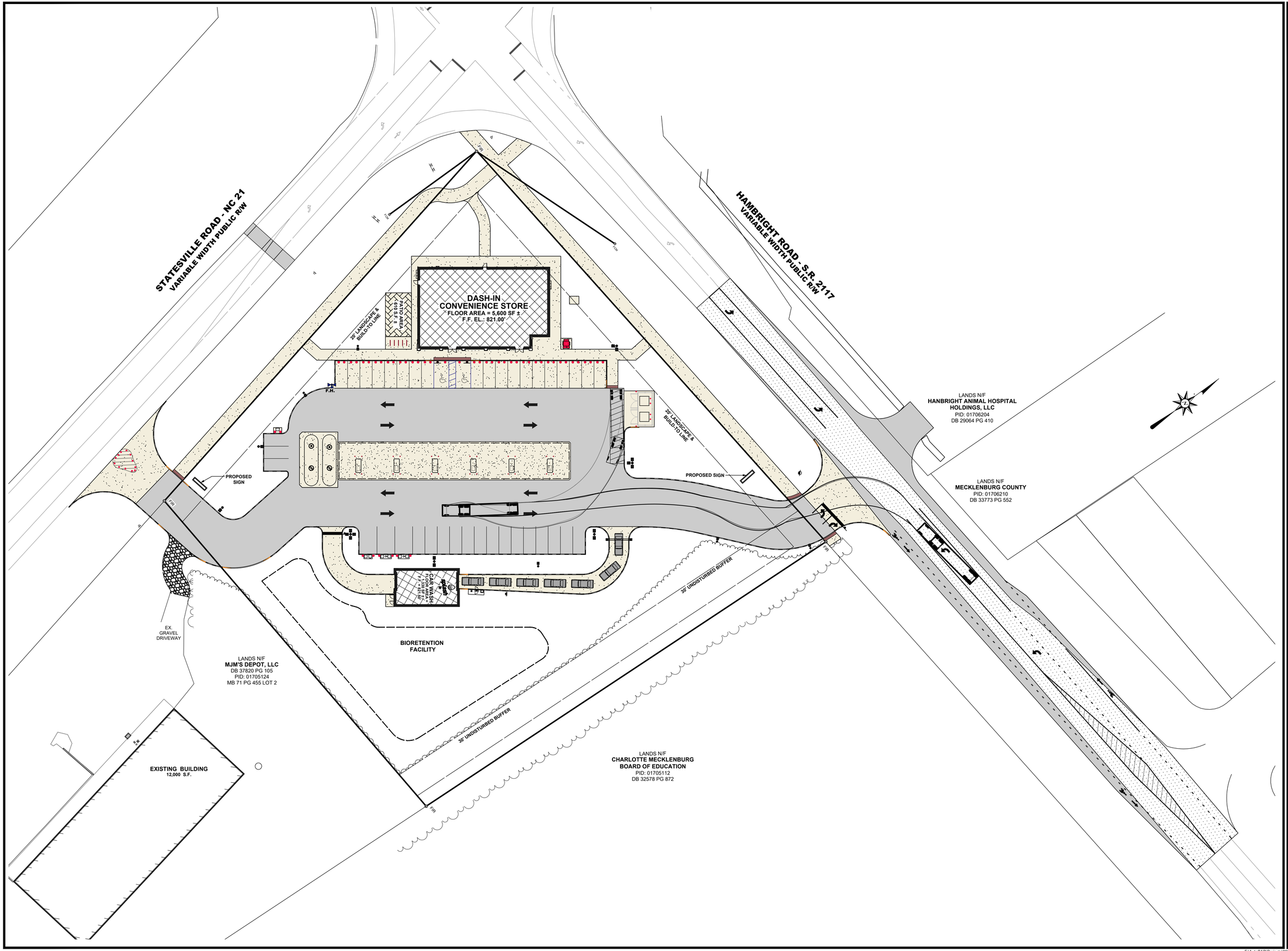

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North Carolina
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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

WB-50 TURNING TEMPLATE - LOADING ZONE

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: Turning Temp		

PROJECT NO.:	**2023321.00**
DATE:	**07-21-2025**
SCALE:	**1" = 30'**
DRAWN BY: **A.C.F.**	PROJ. MGR.: **M.D.S.**

SHEET

TURNING TEMP

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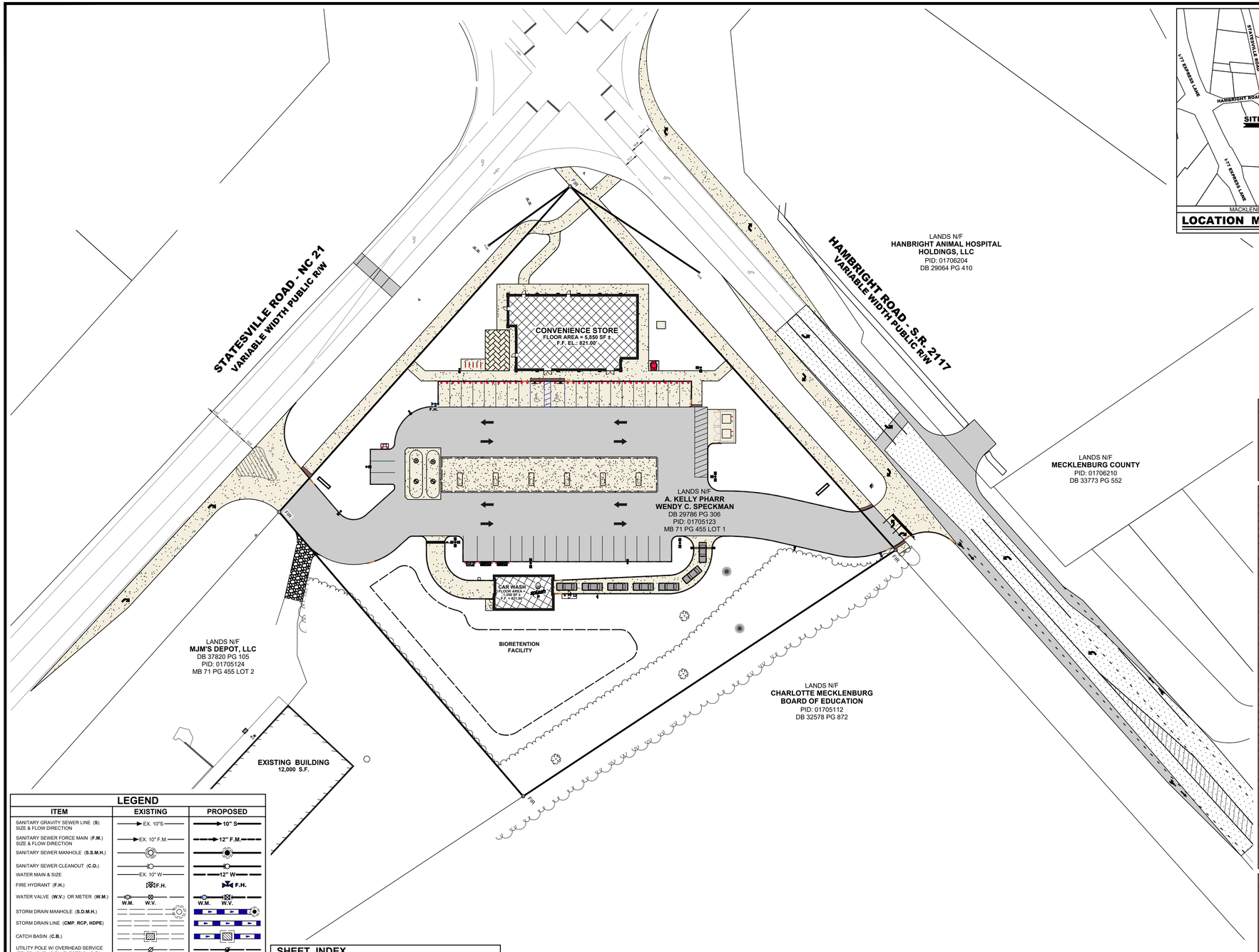
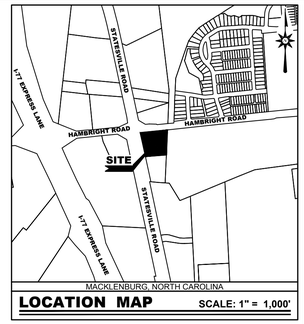
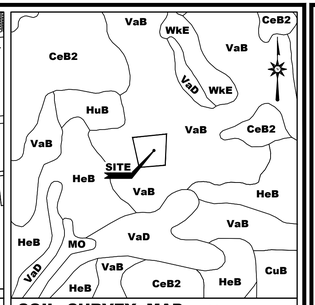




LOCATION MAP

SCALE: 1" = 1,000'



SOIL SURVEY MAP

SCALE: 1" = 800'

SOIL MAP TAKEN FROM "WEB SOIL SURVEY"

CeB2 : CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED
CuB: CECIL-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
HeB: HELENA SANDY LOAM, 2 TO 8 PERCENT SLOPES
HuB: HELENA-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
MO: MONACAN LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
VaB: VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES
VaD: VANCE SANDY LOAM, 8 TO 15 PERCENT SLOPES
WkB: WILKES LOAM, 4 TO 8 PERCENT SLOPES
WkD: WILKES LOAM, 8 TO 15 PERCENT SLOPES
WkE: WILKES LOAM, 15 TO 25 PERCENT SLOPES

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

1. PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
2. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
3. PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
4. PROPOSED NORTHBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED STATESVILLE ROAD ENTRANCE.
5. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) AT THE INTERSECTION OF US-21 AND HAMBRIGHT ROAD.

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
2.	TOTAL DISTURBED AREA	3.86 AC. (168,351 S.F.)
3.	RIVER BASIN	YADKIN PEE-DEE
4.	STREAM CALSSIFICATION	C
5.	PRINCIPAL USE(S)	CONVENIENCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	HIGHWAY COMMERCIAL
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL W/ CONDITIONS
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
10.	LOT COUNT	1 LOT
11.	TOTAL NUMBER OF DWELLINGS	2 BUILDINGS - 1 BUILDING (5,850 S.F.) 1 ACCESSORY - CAR WASH (1,350 S.F.)
12.	MIXED-USE / # OF LIVE/ WORK UNITS	N/A
13.	TOTAL AREA OF RESIDENTIAL	0 S.F.
14.	TOTAL AREA OF NON - RESIDENTIAL	6,900 S.F.
15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	10'
5.	LEFT SIDE SETBACK	0'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	YADKIN PEE-DEE
3.	LOW DENSITY/ HIGH DENSITY	HIGH DENSITY
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
3.	ENGINEER / SURVEYOR: SUBMITTED BY:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	01705123
5.	PROPERTY ADDRESS:	11442 STATESVILLE ROAD HUNTERSVILLE, NC 28087
6.	DEED SUMMARY:	B:29786 P:306-308
7.	PRESENT USE:	VACANT LOT
8.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
9.	PROPOSED BUILDING:	BUILDING: 5,850 S.F. ACCESSORY: 1,350 S.F. (CAR WASH)
10.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
11.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 5,850 S.F. / 500 S.F. = 11.7 = 12 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
12.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
13.	SIGNAGE	FUTURE PERMIT SUBMISSION
14.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
15.	BUILDING HEIGHT:	PERMITTED: 36' MAX PROPOSED: 36' MAX
16.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
17.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
18.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
19.	SOURCE OF ELECTRIC:	ELECTRICITIES

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)		
SANITARY SEWER CLEANOUT (C.O.)		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (F.H.)	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP, RCP, HDPE)		
CATCH BASIN (C.B.)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (U.T.), ELECTRIC (U.E.)		
UNDERGROUND ELECTRIC (U.E.)	U.E.	U.E.
UNDERGROUND TELEPHONE (U.T.)	U.T.	U.T.
UNDERGROUND GAS MAIN (G)	EX. 2" G	2" G
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		N/A
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	
WIRE FENCE	X X X	X X X
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
WETLAND BOUNDARY LINE		N/A
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

SHEET INDEX

COVER SHEET
C-001 COVER SHEET
EXISTING CONDITIONS AND DEMOLITION PLANS
C-101 EXISTING CONDITIONS & DEMO PLAN
SITE PLANS
C-201 - C-202 SITE PLAN
UTILITY PLANS
C-301 UTILITY PLAN
GRADING PLANS
C-401 GRADING PLAN
ENTRANCE PLANS
C-601 EXISTING CONDITIONS & DEMOLITION PLAN
C-602 GRADING & SITE PLAN
LANDSCAPE PLANS
L-101 TREE SAVE PLAN
L-201 LANDSCAPE PLAN
SOIL & SLOPE SHEET
1 OF 1 SOIL MAP & SLOPE ANALYSIS SHEET
LIGHTING PLAN
1 OF 1 LIGHTING PLAN (PROVIDED BY RED LEONARD)
DRAINAGE AREA MAPS
SWM-PRE PRE-DEVELOPED DRAINAGE AREA MAP
SWM-POST POST-DEVELOPED DRAINAGE AREA MAP

GENERAL NOTES:

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (1-800-632-4949) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
2. THIS PARCEL ARE LOCATED WITHIN ZONE "X" , AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 3710455900K. REVISED SEPTEMBER 02, 2015.
3. A WETLAND INVESTIGATION WAS COMPLETED BY ADVANTAGE ENVIRONMENTAL CONSULTANTS, INC IN JULY 2025 AND NOTES NO REGULATED WETLANDS OR WATERS ARE PRESENT ON THE SITE.
4. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION, UNLESS OTHERWISE SPECIFIED ON THIS PLAN SET.
5. REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
6. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" & THE NORTH CAROLINA BUILDING CODE/ANSI A117.1 AND APPLICABLE LOCAL LAWS.
7. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
8. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE TOWN OF HUNTERSVILLE AND APPROPRIATE STATE AND COUNTY AGENCIES.
9. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE TOWN OF HUNTERSVILLE AND CHARLOTTE WATER AND SEWER.
10. CONTRACTOR SHALL ONLY REMOVE TREES AS IDENTIFIED ON THE APPROVED TREE REMOVAL PERMIT.
11. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO TOWN AND DOT APPROVAL AND REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER.

ENGINEERS CERTIFICATION

I, MARK STRICKLAND, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF NORTH CAROLINA.

MARK STRICKLAND P.E. NO. 050955 DATE

BECKER MORGAN GROUP

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ENGINEERING

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Charlotte 980.270.9100 Raleigh 919.243.1332
Wilmington 910.341.7600
www.beckermorgan.com

NC LICENSE #: C-4743

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

COVER SHEET

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
MARK	DATE	DESCRIPTION

LAYER STATE: (Old)

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 40'
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET
C-001

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DEMOLITION CONSTRUCTION NOTES

R-1	DEMOLISH THE EXISTING BUILDING PER THE OWNER REQUIREMENTS IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND REQUIREMENTS.
R-2	REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT.
R-3	REMOVE EXISTING TREE LINE (ONLY REMOVE TREES NECESSARY FOR CONSTRUCTION).
R-4	REMOVE EXISTING BARBED WIRE FENCE.
R-5	REMOVE OR RELOCATE EXISTING UTILITY POLES AS REQUIRED BY THE UTILITY COMPANY.
R-6	REMOVE AND REPLACE EXISTING STORM DRAIN PIPE. SEE SHEET C-301 FOR LOCATION AND INVERTS.
R-7	REMOVE FALLEN POWER LINES.
R-8	REMOVE AND REPLACE EXISTING GRAVEL DRIVEWAY. SEE SHEET C-201 FOR LOCATION.
R-9	REMOVE AND REPLACE EXISTING TUBULAR STEEL GATES. SEE SHEET C-201 FOR LOCATION.
R-10	REMOVE AND REPLACE EXISTING MAINBOX FOR STORMDRAIN IMPROVEMENTS.
R-11	REMOVE AND REPLACE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR FINAL LOCATION.
R-12	REMOVE EXISTING UNDERGROUND ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF UNDERGROUND ELECTRIC.
R-13	REMOVE EXISTING OVERHEAD ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF OVERHEAD ELECTRIC.
R-14	LIMITS OF PAVEMENT MILLING, SAW CUT PAVEMENT AT LIMITS OF REMOVAL.
R-15	LIMITS OF BITUMINOUS PAVEMENT REMOVAL, ALL SAW CUTS TO BE NEAT STRAIGHT LINES.

STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD - S.R. 2417
VARIABLE WIDTH PUBLIC R/W

EXISTING BUILDING
12,000 S.F.

LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

LANDS N/F
A. KELLY PHARR
WENDY C. SPECKMAN
DB 29786 PG 306
PID: 01705123
MB 71 PG 455 LOT 1

LANDS N/F
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872

LANDS N/F
HANBRIGHT ANIMAL HOSPITAL
HOLDINGS, LLC
PID: 01706204
DB 29064 PG 410

LANDS N/F
MECKLENBURG COUNTY
PID: 01706210
DB 33773 PG 552

EXISTING DRIVEWAY
FES INV 810.80
FES INV 809.74
TUBULAR STEEL GATES
EX GRAVEL DRIVEWAY
EX. WELL TO BE REMOVED
RUINS OF BRICK WELL HOUSE
RUINS OF BRICK HOUSE
CONCRETE FOUNDATION (REMNANT)
BRICK FOUNDATION (REMNANT)
CONCRETE PAD
RUINS OF CHICKEN COOP
SEPTIC TANK (COLLAPSED)
20' LANDSCAPE & BUILD TO LINE
FALLEN ELECTRIC
EXISTING SPECIMEN TREE TO REMAIN
BARB WIRE FENCE (FALLING)
30' UNDISTURBED BUFFER
15' SEWER EASEMENT MB 78 PG 138
EX. SAN. MH.: RIM EL.: 821.20' INV. IN (NW): 811.04' INV. OUT (NE): 807.45'
EX. SAN. MH.: RIM EL.: 820.13' INV. IN (W): 804.66' INV. OUT : 804.75'

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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

EXISTING CONDITIONS & DEMO SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER/STATE: C101

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'

DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

SHEET

C-101

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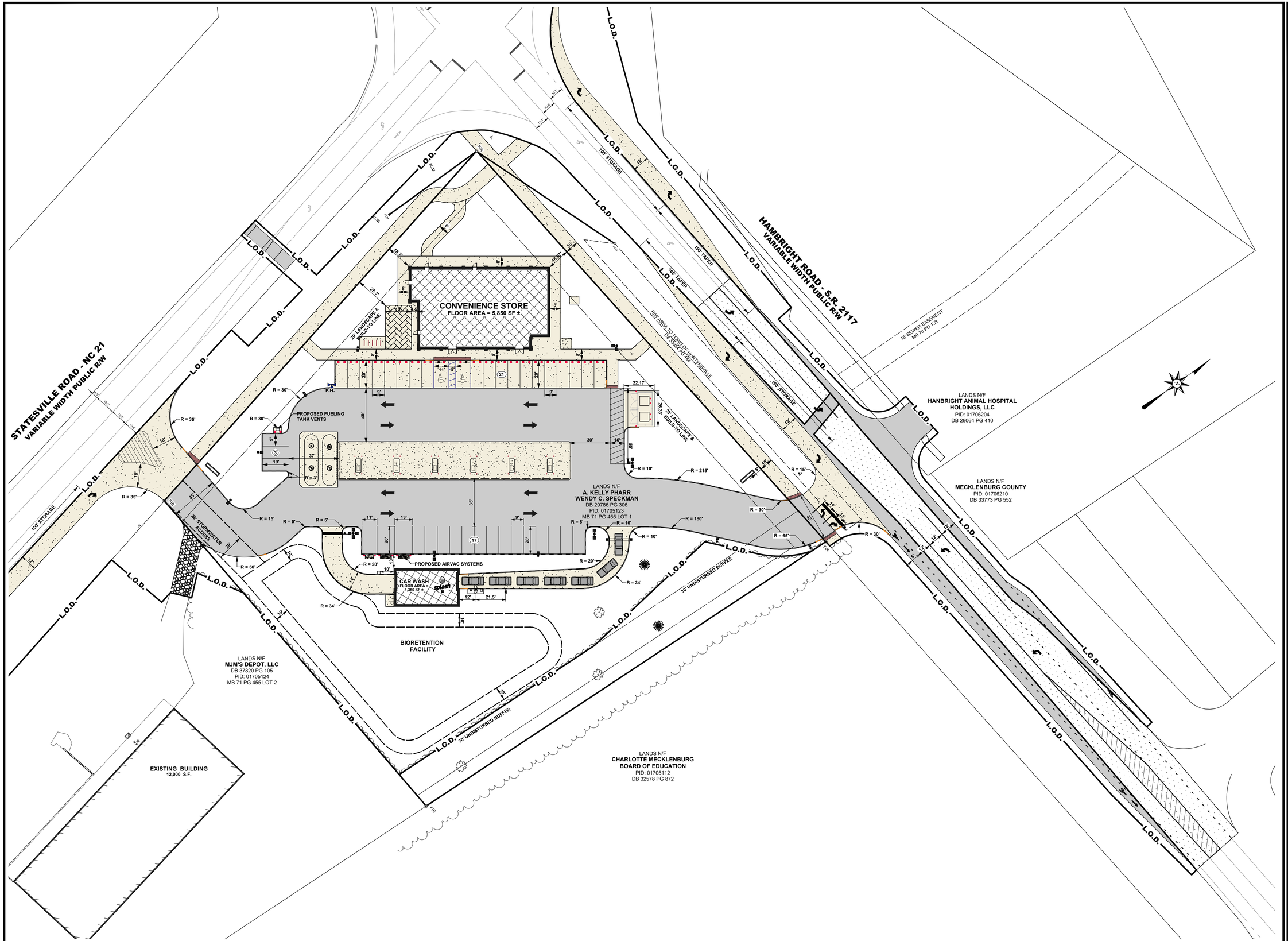

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NC LICENSE #: C-4743

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SITE PLAN & REZONING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C-201

PROJECT NO.:	2023321.00
DATE:	07-21-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

C-201

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Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N
8	12	Willow Oak	No
9	12	Loblolly Pine	No
10	12	Red Cedar	No
11	12	Red Cedar	No
12	18	Red Cedar	No
13	18	Red Cedar	No
15	12	Red Cedar	No
18	28	Willow Oak	Yes
19	12	Red Cedar	No
20	12	Silver Maple	No
24	16	Silver Maple	No
25	12	Sweet Gum	No
26	14	Silver Maple	No
31	24	Sweet Gum	Yes
33	14	Willow Oak	No
35	14	Sweet Gum	No
51	16	Hardwood	No
60	30	Slippery Elm	Yes
71	12	Sweet Gum	No
112	24	Pine	Yes
113	24	Red Cedar	Yes

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR. DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
3.	ENGINEER / SURVEYOR: SUBMITTED BY:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	01705123
5.	PROPERTY ADDRESS:	11442 STATESVILLE ROAD HUNTERSVILLE, NC 28087
6.	DEED SUMMARY:	B-29786 P-306-308
7.	PRESENT USE:	VACANT LOT
8.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
9.	PROPOSED BUILDING:	BUILDING: 5,850 S.F. ACCESSORY: 1,350 S.F. (CAR WASH)
10.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
11.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 5,850 S.F. / 500 S.F. = 11.7 = 12 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
12.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
13.	SIGNAGE	FUTURE PERMIT SUBMISSION
14.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
15.	BUILDING HEIGHT:	PERMITTED: 36' MAX PROPOSED: 36' MAX
16.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
17.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
18.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
19.	SOURCE OF ELECTRIC:	ELECTRICITIES

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
2.	TOTAL DISTURBED AREA	3.86 AC. (168,351 S.F.)
3.	RIVER BASIN	YADKIN PEE-DEE
4.	STREAM CALSSIFICATION	C
5.	PRINCIPAL USE(S)	CONVENIENCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	HIGHWAY COMMERCIAL
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL W/ CONDITIONS
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
10.	LOT COUNT	1 LOT
11.	TOTAL NUMBER OF DWELLINGS	2 BUILDINGS - 1 BUILDING (5,850 S.F.) 1 ACCESSORY - CAR WASH (1,350 S.F.)
12.	MIXED-USE / # OF LIVE/ WORK UNITS	N/A
13.	TOTAL AREA OF RESIDENTIAL	0 S.F.
14.	TOTAL AREA OF NON - RESIDENTIAL	6,900 S.F.
15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	10'
5.	LEFT SIDE SETBACK	0'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	YADKIN PEE-DEE
3.	LOW DENSITY/ HIGH DENSITY	HIGH DENSITY
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

SCREENING NOTES:

1. LANDSCAPE SCREENING OF THE PARKING ALONG HAMBRIGHT AND THE OTHER FRONTAGE WILL BE PROVIDED ABOVE MINIMUM STANDARDS IN AN EFFORT TO COMPLY WITH THIS PORTION OF THE CODE OR ORDINANCE ETC.

REZONING NOTES:

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION FILED BY DASH IN FOOD STORES, INC. (THE "APPLICANT") FOR AN APPROXIMATELY 2.67 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 017-051-23.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE MODIFICATIONS SET OUT BELOW IN PARAGRAPH 7, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL ("HC") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN.

D. ALL LIGHTING ON-SITE IS TO MEET REQUIREMENTS OF ARTICLE 8.26

2. PERMITTED USES

A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW AND ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE HC ZONING DISTRICT.

(1) A CONVENIENCE STORE WITH GASOLINE SALES AND AN ACCESSORY CAR WASH.

(2) THE FOLLOWING COMMERCIAL USES:

(a) RETAIL ESTABLISHMENTS.

(b) OFFICES.

(c) PROFESSIONAL AND PERSONAL SERVICES.

(d) RESTAURANTS WITHOUT DRIVE-THROUGH WINDOWS.

(e) HEALTHCARE SERVICES.

(f) BRANCH BANKS.

3. DEVELOPMENT LIMITATIONS

A. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 5,850 SQUARE FEET.

B. THE MAXIMUM GROSS FLOOR AREA OF THE ACCESSORY CAR WASH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1,350 SQUARE FEET.

4. TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE (THE "TOWN") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN AND/OR NCDOT.

C. THE NUMBER OF OFF-STREET VEHICULAR PARKING SPACES PROVIDED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

5. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 35 FEET.

6. STREETSCAPE/LANDSCAPING

A. THE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTAGES ON HAMBRIGHT ROAD AND STATESVILLE ROAD SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

B. LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

7. MODIFICATIONS TO STANDARDS

A. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.

(1) SECTION 4.5.4 OF THE ORDINANCE IS MODIFIED TO PERMIT THE PARKING AREAS TO BE LOCATED AS DEPICTED ON THE REZONING PLAN.

(2) SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO REDUCE THE WIDTH OF THE REQUIRED BUFFER LOCATED NEAR THE VEHICULAR ENTRANCE INTO THE SITE FROM HAMBRIGHT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN TO COMPLY WITH NCDOT'S REQUESTED VEHICULAR ENTRANCE LOCATION.

8. VESTED RIGHTS

A. PURSUANT TO SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF TWO YEARS.

9. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SITE PLAN & REZONING PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: G.DD

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: NONE
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET

C-202

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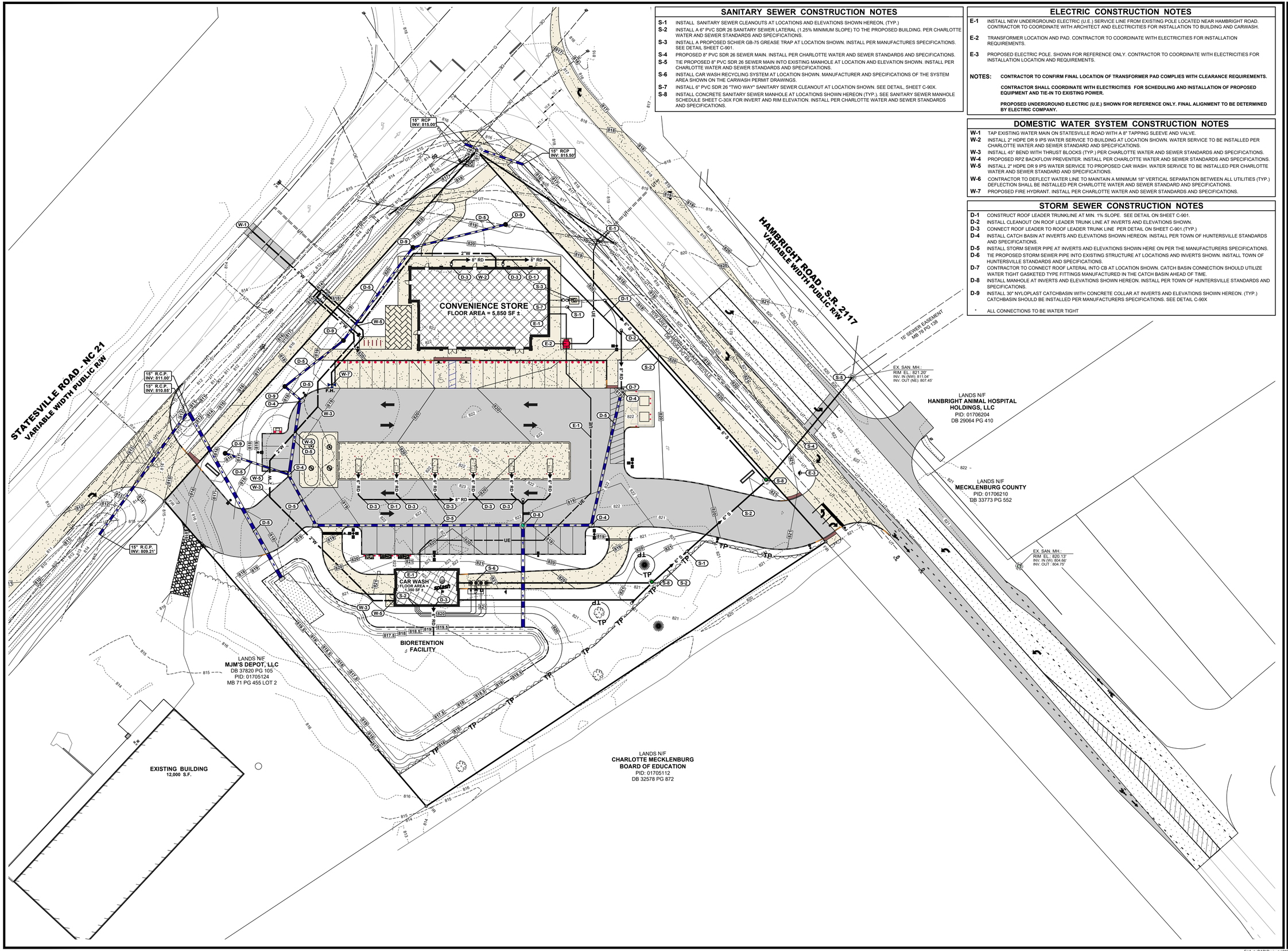

SANITARY SEWER CONSTRUCTION NOTES

- **S-1** INSTALL SANITARY SEWER CLEANOUTS AT LOCATIONS AND ELEVATIONS SHOWN HEREON. (TYP.)
- **S-2** INSTALL A 6" PVC SDR 26 SANITARY SEWER LATERAL (1.25% MINIMUM SLOPE) TO THE PROPOSED BUILDING. PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- **S-3** INSTALL A PROPOSED SCHIER GB-75 GREASE TRAP AT LOCATION SHOWN. INSTALL PER MANUFACTURES SPECIFICATIONS. SEE DETAIL SHEET C-901.
- **S-4** PROPOSED 8" PVC SDR 26 SEWER MAIN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- **S-5** TIE PROPOSED 8" PVC SDR 26 SEWER MAIN INTO EXISTING MANHOLE AT LOCATION AND ELEVATION SHOWN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- **S-6** INSTALL CAR WASH RECYCLING SYSTEM AT LOCATION SHOWN. MANUFACTURER AND SPECIFICATIONS OF THE SYSTEM AREA SHOWN ON THE CARWASH PERMIT DRAWINGS.
- **S-7** INSTALL 6" PVC SDR 26 "TWO WAY" SANITARY SEWER CLEANOUT AT LOCATION SHOWN. SEE DETAIL, SHEET C-90X.
- **S-8** INSTALL CONCRETE SANITARY SEWER MANHOLE AT LOCATIONS SHOWN HEREON (TYP.). SEE SANITARY SEWER MANHOLE SCHEDULE SHEET C-30X FOR INVERT AND RIM ELEVATION. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

ELECTRIC CONSTRUCTION NOTES

- **E-1** INSTALL NEW UNDERGROUND ELECTRIC (U.E.) SERVICE LINE FROM EXISTING POLE LOCATED NEAR HAMBRIGHT ROAD. CONTRACTOR TO COORDINATE WITH ARCHITECT AND ELECTRICITIES FOR INSTALLATION TO BUILDING AND CARWASH.
- **E-2** TRANSFORMER LOCATION AND PAD. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION REQUIREMENTS.
- **E-3** PROPOSED ELECTRIC POLE. SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION LOCATION AND REQUIREMENTS.

NOTES: **CONTRACTOR TO CONFIRM FINAL LOCATION OF TRANSFORMER PAD COMPLIES WITH CLEARANCE REQUIREMENTS.**

CONTRACTOR SHALL COORDINATE WITH ELECTRICITIES FOR SCHEDULING AND INSTALLATION OF PROPOSED EQUIPMENT AND TIE-IN TO EXISTING POWER.

PROPOSED UNDERGROUND ELECTRIC (U.E.) SHOWN FOR REFERENCE ONLY. FINAL ALIGNMENT TO BE DETERMINED BY ELECTRIC COMPANY.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

- **W-1** TAP EXISTING WATER MAIN ON STATESVILLE ROAD WITH A 8" TAPPING SLEEVE AND VALVE.
- **W-2** INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO BUILDING AT LOCATION SHOWN. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- **W-3** INSTALL 45° BEND WITH THRUST BLOCKS (TYP.) PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- **W-4** PROPOSED RPZ BACKFLOW PREVENTER. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- **W-5** INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO PROPOSED CAR WASH. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- **W-6** CONTRACTOR TO DEFLECT WATER LINE TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL UTILITIES (TYP.) DEFLECTION SHALL BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- **W-7** PROPOSED FIRE HYDRANT. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

STORM SEWER CONSTRUCTION NOTES

- **D-1** CONSTRUCT ROOF LEADER TRUNKLINE AT MIN. 1% SLOPE. SEE DETAIL ON SHEET C-901.
- **D-2** INSTALL CLEANOUT ON ROOF LEADER TRUNK LINE AT INVERTS AND ELEVATIONS SHOWN.
- **D-3** CONNECT ROOF LEADER TO ROOF LEADER TRUNK LINE PER DETAIL ON SHEET C-901.(TYP.)
- **D-4** INSTALL CATCH BASIN AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- **D-5** INSTALL STORM SEWER PIPE AT INVERTS AND ELEVATIONS SHOWN HERE ON PER THE MANUFACTURERS SPECIFICATIONS.
- **D-6** TIE PROPOSED STORM SEWER PIPE INTO EXISTING STRUCTURE AT LOCATIONS AND INVERTS SHOWN. INSTALL TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- **D-7** CONTRACTOR TO CONNECT ROOF LATERAL INTO CB AT LOCATION SHOWN. CATCH BASIN CONNECTION SHOULD UTILIZE WATER TIGHT GASKETED TYPE FITTINGS MANUFACTURED IN THE CATCH BASIN AHEAD OF TIME.
- **D-8** INSTALL MANHOLE AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- **D-9** INSTALL 30" NYLOPLAST CATCHBASIN WITH CONCRETE COLLAR AT INVERTS AND ELEVATIONS SHOWN HEREON. (TYP.) CATCHBASIN SHOULD BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE DETAIL C-90X

* ALL CONNECTIONS TO BE WATER TIGHT

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Wilmington 910.341.7600

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NC LICENSE #: C-4743

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

UTILITY SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: Open

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

C-301

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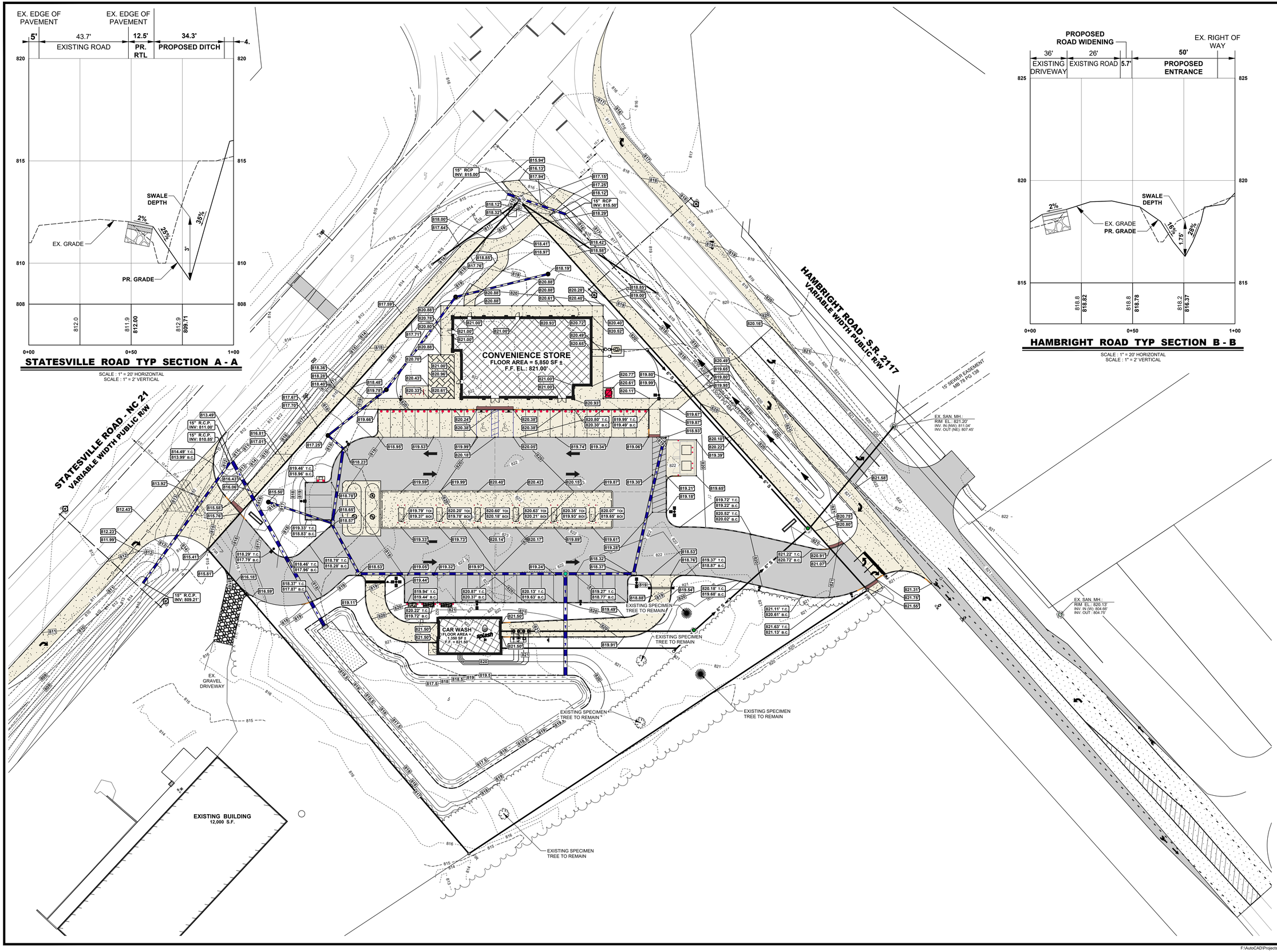

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

GRADING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C-401

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

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C-401

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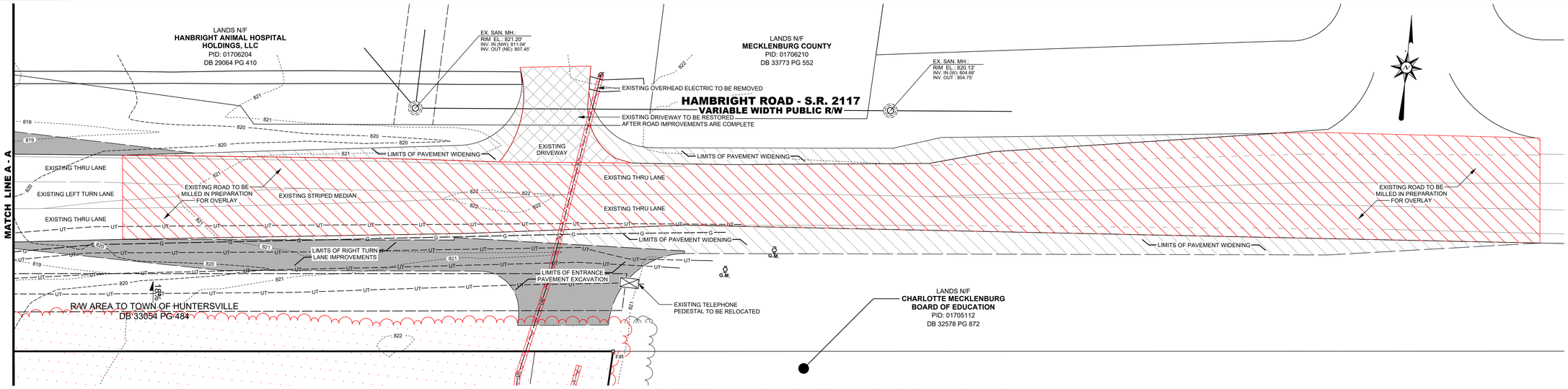
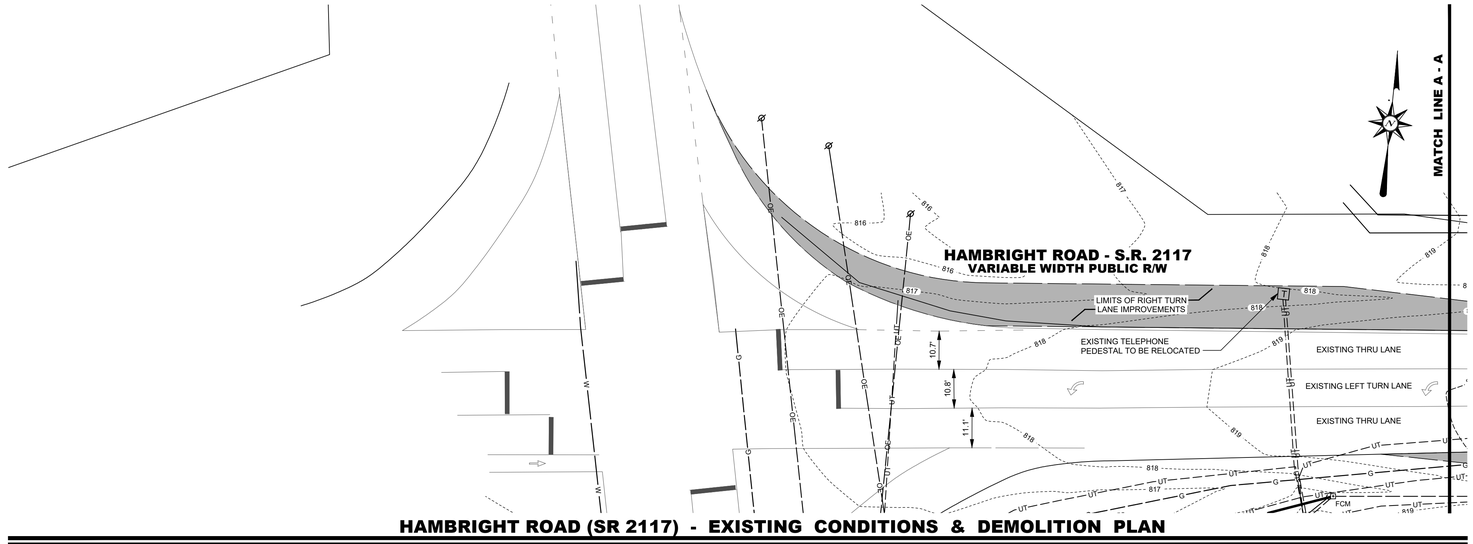


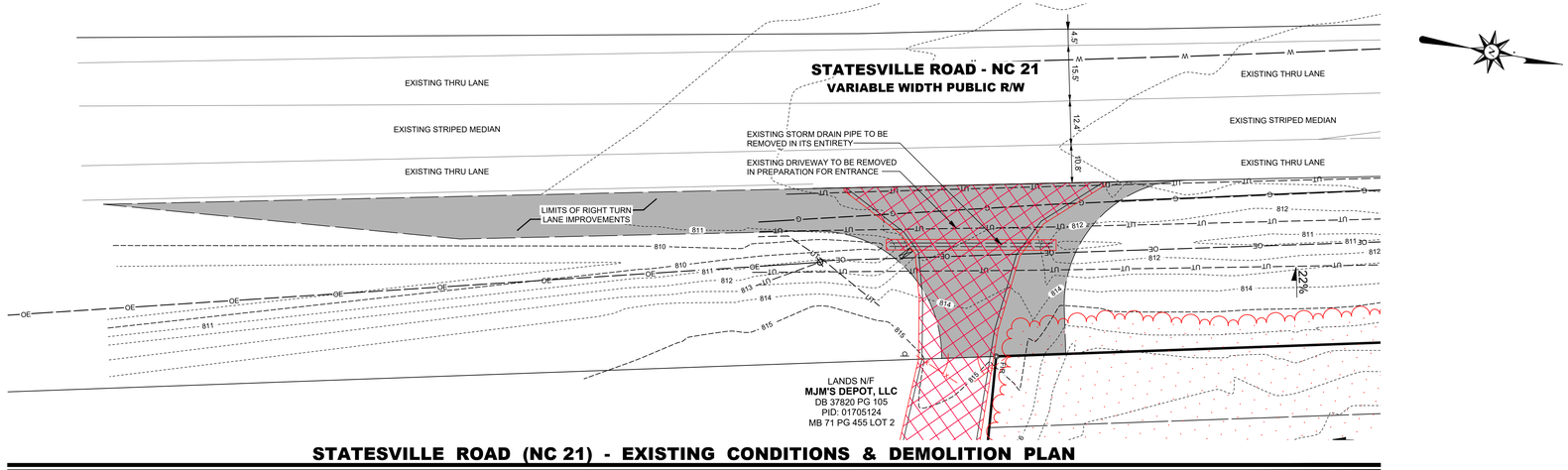
HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'



HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'



STATESVILLE ROAD (NC 21) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'

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Wilmington 910.341.7600
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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

ENTRANCE PLANS: EXISTING CONDITIONS & DEMOLITION PLAN

0 10 20 40
SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C3D1

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 20'
DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

SHEET
C-601

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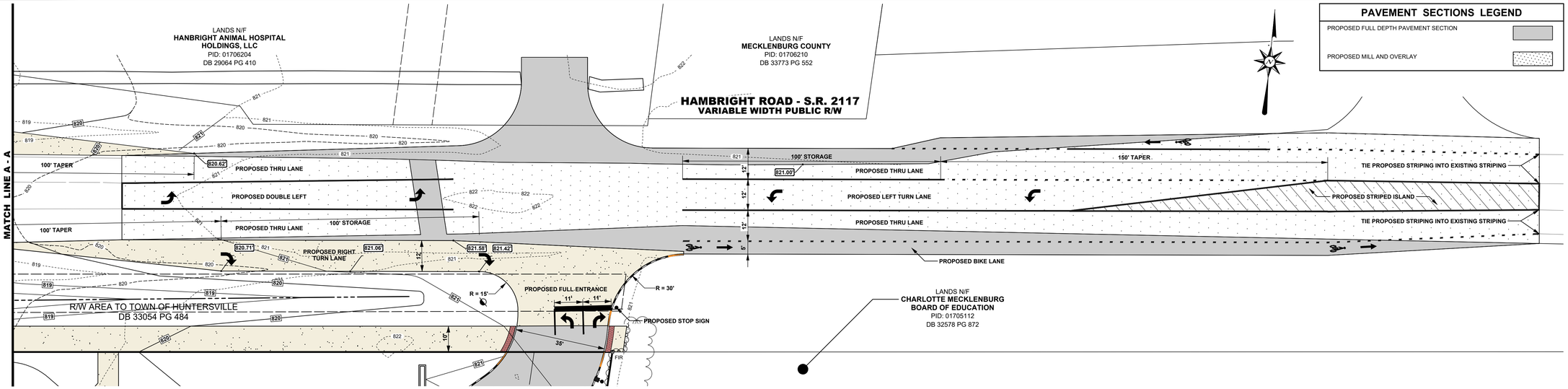
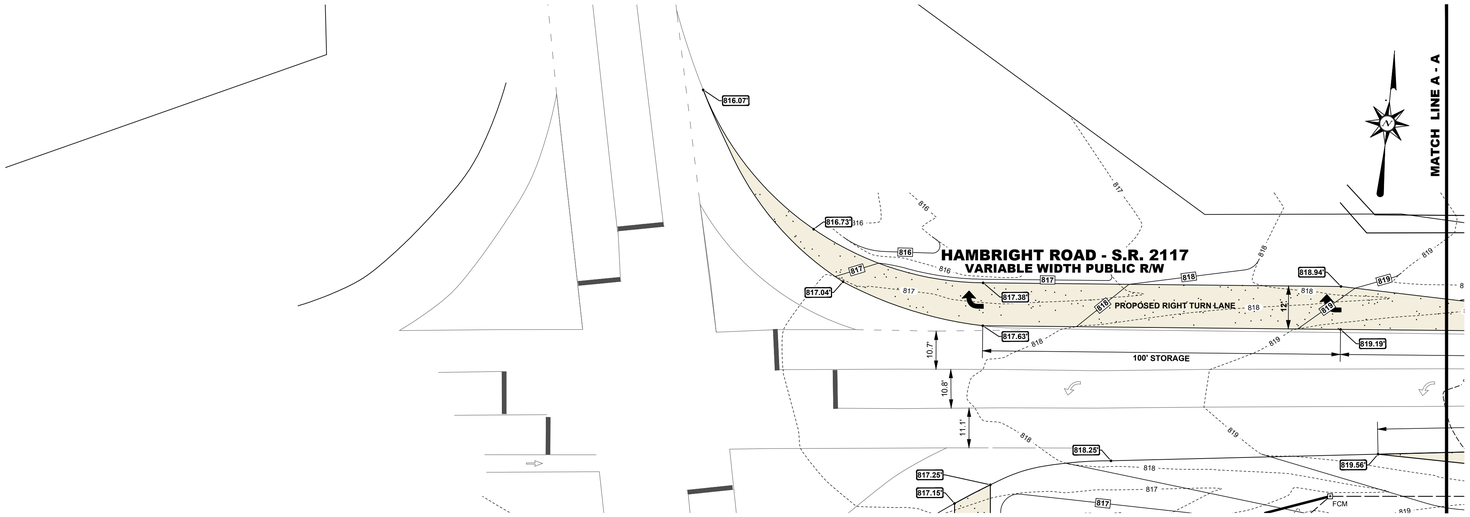


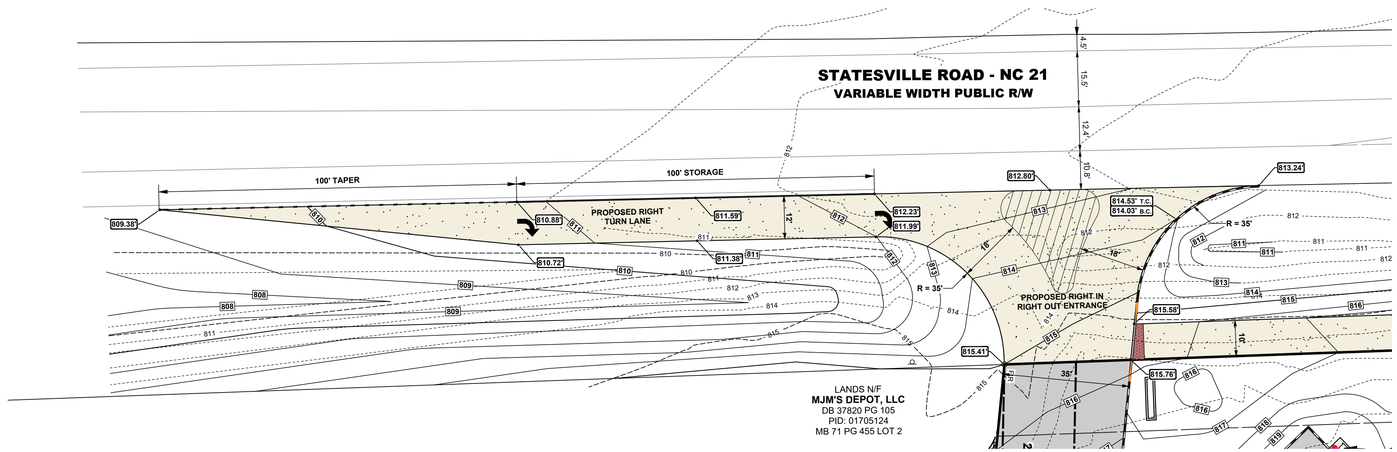
HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'



HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'



STATESVILLE ROAD (NC 21) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'

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NC LICENSE #: C-4743

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

ENTRANCE PLANS: GRADING & SITE PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK		
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
MARK	DATE	DESCRIPTION

LAYER STATE: C-602

PROJECT NO.:	2023321.00
DATE:	07-21-2025
SCALE:	1" = 20'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

C-602

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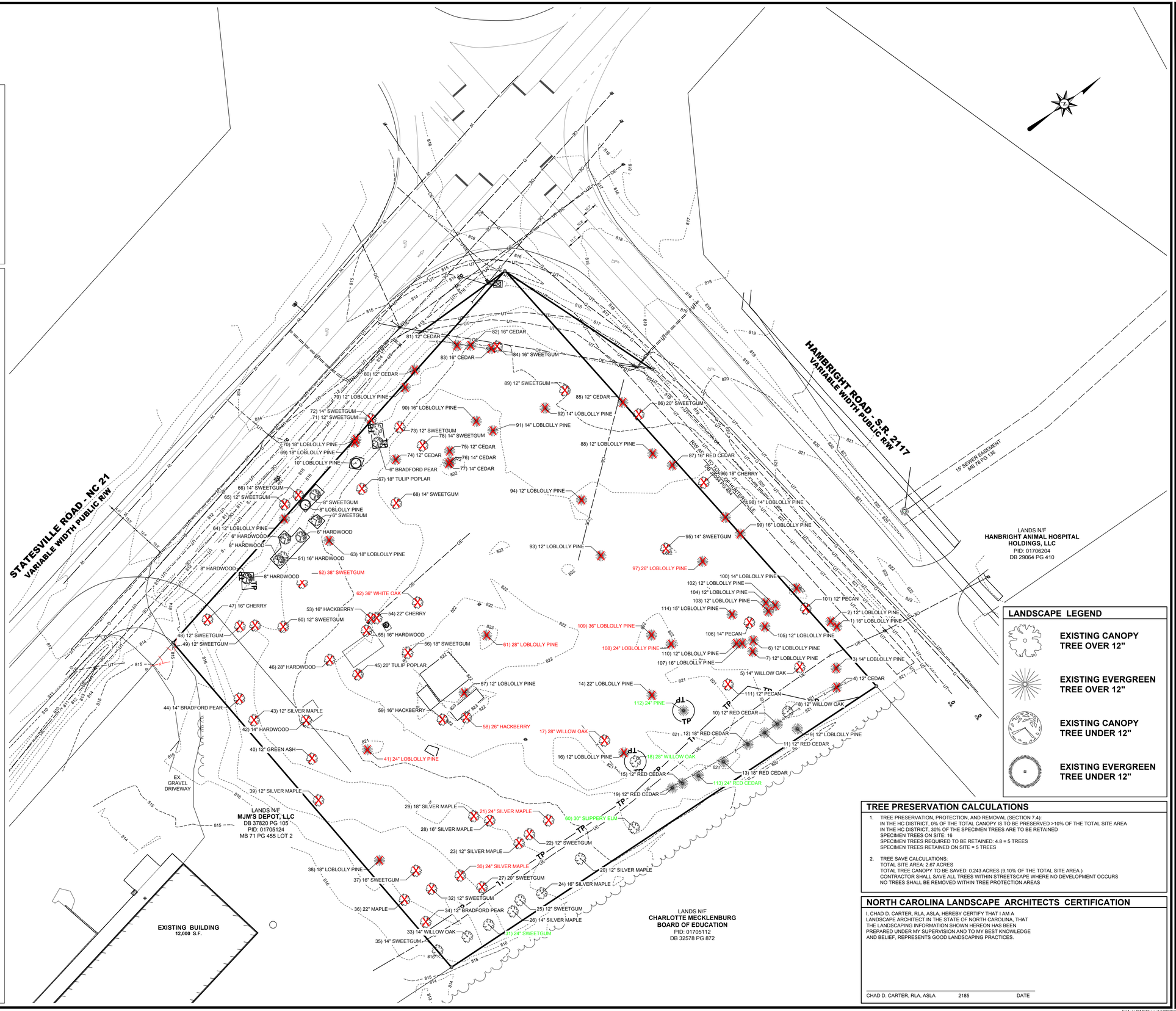
Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N	Type
8	12	Willow Oak	No	Hardwood
9	12	Loblolly Pine	No	Softwood
10	12	Red Cedar	No	Softwood
11	12	Red Cedar	No	Softwood
12	18	Red Cedar	No	Softwood
13	18	Red Cedar	No	Softwood
15	12	Red Cedar	No	Softwood
18	28	Willow Oak	Yes	Hardwood
19	12	Red Cedar	No	Softwood
20	12	Silver Maple	No	Hardwood
24	16	Silver Maple	No	Hardwood
25	12	Sweet Gum	No	Hardwood
26	14	Silver Maple	No	Hardwood
31	24	Sweet Gum	Yes	Hardwood
33	14	Willow Oak	No	Hardwood
35	14	Sweet Gum	No	Hardwood
51	16	Hardwood	No	Hardwood
60	30	Slippery Elm	Yes	Hardwood
71	12	Sweet Gum	No	Hardwood
112	24	Pine	Yes	Softwood
113	24	Red Cedar	Yes	Softwood

Tree Demo Sheet

Tree #	DBH	Species	Specimen Y/N	
1	16	Loblolly Pine	No	rd
2	12	Loblolly Pine	No	rd
3	14	Loblolly Pine	No	rd
4	12	Cedar	No	rd
5	14	Willow Oak	No	ckd
6	12	Loblolly Pine	No	rd
7	12	Loblolly Pine	No	rd
14	22	Loblolly Pine	No	rd
16	12	Loblolly Pine	No	rd
17	28	Willow Oak	Yes	ckd
21	24	Silver Maple	Yes	ckd
22	12	Sweet Gum	No	ckd
23	12	Silver Maple	No	ckd
27	20	Sweet Gum	No	ckd
28	16	Silver Maple	No	ckd
29	18	Silver Maple	No	ckd
30	24	Silver Maple	Yes	ckd
32	12	Sweet Gum	No	ckd
34	12	Bradford Pear	No	ckd
36	22	Maple	No	ckd
37	16	Sweet Gum	No	ckd
38	18	Loblolly Pine	No	rd
39	12	Silver Maple	No	ckd
40	12	Green Ash	No	ckd
41	24	Loblolly Pine	Yes	rd
42	14	Hardwood	No	ckd
43	12	Silver Maple	No	ckd
44	14	Bradford Pear	No	rd
45	20	Tulip Poplar	No	ckd
46	28	Hardwood	No	ckd
47	16	Cherry	No	ckd
48	12	Sweet Gum	No	ckd
49	12	Sweet Gum	No	ckd
50	12	Sweet Gum	No	ckd
52	38	Sweet Gum	Yes	ckd
53	16	Hackberry	No	ckd
54	22	Cherry	No	ckd
55	16	Hardwood	No	ckd
56	18	Sweet Gum	No	ckd
57	12	Loblolly Pine	No	rd
58	26	Hackberry	No	ckd
59	16	Hackberry	No	ckd
61	28	Loblolly Pine	Yes	rd
62	36	White Oak	Yes	ckd
63	18	Loblolly Pine	No	rd
64	12	Loblolly Pine	No	rd
65	12	Sweet Gum	No	ckd
66	14	Sweet Gum	No	ckd
67	18	Tulip Poplar	No	ckd
68	14	Sweet Gum	No	ckd
69	18	Loblolly Pine	No	rd
70	18	Loblolly Pine	No	rd
72	14	Sweet Gum	No	ckd
73	12	Sweet Gum	No	ckd
74	12	Cedar	No	rd
75	12	Cedar	No	rd
76	14	Cedar	No	rd
77	14	Cedar	No	rd
78	14	Sweet Gum	No	ckd
79	12	Loblolly Pine	No	rd
80	12	Cedar	No	rd
81	12	Cedar	No	rd
82	16	Cedar	No	rd
83	16	Cedar	No	rd
84	16	Sweet Gum	No	ckd
85	12	Cedar	No	rd
86	20	Sweet Gum	No	ckd
87	16	Red Cedar	No	rd
88	12	Loblolly Pine	No	rd
89	12	Sweet Gum	No	ckd
90	16	Loblolly Pine	No	rd
91	14	Loblolly Pine	No	rd
92	14	Loblolly Pine	No	rd
93	12	Loblolly Pine	No	rd
94	12	Loblolly Pine	No	rd
95	14	Sweet Gum	No	ckd
96	18	Cherry	No	ckd
97	26	Loblolly Pine	Yes	rd
98	14	Loblolly Pine	No	rd
99	16	Loblolly Pine	No	rd
100	14	Loblolly Pine	No	rd
101	12	Pecan	No	ckd
102	12	Loblolly Pine	No	rd
103	12	Loblolly Pine	No	rd
104	12	Loblolly Pine	No	rd
105	12	Loblolly Pine	No	rd
106	14	Pecan	No	ckd
107	16	Loblolly Pine	No	rd
108	24	Loblolly Pine	Yes	rd
109	36	Loblolly Pine	Yes	rd
110	12	Loblolly Pine	No	rd
111	12	Pecan	No	ckd
114	15	Loblolly Pine	No	rd



LANDSCAPE LEGEND

- EXISTING CANOPY TREE OVER 12"
- EXISTING EVERGREEN TREE OVER 12"
- EXISTING CANOPY TREE UNDER 12"
- EXISTING EVERGREEN TREE UNDER 12"

0 15 30 60

SCALE: 1" = 30'

TREE PRESERVATION CALCULATIONS

1. TREE PRESERVATION, PROTECTION, AND REMOVAL (SECTION 7.4):
   IN THE HC DISTRICT, 0% OF THE TOTAL CANOPY IS TO BE PRESERVED >10% OF THE TOTAL SITE AREA
   IN THE HC DISTRICT, 30% OF THE SPECIMEN TREES ARE TO BE RETAINED
   SPECIMEN TREES ON SITE: 16
   SPECIMEN TREES REQUIRED TO BE RETAINED: 4.8 = 5 TREES
   SPECIMEN TREES RETAINED ON SITE = 5 TREES

2. TREE SAVE CALCULATIONS:
   TOTAL SITE AREA: 2.67 ACRES
   TOTAL TREE CANOPY TO BE SAVED: 0.243 ACRES (9.10% OF THE TOTAL SITE AREA)
   CONTRACTOR SHALL SAVE ALL TREES WITHIN STREETSCAPE WHERE NO DEVELOPMENT OCCURS
   NO TREES SHALL BE REMOVED WITHIN TREE PROTECTION AREAS

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

TREE SAVE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-101

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET

L-101

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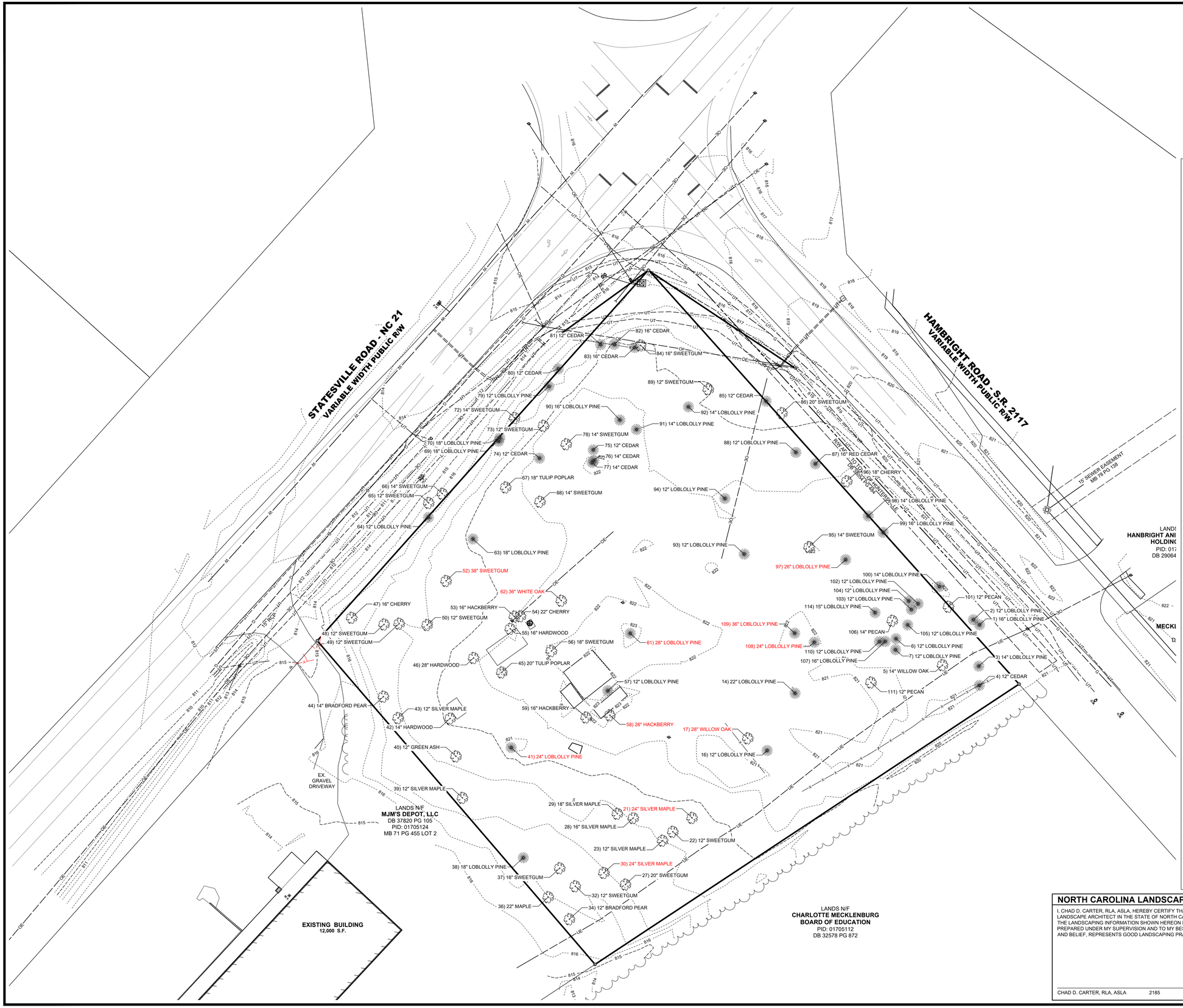

Tree Demo Sheet

Tree #	DBH	Species	Specimen Y/N
1	16	Loblolly Pine	No
2	12	Loblolly Pine	No
3	14	Loblolly Pine	No
4	12	Cedar	No
5	14	Willow Oak	No
6	12	Loblolly Pine	No
7	12	Loblolly Pine	No
14	22	Loblolly Pine	No
16	12	Loblolly Pine	No
17	28	Willow Oak	Yes
21	24	Silver Maple	Yes
22	12	Sweet Gum	No
23	12	Silver Maple	No
27	20	Sweet Gum	No
28	16	Silver Maple	No
29	18	Silver Maple	No
30	24	Silver Maple	Yes
32	12	Sweet Gum	No
34	12	Bradford Pear	No
36	22	Maple	No
37	16	Sweet Gum	No
38	18	Loblolly Pine	No
39	12	Silver Maple	No
40	12	Green Ash	No
41	24	Loblolly Pine	Yes
42	14	Hardwood	No
43	12	Silver Maple	No
44	14	Bradford Pear	No
45	20	Tulip Poplar	No
46	28	Hardwood	No
47	16	Cherry	No
48	12	Sweet Gum	No
49	12	Sweet Gum	No
50	12	Sweet Gum	No
52	38	Sweet Gum	Yes
53	16	Hackberry	No
54	22	Cherry	No
55	16	Hardwood	No
56	18	Sweet Gum	No
57	12	Loblolly Pine	No
58	26	Hackberry	Yes
59	16	Hackberry	No
61	28	Loblolly Pine	Yes
62	36	White Oak	Yes
63	18	Loblolly Pine	No
64	12	Loblolly Pine	No
65	12	Sweet Gum	No
66	14	Sweet Gum	No
67	18	Tulip Poplar	No
68	14	Sweet Gum	No
69	18	Loblolly Pine	No
70	18	Loblolly Pine	No
72	14	Sweet Gum	No
73	12	Sweet Gum	No
74	12	Cedar	No
75	12	Cedar	No
76	14	Cedar	No
77	14	Cedar	No
78	14	Sweet Gum	No
79	12	Loblolly Pine	No
80	12	Cedar	No
81	12	Cedar	No
82	16	Cedar	No
83	16	Cedar	No
84	16	Sweet Gum	No
85	12	Cedar	No
86	20	Sweet Gum	No
87	16	Red Cedar	No
88	12	Loblolly Pine	No
89	12	Sweet Gum	No
90	16	Loblolly Pine	No
91	14	Loblolly Pine	No
92	14	Loblolly Pine	No
93	12	Loblolly Pine	No
94	12	Loblolly Pine	No
95	14	Sweet Gum	No
96	18	Cherry	No
97	26	Loblolly Pine	Yes
98	14	Loblolly Pine	No
99	16	Loblolly Pine	No
100	14	Loblolly Pine	No
101	12	Pecan	No
102	12	Loblolly Pine	No
103	12	Loblolly Pine	No
104	12	Loblolly Pine	No
105	12	Loblolly Pine	No
106	14	Pecan	No
107	16	Loblolly Pine	No
108	24	Loblolly Pine	Yes
109	36	Loblolly Pine	Yes
110	12	Loblolly Pine	No
111	12	Pecan	No
114	15	Loblolly Pine	No

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

TREE REMOVAL PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-102

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET

L-102

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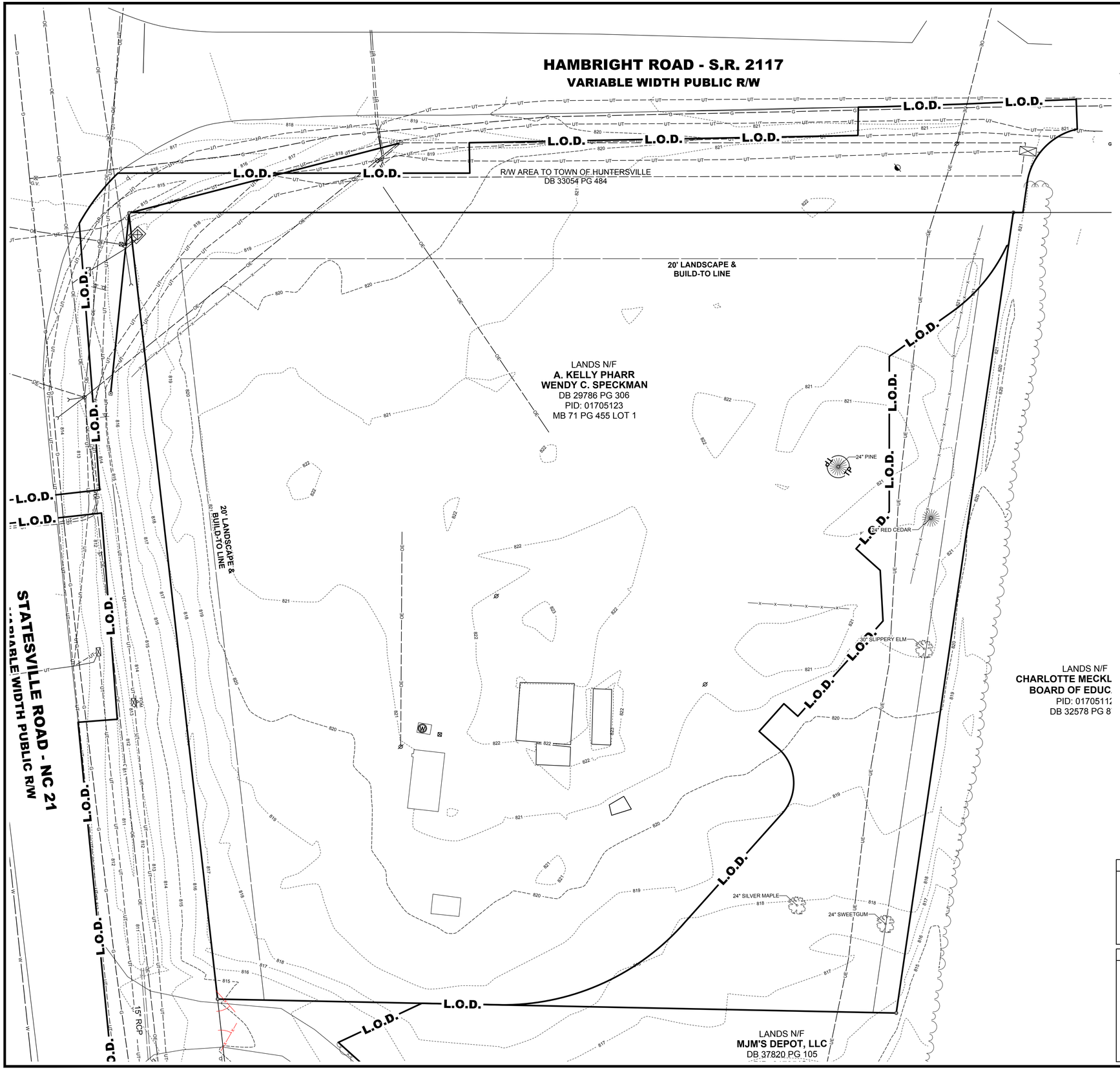
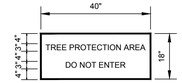


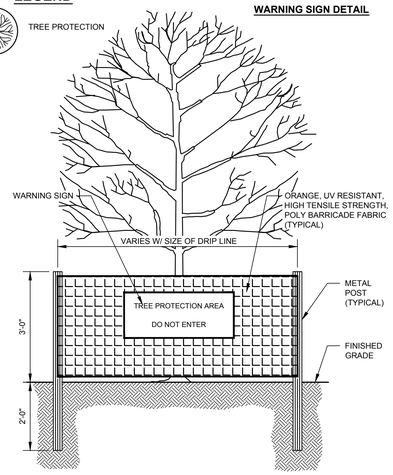
NOTE:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE THREE (3) INCHES HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.



WARNING SIGN DETAIL

LEGEND

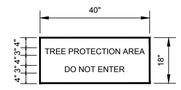
TREE PROTECTION



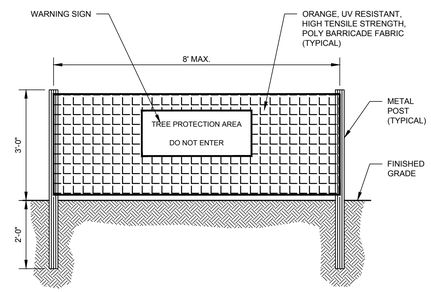
SINGLE TREE PROTECTION DETAIL

NO SCALE BMG NO. : L-06

NOTE:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE THREE (3) INCHES HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THERAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.



WARNING SIGN DETAIL



LINEAR TREE PROTECTION DETAIL

NO SCALE BMG NO. : L-05

TREE PRESERVATION CALCULATIONS

1. TREE PRESERVATION, PROTECTION, AND REMOVAL (SECTION 7.4):
   IN THE HC DISTRICT, 0% OF THE TOTAL CANOPY IS TO BE PRESERVED >10% OF THE TOTAL SITE AREA
   IN THE HC DISTRICT, 30% OF THE SPECIMEN TREES ARE TO BE RETAINED
   SPECIMEN TREES ON SITE: 15
   SPECIMEN TREES REQUIRED TO BE RETAINED: 4.5 = 5 TREES
   SPECIMEN TREES RETAINED ON SITE = 5 TREES

2. TREE SAVE CALCULATIONS:
   TOTAL SITE AREA: 2.67 ACRES
   TOTAL TREE CANOPY TO BE SAVED: 0.42 ACRES (15.73% OF THE TOTAL SITE AREA)

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

BECKER MORGAN GROUP

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919.243.1332
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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SPECIMEN TREE PRESERVATION PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-103

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 20'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET
L-103

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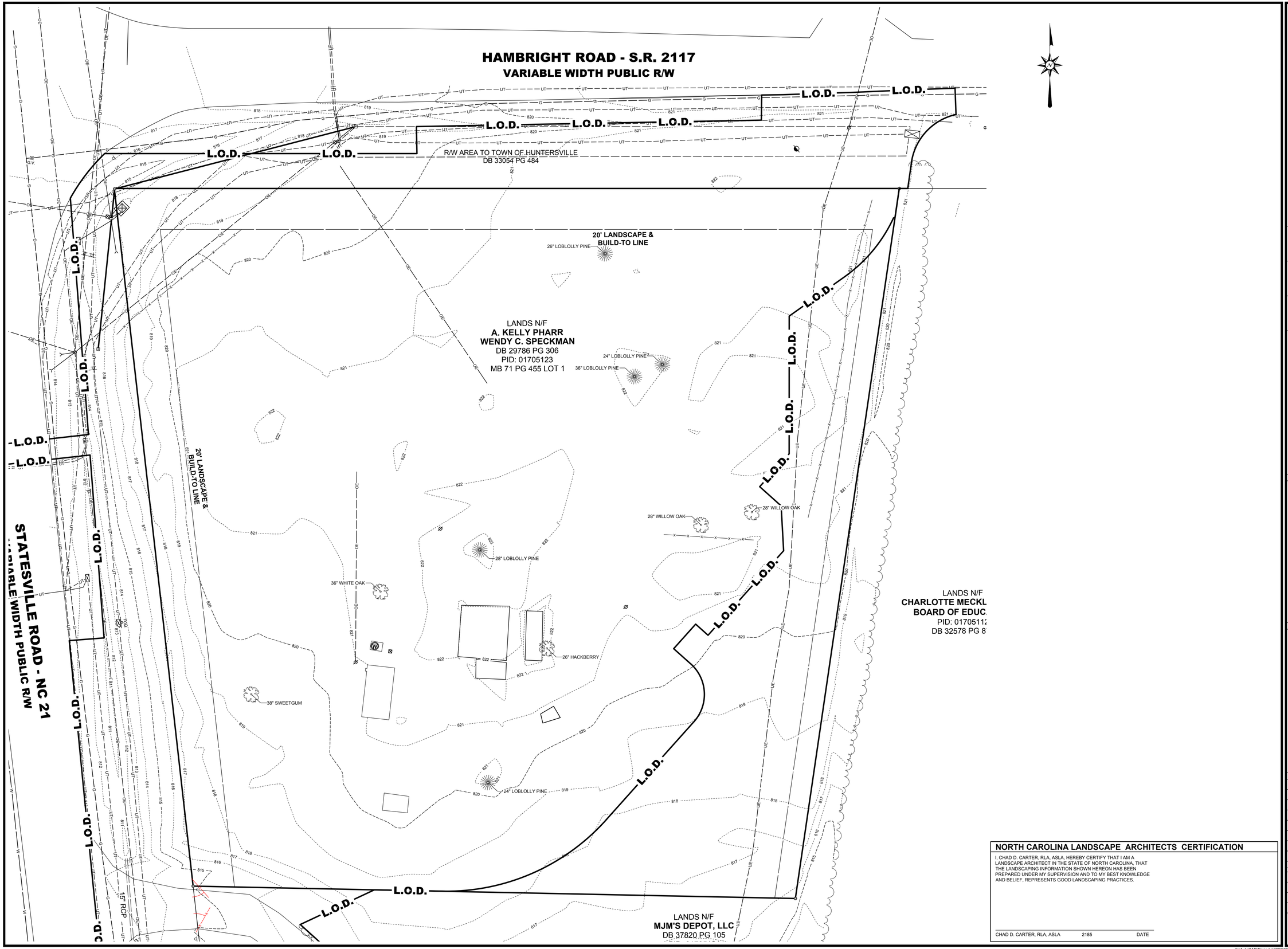

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

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CHAD D. CARTER, RLA, ASLA 2185 DATE

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SPECIMEN TREE REMOVAL PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-104

PROJECT NO.:	**2023321.00**
DATE:	**07-14-2025**
SCALE:	**1" = 20'**
DRAWN BY: **A.J.D.**	PROJ. MGR.: **M.D.S.**

SHEET

L-104

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GENERAL LANDSCAPE NOTES :

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.

3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)

4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.

8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.

9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.

10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.

11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.

12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.

13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.

15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

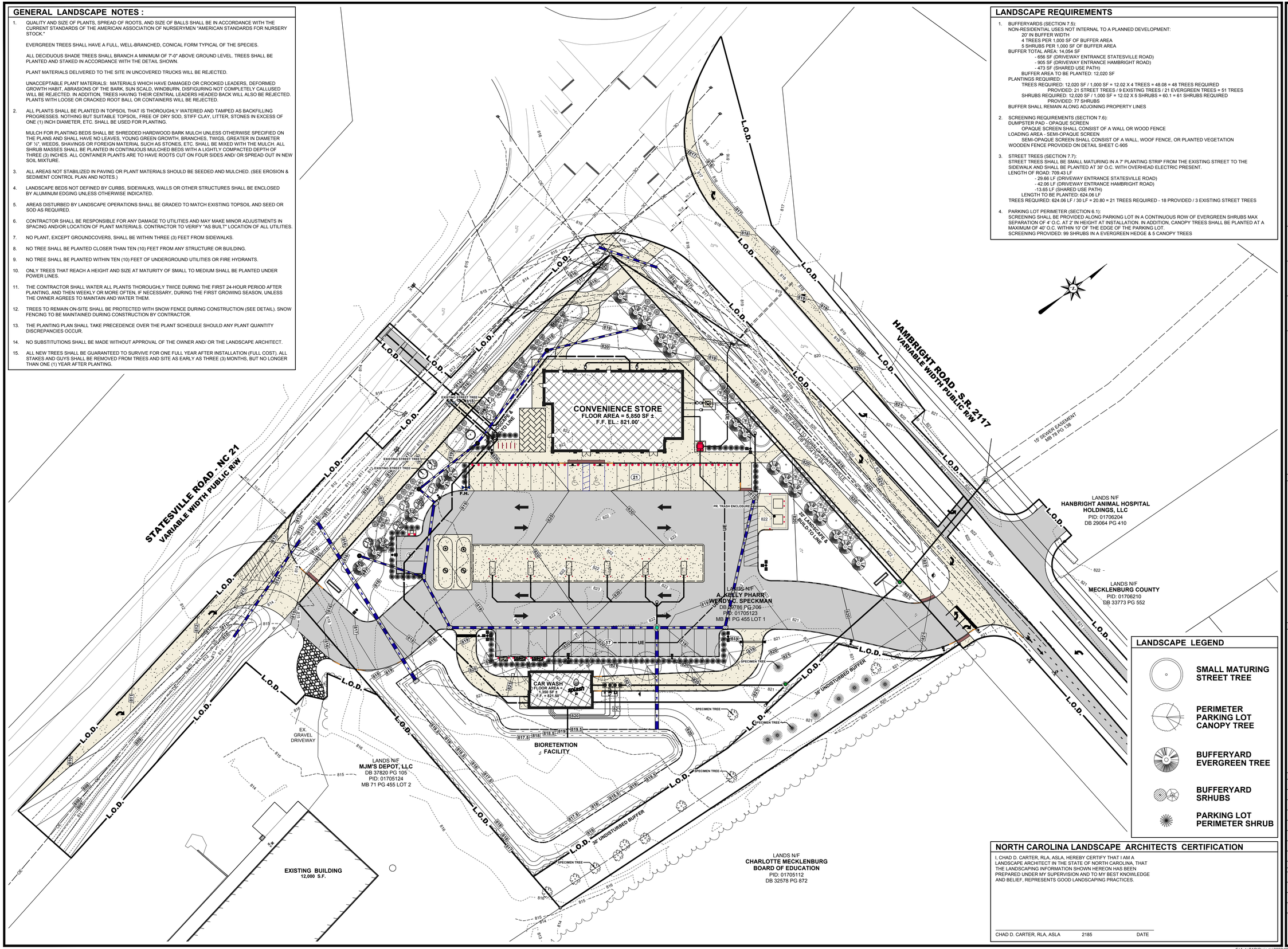
LANDSCAPE REQUIREMENTS

1. BUFFERYARDS (SECTION 7.5):
   NON-RESIDENTIAL USES NOT INTERNAL TO A PLANNED DEVELOPMENT:
   20' IN BUFFER WIDTH
   4 TREES PER 1,000 SF OF BUFFER AREA
   5 SHRUBS PER 1,000 SF OF BUFFER AREA
   BUFFER TOTAL AREA: 14,054 SF
   - 656 SF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
   - 905 SF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
   - 473 SF (SHARED USE PATH)
   BUFFER AREA TO BE PLANTED: 12,020 SF
   PLANTINGS REQUIRED:
   TREES REQUIRED: 12,020 SF / 1,000 SF = 12.02 X 4 TREES = 48.08 = 48 TREES REQUIRED
   PROVIDED: 21 STREET TREES / 9 EXISTING TREES / 21 EVERGREEN TREES = 51 TREES
   SHRUBS REQUIRED: 12,020 SF / 1,000 SF = 12.02 X 5 SHRUBS = 60.1 = 61 SHRUBS REQUIRED
   PROVIDED: 77 SHRUBS
   BUFFER SHALL REMAIN ALONG ADJOINING PROPERTY LINES

2. SCREENING REQUIREMENTS (SECTION 7.6):
   DUMPSTER PAD - OPAQUE SCREEN
   OPAQUE SCREEN SHALL CONSIST OF A WALL OR WOOD FENCE
   LOADING AREA - SEMI-OPAQUE SCREEN
   SEMI-OPAQUE SCREEN SHALL CONSIST OF A WALL, WOOF FENCE, OR PLANTED VEGETATION
   WOODEN FENCE PROVIDED ON DETAIL SHEET C-905

3. STREET TREES (SECTION 7.7):
   STREET TREES SHALL BE SMALL MATURING IN A 7' PLANTING STRIP FROM THE EXISTING STREET TO THE SIDEWALK AND SHALL BE PLANTED AT 30' O.C. WITH OVERHEAD ELECTRIC PRESENT.
   LENGTH OF ROAD: 709.43 LF
   - 29.66 LF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
   - 42.06 LF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
   -13.65 LF (SHARED USE PATH)
   LENGTH TO BE PLANTED: 624.06 LF
   TREES REQUIRED: 624.06 LF / 30 LF = 20.80 = 21 TREES REQUIRED - 18 PROVIDED / 3 EXISTING STREET TREES

4. PARKING LOT PERIMETER (SECTION 6.1):
   SCREENING SHALL BE PROVIDED ALONG PARKING LOT IN A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX SEPARATION OF 4' O.C. AT 2' IN HEIGHT AT INSTALLATION. IN ADDITION, CANOPY TREES SHALL BE PLANTED AT A MAXIMUM OF 40' O.C. WITHIN 10' OF THE EDGE OF THE PARKING LOT.
   SCREENING PROVIDED: 99 SHRUBS IN A EVERGREEN HEDGE & 5 CANOPY TREES



LANDSCAPE LEGEND

- SMALL MATURING STREET TREE
- PERIMETER PARKING LOT CANOPY TREE
- BUFFERYARD EVERGREEN TREE
- BUFFERYARD SRHUBS
- PARKING LOT PERIMETER SHRUB

0 10 20 40

SCALE: 1" = 20'

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PROJECT TITLE

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11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

CONCEPT LANDSCAPE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-201

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 20'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET

L-201

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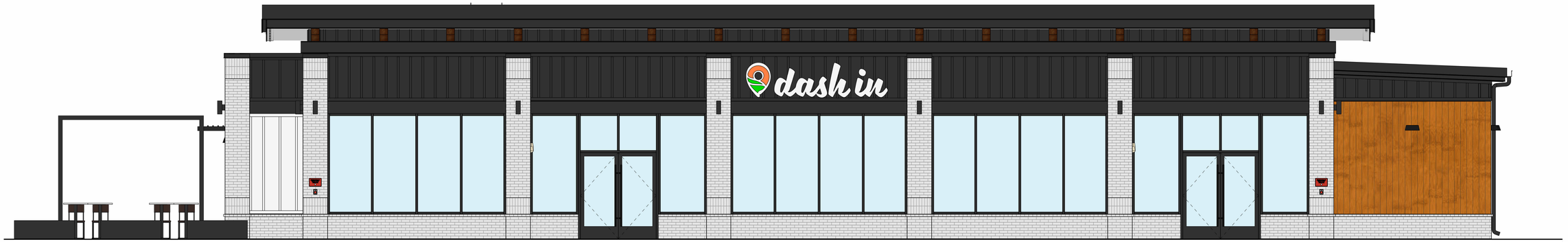
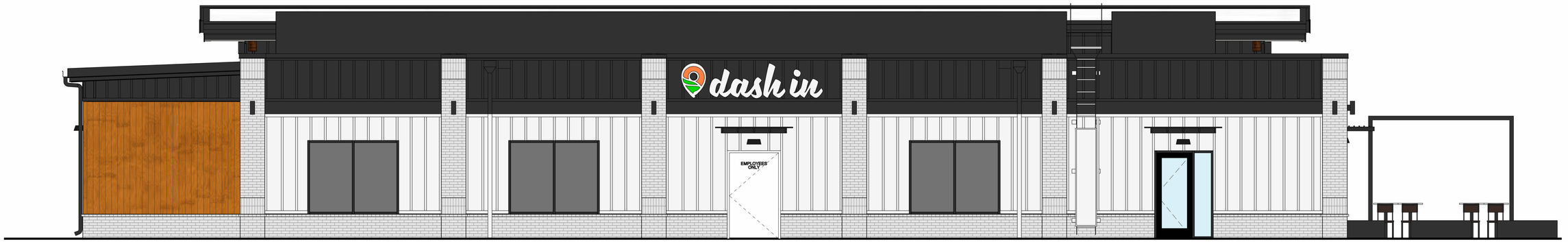


EXTERIOR ELEVATION - FRONT (FACING FUEL CANOPY)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - REAR (FACING INTERSECTION)

SCALE: 1/4" = 1'-0"

CORE STATES GROUP
46 East Main Street
Suite 201
Somerville, NJ 08876
908.462.9700
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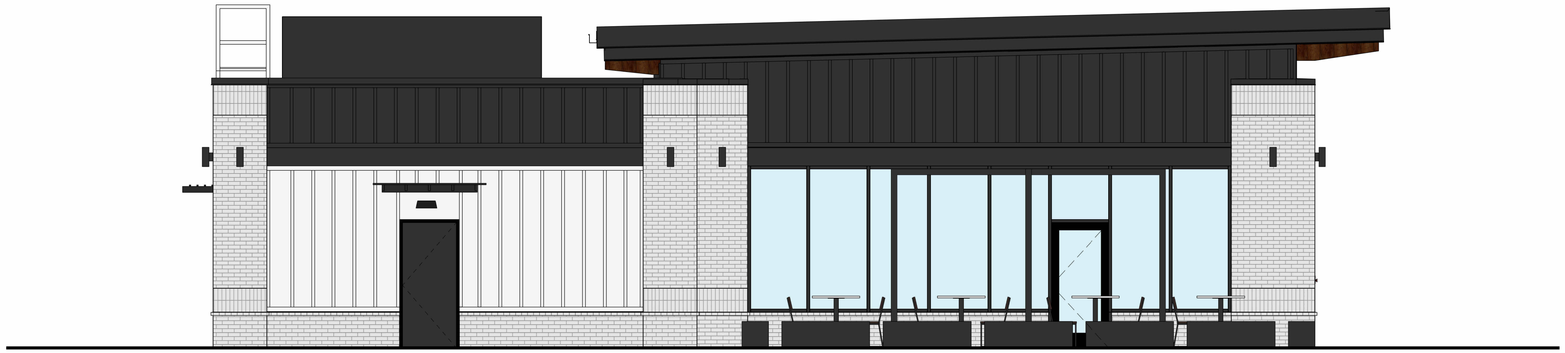
COLOR ELEVATIONS

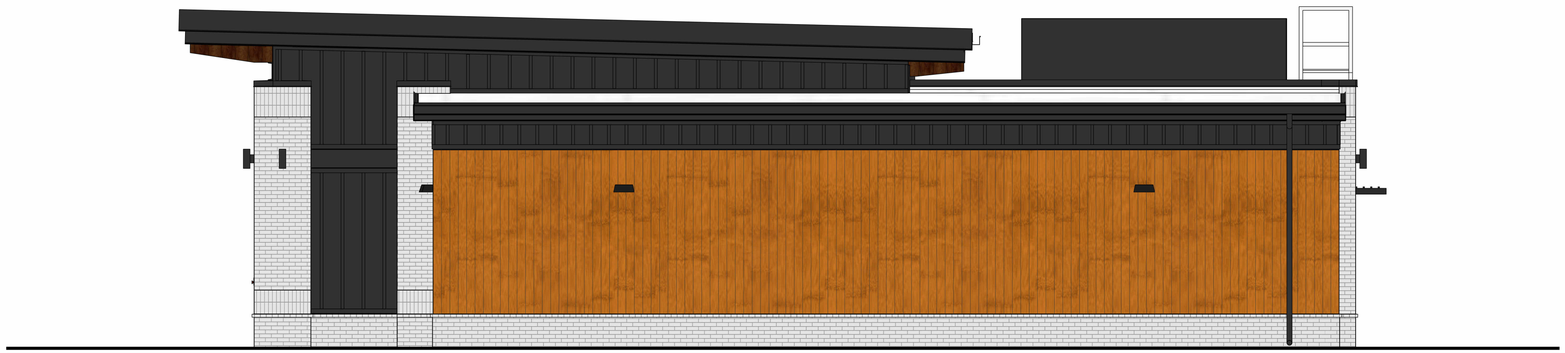
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group



EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

SCALE: 1/4" = 1'-0"

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COLOR ELEVATIONS

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DASH IN #3006
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PERSPECTIVES

TWG.TBD
DASH IN #3006
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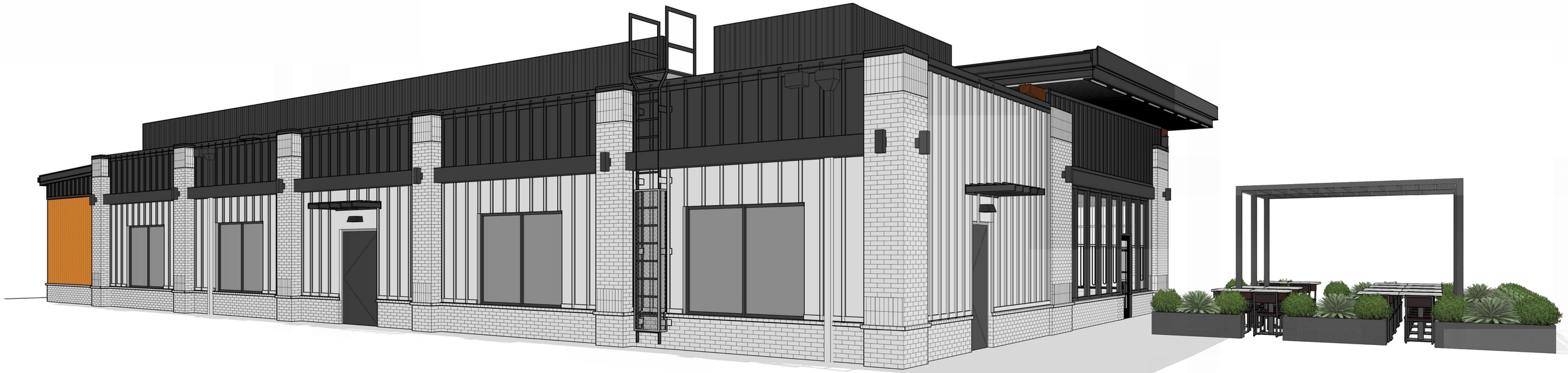
Huntersville, NC 28078

Wills Group



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PERSPECTIVES

TWG.TBD
DASH IN #3006
11442 Statesville Rd,
Huntersville, NC 28078

Wills Group

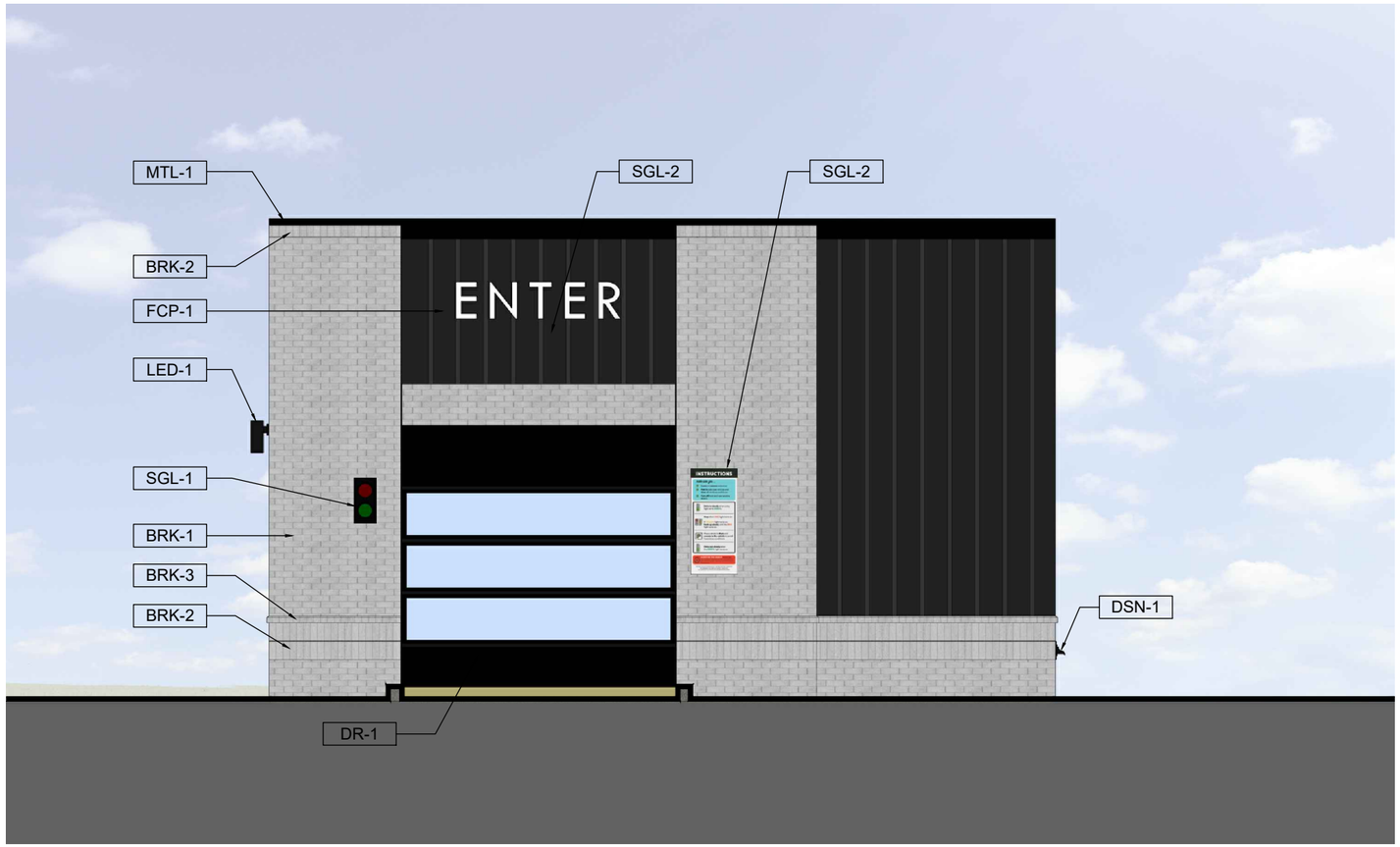
BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-3	SLOPED BRICK ROWLOCK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
DR-1	VINYL ROLL UP DOOR, AIR LIFT, INC., XRS PREMIUM PLUS, BLACK
SF-1	STOREFRONT SYSTEM, KAWNEER, 451T, ALUM./ANODIZED, #29 BLACK
PT-1	EXTERIOR DOOR & FRAME, SHERWIN WILLIAMS, SW6991–BLACK MAGIC
FCP-1	FIBER CEMENT PANELS, HARDIEPANEL, VERTICAL SIDING W/ 3/4" BATTENS
DSN-1	DOWNSPOUT NOZZLE, ZURN, Z199, NICKEL BRONZE

MTL-1	METAL COPING, ENGLART, BLACK
LED-1	LED WALL SCONCE, BLACK
LED-2	LED WALL PACK, BLACK
LED-3	LED WALL PACK, BLACK
GLZ-1	1" THICK INSULATED GLASS
SIGN-1	BRAND LOGO, INTERNALLY ILLUMINATED SIGN
SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(CANOPY SIDE)



BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-3	SLOPED BRICK ROWLOCK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
DR-1	VINYL ROLL UP DOOR, AIR LIFT, INC., XRS PREMIUM PLUS, BLACK
SF-1	STOREFRONT SYSTEM, KAWNEER, 451T, ALUM./ANODIZED, #29 BLACK
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SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(ENTRANCE END)

BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-3	SLOPED BRICK ROWLOCK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
DR-1	VINYL ROLL UP DOOR, AIR LIFT, INC., XRS PREMIUM PLUS, BLACK
SF-1	STOREFRONT SYSTEM, KAWNEER, 451T, ALUM./ANODIZED, #29 BLACK
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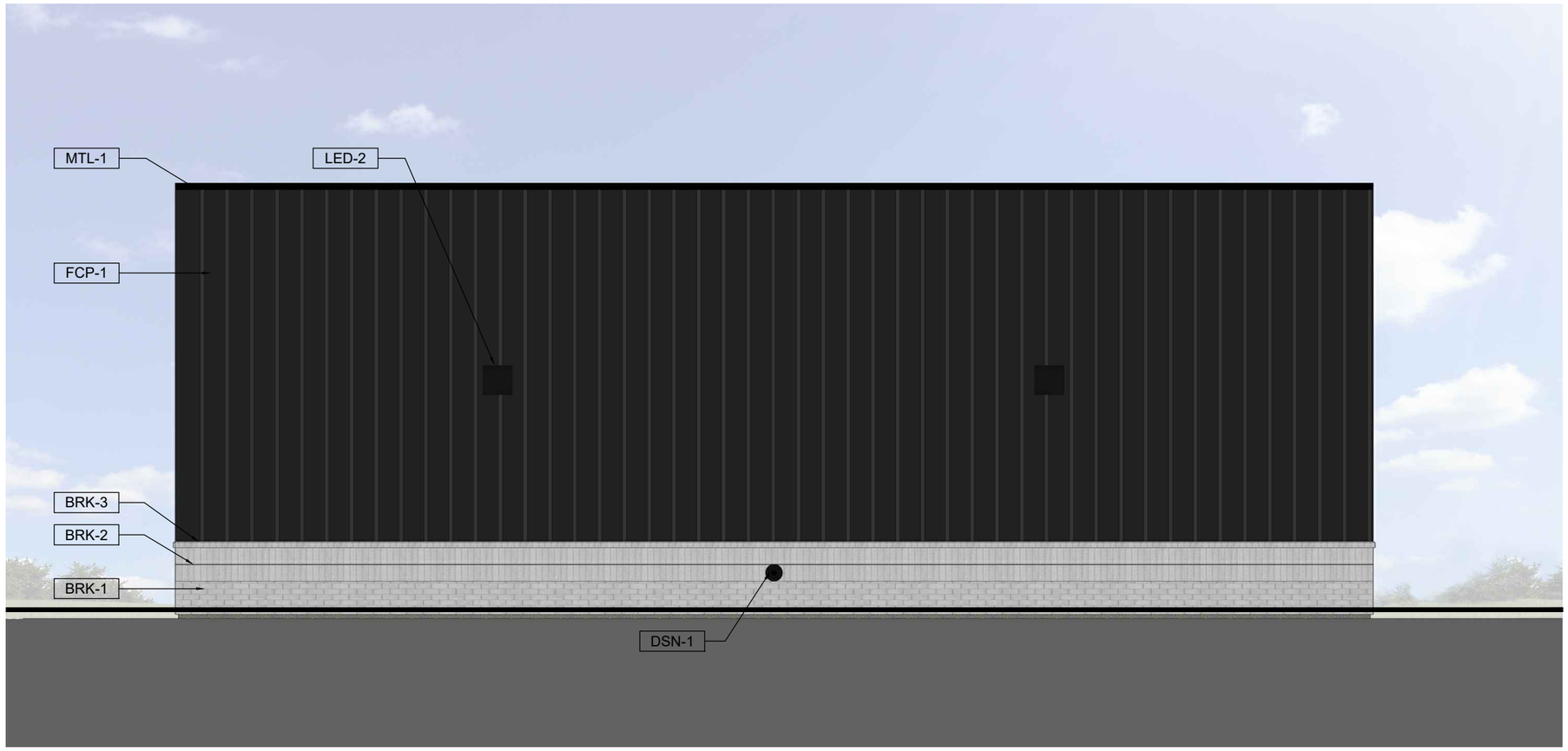
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(EXIT END)



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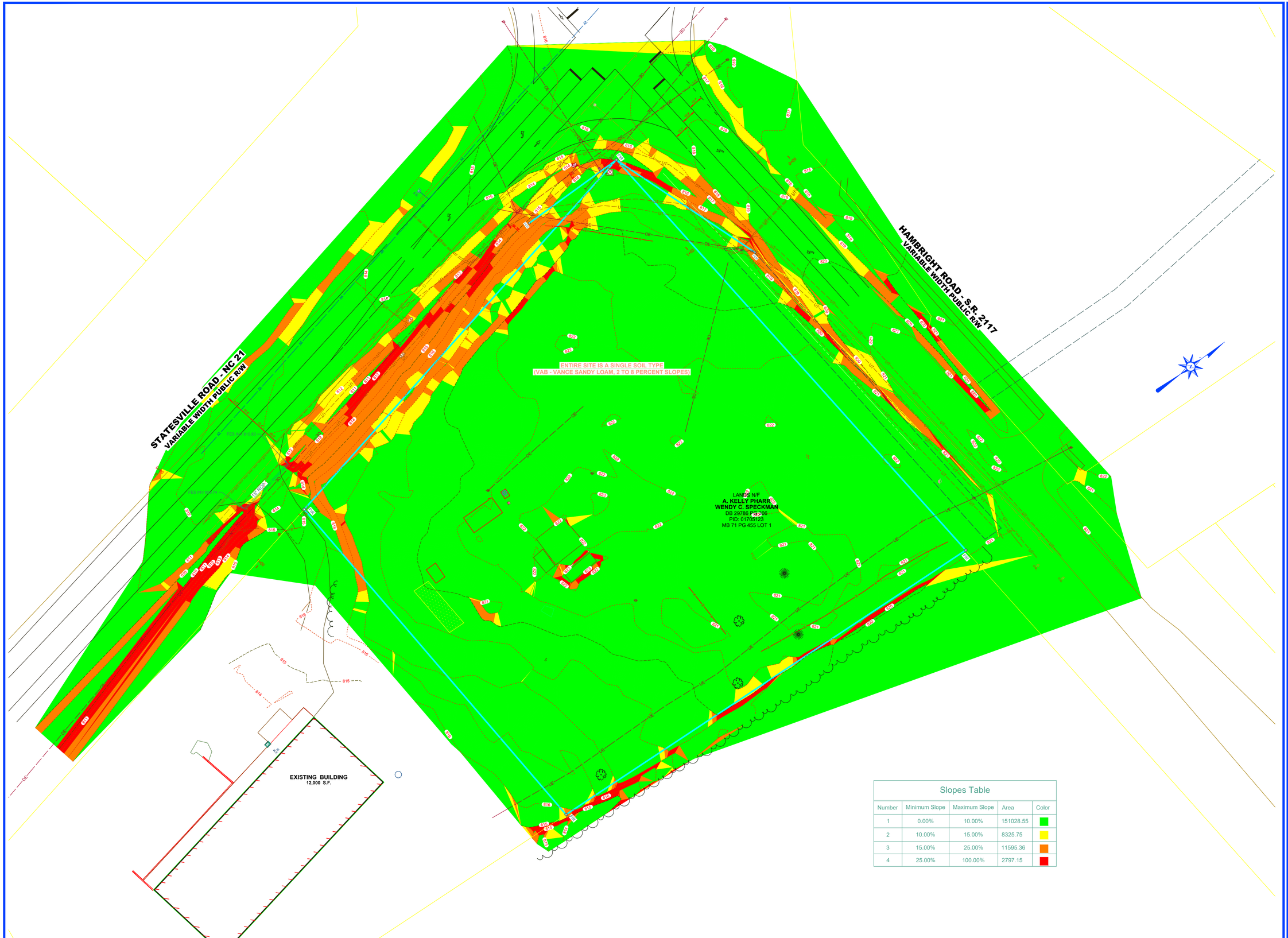
BRK-3	SLOPED BRICK ROWLOCK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
DR-1	VINYL ROLL UP DOOR, AIR LIFT, INC., XRS PREMIUM PLUS, BLACK
SF-1	STOREFRONT SYSTEM, KAWNEER, 451T, ALUM./ANODIZED, #29 BLACK
PT-1	EXTERIOR DOOR & FRAME, SHERWIN WILLIAMS, SW6991–BLACK MAGIC
FCP-1	FIBER CEMENT PANELS, HARDIEPANEL, VERTICAL SIDING W/ 3/4" BATTENS
DSN-1	DOWNSPOUT NOZZLE, ZURN, Z199, NICKEL BRONZE

MTL-1	METAL COPING, ENGLART, BLACK
LED-1	LED WALL SCONCE, BLACK
LED-2	LED WALL PACK, BLACK
LED-3	LED WALL PACK, BLACK
GLZ-1	1" THICK INSULATED GLASS
SIGN-1	BRAND LOGO, INTERNALLY ILLUMINATED SIGN
SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(PROPERTY LINE SIDE)



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	151028.55	
2	10.00%	15.00%	8325.75	
3	15.00%	25.00%	11595.36	
4	25.00%	100.00%	2797.15	

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Delaware
Dover 302.734.7950
Newark 302.369.3700

Maryland
Salisbury 410.546.9100

Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

www.beckermorgan.com

NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SOIL MAP & SLOPE ANALYSIS SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: 1 OF 1

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

SHEET
1 OF 1

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STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W

PRE-DRAINAGE AREA 1
IMPERVIOUS (C): 0.03 AC
WOODS (C): 1.63 AC
TOTAL: 1.66 AC
Tc PATH = 20.7 MIN
CURVE NUMBER = 71

PRE-DRAINAGE AREA 2
IMPERVIOUS (C): 0.02 AC
WOODS (C): 0.98 AC
TOTAL: 1.00 AC
Tc PATH = 18.1 MIN
CURVE NUMBER = 71

FLOW PATH - A
100 FT OF SHEET FLOW
SLOPE: 0.0183 FT/FT
EL. 823.15'
EL. 821.32'

FLOW PATH - B
126 FT OF SHALLOW CONC
SLOPE: 0.0513 FT/FT

FLOW PATH - A
100 FT OF SHEET FLOW
SLOPE: 0.0273 FT/FT
EL. 820.42'

FLOW PATH - B
114 FT OF SHALLOW CONC
SLOPE: 0.0321 FT/FT
EL. 816.76'

PRE - DEVELOPED ANALYSIS POINT - 1	
1 - YR STORM Q:	0.56 C.F.S.
2 - YR STORM Q:	1.16 C.F.S.
10 - YR STORM Q:	2.59 C.F.S.

PRE - DEVELOPED ANALYSIS POINT - 2	
1 - YR STORM Q:	0.36 C.F.S.
2 - YR STORM Q:	0.74 C.F.S.
10 - YR STORM Q:	1.65 C.F.S.

FES INV 809.74
FES INV 810.80
EL. 814.85'
EX GRAVEL DRIVEWAY
EXISTING BUILDING 12,000 SF

LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

LANDS N/F
HANBRIGHT ANIMAL HOSPITAL HOLDINGS, LLC
PID: 01706204
DB 29064 PG 410

LANDS N/F
MECKLENBURG COUNTY
PID: 01706210
DB 33773 PG 552

LANDS N/F
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872

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Delaware
309 South Governors Avenue
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302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

PRE-DEVELOPED DRAINAGE AREA MAP

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: SWM-PRE		

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET
SWM-PRE

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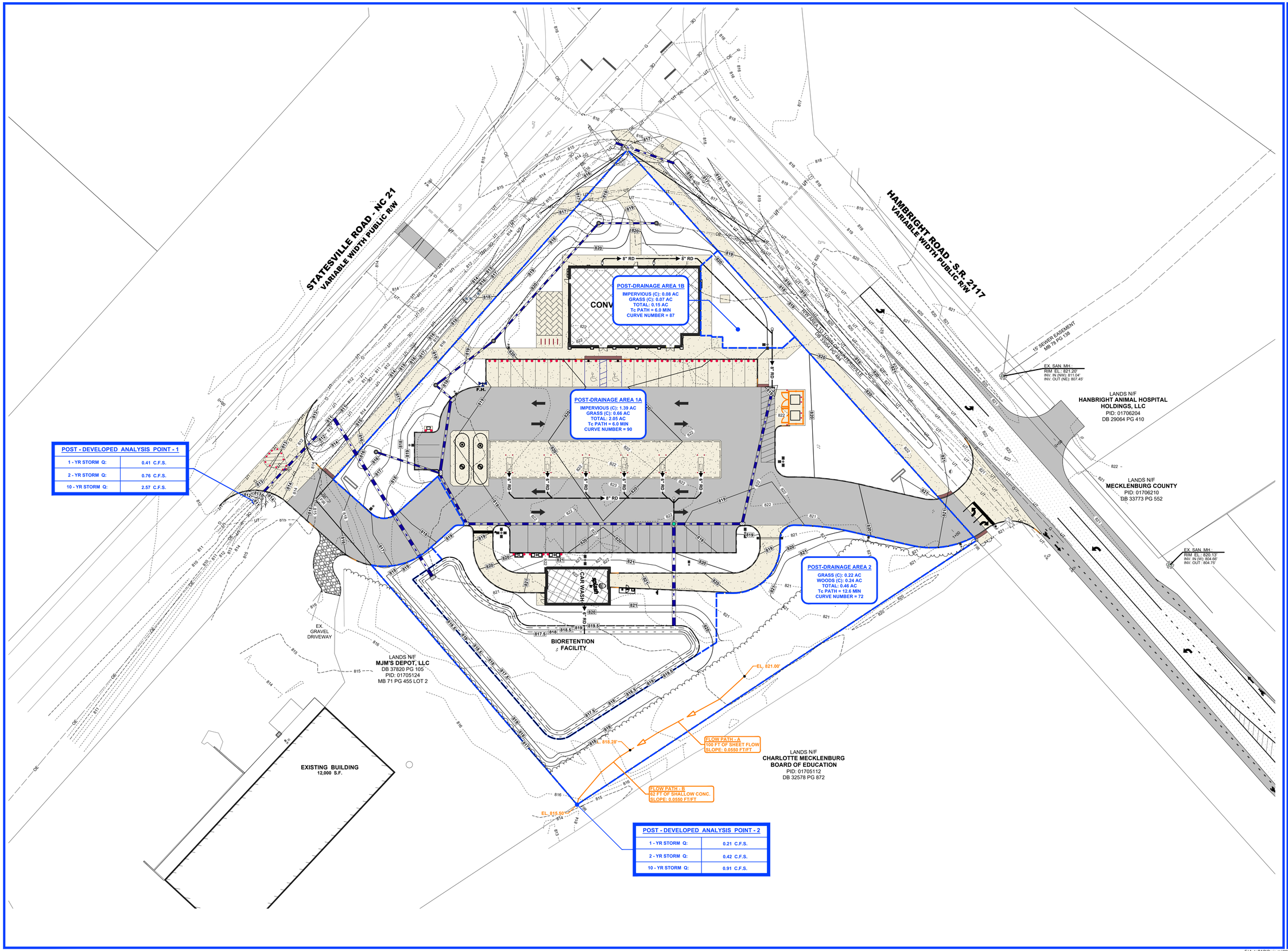

POST - DEVELOPED ANALYSIS POINT - 1	
1 - YR STORM Q:	0.41 C.F.S.
2 - YR STORM Q:	0.76 C.F.S.
10 - YR STORM Q:	2.57 C.F.S.

POST - DEVELOPED ANALYSIS POINT - 2	
1 - YR STORM Q:	0.21 C.F.S.
2 - YR STORM Q:	0.42 C.F.S.
10 - YR STORM Q:	0.91 C.F.S.

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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

POST-DEVELOPED DRAINAGE AREA MAP

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: SWM-POST

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

SWM-POST

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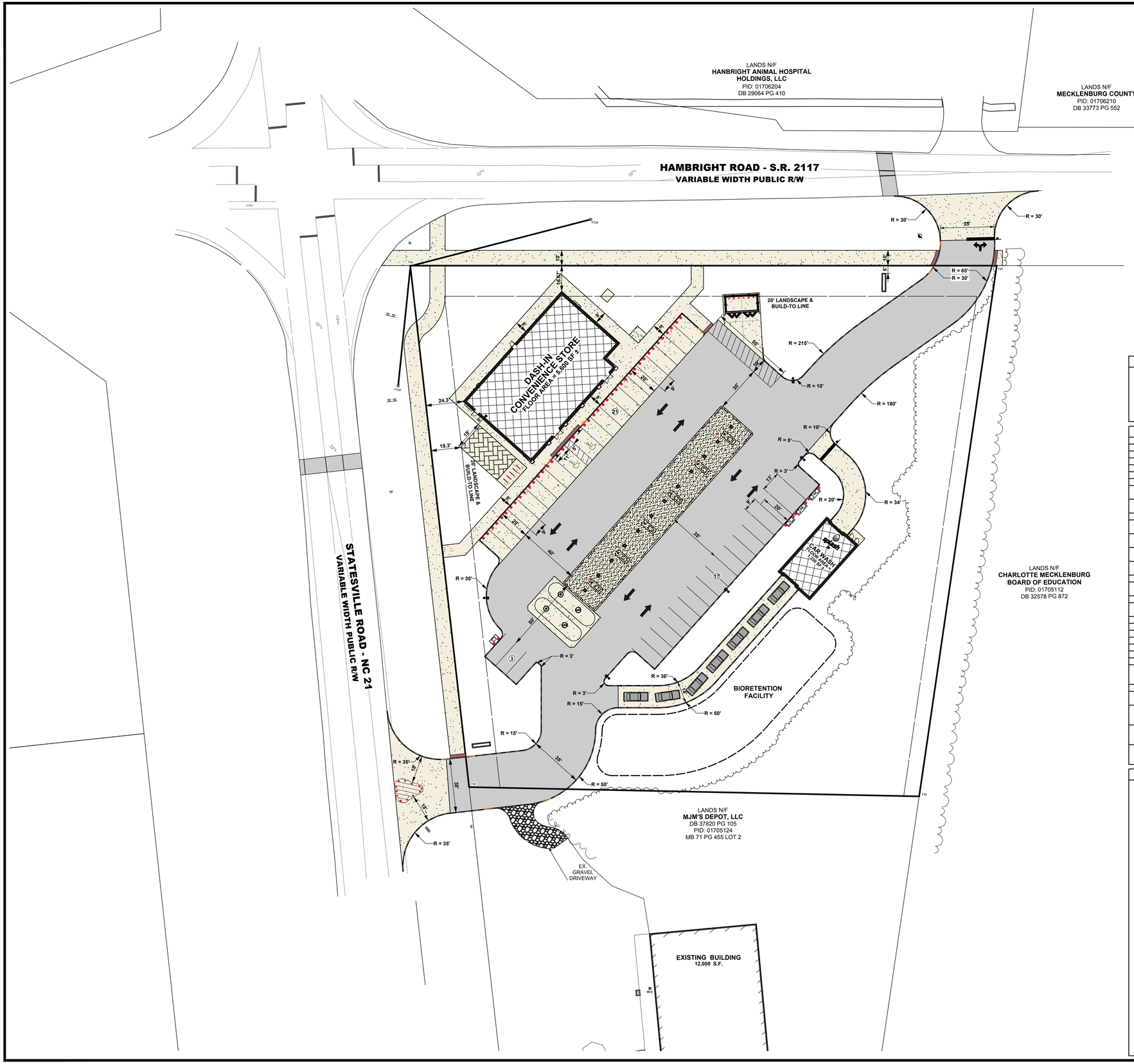

REZONING NOTES:

PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.

1. SECTION 4.5.4 OF THE ORDINANCE IS MODIFIED TO PERMIT THE PARKING AREAS TO BE LOCATED AS DEPICTED ON THE REZONING PLAN.
2. SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO REDUCE THE WIDTH OF THE REQUIRED BUFFER LOCATED NEAR THE VEHICULAR ENTRANCE INTO THE SITE FROM HAMBRIGHT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN TO COMPLY WITH NCDOT'S REQUESTED VEHICULAR ENTRANCE LOCATION.

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
2.	TOTAL DISTURBED AREA	2.83 AC. (123,321 S.F.)
3.	RIVER BASIN	CATAWBA RIVER BASIN
4.	STREAM CALSSIFICATION	WS-IV
5.	PRINCIPAL USE(S)	CONVINCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	TYPE IIB
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
10.	LOT COUNT	1 LOT
11.	TOTAL NUMBER OF DWELLINGS	2 DWELLINGS - 1 BUILDING (5,600 S.F.) 1 ACCESSORY - CAR WASH (1,300 S.F.)
12.	MIXED-USE / # OF LIVE/ WORK UNITS	N/A
13.	TOTAL AREA OF RESIDENTIAL	0 S.F.
14.	TOTAL AREA OF NON - RESIDENTIAL	6,900 S.F.
15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX BRL
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	20'
5.	LEFT SIDE SETBACK	20'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	CATAWBA RIVER BASIN
3.	LOW DENSITY/ HIGH DENSITY	N/A
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR. DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	01705123
5.	ZONING CLASSIFICATION:	EXISTING: CB - CORPORATE BUSINESS PROPOSED: HC - HIGHWAY COMMERCIAL
6.	DEED SUMMARY:	B:29786 P:306-308
7.	PLAT REFERENCE:	
8.	PRESENT USE:	VACANT LOT
9.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
10.	TOTAL SITE AREA:	2.67 ACRES
11.	PROPOSED BUILDING:	BUILDING: 5,600 S.F. ACCESSORY: 1,330 S.F. (CAR WASH)
12.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
13.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 5,600 S.F. / 500 S.F. = 11.2 = 12 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
14.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
15.	SIGNAGE	FUTURE PERMIT SUBMISSION
16.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
17.	BUILDING HEIGHT:	PERMITTED: 36' MAX PROPOSED: 36' MAX
18.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
19.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
20.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
21.	SOURCE OF ELECTRIC:	ELECTRICITIES
22.	TOTAL DISTURBED AREA:	2.83 ACRES

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The Tower at STAR Campus
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Newark, DE 19713
302.369.3700

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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

REZONING PLAN SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LMDESTATE_ Rezoning Plan

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 30'
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET

REZONING PLAN

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COMMUNITY MEETING REPORT
Applicant: Dash In Food Stores, Inc.
Rezoning Application No. R25-14

This Community Meeting Report is being filed with the Huntersville Planning Department pursuant to the provisions of the Town of Huntersville Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time, and location of the Community Meeting via certified mail to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 24, 2025. Additionally, a written notice of the date, time, and location of the Community Meeting was emailed to the Mayor, Town Board of Commissioners, Planning Board, Town Clerk, Town Manager, Assistant Town Manager and the Planning Department on November 24, 2025. Copies of the written notice and the emails are attached hereto as Exhibit A-2. Copies of the Certified Mail Receipts and the Return Receipts are attached hereto as Exhibit A-3.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by that individual identified on Exhibit B attached hereto. The Applicant's representatives at the Community Meeting were Matthew Parker of the Applicant; Mark Strickland of Becker Morgan Group, Inc.; Chase Smith of RFK Engineers PLLC; and John Carmichael and Aaron Houck of Robinson Bradshaw. Nathan Farber of the Huntersville Planning Department was also in attendance.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendee to the meeting and thanked him for attending. Mr. Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. R25-14.

Mr. Carmichael introduced himself and the Applicant's representatives.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Tuesday, February 3, 2026, at 6:00 p.m.—Public Hearing before Town Board and Planning Board;
- Tuesday, February 24, 2026, at 6:30 p.m.—Planning Board Meeting; and
- Tuesday, March 17, 2026, at 6:00 p.m.—Town Board Decision.

Mr. Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael shared a map of the site and stated that the site contains approximately 2.67 acres and is located on the southeast corner of the intersection of Statesville Road and Hambright Road. He shared an aerial image of the site and the surrounding area as well as a zoomed-in aerial image of the site.

Mr. Carmichael shared a map that depicts the current zoning of the site and nearby parcels of land.

Mr. Carmichael stated that the Applicant is requesting the rezoning of the site to the Highway Commercial District (CD) zoning district to accommodate the development of a convenience store with gasoline sales and an accessory car wash on the site. The following commercial uses would also be permitted on the site: retail establishments, offices, professional and personal services, restaurants without drive-through windows, healthcare services, and branch banks.

Mr. Carmichael stated that the maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet. He stated that the maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet.

Mark Strickland shared the site plan. He stated that the site would have two access points. One access point would be on Statesville Road and would be shared with the neighboring parcel to the south. That access point would be a right-in/right-out only access point. There would be a new full-access point into the site on Hambright Road. Mr. Strickland stated that it is likely that a turn lane would be added on Hambright Road at this access point.

Mr. Strickland stated that the principal building would be located close to the intersection of Hambright Road and Statesville Road. The car wash building would be located toward the rear of the site. The canopy for the fuel pumps would be located between the principal building and the car wash building. He stated that the principal building has an outdoor patio area. He stated that the development would include the beautification of that potion of the site located next to the intersection of Hambright Road and Statesville Road.

Mr. Strickland stated that the site would include a 30-foot wide landscaped buffer with established, existing vegetation along the site's eastern boundary with the school. He stated that there is a Colonial Pipeline easement between the site and the school's athletic fields.

The attendee asked how many fueling pumps the site would include, and Mr. Strickland stated that the site would contain six fueling stations, each with two fueling pumps.

The attendee asked for confirmation that the plan does not call for the installation of a designated left-turn signal and/or lane at the intersection of Hambright Road and Statesville Road. The attendee stated that westbound traffic on Hambright Road regularly backs up to the school. Chase Smith stated that the plan for this rezoning does not include a left-turn signal for the intersection because NCDOT has not requested it. Mr. Smith stated that with all of the other developments in the area, there might be other improvements coming to this intersection due to those other projects.

John Carmichael shared the building elevations for the principal building that have been submitted as a part of the rezoning request. The building elevations show what the principal building would look like from the adjacent streets, from the parking lot, and from the sides.

Mr. Carmichael shared images of existing Dash In store exteriors, interiors, and accessory car wash buildings. He stated that the Dash In brand is new to the Charlotte market. He stated that Dash In's food offerings are a big draw. Matthew Parker stated that the first Charlotte-area Dash In store

is currently under construction. Mr. Parker stated that the food in Dash In stores is fresh. He stated that the fuel is Dash In branded fuel. He stated that the car wash is an automatic car wash.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question about Dash In locations, Matthew Parker stated that Dash In has many stores in Maryland and Virginia.
- In response to a question about Dash In's direct competitors, Mr. Parker stated that Dash In would compete with QuikTrip in Charlotte and with Sheetz from Greensboro north.
- The attendee expressed concerns about the proximity of the pipeline and asked whether any environmental testing had been done. Mark Strickland stated that a Phase 1 assessment has been completed for the site. Mr. Strickland stated that the pipeline is outside of the site's property boundaries and stated that there is a 30-foot undisturbed buffer on the site next to the pipeline easement. He stated that if there is any widening of Hambright Road along the pipeline easement that the Applicant would have to work with the pipeline.
- The attendee stated that the traffic on Hambright Road is currently "ridiculous" and asked if a traffic light will be installed to help drivers turn left out of the site onto Hambright Road. Mark Strickland stated that there is no plan or NCDOT request for a traffic light at the access point, and stated that if drivers have a hard time turning left out of the site onto Hambright Road, then these drivers would have other options, such as using the Statesville Road access point to turn right onto Statesville Road and then to turn left onto Hambright Road at the traffic signal. Chase Smith stated that the site will likely not generate significant levels of new traffic because most of the people using the site will be drivers who are already driving on Hambright Road and Statesville Road. Mr. Strickland stated that the Applicant's traffic study estimates that 75% of the vehicles coming into the site will be vehicles already on the road.
- In response to a question, Mr. Strickland stated that he does not know the plans for the parcel on the southwest corner of the Hambright Road–Statesville Road intersection. He stated that he has heard that there were plans for a gas station on that parcel, but he stated that Dash In's plans are for the site subject to this rezoning request.
- In response to a question about lighting on the site, John Carmichael stated that the Town of Huntersville has a lighting ordinance or regulations. Mark Strickland stated that the Applicant must calculate how bright their lighting would be and ensure that the light does not spread beyond the property. Mr. Carmichael stated that the site plan locates many of the site's improvements to the west. He stated that the Applicant has not asked for relief from any lighting requirements as a part of the rezoning request.
- The attendee stated that he supports more tax dollars for Huntersville and stated that Dash In looks like a great business, but the attendee stated he would like to see road enhancements provided given how busy Hambright Road is. Mark Strickland stated that the Applicant very recently received feedback from NCDOT and will be incorporating that feedback into the plans. Chase Smith stated that every time a new development is pursued, the developer is required to do traffic improvements and so more road improvements might be coming.

There were no further questions or comments. Mr. Carmichael offered to email the presentation slides to the attendee and invited him to follow up with any questions. Mr. Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Application or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 5th day of January 2026.

Dash In Food Stores, Inc., Applicant

John Carmichael, Attorney for the Applicant

cc: Mr. Nathan Farber, Huntersville Planning Department (via email)

EXHIBIT A-1

Exhibit A-1

Notice of Community Meeting Mailed Via Certified Mail to the Following Individuals:

Tax Parcel #017-051-23 *****Subject property

Kelly A. Pharr
Wendy C. Speckman
207 Ashby Drive
Davidson, NC 28036

Tax Parcel #017-044-11

Hambright Properties LLC
9643 Ashley Green Court NW
Concord, NC 28027

Tax Parcel #017-044-03

Hambright Junction Investors LLC
825 Sisk Av Suite 200
Oxford MS 38655

Tax Parcel #017-051-24

MJMS Depot LLC
1515 Sunnyside Ave
Charlotte, NC 28204

Tax Parcel 017-051-12

Charlotte Mecklenburg Board of Education
PO Box 30035
Charlotte, NC 28230

Tax Parcel #017-212-05

PTU LLC
Shoe Properties LLC
426 Foster Ave
Charlotte, NC 28203

Tax Parcel #017-212-05

HC Real Estate Investments LLC
2334 Johnston Ferry Road NE
Atlanta, GA 30341

Tax Parcel #017-062-04

Hambright Animal Hospital Holdings LLC
11725 Hambright Road
Huntersville, NC 28078

Tax Parcel #017-062-09

Steven L. James
Pamela H. James
13801 Sims Road
Huntersville, NC 28078

Tax Parcel #017-062-08

Phillips 11600 LLC
11255 Highcrest Drive
Huntersville, NC 28078

Tax Parcel #017-062-10

Mecklenburg County
5841 Brookshire Blvd
Charlotte, NC 28216

Tax Parcel #017-063-68

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-66

Stoneybrook Station Homeowners Association, Inc.
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

Tax Parcel #017-063-01

Robert Charles Cote
Kathleen Beaton Cote
11005 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-02

James Drye
Shaneiris Vargas
11009 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-03

Kevin Conlon
Annmarie Wood
11013 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-04

Ariel Amanda Gardner
11017 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-05

Jude Lui
Nan L. Lui
11021 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-06

RM1 SFR Propco A LP
c/o FirstKey Homes LLC
600 Galleria Parkway Suite 300
Atlanta, GA 30339

Tax Parcel #017-063-14

Tewodros Assefa
Tigist Damesa
10012 Paxton Run Road
Charlotte, NC 28277

Tax Parcel #017-063-15

Rediet Desta
11708 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-16

Barbara Ryan
Gary Ryan
11704 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-07

Priscilla Baez
11014 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-08

Juanita Bowser
11010 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-09

Wendy Peralta
Xiomara Peralta
Aneudis C. Veras-Veras
11006 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-67

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-10

Matthew McLean
Lawren McLean
12211 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-11

Satish Thakre
Smarika Thakre
12215 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-12

Sandeep Sadashiv Patil
Sonali Sandeep Patil
12219 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-13

Padmaja Pispati
Ramu Nalluri
12223 Stoneybrook Station Parkway
Huntersville, NC 28078

Notice of Community Meeting Emailed to the Following:

Mayor and Town Board of Commissioners
Planning Board
Town Clerk
Town Manager
Assistant Town Manager
Planning Department

EXHIBIT A-2

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject:	Community Meeting for Rezoning Application No. R25-14
Address of Site:	An approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map)
Parcel Number:	Tax Parcel No. 017-051-23
Applicant:	Dash In Food Stores, Inc.
Property Owners:	Ashley Kelly Pharr and Wendy C. Speckman
Current Zoning:	Corporate Business District
Proposed Zoning:	Highway Commercial District (CD)
Date, Time, and Location of Meeting:	Thursday, December 11, 2025, at 6:30 p.m., at Mosaic Church (**Auditorium**), 10624 Metromont Parkway #302, Charlotte, NC 28269
Town website (for site plan):	www.huntersville.org/planning

We are assisting Dash In Food Stores, Inc. (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Huntersville Planning Department requesting the rezoning of an approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map) from the Corporate Business District zoning district to the Highway Commercial District (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a convenience store with gasoline sales and an accessory car wash and potentially other commercial uses on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning request and the proposed development with adjacent and nearby property owners and organizations.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte.

Representatives of the Applicant look forward to sharing this rezoning and development proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@rbh.com.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Nathan Farber, Town of Huntersville Planning Department (via email)

Date Mailed: November 24, 2025

01721213
01721205
01706209
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01706616
01706617
01706618
11600 - 11699
11700 - 11859
11700 - 11777
11000 - 11227
11860 - 11899
12200 - 12227
12299
Spritz St
Stoneybrook Station Py
Hambright Rd
11500 - 11599
11000 - 11299
Hambright Junction Dr
11300 - 11499
21
Statesville Rd
Site
01704411
01705123
01705124
01704403
77

Community Meeting Location

Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:32 AM
To: 'cclark@huntersville.org'; 'jhunt@huntersville.org'; 'abergsman@huntersville.org'; 'equarles@huntersville.org'; 'lrivers@huntersville.org'; 'nwalsh@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Mayor, Madam Mayor Pro-Tem and Members of the Town Board of Commissioners, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:32 AM
To: 'planningboard@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Mr. Chairman, Mr. Vice-Chairman and Members of the Planning Board, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:41 AM
To: 'jpierson@huntersville.org'; 'aroberts@huntersville.org'; 'bwilliams@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Town Clerk, Mr. Town Manager and Mr. Assistant Town Manager, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:48 AM
To: 'brichards@huntersville.org'; 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Brian and Nathan, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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EXHIBIT A-3

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 50

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

Satish Thakre
Smarika Thakre
PARCEL ID 017-063-11
12215 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6360 74

US Postal Service®
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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

PTU LLC
Shoe Properties LLC
PARCEL ID 017-212-05
426 Foster Avenue
Charlotte NC 28203

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6363 28

US Postal Service®
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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6360 21

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
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Sent To:

Ariel Amanda Gardner
PARCEL ID 017-063-04
11017 Spritz Street
Huntersville NC 28078

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6361 06

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Charlotte Mecklenburg Board of Education
PARCEL ID 017-051-12
PO Box 30035
Charlotte NC 28230

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J. Carmichael 28985.00014 2

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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Sent To:

Hambright Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

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J. Carmichael 28985.00014 2

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

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9414 7266 9904 2980 6362 05

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Redieet Desta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Phillips 11600 LLC
PARCEL ID 017-062-08
11255 Highcrest Drive
Huntersville NC 28078

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9414 7266 9904 2980 6360 38

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

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9414 7266 9904 2980 6361 97

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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Sent To:

Barbara Ryan
Gary Ryan
PARCEL ID 017-063-16
11704 Midnight Way
Huntersville NC 28078

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Wendy Peratta
Xiomara Peratta
Aneudis C. Veras-Veras
Parcel ID 017-063-09
11006 Spritz Way
Huntersville, NC 28078

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2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 67

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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Sent To:

Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stoneybrook Station Parkway
Huntersville NC 28078

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2

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
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Sent To:

Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

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2

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Hambright Properties LLC
PARCEL ID 017-044-11
9643 Ashley Green Court NW
Concord NC 28027

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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Sent To:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook StationParkway
Huntersville NC 28078

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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Sent To:

Tewodros Assefa
Tigist Damesa
PARCEL ID 017-063-14
10012 Paxton Run Road
Charlotte NC 28277

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6361 68

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
Postmark Here
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Sent To:

Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

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J. Carmichael 28985.00014 2

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

RM1 SFR Propco A LP
c/0 FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

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J. Carmichael 28985.00014 2

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CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 45

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Kevin Conlon
Annmarie Wood
PARCEL ID 017-063-03
11013 Spritz Street
Huntersville NC 28078

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J. Carmichael 28985.00014 2

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CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 37

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

James Drye
Shaneiris Vargas
PARCEL ID 017-063-02
11009 Spritz Street
Huntersville NC 28078

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J. Carmichael 28985.00014 2

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CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 44

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 74

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 29

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Plum Creek Property Owners Assoc. Inc.
P.O. Box 87
Huntersville, NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6360 83

US Postal Service®
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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
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CHARLOTTE NC

Sent To:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 11

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

HC Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 73

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 52

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 07

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

9590 9266 9904 2980 6363 14

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 11

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11/28

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

Article Addressed to:

HC Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number
9590 9266 9904 2980 6360 55

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 52

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11-25-2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Hunters[illegible] NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number
9590 9266 9904 2980 6361 09

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 06

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12-1-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Charlotte Mecklenburg Board of Education
PARCEL ID 217-051-12
PO Box 30035
Charlotte NC 28230

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

9590 9266 9904 2980 6361 54

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 51

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) L. J. | C. Date of Delivery 12/1/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

RM1 SFR Propco A LP
c/0 FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number
9590 9266 9904 2980 6363 21

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 28

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Krystal B. P. ☐ Agent ☐ Addressee

B. Received by (Printed Name) Krystal B. Pennington | C. Date of Delivery 12-1-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number
9590 9266 9904 2980 6360 62

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 69

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Hemmin Herrus | C. Date of Delivery 12-01-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Hambright Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

9590 9266 9904 2980 6360 31

2. Certified Mail® Article Number

9414 7266 9904 2980 6360 38

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

X Denya McClain

B. Received by (Printed Name) Denya McClain

C. Date of Delivery 12/1/2

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Article Addressed to:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 93

2. Certified Mail® Article Number

9414 7266 9904 2980 6360 90

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☑ Addressee

X [signature]

B. Received by (Printed Name) Mark Middlesworth

C. Date of Delivery 12/2/15

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Article Addressed to:

MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 47

2. Certified Mail® Article Number

9414 7266 9904 2980 6361 44

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☑ Addressee

X [signature]

B. Received by (Printed Name) Kathleen Cote

C. Date of Delivery 12/8/15

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

1. Article Addressed to:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

9590 9266 9904 2980 6361 85

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 82

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Redieet D sta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 60

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 67

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 39

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 36

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

9590 9266 9904 2980 6360 00

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 07

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3811, Facsimile, July 2015 Domestic Return Recei

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 77

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 74

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 86

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 83

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 28078

m 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

9590 9266 9904 2980 6362 46

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 43

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook StationParkway
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 08

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 05

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 61

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 68

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 16

2. Certified Mail® Article Number

9414 7266 9904 2980 6361 13

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

1. Article Addressed to:

Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 84

2. Certified Mail® Article Number

9414 7266 9904 2980 6362 81

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addres

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

1. Article Addressed to:

Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

EXHIBIT B

Community Meeting Sign-In Sheet

Applicant: Dash In Food Stores, Inc.

Rezoning Application No. R25-14

Thursday, December 11, 2025, at 6:30 p.m.

Mosaic Church (Auditorium)
10624 Metromont Parkway #302
Charlotte, NC 28269

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Planning Department and Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	NAME	ADDRESS	TELEPHONE	E-MAIL ADDRESS
1.	Rob Cotte	11005 Spritz St H'ville 28078	704-902-4508	Rob.Cotte@Marriott.Com
2.				
3.				
4.				
5.				
6.				

EXHIBIT C

ROBINSON BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Community Meeting
December 11, 2025

Team

- Jeff Bainbridge, The Wills Group, Inc.
- Matthew Parker, The Wills Group, Inc.
- Mark Strickland, Becker Morgan Group, Inc.
- Jonathan Street, Becker Morgan Group, Inc.
- Chase Smith, RFK Engineers PLLC
- Todd Bonnett, Bonnett Commercial Consulting, LLC
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Rezoning Schedule

- Public Hearing: Tuesday, February 3, 2026, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville Road
- Planning Board: Tuesday, February 24, 2026, at 6:30 p.m. at Huntersville Town Hall, 101 Huntersville Road
- Town Board Decision: Tuesday, March 17, 2026, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville Road

Site – 2.67 Acres

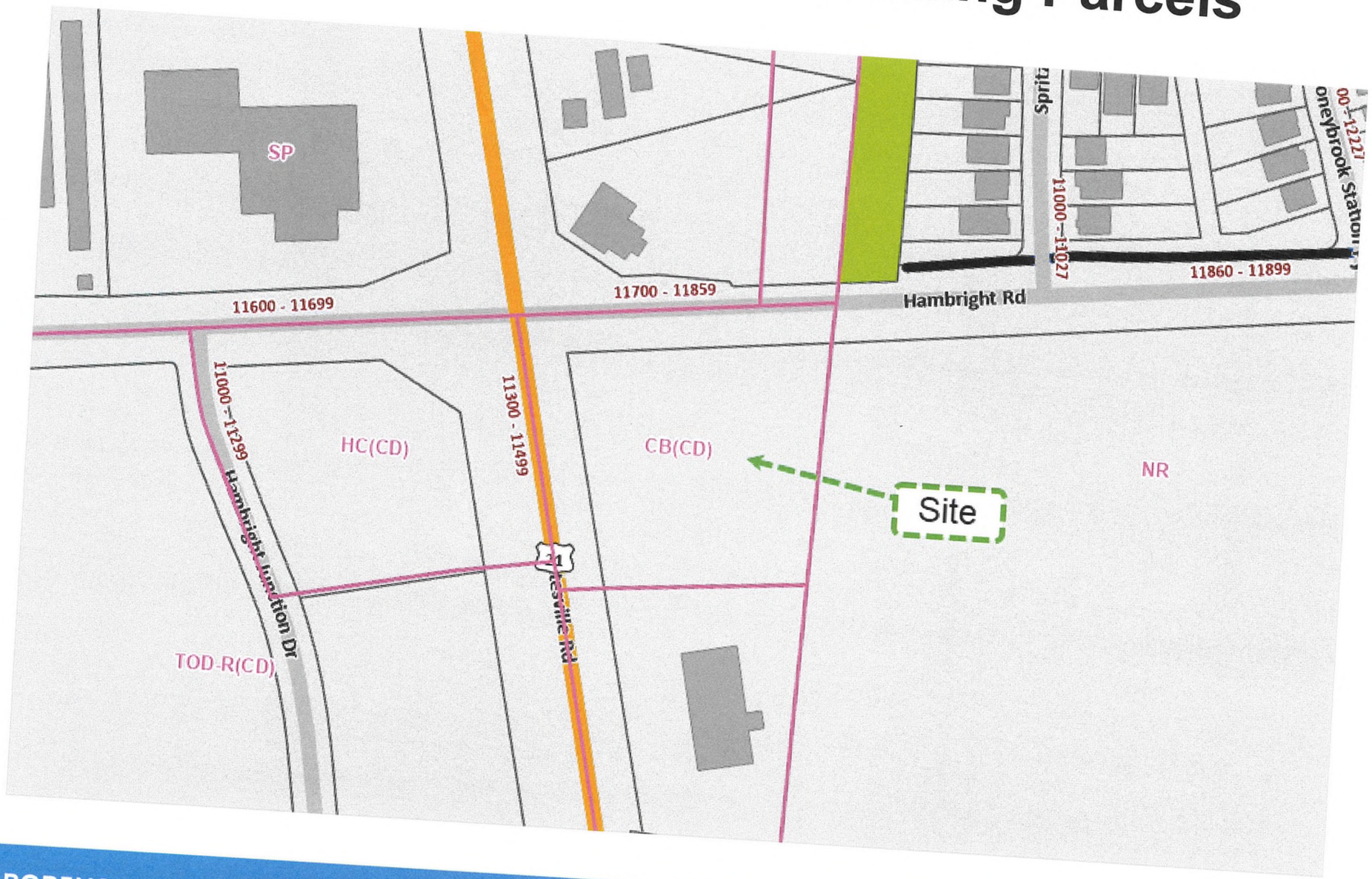
Site

Mesquite Rd
Corleone St
11600-11699
Torrent Al
11820-11859
Midnight Wy
11700-11777
Stoneybrook Station Py
Spritz St
11000-11027
12200-12227
10100-10199
Deluge Al
Swell Al
11860-11899
11500-12491
11700-11859
Hambright Rd
11600-11699
11500-11599
21
Site
Hambright Junction Dr
11000-11299
11300-11499
Huntersville
11900-11999
Statesville Junction Wy
Statesville Junction Wy
11134-11299

Site

11600 - 11699
11700 - 11859
11860 - 11899
Hambright Rd
Huntersville
Hambright Junction Dr
11000 - 11299
21
11300 - 11499
Sybrook Station Py
12200 - 12227

Zoning of the Site and Surrounding Parcels



Rezoning Request

Requesting the rezoning of the site to the Highway Commercial District (CD) zoning district to accommodate the development of a convenience store with gasoline sales and an accessory car wash on the site

The following commercial uses would also be permitted on the site

- Retail establishments
- Offices
- Professional and personal services
- Restaurants without drive-through windows
- Healthcare services
- Branch banks

Rezoning Request

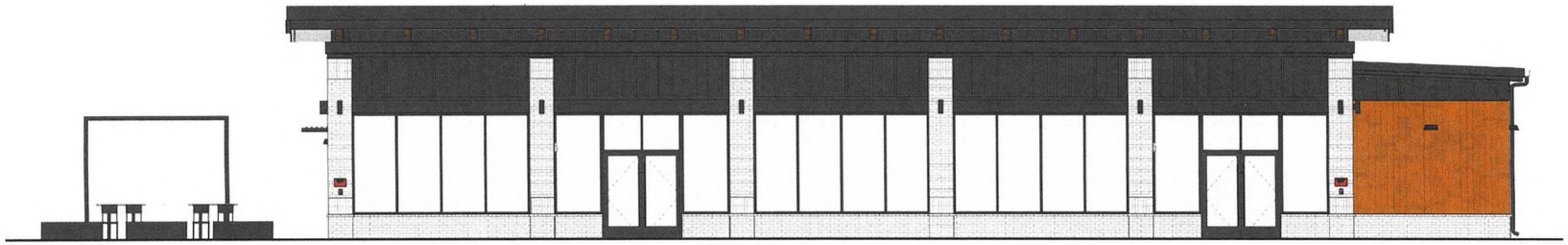
The maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet

The maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet

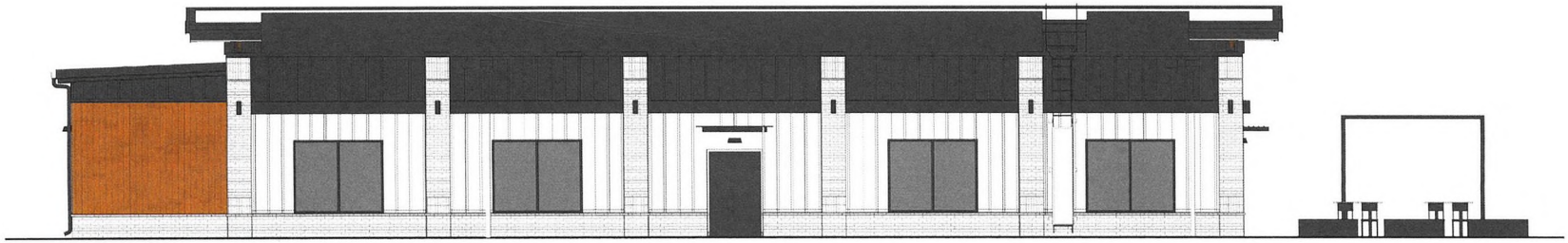
Site Plan

STATESVILLE ROAD - NC 21
HAMBRIGHT ROAD - S.R. 4117
dash in
PROPOSED BUILDING
BIORETENTION FACILITY
EXISTING BUILDING
12,000 S.F.
BECKER MORGAN GROUP
DASH IN - CONCEPTUAL SITE PLAN
HUNTERSVILLE, NC
30' 0' 30' 60'

Building Elevations



EXTERIOR ELEVATION - PARKING FRONT FACADE



EXTERIOR ELEVATION - STREET FRONT FACADE

CORE STATES GROUP
46 East Main Street
Suite 201

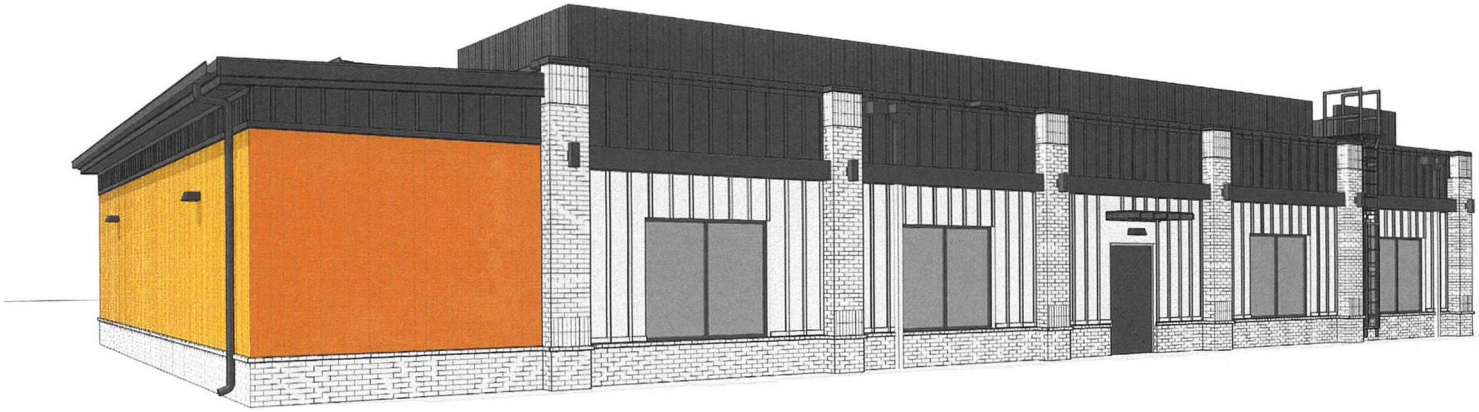
COLOR ELEVATIONS
TWG.TBD
DASH IN #3006

Building Elevations

CORE STATES GROUP
46 East Main Street
Suite 201

PERSPECTIVES
TWG.TBD
DASH IN #3006

Building Elevations



CORE STATES GROUP
46 East Main Street
Suite 201

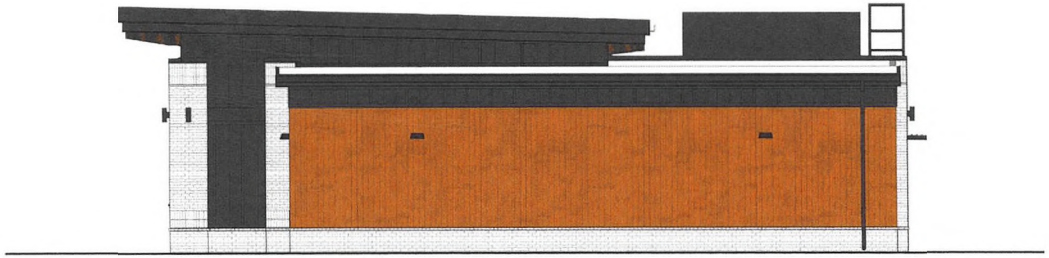
dash

PERSPECTIVES
TWG.TBD
DASH IN #3006

Building Elevations

EXTERIOR ELEVATION - LEFT SIDE

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - RIGHT SIDE

SCALE: 1/4" = 1'-0"

CORE STATES GROUP
46 East Main Street
Suite 201

COLOR ELEVATIONS
TWG.TBD
DASH IN #3006

dash in
TCHEN
OPEN
HOURS

4100

4100

ENTER
splash in
7'- 0"
splash in
ENTRANCE

splash
in
VACUUM
TRASH

Fresh Eats
cold drinks
frozen goods

frozen goods
old drinks
indulge
hydrate
replenish
energize
healthy
frozen food

fresh beverages
coffee
bean-to-cup
refreshers
on-tap
unique blends
chilled & frozen
MADE JUST FOR YOU
4 Coffee Beans
It's Tea Time
16oz - $1.95
24oz - $2.45
32oz - $2.95
Two Sips to
YOUR TASTEBUDS WILL THANK YOU
Signature Craft Juices
MADE BY YOU

Fresh Eats
24/7

Questions

Town Engineering Rezoning Comment Summary
R25-14 13501 Dash In Rezoning
SE Corner of Statesville Rd & Hambright Rd.
Huntersville, NC

General Project Information

This proposed rezoning is located at the Southeast corner of Stateville Rd. & Hambright Rd. This rezoning plans for a convenience store, car wash facility, and a fuel dispenser area. The development proposes two driveway connections, one to Statesville Rd (US 21) and one to Hambright Rd (SR-2117). There is one (1) stormwater SCM being proposed to meet the sites' stormwater quality requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them. NCDOT has indicated that the following road improvements are required as recommended in the TIA:

Intersection of US 21 (Statesville Rd) at Hambright Road

- Construct an exclusive westbound right-turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate taper.

Intersection of Hambright Road and Site Access (A)

- Construct Site Access A with at least one inbound land and two outbound lanes striped as exclusive left and right turn lanes.
- Construct an exclusive eastbound right turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper.
- Construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full width two way left-turn lane from US 21 to proposed Site Access A.
- Maximize Internal Protected Storage (IPS) for Site Access A. Distance to be determined during permitting.

Intersection of US 21 and Site Access (B)

- Construct Site Access B with at least one inbound lane and one outbound lane.
- Restrict Site Access B to right-in/right-out movements only.
- Construct an exclusive northbound right turn lane with a minimum of 100 feet of storage and appropriate bay taper.
- Maximize IPS for Site Access B. Distance to be determined during permitting.

Applicant has listed Committed Roadway Improvements on the rezoning plan cover sheet (Sheet C-001) (See list below). The list in the site plans (provided below) varies from the list in the TIA and also indicates that the improvements are "proposed".

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

1. PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
2. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
3. PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
4. PROPOSED NORTHBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED STATESVILLE ROAD ENTRANCE.
5. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) AT THE INTERSECTION OF US-21 AND HAMBRIGHT ROAD.

Additional Site Plan Comments:

1) The stormwater BMP facility is subject to change during the construction plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual. Based on the conceptual calculations provided, additional stormwater measures may be necessary to meet the minimum requirements.

RFK Engineers

TRAFFIC IMPACT ANALYSIS

HAMBRIGHT ROAD DASH-IN

HUNTERSVILLE, NORTH CAROLINA

JANUARY 2026

TRAFFIC IMPACT ANALYSIS

FOR

HAMBRIGHT ROAD DASH-IN

LOCATED

IN

HUNTERSVILLE, NORTH CAROLINA

Prepared for:
Dash In Food Stores, Inc.
102 Centennial Street
La Plata, MD 20646

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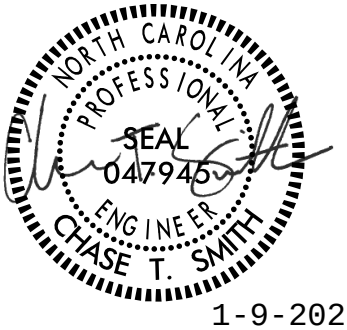

1-9-2026

January 2026

Project No. 25-037

EXECUTIVE SUMMARY

This report summarizes the findings of the Traffic Impact Analysis (TIA) that was prepared per North Carolina Department of Transportation (NCDOT) and Town of Huntersville guidelines, for the proposed Dash-In convenience store that is to be located at the intersection of US 21 and Hambright Road in Huntersville, North Carolina. The development is to include a convenience store/gas station with 12 fueling positions and a 1,330 square foot automated car wash and is expected to be constructed and operational by the end of 2026. Site access is to be provided via one (1) full movement connection on Hambright Road and one (1) right-in/right-out connection on US 21. Refer to Figure 2 for a copy of the conceptual site plan.

The purpose of this study is to determine the potential impacts to the transportation system caused by the additional traffic generated by the proposed development, as well as identify improvements to mitigate any impacts, if necessary. In addition to site-generated traffic, this study also considered the impact of background traffic growth within the area as well as approved development traffic.

The study analyzed the intersection of US 21 and Hambright Road in addition to the site accesses [under future build scenarios only] during the weekday AM and PM peak hours for the following scenarios:

- Existing (2025) Traffic Conditions
- Future (2026) No Build Traffic Conditions
- Future (2036) Build Traffic Conditions

Utilizing the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the proposed development is expected to generate 4,340 total daily trips (half entering and half exiting), with 398 trips (199 entering and 199 exiting) occurring during the AM peak hour and 342 trips (170 entering and 172 exiting) during the PM peak hour. However, not all trips are expected to be new trips.

With adjustments made to account for pass-by trips, the proposed development is expected to generate 110 primary (new) trips (55 entering and 55 exiting) during the AM peak hour and 100 primary trips (49 entering and 51 exiting) during the PM peak hour.

Specific geometric and traffic control improvements have been identified as mitigation measures per NCDOT review of the initial TIA submittal (dated October 29, 2025). The mitigation measures are summarized below.

Intersection of Hambright Road and Site Access A

- Construct Site Access A with at least one inbound lane and two outbound lanes striped as exclusive left and right turn lanes.
- Construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full width two-way left-turn lane from US 21 to proposed Site Access A.

Intersection of US 21 and Site Access B

- Construct Site Access B with at least one inbound lane and one outbound lane.
- Restrict Site Access B to right-in/right-out movements only.

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Appendix F SimTraffic Queuing Reports

TRAFFIC IMPACT ANALYSIS
HAMBRIGHT ROAD DASH-IN
HUNTERSVILLE, NORTH CAROLINA

1. INTRODUCTION

This report summarizes the findings of the Traffic Impact Analysis (TIA) that was prepared, per North Carolina Department of Transportation (NCDOT) and Town of Huntersville guidelines, for the proposed Dash-In convenience store that is to be located at the intersection of US 21 and Hambright Road in Huntersville, North Carolina. The development is to include a convenience store/gas station with 12 fueling positions and a 1,330 square foot automated car wash and is expected to be constructed and operational by the end of 2026. The purpose of this study is to determine the potential impacts to the transportation system caused by the additional traffic generated by the proposed development, as well as identify improvements to mitigate any impacts, if necessary.

The study analyzed traffic during the weekday AM and PM peak hours for the following conditions:

- Existing (2025) Traffic Conditions
- Future (2026) No Build Traffic Conditions
- Future (2026) Build Traffic Conditions

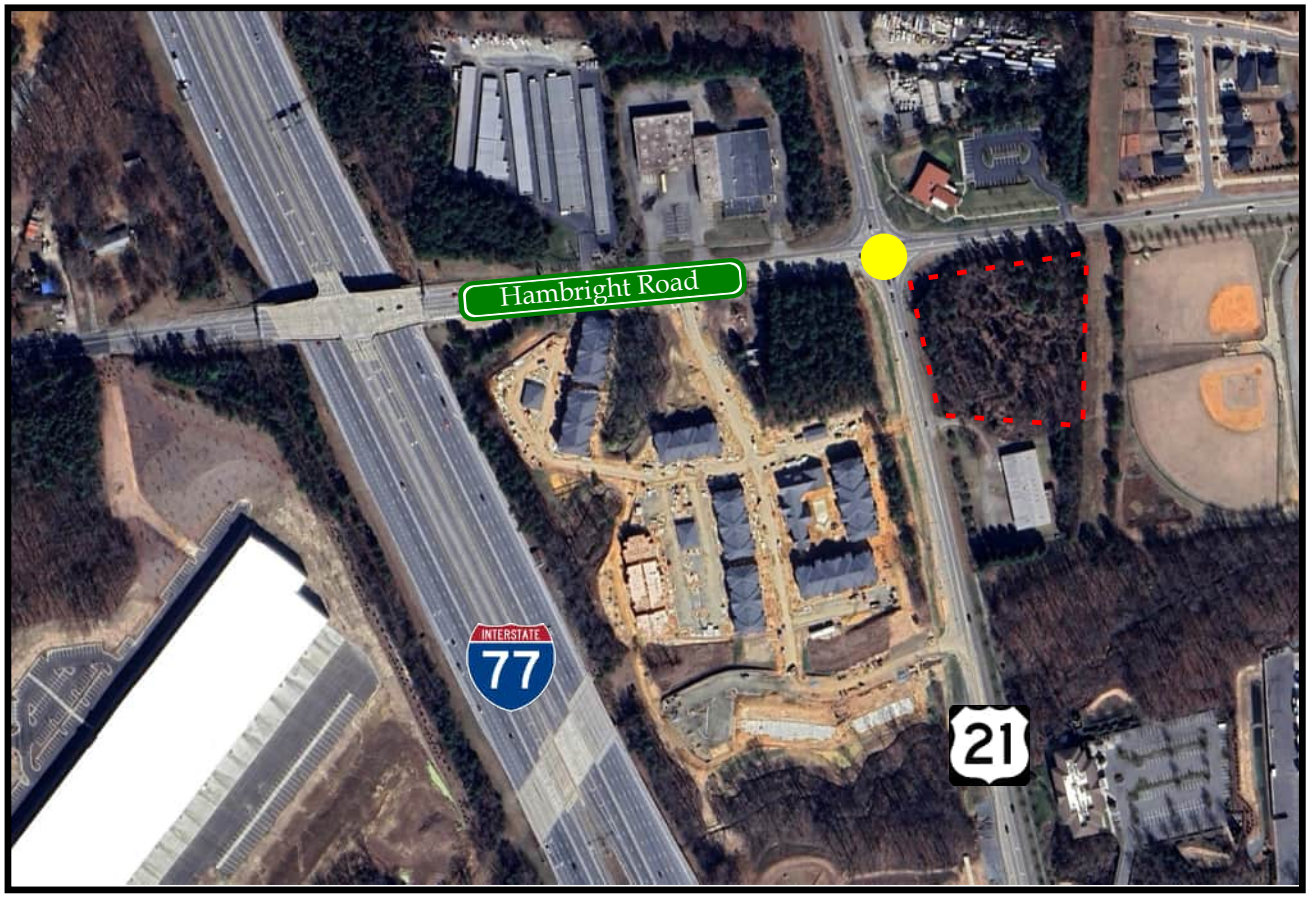
1.1. Site Location and Study Area

The site is located in the southeast quadrant of the intersection of US 21 and Hambright Road in Huntersville, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with NCDOT and the Town and consists of the existing intersection of US 21 and Hambright Road in addition to the site access connections on Hambright Road and US 21. Refer to Appendix A for a copy of the approved NCDOT TIA Scoping Checklist.

1.2. Proposed Land Use and Site Access

The development is proposed to consist of a convenience store/gas station with 12 fueling positions and a 1,330 square foot automated car wash. Site access is to be provided via one (1) full movement connection on Hambright Road and one (1) right-in/right-out connection on US 21. Refer to Figure 2 for a copy of the conceptual site plan.



LEGEND

Proposed Site Location

Existing Study Intersection

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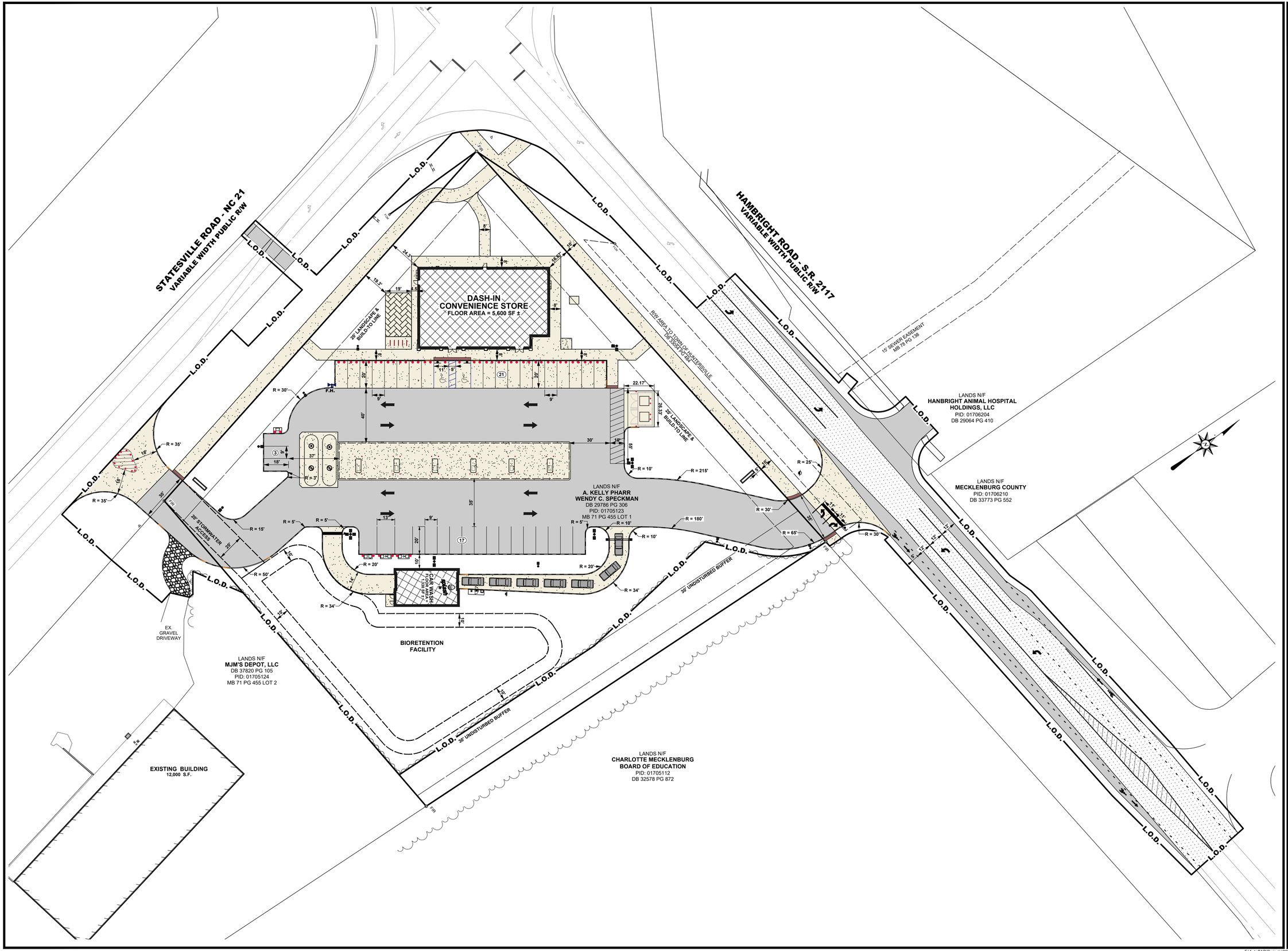
Hambright Road Dash-In
Huntersville, NC

Site Location Map

Not to Scale | Figure 1



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dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SITE PLAN & REZONING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C201

PROJECT NO.:	2023321.00
DATE:	07-21-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

C-201

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1.3. Adjacent Land Uses

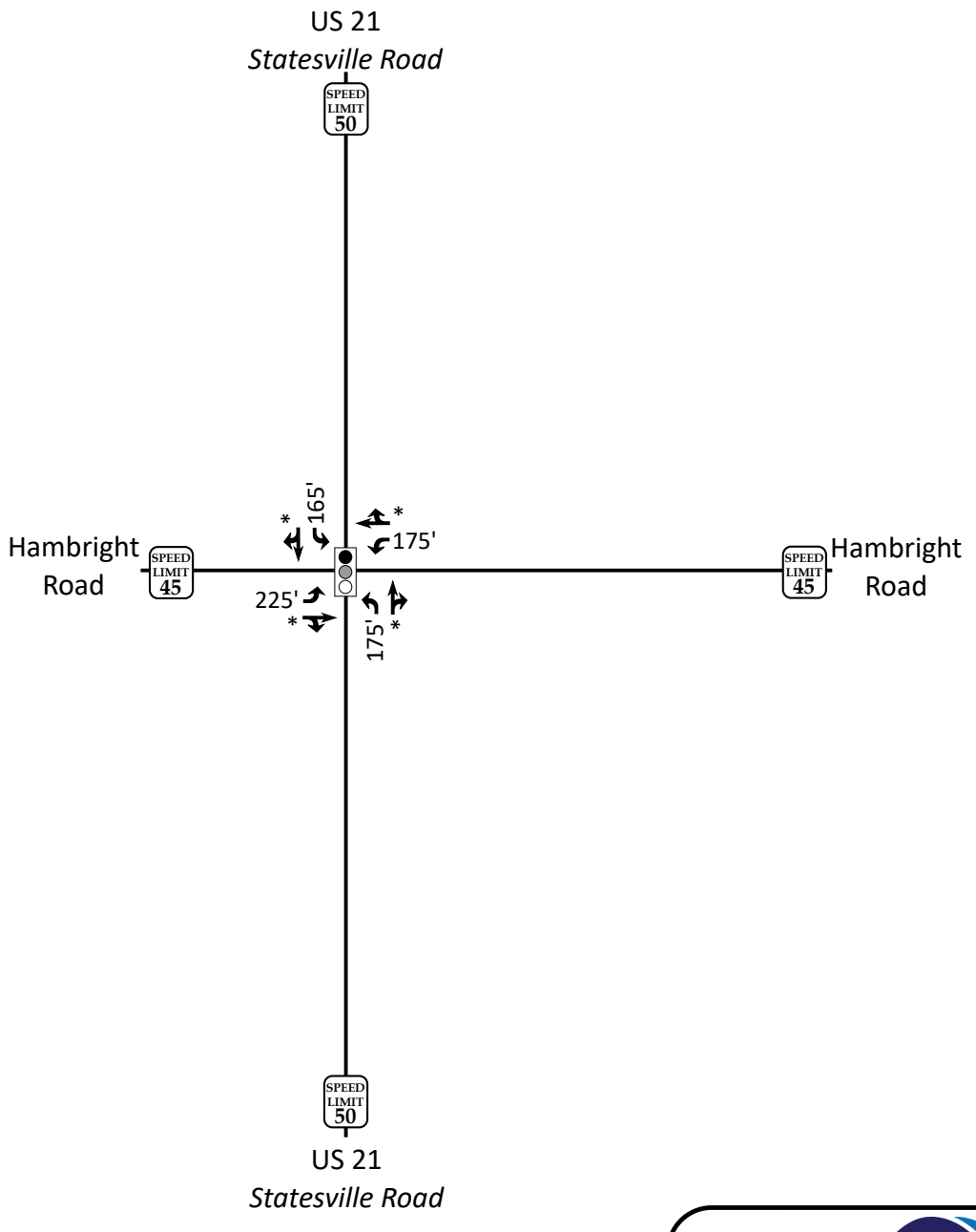
The proposed development is in an area consisting primarily of residential and educational uses to the east and industrial uses to the west.

1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), storage capacities, traffic control, and other roadway information within the study area are illustrated in Figure 3. Table 1 also provides a summary of information about the existing roadways.

Table 1: Existing Roadways

Road Name	Route Number	Typical Cross Section	Speed Limit	2024 AADT (vpd)
Statesville Road	US 21	2-lane undivided	45 mph	15,300
Hambright Road	SR 2117	2-lane undivided	45 mph	6,990



LEGEND

- Signalized Intersection
- Existing Lane
- X' Storage (In Feet)
- * Channelized Right Turn
- SPEED LIMIT XX Posted Speed Limit

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Hambright Road Dash-In
Huntersville, NC

Existing Laneage and Traffic Control

Not to Scale | Figure 3

2. EXISTING (2025) TRAFFIC CONDITIONS

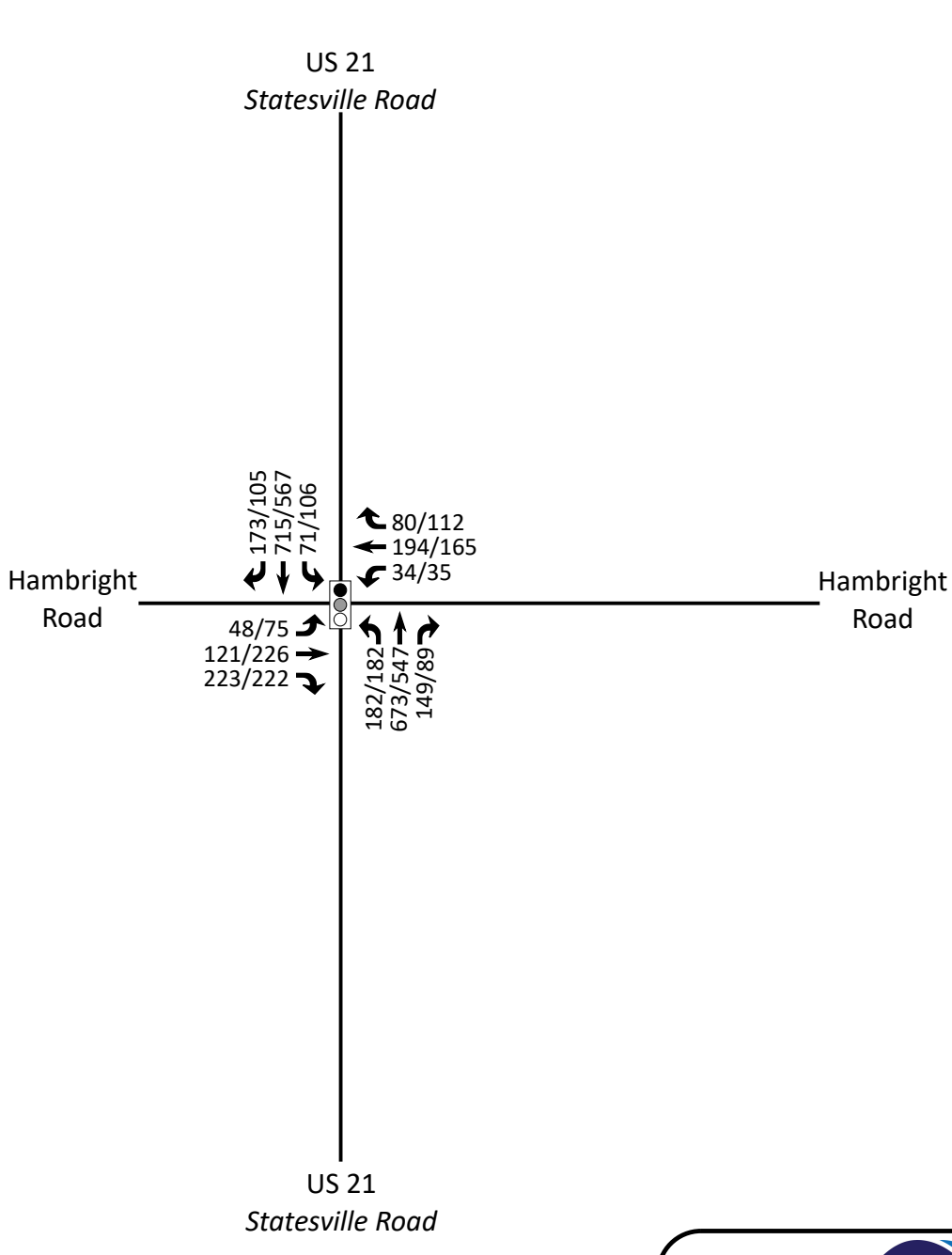
Existing peak hour traffic volumes were determined based on traffic counts conducted at the existing study intersection on May 20, 2025 during the AM (6:00 to 9:00 AM) and PM (3:00 to 6:00 PM) peak periods while schools were in session.

2.1. Existing (2025) Peak Hour Traffic

Refer to Figure 4 for an illustration of the existing (2025) peak hour traffic volumes. A copy of the raw count data can be found in Appendix A of this report.

2.2. Analysis of Existing (2025) Peak Hour Traffic

The existing (2025) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections with existing lane configurations and traffic control. The results of the analysis are presented in Section 7 of this report.



LEGEND

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic

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Hambright Road Dash-In
Huntersville, NC

Existing (2025) Traffic

Not to Scale | Figure 4

3. FUTURE NO BUILD TRAFFIC CONDITIONS

To account for the growth of traffic and subsequent traffic conditions in a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether the proposed site is developed. Background traffic is typically comprised of existing traffic growth within the study area in addition to traffic generated by approved development.

3.1. Ambient Traffic Growth

Per coordination with NCDOT and the Town, it was determined that no compounded annual growth rate would be utilized to project future volumes due to the number of approved adjacent developments nearby.

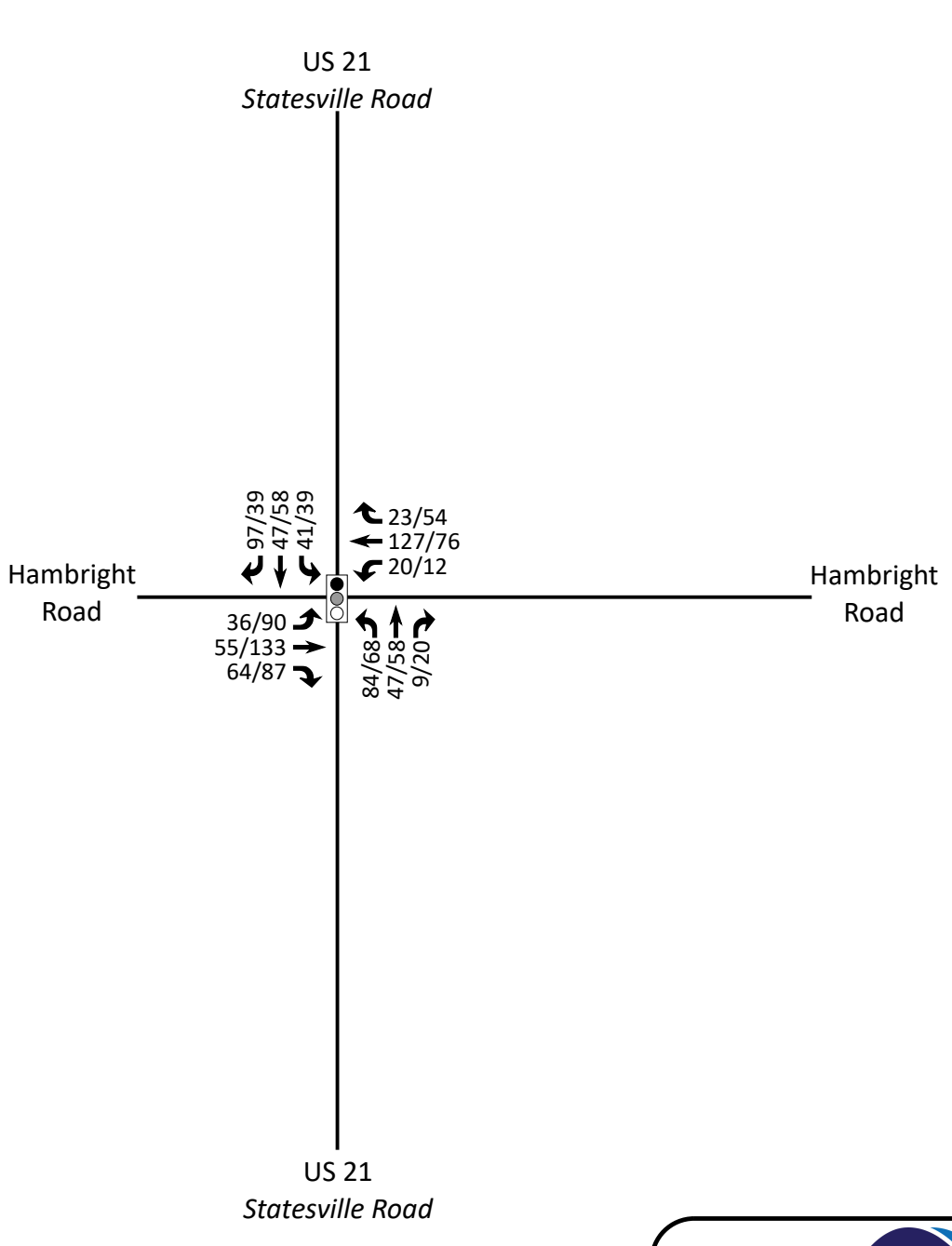
3.2. Approved Development Traffic

As indicated in the approved scope, it was determined that eight (8) approved developments should be included in this analysis. Table 2 provides a summary of these developments as well as the original completion dates compared to their current status.

Refer to Figure 5 for an illustration of the total approved development peak hour traffic volumes and Appendix A for additional information regarding each individual approved development.

Table 2: Approved Development Summaries

Approved Development Name	Land Use(s)	Complete/Occupied?		
		TIA Assumption	Current	2026
Beltway 77 Industrial	Industrial Park	Phase 1 – 2022 Phase 2 - 2024	0%	Assumed 100%
Patterson Road Industrial (*aka North Chase*)	Industrial Park	Phase 1 – 2023 Phase 2 – 2025 Phase 3 - 2028	0%	Assumed 100%
Bryton	Mixed-Use (Residential/Commercial)	2015	55%	Assumed 100%
CATS/Hambright Park and Ride	Park and Ride w/ Bus Service	2026	0%	Assumed 100%
SunCap Industrial	Industrial Park	2025	0%	Assumed 100%
Hamlet at Huntersville Residential (*aka Abbott*)	Residential	2024	0%	Assumed 100%
Commerce Station Industrial	Manufacturing	2026	0%	Assumed 100%
Statesville Road Mixed-Use	Mixed-Use (Residential/Commercial)	2023	Phase 1 Complete	Assumed Phase 2 Complete



LEGEND

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic

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Hambright Road Dash-In
Huntersville, NC

Approved
Development Traffic

Not to Scale | Figure 5

3.3. Future Roadway Improvements

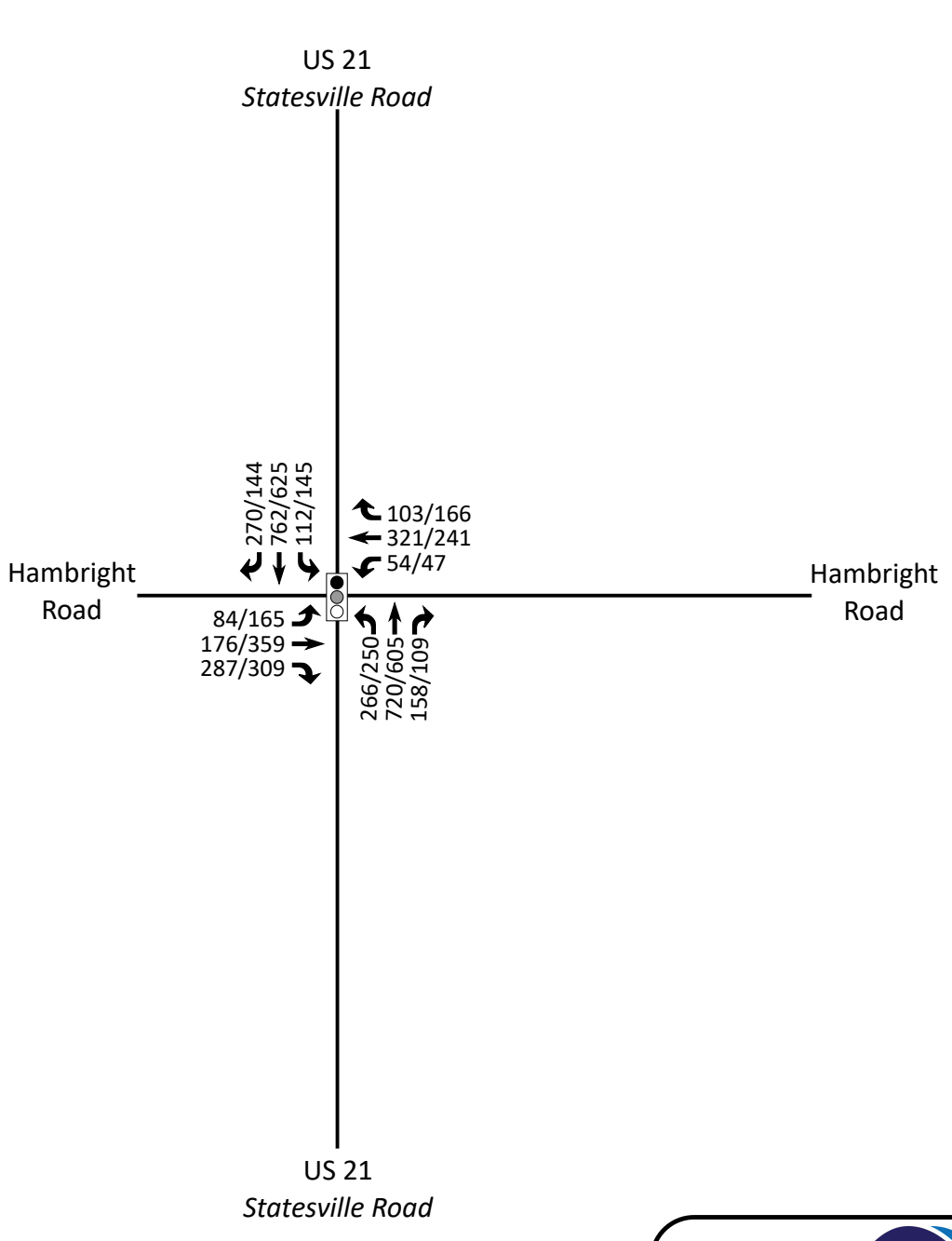
Per coordination with NCDOT and the Town, there are no state or local transportation improvement projects that are expected to impact the study area prior to completion of the proposed development

3.4. Future No Build Peak Hour Traffic

The approved development trips were added to the existing traffic volumes to determine the future no build traffic volumes. Refer to Figure 6 for an illustration of the future no build peak hour traffic volumes.

3.5. Analysis of Future No Build Peak Hour Traffic

The future no build AM and PM peak hour traffic volumes at the study intersections were analyzed with future lane configurations and traffic control. Refer to Appendix B for the approved future signal plan that includes improvements to be provided by approved adjacent developments. The analysis results are presented in Section 7 of this report.



LEGEND

Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic

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Hambright Road Dash-In
Huntersville, NC

No Build (2026) Traffic

Not to Scale | Figure 6

4. SITE TRIP GENERATION AND DISTRIBUTION

To determine the future traffic conditions upon build-out of the Hambright Road Dash-In development, an estimate of traffic generated by the proposed development is required.

4.1. Trip Generation

The average weekday daily trips as well as the AM and PM peak hour site trips were calculated utilizing the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. Refer to Table 3 for a detailed breakdown of the site trip generation.

Table 3: Site Trip Generation

ITE Land Use (Code)	Independent Variable	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Convenience Store/Gas Station (LUC 945)[1]	12 FP	4,150	190	189	161	162
Automated Car Wash (LUC 948)	1.33 KSF	190[2]	9[3]	10[3]	9	10
Total Trips		4,340	199	199	170	172
Pass-By Trips[4]		3,132	144	144	121	121
Primary (New) Trips		**1,208**	**55**	**55**	**49**	**51**

1. Traffic generated for LUC 945 utilizing the gross floor area (+5.5k) subcategory and an independent variable of vehicle fueling positions.
2. No ITE Data given for daily trips. Assumed PM peak hour total (19) is 10% of daily trips.
3. No ITE Data given for AM peak hour trips. Assumed PM peak hour trips.
4. Pass-By Rates: Daily – 75.5%, AM Peak Hour – 76%, PM Peak Hour – 75%

The development is expected to generate 4,340 total daily trips (half entering and half exiting), with 398 trips (199 entering and 199 exiting) occurring during the AM peak hour and 342 trips (170 entering and 172 exiting) during the PM peak hour. However, not all trips are expected to be new trips.

Pass-by trips are intermediate stops on the way from an origin to a primary destination. Pass-by trips are attracted from traffic passing the site on an adjacent street, when the adjacent street provides direct access to the generator. An example of a pass-by trip is a stop at the

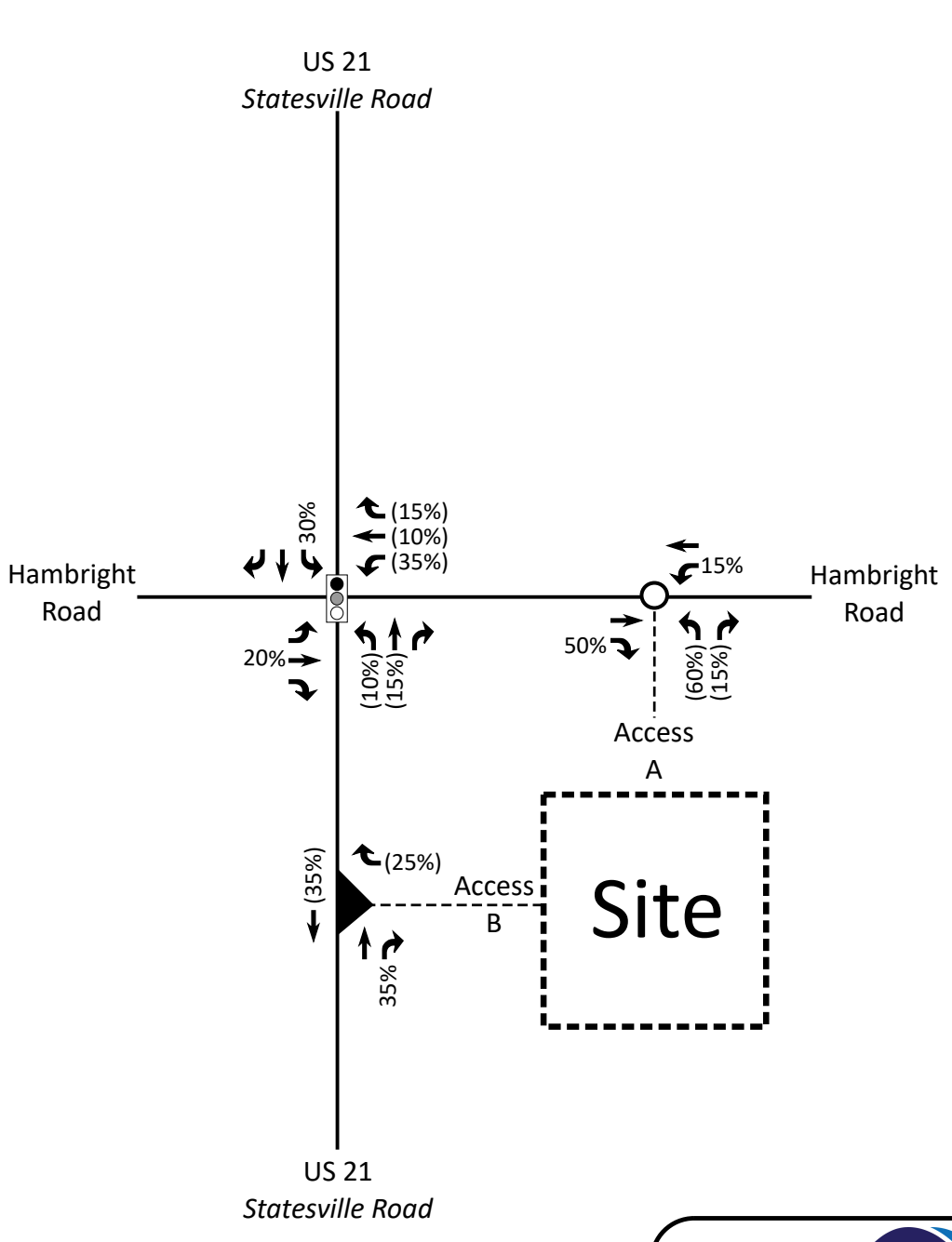
proposed convenience store/gas station by a vehicle on the way home from work. Pass-by trips do not add to the overall traffic volumes on the adjacent roadways but do add to the turning traffic at the site's access. According to data included in the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, the majority of the site trips (≥75%) for the proposed development are expected to exist as pass-by. With adjustments made to account for pass-by trips, the proposed development is expected to generate 110 primary (new) trips (55 entering and 55 exiting) during the AM peak hour and 100 primary trips (49 entering and 51 exiting) during the PM peak hour.

4.2. Trip Distribution and Assignment

For this study, the following site trip distribution percentages were developed through coordination with the review agencies and based on existing traffic patterns and engineering judgment.

- 30% to/from the north via US 21
- 35% to/from the south via US 21
- 20% to/from the west via Hambright Road
- 15% to/from the east via Hambright Road

The primary site trips for the proposed development were assigned to the study intersections and site accesses utilizing the above distribution percentages. The pass-by site trips were distributed based on existing traffic patterns at the intersection of US 21 and Hambright Road, with a focus on the location of the proposed development driveways and their impact on those travel patterns. Refer to Figures 7-11 for illustrations of the trip distributions and assignments for the proposed development.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X% Entering Trips
- (X%) Exiting Trips

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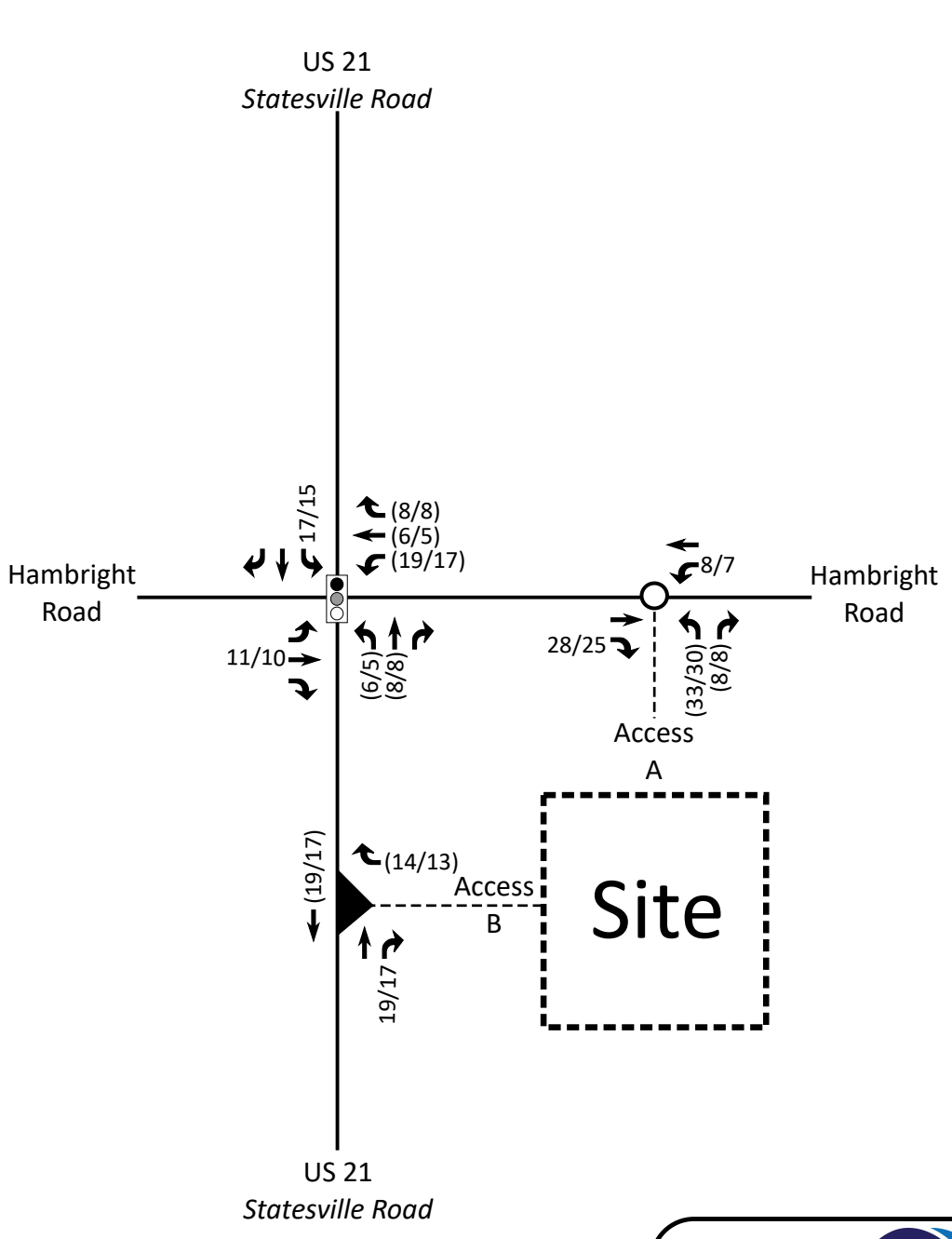
Hambright Road Dash-In
Huntersville, NC

Primary Site Trip Distribution

Not to Scale | Figure 7



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X — Entering Trips
- (X) — Exiting Trips

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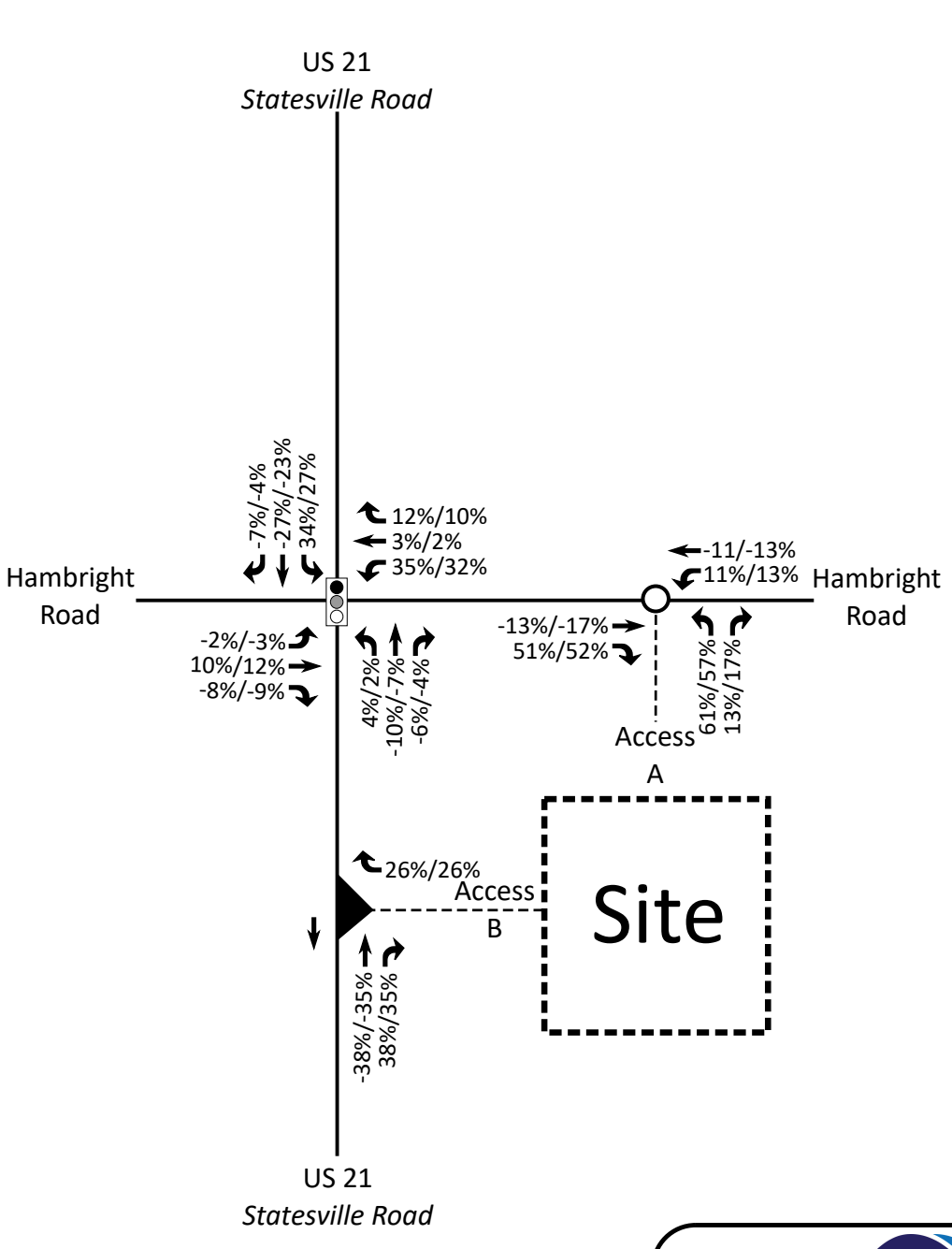
Hambright Road Dash-In
Huntersville, NC

Primary Site Trip Assignment

Not to Scale | Figure 8



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X/Y AM/PM Distributions

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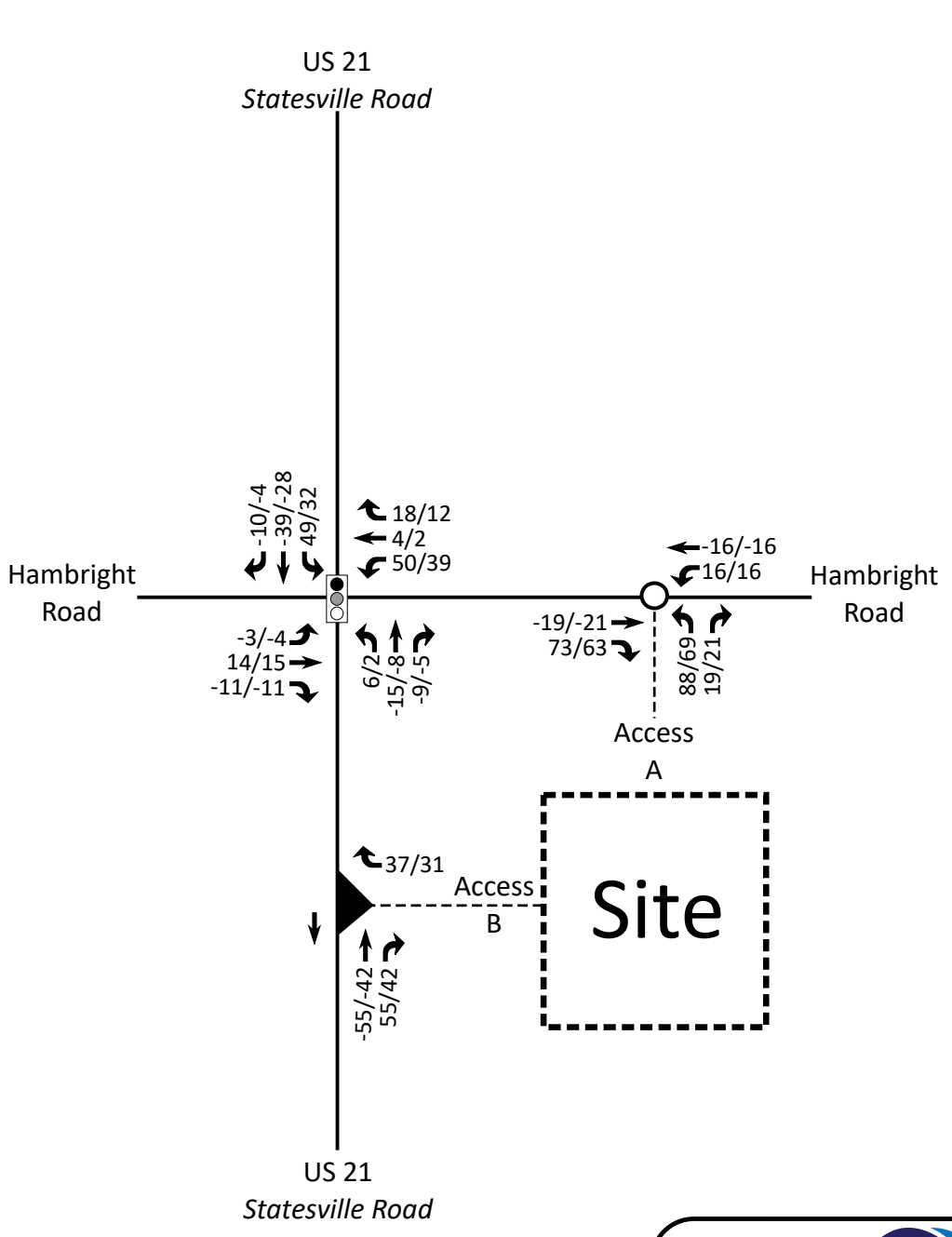
Hambright Road Dash-In
Huntersville, NC

Pass-By Site Trip Distribution

Not to Scale | Figure 9



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X/Y AM/PM Trips

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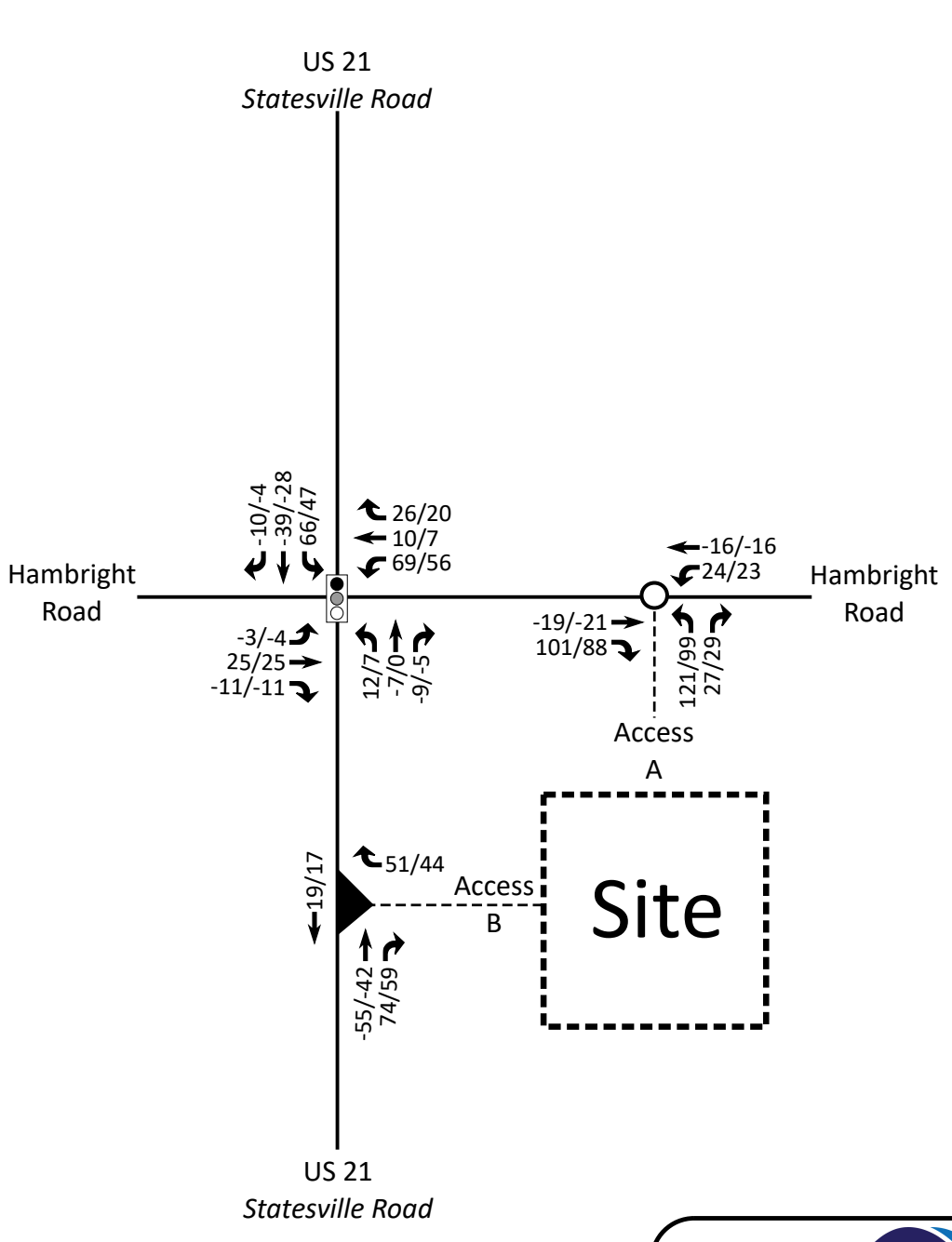
Hambright Road Dash-In
Huntersville, NC

Pass-By Site Trip Assignment

Not to Scale | Figure 10



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X/Y AM/PM Trips

RFK Engineers

Hambright Road Dash-In
Huntersville, NC

Total Site Trip Assignment

Not to Scale | Figure 11

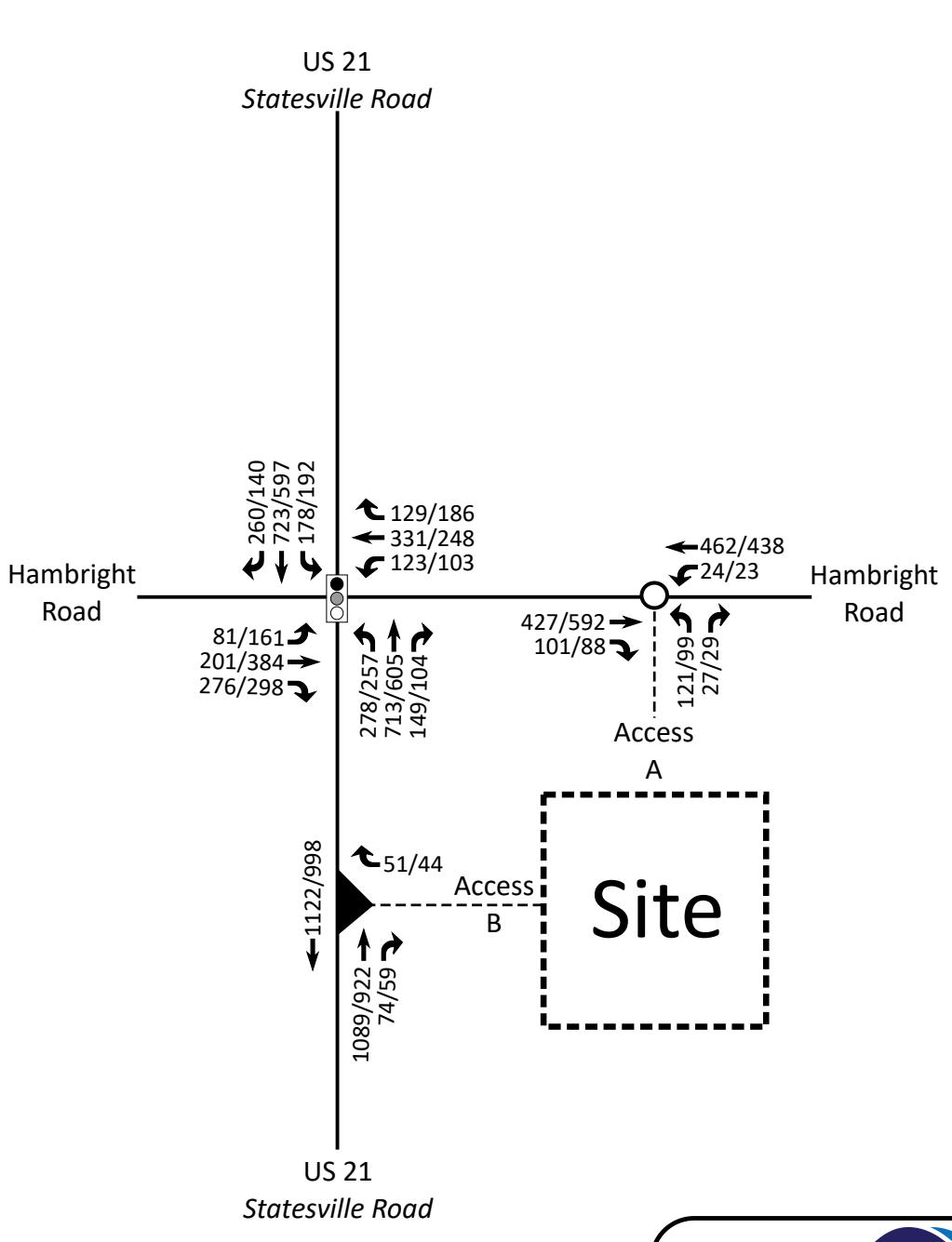
5. FUTURE BUILD TRAFFIC CONDITIONS

5.1. Future Build Peak Hour Traffic

To estimate traffic conditions with the proposed development, the site-generated trips were added to the future (2026) no build traffic volumes to determine the future build traffic volumes. Refer to Figure 12 for an illustration of the future build peak hour traffic volumes.

5.2 Analysis of Future Build Peak Hour Traffic

The future build AM and PM peak hour traffic volumes were analyzed using the same methodology previously discussed for future no build traffic conditions. The analysis results are presented in Section 7 of this report.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

RFK Engineers

Hambright Road Dash-In
Huntersville, NC

Build (2026) Traffic

Not to Scale | Figure 12

6. TRAFFIC ANALYSIS PROCEDURE

All study intersections were analyzed using methodology outlined in the Highway Capacity Manual (HCM) published by the Transportation Research Board. The computer software package, Synchro (Version 11.1), was used to complete all analysis. Synchro allows the user to input data into the software and calculate delays and levels of operation. Analysis results for signalized intersections provides level of service for all lane groups, approaches, and an overall resulting level of service. The capacity analysis for an unsignalized intersection does not provide an overall level of service for the intersection, but rather a level of service for movements and/or lane groups that have conflicting movements.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions". Level of service (LOS) is a term used to represent different driving conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers". Level of service varies from Level "A" representing free flow, to Level "F" where greater vehicle delays are experienced. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". As shown in Table 4, an average control delay of 40 seconds at a signalized intersection results in level of service D.

Table 4: Highway Capacity Manual Levels of Service and Delay

SIGNALIZED INTERSECTION		UNSIGNALIZED INTERSECTION	
Level Of Service	Average Control Delay Per Vehicle (Seconds)	Level Of Service	Average Control Delay Per Vehicle (Seconds)
A	0-10	A	0-10
B	10-20	B	10-15
C	20-35	C	15-25
D	35-55	D	25-35
E	55-80	E	35-50
F	>80	F	>50

Intersection Capacity Utilization (ICU) LOS and ICU value are also provided via Synchro. For signalized intersections, the ICU measures that amount of capacity that is available, while the ICU for unsignalized intersections represents the potential capacity of the intersection if it were signalized. ICU LOS ranges from Level "A", representing uncongested conditions and

additional capacity, to Level "H", representing congested conditions and an intersection that is over capacity. As shown in Table 5, an intersection capacity utilization of 80% results in LOS D at the intersection.

Table 5: Synchro Intersection Capacity Utilization and Levels of Service

Intersection Capacity Utilization	Levels of Service
0 to 55%	A
> 55 to 64%	B
> 64 to 73%	C
> 73 to 82%	D
> 82 to 91%	E
> 91 to 100%	F
> 100 to 109%	G
> 109%	H

Based on Town of Huntersville guidelines, determination of the adequacy of intersections within the applicable impact area shall be based on the following standards:

- Rural and TR Districts: ICU LOS C
- Town Center and TOD: ICU LOS E
- All other Districts: LOS D

Per methodology outlined by the Town, intersection mitigation should be considered where (a) an ICU percentage is above those established above or (b) where the ICU percentage is increased by 3% or more from the no build scenario to the build scenario. For intersections that are located in multiple districts, the least restrictive LOS would apply to the entire intersection.

NCDOT guidelines require mitigation to be considered when developments are expected to impact traffic conditions as described below:

- Overall intersection or intersection approach delay increases by 25% or more while maintaining the same LOS.
- LOS degrades by at least one level.
- An LOS F is present.

7. CAPACITY ANALYSIS

Capacity analysis at all study intersections was completed in accordance with the NCDOT Capacity Analysis Guidelines and the Town of Huntersville's TIA Process & Procedures Manual.

Under all traffic conditions, the study intersections were analyzed using existing or proposed lane geometrics and traffic control. A peak hour factor (PHF) of 0.90 and 2% heavy vehicles were utilized for all movements at the study intersections.

7.1. US 21 and Hambright Road

The existing signalized intersection was analyzed under all existing and future traffic conditions. The intersection cycle length and phase splits were optimized during the peak hours under each scenario assuming the NCDOT recommended minimum cycle length for the number of phases and may differ from peak hour-to-peak hour and scenario-to-scenario. Refer to Table 6 for a summary of the capacity analysis results, and Appendix C for copies of the Synchro reports.

Table 6: Analysis Summary of US 21 and Hambright Road

ANALYSIS SCENARIO	Approach (1)	Lane Configurations	Weekday AM Peak Hour						Weekday PM Peak Hour					
			Approach		Overall		ICU		Approach		Overall		ICU	
			LOS	Delay (sec)	LOS	Delay (sec)	LOS	%	LOS	Delay (sec)	LOS	Delay (sec)	LOS	%
2025 Existing	NB	1 LT, 1 TH-RT	D	41.9	D	52.9	G	100.8	D	41.8	D	43.4	F	94.3
	SB	1 LT, 1 TH-RT	D	53.5					D	44.2				
	EB	1 LT, 1 TH-RT	F	83.8					D	52.1				
	WB	1 LT, 1 TH-RT	D	47.7					C	31.5				
2026 No-Build	NB	1 LT, 1 TH-RT	F	104.4	F	88.1	G	100.5	F	90.3	E	79.7	F	95.4
	SB	1 LT, 1 TH, 1 RT	F	84.4					F	81.0				
	EB	1 LT, 1 TH, 1 RT	D	36.2					D	51.4				
	WB	1 LT, 1 TH-RT	F	117.1					F	106.6				
2026 Build	NB	1 LT, 1 TH-RT	F	120.4	F	98.2	G	104.2	F	103.2	F	88.3	F	98.8
	SB	1 LT, 1 TH, 1 RT	F	82.0					E	79.9				
	EB	1 LT, 1 TH, 1 RT	D	40.1					E	61.2				
	WB	1 LT, 1 TH-RT	F	142.8					F	118.6				
2026 Build **Mitigated**	NB	1 LT, 1 TH-RT	F	81.9	E	71.9	F	96.4	F	83.8	E	68.5	F	91.5
	SB	1 LT, 1 TH, 1 RT	E	65.0					E	69.2				
	EB	1 LT, 1 TH, 1 RT	D	47.2					E	63.3				
	WB	1 LT, **1 TH**, **1 RT**	F	89.7					D	48.0				

Notes: (1) US21 is Northbound/Southbound in orientation.
Underlined indicates an approved adjacent development improvement.
Bold indicates an improvement recommended by the proposed development.

Existing Traffic Conditions

According to the existing signal plan (refer to Appendix B), protected/permitted phasing is provided for the northbound and southbound left turn movements on US 21. The eastbound and westbound left turn movements on Hambright Road operate under permitted-only phasing.

Capacity analysis indicates the overall intersection operates at LOS D during the AM and PM peak hours. All intersection approaches operate at LOS D or better, except for the eastbound

approach during the AM peak hour. The ICU LOS is LOS G and LOS F during the AM and PM peak hours indicating congested operations.

Future No Build Traffic Conditions

According to the future signal plan (refer to Appendix B) that includes improvements associated with approved developments, all left turns are expected to operate under protected/permitted phasing. However, all left turns were analyzed with protected-only phasing (per NCDOT capacity analysis guidelines).

With the additional traffic impacting the area, via the approved developments, capacity analysis indicates the overall intersection is expected to operate at LOS F during the AM peak hour and LOS E during the PM peak hour. All approaches are expected to operate at LOS F with the exception of the eastbound approach during the AM and PM peak hours. The ICU LOS is expected to continue to be LOS G and LOS F during the AM and PM peak hours. The approved developments are expected to increase traffic at the intersection by more than 24% during the AM peak hour and 30% during the PM peak hour.

Future Build Traffic Conditions

Utilizing the same methodology as was utilized under no build conditions and with the addition of the proposed development traffic, capacity analysis indicates the overall intersection is expected to operate at LOS F during the AM and PM peak hours. The ICU LOS is expected to continue to be LOS G and LOS F during the AM and PM peak hours. The proposed development is only expected to account for approximately 4% of the total future volume at the intersection during the AM and PM peak hours.

Due to the intersection LOS degrading from LOS E to LOS F (from no build to build conditions) during the PM peak hour and ICU % increasing by more than 3% during both peak hours, mitigation was considered. With the addition of a westbound right turn lane, the overall intersection LOS and ICU LOS are expected to improve to levels at or better than those expected under no build conditions.

7.2. Hambright Road and Site Access A

This proposed unsignalized intersection was analyzed with [warranted] auxiliary turn lanes on Hambright Road. Refer to Table 7 for a summary of the capacity analysis results, and Appendix D for copies of the Synchro reports.

Table 7: Analysis Summary of Hambright Road and Site Access A

ANALYSIS SCENARIO	Approach (1)	Lane Configurations	Weekday AM Peak Hour						Weekday PM Peak Hour					
			Approach		Overall		ICU		Approach		Overall		ICU	
			LOS (2)	Delay (sec) (2)	LOS	Delay (sec)	LOS	%	LOS (2)	Delay (sec) (2)	LOS	Delay (sec)	LOS	%
2026 Build	EB WB NB	1 TH, **1 RT** **1 LT-TH** **1 LT-RT**	N/A A E	N/A 8.7 36.1	N/A	N/A	B	58.9	N/A A E	N/A 9.3 44.6	N/A	N/A	B	55.7
2026 Build **Mitigated**	EB WB NB	1 TH, **1 RT** **1 LT-TH** **1 LT, 1 RT**	N/A A D	N/A 8.7 31.7	N/A	N/A	B	57.3	N/A A E	N/A 9.3 37.5	N/A	N/A	A	54.0

Notes: (1) Hambright Road is Westbound/Eastbound in orientation.
(2) Reported LOS and Delay at unsignalized intersections is for minor street approaches and major street left turns
Bold indicates lane reconfiguration OR warranted turn lane by the proposed development.

With a warranted right turn lane on Hambright Road (refer to Appendix D), capacity analysis indicates that the westbound left turn movement on Hambright Road is expected to experience minor delays and operate at LOS A during the AM and PM peak hours, while the stop-controlled northbound approach of Site Access A is expected to experience moderate overall delays and operate at LOS E. With a two-lane egress (to separate the left and right turn movements), the northbound approach of Site Access A would see slightly decreased delays and operate at LOS D during the AM peak hour and LOS E during the PM peak hour.

7.3. US 21 and Site Access B

This proposed unsignalized intersection was analyzed with [warranted] auxiliary turn lanes on US 21. Refer to Table 8 for a summary of the capacity analysis results, and Appendix E for copies of the Synchro reports.

Table 8: Analysis Summary of US 21 and Site Access B

ANALYSIS SCENARIO	Approach (1)	Lane Configurations	Weekday AM Peak Hour						Weekday PM Peak Hour					
			Approach		Overall		ICU		Approach		Overall		ICU	
			LOS (2)	Delay (sec) (2)	LOS	Delay (sec)	LOS	%	LOS (2)	Delay (sec) (2)	LOS	Delay (sec)	LOS	%
2026 Build	NB SB WB	1 TH, **1 RT** 1 TH **1 RT**	N/A N/A D	N/A N/A 26.6	N/A	N/A	C	67.3	N/A N/A C	N/A N/A 20.2	N/A	N/A	B	58.5

Notes: (1) US21 is Northbound/Southbound in orientation.
(2) Reported LOS and Delay at unsignalized intersections is for minor street approaches.
Bold indicates new movement OR warranted turn lane by the proposed development.

With a warranted right turn lane on US 21 (refer to Appendix E), capacity analysis indicates that the westbound approach of Site Access B is expected to experience moderate overall delays and operate at LOS D or better during the AM and PM peak hours.

8. QUEUING ANALYSIS

In addition to the capacity analysis, a queuing analysis was performed utilizing SimTraffic to develop traffic simulation models for the AM and PM peak hours under existing, future no build, and future build traffic conditions. The 95th percentile queues are calculated by Synchro while the SimTraffic maximum queuing results are based on an average of ten (10) traffic simulation runs. Refer to Appendix F for copies of the SimTraffic reports.

Existing Traffic Conditions

Queuing analyses indicate that maximum queues currently exceed the length of all existing exclusive turn lanes on US 21 and Hambright Road.

Future No Build Traffic Conditions

With the growth in the area due to approved development trips, queuing analyses indicate that all 95th percentile and maximum queues are expected to significantly increase during the AM and PM peak hours.

Future Build Traffic Conditions

With the addition of the proposed development trips, queuing analyses indicate that all 95th percentile and maximum queues may extend back and block adjacent intersections. With the addition of the proposed right turn lane on the westbound approach of Hambright Road (at US 21), queues on the westbound approach of Hambright Road are expected to significantly reduce.

Considering the proximity to the elementary, middle, and high schools located to the east of the project on Hambright Road, longer queues and storage deficiencies are compounded during the peak times, especially the AM peak hour, which correlates with the drop-off window of those schools.

Background traffic growth is expected to further compound the queuing issues. It should also be noted that there are signalized intersections located within a mile on all sides of the US 21/Hambright Road intersection. While the presence of those intersections would likely not improve the LOS and delay, they would likely create gaps in traffic, which would meter the traffic the traffic approaching the US 21/Hambright Road intersection; therefore, likely reducing queues at the signal and the proposed development access points.

9. MITIGATION MEASURES

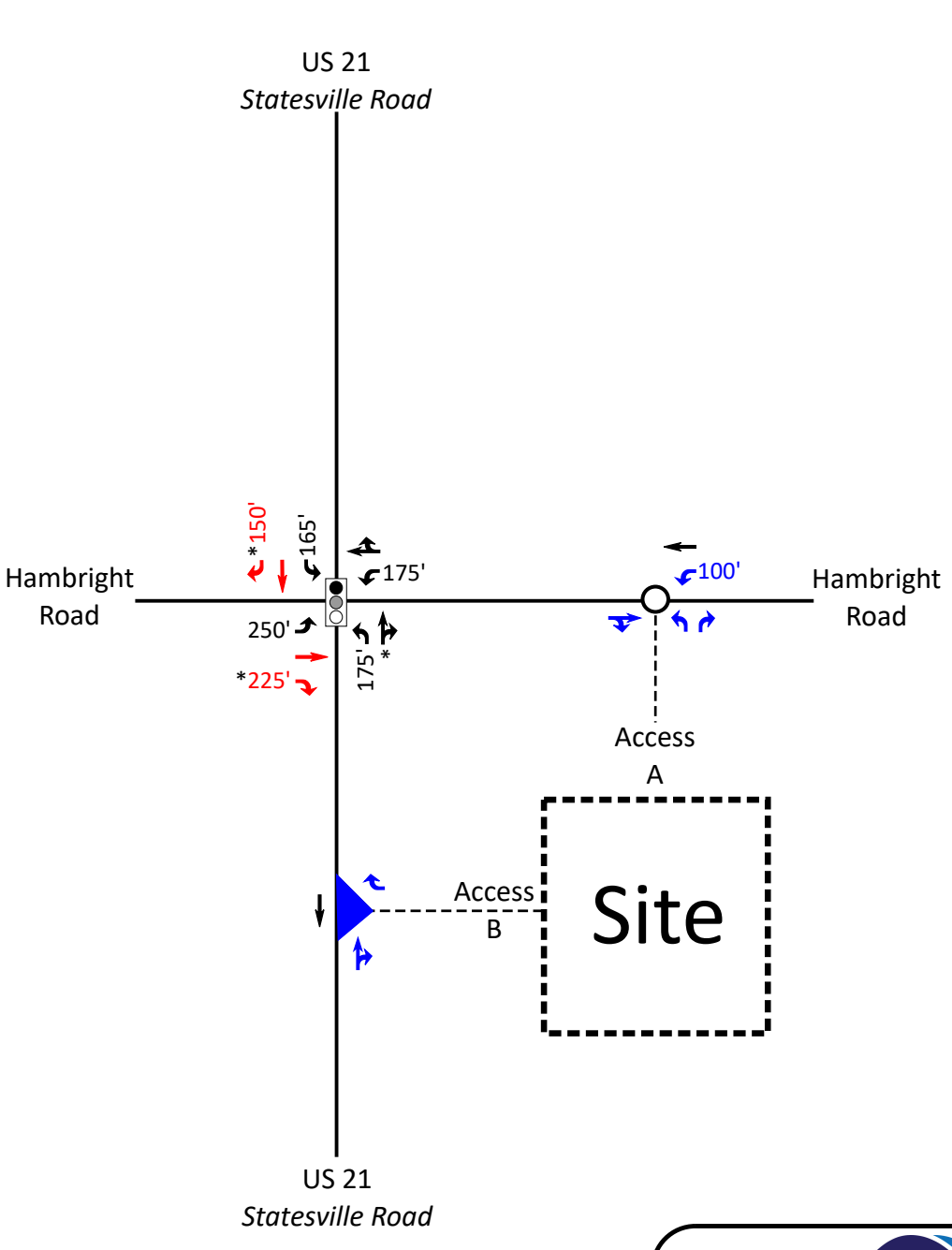
Upon review of the initial TIA submittal (dated October 29, 2025), specific geometric and traffic control improvements are required to accommodate the additional traffic generated by the proposed development. Refer to Figure 13 for an illustration of the mitigation measures summarized below.

Intersection of Hambright Road and Site Access A

- Construct Site Access A with at least one inbound lane and two outbound lanes striped as exclusive left and right turn lanes.
- Construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full width two-way left-turn lane from US 21 to proposed Site Access A.

Intersection of US 21 and Site Access B

- Construct Site Access B with at least one inbound lane and one outbound lane.
- Restrict Site Access B to right-in/right-out movements only.



LEGEND

- Signalized Intersection
- Right-In/Right-Out Intersection
- X' → Lane Configuration and Storage Length (In Feet)
  - *Existing*
  - *By Others*
  - *Hambright Road Dash-In*
- * Channelized Right Turn

RFK Engineers

Hambright Road Dash-In
Huntersville, NC

Recommended
Lane Configurations

Not to Scale | Figure 13

RFK Engineers PLLC

Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Public Hearing on Petition #R26-02 121: Gilead Rd General Rezoning

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EXPLAIN REQUEST:

Conduct a Public Hearing on Petition R26-02, a request by HFH Partners, LLC to rezone (+/- .397 acres) 121 Gilead Rd from Neighborhood Residential District (NR) to Town Center (TC). Parcel # 01711623.

ACTION RECOMMENDED:

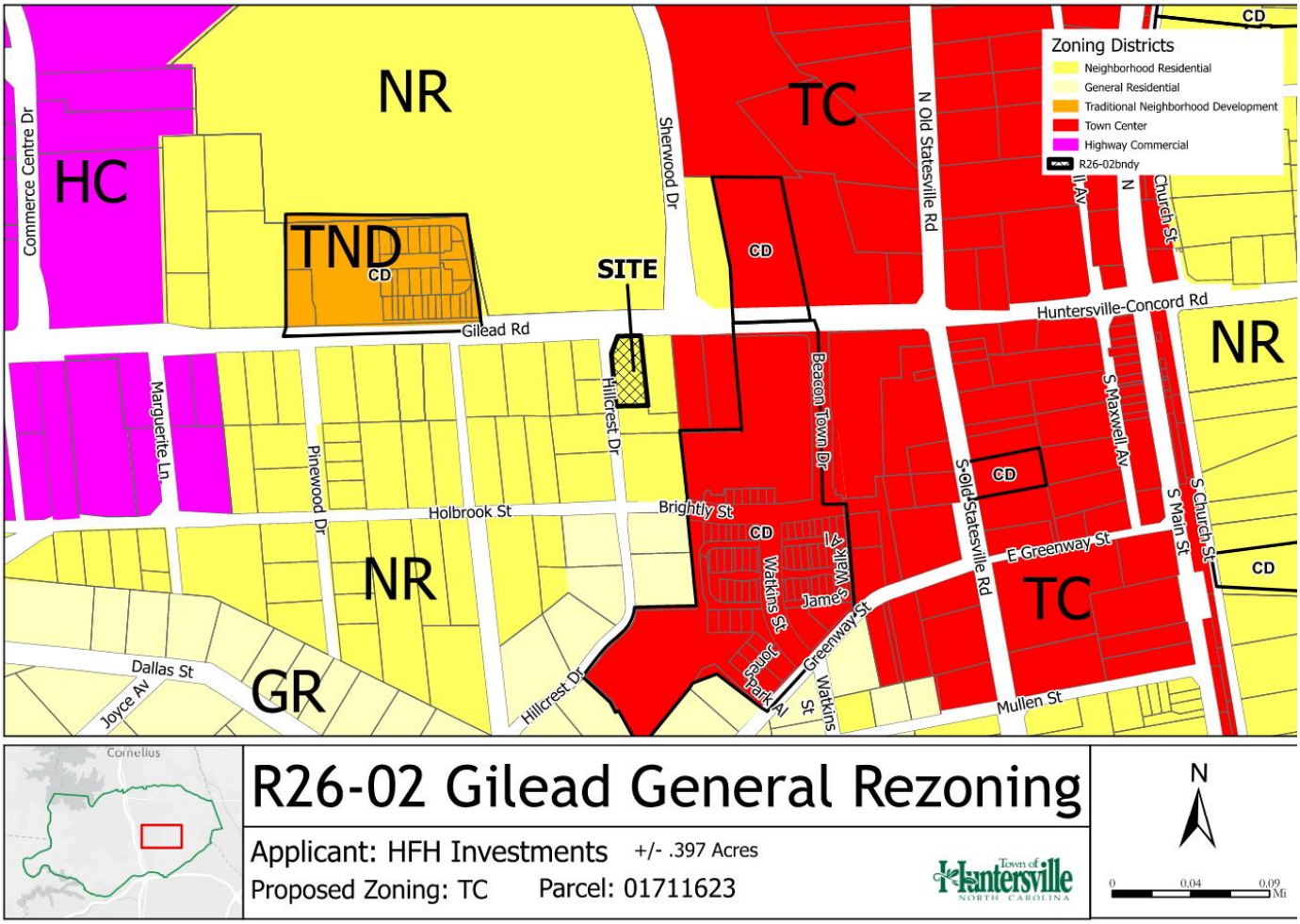
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R26-02 PH Staff Report
2. R26-02 Application
3. R26-02 Zoning Map

Petition R26-02: 121 Gilead General Rezoning

PART 1: PROJECT SUMMARY



Application Summary:

1. Petition #R26-02 is a request by HFH Investments owners of Parcel 01711623 to rezone the property from Neighborhood Residential to Town Center.

2. Adjoining Zoning and Land Uses

   North: Town Center (TC) & Neighborhood Residential (NR) - Park, School, & Mixed Use.
   South: Town Center (TC) Neighborhood Residential (NR), General Residential (GR) – Mixed Use, Commercial, & Residential.
   East: Town Center (TC) – Mixed Use & Commercial.
   West: Neighborhood Residential (NR) – Residential & Commercial.

3. The Planning Staff certifies the required notifications were made for the public hearing. Notice was advertised in the Charlotte Observer, adjacent property owner notice post cards were sent, and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

- Since this is a general rezoning, there are no site specific issues with this rezoning application as there is no site plan attached to the request. Any proposed future development would have to comply with the Town Center zoning district and all applicable requirements of the Zoning and Subdivision Ordinances.
- The Huntersville 2040 Plan shows this property is located within the Town Core & Mixed Use designation.

Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

- The 2040 Plan also shows this property is located within the Tier 1 & 2 designations. These areas call for a mixture of uses.

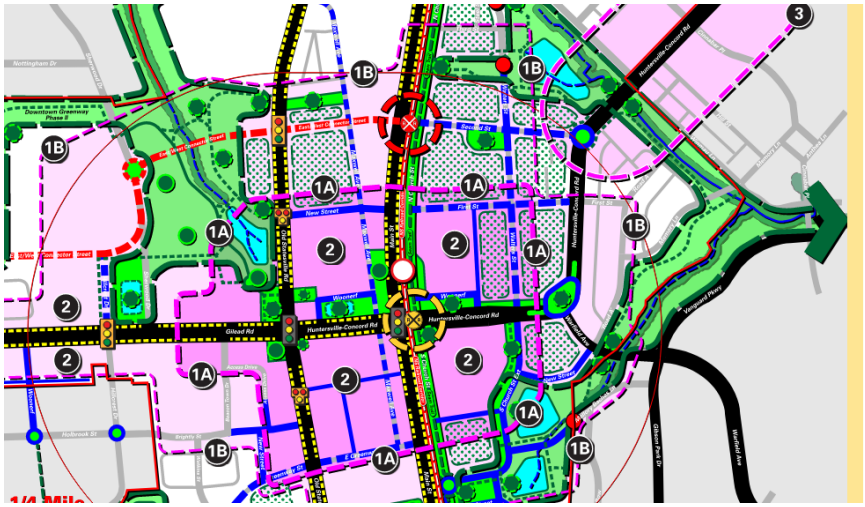
Downtown - Tier 1

Encourage commercial, office and/or residential. Shopfronts, urban workplaces and apartment buildings are allowed. Generally 2-4 stories.

Downtown - Tier 2

Generally 2-3 stories. Predominately residential with some small-scale commercial and/or office. Reuse of structures on main roads. Residential can include townhomes, duplexes, triplexes, quadplexes, and urban single-family home types, including alley-loaded bungalows, pocket neighborhoods and cottage courts.

- The 2022 Downtown Master Plan calls for Gathering areas to be developed in the Primary & Secondary areas.



Area B. The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.

2. New Commercial Development is limited to feasible locations within the Primary Gathering Area.

Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.

3. Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.

4. New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.

General Note: Opportunities for convening outdoor activities and events (Post-COVID) within unique gathering areas should be provided including, but not limited to elevated parking decks, roof tops, and open air adaptive structures and venues.

PART 3: TRANSPORTATION ISSUES

- No Transportation issues. Any new development may be subject to TIA requirements.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

STAFF COMMENT – Staff finds the proposed rezoning consistent with the following policies of the ***2040 Huntersville Community Plan***:

Policy LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

Policy LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core and Moderate Density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner.

EV 1.2: Focus economic development in areas that support growth.

- Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

EV 2.2: Leverage Downtown as a unique destination.

- By focusing on events, future business mix, and easy parking, the Town should promote Downtown and its Historic District as the heart of the community that offers a unique amenity to residents, employees, and visitors.

EV 2.3: Attract businesses to Downtown.

- Encourage new businesses that help Downtown meet the 10|10|10 goal of having 10 places that serve food, 10 retail establishments (non-chain and not thrift stores) and 10 businesses open after 6 pm.
- Coordinate advocacy and align resources to support and attract economic development opportunities to Downtown Huntersville.
- New resources could include a downtown business guide covering zoning, parking, signage, building codes and resources for prospective businesses and landowners.
- Identify and consider offering community resources that could be leveraged to support growth, including grants and other incentives.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the Organizing Principle – Gathering from the ***2022 Downtown Plan***:

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The overall character of the existing development in the immediate vicinity of the subject properties is commercial, residential, & mixed use in nature. The Town Center (TC) district uses would be consistent with the surrounding development.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

   STAFF COMMENT:

   There are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent site plan review for any proposed development.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**

   STAFF COMMENT:

   Planning staff has no indication that the request will adversely affect known archeological, environmental resources. The structure was designation a Historic Property on September 19, 2022.

PART 5: PUBLIC HEARING

The Public Hearing is scheduled for March 3, 2026.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the Town Center (TC) district is consistent with envisioned development patterns in the 2040 Community Plan & 2022 Downtown Plan. The General Rezoning is consistent with policies LU 6.1, 6.2, EV 1.2, 2.2, 2.3 and the Gathering Principle of the 2022 Downtown Master Plan.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for March 24, 2026.

ATTACHMENTS:

1. Application
2. Rezoning Map

PART 8: CONSISTENCY STATEMENT – R26-02 121 Gilead Rd General Rezoning

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning of Petition R26-02, 121 Gilead Rd General Rezoning **Planning Staff** finds that the rezoning is consistent with Policy LU 6.1, 6.2, EV 1.2, 2.2, 2.3, and the Gathering Principle of the 2022 Downtown Master Plan. The Town Center district will be consistent with the character and uses adjacent to the subject properties.	**APPROVAL**: **(insert applicable plan reference) …. *(Explain)***	**APPROVAL**: **(insert applicable plan reference) …. *(Explain)***
DENIAL: N/A	**DENIAL: (consistent OR inconsistent with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because … (Explain)**	**DENIAL: (consistent OR inconsistent with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because … (Explain)**

2. Project Data

Date of Application 12-3-2025

Name of Project 121 Gilead Phase # (if subdivision) _____

Project Address 121 Gilead Road

Parcel Identification Number(s) (PIN) 01711623

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) .397 Street Frontage (feet) 205' Hillcrest 63' Gilead

Current Land Use Commercial

Proposed Land Use(s) Commerical

Is the project within Huntersville's corporate limits?
Yes_____ No_____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

See attached sheet

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name HFH Investments, LLC Phone 704-875-1615

■ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Jay A Henson

Title Member Email jhenson@waengineering.com

Address of Applicant 121 Gilead Road, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name HFH Investments, LLC Phone 704-875-1615

☐ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Jay A Henson

Title Member Email jhenson@waengineering.com

Address of Property Owner 121 Gilead Road

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

W&A Engineering	Jay Henson	704-577-4561	jhenson@waengineering.com
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

Blythe House

The purpose of this rezoning request is to further the Town's collective vision of creating a vibrant and engaging downtown, as outlined in the 2040 Plan and Downtown Master Plan. The two-story renovated home on this property was recently granted historic designation by both the Mecklenburg County Historic Landmarks Commission and the Town of Huntersville.

The current owners preserved this structure due to its architectural significance, prominent location, detailed interior features, and the historical importance of its past residents. As a designated historic landmark, the structure is protected and will remain preserved.

While there are no immediate plans for modifications, the property owners wish to plan proactively for the future and allow additional flexibility for potential uses as opportunities arise. The historic designation ensures that the architectural character and integrity of this 1911 home will be maintained.

This building is truly a historic asset for downtown Huntersville and the TC zoning district.

121

1775
Charlotte-Mecklenburg Historic Site

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: HFH Investments, LLC

SECRETARY OF STATE ID NUMBER: 2097272 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2097272
CA202510510856
4/16/2025 02:07
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Timothy D Foley

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY
121 Gilead Road
Huntersville, NC 28078 Mecklenburg County

4. REGISTERED AGENT OFFICE MAILING ADDRESS
121 Gilead Road
Huntersville, NC 28078

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Investment

2. PRINCIPAL OFFICE PHONE NUMBER: (704) 875-1615

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS
121 Gilead Road
Huntersville, NC 20878

5. PRINCIPAL OFFICE MAILING ADDRESS
121 Gilead Road
Huntersville, NC 20878

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Jay Alan Henson
TITLE: Managing Member
ADDRESS:
8926 Lizzie Lane
Huntersville, NC 28078

NAME: Brian Hines
TITLE: Managing Member
ADDRESS:
121 Gilead Road
Huntersville, NC 28078

NAME: Timothy Dean Foley
TITLE: Managing Member
ADDRESS:
19921 Chapel Point Lane
Cornelius, NC 28031

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Timothy Dean Foley
SIGNATURE

4/16/2025
DATE

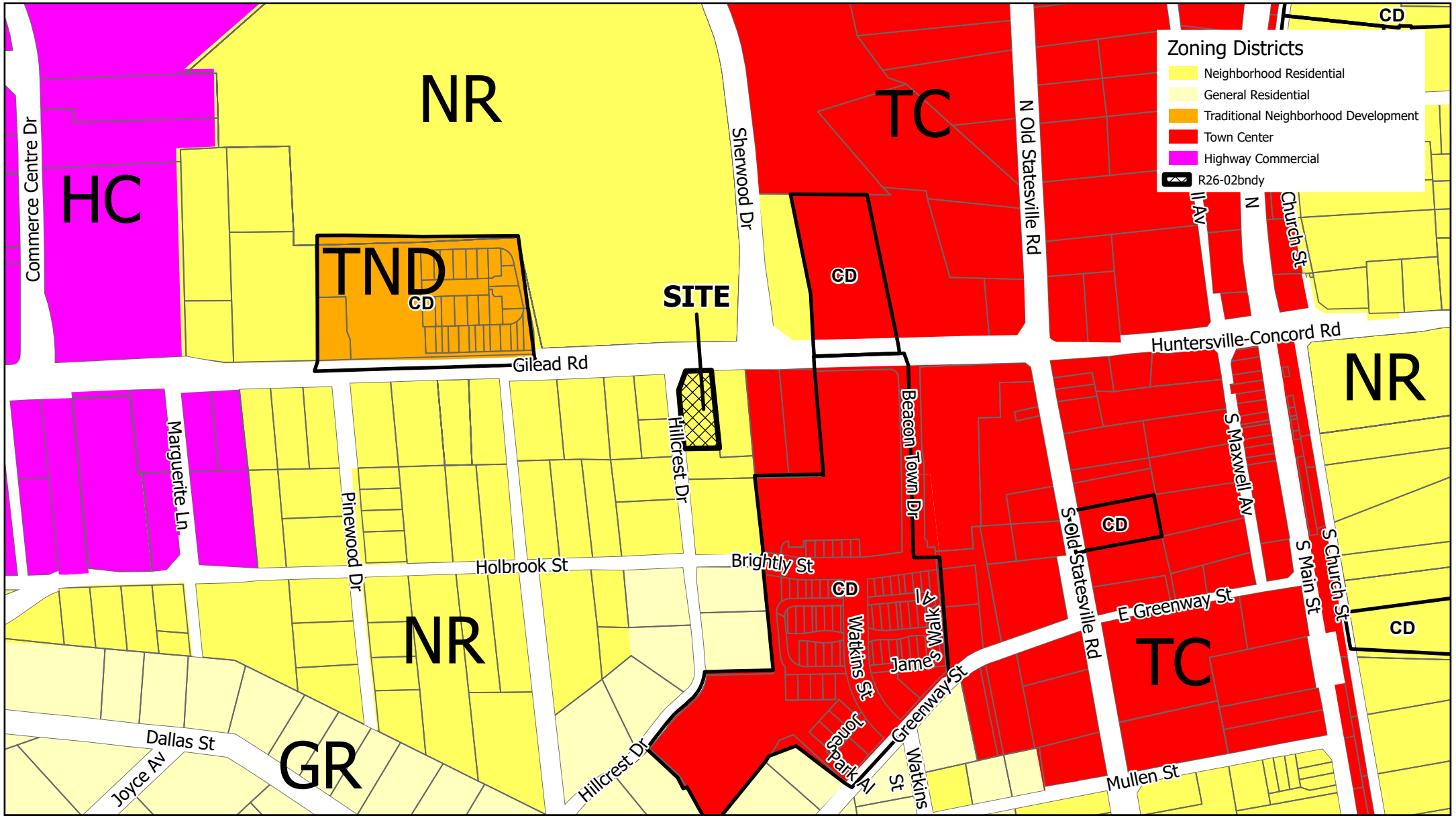
Form must be signed by a Company Official listed under Section C of This form.

Timothy Dean Foley
Print or Type Name of Company Official

Managing Member
Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



R26-02 Gilead General Rezoning

Applicant: HFH Investments +/- .397 Acres

Proposed Zoning: TC Parcel: 01711623

Town of Huntersville NORTH CAROLINA

N

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Request for Board Action

March 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Public Comment and Public Hearing Policy

EXPLAIN REQUEST:

The Town Board requested edits to amend the policy's procedure for designating a spokesperson on behalf of a group. Additional edits have been suggested by the Legal Department based on a recent NC Court of Appeals case and in surveying best practices of other jurisdictions.

ACTION RECOMMENDED:

Consider amending policy.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Public Comment and Public Hearing Policy 1-7-25 DRAFT Amended Redline
2. Clean Copy of Updated Public Comment and Public Hearing Policy 2-13-26

	Title: Town of Huntersville ~~Board of Commissioners~~ Public Comment and Public Hearing Policy
	Description: The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner
	Adopted By: Town Board of Commissioners **Date:** April 19, 2021; Amended: February 19, 2024, January 21, 2025, March 3, 2026

1. Purpose and Application.

The Town of Huntersville ("Town") recognizes the importance of receiving comments from the public related to matters of Town business within its jurisdiction in a fair, consistent, and informative manner.

The purpose of this Public Comment and Public Hearing Policy ("Policy") is to set forth rules governing the conduct of public comment periods and public hearings to ensure that Town business may be conducted in an efficient and productive manner, and to avoid unnecessary delays and disruption of Town meetings. ~~The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner in accordance with the requirements of Sections 160A-81 and 160A-81.1 of the North Carolina General Statutes, which authorize the Board of Commissioners (the "Board") to adopt rules governing public hearings and public comment periods. The Town of Huntersville ("Town") recognizes the importance of receiving comments from the public related to matters of Town business within its jurisdiction.~~

Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

The rules set forth herein shall apply to meetings of the Town Board of Commissioners ("Town Board") and the meetings of all other Town advisory boards, committees, commissions, etc. ("Advisory Boards"). The Chairperson and Vice Chairperson shall have the same authority as granted herein to the Mayor and Mayor Pro Tem, respectively.

2. Authority.

Sections 160A-81 and 160A-81.1 of the North Carolina General Statutes authorize the Board of Commissioners to adopt reasonable rules governing the conduct of public comment periods and public hearings.

3. ~~The purpose of public hearings and public comment periods is to give the public an opportunity to express their views, comments, or opinions to the Board on matters of Town business. It is a time for the Board to listen to the public, but speakers should not~~

~~expect Board members to comment on or respond to their comments directly.~~**Order and Decorum.**

For the purposes stated herein, the following rules have been established to maintain order and decorum during public hearings and public comment periods.

~~The following rules have been established to maintain order and decorum during public hearings and public comment periods. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.~~

a) ~~In order to conduct Town business in an efficient and productive manner, speakers are encouraged to avoid duplicative and repetitive comments.~~ All c~~C~~omments shall be limited to those related to matters of Town business within the Town's jurisdiction. Public hearing comments shall be relevant to the subject matter of the public hearing.

b) Speakers are encouraged to avoid duplicative and repetitive comments.

c) Speakers shall address their comments to the entire Town Board or Advisory Board as a whole and not to individual Town Board or Advisory Board members.

d) Speakers shall not address or respond to members of the audience during public hearings and public comment periods.

~~a)~~

e) Unless otherwise provided herein, speakers shall not use or provide any technological presentations, including, but not limited to, recordings, videos, or PowerPoint presentations. Other visual aids, including, but not limited to, signs, banners, flags, and other props are not allowed.

f) Speakers shall be civil and courteous in their language and presentation. Threats, defamation, obscenity, fighting words, ~~Insults, personal attacks, accusations,~~ profanity, ~~vulgar language,~~ heckling, jeering, inappropriate gestures,~~-~~ or other ~~inappropriate~~ disruptive behavior will not be tolerated. Examples of other disruptive behavior that customarily lead to a response, defense, or counterattack and thus argumentation that disrupts and delays the orderly conduct of meetings include, but are not limited to, personal attacks and discriminatory statements. ~~Inappropriate behavior includes, but is not limited to, the use of bigotries, slurs, or bias against any individual or group of individuals based upon race, religion, national origin, sex (including sexual orientation, pregnancy, and gender identity), disability, age, political affiliation, etc. Discriminatory and/or defamatory comments are strictly prohibited.~~

~~b)~~g) Speakers should not expect Town Board members or Advisory Board members to comment on or respond to their comments directly.

~~In order to provide for the maintenance of order and decorum in the conduct of the meeting the Mayor, or Mayor Pro Tem in the Mayor's absence, may declare "out-of-order" any person who fails to comply with this Policy. The Mayor, or the Mayor Pro Tem in the absence of the Mayor, shall caution any such person to abide by the~~

~~provisions of this Policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.~~

4. Speaker Sign-Up.

~~c)~~a) Persons desiring to address the Board during a public comment period or a public hearing shall list their full name, address, and subject matter to be discussed on the speaker sign-up sheet as provided by the Town Clerk prior to the beginning of the meeting.[1]

b) Speaker sign-up sheets will be accepted until five (5) minutes prior to the designated meeting start time.[2]

~~d)~~c) Only speakers signed up to speak may participate in public hearings and public comment periods. Comments, questions, jeering, heckling, inappropriate gestures, interruptions, and other disruptive behavior from the audience are not allowed.

d) Prior to speaking, speakers will be asked to identify their name and city or town of residence.

5. Speaker Time.

a) Public comment periods and public hearings shall not exceed one (1) hour.

b) For public comment periods and public hearings other than public zoning hearings, persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. A speaker may not share or relinquish any remaining time they have not used to another speaker.

~~2.~~

~~a) The Mayor, or the Mayor Pro Tem in the absence of the Mayor, shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda.~~

c) The ~~-~~time limitation for individual speakers ~~provisions of this Policy~~ shall not apply to speakers addressing the Board on awards and recognitions or to staff or other individuals expressly invited to address the Board on a matter.

d) The Mayor, or the Mayor Pro Tem in the absence of the Mayor, shall have the discretion to adjust the allotted speaking time for individual speakers and/or the overall time for public comment periods and public hearings as necessary for the efficient and effective conduct of business and in consideration of the length of the agenda.

~~b)~~c) For any matter, the time allotted to any speaker in this Policy may be extended by the Mayor, or the Mayor Pro Tem in the absence of the Mayor, in his or her sole discretion.

---

[1] Speakers under the age of 18 are not required to list their addresses on the speaker sign-up sheets.

[2] When the Board elects to permit remote public participation, whether by telephonic or emailed comments, remote public speakers must contact the Town Clerk and provide the information required by this paragraph no later than 3:00 pm on the date of the scheduled Board meeting.

6. ~~Yielding Time/Spokesperson Designation~~Designated Spokesperson.

a) To avoid repetition and delay, speakers supporting the same position on the same matter are encouraged to designate a spokesperson to speak on behalf of the group.
b) A designated spokesperson for a group of three (3) or more may be allocated six (6) minutes to speak. At least three (3) members of the group must be physically present, and the names of those members present must be submitted with the designated spokesperson's speaker sign-up sheet before the meeting begins.
c) Other than pursuant to this rule, speakers may not give their time to another speaker to increase that speaker's allotted time.

~~c) Speakers wishing to yield their time to a designated spokesperson must also sign the speaker sign-up sheet and indicate the spokesperson to whom they are designating their time.~~
~~d) Designated spokespersons may speak for a maximum of three (3) speakers' time. When a designated spokesperson is called upon to speak, any speakers yielding their time to the spokesperson must identify themselves and confirm the yield.~~
~~e) When the allotted speaking time has been shortened, speakers may only yield their allotted speaking time to a spokesperson.~~

~~3.~~7.Zoning Amendment Hearings.

a) At hearings involving amendments to the Zoning Ordinance or zoning map, the time allotted for individual speakers is set forth below:
   i. The Petitioner, or their designated representative, shall be allowed fifteen (15) minutes to present.
      a. Any questions by the Board members shall not be counted against the time limit for the Petitioner.
      ~~a.~~b. ~~-~~The Petitioner shall be allowed to use PowerPoint presentations, but shall not use any other technology, including videos, for his or her presentation.
   ii. Any other person who has signed up to speak, whether as a proponent or opponent of the Petitioner, shall adhere to the time limitation for individual speakers ~~provisions of~~ set forth in Section~~s~~ three (3) ~~and four (4)~~ of this Policy.
b) At the discretion of the Mayor, or the Mayor Pro Tem in the absence of the Mayor, the Petitioner shall be allowed up to three (3) minutes for closing statements.

8. Viewpoint Neutrality.

This Policy is intended to establish reasonable time, place, and manner restrictions in accordance with applicable state and federal law. It shall not be construed as discriminating against a speaker based on the viewpoint of their speech.

9. Enforcement.

The Mayor, or Mayor Pro Tem in the Mayor's absence, may declare "out-of-order" any person who fails to comply with the rules set forth in this Policy. The Mayor, or the Mayor

Pro Tem in the absence of the Mayor, shall caution any such person to abide by the provisions of this Policy before declaring them out-order. A person's subsequent refusal to abide by the Policy shall be grounds for declaring the person out-of-order, forfeiture of any remaining speaking time, and being directed to leave the meeting.

The Mayor, or Mayor Pro Tem in the Mayor's absence, may request the assistance of law enforcement officers to enforce this Policy.

Pursuant to N.C.G.S. § 143-318.17, a person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

Adopted this 3rd~~21st~~ of March~~January~~, 202~~6~~5.

ATTEST:

_____ _____

Janet Pierson, Town Clerk Christy Clark, Mayor

	Title: Town of Huntersville Public Comment and Public Hearing Policy
	Description: The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner
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e) Unless otherwise provided herein, speakers shall not use or provide any technological presentations, including, but not limited to, recordings, videos, or PowerPoint presentations. Other visual aids, including, but not limited to, signs, banners, flags, and other props are not allowed.
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c) Only speakers signed up to speak may participate in public hearings and public comment periods. Comments, questions, jeering, heckling, inappropriate gestures, interruptions, and other disruptive behavior from the audience are not allowed.
d) Prior to speaking, speakers will be asked to identify their name and city or town of residence.

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a) Public comment periods and public hearings shall not exceed one (1) hour.
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        b. The Petitioner shall be allowed to use PowerPoint presentations, but shall not use any other technology, including videos, for his or her presentation.
    ii. Any other person who has signed up to speak, whether as a proponent or opponent of the Petitioner, shall adhere to the time limitation for individual speakers set forth in Section three (3) of this Policy.
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Adopted this 3rdof March, 2026.

ATTEST:

_____	_____
Janet Pierson, Town Clerk	Christy Clark, Mayor