TOWN OF LA GRANGE

Town Council Regular Meeting

Monday May 4th, 2026 at 6:00 p.m.
La Grange Town Hall

1. **Call to Order & Opening Prayer**
2. **Welcome**
3. **Amendments to and Approval of the Agenda**
4. **Public Hearings:** None
5. **Board of Adjustment:** None
6. **Public Comment Period**
7. **Consent Agenda:**
   Approval of April 13th, 2026 Regular Meeting Minutes *(Page 2)*
8. **New Business:**
   a. Strategic Economic Development Plan – Presentation by Samantha Darlington, North Carolina Department of Commerce. Consideration of Approval and Adoption of the Plan *(Page 17)*

   b. Consideration of Approval of the 2025 CDBG-NR Grant Administration Services Contract *(Page 86)*

   c. Consideration of Approval of the Jack's Crossing Subdivision Phase 1 Preliminary Plat *(Page 198)*

   d. Consideration of Approval of the Jack's Crossing Subdivision Phase 2 Preliminary Plat *(Page 260)*

   e. Consideration of Award of the Grass Cutting / Grounds Maintenance RFP Contract *(Page 319)*
9. **Updates/Manager's Report**
10. **Council Member Comments**
11. **Adjournment**

Consent Agenda

April 13, 2026 Regular Session Minutes

REGULAR MEETING
April 13, 2026

The Town Council of the Town of La Grange, North Carolina met in a Regular Session at the Town Hall on April 13, 2026 at 6:00 p.m. in the Town Council Chambers located at 203 South Center Street.

Council Members' Present:

1. Mayor Bobby Wooten
2. Council Member Cindy Motsko
3. Council Member Albert Gray
4. Council Member Reid Rouse
5. Council Member Noah Clark
6. Council Member Roger Miles

Council Members Absent:

1. Mayor Pro-Tempore Larry Gladney

Staff Present:

1. Shawn Condon, Town Manager
2. Chris Seaberg, Assistant Town Manager
3. Laura Williford, Town Clerk
4. Michael Franchi, Attorney
5. Tomeka Stevens, Interim Finance Director
6. Ray Bostic, Electric & Public Works Director
7. CJ Foster, WWTP Director
8. Chad Kearney, Recreation Director

Guests in Attendance: (13) D. Choci Gray, Robert Hagins, Jimmy McPhail, Holly Willis, Viola Hines, Debbie Jones, Creig Foss, Debbie Foss, Vickie Lee, Mary Sanders, Sussie Sutton, Jimmie Blackwell, Vivian Simmons

ITEM #1: Call to Order & Opening Prayer
Mayor Bobby Wooten called the meeting to order.
Council Member Noah Clark opened with prayer.

ITEM #2: Welcome
Mayor Bobby Wooten welcomed guests.

ITEM #3: Amendments to & Approval of the Agenda
The Town Manager recommended the approval of the council meeting agenda as submitted. Council Member Albert Gray made the motion to approve the agenda as submitted and Council Member Roger Miles seconded the motion. There was no discussion and the motion passed unanimously.

ITEM #4: Public Hearings
NONE

ITEM #5: Board of Adjustment
NONE

ITEM #6: Public Comment Period

D. Choci Gray
Mayor Bobby Wooten recognized D. Choci Gray of 210 East King Street Apartment D in La Grange, who had signed up to speak during the Public Comment Period. I am here tonight representing the 1901 Building Group. We are a nonprofit organization. Our mission is to promote, protect, and preserve art history and cultural economic development for all people. Provided the Council with a printout of the festival details. Currently we are organizing The Lenoir County Cultural Festival – 250th Anniversary Celebration at the Frink Alumni Building on October 30th, 31st, and November 1st. The festival will highlight youth engagement, local history, music, food, cultural heritage, and economic development. The festival strengthens community pride and positions La Grange as a regional leader in cultural celebration. The Lenoir County Cultural Fest will bring together youth, families, and elders to celebrate local heritage, strengthen community pride, and highlight La Grange's leadership in cultural innovation and economic development with tourist and other economy stimulations. This event builds lasting partnerships and sets the foundation for an annual tradition that honors the spirit of America. The total needed for the festival is $15,000.00. The festival will include all townships in Lenoir County, and we hope the Town of La Grange will support us by way of a donation of $3,000.00.

Council Member Reid Rouse asked the location and dates of the event. Ms. Gray stated It will be held at the Frink Alumni Building on October 30th, 31st, and November 1st. Council Member Rouse asked if the NC Art Council Grant has been awarded. Ms. Gray stated it is in motion and looks good. Council Member Rouse asked when Ms. Gray would need to know about the donation from La Grange. Ms. Gray answers next week. Council Member Rouse stated that if we donate the $3,000.00, you still need $4,100.00. When would you need donations totaling $15,000.00 to plan the event. Ms. Gray answered October 1st.

Council Member Cindy Motsko stated you are asking for additional support as well. What additional support would you like the Town to assist with. Ms. Gray answered whatever you offer we will take. Council Member Motsko asked about sanitation and the number of bathrooms inside the Frink Alumni building. Ms. Gray answered there are some bathrooms inside and she will get portable bathrooms also. Council Member Motsko asked if the portable bathrooms were something Ms. Gray would like the Town to provide. Ms. Gray stated that whatever the Town is willing to do to support the event we will take it.

Council Member Albert Gray asked where Ms. Gray's office is located. Ms. Gray answered she does not have a physical location because her work can be done from anywhere on her computer. Council Member Gray asked for Ms. Gray's contact information. Ms. Gray stated her email address is on the handout. Town Manager Shawn Condon stated he has Ms. Gray's contact information and he will share it with the Council.

Town Manager Shawn Condon stated the event is in October, this would fall under the upcoming fiscal year spending and at the budget workshop we can discuss any details, information, or questions that the Council may have then.

Earl Ijames
Mayor Bobby Wooten recognized Earl Ijames who had signed up to speak during the Public Comment Period. Mr. Ijames is a Curator at the North Carolina Museum of History. La Grange's birthday is April 10, 1869. Happy belated Birthday to La Grange. I am working with the 1901 Building Group on projects. The most recent project I have assisted with is obtaining historical information about the Town of La Grange from the archives. Read from the original La Grange charter from the spring session of 1869.

Robert Hagins

Mayor Bobby Wooten recognized Robert Hagins of 105 Covey Drive in La Grange, who had signed up to speak during the Public Comment Period. Good evening. I am the owner and operator of Carolina Bob's Barbeque. I have been operating the Food Lion parking lot. I want to share with you how I was welcomed to La Grange by the Town Manager Shawn. Shawn and two police officers came to my trailer and said I was in violation of a town ordinance that does not permit food trucks in the town limits of La Grange unless it is for a festival or town event. To my knowledge you cannot have food trucks permanently in La Grange and I do not, I take it back with me each night. I informed him this was a civil case and asked why the cops were here. He told me in case something happens. While we were talking, he kept trying to aggravate the situation. I am not a wild beast; I have a business. If I were white or mixed you would not have come there. There is a certain way you address people, like I am addressing you now not the way you did. He stopped my customers. I moved here from Indiana. I had to go to the Kinston Health Department and get a permit and all my stuff together to operate. Shawn did not care to ask for anything. He just told me repeatedly to read the letter and came off as aggressive and had the police with him. He seemed like he wanted me to get out of pocket. Since then, I have still been coming to the parking lot. I found a place today at the Dollar General in Princeton. I operated in Indiana in little, small towns that do not have anything. I am a taxpayer. I stay in La Grange. I get my haircut here and buy gas at the Speedway here. I want to know why this is such an issue. I want to be a part of the community. Thank you.

Mayor Bobby Wooten stated you were in violation of a zoning ordinance, which is why the manager approached you. Food trucks are not allowed in the highway commercial district. Food Lion is a part of the highway commercial district. The ordinance was passed in 2020, and it applies to everyone. No one can operate a food truck inside the highway commercial district. Shawn and Chris are our code enforcement officers right now. The conversation was recorded and I listened to it. Shawn was performing his duties of enforcing the Town ordinances. The first time he spoke to you, you were not very receptive. The second time he took offices for verification and witnesses. It is cut and dry, no food trucks are allowed in the highway commercial district.

Council Member Reid Rouse stated this was done because where Bill's Grill is now there was a mexican restaurant. Their utility bill was around $1,500.00 per month plus other expenses. A Hispanic gentleman came with a food truck and was taking business from the restaurant. Our purpose is to protect the town businesses. It is hard to make a living with food trucks in town. The businesses are paying utilities, taxes, wages, overhead, etc. The purpose of making the ordinance was to protect the businesses. You do not have these expenses; they are paying that before they make a profit. Food trucks take away business from them, and they need that money to operate. We are telling you why we made the ordinance. If you had a business and a food truck came you would not appreciate it because you would lose money. Food trucks are allowed during events only.

Jimmy McPhail

Mayor Bobby Wooten recognized Jimmy McPhail of 104 East James Street in La Grange, who had signed up to speak during the Public Comment Period. Last month I expressed the same concern I have tonight about the utilities in La Grange. When I first bought my home, I had three employees to tell me I would have to pay higher utilities than whites. The reason is that this town is not for the blacks. Since then, I have found this to be 100% true. Berkeley told many people if you want to live like whites you are going to have to pay like whites. To me stuff like that is racial and outrageous. It has been an ongoing thing for blacks, and I thought at one point it would become equal and fair for everyone who is paying taxes and utilities. I am extremely disappointed with the board who is comprised of mostly blacks that agreed and allowed John to do and say the things he did. It is like they do not want the blacks here. It is time for change. Shawn, I do not know you well, but you seem to want to make a difference. Shawn is the town manager now I hope you will make it fair for blacks in this town and do things for the residents we have never seen before.

Mayor Bobby Wooten stated we are governed by laws. The budget is passed by June 30th and is effective on July 1st. There is a fee schedule for every service the Town provides. You can take your utility bill and the fee schedule and calculate your bill each month. You can access your water and electricity readings daily. This is

available to all customers. The rate schedule applies to everyone; it does not matter your nationality or race. If you have questions Shawn will be happy to speak with you.

Viola Hines

Mayor Bobby Wooten recognized Viola Hines of 302 Robina Drive in La Grange, who had signed up to speak during the Public Comment Period. The dead-end sign that was installed at the end of Robina Drive has now been taken down. People are coming through like they are on highway 70 even the construction workers that are building the homes. We need speed bumps installed. Last year you asked for volunteers to come to sign up to help the Town with the community center and recreations items. I was late to my bible study so that I could sign up to volunteer. I have not heard from anyone. I am letting you know I am revoking my name from the volunteer list.

Town Manager Shawn Condon stated the sign was taken down because the road is no longer a dead-end road, making the sign inaccurate. Robina Drive is one of the key roads designated for speed bumps. If budget does not allow for installation of the speed bumps this fiscal year it will be in the budget for the upcoming fiscal year.

Council Member Reid Rouse stated that Ms. Hines is not the only one that has complained about the speeding. Similar complaints from residents on the next street over (Carey Street) as well. I have experienced the influx of traffic myself. I do not think we need to wait on installing speed bumps.

Council Member Roger Miles witnessed over the weekend a red vehicle speeding in this area. When the houses are built Robina Drive will be the main drag to come out to Washington Street. I think we need to install speed bumps as soon as possible. Mayor Bobby Wooten stated he has received complaints as well. This is something that needs addressing.

Shawn stated staff has already anticipated the need for speed bumps in this area. We can see how much money remains in this year's budget or we can amend this year's budget if we do not want to wait until the next fiscal year. Council Member Rouse asked if we could reach out to the builders and ask them to assist with the cost of the speed bumps to show their concern for residents' safety.

Council Member Albert Gray asked Assistant Town Manager Chris Seaberg if the planning board oversees this. Chris stated the planning board does review street connections, streets, and subdivisions. When it was reviewed no one raised issues with the connection. South Carey Street is connected to a cul-de-sac.

Creig Foss

Mayor Bobby Wooten recognized Creig Foss of 608 South Charles Street in La Grange, who had signed up to speak during the Public Comment Period. Mr. Foss asked three questions. When will the road be finished at the end of Charles Street. Is there anything in the ordinance about roosters. There is one rooster on Boundary Street, and he does not know the difference between night and day. He crows all the time. I would like to ask Chris, Shawn, Mayor, Council Members, and even the Attorney to ride through the trailer park behind Community Baptist Church. Saturday it sounded like Woodstock out there and it is very nasty/trashy.

Town Manager Shawn Condon stated the road will be finished on April 30th, 2026. The ordinance allows you to have one rooster. We have the same concerns about the trailer park, the condition of the trailers and privately owned streets within it. Chris met with the owner of the trailer park and was adamant about the violations already in the books and expressed that she is ultimately liable and responsible for the correction of the ordinance violations. We are exploring other avenues that I cannot disclose at this time due to their legal aspect of them to help improve this area. Assistant Town Manager Chris Seaberg stated that some of the roads were re-rocked over the weekend. The buses even had trouble traveling on the roads.

ITEM #7: Consent Agenda

The Town Manager recommended approval of the Consent Agenda, which included the following items:

- March 2, 2026 Regular Meeting Minutes
- March 12, 2026 Council Workshop Minutes
- March 23, 2026 Special Meeting Minutes

Council Member Roger Miles made a motion to approve the Consent Agenda and Council Member Reid Rouse seconded the motion. There was no discussion and the motion passed unanimously.

ITEM #8: New Business

ITEM #8A: Consideration of Approval of the Community Development Block Grant (CDBG) Neighborhood Revitalization Program Grant Agreement - Grant No. 24-C-4211

The Town of La Grange was awarded a Community Development Block Grant under the Neighborhood Revitalization (CDBG-NR) Program administered by the North Carolina Department of Commerce, Rural Economic Development Division. The grant was formally approved on February 26, 2026, and the Grant Agreement was signed by the CDBG Director on February 25, 2026. The total grant award is $950,000.00. The Town will make a voluntary cash contribution of $50,000.00. The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, as amended, and is funded through the U.S. Department of Housing and Urban Development. In North Carolina, the program is administered by the NC Department of Commerce through REDD. The CDBG-NR Program provides funding to units of local government for community development activities that primarily benefit low- and moderate-income persons, eliminate slum and blight, or address urgent community development needs. For the Town of La Grange, this award represents a significant funding opportunity to support neighborhood revitalization through outside grant funding.

The Funding Approval establishes several conditions that must be satisfied before the Town may obligate or expend any CDBG project funds, other than administration activity. These conditions must be addressed and submitted in writing to REDD for the applicable conditions to be removed.

Key conditions include:

- Submission of either a grant administration contract or a signed statement confirming that the grant will be administered internally
- Submission of a signed statement confirming use of an experienced CDBG administrator who has previously administered more than one CDBG project
- Completion of required environmental review procedures before any project activity funds may be obligated or expended
- Return of a properly completed and signed Performance Based Contract
- Submission of documentation for the two required public hearings, including publisher’s affidavits and signed minutes
- Submission of a statement acknowledging the Build America, Buy America Act requirements
- Submission of a statement acknowledging the new Section 3 requirements for CDBG grants
- Documentation and expenditure of the Town’s voluntary $50,000.00 local cash contribution, with no substitution of in-kind contributions allowed

These are important implementation requirements, and staff will need to move promptly to ensure timely compliance and release of funds.

The Grant Agreement establishes several mandatory deadlines based on the REDD Director’s signature date of February 25, 2026. The primary deadlines are as follows:

- Execute and return signed Grant Agreement to REDD: April 26, 2026
- All Funding Approval Conditions satisfied / funds released: May 26, 2026
- Submit all compliance documents: June 26, 2026
- Request for Release of Funds submitted: July 26, 2026

- All funds obligated: May 26, 2028
- All funds expended: August 26, 2028
- All closeout documents returned to REDD: November 26, 2028

The most immediate deadline is the requirement that the signed Grant Agreement be returned to REDD within 60 days of the REDD Director's signature. Failure to return the executed agreement by approximately April 26, 2026 could result in the Department determining that the funds are available for reallocation to another subrecipient.

By executing the Grant Agreement, the Town will accept significant legal, administrative, and programmatic obligations, including:

- Performing the approved program in accordance with the application approved by the
- Department of Commerce, as may be amended
- Complying with all applicable federal and state laws, regulations, and executive orders governing the CDBG program
- Maintaining complete and accurate records for five years following closeout
- Complying with fair housing, non-discrimination, and equal opportunity requirements
- Complying with Section 3 local economic benefit requirements
- Complying with Davis-Bacon prevailing wage requirements where applicable
- Complying with Section 504 and ADA accessibility requirements
- Completing the required Environmental Review Record and obtaining environmental clearance before conducting project activities
- Submitting a Language Access Plan
- Complying with conflict-of-interest provisions
- Ensuring compliance by any contractors or subrecipients, while recognizing that the Town remains ultimately responsible for proper expenditure of funds
- Providing and expending the Town's committed $50,000.00 local cash contribution
- This is a significant grant opportunity, but it also carries substantial compliance responsibilities that will require careful administration and oversight.

Town Manager Shawn Condon recommended the Council approve the CDBG Grant Agreement and authorize the Mayor to execute the Agreement as the authorized local official on behalf of the Town. This is a significant funding opportunity for the Town of La Grange, providing $950,000.00 in federal community development funding to support neighborhood revitalization. The grant requires no repayment provided all program conditions and requirements are met. Following approval, staff will immediately proceed with the remaining implementation steps.

Council Member Reid Rouse made a motion to authorize the Mayor to execute the grant agreement and funding approval and Council Member Albert Gray seconded the motion. There was no discussion and the motion passed unanimously.

ITEM #8B: Consideration/Discussion of Grass Cutting / Grounds Maintenance RFP Proposals

The purpose of this agenda item is to review the proposals received in response to the Town's Grass Cutting / Grounds Maintenance Request for Proposals, compare the bidders based on price, experience, and other relevant factors, and seek direction from Council on how the Town should proceed. This item is not simply about comparing mowing prices. The larger goal is to evaluate whether the Town could achieve a higher appearance standard, stronger performance accountability, and better overall service by going back out for proposals after having the same contractor arrangement in place for several years, while also exploring whether certain work currently handled by Town staff could potentially be contracted out to free staff up for other operational and infrastructure priorities.

For several years, the Town has utilized Danny Smith Landscaping as its contract provider for what is essentially the regular grounds maintenance work now reflected in Component 1 of the current RFP. The

Town is currently paying $5,977.00 per month for that work.

The Town issued the Grass Cutting / Grounds Maintenance RFP on February 13, 2026. The RFP was divided into three separate components and expressly allowed contractors to submit on one, two, or all three components. It also allowed the Town to award one component, multiple components, or all components to one or more contractors depending on what the Town determines is in its best interest.

The RFP was intentionally more detailed than a basic mowing agreement. Key items included:

- Three separate service components:
  1. Grounds Maintenance Services (Currently Contracted Out to Danny Smith Landscaping)
  2. Nuisance Abatement Mowing Services (Currently Performed by Town staff)
  3. Town-Maintained ROW Mowing (Currently Performed by Town staff)
- A 14-day mowing cycle during the primary growing season
- Reduced winter mowing frequency
- Detailed edging, trimming, and vegetation control requirements
- Debris removal expectations
- More specific appearance requirements for high-visibility public areas
- Documentation requirements for nuisance abatement work
- Work restrictions in cemeteries during funerals
- Maintenance expectations around signs, hydrants, manholes, and ditches
- A liquidated damages structure intended to strengthen accountability and give the Town greater control over performance

Component 1 covers the Town's regular grounds maintenance at Areas 1 through 10, including cemeteries, Town Hall, landscaped public areas, parks, welcome signs, and related sites. Component 2 covers nuisance abatement mowing on an as-needed basis. Component 3 covers Town-maintained rights-of-way on both the Northside and Southside lists. The RFP also included more specific performance expectations than the Town has historically had under prior arrangements, including proposed liquidated damages for missed cycles, grass height violations, incomplete trimming, late nuisance response, and other deficiencies.

The Town received proposals from two businesses: Fulcher's Lawn and Garden Service and Riley Landscaping and Lawn Maintenance, LLC. Both firms submitted pricing on all three components. Danny Smith Landscaping declined to submit a proposal. Because the RFP allows award by component, the Town is not required to select one contractor for the entire package. The Town may use one contractor or multiple contractors, depending on which arrangement best serves the Town's interests.

For Component 1, both proposals are higher than the Town's current monthly cost of $5,977.00, but the RFP also requires a more detailed and more appearance-focused level of service than what has historically been in place. For Component 2, pricing is unit-based and would be billed on an as-needed basis rather than as a fixed monthly amount. For Component 3, one of the reasons for including it in the RFP was to allow the Town to compare the fixed monthly cost of contracting the work out versus continuing to perform it internally with Town labor and equipment.

Fulcher's Lawn and Garden Service appears stronger in the following areas:

- Overall company size and staffing depth
- Equipment resources
- Municipal-type profile
- Ability to handle more specialized and more appearance-sensitive work
- Better fit for highly visible areas such as cemeteries, Town Hall, and landscaped public areas

Riley Landscaping and Lawn Maintenance, LLC appears stronger in the following areas:

- Lower pricing on all three components

- Most cost-competitive proposal overall
- Better value on Components 2 and 3
- Practical operational approach for more repetitive or unit-priced work

From a practical standpoint, Fulcher's appears stronger for the most specialized, public-facing, appearance-sensitive work, while Riley appears strongest from a cost standpoint and may represent the better value on the more repetitive or unit-priced components.

Town Manager Shawn Condon believes this is the best approach for the following reasons:

- It allows the Town to move toward a more detailed, more accountable, and more appearance-focused contract structure.
- It gives the Town flexibility to use one contractor or multiple contractors based on the three components of the RFP.
- It allows us to evaluate whether contracting out certain additional work may free Town staff up for other important Public Works and operational duties.
- It gives the Town time to align any contract award with the upcoming fiscal year budget, since the proposals received are greater than what is budgeted for the current year.
- It preserves the Town Council's ultimate review and approval authority over any final written contract.

I also want any contract developed under this process to include a strong liquidated damage section and other accountability provisions, so the Town has greater control over performance and a clearer remedy if a contractor fails to meet the required service standards.

Under North Carolina law, city contracts must be in writing, and contracts requiring the payment of money are subject to the preaudit requirements of the Local Government Budget and Fiscal Control Act. In a council-manager form of government, the manager serves as the chief administrator and may carry out duties assigned by the council. For that reason, the most appropriate action at this stage is for Council to authorize negotiation of tentative terms and then bring any proposed written contract back to Council for formal approval before execution.

Town Manager Shawn Condon asked the Council to consider authorizing him to negotiate with one or both bidders and develop a tentative written contract, or contracts, for subsequent formal review and approval by the Town Council, with any final contract award and effective date tied to the FY 2026-2027 budget and anticipated to begin July 1, 2026.

Council Member Albery Gray asked if Riley cuts the grass at the fire department. Town Manager Shawn Condon answered yes. Council Member Gray asked if it will be set up with this. Shawn answered no, the fire department funds pay for the grass cutting at the fire department.

Council Member Reid Rouse stated that Ryan Riley is the chief of our volunteer fire department, owns businesses in town, and gives his time to the town. Shawn in your negotiations I would like you to consider Ryan. If someone is going to do for the town like he does I would like the town to do for them. Only if it is financially feasible. Mayor Bobby Wooten stated he admires Chief Riley, but we need to be ethical about our decision.

ITEM #8C: Consideration of Demolition Strategy for Change 4 La Grange Building (104 South Caswell Street / 101 & 103 West Railroad Street)

The purpose of this agenda item is to provide the Town Council with a full overview of the condition of the Change 4 La Grange building, the public safety concerns it presents, the Town's legal options under North Carolina law, the property owner's stated position, and the Town Manager's recommended strategy for addressing the structure in the most practical, efficient, and responsible manner possible.
The structure is a two-story commercial brick building located at the corner of South Caswell Street and West Railroad Street in downtown La Grange. The three parcels combined total approximately 3,540 square feet

with a combined assessed value of $28,455.00. The building is comprised of three separate tax parcels, all owned by Change 4 La Grange.

The parcels are:

- 104 South Caswell Street
  Parcel ID 15151 – built in 1916 – retail – 1,466 sq. ft. – assessed value of $17,765.00
- 101 West Railroad Street
  Parcel ID 16355 – built in 1916 – office – 680 sq. ft. – assessed value of $3,545.00
- 103 West Railroad Street
  Parcel ID 16358 – built in 1916 – retail – 1,394 sq. ft. – assessed value of $7,145.00

Town staff has assessed the condition of the building and determined that it presents a clear and ongoing public safety hazard. The structure has been vacant and unmaintained for an extended period of time and shows significant deterioration, including visible wall instability, failing mortar joints, compromised openings, and substantial overall decline consistent with a building that has received little or no meaningful maintenance for many years. Because of its location at a prominent downtown corner, the risk extends well beyond the structure itself. The building presents potential danger to pedestrians and vehicular traffic on the adjacent public right-of-way; adjacent occupied commercial buildings on both South Caswell Street and West Railroad Street; and emergency responders who may be required to work in the immediate vicinity of the structure.

Town Staff has been communicating with Change 4 La Grange regarding the condition of the structure. The owner has stated that they do not have the financial resources to repair or rehabilitate the building to a safe and compliant condition; and they are willing to donate the three parcels to the Town of La Grange rather than go through the formal unsafe building enforcement process. That is an important practical reality. Based on the owner's stated inability to repair the structure or absorb demolition costs, the likely end result of the formal statutory process would be demolition by the Town, assessment of costs to the owner, nonpayment, and eventual foreclosure on the property. In other words, the Town would likely end up owning the property anyway, but only after a much longer, slower, and more expensive process.

Town Manger Shawn Condon recommends a multi-track approach that allows the Town to move as quickly as possible while still exercising reasonable due diligence.

Track 1 – Property Donation
Town staff and the Town Attorney would work with Change 4 La Grange and its representatives to finalize the donation of all three parcels to the Town, including title review, preparation of deed documents, and closing.

Track 2 – Demolition Bidding
At the same time, staff would advertise and receive bids for demolition and complete debris removal of the structure. This would allow the Town to move quickly once ownership is complete rather than losing additional time after closing.

Track 3 – Grant Funding Review
During the period between Council direction and bid selection, staff would make a reasonable and good faith effort to identify any immediately available grant funding that could potentially support stabilization, rehabilitation, or other improvement of the building rather than demolition. I want to be very clear that this is a low-probability effort. Based on the building's condition, the urgency of the situation, and the timelines associated with most grant programs, I do not believe rehabilitation funding is likely to be a realistic option in the timeframe required.

Track 4 – Future Use of the Site
Once the structure is removed and the site is cleared, the Town will have the opportunity to evaluate the best long-term use of the property, whether for parking, green space, pocket park, redevelopment, or another productive use that benefits the downtown area and the community as a whole.
The primary cost to the Town will be demolition and debris removal. A preliminary possible range has been discussed at approximately $80,000.00 to $120,000.00, though the actual cost will need to be determined

through the formal bid process. There would be no compensation for the property owner, as the transfer would be a voluntary gift deed donation. Upon completion of the donation, the Town would own the three parcels and could determine the future use of the cleared site. If a viable grant funding source is identified that could support immediate rehabilitation, that information will be brought back to Council.

Town Manager Shawn Condon recommended that the Council direct staff to proceed with the voluntary donation strategy as outlined above. In his view, this is clearly the most practical, efficient, and responsible path forward given the condition of the building, the owner's stated inability to address it, and the active public safety concerns involved. This building is a prominent and deteriorating structure in the heart of downtown La Grange. It presents a real risk, it is not being maintained, and the owner has acknowledged they do not have the resources to correct the problem. This strategy gives the Town a faster and more direct path to resolving the hazard.

Council Member Albert Gray made a motion to follow the recommendation of the Town Manager and accept the donation of the property and Council Member Roger Miles seconded the motion. A discussion was held.

Council Member Reid Rouse stated Change for La Grange says they do not have the money, but is this true. Do they have other parcels or other resources that could be used to pay for this parcel. Why are they not being held to a standard of care of liability. The second floor is falling in and pressing onto the wall. At least 3 businesses have complained. They are waiting for the day the building blows out. What damage has it caused to their building. What is the answer for the financial part of it.

Attorney Michael Franchi stated at the end of the day the Town has an obligation to keep the building safe. As Shawn said, you can demo but the best you will get is a lien on the property. It is an expensive process. If they are willing to gift it, this is the best-case scenario.

Council Member Rouse asked what can we make them provide showing that they have no funds to repair the building. We are talking about pushing off Viola Hines's speed bumps to the next fiscal year, but we are going to take on a building that will cost $120,000.00 to tear down. When they were given the property, they had to know of the damage and liability. There is major damage inside that anyone can see. There is major damage on the outside of the other 3 parcels. Nothing has been done by Change for La Grange or the previous owners. Once again, we are getting stuck with something that will cost twice as much to destroy as the Laden building did. I do not think it is fair to our citizens to take the donation and spend tax money on it without making sure they cannot provide funds to assist.

Attorney Michael Franchi stated he does not disagree. This parcel is an expensive demo. The town does not have a lot of options. The only options are to go through the condemnation process and get a lien on the property or the plan Shawn has advised. It would be great if Change for La Grange could find a buyer, but Shawn has explored this with them, and it was unsuccessful. The options that Shawn has listed are the only options.

Council Member Rouse asked, with them being 501 3C can they not be made to provide documentation showing what they have currently. Attorney Michael Franchi answered you could if you got a lien on the property. Council Member Rouse asked if there was a way to coerce them to pay a certain amount since they cannot afford the full amount. Attorney Michael Franchi answered no. Council Member Rouse asked what the options are for us to try to recoup any of that demo cost. Attorney Michael Franchi answered he cannot think of a legal mechanism to get there. This sort of legal mechanism does not look at them personally or their bank account just on the land and the land is the only value.

Town Manager Shawn Condon believes if you go through the condemnation process and they do not pay then we can attach a lein on the property and foreclose on it. Technically it can be applied to other parcels owned within a certain proximity to the Town in their name. I do not know of any other legal options, and I don't know that we can legally force them to provide financial information.
Council Member Cindy Motsko asked if the building could be gutted and preserved to save the historical integrity of the building itself. Assistant Town Manager Chris Seaberg stated a structural engineer assessed the

building. The perimeter walls are in fairly good shape. There is some bowing on the wall between them and the next-door business that would require structural bracing. The minimum repairs that would need to be done are removing the damage on inside, replacing the roof, and installing a gutter system that drains. One option could be the revitalization project. Council Member Motsko feels it would be cheaper than tearing it down and she would love to see the building stay.

Town Manager Shawn Condon stated that there will be more grant opportunities if the Town owns the property. If the Council votes to allow donation of the property a lot more can be done if the Town owns it, I just cannot guarantee how fast we could secure the grant funding.

Council Member Rouse asked if the Town took ownership how quickly the internal damage on the second-floor joist system can be addressed so that it will not be pressing on the outside walls. Is it possible to remove the front part facing Caswell Street and save the other 3 parcels rather than demolish the entire building. Town Manager Shawn Condon answered yes, I will provide a time frame once I speak with the engineer then we can discuss it at the workshop meeting.

Mayor Bobby Wooten asked if all of this is contingent on whether the owner is willing to donate the property. Shawn answered yes.

There was no further discussion. The motion passed 4-1, Council Member Reid Rouse was against.

ITEM #8D: Consideration of Resolution to Withdraw the Town of La Grange as a Member of the Eastern Carolina Council (ECC)

The Eastern Carolina Council is the regional council of governments serving this region and provides services and coordination related to aging programs, transportation planning, economic development, and other regional functions. The Town of La Grange is currently a member of ECC and has paid membership dues for FY 2025–2026 in the amount of $1,048.00. This information has only recently come to the Town's attention through the memorandum provided by the Eastern Carolina Council, as well as through additional details obtained over the past week. Based on that information, ECC is in an extremely serious financial condition and is now facing a significant cash flow crisis. ECC is asking member governments to remain involved while it attempts to stabilize operations. This matter is before the Council now because the ECC Charter and Bylaws provide a clear process for withdrawal, but action must be taken promptly if the Town wishes for withdrawal to be effective at the end of the current fiscal year.

Recent disclosures have revealed a critical situation at ECC. ECC reportedly has approximately $7,000.00 in liquid funds. This is far below the approximately $150,000.00 minimum reportedly needed for basic operations. They have indicated that approximately $500,000 would be needed for a healthy fund balance. ECC has acknowledged that "poor management and questionable practices" by former staff led to a near-total depletion of funds. Membership dues are going to be increased for the fiscal year beginning July 1, 2026, to address its cash flow crisis. Even if ECC delays or phases in dues adjustments, the seriousness of the situation makes it obvious that additional funds from member governments would be necessary if the organization is to continue operating.

In addition to the current crisis, this appears to be part of a broader and recurring pattern of organizational failure rather than an isolated event. In 2021, ECC dismissed its then-Executive Director amid a federal grant investigation. At around that same time, ECC's legal counsel also resigned. ECC subsequently restructured under the guidance of the Southeast Regional Directors Institute (SERDI). Despite those efforts, ECC has once again fallen into severe financial mismanagement and near insolvency. This repeated pattern raises serious concerns regarding the organization's governance, oversight, internal controls, and ability to effectively serve its member governments going forward.

According to Article II, Section 4 of the ECC Charter and Bylaws, a member may withdraw from ECC at

the end of the fiscal year by providing a sixty-day written notice to the ECC office and all other member governments. To make withdrawal effective June 30, 2026, notice must be provided no later than May 1, 2026. Acting at tonight's meeting ensures the Town meets that deadline and preserves its right to withdraw at the end of the current fiscal year. Importantly, no approval from ECC is required for the Town to withdraw. This is a unilateral right of the member government under the bylaws.

Town Manager Shawn Condon does not believe continuing membership with the ECC is in the best interest of the Town. I also do not believe the Town should commit any additional Town tax dollars to support the recovery of this organization. Instead, the Town should act now to preserve its withdrawal rights under the bylaws and begin researching alternative options for regional coordination and service continuity, especially in areas such as: RPO and transportation planning coordination, NCDOT project coordination, grant and regional planning support, and any other ECC-related services affecting the Town.

Council Member Roger Miles made a motion to approve the adoption of the resolution to withdraw the Town of La Grange as a member of the ECC effective June 30, 2026, and Council Member Reid Rouse seconded the motion. A discussion was held.

Mayor Bobby Wooten stated this has been going on for several years. Everyone hoped they would recover and that did not happen. It is time to look for another resource.

Town Manager Shawn Condon stated from the rural planning organization standpoint if we wanted to get DOT funding or any type of similar funding it has to go on to the state transportation approval and in order for it to be competitive you have to have support from your local rural planning organization which in this case is the ECC. The ECC that goes through and reviews and prioritizes the projects and votes on the ones they recommend. I have already discussed this with the county, and they have not acted on this but have expressed similar concerns on the state of ECC. The county manager and I have talked about a couple of scenarios for the possible creation of our own RPO (rural planning organization) that would serve the purpose and replace the RPO that ECC currently serves.

Mayor Bobby Wooten stated he was under the impression that the Council on Aging was funded by the ECC. Last month Roger and I spoke with the Director during the senior room open house, and she stated they do not receive any funds from them. Shawn stated the ECC is not directly responsible for the area of the Council on Aging, but they serve as the funnel through some funding that goes to the counties.

There was no further discussion and the motion passed unanimously.

ITEM #8E: Consideration of Scheduling Council Workshop Meeting

The Council considered an agenda item regarding the scheduling of an upcoming workshop meeting. Town Manager Shawn Condon initially proposed April 21st, 22nd, or 23rd. However, the Council indicated that the proposed dates would not accommodate their schedules. Shawn asked if there was a viable date during the following week. Following a brief discussion among the Council, it was consensually decided that the workshop would be held on April 30th at 10:00 a.m.

Mayor Bobby Wooten stated like Reid said earlier, we need to be conscientious of the amount we are spending. This is our responsibility to the citizens of La Grange. The narrative will be different for this workshop; we will present to Shawn items we see as something needed. There are things we have been talking about for a long time, and I think it is time to address them. Town Manager Shawn Condon stated there will be another workshop in May. The budget must be adopted in June.

ITEM 9: Updates/Manager's Report

Shawn Condon, Town Manager
Provided the Council with the monthly operations report for March. There have been statements made that DOT is not resurfacing streets and they have lost funding. These statements are false. Nothing has changed, DOT is proceeding, again based on the contractor Barnhill scheduling. I can say with 100% confidence at the last Lenoir County transportation meeting that the actual resurfacing work will start in June. DOT is performing the preliminary work you have seen around town now. DOT will be starting the surfacing of all Dot streets in June.

CJ Foster, WWTP Director
TA Loving has started the project at the treatment plant.

Chad Kearney, Recreation Director
The Council on Aging distributes a monthly newsletter called the Senior Star. The La Grange community center senior room is featured on the front page. Thanked Mayor Wooten, Council Member Miles, and Town Clerk Laura for coming to the senior room open house that was held in March. Spring soccer is winding down. 31 kids participated from La Grange. Spring baseball starts tonight. 40 kids from La Grange playing, ranging from T-ball to 12u. La Grange has one T-ball team. 6 games scheduled to play in La Grange. 15 girls signed up to play softball from La Grange. The blood drive at the community center collected 33 pints of blood. The March technology class had 3 people in attendance. Averaging 25-30 people per day at the community center. 5 people were in attendance for the senior art class that is held on the 2nd and 4th Tuesday of each month. The splash pad opens May 15th. Camp Lenoir will be held on June 15th this year.

Mayor Bobby Wooten asked if the Camp Lenoir will be expanded this year. Chad stated yes, it will be. There will be two camps this year and the number of students that will be able to attend has been raised as well. The first camp will be held in La Grange, but I am unsure where the second camp's location will be.

Council member Reid Rouse asked how we can get the baseball numbers up so we can have our own team. A few suggestions would be holding camps, marketing, and flyers that can be included in the utility bill. Chad stated that he is utilizing flyers. He has been to both schools, open houses, and utilizes word of mouth. Kids are not as active as they used to be. The town is doing their part to advertise.

Council Member Reid Rouse stated last year the new surface of the splash pad had some areas of concern. What is the status of the surface currently. Chad stated that it has been touched up and is ready to go.

Council Member Roger Miles asked why all the games are being played at Barnett Park. Chad stated the county made that decision. It is in the center of the county, and it was done 10-15 years ago. Games are held in Pink Hill, Moss Hill, and even at Holloway this year. Council Member Roger Miles asked if Chad has talked to the manager and tried to get some type of recreation here, so the residents can come see the games. Chad has talked with Scott Austin with the Kinston-Lenoir County Parks & Recreation Department about the need to have more games played in La Grange. Shawn has emailed and had 2 phone conversations with him as well. Hopefully in the future we can merge with Greene County. It would be closer for residents and players to travel to Snow Hill than Moss Hill which is in the same county as we are. I would love as well to have a recreation complex like Snow Hill currently has in La Grange.

ITEM 10: Council Member Comments

Council Member Roger Miles
Thanked Ray and his department for a job well done at keeping everything up around town. You and your team are doing a very good job. Asked Shawn about the digital sign. Shawn stated that he would like to talk about the sign at the workshop meeting.

Council Member Noah Clark

A citizen reached out to me today and provided pictures of potholes on Glendale Avenue. Asked if they could be repaired. Shawn stated he received a call as well. A small portion of Glendale Avenue is on the town limits. We will address it.

Council Member Reid Rouse
The boy scout's chili fest is on Saturday. There will be a car show, bounce house, and the band will be performing from 11am-2pm. April 21st is bingo night. Bingo is held on the third Tuesday of each month. Bingo allows Engage L.A. to do the concerts in the park and other things in town for the community and citizens.

Council Member Albert Gray
CJ you are doing a good job. I am looking forward to some good chili this year. Asked Ray to tell everyone about the festival. Ray stated that they have 10 competitors signed up. The wristband for all you can eat chili is $10.00. The people's choice winner will win $500.00 and the judge's choice winner will win $500.00.

Council Member Cindy Motsko
Thank you all for being here tonight. The weather is warming up, and I hope there will be a lot of activity in La Grange. I will get my Town cell tonight so citizens can call me directly if they need to get in touch with me.

Mayor Bobby Wooten
Asked Ray if there will be other vendors at the chili festival. Ray answered yes. Ebenezer Missionary Baptist Church will have a health fair Saturday from 10am-12pm. Provided details for the health fair. Details are on Facebook as well. Thanked Engage L.A. for helping spread the word.

To the Council, there was an item you tabled in February and March. In February you tabled stating that you needed more information. In March it was tabled because I was not here. I do appreciate that. However, that is not the way business is to be conducted if you have a quorum. You cannot put off an item because you want to wait on someone who is absent; if you have a quorum, it is by law to be handled.

The 3-minute limit per person for public comment was enacted by the Town Council as a recommendation of the state to allow time for more than one person to speak and have public input.

There is a lot of discussion among the Mayor's Association about getting information out to the citizens. Most small towns have lost their local newspapers. We had the La Grange Gazette, but they are no longer in operation. There is a lot of discussion going back and forth about how to get information out to the citizens. The sign will help. I believe live streaming the meeting is the way to go.

ITEM 11: Adjournment
Motion to adjourn the meeting was made by Council Member Albert Gray and seconded by Council Member Roger Miles. There was no discussion and the motion passed unanimously. Mayor Bobby Wooten adjourned the meeting at 7:45 p.m.

_____ _____

Laura Williford, Town Clerk Bobby Wooten, Mayor

Agenda Item 8a

Strategic Economic Development Plan

TOWN OF LA GRANGE

AGENDA ITEM SUMMARY MEMO

TO: Mayor Bobby Wooten and Town Council

FROM: Shawn Condon, Town Manager

DATE: Monday, May 4, 2026

SUBJECT: Consideration of Approval and Adoption of the La Grange Strategic Economic Development Plan

Action Requested

Following the presentation of the La Grange Strategic Economic Development Plan — the product of more than six months of dedicated volunteer effort by the Town's Economic Development Committee, developed with guidance and assistance from Samantha Darlington of the North Carolina Department of Commerce — consider adoption of the attached resolution formally approving and adopting the Strategic Economic Development Plan as the Town's official guiding economic development document and recognizing the Committee's service to the Town.

Purpose

The purpose of this agenda item is to provide the Town Council an opportunity to receive a formal presentation of the completed Strategic Economic Development Plan from Samantha Darlington of the North Carolina Department of Commerce, and to take formal action approving and adopting the Plan. Adoption establishes the Plan as the Town's officially-endorsed economic development framework, provides direction to staff for implementation, and creates a recordkeeping document that can be referenced in future grant applications and interactions with state and federal partners.

Background

Over the past six months, volunteer members of the Town's Economic Development Committee have worked very hard to develop a comprehensive Strategic Economic Development Plan tailored specifically to La Grange. The Committee carried out this work with guidance and assistance from Samantha Darlington of the North Carolina Department of Commerce. The Plan is intended to serve as a long-term framework for guiding the Town's economic development efforts, identifying key opportunities for growth, and prioritizing actionable strategies for the Town, its partners, and the broader community.

The members of the Economic Development Committee who contributed countless volunteer hours to this effort are: Ruby Adams, Shea Foss, Scott Herring, Joel Hightower, Jeff Howard, Eddy Long, Tyrone Morgan, Chris Thigpen, and Lisa Thigpen.

The final draft of the Plan has been provided to Council in advance of tonight’s meeting and is included as an attachment to this agenda item.

Samantha Darlington, NC Department of Commerce, will be present at the May 4, 2026 meeting to provide a formal presentation of the completed Plan, walk the Council through its key recommendations, and answer any questions from the Mayor, Council, and public.

Why Council Adoption Matters

Formal Council adoption of the Strategic Economic Development Plan offers several important benefits to the Town, including:

- Establishing the Plan as the Town's officially-endorsed economic development framework, providing clear policy direction for staff, partners, and the community.
- Strengthening the Town's competitiveness in future grant applications, where state and federal funding agencies often look favorably on applicants with adopted strategic plans aligned with the proposed activity.
- Providing a documented basis for coordinating economic development efforts with regional partners, NCDOT, the Department of Commerce, and other stakeholders.
- Creating a transparent reference document for citizens, businesses, and prospective investors regarding the Town's priorities and direction.
- Supporting consistency and continuity across future Council and staff transitions.

Fiscal Impact

Adoption of the Plan itself has no direct fiscal impact. The Plan was prepared in partnership with the NC Department of Commerce. Individual implementation actions identified in the Plan may have future fiscal impacts that will be brought back to Council on a project-by-project basis through the Town's normal budgetary, contracting, and approval processes.

Council Options

Option 1: Adopt the attached resolution approving and adopting the La Grange Strategic Economic Development Plan as presented.

Option 2: Adopt the attached resolution approving and adopting the Plan with specific revisions or conditions identified by Council during the meeting.

Option 3: Defer action on adoption to a future meeting to allow additional Council review of the Plan.

Town Manager's Recommendation

I recommend that the Town Council adopt the attached resolution formally approving and adopting the La Grange Strategic Economic Development Plan.

The Plan represents a significant body of work, reflecting more than six months of dedicated volunteer effort by the Town’s Economic Development Committee, developed with the guidance and assistance of Samantha Darlington of the North Carolina Department of Commerce. It provides the Town with a clear, structured framework for advancing economic development priorities. Formal adoption positions the

Town to make full use of the Plan in future grant applications, partnership efforts, and long-range planning, and creates a clear recordkeeping document that documents the Council's official endorsement of the Plan.

I respectfully ask the Council to join me in thanking the volunteer members of the Economic Development Committee — Ruby Adams, Shea Foss, Scott Herring, Joel Hightower, Jeff Howard, Eddy Long, Tyrone Morgan, Chris Thigpen, and Lisa Thigpen — and Samantha Darlington of the North Carolina Department of Commerce for their outstanding work on behalf of La Grange.

Attachments

- La Grange Strategic Economic Development Plan – Final Draft (NC Department of Commerce)
- Resolution Approving and Adopting the La Grange Strategic Economic Development Plan

Town of La Grange Strategic Economic Development Plan



2026

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Acknowledgements

Town of La Grange Town Council

Mayor Bobby R. Wooten

Mayor Pro Tempore David S. Holmes

Councilman Larry L. Gladney

Councilman Albert L. Gray

Councilman Roger L. Miles

Councilman Anthony D. Hall

Councilman R. Reid Rouse

Local Work Group

Brad Mitchell

Cameron Foss

Christopher Thigpen

Christopher Seaberg

Eddy Long

Jeff Howard

Joel Hightower

Matthew Whittle

Ruby Adams

Ryan Riley

Scott Herring

Shawn Condon

Shea Foss

Tyrone Morgan

The North Carolina Main Street & Rural Planning Center (MS&RP)

NC Main Street & Rural Planning Center's Rural Planning Program, which is responsible for facilitating strategic economic development planning and implementation services, worked with the Town of La Grange staff to facilitate the strategic planning process for the Town of La Grange Economic Development Strategic Plan (2026—2031).

Main Street & Rural Planning (MS&RP) staff would like to thank and recognize all who contributed their time and efforts to the development of the Town of La Grange Strategic Economic Development Plan. The plan centers around economic development strategies that adopt a place-based approach to economic development. This refers to strategies that build upon existing assets, take incremental actions to strengthen the community, and build long-term value to attract a range of investments.
The plan identifies strategies, goals, objectives, priority project development and implementation actions.

The Town of La Grange's Strategic Economic Development Plan was prepared by:

Samantha Darlington
Community Economic Development Planner, Southeast Region
North Carolina Department of Commerce
Email: samantha.darlington@commerce.nc.gov

NC DEPARTMENT of COMMERCE RURAL ECONOMIC DEVELOPMENT

MS&RP NC MAIN STREET & RURAL PLANNING CENTER



Plan Review & Adoption

A draft of the Town of La Grange Strategic Economic Development Plan (2026—2031) was produced in February 2026 and shared with the Town of La Grange's Local Work Group for review.

Following review, the Town Council adopted the plan on Insert Date.

NC DEPARTMENT of COMMERCE
RURAL ECONOMIC DEVELOPMENT

MS&RP
NC MAIN STREET & RURAL PLANNING CENTER

Economic Positioning/Visioning Statement:

At the center of Eastern North Carolina, La Grange is a town alive with entertainment and community spirit, where the Garden Spot Music Festival and local events bring neighbors, families, and friends together. The downtown is the heart, lively with shops, dining, and arts and surrounded by inviting streets, parks, and neighborhoods. Beautiful, connected, and full of opportunity, La Grange is where heritage and creativity grow together.

Executive Summary

The Town of La Grange, with an approximate population of 2,800, is located in Lenoir County in eastern North Carolina. Positioned along the U.S. Highway 70 corridor between Goldsboro and Kinston, La Grange is a close-knit rural community with a strong agricultural heritage, rich history, and a growing emphasis on community events, local businesses, and quality-of-life amenities. The town serves as a regional gathering place through its public spaces, local commerce, and signature events, including the well-known Garden Spot Music Festival, which attracts residents and visitors from across the region.

Through collaboration with local stakeholders, town leadership, and the North Carolina Department of Commerce, the Town of La Grange initiated a strategic planning process to identify opportunities for long-term economic growth, community revitalization, and placemaking. The plan emphasizes strengthening La Grange's identity as a welcoming and vibrant community by supporting local business development, expanding workforce and housing opportunities, enhancing cultural and historic assets, and improving the town's visual character and connectivity through strategic infrastructure and public space improvements.

The strategic planning process reflects input from town officials, business owners, residents, educators, workforce partners, and community organizations. The plan outlines targeted strategies designed to build upon La Grange's existing strengths while positioning the town for sustainable growth and investment. Through these efforts, La Grange aims to strengthen its economic resilience, foster civic pride, and reinforce its sense of place for generations to come.

This plan is organized around four priority strategies and 11 SMART (Specific, Measurable, Achievable, Realistic, & Time-Bound) goals that define La Grange's direction for the next five years. These strategies and goals guide the overall framework for economic development and are supported by a phased implementation timeline that outlines short-term, mid-term, and long-term actions.

- **Strategy 1: La Grange is known for its entertainment and events, including its signature event, The Garden Spot Festival.**

  Goal 1: Increase local event sponsors and vendors by 20% and secure $25,000 in sponsorships by October 2027 to strengthen community involvement, increase economic impact, and ensure financial stability.

  Goal 2: Complete 3 park improvement projects (beautification, walking path, lighting) and create at least 2 new pedestrian-friendly connections between downtown and the park by December 2028 to enhance visitor experience, event capacity, and accessibility.

- **Strategy 2: Downtown has a variety of businesses and amenities.**

  Goal 3: Facilitate the creation of 4 new upper story apartments in downtown buildings by December 2031 by supporting housing development and infrastructure improvements.

  Goal 4: Recruit and open 4 new businesses downtown by December 2028 to diversify amenities and strengthen the local economy.

  Goal 5: Establish a business fast-track process that reduces the time from application to opening by 25% by July 2026.

  Goal 6: By June 2028, establish at least two new cultural attractions and three collaborative community programs downtown that celebrate La Grange's heritage, strengthen partnerships between local organizations and businesses, and increase visitation and community engagement.





- **Strategy 3: La Grange is full of opportunity and history.**

  Goal 7: By December 2028, establish at least three new workforce training programs in partnership with Lenoir Community College and local industries to address regional skill gaps, strengthen career pathways for residents, and support the workforce needs of existing and future employers in La Grange and the surrounding area

  Goal 8: By December 2028, facilitate the development of at least 20 new workforce housing units in La Grange to support local employment, attract new residents, and provide housing options for workers employed in local industries, small businesses, and public services.

  Goal 9: Utilize county and state partnerships to complete at least four industrial or commercial development projects by 2030, strengthening La Grange's economic base, creating jobs, and positioning the community to capture growth along the Highway 70/I-42 corridor in partnership with the Lenoir County Economic Development Corporation.

- **Strategy 4: La Grange is beautiful, inviting, and connected through its streets, entrances, and public spaces.**

  Goal 10: Complete streetscape and lighting improvements across downtown and key corridors by December 2028, including upgrades to three downtown blocks and expanded lighting improvements to enhance walkability, safety, and the overall visual appeal of La Grange.

  Goal 11: Update local plans, zoning, and design ordinances by June 2027 to support beautification, guide future development, and create consistent design standards that reinforce La Grange's identity and long-term growth goals.



Current Conditions

Setting

The Town of La Grange is located in western Lenoir County within eastern North Carolina's Inner Coastal Plain region, offering a balance of rural character and regional connectivity. With an estimated population of approximately 2,800 residents according to the 2020 U.S. Census, La Grange has experienced relatively stable population trends common among small rural communities in eastern North Carolina. The town's affordability, small-town quality of life, and proximity to larger employment centers such as Goldsboro, Kinston, and Greenville contribute to its role as a primarily residential, family-oriented community (U.S. Census Bureau, 2020; NC Office of State Budget and Management, 2023).

La Grange was incorporated in 1869 and developed as an agricultural and rail-served community, with its early economy closely tied to tobacco, cotton, and regional trade. The arrival of the railroad played a significant role in shaping the town's original street grid, commercial development patterns, and growth as a local service center for surrounding rural areas. Many historic structures, traditional development patterns, and agricultural influences remain visible today and continue to define La Grange's character and community identity.



The community benefits from direct access to U.S. Highway 70, a major east–west transportation corridor that connects La Grange to employment, education, healthcare, and commercial opportunities throughout eastern North Carolina. This regional connectivity supports the town's function as both a residential community and a local service hub. La Grange's location also supports community events and cultural activities that attract residents and visitors from across the region, strengthening its role as a regional gathering place.

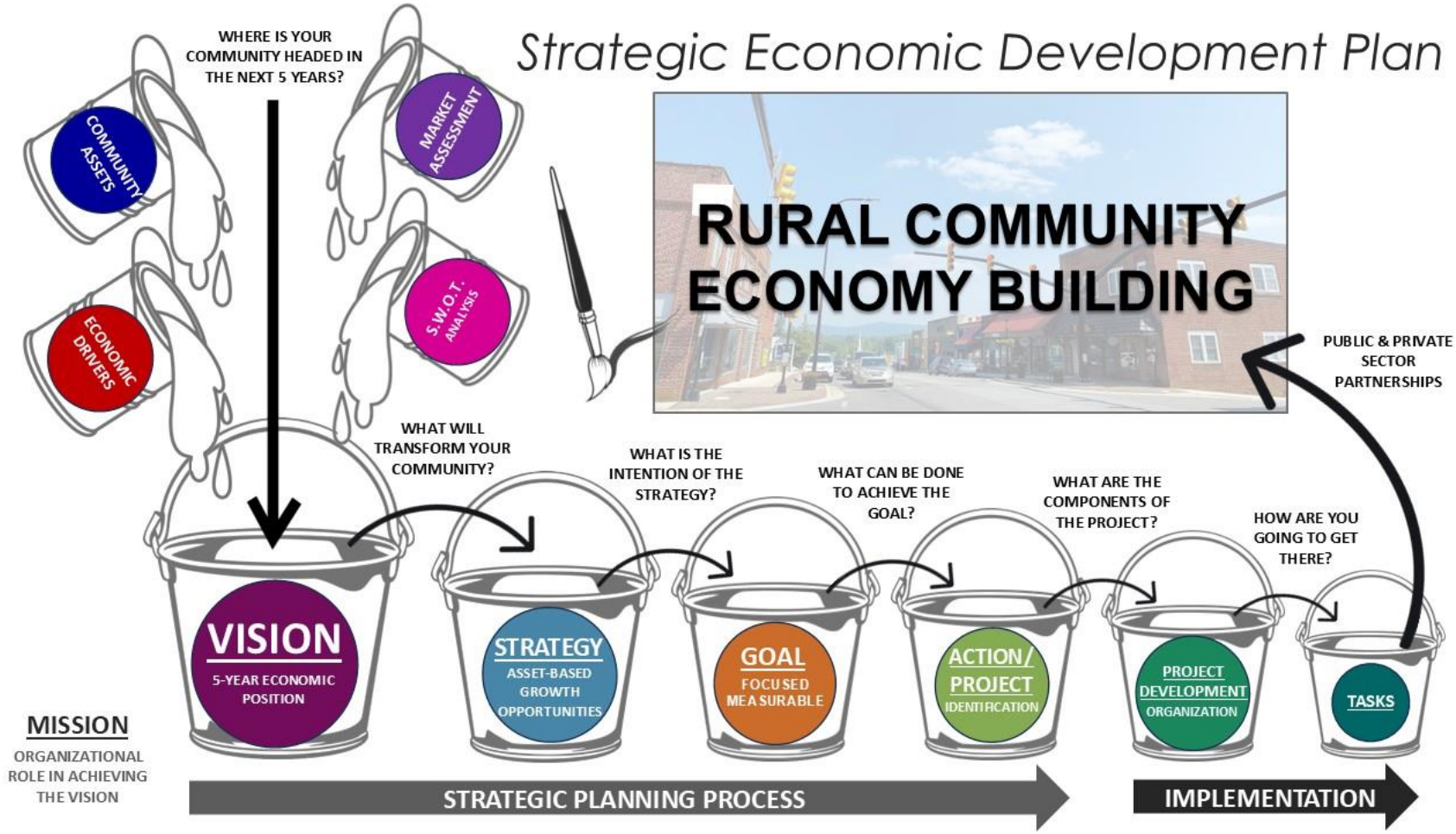
Downtown La Grange serves as the historic, civic, and economic core of the community. The district supports a mix of locally owned businesses, service providers, public facilities, and community gathering spaces that provide everyday amenities while fostering social connection and economic activity. Its traditional streetscape, compact scale, and proximity to public parks and event spaces create opportunities for reinvestment, adaptive reuse of historic structures, and small business growth. Economically, La Grange functions as a local service and small business center while leveraging community events, cultural heritage, and strategic partnerships to support economic diversification. Signature events such as the Garden Spot Festival contribute to local tourism activity and reinforce the town's identity as a community-centered destination. Together, these assets position La Grange as a place of opportunity, identity, and long-term economic resilience within eastern North Carolina.



NC Commerce Rural Planning Program Approach

The Rural Planning Program's Approach to Community Economy Building is an economic development framework focused on three key areas: Capacity Building, Economic Advancement, and Placemaking. When this approach is applied through locally coordinated actions with public and private sector stakeholders, rural communities can improve their quality of life, strengthen strategic partnerships, cultivate civic pride, and drive investment. This approach is designed to be community-led and partnership-driven, not a service provided by a single organization. Rural Community Economy Building serves as a holistic foundation for a consensus-driven plan guided by a shared community vision and asset-based strategies.

Planning Process



NC Main Street & Rural Planning Center Strategic Plan Development Process

Under the REDD (Rural Economic Development Division), MSRP Center staff facilitated the strategic planning process with participation from the local government and an established local work group. This work group was comprised of individuals with a vested interest in leveraging La Grange's assets to enhance economic development. The planning process employed established planning methods including economic and associated data, asset mapping, economic driver identification, SWOT (Strengths, Opportunities, Weaknesses, & Threats) analysis, a community survey stakeholder interviews, local work group discussions, and more. The planning process was tailored to meet the specific needs, goals, and opportunities that local stakeholders identified.

Strategic Planning Definitions

This page outlines the key terms used throughout the strategic planning and implementation process. By clearly defining each element—from the community's economic positioning statement to strategies, goals, projects, actions, and tasks—we create a shared understanding of how the plan is organized and how its pieces fit together. Having consistent definitions ensures that everyone involved is working from the same foundation, improving communication, guiding decision making, and supporting effective, coordinated implementation.

Strategic Planning Process

Economic Positioning Statement (Vision)

An economic positioning/vision statement is the vision for the economic role that the community will play in the greater economy (local, county, regional) over the next five years. It demonstrates what the community can achieve and how it will distinguish itself from other areas in the county or region. It is grounded in realistic growth opportunities and built through community consensus. All economic development strategies should connect directly to this vision.

Economic Development Strategy

A strategy is a broad, asset-based approach or method the community will use to achieve its vision. Strategies define *how* the community intends to leverage opportunities, address challenges, and move toward the desired future. They provide direction but are not specific enough to be measured on their own.

Strategies answer the question: *What is the broad approach we will take?*

Example: Position the community as a premier outdoor recreation destination.

Goal

A goal defines a clear, measurable, and time-bound outcome the community aims to achieve in support of a specific strategy. This combines the traditional goal (broad desired outcome) and objective (specific measurable target) into one SMART (Specific, Measurable, Achievable, Realistic, & Time-Bound), action-oriented statement.

Goals answer the questions: *What outcome do we want, and why does that outcome matter?*

Example: Increase trail connectivity by completing 8 additional miles of multi-use trails within three years.

Project

A project is a focused initiative made up of multiple coordinated actions that collectively achieve a goal. Projects are larger efforts that require planning, resources, and sequencing. They typically span months or years and involve multiple partners or stakeholders.

Projects answer the question: *What initiative will we carry out to accomplish the goal?*

Example: Implement the Southeast Greenway Expansion Project.

Or

Action

An action is a concrete step that moves a project forward. Actions are smaller than projects, more specific and usually can be completed by a single team or department.

Actions answer the question: *What concrete steps will we take?*

Example: Install uniform trail signage and wayfinding at all major access points.

The defined terms referenced under implementation are not identified within the strategic plan's implementation chart on page 40 but instead relate to work that occurs after the plan is formally adopted. While the chart outlines priority strategies, goals, actions and projects, the detailed work of project development (project scopes, timelines, and responsibilities) is developed during the post-adoption implementation phase. This approach allows the plan to remain flexible and responsive, enabling the community and its partners to refine implementation details as conditions, funding opportunities, and local priorities evolve.

Implementation

Project Development

Project development is the phase in which a planned initiative or action is designed, organized, and prepared for implementation. It involves defining the scope, objectives, resources, timeline, and steps necessary to successfully carry out the project. During project development, tasks are identified, assigned, and scheduled to ensure the action progresses efficiently toward achieving the broader goal.

Project Development answers the question: *How will we organize and prepare a specific project or action so it can be successfully implemented?*

Task

A task is a specific, actionable step taken during the implementation phase of a project. It breaks an action into smaller, detailed activities that can be assigned, tracked, and completed. Tasks outline the exact work needed to move actions/projects forward and contribute to the overall progress of the project. Tasks answer the question: *What are the specific tasks required to complete the project?*

Example: "Order materials from supplier," or "Paint the new signage."



Photo taken by staff from the community site tour.

Existing Plans Review

To compliment and build upon subsequent community planning efforts, staff assembled and reviewed other relevant plans and documents. This review provides valuable insight and helps avoid duplication or contradictions of past planning proposals. The following documents were reviewed and considered during the planning process:

Town of La Grange Land Use Plan

The Town of LaGrange Land Use Plan serves as a policy framework to guide future growth, development, and redevelopment while preserving community character and supporting economic vitality. The plan identifies modest population growth and changing demographic needs, emphasizing the importance of providing diverse and quality housing options, maintaining and rehabilitating existing neighborhoods, and supporting workforce and senior housing. It promotes economic diversification through industrial expansion, small business support, and downtown revitalization. The plan encourages growth in areas with existing or planned infrastructure to support efficient service delivery and outlines future land use categories including residential, commercial, industrial, mixed-use, and open space to guide zoning and development decisions. Additionally, it highlights the importance of coordinating land use with infrastructure investments, improving transportation connectivity, protecting natural resources, and preserving LaGrange's small-town character. Implementation is intended through zoning updates, development standards, capital improvement planning, and ongoing monitoring to ensure the plan remains responsive to community needs.



Community Tour



Photos taken by staff from the community site tour in La Grange on June 3, 2025.

On June 3, 2025, staff from the NC Commerce Rural Planning Program participated in a site visit to the Town of La Grange to better understand local assets, opportunities, and challenges. Prior to the tour, staff attended a Town of La Grange Council meeting to provide an overview of the strategic economic development planning process. That meeting was followed by a guided tour of the town, led by staff of the Town of La Grange, which included visits to several businesses, walking the downtown area, and on-site discussions about early priorities and problems to be solved.

The site visit was an essential component of the research process, helping establish a clear baseline understanding of current conditions, gain context that does not appear in reports and to hear directly from stakeholders, ensuring the planning process is grounded in local reality from the very beginning.

Data: Retail Market and Visitor Analysis

As part of the strategic economic development planning process, a retail market assessment was completed for La Grange to better understand existing conditions, market demand, and opportunities for growth. The assessment analyzed local demographics, consumer spending patterns, retail leakage and surplus, and the current mix of downtown businesses to identify retail and service gaps that could be realistically supported by the local and visitor market. The full La Grange Retail Marketplace Snapshot Report is available on the Town of La Grange's website and can also be provided by request through the Town for those interested in reviewing the complete data and analysis.

Market Retail Report Summary

The La Grange Retail Marketplace Snapshot was prepared by the NC Main Street and Rural Planning Center to provide baseline data on retail demand and opportunities within the community. The analysis examined retail activity within both a 10-minute and 20-minute drive time trade area, which represents the primary customer base for businesses in La Grange. Retail gap analysis compares local consumer spending with existing businesses to identify areas where residents are currently spending money outside the community. These gaps indicate potential opportunities where additional businesses could capture sales that are currently leaking to neighboring communities such as Kinston.

The analysis shows that the 10-minute drive time trade area has an estimated retail gap of approximately $44.7 million, while the 20-minute trade area has an additional retail gap of about $33.4 million. Capturing even 10 percent of this unmet demand could represent over $7.8 million in additional retail sales and support roughly 26,000 square feet of new commercial space. Significant opportunities were identified in categories such as groceries, full-service restaurants, home improvement and home furnishings stores, electronics, clothing, and specialty retail. These findings suggest that La Grange has the potential to support additional retail and dining establishments, particularly those serving everyday needs and specialty goods for residents within the local trade area.

At the same time, the data shows that La Grange already performs well in several retail categories, indicating that the community is attracting customers from beyond its immediate trade area. For example, limited-service restaurants show a strong retail surplus, meaning that these businesses are capturing spending from non-local visitors. The report also notes that downtown experiences approximately 500,000 visitors annually, demonstrating that the community already benefits from a steady flow of people who may support additional retail, dining, and service businesses.

Demographic and economic data further highlight the community's market potential. The median household income is approximately $49,475, slightly higher than the Kinston micropolitan area average, and nearly half of residents earn above $50,000 annually. Workforce patterns also show daily movement of workers into and out of the community, with hundreds of potential consumers entering the town for employment each day. These trends, combined with projected retail demand growth across multiple categories through 2030, indicate continued opportunities for business expansion and recruitment in La Grange.

Overall, the retail analysis suggests that the most effective economic development approach for La Grange is to retain and support existing businesses first, encourage expansion where possible, and strategically recruit new businesses that fill identified retail gaps. The findings in this report can help guide business recruitment, entrepreneurship support, and downtown revitalization efforts as the community works to capture more local spending and strengthen its economic base.

Local Work Group Establishment and Involvement

A discussion on the composition of the Local Work Group was held with Town of La Grange leadership, including staff and elected officials. The Local Work Group was set up by the Town of La Grange and intentionally structured to reflect a broad cross-section of the community, bringing a wide range of lived experiences and perspectives. The group actively participated in strategic planning meetings held from August 2025 through March 2026. Activities from each meeting are summarized on the table below.

Meeting Date	Topics
04-17-2025	Met with the Town of La Grange to discuss MS&RP services and the potential for a Strategic Economic Development Plan
05-5-2025	Town of La Grange and NC Main Street & Rural Planning Center execute a MOU for strategic planning services.
06-3-2025	Town of La Grange met with NC Rural Planning Staff and gave Assets Site Tour of La Grange.
08-20-2025	Local Work Group Meeting 1: • Listening Session • Overview of Strategic Planning Process • Asset and Economic Drivers Exercise
10-01-2025	Local Work Group Meeting 2: • Data Overview • Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis
10-29-2025	Local Work Group Meeting 3: • Draft Vision • Draft Strategies
11-19-2025	Local Work Group Meeting 4: • Review and Finalize Vision • Finalize Strategies • Being drafting goals
01-14-2026	Local Work Group Meeting 5: • Draft Goals • Draft Projects • Project Development
02-25-2026	Local Work Group Meeting 6 • Review and Finalize Goals • Review and Finalize Projects • First Draft Review

Asset Mapping: Types, Definitions, and Examples

Asset-based economic development is critical to rural community economy building because it leverages existing local strengths, resources, and identity to create sustainable growth that is grounded in place and community capacity. The chart below defines key types of assets and provides examples of assets that may fall within those categories. This chart is meant as a baseline summary of asset types not specific to La Grange. The following chart on pages 18-19 lists La Grange's specific assets.

Asset Type	Definition	Examples
Economic Assets	Goods, services, information, etc., produced, exchanged & consumed in/by a community.	Businesses/Industries, Services, Business Clusters, Buildings/Structures/Districts, Downtowns, Commercial Activity Nodes, Industrial Parks/ Warehouse Districts, Infrastructure, Workforce.
Cultural Assets	Tangible, such as: buildings, sites or places. Intangible, such as the stories and traditions that define a community's identity	Museums, Mills (Former), Buildings/Architecture, National Register Districts/ Properties, Music/Art/Dance, Writers, Festivals and Events, Language, Occupations, Traditions/Values, History/Heritage.
Natural Assets	Relating to/of the natural environment. Recreational — relating to/denoting activity done for enjoyment.	Scenic Beauty, Water Bodies, Blueways, Wetlands, Fish/ Wildlife (Types), Forest (Types), Geology/Minerals, Soils/Prime Farmland, Greenways/Trails, Recreational Activities (Types), Sports (Types).
Institutional Assets	Public or private entities and places devoted to a particular cause, program, or social purpose.	Universities/Colleges, Community College, Pre-K—12 Schools (Public & Private), Technical Schools, Vocational Schools, Hospitals.
Community/Human Resource Assets	Accumulated knowledge and skills that make a community productive. Individuals and organizations.	Community/Human Service Agencies and Nonprofits, Civic Groups, Community Clubs, Youth, Seniors, People with Special Skills/Expert Knowledge, Faith-Based Organizations, Social Fabric.
Governmental Assets	Any governmental unit, department, agency, special purpose district, or other public entity.	City/Town, County, State, Feder- al, Tribal, Water/Sewer District, Airport, Municipal Service District, Central Business District, Business Improvement District, Redevelopment District.

Town of La Grange's Assets

During the strategic planning process, both in the community visioning workshop, and refined later with the Local Work Group, staff facilitated asset mapping exercises to identify key assets in the community. Asset mapping is a process that identifies the strengths of a community, highlights areas for growth opportunities, and brings together key stakeholders. While it does not necessarily include every asset, it provides a good starting point for the process. Identifying La Grange's unique assets helped to establish clear economic development strategies to achieve measurable growth.

Asset Type	
Economic Assets	Downtown buildings, The old flea market, Rouse Funeral, Dry cleaners, new subdivisions, 2nd Street Café, Copart Auctions, Washington St, Food Lion, Murrays, Bills Grill, Little J's, Jin Jin's, Rileys, Speedway, Ava Rae's Ice Cream, Inkables, Grounded and baked, travelers, Kraft Heins, Smithfield, Military Bases, Rail, Industrial Sites
Cultural Assets	Music Festivals, Frink Alumni Events, BBQ, Garden Spot Fest, Engage LA, BINGO, Arts Council, Senior Services, Community Center, Supastar athletics, Harvest Spot Festival, Father Daughter Dance, Christmas Parade, William Mosley, Frank Lucas
Natural Assets	Downtown Park, Planters on corner downtown, Splash pad, distance to the beach, walking trails, bear creek, farmland, Neuse River
Institutional Assets	Frink School, Local College (LCC), Public Schools, Pediatrician, UNC Health, ECU Health, proximity to universities, I-42
Community/Human Resource Assets	Church Selection (over 30), Location of park, Health Programs, Engage LA, Addiction Programs, Chamber of Commerce, Habitat for Humanity, Frink Alumni and Friends, Rotary Club

Governmental Assets	**Great police and fire coverage, commerce, county government, Wayne, Lenior, and Greene Regional Alliance, Town Staff, ECC, Electicities, Town water and sewer, Tri County, Duke, Kinston, Town Hall**



Photo taken by staff from the community site tour on June 3, 2025.

Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis

During the October 2025 workgroup meeting, staff facilitated a SWOT analysis exercise that identified the strengths, weaknesses, opportunities, and threats in the community. This analysis is an essential tool in strategic economic development planning because it provides a clear, organized way to understand a community's current conditions and future opportunities. By identifying strengths and weaknesses as internal factors, such as local assets, infrastructure, workforce, leadership capacity, and existing businesses, communities can realistically assess what they do well and where gaps exist. Opportunities and threats are external factors shaped by market trends, regional competition, state and federal policies, demographic shifts, and broader economic forces. Evaluating both internal and external conditions together helps communities make informed, place-based decisions, prioritize strategies that build existing strengths, and proactively respond to challenges that may impact the local economy.

SWOT Analysis Summary

La Grange has a strong foundation rooted in community pride, historic character, regional accessibility, and quality-of-life assets such as parks, schools, and community events. The town benefits from highway proximity, new residential growth, existing local businesses, and strong volunteer and community leadership. Key challenges include downtown vacancy and blight, limited retail and business recruitment, infrastructure and aesthetic concerns, gaps in pedestrian connectivity, and perceptions of downtown vitality. Parks and recreation expansion, downtown revitalization, retail development, and activation of public spaces present clear opportunities for growth, while natural disasters, economic fluctuations, and potential funding limitations highlight the need for coordinated investment, resilience planning, and sustained community partnerships.

Strengths (Internal)

- Traffic Coming through town
- Engage LA
- Proximity to the Highway
- Schools/Education
- Close to the Coast
- New Growth/Homes
- Parks and Community Center
- Affordable Electricity
- Community Effort
- Best Music Venue
- Good Bones (Infrastructure, downtown, parks)
- Existing Businesses
- Volunteer Fire Dept.
- Community Champions
- Town is starting to enforce codes
- Town wants to do better, the will to get things done
- Town is beautiful
- Good/strong history
- People love living here
- People love this town

Weaknesses

- Blighted downtown
- Poverty Level
- Fire Department is volunteer only
- Kids Leaving and not coming back
- Land availability
- Lack of public transportation
- Lack of retail
- Lack of draw to the area
- Aesthetics
- Road paving
- Not walkable
- Property Owners won't sell of fix buildings
- Lack of code enforcement
- Takes a long time to get things done
- Relationships with property owners
- Vacancy
- Perception of being unsafe and dead downtown
- Lack of resources/capacity
- Lack of Sidewalks, sidewalks need repairing
- Dirty, trash everywhere
- Town not taking care of downtown buildings they own

Opportunities

- Parks and Rec Facilities
- Walking Trails
- Downtown Revitalization
- Downtown Design Ordinances
- Retail
- Social Districts
- Activate Corner Lot near retail downtown
- Events that go in the center of downtown

Threats

- Natural disasters, hurricanes
- Economic downturns that impact property owners
- Grant opportunities leaving
- Power Outages

Community Engagement

Community Survey

To guide the development of this Strategic Economic Development Plan, the Town of La Grange distributed a community questionnaire that received more than 400 responses. The majority of respondents were residents, with an even split between lifelong residents and those who relocated as adults, reflecting both strong roots and continued investment in the town's future.

Survey results indicate that residents are most concerned with street and infrastructure maintenance, community appearance, job creation, public safety, and stronger code enforcement. Open-ended comments frequently referred to vacant or deteriorating buildings, overgrown properties, and the need for cleaner, more attractive public spaces. There is a clear desire for visible reinvestment that restores pride and improves the overall look and feel of the community.

Economic development priorities center on expanding retail, restaurants, and service-based businesses. Respondents expressed strong support for additional dining options, general and specialty retail, entertainment, and everyday conveniences such as financial institutions. While there is interest in industrial and healthcare growth, opinions on additional residential development were more mixed. Overall, residents favor balanced growth that strengthens the local economy while protecting quality of life.

Downtown remains an important destination for dining, services, and community activity, demonstrating a foundation of local support that can be built upon. However, employment opportunities, entertainment options, shopping variety, and streets and sidewalks were commonly rated as areas needing improvement.

This section provides a summary of key findings. The complete survey results are available as a separate document on the Town of La Grange's website for public review.



Across nearly all survey questions, community appearance, infrastructure maintenance, and the need for expanded retail and dining options emerged as the most pressing themes, consistently identified as barriers to economic vitality, priorities for reinvestment, and critical to La Grange's long-term competitiveness and quality of life.

Plan Implementation

The Town of La Grange will work collaboratively with partners during implementation to track progress, evaluate outcomes, and share accomplishments related to this plan with the NC Main Street and Rural Planning Center, helping ensure priority projects continue to move forward. Implementation of this plan is designed to be community-led and partnership-driven, not reliant on a single organization. The NC Commerce Rural Planning Program's approach to Rural Community Economy Building serves as a holistic foundation for a consensus-driven plan guided by a shared community vision and asset-based strategies.

Plan Implementation

Maintaining a dedicated group to follow through on implementation after the planning process to begin addressing goals and objectives outlined in this plan is critical to attaining the potential economic impact of these strategies. These efforts could be led by the same local work group that helped develop this plan, or another similar group, such as Engage LA, is representative of the city and can advance the goals of this plan. The sustained presence of such a group builds social capital within the group that improves their ability to work together and effectively address common goals. Furthermore, a dedicated group ensures continuity from planning stage through implementation, provides accountability to ensure that objectives are being met, and allows the community to react and respond quickly when an opportunity is presented. To clarify, this group should not be the sole entity responsible for implementing all the goals of the plan. Instead, the group should function as a convener and point of contact to connect to other stakeholders, organizations, and resources to help the broader community achieve these goals. Maintaining a regular meeting schedule will also help increase the effectiveness of the group, and the plan.

The implementation of the plan is designed as a collaborative and community wide effort. While the plan was developed with the Town of La Grange as the primary geographic and administrative focus, the strategies and projects identified within it are intentionally designed to be undertaken by a varied set of partners. This approach reflects the deeply interconnected nature of economic development and community vitality across the city. Rather than placing the sole responsibility for implementation on the city government, this plan recognizes and embraces the strength of shared ownership. During the planning process, a variety of local, regional, and state stakeholders were engaged—including government leadership, non-profits, business leaders, tourism and recreation organizations, educational institutions, and civic groups. As a result, each project identified in the plan should include partners whose expertise, capacity, and community ties make them well-positioned to lead or support implementation efforts.

This distributed responsibility model ensures that implementation builds stronger, more sustainable partnerships while increasing local capacity. By aligning the work of various entities under a shared vision and strategy, the plan supports the creation of a more cohesive and resilient outdoor recreation economy. Each project has an identified lead or key collaborator, and in many cases, cross-sector coordination will be critical to success. The Town of La Grange government plays a vital facilitative role but is not the sole entity responsible for plan implementation. Ultimately, the success of this strategic plan depends on the collective engagement of all partners involved.

Resources and Support

The Town of La Grange Strategic Economic Development Plan is intended to be a living, working document that guides action, supports decision-making, and helps prioritize community needs over time. Regular reflection on the plan's goals, objectives, and actions through periodic review sessions with the Local Work Group and community leadership is encouraged to ensure the plan remains relevant, achievable, and responsive to changing conditions.

Rather than serving as a rigid checklist, the value of this plan lies in its ability to help the Town of La Grange and its partners set realistic priorities, measure progress, and adapt strategies as opportunities or challenges emerge. Pivoting, refining, or re-sequencing actions over time is not only expected, but essential to successful implementation.

Local Work Group and/or Dedicated Community Development Organization Expectations

To support accountability and momentum, it is recommended that the Local Work Group meet at least quarterly or be otherwise formalized as a standing implementation body. These meetings provide an opportunity for:

- Track progress on priority projects and actions
- Identify capacity or resource gaps
- Coordinate roles among partners
- Share updates internally and with the broader community

The Town of La Grange plays a supportive coordination role by helping monitor progress related to project management, timelines, communication, and use of available resources, while implementation itself remains a shared, collaborative effort among public, private, and nonprofit partners.

A Network-Based Approach to Implementation

Successful implementation is most effective when approached through a network-based model, rather than a traditional top-down structure. In this approach, leadership, responsibility, and expertise are distributed across a broad group of partners, allowing the Town to respond more nimbly to opportunities and challenges as they arise. By intentionally leveraging relationships with regional, state, and local partners, Town of La Grange can expand its implementation capacity beyond staff and budget limitations, tap into specialized knowledge, and better align local projects with broader economic development, workforce, tourism, and placemaking initiatives already underway across the region.

Key partners may include organizations such as the North Carolina Department of Commerce, regional economic development organizations, nonprofit and philanthropic partners, educational institutions, small business support providers, and public and private funding agencies. Each partner brings unique assets to the table, whether technical expertise, data and market insight, funding opportunities, programmatic support, or convening power. When these partners are engaged early and consistently, projects are more likely to be feasible, well-coordinated, and competitive for external resources.

Continued collaboration through this networked model allows the community to build momentum around shared goals while remaining flexible and opportunity driven. Rather than relying on a fixed sequence of actions, King can advance multiple efforts simultaneously, adapt to changing market conditions, and pursue catalytic

opportunities as they emerge. This collaborative structure also strengthens relationships, increases transparency, and fosters shared ownership of outcomes—ensuring that implementation is not only effective, but resilient, inclusive, and aligned with the long-term vision for downtown and the broader community.

Two Buckets of Implementation

Implementation actions generally fall into two complementary buckets:

1. **Near-Term and Ongoing Actions**
   These include projects, programs, and organizational efforts that can be initiated or advanced using existing capacity, partnerships, or resources. Examples may include coordination activities, small-scale downtown improvements, marketing efforts, or organizational development.

2. **Longer-Term or Opportunity-Based Actions**
   These actions may require additional funding, staffing, technical assistance, or external partnerships. Progress on these initiatives may depend on grant cycles, private investment timing, or future conditions, and should be revisited regularly as opportunities arise.

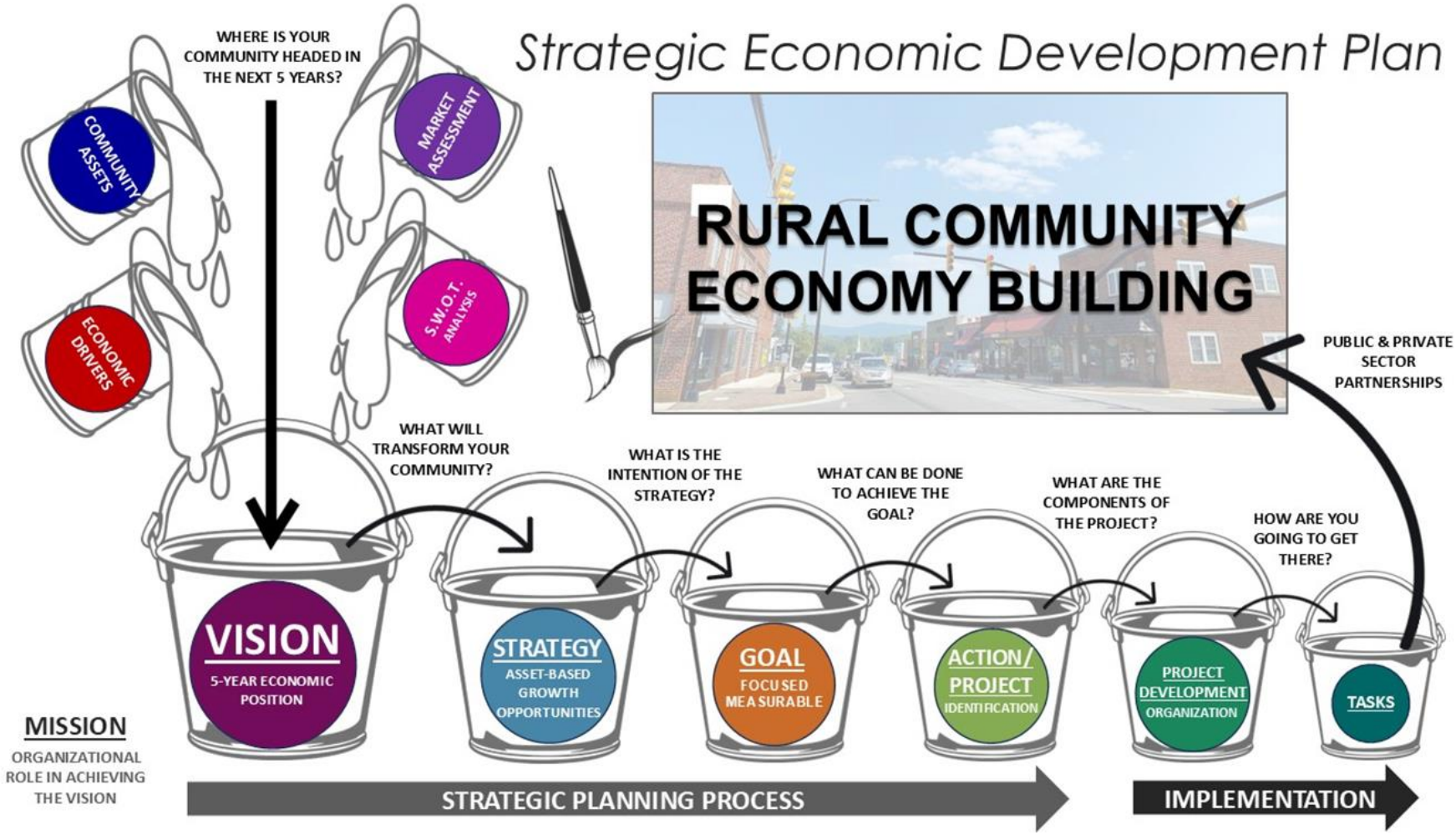
Both buckets are equally important, and movement between them over time is expected as projects mature or conditions change. A suggested implementation timeline is listed on page 51 of this document. This timeline is meant to be a flexible framework to prioritize actions and projects on an annual basis.

Ongoing Support and Technical Assistance

The NC Main Street & Rural Planning Center offers comprehensive services that can directly support plan implementation over time. These services include hands-on strategic planning assistance, one-on-one technical support for specific projects or challenges, professional development and training opportunities for staff, board members, and volunteers, and guidance related to funding strategies, grant readiness, and alignment with state and federal programs. In addition, the Center provides annual implementation plan templates and tools designed to help communities clearly track progress, document wins, identify obstacles, and recalibrate priorities as conditions, capacity, or funding opportunities change.

To reinforce accountability and long-term success, it is recommended that the Local Work Group or designated implementation committee maintain an ongoing relationship with the Southeast Community Economic Development Planner with North Carolina Department of Commerce, with at least one formal check-in each year. These annual touchpoints create space to review progress on priority actions, troubleshoot challenges, assess organizational capacity, and explore additional technical assistance, partnerships, or funding resources that may support next steps.

Through consistent collaboration, regular reflection, and a shared commitment to adaptability, the Town of La Grange can ensure this plan remains a living, community-driven tool rather than a static document. This approach supports sustained community vitality, strengthens partnerships among public, private, and nonprofit stakeholders, and helps translate long-term vision into tangible improvements that enhance quality of life for residents while creating a welcoming, engaging experience for visitors.



NC Main Street & Rural Planning Center Strategic Plan Development Process

The implementation of the plan is made up of the project development and tasks phases. Project development is the phase in which a planned initiative or action is designed, organized, and prepared for implementation. It involves defining the scope, objectives, resources, timeline, and steps necessary to successfully carry out the project. During project development, tasks are identified, assigned, and scheduled to ensure the action progresses efficiently toward achieving the broader goal. A task is a specific, actionable step. It breaks an action into smaller, detailed activities that can be assigned, tracked, and completed. Tasks outline the exact work needed to move action forward and contribute to the overall progress of the project. This phase is done through, strengthens, and creates public and private partnerships within the community.

Economic Positioning/Vision Statement:

At the center of Eastern North Carolina, La Grange is a town alive with entertainment and community spirit, where the Garden Spot Music Festival and local events bring neighbors, families, and friends together. The downtown is the heart, lively with shops, dining, and arts and surrounded by inviting streets, parks, and neighborhoods. Beautiful, connected, and full of opportunity, La Grange is where heritage and creativity grow together.

The vision statement for La Grange was developed in collaboration with the project Workgroup during the third planning meeting. Workgroup members carefully reviewed survey findings to identify recurring themes, priorities, and aspirations expressed by residents. Particular attention was given to the strong desire for expanded retail and dining options, improved aesthetics and infrastructure, increased entertainment and community events, and reinvestment in downtown as the heart of the community. These themes were considered alongside asset mapping discussions, SWOT analysis results, and an overview of market and economic conditions to ensure the vision reflected both community ambition and economic feasibility.

Through facilitated discussion, the Workgroup identified La Grange's defining strengths, including its central location in Eastern North Carolina, the Garden Spot Music Festival and other local events, its historic downtown, established neighborhoods, and strong sense of community pride. The final vision reflects consensus around positioning La Grange as a vibrant, connected small town where heritage, creativity, and economic opportunity grow together, anchored by an active downtown and supported by inviting streets, parks, and neighborhoods.

Strategy 1: La Grange is known for its entertainment and events, including its signature event, The Garden Spot Festival.

Strategy 1: *La Grange is known for its entertainment and events, including its signature event, The Garden Spot Music Festival.*

This strategy focuses on strengthening La Grange's identity as a community that brings people together through events, festivals, and shared experiences. Events play an important role in small towns by creating opportunities for residents to gather, attracting visitors from surrounding communities, and supporting local businesses. The Garden Spot Music Festival is already a well-established tradition that highlights La Grange's heritage and sense of community. By building on this success and expanding event-related partnerships, the Town can increase visitation, generate additional economic activity, and reinforce La Grange's reputation as a vibrant place to live and visit.

Goal 1: *Increase local event sponsors and vendors by 20% and secure $25,000 in sponsorships by October 2027 to strengthen community involvement, increase economic impact, and ensure financial stability.*

This goal focuses on expanding participation and financial support for La Grange's events, particularly the Garden Spot Music Festival, which serves as a major gathering for residents and visitors. Increasing the number of vendors and sponsors will help enhance the scale and quality of the event while ensuring it remains financially sustainable. Strong partnerships with local businesses, regional employers, and community organizations will also help deepen community involvement and create opportunities for businesses to showcase their products and services. Over time, strengthening these partnerships will support the long-term growth of the festival while reinforcing La Grange's identity as a welcoming and active community.

Goal 1 Actions/Projects:

Actions under this goal focus on strengthening relationships with local businesses, expanding vendor participation, and building a more structured sponsorship program that supports the continued success of the Garden Spot Music Festival. Efforts will prioritize outreach to local entrepreneurs, artisans, and food vendors to ensure the event reflects the community's character while also attracting visitors from the surrounding region. Developing professional sponsorship materials and creating clear partnership opportunities will help the Town engage larger employers and regional businesses interested in supporting community events. Additional initiatives such as vendor networking opportunities, targeted marketing campaigns, and digital storytelling through new media platforms will help elevate the festival's visibility and reinforce La Grange's reputation as a community known for its events, hospitality, and local pride.

1.1 Develop a vendor recruitment campaign that targets local businesses, artisans, and food vendors to expand participation and strengthen the festival's connection to the local economy.

1.2 Create a "Local Spotlight" program that highlights select vendors during the festival through featured booths, social media promotion, or special recognition to showcase local entrepreneurs and products.

1.3 Offer tiered vendor packages with incentives for early registration and establish sponsorship levels such as Gold, Silver, and Bronze with clearly defined benefits and recognition opportunities.

1.4 Host pre-festival networking events for local businesses and vendors to build relationships, share information about festival opportunities, and encourage participation.

1.5 Develop professional marketing and promotional materials that outline sponsorship opportunities, benefits, and the economic and community impact of the festival.

1.6 Build a relationship management plan to engage major businesses, regional employers, and key partners who may be interested in supporting the festival through sponsorship or collaboration.

1.7 Schedule face-to-face meetings with potential sponsors to present partnership opportunities, build relationships, and secure financial or in-kind support.

1.8 Prepare sponsorship pitch packages and personalized outreach letters that clearly communicate the value and visibility sponsors will receive by supporting the event.

1.9 Create a town YouTube channel to highlight local events, downtown businesses, and revitalization efforts, helping promote the community and build excitement around the festival and other initiatives.

Goal 2: *Complete 3 park improvement projects (beautification, walking path, lighting) and create at least 2 new pedestrian-friendly connections between downtown and the park by December 2028 to enhance visitor experience, event capacity, and accessibility.*

This goal focuses on strengthening the connection between La Grange's downtown and its primary park space so that both function together as a central gathering area for residents and visitors. Parks and public spaces play a critical role in supporting community events, recreation, and quality of life. By investing in park improvements and improving pedestrian connections, the Town can create a more welcoming and functional environment that supports festivals, community programming, and everyday use. Enhancing the park and the routes that connect it to downtown will encourage people to spend more time in both areas, support local businesses during events, and reinforce La Grange's identity as a community that values shared spaces and outdoor activity.

Goal 2 Actions/Projects:

Actions under this goal focus on improving park amenities, enhancing public spaces, and strengthening pedestrian connectivity between downtown and the park. Strategic improvements such as walking trails, landscaping, lighting, and upgraded event infrastructure will make the park more comfortable and functional for daily use as well as large community gatherings like the Garden Spot Music Festival. At the same time, targeted investments in pedestrian infrastructure and streetscape elements will help create a safer and more attractive connection between downtown and the park, encouraging people to move easily between the two areas. These improvements will help support recreation, strengthen event capacity, and create a more cohesive and inviting environment throughout the community.

2.1 Create a park improvement plan to guide future investments and upgrades, identifying priority projects, funding opportunities, and design concepts that enhance recreation, beautification, and event capacity.

2.2 Add landscaping, flower beds, and public art throughout park spaces to improve aesthetics, highlight community identity, and create more welcoming gathering areas.

2.3 Install a paved walking trail with benches and lighting to encourage walking, improve accessibility, and create a safe and attractive recreational amenity for residents and visitors.

2.4 Upgrade event infrastructure within the park by adding electrical hookups, seating areas, and other amenities that support festivals, concerts, and community gatherings.

2.5 Create a bike and pedestrian plan to identify priority walking and biking connections, improve safety, and better link downtown, parks, neighborhoods, and key destinations.

2.6 Develop a pocket park between downtown and the main park featuring seating, greenery, and public art to create an inviting space that strengthens the connection between these two areas.

2.7 Build safe pedestrian walkways with decorative paving, lighting, and wayfinding elements to improve walkability between downtown, the park, and surrounding neighborhoods.

2.8 Clean up and stabilize vacant or underutilized lots surrounding downtown and the park by removing blight, improving landscaping, and preparing sites for future development or temporary community uses.

2.9 Install street lighting and seasonal banners along key corridors connecting downtown and the park to create a welcoming and visually cohesive environment that supports events and pedestrian activity.

Strategy 2: Downtown La Grange has a variety of businesses and amenities.

Strategy 2: *Downtown La Grange has a variety of businesses and amenities.*

This strategy focuses on strengthening Downtown La Grange as a vibrant mixed-use district with a diverse mix of businesses, housing, services, and cultural amenities. A healthy downtown offers more than retail alone; it provides everyday services, housing opportunities, and gathering spaces that support both residents and visitors. By encouraging a balanced mix of businesses, improving the development environment, and activating underutilized spaces, La Grange can create a downtown that supports local entrepreneurship, attracts new investment, and provides convenient amenities for residents. Strengthening the business environment, supporting housing development, and improving the public realm will help establish downtown as a place where people live, work, shop, and gather.

Goal 3: *Facilitate the creation of 4 new upper story apartments in downtown buildings by December 2031 by supporting housing development and infrastructure improvements.*

Increasing residential presence in downtown buildings helps support a more active and resilient business district. Upper-story apartments bring new residents within walking distance of shops, restaurants, and services, increasing daily activity and providing a built-in customer base for downtown businesses. Encouraging small-scale housing development in existing buildings also helps preserve historic structures while making more efficient use of available space. By supporting adaptive reuse projects and identifying ways to make residential development financially feasible, La Grange can gradually expand downtown housing options while maintaining the character of its historic buildings.

Goal 3 Actions/Projects:

The actions under Goal 3 focus on supporting mixed-use development and encouraging the adaptive reuse of existing buildings to create housing opportunities downtown. Infrastructure planning, development incentives, and partnerships with property owners and developers can help overcome barriers that often prevent small-scale residential projects in historic buildings. Improving parking, streets, and pedestrian infrastructure will also help support residential growth while maintaining a comfortable and accessible downtown environment. These efforts will gradually increase downtown activity, support local businesses, and make better use of existing buildings.

3.1 Conduct a parking and streets study to evaluate existing capacity, identify infrastructure needs, and recommend improvements needed to support residential growth and increased downtown activity.

3.2 Assess the feasibility of a downtown streetscape improvement plan that prioritizes the pedestrian experience and enhances public spaces through elements such as seating areas, landscaping, lighting, and storytelling-centered design that reflects La Grange's heritage.

3.3 Incentivize mixed-use development with upper-floor apartments by offering targeted local incentives or gap financing to help make small-scale housing projects financially feasible for developers.

3.4 Partner with developers and property owners to encourage the adaptive reuse of vacant or underutilized buildings into residential units, helping increase housing options while preserving existing structures.

3.5 Recruit a convenience store, small grocery, or specialty food retailer to provide residents with access to everyday consumer goods within the downtown district and support increased residential living in the area.

Goal 4: *Recruit and open 4 new businesses downtown by December 2028 to diversify amenities and strengthen the local economy.*

This goal focuses on strengthening downtown's business mix and reducing vacancies by attracting businesses that complement existing offerings and provide needed services for residents and visitors. A diverse mix of businesses helps create a more resilient downtown economy by encouraging people to spend more time exploring the district and supporting multiple businesses during a single visit. Recruiting new businesses while supporting existing entrepreneurs will help create a stronger sense of momentum and signal that Downtown La Grange is an attractive place for investment.

Goal 4 Actions/Projects:

The actions under Goal 4 focus on improving communication with property owners, supporting business recruitment, and providing tools that make it easier for entrepreneurs to locate and grow in downtown La Grange. Maintaining a detailed property inventory, promoting available spaces, and offering targeted incentives will help match the right businesses with the right locations. Coordinated marketing and small business support programs can also help strengthen existing businesses while encouraging new investment. Together, these efforts help create a more active and diverse downtown business environment.

4.1 Maintain and update a Property Owner List for targeted outreach. Create and maintain an internal inventory of downtown properties noting property type, original building date, parcel number, property address, business name and current use, property owner name and contact, square footage, total assessed value, value per SF, value per acre, # of floors, occupancy, # of SF occupied, and property condition. The NC Main Street & Rural Planning Center can provide a template.

4.2 Build relationships with property owners to understand barriers and offer solutions through targeted outreach including one on one meetings and resource sharing.

4.3 In addition to a property inventory, create a short business recruitment document outlining benefits of locating in Downtown La Grange with resources available to new businesses.

4.4 Promote new businesses through coordinated grand openings and seasonal shop-local campaigns.

4.5 Create promotions plans and social media calendar to prioritize promotions of economic opportunities and the downtown vision to encourage investments. Include a business of the month feature to support existing businesses.

4.6 Create and promote a façade and property improvement incentive program that provides grants, tax abatements, or other targeted incentives to encourage building renovations, exterior upgrades, and the activation of vacant or underutilized spaces, while prioritizing the preservation and historic integrity of downtown buildings.

4.7 Develop a comprehensive small business support program that provides startup assistance, mentorship, and training for entrepreneurs and existing business owners. The program could also include shared or

reduced-cost commercial space opportunities, small grants or targeted incentives to support business startup or expansion, and coordinated marketing and branding support to help businesses establish themselves and grow in downtown La Grange.

4.8 Create a "Pop-Up to Permanent" Program, partnering with property owners to allow pop-up businesses a temporary storefront with the ability to move to a longer term lease.

4.9 Activate vacant lots or pocket parks with pop-up markets, art installations, outdoor classes, or small community gatherings led by local partners to create vibrancy and test new uses for underutilized spaces.

4.10 Track and share pedestrian counts to demonstrate downtown momentum and impact.

Goal 5: *Establish a business fast-track process that reduces the time from application to opening by 25% by July 2026.*

Creating a clear and efficient development process helps reduce barriers for entrepreneurs and encourages investment in downtown La Grange. Small business owners often face challenges navigating permitting, inspections, and regulatory requirements, particularly in smaller communities where resources may be limited. By improving communication, streamlining processes, and creating a clear point of contact for businesses, the Town can make it easier for entrepreneurs to open and expand their businesses. A supportive and predictable development environment will help attract new businesses while strengthening relationships with existing employers.

Goal 5 Actions/Projects:

The actions under Goal 5 focus on improving communication between the Town and the business community while making development and permitting processes more transparent and efficient. Establishing a business liaison, providing clear permitting guides, and strengthening communication channels will help entrepreneurs better understand local requirements and timelines. Regular engagement with businesses and employers will also allow the Town to identify challenges early and respond with supportive solutions that encourage long-term business success.

5.1 Establish a Business Liaison position to serve as the primary point of contact for businesses, coordinate interdepartmental reviews, and proactively engage with business owners annually.

5.2 Develop and publish clear, step-by-step permitting and development guides with defined timelines and expectations.

5.3 Implement annual economic impact and partnership training for Council and key staff focused on small business realities and best practices in municipal-business collaboration.

5.4 Host an annual "State of La Grange" forum to share data, gather feedback, and strengthen dialogue between businesses, residents, and Town leadership.

5.5 Modernize business communications through a dedicated business email list, digital alerts, or app-based notification system to supplement newsletters and social media.

5.6 Create a proactive outreach and retention program, including annual check-ins with employers and an exit interview process for businesses that close or relocate.

Goal 6: *By June 2028, establish at least two new cultural attractions and three collaborative community programs downtown that celebrate La Grange's heritage, strengthen partnerships between local organizations and businesses, and increase visitation and community engagement.*

This goal focuses on strengthening downtown La Grange as a place where culture, history, and community life are visible and celebrated. Cultural attractions and collaborative programs help create meaningful experiences that encourage people to visit downtown, learn about the community's story, and participate in local events. Partnerships between businesses, schools, artists, and civic organizations can help bring new ideas and programming to downtown while reinforcing La Grange's identity as the "Garden Spot." These initiatives also help support local creativity and encourage residents and visitors to explore the district more frequently.

Goal 6 Actions/Projects:

The actions under Goal 6 focus on celebrating La Grange's heritage, supporting local creativity, and building stronger partnerships between businesses and community organizations. Cultural attractions such as museums, public art, and heritage walking tours can help tell the story of the community while creating new reasons to visit downtown. Collaborative programs and coordinated promotions will strengthen relationships between organizations and businesses while increasing visibility for downtown activities and events.

6.1 Establish a museum downtown that features interactive exhibits, rotating displays, and community events that highlight La Grange's history, agricultural heritage, and cultural identity.

6.2 Partner with local artists, schools, and civic groups to develop community art initiatives, including youth art programs, temporary installations, and collaborative creative projects.

6.3 Develop heritage walking tours that connect historic sites, public art, and key landmarks, encouraging residents and visitors to explore downtown and learn about the community's story.

6.4 In partnership with local artists, create artistic heritage crosswalks at major downtown intersections using designs inspired by the "Garden Spot" identity to reinforce place and improve the pedestrian experience.

6.5 Host collaborative downtown events with partners such as the library, schools, and civic organizations, including book fairs, reading festivals, and family-focused programs that draw people downtown.

6.6 Encourage cross-promotion between businesses and organizations through coordinated marketing, event tie-ins, and shared promotions that increase foot traffic and visibility for downtown businesses.

6.7 Establish a "Downtown Partners" network that brings together businesses, property owners, nonprofits, and civic leaders to meet regularly, share information, and coordinate joint initiatives.

6.8 Explore the development of a "Garden Spot Digital Passport," a mobile-friendly platform that encourages residents and visitors to explore downtown through check-ins, themed trails, and a loyalty program highlighting local businesses and events.

Strategy 3: La Grange is full of opportunity and history.

Strategy 3: *La Grange is full of opportunity and history.*

This strategy focuses on positioning La Grange as a community that honors its heritage while creating new opportunities for economic growth and community prosperity. With its historic downtown, agricultural roots, and strategic location along the Highway 70/I-42 corridor, La Grange is well positioned to attract investment, support workforce development, and create new housing opportunities. By strengthening partnerships with educational institutions, employers, and regional economic development organizations, the Town can support workforce readiness, encourage responsible growth, and ensure residents have access to quality jobs and housing. These efforts help preserve La Grange's historic character while preparing the community to take advantage of future economic opportunities.

Goal 7: *By December 2028, establish at least three new workforce training programs in partnership with Lenoir Community College and local industries to address regional skill gaps, strengthen career pathways for residents, and support the workforce needs of existing and future employers in La Grange and the surrounding area*

A strong workforce is essential to attracting and retaining employers. By working with Lenoir Community College and regional industry partners, La Grange can expand access to workforce training opportunities that prepare residents for in-demand careers in skilled trades, technical fields, and emerging industries. Creating locally accessible training programs helps reduce barriers for residents seeking new career pathways while ensuring local employers have access to the talent they need to grow. Strengthening these partnerships will also help position La Grange as a community that supports workforce development and long-term economic opportunity.

Actions/Projects:

The actions under Goal 7 focus on strengthening partnerships with educational institutions and employers while making workforce training more accessible to residents. Hosting local classes, identifying training facilities, and coordinating with regional employers will help ensure that programs align with real workforce needs. Outreach and marketing efforts will also play an important role in connecting residents, students, and career changers with training opportunities that lead to stable, well-paying jobs.

7.1 Strengthen the partnership with Lenoir Community College by promoting workforce classes and certificate programs through a "Mini Lenoir Community College" initiative in La Grange. This could include hosting satellite classes, short-term training programs, or continuing education opportunities locally to make workforce development more accessible to residents.

7.2 Identify and evaluate potential downtown buildings that could be repurposed as small trade training hubs or classroom spaces for hands-on instruction in fields such as welding, HVAC, construction trades, information technology, or other in-demand technical skills.

7.3 Host regular workforce roundtables with the local Economic Development Corporation, Lenoir Community College, and regional employers to identify current and emerging workforce gaps, align training programs with industry needs, and ensure new programs lead to real job opportunities.

7.4 Develop targeted marketing and outreach campaigns to promote workforce training opportunities to residents, high school students, and career changers. Messaging should highlight local job opportunities, short-term credential pathways, and the benefits of gaining skills that align with regional employers.

Goal 8: *By December 2028, facilitate the development of at least 20 new workforce housing units in La Grange to support local employment, attract new residents, and provide housing options for workers employed in local industries, small businesses, and public services.*

Access to attainable housing is an important factor in supporting workforce growth and long-term community stability. As La Grange continues to attract employers and new residents, increasing the availability of workforce housing will help ensure that employees can live near where they work and participate in the local economy. Encouraging small-scale housing development, adaptive reuse of existing buildings, and strategic partnerships with developers can help expand housing options while maintaining the community's character. These efforts will support local employment, strengthen neighborhood vitality, and make La Grange a more attractive place to live and work.

Actions/Projects:

The actions under Goal 8 focus on identifying development opportunities, encouraging partnerships with developers, and reducing barriers to housing development. Strategic planning, regulatory flexibility, and collaboration with employers and regional partners will help ensure that new housing options are attainable for local workers and aligned with community needs.

8.1 Identify and evaluate vacant lots and underutilized properties throughout La Grange that could be suitable for workforce housing development. This could include infill opportunities near downtown, redevelopment of underused sites, or adaptive reuse of existing buildings.

8.2 Partner with private developers to encourage mixed-use or small-scale residential projects downtown that incorporate workforce housing units above retail or within walkable areas, helping increase downtown activity and support local businesses.

8.3 Seek state and federal housing grants and financing tools to support construction and reduce development costs. Potential resources could include workforce housing programs, rural development funding, or housing tax credit programs.

8.4 Promote public-private partnerships that bring together the Town, developers, nonprofits, and housing organizations to identify feasible projects, coordinate funding sources, and create housing options that remain attainable for local workers.

8.5 Review local zoning and development regulations to identify opportunities for small-scale workforce housing such as duplexes, townhomes, accessory dwelling units (ADUs), or upper-floor residential units in

downtown buildings. If needed, amend regulations to allow more flexible housing types in appropriate areas.

8.6 Develop a housing opportunity site inventory and marketing packet highlighting available sites, development potential, and incentives to attract developers interested in small-town housing projects.

8.7 Encourage adaptive reuse of existing buildings such as vacant upper floors, former commercial buildings, or underutilized properties that could be converted into apartments or live-work units.

8.8 Coordinate with major employers and regional partners to better understand workforce housing demand and explore employer-supported housing initiatives or relocation assistance programs.

Goal 9: *Utilize county and state partnerships to complete at least four industrial or commercial development projects by 2030, strengthening La Grange's economic base, creating jobs, and positioning the community to capture growth along the Highway 70/I-42 corridor in partnership with the Lenoir County Economic Development Corporation.*

La Grange's location along the Highway 70/I-42 corridor provides an important opportunity to attract new industrial and commercial investment. Strategic planning and coordination with county and state economic development partners can help the Town prepare sites, improve development readiness, and market available properties to prospective employers. Supporting new commercial and industrial development will help diversify the local economy, create employment opportunities for residents, and increase the Town's tax base while ensuring growth occurs in a coordinated and well-planned manner.

Actions/Projects:

The actions under Goal 9 focus on preparing development-ready sites, improving corridor planning, and strengthening partnerships with regional economic development organizations. Achieving site certification, planning for corridor growth, and coordinating marketing efforts will help position La Grange to compete for new business investment and job creation.

9.1 Achieve certified site status for at least one 30–50+ acre industrial parcel through the EDPNC Certified Sites Program to ensure the site meets readiness standards and is competitive for industrial recruitment.

9.2 Secure a public-private partnership to construct an industrial shell building that can be marketed to prospective employers and reduce project timelines for companies.

9.3 Adopt a Highway 70/I-42 design overlay district within the zoning ordinance to guide building design, signage, landscaping, and access along the corridor.

9.4 Develop and adopt a Highway 70/I-42 corridor plan identifying priority highway commercial nodes, access management concepts, and voluntary annexation targets.

9.5 Coordinate with the Lenoir County Economic Development Corporation to market available sites and support industrial and commercial recruitment efforts.

Strategy 4: La Grange is beautiful, inviting, and connected through its streets, entrances, and public spaces.

Strategy 4: *La Grange is beautiful, inviting, and connected through its streets, entrances, and public spaces.*

This strategy focuses on improving the visual character, walkability, and overall experience of moving through La Grange. Attractive streets, well-designed public spaces, and consistent community aesthetics play an important role in shaping how residents and visitors perceive a town. By investing in streetscape improvements, lighting, beautification, and thoughtful design standards, La Grange can create a more welcoming environment that encourages people to spend time downtown and explore other parts of the community. These improvements not only enhance quality of life for residents but also support economic development by making the Town more appealing to visitors, businesses, and potential investors.

Goal 10: *Complete streetscape and lighting improvements across downtown and key corridors by December 2028, including upgrades to three downtown blocks and expanded lighting improvements to enhance walkability, safety, and the overall visual appeal of La Grange.*

Improving streetscapes and lighting helps create a safer and more welcoming environment for pedestrians while strengthening the overall character of the community. Streetscape improvements such as decorative lighting, seating, landscaping, and public art help transform ordinary streets into attractive public spaces where people feel comfortable walking, gathering, and attending events. Strategic lighting upgrades also improve visibility and safety while reinforcing the Town's identity through consistent design elements. By investing in these improvements, La Grange can create a more vibrant and connected environment that supports downtown activity and community pride.

Goal 10 Actions/Projects:

The actions under Goal 10 focus on improving lighting, pedestrian amenities, and visual character across downtown and key corridors. Conducting a lighting assessment will help identify priority areas for upgrades while ensuring improvements are coordinated and cost-effective. Adding decorative lighting, seating, landscaping, and public art will enhance the pedestrian experience and create more inviting public spaces. These improvements will help reinforce downtown's role as a gathering place while making streets throughout the community safer and more visually appealing.

10.1 Conduct a lighting needs assessment to identify priority locations for new or upgraded streetlights in downtown, neighborhoods, and key corridors.

10.2 Install energy-efficient LED streetlights to improve safety, visibility, and long-term maintenance costs.

10.3 Upgrade and add decorative streetlights in the downtown district to enhance the pedestrian experience and reinforce a cohesive streetscape design.

10.4 Install benches, planters, and trash receptacles with coordinated design elements to create comfortable and attractive public spaces.

10.5 Add string lighting, decorative lighting in parks and gathering spaces, and seasonal banner programs on light poles to support events and enhance downtown atmosphere.

10.6 Incorporate public art and murals into streetscape improvements to reflect local heritage and strengthen downtown identity.

Goal 11: *Update local plans, zoning, and design ordinances by June 2027 to support beautification, guide future development, and create consistent design standards that reinforce La Grange's identity and long-term growth goals.*

Thoughtful planning and clear development standards help ensure that growth and investment strengthen the character of the community. Updating key plans and ordinances will help the Town guide development in a way that supports beautification, protects historic assets, and maintains a consistent and attractive appearance across La Grange. Design guidelines and updated regulations can provide clarity for property owners and developers while encouraging improvements that enhance the Town's visual identity. Engaging residents and business owners in the process will also help ensure that future development reflects community values and aspirations.

Goal 11 Actions/Projects:

The actions under Goal 11 focus on updating planning documents, establishing clear design standards, and engaging the community in shaping the future appearance of La Grange. Updating the Land Use Plan and developing design guidelines will help guide development decisions and support consistent aesthetics across the community. Clear ordinances and enforcement procedures will ensure improvements are implemented effectively, while public engagement will help build community support for the Town's long-term vision.

11.1 Update the 2016 Land Use Plan to reflect current development trends and priorities, with particular focus on downtown revitalization, industrial growth opportunities, and strategic development along the Highway 70/I-42 corridor.

11.2 Develop design guidelines for signage, landscaping, and building façades that promote cohesive aesthetics, protect historic character, and encourage high-quality development throughout downtown and key gateways.

11.3 Create or update ordinances addressing outdoor lighting, signage, and streetscape elements to improve safety, reduce visual clutter, and establish consistent standards for public and private improvements.

11.4 Host public workshops and stakeholder meetings to gather input from residents, business owners, and property owners on community character and preferred aesthetic standards.

11.5 Establish clear enforcement procedures and incentive programs that encourage compliance with design standards while supporting property owners who invest in façade improvements, landscaping, and beautification.

Implementation Chart

The strategic economic development plan's implementation chart translates the Town of La Grange's vision into action by identifying four core economic development strategies, each supported by clear SMART goals, actions, and projects.

Economic Positioning/Vision Statement: ***At the center of Eastern North Carolina, La Grange is a town alive with entertainment and community spirit, where the Garden Spot Music Festival and local events bring neighbors, families, and friends together. The downtown is the heart, lively with shops, dining, and arts and surrounded by inviting streets, parks, and neighborhoods. Beautiful, connected, and full of opportunity, La Grange is where heritage and creativity grow together.***

STRATEGY 1

La Grange is known for its entertainment and events, including its signature event, The Garden Spot Music Festival.

Goal 1: Increase local event sponsors and vendors by 20% and secure $25,000 in sponsorships by October 2027 to strengthen community involvement, increase economic impact, and ensure financial stability.

Actions/Projects:

- **1.1** Develop a vendor recruitment campaign that targets local businesses, artisans, and food vendors to expand participation and strengthen the festival's connection to the local economy.
- **1.2** Create a "Local Spotlight" program that highlights select vendors during the festival through featured booths, social media promotion, or special recognition to showcase local entrepreneurs and products.
- **1.3** Offer tiered vendor packages with incentives for early registration and establish sponsorship levels such as Gold, Silver, and Bronze with clearly defined benefits and recognition opportunities.
- **1.4** Host pre-festival networking events for local businesses and vendors to build relationships, share information about festival opportunities, and encourage participation.
- **1.5** Develop professional marketing and promotional materials that outline sponsorship opportunities, benefits, and the economic and community impact of the festival.
- **1.6** Build a relationship management plan to engage major businesses, regional employers, and key partners who may be interested in supporting the festival through sponsorship or collaboration.
- **1.7** Schedule face-to-face meetings with potential sponsors to present partnership opportunities, build relationships, and secure financial or in-kind support.
- **1.8** Prepare sponsorship pitch packages and personalized outreach letters that clearly communicate the value and visibility sponsors will receive by supporting the event.
- **1.9** Create a town YouTube channel to highlight local events, downtown businesses, and revitalization efforts, helping promote the community

and build excitement around the festival and other initiatives.

Goal 2: Complete 3 park improvement projects (beautification, walking path, lighting) and create at least 2 new pedestrian-friendly connections between downtown and the park by December 2028 to enhance visitor experience, event capacity, and accessibility

Actions/Projects:

2.1 Create a park improvement plan to guide future investments and upgrades, identifying priority projects, funding opportunities, and design concepts that enhance recreation, beautification, and event capacity.

2.2 Add landscaping, flower beds, and public art throughout park spaces to improve aesthetics, highlight community identity, and create more welcoming gathering areas.

2.3 Install a paved walking trail with benches and lighting to encourage walking, improve accessibility, and create a safe and attractive recreational amenity for residents and visitors.

2.4 Upgrade event infrastructure within the park by adding electrical hookups, seating areas, and other amenities that support festivals, concerts, and community gatherings.

2.5 Create a bike and pedestrian plan to identify priority walking and biking connections, improve safety, and better link downtown, parks, neighborhoods, and key destinations.

2.6 Develop a pocket park between downtown and the main park featuring seating, greenery, and public art to create an inviting space that strengthens the connection between these two areas.

2.7 Build safe pedestrian walkways with decorative paving, lighting, and wayfinding elements to improve walkability between downtown, the park, and surrounding neighborhoods.

2.8 Clean up and stabilize vacant or underutilized lots surrounding downtown and the park by removing blight, improving landscaping, and preparing sites for future development or temporary community uses.

2.9 Install street lighting and seasonal banners along key corridors connecting downtown and the park to create a welcoming and visually cohesive environment that supports events and pedestrian activity.

STRATEGY 2

Downtown La Grange has a variety of businesses and amenities.

Goal 3: Facilitate the creation of 4 new upper story apartments in downtown buildings by December 2031 by supporting housing development and infrastructure improvements.

Actions/Projects:

3.1 Conduct a parking and streets study to evaluate existing capacity, identify infrastructure needs, and recommend improvements needed to support residential growth and increased downtown activity.

3.2 Assess the feasibility of a downtown streetscape improvement plan that prioritizes the pedestrian experience and enhances public spaces through elements such as seating areas, landscaping, lighting, and storytelling-centered design that reflects La Grange's heritage.

3.3 Incentivize mixed-use development with upper-floor apartments by offering targeted local incentives or gap financing to help make small-

scale housing projects financially feasible for developers.

3.4 Partner with developers and property owners to encourage the adaptive reuse of vacant or underutilized buildings into residential units, helping increase housing options while preserving existing structures.

3.5 Recruit a convenience store, small grocery, or specialty food retailer to provide residents with access to everyday consumer goods within the downtown district and support increased residential living in the area.

Goal 4: Recruit and open 4 new businesses downtown by December 2028 to diversify amenities and strengthen the local economy.

Actions/Projects:

4.1 Maintain and update a Property Owner List for targeted outreach. Create and maintain an internal inventory of downtown properties noting property type, original building date, parcel number, property address, business name and current use, property owner name and contact, square footage, total assessed value, value per SF, value per acre, # of floors, occupancy, # of SF occupied, and property condition.

4.2 Build relationships with property owners to understand barriers and offer solutions through targeted outreach including one on one meetings and resource sharing.

4.3 In addition to a property inventory, create a short business recruitment document outlining benefits of locating in Downtown La Grange with resources available to new businesses.

4.4 Promote new businesses through coordinated grand openings and seasonal shop-local campaigns.

4.5 Create promotions plans and social media calendar to prioritize promotions of economic opportunities and the downtown vision to encourage investments. Include a business of the month feature to support existing businesses.

4.6 Create and promote a façade and property improvement incentive program that provides grants, tax abatements, or other targeted incentives to encourage building renovations, exterior upgrades, and the activation of vacant or underutilized spaces, while prioritizing the preservation and historic integrity of downtown buildings.

4.7 Develop a comprehensive small business support program that provides startup assistance, mentorship, and training for entrepreneurs and existing business owners. The program could also include shared or reduced-cost commercial space opportunities, small grants or targeted incentives to support business startup or expansion and coordinated marketing and branding support to help businesses establish themselves and grow in downtown La Grange.

4.8 Create a “Pop-Up to Permanent” Program, partnering with property owners to allow pop-up businesses a temporary storefront with the ability to move to a longer term lease.

4.9 Activate vacant lots or pocket parks with pop-up markets, art installations, outdoor classes, or small community gatherings led by local partners to create vibrancy and test new uses for underutilized spaces.

4.10 Track and share pedestrian counts to demonstrate downtown momentum and impact.

Goal 5: Establish a business fast-track process that reduces the time from application to opening by 25% by July 2026.

Actions/Projects:

5.1 Establish a Business Liaison position to serve as the primary point of contact for businesses, coordinate interdepartmental reviews, and proactively engage with business owners annually.

5.2 Develop and publish clear, step-by-step permitting and development guides with defined timelines and expectations.

5.3 Implement annual economic impact and partnership training for Council and key staff focused on small business realities and best practices in municipal-business collaboration.

5.4 Host an annual "State of La Grange" forum to share data, gather feedback, and strengthen dialogue between businesses, residents, and Town leadership.

5.5 Modernize business communications through a dedicated business email list, digital alerts, or app-based notification system to supplement newsletters and social media.

5.6 Create a proactive outreach and retention program, including annual check-ins with employers and an exit interview process for businesses that close or relocate

Goal 6: By June 2028, establish at least two new cultural attractions and three collaborative community programs downtown that celebrate La Grange's heritage, strengthen partnerships between local organizations and businesses, and increase visitation and community engagement.

Actions/Projects:

6.1 Establish a museum downtown that features interactive exhibits, rotating displays, and community events that highlight La Grange's history, agricultural heritage, and cultural identity.

6.2 Partner with local artists, schools, and civic groups to develop community art initiatives, including youth art programs, temporary installations, and collaborative creative projects.

6.3 Develop heritage walking tours that connect historic sites, public art, and key landmarks, encouraging residents and visitors to explore downtown and learn about the community's story.

6.4 In partnership with local artists, create artistic heritage crosswalks at major downtown intersections using designs inspired by the "Garden Spot" identity to reinforce place and improve the pedestrian experience.

6.5 Host collaborative downtown events with partners such as the library, schools, and civic organizations, including book fairs, reading festivals, and family-focused programs that draw people downtown.

6.6 Encourage cross-promotion between businesses and organizations through coordinated marketing, event tie-ins, and shared promotions that increase foot traffic and visibility for downtown businesses.

6.7 Establish a "Downtown Partners" network that brings together businesses, property owners, nonprofits, and civic leaders to meet regularly, share information, and coordinate joint initiatives.

6.8 Explore the development of a "Garden Spot Digital Passport," a mobile-friendly platform that encourages residents and visitors to explore downtown through check-ins, themed trails, and a loyalty program highlighting local businesses and events.

STRATEGY 3

La Grange is full of opportunity and history.

Goal 7: December 2028, establish at least three new workforce training programs in partnership with Lenoir Community College and local industries to address regional skill gaps, strengthen career pathways for residents, and support the workforce needs of existing and future employers in La Grange and the surrounding area

STRATEGY 3 CONTINUED…

Actions/Projects:

- **7.1** Strengthen the partnership with Lenoir Community College by promoting workforce classes and certificate programs through a "Mini Lenoir Community College" initiative in La Grange. This could include hosting satellite classes, short-term training programs, or continuing education opportunities locally to make workforce development more accessible to residents.
- **7.2** Identify and evaluate potential downtown buildings that could be repurposed as small trade training hubs or classroom spaces for hands-on instruction in fields such as welding, HVAC, construction trades, information technology, or other in-demand technical skills.
- **7.3** Host regular workforce roundtables with the local Economic Development Corporation, Lenoir Community College, and regional employers to identify current and emerging workforce gaps, align training programs with industry needs, and ensure new programs lead to real job opportunities.
- **7.4** Develop targeted marketing and outreach campaigns to promote workforce training opportunities to residents, high school students, and career changers. Messaging should highlight local job opportunities, short-term credential pathways, and the benefits of gaining skills that align with regional employers.

Goal 8: By December 2028, facilitate the development of at least 20 new workforce housing units in La Grange to support local employment, attract new residents, and provide housing options for workers employed in local industries, small businesses, and public services.

Actions/Projects:

- **8.1** Identify and evaluate vacant lots and underutilized properties throughout La Grange that could be suitable for workforce housing development. This could include infill opportunities near downtown, redevelopment of underused sites, or adaptive reuse of existing buildings.
- **8.2** Partner with private developers to encourage mixed-use or small-scale residential projects downtown that incorporate workforce housing units above retail or within walkable areas, helping increase downtown activity and support local businesses.
- **8.3** Seek state and federal housing grants and financing tools to support construction and reduce development costs. Potential resources could include workforce housing programs, rural development funding, or housing tax credit programs.
- **8.4** Promote public-private partnerships that bring together the Town, developers, nonprofits, and housing organizations to identify feasible projects, coordinate funding sources, and create housing options that remain attainable for local workers.
- **8.5** Review local zoning and development regulations to identify opportunities for small-scale workforce housing such as duplexes, townhomes, accessory dwelling units (ADUs), or upper-floor residential units in 38 downtown buildings. If needed, amend regulations to allow more flexible housing types in appropriate areas.
- **8.6** Develop a housing opportunity site inventory and marketing packet highlighting available sites, development potential, and incentives to attract developers interested in small-town housing projects.
- **8.7** Encourage adaptive reuse of existing buildings such as vacant upper floors, former commercial buildings, or underutilized properties that could be converted into apartments or live-work units.
- **8.8** Coordinate with major employers and regional partners to better understand workforce housing demand and explore employer-supported housing initiatives or relocation assistance programs

Goal 9: Utilize county and state partnerships to complete at least four industrial or commercial development projects by 2030, strengthening La

Grange's economic base, creating jobs, and positioning the community to capture growth along the Highway 70/I-42 corridor in partnership with the Lenoir County Economic Development Corporation.

Actions/Projects:

9.1 Achieve certified site status for at least one 30–50+ acre industrial parcel through the EDPNC Certified Sites Program to ensure the site meets readiness standards and is competitive for industrial recruitment.

9.2 Secure a public-private partnership to construct an industrial shell building that can be marketed to prospective employers and reduce project timelines for companies.

9.3 Adopt a Highway 70/I-42 design overlay district within the zoning ordinance to guide building design, signage, landscaping, and access along the corridor.

9.4 Develop and adopt a Highway 70/I-42 corridor plan identifying priority highway commercial nodes, access management concepts, and voluntary annexation targets.

9.5 Coordinate with the Lenoir County Economic Development Corporation to market available sites and support industrial and commercial recruitment efforts.

STRATEGY 4

La Grange is beautiful, inviting, and connected through its streets, entrances, and public spaces

Goal 10: Complete streetscape and lighting improvements across downtown and key corridors by December 2028, including upgrades to three downtown blocks and expanded lighting improvements to enhance walkability, safety, and the overall visual appeal of La Grange.

Actions/Projects:

10.1 Conduct a lighting needs assessment to identify priority locations for new or upgraded streetlights in downtown, neighborhoods, and key corridors.

10.2 Install energy-efficient LED streetlights to improve safety, visibility, and long-term maintenance costs.

10.3 Upgrade and add decorative streetlights in the downtown district to enhance the pedestrian experience and reinforce a cohesive streetscape design.

10.4 Install benches, planters, and trash receptacles with coordinated design elements to create comfortable and attractive public spaces.

10.5 Add string lighting, decorative lighting in parks and gathering spaces, and seasonal banner programs on light poles to support events and enhance downtown atmosphere.

10.6 Incorporate public art and murals into streetscape improvements to reflect local heritage and strengthen downtown identity.

Goal 11: Update local plans, zoning, and design ordinances by June 2027 to support beautification, guide future development, and create consistent design standards that reinforce La Grange's identity and long-term growth goals.

Actions/Projects:

11.1 Update the 2016 Land Use Plan to reflect current development trends and priorities, with particular focus on downtown

STRATEGY 4 CONTINUED…

revitalization, industrial growth opportunities, and strategic development along the Highway 70/I-42 corridor.

11.2 Develop design guidelines for signage, landscaping, and building façades that promote cohesive aesthetics, protect historic character, and encourage high-quality development throughout downtown and key gateways.

11.3 Create or update ordinances addressing outdoor lighting, signage, and streetscape elements to improve safety, reduce visual clutter, and establish consistent standards for public and private improvements.

11.4 Host public workshops and stakeholder meetings to gather input from residents, business owners, and property owners on community character and preferred aesthetic standards.

11.5 Establish clear enforcement procedures and incentive programs that encourage compliance with design standards while supporting property owners who invest in façade improvements, landscaping, and beautification.

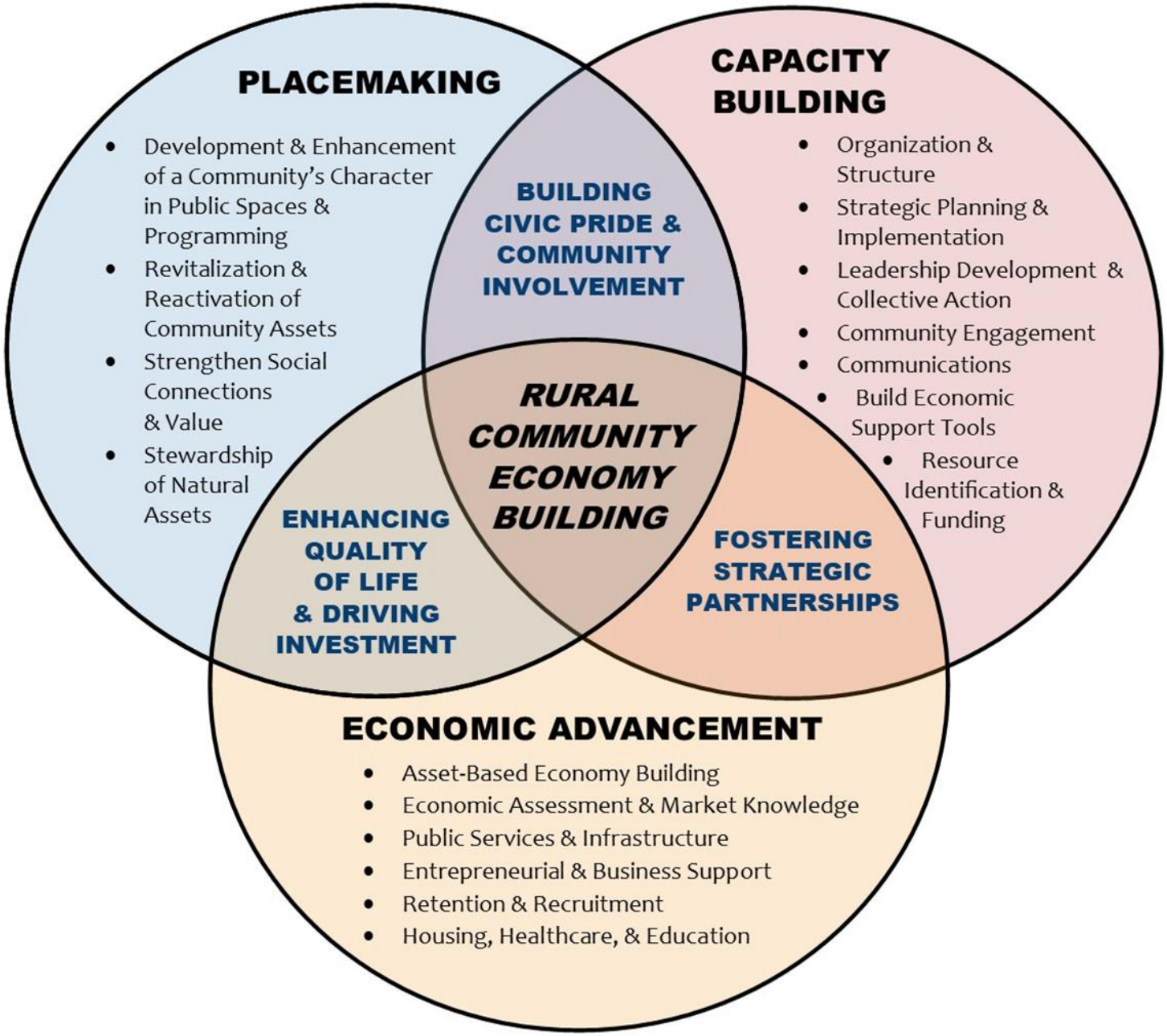
The strategies, goals, and projects outlined in this section provide a clear framework for advancing La Grange's economic development vision over the coming years. Together, they reflect the priorities identified through community input, stakeholder discussions, and existing planning efforts. While each strategy addresses a different aspect of La Grange's future from events and downtown vitality to workforce development, housing, and infrastructure, they are intended to work together to strengthen the Town's economy, enhance quality of life, and celebrate the unique character that defines La Grange.

Implementation of this plan will require ongoing collaboration among Town leadership, local businesses, community organizations, regional partners, and residents. Many of the initiatives outlined here will depend on partnerships, creative funding strategies, and consistent communication to move projects forward. Equally important will be the Town's ability to remain flexible and responsive as opportunities arise, ensuring that implementation efforts continue to align with community priorities and available resources.

To help guide this work, the following section identifies a set of priority projects that represent early opportunities for progress and visible impact. These projects were selected because they align strongly with the community's goals, can build momentum for other initiatives, and help establish the partnerships and organizational capacity needed for long-term implementation.

Following the priority projects, a suggested implementation timeline organizes the remaining initiatives over the next several years. The timeline is designed to sequence projects in a way that builds a strong foundation first—through planning updates, partnerships, and program development—before advancing larger investments and physical improvements. Together, the priority projects and timeline provide a practical roadmap for moving the strategies outlined in this plan into action while allowing flexibility as new opportunities emerge.

Rural Planning Program Approach to Rural Community Economy Building:



Priority Projects

Strategy 1: La Grange is known for its entertainment and events, including its signature event, the Garden Spot Festival.

Goal 2: Complete three park improvement projects and create at least two new pedestrian-friendly connections between downtown and the park by December 2028 to enhance visitor experience, event capacity, and accessibility.

Priority Action/Project 2.7: Build safe pedestrian walkways connecting downtown and the park.

Strengthening the physical connection between downtown La Grange and the community park is a priority project because it directly supports the Town's identity as a place where community events, recreation, and downtown activity work together. The park serves as a central gathering space for residents and is closely tied to many community events, including the Garden Spot Festival. Improving pedestrian connections between these two areas will help visitors move easily between the park and downtown businesses, encouraging longer stays, increased spending, and a more cohesive event experience.

Safe, well-designed pedestrian walkways can transform the relationship between downtown and the park by making it comfortable and intuitive for residents and visitors to walk between them. Improvements may include decorative paving, lighting, wayfinding signage, landscaping, and enhanced crosswalks that reinforce safety and visibility. These elements not only improve accessibility but also create a welcoming corridor that visually links two of La Grange's most important public spaces.

Investing in this connection is also a practical step toward strengthening downtown vitality. When parks and downtown districts are physically and visually connected, activity naturally flows between them. By prioritizing walkability and placemaking along these routes, La Grange can create an inviting environment that supports events, encourages everyday use, and strengthens the overall sense of community.

Strategy 2: Downtown La Grange has a variety of businesses and amenities.

Goal 4: Recruit and open four new businesses downtown by December 2028 to diversify amenities and strengthen the local economy.

Priority Action/Project 4.8: Create a "Pop-Up to Permanent" Program.

Recruiting new businesses is often one of the most challenging aspects of downtown revitalization, particularly in small towns where entrepreneurs may be hesitant to commit to long-term leases before testing their business concept. A "Pop-Up to Permanent" program is a priority project because it provides a low-risk pathway for entrepreneurs to experiment with new retail or service concepts while activating vacant storefronts.

Under this program, property owners partner with the Town or local organizations to offer temporary storefront space for pop-up businesses. Entrepreneurs can test their products, build a customer base, and refine their business model before transitioning into a permanent location. In some cases, successful pop-up businesses may choose to remain in the same space through a longer-term lease, helping to reduce vacancy and create momentum for additional investment.

Communities across the country have used pop-up programs as an effective strategy for revitalizing downtown districts. Temporary uses bring life to vacant spaces, increase foot traffic, and demonstrate the potential of underutilized buildings. Over time, these programs can help create a pipeline of locally rooted businesses that contribute to the diversity and vitality of the downtown economy.

Strategy 2: Downtown La Grange has a variety of businesses and amenities.

Goal 3: Facilitate the creation of 4 new upper story apartments in downtown buildings by December 2031 by supporting housing development and infrastructure improvements.

Priority Action/Project 3.1: Assess the feasibility of a downtown streetscape improvement plan that prioritizes the pedestrian experience and enhances public spaces through elements such as seating areas, landscaping, lighting, and storytelling-centered design that reflects La Grange's heritage.

A downtown streetscape improvement plan is a priority project because the public environment strongly shapes how people experience downtown and whether they choose to spend time there. In La Grange, strengthening the pedestrian environment can help create a more inviting and cohesive downtown that supports daily activity, encourages longer visits, and improves the visibility of local businesses. Even modest enhancements such as improved lighting, landscaping, seating, and coordinated streetscape elements can significantly improve comfort, appearance, and functionality within the downtown district.

Assessing feasibility first is important to determine which improvements are realistic within existing right-of-way constraints, infrastructure conditions, and available funding opportunities. A phased approach may allow the Town to prioritize the most visible or impactful blocks first while building momentum for future investment. Enhancing the pedestrian experience also supports broader downtown goals, including upper story housing, because a more walkable and attractive downtown makes the district more appealing for residential use and private reinvestment.

This project also presents an opportunity to reinforce La Grange's identity through storytelling-centered design. Streetscape details such as signage, public art, decorative materials, or interpretive features can reflect local history, community traditions, and cultural assets in a way that makes downtown feel distinct and memorable. Over time, a well-planned streetscape can strengthen downtown's role as a gathering place, support events, and create a stronger foundation for both business growth and long-term downtown revitalization.

Strategy 3: La Grange is full of opportunity and history.

Goal 7: Establish at least three new workforce training programs in partnership with Lenoir Community College and local industries by December 2028 to address regional skill gaps, strengthen career pathways for residents, and support the workforce needs of existing and future employers in La Grange and the surrounding area.

Priority Action/Project 7.1: Strengthen the partnership with Lenoir Community College and promote workforce training through a "Mini Lenoir Community College" initiative in La Grange.

Developing a stronger partnership with Lenoir Community College is a priority project because workforce development plays a critical role in supporting both local employers and long-term economic growth. Many rural communities face challenges related to workforce access, skill gaps, and transportation barriers that can make it difficult for residents to participate in training programs located outside their immediate community. Establishing a "Mini Lenoir Community College" initiative in La Grange would help bring workforce education opportunities closer to residents while strengthening the Town's ability to support business recruitment and retention.

This initiative could include hosting satellite classes, certification programs, short-term workforce training courses, or continuing education opportunities within the community. By identifying suitable classroom or training space within existing buildings and coordinating closely with Lenoir Community College and local employers, La Grange can create accessible pathways for residents to develop in-demand skills in fields such as skilled trades, manufacturing, information technology, healthcare support, or other sectors identified by regional employers.

Expanding local access to workforce training benefits both residents and businesses. For residents, it provides new opportunities to gain skills, advance careers, and increase earning potential. For employers, it helps ensure a reliable pipeline of qualified workers. By investing in workforce development through strong

partnerships with educational institutions and industry leaders, La Grange can strengthen its economic foundation while creating opportunities that allow residents to build careers within their own community.

Strategy 4: La Grange is beautiful, inviting, and connected through its streets, entrances, and public spaces.

Goal 11: Update local plans, zoning, and design ordinances by June 2027 to support beautification, guide future development, and create consistent design standards across the community.

Priority Action/Project 11.1: Update the 2016 Land Use Plan.

Updating the Town's Land Use Plan is a priority project because it provides the foundation for many of the long-term improvements and development initiatives outlined in this strategic plan. A comprehensive review of the 2016 Land Use Plan will allow the Town to reassess development priorities, address emerging opportunities, and ensure that future growth aligns with community goals.

The updated plan should place particular emphasis on downtown revitalization, industrial development opportunities, and strategic growth along the Highway 70/I-42 corridor. It can also help guide decisions related to infrastructure, housing development, and public space improvements while reinforcing the importance of preserving La Grange's historic character.

Land use plans are one of the most important tools communities have for shaping the future of their built environment. By updating this document, La Grange can provide clearer direction for property owners, developers, and community leaders while ensuring that future investments contribute to a cohesive and well-planned community. In addition, the planning process itself offers an opportunity to engage residents, businesses, and stakeholders in discussions about the Town's future, helping build consensus and support for the initiatives outlined in this plan.

Suggested Timeline of Actions/Projects

The projects outlined below are organized within a suggested 2026–2031 implementation timeline to guide sequencing and prioritization. Many initiatives will span multiple years and require consistent effort from early planning and partnership development through implementation and evaluation. This timeline is intended to remain flexible and responsive to changing conditions, funding opportunities, and community capacity. Regular evaluation and progress check-ins are encouraged so priorities can be adjusted while remaining aligned with the overall vision for La Grange.

The sequencing of actions is intentionally structured to build a strong foundation first, followed by activation and partnership development, and ultimately physical improvements and long-term investments. Early actions focus on organizational structure, communication systems, policy updates, and planning efforts such as updating the Land Use Plan, establishing business support systems, and building partnerships with workforce and economic development organizations.

As implementation progresses, the Town can shift toward activating downtown spaces, recruiting businesses, expanding workforce and housing initiatives, and launching collaborative cultural programs. Later years prioritize visible projects such as streetscape improvements, park enhancements, housing development, and industrial recruitment along the Highway 70/I-42 corridor.

2026–2027

5.1 Establish a Business Liaison position to serve as the primary point of contact for businesses and coordinate interdepartmental reviews.

5.2 Develop and publish clear permitting and development guides outlining application processes, timelines, and expectations for businesses.
5.5 Modernize business communications through a dedicated business email list or digital alert system.
11.1 Begin updating the 2016 Land Use Plan with a focus on downtown revitalization, industrial development, and the Highway 70/I-42 corridor.
11.4 Host public workshops and stakeholder meetings to gather community input on development priorities and aesthetic standards.
7.1 Strengthen the partnership with Lenoir Community College and explore a 'Mini LCC' initiative that brings workforce training opportunities to La Grange.
7.3 Convene workforce roundtables with employers, Lenoir Community College, and economic development partners to identify workforce needs.
4.1 Create and maintain a detailed inventory of downtown properties and property owner contacts to support recruitment and outreach.
8.1 Identify vacant lots and underutilized properties that may support workforce housing development.
8.6 Develop a housing opportunity inventory and marketing packet to attract housing developers.

2027–2028
1.1 Develop a vendor recruitment campaign targeting local businesses, artisans, and food vendors for the Garden Spot Festival.
1.3 Establish tiered vendor packages and sponsorship levels with defined benefits.
1.5 Develop professional sponsorship and marketing materials highlighting the economic impact of local events.
4.3 Create a business recruitment document outlining the benefits of locating in Downtown La Grange and available resources.
4.5 Develop a promotions plan and social media calendar highlighting downtown businesses and economic opportunities.
2.1 Create a park improvement plan to guide future investments and recreational upgrades.
2.5 Develop a bike and pedestrian plan identifying priority walking and biking connections throughout the community.
10.1 Conduct a lighting needs assessment to identify priority locations for lighting improvements.
9.4 Develop and adopt a Highway 70/I-42 corridor plan identifying commercial nodes and development priorities.
11.2 Develop design guidelines for signage, landscaping, and building façades to reinforce community character.

2028–2029
2.3 Install a paved walking trail with benches and lighting within the park.
2.4 Upgrade park event infrastructure including electrical hookups and seating areas.
2.6 Develop a pocket park between downtown and the main park to strengthen pedestrian connections.
2.7 Construct safe pedestrian walkways connecting downtown, parks, and surrounding neighborhoods.
10.2 Install energy-efficient LED streetlights in priority areas identified through the lighting assessment.
10.3 Add decorative streetlights within downtown to enhance the pedestrian environment.
3.1 Conduct a parking and streets study to evaluate infrastructure needs supporting residential growth.
3.3 Implement incentives or gap financing to support mixed-use development with upper-floor apartments.
3.4 Partner with property owners and developers to adaptively reuse vacant buildings for housing.
6.1 Begin development of a downtown museum highlighting La Grange’s history and agricultural heritage.
6.2 Launch community art initiatives with local artists and schools.
6.7 Establish a Downtown Partners network to strengthen collaboration between businesses and organizations.

2029–2030

10.4 Install benches, planters, and trash receptacles with coordinated design elements throughout downtown.
10.5 Add decorative string lighting and seasonal banners to enhance downtown atmosphere.
6.3 Develop heritage walking tours linking historic sites, public art, and downtown landmarks.
6.4 Install artistic heritage crosswalks at key downtown intersections inspired by the Garden Spot identity.
9.1 Achieve certified site status for an industrial parcel through the EDPNC Certified Sites Program.
9.2 Secure a public-private partnership to construct an industrial shell building.
4.9 Activate vacant lots and pocket parks through markets, art installations, and small community events.

2030–2031

4.7 Implement the comprehensive small business support program offering mentorship, training, and startup assistance.
4.8 Launch a 'Pop-Up to Permanent' program allowing entrepreneurs to test retail concepts in vacant storefronts.
7.2 Establish workforce training hubs supporting hands-on technical and trade programs.
8.7 Encourage adaptive reuse of vacant upper floors or underutilized buildings for residential units.
8.8 Coordinate with major employers to explore employer-supported housing initiatives.
9.3 Adopt a Highway 70/I-42 design overlay district guiding corridor development and design quality.
10.6 Incorporate murals and public art into streetscape improvements to celebrate La Grange’s heritage.

Appendices

1 NC Main Street & Rural Planning Center's Resource and Funding Guide

2 Project Development Vision Boards

Appendix 1: Resource and Funding Guide

This resource and funding guide was developed by the NC Main Street and Rural Planning Center to help communities, local governments, nonprofits, and partners quickly identify relevant grant programs, technical assistance offerings, and funding opportunities that can support downtown revitalization, economic development, planning, and placemaking efforts. The guide is designed to be practical and easy to use, organizing opportunities by focus area and eligibility so communities can more efficiently match projects with potential resources. It is a living document and is regularly updated by the Center as new funding opportunities become available, program guidelines change, or deadlines shift, ensuring users have access to the most current information possible when planning projects or pursuing implementation funding.

If you are seeking resources for a local project, we encourage you to explore the MS&RP Comprehensive Grant Funding & Resource Guide, (linked and available under the Organization & Resources section of our website).

Appendix 2: Project Development Vision Boards

Downtown Revitalization Vision Board



Current State of Downtown

The conceptual renderings developed for this strategy illustrate how coordinated public and private improvements can strengthen Downtown La Grange as a more active and attractive mixed-use district. The images show how façade reinvestment, improved storefront presentation, lighting, landscaping, and pedestrian-oriented streetscape elements can enhance downtown while maintaining the traditional character of existing buildings. They also reflect the importance of reducing vacancies, supporting adaptive reuse, and encouraging a stronger mix of businesses and amenities that serve both residents and visitors. Creative design elements, including public art integrated into the streetscape through features such as mural crosswalks, help reinforce local identity and create a more memorable downtown experience. Together, these concepts demonstrate how incremental improvements and strategic investment can support downtown as a place where people shop, gather, and invest over time



Conceptual Rendering



Current Building Downtown



Crosswalk Example in Mooresville, NC



Conceptual Rendering

104 Caswell St.





Restoring 104 Caswell Street is important because, as a prominent corner building, it has a major influence on the look and feel of downtown. Its size, visibility, and historic character make it a natural anchor for the district, and bringing it back into active use would help preserve an important part of the community's identity while creating new energy through business activity and upper-floor use.

Because it sits at such a visible location, improvements to this building could also help spark broader downtown investment. A strong restoration here can build confidence, encourage nearby property owners to reinvest, and strengthen the block as a more active and attractive destination.







La Grange Fire Department Gym

The rendering concepts for the La Grange Fire Department gym and the Lenoir County Sheriff's Office illustrate how targeted façade improvements to visible, town-owned buildings can serve as an important first step in strengthening the overall appearance and confidence of downtown. Both buildings are already active public facilities that residents regularly see and use, making them ideal candidates for early visual investment. Modest exterior upgrades such as refreshed paint, improved signage, cleaner storefront framing, updated awnings, and subtle architectural detailing demonstrate how relatively simple changes can significantly improve the character of a building without changing its use or structure.

Because these two properties are publicly owned and highly utilized, improvements to them can help establish momentum for broader downtown revitalization. Together, these projects show how public investment can set a visible example for private property owners, encouraging additional façade improvements and reinforcing that incremental upgrades across downtown buildings can collectively spark larger reinvestment and pride in place.

Lenoir County Sheriff's Department Building



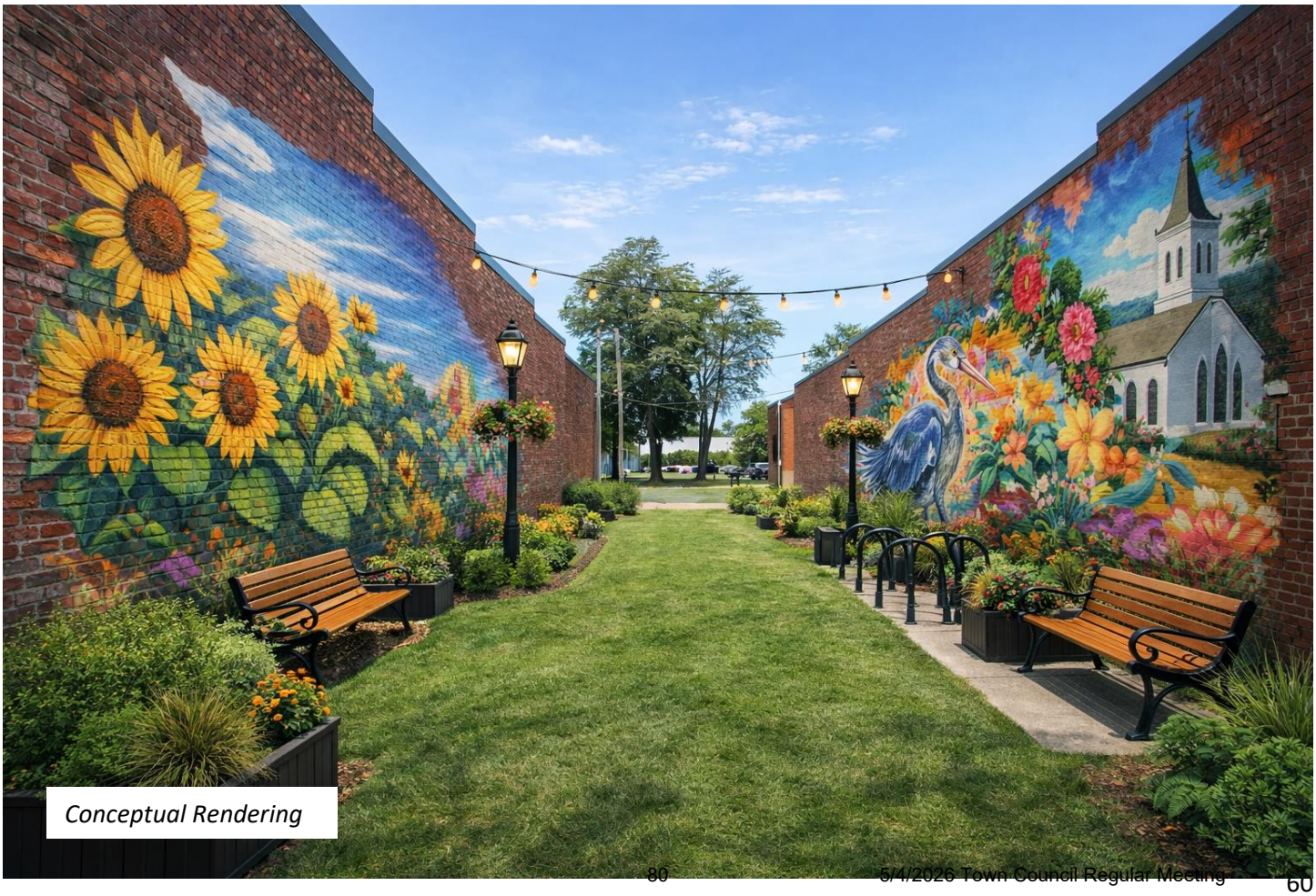


Downtown Pocket Park Vision Board

This conceptual rendering illustrates how an underutilized downtown lot could be transformed into a small pocket park that adds both function and character to Downtown La Grange. Designed as an inviting gathering space, the concept incorporates landscaping, seating, lighting, and public art to create a safe and attractive environment that encourages people to linger and move between downtown destinations. The pocket park also supports the broader downtown connectivity vision by linking to the rear alleyway improvement project, which serves as a pedestrian connector between downtown and the town park. Flexible by design, the space could accommodate small events, pop-up activities, public art installations, or community gatherings, while also introducing another creative way to express La Grange's identity through murals and placemaking features.



Current empty lot in downtown.



Conceptual Rendering

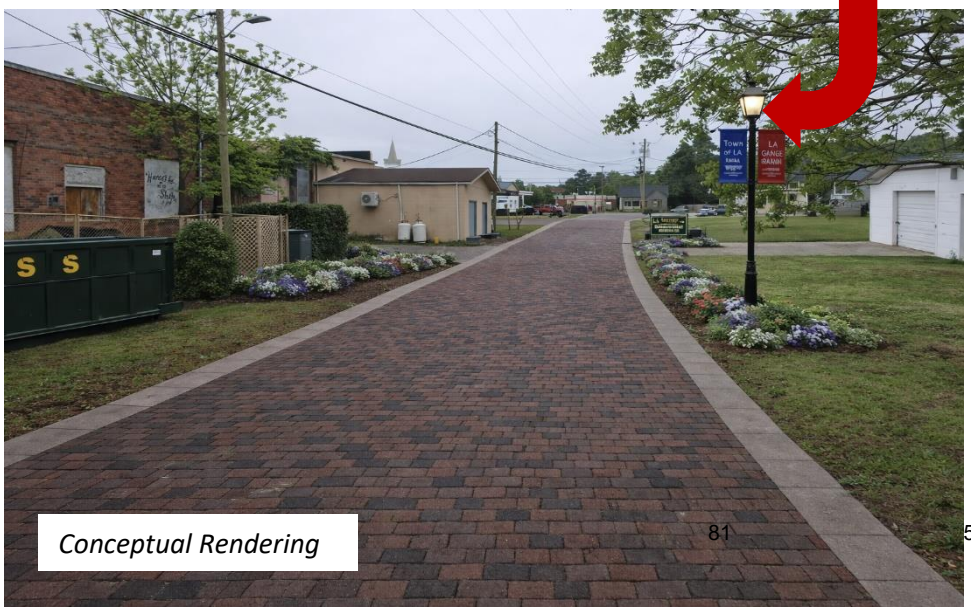
Downtown Alleyway & Park Connection Vision Board





Conceptual Rendering





Conceptual Rendering

These conceptual renderings together illustrate a larger connectivity project that reimagines the rear alley corridor and adjacent pedestrian path as a continuous, welcoming link between Downtown La Grange and the town park. The alleyway improvements show how a space that currently functions primarily as a rear service area can be upgraded through paving, landscaping, lighting, and signage while still accommodating practical needs such as rear access and waste collection. The adjacent path rendering extends that concept closer to the park, showing how consistent materials, lighting, and wayfinding can create a recognizable route that feels intentional rather than secondary. Together, these improvements help establish a stronger visual and physical relationship between two important community assets that currently function too separately.

This connection is especially important because the town park already serves as one of La Grange's most active public spaces, drawing regular daily use as well as larger community gatherings, yet downtown businesses and gathering spaces do not consistently benefit from that activity. A clearer and safer pedestrian route can encourage park visitors to move naturally into downtown before or after events, increasing visibility for businesses and helping downtown feel more active throughout the day. By improving comfort, visibility, and aesthetics in spaces that are currently perceived as neglected or unsafe, the Town can begin addressing one of the barriers that limits how often people choose to walk between destinations.

The renderings also demonstrate how this corridor could support larger downtown activation efforts over time. During events such as the Garden Spot Music Festival, the improved alley and path could help physically extend activity between the park and downtown, allowing both spaces to function as part of one connected event environment rather than separate destinations. In everyday use, these same improvements reinforce the long-term goal of making downtown feel like the center of community life—a place that is inviting, visible, and connected to where people already gather. Lighting, landscaping, benches, and wayfinding all contribute to creating a corridor that feels safe, attractive, and active enough to support both daily use and special events.





Conceptual Rendering

Park Improvements Vision Board

The conceptual renderings for the park illustrate how simple improvements can strengthen one of La Grange's most active public spaces while reinforcing its connection to downtown and supporting broader community use. The concepts focus on modest but visible enhancements such as improved pathways, landscaping, seating, lighting, signage, and gathering areas that make the park feel more intentional, comfortable, and inviting for both everyday use and community events. These types of improvements help build on an asset that already plays an important role in daily life while making the space more functional and visually connected to surrounding downtown investments.

Because the park already serves as a major destination for families, events, and recreation, continued investment in the space also supports broader economic and community development goals. Strengthening the park's appearance, usability, and connections to downtown helps create more opportunities for residents and visitors to move between spaces, participate in events, and spend more time in the community's core. As improvements to the park, alleyway, and downtown occur together, these public spaces can function more as one connected district that supports community gathering, events, and everyday activity.





Conceptual Rendering



Conceptual Rendering

TOWN OF LA GRANGE

RESOLUTION _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LA GRANGE, NORTH CAROLINA, APPROVING AND ADOPTING THE LA GRANGE STRATEGIC ECONOMIC DEVELOPMENT PLAN

WHEREAS, the Town of La Grange established the Economic Development Committee, comprised of dedicated volunteer residents of the Town, to advise and assist the Town in the development of a long-range strategic framework for economic development; and

WHEREAS, over the past six months, the volunteer members of the Economic Development Committee have worked diligently and devoted significant time and effort to the development of a comprehensive Strategic Economic Development Plan tailored specifically to the Town of La Grange; and

WHEREAS, the Economic Development Committee carried out this work with the guidance and assistance of Samantha Darlington of the North Carolina Department of Commerce, whose professional expertise and support have been instrumental in producing the Plan; and

WHEREAS, the Strategic Economic Development Plan provides a long-range framework for identifying opportunities, prioritizing initiatives, and aligning Town resources with regional, state, and federal economic development partners; and

WHEREAS, formal Council adoption of the Plan strengthens the Town’s competitiveness in future grant and funding applications, supports continuity of policy direction, and establishes the Plan as the Town’s officially-endorsed economic development framework; and

WHEREAS, the completed Plan has been presented to the Town Council by Samantha Darlington of the North Carolina Department of Commerce on May 4, 2026, and the Town Council has had an opportunity to review and consider the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LA GRANGE, NORTH CAROLINA, THAT:

1. The La Grange Strategic Economic Development Plan, as presented to the Town Council on May 4, 2026, is hereby formally approved and adopted as the Town's official Strategic Economic Development Plan.

2. The Town Manager and Town staff are hereby directed to use the Plan as the Town's guiding framework for economic development activities, including project prioritization, partnership coordination, and grant applications, subject to such future Council direction, budget appropriations, and project-specific approvals as may be required.

3. The Town Manager is authorized to take such reasonable administrative steps as may be necessary or appropriate to support implementation of the Plan, including coordination with the North Carolina Department of Commerce and other regional, state, and federal partners.

4. The Town Council hereby formally recognizes and expresses its sincere appreciation to the volunteer members of the La Grange Economic Development Committee for the many hours of dedicated, thoughtful work they contributed over the past six months in developing this Strategic Economic Development Plan, and likewise expresses its appreciation to Samantha Darlington of the North Carolina Department of Commerce for the guidance and assistance she provided to the Committee throughout the planning process.

5. This Resolution shall take effect immediately upon adoption.

ADOPTED this 4th day of May, 2026.

_____

Bobby Wooten, Mayor

ATTEST:

_____

Laura Williford, Town Clerk

Agenda Item 8b

CDBG-NR Grant Administration Contract and Required Plans, Policies, Ordinance, and Resolutions

TOWN OF LA GRANGE

AGENDA ITEM SUMMARY MEMO

TO: Mayor Bobby Wooten and Town Council

FROM: Shawn Condon, Town Manager

DATE: Monday, May 4, 2026

SUBJECT: Consideration of Approval of the 2025 CDBG-NR Grant Administration Services Contract and Adoption of Required CDBG-NR Plans, Policies, Ordinance, and Resolutions

Action Requested

Take the following actions in support of the Town of La Grange 2025 Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) Project (Grant No. 24-C-4211):

- Authorize the Town Manager to negotiate and execute a 2025 CDBG-NR Grant Administration Services Contract with Faltor Consulting (highest-scoring proposer under the Town's RFP);
- Adopt the Grant Project Ordinance for the 2025 CDBG-NR Program (NCGS § 159-13.2);
- Adopt the Resolution Prohibiting the Use of Excessive Force by Law Enforcement Agencies for CDBG Grantees;
- Adopt the Signatory Resolution authorizing the Mayor, Mayor Pro Tempore, Town Manager, and Assistant Town Manager to sign Requisition for Funds forms;
- Authorize execution of the Signatory Form and Certification consistent with the Signatory Resolution;
- Adopt the eleven (11) required CDBG-NR program plans and policies listed below.

Purpose

The purpose of this agenda item is to obtain Council approval of the full set of policy, governance, compliance, and contractual actions required to advance the Town's $950,000 CDBG-NR project from grant award to active project administration. Each of the items listed in the Action Requested above is either expressly required by the CDBG-NR Funding Approval Conditions, by HUD program regulations, or by NC Department of Commerce, Rural Economic Development Division (REDD) program guidance.

Securing qualified third-party grant administration is a Funding Approval condition under the CDBG-NR award. The associated plans, policies, ordinance, and resolutions provide the legal, governance, and operational framework that the Town must have in place before CDBG-NR project funds may be obligated and expended.

Background

At its April 13, 2026 Regular Meeting, the Town Council approved the CDBG-NR Grant Agreement with the North Carolina Department of Commerce, Rural Economic Development Division, in the total

amount of $950,000.00 for Grant No. 24-C-4211. The approved 2025 CDBG-NR project includes the rehabilitation or reconstruction of four (4) housing units scattered throughout the Town and is expected to extend over the next 36 months.

Following approval of the Grant Agreement, staff began work on the related Funding Approval conditions, including procurement of grant administration services and adoption of the program-level plans, policies, and resolutions required for CDBG-NR projects. With both the administration RFP results and the required compliance documents now ready for action, this agenda item brings the full package forward for Council approval and adoption in a single coordinated action.

Part 1 – CDBG-NR Grant Administration Services Contract (RFP Recommendation)

RFP Process. Town staff prepared and issued a Request for Proposals (RFP) for CDBG-NR Grant Administration Services consistent with North Carolina CDBG-NR procurement requirements. The advertisement for the RFP was published in the Kinston Free Press on March 26, 2026. Due to a publication-related issue with the original advertisement, the proposal due date was adjusted from April 20, 2026 to April 30, 2026 to ensure full compliance with advertising and notice requirements. On March 26, 2026, Town staff also emailed the RFP directly to known firms with experience administering CDBG-NR projects in North Carolina, including Faltor Consulting, LKC Engineering, RSM Harris Associates, and McDavid Associates. By the April 30, 2026 deadline, two qualified proposals were received: Faltor Consulting and The Adams Company, Inc.

All grant administration costs are eligible to be paid from CDBG-NR grant funds and will not require any local Town appropriation.

Scope of Services. The RFP scope of services included environmental review, citizen participation, fair housing, equal employment and procurement, Section 3, Section 504, Language Access Plan completion, anti-displacement and relocation assistance plan completion, complaints/grievance procedures, labor standards, all required reporting and documentation, financial reimbursement form assistance, official records management, and housing-specific tasks (home inspections, homeowner qualification, construction and acquisition documents, clearance contracts, asbestos and lead paint inspection coordination, and relocation eligibility coordination).

Evaluation Criteria. The RFP applied a 100-point framework: General Qualifications/Reputation (20), Prior CDBG Housing Grant Experience (25), Qualifications of Actively Involved Staff (20), Ability to Address Local Needs (12), Availability (12), and Cost of Services (11).

Evaluation Results:

Proposer	Total Score (100 max)	Notes
Faltor Consulting	95	Highest score; strong CDBG-NR housing experience and references
The Adams Company, Inc.	93	Highly qualified; competitive and experienced firm

Both firms are well-qualified, have ample CDBG-NR project experience, and presented competitive proposals. Reference checks for both firms returned positive results. The score differential is small but consistent with Faltor Consulting receiving slightly higher marks under the Ability to Address Local Needs and Availability criteria.

Part 2 – Grant Project Ordinance (NCGS § 159-13.2)

The Grant Project Ordinance establishes a multi-year project budget for the 2025 CDBG-NR Project as required by Section 13.2 of Chapter 159 of the North Carolina General Statutes. The ordinance authorizes the project, identifies the project description (the work statement contained in Grant Agreement #24-C-4211), and appropriates the grant funds and required local match for project administration and project activities. Adoption of the Grant Project Ordinance is a required Local Government Commission (LGC) financial-management practice for grant-funded projects of this nature.

Part 3 – Resolution Prohibiting the Use of Excessive Force

Title 1 of the Housing and Community Development Act (HCDA) of 1974, Section 519 of Public Law 101-144, and the 1990 HUD Appropriations Act require that all CDBG recipients adopt and enforce a policy to prohibit the use of excessive force by law enforcement agencies within the recipient's jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and to enforce applicable State and local laws against physically barring entrance to or exit from a non-violent civil rights demonstration. Adoption of this Resolution is a Funding Approval condition under the CDBG-NR Grant Agreement.

Part 4 – Signatory Resolution and Signatory Form & Certification

The Signatory Resolution authorizes the persons listed below to sign Requisition for Funds forms in connection with Grant No. 24-C-4211. NC Department of Commerce/REDD requires a governing-body resolution when the Mayor is one of the authorized persons. The Signatory Form and Certification documents the same authorization on the State-required form for submission with the executed Grant Agreement.

Authorized signatories proposed:

- Bobby Wooten, Mayor
- Larry Gladney, Mayor Pro Tempore
- Shawn Condon, Town Manager
- Christopher Seaberg, Assistant Town Manager

Part 5 – Required CDBG-NR Plans and Policies (11 Documents)

The following plans and policies are required by HUD regulations, NC Department of Commerce/REDD program guidance, and the Funding Approval conditions for the 2025 CDBG-NR Project. Each is presented in final form for Council adoption:

Document	Description / Regulatory Basis
Citizen Participation Plan	Provides citizens — especially low- and moderate-income citizens of the community

	where CDBG-funded activities will take place — an opportunity to participate in the planning and implementation of CDBG activities. Required by NC Department of Commerce/REDD program guidance.
Code of Conduct (CDBG Programs)	Governs the performance of officers, employees, and agents engaged in the award and administration of contracts supported by federal funds. Establishes conflict-of-interest standards and prohibits gratuities. Required for federal-funded contract administration.
Equal Employment and Procurement Plan	Affirms the Town's policy of providing equal employment opportunities and equal opportunity in procurement regardless of race, color, religion, sex, national origin, handicap, age, or political affiliation. Required for CDBG recipients.
Fair Housing Plan	Recipient's plan to affirmatively further fair housing — identifies obstacles to fair housing in the community and the Town's planned activities to overcome them. Required by Title VIII of the Civil Rights Act of 1968 and HUD regulations.
Language Access Plan (5-Year)	Provides meaningful communication with persons of Limited English Proficiency (LEP), in compliance with Title VI of the Civil Rights Act of 1964 and applicable federal/state laws. Required by HUD.
Residential Anti-Displacement and Relocation Assistance Plan	Required by the Housing and Community Development Act of 1974, as amended, and HUD regulations at 24 CFR 42.325. Establishes the Town's steps to minimize the direct and indirect displacement of persons from their homes and provides one-for-one replacement of demolished or converted lower-income dwelling units.
Optional Coverage Relocation Plan	Establishes the Town's administration of all relocation activities (temporary or permanent) under 49 CFR Part 24 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
CDBG Program Policies	Administrative guidelines for the Town's Community Development Block Grant Program, including project area committee, public hearings, eligibility, contractor procurement, financial controls, and reporting. Adopted by the

	Town Council and signed by the Mayor.
Section 3 Plan (Local Jobs Initiative)	Local economic benefit plan ensuring that, to the greatest extent feasible, opportunities for training, employment, and contracting on federally-assisted community development projects are directed toward lower-income residents and Section 3 business concerns within the project area.
Section 504 Compliance Officer / Grievance Procedure	Designates the Town Manager as Section 504 Compliance Officer and establishes the citizen grievance procedure for the CDBG Program in accordance with Section 504 of the Rehabilitation Act of 1973, as amended.
Section 504 Self-Evaluation	Self-evaluation checklist of the Town's programs and practices under Section 504 of the Rehabilitation Act of 1973, as amended, and 24 CFR Part 8.

Each plan and policy listed above has been provided to Council in advance of the May 4, 2026 meeting and is included as a packet attachment.

Fiscal Impact

All grant administration fees will be paid from the CDBG-NR grant award (Grant No. 24-C-4211) under the eligible administration line item established in the approved budget. There is no required local appropriation associated with the administration contract or the adoption of the plans, policies, ordinance, and resolutions. The Grant Project Ordinance establishes the multi-year project budget consistent with the approved Grant Agreement.

Council Options

Option 1: Approve all of the actions listed under Action Requested above as a single, coordinated CDBG-NR project advancement package, including (a) authorization to execute the Grant Administration Services Contract with Faltor Consulting, (b) adoption of the Grant Project Ordinance, (c) adoption of the Excessive Force Policy Resolution, (d) adoption of the Signatory Resolution and execution of the Signatory Form, and (e) adoption of all eleven (11) required CDBG-NR plans and policies.

Option 2: Approve the items individually, with separate motions for the administration contract, ordinance, resolutions, and the package of plans and policies.

Option 3: Authorize the administration contract with Faltor Consulting only and defer adoption of the supporting plans, policies, ordinance, and resolutions to a future meeting. Staff does not recommend this option, as Funding Approval conditions cannot be cleared and project funds cannot be released until the supporting items are in place.

Option 4: Reject all proposals and direct staff to re-issue the RFP. Staff does not recommend this option given the impact on the CDBG-NR Funding Approval timeline.

Town Manager's Recommendation

I recommend Option 1: approve all CDBG-NR project advancement actions as a single coordinated package. This is the most efficient and orderly path to clear the Funding Approval conditions, satisfy the regulatory requirements that apply to CDBG-NR projects, and position the Town to begin substantive project activity on the four-unit housing rehabilitation/reconstruction work without further delay.

Faltor Consulting received the highest evaluation score under the Town's adopted RFP scoring framework, has substantial CDBG-NR housing project experience, and submitted a competitive proposal. The supporting plans, policies, ordinance, and resolutions are in the standard CDBG-NR form used statewide, tailored where appropriate to the Town of La Grange.

Attachments

- Memorandum – 2025 CDBG-NR Grant Administration Consideration
- Faltor Consulting Proposal – 2025 CDBG-NR Grant Administration (April 7, 2026)
- The Adams Company, Inc. Proposal – 2025 CDBG-NR Grant Administration (April 30, 2026)
- Evaluation Table – Faltor Consulting (Score: 95)
- Evaluation Table – Adams Company, Inc. (Score: 93)
- Grant Project Ordinance – 2025 CDBG-NR Program (LA25 Grant Project Ordinance)
- Resolution Prohibiting the Use of Excessive Force for CDBG Grantees (LA25 CDBG-I Excessive Force Policy Resolution)
- Signatory Resolution (LA25 Signatory Resolution)
- Signatory Form and Certification (LA25 SIGNATORY FORM AND CERTIFICATION)
- Citizen Participation Plan (LA25 Citizen Participation Plan)
- Code of Conduct – CDBG Programs (LA25 Code of Conduct)
- Equal Employment and Procurement Plan (LA25 EEO and Procurement Plan)
- Fair Housing Plan (LA25 Fair Housing Plan)
- Language Access Plan – 5-Year (LA25 Language Access Plan)
- Residential Anti-Displacement and Relocation Assistance Plan (LA25 Anti Displ Relo Plan)
- Optional Coverage Relocation Plan (LA25 275 Opt Coverage Reloc Plan)
- CDBG Program Policies (LA25 Program Policies)
- Section 3 Plan – Local Jobs Initiative (LA25 Section 3)
- Section 504 Compliance Officer / Grievance Procedure (LA25 Section 504 Grievance)
- Section 504 Self-Evaluation (LA25-Section 504 Self Evaluation)

Town of La Grange
Planning Department
203 S. Center St./PO Box 368
La Grange, NC 28551

252-566-3186
252-566-2201 (Fax)
WWW.LAGRANGENC.COM

Agenda Item – 2025 CDBG-NR Grant Adminstration Services Consideration

The Town of La Grange has received a Community Development Block Grant-Neighborhood Revitalization (CDBG-NR) award in the amount of $950,000 by the North Carolina Department of Commerce (NCDOC) for the 2025 CDBG-NR Project which includes 4 housing units to be rehabilitated/reconstructed. These houses are scattered throughout the Town. The project will take place over the next 36 months.

Town Staff has requested proposals for grant administration services to assist the Town in the administration and management of this project in compliance with all applicable requirements under the North Carolina CDBG-NR Program. The fee for grant administration services will be paid with CDBG-NR funds.

The Request for Proposals (RFP) originally scheduled submittals by April 20, 2026, but, due to a mix-up on the required advertisement, was shifted to April 30, 2026. The advertisement for this RFP was published in the Kinston Free Press on March 26, 2026.

Town Staff also emailed the RFP to known firms that perform such services on March 26, 2026. The firms were:

1. Faltor Consulting
2. LKC Engineering
3. RSM Harris Associates
4. McDavid Associates

As part of this RFP, staff provided the following Scope of Services:

Grant administration services shall include, but are not limited to, standard tasks necessary for the implementation of the project in conformance with the following CDBG compliance areas:

1. Environment Review Compliance and Release of Funds and other Funding Conditions;
2. Citizen Participation Compliance;
3. Fair Housing Compliance;
4. Equal Employment and Procurement Compliance;
5. Section 3 Compliance;
6. Section 504 Compliance;
7. Completion of Language Access Plan;
8. Completion of Anti-Displacement and Relocation Assistance Plan;
9. Complaints and Grievance Procedures for Compliance Plans;
10. Labor Standards Compliance;
11. Completion of all required reports and documentation;
12. Assistance with Financial Reimbursements Forms;

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13. Setting up and managing official records; and
14. Housing related services to include;
    a. Home inspections to determine needs
    b. Establishing qualifications of homeowners
    c. Preparation of construction documents
    d. Preparation of acquisition documents
    e. Preparation of clearance contracts
    f. Coordination of necessary asbestos and lead paint inspections
    g. Preparation of relocation eligibility amounts and coordination with owners

As part of this RFP, staff provided the following Proposal Evaluation Criteria:

Proposals for grant administrative services was evaluated by following criteria:

1. General Qualifications, Competence and Reputation of Firm or Individual Consultant..... 20 points
2. Prior CDBG Housing Grant Experience of Firm or Individual Consultant ..... 25 points
3. Qualifications of Actively Involved Staff (assigned staff members of Firm or Consultant)..... 20 points
4. Ability to Address Local Needs..... 12 points
5. Availability ..... 12 points
6. Cost of Services ..... 11 points

The Town received 2 Grant Administration Proposals.

1. Faltor Consulting
2. The Adams Company, Inc.

Both companies are extremely qualified and provided very competitive proposals. The evaluation scores (100 point Maximum) for each proposal is shown below:

1. Faltor Consulting – 95 Points
2. The Adams Company, Inc. – 93 Points

Both companies have good references and ample experience administering CDBG-NR projects. Staff recommend contracting with Faltor Consulting due to the slight edge in points.

It is requested that the Town Council authorize the Town Manager to execute a 2025 CDBG-NR Grant Administration Contract with Faltor Consulting.

FALTOR
CONSULTING
P.O. Box 10136 • Goldsboro, NC 27532 • 252-521-7965

April 7, 2026

Mr. Christopher Seaberg
Town of La Grange
203 S. Center Street
La Grange, NC 28551

Re: Town of La Grange
Administration Proposal
CDBG-NR Project

Dear Mr. Seaberg:

FALTOR Consulting is pleased to submit this proposal to provide administrative services for the Town of La Grange's Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) Program. We understand that the Town has successfully received funding through this program, and we are very interested in continuing our involvement by assisting with the administration and implementation of the project.

We are especially grateful for the opportunity to have supported the Town during the application process and in securing this funding. It has been a privilege to work alongside Town staff and elected officials to help the citizens of La Grange. We sincerely value the relationship that has been established. We look forward to the opportunity to continue building on that foundation and working together for many years to come.

Enclosed, please find our proposal outlining our qualifications, experience, and technical approach to providing professional administrative services for your CDBG-NR program. Our team is committed to delivering responsive service, maintaining full compliance with program requirements, and providing the attention and oversight necessary to ensure the successful execution of the project.

Thank you for your consideration. We appreciate the opportunity to continue serving the Town of La Grange and would welcome the opportunity to discuss our proposal further.

Sincerely,

Lewis B. Jones

Lewis B. Jones

Enclosure

PROFESSIONAL SERVICES PROPOSAL

ADMINISTRATION SERVICES

TOWN OF LA GRANGE

CDBG-NR

Neighborhood Revitalization

April 7, 2026

FALTOR CONSULTING

P.O. Box 10136 • Goldsboro, NC 27532 • 252-521-7965

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LOCATION OF FIRM AND ACCESSIBILITY

FALTOR Consulting LLC is based in Goldsboro, Wayne County, North Carolina. Our firm serves communities throughout eastern North Carolina, including Lenoir County and the surrounding region. We are located approximately 5 miles from the Town of La Grange.

Due to our proximity to the Town of La Grange, FALTOR Consulting LLC will provide timely on-site availability, rapid response to project needs, and direct coordination with Town staff, contractors, and state agencies. This local presence supports efficient communication and effective issue resolution throughout the life of the program.

PROJECT PERSONNEL

Ben Jones will serve as the primary administrator responsible for all administrative management activities for the CDBG-NR project. He brings extensive professional experience in all phases of CDBG program administration and is known for a hands-on, detail-driven management style that promotes accountability, responsiveness, and compliance. This approach has consistently proven valuable in prior programs and will provide the same benefit throughout the duration of this project. Mr. Jones and his support team will work closely with Town staff and function as an extension of the organization for the life of the program.

Michael Hallenburger will be responsible for construction inspections and on-site oversight during the construction phase of the project. He brings over 30 years of hands-on construction experience and a strong working knowledge of field practices and quality standards. Mr. Hallenburger will monitor construction progress, verify compliance with approved plans and contract requirements, and help ensure work is completed correctly and in a timely manner.

Brittany Guzman will be responsible for in-house administrative support, including documentation management, organization of program files, financial assistance tracking, and preparation of required reports. She is highly proficient in recordkeeping and works effectively with the public to obtain and process information necessary to meet reporting and compliance requirements.

IMPLEMENTATION APPROACH

Project Implementation Activities

Month 1 – Project Initiation & Grant Setup

- *Coordinate Town's acceptance of grant award, including Funding Approval and execution of Grant Agreement*
- *Prepare documents required to obtain Release of Funds, including:*
- *Begin Environmental Review Process*
- *Residential Anti-Displacement Plan*
- *Fair Housing Plan*
- *Citizen Participation Plan*
- *Grant Project Ordinance*
- *Code of Conduct*
- *Signatory Cards*
- *Disclosure Certification*
- *Equal Employment and Procurement Plan*
- *Section 3 Plan*
- *Section 504 Plan*
- *Language Access Plan*
- *Complaints and Grievance Procedures*
- *Labor Standards Compliance*
- *General Program Policies and Guidelines*

Months 2–4 – Program Setup & Systems Development

- *Establish filing system*
- *Establish financial management system*
- *Establish progress and expenditure reporting system*
- *Obtain Release of Environmental Conditions (anticipated)*
- *Procure necessary professional services, including legal and appraisal services*

Months 5–30 – Project Implementation & Administration

- *Coordinate rehabilitation construction projects*
- *Coordinate major construction projects*
- *Perform ongoing program reporting*
- *Coordinate with Town officials, NC Department of Commerce, and other required agencies*

Months 30–36 – Project Closeout

The project will be administered using a turnkey approach designed to minimize impacts on the Town's regular operations. Other than required financial management responsibilities, the level of involvement required by the Town staff will be minimal.

FALTOR CONSULTING
HOUSING PROGRAM EXPERIENCE

Personnel associated with FALTOR Consulting LLC possess extensive professional experience in the administration of CDBG and similar federally funded housing and infrastructure programs. Over the last five years, this experience includes participation in approximately seventeen (17) CDBG and related projects involving eligible activities such as housing rehabilitation, relocation, clearance, and parks and playground improvements.

This experience was obtained through prior professional roles administering and supporting grant-funded programs for North Carolina communities. The firm's personnel are familiar with applicable state and federal requirements and have demonstrated the ability to effectively coordinate, implement, and oversee a wide range of CDBG-eligible activities.

County of Nash 2025 URP (Housing)..... $150,000
Contact: Emily R. Moore, Grants Director (252) 462-2471

Town of Greenevers 2023 CDBG-NR (Housing)..... $800,000
Contact: Emma Brinson, Town Clerk (910) 289-3078

Town of Tabor City 2023 CDBG-NR (Housing)..... $950,000
Contact: Josh Ward, Town Manager (910) 653-3458

Town of Fairmont 2022 CDBG-NR (Housing) $950,000
Contact: Jerome Chestnut, Town Manager (910) 628-9766

Town of Tabor City 2022 CDBG-NR (Housing)..... $950,000
Contact: Josh Ward, Town Manager (910) 653-3458

Town of Calypso 2021 CDBG-NR (Housing)..... $750,000
Contact: Amanda Monk, Town Clerk, (919) 658-9221

Town of Chadbourn 2021 CDBG-NR (Housing) $750,000
Contact: Ramonda Crosby, Town Clerk, (910) 654-4148

Town of Lumberton 2021 CDBG-NR (Housing)..... $750,000
Contact: Wayne Horne, City Manager (910) 671-3804

Town of Pink Hill 2021 CDBG-NR (Housing) $750,000
Contact: Mike Horne, Mayor, (252) 568-3181

Town of Tabor City 2021 CDBG-NR (Housing)..... $750,000
Contact: Josh Ward, Town Manager (910) 653-3458

Town of Williamston 2020 CDBG-NR (Housing).....*$750,000*
Contact: Christina Craft, Town Clerk (252) 792-5142
**Successfully Closed Out*

Town of Beulaville 2020 CDBG-CV (Public Rehabilitation/Public Services).....*$900,000*
Contact: Lori Williams, Town Manager (910) 298-4647
**Successfully Closed Out*

Town of Beulaville 2020 CDBG-NR (Housing).....*$750,000*
Contact: Lori Williams, Town Manager (910) 298-4647
**Successfully Closed Out*

Town of Greenevers 2020 CDBG-NR (Housing).....*$750,000*
Contact: Emma Brinson, Town Clerk (910) 289-3078
**Successfully Closed Out*

Town of Elizabethtown 2020 CDBG-NR (Housing, Pedestrian).....*$750,000*
Contact: Pat Devane, Assistant Town Manager (910) 862-2066
**Successfully Closed Out*

County of Columbus 2019 URP (Housing).....*$100,000*
Contact: Gail Edwards, Assistant County Manager (910) 640-6630
**Successfully Closed Out*

Town of River Bend 2019 CDBG-NR (Housing).....*$750,000*
Contact: Delane Jackson, Town Manager (252) 638-3870
**Successfully Closed Out*

FEE SCHEDULE

Project Manager	*$130.00*
Project Field Inspector	*$80.00*
Secretarial	*$40.00*

The hourly fee schedule above includes all travel, overhead, and miscellaneous expenses.

CDBG program requirements have continued to evolve, resulting in increased administrative responsibilities while allowable administrative funding has become more limited. Our standard fee structure is based on approximately ten percent (10%) of the total project cost, with adjustments tied to the specific service delivery activities required for each project. Industry experience indicates that the total administrative effort necessary to successfully complete a typical CDBG program often equates to approximately eighteen to twenty percent (18–20%) of total project costs.

Based on the scope and anticipated activities of this project, we propose to provide all required administrative services for a lump sum fee of $92,000 and a service delivery fee of $40,000. Following selection by the Town, we are willing to discuss and negotiate the lump sum fee should a different level of service or scope adjustment be desired.

SUMMARY

FALTOR Consulting believes it is well positioned to meet the needs of the Town of La Grange's CDBG-NR project. The firm values the working relationship that has already been established with the Town and is committed to building upon that foundation through responsive service, clear communication, and consistent program oversight.

FALTOR Consulting is focused on delivering a high level of service that supports successful project implementation while minimizing the administrative burden on Town staff. The firm looks forward to continuing its partnership with the Town of La Grange and stands ready to assist not only with the current project, but also with future program needs and related initiatives as they arise.

REFERENCES

1. *Mr. Al Leonard, Capital Projects Director*
   Town of Tabor City
   P.O. Drawer 655
   Tabor City, NC 28463 *Phone: 910-653-3458*

2. *Shawn Lucas, Planning and Development Director*
   Town of Nashville
   P.O. Box 987
   Nashville, NC 27856 *Phone: 252-459-4511*

3. *Mrs. Emily Moore, Grants & Intergovernmental Relations Director*
   Nash County
   120 West Washington Street Suite 3040
   Nashville, NC 27856 *Phone: 252-462-2471*

4. *Mrs. Lori Williams, Town Manager*
   Town of Beulaville
   508 E. Main Street
   Beulaville, NC 28518 *Phone: 910-298-4647*

5. *Mr. Mike Horne, Mayor*
   Town of Pink Hill
   303 S. Central Ave.
   Pink Hill, NC 28572 *Phone: 252-568-3181*

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P.O. Box 10136 • Goldsboro, NC 27532 • 252-521-7965

RESUMES

L. Ben Jones

Education

B.S. in Mechanical Engineering, North Carolina State University, 2019

Experience

2025-Present: FALTOR Consulting
Direct all aspects of consulting operations for community development programs, ensuring full compliance with state and federal requirements. Manage grant applications and administration, coordinate with municipal staff to plan and implement projects, and work with state agencies during monitoring and compliance reviews. Prepare environmental review documentation and oversee projects from application through closeout. Additional responsibilities include construction estimating, bidding, scheduling, project management, and overall office operations.

2019-2025: The ADAMS COMPANY, Inc. – Engineer
Responsible for assisting with the design and development of water, sewer, and other special projects. Create specifications and plans for the above. Duties also include assisting with writing and administrating community development programs, coordination of housing, water, sewer, streets, drainage, recreational activities, and miscellaneous engineering design of water, sewer and street improvements. Other responsibilities include structural design and AutoCAD drawing.

2018-2019: Engineering Intern for KCI Technologies
Member of the communications group responsible for working with tower owners to analyze existing structures for installation of new communication equipment. Other responsibilities include assisting in the site design for new tower locations.

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P.O. Box 10136 • Goldsboro, NC 27532 • 252-521-7965

RESUMES

Michael Hallenburger

Education

Homedale High School, 1990

Experience

2026-Present: FALTOR Consulting. – Housing Rehabilitation Specialist
Responsible for Inspecting construction work, documenting progress, ensuring quality and compliance with plans. Working with contractors to address issues and provide sign-off on completed work.

2024-2026: MKH Construction – Owner
Owned and operated a residential construction and remodeling company, managing all aspects of projects from planning through completion. Specialized in a wide range of services including flooring installation, tile work, trim carpentry, drywall, and cabinet installation. Coordinated subcontractors, maintained project schedules, and ensured high-quality workmanship while meeting client expectations and deadlines.

2022-2024: Burton Construction – Project Manager
Managed residential and light commercial construction projects from start to finish, overseeing scheduling, budgeting, and daily job site operations. Coordinated crews and subcontractors, ensured materials were procured on time, and maintained quality control throughout each phase of construction. Served as the primary point of contact for clients, addressing concerns and ensuring projects were completed on schedule and within budget.

2010-2022: Aston Construction – General Superintendent
Oversaw large-scale bridge construction projects, managing daily field operations, crews, and subcontractors to ensure safe and efficient execution. Coordinated scheduling, materials, and equipment while maintaining strict adherence to project timelines, budgets, and quality standards. Ensured compliance with all safety regulations and DOT requirements, and worked closely with project managers, engineers, and inspectors to successfully deliver complex infrastructure projects.

2006-2010: Daniels & Daniels Construction – Quality Control Supervisor
Ensured quality standards were met across all phases of construction by inspecting workmanship, materials, and completed work. Identified and addressed deficiencies, working closely with crews and subcontractors to maintain high-quality results. Helped enforce company standards, safety practices, and project specifications to ensure projects were completed correctly and to client expectations.

1995-2006: Hallenburger Construction – Owner
Owned and operated a residential construction and remodeling company, managing all aspects of projects from planning through completion. Specialized in a wide range of services including flooring installation, tile work, trim carpentry, drywall, and cabinet installation. Coordinated subcontractors, maintained project schedules, and ensured high-quality workmanship while meeting client expectations and deadlines.

FALTOR
CONSULTING
P.O. Box 10136 • Goldsboro, NC 27532 • 252-521-7965

RESUMES

Brittany N. Guzman

Education

B.S. in Biology, Mount Olive University, 2014

Experience

2026-Present: FALTOR Consulting. – Community Development Specialist
Responsible for administrative operations for community development programs, including coordinating housing activities and temporary relocation of applicants. Oversaw financial tracking, recordkeeping, and all computer and filing systems to ensure organized and efficient program delivery.

2022-2026: Greater Pikeville Athletic Association – Co-Chair
Managed scheduling and coordinated athletic seasons, ensuring events and activities were well organized. Handled purchasing of equipment and supplies while maintaining records and supporting day-to-day program operations.

2014- 2017: Southern Wayne High School - Biology Teacher
Planned and delivered biology instruction, developed lesson plans, and assessed student performance. Managed classroom activities, maintained a structured learning environment, and supported student understanding through labs and hands-on learning.

CERTIFICATION REGARDING DEBARMENT

DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

As required by Executive Order 12549, Debarment and Suspension, for prospective participants in primary covered transactions:

1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a Federal department or agency;
    b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction or records, making false statements, or receiving stolen property:
    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
    d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

As the duly authorized representative of the firm, I hereby certify that the firm will comply with the above applicable certification(s).

Name of firm **FALTOR Consulting**	**Grant Number and Project Name** La Grange CDBG-NR
Printed Name and Title of Authorized Representative **Lewis B. Jones, President**	
Signature Lewis B. Jones	**Date** April 7, 2026

THE ADAMS COMPANY INC.
ENGINEERING AND DESIGN
708 Abner Phillips Road
Warsaw, NC 28398
Phone (910) 293-2770
Fax (910) 293-2766
Firm License No. C-4438

April 30, 2026

Christopher Seaberg
Town of La Grange
203 S Center St
La Grange, NC 28551

Re: Town of La Grange
Administration Proposal
CDBG-NR Project

Dear Mr. Seaberg:

We understand the Town has received notification that your CDBG-NR project was selected for funding by the State. We are in receipt of your Request for Proposals regarding this project for neighborhood revitalization to serve a portion of the Town. Our firm is extremely interested in providing this assistance for the Town. Our company has over 20 years of experience in administration of CDBG projects, and we would be honored to serve you by providing this service. We believe our commitment to you through this process would allow us to build a long term relationship with the Town.

We are most interested in providing administration services for this project and working with you through the completion of the total job. Enclosed you will find our firm's proposal to provide the professional services and personal attention you desire and expect so that your project will be a true success for the Town.

Please contact me should you have any questions regarding our proposal and the level of service we propose for your project. We look forward to hearing from you soon.

Sincerely,

Joshua E. Outlaw, PE

Enclosure

PROFESSIONAL SERVICES PROPOSAL
FOR
GRANT ADMINISTRATION SERVICES
TOWN OF LA GRANGE

CDBG-NR

Neighborhood Revitalization

April 30, 2026

THE ADAMS COMPANY INC.
ENGINEERING AND DESIGN
Firm License No. C-4438
708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

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LOCATION OF FIRM

Our firm is located in Warsaw, NC. We are 32 miles from La Grange. Duplin County is our home county, and we have a history of working with many communities located within a 100-150 mile radius. We have recently completed design and management projects for several communities within this radius including: the Town of Beulaville, Magnolia, Greenevers, Fair Bluff, Tabor City, Columbus County and others. Due to our proximity to La Grange, we are available to address your concerns, questions and daily management of this program. We feel no other firm can provide the hands on management style that we will be able to provide.

PROJECT PERSONNEL

Joshua Outlaw, P.E. will be responsible for all administrative management activities for the CDBG-NR project. Mr. Outlaw has extensive CDBG experience in all aspects of the CDBG program. His management style includes hands on service such that his personal touch and control is difficult to match by other competitors. This type of service has proven to be extremely valuable in numerous programs and will prove the same in this program. Mr. Outlaw, as well as the other members of his team, will become an extension of your staff during the life of your program.

David Carter will provide coordination for pre-application, startup and construction activities. He has worked on similar projects in Greenevers, Tabor City, Fair Bluff, Lumberton and more. Mr. Carter has the ability to work with the public as well as enforce requirements of contract specifications. He has a proven ability of accomplishing the work task while collecting all pertinent application documentation.

Tammy H. Daniels will provide all in-house administrative activities including documentation, organization of program files, financial assistance and other needed reports. Mrs. Daniels is very proficient with documentation and works well with the public in providing and collecting needed information required for reporting.

TECHNICAL APPROACH

Project Implementation Activities

Month 1
- Preparation and coordination of Town's acceptance of grant
  - a. Funding Approval
  - b. Grant Agreement
- Preparation of documents to obtain Release of Funds
  - a. Begin Environmental Review Process
  - b. Residential Anti-Displacement Plan
  - c. Fair Housing Plan
  - d. Citizen Participation Plan
  - e. Grant Project Ordinance
  - f. Code of Conduct
  - g. Signatory Cards
  - h. Disclosure Certification
  - i. Equal Employment and Procurement Plan
  - j. Section 3 Plan
  - k. Section 504 Plan
  - l. Language Access Plan
  - m. Complaints and Grievance procedures and plan
  - n. Labor Standards Compliance
  - o. General Program Policies & Guidelines, etc.

Month 2-4
- Establish filing system
- Establish financial management system
- Establish progress and expenditure reporting system
- Income interviews with homeowners/tenants
- Release of Environmental Conditions expected
- Procurement of other services
  - a. Legal
  - b. Appraisal

Month 5-30
- Applications and verification of eligibility of families
- Home Inspections and work write-ups
- Coordination of rehabilitation construction project(s)
- Coordination of major construction project(s)
- General program reporting
- Coordination with Town Officials, NC Department of Commerce and other necessary agencies

Month 30-36
- Preparation of close-out reports and documentation

The overall intent would be to provide a "turn-key" type project for the Town whereby the Town's normal routine would not be hindered. With exception of financial management, the Town's workload would be minimal.

THE ADAMS COMPANY, INC
CDBG EXPERIENCE

The Adams Company and staff have provided administrative services for over 138 similar CDBG, CHAF, DRI, and HMGP programs amounting to more than $160 million in expenditures. These programs have included rehabilitation, acquisition, disposition, relocation, clearance, water, sewer, flood and drainage, parks and playgrounds, etc. The following list indicates programs which The Adams Company and staff are currently working on or have been involved with for over 20 years:

Town of Beulaville 2024 CDBG-I (Sewer) $2,748,320
Contact: Lori Williams, Town Manager (910) 298-4647

Town of Beulaville 2024 CDBG-NR (Housing) $950,000
Contact: Lori Williams, Town Manager (910) 298-4647

County of Duplin 2024 CDBG-NR (Housing) $950,000
Contact: Chris Hatcher, County Planner (910) 296-2102

Town of Fair Bluff 2024 CDBG-NR (Neighborhood Facilities) $950,000
Contact: Billy Hammond, Mayor (910) 649-7426

Town of Fairmont 2024 CDBG-NR (Housing) $950,000
Contact: Jerome Chestnut, Town Manager (910) 628-9766

City of Lumberton 2024 CDBG-NR (Housing) $950,000
Contact: Wayne Horne, City Manager (910) 671-3804

Town of Rose Hill 2024 CDBG-NR (Housing) $950,000
Contact: Angela Smith, Town Administrator (910) 289-3159

Town of Tabor City 2024 CDBG-NR (Housing, Other Public Facility) $950,000
Contact: Josh Ward, Town Manager (910) 653-3458

Town of Brunswick 2023 CDBG-NR (Housing, Drainage) $950,000
Contact: Nancy Livingston, Town Clerk (910) 642-6741

County of Columbus 2023 CDBG-NR (Housing) $950,000
Contact: Gail Edwards, Assistant County Manager (910) 640-6630

Town of Fair Bluff 2023 CDBG-NR (Housing) $950,000
Contact: Billy Hammond, Mayor (910) 649-7426

Town of Greenevers 2023 CDBG-NR (Housing) $800,000
Contact: Emma Brinson, Town Administrator (910) 289-3078

Town of Roseboro 2023 CDBG-NR (Housing) $950,000
Contact: Alice Butler, Mayor (910) 525-4121

Town of Tabor City 2023 CDBG-NR (Housing) $950,000
Contact: Josh Ward, Town Manager (910) 653-3458

Town of Fair Bluff 2023 CDBG-I (Sewer) $3,000,000
Contact: Billy Hammond, Mayor (910) 649-7426

Town of Kenansville 2022 CDBG-I (Sewer) $2,000,000
Contact: Anna West, Town Manager (910) 293-0369

Town of Brunswick 2022 CDBG-NR (Housing) $2,000,000
Contact: Nancy Livingston, Town Clerk (910) 642-6741

Town of Fair Bluff 2022 CDBG-NR (Housing) $950,000
Contact: Billy Hammond, Mayor (910) 649-7426
*Successfully Closed Out

Town of Fairmont 2022 CDBG-NR (Housing) $950,000
Contact: Jerome Chestnut, Town Manager (910) 628-9766
*Successfully Closed Out

Town of Tabor City 2022 CDBG-NR (Housing) $950,000
Contact: Josh Ward, Town Manager (910) 653-3458
*Successfully Closed Out

Town of Greenevers 2022 ARPA-Well Generators and Waterline Extension $1,628,346
Contact: Emma Brinson, Town Clerk (910) 289-3078

Town of Roseboro 2022 ARPA-Old Cement and Clay Pipes (Sewer) $9,144,110
Contact: Alice Butler, Mayr (910) 525-4121

Town of Roseboro 2022 ARPA-Sewer Outfall Rehabilitation (Sewer) $1,500,000
Contact: Alice Butler, Mayor (910) 525-4121
*Successfully Closed Out

Town of Calypso 2021 CDBG-NR (Housing) $750,000
Contact: Amanda Monk, Town Clerk, (919) 658-9221
*Successfully Closed Out

Town of Chadbourn 2021 CDBG-NR (Housing) $750,000
Contact: Ramonda Crosby, Town Clerk, (910) 654-4148
*Successfully Closed Out

City of Lumberton 2021 CDBG-NR (Housing) $750,000
Contact: Wayne Horne, City Manager (910) 671-3804

Town of Pink Hill 2021 CDBG-NR (Housing) $750,000
Contact: Mike Horne, Mayor, (252) 568-3181
*Successfully Closed Out

Town of Tabor City 2021 CDBG-NR (Housing) $750,000
Contact: Josh Ward, Town Manager (910) 653-3458
*Successfully Closed Out

Town of Roseboro 2020 CDBG-I (Sewer) $2,000,000
Contact: Alice Butler, Mayor (910) 525-4121
*Successfully Closed Out

Town of Williamston 2020 CDBG-NR (Housing) $750,000
Contact: Christina Craft, Town Clerk (252) 792-5142
*Successfully Closed Out

Town of Beulaville 2020 CDBG-CV (Public Rehabilitation/Public Services) $900,000
Contact: Lori Williams, Town Clerk (910) 298-4647
*Successfully Closed Out

Town of Beulaville 2020 CDBG-NR (Housing) $750,000
Contact: Lori Williams, Town Clerk (910) 298-4647
*Successfully Closed Out

Town of Greenevers 2020 CDBG-NR (Housing) $750,000
Contact: Emma Brinson, Town Clerk (910) 289-3078
*Successfully Closed Out

Town of Elizabethtown 2020 CDBG-NR (Housing, Pedestrian) $750,000
Contact: Pat Devane, Assistant Town Manager (910) 862-2066
*Successfully Closed Out

County of Sampson 2020 CDBG-NR (Housing) $750,000
Contact: Juanita Brewington, Purchasing & Contracting Officer (910) 592-1945
*Successfully Closed Out

Town of Roseboro 2020 CDBG-NR (Housing) $750,000
Contact: Alice Butler, Mayor (910) 525-4121
*Successfully Closed Out

Town of Tabor City 2019 CDBG-I (Sewer) $2,000,000
Contact: Al J. Leonard, Jr., Town Manager (910) 649-7426
*Successfully Closed Out

County of Columbus 2019 CDBG-NR (Housing) $750,000
Contact: Gail Edwards, Assistant County Manager (910) 640-6630
*Successfully Closed Out

Town of River Bend 2019 CDBG-NR (Housing) $750,000
Contact: Delane Jackson, Town Manager (252) 638-3870
*Successfully Closed Out

Town of Tabor City 2017 CDBG-NR (Housing) $750,000
Contact: Al J. Leonard, Jr., Town Manager (910) 649-7426
*Successfully Closed Out

City of Lumberton 2017 CDBG-NR (Housing) $750,000
Contact: Wayne Horne, City Manager (910) 671-3804
*Successfully Closed Out

Town of Fair Bluff 2017 CDBG-NR (Housing) $750,000
Contact: Al J. Leonard, Jr., Town Planner (910) 649-7426
*Successfully Closed Out

Town of Fair Bluff 2017 CDBG-I (Sewer) $2,000,000
Contact: Al J. Leonard, Jr., Town Planner (910) 649-7426
*Successfully Closed Out

Town of Faison 2017 CDBG-I (Sewer) $1,311,515
Contact: Carolyn Kenyon., Mayor (910) 267-2721
*Successfully Closed Out

Town of Fair Bluff HMGP – Matthew (Housing) $8,290,786
Contact: Al J. Leonard, Jr., Town Planner (910) 649-7426

City of Lumberton HMGP – Matthew (Housing) $12,863,089
Contact: Wayne Horne, City Manager (910) 671-3804

County of Columbus HMGP - Matthew (Housing) $913,295
Contact: Gail Edwards, Assistant County Manager (910) 640-6630
*Successfully Closed Out

Town of Greenevers 2016 CDBG-I (Sewer) $1,638,000
Contact: Emma Brinson, Town Clerk (910) 289-3078
*Successfully Closed Out

Town of Faison 2016 CDBG-I (Sewer) $688,485
Contact: Carolyn Kenyon., Mayor (910) 267-2721
*Successfully Closed Out

Town of Brunswick 2016 CDBG-I (Sewer) $1,301,000
Contact: Al J. Leonard, Jr., Town Planner (910) 649-7426
*Successfully Closed Out

Town of Tabor City 2015 CDBG-I (Sewer) $2,000,000
Contact: Al J. Leonard, Jr., Town Manager (910) 649-7426
*Successfully Closed Out

Town of Fair Bluff 2014 CDBG-I (Sewer) $3,000,000
Contact: Al J. Leonard, Jr., Town Planner (910) 649-7426
*Successfully Closed Out

Town of Brunswick 2012 CDBG (Sewer) $750,000
Contact: Al J. Leonard, Jr., Town Planner (910) 642-6741
*Successfully Closed Out

Town of Wagram 2012 CDBG (Public Facility, Parks & Recreation) $500,000
*Successfully Closed Out

Town of Tabor City 2010 CDBG (Parks) $650,000
*Successfully Closed Out

Town of Tabor City 2010 CDBG (Parks) $78,920
*Successfully Closed Out

Town of Tabor City 2010 CDBG (Housing, Water, Sewer, Street) $1,000,000
*Successfully Closed Out

Town of Clarkton 2009 CDBG-R (Sewer) $300,000
*Successfully Closed Out

Town of Elizabethtown 2011 CDBG (Drainage, Pedestrian) $240,000
*Successfully Closed Out

Town of Elizabethtown 2009 CDBG (Housing, Water, Sewer, Street) $850,000
*Successfully Closed Out

Town of Elizabethtown 2009 CDBG (Sewer) $24,308
*Successfully Closed Out

Town of Elizabethtown 2009 CDBG (Sewer) $240,000
*Successfully Closed Out

Town of Roseboro 2008 CDBG (Housing, Sewer, Street, Drainage) $850,000
*Successfully Closed Out

Town of Chadbourn 2008 CDBG (Housing, Sewer, Street, Drainage) $850,000
*Successfully Closed Out

County of Columbus 2008 CDBG (Housing) $400,000
*Successfully Closed Out

Town of Lillington 2008 CDBG-HD (Sewer, Streets) $250,000
*Successfully Closed Out

Town of Tabor City 2007 CDBG-HD (Sewer, Sidewalks) $250,000
*Successfully Closed Out

Town of Brunswick 2007 CDBG (Housing, Sewer, Streets) $850,000
*Successfully Closed Out

OTHER EXPERIENCE
OTHER ENGINEERING PROJECTS

Carver Community Center, Fair Bluff, NC
Tabor City Athletic Complex PARTF, Tabor City, NC
Fair Bluff Uptown Business Center – Fair Bluff, NC
Piling Plans and Stormwater Plans (±200) – Beach Communities, NC
Jacksonville Commons Recreation Storage Building – Jacksonville, NC
Tall Oaks Senior Living Apartments – Elizabethtown, NC
Forest Glenn Apartments – Tabor City, NC
Cornerstone Village – Beulaville, NC
Forest Edge Apartments – Tabor City, NC
Brunswick Place Apartments – Brunswick, NC
Dry Brook Apartments – Lillington, NC
Police Department Firearms Training Building – Jacksonville, NC
Eastern Outfitters Building – Hampstead, NC
Boyington Place Subdivision – Jacksonville, NC
Shoreline Subdivision – Leland, NC
Surf City Crossing Development Park – Surf City, NC
Westgate Subdivision – Leland, NC
Simpsons Crossing Subdivision – Richlands, NC
Bradham Place Subdivision – Richlands, NC
Vocational Rehabilitation Center – Wilson, NC
Vocational Rehabilitation Center – Kenansville, NC
Serenity Funeral Home – Beulaville, NC
National Auto Carwash Facility – Jacksonville, NC
Jones Auto Carwash – Jacksonville, NC
Atlantic Veneer – Morehead City, NC
Shell Lube – Jacksonville, NC
Visitor Center – Fair Bluff, NC
Lord Duplin Apartments – Warsaw, NC
John Deer Lawn and Garden Retail Facility – Wendell, NC
Wing Spot Dining Hall – Clinton, NC
All State Insurance Office – Fuquay-Varina, NC
Church Facilities – (±20) – Eastern NC
Agricultural Engineering - Litter Sheds

FEE SCHEDULE

Project Manager	$130.00
Project Field Inspector	$80.00
Secretarial	$40.00

The hourly fee schedule above includes all travel, overhead, and miscellaneous expenses.

Unfortunately, CDBG requirements are changing. More administrative work is required and less administrative funds are allowed. Our fee is typically 10% of the total project plus service delivery based on the specific activities within the project. We know that the average fees to complete a typical program are around 18-20%. Based upon your project activities, The ADAMS COMPANY, Inc. proposes to complete all necessary administration activities within the scope of this project for a **lump sum administration fee of $75,000** and **a service delivery fee of $40,000**. Upon the Town's selection of our firm to perform services for this program, we will be happy to negotiate the lump sum fee if a different level of service is desired.

SUMMARY

The ADAMS COMPANY, Inc. feels that we are the most qualified firm to meet the needs of La Grange's CDBG-NR project. We are extremely interested in initiating a relationship with the Town and look forward to this venture. We are confident that our level of service will meet and exceed your expectations and create a lasting relationship with you. Our goal is to continue this relationship and serve your present and future needs. We are comfortable that you have additional needs that we can assist you with during the course of implementing this project, and we will be happy to assist you in developing ideas to meet all your needs.

REFERENCES

1. Mr. Billy Hammond, Mayor
   Town of Fair Bluff
   P. O. Box 157
   Fair Bluff, NC 28439 Phone: 910-649-7426

2. Mr. Wayne Horne, City Manager
   City of Lumberton
   500 N. Cedar Street
   Lumberton, NC 28359 Phone: 910-671-3804

3. Mrs. Alice Butler, Mayor
   Town of Roseboro
   PO Box 848
   Roseboro, NC 28382 Phone: 910-525-4121

4. Ms. Anna West, Town Manager
   Town of Kenansville
   PO Box 370
   Kenansville, NC 28349 Phone: 910-447-4735

5. Mr. Al Leonard, Capital Projects Director
   Town of Tabor City
   P.O. Drawer 655
   Tabor City, NC 28463 Phone: 910-653-3458

THE ADAMS COMPANY INC.
ENGINEERING AND DESIGN
Firm License No. C-4438
708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

RESUMES

Joshua E. Outlaw, PE

Education

B.S. Civil Engineering, North Carolina State University, 2006

Professional License and Certification

Registered Professional Engineer in North Carolina

Experience

2023-Present: The ADAMS COMPANY, Inc. – Owner and President
Took over ownership and continued serving 100% of the previous CDBG clients. As sole owner, duties include administration of community development programs, coordination of housing, water, sewer, streets, drainage, recreational activities and miscellaneous engineering design of water, sewer and street improvements. Other responsibilities involve construction estimating and bidding, construction scheduling and management, and general office management

2020-2022: The ADAMS COMPANY, Inc. - Engineer
Responsible for assisting with the design and development of water, sewer, and other special projects. Create specifications and plans for the above. Other duties also include assisting with administration of community development programs, coordination of housing, water, sewer, streets, drainage, recreational activities, and miscellaneous engineering design of water, sewer and street improvements.

2012-2020: Smithfield Foods Hog Production Division - Senior Project Engineer
Responsible for site/grading/utility design for new construction and renovations on hog farms in eight states and Mexico. Managed refrigeration projects from inception to construction, chose sites for most beneficial impact and ensured contractors were able to proceed with minimal interruption. Reviewed and submitted permit packages for review by state and local agencies. Maintained environmental documents including SPCC plans, stormwater plans, and air permits for support operations such as feed mills and garages.

2012: Kleinfelder - Project Engineer
Created erosion control/stormwater plans for natural gas pipelines. Performed grading and stormwater calculations for natural gas processing facilities. Created site/erosion control plans for permitting review for solar farm sites.

2009-2012: The Wooten Company - Project Engineer
Created water models for municipal drinking water systems. Designed and sized drinking water and sewer pump stations. Created design plans and specifications for municipal water/wastewater projects.

THE ADAMS COMPANY INC.
ENGINEERING AND DESIGN
Firm License No. C-4438
708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

RESUMES

Tammy H. Daniels

Education

Associate in Applied Science Degree in Business Administration
James Sprunt Community College, 1995

Experience

1998-Present: Community Development Specialist and Office Manager for The ADAMS COMPANY, Inc.
As a Community Development Specialist and Office Manager, responsibilities include administrative activities associated with Community Development programs, coordination of housing rehabilitation, grant/loan qualifications, relocation, financial management and all computer related acitivites.

May 1995-1998: Community Development Specialist and Office Manager for ADePt Construction and Development, Inc.
Responsible for administrative activities associated with Community Development programs, coordination of housing rehabilitation, grant/loan qualifications, relocation, financial management and all computer related activities.

THE ADAMS COMPANY INC.
ENGINEERING AND DESIGN
Firm License No. C-4438
708 Abner Phillips Road | Warsaw, NC 28398 | (910) 293-2770

RESUMES

David S. Carter

Education

B.F.A. Communication Arts, East Carolina University, 1989

Experience

2021-Present: The ADAMS COMPANY, Inc. – Housing Rehabilitation Specialist
Responsible for all phases of housing acquisition, elevation, and reconstruction including taking applications, field inspections, preparations of floor plan drawings, contract specifications, bidding, construction coordination, inspections, and authorizing payments.

1996-2021: DC Graphics – Creative Director
Increased company growth as sole owner of the Raleigh based design studio via satisfied customer referrals and repeat business. Established ongoing business relationships with multiple clients by providing creative communications. Worked with internal management of clients to maintain a consistent message by creating new design brand guidelines. Developed original print collateral, trade show graphics, and strategic support materials. Collaborated with managers and served as liaison with supply vendors resulting in on-time deliverables. Created critical input to business development plans for product launches and new business strategies by proactively implementing brand alignment and digital presence that increased product awareness which provided sales leads for final processing.

1990-1996: Corporate Communications Inc. – Art Director
Managed all ad agency creative projects from multiple account executives by overseeing freelance designers and vendors that enabled products to be delivered ahead of schedule. Proactively filled a vacant production manager position by overseeing timelines, budgeting, all agency vendors and suppliers that resulted in the agency saving money by combining two paid positions into one. Continued a collaborative working relationship with the owner for an additional decade and assisted him in all creative aspects for his new company that increased growth for both parties.

1989-1990: NC Association of Educators – Graphic Designer
As part of an in-house communications department, duties included managing all ad agency creative projects from multiple account executives by overseeing freelance designers and vendors resulting in products delivered ahead of schedule.

CERTIFICATION REGARDING DEBARMENT

DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

As required by Executive Order 12549, Debarment and Suspension, for prospective participants in primary covered transactions:

1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a Federal department or agency;
    b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction or records, making false statements, or receiving stolen property:
    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
    d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

As the duly authorized representative of the firm, I hereby certify that the firm will comply with the above applicable certification(s).

Name of firm **The Adams Company, Inc.**	**Grant Number and Project Name** La Grange CDBG-NR
Printed Name and Title of Authorized Representative **Joshua E Outlaw, President**	
Signature Josh E Outlaw	**Date** April 30, 2026

EVALUATION TABLE
TOWN OF LA GRANGE
ADMINISTRATIVE SERVICES
2025 CDBG-NR Project

EVALUATION CRITERIA	COMPANY EVALUATED Faltor Consulting			
General Qualifications, Competence and Reputation of Firm or Individual Consultant **Max. – 20 points**	18			
Prior CDBG Housing Grant Experience of Firm or Individual Consultant **Max. – 25 points**	25			
Qualifications of Actively Involved Staff **Max. – 20 points**	20			
Ability to Address Local Needs **Max. – 12 points**	11			
Availability **Max. – 12 points**	11			
Cost of Services **Max. – 11 points**	10			
TOTAL POINTS SCORED **Max. – 100 points**	95			

EVALUATION TABLE
TOWN OF LA GRANGE
ADMINISTRATIVE SERVICES
2025 CDBG-NR Project

EVALUATION CRITERIA	COMPANY EVALUATED Adams Company, Inc.			
General Qualifications, Competence and Reputation of Firm or Individual Consultant **Max. – 20 points**	18			
Prior CDBG Housing Grant Experience of Firm or Individual Consultant **Max. – 25 points**	25			
Qualifications of Actively Involved Staff **Max. – 20 points**	20			
Ability to Address Local Needs **Max. – 12 points**	10			
Availability **Max. – 12 points**	10			
Cost of Services **Max. – 11 points**	10			
TOTAL POINTS SCORED **Max. – 100 points**	93			

CDBG-NR

Council Adoption Documents

Ordinance and Resolutions

GRANT PROJECT ORDINANCE
2025 CDBG-NR PROGRAM
TOWN OF LAGRANGE

Be it ordained by the LaGrange Town Council that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1. The project authorized is the Community Development project described in the work statement contained in the grant agreement #24-C-4211 between this unit and the Department of Commerce. This project is more familiarly known as the LaGrange 2025 Community Development Block Grant Project Neighborhood Revitalization.

Section 2. The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant documents, the rules and regulations of the Department of Commerce and the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this project:

Community Development Block Grant		$950,000.00
Local Match		$28,500.00
	TOTAL	$978,500.00

Section 4. The following amounts are appropriated for the project:

C-1 Rehabilitation		$883,500.00
C-1 Administration		$95,000.00
	TOTAL	$978,500.00

Section 5. The finance officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement and federal and state regulations.

Section 6. Funds may be advanced from the General Funds for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7. The finance officer is directed to report annually on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

Section 9. Copies of this grant project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this _____day of _____, 2026.

_____

Bobby Wooten, Mayor
Name, Title

THE PROHIBITION OF THE USE OF EXCESSIVE FORCE FOR CDBG GRANTEES

WHEREAS, the **Town of LaGrange**, as the recipient of federal funding through the Community Development Block Grant (CDBG) Grant program;

WHEREAS, Title 1 of the Housing and Community Development Act (HCDA) of 1974, Section 519 of Public Law 101-144, and 1990 HUD Appropriations Act requires that all CDBG recipients adopt and enforce a policy to prohibit the use of excessive force by law enforcement agencies within the recipient's jurisdiction against any individuals engaged in non-violent civil rights demonstrations;

WHEREAS, all recipients of CDBG funds are further required to follow a policy enforcing applicable federal, state and local laws against physically barring entrances or exists to a facility that is the subject of a non-violent demonstration;

WHEREAS, **Town of LaGrange** endorses a policy prohibiting the use of excessive force and will inform all law enforcement agencies within its jurisdiction of this policy; and

WHEREAS, the failure to enforce such policy may cause the **Town of LaGrange** to lose its grant or eligibility for future federal grants;

NOW THEREFORE, BE IT RESOLVED:

SECTION 1: It is the Policy of the **Town of LaGrange** that excessive force by local law enforcement agencies shall not be used against individuals engaged in lawful and non-violent civil rights demonstrations within the its boundaries.

SECTION 2 It is the Policy of the **Town of LaGrange** to enforce applicable federal, state and local laws against the physical barring of an entrance to or exit from a facility or location which is the subject of nonviolent civil rights demonstrations within its jurisdiction.

SECTION 3: The **Town Council** will coordinate with the local law enforcement agency(ies) to implement this Resolution.

PASSED BY THE **LAGRANGE TOWN COUNCIL, LAGRANGE**, NORTH CAROLINA.

Adopted this _____ day of _____, 2026.

ATTEST:

_____
Bobby Wooten, Mayor

_____
Aimee Moore, Clerk

SIGNATORY RESOLUTION
BY THE TOWN COUNCIL
OF THE
TOWN OF LAGRANGE

WHEREAS, LaGrange has received a Grant no. 24-C-4212 under the NC Department of Commerce/REDD Community Development Block Grant (CDBG) Program; and,

WHEREAS, LaGrange wishes to authorize certain individuals to sign the Requisition for Funds forms; and,

WHEREAS, LaGrange is required to adopt a Resolution when the Mayor is one of the authorized persons;

NOW, THEREFORE BE IT RESOLVED, by the Town Council of LaGrange that the Town hereby authorizes the following individuals to sign Requisition for CDBG Funds forms:

Bobby Wooten, Mayor
Larry Gladney, Mayor Pro Tempore
Shawn Condon, Town Manager
Christoper Seaberg, Assistant Town Manager

Adopted this the _____day of _____, 2026 at LaGrange, North Carolina.

_____

By: Bobby Wooten

Title: Mayor

/tmp/04b_signatory_res.doc

SIGNATORY FORM AND CERTIFICATION

Grant No. 24-C-4211

Recipient Name: Town of LaGrange

Address: P.O. Box 368
LaGrange, NC 28551

Signatures of individuals authorized to sign Requisition for Funds forms. (Two signatures required on each requisition.)

(Signature)	**Bobby Wooten, Mayor** **(Typed Name) (Typed Title)**
(Signature)	**Larry Gladney, Mayor Pro Tempore** **(Typed Name) (Typed Title)**
(Signature)	**Shawn Condon, Town Manager** **(Typed Name) (Typed Title)**
(Signature)	**Christopher Seaberg, Assistant Town Manager** **(Typed Name) (Typed Title)**

CERTIFICATION

1. ( ) I certify that the signatures above are of the individuals authorized to sign Requisition for Funds form for the above recipient.

Certifying Official + Title

2. (X) The governing board has passed a resolution authorizing the persons above to sign Requisition for Funds form for the above recipient. A copy of the resolution is attached.

I certify that the signatures above are those of the individuals authorized by resolution of the governing board of the recipient to sign Requisition for Funds forms.

Certifying Official + Title

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Required CDBG-NR Plans and Policies

CITIZEN PARTICIPATION PLAN
RURAL ECONOMIC DEVELOPMENT DIVISION
NORTH CAROLINA DEPARTMENT OF COMMERCE
COMMUNITY DEVELOPMENT BLOCK GRANT- NEIGHBORHOOD REVITALIZATION

Grantee: Town of LaGrange

Recipient's Address: 203 S Center St., LaGrange, NC 28551

Contact Person: Shawn Condon

Contact Email: smcondon@lagrangenc.com

Contact Phone: 252-566-3186

TDD#: 800-735-2962

The primary goal of the Citizen Participation Plan is to provide citizens, especially low and moderate income citizens of the community where CDBG-funded activities will take place, an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects.
The Citizen Participation Plan is required by Section 104(a) (2) of the Housing and Community Development Act and by regulations at 24 CFR 570.486(a) (6)
The plan is vitally important to the success of CDBG-funded activities undertaken by local governments. Compliance with the plan reduces the number of legal challenges and citizen complaints against the local government recipient.

1. INTRODUCTION

The Town has designed this community-wide Citizen Participation Plan to provide for and encourage citizen participation in the Community Development Block Grant (CDBG) program. This Plan is an essential element of the Town's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program as administered by the North Carolina Department Commerce – Rural Economic Development Division (NCDOC-REDD) and the Department of Housing and Urban Development (HUD).

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the Town's CDBG program(s). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the Town.

2. SCOPE OF PARTICIPATION

The Town will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all CDBG program(s) undertaken by the Town. Local officials will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

a. identification and assessment of housing and community development needs; determination of CDBG project(s) and documentation; and the development of CDBG application(s);
b. changes and/or amendments to approved CDBG projects; and,
c. assessment of CDBG program performance.

All phases of the community development process will be conducted by local officials in an open manner. Citizens of the Town are encouraged to participate at all levels and will be given access to program information during each phase of any CDBG program as outlined herein.

3. CITIZEN PARTICIPATION CONTACT PERSON

Randy Lansing has been designated Citizen Participation Coordinator by the Mayor and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and, monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at Town Hall at 252-459-4511 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

4. TECHNICAL ASSISTANCE

The staff of the Town shall provide technical assistance to individual citizens and citizen groups, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation and assessment of CDBG program(s).

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of CDBG program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG program and its rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG program; and, assisting low and moderate income citizens, and residents of blighted neighborhoods to develop statements of views, identify their needs, and to develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance may be obtained by contacting the Mayor of the Town or the Citizen Participation Coordinator.

5. PUBLIC HEARINGS

Citizen participation in the community development process will be conducted on a community-wide basis and will actively involve the views and proposals of all citizens, especially low and moderate income persons and residents of areas where CDBG activities are proposed or on-going.

Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG programs. Local officials will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific CDBG project to the governing body at any regularly scheduled meeting.

5.1 Public Hearing Times and Locations

All public hearings will be held at times and locations which will be accessible to all citizens, especially persons of low and moderate incomes, and residents of blighted neighborhoods and CDBG project areas.

Public hearings will be scheduled for convenient times as determined by the Town. Public hearings may be held at any site which, in the opinion of the Town, provides adequate access for citizen participation.

Hearings will normally be held at the LaGrange Town Hall. This site is centrally located and generally accessible to all citizens. This building is also accessible to persons with disabilities. Hearings may, however, at the option of the Town, be held at an alternate location to be specified in the public hearing notice(s).

5.2 **Application** Public Hearing

One public hearing shall be held during any CDBG program fiscal year prior to the submission of an application to the NCDOC-REDD for CDBG assistance. The primary purposes of the public hearing shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program; and also to present for public comment and review the program activities which have been selected by the Town to resolve the identified needs.

An application public hearing will be held during the initial stage of program development to discuss items regarding community development and housing needs, the CDBG program, and the application process. The objective of citizen participation at this stage is to provide meaningful, community-wide citizen input into the decision-making process during the assessment of community needs and the consideration of priorities and options associated with the development and submission of a CDBG application. Local officials will also entertain

proposals and comments from citizens concerning community development activities at this hearing.

This hearing will normally serve to discuss and review the information appropriate for all applications submitted by the Town during any fiscal year. Additional changes in community development or housing needs in the community as determined by local officials can be addressed by a community meeting where citizens can share their comments prior to the submission of other CDBG applications late in the fiscal year.

Citizens will be provided with information concerning the CDBG program at this public hearing. Such information shall include, but not necessarily be limited to: the goals and objectives of the CDBG program; the total amount of CDBG funds available for the fiscal year and for the funding round; the role of citizens in program planning, implementation, and assessment; the range of activities which may be undertaken; the process to be followed in developing a CDBG application; a statement that 100 percent of the CDBG funds will be used to benefit low-to-moderate income people; the schedule of meetings and hearings; location where the application can be reviewed; activities previously funded in the Town through the CDBG program; and, an identification of projects which could result in the relocation of area residences or businesses; and the actions that would be undertaken if such relocation were necessary; provide citizens with contact information such as address, telephone number, and dates for submitting complaints or grievances. Furthermore, the effectiveness of the Citizen Participation Plan in allowing citizen participation in the community development process and potential changes and/or amendments to the Plan shall also be discussed at this meeting.

The Town may, at the option of local officials, review multiple CDBG project applications at one hearing when more than one application is to be submitted during the same fiscal year. Each such hearing shall be held prior to, and in preparation for, the application's approval by the Town.

A second objective of citizen participation during this stage is to inform citizens of the proposed project activities to be included in a CDBG application(s) and to solicit comments from citizens concerning these activities.

Citizens attending this hearing will be provided with information concerning the CDBG project(s) proposed including, but not necessarily limited to: the project application(s) to be submitted and the applicable CDBG fund; specific project activities to be included; the location of the project activities; the approximate cost estimate for the proposed activities; the estimate of local match required; the impact of the project on low and moderate income persons; and, the approximate application submittal date.

5.3 **Amendment** Public Hearings

The Town will assure the opportunity for citizen participation during the implementation of any CDBG program(s) when changes to the project are under consideration by the Town. Citizen participation shall be obtained and considered in any amendments to a CDBG program which involves changes in dollar amount spent on any activity, changes in program beneficiaries,

changes in the location of approved activities, addition to or deletion of project activities, and major budget shifts between approved activities.

To ensure adequate opportunity for citizen participation during CDBG programs, the Town shall hold a public hearing on all formal amendments which require the NCDOC-REDD approval. For "local" amendments and changes for which the NCDOC-REDD approval is not required, input from citizens concerning changes or amendments will be received at regularly scheduled Town meetings where such changes or amendments are considered.

5.4 **Assessment of Performance** Public Hearings

Citizens of the Town will be provided with the opportunity to comment on the performance of local officials, the Town staff, consultants, engineers, and contractors, and the actual use of CDBG funds during the implementation of a CDBG program. Citizens will also be requested to assess the performance of the Town in resolving identified community development and housing needs, and in achieving its community development goals and objectives. On-going community assessment of the effectiveness of the community development process is considered essential to the success of the CDBG program.

At the conclusion of each CDBG project, a public hearing will be held to review program activities and to assess program performance. This hearing shall be held prior to the submission of the Performance Assessment Report and any other required closeout documents to the NCDOC-REDD for a CDBG project. This hearing will be used to ensure community-wide participation in the evaluation of the CDBG program.

5.5 Additional Hearings

Other public hearings may be held as deemed necessary by the Town in order to inform citizens of community development project(s) and activities, and to solicit citizen opinions and comments. All additional hearings shall comply with the requirements set forth in this Plan.

5.6 Limited English Proficiency Residents

The Town has followed the guidance provided in the Language Access Plan to determine the need to undertake reasonable actions to facilitate the participation of persons with Limited English Proficiency. Local officials will undertake all reasonable actions necessary to allow such persons to participate in the community development process. Such actions may include the provision of an interpreter and/or the provision of materials in the appropriate language or format for persons with Limited English Proficiency.

5.7 Public Hearing Notice

Notice of public hearings must be published in a local newspaper of general circulation, in a non-legal section of the paper at least ten (10) days prior to the hearing date, but no more than 25 days prior to the meeting date. Each notice of a hearing shall include the time, date, place, and topics and procedures to be discussed.

5.8 Accessibility to Low and Moderate Income Persons

The public hearing procedures outlined herein are designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG project areas in any public hearing(s). **Local officials may take additional steps to further promote participation by such groups, or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG project activities.**

5.9 Accessibility to Persons with Disabilities

The locations of all public hearings as described herein shall be made accessible to persons with disabilities. The Town shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more deaf persons will be in attendance. The Town shall provide a qualified reader whenever the Citizen Participation Coordinator is notified in advance that one or more visually impaired persons will be in attendance. Additionally, the Town shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more persons with mobility or developmental disabilities will be in attendance.

6. PROGRAM INFORMATION

Citizens will be provided full access to CDBG program information during all phases of a CDBG project. Local officials of the Town shall make reasonable effort to assure that CDBG program information is available to all citizens, especially those of low and moderate incomes and those residing in blighted or Limited English Proficiency neighborhoods and/or CDBG project areas.

To facilitate citizen access to CDBG program information, the Citizen Participation Coordinator will keep all documents related to a CDBG program on file in the Town Hall. Information from the project files shall be made available for examination and duplication, on request, during regular business hours. CDBG program information and materials, concerning specific CDBG projects will be available and distributed to the public at the regularly scheduled public hearings as outlined in this Plan. Furthermore, information concerning any CDBG project will be available at regularly scheduled council meetings where the program is discussed.

Materials to be made available shall include, but are not necessarily limited to: the Citizen Participation Plan; records of public hearing; mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by the NCDOC-

REDD and/or HUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program, and written responses from the Town; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG program.

In no case shall the Town disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, the Town shall not disclose any information which may, in the opinion of the Mayor, be deemed of a confidential nature.

7. PROCEDURES FOR COMMENTS, OBJECTIONS AND COMPLAINTS

The public hearings scheduled, as described in this Citizen Participation Plan, are designed to facilitate public participation in all phases of the community development process. Citizens are encouraged to submit their views and proposals on all aspects of a community development program at the public hearings. However, to ensure that citizens are given the opportunity to assess and comment on all aspects of the community development program on a continuous basis, citizens may, at any time, submit written comments or complaints to the Town.

Any citizen or citizen's group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG funds, or to the implementation of any CDBG program, should submit such comments or objections in writing to the Mayor. Should, after a reasonable period, a party believe that his/her comment or complaint has not been properly addressed or considered by the Mayor, then the aggrieved may appeal his/her case to the Town.

Local officials shall make every effort to provide written responses to citizen proposals or complaints within fifteen (15) working days of the receipt of such comments or complaints where practicable. Should the Town be unable to sufficiently resolve an objection or complaint, it may be forwarded by the aggrieved party to the NCDOC-REDD.

Citizens may, at any time, contact the NCDOC-REDD and/or HUD directly to register comments, objections or complaints concerning the Town's CDBG application(s) and/or program(s). Citizens are encouraged, however, to attempt to resolve any complaints at the local level as outlined above prior to contacting the NCDOC-REDD or HUD.

All comments or complaints submitted to the NCDOC-REDD or the HUD shall be addressed in writing to:

NC Department of Commerce
Rural Economic Development Division CDBG-NR
4346 Mail Service Center
Raleigh, North Carolina 27699-4346

Or:

U.S. Department of Housing and Urban Development
Community Planning and Development Division
Greensboro Field Office
1500 Pinecroft Road
Greensboro, NC 27407

Records of all comments, objections and/or complaints by citizens concerning the Town's CDBG program and subsequent action taken in response to those comments shall be maintained on file at Town and shall be made available for public inspection upon request.

8. AMENDMENTS

The Town may, from time to time, modify the provisions outlined herein through amendment to this Citizen Participation Plan. It shall be the policy of the Town to periodically review and discuss the effectiveness of this Citizen Participation Plan in allowing citizen participation in the community development process and in helping to meet the community development needs and goals identified by the citizens of the Town. To this end, the effectiveness of the Plan will be discussed at public hearings held in conjunction with the community development program as discussed herein, and potential amendments to the Plan will be reviewed at this time.

Amendments to the Plan will be made as necessary. All amendments shall be approved by resolution of the Town and shall be incorporated into this Plan.

9. AUTHORITY

No portion of this Citizen Participation Plan shall be construed to restrict the responsibility and authority of the elected officials of the Town in the development, implementation and execution of any Community Development Block Grant program.

ADOPTED this _____ day of _____, 2026.

_____
Bobby Wooten, Mayor

ATTEST:

_____
Aimee Moore, Town Clerk

CODE OF CONDUCT

CDBG-PROGRAMS
TOWN OF LAGRANGE

A. This Code shall govern the performance of officers, employees, and agents engaged in the award and administration of contracts supported by Federal funds.

B. No employee, officer or agent of Town shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

1. The employee, officer or agent;
2. Any member of his immediate family;
3. His or her partner; or
4. Any organization which employs or is about to employ any of the above,

has a financial or other interest in the firm selected for award.

C. Town officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors or parties to sub-agreements.

D. Town at its discretion may make determinations of minimum rules where financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

E. All violations of these standards deemed by the Council to be in excess of minimum levels determined in No. 4, will result in penalties, sanctions or disciplinary action as required by State and Local laws and regulations or as deemed appropriate by the Town Board of Councilmen.

Adopted this _____ day of _____, 2026.

_____

BobbyWooten, Mayor
Name, Title

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Town of LaGrange

CDBG Programs

Equal Employment and Procurement Plan

The Town of LaGrange maintains the policy of providing equal employment opportunities for all persons regardless of race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are bona fide occupation qualifications for employment.

In furtherance of this policy, the *Town* prohibits any retaliatory action of any kind taken by any employee of the locality against any other employee or applicant for employment because that person made a charge, testified, assisted or participated in any manner in a hearing, proceeding or investigation of employment discrimination.

The *Town* shall strive for greater utilization of all persons by identifying previously underutilized groups in the workforce, such as minorities, women, and the handicapped, and making special efforts toward their recruitment, selection, development and upward mobility and any other term, condition, or privilege of employment.

Responsibility for implementing equal opportunities and affirmative action measures is hereby assigned to the *Mayor and/or other persons designated by the Chief Elected Official* to assist in the implementation of this policy statement.

The *Town* shall development a self-evaluation mechanism to provide for periodic examination and evaluation. Periodic reports as requested on the progress of Equal Employment Opportunity and Affirmative Action will be presented to the *Chief Elected Official*.

The *Town* is committed to this policy and is aware that with its implementation, the *Town* will receive positive benefits through the greater utilization and development of all its human resources.

Adopted this _____ day of _____, 2026.

_____
Bobby Wooten, Mayor

ATTEST:

_____
(Clerk)

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Recipient's Plan to Further Fair Housing

Grantee: Town of LaGrange	
Recipient's Address: **P.O. Box 368, LaGrange, NC 28551**	
Contact Person: Shawn Condon	**Contact Phone #: 252-566-3186**
Contact Email: **smcondon@lagrangenc.com**	**TDD #:800-735-2962**

I. Indicate if the Recipient will be affirmatively furthering fair housing for the first time or has implemented specific activities in the past.

First Time_____ Past Activities____X____

II. Identify and analyze obstacles to affirmatively furthering fair housing in recipient's community. (Use additional pages as necessary)

A major obstacle in Town is lack of knowledge, community awareness and education. Some of the low income families are not aware of housing assistance programs and other services available to them in the Town. Although local Realtors, lending institutions and other agencies are involved in housing placement and financing and are aware of Federal Fair Housing Legislation, there appears to be a lack of specific knowledge getting to our citizens of the Title VII of the Civil Rights Act of 1968.

III. Will the above activities apply to the total municipality or county?

Yes__X___ No_____ **If no, provide an explanation.**
(Use additional pages as necessary)

IV. Briefly describe the quarterly activities that the recipient will undertake over the active period of the grant to affirmatively further fair housing in their community. A time schedule and estimated cost for implementation of these activities must be included. ***Activities must be scheduled for implementation at least on a quarterly basis.*** (Use attached table)

Grantee Name: Town of LaGrange

Quarterly Fair Housing Activity	Months	Year	Estimated Cost	Actual Cost
Example: Establish FH policy, Complaint Procedure	*Jan-Mar.*	*20xx*	*$xxxx*	*$xxxx*
Place Fair Housing Literature in the Lobby of the Town Hall	Jan. – March	2026	$0	
Publish Fair Housing Complaint Procedure with the TDD number.	April – June	2026	$75	
Distribute Fair Housing Brochures to Local Financial Institutions, Realtors, Businesses	July – Sept.	2026	0	
Publish Notice to Public Promoting Fair Housing.	Oct. – Dec.	2026	$75	
Conduct a Fair Housing Awareness Meeting	Jan. – March	2027	$20	
Publish Fair Housing Complaint Procedure with the TDD number.	April – June	2027	$75	
A Fair Housing Notice will be printed on Town Water Bill to all customers	July – Sept.	2027	$20	
Publish Notice to Public Promoting Fair Housing	Oct. – Dec.	2027	$75	
Distribute Fair Housing Brochures to Local Financial Institutions, Realtors, Businesses	Jan. – March	2028	0	
A Fair Housing Notice will be printed on Town Water Bill to all customers	April – June	2028	0	
Update Fair Housing Poster in Town Hall	July – Sept	2028	$20	
Post Complaint Procedure in Lobby of Town Hall	Oct. – Dec.	2028	$75	

V. Describe recipient's method of receiving and resolving housing discrimination complaints. This may be either a procedure currently being implemented or one to be implemented under this CDBG grant. Include a description of how the recipient informs the public about the complaint procedures. (Use additional pages as necessary)

1) Any person or persons wishing to file a complaint of housing discrimination in the Town may do so by informing the Town Clerk of the facts and circumstance of the alleged discriminatory acts or practice.

2) Upon receiving a housing discrimination complaint, the Town Clerk shall acknowledge the complaint within **10 days in writing** and inform the Division of Community Assistance and the North Carolina Human Relations Commission about the complaint.

3) The Town Clerk shall **offer assistance** to the Commission in the investigation and reconciliation of all housing discrimination complaints which are based on events occurring in the Town.

4) The Town Clerk shall **publicize** in the local newspaper, with the TDD#, who is the local agency to contact with housing discrimination complaints.

Approved By:

Bobby Wooten, Mayor

Name and Title of Chief Elected or Executive Officer	**Signature**	**Date**

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LaGrange
Language Access Plan
(5-Year Plan)

Providing Meaningful Communication with Persons with Limited English Proficiency

The purpose of this Policy and Plan is to ensure compliance with Title VI of the Civil Rights Act of 1964, and other applicable federal and state laws and their implementing regulations with respect to persons with limited English proficiency (LEP). Title VI of the Civil Rights Act of 1964 prohibits discrimination based on the ground of race, color or national origin by any entity receiving federal financial assistance. Administrative methods or procedures, which have the effect of subjecting individuals to discrimination or defeating the objectives of these regulations, are prohibited.

POLICY:

In order to avoid discrimination on the grounds of national origin, all programs or activities administered by the ***Town of LaGrange*** will take reasonable steps to ensure that persons with Limited English Proficiency (LEP) have meaningful access and an equal opportunity to participate in benefits and services for which such persons qualify. This Policy defines the responsibilities the agency has to ensure LEP individuals can communicate effectively.

DEFINITIONS:

Limited English Proficient (LEP) individual – Any prospective, potential, or actual recipient of benefits or services from the agency who cannot speak, read, write or understand the English language at a level that permits them to interact effectively with health care providers and social service agencies.

Vital Documents – These forms include, but are not limited to, applications, consent forms, all compliance plans, bid documents, fair housing information, citizen participation plans, letters containing important information regarding participation in a program; notices pertaining to the reduction, denial, or termination of services or benefits, the right to appeal such actions, or that require a response from beneficiary notices advising LEP persons of the availability of free language assistance, and other outreach materials.

Title VI Compliance Officer: The person or persons responsible for administering compliance with the Title VI LEP policies.

Substantial number of LEP: 5% or 1,000 people, whichever is smaller, are potential applicants or recipients of the agency and speak a primary language other than English and have limited English proficiency.

PROCEDURES:

1. IDENTIFYING LEP PERSONS AND THEIR LANGUAGE

The ***Town of LaGrange*** will promptly identify the language and communication needs of the LEP person. Staff will use a language identification card (or "I speak cards," provided by the Rural Economic Development Division (REDD) and LEP posters to determine the language. In addition, when records are kept of past interactions with individuals or family members, the language used to communicate with the LEP person will be included as part of the record.

2. OBTAINING A QUALIFIED INTEPRETER

List the current name, office telephone number, office address and email address of the Title VI compliance officers:

Shawn Condon
P.O. Box 368
LaGrange, NC 28551
252-566-3186
smcondon@lagrangenc.com

Check all methods that will be used:

☐ Maintaining an accurate and current list showing the language, phone number and hours of availability of bilingual staff (***provide the list)***:

☐ Contacting the appropriate bilingual staff member to interpret, in the event that an interpreter is needed, if an employee who speaks the needed language is available and is qualified to interpret;

☒ Obtaining an outside interpreter if a bilingual staff or staff interpreter is not available or does not speak the needed language.

(*Identify the agency(s) name(s) with whom you have contracted or made arrangements)*

Lenoir County Department of Social Services
252-559-6381

The agency's hours of availability are from 8am - 5 pm.

☐ Other ***(describe)*:**

All staff will be provided notice of this policy and procedure, and staff that may have direct contact with LEP individuals will be trained in effective communication techniques, including the effective use of an interpreter.

Some LEP persons may prefer or request to use a family member or friend as an interpreter. However, family members or friends of the LEP person will not be used as interpreters unless specifically requested by that individual and **after** the LEP person has understood that an offer of an interpreter at no charge to the person has been made by the facility. Such an offer and the response will be documented in the

person's file. If the LEP person chooses to use a family member or friend as an interpreter, issues of competency of interpretation, confidentiality, privacy, and conflict of interest should be considered. If the family member or friend is not competent or appropriate for any of these reasons, competent interpreter services will be provided to the LEP person.

Children and other residents will **not** be used to interpret, in order to ensure confidentiality of information and accurate communication.

3. PROVIDING WRITTEN TRANSLATIONS

i. The ***Town of LaGrange*** will set benchmarks for translation of vital documents into additional languages. ***(please ensure to keep records of those documents that apply to your agency***)
ii. When translation of vital documents is needed, the ***Town of LaGrange*** will submit documents for translation into frequently-encountered languages.
iii. Facilities will provide translation of other written materials, if needed, as well as written notice of the availability of translation, free of charge, for LEP individuals.

4. PROVIDING NOTICE TO LEP PERSONS

The ***Town of LaGrange*** will inform LEP persons of the availability of language assistance, free of charge, by providing written notice in languages LEP persons will understand. Example: The notification will include, in the primary language of the applicant/recipient, the following language: IMPORTANT: IF YOU NEED HELP IN READING THIS, ASK THE AGENCY FOR AN INTERPRETER TO HELP. AN INTERPRETER IS AVAILABLE FREE OF CHARGE.
All interpreters, translators and other aids needed to comply with this policy shall be provided without cost to the person being served, and individuals and their families will be informed of the availability of such assistance free of charge.

At a minimum, notices and signs will be posted and provided in intake areas and other points of entry, including but not limited to the main lobbies, waiting rooms, etc.

Main Lobby ***(Include those areas that apply to your agency)***.

Notification will also be provided through one or more of the following: outreach documents, telephone voice mail menus, local newspapers, radio and television stations, and/or community-based organizations

Local Newspaper ***(Include those that apply to your agency)***.

5. MONITORING LANGUAGE NEEDS AND IMPLEMENTATION

On an ongoing basis, The ***Town of LaGrange*** will assess changes in demographics, types of services or other needs that may require reevaluation of this policy and its procedures. In addition, The ***Town of LaGrange*** will regularly assess the efficacy of these procedures, including but not limited to mechanisms for securing interpreter services, complaints filed by LEP persons, feedback from residents and community organizations, etc.

I. Compliance Procedures, Reporting and Monitoring

A. Reporting

The agency will complete an annual compliance report and send this report to REDD. (Format will be supplied by REDD)

B. Monitoring

The agency will complete a self-monitoring report on a quarterly basis, using a standardized reporting system proposed by the local government. These reports will be maintained and stored by the Title VI Compliance Officer and will be provided to the REDD upon request.

The agency will cooperate, when requested, with special review by the REDD.

II. Applicant/Recipient Complaints of Discriminatory Treatment

A. Complaints

The agency will provide assistance to LEP individuals who do not speak or write in English if they indicate that they would like to file a complaint. A complaint will be filed in writing, contain the name and address of the person filing it or his/her designee and briefly describe the alleged violation of this policy. The form can be found at https://www.nccommerce.com/documents/cdbg-compliance-plans.

The agency will maintain records of any complaints filed, the date of filing, actions taken and resolution.

The agency will notify the appropriate section within REDD of complaints filed, the date of filing, actions taken and resolution. This information will be provided within 30 days of resolution.

B. Resolution of Matter

If the matter cannot be resolved by informal means, the individual will be informed of his or her right to appeal further to REDD. This notice will be provided in the primary language of the individual with Limited English Proficiency.

The REDD Compliance Office will conduct an investigation of the allegations of the complaint. The investigation will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to the complaint.

The investigation will not exceed 30 days, absent a 15-day extension for extenuating circumstances.

If the investigation indicates a failure to comply with the Act, the local unit of government, agency Director or his/her designee will so inform the recipient and the matter will be resolved by informal means whenever possible within 60 days.

If the matter cannot be resolved by informal means, then the individual will be informed of his or her right to appeal further to the Department of Justice. This notice will be provided in the primary language of the individual with Limited English Proficiency.

If not resolved by REDD, then complaint will be forwarded to Department of Justice (DOJ), Department of Housing and Urban Development (HUD) Field Office.

SUBMITTED AND ADOPTED BY:

Bobby Wooten

Mayor

_____

Signature of Mayor

_____

Date

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-Displacement and Relocation Assistance Plan is prepared by the **Town of LaGrange** in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG[1] projects.

MINIMIZE DISPLACEMENT

Consistent with the goals and objectives of activities assisted under the Act, the **Town** will take the following steps to minimize the direct and indirect displacement of persons from their homes:

☐ Coordinate code enforcement with rehabilitation and housing assistance programs.

☐ Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.

☐ Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

☐ If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).

☐ Target only those properties deemed essential to the need or success of the project.

☐ Other: (*Describe*)

A. Relocation Assistance to Displaced Persons

The **Town** will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

B. One-for-One Replacement of Lower-Income Dwelling Units

The **Town** will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program[s] in accordance with 24 CFR 42.375.
Before entering into a contract committing **Town** to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the **Town** will make public by publication in a newspaper of general circulation and submit to State CDBG Program(s) North Carolina Department of Commerce (NC DOC) the following information in writing:

1. A description of the proposed assisted project;

2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower- income dwelling units as a result of an assisted project;

3. A time schedule for the commencement and completion of the demolition or conversion;

4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. [*See also 24 CFR 42.375(d)].*

5. The source of funding and a time schedule for the provision of the replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and

7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the **Town** will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

C. Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the **Town** may submit a request to the State (NC DOC) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

D. Contacts

The **Assistant Town Manager at 252-566-3186** is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The **Assistant Town Manager at 252-566-3186** is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted this _____ day of _____, 2026.

_____
Bobby Wooten, Mayor

ATTEST:

_____

TOWN OF LAGRANGE

OPTIONAL COVERAGE RELOCATION PLAN
CDBG PROGRAMS

Organization and Administration
The Town of LaGrange (hereinafter called "Town") will administer and coordinate all relocation activities (temporary or permanent) resulting from Community Development activities. Citizens displaced by Community Development Program activities are eligible to receive relocation assistance. The financial assistance is in a form as permitted under implementing regulations at 49 CFR part 24 and the Uniform Relocation Assistance and Real Property Acquisition Policies act of 1970, as amended.

Definition of a "Displaced Person"
A displaced individual is someone whose home, which is located within the Community Development Activity Area, is determined to be in a condition too dilapidated to be economically feasible to rehabilitate and will be demolished. This can also include a person temporarily displaced as a result of program activities such as housing rehabilitation or reconstruction.

Definition of "Standard Housing"
A dwelling unit is in standard condition if it is decent, safe, and sanitary. A dwelling unit is considered decent, safe, and sanitary if (a) it is in good repair and is weathertight, with no leakage nor dampness; (b) it has no health, fire nor safety hazards within the structure or in the immediate vicinity; (c) it has running water, a private sewer-connected to a flush toilet, and a bathroom for exclusive use of the occupant, with tub or shower with hot and cold running water, all within the dwelling unit; (d) it has permanent, reasonably efficient kitchen facilities for exclusive use of the occupant, including sink with hot and cold running water, cooking stove connections, shelves and storage space for food and utensils; (e) it has facilities or connections for washing and drying clothes; (f) it is large enough to accommodate the occupants without overcrowding; (g) it is equipped with adequate heating facilities; (h) it is adequately ventilated by at least one operable window in every room and is screened, or screens are available; (i) it is wired for electricity; and (j) it is located in a neighborhood which is free from industrial and other nuisances, is supplied with the community facilities of a standard neighborhood, and is reasonably accessible to transportation, school, churches and stores.

It is intended that all dwellings into which displaced families relocate will be inspected by the Town. If the dwellings are not found to be decent, safe and sanitary, the move will be considered temporary relocation.

Optional Coverage for the Town of LaGrange, North Carolina
The Town's Community Development Program shall undertake relocation that may not be covered automatically under the URA such as would be the case with voluntary demolition. The Town intends for these persons to be served at the same levels as those described under the URA and will use this Optional Coverage Relocation Plan to establish this coverage. Under this Plan, the Town of LaGrange shall provide relocation payments and assistance to the following:

1. Homeowners and their families who are displaced by rehabilitation activity of a dwelling located within the Community Development Area by the Town. This will be effective only when the Town makes the request for the occupant to move.

2. Homeowners and their families who are displaced by the voluntary demolition of a dwelling occupied by the families and located within the Community Development Area.

Relocation Assistance to Families and Individuals
The Town shall provide relocation planning, advisory and coordination services consistent with those described in Section 24.205 of the URA. These shall include, but not be limited to, the provision of transportation as deemed necessary and reasonable to support the relocation, assistance in submitting claims for payment, counseling and education on relocation regulations and coordinating these activities with existing social service and economic assistance programs as they are available.

Temporary Relocation
Rehabilitation shall be conducted without relocation of the affected occupants to the greatest extent feasible. Should relocation be necessary and should available temporary housing be substandard by the above definition, the minimum standards set forth shall not apply. Such relocation shall be accomplished at the minimum feasible cost. The Town will only pay for the cost of the lodging during the temporary relocation time period. A maximum allowable per night charge shall be established prior to the move. Relocatees are required to submit receipts to the Town documenting the expenses for which they are requesting reimbursement.

Moving Expense Payment
A permanently displaced individual or family covered under this Plan shall be eligible to receive a moving expense payment in accordance with the

following sections of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). Specifically referenced is the following section of the URA:

1. Section 24.302 – Fixed payment for moving expenses – residential moves.

The relocatee will receive payment on the basis of the moving expense schedule (Fixed Rate Method) which is prepared by the U.S. Department of Transportation and shown below for the State of North Carolina.

Occupant Owns Furniture								Occupant Does Not Own Furniture		
Number of Rooms of Furniture										
1	2	3	4	5	6	7	8	Each Add. Room	First Room	Each Add. Room
550	750	1050	1200	1350	1600	1700	1900	150	350	50

Under the Fixed Rate method, it should be noted that certain rooms are excluded from the calculations. These include unfurnished or unused rooms, halls, bathrooms, attics, porches, garages, dressing rooms and utility rooms. However, should the relocatee have sufficient storage room in the above stated rooms, the Town may count one additional room for the sum of these, but this is not to exceed one additional room for the calculation of the number of eligible rooms in the dwelling.

Replacement Housing Payment
A permanently displaced individual or family covered under this Plan shall be eligible to receive replacement housing payments in accordance with the following sections of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (URA). Specifically referenced are the following sections of the URA:

1. Section 24.401 – 180 Day Homeowners
2. Section 24.403 – Additional Rules
3. Section 24.404 – Replacement Housing of Last Resort

Complaint Procedure
The Town conforms to standard, ethical practices in the relocation of individuals and families and desires to see that all interests are protected. If there are any questions or complaints, the Town solicits the cooperation of all owners and requests an opportunity to discuss them in an effort to satisfy all parties concerned. The Town has adopted the following Complaint Procedure:

Should any individual, family or entity have a complaint concerning the Town of LaGrange Community Development Program, the complaint should first be discussed with the Project Manager. **ALL EFFORTS SHOULD BE EXHAUSTED TO RESOLVE THE COMPLAINT AT THIS LEVEL.**

If the complaint cannot be resolved in this manner, a meeting with the Town Manager, to discuss the complaint should be requested. The request should be in writing and should briefly outline the complaint. A meeting date and time will be established within ten (10) calendar days of receipt of the request. Upon meeting and discussing the complaint, a reply will be made, in writing, within ten (10) calendar days.

If the citizen is dissatisfied with local response, they may **write** to the North Carolina Department of Commerce, Division of Community Assistance (DCA), 4313 Mail Service Center, Raleigh, North Carolina 27699-4313. DCA will respond **only to written comments** within ten (10) calendar days of the receipt of the comments.

_____

_____

Bobby Wooten, Mayor

_____

DATE

PROGRAM POLICIES

CDBG PROGRAMS

TOWN OF LAGRANGE

May 4, 2026

ADOPTED BY THE TOWN COUNCIL OF LAGRANGE:

_____
Bobby Wooten, Mayor

_____
Date

PROGRAM POLICIES

The policies contained in this document will serve as administrative guidelines for any LaGrange Community Development Block Grant Program. In the case of unforeseen hardship or inconvenience, these standards may be varied with the written permission of the Mayor. However, any variations made will not result in actions contrary to the LaGrange CDBG Application and DOC Regulations.

I. PROJECT AREA COMMITTEE

The CD Project Area Committee (PAC) will be composed of three members (1 commissioner, the Town Clerk and the Mayor). The commissioner member will be appointed by the Mayor, and any vacancy shall be immediately filled by the appointment of the Mayor. The PAC shall hold quarterly meetings when necessary and make diligent efforts to provide a liaison between the area citizens and the program administration. Responsibilities of the PAC will include:

A. Review and comment on the program guidelines.
B. Provide coordination and contact between the project area residents and the administrative personnel.
C. Conduct meetings to review the progress of the program.
D. Recommend program revisions to the administrative personnel as the project develops.
E. Review recommended action to be taken on grievances.
F. Conduct a public hearing prior to the close-out of the programs to obtain comment on the success of the project.
G. Review and make recommendations on all community development programs and/or budget amendments.

II. HOUSING REHABILITATION

A. General

1. All homeowners and landlords are responsible for the correction of housing code violations of their housing facilities in the CDBG Target Area. The Program Administrator in conjunction with the local Code Enforcement Officer (as needed) will inspect each dwelling unit to determine what must be done to bring affected structures up to a minimum standard. Owners will be notified of all deficiencies.

2. Financial and counseling assistance will be provided by the CDBG program through grants and loans to homeowners and landlords for the correction of housing code deficiencies. Receipt of CDBG financial assistance will not be mandatory. The homeowner or landlord may correct

all housing deficiencies through means other than the CDBG Program.

3. CDBG rehabilitation assistance will be provided for the correction of housing code deficiencies only.

4. Homeowners and landlords may, at their discretion, receive CDBG rehabilitation assistance for materials only and provide labor through other sources.

5. The Town will act as the property owner's agent with respect to CDBG housing rehabilitation activities. Upon completion of rehabilitation activities, the property owner will be notified that code violations in the structure have been corrected.

B. Program Application Budget Amounts and Limits

1. Per unit amounts budgeted within the CDBG Application for various sets of proposed activities are as follows:

a.	Frame Built Reconstruction	$ 200,875.00
b.	Demo for Reconstruction	$ 20,000.00
b.	Frame Built Rehabilitation	$ N/A
c.	Mobile Homes	$ N/A

2. The maximum allowable financial participation amount is the lesser of $70.00 per square foot or $72,000.00 per unit for Rehabilitation. The Town anticipates rehabilitation costs between major and minor units will average out to the respective amounts budgeted. The Town recognizes that some additional deficiencies may exist or be uncovered during the rehabilitation work. In order to correct these deficiencies, the bid amount may be amended by up to 15% by the Program Administrator. This limit is not applicable to Reconstructions.

3. Any expenditure over the bid amount plus 15% may be initially authorized by the Mayor for two reasons: One, to remove imminent threats to health and safety, and two, if the market value of the unit after rehabilitation work is completed will be more than the contract amount.

4. Any unit with a proposed rehabilitation cost exceeding the maximum allowable amount will be reviewed by the Mayor and C.D. Administrator. These units will be either referred for demolition or held until the end of housing activities to see if sufficient funds are available for rehabilitation. If sufficient funds are available, the Mayor and C.D. Administrator will review whether to proceed with a request for substantial reconstruction or

relocation.

C. Rehabilitation Priorities and Contract Procedures

1. In general, the priority for selecting housing for assistance shall follow the following priorities:
   a. LMI Owner occupied grant/loan financing
   b. LMI Tenant occupied grant/loan financing – N/A
   c. Above LMI Owner occupied loan financing – N/A
   d. Above LIM Tenant occupied loan financing – N/A
   e. Vacant units – N/A

   Within each of the above categories, the elderly, handicapped or most underprivileged shall receive priority. However, the C.D. Administrator may deviate from these priorities if it is in the best interest of the Program.

2. All procurement and contract procedures will be completed in accordance with 2 CFR 200. An advertisement for bids will be sent to rehabilitation contractors and write-ups made available. Sealed bids will be received and read aloud. The C.D. Administrator will review the bids and recommend award. The Mayor may award the bids and execute grant and loan contracts or applicable Deeds of Trust. Upon approval of the Mayor, the C.D. Administrator will issue the Notice to Proceed. The C.D. Administrator may approve and execute all contract change orders as necessary within the limits set forth in Section I.B.2. Above.

3. The Town of LaGrange will have no responsibility for the execution of private agreements nor will it allow any such agreements to hinder or interfere with contracted rehabilitation activities.

D. Coordination with Property Owners

At a minimum, the following items will be reviewed with property owners except in the case of unforeseen circumstances:

1. All housing code deficiencies.
2. The proposed financing arrangement, grant or loan.
3. Decisions on rehabilitation, delay or demolition of the unit.
4. Procedures concerning bidding, contracts and construction.
5. Contract completion and closeout.
6. If the property owner disagrees with any of the information and decisions presented, appeal of the decision can be processed through the complaint procedure.

E. Income Requirements

Income guidelines for determining grant and loan financing are those provided by HUD as meeting low-moderate income limits. These figures are revised yearly, and the most current figures will apply. Income will be based on total household income of all people over 18 years of age. The eighteen-year-old exclusion does not apply for determining beneficiaries.

F. Grant/Loan Program

The type of assistance which will be made available for the correction of code deficiencies depends on the factors listed below:

1. Owner Occupied or Rental
2. Household Income - Owner
3. Household Income - Tenant
4. Household Income - Landlord
5. Amount of Monthly Rent

The specific design of the Loan Program can be found as an attachment at the end of these policies. See ATTACHMENT I.

G. Rent Freeze and Recapture Provisions

Whenever CDBG funds are used to rehabilitate a structure, rent freeze and recapture provisions shall apply. These provisions can also be found as an attachment at the end of these policies. See ATTACHMENT I. All recapture provisions shall be secured by a promissory note and deed of trust held on the property. Therefore, each property must have a clear title sufficient for execution of the deed of trust. It shall be the responsibility of the owner to insure the clear title.

H. Housing Code

1. All rehabable houses in the CDBG area must be brought up to minimum housing code during this program. Reproduced and found at the end of these policies is the N.C. Small Cities CDBG Housing Rehabilitation Standards which is the minimum accepted by N.C. DOC.

2. When conducting the rehabilitation investigation and construction, the following priorities will apply:
   a. Provisions of a safe, sanitary water supply and adequate sewage

disposal to include provisions of indoor plumbing and hot water service.

b. Elimination of major structural defects which are creating hazardous conditions due to unsafe electrical systems, etc.
c. Weatherization of the unit.
d. Control of insects, rodents and infestations.
e. Elimination of minor structural defects.
f. Landscaping to eliminate health hazards.

I. Substantial Rehabilitation

For the purposes of the CDBG program, substantial rehabilitation is defined as the lesser of the two following standards: total CDBG rehabilitation costs for the unit exceed $72,000.00; or total CDBG rehabilitation costs exceed $70 per square foot of heated, occupiable space. DOC approval must be obtained where substantial reconstruction is proposed as part of a neighborhood rehabilitation effort. In order to receive DOC approval, justification for substantial rehabilitation must be based on the following two circumstances:

(1) The estimated cost of reconstruction is at least 20 percent less than the estimated cost of purchasing comparable newly constructed housing (including land) in the locality's jurisdiction; and
(2) The estimated cost of the reconstruction (excluding demolition, site preparation and temporary relocation) is less than the fair market value of the reconstructed housing and land.

III. FORMS AND AGREEMENTS

In applying the previously discussed rehabilitation activities, incomes must be verified, construction work let, agreements executed and construction completed. Provided in the Master Rehab Casefile are the forms to be used for these activities. The Future Deed of Trust forms and Loan Agreements are not included because these forms will be approved by the Program Attorney prior to use.

IV. ACQUISITION

A. Acquisition of land is necessary in the following situations under the CDBG program:
   1. Acquisition of lots to remove dilapidated structures: Code Enforcement.
   2. Acquisition of Right-of-Way necessary for parks, streets, drainage or other public facilities improvements: Eminent Domain.
   3. Acquisition of a permanent easement for items in No. IV.A.2.

B. General guidelines which will apply to code enforcement acquisition (structures) are listed below. These guidelines may be varied by the Board of Commissioners

of LaGrange due to the broad nature of acquisition activities.

1. A structure must be acquired and demolished when it is determined to be economically "beyond repair".
2. A structure must be acquired and demolished if it is an imminent threat to health and safety.
3. A structure must be acquired and demolished if the proposed rehabilitation cost is clearly more than the after rehabilitation market value. To salvage an existing structure, property owners may contribute directly to the rehabilitation cost in order for the structure to be eligible for rehabilitation assistance.

C. When it has been determined by the Program Administration that a structure must be acquired and demolished, one of the following two methods may be used:

1. The property owner may execute a voluntary demolition agreement and temporary demolition easement. With this agreement, the CDBG Program will demolish the structure, clear all debris, and reseed the lot. The property owner will retain ownership of the lot.
2. If the property owner does not wish to execute a voluntary demolition agreement, the acquisition procedure listed in IV.D. below will be followed to purchase the structure and the parcel of land. The CDBG Program will demolish the structure and resell the property in accordance with municipal disposition procedures.
3. When acquired property is offered for sale, it must be advertised and offered for sale to low-and-moderate income individuals and construction of a residential unit must start within 12 months. If there is no interest from LMI persons, the property must be re-advertised with only the 12-month restriction remaining.

D. The steps necessary for acquisition of any property in the CDBG Program are as follows:

1. Title certification.
2. Land survey.
3. Appraisal of the property if expected value is over $2,500.00 - property owner must be invited to accompany the appraiser.
4. Second Appraisal of the property if it is a complex appraisal - property owners must be invited to accompany the appraiser.
5. Appraisal Review by the Mayor, C.D. Administrator and Board of Commissioners.
6. Establishment of Just Compensation by the Board of Commissioners.
7. Written offer to purchase to the property owner.
8. Negotiation with the property owner.
9. Upon agreement, the property is purchased.
10. If agreement cannot be reached, the matter is referred to the attorney for condemnation through code enforcement.

V. RELOCATION

Whenever a dilapidated structure is occupied, these people must be relocated to "standard housing" which is safe, sanitary, and decent. Relocation shall be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646). During the program execution, the Board of Commissioners of LaGrange may adopt an "Optional Coverage Relocation Plan" if circumstances deem treatment through other than Uniform Act procedures will be appropriate. All efforts will be made during the 2020 CDBG program to minimize displacement.

VI. COMPLAINT PROCEDURE

Whenever conflict arises during the program, target area residents will have the following procedure for dealing with complaints. All complaints must be made in writing and will be responded to within 10 working days from the date of receipt.

A. Submit complaint to the Program Administrator at the Town Hall, and the Program Administrator will issue a written response to the complaint.

B. If resolution is not obtained, the complaint will be forwarded to the Town Clerk by the complainant. A meeting with the complainant, Program Administrator and Town Clerk will be held, and the Town Clerk shall issue a written response to the complainant.

C. If resolution is not obtained, the PAC shall conduct a hearing with the complainant, Program Administrator and the Town Clerk to hear all sides of the complaint. The PAC shall issue a written opinion to the complainant and to the Town Council of LaGrange.

D. If resolution is still not obtained through the PAC, the Town Council of LaGrange shall review the complainant's statement, previous written statements by the Program Administrator and the Town Clerk, and the written opinion of the PAC. The Town Council shall make a decision which will be final.

E. The Town Council's decision will be given to the complainant along with the name and address of DOC and project representative for the 2021 CDBG program.

VII. CODE OF CONDUCT

A. This Code shall govern the performance of officers, employees, and agents engaged in the award and administration of contracts supported by Federal funds.

B. No employee, officer or agent of the Town shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

1. The employee, officer or agent;
2. Any member of his immediate family;
3. His or her partner; or
4. Any organization which employs or is about to employ any of the above, has a financial or other interest in the firm selected for award.

C. Town officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors or parties to sub-agreements.

D. The Town, at its discretion may make determinations of minimum rules where financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

E. All violations of these standards deemed by the Town Council to be in excess of minimum levels determined in Item VII. D., will result in penalties, sanctions or disciplinary action as required by State and Local laws and regulations or as deemed appropriate by the Town Council.

VIII. CITIZEN PARTICIPATION

A. Citizen participation shall be consistent with all requirements of the CDBG Regulations. All said regulations shall be strictly adhered to. This citizen participation plan shall include the following actions by the CDBG recipient:

1. Solicit and respond to citizen views and proposals. Respond to written comments within 10 calendar days.
2. Provide technical assistance to groups so requesting to facilitate participation and proposals.
3. Provide notices of public hearings in a timely manner. Notice to be given 10-25 days before public hearings.
4. Schedule public hearings to permit broad citizen participation.
5. Hold the following public hearings at a minimum:
   a. Prior to formulation of CDBG Application
   b. After Application formulation but prior to submission
   c. Prior to submission of every program amendment
   d. Prior to submission of closeout documents
6. Provide for needs of non-English speaking citizens where a significant number of non-English speaking participants are anticipated.

Any other requirements of T15:13L.1002 shall be herein incorporated by reference.

IX. **PROCUREMENT POLICY**

A. All procurement shall be conducted in accordance with 2 CFR 200.

Local Jobs Initiative
Section 3 Plan
Local Economic Benefit for Low- and Very Low-Income Persons

TOWN OF LAGRANGE

I. APPLICATION AND COVERAGE OF POLICY

NC Commerce and any of it sub-recipients are committed to the policy that, to the greatest extent possible, opportunities for training and employment be given to lower income residents of the community development project area and contracts for work in connection with federally assisted community development project be awarded to business concerns located or owned in substantial part by persons residing in the Section 3 covered area, as required by Section 3 of the Housing and Urban Development Act of 1968, ***NC Commerce and any of its sub-recipients*** of the Town of LaGrange has developed and hereby adopts the following Plan:

NC Commerce and any of its sub-recipients will comply with all applicable provisions of Section 3 of the Housing and Urban Development Act of 1968, as amended (24 CRF Part 135), all regulations issued pursuant thereto by the Secretary of Housing and Urban Development, and all applicable rules and orders of the Department issued thereunder

This Section 3 covered project area for the purposes of this grant program shall include ***NC Commerce and any of its sub-recipients*** and portions of the immediately adjacent area.

NC Commerce and any of its sub-recipients will be responsible for implementation and administration of the Section 3 plan. In order to implement the ***NC Commerce and any of its sub-recipient's*** policy of encouraging local residents and businesses participation in undertaking community development activities, the ***NC Commerce and any of its sub-recipients*** will follow this Section 3 plan which describes the steps to be taken to provide increased opportunities for local residents and businesses

This Section 3 Plan shall apply to services needed in connection with the grant including, but not limited to, businesses in the fields of planning, consulting, design, building construction/renovation, maintenance and repair, etc.

When in need of a service, NC Commerce ***and any of its sub-recipients*** will identify suppliers, contractors or subcontractors located in the Section 3 area. Resources for this identification shall include the Minority Business Directory published through the State Department of Commerce, local directories and Small Business Administration local offices. Word of mouth recommendation shall also be used as a source.

The ***State of North Carolina and any of its sub-recipients*** will include the Section 3 clause and this plan in all contracts executed under this Community Development Block Grant (CDBG) Program. Where necessary, listings from any agency noted above deemed shall be included as well as sources

of subcontractors and suppliers. The Section 3 Plan shall be mentioned in the pre- bid meetings and preconstruction meetings.

The prime contractor selected for major public works facility or public construction work will be required to submit a Section 3 Plan which will outline his/her work needs in connection with the project. Should a need exist to hire any additional personnel, the Sampson County Employment Security Commission shall be notified and referred to the contractor.

Each contract for housing rehabilitation under the program, as applicable, for jobs having contracts in excess of $100,000 shall be required to submit a Section 3 Plan. This Plan will be maintained on file in the grant office and shall be updated from time to time or as the grant staff may deem necessary.

Early in our project, prior to any contracting, major purchases or hiring, we will develop a listing of jobs, supplies and contracts likely to be utilized during the project. We will then advertise the pertinent information regarding the project including all Section 3 required information. Community Investment and Assistance (CI) should be contacted with the Bid Materials to distribute the information throughout their list serve to reach out the communities.

II. AFFIRMATIVE ACTIONS FOR RESIDENT AND BUSINESS PARTICIPATION

NC Commerce and any of its sub-recipients will take the following steps to assure that low income residents and businesses within the community development project area and within the ***Town*** are used whenever possible: (Describe below)

The Town will keep a record of interested residents and businesses within the community development project area and within the Town to use upon the need for solicitation of need for services. The Town will advertise the local distributed newspaper encouraging all low income persons and Section 3 businesses to participate in activities related to the project.

(Example: Place qualified residents and businesses on solicitation lists, assure that residents and businesses are solicited whenever they are potential sources of contracts, services or supplies; divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by residents and businesses; establish delivery schedule, where the requirements permits, which encourages participation by area for residents and businesses)

Please check the methods to be used for the Section 3 program in your community:

☒ ***NC Commerce and any of its sub-recipients*** will place a display advertisement in the local newspaper containing the following information:

i. A brief description of the project
ii. A listing of jobs, contracts and supplies likely to be utilized in carrying out the project.
iii. An acknowledgement that under Section 3 of Housing and Community Development Act, local residents and businesses will be utilized for jobs, contract and supplies in carrying out the project to the greatest extent feasible.

iv. A location where individuals interested in jobs or contracts can register for consideration
v. A statement that all jobs will be listed through and hiring will be done through the local office of the North Carolina Employment Security Commission; a statement that all contracts will be listed with the North Carolina Division of Purchase and Contracts; and a statement that potential employees and businesses may seek development and training assistance through various state and local agencies, or which the ***Town*** will maintain a list for individuals and business concerns inquiring information

☐ Training and technical assistance will be provided by the local community college for low income residents requiring skills to participate in community development project activities. Referrals will be made to the community college, local Private Industry Councils, Job Training Partnership Act (29 U.S.C. 1579 (a)) (JTPA) Programs, and job training programs provided by local community action agencies as appropriate. Residents and businesses will be encouraged to participate in state and/or federal job training programs that may be offered in the area.

☒ Low income residents and businesses will be informed and educated regarding employment and procurement opportunities in the following ways:

i. Advertisement in the local newspaper
ii. Posting of Section 3 Plan at the Town Hall

☐ Other (describe):

NC Commerce and any of its sub-recipients will, to the greatest extent feasible, utilize lower income area residents as trainees and employees:

1. Encourage rehabilitation contractors to hire local area residents
2. Encourage public works contractors to hire local area residents

NC Commerce and any of its sub-recipients will, to the greatest extent feasible, utilize businesses located in or owned in substantial part by persons residing in the area

1. Contract with local contractors to perform demolition activities, and housing rehabilitation activities.
2. Encourage public improvement contractors to hire local residents for site clearance work, hauling materials, and performing other site improvements.
3. Encourage all contractors to purchase supplies and materials from the local hardware and supply stores

III. RECORDS AND REPORTS

NC Commerce and any of its sub-recipients will maintain such records and accounts and furnish such information and reports as are required under the Section 3 regulations, and permit authorized representatives of State CDBG, and federal agencies access to books, records, and premises for

purposes of investigation in connection with a grievance or to ascertain compliance with this Section 3 Plan.

NC Commerce and any of its sub-recipients shall report annually the Section 3 numbers using the form HUD 60002 to State CDBG at the end of the calendar year as part of the Annual Performance Report (APR).

IV. MONITORING COMPLIANCE

NC Commerce and any of its sub-recipients may require each applicable contractor to provide a copy of the Section 3 Plan and will monitor compliance during the performance of the contract. Copies of all advertisements, notice, and published information will be kept to document the implementation of the plan.

V. COMPLAINTS CONTACT

Please provide the main contact in case that any complaint is received from the general public on Section 3 compliance (including name, phone number, address, and email):

Shawn Condon
Town of LaGrange
LaGrange, NC 28551
252-566-3186
smcondon@lagrangenc.con

Adopted this _____ day of _____, 2026.

_____
Bobby Wooten, Mayor

ATTEST:_____

TOWN OF LAGRANGE
203 S Center Street
LaGrange, NC 28551

SECTION 504 COMPLIANCE OFFICER/GRIEVANCE PROCEDURE
COMMUNITY DEVELOPMENT BLOCK GRANT

The Governing Body of the Town of LaGrange, hereby designates the Town Manager to serve as Section 504 Compliance Officer throughout the implementation of the Town of LaGrange Community Development Block Grant Program.

Citizens with Section 504 grievance may do so at any point in the program. The Locality will respond in writing to written citizen grievances. Citizen grievances should be mailed to: Town Clerk, P.O Box 368, LaGrange, NC 28551, 252-566-3186. The Town of LaGrange will respond to all written citizen grievances within ten (10) days of receipt of the comments.

Should any individual, family, or entity have a grievance concerning any actions prohibited under Section 504, a meeting with the Compliance Officer to discuss the grievance will be scheduled. The meeting date and time will be stablished within five (5) calendar days of receipt of the request. Upon meeting and discussing the grievance, a reply will be made, in writing, within five (5) calendar days.

If citizen is dissatisfied with the local response, they may write to the North Carolina Department of Commerce (NCDOC), Rural Economic Development Division (REDD):

Mailing Address - 4346 Mail Service Center, Raleigh, North Carolina, 27699-1633

NCDOC will respond only to written comment within ten (10) calendar days of the receipt of the comment.

This information is available in Spanish or any other language upon request. Please contact Shawn Condon at 252-566-3186 or at 203 S. Center St., LaGrange, NC 28551 for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Shawn Condon al 252-566-3186 o en 203 S Center St., LaGrange, NC 28551 de alojamiento para esta solicitud.



Adopted this _____ day of _____, 2026.

_____ ATTEST: _____

Bobby Wooten Aimee Moore, Town Clerk

SECTION 504 SELF - EVALUATION
24 CFR PART 8

INTRODUCTION

The following is a checklist of general requirements that recipients should consider in their self-evaluation efforts under Section 504 of the Rehabilitation Act of 1973, as amended. It should be used in conjunction with the United States Department of Housing and Urban Development (HUD)'s regulations at 24 CFR Part 8.

This checklist is designed to serve as a working guidance tool to help recipients focus on key issues that could affect the accessibility of their programs and practices. In developing answers to the questions, a recipient will be preparing most of the information that Section 504 requires. Use of the checklist should also assist a recipient in pinpointing areas where action is likely to be required to achieve compliance with Section 504. It should be emphasized, however, that this checklist is for reference purposes, and is not intended as a substitute for individual judgment or analysis of the pertinent regulations issued pursuant to Section 504. Any information in this checklist cannot be used as a sole basis for determining compliance with Section 504.

The government wide regulations do not prescribe a specific form. This self-evaluation was compiled from material by the Thompson Publishing Group *Section 504 Compliance Handbook*, the Department of Justice Civil Rights Division Technical Assistance Guide (TAG), report on *Section 504 Self-Evaluation* of U.S Department of Housing and Urban Development conducted programs and activities, and other HUD Region IV state checklists.

24 CFR - 8.51 Self-evaluation

(a) Each recipient shall, within one year of July 11, 1988, and after consultation with interested persons, including individuals with handicaps or organizations representing individuals with handicaps:
(1) Evaluate its current policies and practices to determine whether, in whole or in part, they do not or may not meet the requirements of this part; (2) Modify any policies and practices that do not meet the requirements of this part; and (3) Take appropriate corrective steps to remedy the discrimination revealed by the self-evaluation.
(b) A recipient that employs fifteen or more persons shall, for at least three years following completion of the evaluation required under paragraph (a)(1) of this section, maintain on file, make available for public inspection, and provide to the responsible civil rights official, upon request: (1) A list of the interested persons consulted; (2) a description of areas examined and any problems identified; and (3) a description of any modifications made and of any remedial steps taken.

INSTRUCTIONS

Completing the Evaluation:

The questions in the evaluation are a *guide* to ensure Section 504 compliance. Answer each question with Yes, No, N/A, a description, list, or explanation. If a question does not apply to your local government, then write "N/A" next to the question and explain. Some questions require identification of modification to policies and practices will be undertaken or what corrective action will be taken to remedy any discrimination found. In some cases, questions will require that additional information be supplied to complete the evaluation process. Please be sure to attach the local government grievance procedure and current nondiscrimination policy (e.g. *excerpts* from Human Resources personnel policies). **The survey itself does not need to be adopted, but the grievance procedure and nondiscrimination policy do.**

Submitting Documents to the State:
It is recommended to not have the survey as grant number or program specific so it can be used for multiple grants for the local government. If a survey is indicated as grant number or program specific, it is only applicable for that specific grant. Should a local government have multiple grants, one (1) hardcopy of the survey needs to be submitted to Division of Water Infrastructure (DWI) for *each* grant file. It is recommended to reevaluate the survey every few years (such as 3 three years).

Technical Assistance: There is no prior approval of the completed survey by Compliance Specialist. Should the local government need technical assistance it is recommended to email l.marcela.vargas@ncdenr.gov with questions or contact your Grant Representative.

SECTION 504 SELF - EVALUATION
24 CFR PART 8

I. RECIPIENT INFORMATION

CDBG Recipient/Grantee Name: _____Town of LaGrange_____

CDBG Recipient/Grantee Mailing Address: _PO Box 368, LaGrange, NC 25881_____

CDBG Recipient/Grantee Physical Address (if different from mailing):
_____

Name of l*ocal government staff person* responsible for Self-Evaluation and coordinating Section 504 Compliance: _____Christopher Seaberg_____

Title: ____Assistant Town Manager_____

Department: _____

Email:_____cdseaberg@lagrangenc.com__

Phone Number:__252-566-3186_____

Date Survey/Evaluation Completed: _05/25/26_

II. PROGRAM POLICY

This section evaluates the program local government policies and their effect on individuals with disabilities. Please respond to the following questions by checking the appropriate box, and providing additional information where requested. In some instances, more than one box will be checked.

Describe briefly the local government programs and services, including their purpose, scope, activities, and participants:

The Town of LaGrange is a small town located in eastern North Carolina in western Lenoir County. Basic municipal services include water and sewer services, maintenance of local streets and police protection. The purpose of providing these services is to enhance the living conditions for the citizens and maintain a safe and healthy environment.

1. How does your agency incorporate provisions to ensure equal opportunity for individuals with disabilities into its policy and program initiatives?

- o Guidelines highlight equal opportunity for persons with disabilities under important information, review criteria, and/or
  _____
  _____
  _____
- o Equal Opportunity issues are discussed with policy and/or service groups
- o Office undertakes specific effort to enhance equal opportunity for people with disabilities, by:
  Placement of advertisements that specifically state equal opportunity for all persons.
- o Equal Opportunity for people with disabilities is a consideration when the office conducts special initiatives such as research, studies, symposia and/or future planning efforts (Please specify)
  Public Notices are placed on the Public Notice bulletin boards and advertised in the local newspaper

2. Does your agency provide opportunities when developing or amending its policies for qualified people with disabilities to participate as:

- o Staff

Specify efforts: All new staff policies and amendments are evaluated to insure discrimination is removed prior to adoption.

o Consultants/Panelists
Specify efforts: All advertisements include specific statements regarding equal opportunity for all persons.

o Other
Specify efforts: On an as needed basis, the Town is actively thinking about how to insure that all services, employment, activities etc., are made available to all persons including persons with disabilities.

3. How does your agency support any needed accommodations for visitors, staff, or other meeting participants who may have disabilities (e.g., certified sign language or oral interpreter, a reader or taping printed material)?

o Funds are set aside in the agency's administration budget for use by all offices

o Access accommodation as line-item in the office's budget

X Other (Specify): The Town addresses these issues on an as needed basis. No separate budget line item has been needed to date.

4. Is your agency able to modify its programs/activities, if necessary, to provide reasonable accommodations to individuals (staff or the public) with disabilities?

☒ YES (Specify efforts): All programs are available in accessible buildings.

☐ NO (Comments): _____

5. Is agency staff aware that programs/activities may have to be modified in order to accommodate individuals with disabilities?

☒ YES (Specify efforts): The staff is prepared to provide modifications as needed upon request.

☐ NO (Comments): _____

6. **Does your agency notify individuals with disabilities that they may request reasonable accommodations, including modification of office policies? If so, please identify how such notification is provided, and to whom (public or staff)?**

☒YES (Specify efforts): Notification is provided through public notices. Public Notices are provided to the public. Staff members are already aware of Town policies.

☐ NO (Comments): _____

7. **Are there any instances where your agency has been unable to modify a policy because such modification would either fundamentally alter the nature of the program, or result in an undue financial or administrative burden?**

☐ YES (Specify efforts):_____

☒NO (Comments): There are no known instances where the town has not been able to modify or alter the nature of a program to provide access for people with disabilities.

8. **Is access for people with disabilities a consideration when your agency undertakes special policy related efforts?**

☒YES (Specify efforts): The town always considers access for people with disabilities when they undertake special projects and policies, however, the town's facilities are accessible for people with disabilities and other types of disabilities are considered on an as needed basis.

☐NO (Comments): Facilities are accessible for people with disabilities

9. **Do you have staff members who serve on an emergency evacuation committee to assist visitors and staff with disabilities?**

☐ YES

☒ NO (Comments): _____ emergency services provided by the county _____
_____
_____

10. Do staff members receive training in emergency evacuation?

☐ YES

☒ NO (Comments): _____ emergency services provided by the county _____
_____
_____

11. Please complete the chart below, using the following instructions:

a. Identify all of the policies and practices from your completed program policy section that do not or may not meet the requirements of Section 504, and may create barriers for individuals for individuals with disabilities:

b. List all proposed actions or actions that have been or will be taken by your Agency to modify your policies/practices to ensure compliance with Section 504

c. Has the proposed action/action been identified as a financial and administrative burden? If so, how the conclusions were reached and list any alternative actions that may be taken that do not constitute a financial and administrative burden.

d. List target dates for which action may be taken by your Agency to modify your policies/practices

Barrier Identified	**Proposed Actions/Modification to Remove Barrier**	**Could the action result in an undue financial/admin. burden or alter the nature of the Program/Activity (if yes, please identify how the conclusion was reached and list any alternative actions)**	**Target date of action**
None	----------	----------	----------

III. PROGRAM ACCESS

1. Describe the analysis of all programs and activities and all aid, benefits and services to determine the degree to which they are accessible to qualified handicapped persons:
   All programs and activities of the Town are operated out of the Town Hall, the Public Works Garage and the Police Department. Both are accessible to qualified handicap persons. Town Council meetings are operated out of the Town Hall which is accessible to qualified handicap persons.

2. Describe methods that have been used to involve handicapped persons (or organizations representing handicapped persons) in the development of activities designed to achieve program accessibility:
   Public Hearings and general meetings have been held in a fully accessible buildings.

3. Are there boards, councils or similar bodies on which program participants sit?

   ☒YES- List steps to ensure equal opportunities for selection to, and participation in, such boards by persons with disabilities:
   Facilities are available. Advertisements include information to citizens that may have special needs. The Town is prepared to assist anyone with special needs.

   ☐NO – Please explain: _____

_____
_____

4. Does the local government notify participants, applicants, beneficiaries, employees, unions of professional organizations, and the general public (posted notices, newspaper ads, office memoranda, etc.) that the grantee does not discriminate on the basis of disability in its federally assisted programs and activities?

☒YES- Briefly describe the methods used to notify the public about non-discrimination policies:
Non-discrimination statements are included in the public notices related to federally assisted programs
_____
_____

☐NO- Modification or corrective action: _____
_____
_____

IV. PUBLIC OUTREACH

A. COMMUNICATION AND NOTIFICATION

1. Does the recipient engage in any meetings or oral presentations, printed materials, advertisements, or other methods to recruit program participants, or otherwise inform persons or the program's existence?

☒YES- Describe briefly the activities involved and the materials used.
Public Notices are a part of the program activities.

☐NO

2. Has the local government taken appropriate steps to ensure effective communication with applicants, program participants, and members of the public by providing auxiliary aids where necessary so that individuals with speech, vision, or hearing impairments can have the opportunity to participate in, and enjoy the benefits of local government programs and activities?

☒YES- Proceed to Question 3
☐NO- Modification or corrective action:

3. Describe approaches and special procedures adopted to ensure effective communications with project beneficiaries and/or members of the general public

with disabilities, especially those vision, speech, and hearing impairments (Methods include, but are not limited to: provision or auxiliary aids or presentation or materials in alternative formats qualified sign language and oral interpreters, readers, or the use of taped, large print, closed-captioned video, and Braille materials.)
The Town is prepared to provide auxiliary aids, sign language, interpreters and other methods to meet the needs of all participants.

4. Describe how the local government advertises to the public availability of auxiliary aids and services for effective communication to participate in the local government programs and services.
The Town advertises to the public that they will provide auxiliary as needed upon request.

5. Describe how the local government will ensure that meetings, hearings, and conferences will be accessible for individuals with communication disabilities.
The Town advertises to the public that they will provide auxiliary as needed upon request.

6. Describe how an individual with a disability may request assistance and express their preference for auxiliary aids and services from the local government.
In person, by phone, by letter, or by a friend.

7. Describe how the local government will provide auxiliary aids or services on request.
Based on the need, the Town will provide the service or contract the service.

8. List steps to ensure inclusion or a notice of the recipient's compliance with Section 504 in all materials and advertisements.
Notification to all staff and contract support personnel.

9. Has the local government installed a reader, developed Braille materials, audio recordings or other similar services and devices for persons with impaired vision?

☐ YES
☒ NO- Modification or corrective action: Will provide on an as needed basis.

10. Does the recipient provide services or information to the general public over the telephone?

☒ YES- Is a teletypewriter (TTY - also referred to as a Telecommunication Device for the Deaf - TDD) or other equally effective system available so that public entities can communicate with individuals with hearing or speech impairments?

☐ NO- List steps to ensure effective communications with individuals with hearing or speech impairments. This can include providing a TTY or relying on a third-party relay service. The Justice Department encourages public entities that have

extensive phone contact with the public to have TTYs to assure more immediate access.

11. What is the TTY/TDD number listed in directories and disseminated information? 800-735-2962

12. Is signage concerning the location of TTY-equipped pay phones or portable TTYs available?

☐YES
☒NO- Modification or corrective action: Provided upon request

13. Are all 911 emergency response centers equipped with TTYs or other equally effective technology to make the service accessible to individuals with hearing or speech impairments? Separate, seven-digit phone numbers and/or reliance on a third-party relay service is not an acceptable alternative for making 911 services accessible.

☐YES
☒NO- Modification or corrective action: Equipment needed

14. Is signage at inaccessible entrances directing people with disabilities to an accessible entrance or a location with information about an accessible entrance?

☒YES
☐NO- Modification or corrective action:

15. What steps, if any, have been taken to ensure that all of the programs' web site(s) are accessible? There is no program website

16. List all local government activities where a sign language and/or oral interpreter, readers, and assistive listening devices might be needed to ensure that persons with hearing and visual impairments can fully participate in the program or activity (e.g. securing services in expeditious manner, department responsible for ensuring such services, policy source and date, date policy distributed to staff).
Public Hearings

B. INFORMATION DISSEMINATION

1. Can copies of written materials be reasonably obtained by individuals with disabilities?

☒YES ☐NO

2. Have disability groups been included in the dissemination process?

☐YES ☒NO

3. Does the local government use all available print and broadcast media to ensure that all individuals with disabilities receive appropriate notification?

   ☐YES ☒NO

4. Does the local government disseminate information to all agencies or organizations that deal with persons with disabilities in the local government service jurisdiction?

   ☐YES ☒NO

5. Does all of the information disseminated by the local government include current non-discrimination polices?

   ☐YES ☒NO

NO to any questions above - Modification or corrective action: Where applicable, the Town should expand notifications to specifically include disability "groups".

C. PRINTED MATERIALS

1. Are written materials including posters with non-discrimination notices placed in physically accessible locations?

   ☒YES ☐NO

2. Can small print of posted announcements be read from a wheelchair?

   ☒YES ☐NO

3. Are all words in printed materials clearly legible?

   ☒YES ☐NO

4. Would color blind individuals be able to distinguish all contents in printed materials?

   ☒YES ☐NO

5. Are representations of disabled individuals free of patronizing stereotypes?

   ☒YES ☐NO

6. Do graphics in printed material permit easy reading of the contents?

☒YES ☐NO

7. Is all necessary program information included in printed material?

   ☒YES ☐NO

8. Are procedures for providing program access to disabled individuals stated clearly?

   ☒YES ☐NO

9. Do all appropriate local government documents include policy statements about non-discrimination on the basis of disabilities?

   ☒YES ☐NO

10. Are the Section 504 contact person's name, address, and phone number listed in printed material?

    ☒YES ☐NO

NO to any questions above - Modification or corrective action:

V. PROGRAM ELIGIBILITY/ADMISSION CRITERIA

1. Are there any limitations on the number of qualified persons with disabilities who may participate in or be admitted to the program?

   ☐YES- List steps to be taken to eliminate the limitations.

   ☒NO

2. Has the local government examined all policies pertaining to program eligibility and admission criteria to determine if they had the purpose or effect of excluding or limiting the participation of individuals with disabilities in local government's programs and activities?

   ☒YES
   ☐NO- Modification or corrective action:

3. Has the local government, in examining its polices on program eligibility and admission criteria, paid particular attention to those incorporating or establishing: (1) physical or mental fitness or performance requirements; (2) safety standards; (3) testing requirements; (4) educational requirements; (5) work experience

requirements; (6) income level requirements (7) credit rating requirements; (8) requirements based on disability; (9) requirements that prohibit participation because of disability; and (10) insurability requirements?

☒YES
☐NO- Modification or corrective action:

4. Has the local government altered or eliminated policies that have the direct or indirect effect of excluding or limiting the participation of individuals with disabilities in local government's programs and activities?

☐YES- List any policies that have been altered or eliminated.
☐NO- Modification or corrective action:
☒N/A- Explain (e.g. no such policies found in review), then proceed to Question 6.
No such policies found in review

5. Has the local government communicated the policy changes to staff members and the public?
☐YES
☐NO- Modification or corrective action:

6. Are any criteria or tests used in the admission process?

☐YES – Proceed to Question 7
☒NO- Proceed to Question 8

7. List all criteria (e.g., good health, residency requirements, letters of recommendation) and tests (including the skill, level of achievement, or other factors being tested, whether they are written or oral tests and the method of administration) used in the admissions process, that have or could have a disproportionately adverse impact on program applicants with disabilities. Discuss briefly the potential negative impact for each and indicate how they relate to the program. Discuss alternative criteria or tests that will be used to ensure nondiscrimination. The use of a criterion or test may have to be suspended as long as this does not result in an undue hardship or fundamental alteration to the program.

8. List steps to be taken to make potential program participants, including those with hearing and vision impairments and learning disabilities, aware of alternative testing/criteria and interview processes.
No testing or interview processes needed for program participants.

9. List steps to provide admission forms in alternative formats.
N/A

10. List steps to ensure that applicants are not asked pre-admission inquiries as to the nature and extent of a disability, and that no forms or other written materials make mandatory inquiries related to disability.
N/A

VI. PROGRAM PARTICIPATION

1. Are post-admission inquiries made regarding disability status to make accommodations for persons with disabilities?

   ☐YES - List steps to ensure that information is gathered voluntarily, not used to adversely affect any person with a disability and kept confidential.
   ☒NO

2. Is there an orientation for new participants?

   ☐YES- Describe briefly the orientation and materials used, and list steps to ensure effective communications and usable materials in alternative formats for all participants.
   ☒NO

3. Review all written materials, tools, equipment or other aids or devices used for the program. Do any need modification?

   ☐YES - List steps such as the provision of auxiliary aids and equipment modification to ensure that program materials and equipment are accessible and usable.
   ☒NO

4. Would any steps pose an undue financial or administrative burden?

   ☐YES- List alternative methods of providing accessibility that would not impose an undue financial or administrative burden.
   ☒NO

5. Are any of the following services or benefits provided to program participants? (Check all that apply. If none provided, proceed to Question 6.)

   ☐Transportation services
   ☐Health services and insurance/benefits
   ☒Housing
   ☐Counseling services
   ☐Employment services
   ☐Food services
   ☐Financial aid
   ☐Social, recreational or athletic activities

List steps to ensure that:

- The service/benefit is equally effective for and usable by persons with disabilities
- The administration of the service/benefit will be free from discrimination based on disability
- Communications will reach all persons, including those with hearing and sight impairments
- Effective application procedures to receive the services exist for persons with disabilities, including those with hearing and vision impairments.

The Town will ensure that all temporary relocation housing will be accessible to those with disability and the town will meet with each direct participant to effectively communicate information all persons including those with hearing and sight impairments on a per need basis.

6. List steps to ensure that information concerning program schedules and activities are effectively communicated to all program participants, including those with impaired vision, speech, and hearing.
   The Town will meet with each direct participant to effectively communicate all schedules and activities.

VII. EMPLOYMENT POLICY AND PRACTICE

A. GENERAL

1. Describe and discuss safeguards that have been used to ensure that all employment decisions are made without discrimination on the basis of handicap, and that such decisions do not limit, segregate or classify applicants or employees based on handicap in a way that adversely affects their opportunities or status.
   Employment applications are specifically structured to reflect job skills or aptitude rather than the applicants impaired, sensory, manual or speaking skills.

2. Describe procedures that have been established to make certain that there are no formal relationships regarding employment (e.g. those with labor unions, employment agencies, and so forth) that have the effect of discriminating against qualified persons with disabilities.
   Employment applications are specifically structured to reflect job skills or aptitude rather than the applicants impaired, sensory, manual or speaking skills.

3. Does the local government have 15 or more employees (full or part-time)?

   ☒YES ☐NO

4. Do the local government's hiring and promotion practices prohibit discrimination against otherwise qualified handicapped individuals (not a separate policy)?

   ☒YES- Proceed to Question 5.
   ☐NO - Modification or corrective action:

5. Analyze the following aspects of employment and describe any alterations to make certain that no discrimination based on disability exists, including discrimination that occurs due to an inaccessible facility:
   - Recruiting and advertising
   - Processing applications
   - Interviewing and orientation
   - Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff and rehiring
   - Rates of pay or any other form of compensation and changes in compensation
   - Job assignments, job classifications, organizational structures, position descriptions, lines of progression and seniority lists
   - Leaves of absence, sick leave or any other leave
   - Fringe benefits (opportunities for and financial support of training opportunities, conferences, health and insurance benefits) available by virtue of employment, regardless of whether they are administered by the recipient
   - Selection and financial support for training, including apprenticeship, professional meetings, conferences and other related activities, and selection for leaves of absence to pursue training
   - Employer-sponsored activities, including social and recreational programs
   - Any other term, condition or privilege of employment

   No Alterations Needed

B. EMPLOYMENT CRITERIA

1. Does the local government administer tests which accurately reflect the applicant's or employee's job skills or aptitude rather than the applicant's or employee's impaired sensory, manual, or speaking skills (except where those skills are the factors that the test is designed to measure)?

   ☐YES- Please answer Question 2.
   ☐NO- Modification or corrective action:
   ☒N/A Explain (e.g. no such test/criteria used), then proceed to Next Section: *Pre-Employment Inquiries*.

2. What employment tests or criteria are used for judging potential employees and describe procedures to ensure that these criteria or tests do not discriminate against persons with disabilities, unless they are shown to be consistent with job necessity?

3. If the local government uses an employment test or other criteria for selection that screens out or tends to screen out individuals with disabilities, can the local government show that the test score or other selection criteria is job related?

☐ YES- Please answer Question 4.
☐ NO- Modification or corrective action:
☐ N/A Explain (e.g. no such test/criteria used), then proceed to Next Section: *Pre-Employment Inquiries*.

4. Describe methods to identify the job-related characteristics of tests and criteria used in employment decisions, since job-related tests are permitted even if they screen out persons with disabilities.

C. PRE-EMPLOYMENT INQUIRIES

1. Describe steps to ensure that no pre-employment inquiries are made as to whether an applicant is a person with a disability or as to the nature or severity of a disability. Is the local government aware that it cannot make a pre-employment inquiry or conduct a medical examination of an applicant to determine whether the individual is a person with disability unless the local government is undertaking affirmative action efforts or conditioning an offer of employment on the results of a medical examination given to all prospective employees in the same job category?

☒ YES- Proceed to Question 2.
☐ NO- Modification or corrective action:

2. Does your organization conduct or require any medical examinations after making conditional offers of employment? Has the local government informed job applicants that an employment offer may be conditioned on the results of a medical examination if all entering employees in a job category must take an examination regardless of disability, and the examination accurately reflects the employee's job skills?

☒ YES- Proceed to Question 3.
☐ NO- Modification or corrective action:

3. Has the information obtained by the local government concerning the medical condition or history of job applicants been collected and maintained on separate forms and accorded confidentially as medical records?

☒ YES - Describe procedures to ensure that (a) all entering employees in that position are subject to medical exams, (b) all offers of employment are conditional based on the results of the exams, (c) the medical results

gathered are not used in a discriminatory manner, and (d) all information gathered is kept confidential.

☐NO- Modification or corrective action:

4. Review job application forms and interview questions to ensure that applicants are not asked about the existence of or nature or severity of a disability. Inquiries about the candidate's ability to perform job functions are permitted. Ensure that applicants are not asked about their relationship or association with an individual with a disability. List any job forms and questions that were amended.

   None required amending

5. Review existing job descriptions for each job position in your organization. Determine the essential and marginal functions of job positions in the organization and identify what job accommodations can be made, when necessary, for an applicant or employee. List any job descriptions that were amended.

   None required amending

6. Describe any training or other measures taken to ensure that employees and supervisors do not subject individuals with disabilities to discrimination because insensitivity or lack of knowledge.

   Department heads are made aware of town policies regarding discrimination

7. When the local government is undertaking affirmative action efforts, voluntary or otherwise, and inviting applicants for employment to indicate whether and to what extent they are disabled, does the local government meet the following conditions:

   a) State clearly either orally or in writing that the requested information is intended for the local government's affirmative action efforts?

   ☐YES ☐NO ☒N/A

   b) State clearly that the information is being requested on a voluntary basis, that it will be kept confidential and that refusal to give the information will not subject the applicant or employee to any adverse treatment?

   ☐YES ☐NO ☒N/A

NO to any questions above - Modifications or corrective action:

VIII. OUTSIDE PERSONS AND ORGANIZATIONS

1. List below all outside persons and organizations that are involved in the provision of any aid, benefit or service for the program as discussed in **Sections II through IX**. Include secondary recipients in your discussion. N/A

2. List steps to inform those listed in Question Number One of the organization's commitment to nondiscrimination on the basis or disability. N/A

3. List those persons or organizations from Question Number One that receive significant assistance from the organization in the provision of aids, benefits or services to program participants. For example, list organizations which rent or otherwise use your facilities; that depend on your organization for informing its participants of the aid, benefit or service; that have employees of your organization spending time to assist in or coordinate the provision of the aid, benefit or service; and so forth. N/A

4. List steps to ensure that persons or organizations listed in Question Number Three do not discriminate on the basis of disability in the provision of any aid benefit or service to your program participants. Such steps may include changes in the program, facility alterations, and/or changes in or discontinuation of the relationship. N/A

IX. USE OF CONTRACTORS

1. List contractors that are used by the agency to conduct programs or activities on behalf of the agency. N/A

2. Describe steps that have been taken to ensure that agency procurement officials understand Section 504 requirements as they apply to contractors. N/A

3. Provide language included in agency contracts to ensure that contractors are aware of their obligations to take steps to facilitate the participation of individuals with handicaps in programs and activities they operate on behalf of the agency. N/A

4. Indicate the appropriate policy source to include information about Section 504 requirements as they apply to contractors. N/A

5. Give a date that the policy was established and distributed to staff and give a citation for the policy. N/A

X. GRIEVANCE PROCEDURES

1. What procedures have been established to ensure that at least one person has been designated to coordinate compliance with Section 504?
   Section 504 Complaint Procedure

2. Have there been obvious difficulties or complaints about the local government services from individuals with disabilities?

   ☐YES – Proceed to Question 3
   ☒NO- Proceed to Question 4.

3. Describe how resolution of complaints and steps to resolve concerns/complaints is documented?

4. What written procedures have been established to ensure that appropriate initial and continuing steps to notify participants, beneficiaries, applicants, etc. that the local government does not discriminate on the basis of handicap (24 CFR 8.54)?
   Equal Employment Policy

5. Does the local government have a written grievance procedure/policy for handling the prompt and equitable resolution of any complaints of discrimination based on disability?

   ☒YES- **ATTACH** a copy of the current local government policy which should include the date the policy was established, the date the policy was distributed to staff, and the citation for the policy.
   ☐NO- Modification or corrective action:

6. Has the local government adopted procedures that incorporate due process standards and allow for prompt resolution of any complaints or alleged discrimination based on disabilities (24 CFR 8.53)?

   ☒YES - **ATTACH** a copy of your current grievance procedures and the name of the person or unit responsible for receiving and processing complaints.
   ☐NO- Modification or corrective action:

7. Has the local government notified staff and program participants about the grievance procedures?

   ☒YES
   ☐NO- Modification or corrective action:

8. Is the grievance procedure and/or nondiscrimination policy published in the newspaper at least once a grant cycle (or once a year)?
   ☒YES
   ☐NO- Modification or corrective action:

9. Does the grievance procedure inform individuals of their rights to file a complaint with a state or federal agency and include the agency's addresses?
   Yes

HUD PORTAL SECTION 504:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504faq

Agenda Item 8c

Jack's Crossing Phase 1

Preliminary Plat

TOWN OF LA GRANGE

AGENDA ITEM SUMMARY MEMO

TO: Mayor Bobby Wooten and Town Council

FROM: Shawn Condon, Town Manager

DATE: Monday, May 4, 2026

SUBJECT: Consideration of Approval of the Jack's Crossing Subdivision Phase 1 Preliminary Plat

Action Requested

Approve the Preliminary Plat for Jack's Crossing Subdivision Phase 1, as submitted, consistent with the unanimous recommendation of the Town of La Grange Planning Board on April 27, 2026.

Purpose

The purpose of this agenda item is for the Town Council to formally consider and act on the Preliminary Plat for Phase 1 of the Jack's Crossing Subdivision. Phase 1 contains the first 34 residential lots of an overall 91-lot single-family development located off Lake Pines Drive, and Phase 1 review is being requested as part of the developer's transition to a phased build-out of the previously-approved subdivision.

Background

Jack's Crossing Subdivision is located off Lake Pines Drive on Lenoir County Tax Parcel #37299 (Parent PIN 355616948861, DB/PG 1726/209). The proposed development, in total, consists of 91 residential lots. The development includes the extension of two (2) previously dead-end roads into the subdivision and the construction of two (2) new internal roads to serve the development.

On June 6, 2022, the Town Council reviewed and approved a previous Preliminary Plat for the entire subdivision, in combination with a Zoning Map Amendment for the property. The conditions established at that time, under Ordinance 2022-06-03, were as follows:

- Property use shall be for single-family site-built residences (no apartments, duplexes, or twins).
- Residences shall be a minimum of 1,500 square feet gross floor area.
- Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

The developer has slightly adjusted their approach to the project and is now proposing to split the development into two phases. Phase 1 includes the first 34 residential lots and the supporting roadway infrastructure for those lots, with the intent of completing that infrastructure and proceeding with sale of those 34 lots for construction of single-family dwellings. This change in approach is consistent with the development as previously approved, but is required to be reviewed under the Town's Subdivision Ordinance Preliminary Plat process to document the phased structure.

Construction Plan Set – Phase 1

The Phase 1 Construction Plan Set has been submitted by the developer's civil engineer, Strong Rock Engineering Group, PLLC (NC Company License #P-2166), 305 Church at North Hills Street, Suite 1110, Raleigh, NC 27609 (info@strongrockgroup.com / 984-200-1932). The Plan Set is dated April 10, 2026 and is titled "Ellis – La Grange – Perry Tract – Site 2 – Phase 1 Construction Plans." The Plan Set is included as a packet attachment.

Phase 1 Plan Set – Sheet Index (49 sheets total) includes the following sheet families:

- C-1.0 — Cover Sheet
- C-2.0 — Civil Notes
- C-3.0 — Existing Conditions Plan
- C-4.0 / C-4.1 / C-4.2 / C-4.3 — Overall and Partial Site Plans I–III
- C-5.0 / C-5.1 / C-5.2 / C-5.3 / C-5.4 / C-5.5 — Overall and Partial Utility Plans I–IV with Sanitary Sewer Table
- C-6.0 / C-6.1 / C-6.2 / C-6.3 / C-6.4 / C-6.5 — Overall and Partial Grading & Drainage Plans I–IV with Storm Drainage Table
- C-7.x — Erosion Control Notes and Stage 1 Erosion Control Plans
- Construction Details and Standard Sheets

The Plan Set is marked as preliminary and is not authorized for construction until signed, dated, and officially released by the Engineer of Record.

Subdivision Ordinance Review Items

Under the La Grange Subdivision Ordinance, Preliminary Plat review specifically considers:

- The lot layout
- The proposed roads and their layout
- Any potential concerns related to a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
- The drainage plan for the development

All four review areas are addressed within the submitted Plan Set as identified in the Sheet Index above.

Project Details – Overall Development (per Plan Set Site Information)

- Currently Zoned: CR-12 (Conditional R-12 Single-Family Residential District), per the 2022 Map Amendment. The Plan Set cover sheet references the underlying R-18 base district with the conditions established under Ordinance 2022-06-03.
- Total Acreage: 1,913,995 SF (43.94 acres)
- Total Disturbed Area: 1,562,103 SF (35.86 acres)
- Total Impervious Area: 423,660 SF / 9.73 ac (22.14% of the development), broken into roadways/parking 127,910 SF (2.94 ac) and per-lot impervious of 295,750 SF (3,250 SF/lot × 91 lots)
- Provided Open Space: 43,957 SF (1.01 ac), including 3,636 SF (0.08 ac) of active open space
- Total Lots: 91 (overall development)
- Proposed Density: 2.07 dwellings per acre

- Smallest Lot: 12,060 sq. ft. (Lot 81)
- Largest Lot: 47,495 sq. ft. (Lot 25)
- Average Lot Size: 16,654 sq. ft.
- Minimum Allowable / Proposed Lot Width: 90 feet
- Minimum Building Setbacks: Front 35', Side 20', Side Corner 35', Rear 30' (per Plan Set)
- Street Right-of-Way Width: 60 feet
- Total Linear Feet of 60' ROW Roadway: 5,558 feet (entire subdivision)
- Street Cross-Section: 20-foot travel way (10' lane each direction), paved to NCDOT Subdivision Standards (6" ABC Stone with 2" S9.5B Asphalt)
- All utilities buried
- 20-foot conservation easement around all exterior lots, with a 6-foot vegetation buffer along the outer perimeter

Utility Demand – Overall Development (per Plan Set)

- Sewage Demand: 27,300 GPD (75 GPD per resident × 4 bedrooms × 91 units)
- Water Demand: 32,760 GPD (360 GPD per residential unit × 91 units)

Phase 1 – Specific Detail

Phase 1 of the Jack's Crossing Subdivision includes the first 34 residential lots, the extension of two (2) previously dead-end roads, and portions of two (2) new roads. The road names included within Phase 1 have been approved by Lenoir County E911 and are as follows:

- Harling Crossing Way – the first dead-end road extension; the first entrance into the development from the intersection of Lake Pines Drive and S. Caswell Street; enters from Lake Pines Drive and ends at its intersection with the new Marsden Cir.
- Ketchem Ave. – the second dead-end road extension; the second entrance into the development from Lake Pines Drive; enters from Lake Pines Drive and ends at its second intersection with the new Marsden Cir.
- Marsden Cir. – a new internal road serving the majority of the lots in the subdivision and connecting Ketchem Ave. and Harling Crossing Way.
- Corbin Manor Ct. – a new internal road consisting of two (2) cul-de-sac sections intersecting with Ketchem Ave.

Drainage

The Phase 1 grading and drainage plans (sheets C-6.0 through C-6.5) detail areas with a 3:1 slope on some lots and a 6:1 slope on others, both directed to the rear of the property into the conservation easement and natural buffer. The drainage design is intended to convey normal stormwater that may occur on this property. On average, the surrounding property elevation around this development is approximately 105 feet above sea level. The highest contour shown on the sealed drainage plans is approximately 110 feet above sea level. The tapering from the higher contour to adjoining lots appears appropriate.

As a matter of record, typical drainage plans are designed for normal rainfall. Any event beyond a normal day-to-day occurrence — such as a hurricane or a major summertime rainstorm — is considered an "Act of God," for which there is no feasible drainage design that can fully accommodate.

Erosion Control

Phase 1 Erosion Control Plans (Stage 1) are included within the C-7.x series of the Plan Set. The Plan Set includes Erosion Notes, an Overall Stage 1 Erosion Control Plan, and Partial Stage 1 Erosion Control Plans I–IV.

Staff Comments

Town staff do not have any concerns with this Preliminary Plat for Jack's Crossing Subdivision Phase 1. The submitted Plan Set is complete, internally consistent, and addresses each of the review items required under the Town's Subdivision Ordinance. Please note that lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 1 has been reviewed and approved by both the Planning Board and the Town Council.

Planning Board Action

The Planning Board reviewed the Preliminary Plat for Jack's Crossing Subdivision Phase 1 at its April 27, 2026 meeting, with the same engineering Plan Set referenced above. Following discussion, the Planning Board unanimously approved a motion to recommend that the Town Council approve the Preliminary Plat for Jack's Crossing Subdivision Phase 1 as submitted.

Council Options

As with any subdivision application, the Town Council may take any of the following actions:

- Approve the application as submitted.
- Approve the application with specified conditions or changes.
- Table the application to receive further information; the application would typically be reviewed again at the June 2026 Town Council meeting.
- Deny the application.

Fiscal Impact

There is no direct fiscal impact to the Town from the approval of this Preliminary Plat. All infrastructure within the subdivision is being installed and funded by the developer in accordance with the previously approved development plans. Future utility connections, services, and tax base contributions are anticipated as the development is built out and homes are constructed and occupied.

Town Manager's Recommendation

I recommend that the Town Council approve the Preliminary Plat for Jack's Crossing Subdivision Phase 1 as submitted, consistent with the unanimous recommendation of the Planning Board. With the previous approval of the overall development plan and the fact that a majority of the supporting infrastructure has been installed in accordance with those plans, staff does not see practical alternatives other than moving forward with the project as proposed.

Attachments

- Memorandum – Jack's Crossing Phase 1 Preliminary Plat Review (May 4, 2026 TC Meeting)
- Jack's Crossing Phase 1 Construction Plan Set – Strong Rock Engineering Group, PLLC, dated 04/10/2026 (49 sheets, including Cover, Civil Notes, Existing Conditions, Site Plans, Utility Plans, Grading & Drainage Plans, and Stage 1 Erosion Control Plans)

Town of La Grange
Planning Department
203 S. Center St./PO Box 368
La Grange, NC 28551

252-566-3186
252-566-2201 (Fax)
WWW.LAGRANGENC.COM

Agenda Item – Jack's Crossing Phase 1 Preliminary Plat review

Jack's Crossing Subdivision is located off of Lake Pines Dr. (Lenoir County Tax Parcel # 37299). The proposed development consists of 91 total residential lots. The proposed development also includes the extension of 2 dead-end roads into the development along with the addition 2 new roads to serve the development.

The La Grange Town Council reviewed and approved a previous Preliminary Plat submittal for this site during their June 6, 2022, meeting. The Town records show that there was a combination review of both a Zoning Map Amendment application along with the review of the Preliminary Plat for the entire development. Conditions set on the Map Amendment application (Ordinance 2022-06-03) that were approved at the June 6, 2022, Town Council Meeting were as follows:

1. Property use shall be for single-family site-built residences (no apartments, duplexes, or twins)
2. Residences shall be a minimum of 1,500 square feet gross floor area.
3. Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

The developer has slightly adjusted their scope for this project and is looking to split this development into 2 phases. This allows them to finish the infrastructure for the first 34 residential lots and proceed with the sale of those 34 lots for the construction of Single-Family Dwellings. This transition is applicable for this development but must go through the Preliminary Subdivision Review process to document the change.

The Preliminary Plan review process listed in the La Grange Subdivision Ordinance are as follows:

1. Review the Lot layout
2. Review the Proposed roads and their layout
3. Review any potential concerns regarding a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
4. Review of the Drainage Plan for the development

Details on Jack's Crossing Subdivision are as follows:

1. Currently Zoned CR-12 (Conditional R-12 Single-Family Residential District)
2. Total Acreage of 43.94

3. Total Disturbed area for development is 35.86 Acres
4. Total Impervious area percentage for the entire development is 22.14%. This includes both roadways, some parking areas for the mail kiosk, and each individual residential lot
5. Total number of Lots is 91
6. The proposed density for this development is 2.07 dwellings per acre
7. The smallest lot is 12,060 square feet
8. The largest lot is 47,495 square feet
9. The average lot size is 16,654 square feet
10. Street rights-of-way are 60 feet wide and there is a total of 5,558 linear feet of road development for the entire subdivision.
11. Street cross sections show a 20-foot travel way and will be paved to NC DOT Subdivision Standards (6 inches ABC Stone with 2 inches of S9.5B Asphalt)
12. All utilities for this development will be buried
13. There is a 20-foot conservation easement around all exterior lots. There is also a 6-foot vegetation buffer along the outer perimeter of these exterior lots.

Phase 1 of Jack's Crossing Subdivision includes the first 34 residential lots along with the extension of 2 previous dead-end roads along with portions of 2 new roads.

1. The first dead-end road extension's name has been approved by Lenoir County E911 as Harling Crossing Way. Harling Crossing Way is the first entrance into the development from the intersection of Lake Pines Drive and S. Caswell St. It enters the development from Lake Pines Drive and ends at its intersection with the new Marsden Cir.
2. The second dead-end road extension's name has been approved by Lenoir County E911 as Ketchem Ave. Ketchem Ave. is the second entrance into the development from the intersection of Lake Pines Drive and S. Caswell St. It enters the development from Lake Pines Drive and ends at its second intersection with the new Marsden Cir.
3. The first new road's name has been approved by Lenoir County E911 as Marsden Cir. Marsden Cir. Services a majority of the lots in Jack's Crossing connected to Ketchem Ave. and Harling Crossing Way.
4. The second new road's name has been approved by Lenoir County E911 as Corbin Manor Ct. Corbin Manor Ct. consists of 2 separate cul-de-sac roads intersecting with Ketchem Ave.

The drainage plan for the entire development includes some areas with a 3:1 slope on some lots and 6:1 slope on others both to the rear of the property into the conservation easement and natural buffer. The drainage design is developed to ensure not to convey normal stormwater that may occur on this property. On average, the elevation of surrounding property around this development is 105 feet above sea level. The highest contour shown on the sealed drainage plans is 110 feet above sea level. The tapering from the higher contour to adjoining lots seem

appropriate. As a matter of record, typical drainage plans are designed for a normal rainfall. Any event that is beyond a normal day-to-day occurrence such as a hurricane or even massive summertime rainstorm is considered an "Act of God". There is no feasible design that can accommodate such an event.

STAFF COMMENTS

Town staff do not have any concerns with this Preliminary Plan for Jack's Crossing Subdivision Phase 1. Please note lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 1 is review by both Planning Board and Town Council.

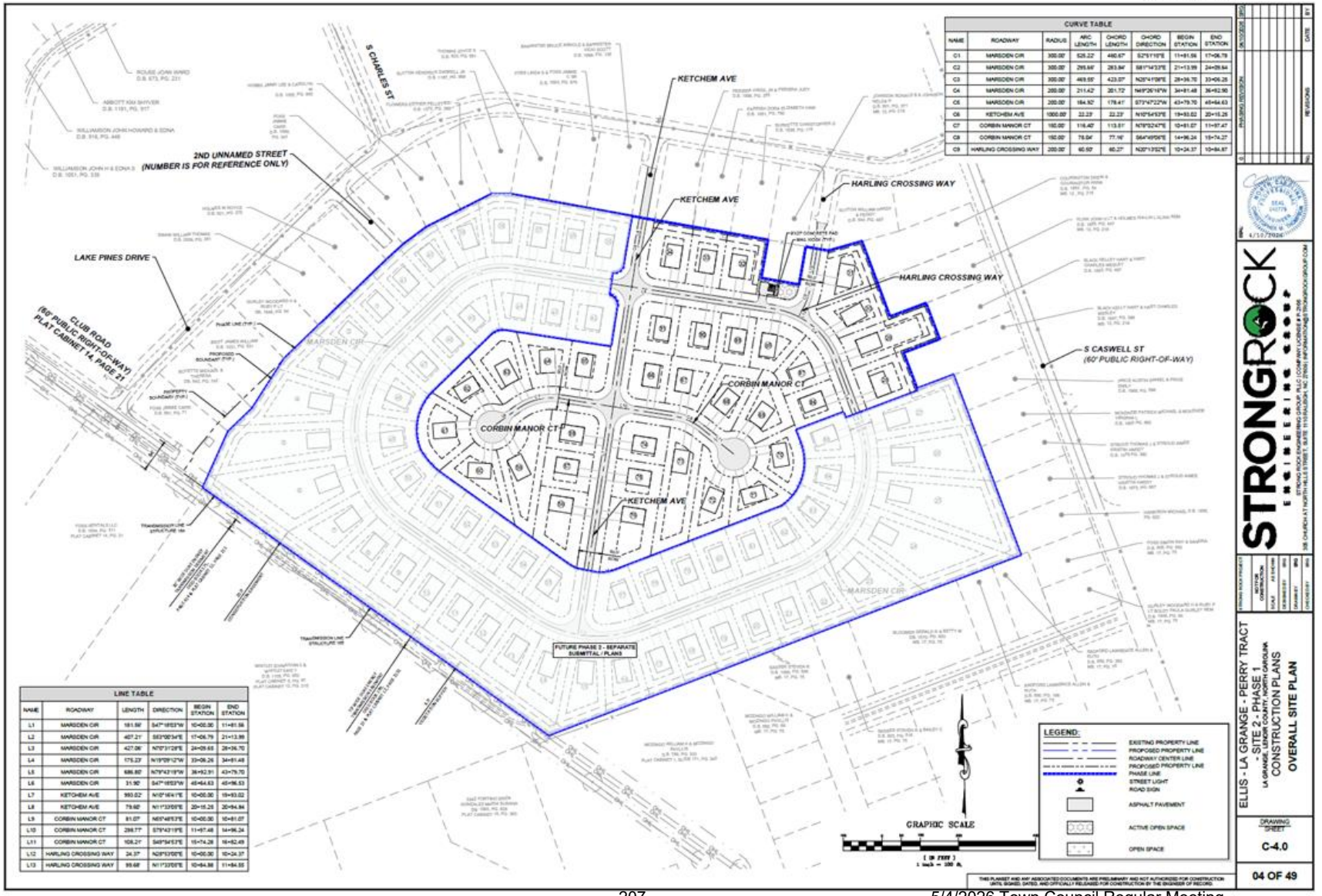
POTENTIAL PLANNING BOARD ACTION ON THIS APPLICATION

As with any other application, the Planning Board may take the following actions:

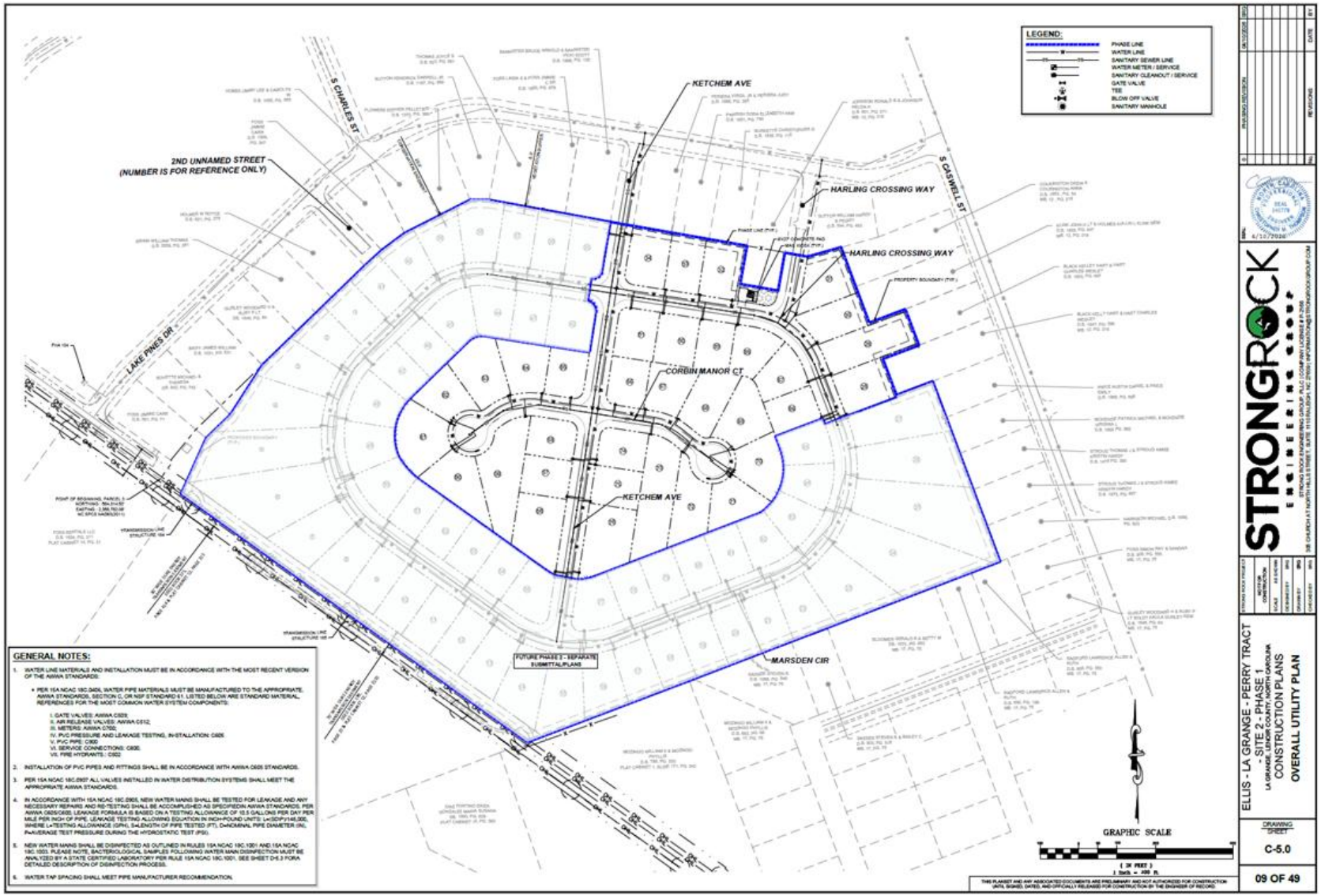
1) Recommend the Town Council approve this application as submitted.
2) Recommend the Town Council approve this application with certain conditions or changes.
3) Table a decision on this application to receive further information on the matter. Typically, the application would be reviewed again at the May 2026 Planning Board meeting.
4) Recommend the Town Council deny this application.

Please note that, with the previous review and approval of this development plan and the sure fact that a majority of the infrastructure has been installed per those plans, staff does not see many options other than moving forward with this project.

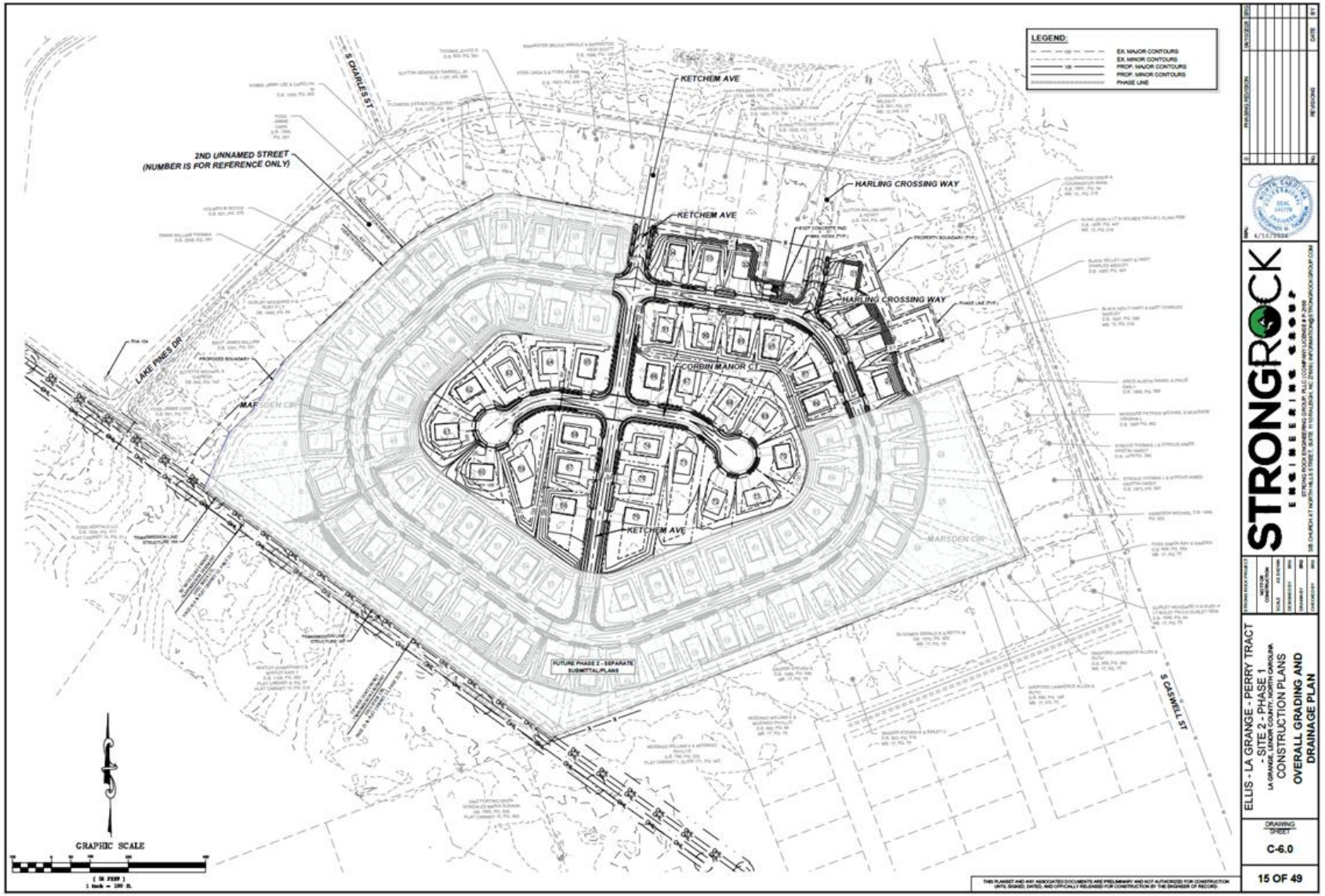
Preliminary Subdivision Review:
Jack's Crossing Phase 1
Overall Site Plan



Preliminary Subdivision Review:
Jack's Crossing Phase 1
Overall Utility Plan



Preliminary Subdivision Review:
Jack's Crossing Phase 1
Drainage Plan



Jack's Crossing

Phase 1 Construction Plan Set

Strong Rock Engineering Group, PLLC

Dated 04/10/2026 — 49 sheets

ELLIS-LA GRANGE-PERRY TRACT-SITE 2-PHASE 1

CONSTRUCTION PLANS

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

SITE INFORMATION:

LOCATION:	S CHARLES ST
COUNTY:	LENOIR COUNTY
PARENT PIN:	355616948861
DB/PG:	1726/209
CURRENT ZONING:	R-18 (8861)
ACREAGE:	1,913,995 SF (43.94 AC)
LAND CLASS:	RESIDENTIAL

MINIMUM BUILDING SETBACKS:

FRONT YARD:	35'
SIDE YARD:	20'
SIDE CORNER LOT:	35'
REAR YARD:	30'

LOT ACREAGE:

PROPOSED DENSITY:	2.07 DU/AC
TOTAL NUMBER PROPOSED LOTS:	91
MINIMUM PROPOSED LOT SIZE:	12,060 SF (LOT 81)
MAXIMUM PROPOSED LOT SIZE:	47,495 SF (LOT 25)
AVERAGE PROPOSED LOT SIZE:	16,654 SF
MINIMUM ALLOWABLE LOT WIDTH:	90'
MINIMUM PROPOSED LOT WIDTH:	90'

OPEN SPACE BREAKDOWN:

PROPERTY BOUNDARY:	1,913,995 SF (43.94 AC)
PROVIDED OPEN SPACE :	43,957 SF (1.01 AC)
PROVIDED ACTIVE OPEN SPACE:	3,636 SF (0.08 AC)

IMPERVIOUS AREAS:

ROADWAYS / PARKING:	127,910 SF (2.94 AC)
LOTS (3,250 SF/LOT):	295,750 SF (6.79 AC)
TOTAL ON-SITE 2 IMPERVIOUS AREA:	423,660 SF (9.73 AC)
TOTAL ON-SITE 2 IMPERVIOUS PERCENT:	22.14%

UTILITY DEMANDS:

SITE 2:

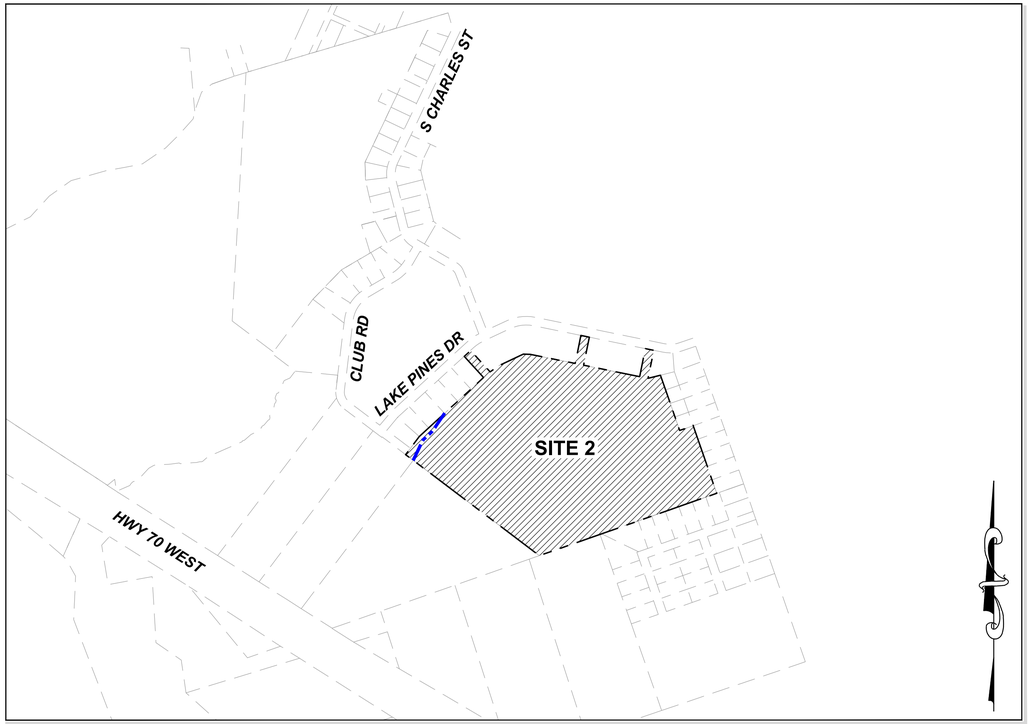
SEWAGE USAGE:	27,300 GPD
	75 GPD/RESIDENTIAL UNIT X 4 BED X 91 UNITS
WATER USAGE:	32,760 GPD
	360 GPD / RESIDENTIAL UNIT X 91 UNITS

DISTURBED AREA:

TOTAL DISTURBED AREA:	1,562,103 SF (35.86 AC)

STREET TYPE SUMMARY:

60' ROW SECTION:	5,558 LF



VICINITY MAP

1" = 500'

CIVIL ENGINEER:

STRONG ROCK ENGINEERING GROUP, PLLC
305 CHURCH AT NORTH HILLS ST. SUITE 1110
RALEIGH, NC 27609
COMPANY LICENSE #: P-2166
CONTACT:
984-200-1932 (O)
INFORMATION@STRONGROCKGROUP.COM

SHEET INDEX

01	C-1.0	COVER SHEET
02	C-2.0	CIVIL NOTES
03	C-3.0	EXISTING CONDITIONS PLAN
04	C-4.0	OVERALL SITE PLAN
05	C-4.1	PARTIAL SITE PLAN I
06	C-4.2	PARTIAL SITE PLAN II
07	C-4.3	PARTIAL SITE PLAN III
08	C-4.4	PARTIAL SITE PLAN IV
09	C-5.0	OVERALL UTILITY PLAN
10	C-5.1	PARTIAL UTILITY PLAN I
11	C-5.2	PARTIAL UTILITY PLAN II
12	C-5.3	PARTIAL UTILITY PLAN III
13	C-5.4	PARTIAL UTILITY PLAN IV
14	C-5.5	SANITARY SEWER TABLE
15	C-6.0	OVERALL GRADING AND DRAINAGE PLAN
16	C-6.1	GRADING AND DRAINAGE PLAN I
17	C-6.2	GRADING AND DRAINAGE PLAN II
18	C-6.3	GRADING DRAINAGE PLAN III
19	C-6.4	GRADING AND DRAINAGE PLAN IV
20	C-6.5	STORM DRAINAGE TABLE
21	C-7.0	EROSION NOTES
22	C-7.1	ESROSION CONTROL PLAN - OVERALL STAGE 1
23	C-7.2	EROSION CONTROL PLAN - STAGE 1
24	C-7.3	EROSION CONTROL PLAN - STAGE 1
25	C-7.4	EROSION CONTROL PLAN - STAGE 1
26	C-7.5	EROSION CONTROL PLAN - STAGE 1
27	C-7.6	ESROSION CONTROL PLAN - OVERALL STAGE 2
28	C-7.7	EROSION CONTROL PLAN - STAGE 2
29	C-7.8	EROSION CONTROL PLAN - STAGE 2
30	C-7.9	EROSION CONTROL PLAN - STAGE 2
31	C-7.10	EROSION CONTROL PLAN - STAGE 2
32	C-8.0	PROPOSED MARSDEN CIR - PLAN & PROFILE
33	C-8.1	PROPOSED MARSDEN CIR - PLAN & PROFILE
34	C-8.2	PROPOSED KETCHEM AVE - PLAN & PROFILE
35	C-8.3	PROPOSED CORBIN MANOR CT - PLAN & PROFILE
36	C-8.4	PROPOSED HARLING CROSSING WAY - PLAN & PROFILE
37	D-1.0	WATER DETAILS
38	D-1.1	WATER DETAILS
39	D-1.2	WATER DETAILS
40	D-1.3	WATER DETAILS
41	D-2.0	EROSION CONTROL DETAILS
42	D-2.1	EROSION CONTROL DETAILS
43	D-2.2	EROSION CONTROL DETAILS
44	D-2.3	EROSION CONTROL DETAILS
45	D-2.4	EROSION CONTROL DETAILS
46	D-2.5	EROSION CONTROL DETAILS
47	D-3.0	ENTRY MONUMENT PACKAGE
48	D-3.1	ENTRY MONUMENT PACKAGE
49	D-3.2	ENTRY MONUMENT PACKAGE

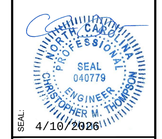
LA GRANGE PERRY TRACT – SITE 2 – PHASE 1 & 2 PERMIT TABLE

PERMIT TYPE	PERMIT AUTHORITY	PERMIT NUMBER	PERMIT DATE	EXPIRATION DATE
CONSTRUCTION DRAWINGS	Town of La Grange	N/A	11/03/2025	N/A
STATE WATER	NCDEQ	24-00331	09/20/2024	09/20/2026
EROSION CONTROL	NCDEQ	LENOI-2024-0108	04/17/2024	04/17/2027
STATE SEWER	NCDEQ	WQ0045304 Mod	11/06/2024	Not listed
ROAD NAMES	Town of La Grange	N/A	10/31/2025	N/A
NCG01	NCDEQ	NCC241244	04/23/2024	Until closed

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:



STRONG ROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION	SCALE	AS SHOWN
DESIGNED BY	SRG	DRAWN BY	SRG
CHECKED BY	SRG		

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
COVER SHEET

DRAWING SHEET

C-1.0

01 OF 49

GENERAL CONSTRUCTION NOTES:

1. WITHIN ALL NOTES, THE TERM CONTRACTOR WILL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS OR VENDORS PERFORMING WORK ON THE PROJECT.
2. ANY CONTRACTOR SUBMITTING A BID FOR THIS PROJECT SHALL MAKE A SITE VISIT PRIOR TO SUBMITTING BID.
3. BOUNDARY DATA PERFORMED BY TAYLOR LAND CONSULTANTS. SEE SURVEY FOR BENCHMARK & TBM INFORMATION. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
4. ANY RELOCATION OF BENCHMARKS SHALL BE PERFORMED BY A NC LICENSED SURVEYOR.
5. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ROWAN COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
6. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, AND/OR FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
8. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
9. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 72 HOURS AND UP TO 12 DAYS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
10. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO PUBLICLY OWNED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
12. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, LANDSCAPING OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
13. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
14. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE AND LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
15. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
16. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
17. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" SHALL BE REMOVED FROM ALL BACKFILL MATERIAL.
18. CONTRACTOR TO COORDINATE WITH LENIOR COUNTY FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
19. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
20. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 14ON OR APPROVED EQUAL).
21. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
22. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET ROWAN COUNTY AND/OR NCDOT STANDARDS & SPECIFICATIONS.
23. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
24. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST AND WATER SAMPLING RESULTS.
25. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
26. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL, TO AN APPROVED NCDENR LOCATION, OF ANY EXCESS TOPSOIL OR UNCLASSIFIED EXCAVATION HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. ALTERNATIVELY, A SUITABLE ON-SITE AREA MAY BE USED UPON APPROVAL BY THE OWNER, THE E.O.R AND/OR AHJ.
27. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO ROWAN COUNTY AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
28. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
29. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, ROWAN COUNTY & ENGINEER OF RECORD ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
30. TESTING BY SITE DEVELOPER: SITE DEVELOPER SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). -IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
31. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
32. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT ENGINEER OF RECORD WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION. OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.
33. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING PADS.
34. THE SITE PREVIOUSLY CONTAINED RESIDENTIAL / FARM STRUCTURES CONTRACTOR RESPONSIBLE FOR REMOVAL OF ANY WELLS FOUNDATIONS AND/OR SEPTIC SYSTEMS PER NCDENR REQUIREMENTS.
35. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH ONSLOW WATER AND SEWER AUTHORITY PRIOR TO BEGINNING CONSTRUCTION.
36. NO BUILDING OR PROPERTY WITHIN OR ADJACENT TO THIS PROJECT LOCATION ARE ON THE NATIONAL REGISTER OF HISTORIC PLACES, ACCORDING TO NORTH CAROLINA HISTORIC PRESERVATION OFFICE INTERACTIVE MAP.
37. BASED ON FLOOD MAP 3720355600J EFFECTIVE ON 07/02/2004, FLOOD ZONE AE IS LOCATED FLOOD ZONES WITHIN THE PROJECT LOCATION.
38. BASED ON ROWAN COUNTY GIS MAP, THE PROPERTY IS NOT LOCATED WITHIN THE FLIGHT PATH OVERLAY (FPO) DISTRICT.
39. BASED ON ROWAN COUNTY GIS MAP, THE PROPERTY IS NOT LOCATED WITHIN THE HALF (XX) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
40. ALL CONSTRUCTION SHALL BE PER TOWN OF LA GRANGE & NCDOT STANDARDS AND SPECIFICATIONS.
41. ALL DIMENSIONS ARE IN FEET.
42. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
43. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
44. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
45. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
46. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
47. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
48. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
49. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
50. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
51. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS. ENTRY SIGNS WILL REQUIRE A SEPARATE SIGN PERMIT.
52. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
53. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
54. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO TOWN OF LA GRANGE AND/OR NCDOT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
55. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
56. AREAS OF PARENT PARCEL THAT ARE NOT SUBDIVIDED TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN AS ONE PARCEL TO BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION OF THE NEIGHBORHOOD.
57. MAINTENANCE FOR AMENITY & OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOA.

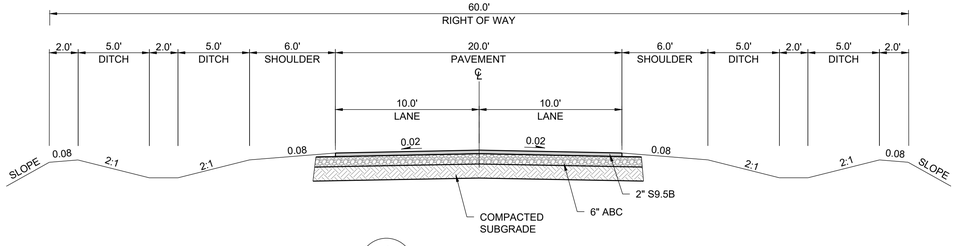
GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
C	CENTERLINE
Ø	DIAMETER OR ROUND
P	PROPERTY LINE
ABC	AGGREGATE BASE ASPH ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
AVE	AVENUE
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
E.O.R	ENGINEER OF RECORD
EX	EXISTING
EVAP	EVAPORATIVE
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION	IDENTIFIER	DESCRIPTION
LEN	LENGTH	SD	STORM DRAIN
LEV	LOW EMISSION VEHICLE	SDMH	STORM DRAIN MANHOLE
LF	LINEAR FEET	SDE	SIGHT DISTANCE EASEMENT
LP	LOW POINT	SSMH	SANITARY SEWER MANHOLE
MAX	MAXIMUM	SS	SANITARY SEWER
MH	MANHOLE	STA	STATION
MIN	MINIMUM	STD	STANDARD
N	NORTH, NORTHING	ST.STL	STAINLESS STEEL
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	TB	THRUST BLOCKING
NTS	NOT TO SCALE	TC/TOC	TOP OF CURB
OH	OVERHEAD	TD	TEMPORARY DIVERSION
OCB	OFF-SET CATCH BASIN	TH	TEST HEADER
PCC	PORTLAND CEMENT CONCRETE	TOP	TOP OF PIPE
PE	POLYETHYLENE	TP	TOP OF PAD
PKWY	PARKWAY	TYP	TYPICAL
POC	POINT OF CONNECTION	TW	TOP OF WALL
PVC	POLYVINYL CHLORIDE	UG	UNDERGROUND
R	RADIUS	VEG	VEGETATED
RCP	REINFORCED CONCRETE PIPE	VERT	VERTICAL
R.O.W	RIGHT OF WAY	W	WEST
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY	W/	WITH
RPZ	REDUCED PRESSURE ZONE	W/O	WITHOUT
S	SOUTH	YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **



1 / C-2.0 RESIDENTIAL LOCAL STREET
SCALE: NTS

SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS

TERRAIN	MAX. SLOPE
LEVEL	3:1
ROLLING	3:1
MOUNTAINOUS	1 - 1/3:1

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

NO.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
CIVIL NOTES

DRAWING SHEET
C-2.0

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SOURCES OF INFORMATION:

1. BOUNDARY SURVEY AND ADJOINER PROPERTY LINES PROVIDED BY AERIAL AND GROUND SURVEYING, LLC ON 5/1/2025.
2. TOPO SURVEY PROVIDED BY RED PLAINS SURVEYING COMPANY DATED JULY 2022.
3. PRELIMINARY WETLAND AND STREAM DELINEATIONS PROVIDED BY SAGE ECOLOGICAL SERVICES ON 01/12/2022.
4. ENVIRONMENTAL SITE ASSESSMENT BY SAGE ECOLOGICAL SERVICES DATED 01/19/2022.
5. TRAFFIC IMPACT ANALYSIS BY EXULT ENGINEERING ON 01/07/2022.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

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STRONG ROCK PROJECT			
NOT FOR CONSTRUCTION	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

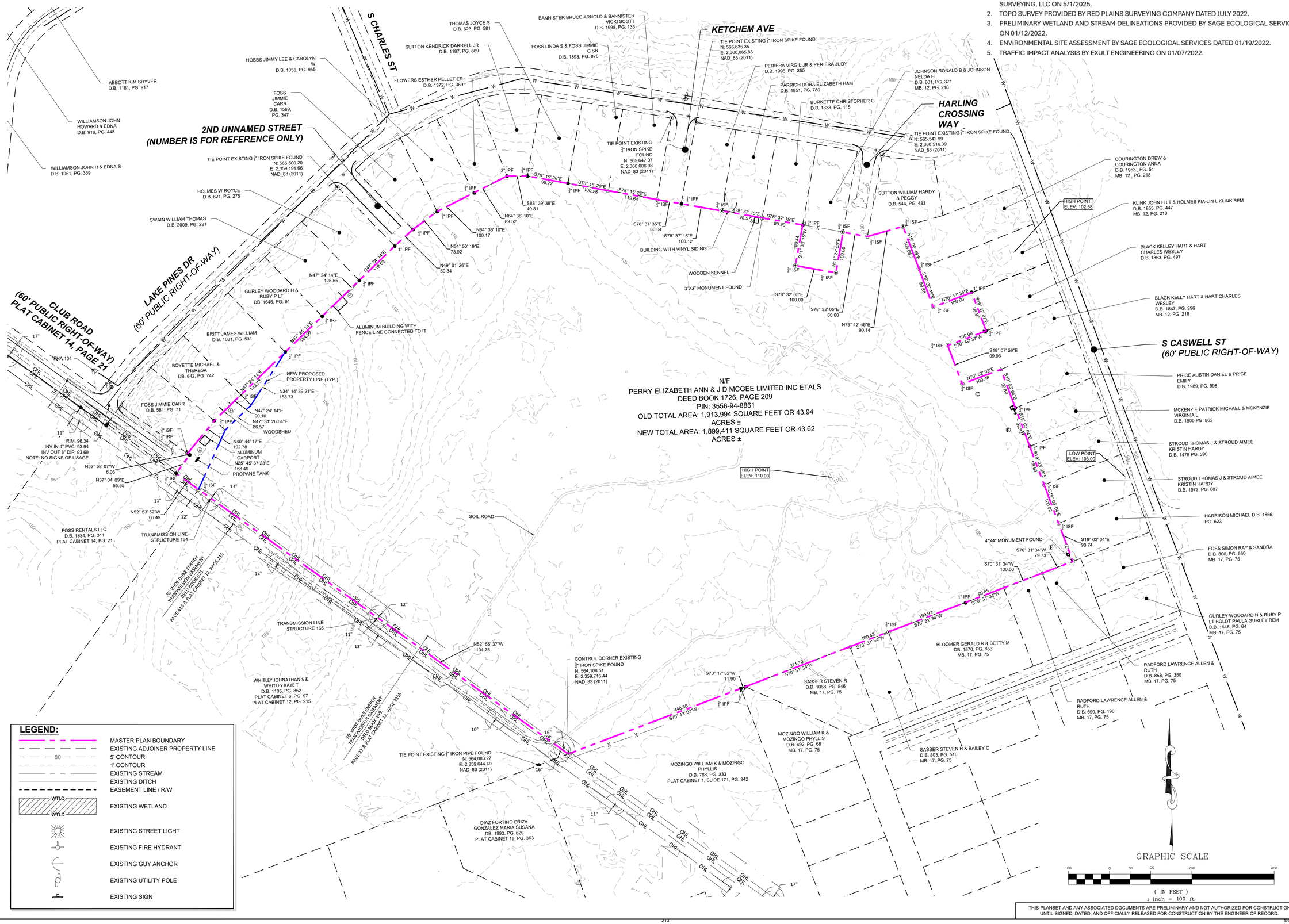
CONSTRUCTION PLANS

EXISTING CONDITIONS PLAN

DRAWING SHEET

C-3.0

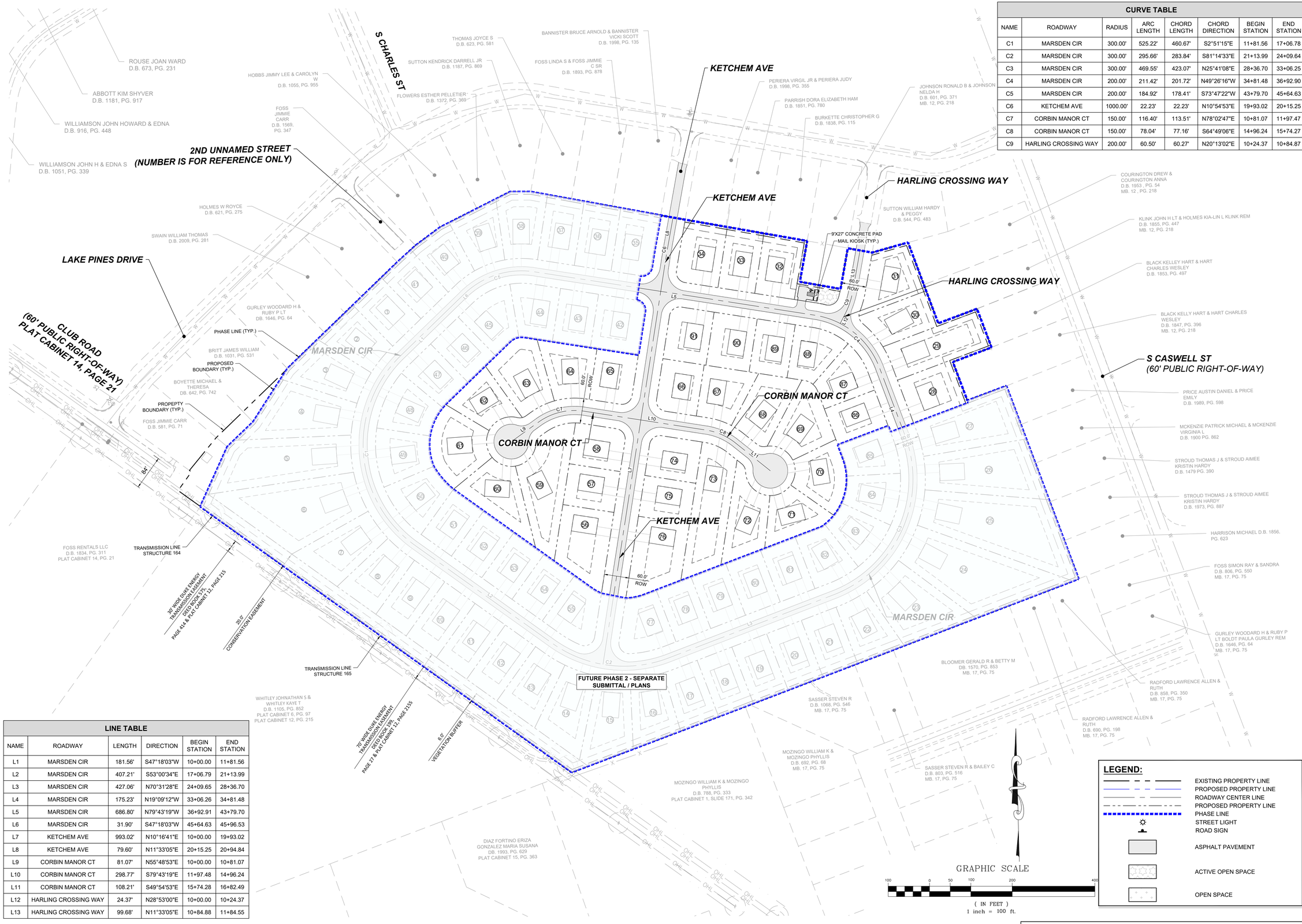
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LEGEND:

- MASTER PLAN BOUNDARY
- EXISTING ADJOINER PROPERTY LINE
- 80 — 5' CONTOUR
- 1' CONTOUR
- EXISTING STREAM
- EXISTING DITCH
- EASEMENT LINE / R/W
- WTLD — EXISTING WETLAND
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING GUY ANCHOR
- EXISTING UTILITY POLE
- EXISTING SIGN

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CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	BEGIN STATION	END STATION
C1	MARSDEN CIR	300.00'	525.22'	460.67'	S2°51'15"E	11+81.56	17+06.78
C2	MARSDEN CIR	300.00'	295.66'	283.84'	S81°14'33"E	21+13.99	24+09.64
C3	MARSDEN CIR	300.00'	469.55'	423.07'	N25°41'08"E	28+36.70	33+06.25
C4	MARSDEN CIR	200.00'	211.42'	201.72'	N49°26'16"W	34+81.48	36+92.90
C5	MARSDEN CIR	200.00'	184.92'	178.41'	S73°47'22"W	43+79.70	45+64.63
C6	KETCHEM AVE	1000.00'	22.23'	22.23'	N10°54'53"E	19+93.02	20+15.25
C7	CORBIN MANOR CT	150.00'	116.40'	113.51'	N78°02'47"E	10+81.07	11+97.47
C8	CORBIN MANOR CT	150.00'	78.04'	77.16'	S64°49'06"E	14+96.24	15+74.27
C9	HARLING CROSSING WAY	200.00'	60.50'	60.27'	N20°13'02"E	10+24.37	10+84.87

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	MARSDEN CIR	181.56'	S47°18'03"W	10+00.00	11+81.56
L2	MARSDEN CIR	407.21'	S53°00'34"E	17+06.79	21+13.99
L3	MARSDEN CIR	427.06'	N70°31'28"E	24+09.65	28+36.70
L4	MARSDEN CIR	175.23'	N19°09'12"W	33+06.26	34+81.48
L5	MARSDEN CIR	686.80'	N79°43'19"W	36+92.91	43+79.70
L6	MARSDEN CIR	31.90'	S47°18'03"W	45+64.63	45+96.53
L7	KETCHEM AVE	993.02'	N10°16'41"E	10+00.00	19+93.02
L8	KETCHEM AVE	79.60'	N11°33'05"E	20+15.25	20+94.84
L9	CORBIN MANOR CT	81.07'	N55°48'53"E	10+00.00	10+81.07
L10	CORBIN MANOR CT	298.77'	S79°43'19"E	11+97.48	14+96.24
L11	CORBIN MANOR CT	108.21'	S49°54'53"E	15+74.28	16+82.49
L12	HARLING CROSSING WAY	24.37'	N28°53'00"E	10+00.00	10+24.37
L13	HARLING CROSSING WAY	99.68'	N11°33'05"E	10+84.88	11+84.55

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND:
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINE
- PHASE LINE
- STREET LIGHT
- ROAD SIGN
- ASPHALT PAVEMENT
- ACTIVE OPEN SPACE
- OPEN SPACE

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

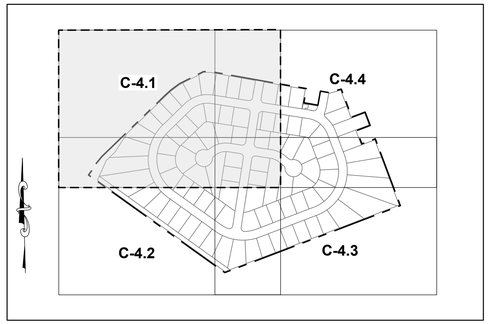
STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT			
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	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL SITE PLAN

DRAWING SHEET
C-4.0

04 OF 49



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST

KETCHEM AVE

2ND UNNAMED STREET (NUMBER IS FOR REFERENCE ONLY)

LAKE PINES DR (60' PUBLIC RIGHT-OF-WAY)

MARSDEN CIR

CORBIN MANOR CT

SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869

FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369

THOMAS JOYCE S D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR D.B. 1893, PG. 878

HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955

BANNISTER BRUCE AI & BANNISTER VICKI SCOTT D.B. 1998, PG. 135

FOSS JIMMIE CARR D.B. 1569, PG. 347

HOLMES W ROYCE D.B. 621, PG. 275

SWAIN WILLIAM THOMAS D.B. 2009, PG. 281

GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64

BRITT JAMES WILLIAM D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA DB. 642, PG. 742

FOSS JIMMIE CARR D.B. 581, PG. 71

41.0' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

PHASE LINE (TYP.)

PROPOSED BOUNDARY (TYP.)

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 72, PAGE 215

EASEMENT (D.B. 1834, P.G. 311)

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 12, PAGE 215

FUTURE PHASE 2 - SEPARATE SUBMITTAL / PLANS

MATCH LINE
FOR CONTINUATION, SEE C-4.2

MATCH LINE
FOR CONTINUATION, SEE C-4.4

No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

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STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

CONSTRUCTION PLANS

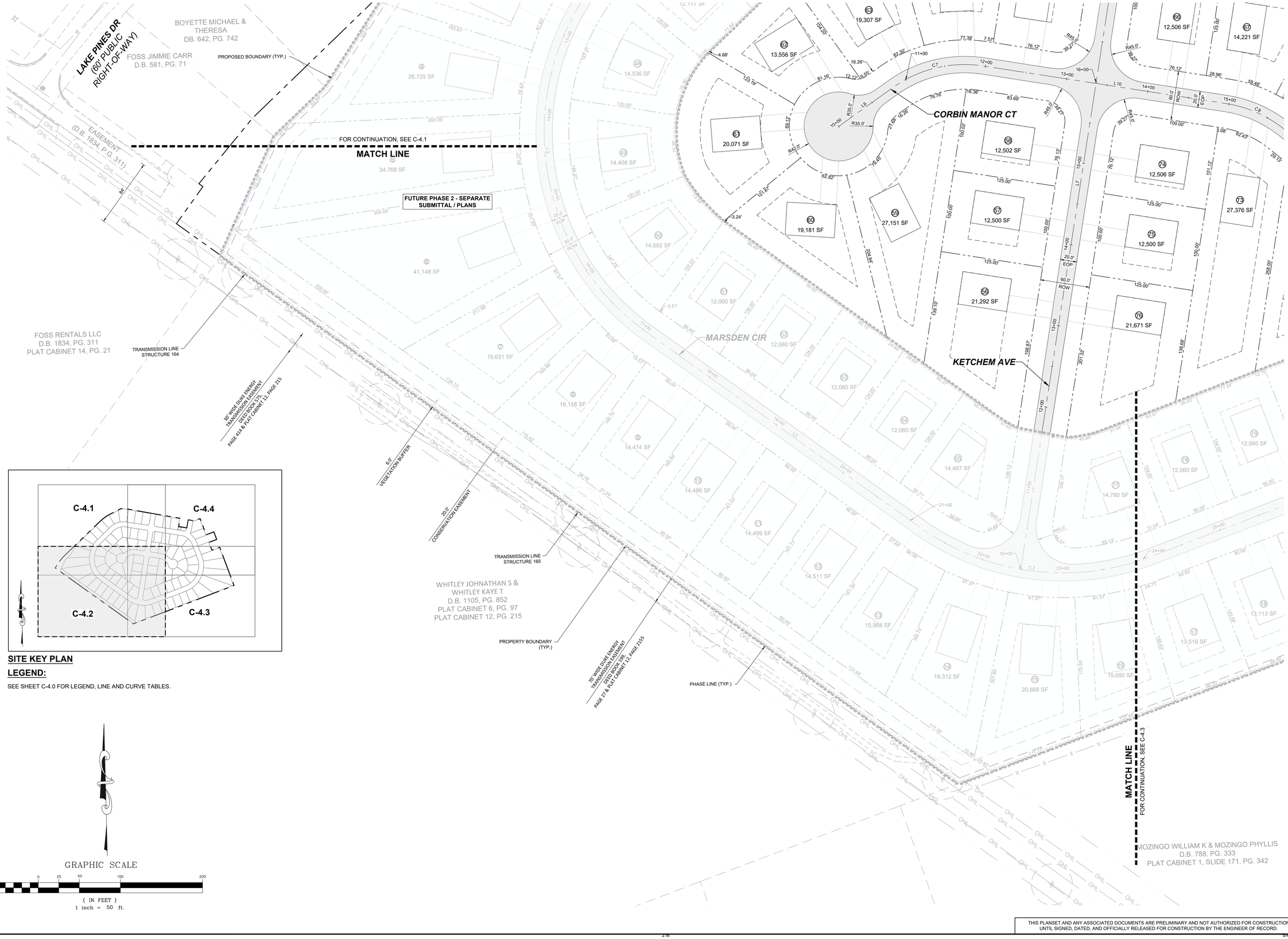
PARTIAL SITE PLAN I

DRAWING SHEET

C-4.1

05 OF 49

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	PHASING REVISION	04/10/2026	SRG
	REVISIONS	DATE	BY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040779 CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

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STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN II

DRAWING SHEET
C-4.2

06 OF 49

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CORBIN MANOR CT
KETCHEM AVE
MARSDEN CIR
S CASWELL ST (60' PUBLIC RIGHT-OF-WAY)

FOR CONTINUATION, SEE C-4.4
MATCH LINE
FOR CONTINUATION, SEE C-4.2
MATCH LINE

FUTURE PHASE 2 - SEPARATE SUBMITTAL / PLANS

PHASE LINE (TYP.)
PROPERTY BOUNDARY (TYP.)

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

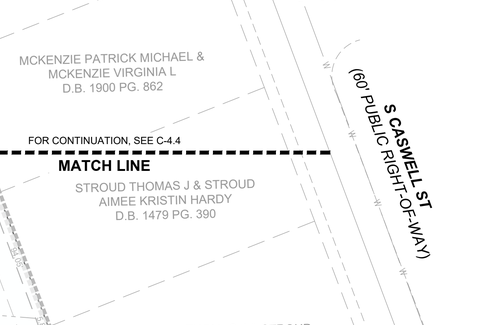
MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

CONSERVATION EASEMENT 20.0'
VEGETATION BUFFER 6.0'

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 12, PAGE 215



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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SEAL: 4/10/2026

STRONG ROCK ENGINEERING GROUP

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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN III

DRAWING SHEET
C-4.3

07 OF 49

KETCHEM AVE

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

LAKE PINES DR

IOMAS JOYCE S
.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

MATCH LINE
FOR CONTINUATION, SEE C-4.1

6.0' VEGETATION BUFFER

HARLING CROSSING WAY

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

20.0' CONSERVATION EASEMENT

HARLING CROSSING WAY

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

MARSDEN CIR

KETCHEM AVE

CORBIN MANOR CT

FUTURE PHASE 2 - SEPARATE SUBMITTAL / PLANS

FUTURE PHASE 2 - SEPARATE SUBMITTAL / PLANS

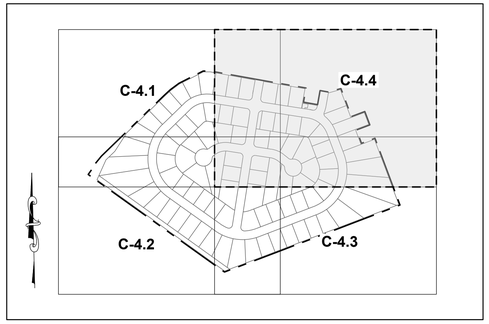
WHEEL STOP (TYP.)
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)

PROPERTY BOUNDARY (TYP.)

PHASE LINE (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-4.3

37	14,200 SF	
36	13,993 SF	
35	14,716 SF	
34	15,535 SF	
33	13,293 SF	
32	14,360 SF	
31	16,857 SF	
30	15,023 SF	
29	21,279 SF	
28	16,982 SF	
27	26,089 SF	
26	31,369 SF	
25		
43	12,090 SF	
42	15,156 SF	
64	15,308 SF	
65	12,506 SF	
63	12,850 SF	
64	12,752 SF	
58	12,502 SF	
57	12,500 SF	
74	12,506 SF	
73	27,376 SF	
79	12,500 SF	
72		
71	14,332 SF	
70	15,960 SF	
69	17,216 SF	
68	16,538 SF	
67	14,221 SF	
66	12,506 SF	
51	13,563 SF	
50	13,733 SF	
49	12,090 SF	
48	13,240 SF	
47	12,823 SF	
46	12,090 SF	



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	PHASING REVISION	DATE	BY
0			04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL:
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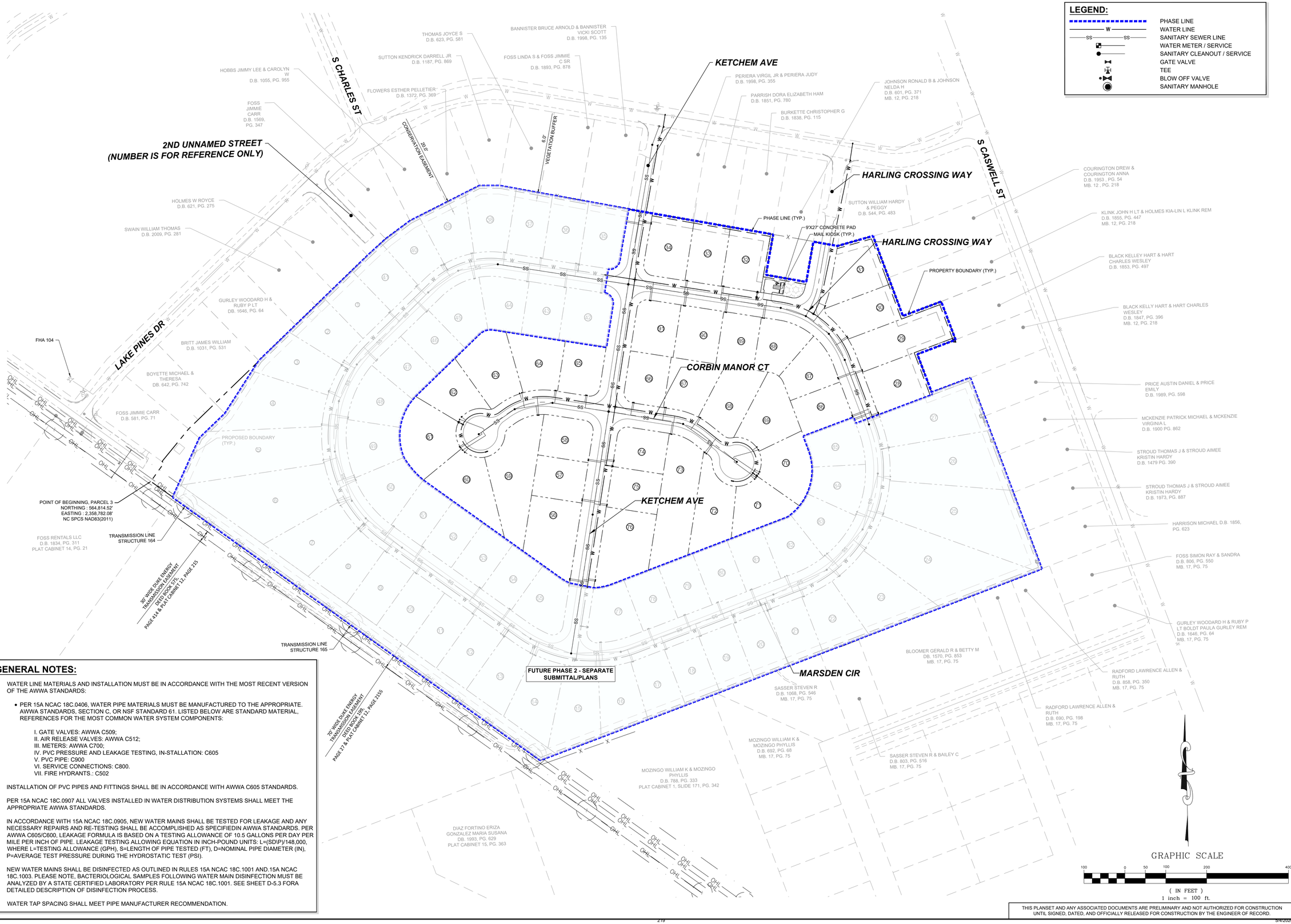
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN IV

DRAWING SHEET
C-4.4

08 OF 49

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GENERAL NOTES:

1. WATER LINE MATERIALS AND INSTALLATION MUST BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE AWWA STANDARDS:
   - PER 15A NCAC 18C.0406, WATER PIPE MATERIALS MUST BE MANUFACTURED TO THE APPROPRIATE. AWWA STANDARDS, SECTION C, OR NSF STANDARD 61. LISTED BELOW ARE STANDARD MATERIAL, REFERENCES FOR THE MOST COMMON WATER SYSTEM COMPONENTS:
     I. GATE VALVES: AWWA C509;
     II. AIR RELEASE VALVES: AWWA C512;
     III. METERS: AWWA C700;
     IV. PVC PRESSURE AND LEAKAGE TESTING, IN-STALLATION: C605
     V. PVC PIPE: C900
     VI. SERVICE CONNECTIONS: C800.
     VII. FIRE HYDRANTS.: C502
2. INSTALLATION OF PVC PIPES AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C605 STANDARDS.
3. PER 15A NCAC 18C.0907 ALL VALVES INSTALLED IN WATER DISTRIBUTION SYSTEMS SHALL MEET THE APPROPRIATE AWWA STANDARDS.
4. IN ACCORDANCE WITH 15A NCAC 18C.0905, NEW WATER MAINS SHALL BE TESTED FOR LEAKAGE AND ANY NECESSARY REPAIRS AND RE-TESTING SHALL BE ACCOMPLISHED AS SPECIFIEDIN AWWA STANDARDS. PER AWWA C605/C600, LEAKAGE FORMULA IS BASED ON A TESTING ALLOWANCE OF 10.5 GALLONS PER DAY PER MILE PER INCH OF PIPE. LEAKAGE TESTING ALLOWING EQUATION IN INCH-POUND UNITS: L=(SD(P)/148,000, WHERE L=TESTING ALLOWANCE (GPH), S=LENGTH OF PIPE TESTED (FT), D=NOMINAL PIPE DIAMETER (IN), P=AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (PSI).
5. NEW WATER MAINS SHALL BE DISINFECTED AS OUTLINED IN RULES 15A NCAC 18C.1001 AND.15A NCAC 18C.1003. PLEASE NOTE, BACTERIOLOGICAL SAMPLES FOLLOWING WATER MAIN DISINFECTION MUST BE ANALYZED BY A STATE CERTIFIED LABORATORY PER RULE 15A NCAC 18C.1001. SEE SHEET D-5.3 FORA DETAILED DESCRIPTION OF DISINFECTION PROCESS.
6. WATER TAP SPACING SHALL MEET PIPE MANUFACTURER RECOMMENDATION.

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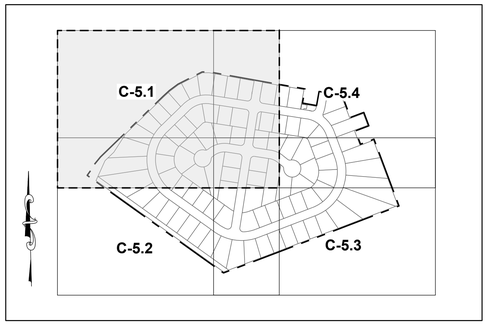
STRONG ROCK PROJECT			
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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL UTILITY PLAN

DRAWING SHEET
C-5.0

09 OF 49

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SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST
EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN
2ND UNNAMED STREET (NUMBER IS FOR REFERENCE ONLY)
LAKE PINES DR
EXISTING 4" WATER MAIN
SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869
FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369
HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955
FOSS JIMMIE CARR D.B. 1569, PG. 347
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BOYETTE MICHAEL & THERESA DB. 642, PG. 742
FOSS JIMMIE CARR D.B. 581, PG. 71
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 12, PAGE 2155
30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215
EASEMENT (D.B. 1834, P.G. 311)
6.0' VEGETATION BUFFER
20.0' CONSERVATION EASEMENT
PROPERTY BOUNDARY (TYP.)
PROPOSED BOUNDARY (TYP.)
MATCH LINE
FOR CONTINUATION, SEE C-5.2
MARSDEN CIR
FUTURE PHASE 2 - SEPARATE SUBMITTAL/PLANS
KETCHEM AVE
RIM: 101.35'
INV IN 8" PVC: 87.66
INV OUT 8" PVC: 87.59
8"x8"x8" TEE & (2) 8" VALVES
8" 11.25° BEND
EX SSMH #31
10'-0"
PIPE #30
8" 11.25° BEND
SSMH #30
MATCH LINE
FOR CONTINUATION, SEE C-5.4
8" PVC W/L
KETCHEM AVE
TEMPORARY BOA
FHA
8"x8"x8" CROSS W (3) 8" GV
SSMH #10
PIPE #10
PIPE #09
SSMH #09
PIPE #08
SSMH #08
SSMH #29 INSIDE DROP MANHOLE
8" PVC W/L
PIPE #28
PHASE LINE (TYP.)
3/4" WATER METER & SERVICE (TYP.)
4" SANITARY SEWER C/O & SERVICE (TYP.)
8" PVC W/L
CORBIN MANOR CT
8" PVC W/L
FHA
8"x8"x8" CROSS W (3) 8" GV
SSMH #25
PIPE #24
SSMH #26
PIPE #25
SSMH #23 INSIDE DROP MANHOLE
PIPE #27
SSMH #28
PIPE #26
PIPE #23
SSMH #24
BLOW-OFF ASSEMBLY
8" PVC W/L
PIPE #22
FHA
SSMH #22

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SEAL: 4/10/2026

STRONGROCK ENGINEERING GROUP

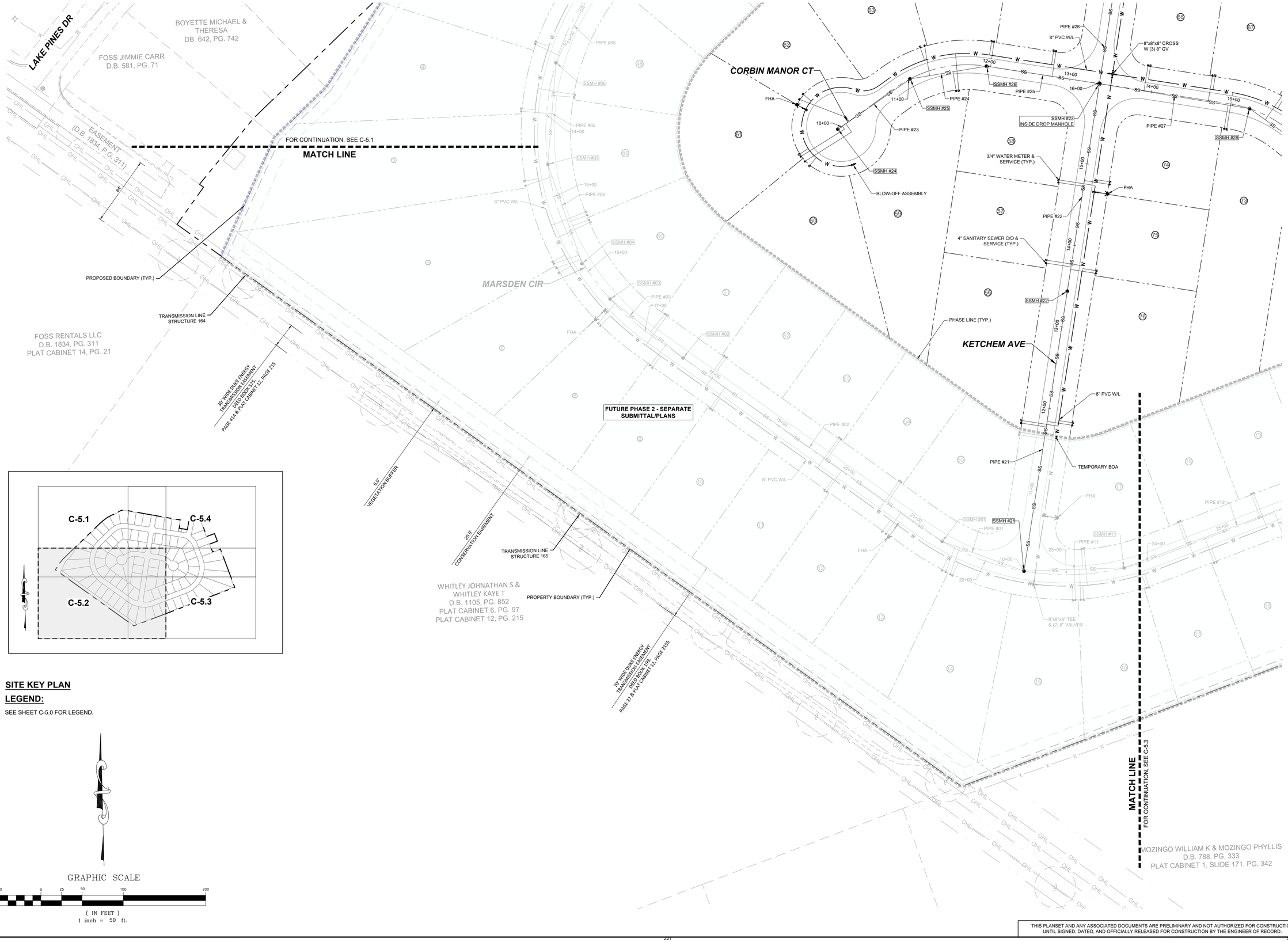
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN I

DRAWING SHEET
C-5.1

10 OF 49



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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4/10/2026

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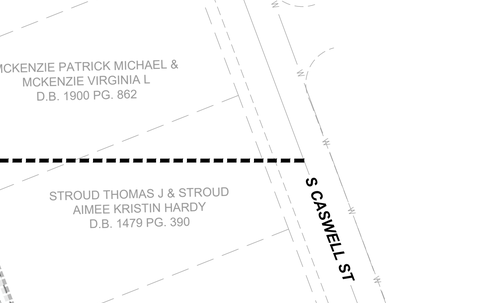
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN II

DRAWING SHEET
C-5.2

11 OF 49

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8" PVC W/L
PIPE #25
8"x8"x6" CROSS
W (3) 8" GV
8" PVC W/L
SSMH #28
12+00
13+00
16+00
14+00
15+00
SSMH #26
PIPE #24
SSMH #25
11+00
PIPE #27
SSMH #23
INSIDE DROP MANHOLE
8" PVC W/L
15+00
4" SANITARY SEWER C/O
& SERVICE (TYP.)
FHA
PIPE #22
14+00
3/4" WATER METER &
SERVICE (TYP.)
SSMH #22
13+00
12+00
8" PVC W/L
PIPE #21
TEMPORARY BOA
FHA
SSMH #01
PIPE #01
21+00
11+00
22+00
10+00
23+00
24+00
25+00
SSMH #24
8" PVC W/L
8"x8"x8" TEE
& (2) 8" VALVES
PIPE #11
SSMH #21
CORBIN MANOR CT
16+00
8" PVC W/L
PIPE #26
16+82
SSMH #27
FHA
BLOW-OFF ASSEMBLY
PHASE LINE (TYP.)
KETCHEM AVE
FUTURE PHASE 2 - SEPARATE
SUBMITTAL/PLANS
PROPERTY BOUNDARY (TYP.)
FOR CONTINUATION, SEE C-5.2
MATCH LINE
30' WIDE DUKE ENERGY
TRANSMISSION EASEMENT
DEED BOOK 575,
PAGE 414 & PLAT CABINET 12, PAGE 215
70' WIDE DUKE ENERGY
TRANSMISSION EASEMENT
DEED BOOK 199,
PAGE 27 & PLAT CABINET 12, PAGE 2155
8" PVC W/L
PIPE #16
TEMPORARY BOA
SSMH #16
MARSDEN CIR
FHA
SSMH #15
32+00
PIPE #15
31+00
8" PVC W/L
PIPE #14
30+00
SSMH #14
SSMH #13
29+00
PIPE #13
SSMH #12
28+00
27+00
PIPE #12
26+00
8" PVC W/L
FHA
FOR CONTINUATION, SEE C-5.4
MATCH LINE
S CASWELL ST
20.0'
CONSERVATION EASEMENT
6.0'
VEGETATION BUFFER
PRICE AUSTIN DANIEL &
PRICE EMILY
D.B. 1989, PG. 598
MCKENZIE PATRICK MICHAEL &
MCKENZIE VIRGINIA L
D.B. 1900 PG. 862
STROUD THOMAS J & STROUD
AIMEE KRISTIN HARDY
D.B. 1479 PG. 390
STROUD THOMAS J & STROUD
AIMEE KRISTIN HARDY
D.B. 1973, PG. 887
HARRISON MICHAEL
D.B. 1856, PG. 623
FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75
RADFORD LAWRENCE
ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75
RADFORD LAWRENCE
ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75
GURLEY WOODARD H &
RUBY P LT BOLDT PAULA
GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75
BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75
SASSER STEVEN R
& BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75
SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75
MOZINGO WILLIAM K
& MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75
MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

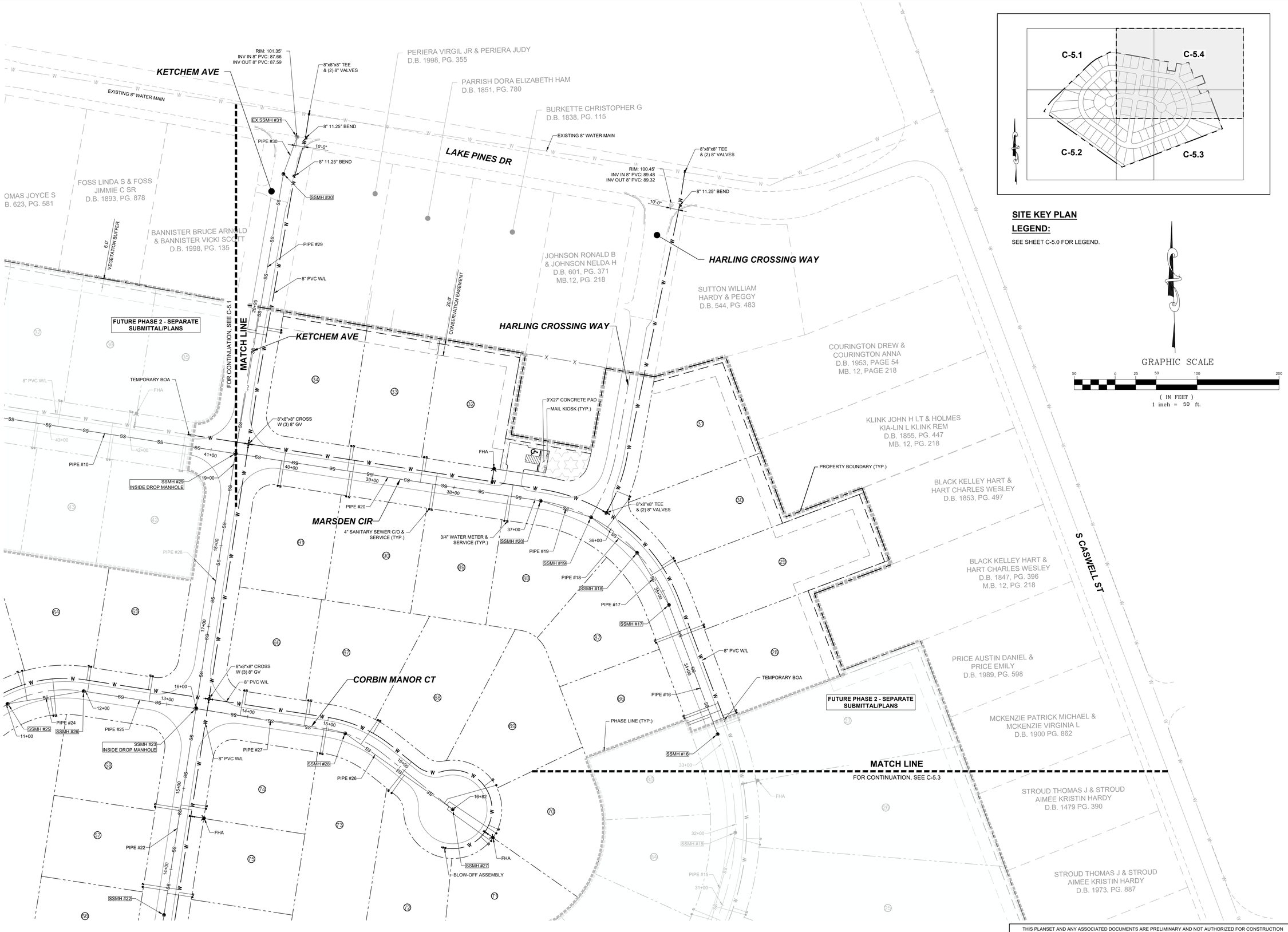
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STRONG ROCK PROJECT	
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SCALE	AS SHOWN
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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN III

DRAWING SHEET
C-5.3

12 OF 49



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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040779
ENGINEER
CHRISTOPHER M. THOMPSON
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SCALE	AS SHOWN
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN IV

DRAWING
SHEET
C-5.4

13 OF 49

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PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
01	PVC	8"	106	96.65	96.22	0.40%
02	PVC	8"	385	98.39	96.85	0.40%
03	PVC	8"	114	99.04	98.59	0.40%
04	PVC	8"	128	98.13	97.62	0.40%
05	PVC	8"	124	97.42	96.93	0.40%
06	PVC	8"	100	96.73	96.33	0.40%
07	PVC	8"	248	96.13	95.13	0.40%
08	PVC	8"	90	94.93	94.57	0.40%
09	PVC	8"	98	94.37	93.98	0.40%
10	PVC	8"	323	93.78	92.49	0.40%
11	PVC	8"	121	99.99	96.23	3.09%
12	PVC	8"	399	101.78	100.19	0.40%
13	PVC	8"	144	102.56	101.98	0.40%
14	PVC	8"	132	103.29	102.76	0.40%
15	PVC	8"	142	104.05	103.49	0.40%
16	PVC	8"	168	104.28	103.61	0.40%
17	PVC	8"	75	103.41	103.11	0.40%
18	PVC	8"	71	102.91	102.63	0.40%
19	PVC	8"	65	102.43	102.17	0.40%
20	PVC	8"	377	101.97	100.00	0.52%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
21	PVC	8"	344	96.02	94.65	0.40%
22	DIP	8"	255	94.45	93.43	0.40%
23	PVC	8"	107	99.72	99.30	0.40%
24	PVC	8"	94	99.10	98.72	0.40%
25	PVC	8"	139	98.52	97.97	0.40%
26	PVC	8"	161	101.74	101.10	0.40%
27	PVC	8"	185	100.90	97.96	1.59%
28	DIP	8"	315	93.23	91.97	0.40%
29	DIP	8"	346	91.77	90.39	0.40%
30	DIP	8"	48	90.19	87.67	5.22%

SSMH TABLE					
SSMH NO	SIZE	TOP	INV. IN	INV. OUT	DEPTH
01	4'	106.84	96.85 NW	96.65 E	10.20
02	4'	105.35	98.59 NW	98.39 SE	6.96
03	4'	104.73		99.04 SE	5.69
04	4'	104.42		98.13 N	6.29
05	4'	106.31	97.62 S	97.42 N	8.89
06	4'	109.50	96.93 S	96.73 NE	12.78
07	4'	110.62	96.33 SW	96.13 NE	14.50
08	4'	109.88	95.13 SW	94.93 NE	14.94
09	4'	109.60	94.57 SW	94.37 E	15.23
10	4'	109.26	93.98 W	93.78 E	15.49
11	4'	107.39	100.19 E	99.99 W	7.43
12	4'	108.59	101.98 NE	101.78 W	6.81
13	4'	109.02	102.76 NE	102.56 SW	6.46
14	4'	109.42	103.49 N	103.29 SW	6.13
15	4'	109.85		104.05 S	5.80
16	4'	109.97		104.28 N	5.69
17	4'	109.47	103.61 S	103.41 NW	6.06
18	4'	109.24	103.11 SE	102.91 NW	6.33
19	4'	109.03	102.63 SE	102.43 W	6.60
20	4'	108.83	102.17 E	101.97 W	6.87

SSMH TABLE					
SSMH NO	SIZE	TOP	INV. IN	INV. OUT	DEPTH
21	4'	107.02	96.23 E 96.22 W	96.02 N	11.00
22	4'	107.37	94.65 S	94.45 N	13.10
23 INSIDE DROP MANHOLE	5'	106.64	93.43 S 97.96 E 97.97 W	93.23 N	13.41
24	4'	105.41		99.72 NE	5.71
25	4'	105.77	99.30 SW	99.10 E	6.67
26	4'	106.05	98.72 W	98.52 E	7.53
27	4'	107.45		101.74 NW	5.73
28	4'	106.96	101.10 SE	100.90 W	6.07
29 INSIDE DROP MANHOLE	5'	107.73	92.49 W 100.00 E 91.97 S	91.77 N	15.98
30	4'	101.42	90.39 S	90.19 N	11.24
31	5'	101.35	87.67 S 87.66 E	87.59 W	13.76

No.	REVISIONS	DATE	BY
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SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
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SCALE	AS SHOWN
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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
SANITARY SEWER TABLE

DRAWING SHEET
C-5.5

14 OF 49

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

LEGEND:

- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS
- PHASE LINE

S CHARLES ST
2ND UNNAMED STREET
(NUMBER IS FOR REFERENCE ONLY)
KETCHEM AVE
HARLING CROSSING WAY
CORBIN MANOR CT
MARSDEN CIR
LAKE PINES DR
FHA 104
PROPOSED BOUNDARY
20.0' CONSERVATION EASEMENT
6.0' VEGETATION BUFFER
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)
PROPERTY BOUNDARY (TYP.)
PHASE LINE (TYP.)
60' ROW
3:1 SLOPE
FUTURE PHASE 2 - SEPARATE SUBMITTAL/PLANS
TRANSMISSION LINE STRUCTURE 164
TRANSMISSION LINE STRUCTURE 165
30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 570, PAGE 414 & PLAT CABINET 12, PAGE 215
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 159, PAGE 27 & PLAT CABINET 12, PAGE 2155
S CASWELL ST

THOMAS JOYCE S D.B. 623, PG. 581
BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT D.B. 1998, PG. 135
SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869
FOSS LINDA S & FOSS JIMMIE C SR D.B. 1893, PG. 878
HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955
FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369
FOSS JIMMIE CARR D.B. 1569, PG. 347
PERIERA VIRGIL JR & PERIERA JUDY D.B. 1998, PG. 355
PARRISH DORA ELIZABETH HAM D.B. 1851, PG. 780
BURKETTE CHRISTOPHER G D.B. 1838, PG. 115
JOHNSON RONALD B & JOHNSON NELDA H D.B. 601, PG. 371 MB. 12, PG. 218
COURINGTON DREW & COURINGTON ANNA D.B. 1953 , PG. 54 MB. 12 , PG. 218
SUTTON WILLIAM HARDY & PEGGY D.B. 544, PG. 483
KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM D.B. 1855, PG. 447 MB. 12, PG. 218
HOLMES W ROYCE D.B. 621, PG. 275
SWAIN WILLIAM THOMAS D.B. 2009, PG. 281
BLACK KELLEY HART & HART CHARLES WESLEY D.B. 1853, PG. 497
GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64
BLACK KELLY HART & HART CHARLES WESLEY D.B. 1847, PG. 396 MB. 12, PG. 218
BRITT JAMES WILLIAM D.B. 1031, PG. 531
BOYETTE MICHAEL & THERESA DB. 642, PG. 742
FOSS JIMMIE CARR D.B. 581, PG. 71
PRICE AUSTIN DANIEL & PRICE EMILY D.B. 1989, PG. 598
MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L D.B. 1900 PG. 862
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY D.B. 1479 PG. 390
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY D.B. 1973, PG. 887
HARRISON MICHAEL D.B. 1856, PG. 623
FOSS SIMON RAY & SANDRA D.B. 806, PG. 550 MB. 17, PG. 75
GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM D.B. 1646, PG. 64 MB. 17, PG. 75
BLOOMER GERALD R & BETTY M DB. 1570, PG. 853 MB. 17, PG. 75
RADFORD LAWRENCE ALLEN & RUTH D.B. 858, PG. 350 MB. 17, PG. 75
RADFORD LAWRENCE ALLEN & RUTH D.B. 690, PG. 198 MB. 17, PG. 75
SASSER STEVEN R D.B. 1068, PG. 546 MB. 17, PG. 75
SASSER STEVEN R & BAILEY C D.B. 803, PG. 516 MB. 17, PG. 75
MOZINGO WILLIAM K & MOZINGO PHYLLIS D.B. 692, PG. 68 MB. 17, PG. 75
MOZINGO WILLIAM K & MOZINGO PHYLLIS D.B. 788, PG. 333 PLAT CABINET 1, SLIDE 171, PG. 342
GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64
WHITLEY JOHNATHAN S & WHITLEY KAYE T D.B. 1105, PG. 852 PLAT CABINET 6, PG. 97 PLAT CABINET 12, PG. 215
FOSS RENTALS LLC D.B. 1834, PG. 311 PLAT CABINET 14, PG. 21
DIAZ FORTINO ERIZA GONZALEZ MARIA SUSANA DB. 1993, PG. 629 PLAT CABINET 15, PG. 363

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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No.	REVISIONS	DATE	BY
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SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

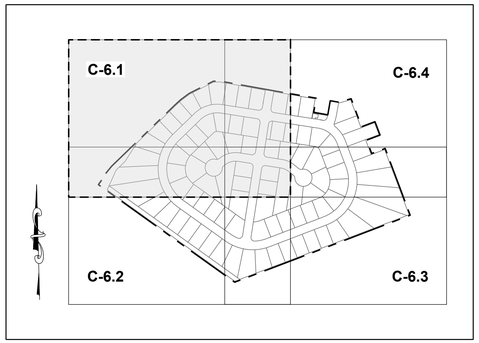
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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL GRADING AND DRAINAGE PLAN

DRAWING SHEET
C-6.0

15 OF 49



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST

KETCHEM AVE

2ND UNNAMED STREET (NUMBER IS FOR REFERENCE ONLY)

LAKE PINES DR

MARSDEN CIR

CORBIN MANOR CT

SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869

FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369

THOMAS JOYCE S D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR D.B. 1893, PG. 878

BANNISTER BRUCE AI & BANNISTER VICKI S D.B. 1998, PG. 135

HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955

FOSS JIMMIE CARR D.B. 1569, PG. 347

HOLMES W ROYCE D.B. 621, PG. 275

SWAIN WILLIAM THOMAS D.B. 2009, PG. 281

GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64

BRITT JAMES WILLIAM D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA DB. 642, PG. 742

FOSS JIMMIE CARR D.B. 581, PG. 71

MATCH LINE
FOR CONTINUATION, SEE C-6.4

MATCH LINE
FOR CONTINUATION, SEE C-6.2

FUTURE PHASE 2 - SEPARATE SUBMITTAL/PLANS

PHASE LINE (TYP.)

PROPERTY BOUNDARY (TYP.)

PROPOSED BOUNDARY

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 389, PAGE 27 & PLAT CABINET 12, PAGE 2155

EASEMENT (D.B. 1834, P.G. 311)

8.0' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS

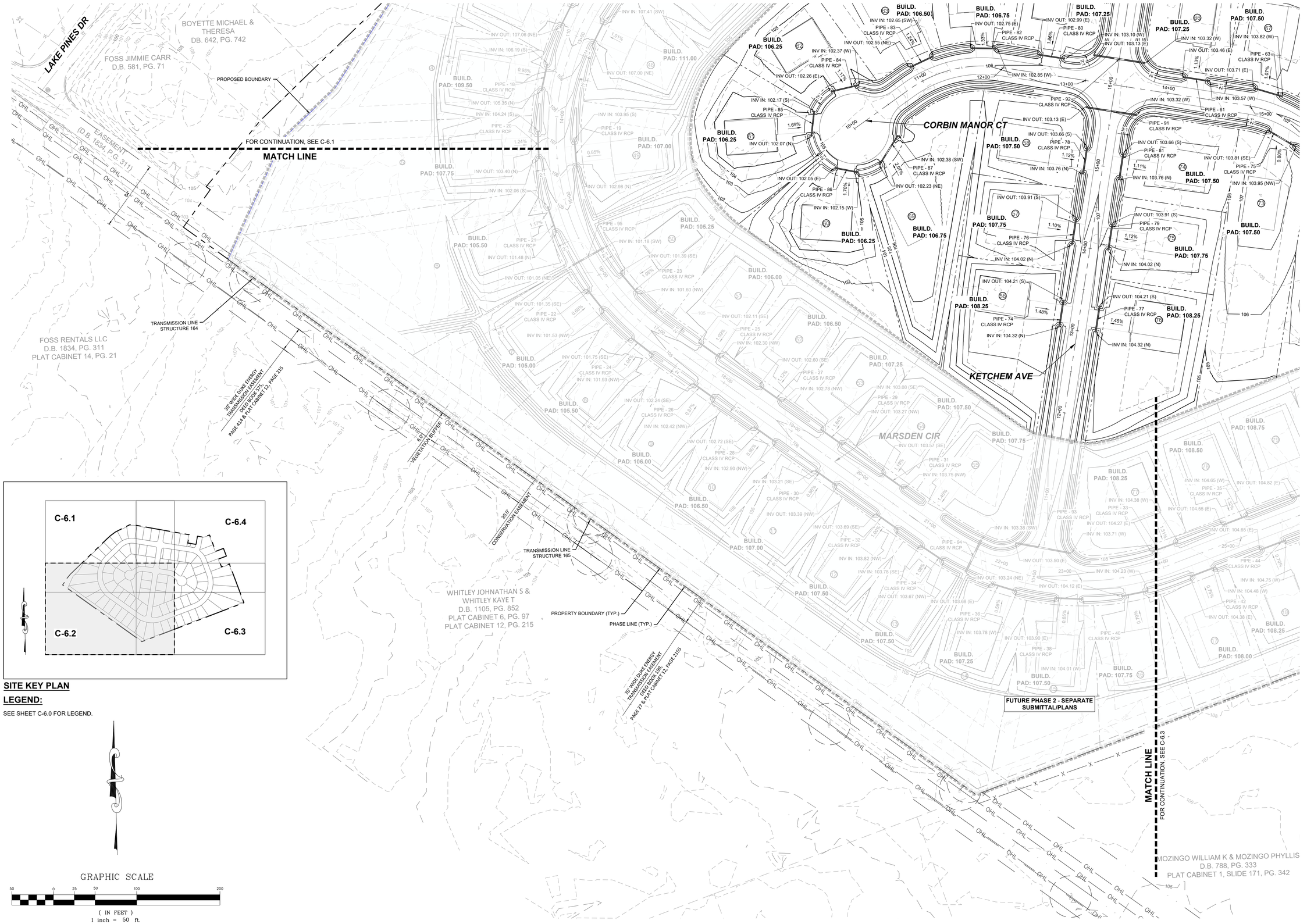
GRADING AND DRAINAGE PLAN I

DRAWING SHEET

C-6.1

16 OF 49

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SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
GRADING AND DRAINAGE PLAN II

DRAWING SHEET
C-6.2

17 OF 49

CORBIN MANOR CT

KETCHEM AVE

MARSDEN CIR

S CASWELL ST

FOR CONTINUATION, SEE C-6.4

MATCH LINE

FUTURE PHASE 2 - SEPARATE SUBMITTAL/PLANS

FOR CONTINUATION, SEE C-6.2

MATCH LINE

PHASE LINE (TYP.)

PROPERTY BOUNDARY (TYP.)

CONSERVATION EASEMENT 20.0'

VEGETATION BUFFER 6.0'

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

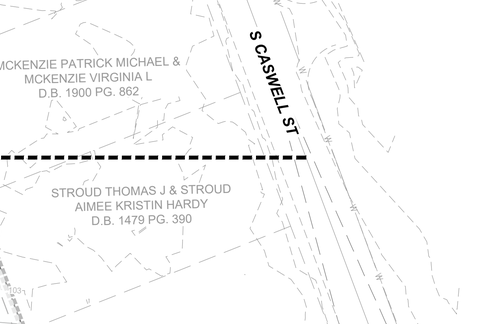
SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 5757, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 120, PAGE 27 & PLAT CABINET 12, PAGE 2155



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

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STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
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DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
GRADING DRAINAGE PLAN III

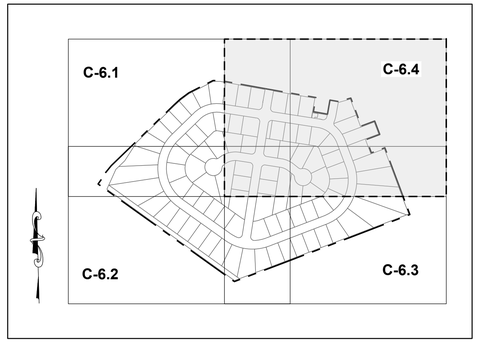
DRAWING SHEET
C-6.3

18 OF 49

KETCHEM AVE
LAKE PINES DR
MATCH LINE
FOR CONTINUATION, SEE C-6.1
HARLING CROSSING WAY
MARSDEN CIR
CORBIN MANOR CT
KETCHEM AVE
HARLING CROSSING WAY
S CASWELL ST
MATCH LINE
FOR CONTINUATION, SEE C-6.3
6.0' VEGETATION BUFFER
20.0' CONSERVATION EASEMENT
PHASE LINE (TYP.)
PROPERTY BOUNDARY (TYP.)
FUTURE PHASE 2 - SEPARATE SUBMITTAL/PLANS
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355
PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780
BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115
THOMAS JOYCE S
D.B. 623, PG. 581
FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878
BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135
JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218
SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483
COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218
KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218
BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497
BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218
PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598
MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

BUILD. PAD: 109.50
BUILD. PAD: 109.00
BUILD. PAD: 108.50
BUILD. PAD: 108.75
BUILD. PAD: 109.00
BUILD. PAD: 109.25
BUILD. PAD: 108.75
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BUILD. PAD: 110.75
BUILD. PAD: 110.25
BUILD. PAD: 104.75
BUILD. PAD: 109.75
BUILD. PAD: 109.75
BUILD. PAD: 109.75



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
GRADING AND DRAINAGE PLAN IV

DRAWING SHEET
C-6.4

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PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 01	CLASS IV RCP	15"	34	105.03	104.86	0.50%
PIPE - 02	CLASS IV RCP	15"	34	105.03	104.86	0.50%
PIPE - 03	CLASS IV RCP	15"	34	105.54	105.37	0.50%
PIPE - 04	CLASS IV RCP	15"	34	105.44	105.27	0.50%
PIPE - 05	CLASS IV RCP	15"	34	106.01	105.84	0.50%
PIPE - 06	CLASS IV RCP	15"	34	105.89	105.72	0.50%
PIPE - 07	CLASS IV RCP	15"	36	106.26	106.14	0.33%
PIPE - 08	CLASS IV RCP	15"	36	106.44	106.33	0.30%
PIPE - 09	CLASS IV RCP	15"	34	106.75	106.65	0.31%
PIPE - 10	CLASS IV RCP	15"	35	106.66	106.56	0.30%
PIPE - 11	CLASS IV RCP	15"	34	106.99	106.89	0.30%
PIPE - 12	CLASS IV RCP	15"	34	106.91	106.81	0.30%
PIPE - 13	CLASS IV RCP	15"	34	107.27	107.17	0.30%
PIPE - 14	CLASS IV RCP	15"	37	107.20	107.09	0.30%
PIPE - 16	CLASS IV RCP	15"	33	107.46	107.36	0.30%
PIPE - 18	CLASS IV RCP	15"	35	106.19	105.35	2.39%
PIPE - 19	CLASS IV RCP	15"	35	103.95	102.98	2.77%
PIPE - 20	CLASS IV RCP	15"	35	104.24	103.40	2.39%
PIPE - 21	CLASS IV RCP	15"	35	102.06	101.48	1.63%
PIPE - 22	CLASS IV RCP	15"	35	101.53	101.35	0.50%
PIPE - 23	CLASS IV RCP	15"	35	101.60	101.39	0.58%
PIPE - 24	CLASS IV RCP	15"	35	101.93	101.75	0.51%
PIPE - 25	CLASS IV RCP	15"	34	102.30	102.11	0.54%
PIPE - 26	CLASS IV RCP	15"	34	102.42	102.24	0.54%
PIPE - 27	CLASS IV RCP	15"	34	102.78	102.60	0.54%
PIPE - 28	CLASS IV RCP	15"	34	102.90	102.72	0.51%
PIPE - 29	CLASS IV RCP	15"	34	103.27	103.08	0.54%
PIPE - 30	CLASS IV RCP	15"	34	103.39	103.21	0.54%
PIPE - 31	CLASS IV RCP	15"	34	103.75	103.57	0.54%
PIPE - 32	CLASS IV RCP	15"	34	103.82	103.69	0.37%
PIPE - 33	CLASS IV RCP	15"	35	104.38	104.27	0.31%
PIPE - 34	CLASS IV RCP	15"	35	103.78	103.67	0.30%
PIPE - 35	CLASS IV RCP	15"	34	104.65	104.55	0.30%
PIPE - 36	CLASS IV RCP	15"	33	103.78	103.68	0.30%
PIPE - 37	CLASS IV RCP	15"	34	104.92	104.82	0.30%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 38	CLASS IV RCP	15"	35	104.01	103.90	0.30%
PIPE - 39	CLASS IV RCP	15"	34	105.19	105.09	0.30%
PIPE - 40	CLASS IV RCP	15"	34	104.23	104.12	0.30%
PIPE - 41	CLASS IV RCP	15"	34	105.46	105.36	0.30%
PIPE - 42	CLASS IV RCP	15"	34	104.48	104.38	0.30%
PIPE - 43	CLASS IV RCP	15"	35	105.79	105.68	0.32%
PIPE - 44	CLASS IV RCP	15"	34	104.75	104.65	0.30%
PIPE - 45	CLASS IV RCP	15"	36	106.19	106.07	0.32%
PIPE - 46	CLASS IV RCP	15"	34	105.02	104.92	0.30%
PIPE - 47	CLASS IV RCP	15"	35	106.62	106.50	0.32%
PIPE - 48	CLASS IV RCP	15"	34	105.29	105.19	0.30%
PIPE - 49	CLASS IV RCP	15"	34	106.63	106.52	0.30%
PIPE - 50	CLASS IV RCP	15"	34	105.56	105.46	0.30%
PIPE - 51	CLASS IV RCP	15"	34	106.39	106.28	0.30%
PIPE - 52	CLASS IV RCP	15"	35	105.79	105.69	0.30%
PIPE - 53	CLASS IV RCP	15"	35	105.73	105.62	0.33%
PIPE - 54	CLASS IV RCP	15"	35	106.05	105.95	0.30%
PIPE - 55	CLASS IV RCP	15"	34	105.48	105.38	0.30%
PIPE - 56	CLASS IV RCP	15"	35	106.33	106.22	0.30%
PIPE - 57	CLASS IV RCP	15"	34	105.21	105.10	0.30%
PIPE - 58	CLASS IV RCP	15"	35	106.58	106.48	0.30%
PIPE - 59	CLASS IV RCP	15"	34	104.89	104.79	0.30%
PIPE - 60	CLASS IV RCP	15"	35	106.81	106.71	0.30%
PIPE - 61	CLASS IV RCP	15"	34	103.57	103.46	0.30%
PIPE - 62	CLASS IV RCP	15"	34	106.71	106.61	0.30%
PIPE - 63	CLASS IV RCP	15"	37	103.82	103.71	0.30%
PIPE - 64	CLASS IV RCP	15"	34	106.35	106.25	0.30%
PIPE - 65	CLASS IV RCP	15"	34	104.05	103.95	0.30%
PIPE - 67	CLASS IV RCP	15"	32	104.81	104.71	0.30%
PIPE - 68	CLASS IV RCP	15"	97	105.58	105.29	0.30%
PIPE - 69	CLASS IV RCP	15"	30	104.93	104.84	0.30%
PIPE - 70	CLASS IV RCP	15"	34	105.16	105.06	0.30%
PIPE - 71	CLASS IV RCP	15"	30	104.95	104.86	0.30%
PIPE - 72	CLASS IV RCP	15"	34	104.89	104.79	0.30%
PIPE - 73	CLASS IV RCP	15"	36	104.84	104.73	0.30%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 74	CLASS IV RCP	18"	34	104.32	104.21	0.30%
PIPE - 75	CLASS IV RCP	15"	40	103.95	103.81	0.35%
PIPE - 76	CLASS IV RCP	18"	34	104.02	103.91	0.30%
PIPE - 77	CLASS IV RCP	18"	34	104.32	104.21	0.30%
PIPE - 78	CLASS IV RCP	18"	34	103.76	103.66	0.30%
PIPE - 79	CLASS IV RCP	18"	34	104.02	103.91	0.30%
PIPE - 80	CLASS IV RCP	15"	34	103.10	102.99	0.30%
PIPE - 81	CLASS IV RCP	18"	33	103.76	103.66	0.30%
PIPE - 82	CLASS IV RCP	15"	33	102.85	102.75	0.30%
PIPE - 83	CLASS IV RCP	15"	32	102.65	102.55	0.30%
PIPE - 84	CLASS IV RCP	15"	36	102.37	102.26	0.31%
PIPE - 85	CLASS IV RCP	15"	32	102.17	102.07	0.31%
PIPE - 86	CLASS IV RCP	15"	31	102.15	102.05	0.32%
PIPE - 87	CLASS IV RCP	15"	43	102.38	102.23	0.33%
PIPE - 88	CLASS IV RCP	15"	34	101.44	99.68	5.18%
PIPE - 89	CLASS IV RCP	18"	44	104.69	104.55	0.30%
PIPE - 90	CLASS IV RCP	18"	44	104.75	104.61	0.30%
PIPE - 91	CLASS IV RCP	18"	63	103.32	103.13	0.30%
PIPE - 92	CLASS IV RCP	18"	63	103.32	103.13	0.30%
PIPE - 93	CLASS IV RCP	18"	69	103.71	103.50	0.30%
PIPE - 94	CLASS IV RCP	24"	44	103.38	103.24	0.31%
PIPE - 95	CLASS IV RCP	18"	44	101.18	101.05	0.30%

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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS

STORM DRAINAGE TABLE

DRAWING SHEET
C-6.5

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EROSION CONTROL NOTES:

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS.
2. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE COUNTY EROSION CONTROL DEPARTMENT OR THE DWQ.
3. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER 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 OR THE CONSTRUCTION SEQUENCE ON THE PLAN.
4. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
5. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
6. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY NCDEQ ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCE)
7. CONTRACTOR SHALL INSPECT ALL SEDIMENT /EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
8. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
9. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
10. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE NCDEQ EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
11. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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.
13. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
14. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
15. TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
16. 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.
17. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
18. IF AN OFF-SITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND DISTURBANCE PERMIT.
19. CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS AS NECESSARY DURING STAGES 1, 2 AND 3 TO PREVENT SLOPE EROSION.
20. CONTRACTOR SHALL LEAVE STUMPS AND ROOT WADS IN PLACE ALONG BANK AND INSTALL SILT FENCE ALONG TOP OF STREAM BANK UNTIL PERMANENT CROSSING CAN BE INSTALLED. (GS 113A-57(3), 15A NCAC 04B.0113)
21. CONTRACTOR SHALL SEED, MULCH, AND TACK ANY BARE AREAS BETWEEN THE PERIMETER MEASURES AND THE DIVERSIONS AND BASINS.
22. CONTRACTOR SHALL MAT ALL CUT OR FILL AND INTERIOR AND EXTERIOR BASIN SLOPES WITH A SUITABLE RECP AFTER SEEDING. (GS 113A-57(3), 15A NCAC 04B.0113)

STAGE 1 CONSTRUCTION SEQUENCE:

CONSTRUCTION SEQUENCE

1. OBTAIN ALL APPROVALS AND PERMITS NECESSARY TO BEGIN AND COMPLETE THE PROJECT. THESE APPROVALS AND PERMITS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SUBDIVISION APPROVAL, SITE DESIGN, ZONING, SPECIAL USE PERMIT, ETC, APPROVAL OF DESIGNS FOR STREETS. UTILITIES, ETC, EROSION CONTROL PLAN APPROVAL AND GRADING PERMIT, ZONING COMPLIANCE PERMIT, DRIVEWAY PERMIT FROM NCDOT. THE APPROVAL AND PERMITS MUST BE OBTAINED BEFORE THE DISTURBANCE BEGINS SO THAT WORK WILL NOT BE INTERRUPTED OR DELAYED DUE TO THE LACK OF APPROVED PLANS.
2. SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY LAND-DISTURBING ACTIVITIES. THIS CONFERENCE SHOULD BE ATTENDED BY A REPRESENTATIVE OF THE FINANCIALLY RESPONSIBLE PARTY AND/OR THE GENERAL CONTRACTOR, GRADING SUB-CONTRACTOR, EROSION CONTROL SUB-CONTRACTOR.
3. CONTRACTOR TO STAKE OUT THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCING. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMIT OF WORK SHOWN ON THE EROSION CONTROL PLAN.
4. CLEAR THE AREA NECESSARY TO GAIN ACCESS TO AND INSTALL THE INITIAL EROSION CONTROL DEVICES ALONG THE PERIMETER OF THE SITE.
5. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SILT FENCE AROUND STOCKPILES.
6. CONTRACTOR TO INSTALL TEMPORARY DIVERSION BERMS AND SEDIMENT BASINS PER THE SEDIMENT AND EROSION CONTROL PLAN, INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & OTHER SPECIFIED MEASURES ARE INSTALLED.
7. PROVIDE TEMPORARY GROUNDCOVER FOR DIVERSION DITCHES AND SEDIMENT TRAPS/BASINS WITHIN 3 DAYS OF COMPLETION.
8. TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED PRIOR TO EACH PHASE OF GRADING AND MODIFIED AS NECESSARY TO FUNCTION.
9. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION.
10. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H: 1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H: 1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
11. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER IN ACCORDANCE WITH NOTE #10 AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING, THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN.
12. TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1 INCH OR GREATER. CLEAN THE SEDIMENT BASIN WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE WET STORAGE CAPACITY OF THE BASIN OR WHEN THE DEPTH OF AVAILABLE POOL IS REDUCED TO 18 INCHES, WHICHEVER IS ACHIEVED FIRST. KEEP MUD AND DEBRIS OFF THE PUBLIC STREET AT ALL TIMES. IF MUD OR DEBRIS IS TRACKED FROM THE SITE USE A SHOVEL AND BROOM TO REMOVE IT IMMEDIATELY. IF MUD AND DEBRIS ARE NOT KEPT OFF THE STREET, ENFORCEMENT ACTION (REVOKING THE GRACING PERMIT AND/OR A STOP WORK ORDER) MAYBE TAKEN.
13. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1 INCH OR GREATER.
14. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE CITY'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS. IF IT IS DETERMINED DURING THE COURSE OF CONSTRUCTION THAT SIGNIFICANT SEDIMENT IS LEAVING THE SITE DESPITE PROPER IMPLEMENTATION AND MAINTENANCE OF THE APPROVED EROSION CONTROL PLAN, THE PERSON RESPONSIBLE FOR THE LAND-DISTURBING ACTIVITY IS OBLIGATED TO TAKE ADDITIONAL PROTECTIVE ACTION.
15. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THESE MATERIALS ENTER WATERS OR WETLANDS.
16. CONTACT THE DEMLR WILMINGTON REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCING THE LAND-DISTURBING ACTIVITY.
17. "EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE(COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR." THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (E-NOI) FORM AT deq.nc.gov/NCG01. PLEASE NOTE, THE E-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMIT BOX, AND ACCESSIBLE DURING INSPECTION.
18. "WHEN THE PROJECT IS COMPLETE, THE PERMITTEE SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN." AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCG01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION(E-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.
19. CONTRACTOR SHALL TRACK THE SLOPES.
20. "PER NPDES REQUIREMENTS, A RAIN GUAGE, SELF-INSPECTION RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMIT BOX AT THE BEGINNING OR ENTRANCE OF PROJECT." (NCG01 PART III SECTIONS A)
21. CONTINUE TO STAGE 2.

STAGE 2 & 3 CONSTRUCTION SEQUENCE:

1. CONTINUE MASS GRADING FROM STAGE 1.
2. INSTALL SANITARY SEWER SYSTEM BEGINNING AT PUMP STATION AND CONTINUING UPSTREAM. AT ALL STREAM CROSSING LOCATIONS, FOR INSTALLATION OF SANITARY SEWER, USE THE CONSTRUCTION IN THE DRY METHOD. PLACE THE SPOIL STOCKPILE ON THE UPSTREAM SIDE OF THE TRENCH DURING SANITARY SEWER INSTALLATION.
3. INSTALL APPROVED INLET PROTECTION AS CROSS PIPES ARE INSTALLED. TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN UNTIL SUCH MEASURES HAVE BEEN APPROVED FOR REMOVAL BY THE ENVIRONMENTAL ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND FIELD CONDITIONS.
4. MAINTAIN EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN EVENT THROUGHOUT CONSTRUCTION.
5. STABILIZE GRADED AREAS AS THEY ARE BROUGHT TO FINAL GRADE TEMPORARILY. SEED AND MULCH DENUDED AREAS.
6. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 7 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
7. ONCE SITE IS STABILIZED REQUEST FINAL APPROVAL BY EROSION CONTROL OFFICER.

EROSION CONTROL NARRATIVE

1. THE PURPOSE OF THIS PLAN IS TO DEVELOP A 89 LOT RESIDENTIAL SUBDIVISION. LAND DISTURBANCE SHALL BE KEPT TO THE MINIMUM AMOUNT NEEDED TO INSTALL THE INFRASTRUCTURE, STORMWATER DEVICES AND ROUGH GRADED LOTS SHOWN ON THE PLANS. THIS PROJECT FALLS UNDER THE NEUSE RIVER BASIN WITH BEAR CREEK BEING THE RECEIVING WATER.
2. EROSION SHALL BE CONTROLLED BY USING A COMBINATION OF TEMPORARY AND PERMANENT STABILIZATION MEASURES THROUGHOUT THE SITE. IN GENERAL; STRIPING OF VEGETATION, REGRADING OR OTHER DEVELOPMENT IS TO BE DONE IN SUCH A WAY THAT WILL MINIMIZE EROSION. EROSION AND SEDIMENT WILL BE CONTROLLED BY SILT FENCE, DIVERSION DITCHES, CHECK DAMS, SEDIMENT/SKIMMER BASINS, SLOPE DRAINS. CONTRUCTION ENTRANCES WILL PROVIDE ACCESS TO THE SITE. THE AMOUNT OF DISTURBED AREA AND THE DURATION OF EXPOSURE WILL BE KEPT TO A PRACTICAL MINIMUM AND PERMANENT VEGETATION.

LIMITS OF DISTURBANCE = 1,562,103 SF (35.86 AC)

No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION NOTES

DRAWING / SHEET
C-7.0

21 OF 49

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ROUSE JOAN WARD
D.B. 673, PG. 231

ABBOTT KIM SHYVER
D.B. 1181, PG. 917

WILLIAMSON JOHN HOWARD & EDNA
D.B. 916, PG. 448

WILLIAMSON JOHN H & EDNA S
D.B. 1051, PG. 339

HOBBS JIMMY LEE & CAROLYN W
D.B. 1055, PG. 955

FOSS JIMMIE CARR
D.B. 1569, PG. 347

THOMAS JOYCE S
D.B. 623, PG. 581

SUTTON KENDRICK DARRELL JR
D.B. 1187, PG. 869

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

FLOWERS ESTHER PELLETIER
D.B. 1372, PG. 369

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB. 12, PG. 218

S CHARLES ST

S CASWELL ST

HOLMES W ROYCE
D.B. 621, PG. 275

SWAIN WILLIAM THOMAS
D.B. 2009, PG. 281

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953 , PG. 54
MB. 12 , PG. 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

PROPERTY BOUNDARY (TYP.)

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
MB. 12, PG. 218

LAKE PINES DR

GURLEY WOODARD H & RUBY P LT
DB. 1646, PG. 64

BRITT JAMES WILLIAM
D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

CONSTRUCTION ENTRANCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

DIVERSION DITCH #3

SLOPE DRAIN #2

SEDIMENT SKIMMER BASIN #1
TOP WIDTH: ±165'
TOP LENGTH: ±330'
BOTTOM WIDTH: ±147'
BOTTOM LENGTH: ±312'
SKIMMER SIZE: 6"
SKIMMER ORIFICE: 3"

DISSIPATOR PAD (TYP.)

SKIMMER DEVICE (TYP.)

OCS (TYP.)

COIR BAFFLES (TYP.)

FES (TYP.)

PROPOSED BOUNDARY (TYP.)

FOSS RENTALS LLC
D.B. 1834, PG. 311
PLAT CABINET 14, PG. 21

TRANSMISSION LINE STRUCTURE 164

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1570, PAGE 414 & PLAT CABINET 13, PAGE 215

SILT BAG (TYP.) TO THE EMPTIED AND REPLACED WHEN HALF FULL

OUTLET HOSE (TYP.)

PUMP (TYP.)

INTAKE HOSE (TYP.)

DIVERSION DITCH #2

SLOPE DRAIN #1

SILT FENCE OUTLET (TYP.)

TEMPORARY CHECK DAM (TYP.)

DIVERSION DITCH #1

TRANSMISSION LINE STRUCTURE 165

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 13, PAGE 215

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

WHITLEY JOHNATHAN S & WHITLEY KAYE T
D.B. 1105, PG. 852
PLAT CABINET 6, PG. 97
PLAT CABINET 12, PG. 215

DIAZ FORTINO ERIZA GONZALEZ MARIA SUSANA
DB. 1993, PG. 629
PLAT CABINET 15, PG. 363

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
MB. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
MB. 17, PG. 75

LEGEND:

- EXISTING ADJOINER PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- SF/LD — SILT FENCE\ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- TEMPORARY DITCH
- BAFFLES
- CONSTRUCTION ENTRANCE
- TEMPORARY SLOPE DRAIN
- SILT FENCE OUTLET
- TEMPORARY SKIMMER
- CHECK DAM
- DISSIPATOR PAD

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

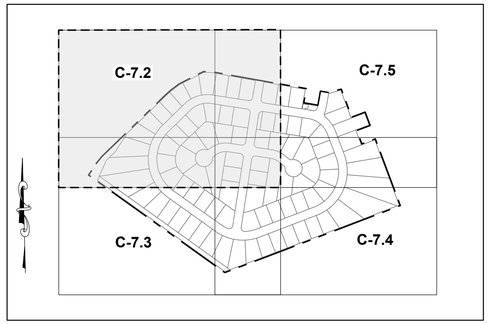
STRONGROCK
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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
ESROSION CONTROL PLAN - OVERALL STAGE 1

DRAWING SHEET
C-7.1

22 OF 49



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST

LAKE PINES DR

SUTTON KENDRICK DARRELL JR
D.B. 1187, PG. 869

FLOWERS ESTHER PELLETIER
D.B. 1372, PG. 369

THOMAS JOYCE S
D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

HOBBS JIMMY LEE & CAROLYN W
D.B. 1055, PG. 955

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

FOSS JIMMIE CARR
D.B. 1569, PG. 347

HOLMES W ROYCE
D.B. 621, PG. 275

SWAIN WILLIAM THOMAS
D.B. 2009, PG. 281

GURLEY WOODARD H & RUBY P LT
DB. 1646, PG. 64

BRITT JAMES WILLIAM
D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

PROPERTY BOUNDARY (TYP.)

CONSTRUCTION ENTRANCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET (TYP.)

SF/LD

MATCH LINE
FOR CONTINUATION, SEE C-7.5

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 199, PAGE 27 & PLAT CABINET 12, PAGE 2155

EASEMENT (D.B. 1834, P.G. 311)

OHL

DIVERSION DITCH #3

TEMPORARY CHECK DAM (TYP.)

PROPOSED BOUNDARY (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-7.3

SLOPE DRAIN #2

DISSIPATOR PAD (TYP.)

COIR BAFFLES (TYP.)

SEDIMENT SKIMMER BASIN #1
TOP WIDTH: ±165'
TOP LENGTH: ±330'
BOTTOM WIDTH: ±147'
BOTTOM LENGTH: ±312'
SKIMMER SIZE: 6"
SKIMMER ORIFICE: 3"

DIVERSION DITCH #2

No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

STRONGROCK ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT			
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	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.2

23 OF 49

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LAKE PINES DR

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

PROPOSED BOUNDARY (TYP.)

PROPERTY BOUNDARY (TYP.)

SILT FENCE OUTLET (TYP.)

DIVERSION DITCH #3

EASEMENT (D.B. 1834, P.G. 311)

FOR CONTINUATION, SEE C-7.2

MATCH LINE

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

COIR BAFFLES (TYP.)

SLOPE DRAIN #2

SEDIMENT SKIMMER BASIN #1
TOP WIDTH: ±165'
TOP LENGTH: ±330'
BOTTOM WIDTH: ±147'
BOTTOM LENGTH: ±312'
SKIMMER SIZE: 6"
SKIMMER ORIFICE: 3"

OCS (TYP.)

SKIMMER DEVICE (TYP.)

FES (TYP.)

INTAKE HOSE (TYP.)

DISSIPATOR PAD (TYP.)

SLOPE DRAIN #1

TRANSMISSION LINE STRUCTURE 164

FOSS RENTALS LLC
D.B. 1834, PG. 311
PLAT CABINET 14, PG. 21

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

SILT BAG (TYP.) TO THE EMPTIED AND REPLACED WHEN HALF FULL

OUTLET HOSE (TYP.)

PUMP (TYP.)

TEMPORARY CHECK DAM (TYP.)

TRANSMISSION LINE STRUCTURE 165

WHITLEY JOHNATHAN S &
WHITLEY KAYE T
D.B. 1105, PG. 852
PLAT CABINET 6, PG. 97
PLAT CABINET 12, PG. 215

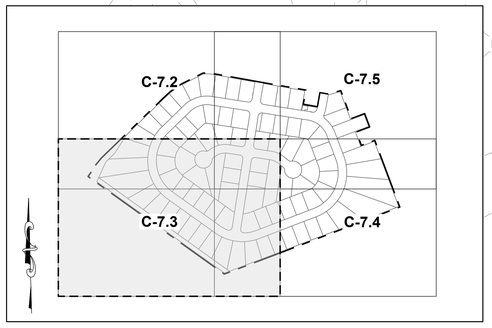
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1990, PAGE 2125 PAGE 27 & PLAT CABINET 12, PAGE 215

DIVERSION DITCH #2

MATCH LINE
FOR CONTINUATION, SEE C-7.4

DIVERSION DITCH #1

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

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STRONG ROCK PROJECT	
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SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.3

24 OF 49

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FOR CONTINUATION, SEE C-7.5
MATCH LINE

FOR CONTINUATION, SEE C-7.3
MATCH LINE

DIVERSION DITCH #2
DIVERSION DITCH #1
TEMPORARY CHECK DAM (TYP.)
SILT FENCE OUTLET (TYP.)
SILT FENCE/LIMITS OF DISTURBANCE (TYP.)
PROPERTY BOUNDARY (TYP.)

SF/LD

S CASWELL ST

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

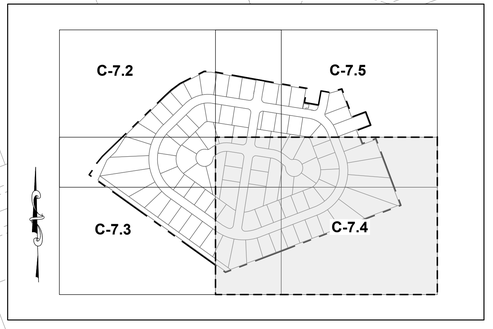
SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1199, PAGE 27 & PLAT CABINET 12, PAGE 2155



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.4

25 OF 49

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

LAKE PINES DR

S CASWELL ST

THOMAS JOYCE S
D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

BANNISTER BRUCE A & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
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BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
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MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

MATCH LINE
FOR CONTINUATION, SEE C-7.2

MATCH LINE
FOR CONTINUATION, SEE C-7.4

SF/LD

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

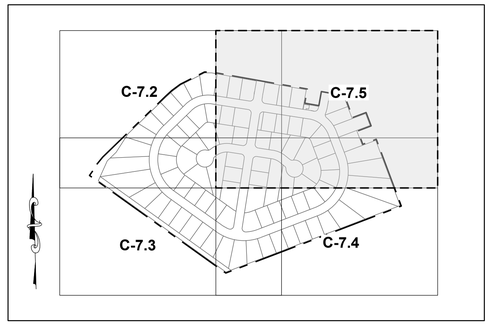
SILT FENCE OUTLET (TYP.)

PROPERTY BOUNDARY (TYP.)

LIMITS OF DISTURBANCE (TYP.)

CONSTRUCTION ENTRANCE (TYP.)

DIVERSION DITCH #2



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

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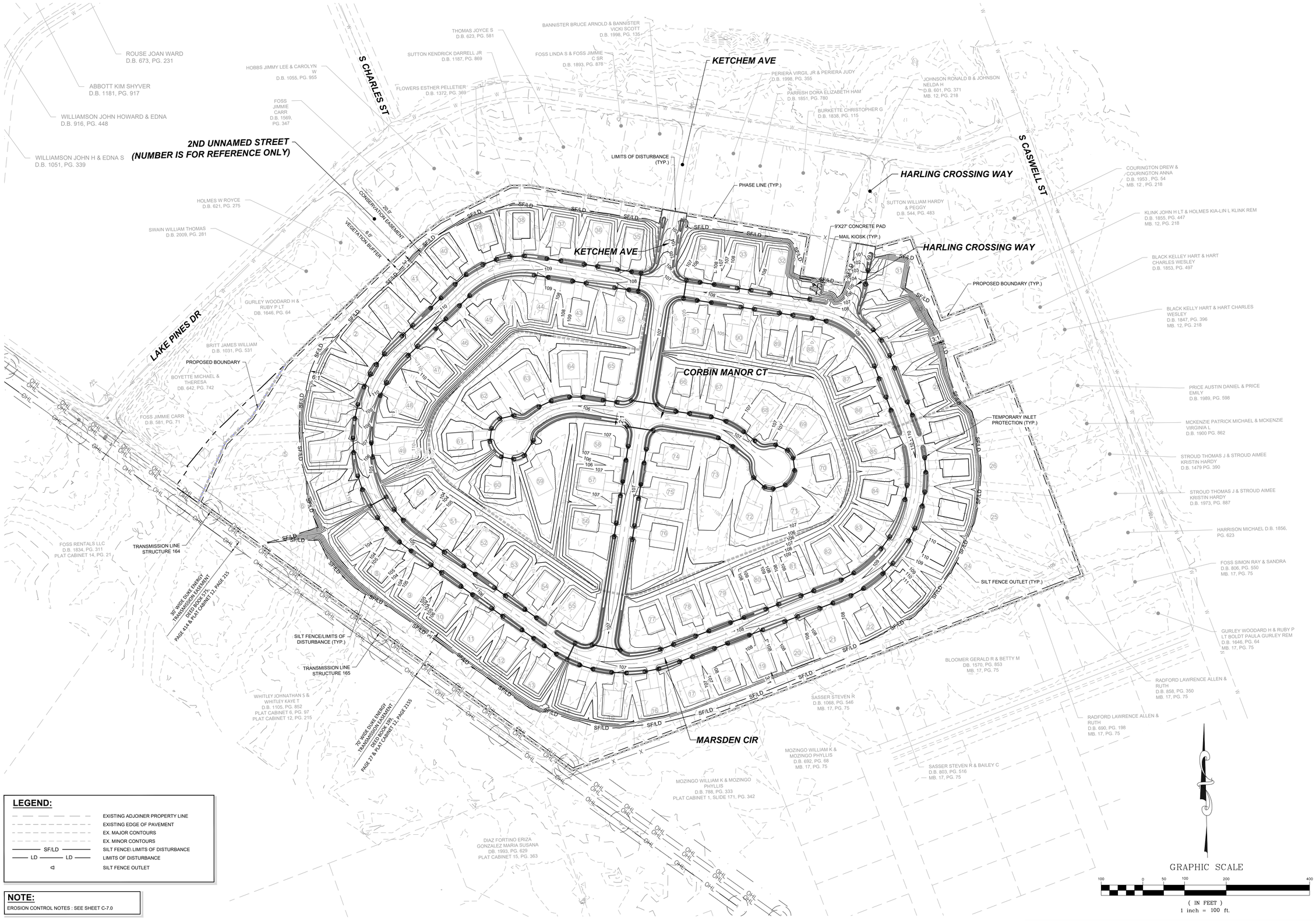
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.5

26 OF 49

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LEGEND:

- EXISTING ADJOINER PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- SF/LD — SILT FENCE\ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- SILT FENCE OUTLET

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

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SCALE	AS SHOWN
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
ESROSION CONTROL PLAN
- OVERALL STAGE 2

DRAWING SHEET
C-7.6

27 OF 49

SITE KEY PLAN

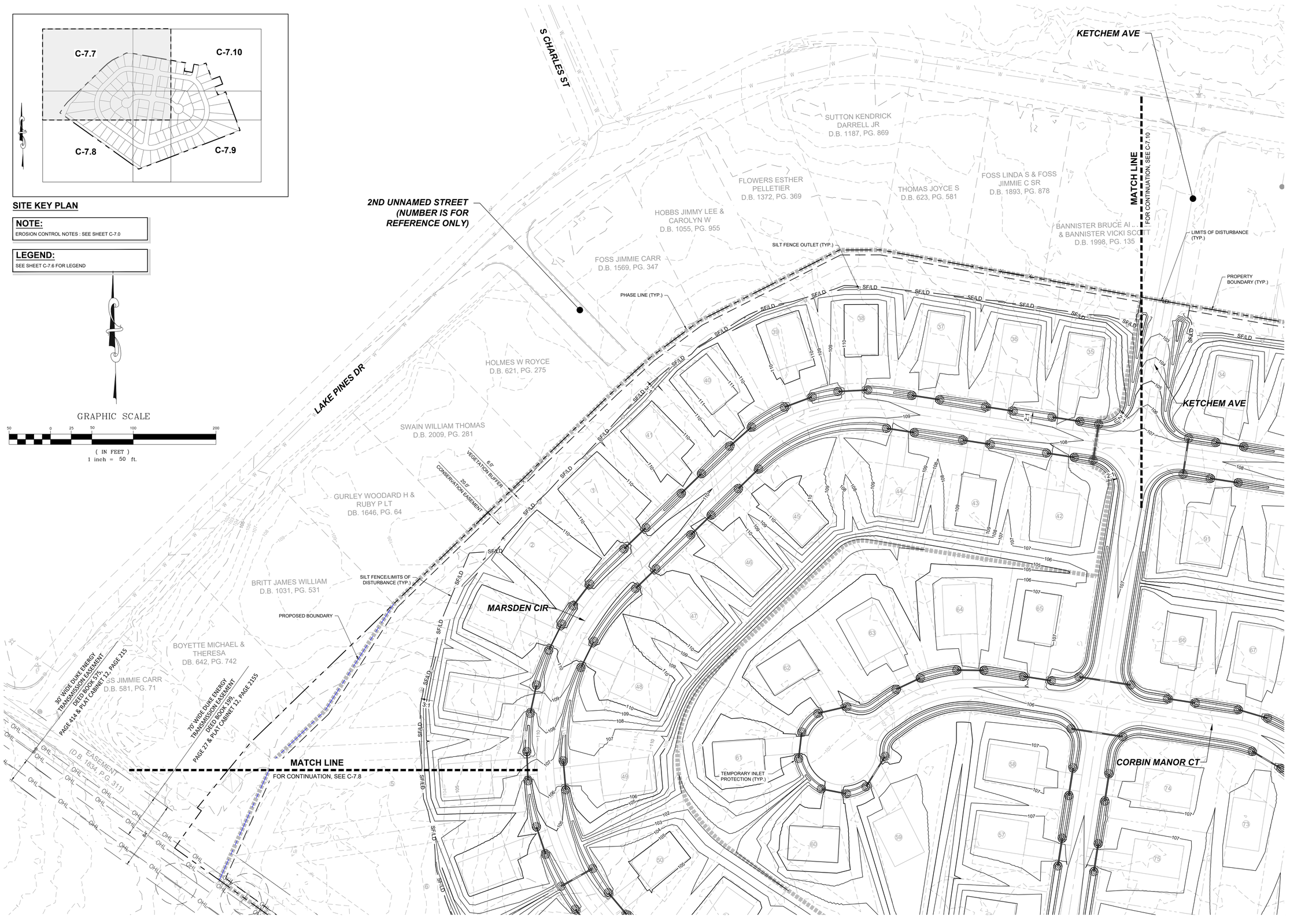
NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



No.	REVISIONS	DATE	BY
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SEAL: 4/10/2026

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.7

28 OF 49

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LAKE PINES DR

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JAMES CARR
D.B. 581, PG. 74

PHASE LINE (TYP.)

SILT FENCE OUTLET (TYP.)

PROPOSED BOUNDARY (TYP.)

EASEMENT (D.B. 1834, P.G. 311)

FOR CONTINUATION, SEE C-7.7

MATCH LINE

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

CORBIN MANOR CT

MARSDEN CIR

KETCHEM AVE

TEMPORARY INLET PROTECTION (TYP.)

FOSS RENTALS LLC
D.B. 1834, PG. 311
PLAT CABINET 14, PG. 21

TRANSMISSION LINE STRUCTURE 164

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

6.0' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

TRANSMISSION LINE STRUCTURE 165

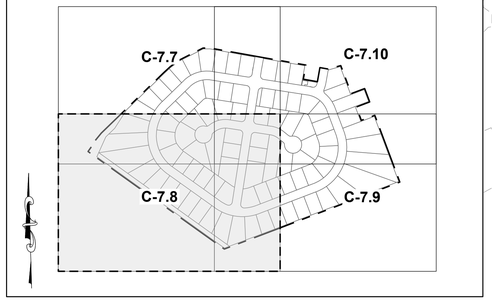
WHITLEY JOHNATHAN S & WHITLEY KAYE T
D.B. 1105, PG. 852
PLAT CABINET 6, PG. 97
PLAT CABINET 12, PG. 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 13, PAGE 215

PROPERTY BOUNDARY (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-7.9

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.8

29 OF 49

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CORBIN MANOR CT

KETCHEM AVE

MARSDEN CIR

FOR CONTINUATION, SEE C-7.10

MATCH LINE

FOR CONTINUATION, SEE C-7.8

MATCH LINE

S CASWELL ST

TEMPORARY INLET PROTECTION (TYP.)

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET (TYP.)

PHASE LINE (TYP.)

PROPERTY BOUNDARY (TYP.)

SF/LD

6:1

CONSERVATION EASEMENT 20.0'

VEGETATION BUFFER 6.0'

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

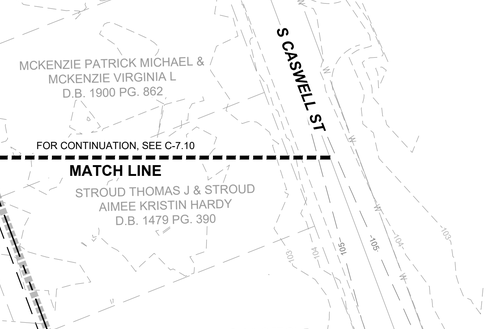
SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 199, PAGE 27 & PLAT CABINET 12, PAGE 2155



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

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SCALE	AS SHOWN
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.9

30 OF 49

KETCHEM AVE

MATCH LINE
FOR CONTINUATION, SEE C-7.7

LAKE PINES DR

S CASWELL ST

HARLING CROSSING WAY

KETCHEM AVE

CORBIN MANOR CT

MARSDEN CIR

MATCH LINE
FOR CONTINUATION, SEE C-7.9

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

IOMAS JOYCE S
.B. 623, PG. 581

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

6.0' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

60.0'

LIMITS OF DISTURBANCE (TYP.)

PROPERTY BOUNDARY (TYP.)

9'X27' CONCRETE PAD

MAIL KIOSK (TYP.)

TEMPORARY INLET PROTECTION (TYP.)

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET (TYP.)

PHASE LINE (TYP.)

SF/LD

3:1

6:1

C-7.7 C-7.10 C-7.8 C-7.9

SITE KEY PLAN

NOTE:

EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:

SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	PHASING REVISION	DATE	BY
			04/10/2026	SRG

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SEAL: 4/10/2026

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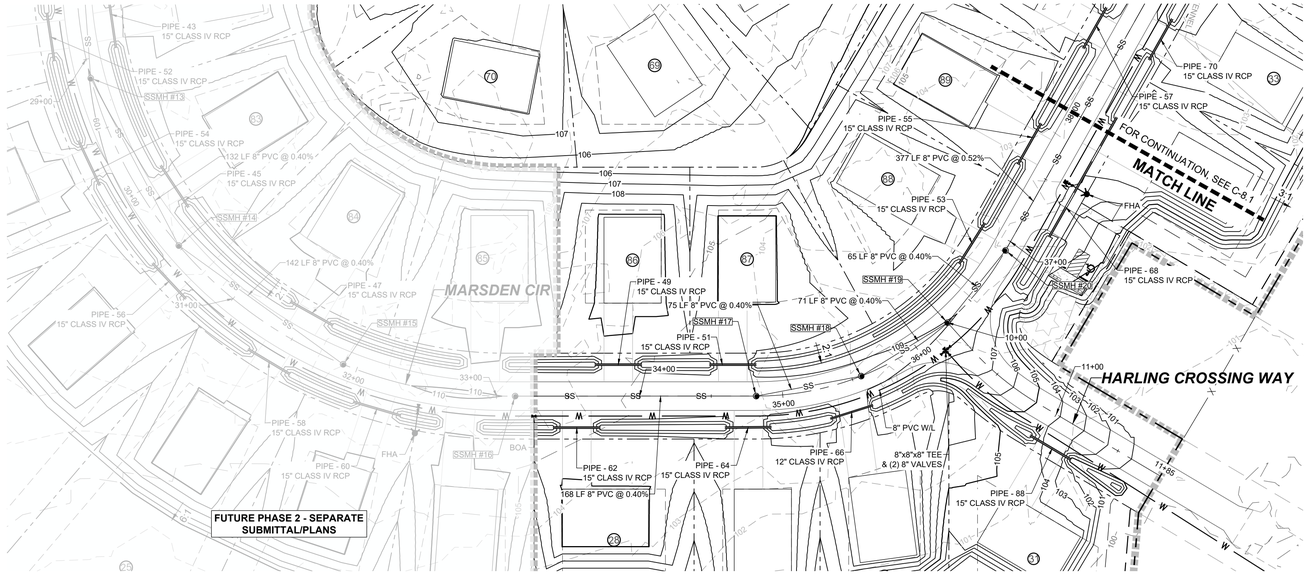
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.10

31 OF 49

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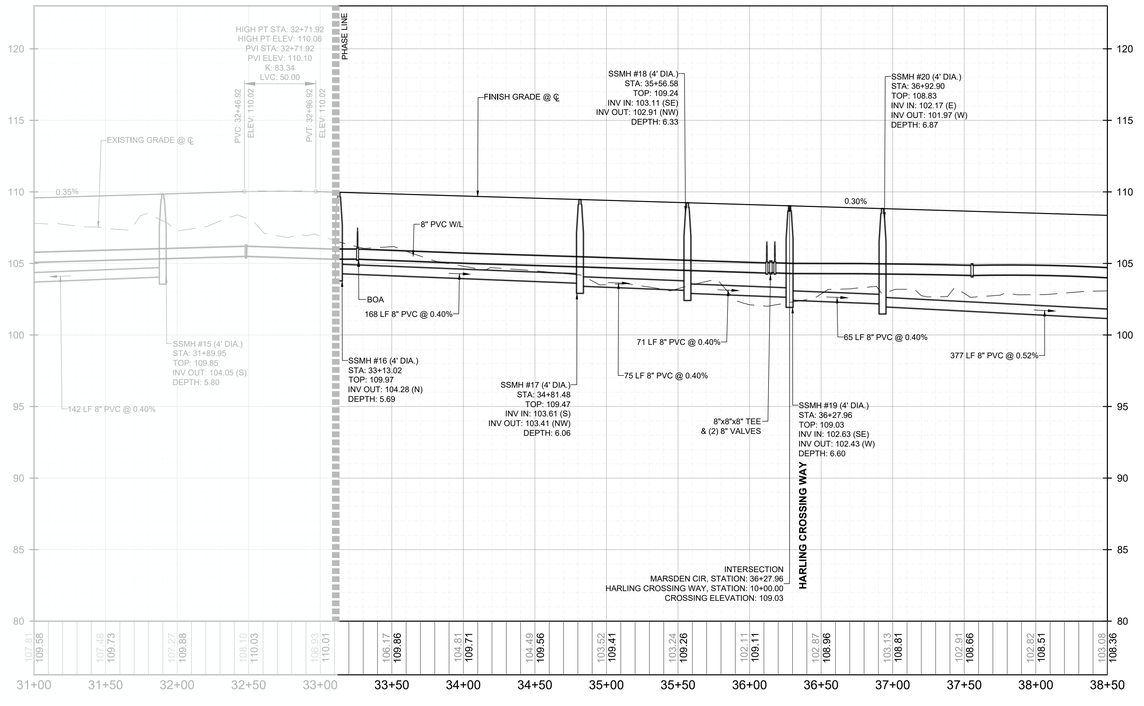


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

No.	REVISIONS	DATE	BY
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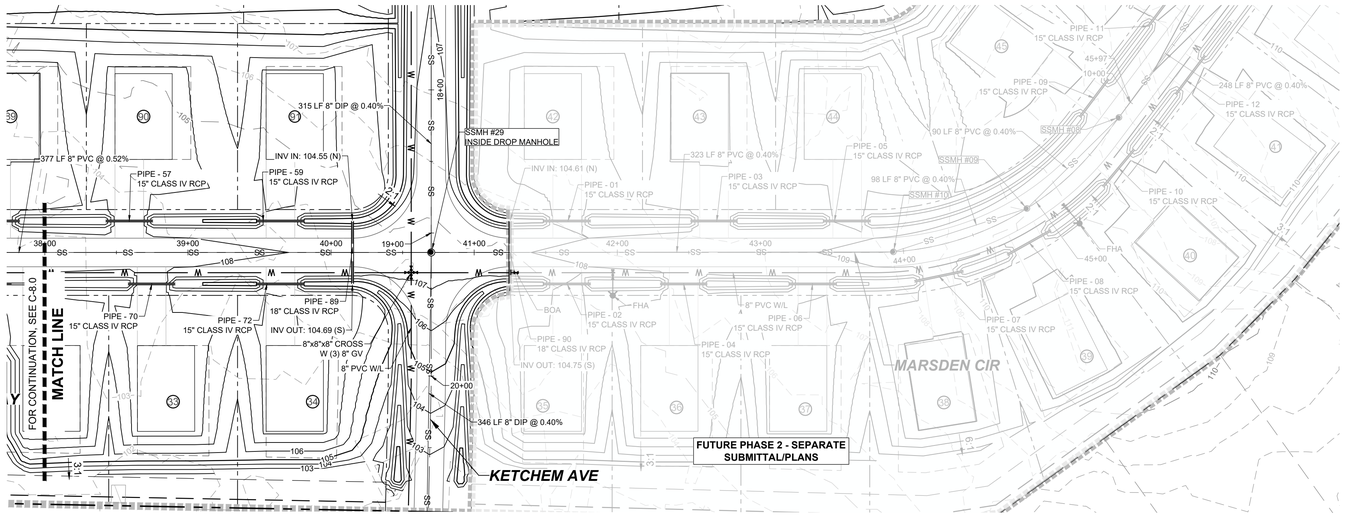
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING SHEET
C-8.0

32 OF 49

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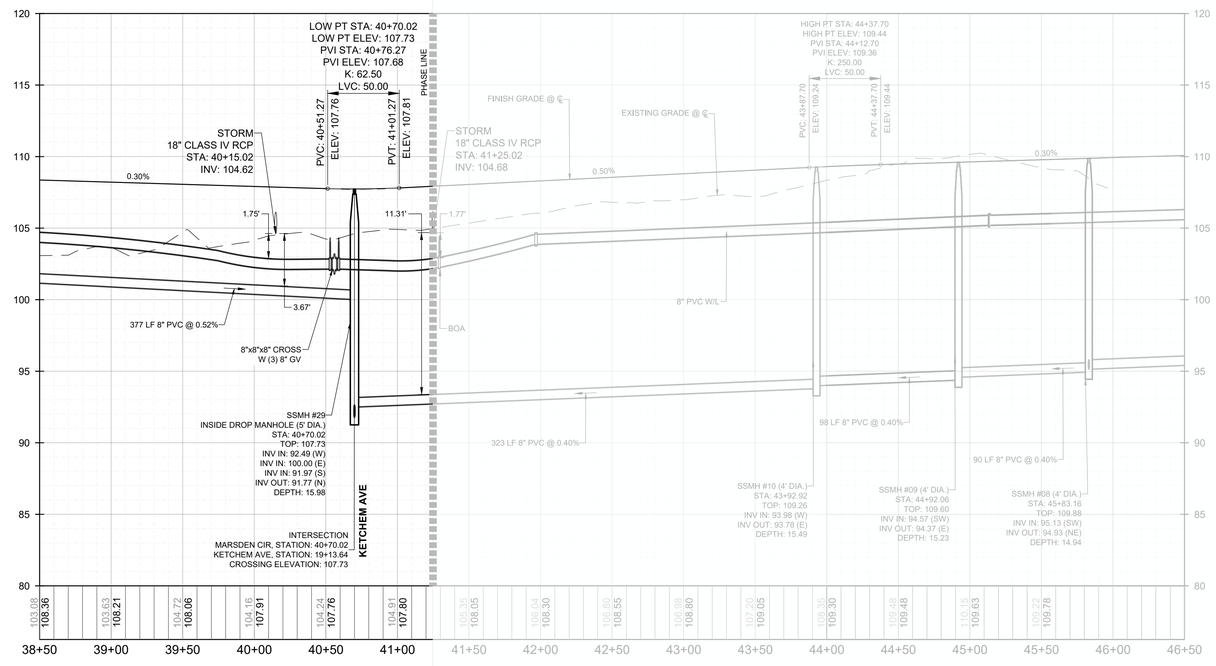


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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0	PHASING REVISION	04/10/2026	SRG

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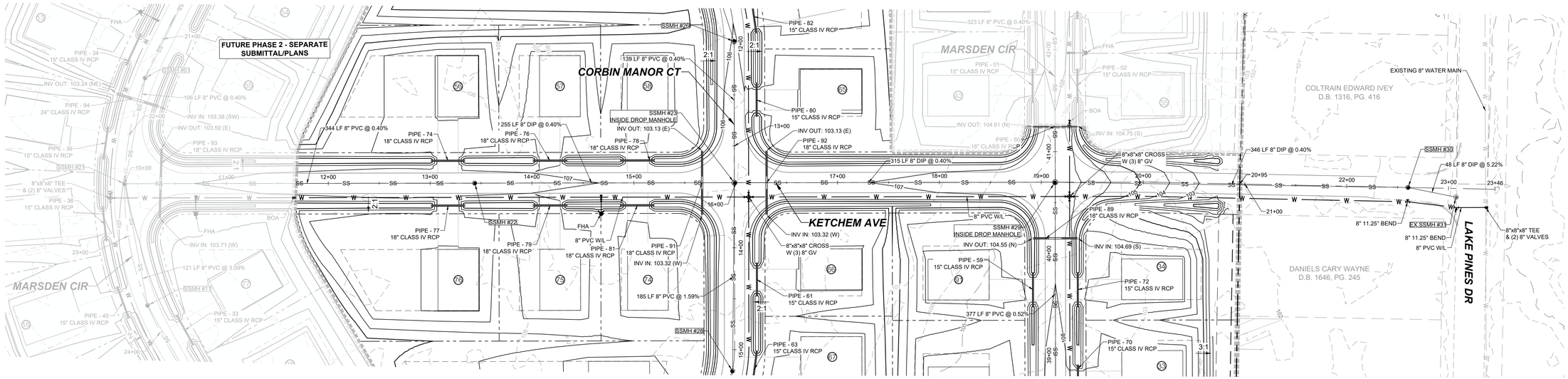
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION	SCALE	AS SHOWN	DESIGNED BY	SRG	DRAWN BY	SRG	CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING SHEET
C-8.1

33 OF 49

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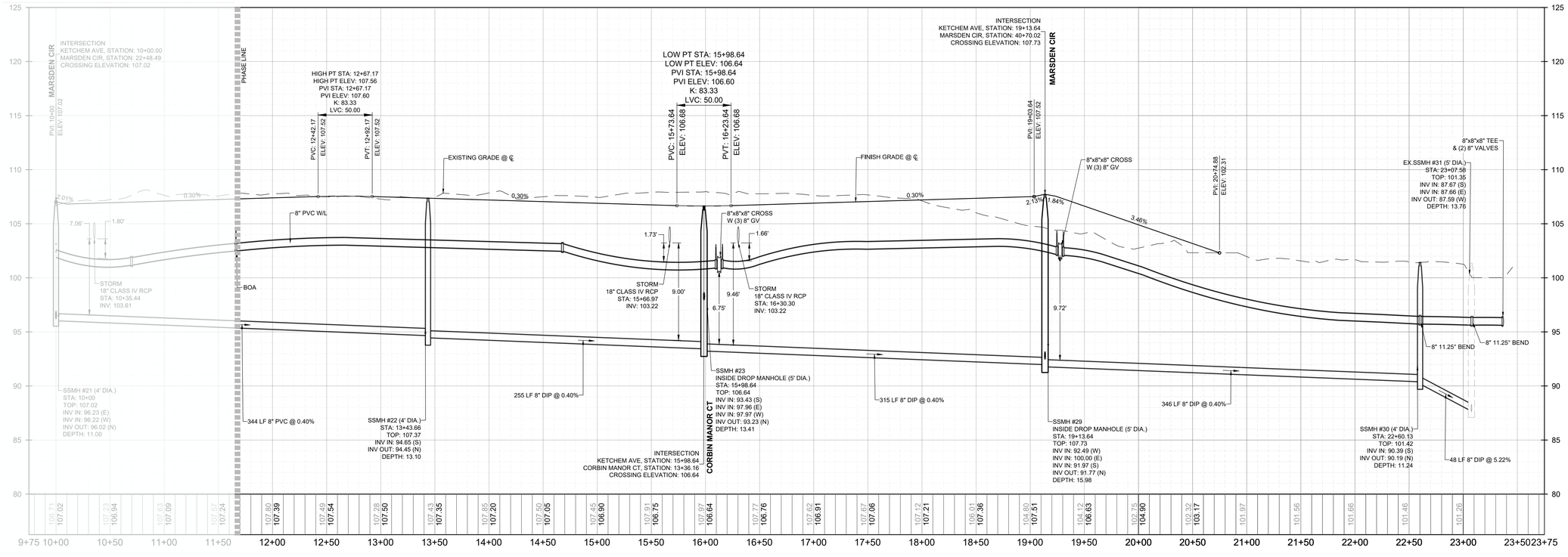


PROPOSED KETCHEM AVE - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED KETCHEM AVE - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

No.	REVISIONS	DATE	BY
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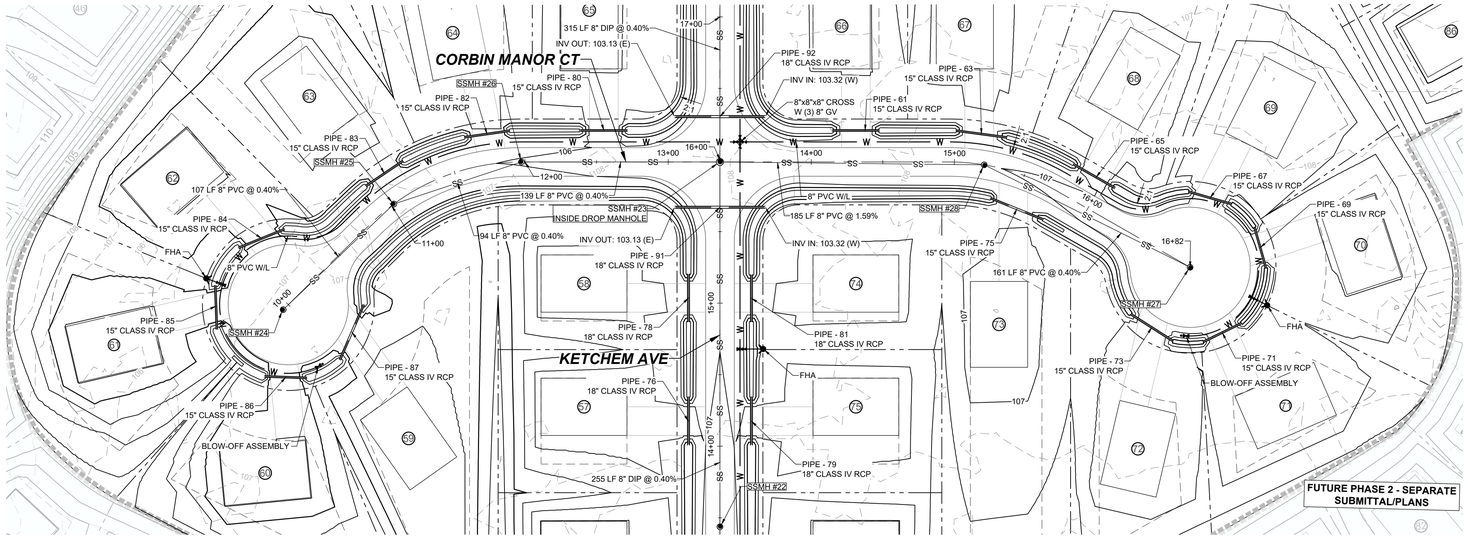
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED KETCHEM AVE - PLAN & PROFILE

DRAWING SHEET
C-8.2

34 OF 49

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PROPOSED CORBIN MANOR CT - PLAN

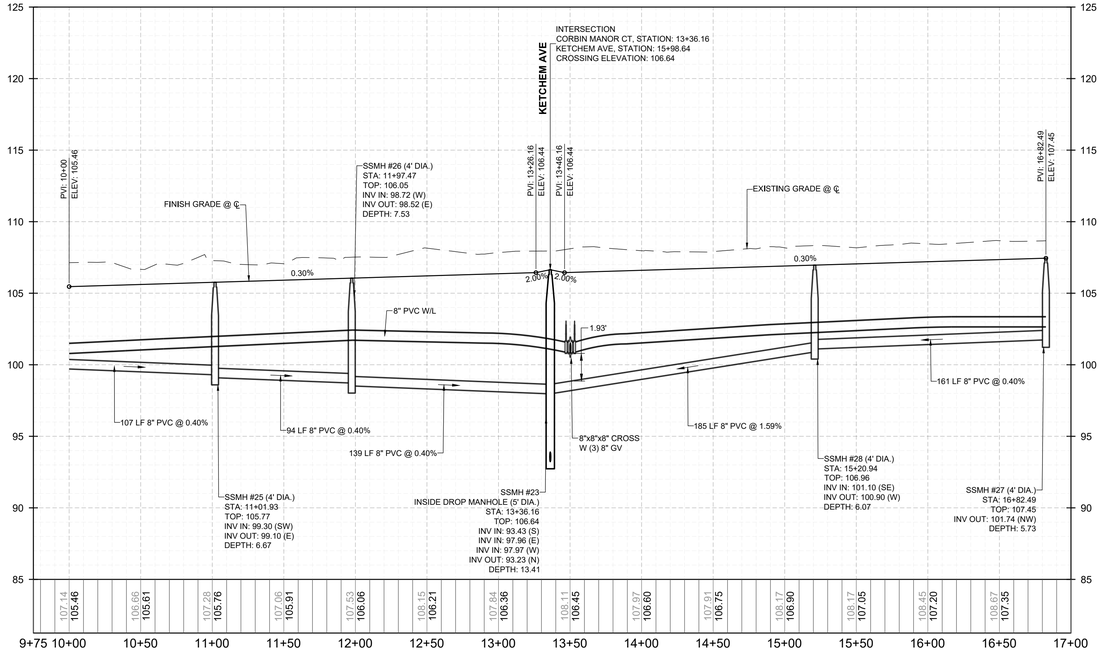
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPOSED CORBIN MANOR CT - PROFILE

VERTICAL: 1" = 5'

HORIZONTAL: 1" = 50'

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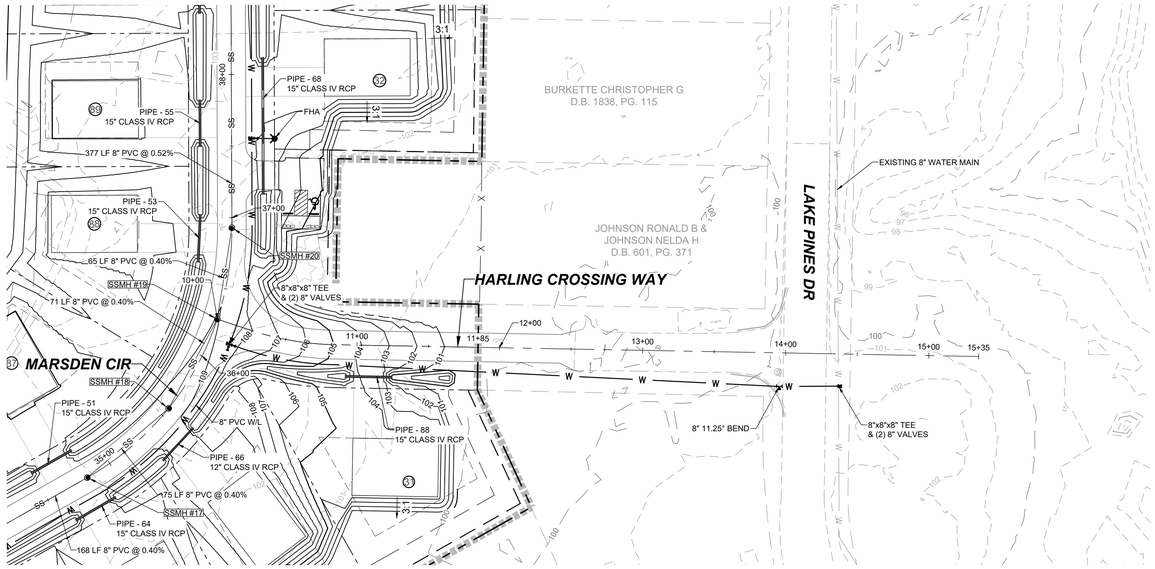
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED CORBIN MANOR CT - PLAN & PROFILE

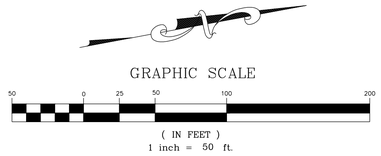
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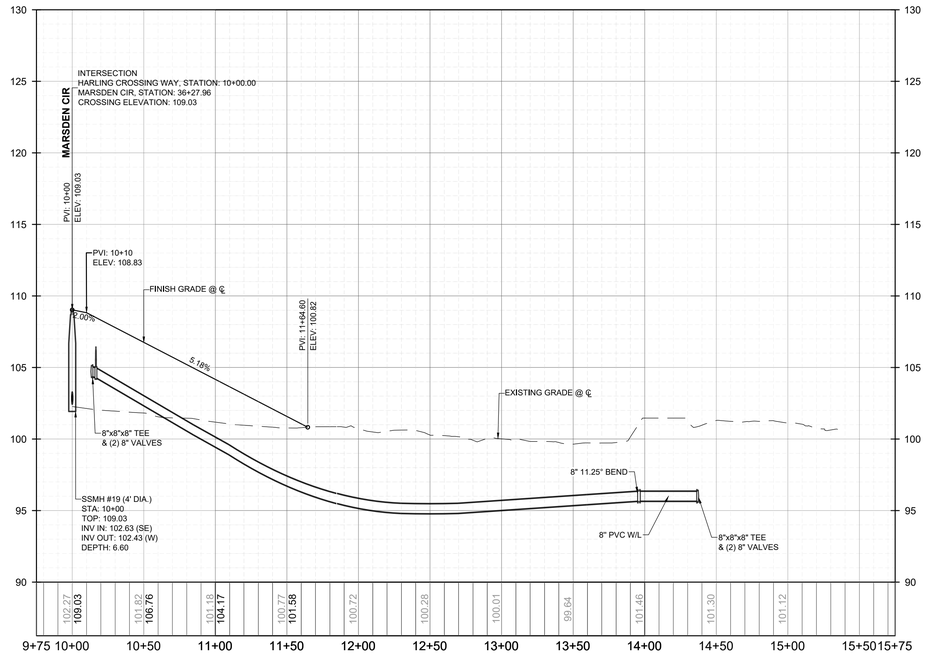
C-8.3

35 OF 49



PROPOSED HARLING CROSSING WAY - PLAN
HORIZONTAL: 1" = 50'





PROPOSED HARLING CROSSING WAY - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

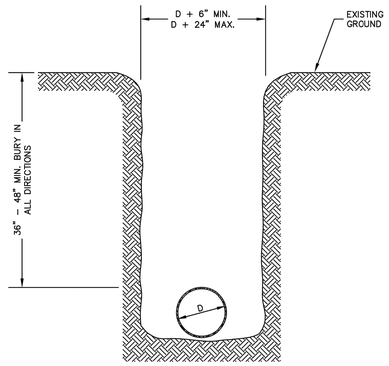
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED HARLING CROSSING WAY - PLAN & PROFILE

DRAWING SHEET
C-8.4

36 OF 49

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20071203 SD100007

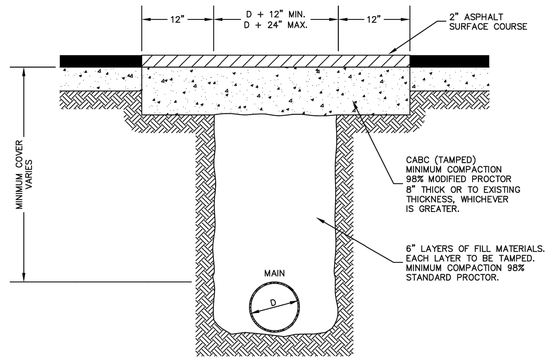


NOTES

1. TRENCH SHALL BE CONSTRUCTED IN CONFORMANCE WITH OSHA STANDARDS.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET IN ALL DIRECTIONS WHEN INSTALLED WITHIN TWENTY (20) FEET OF THE ROAD CENTERLINE. IF WATER MAINS ARE INSTALLED IN A DITCH OR DITCH SLOPES OR BEYOND TWENTY (20) FEET FROM THE ROAD CENTERLINE, MINIMUM BURY DEPTH SHALL BE INCREASED TO FOUR (4) FEET IN ALL DIRECTIONS.
3. WATER MAINS SHALL BE INSTALLED A MINIMUM OF THREE (3) FEET BELOW EDGE OF ASPHALT.
4. BEDDING AND TRENCH BACKFILL COMPACTION REQUIREMENTS SHALL BE AS SPECIFIED.

TRENCH SECTION FOR 12" AND SMALLER WATER LINES

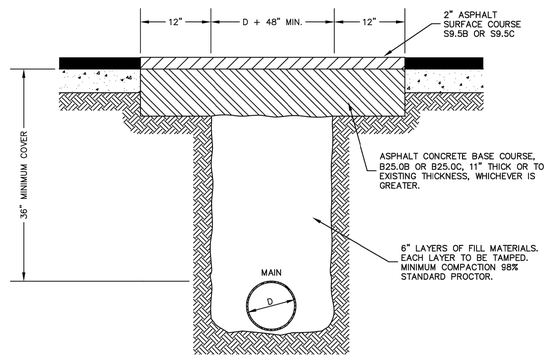
20071126 SD100005



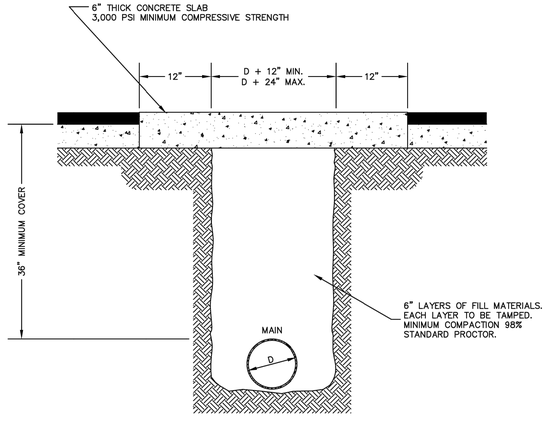
DRIVEWAY CROSSINGS
MINIMUM WIDTH OF ASPHALT PAVEMENT PATCH SHALL BE FOUR (4) FEET. IF THE PROPOSED PATCH COMES WITHIN FOUR (4) FEET OF AN EXISTING CONCRETE PAVEMENT JOINT, THEN THE CONTRACTOR SHALL BE REQUIRED TO EXTEND PAVEMENT REMOVAL AND REPLACEMENT TO THE JOINT. PLANS DO NOT SHOW ALL DRIVEWAYS. ASSOCIATED COSTS FOR BREAK, REMOVE, AND REPLACE EXISTING PAVEMENTS, CURBS, AND GUTTERS SHALL BE AS SHOWN IN THE BID SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITY OF PAVEMENTS TO BE OPEN CUT BY A PREBID FIELD INVESTIGATION.

ASPHALT PAVEMENT REPLACEMENT (NON-NCDOT ROADS AND DRIVEWAYS)

20170607 SD100006R



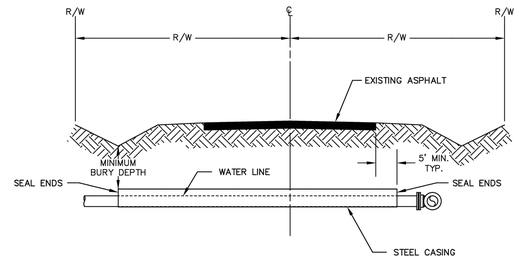
20071126 SD100010



NOTES:
1. MINIMUM WIDTH OF CONCRETE PAVEMENT PATCH SHALL BE FOUR (4) FEET. IF THE PROPOSED PATCH COMES WITHIN FOUR (4) FEET OF AN EXISTING CONCRETE PAVEMENT JOINT, THEN THE CONTRACTOR SHALL BE REQUIRED TO EXTEND PAVEMENT REMOVAL AND REPLACEMENT TO THE JOINT. PLANS DO NOT SHOW ALL DRIVEWAYS. ASSOCIATED COSTS FOR BREAK, REMOVE, AND REPLACE EXISTING PAVEMENTS, CURBS, AND GUTTERS SHALL BE AS SHOWN IN THE BID SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITY OF PAVEMENTS TO BE OPEN CUT BY A PREBID FIELD INVESTIGATION.

CONCRETE DRIVEWAY REPLACEMENT

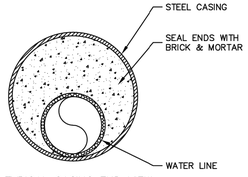
20200227 SD040000



TYPICAL DRYBORE CROSS-SECTION

NOTES

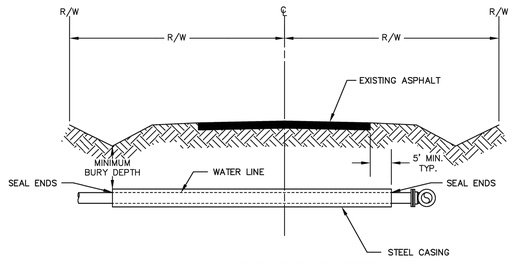
1. CASING SHALL EXTEND FROM CENTERLINE OF DITCH TO CENTERLINE OF DITCH EXCEPT IN ACCORDANCE WITH NOTE 2.
2. FOR ROAD CROSSINGS THAT MUST BE TIED INTO WATER LINES LOCATED BETWEEN THE EDGE OF PAVEMENT AND THE CENTERLINE OF THE ROADSIDE DITCH, CASING SHALL EXTEND FROM THE EDGE OF PAVEMENT A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION BELOW THE PAVEMENT, BUT NOT LESS THAN FIVE (5) FEET.
3. EACH END OF CASING IS TO BE SEALED WITH BRICK AND MORTAR.
4. CONTRACTOR SHALL PROVIDE SPOT ELEVATIONS OF CASING DURING BORING OPERATION AT LOCATIONS DIRECTED BY ENGINEER. CONTRACTOR SHALL REPAIR ANY PAVEMENT CUTS ASSOCIATED WITH SPOT ELEVATIONS. THE COST OF PAVEMENT REPAIRS SHALL BE INCLUDED IN THE PRICE OF THE DRYBORE.
5. PROVIDE THRUST RODDING BETWEEN THE STEEL CASING AND THE FIRST FITTING ON THE PIPE LINE EXITING THE CASING IF THE FITTING IS WITHIN TEN (10) FEET OF THE END OF THE CASING. WHERE A VALVE IS LOCATED BETWEEN THE END OF THE CASING AND THE FITTING, THRUST RODDING SHALL BE INSTALLED ON BOTH SIDES OF VALVE.
6. MINIMUM BURY DEPTH UNDER BOTTOM OF DITCHES SHALL BE THIRTY-SIX (36) INCHES.



TYPICAL CASING END VIEW

TYPICAL DRYBORE FOR 4" AND SMALLER WATER LINES

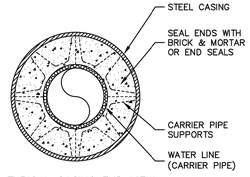
20200227 SD040001



TYPICAL DRYBORE CROSS-SECTION

NOTES

1. CASING SHALL EXTEND FROM CENTERLINE OF DITCH TO CENTERLINE OF DITCH EXCEPT IN ACCORDANCE WITH NOTE 2.
2. FOR ROAD CROSSINGS THAT MUST BE TIED INTO WATER LINES LOCATED BETWEEN THE EDGE OF PAVEMENT AND THE CENTERLINE OF THE ROADSIDE DITCH, CASING SHALL EXTEND FROM THE EDGE OF PAVEMENT A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION BELOW THE PAVEMENT, BUT NOT LESS THAN FIVE (5) FEET.
3. EACH END OF CASING IS TO BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.
4. CONTRACTOR SHALL PROVIDE SPOT ELEVATIONS OF CASING DURING BORING OPERATION AT LOCATIONS DIRECTED BY ENGINEER. CONTRACTOR SHALL REPAIR ANY PAVEMENT CUTS ASSOCIATED WITH SPOT ELEVATIONS. THE COST OF PAVEMENT REPAIRS SHALL BE INCLUDED IN THE PRICE OF THE DRYBORE.
5. PROVIDE THRUST RODDING BETWEEN THE STEEL CASING AND THE FIRST FITTING ON THE PIPE LINE EXITING THE CASING IF THE FITTING IS WITHIN TEN (10) FEET OF THE END OF THE CASING. WHERE A VALVE IS LOCATED BETWEEN THE END OF THE CASING AND THE FITTING, THRUST RODDING SHALL BE INSTALLED ON BOTH SIDES OF VALVE.
6. MINIMUM BURY DEPTH UNDER BOTTOM OF DITCHES SHALL BE FORTY-EIGHT (48) INCHES.



TYPICAL CASING END VIEW

7. PIPE SUPPORTS SHALL BE PLACED AT THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE (3) SUPPORTS PER SEGMENT. SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET APART AND AS SPECIFIED HEREIN.

TYPICAL DRYBORE FOR 6" AND LARGER WATER LINES

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
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CHECKED BY	SRG

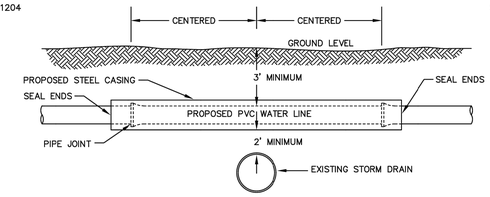
ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.0

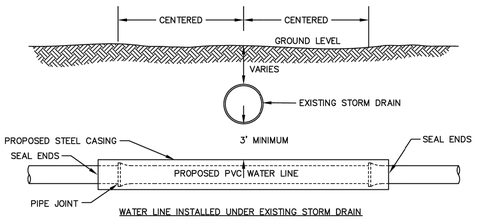
37 OF 49

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20071204 SD041004



WATER LINE INSTALLED OVER EXISTING STORM DRAIN

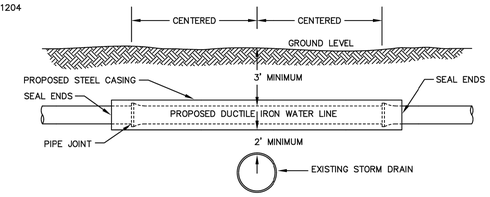


WATER LINE INSTALLED UNDER EXISTING STORM DRAIN

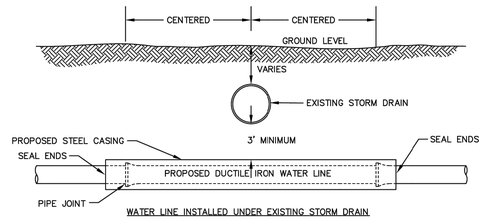
NOTES

1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF WATER LINE SHALL BE CENTERED ON STORM DRAIN.
2. STEEL CASING SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH. STEEL CASING SHALL EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE STORM DRAIN ON BOTH SIDES. STEEL CASING SHALL BE CENTERED ON STORM DRAIN.
3. IF THE EXISTING STORM DRAIN OR THE BEDDING BENEATH THE EXISTING STORM DRAIN IS DISTURBED, THE FOLLOWING ACTIONS ARE REQUIRED:
   A. THE EXISTING STORM DRAIN SHALL BE REMOVED AND #57 STONE BEDDING SHALL BE USED BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN, OR
   B. THE EXISTING STORM DRAIN SHALL BE SUPPORTED IN PLACE AND FLOWABLE FILL (CEMENT GROUT) SHALL BE USED AS BEDDING BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN.
   C. A PIPE COLLAR SHALL BE INSTALLED AROUND EACH JOINT OF STORM DRAIN DISTURBED.
4. PIPE SUPPORTS SHALL BE PROVIDED FOR CARRIER PIPE INSIDE STEEL CASING. PIPE SUPPORTS SHALL BE PLACED IN THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE SUPPORTS PER SEGMENT. SUPPORT SHALL BE SPACED AS PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET BETWEEN SUPPORTS AND IN CONFORMANCE AS SPECIFIED HEREIN.
5. EACH END OF STEEL CASING SHALL BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.

20071204 SD041005



WATER LINE INSTALLED OVER EXISTING STORM DRAIN

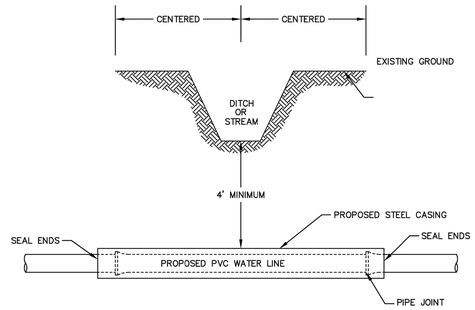


WATER LINE INSTALLED UNDER EXISTING STORM DRAIN

NOTES

1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF WATER LINE SHALL BE CENTERED ON STORM DRAIN.
2. STEEL CASING SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH. STEEL CASING SHALL EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE STORM DRAIN ON BOTH SIDES. STEEL CASING SHALL BE CENTERED ON STORM DRAIN.
3. IF THE EXISTING STORM DRAIN OR THE BEDDING BENEATH THE EXISTING STORM DRAIN IS DISTURBED, THE FOLLOWING ACTIONS ARE REQUIRED:
   A. THE EXISTING STORM DRAIN SHALL BE REMOVED AND #57 STONE BEDDING SHALL BE USED BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN, OR
   B. THE EXISTING STORM DRAIN SHALL BE SUPPORTED IN PLACE AND FLOWABLE FILL (CEMENT GROUT) SHALL BE USED AS BEDDING BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN.
   C. A PIPE COLLAR SHALL BE INSTALLED AROUND EACH JOINT OF STORM DRAIN DISTURBED.
4. PIPE SUPPORTS SHALL BE PROVIDED FOR CARRIER PIPE INSIDE STEEL CASING. PIPE SUPPORTS SHALL BE PLACED IN THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE SUPPORTS PER SEGMENT. SUPPORT SHALL BE SPACED AS PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET BETWEEN SUPPORTS AND IN CONFORMANCE AS SPECIFIED HEREIN.
5. EACH END OF STEEL CASING SHALL BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.

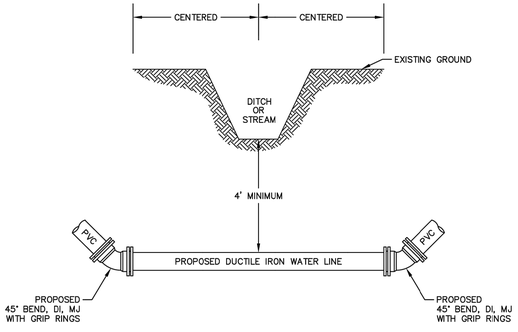
20080129 SD044033



NOTES

1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF WATER LINE SHALL BE CENTERED ON THE DITCH OR STREAM.
2. STEEL CASING SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH. STEEL CASING SHALL EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TOP OF BANK ON BOTH SIDES OF DITCH OR STREAM. STEEL CASING SHALL BE CENTERED ON THE DITCH OR STREAM.
3. PIPE SUPPORTS SHALL BE PROVIDED FOR CARRIER PIPE INSIDE STEEL CASING. PIPE SUPPORTS SHALL BE PLACED IN THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE SUPPORTS PER SEGMENT. SUPPORT SHALL BE SPACED AS PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET BETWEEN SUPPORTS AND IN CONFORMANCE AS SPECIFIED HEREIN.
4. EACH END OF STEEL CASING SHALL BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.

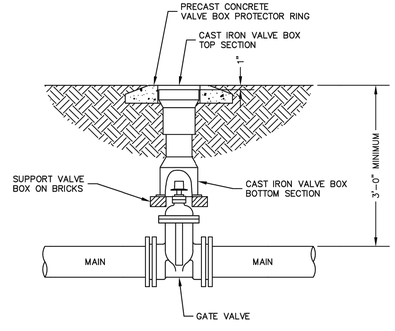
20170510 NLWC-SD044035



NOTES

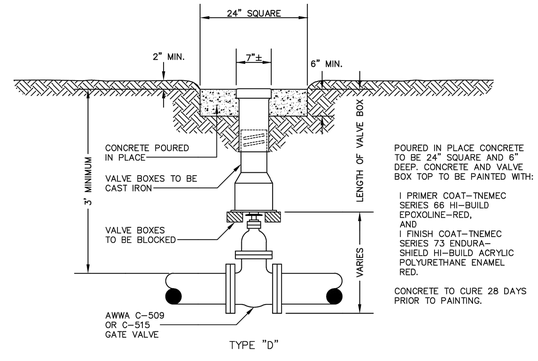
1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF DUCTILE IRON WATER LINE SHALL BE CENTERED ON THE DITCH OR STREAM.

20230802 NLWC-SD102020



GATE VALVE AND BOX TYPE "B"

20080130 SD102009



POURED IN PLACE CONCRETE TO BE 24" SQUARE AND 6" DEEP. CONCRETE AND VALVE BOX TOP TO BE PAINTED WITH:

1 PRIMER COAT-TNEMEC SERIES 66 HI-BUILD EPOXOLINE-RED, AND 1 FINISH COAT-TNEMEC SERIES 73 ENDURA-SHIELD HI-BUILD ACRYLIC POLYURETHANE ENAMEL RED.

CONCRETE TO CURE 28 DAYS PRIOR TO PAINTING.

TYPE "D"

NO.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040779 CHRISTOPHER M. THOMPSON 4/10/2026

STRONG ROCK ENGINEERING GROUP

ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
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CHECKED BY	SRG

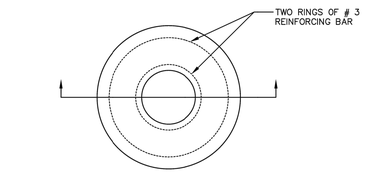
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

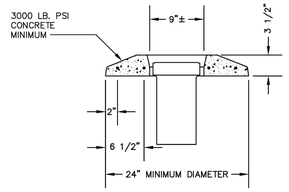
DRAWING SHEET
D-1.1

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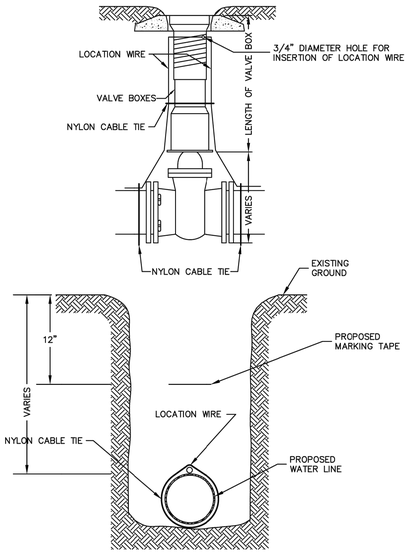
20210227 NLWC–SD102030





NOTE:
TOP OF VALVE BOX LID SHALL BE MINIMUM ONE INCH BELOW TOP OF CONCRETE.

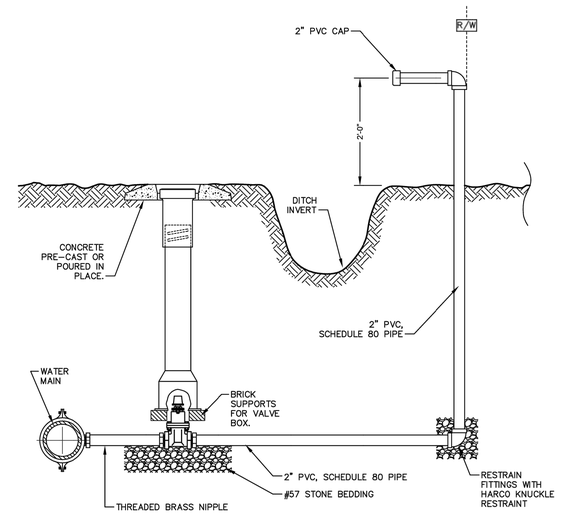
20080225 SD049480R



NOTES

1. LOCATION WIRE SHALL BE #12 AWG SOLID COPPER WIRE WITH BLUE MOISTURE RESISTANT THWN PLASTIC INSULATION WITH EXCEPTION TO HORIZONTAL DIRECTIONAL DRILL INSTALLATIONS (SEE SPECIFICATIONS).
2. LOCATION WIRE SHALL BE STRAPPED TO PIPE WITH NYLON CABLE TIES. NYLON CABLE TIE SPACING SHALL NOT EXCEED:
   A. SIX (6) FEET FOR ALL PIPE INSTALLED BY OPEN CUT.
   B. FOUR (4) FEET FOR ALL PIPE INSTALLED IN CASING.
   C. FOUR (4) FEET FOR ALL PIPE INSTALLED BY DIRECTIONAL DRILLING
3. LOCATION WIRE SHALL BE CONTINUOUS THROUGHOUT THE ENTIRE PIPE LINE. WHERE SPLICES ARE NECESSARY, SPLICES SHALL BE SUITABLE FOR UNDERGROUND USE.
4. DRILL 3/4" HOLE WITHIN TOP SIX (6) INCHES OF VALVE BOX FOR INSERTION OF LOCATION WIRE. EXTEND LOOP OF LOCATION WIRE EIGHTEEN (18) INCHES MINIMUM INTO BOX, AND COIL WITH NYLON CABLE TIE. WIRE SHALL NOT BE CUT AT VALVE BOXES.
5. MARKING TAPE SHALL BE INSTALLED ONE (1') FOOT BELOW FINAL GRADE.

20230802 NLWC-SD042503R



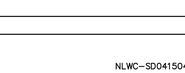
2" PVC BLOW–OFF ASSEMBLY TO INCLUDE BUT NOT BE LIMITED TO:

1. 2" PVC PIPING AND CAP.
2. 6" INCHES OF 2" BRASS THREADED NIPPLE
3. 2" GATE VALVE EQUAL TO AWWA C–500 WITH 2" MALE HARCO KNUCKLE WITH RESTRAINT.
4. CAST IRON VALVE BOX AND COVER – TYPE "B".
5. APPROPRIATE REDUCER FROM MAIN. FOR 2", 3", AND 4" MAINS, A TEE IS REQUIRED.

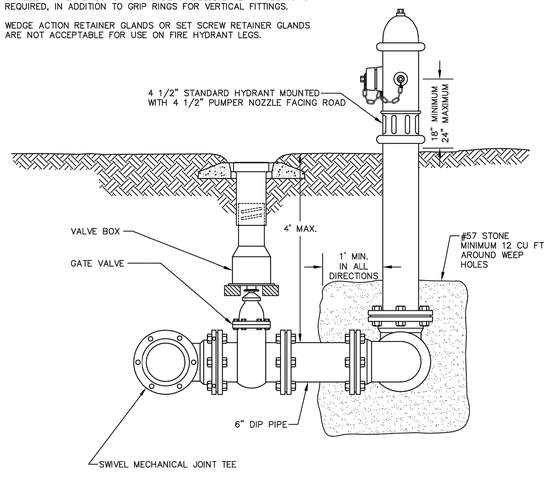
20170510 NLWC–SD041504R

NOTES:

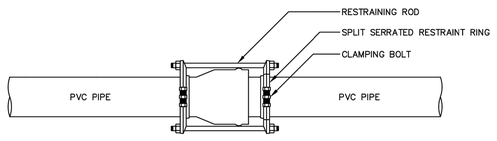
1. UNIT PRICE OF THE FIRE HYDRANT SHALL INCLUDE ALL BARREL EXTENSIONS AS REQUIRED TO PROPERLY INSTALL FIRE HYDRANT WITH RESPECT TO TOPOGRAPHY.
2. FIRE HYDRANT TO HAVE A 6" MECHANICAL JOINT SHOE.
3. FIRE HYDRANT LEG UNDER DITCHES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER BELOW BOTTOM OF DITCH INVERT. PROVIDE FOUR (4) VERTICAL FITTINGS TO ENSURE A MAXIMUM HYDRANT LEG DEPTH OF FOUR FEET.
4. FIRE HYDRANT LEG PIPING TO BE DUCTILE IRON. NO PIPE JOINTS IN HYDRANT LEG INSTALLATION ARE PERMITTED.
5. TEE TO BE A HYDRANT TEE WITH MECHANICAL JOINT END ON RUNS AND RESTRAINED SWIVEL MECHANICAL JOINT END ON BRANCH. VALVE TO BE CONNECTED DIRECTLY TO HYDRANT TEE SWIVEL MECHANICAL JOINT.
6. PROVIDE GRIPPING RINGS FOR RESTRAINT FROM VALVE TO FIRE HYDRANT. RODDING AND/OR CONCRETE THRUST BLOCKING FOR 12" AND SMALLER WATER LINES IS NOT TO BE UTILIZED, EXCEPT RODDING IS REQUIRED, IN ADDITION TO GRIP RINGS FOR VERTICAL FITTINGS.
7. WEDGE ACTION RETAINER GLANDS OR SET SCREW RETAINER GLANDS ARE NOT ACCEPTABLE FOR USE ON FIRE HYDRANT LEGS.



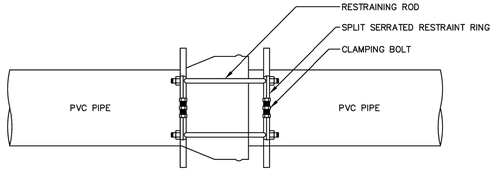
PLAN VIEW



20111018 PVC RESTRAINING SYSTEM



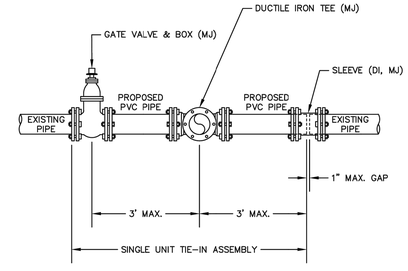
2 RESTRAINING RODS



4 RESTRAINING RODS

PVC PIPE DIAMETER	MINIMUM NUMBER OF RESTRAINING RODS	MINIMUM DIAMETER OF RESTRAINING RODS	MINIMUM NUMBER OF CLAMPING BOLTS	MINIMUM DIAMETER OF CLAMPING BOLTS
4"	2	3/4"	4	5/8"
6"	2	3/4"	4	5/8"
8"	2	3/4"	4	3/4"
10"	4	3/4"	4	3/4"
12"	4	3/4"	4	3/4"

20111014 SD045501B



NOTES:

1. PRE–ASSEMBLE THE SINGLE UNIT TIE–IN ASSEMBLY, TO INCLUDE TEE, VALVE, AND SLEEVE INTO A SINGLE UNIT PRIOR TO CUTTING INTO THE EXISTING LINE. FITTINGS AND VALVES SHALL BE MECHANICAL JOINT WITH GRIPPING RINGS.
2. RODDING AND/OR CONCRETE THRUST BLOCKING FOR 12" AND SMALLER WATER LINES SHALL NOT BE USED.
3. AFTER THE SINGLE UNIT TIE–IN ASSEMBLY HAS BEEN FULLY ASSEMBLED AND IS READY FOR INSTALLATION, CUT A SEGMENT OF PIPE FROM THE EXISTING LINE. THE LENGTH OF THE SEGMENT REMOVED SHALL ALLOW INSTALLATION OF THE SINGLE UNIT TIE–IN ASSEMBLY WITH ONE SLEEVE. THE GAP BETWEEN THE EXISTING PIPE AND THE SINGLE UNIT TIE–IN ASSEMBLY SHALL NOT EXCEED ONE (1) INCH.
4. THE SINGLE UNIT TIE–IN ASSEMBLY SHALL BE INSTALLED WITH A SLEEVE.
5. PROVIDE STONE BEDDING AS REQUIRED. INSTALL THE SINGLE UNIT TIE–IN ASSEMBLY BY INSERTING THE END OF THE EXISTING PIPE FULLY INTO THE VALVE ON THE END OF THE SINGLE UNIT TIE–IN ASSEMBLY. INSTALL THE OPPOSITE END OF THE SINGLE UNIT TIE–IN ASSEMBLY BY ALIGNING THE ASSEMBLY WITH THE EXISTING PIPE AND SLIDING THE SLEEVE OVER THE GAP BETWEEN THE ASSEMBLY AND THE END OF THE EXISTING PIPE. CENTER THE SLEEVE OVER THE GAP.
6. MINIMIZE TIME THAT THE EXISTING WATER SYSTEM IS OUT OF SERVICE.
7. INSTALL PIPE JOINT RESTRAINING SYSTEMS ON ALL EXISTING PIPING JOINTS LOCATED WITHIN A SPECIFIED DISTANCE OF THE SINGLE UNIT TIE–IN ASSEMBLY. IF EXISTING CASING IS LOCATED WITHIN THE SPECIFIED DISTANCE TO BE RESTRAINED, RESTRAIN THE EXISTING PIPING BY RODDING TO THE EXISTING CASING. THE REMAINDER OF THE EXISTING PIPING WITHIN THE SPECIFIED RESTRAINT DISTANCE IS NOT TO BE RESTRAINED.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

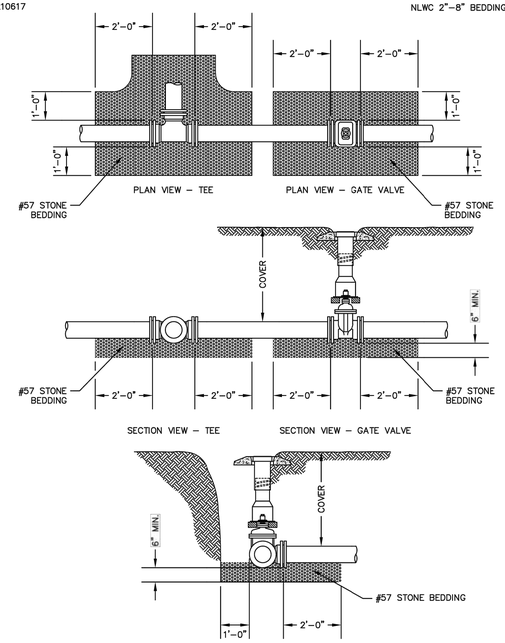
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.2

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THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

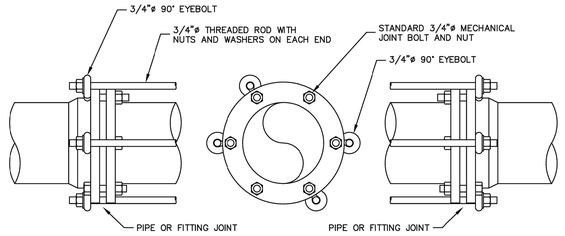
20210617 NLWC 2"–8" BEDDING DETAIL



NOTES:

1. PROVIDE STONE BEDDING BENEATH ALL VALVES AND FITTINGS. STONE BEDDING SHALL CONSIST OF #57 WASHED STONE. THICKNESS OF STONE BEDDING SHALL BE SIX INCHES MINIMUM.
2. THE LENGTH OF THE STONE BEDDING SHALL EXTEND TWO FEET ON EACH LONGITUDINAL DIRECTION OF THE FITTING JOINTS. THE STONE SHALL EXTEND FOR ONE FOOT BEYOND THE FITTING OR PIPE IN THE LATERAL DIRECTION.

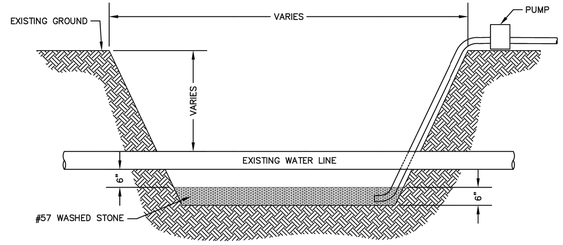
20171117 NLWC–SD103002



NOMINAL PIPE SIZE (inches)	NUMBER OF THRUST RODS REQUIRED
4	2
6	4
8	4
10	4
12	6
14	8
16	10
18	12
20	14
24	14

1. PROVIDE THRUST RODDING IN ACCORDANCE WITH SECTION 02668 OF THE SPECIFICATIONS.
2. PROVIDE THRUST RODDING WITH 90° EYEBOLTS, RODDING LUGS, AND THREADED RODS IN ACCORDANCE WITH THE TABLE TO THE LEFT.
3. EVENLY SPACE THE REQUIRED NUMBER OF THRUST RODS AROUND THE PIPE JOINT
4. INSTALL EYEBOLTS IN LIEU OF STANDARD MECHANICAL JOINT BOLTS IN ROUND HOLES. INSTALL RODDING LUGS USING STANDARD MECHANICAL JOINT BOLTS IN SLOTTED HOLES. DO NOT USE EYEBOLTS IN SLOTTED HOLES.
5. COMPLETELY TIGHTEN ALL MECHANICAL JOINT BOLTS BEFORE INSTALLING THREADED RODS.
6. WHERE THRUST RODDING IS REQUIRED AT THE ENDS OF STEEL CASING, WELD EYEBOLTS TO THE OUTSIDE OF THE CASING WITH 1/4" BY 3" LONG WELDS ON EACH SIDE OF EYEBOLTS. SPACE EYEBOLTS AROUND CASING AT ANGULAR LOCATIONS CORRESPONDING TO THE ANGULAR LOCATIONS OF EYEBOLTS AND/OR RODDING LUGS ON THE FITTING OR VALVE.
7. INSTALL THREADED RODS THROUGH EYEBOLTS AND RODDING LUGS. INSTALL NUT AND WASHER ON EACH END OF THREADED ROD AND TIGHTEN SNUG. DO NOT OVERTIGHTEN.

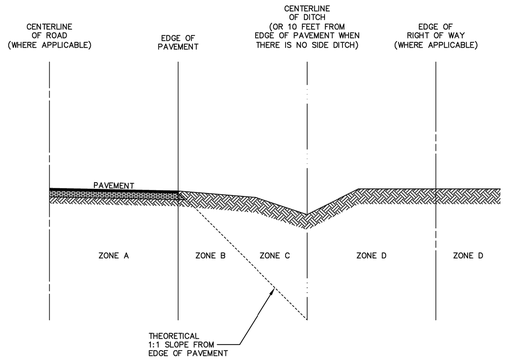
20200214 NLWC–SD0000000



NOTES:

1. PROVIDE 6" OF #57 STONE IN TRENCH BEFORE WATER LINE IS CUT FOR SINGLE UNIT TIE–IN ASSEMBLY.
2. PUMP SHALL BE SIZED TO KEEP WATER LEVEL 6" BELOW BOTTOM OF PIPE TO PREVENT GROUNDWATER FROM ENTERING EXISTING WATER LINE.
3. CLEAN FULL EXTERIOR OF EXISTING WATER LINE AT BOTH LOCATIONS PRIOR TO CUTTING PIPE TO PREVENT CONTAMINATION.

20190715 SD100800



I. FINAL BACKFILL ZONE MATERIAL REQUIREMENTS

A. ZONE A – UNDER ROADWAY, DRIVEWAY, AND PARKING AREAS

1. NATIVE SOIL, BORROW, OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487. BORROW AND/OR SELECT BACKFILL SHALL BE USED IF NATIVE SOIL CANNOT BE COMPACTED TO THE REQUIRED DENSITY.
2. NO. 67 OR NO. 78M STONE IN COMPLIANCE WITH THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

B. ZONE B – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) BELOW THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. NATIVE SOIL, BORROW, OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.
2. NO. 67 OR NO. 78M STONE IN COMPLIANCE WITH THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

C. ZONE C – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) ABOVE THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. NATIVE SOIL FREE OF LUMPS, CLODS, STONES, ROCKS, BOULDERS, HIGHLY PLASTIC CLAY, FROZEN LUMPS, OR OTHER OBJECTIONABLE MATERIAL. PROVIDE AND ADD SUITABLE SOIL MATERIALS AS REQUIRED TO MEET COMPACTION REQUIREMENTS. SUITABLE SOIL MATERIALS SHALL BE SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.
2. BORROW OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.

D. ZONE D – BEYOND THE CENTERLINE OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH)

1. NATIVE SOIL FREE OF LUMPS, CLODS, STONES, ROCKS, BOULDERS, HIGHLY PLASTIC CLAY, FROZEN LUMPS, OR OTHER OBJECTIONABLE MATERIAL. PROVIDE AND ADD SUITABLE SOIL MATERIALS AS REQUIRED TO MEET COMPACTION REQUIREMENTS. SUITABLE SOIL MATERIALS SHALL BE SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.

II. FINAL BACKFILL ZONE COMPACTION REQUIREMENTS NOT WITHIN PUBLIC RIGHTS–OF–WAY

A. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)

B. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

III. FINAL BACKFILL ZONE COMPACTION REQUIREMENTS WITHIN PUBLIC RIGHTS–OF–WAY

A. ZONE A – UNDER ROADWAY PAVEMENTS

1. FROM THE TOP OF INITIAL BACKFILL TO 8" BELOW FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. FROM 8" BELOW FINISHED SUBGRADE TO THE FINISHED SUBGRADE – 100% STANDARD PROCTOR DENSITY (ASTM D698)

B. ZONE A – UNDER DRIVEWAY AND PARKING AREAS (PAVED AND UNPAVED)

1. FROM THE TOP OF INITIAL BACKFILL TO THE FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)

C. ZONE B – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) BELOW THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. FROM THE TOP OF INITIAL BACKFILL TO THE FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)

D. ZONE C – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) ABOVE THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

E. ZONE D – BEYOND THE CENTERLINE OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH)

1. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

IV. COMPACTION REQUIREMENTS ADJACENT TO BUILDINGS, STRUCTURES, AND UTILITIES

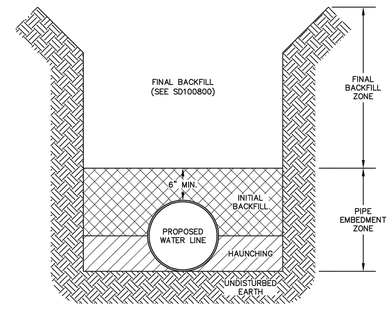
1. 98% STANDARD PROCTOR DENSITY (ASTM D698)

V. MOISTEN AND/OR DRY BACKFILL MATERIALS AS NECESSARY TO ADJUST MOISTURE CONTENT TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND ACHIEVE THE REQUIRED DENSITY AND STRUCTURAL STABILITY.

VI. DISPOSE OF EXCESS AND/OR UNSUITABLE EXCAVATED MATERIALS NOT REQUIRED FOR FILL OR BACKFILL AT AN APPROVED OFF–SITE DISPOSAL SITE PROVIDED BY THE CONTRACTOR.

FINAL BACKFILL ZONE MATERIALS AND COMPACTION REQUIREMENTS FOR PIPELINES AND OTHER UTILITIES

20190715 SD100703



PIPE EMBEDMENT ZONE MATERIAL REQUIREMENTS

– INITIAL BACKFILL MATERIAL SHALL BE NATIVE SOIL (PROVIDED COMPACTION CAN BE OBTAINED), BORROW, OR SELECT BACKFILL

– HAUNCHING MATERIAL SHALL BE NATIVE SOIL (PROVIDED COMPACTION CAN BE OBTAINED), BORROW, OR SELECT BACKFILL

PIPE EMBEDMENT ZONE COMPACTON REQUIREMENTS

– INITIAL BACKFILL – FROM CENTERLINE OF PIPE TO 6" ABOVE TOP OF PIPE COMPACTION = 90% STANDARD PROCTOR

– HAUNCHING – FROM UNDISTURBED TRENCH BOTTOM TO CENTERLINE OF PIPE COMPACTION = 90% STANDARD PROCTOR

BEDDING AND COMPACTION REQUIREMENTS FOR
WATER LINES 12" AND SMALLER NOT WITHIN BUILDING OR STRUCTURE SITES

BY	DATE	REVISIONS	No.
SRG	04/10/2026	PHASING REVISION	0

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

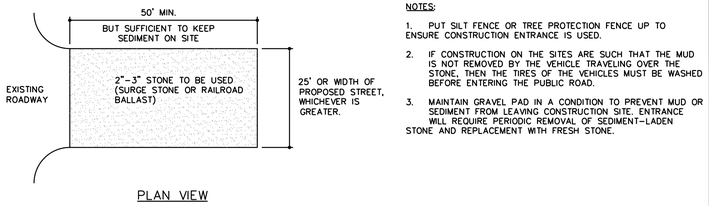
STRONG ROCK PROJECT			
NOT FOR CONSTRUCTION	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.3

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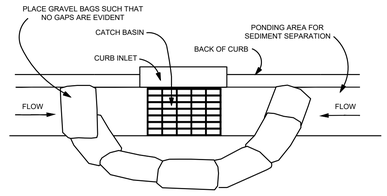


NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. MAINTAIN GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING CONSTRUCTION SITE. ENTRANCE WILL REQUIRE PERIODIC REMOVAL OF SEDIMENT-LADEN STONE AND REPLACEMENT WITH FRESH STONE.

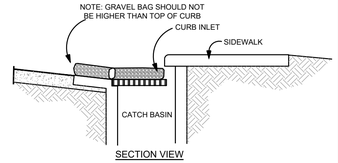
EFFECTIVE: 01/31/08

STANDARD CONSTRUCTION ENTRANCE



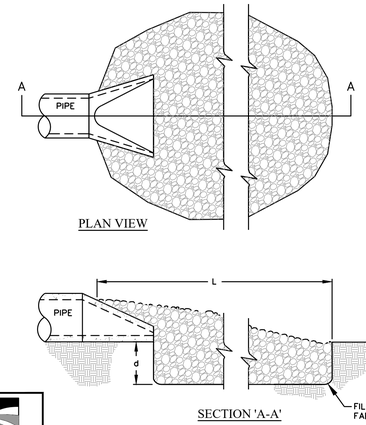
NOTES:

1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH ½ INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, **NEVER** BLOCK THE CURB INLET.



EFFECTIVE: 01/31/08

STANDARD GRAVEL BAG CURB INLET PROTECTION

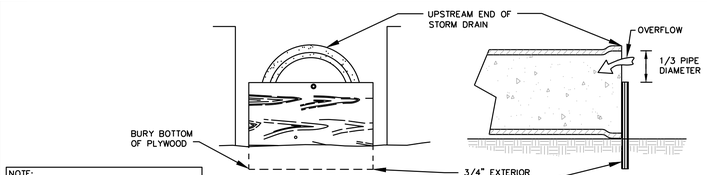


NOTES:

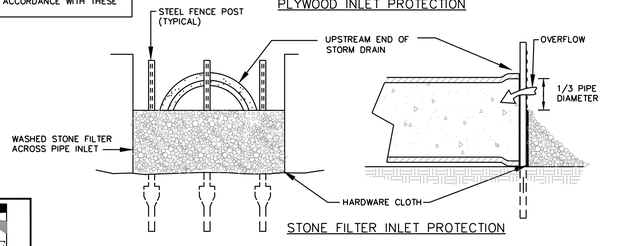
1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" (INCHES) ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

EFFECTIVE: 01/31/08

STANDARD PIPE OUTLET TO WELL-DEFINED CHANNEL

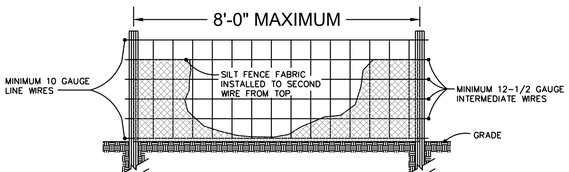


NOTE:
ALL PARTIALLY COMPLETED STORM DRAINS SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.



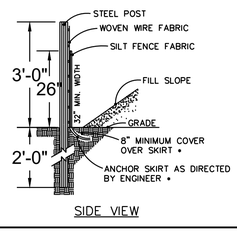
EFFECTIVE: 01/31/08

STANDARD PIPE INLET PROTECTION (PLYWOOD & STONE)



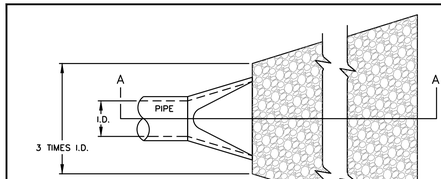
NOTE:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. REMOVE SEDIMENT DEPOSITED AS NEEDED TO PROVIDE STORAGE VOLUME FOR THE NEXT RAIN AND TO REMOVE PRESSURE ON THE SILT FENCE.



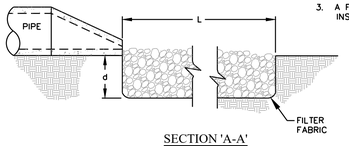
EFFECTIVE: 01/31/08

STANDARD TEMPORARY SILT FENCE



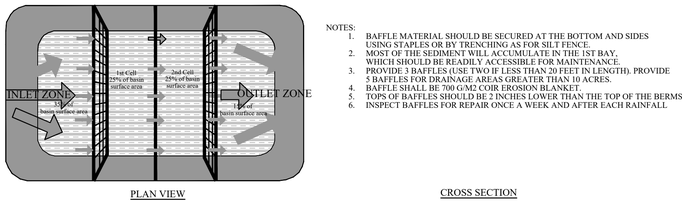
NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



EFFECTIVE: 01/31/08

STANDARD PIPE OUTLET TO FLAT AREA
NO WELL-DEFINED CHANNEL

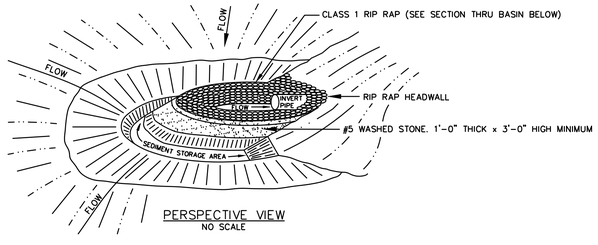


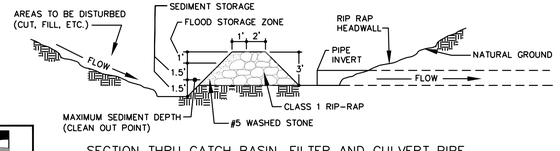
NOTES:

1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
4. BAFFLE SHALL BE 700 G/M2 COIR EROSION BLANKET.
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL

EFFECTIVE: 01/31/08

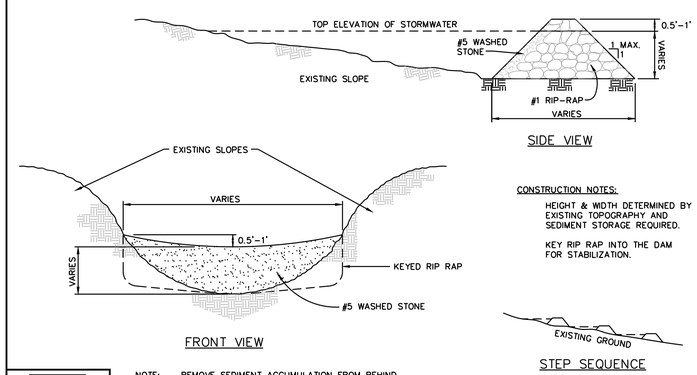
STANDARD BAFFLES DETAIL





EFFECTIVE: 01/31/08

STANDARD HORSESHOE INLET PROTECTION



CONSTRUCTION NOTES:

HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.

KEY RIP RAP INTO THE DAM FOR STABILIZATION.

NOTE: REMOVE SEDIMENT ACCUMULATION FROM BEHIND CHECK DAMS TO PREVENT DAMAGE TO CHANNEL VEGETATION. FLOW SHOULD BE MAINTAINED THROUGH THE DAM.

EFFECTIVE: 01/31/08

STANDARD CHECK DAM

NO.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

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ENGINEERING GROUP
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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

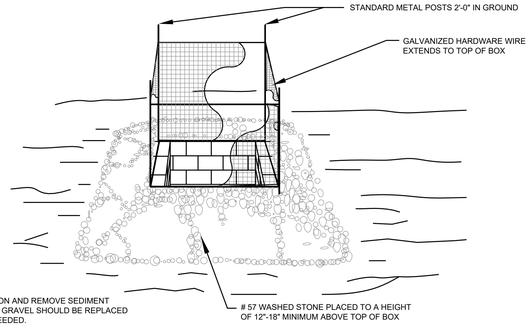
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING SHEET
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NOTE:

1. INSPECT INLET PROTECTION AND REMOVE SEDIMENT AFTER EACH RAIN EVENT. GRAVEL SHOULD BE REPLACED AND REPAIRS MADE AS NEEDED.

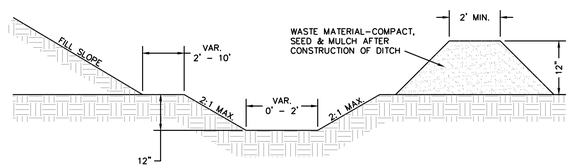
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD GRAVEL YARD INLET PROTECTION

NOTES:

1. TEMPORARY DIVERSION DITCH TO BE USED TO INTERCEPT FLOW AND/OR DIVERT TO A SEDIMENT CONTROL MEASURE OR BMP.
2. SILT SHALL BE REMOVED WHEN DITCH IS ONE-HALF FULL.
3. DITCH SHALL BE RECONSTRUCTED WHEN DAMAGED BY EQUIPMENT OR COVERED BY FILL.
4. STABILIZE DIVERSION DITCH BERM WITH TEMPORARY SEEDING, MULCH WITH TAC, AND/OR EROSION CONTROL NETTING.

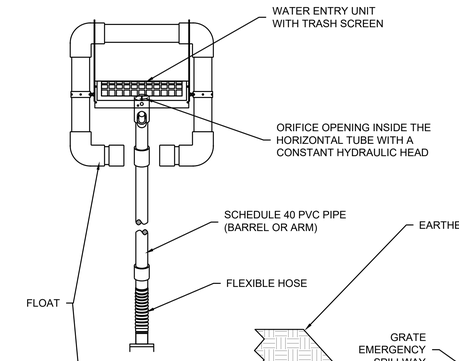


CROSS SECTIONAL VIEW

WAKE COUNTY NORTH CAROLINA

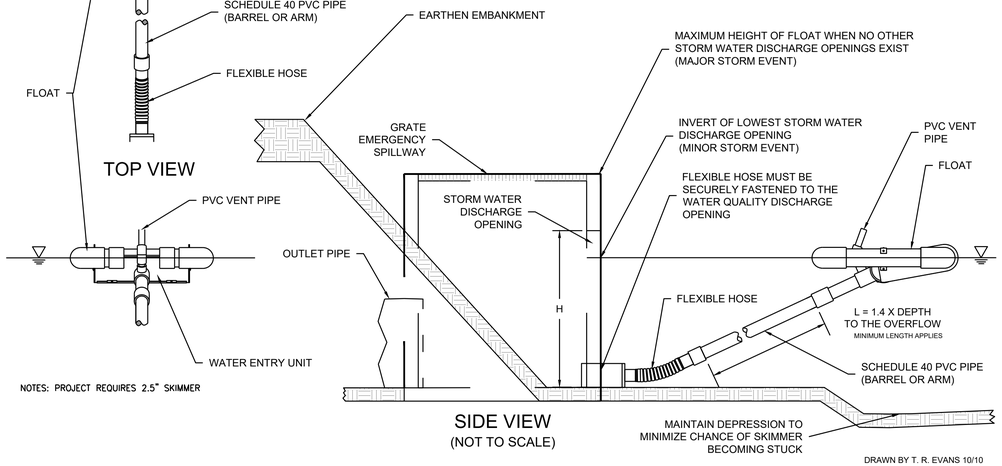
EFFECTIVE: 01/31/08

STANDARD TEMPORARY DIVERSION DITCH



GENERAL NOTES :

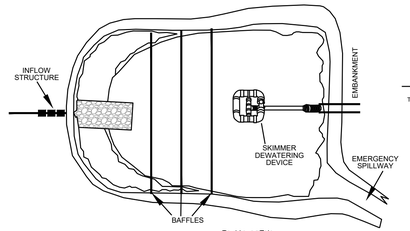
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.



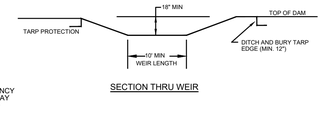
DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

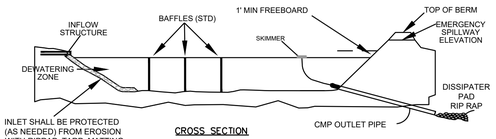
J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM



PLAN VIEW



SECTION THRU WEIR



CROSS SECTION

NOTES:

1) BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF-FULL.
2) THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL HEAVY DUTY SILVER TARPAULINS OR EQUIVALENT FOR U.V. RESISTANCE.
3) PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
4) BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
5) MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
6) DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
7) POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER BASIN

No.	PHASING REVISION	04/10/2026	SRG
0	REVISIONS	DATE	BY

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT			
	NOT FOR CONSTRUCTION		
		SCALE	AS SHOWN
		DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

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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

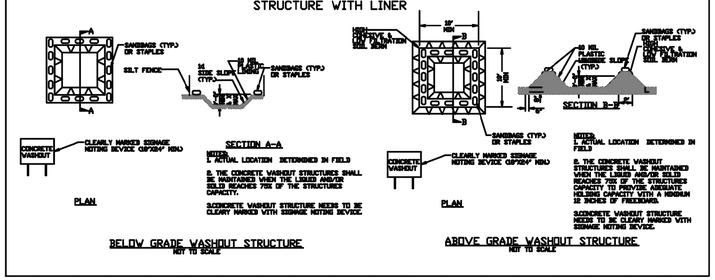
1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
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.

NORTH CAROLINA Environmental Quality

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



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.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

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No.	REVISIONS	PHASING REVISION	DATE	BY
0			04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040779 CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION	SCALE: AS SHOWN	
		DESIGNED BY: SRG	
		DRAWN BY: SRG	
		CHECKED BY: SRG	

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
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CONSTRUCTION PLANS
EROSION CONTROL DETAILS

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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 (and 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 (SDOs)	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, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of gracing (installation of perimeter E&SC 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

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

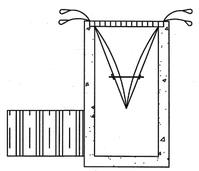
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

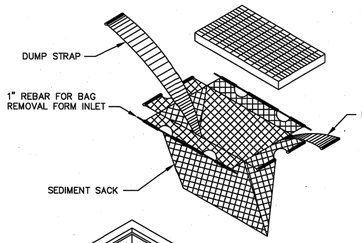
DRAWING SHEET
D-2.3

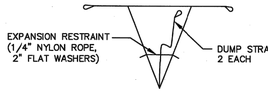
44 OF 49

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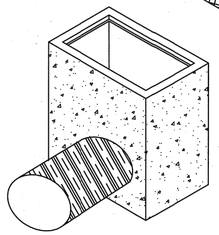


INSTALLATION DETAIL





BAG DETAIL



NOTES:
1. SOME MUNICIPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
2. BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

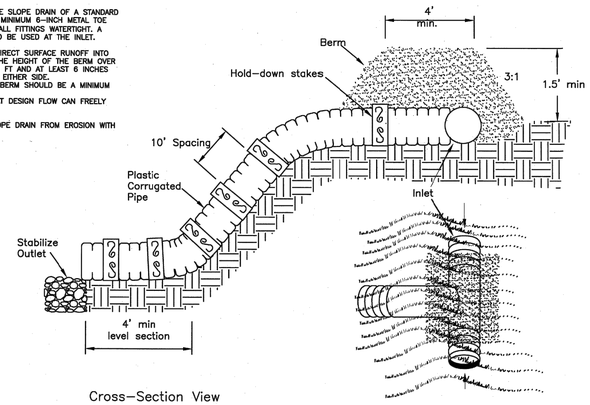
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE

NOTES:

1. CONSTRUCT THE ENTRANCE TO THE SLOPE DRAIN OF A STANDARD FLARED-END SECTION OF PIPE WITH A MINIMUM 6-INCH METAL TOE PLATE (CROSS-SECTION VIEW). MAKE ALL FITTINGS WATERTIGHT. A STANDARD T-SECTION FITTING MAY ALSO BE USED AT THE INLET.
2. USE AN EARTHEN DIVERSION TO DIRECT SURFACE RUNOFF INTO THE TEMPORARY SLOPE DRAIN. MAKE THE HEIGHT OF THE BERM OVER THE DRAIN CONDUIT A MINIMUM OF 1.5 FT AND AT LEAST 6 INCHES HIGHER THAN THE ADJOINING BERM ON EITHER SIDE. THE LOWEST POINT OF THE DIVERSION BERM SHOULD BE A MINIMUM OF 1 FT ABOVE THE TOP OF THE DRAIN SO THAT DESIGN FLOW CAN FREELY ENTER THE PIPE.
3. PROTECT THE OUTLET OF THE SLOPE DRAIN FROM EROSION WITH RIPRAP DISSIPATOR.



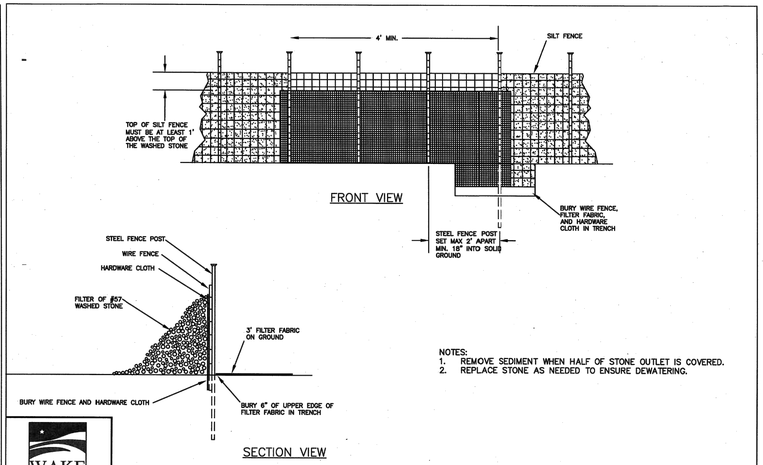
Cross-Section View

Plan View
Standard T-section

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD TEMPORARY SLOPE DRAIN

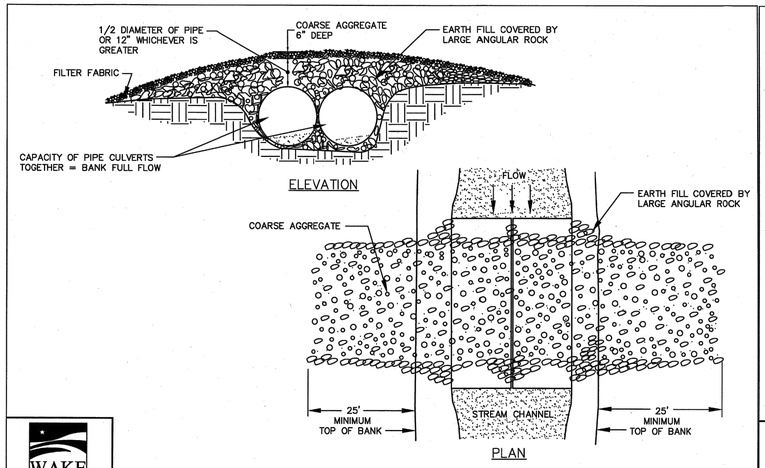


NOTES:
1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SILT FENCE OUTLET

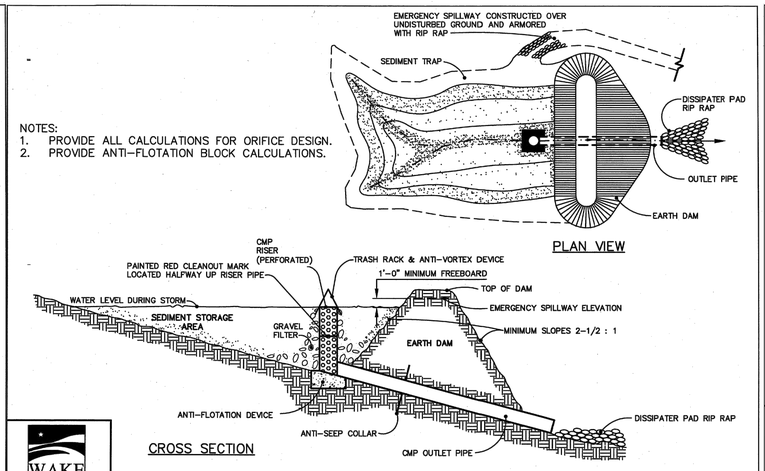


WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD TEMPORARY STREAM CROSSING

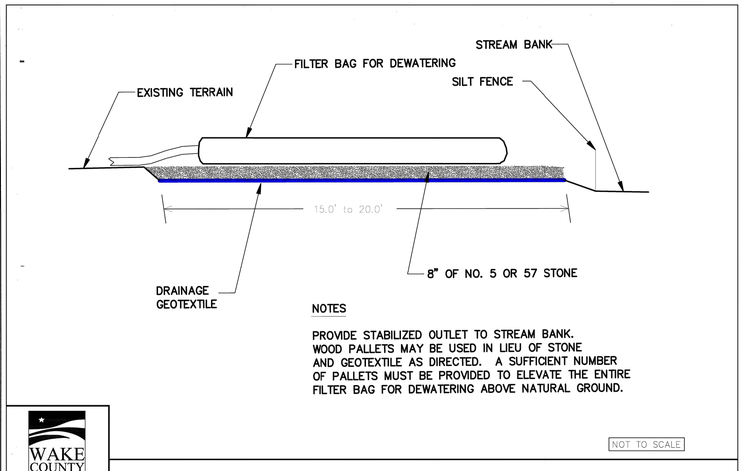
NOTES:
1. PROVIDE ALL CALCULATIONS FOR ORIFICE DESIGN.
2. PROVIDE ANTI-FLOTATION BLOCK CALCULATIONS.



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD RISER-BARREL SEDIMENT BASIN



NOTES

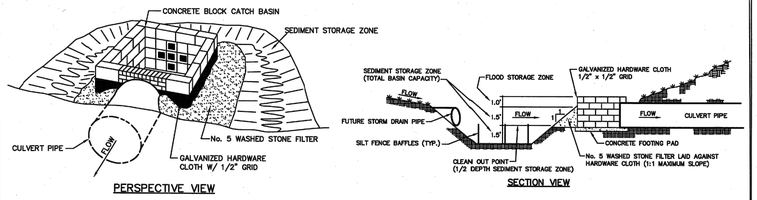
PROVIDE STABILIZED OUTLET TO STREAM BANK. WOOD PALLETS MAY BE USED IN LIEU OF STONE AND GEOTEXTILE AS DIRECTED. A SUFFICIENT NUMBER OF PALLETS MUST BE PROVIDED TO ELEVATE THE ENTIRE FILTER BAG FOR DEWATERING ABOVE NATURAL GROUND.

NOT TO SCALE

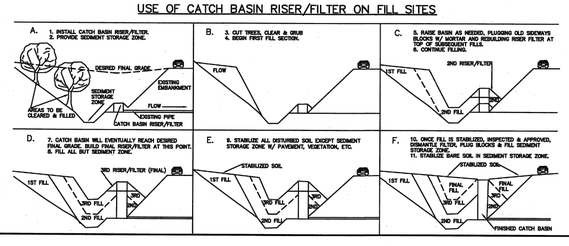
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD FILTER BAG FOR DEWATERING ACTIVITIES



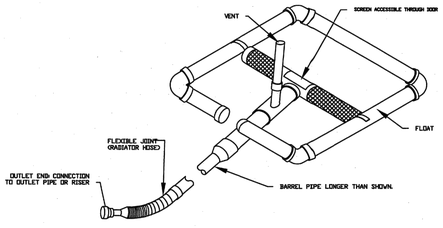
USE OF CATCH BASIN RISER/FILTER ON FILL SITES



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

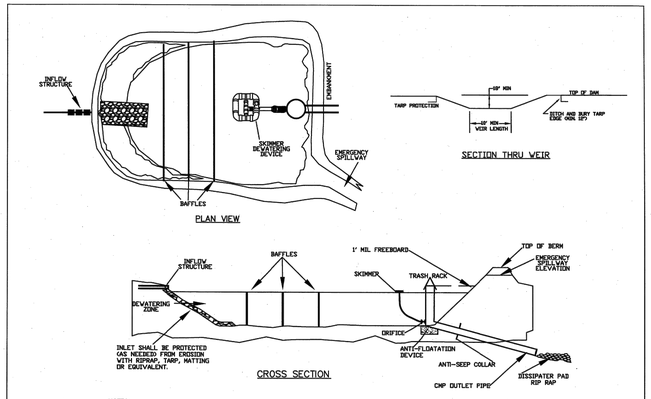
STANDARD CATCH BASIN RISER/FILTER



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER DETAIL



INLET SHALL BE PROTECTED (AS NEEDED FROM EROSION WITH RIPRAP, TARP, MATTING OR EQUIVALENT.

NOTES:
1) BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF-FULL.
2) THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL. HEAVY DUTY SILVER TARPAULINS OR EQUIVALENT FOR U.V. RESISTANCE.
3) PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
4) BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
5) MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
6) DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
7) POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER ATTACHED TO PERMANENT RISER

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

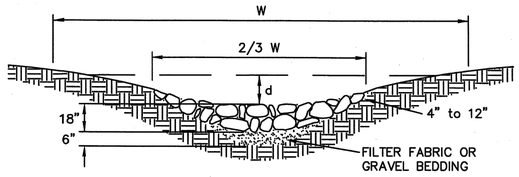
STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

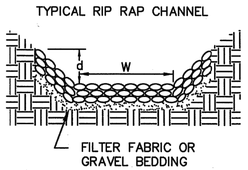
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING SHEET
D-2.4

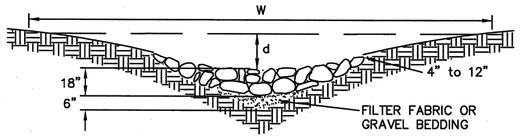
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PARABOLIC–SHAPED WATERWAY WITH STONE CENTER DRAIN
(SHAPED BY BULLDOZER)



TRAPEZOIDAL



V–SHAPED WATERWAY WITH STONE CENTER DRAIN
(SHAPED BY MOTOR GRADER)

NOTES:

–TO BE USED WHERE EXCESSIVE STORMWATER VELOCITIES PROHIBIT VEGETATIVE LININGS.

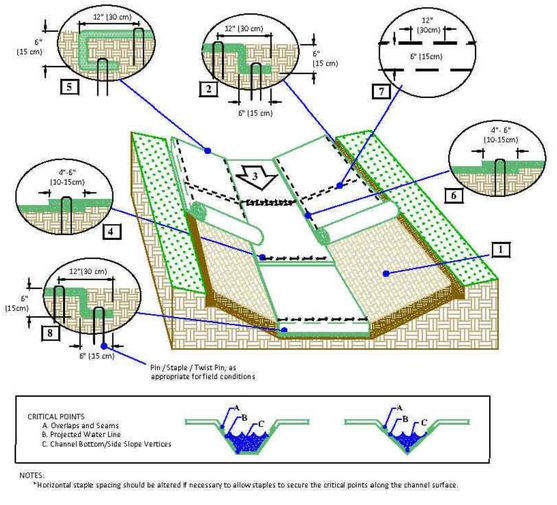
–SIZE OF STONE MUST BE DETERMINED BY APPROPRIATE DESIGN PROCEDURE.

–DIMENSIONS FOR d & W VARIES ACCORDING TO DESIGN.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

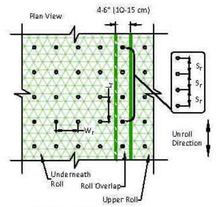
STANDARD RIP-RAP LINED CHANNELS



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the channel by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (shingle style) with a 4"- 6" (10 - 15 cm) overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6"(15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 4"- 6" (10 - 15 cm) and secured with staples/stakes/pins at S_L.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
9. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

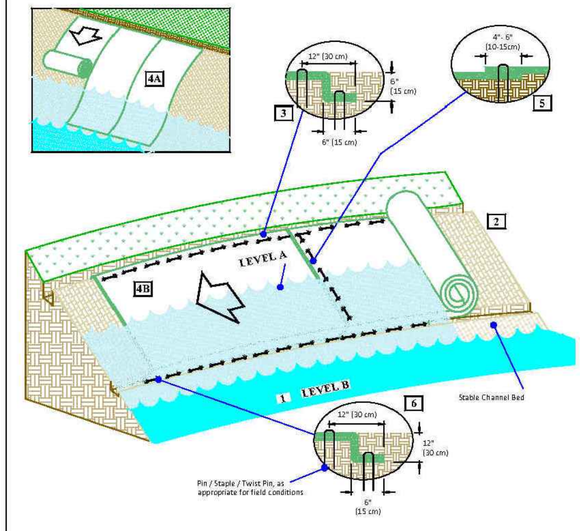
	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_T	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout

WESTERN GREEN · WESTERN EXCELSIOR · EAST COAST · NORTH AMERICAN GREEN

Project: Standard Slope/Rainfall Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

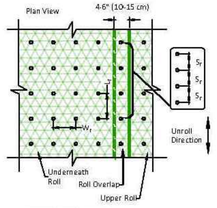
Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com



Instructions

1. For easier installation, lower water level from Level A to Level B before installation.
2. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
3. Begin at the top of the shoreline by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling.
4. Roll RECPs either (A) down the shoreline for long banks (top to bottom) or (B) horizontally across the shoreline slope. RECPs will unroll with appropriate side against the soil surface. VMax TRMs should always be installed parallel to flow. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
5. The edges of all horizontal and vertical seams must be stapled with approximately 4" - 6" (10 - 15 cm) overlap. Note: *In streambank applications, seam overlaps should be shingled in the predominant flow direction.
6. The edges of the RECPs at or below normal water level must be anchored by placing the RECPs in a 12" (30 cm) deep X 6" (15 cm) wide anchor trench. Anchor the RECPs with a row of staples/stakes/pins spaced approximately 12"(30cm) apart in the trench. Backfill and compact the trench after stapling (stone or soil may be used as backfill). For installation at or below normal water level, use of ShoreMax mat on top of the RECP or geotextile underneath is likely required for sections below the normal water line.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

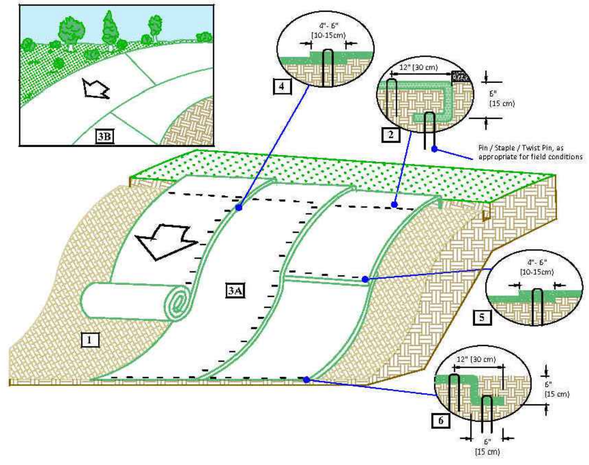
	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_T	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout

WESTERN GREEN · WESTERN EXCELSIOR · EAST COAST · NORTH AMERICAN GREEN

Project: Standard Channel Bank Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

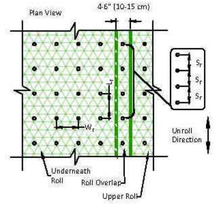
Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stake/pins spaced at S_T apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. When laying RECPs horizontal, a maximum of two roll widths or 16 feet, whichever is less, may be applied up the slope. If two roll widths or 16 ft is insufficient to cover the slope, material shall be placed vertically. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C, TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_T. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with TRM or HPTRM materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern	
Dimension	C	D
W_T	30" (75 cm)	22" (55 cm)
L_T	30" (75 cm)	22" (55 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)
Required Fastener	Min. 20# pullout	Min. 20# pullout

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL:
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

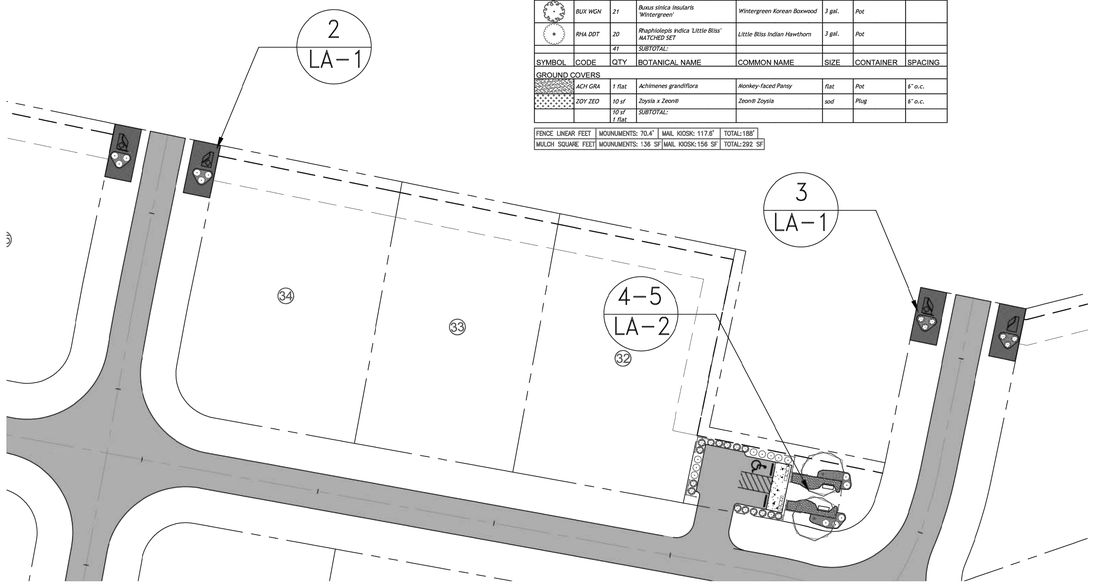
DRAWING SHEET

D-2.5

46 OF 49

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
TREES							
	COR FLO	2	*Cornus florida*	*Flowering Dogwood*	10` Ht.	B&B	
		2	*SUBTOTAL:*				
AMENITY SHRUBS							
	BUX WGN	21	*Buxus sinica insularis 'Wintergreen'*	*Wintergreen Korean Boxwood*	3 gal.	Pot	
	RHA DDT	20	*Rhaphiolepis indica 'Little Bliss' MATCHED SET*	*Little Bliss Indian Hawthorn*	3 gal.	Pot	
		41	*SUBTOTAL:*				
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS							
	ACH GRA	1 flat	*Achimenes grandiflora*	*Monkey-faced Pansy*	flat	Pot	6` o.c.
	ZOY ZEO	10 sf	*Zoysia x Zeon®*	*Zeon® Zoysia*	sod	Plug	6` o.c.
		10 sf 1 flat	*SUBTOTAL:*				

FENCE LINEAR FEET	MONUMENTS: 70.4'	MAIL KIOSK: 117.6'	TOTAL:188'	
MULCH SQUARE FEET	MONUMENTS: 136 SF	MAIL KIOSK: 156 SF	TOTAL:292 SF	

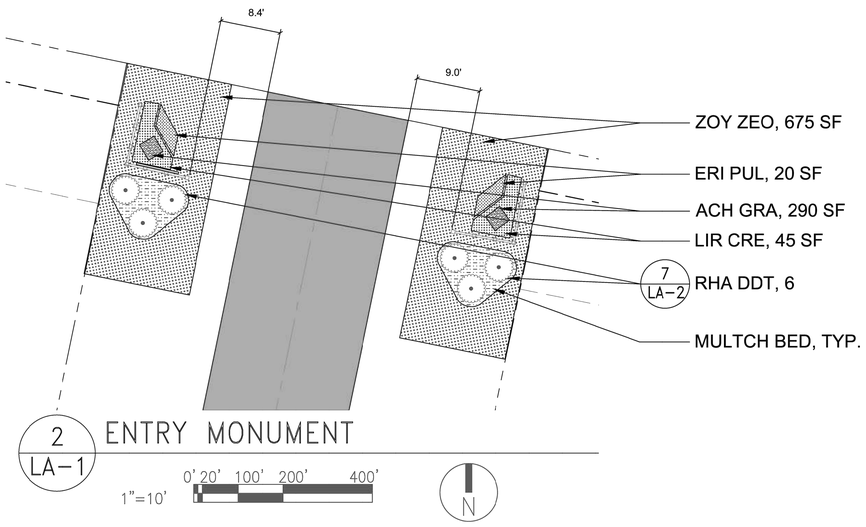


1 LA-1 LA GRANGE SITE PLAN
ENTRY MONUMENTS & MAIL KIOSK

1"=40' 0' 80' 400' 800' 1600'

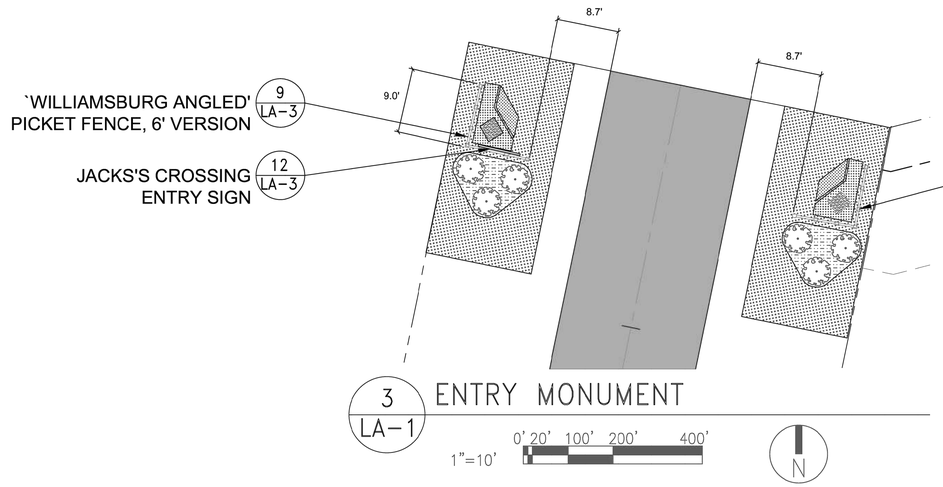
NOTES:

- ANNUAL FLOWER AND SITE MAINTENANCE BY HOA
- FLOWER AND VEGETATED BEDS AND LAWN AREAS IRRIGATION BY OTHERS
- DO NOT INSTALL ROOT PATH SYSTEMS DURING PERIODS OF WET OR FREEZING SOIL CONDITIONS
- COORDINATE ROOT PATH INSTALLATION WITH ALL UTILITIES, SIGNAGE, FURNISHINGS, AND IRRIGATION
- LIGHTLY COMPACT ENTIRE ROOT PATH AREA WITH A PLATE VIBRATOR AFTER BACKFILLING WITH SPECIFIED SOIL
- PROTECT THE ROOT PATH AND SPECIFIED SOIL FROM DAMAGE FURTHER COMPACTION UNTIL THE PAVING IS INSTALLED



2 LA-1 ENTRY MONUMENT

1"=10' 0' 20' 100' 200' 400'



3 LA-1 ENTRY MONUMENT

1"=10' 0' 20' 100' 200' 400'

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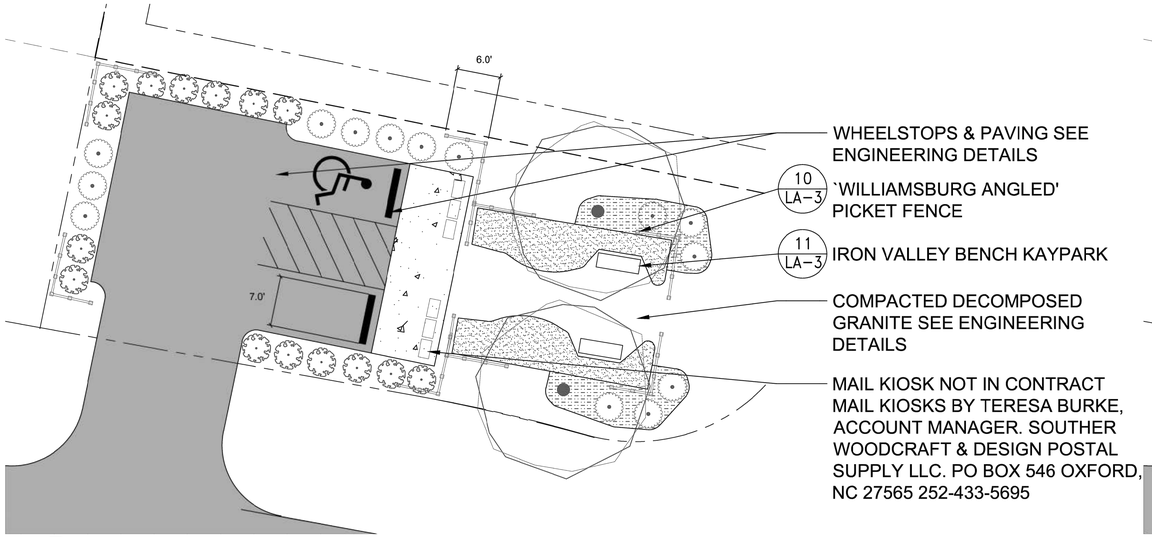
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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
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CONSTRUCTION PLANS
ENTRY MONUMENT PACKAGE

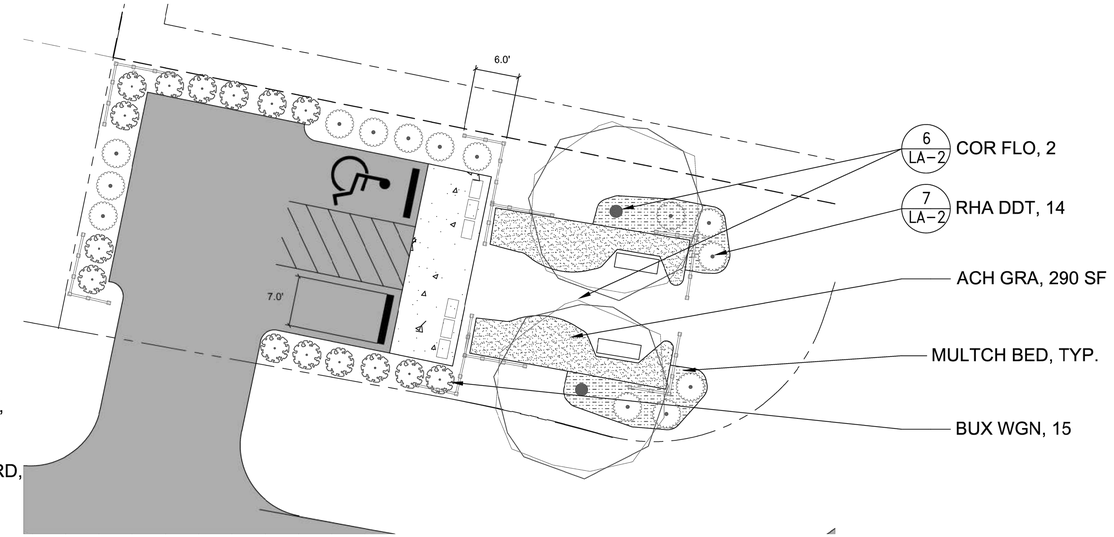
DRAWING SHEET
D-3.0

47 OF 49



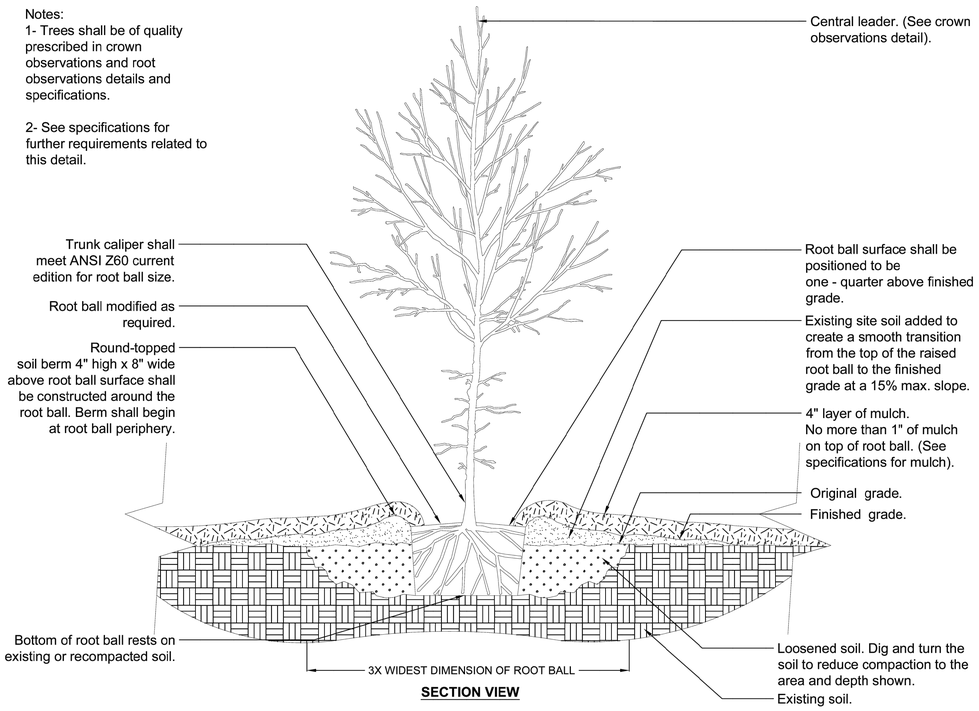
4 LA-2 MAIL KIOSK & THE GARDEN SPOT

1"=10' 0' 20' 100' 200' 400'



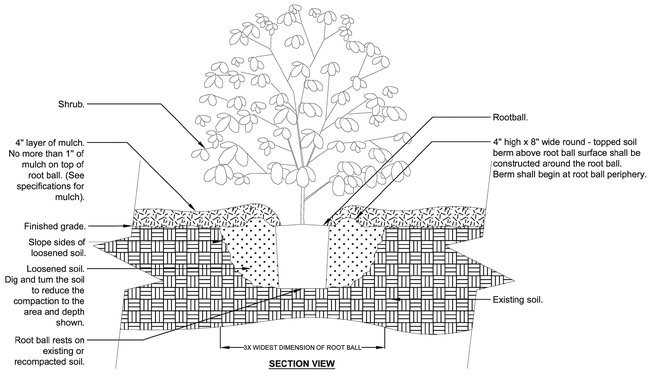
5 LA-2 MAIL KIOSK & THE GARDEN SPOT

1"=10' 0' 20' 100' 200' 400'



6 LA-2 TREE IN COMPACTED SOIL

TYPICAL



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

7 LA-2 SHRUB – UNMODIFIED SOIL

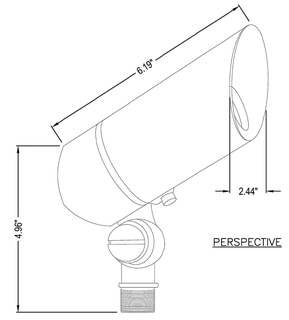
TYPICAL

KICHLER® LIGHTING LLC
30455 SOLON ROAD
SOLON, OH 44139
PHONE: (866) 558-5706
www.kichler.com

☑ BKT (TEXTURED BLACK)

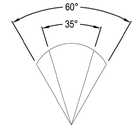
☑ 2700K – WARM WHITE

INCLUDED KIT ACCESSORIES:
–MODERN ACCENT FIXTURE AND BASE
–LED LAMP
–LENS CLIP
–WARMING LENS
–BEAM EXPANDER OPTIC
–BUILT–IN 1/2" EXTENDED COWL
–8" SLOTTED IN–GROUND STAKE
–2 GEL–FILLED WIRE NUTS



PERSPECTIVE

SPECIFICATIONS
DELIVERED LUMENS: 330
LAMP TYPE: MR16
LIGHT SOURCE: LED
INPUT VOLTAGE: 12V
MAX WATTAGE: 10W
WIRE: 48" OF USEABLE #18–2, SPT–1W LEADS
BODY/HOUSING: CAST ALUMINUM
WEIGHT: 0.85 LBS



BEAM DETAIL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 11202025

8 LA-2 12V DROP–IN ACCENT KITS

MODEL: 16193 ADJUSTABLE

1120202

REVISION DATE 26/11/2025

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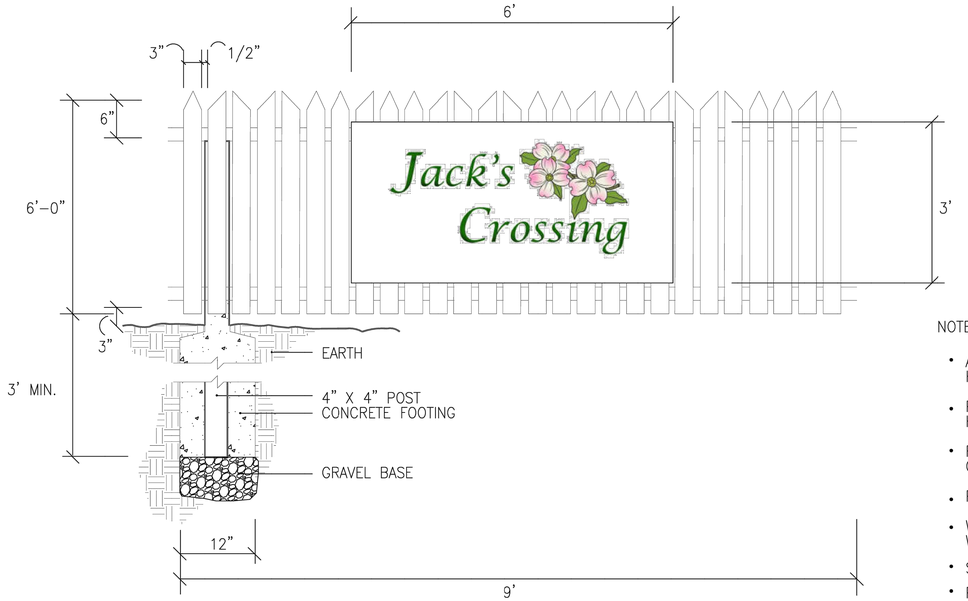
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ENTRY MONUMENT PACKAGE

DRAWING SHEET

D-3.1

48 OF 49

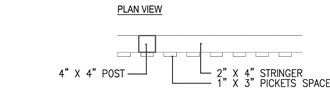


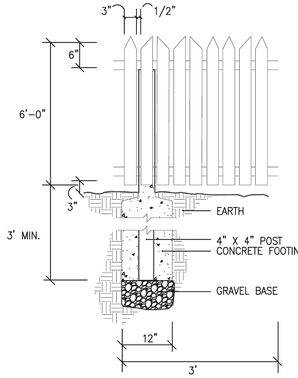
NOTES:

- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- PICKETS TO BE HUNG WITH UNIFORM HEIGHT AND SPACING.
- FENCE TO BE PAINTED WITH WHITE SNOW OPAQUE SW 9541
- POSTS TO BE SPACED 6" O.C.
- WOOD POSTS AND STRINGERS TO BE WOLMANIZED PINE GRADE C OR BETTER
- SCHEMATIC DESIGN NOT FOR CONSTRUCTION
- PMS COLORS FOR THE SIGN: 4278 U-BACKGROUND, 1767 U-FLOWER, 2418 U-LETTERING, 2423 U-LEAVES
- SIGN IS MANUFACTURED BY OTHERS

9 LA-3 NEIGHBORHOOD SIGN ON DECORATIVE FENCE

6' PICKET: 9' MODULE





NOTES:

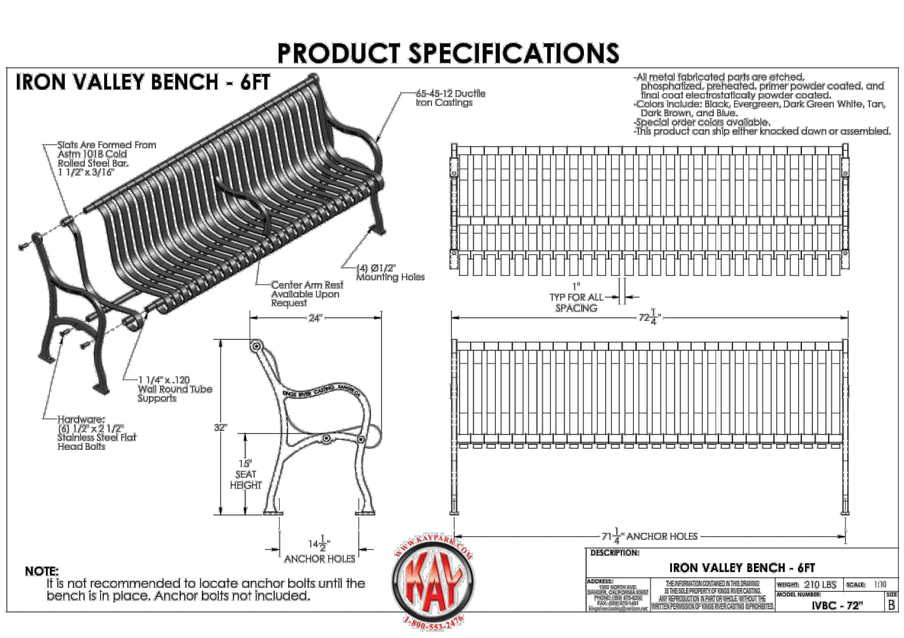
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- POSTS TO BE SPACED 6" O.C.
- WOOD POSTS AND STRINGERS TO BE WOLMANIZED PINE GRADE C OR BETTER
- SCHEMATIC DESIGN NOT FOR CONSTRUCTION
- MODULAR DESIGN, LENGTH SIZES ARE 3', 6' & 9'
- 3' HEIGHT VERSION WHERE IT IS NEEDED

10 LA-3 'WILLIAMSBURG ANGLED' PICKET FENCE

6' PICKET: 3' MODULE

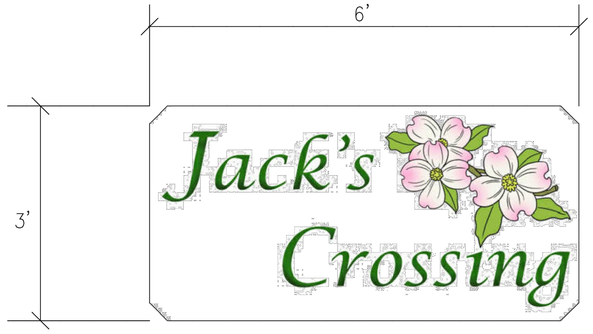
NOTES:

1. DO NOT SCALE DRAWINGS.
2. DO NOT USE FOR CONSTRUCTION.



11 LA-3 IRON VALLEY BENCH KAYPARK

6' LENGTH



NOTES:

1. SIGN IS MANUFACTURED BY OTHER
2. CODE REQUIREMENTS SECTION 14-12.1.2.3.4.5.
   1) SIGNS ALLOWED IN ALL RESIDENTIAL DISTRICTS
   2) 1 SIGN PER ENTRANCE OR TWO SMALLER MATCHING PILLARS PER ENTRANCE
   3) SIGNS CANNOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY
   4) SIGNS CANNOT EXCEED 18 SQUARE FEET IN SIZE
   5) SIGNS MAY BE DIRECTLY OR INDIRECTLY ILLUMINATED
3. 1" OR 1/4" PVC LASER CUT

12 LA-3 JACKS'S CROSSING ENTRY SIGN

6' X 3' SIGN

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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 1
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
ENTRY MONUMENT PACKAGE

DRAWING SHEET
D-3.2

49 OF 49

Agenda Item 8d

Jack's Crossing Phase 2

Preliminary Plat

TOWN OF LA GRANGE

AGENDA ITEM SUMMARY MEMO

TO: Mayor Bobby Wooten and Town Council

FROM: Shawn Condon, Town Manager

DATE: Monday, May 4, 2026

SUBJECT: Consideration of Approval of the Jack's Crossing Subdivision Phase 2 Preliminary Plat

Action Requested

Approve the Preliminary Plat for Jack's Crossing Subdivision Phase 2, as submitted, consistent with the unanimous recommendation of the Town of La Grange Planning Board on April 27, 2026.

Purpose

The purpose of this agenda item is for the Town Council to formally consider and act on the Preliminary Plat for Phase 2 of the Jack's Crossing Subdivision. Phase 2 contains the remaining 57 residential lots of the overall 91-lot single-family development located off Lake Pines Drive, and Phase 2 review is being requested in conjunction with Phase 1 as part of the developer's transition to a phased build-out of the previously-approved subdivision.

Background

Jack's Crossing Subdivision is located off Lake Pines Drive on Lenoir County Tax Parcel #37299 (Parent PIN 355616948861, DB/PG 1726/209). The proposed development consists of 91 total residential lots and includes the extension of two (2) previously dead-end roads and the construction of two (2) new internal roads.

On June 6, 2022, the Town Council reviewed and approved a previous Preliminary Plat for the entire development, in combination with a Zoning Map Amendment for the property. The conditions established at that time, under Ordinance 2022-06-03, were as follows:

- Property use shall be for single-family site-built residences (no apartments, duplexes, or twins).
- Residences shall be a minimum of 1,500 square feet gross floor area.
- Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

The developer is now proposing to split the development into two phases. Phase 1 includes the first 34 residential lots that the developer intends to complete and have single-family dwellings constructed on. Phase 2 includes the remaining 57 lots and will follow the completion of Phase 1. As with Phase 1, this phasing is consistent with the development as previously approved, but is required to be reviewed under the Town's Subdivision Ordinance Preliminary Plat process to document the phased structure.

Construction Plan Set – Phase 2

The Phase 2 Construction Plan Set has been submitted by the developer's civil engineer, Strong Rock Engineering Group, PLLC (NC Company License #P-2166), 305 Church at North Hills Street, Suite 1110, Raleigh, NC 27609 (info@strongrockgroup.com / 984-200-1932). The Plan Set is dated April 10, 2026 and is titled "Ellis – La Grange – Perry Tract – Site 2 – Phase 2 Construction Plans." The Plan Set is included as a packet attachment.

Phase 2 Plan Set – Sheet Index (47 sheets total) includes the following sheet families:

- C-1.0 — Cover Sheet
- C-2.0 — Civil Notes
- C-3.0 — Existing Conditions Plan
- C-4.0 / C-4.1 / C-4.2 / C-4.3 / C-4.4 — Overall and Partial Site Plans I–IV
- C-5.0 / C-5.1 / C-5.2 / C-5.3 / C-5.4 / C-5.5 — Overall and Partial Utility Plans I–IV with Sanitary Sewer Table
- C-6.0 / C-6.1 / C-6.2 / C-6.3 / C-6.4 / C-6.5 — Overall and Partial Grading & Drainage Plans I–IV with Storm Drainage Table
- C-7.x — Erosion Control Notes and Stage 1 Erosion Control Plans
- Construction Details and Standard Sheets

The Plan Set is marked as preliminary and is not authorized for construction until signed, dated, and officially released by the Engineer of Record.

Subdivision Ordinance Review Items

Under the La Grange Subdivision Ordinance, Preliminary Plat review specifically considers:

- The lot layout
- The proposed roads and their layout
- Any potential concerns related to a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
- The drainage plan for the development

All four review areas are addressed within the submitted Plan Set as identified in the Sheet Index above.

Project Details – Overall Development (per Plan Set Site Information)

- Currently Zoned: CR-12 (Conditional R-12 Single-Family Residential District), per the 2022 Map Amendment. The Plan Set cover sheet references the underlying R-18 base district with the conditions established under Ordinance 2022-06-03.
- Total Acreage: 1,913,995 SF (43.94 acres)
- Total Disturbed Area: 1,562,103 SF (35.86 acres)
- Total Impervious Area: 423,660 SF / 9.73 ac (22.14% of the development), broken into roadways/parking 127,910 SF (2.94 ac) and per-lot impervious of 295,750 SF (3,250 SF/lot × 91 lots)
- Provided Open Space: 43,957 SF (1.01 ac), including 3,636 SF (0.08 ac) of active open space
- Total Lots: 91 (overall development)
- Proposed Density: 2.07 dwellings per acre

- Smallest Lot: 12,060 sq. ft. (Lot 81)
- Largest Lot: 47,495 sq. ft. (Lot 25)
- Average Lot Size: 16,654 sq. ft.
- Minimum Allowable / Proposed Lot Width: 90 feet
- Minimum Building Setbacks: Front 35', Side 20', Side Corner 35', Rear 30' (per Plan Set)
- Street Right-of-Way Width: 60 feet
- Total Linear Feet of 60' ROW Roadway: 5,558 feet (entire subdivision)
- Street Cross-Section: 20-foot travel way (10' lane each direction), paved to NCDOT Subdivision Standards (6" ABC Stone with 2" S9.5B Asphalt)
- All utilities buried
- 20-foot conservation easement around all exterior lots, with a 6-foot vegetation buffer along the outer perimeter

Utility Demand – Overall Development (per Plan Set)

- Sewage Demand: 27,300 GPD (75 GPD per resident × 4 bedrooms × 91 units)
- Water Demand: 32,760 GPD (360 GPD per residential unit × 91 units)

Phase 2 – Specific Detail

Phase 2 of the Jack's Crossing Subdivision includes the remaining 57 residential lots, the further extension of Ketchem Ave., and the majority of the new Marsden Cir. Phase 2 build-out is anticipated to follow completion of Phase 1.

Drainage

The Phase 2 grading and drainage plans (sheets C-6.0 through C-6.5) detail areas with a 3:1 slope on some lots and a 6:1 slope on others, both directed to the rear of the property into the conservation easement and natural buffer. The drainage design is intended to convey normal stormwater that may occur on this property. On average, the surrounding property elevation around this development is approximately 105 feet above sea level. The highest contour shown on the sealed drainage plans is approximately 110 feet above sea level. The tapering from the higher contour to adjoining lots appears appropriate.

As a matter of record, typical drainage plans are designed for normal rainfall. Any event beyond a normal day-to-day occurrence — such as a hurricane or a major summertime rainstorm — is considered an "Act of God," for which there is no feasible drainage design that can fully accommodate.

Erosion Control

Phase 2 Erosion Control Plans (Stage 1) are included within the C-7.x series of the Plan Set. The Plan Set includes Erosion Notes, an Overall Stage 1 Erosion Control Plan, and Partial Stage 1 Erosion Control Plans.

Staff Comments

Town staff do not have any concerns with this Preliminary Plat for Jack's Crossing Subdivision Phase 2. The submitted Plan Set is complete, internally consistent, and addresses each of the review items

required under the Town's Subdivision Ordinance. Please note that lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 2 has been reviewed and approved by both the Planning Board and the Town Council.

Planning Board Action

The Planning Board reviewed the Preliminary Plat for Jack's Crossing Subdivision Phase 2 at its April 27, 2026 meeting, with the same engineering Plan Set referenced above. Following discussion, the Planning Board unanimously approved a motion to recommend that the Town Council approve the Preliminary Plat for Jack's Crossing Subdivision Phase 2 as submitted.

Council Options

As with any subdivision application, the Town Council may take any of the following actions:

- Approve the application as submitted.
- Approve the application with specified conditions or changes.
- Table the application to receive further information; the application would typically be reviewed again at the June 2026 Town Council meeting.
- Deny the application.

Fiscal Impact

There is no direct fiscal impact to the Town from the approval of this Preliminary Plat. All infrastructure within the subdivision is being installed and funded by the developer in accordance with the previously approved development plans. Future utility connections, services, and tax base contributions are anticipated as the development is built out and homes are constructed and occupied.

Town Manager's Recommendation

I recommend that the Town Council approve the Preliminary Plat for Jack's Crossing Subdivision Phase 2 as submitted, consistent with the unanimous recommendation of the Planning Board. With the previous approval of the overall development plan and the fact that a majority of the supporting infrastructure has been installed in accordance with those plans, staff does not see practical alternatives other than moving forward with the project as proposed.

Attachments

- Memorandum – Jack's Crossing Phase 2 Preliminary Plat Review (May 4, 2026 TC Meeting)
- Jack's Crossing Phase 2 Construction Plan Set – Strong Rock Engineering Group, PLLC, dated 04/10/2026 (47 sheets, including Cover, Civil Notes, Existing Conditions, Site Plans, Utility Plans, Grading & Drainage Plans, and Stage 1 Erosion Control Plans)

Town of La Grange
Planning Department
203 S. Center St./PO Box 368
La Grange, NC 28551

252-566-3186
252-566-2201 (Fax)
WWW.LAGRANGENC.COM

Agenda Item – Jack's Crossing Phase 2 Preliminary Plat review

Jack's Crossing Subdivision is located off of Lake Pines Dr. (Lenoir County Tax Parcel # 37299). The proposed development consists of 91 total residential lots. The proposed development also includes the extension of 2 dead-end roads into the development along with the addition 2 new roads to serve the development.

The La Grange Town Council reviewed and approved a previous Preliminary Plat submittal for this site during their June 6, 2022, meeting. The Town records show that there was a combination review of both a Zoning Map Amendment application along with the review of the Preliminary Plat for the entire development. Conditions set on the Map Amendment application (Ordinance 2022-06-03) that were approved at the June 6, 2022, Town Council Meeting were as follows:

1. Property use shall be for single-family site-built residences (no apartments, duplexes, or twins)
2. Residences shall be a minimum of 1,500 square feet gross floor area.
3. Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

The developer has slightly adjusted their scope for this project and is looking to split this development into 2 phases. Phase 1 includes the first 34 residential lots they intend on completing and having SFD Dwellings constructed on. Phase 2 includes the remaining 57 lots which will follow the completion of Phase 1. This transition is applicable for this development but must go through the Preliminary Subdivision Review process to document the change.

The Preliminary Plan review process listed in the La Grange Subdivision Ordinance are as follows:

1. Review of the Lot layout
2. Review the Proposed roads and their layout
3. Review any potential concerns regarding a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
4. Review of the Drainage Plan for the development

Details on Jack's Crossing Subdivision are as follows:

1. Currently Zoned CR-12 (Conditional R-12 Single-Family Residential District)

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2. Total Acreage of 43.94
3. Total Disturbed area for development is 35.86 Acres
4. Total Impervious area percentage for the entire development is 22.14%. This includes both roadways, some parking areas for the mail kiosk, and each individual residential lot
5. Total number of Lots is 91
6. The proposed density for this development is 2.07 dwellings per acre
7. The smallest lot is 12,060 square feet
8. The largest lot is 47,495 square feet
9. The average lot size is 16,654 square feet
10. Street rights-of-way are 60 feet wide and there is a total of 5,558 linear feet of road development for the entire subdivision.
11. Street cross sections show a 20-foot travel way and will be paved to NC DOT Subdivision Standards (6 inches ABC Stone with 2 inches of S9.5B Asphalt)
12. All utilities for this development will be buried
13. There is a 20-foot conservation easement around all exterior lots. There is also a 6-foot vegetation buffer along the outer perimeter of these exterior lots.

Phase 2 of Jack's Crossing Subdivision includes 57 residential lots along with the further extending Ketchem Ave. and including a majority of the new Marsden Cir.

The drainage plan for the entire development includes some areas with a 3:1 slope on some lots and 6:1 slope on others both to the rear of the property into the conservation easement and natural buffer. The drainage design is developed to ensure not to convey normal stormwater that may occur on this property. On average, the elevation of surrounding property around this development is 105 feet above sea level. The highest contour shown on the sealed drainage plans is 110 feet above sea level. The tapering from the higher contour to adjoining lots seem appropriate. As a matter of record, typical drainage plans are designed for a normal rainfall. Any event that is beyond a normal day-to-day occurrence such as a hurricane or even massive summertime rainstorm is considered an "Act of God". There is no feasible design that can accommodate such an event.

STAFF COMMENTS

Town staff do not have any concerns with this Preliminary Plan for Jack's Crossing Subdivision Phase 1. Please note lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 1 is review by both Planning Board and Town Council.

POTENTIAL PLANNING BOARD ACTION ON THIS APPLICATION

As with any other application, the Planning Board may take the following actions:

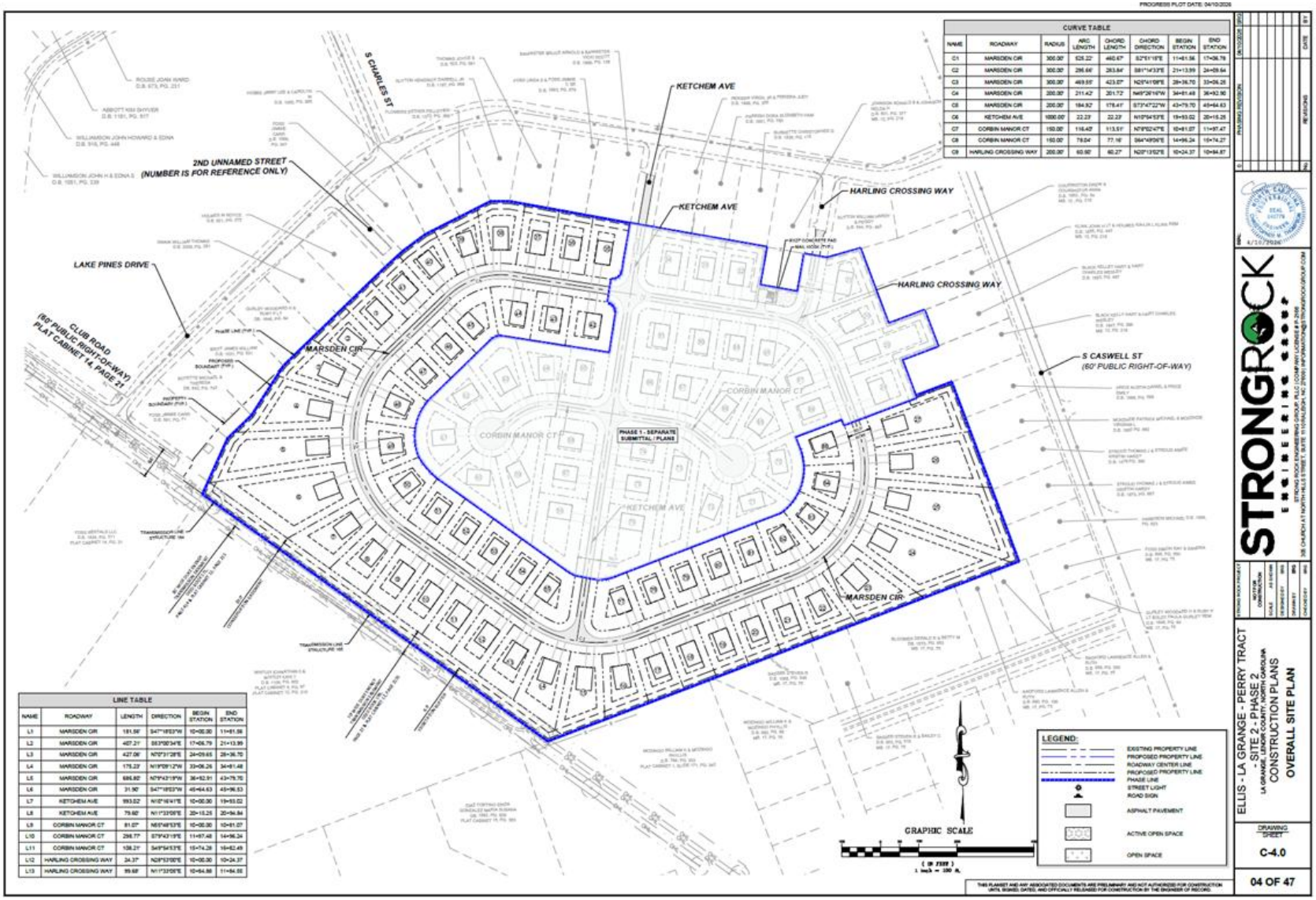
Town of La Grange
Planning Department
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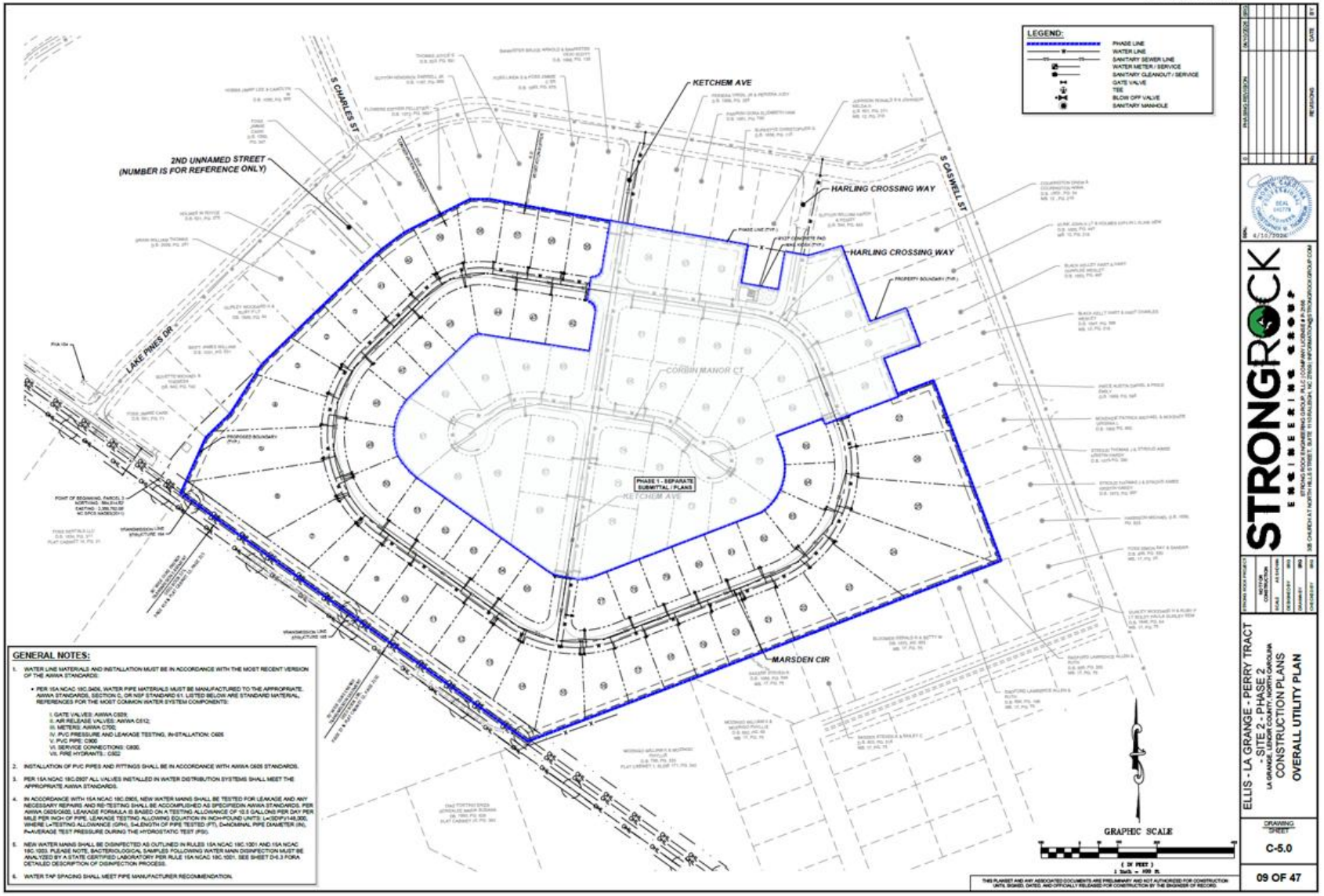
1) Recommend the Town Council approve this application as submitted.
2) Recommend the Town Council approve this application with certain conditions or changes.
3) Table a decision on this application to receive further information on the matter. Typically, the application would be reviewed again at the May 2026 Planning Board meeting.
4) Recommend the Town Council deny this application.

Please note that, with the previous review and approval of this development plan and the sure fact that a majority of the infrastructure has been installed per those plans, staff does not see many options other than moving forward with this project.

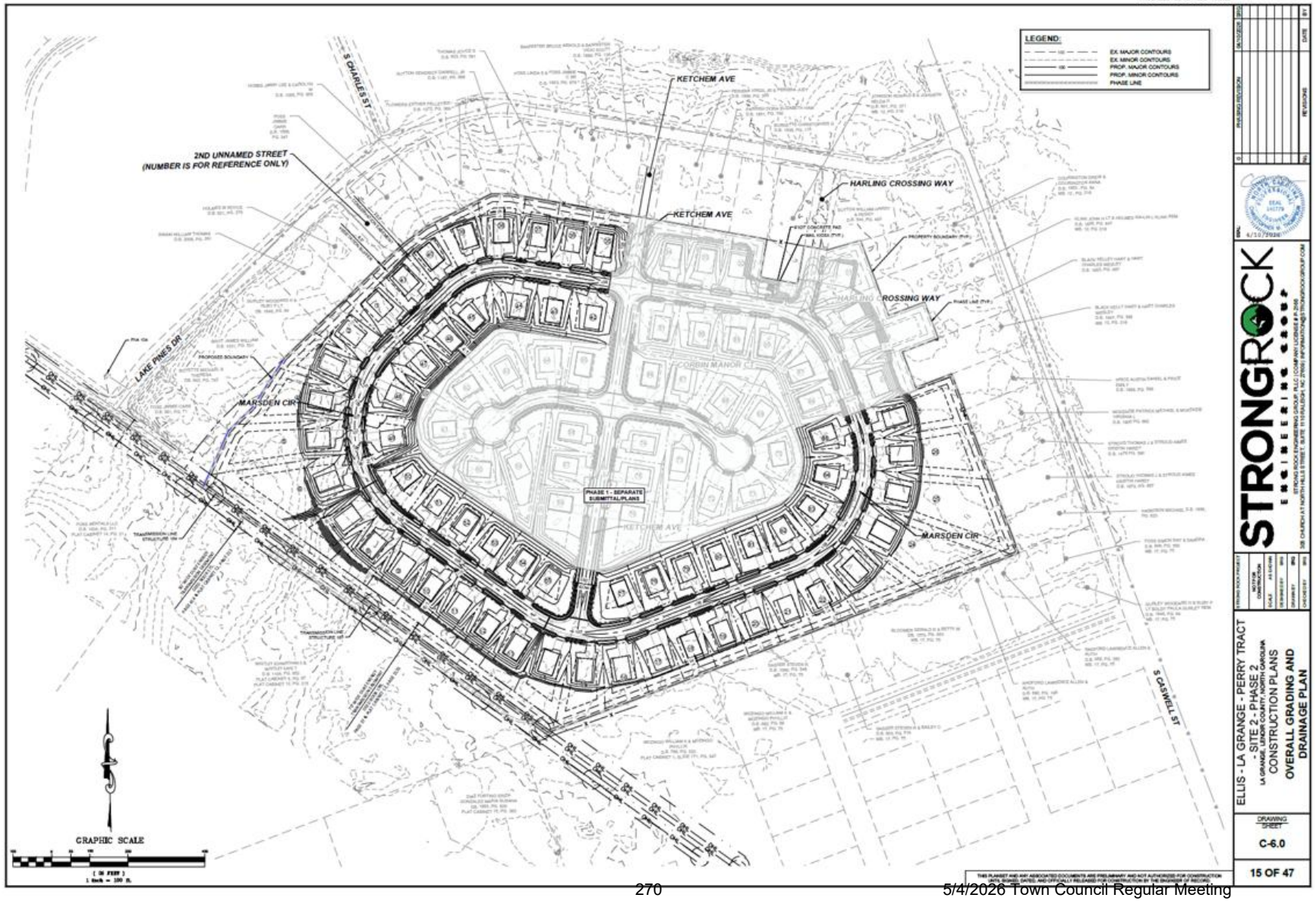
Preliminary Subdivision Review:
Jack's Crossing Phase 2
Overall Site Plan



Preliminary Subdivision Review:
Jack's Crossing Phase 2
Overall Utility Plan



Preliminary Subdivision Review:
Jack's Crossing Phase 2
Drainage Plan



Jack's Crossing

Phase 2 Construction Plan Set

Strong Rock Engineering Group, PLLC

Dated 04/10/2026 — 47 sheets

ELLIS-LA GRANGE-PERRY TRACT-SITE 2-PHASE 2

CONSTRUCTION PLANS

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

SITE INFORMATION:

LOCATION:	S CHARLES ST
COUNTY:	LENOIR COUNTY
PARENT PIN:	355616948861
DB/PG:	1726/209
CURRENT ZONING:	R-18 (8861)
ACREAGE:	1,913,995 SF (43.94 AC)
LAND CLASS:	RESIDENTIAL

MINIMUM BUILDING SETBACKS:

FRONT YARD:	35'
SIDE YARD:	20'
SIDE CORNER LOT:	35'
REAR YARD:	30'

LOT ACREAGE:

PROPOSED DENSITY:	2.07 DU/AC
TOTAL NUMBER PROPOSED LOTS:	91
MINIMUM PROPOSED LOT SIZE:	12,060 SF (LOT 81)
MAXIMUM PROPOSED LOT SIZE:	47,495 SF (LOT 25)
AVERAGE PROPOSED LOT SIZE:	16,654 SF
MINIMUM ALLOWABLE LOT WIDTH:	90'
MINIMUM PROPOSED LOT WIDTH:	90'

OPEN SPACE BREAKDOWN:

PROPERTY BOUNDARY:	1,913,995 SF (43.94 AC)
PROVIDED OPEN SPACE :	43,957 SF (1.01 AC)
PROVIDED ACTIVE OPEN SPACE:	3,636 SF (0.08 AC)

IMPERVIOUS AREAS:

ROADWAYS / PARKING:	127,910 SF (2.94 AC)
LOTS (3,250 SF/LOT):	295,750 SF (6.79 AC)
TOTAL ON-SITE 2 IMPERVIOUS AREA:	423,660 SF (9.73 AC)
TOTAL ON-SITE 2 IMPERVIOUS PERCENT:	22.14%

UTILITY DEMANDS:
SITE 2:

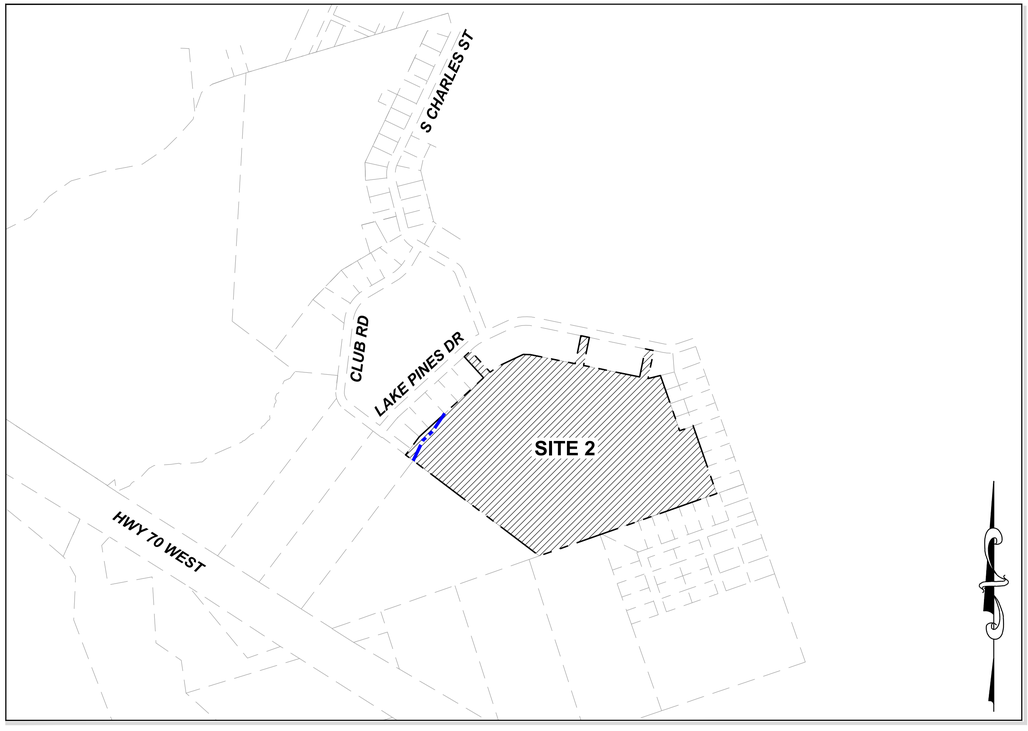
SEWAGE USAGE:	27,300 GPD 75 GPD/RESIDENTIAL UNIT X 4 BED X 91 UNITS
WATER USAGE:	32,760 GPD 360 GPD / RESIDENTIAL UNIT X 91 UNITS

DISTURBED AREA:

TOTAL DISTURBED AREA:	1,562,103 SF (35.86 AC)

STREET TYPE SUMMARY:

60' ROW SECTION:	5,558 LF



VICINITY MAP
1" = 500'

CIVIL ENGINEER:

STRONG ROCK ENGINEERING GROUP, PLLC
305 CHURCH AT NORTH HILLS ST. SUITE 1110
RALEIGH, NC 27609
COMPANY LICENSE #: P-2166
CONTACT:
984-200-1932 (O)
INFORMATION@STRONGROCKGROUP.COM

SHEET INDEX

01	C-1.0	COVER SHEET
02	C-2.0	CIVIL NOTES
03	C-3.0	EXISTING CONDITIONS PLAN
04	C-4.0	OVERALL SITE PLAN
05	C-4.1	PARTIAL SITE PLAN I
06	C-4.2	PARTIAL SITE PLAN II
07	C-4.3	PARTIAL SITE PLAN III
08	C-4.4	PARTIAL SITE PLAN IV
09	C-5.0	OVERALL UTILITY PLAN
10	C-5.1	PARTIAL UTILITY PLAN I
11	C-5.2	PARTIAL UTILITY PLAN II
12	C-5.3	PARTIAL UTILITY PLAN III
13	C-5.4	PARTIAL UTILITY PLAN IV
14	C-5.5	SANITARY SEWER TABLE
15	C-6.0	OVERALL GRADING AND DRAINAGE PLAN
16	C-6.1	GRADING AND DRAINAGE PLAN I
17	C-6.2	GRADING AND DRAINAGE PLAN II
18	C-6.3	GRADING DRAINAGE PLAN III
19	C-6.4	GRADING AND DRAINAGE PLAN IV
20	C-6.5	STORM DRAINAGE TABLE
21	C-7.0	EROSION NOTES
22	C-7.1	ESROSION CONTROL PLAN - OVERALL STAGE 1
23	C-7.2	EROSION CONTROL PLAN - STAGE 1
24	C-7.3	EROSION CONTROL PLAN - STAGE 1
25	C-7.4	EROSION CONTROL PLAN - STAGE 1
26	C-7.5	EROSION CONTROL PLAN - STAGE 1
27	C-7.6	ESROSION CONTROL PLAN - OVERALL STAGE 2
28	C-7.7	EROSION CONTROL PLAN - STAGE 2
29	C-7.8	EROSION CONTROL PLAN - STAGE 2
30	C-7.9	EROSION CONTROL PLAN - STAGE 2
31	C-7.10	EROSION CONTROL PLAN - STAGE 2
32	C-8.0	PROPOSED MARSDEN CIR - PLAN & PROFILE
33	C-8.1	PROPOSED MARSDEN CIR - PLAN & PROFILE
34	C-8.2	PROPOSED MARSDEN CIR - PLAN & PROFILE
35	C-8.3	PROPOSED MARSDEN CIR - PLAN & PROFILE
36	C-8.4	PROPOSED MARSDEN CIR - PLAN & PROFILE
37	C-8.5	PROPOSED KETCHEM AVE - PLAN & PROFILE
38	D-1.0	WATER DETAILS
39	D-1.1	WATER DETAILS
40	D-1.2	WATER DETAILS
41	D-1.3	WATER DETAILS
42	D-2.0	EROSION CONTROL DETAILS
43	D-2.1	EROSION CONTROL DETAILS
44	D-2.2	EROSION CONTROL DETAILS
45	D-2.3	EROSION CONTROL DETAILS
46	D-2.4	EROSION CONTROL DETAILS
47	D-2.5	EROSION CONTROL DETAILS

LA GRANGE PERRY TRACT – SITE 2 – PHASE 1 & 2 PERMIT TABLE

PERMIT TYPE	PERMIT AUTHORITY	PERMIT NUMBER	PERMIT DATE	EXPIRATION DATE
CONSTRUCTION DRAWINGS	Town of La Grange	N/A	11/03/2025	N/A
STATE WATER	NCDEQ	24-00331	09/20/2024	09/20/2026
EROSION CONTROL	NCDEQ	LENOI-2024-0108	04/17/2024	04/17/2027
STATE SEWER	NCDEQ	WQ0045304 Mod	11/06/2024	Not listed
ROAD NAMES	Town of La Grange	N/A	10/31/2025	N/A
NCG01	NCDEQ	NCC241244	04/23/2024	Until closed

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN		
DESIGNED BY	SRG	DRAWN BY	SRG
CHECKED BY	SRG		

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
COVER SHEET

DRAWING SHEET
C-1.0

01 OF 47

GENERAL CONSTRUCTION NOTES:

1. WITHIN ALL NOTES, THE TERM CONTRACTOR WILL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS OR VENDORS PERFORMING WORK ON THE PROJECT.
2. ANY CONTRACTOR SUBMITTING A BID FOR THIS PROJECT SHALL MAKE A SITE VISIT PRIOR TO SUBMITTING BID.
3. BOUNDARY DATA PERFORMED BY TAYLOR LAND CONSULTANTS. SEE SURVEY FOR BENCHMARK & TBM INFORMATION. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
4. ANY RELOCATION OF BENCHMARKS SHALL BE PERFORMED BY A NC LICENSED SURVEYOR.
5. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ROWAN COUNTY, AND/OR NCDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
6. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, AND/OR FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
8. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
9. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 72 HOURS AND UP TO 12 DAYS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
10. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO PUBLICLY OWNED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
12. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, LANDSCAPING OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
13. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
14. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE AND LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
15. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
16. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
17. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" SHALL BE REMOVED FROM ALL BACKFILL MATERIAL.
18. CONTRACTOR TO COORDINATE WITH LENIOR COUNTY FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
19. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
20. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 14ON OR APPROVED EQUAL).
21. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
22. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET ROWAN COUNTY AND/OR NCDOT STANDARDS & SPECIFICATIONS.
23. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
24. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST AND WATER SAMPLING RESULTS.
25. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
26. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL, TO AN APPROVED NCDENR LOCATION, OF ANY EXCESS TOPSOIL OR UNCLASSIFIED EXCAVATION HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. ALTERNATIVELY, A SUITABLE ON-SITE AREA MAY BE USED UPON APPROVAL BY THE OWNER, THE E.O.R AND/OR AHJ.
27. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO ROWAN COUNTY AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
28. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
29. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, ROWAN COUNTY & ENGINEER OF RECORD ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
30. TESTING BY SITE DEVELOPER: SITE DEVELOPER SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW SOILS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). -IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
31. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
32. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT ENGINEER OF RECORD WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION. OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.
33. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING PADS.
34. THE SITE PREVIOUSLY CONTAINED RESIDENTIAL / FARM STRUCTURES CONTRACTOR RESPONSIBLE FOR REMOVAL OF ANY WELLS FOUNDATIONS AND/OR SEPTIC SYSTEMS PER NCDENR REQUIREMENTS.
35. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH ONSLOW WATER AND SEWER AUTHORITY PRIOR TO BEGINNING CONSTRUCTION.
36. NO BUILDING OR PROPERTY WITHIN OR ADJACENT TO THIS PROJECT LOCATION ARE ON THE NATIONAL REGISTER OF HISTORIC PLACES, ACCORDING TO NORTH CAROLINA HISTORIC PRESERVATION OFFICE INTERACTIVE MAP.
37. BASED ON FLOOD MAP 3720355600J EFFECTIVE ON 07/02/2004, FLOOD ZONE AE IS LOCATED FLOOD ZONES WITHIN THE PROJECT LOCATION.
38. BASED ON ROWAN COUNTY GIS MAP, THE PROPERTY IS NOT LOCATED WITHIN THE FLIGHT PATH OVERLAY (FPO) DISTRICT.
39. BASED ON ROWAN COUNTY GIS MAP, THE PROPERTY IS NOT LOCATED WITHIN THE HALF (XX) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
40. ALL CONSTRUCTION SHALL BE PER TOWN OF LA GRANGE & NCDOT STANDARDS AND SPECIFICATIONS.
41. ALL DIMENSIONS ARE IN FEET.
42. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
43. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
44. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
45. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
46. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
47. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
48. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
49. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
50. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
51. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS. ENTRY SIGNS WILL REQUIRE A SEPARATE SIGN PERMIT.
52. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
53. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
54. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO TOWN OF LA GRANGE AND/OR NCDOT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
55. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
56. AREAS OF PARENT PARCEL THAT ARE NOT SUBDIVIDED TO CREATE SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN AS ONE PARCEL TO BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION OF THE NEIGHBORHOOD.
57. MAINTENANCE FOR AMENITY & OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOA.

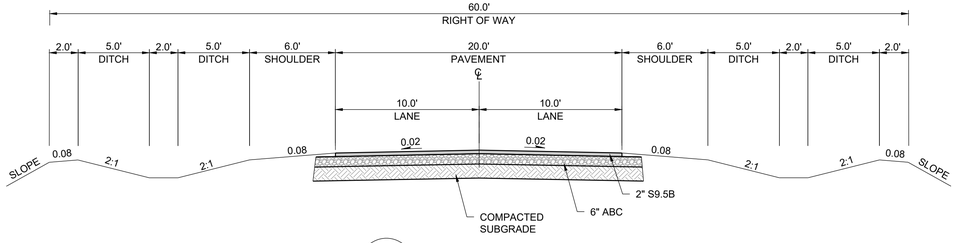
GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION	IDENTIFIER	DESCRIPTION
LEN	LENGTH	SD	STORM DRAIN
LEV	LOW EMISSION VEHICLE	SDMH	STORM DRAIN MANHOLE
LF	LINEAR FEET	SDE	SIGHT DISTANCE EASEMENT
LP	LOW POINT	SSMH	SANITARY SEWER MANHOLE
MAX	MAXIMUM	SS	SANITARY SEWER
MH	MANHOLE	STA	STATION
MIN	MINIMUM	STD	STANDARD
N	NORTH, NORTHING	ST.STL	STAINLESS STEEL
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	TB	THRUST BLOCKING
NTS	NOT TO SCALE	TC/TOC	TOP OF CURB
OH	OVERHEAD	TD	TEMPORARY DIVERSION
OCB	OFF-SET CATCH BASIN	TH	TEST HEADER
PCC	PORTLAND CEMENT CONCRETE	TOP	TOP OF PIPE
PE	POLYETHYLENE	TP	TOP OF PAD
PKWY	PARKWAY	TYP	TYPICAL
POC	POINT OF CONNECTION	TW	TOP OF WALL
PVC	POLYVINYL CHLORIDE	UG	UNDERGROUND
R	RADIUS	VEG	VEGETATED
RCP	REINFORCED CONCRETE PIPE	VERT	VERTICAL
R.O.W	RIGHT OF WAY	W	WEST
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY	W/	WITH
RPZ	REDUCED PRESSURE ZONE	W/O	WITHOUT
S	SOUTH	YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
C	CENTERLINE
Ø	DIAMETER OR ROUND
P	PROPERTY LINE
ABC	AGGREGATE BASE ASPH ASPHALT
AHJ	AUTHORITY HAVING JURISDICTION
AVE	AVENUE
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
E.O.R	ENGINEER OF RECORD
EX	EXISTING
EVAP	EVAPORATIVE
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT



1 / C-2.0 RESIDENTIAL LOCAL STREET
SCALE: NTS

SHOULDER WIDTH BETWEEN 4' AND 6' SHALL BE APPROVED BY THE DISTRICT ENGINEER CONSIDERING ADJACENT LAND CHARACTERISTICS

TERRAIN	MAX. SLOPE
LEVEL	3:1
ROLLING	3:1
MOUNTAINOUS	1 - 1/3:1

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NO.	PHASING REVISION	DATE	BY
0	REVISIONS	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

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SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
CIVIL NOTES

DRAWING SHEET
C-2.0

02 OF 47

SOURCES OF INFORMATION:

1. BOUNDARY SURVEY AND ADJOINER PROPERTY LINES PROVIDED BY AERIAL AND GROUND SURVEYING, LLC ON 5/1/2025.
2. TOPO SURVEY PROVIDED BY RED PLAINS SURVEYING COMPANY DATED JULY 2022.
3. PRELIMINARY WETLAND AND STREAM DELINEATIONS PROVIDED BY SAGE ECOLOGICAL SERVICES ON 01/12/2022.
4. ENVIRONMENTAL SITE ASSESSMENT BY SAGE ECOLOGICAL SERVICES DATED 01/19/2022.
5. TRAFFIC IMPACT ANALYSIS BY EXULT ENGINEERING ON 01/07/2022.

No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

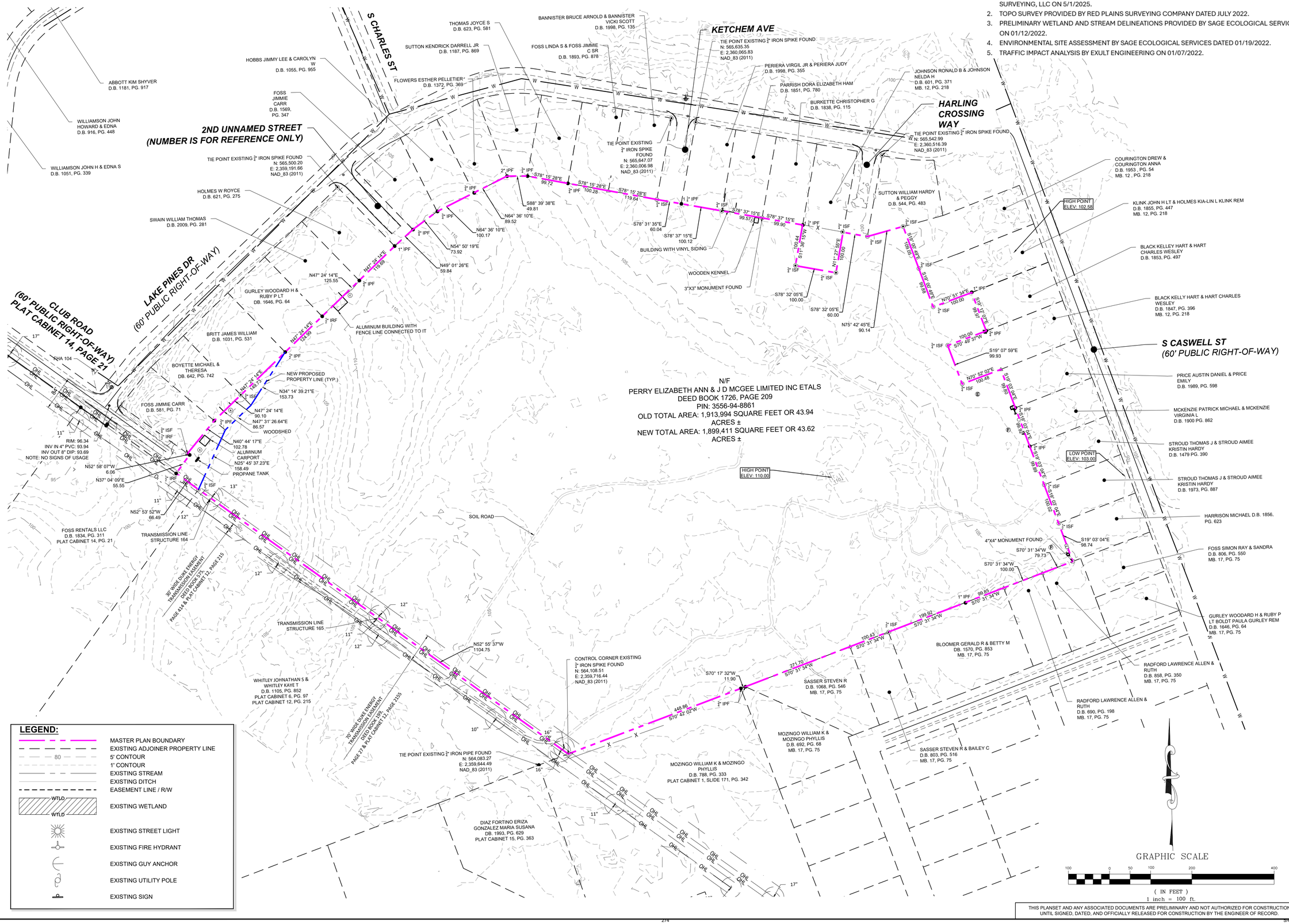
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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EXISTING CONDITIONS PLAN

DRAWING SHEET
C-3.0

03 OF 47



LEGEND:

- MASTER PLAN BOUNDARY
- EXISTING ADJOINER PROPERTY LINE
- 5' CONTOUR
- 1' CONTOUR
- EXISTING STREAM
- EXISTING DITCH
- EASEMENT LINE / R/W
- EXISTING WETLAND
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING GUY ANCHOR
- EXISTING UTILITY POLE
- EXISTING SIGN

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CURVE TABLE							
NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	BEGIN STATION	END STATION
C1	MARSDEN CIR	300.00'	525.22'	460.67'	S2°51'15"E	11+81.56	17+06.78
C2	MARSDEN CIR	300.00'	295.66'	283.84'	S81°14'33"E	21+13.99	24+09.64
C3	MARSDEN CIR	300.00'	469.55'	423.07'	N25°41'08"E	28+36.70	33+06.25
C4	MARSDEN CIR	200.00'	211.42'	201.72'	N49°26'16"W	34+81.48	36+92.90
C5	MARSDEN CIR	200.00'	184.92'	178.41'	S73°47'22"W	43+79.70	45+64.63
C6	KETCHEM AVE	1000.00'	22.23'	22.23'	N10°54'53"E	19+93.02	20+15.25
C7	CORBIN MANOR CT	150.00'	116.40'	113.51'	N78°02'47"E	10+81.07	11+97.47
C8	CORBIN MANOR CT	150.00'	78.04'	77.16'	S64°49'06"E	14+96.24	15+74.27
C9	HARLING CROSSING WAY	200.00'	60.50'	60.27'	N20°13'02"E	10+24.37	10+84.87

LINE TABLE					
NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	MARSDEN CIR	181.56'	S47°18'03"W	10+00.00	11+81.56
L2	MARSDEN CIR	407.21'	S53°00'34"E	17+06.79	21+13.99
L3	MARSDEN CIR	427.06'	N70°31'28"E	24+09.65	28+36.70
L4	MARSDEN CIR	175.23'	N19°09'12"W	33+06.26	34+81.48
L5	MARSDEN CIR	686.80'	N79°43'19"W	36+92.91	43+79.70
L6	MARSDEN CIR	31.90'	S47°18'03"W	45+64.63	45+96.53
L7	KETCHEM AVE	993.02'	N10°16'41"E	10+00.00	19+93.02
L8	KETCHEM AVE	79.60'	N11°33'05"E	20+15.25	20+94.84
L9	CORBIN MANOR CT	81.07'	N55°48'53"E	10+00.00	10+81.07
L10	CORBIN MANOR CT	298.77'	S79°43'19"E	11+97.48	14+96.24
L11	CORBIN MANOR CT	108.21'	S49°54'53"E	15+74.28	16+82.49
L12	HARLING CROSSING WAY	24.37'	N28°53'00"E	10+00.00	10+24.37
L13	HARLING CROSSING WAY	99.68'	N11°33'05"E	10+84.88	11+84.55

REVISIONS			
No.	DATE	BY	
0	04/10/2026	SRG	PHASING REVISION

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL SITE PLAN

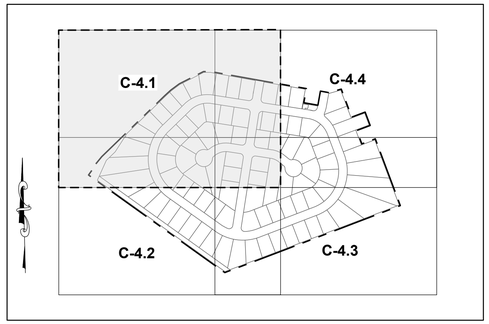
DRAWING SHEET
C-4.0

04 OF 47

LEGEND:
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINE
- PHASE LINE
- STREET LIGHT
- ROAD SIGN
- ASPHALT PAVEMENT
- ACTIVE OPEN SPACE
- OPEN SPACE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KETCHEM AVE

S CHARLES ST

2ND UNNAMED STREET (NUMBER IS FOR REFERENCE ONLY)

LAKE PINES DR (60' PUBLIC RIGHT-OF-WAY)

MARSDEN CIR

CORBIN MANOR CT

MATCH LINE
FOR CONTINUATION, SEE C-4.4

MATCH LINE
FOR CONTINUATION, SEE C-4.2

PHASE 1 - SEPARATE SUBMITTAL / PLANS

PHASE LINE (TYP.)

PROPOSED BOUNDARY (TYP.)

SUTTON KENDRICK DARRELL JR
D.B. 1187, PG. 869

FLOWERS ESTHER PELLETIER
D.B. 1372, PG. 369

THOMAS JOYCE S
D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

BANNISTER BRUCE AI & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

HOBBS JIMMY LEE & CAROLYN W
D.B. 1055, PG. 955

FOSS JIMMIE CARR
D.B. 1569, PG. 347

HOLMES W ROYCE
D.B. 621, PG. 275

SWAIN WILLIAM THOMAS
D.B. 2009, PG. 281

GURLEY WOODARD H & RUBY P LT
DB. 1646, PG. 64

BRITT JAMES WILLIAM
D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 13, PAGE 215

EASEMENT (D.B. 1834, P.G. 311)

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1599, PAGE 27 & PLAT CABINET 12, PAGE 155

6.0' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

1	13,165 SF
2	14,335 SF
3	17,865 SF
4	26,725 SF
5	34,768 SF
6	41,148 SF
31	13,563 SF
32	13,556 SF
33	19,307 SF
34	15,535 SF
35	14,716 SF
36	13,993 SF
37	14,200 SF
38	16,446 SF
39	13,829 SF
40	13,074 SF
41	13,086 SF
42	15,156 SF
43	12,090 SF
44	13,374 SF
45	14,574 SF
46	12,090 SF
47	12,117 SF
48	14,536 SF
49	14,406 SF
50	14,692 SF
51	
52	13,556 SF
53	20,071 SF
54	19,181 SF
55	27,151 SF
56	12,500 SF
57	12,500 SF
58	12,502 SF
59	12,506 SF
60	15,308 SF
61	12,506 SF
62	14,221 SF
73	27,376 SF
74	12,506 SF
75	12,500 SF

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0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040779 CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

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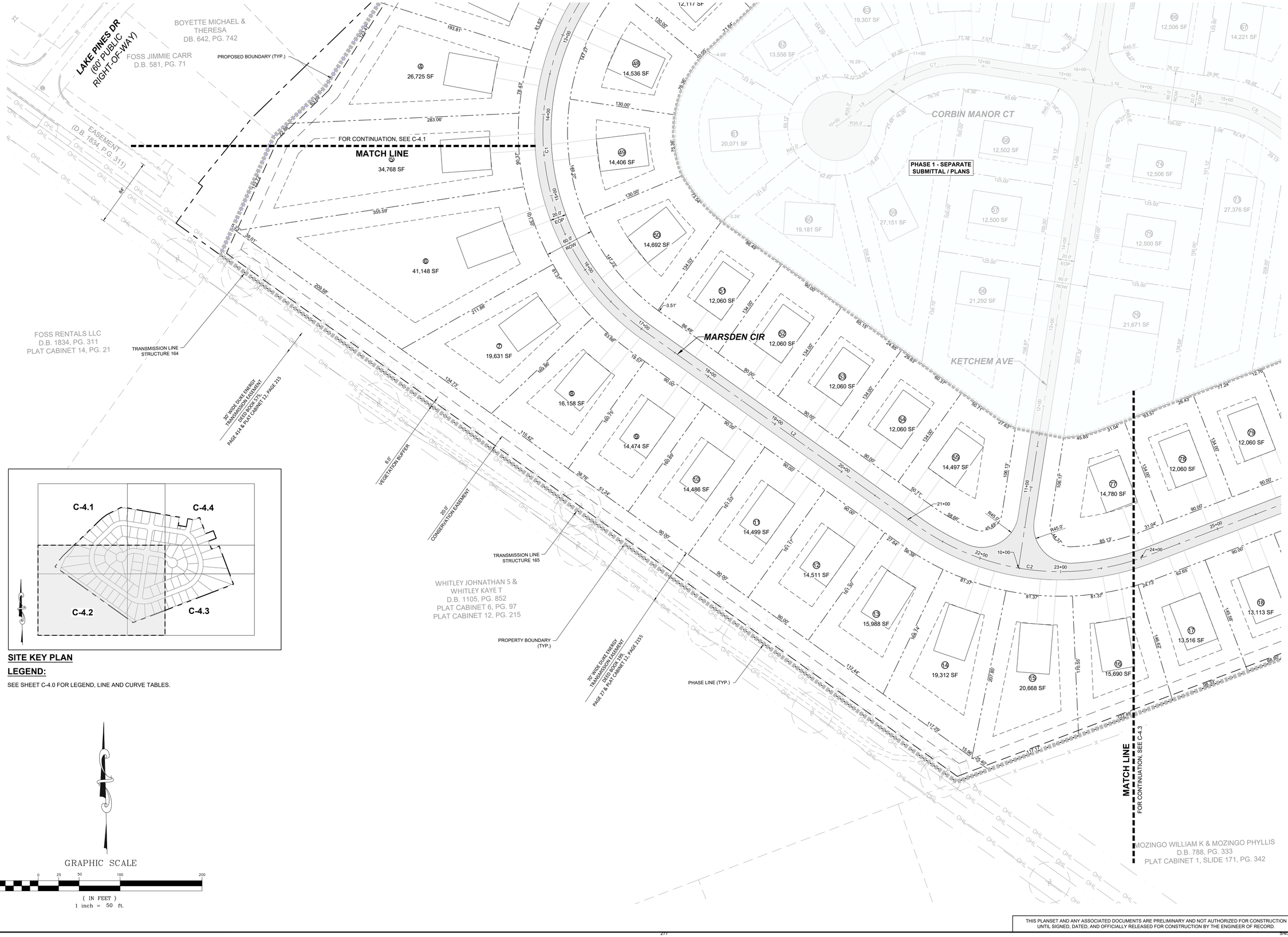
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STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN I

DRAWING SHEET
C-4.1

05 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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SEAL: 4/10/2026

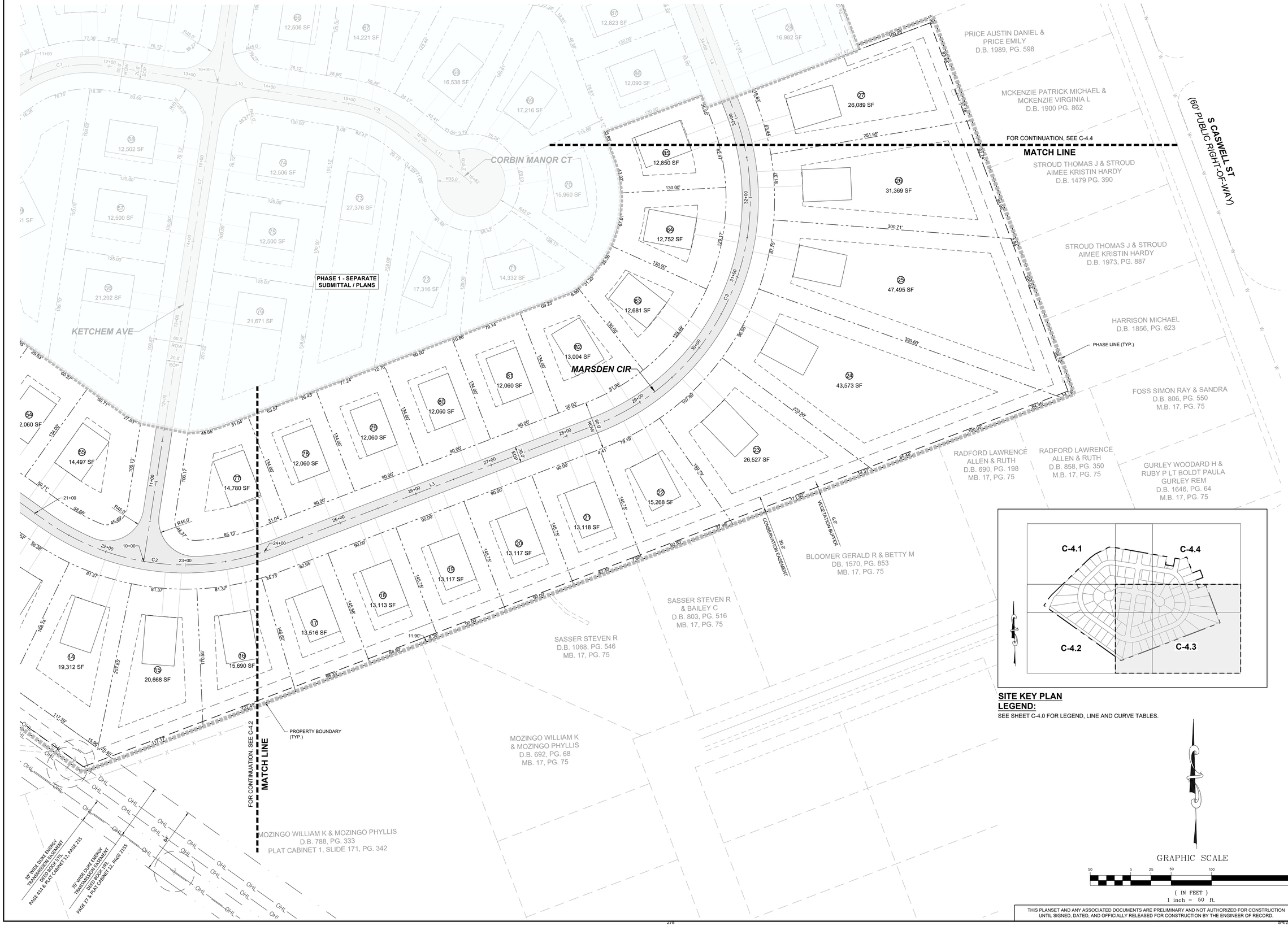
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STRONG ROCK PROJECT			
	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN II

DRAWING SHEET
C-4.2

06 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

STRONGROCK
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STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
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CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

CONSTRUCTION PLANS

PARTIAL SITE PLAN III

DRAWING SHEET

C-4.3

07 OF 47

KETCHEM AVE

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

LAKE PINES DR

IOMAS JOYCE S
.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

MATCH LINE
FOR CONTINUATION, SEE C-4.1

6.0' VEGETATION BUFFER

60.0'

20.0' CONSERVATION EASEMENT

HARLING CROSSING WAY

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

WHEEL STOP (TYP.)
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)

PROPERTY BOUNDARY (TYP.)

PHASE LINE (TYP.)

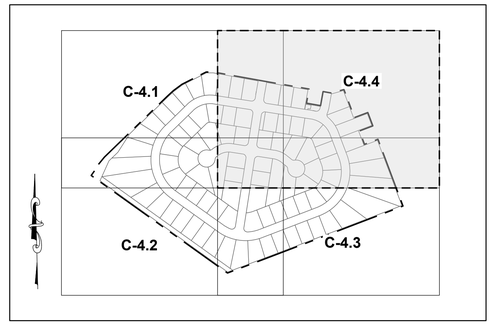
PHASE 1 - SEPARATE SUBMITTAL / PLANS

MATCH LINE
FOR CONTINUATION, SEE C-4.3

MARSDEN CIR

CORBIN MANOR CT

37	14,200 SF	36	13,993 SF
35	14,716 SF	34	15,535 SF
33	13,293 SF	32	14,360 SF
31	16,857 SF	30	15,023 SF
29	21,279 SF	28	16,982 SF
27	26,089 SF	26	31,369 SF
25	12,850 SF	24	12,752 SF
43	12,090 SF	42	15,156 SF
41	13,563 SF	40	13,733 SF
39	12,090 SF	38	13,240 SF
54	15,308 SF	55	12,506 SF
56	12,506 SF	57	14,221 SF
58	16,538 SF	59	17,216 SF
37	12,823 SF	36	12,090 SF
58	12,502 SF	74	12,506 SF
73	27,376 SF	70	15,960 SF
57	12,500 SF	75	12,500 SF
71	14,332 SF	72	



SITE KEY PLAN

LEGEND:

SEE SHEET C-4.0 FOR LEGEND, LINE AND CURVE TABLES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL:
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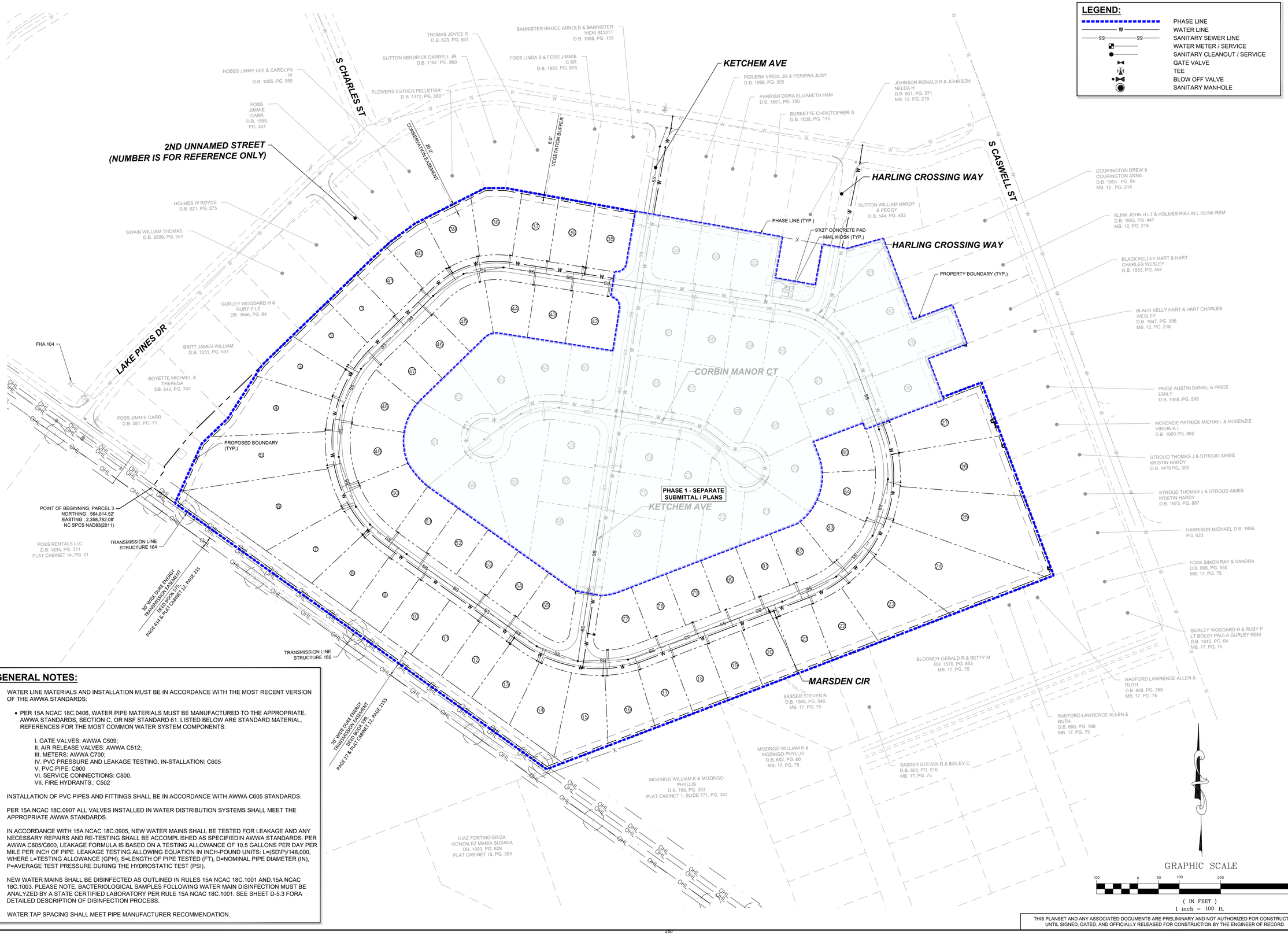
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
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CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL SITE PLAN IV

DRAWING SHEET
C-4.4

08 OF 47

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GENERAL NOTES:

1. WATER LINE MATERIALS AND INSTALLATION MUST BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE AWWA STANDARDS:
   - PER 15A NCAC 18C.0406, WATER PIPE MATERIALS MUST BE MANUFACTURED TO THE APPROPRIATE. AWWA STANDARDS, SECTION C, OR NSF STANDARD 61. LISTED BELOW ARE STANDARD MATERIAL, REFERENCES FOR THE MOST COMMON WATER SYSTEM COMPONENTS:
     I. GATE VALVES: AWWA C509;
     II. AIR RELEASE VALVES: AWWA C512;
     III. METERS: AWWA C700;
     IV. PVC PRESSURE AND LEAKAGE TESTING, IN-STALLATION: C605
     V. PVC PIPE: C900
     VI. SERVICE CONNECTIONS: C800.
     VII. FIRE HYDRANTS.: C502
2. INSTALLATION OF PVC PIPES AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C605 STANDARDS.
3. PER 15A NCAC 18C.0907 ALL VALVES INSTALLED IN WATER DISTRIBUTION SYSTEMS SHALL MEET THE APPROPRIATE AWWA STANDARDS.
4. IN ACCORDANCE WITH 15A NCAC 18C.0905, NEW WATER MAINS SHALL BE TESTED FOR LEAKAGE AND ANY NECESSARY REPAIRS AND RE-TESTING SHALL BE ACCOMPLISHED AS SPECIFIEDIN AWWA STANDARDS. PER AWWA C605/C600, LEAKAGE FORMULA IS BASED ON A TESTING ALLOWANCE OF 10.5 GALLONS PER DAY PER MILE PER INCH OF PIPE. LEAKAGE TESTING ALLOWING EQUATION IN INCH-POUND UNITS: L=(SD(P)/148,000, WHERE L=TESTING ALLOWANCE (GPH), S=LENGTH OF PIPE TESTED (FT), D=NOMINAL PIPE DIAMETER (IN), P=AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (PSI).
5. NEW WATER MAINS SHALL BE DISINFECTED AS OUTLINED IN RULES 15A NCAC 18C.1001 AND.15A NCAC 18C.1003. PLEASE NOTE, BACTERIOLOGICAL SAMPLES FOLLOWING WATER MAIN DISINFECTION MUST BE ANALYZED BY A STATE CERTIFIED LABORATORY PER RULE 15A NCAC 18C.1001. SEE SHEET D-5.3 FORA DETAILED DESCRIPTION OF DISINFECTION PROCESS.
6. WATER TAP SPACING SHALL MEET PIPE MANUFACTURER RECOMMENDATION.

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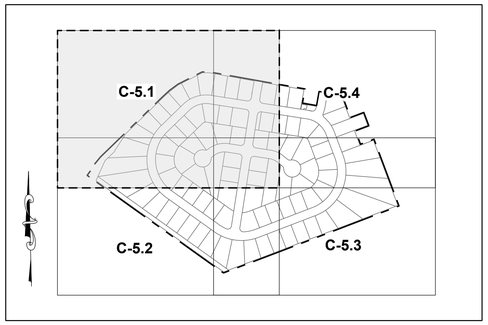
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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL UTILITY PLAN

DRAWING SHEET
C-5.0

09 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST
EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN
KETCHEM AVE
RIM: 101.35'
INV IN 8" PVC: 87.66
INV OUT 8" PVC: 87.59
8"x8"x8" TEE
& (2) 8" VALVES
8" 11.25° BEND
EX SSMH #31
10'-0"
PIPE #30
8" 11.25° BEND
SSMH #30
MATCH LINE
FOR CONTINUATION, SEE C-5.4
SUTTON KENDRICK
DARRELL JR
D.B. 1187, PG. 869
FLOWERS ESTHER
PELLETIER
D.B. 1372, PG. 369
THOMAS JOYCE S
D.B. 623, PG. 581
FOSS LINDA S & FOSS
JIMMIE C SR
D.B. 1893, PG. 878
BANNISTER BRUCE AI
& BANNISTER VICKI S
D.B. 1998, PG. 135
2ND UNNAMED STREET
(NUMBER IS FOR
REFERENCE ONLY)
HOBBS JIMMY LEE &
CAROLYN W
D.B. 1055, PG. 955
FOSS JIMMIE CARR
D.B. 1569, PG. 347
PIPE #29
8" PVC W/L
KETCHEM AVE
TEMPORARY BOA TO BE REMOVED
FHA
43+00
44+00
45+00
SSMH #10
PIPE #09
SSMH #09
PIPE #08
SSMH #08
45+97
10+00
PIPE #10
42+00
SSMH #29
INSIDE DROP MANHOLE
8"x8"x8" CROSS
W (3) 8" GV
41+00
19+00
18+00
8" PVC W/L
PHASE 1 - SEPARATE
SUBMITTAL / PLANS
HOLMES W ROYCE
D.B. 621, PG. 275
LAKE PINES DR
EXISTING 4" WATER MAIN
SWAIN WILLIAM THOMAS
D.B. 2009, PG. 281
6.0'
VEGETATION BUFFER
20.0'
CONSERVATION EASEMENT
GURLEY WOODARD H &
RUBY P LT
DB. 1646, PG. 64
8" PVC W/L
11+00
PIPE #07
12+00
FHA
PROPERTY BOUNDARY (TYP.)
SSMH #07
PIPE #06
MARSDEN CIR
13+00
SSMH #06
3/4" WATER METER &
SERVICE (TYP.)
PROPOSED BOUNDARY (TYP.)
4" SANITARY SEWER
C/O & SERVICE (TYP.)
14+00
PIPE #05
MATCH LINE
FOR CONTINUATION, SEE C-5.2
SSMH #05
15+00
PIPE #04
SSMH #04
16+00
PHASE LINE (TYP.)
CORBIN MANOR CT
8" PVC W/L
FHA
10+00
PIPE #23
SSMH #24
BLOW-OFF ASSEMBLY
11+00
PIPE #24
SSMH #26
PIPE #25
SSMH #23
INSIDE DROP MANHOLE
12+00
13+00
16+00
8"x8"x8" CROSS
W (3) 8" GV
14+00
15+00
PIPE #27
SSMH #28
PIPE #26
8" PVC W/L
PIPE #22
FHA
14+00
SSMH #22
PIPE #28
17+00
8" PVC W/L
70' WIDE DUKE ENERGY
TRANSMISSION EASEMENT
DEED BOOK 189,
PAGE 27 & PLAT CABINET 12, PAGE 215
BOYETTE MICHAEL &
THERESA
DB. 642, PG. 742
FOSS JIMMIE CARR
D.B. 581, PG. 71
EASEMENT
(D.B. 1834, P.G. 311)
30' WIDE DUKE ENERGY
TRANSMISSION EASEMENT
DEED BOOK 575,
PAGE 414 & PLAT CABINET 12, PAGE 215
BRITT JAMES WILLIAM
D.B. 1031, PG. 531
OHL

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SEAL: 4/10/2026

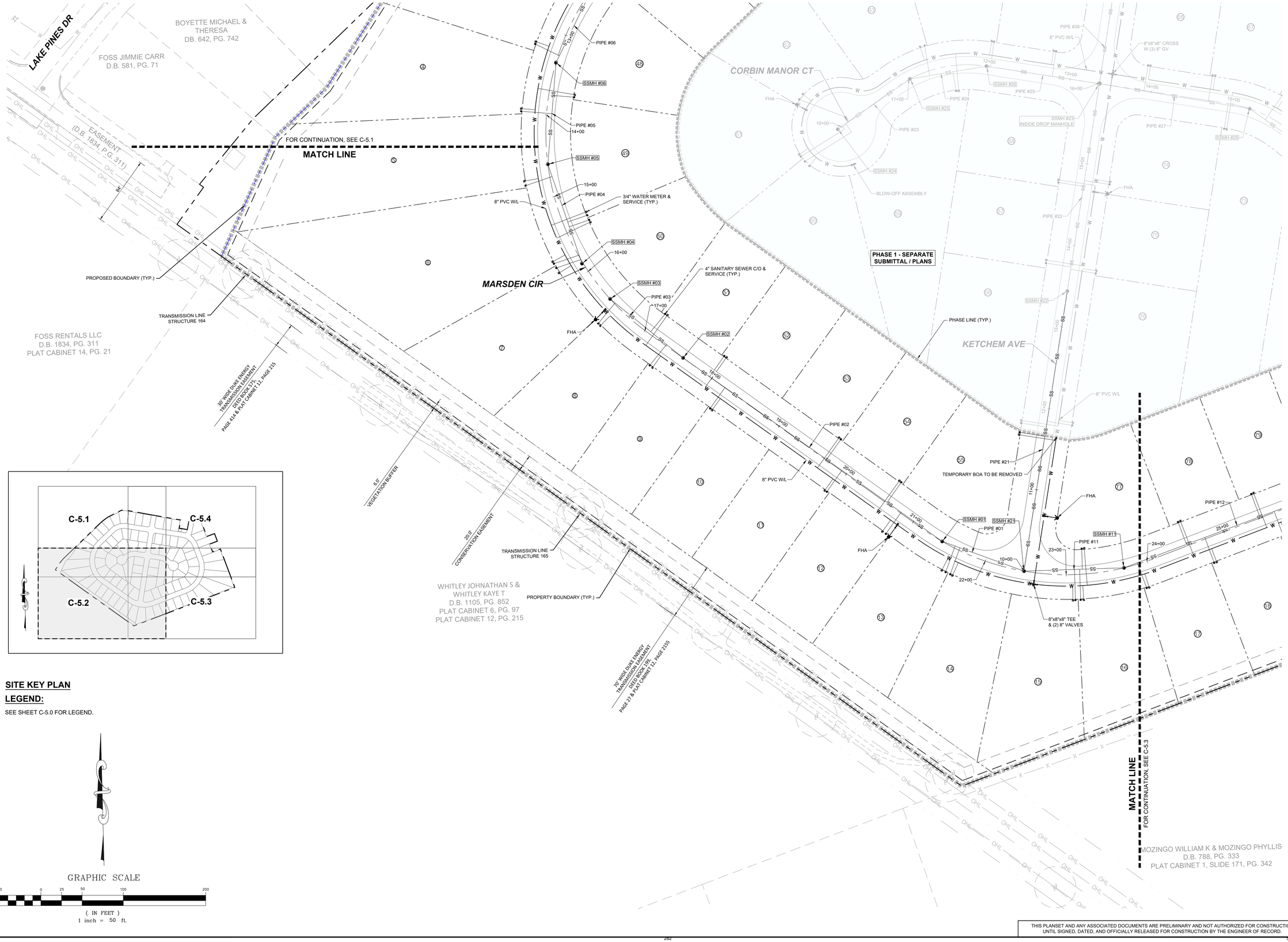
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SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN I

DRAWING SHEET
C-5.1

10 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN II

DRAWING SHEET
C-5.2

11 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

CORBIN MANOR CT
MARSDEN CIR
KETCHEM AVE
S CASWELL ST

PHASE 1 - SEPARATE SUBMITTAL / PLANS

PHASE LINE (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-5.4

MATCH LINE
FOR CONTINUATION, SEE C-5.2

PROPERTY BOUNDARY (TYP.)

TEMPORARY BOA TO BE REMOVED

8" PVC W/L
8"x8"x6" CROSS W (3) 8" GV
FHA
BLOW-OFF ASSEMBLY
8"x8"x8" TEE & (2) 8" VALVES
3/4" WATER METER & SERVICE (TYP.)
4" SANITARY SEWER C/O & SERVICE (TYP.)
20.0' CONSERVATION EASEMENT
6.0' VEGETATION BUFFER

PIPE #11
PIPE #12
PIPE #13
PIPE #14
PIPE #15
PIPE #16
PIPE #21
PIPE #22
PIPE #24
PIPE #25
PIPE #26
PIPE #27

SSMH #01
SSMH #11
SSMH #12
SSMH #13
SSMH #14
SSMH #15
SSMH #16
SSMH #21
SSMH #22
SSMH #23 INSIDE DROP MANHOLE
SSMH #25
SSMH #26
SSMH #27
SSMH #28

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 375, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 130, PAGE 27 & PLAT CABINET 12, PAGE 2155

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

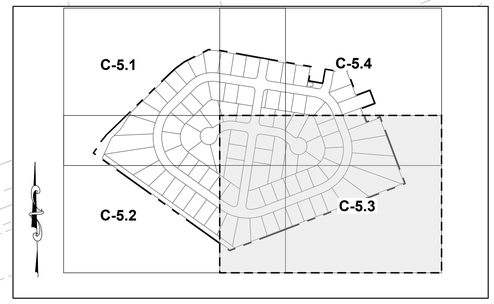
BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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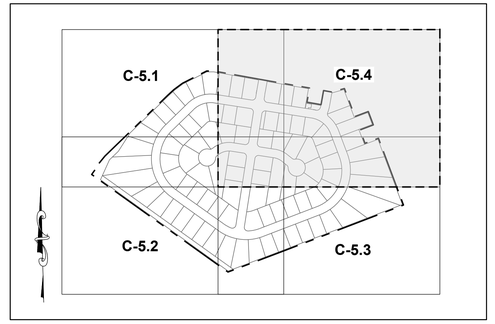
STRONG ROCK PROJECT	
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SCALE	AS SHOWN
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN III

DRAWING SHEET
C-5.3

12 OF 47

KETCHEM AVE
EXISTING 8" WATER MAIN
RIM: 101.35'
INV IN 8" PVC: 87.66
INV OUT 8" PVC: 87.59
8"x8"x8" TEE & (2) 8" VALVES
EX SSMH #31
8" 11.25° BEND
PIPE #30
10'-0"
8" 11.25° BEND
SSMH #30
PIPE #29
8" PVC W/L
PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355
PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780
BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115
EXISTING 8" WATER MAIN
LAKE PINES DR
RIM: 100.45'
INV IN 8" PVC: 89.48
INV OUT 8" PVC: 89.32
8"x8"x8" TEE & (2) 8" VALVES
8" 11.25° BEND
10'-0"
HARLING CROSSING WAY
OMAS JOYCE S
B. 623, PG. 581
FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878
BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135
6.0' VEGETATION BUFFER
20.0' CONSERVATION EASEMENT
JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218
SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483
HARLING CROSSING WAY
KETCHEM AVE
FOR CONTINUATION, SEE C-5.1
MATCH LINE
TEMPORARY BOA TO BE REMOVED
8" PVC W/L
FHA
43+00
42+00
41+00
40+00
39+00
38+00
37+00
36+00
35+00
34+00
33+00
32+00
31+00
30+00
29+00
28+00
27+00
26+00
25+00
24+00
23+00
22+00
21+00
20+00
19+00
18+00
17+00
16+00
15+00
14+00
13+00
12+00
11+00
PIPE #10
SSMH #29
INSIDE DROP MANHOLE
PIPE #28
PIPE #20
PIPE #19
PIPE #18
PIPE #17
PIPE #16
PIPE #15
PIPE #27
PIPE #26
PIPE #25
PIPE #24
PIPE #22
SSMH #20
SSMH #19
SSMH #18
SSMH #17
SSMH #16
SSMH #15
SSMH #28
SSMH #27
SSMH #26
SSMH #25
SSMH #23
INSIDE DROP MANHOLE
SSMH #22
8"x8"x8" CROSS W (3) 8" GV
8"x8"x8" TEE & (2) 8" VALVES
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)
COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218
KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PAGE 218
PROPERTY BOUNDARY (TYP.)
BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497
BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218
S CASWELL ST
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MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887
MARSDEN CIR
CORBIN MANOR CT
PHASE 1 - SEPARATE SUBMITTAL / PLANS
PHASE LINE (TYP.)
TEMPORARY BOA TO BE REMOVED
MATCH LINE
FOR CONTINUATION, SEE C-5.3
3/4" WATER METER & SERVICE (TYP.)
4" SANITARY SEWER C/O & SERVICE (TYP.)
BLOW-OFF ASSEMBLY



SITE KEY PLAN

LEGEND:

SEE SHEET C-5.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PARTIAL UTILITY PLAN IV

DRAWING SHEET
C-5.4

13 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
01	PVC	8"	106	96.65	96.22	0.40%
02	PVC	8"	385	98.39	96.85	0.40%
03	PVC	8"	114	99.04	98.59	0.40%
04	PVC	8"	128	98.13	97.62	0.40%
05	PVC	8"	124	97.42	96.93	0.40%
06	PVC	8"	100	96.73	96.33	0.40%
07	PVC	8"	248	96.13	95.13	0.40%
08	PVC	8"	90	94.93	94.57	0.40%
09	PVC	8"	98	94.37	93.98	0.40%
10	PVC	8"	323	93.78	92.49	0.40%
11	PVC	8"	121	99.99	96.23	3.09%
12	PVC	8"	399	101.78	100.19	0.40%
13	PVC	8"	144	102.56	101.98	0.40%
14	PVC	8"	132	103.29	102.76	0.40%
15	PVC	8"	142	104.05	103.49	0.40%
16	PVC	8"	168	104.28	103.61	0.40%
17	PVC	8"	75	103.41	103.11	0.40%
18	PVC	8"	71	102.91	102.63	0.40%
19	PVC	8"	65	102.43	102.17	0.40%
20	PVC	8"	377	101.97	100.00	0.52%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
21	PVC	8"	344	96.02	94.65	0.40%
22	DIP	8"	255	94.45	93.43	0.40%
23	PVC	8"	107	99.72	99.30	0.40%
24	PVC	8"	94	99.10	98.72	0.40%
25	PVC	8"	139	98.52	97.97	0.40%
26	PVC	8"	161	101.74	101.10	0.40%
27	PVC	8"	185	100.90	97.96	1.59%
28	DIP	8"	315	93.23	91.97	0.40%
29	DIP	8"	346	91.77	90.39	0.40%
30	DIP	8"	48	90.19	87.67	5.22%

SSMH TABLE					
SSMH NO	SIZE	TOP	INV. IN	INV. OUT	DEPTH
01	4'	106.84	96.85 NW	96.65 E	10.20
02	4'	105.35	98.59 NW	98.39 SE	6.96
03	4'	104.73		99.04 SE	5.69
04	4'	104.42		98.13 N	6.29
05	4'	106.31	97.62 S	97.42 N	8.89
06	4'	109.50	96.93 S	96.73 NE	12.78
07	4'	110.62	96.33 SW	96.13 NE	14.50
08	4'	109.88	95.13 SW	94.93 NE	14.94
09	4'	109.60	94.57 SW	94.37 E	15.23
10	4'	109.26	93.98 W	93.78 E	15.49
11	4'	107.39	100.19 E	99.99 W	7.43
12	4'	108.59	101.98 NE	101.78 W	6.81
13	4'	109.02	102.76 NE	102.56 SW	6.46
14	4'	109.42	103.49 N	103.29 SW	6.13
15	4'	109.85		104.05 S	5.80
16	4'	109.97		104.28 N	5.69
17	4'	109.47	103.61 S	103.41 NW	6.06
18	4'	109.24	103.11 SE	102.91 NW	6.33
19	4'	109.03	102.63 SE	102.43 W	6.60
20	4'	108.83	102.17 E	101.97 W	6.87

SSMH TABLE					
SSMH NO	SIZE	TOP	INV. IN	INV. OUT	DEPTH
21	4'	107.02	96.23 E 96.22 W	96.02 N	11.00
22	4'	107.37	94.65 S	94.45 N	13.10
23 INSIDE DROP MANHOLE	5'	106.64	93.43 S 97.96 E 97.97 W	93.23 N	13.41
24	4'	105.41		99.72 NE	5.71
25	4'	105.77	99.30 SW	99.10 E	6.67
26	4'	106.05	98.72 W	98.52 E	7.53
27	4'	107.45		101.74 NW	5.73
28	4'	106.96	101.10 SE	100.90 W	6.07
29 INSIDE DROP MANHOLE	5'	107.73	92.49 W 100.00 E 91.97 S	91.77 N	15.98
30	4'	101.42	90.39 S	90.19 N	11.24
31	5'	101.35	87.67 S 87.66 E	87.59 W	13.76

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONG ROCK ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
SANITARY SEWER TABLE

DRAWING SHEET
C-5.5

14 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

LEGEND:

- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS
- PHASE LINE

S CHARLES ST
KETCHEM AVE
2ND UNNAMED STREET
(NUMBER IS FOR REFERENCE ONLY)
HARLING CROSSING WAY
CORBIN MANOR CT
LAKE PINES DR
MARSDEN CIR
S CASWELL ST
PHASE 1 - SEPARATE SUBMITTAL/PLANS
9'X27' CONCRETE PAD
MAIL KIOSK (TYP.)
PROPERTY BOUNDARY (TYP.)
PHASE LINE (TYP.)
PROPOSED BOUNDARY
FHA 104
CONSERVATION EASEMENT
20.0'
VEGETATION BUFFER
8.0'
TRANSMISSION LINE STRUCTURE 164
TRANSMISSION LINE STRUCTURE 165
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 570, PAGE 414 & PLAT CABINET 12, PAGE 215
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 139, PAGE 37 & PLAT CABINET 12, PAGE 2155

THOMAS JOYCE S D.B. 623, PG. 581
BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT D.B. 1998, PG. 135
SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869
FOSS LINDA S & FOSS JIMMIE C SR D.B. 1893, PG. 878
HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955
FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369
FOSS JIMMIE CARR D.B. 1569, PG. 347
PERIERA VIRGIL JR & PERIERA JUDY D.B. 1998, PG. 355
PARRISH DORA ELIZABETH HAM D.B. 1851, PG. 780
BURKETTE CHRISTOPHER G D.B. 1838, PG. 115
JOHNSON RONALD B & JOHNSON NELDA H D.B. 601, PG. 371 MB. 12, PG. 218
SUTTON WILLIAM HARDY & PEGGY D.B. 544, PG. 483
COURINGTON DREW & COURINGTON ANNA D.B. 1953 , PG. 54 MB. 12 , PG. 218
KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM D.B. 1855, PG. 447 MB. 12, PG. 218
BLACK KELLEY HART & HART CHARLES WESLEY D.B. 1853, PG. 497
BLACK KELLY HART & HART CHARLES WESLEY D.B. 1847, PG. 396 MB. 12, PG. 218
HOLMES W ROYCE D.B. 621, PG. 275
SWAIN WILLIAM THOMAS D.B. 2009, PG. 281
GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64
BRITT JAMES WILLIAM D.B. 1031, PG. 531
BOYETTE MICHAEL & THERESA DB. 642, PG. 742
FOSS JIMMIE CARR D.B. 581, PG. 71
FOSS RENTALS LLC D.B. 1834, PG. 311 PLAT CABINET 14, PG. 21
WHITLEY JOHNATHAN S & WHITLEY KAYE T D.B. 1105, PG. 852 PLAT CABINET 6, PG. 97 PLAT CABINET 12, PG. 215
DIAZ FORTINO ERIZA GONZALEZ MARIA SUSANA DB. 1993, PG. 629 PLAT CABINET 15, PG. 363
MOZINGO WILLIAM K & MOZINGO PHYLLIS D.B. 788, PG. 333 PLAT CABINET 1, SLIDE 171, PG. 342
MOZINGO WILLIAM K & MOZINGO PHYLLIS D.B. 692, PG. 68 MB. 17, PG. 75
SASSER STEVEN R D.B. 1068, PG. 546 MB. 17, PG. 75
SASSER STEVEN R & BAILEY C D.B. 803, PG. 516 MB. 17, PG. 75
BLOOMER GERALD R & BETTY M DB. 1570, PG. 853 MB. 17, PG. 75
RADFORD LAWRENCE ALLEN & RUTH D.B. 858, PG. 350 MB. 17, PG. 75
RADFORD LAWRENCE ALLEN & RUTH D.B. 690, PG. 198 MB. 17, PG. 75
PRICE AUSTIN DANIEL & PRICE EMILY D.B. 1989, PG. 598
MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L D.B. 1900 PG. 862
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY D.B. 1479 PG. 390
STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY D.B. 1973, PG. 887
HARRISON MICHAEL D.B. 1856, PG. 623
FOSS SIMON RAY & SANDRA D.B. 806, PG. 550 MB. 17, PG. 75
GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM D.B. 1646, PG. 64 MB. 17, PG. 75

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

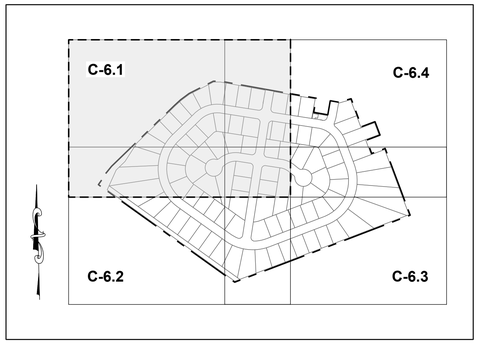
STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
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SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
OVERALL GRADING AND DRAINAGE PLAN

DRAWING SHEET
C-6.0

15 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST
KETCHEM AVE
2ND UNNAMED STREET (NUMBER IS FOR REFERENCE ONLY)
LAKE PINES DR
MARSDEN CIR
KETCHEM AVE
CORBIN MANOR CT
MATCH LINE
FOR CONTINUATION, SEE C-6.4
MATCH LINE
FOR CONTINUATION, SEE C-6.2
PHASE 1 - SEPARATE SUBMITTAL/PLANS
PHASE LINE (TYP.)
PROPERTY BOUNDARY (TYP.)
PROPOSED BOUNDARY
VEGETATION BUFFER
CONSERVATION EASEMENT
30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 570, PAGE 414 & PLAT CABINET 12, PAGE 215
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 489, PAGE 27 & PLAT CABINET 12, PAGE 2155
EASEMENT (D.B. 1834, P.G. 311)

SUTTON KENDRICK DARRELL JR D.B. 1187, PG. 869
FLOWERS ESTHER PELLETIER D.B. 1372, PG. 369
THOMAS JOYCE S D.B. 623, PG. 581
FOSS LINDA S & FOSS JIMMIE C SR D.B. 1893, PG. 878
BANNISTER BRUCE AI & BANNISTER VICKI S D.B. 1998, PG. 135
HOBBS JIMMY LEE & CAROLYN W D.B. 1055, PG. 955
FOSS JIMMIE CARR D.B. 1569, PG. 347
HOLMES W ROYCE D.B. 621, PG. 275
SWAIN WILLIAM THOMAS D.B. 2009, PG. 281
GURLEY WOODARD H & RUBY P LT DB. 1646, PG. 64
BRITT JAMES WILLIAM D.B. 1031, PG. 531
BOYETTE MICHAEL & THERESA DB. 642, PG. 742
FOSS JIMMIE CARR D.B. 581, PG. 71

BUILD. PAD: 111.25
BUILD. PAD: 110.25
BUILD. PAD: 109.50
BUILD. PAD: 109.00
BUILD. PAD: 108.50
BUILD. PAD: 110.50
BUILD. PAD: 110.50
BUILD. PAD: 111.00
BUILD. PAD: 111.00
BUILD. PAD: 111.00
BUILD. PAD: 109.50
BUILD. PAD: 107.75
BUILD. PAD: 105.50
BUILD. PAD: 107.00
BUILD. PAD: 105.25
BUILD. PAD: 106.00
BUILD. PAD: 110.75
BUILD. PAD: 111.00
BUILD. PAD: 109.75
BUILD. PAD: 109.25
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BUILD. PAD: 107.25
BUILD. PAD: 107.25
BUILD. PAD: 107.50
BUILD. PAD: 106.25
BUILD. PAD: 106.25
BUILD. PAD: 107.50
BUILD. PAD: 107.75
BUILD. PAD: 107.50
BUILD. PAD: 106.75

PIPE - 07 CLASS IV RCP
PIPE - 06 CLASS IV RCP
PIPE - 04 CLASS IV RCP
PIPE - 02 CLASS IV RCP
PIPE - 08 CLASS IV RCP
PIPE - 10 CLASS IV RCP
PIPE - 12 CLASS IV RCP
PIPE - 14 CLASS IV RCP
PIPE - 16 CLASS IV RCP
PIPE - 17 CLASS IV RCP
PIPE - 18 CLASS IV RCP
PIPE - 15 CLASS IV RCP
PIPE - 19 CLASS IV RCP
PIPE - 20 CLASS IV RCP
PIPE - 21 CLASS IV RCP
PIPE - 95 CLASS IV RCP
PIPE - 23 CLASS IV RCP
PIPE - 09 CLASS IV RCP
PIPE - 11 CLASS IV RCP
PIPE - 13 CLASS IV RCP
PIPE - 05 CLASS IV RCP
PIPE - 03 CLASS IV RCP
PIPE - 01 CLASS IV RCP
PIPE - 90 CLASS IV RCP
PIPE - 89 CLASS IV RCP
PIPE - 72 CLASS IV RCP
PIPE - 59 CLASS IV RCP
PIPE - 82 CLASS IV RCP
PIPE - 83 CLASS IV RCP
PIPE - 84 CLASS IV RCP
PIPE - 80 CLASS IV RCP
PIPE - 61 CLASS IV RCP
PIPE - 63 CLASS IV RCP
PIPE - 85 CLASS IV RCP
PIPE - 86 CLASS IV RCP
PIPE - 87 CLASS IV RCP
PIPE - 78 CLASS IV RCP
PIPE - 81 CLASS IV RCP
PIPE - 75 CLASS IV RCP
PIPE - 76 CLASS IV RCP
PIPE - 79 CLASS IV RCP
PIPE - 92 CLASS IV RCP
PIPE - 91 CLASS IV RCP

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL:
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

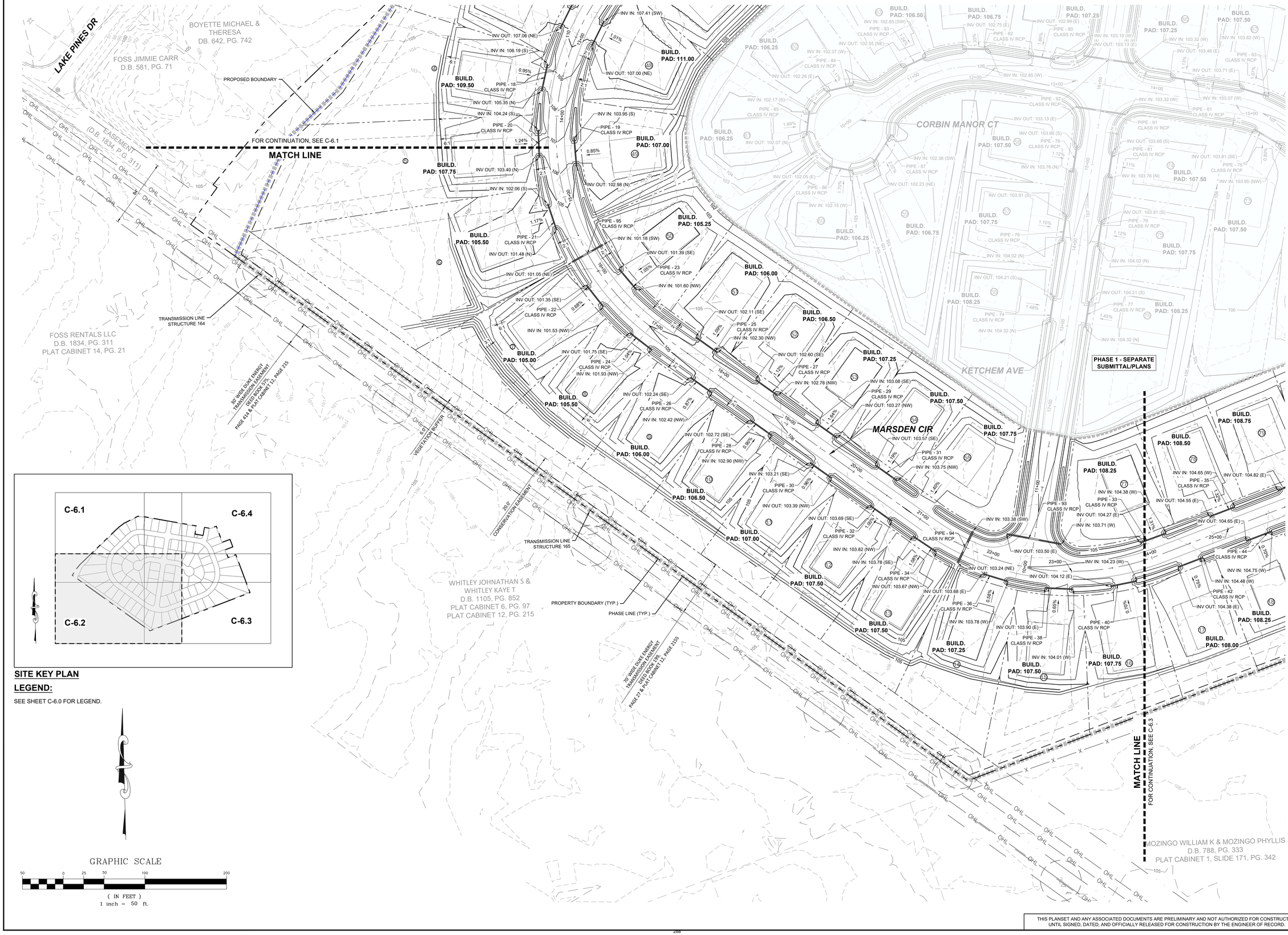
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
GRADING AND DRAINAGE PLAN I

DRAWING SHEET
C-6.1

16 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT

NOT FOR CONSTRUCTION

SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

305 CHURCH AT NORTH HILLS STREET.

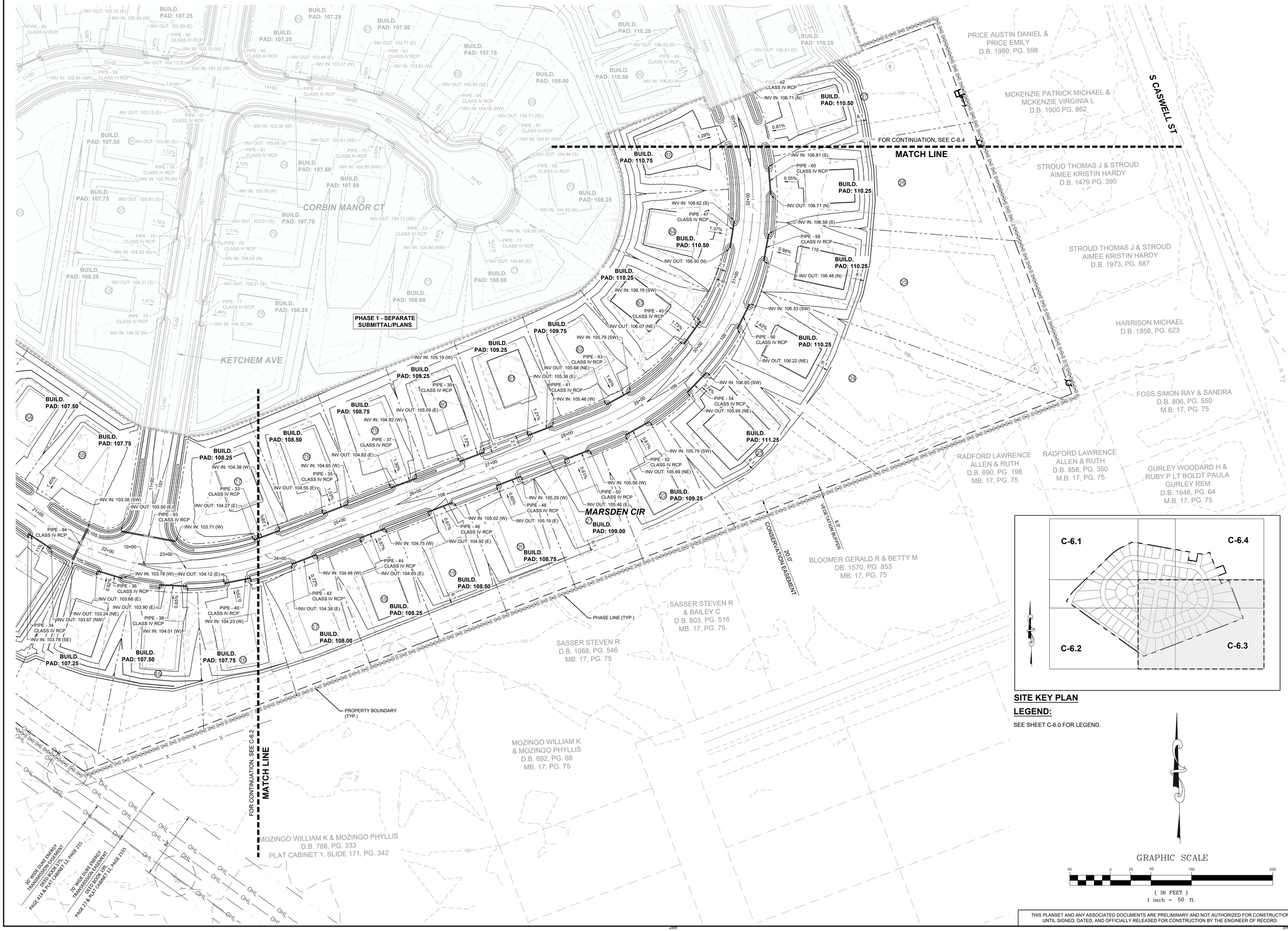
ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS

GRADING AND DRAINAGE PLAN II

DRAWING SHEET

C-6.2

17 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONG ROCK ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

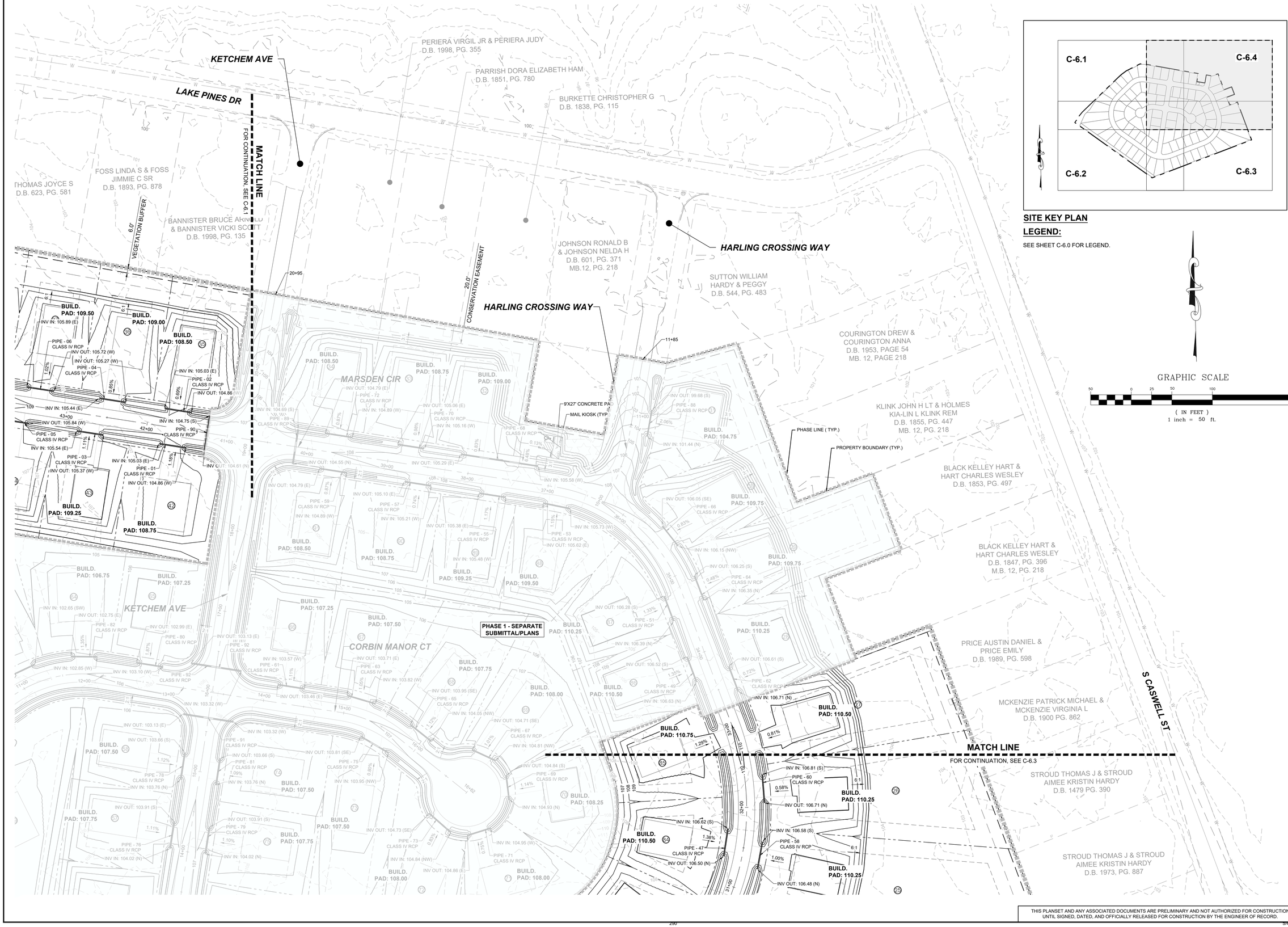
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS

GRADING DRAINAGE PLAN III

DRAWING SHEET

C-6.3

18 OF 47



SITE KEY PLAN

LEGEND:

SEE SHEET C-6.0 FOR LEGEND.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT			
	NOT FOR CONSTRUCTION		
	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
GRADING AND DRAINAGE PLAN IV

DRAWING SHEET
C-6.4

19 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 01	CLASS IV RCP	15"	34	105.03	104.86	0.50%
PIPE - 02	CLASS IV RCP	15"	34	105.03	104.86	0.50%
PIPE - 03	CLASS IV RCP	15"	34	105.54	105.37	0.50%
PIPE - 04	CLASS IV RCP	15"	34	105.44	105.27	0.50%
PIPE - 05	CLASS IV RCP	15"	34	106.01	105.84	0.50%
PIPE - 06	CLASS IV RCP	15"	34	105.89	105.72	0.50%
PIPE - 07	CLASS IV RCP	15"	36	106.26	106.14	0.33%
PIPE - 08	CLASS IV RCP	15"	36	106.44	106.33	0.30%
PIPE - 09	CLASS IV RCP	15"	34	106.75	106.65	0.31%
PIPE - 10	CLASS IV RCP	15"	35	106.66	106.56	0.30%
PIPE - 11	CLASS IV RCP	15"	34	106.99	106.89	0.30%
PIPE - 12	CLASS IV RCP	15"	34	106.91	106.81	0.30%
PIPE - 13	CLASS IV RCP	15"	34	107.27	107.17	0.30%
PIPE - 14	CLASS IV RCP	15"	37	107.20	107.09	0.30%
PIPE - 16	CLASS IV RCP	15"	33	107.46	107.36	0.30%
PIPE - 18	CLASS IV RCP	15"	35	106.19	105.35	2.39%
PIPE - 19	CLASS IV RCP	15"	35	103.95	102.98	2.77%
PIPE - 20	CLASS IV RCP	15"	35	104.24	103.40	2.39%
PIPE - 21	CLASS IV RCP	15"	35	102.06	101.48	1.63%
PIPE - 22	CLASS IV RCP	15"	35	101.53	101.35	0.50%
PIPE - 23	CLASS IV RCP	15"	35	101.60	101.39	0.58%
PIPE - 24	CLASS IV RCP	15"	35	101.93	101.75	0.51%
PIPE - 25	CLASS IV RCP	15"	34	102.30	102.11	0.54%
PIPE - 26	CLASS IV RCP	15"	34	102.42	102.24	0.54%
PIPE - 27	CLASS IV RCP	15"	34	102.78	102.60	0.54%
PIPE - 28	CLASS IV RCP	15"	34	102.90	102.72	0.51%
PIPE - 29	CLASS IV RCP	15"	34	103.27	103.08	0.54%
PIPE - 30	CLASS IV RCP	15"	34	103.39	103.21	0.54%
PIPE - 31	CLASS IV RCP	15"	34	103.75	103.57	0.54%
PIPE - 32	CLASS IV RCP	15"	34	103.82	103.69	0.37%
PIPE - 33	CLASS IV RCP	15"	35	104.38	104.27	0.31%
PIPE - 34	CLASS IV RCP	15"	35	103.78	103.67	0.30%
PIPE - 35	CLASS IV RCP	15"	34	104.65	104.55	0.30%
PIPE - 36	CLASS IV RCP	15"	33	103.78	103.68	0.30%
PIPE - 37	CLASS IV RCP	15"	34	104.92	104.82	0.30%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 38	CLASS IV RCP	15"	35	104.01	103.90	0.30%
PIPE - 39	CLASS IV RCP	15"	34	105.19	105.09	0.30%
PIPE - 40	CLASS IV RCP	15"	34	104.23	104.12	0.30%
PIPE - 41	CLASS IV RCP	15"	34	105.46	105.36	0.30%
PIPE - 42	CLASS IV RCP	15"	34	104.48	104.38	0.30%
PIPE - 43	CLASS IV RCP	15"	35	105.79	105.68	0.32%
PIPE - 44	CLASS IV RCP	15"	34	104.75	104.65	0.30%
PIPE - 45	CLASS IV RCP	15"	36	106.19	106.07	0.32%
PIPE - 46	CLASS IV RCP	15"	34	105.02	104.92	0.30%
PIPE - 47	CLASS IV RCP	15"	35	106.62	106.50	0.32%
PIPE - 48	CLASS IV RCP	15"	34	105.29	105.19	0.30%
PIPE - 49	CLASS IV RCP	15"	34	106.63	106.52	0.30%
PIPE - 50	CLASS IV RCP	15"	34	105.56	105.46	0.30%
PIPE - 51	CLASS IV RCP	15"	34	106.39	106.28	0.30%
PIPE - 52	CLASS IV RCP	15"	35	105.79	105.69	0.30%
PIPE - 53	CLASS IV RCP	15"	35	105.73	105.62	0.33%
PIPE - 54	CLASS IV RCP	15"	35	106.05	105.95	0.30%
PIPE - 55	CLASS IV RCP	15"	34	105.48	105.38	0.30%
PIPE - 56	CLASS IV RCP	15"	35	106.33	106.22	0.30%
PIPE - 57	CLASS IV RCP	15"	34	105.21	105.10	0.30%
PIPE - 58	CLASS IV RCP	15"	35	106.58	106.48	0.30%
PIPE - 59	CLASS IV RCP	15"	34	104.89	104.79	0.30%
PIPE - 60	CLASS IV RCP	15"	35	106.81	106.71	0.30%
PIPE - 61	CLASS IV RCP	15"	34	103.57	103.46	0.30%
PIPE - 62	CLASS IV RCP	15"	34	106.71	106.61	0.30%
PIPE - 63	CLASS IV RCP	15"	37	103.82	103.71	0.30%
PIPE - 64	CLASS IV RCP	15"	34	106.35	106.25	0.30%
PIPE - 65	CLASS IV RCP	15"	34	104.05	103.95	0.30%
PIPE - 67	CLASS IV RCP	15"	32	104.81	104.71	0.30%
PIPE - 68	CLASS IV RCP	15"	97	105.58	105.29	0.30%
PIPE - 69	CLASS IV RCP	15"	30	104.93	104.84	0.30%
PIPE - 70	CLASS IV RCP	15"	34	105.16	105.06	0.30%
PIPE - 71	CLASS IV RCP	15"	30	104.95	104.86	0.30%
PIPE - 72	CLASS IV RCP	15"	34	104.89	104.79	0.30%
PIPE - 73	CLASS IV RCP	15"	36	104.84	104.73	0.30%

PIPE TABLE						
PIPE NO	TYPE	SIZE	LF	INV. IN	INV. OUT	GRADE
PIPE - 74	CLASS IV RCP	18"	34	104.32	104.21	0.30%
PIPE - 75	CLASS IV RCP	15"	40	103.95	103.81	0.35%
PIPE - 76	CLASS IV RCP	18"	34	104.02	103.91	0.30%
PIPE - 77	CLASS IV RCP	18"	34	104.32	104.21	0.30%
PIPE - 78	CLASS IV RCP	18"	34	103.76	103.66	0.30%
PIPE - 79	CLASS IV RCP	18"	34	104.02	103.91	0.30%
PIPE - 80	CLASS IV RCP	15"	34	103.10	102.99	0.30%
PIPE - 81	CLASS IV RCP	18"	33	103.76	103.66	0.30%
PIPE - 82	CLASS IV RCP	15"	33	102.85	102.75	0.30%
PIPE - 83	CLASS IV RCP	15"	32	102.65	102.55	0.30%
PIPE - 84	CLASS IV RCP	15"	36	102.37	102.26	0.31%
PIPE - 85	CLASS IV RCP	15"	32	102.17	102.07	0.31%
PIPE - 86	CLASS IV RCP	15"	31	102.15	102.05	0.32%
PIPE - 87	CLASS IV RCP	15"	43	102.38	102.23	0.33%
PIPE - 88	CLASS IV RCP	15"	34	101.44	99.68	5.18%
PIPE - 89	CLASS IV RCP	18"	44	104.69	104.55	0.30%
PIPE - 90	CLASS IV RCP	18"	44	104.75	104.61	0.30%
PIPE - 91	CLASS IV RCP	18"	63	103.32	103.13	0.30%
PIPE - 92	CLASS IV RCP	18"	63	103.32	103.13	0.30%
PIPE - 93	CLASS IV RCP	18"	69	103.71	103.50	0.30%
PIPE - 94	CLASS IV RCP	24"	44	103.38	103.24	0.31%
PIPE - 95	CLASS IV RCP	18"	44	101.18	101.05	0.30%

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
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STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS

STORM DRAINAGE TABLE

DRAWING / SHEET

C-6.5

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THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

EROSION CONTROL NOTES:

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS.
2. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE COUNTY EROSION CONTROL DEPARTMENT OR THE DWQ.
3. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER 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 OR THE CONSTRUCTION SEQUENCE ON THE PLAN.
4. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
5. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
6. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY NCDEQ ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCE)
7. CONTRACTOR SHALL INSPECT ALL SEDIMENT /EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
8. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
9. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
10. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE NCDEQ EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
11. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. 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.
13. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
14. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
15. TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
16. 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.
17. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
18. IF AN OFF-SITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND DISTURBANCE PERMIT.
19. CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS AS NECESSARY DURING STAGES 1, 2 AND 3 TO PREVENT SLOPE EROSION.
20. CONTRACTOR SHALL LEAVE STUMPS AND ROOT WADS IN PLACE ALONG BANK AND INSTALL SILT FENCE ALONG TOP OF STREAM BANK UNTIL PERMANENT CROSSING CAN BE INSTALLED. (GS 113A-57(3), 15A NCAC 04B.0113)
21. CONTRACTOR SHALL SEED, MULCH, AND TACK ANY BARE AREAS BETWEEN THE PERIMETER MEASURES AND THE DIVERSIONS AND BASINS.
22. CONTRACTOR SHALL MAT ALL CUT OR FILL AND INTERIOR AND EXTERIOR BASIN SLOPES WITH A SUITABLE RECP AFTER SEEDING. (GS 113A-57(3), 15A NCAC 04B.0113)

STAGE 1 CONSTRUCTION SEQUENCE:

CONSTRUCTION SEQUENCE

1. OBTAIN ALL APPROVALS AND PERMITS NECESSARY TO BEGIN AND COMPLETE THE PROJECT. THESE APPROVALS AND PERMITS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SUBDIVISION APPROVAL, SITE DESIGN, ZONING, SPECIAL USE PERMIT, ETC, APPROVAL OF DESIGNS FOR STREETS. UTILITIES, ETC, EROSION CONTROL PLAN APPROVAL AND GRADING PERMIT, ZONING COMPLIANCE PERMIT, DRIVEWAY PERMIT FROM NCDOT. THE APPROVAL AND PERMITS MUST BE OBTAINED BEFORE THE DISTURBANCE BEGINS SO THAT WORK WILL NOT BE INTERRUPTED OR DELAYED DUE TO THE LACK OF APPROVED PLANS.
2. SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY LAND-DISTURBING ACTIVITIES. THIS CONFERENCE SHOULD BE ATTENDED BY A REPRESENTATIVE OF THE FINANCIALLY RESPONSIBLE PARTY AND/OR THE GENERAL CONTRACTOR, GRADING SUB-CONTRACTOR, EROSION CONTROL SUB-CONTRACTOR.
3. CONTRACTOR TO STAKE OUT THE LIMIT OF DISTURBANCE AND TREE PROTECTION FENCING. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMIT OF WORK SHOWN ON THE EROSION CONTROL PLAN.
4. CLEAR THE AREA NECESSARY TO GAIN ACCESS TO AND INSTALL THE INITIAL EROSION CONTROL DEVICES ALONG THE PERIMETER OF THE SITE.
5. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SILT FENCE AROUND STOCKPILES.
6. CONTRACTOR TO INSTALL TEMPORARY DIVERSION BERMS AND SEDIMENT BASINS PER THE SEDIMENT AND EROSION CONTROL PLAN, INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & OTHER SPECIFIED MEASURES ARE INSTALLED.
7. PROVIDE TEMPORARY GROUNDCOVER FOR DIVERSION DITCHES AND SEDIMENT TRAPS/BASINS WITHIN 3 DAYS OF COMPLETION.
8. TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED PRIOR TO EACH PHASE OF GRADING AND MODIFIED AS NECESSARY TO FUNCTION.
9. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION.
10. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H: 1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H: 1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
11. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER IN ACCORDANCE WITH NOTE #10 AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING, THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN.
12. TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1 INCH OR GREATER. CLEAN THE SEDIMENT BASIN WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE WET STORAGE CAPACITY OF THE BASIN OR WHEN THE DEPTH OF AVAILABLE POOL IS REDUCED TO 18 INCHES, WHICHEVER IS ACHIEVED FIRST. KEEP MUD AND DEBRIS OFF THE PUBLIC STREET AT ALL TIMES. IF MUD OR DEBRIS IS TRACKED FROM THE SITE USE A SHOVEL AND BROOM TO REMOVE IT IMMEDIATELY. IF MUD AND DEBRIS ARE NOT KEPT OFF THE STREET, ENFORCEMENT ACTION (REVOKING THE GRACING PERMIT AND/OR A STOP WORK ORDER) MAYBE TAKEN.
13. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1 INCH OR GREATER.
14. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE CITY'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS. IF IT IS DETERMINED DURING THE COURSE OF CONSTRUCTION THAT SIGNIFICANT SEDIMENT IS LEAVING THE SITE DESPITE PROPER IMPLEMENTATION AND MAINTENANCE OF THE APPROVED EROSION CONTROL PLAN, THE PERSON RESPONSIBLE FOR THE LAND-DISTURBING ACTIVITY IS OBLIGATED TO TAKE ADDITIONAL PROTECTIVE ACTION.
15. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THESE MATERIALS ENTER WATERS OR WETLANDS.
16. CONTACT THE DEMLR WILMINGTON REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCING THE LAND-DISTURBING ACTIVITY.
17. "EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE(COC) MUST BE OBTAINED BEFORE ANY LAND DISTURBING ACTIVITIES OCCUR." THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (E-NOI) FORM AT deq.nc.gov/NCG01. PLEASE NOTE, THE E-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMIT BOX, AND ACCESSIBLE DURING INSPECTION.
18. "WHEN THE PROJECT IS COMPLETE, THE PERMITTEE SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN." AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCG01 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION(E-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.
19. CONTRACTOR SHALL TRACK THE SLOPES.
20. "PER NPDES REQUIREMENTS, A RAIN GUAGE, SELF-INSPECTION RECORDS, PERMIT, CERTIFICATE OF COVERAGE, AND S&E PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMIT BOX AT THE BEGINNING OR ENTRANCE OF PROJECT." (NCG01 PART III SECTIONS A)
21. CONTINUE TO STAGE 2.

STAGE 2 & 3 CONSTRUCTION SEQUENCE:

1. CONTINUE MASS GRADING FROM STAGE 1.
2. INSTALL SANITARY SEWER SYSTEM BEGINNING AT PUMP STATION AND CONTINUING UPSTREAM. AT ALL STREAM CROSSING LOCATIONS, FOR INSTALLATION OF SANITARY SEWER, USE THE CONSTRUCTION IN THE DRY METHOD. PLACE THE SPOIL STOCKPILE ON THE UPSTREAM SIDE OF THE TRENCH DURING SANITARY SEWER INSTALLATION.
3. INSTALL APPROVED INLET PROTECTION AS CROSS PIPES ARE INSTALLED. TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN UNTIL SUCH MEASURES HAVE BEEN APPROVED FOR REMOVAL BY THE ENVIRONMENTAL ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND FIELD CONDITIONS.
4. MAINTAIN EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAIN EVENT THROUGHOUT CONSTRUCTION.
5. STABILIZE GRADED AREAS AS THEY ARE BROUGHT TO FINAL GRADE TEMPORARILY. SEED AND MULCH DENUDED AREAS.
6. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 7 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
7. ONCE SITE IS STABILIZED REQUEST FINAL APPROVAL BY EROSION CONTROL OFFICER.

EROSION CONTROL NARRATIVE

1. THE PURPOSE OF THIS PLAN IS TO DEVELOP A 89 LOT RESIDENTIAL SUBDIVISION. LAND DISTURBANCE SHALL BE KEPT TO THE MINIMUM AMOUNT NEEDED TO INSTALL THE INFRASTRUCTURE, STORMWATER DEVICES AND ROUGH GRADED LOTS SHOWN ON THE PLANS. THIS PROJECT FALLS UNDER THE NEUSE RIVER BASIN WITH BEAR CREEK BEING THE RECEIVING WATER.
2. EROSION SHALL BE CONTROLLED BY USING A COMBINATION OF TEMPORARY AND PERMANENT STABILIZATION MEASURES THROUGHOUT THE SITE. IN GENERAL; STRIPING OF VEGETATION, REGRADING OR OTHER DEVELOPMENT IS TO BE DONE IN SUCH A WAY THAT WILL MINIMIZE EROSION. EROSION AND SEDIMENT WILL BE CONTROLLED BY SILT FENCE, DIVERSION DITCHES, CHECK DAMS, SEDIMENT/SKIMMER BASINS, SLOPE DRAINS. CONTRUCTION ENTRANCES WILL PROVIDE ACCESS TO THE SITE. THE AMOUNT OF DISTURBED AREA AND THE DURATION OF EXPOSURE WILL BE KEPT TO A PRACTICAL MINIMUM AND PERMANENT VEGETATION.

LIMITS OF DISTURBANCE = 1,562,103 SF (35.86 AC)

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

STRONGROCK
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STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

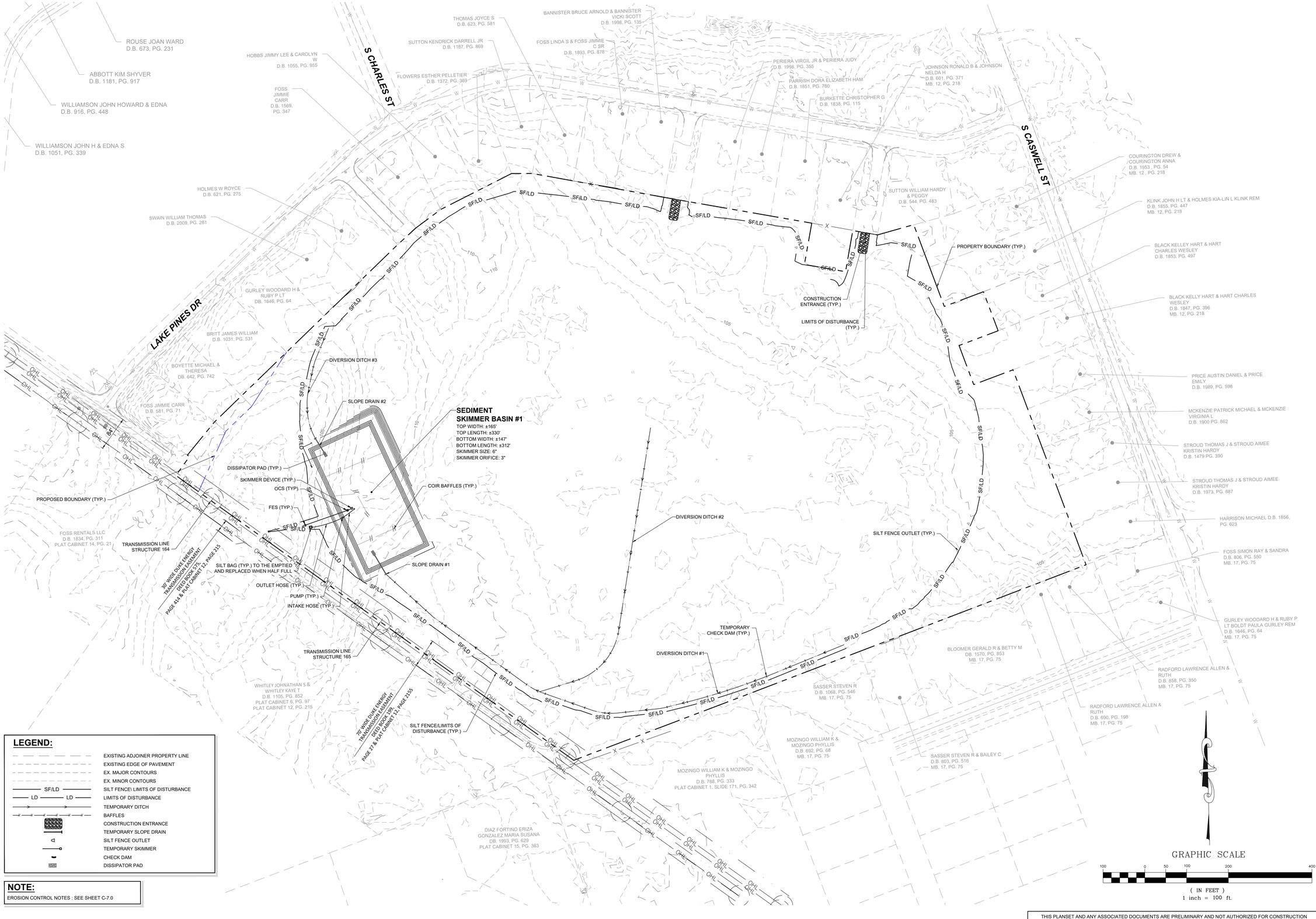
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION NOTES

DRAWING / SHEET
C-7.0

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LEGEND:

- EXISTING ADJOINER PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- SF/LD — SILT FENCE\ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- TEMPORARY DITCH
- BAFFLES
- CONSTRUCTION ENTRANCE
- TEMPORARY SLOPE DRAIN
- SILT FENCE OUTLET
- TEMPORARY SKIMMER
- CHECK DAM
- DISSIPATOR PAD

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

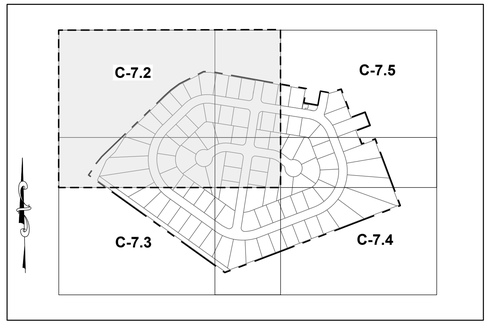
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STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
ESROSION CONTROL PLAN - OVERALL STAGE 1

DRAWING SHEET
C-7.1

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SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

S CHARLES ST

LAKE PINES DR

SUTTON KENDRICK DARRELL JR
D.B. 1187, PG. 869

FLOWERS ESTHER PELLETIER
D.B. 1372, PG. 369

THOMAS JOYCE S
D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

HOBBS JIMMY LEE & CAROLYN W
D.B. 1055, PG. 955

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

FOSS JIMMIE CARR
D.B. 1569, PG. 347

HOLMES W ROYCE
D.B. 621, PG. 275

SWAIN WILLIAM THOMAS
D.B. 2009, PG. 281

GURLEY WOODARD H & RUBY P LT
DB. 1646, PG. 64

BRITT JAMES WILLIAM
D.B. 1031, PG. 531

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

PROPERTY BOUNDARY (TYP.)

CONSTRUCTION ENTRANCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET (TYP.)

SF/LD

MATCH LINE
FOR CONTINUATION, SEE C-7.5

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 199, PAGE 27 & PLAT CABINET 12, PAGE 2155

EASEMENT (D.B. 1834, P.G. 311)

OHL

DIVERSION DITCH #3

TEMPORARY CHECK DAM (TYP.)

PROPOSED BOUNDARY (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-7.3

SLOPE DRAIN #2

DISSIPATOR PAD (TYP.)

COIR BAFFLES (TYP.)

SEDIMENT SKIMMER BASIN #1
TOP WIDTH: ±165'
TOP LENGTH: ±330'
BOTTOM WIDTH: ±147'
BOTTOM LENGTH: ±312'
SKIMMER SIZE: 6"
SKIMMER ORIFICE: 3"

DIVERSION DITCH #2

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No.	REVISIONS	DATE	BY
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NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

STRONGROCK ENGINEERING GROUP

STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

305 CHURCH AT NORTH HILLS STREET

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
EROSION CONTROL CONSTRUCTION PLANS
PLAN - STAGE 1

DRAWING SHEET
C-7.2

23 OF 47

LAKE PINES DR

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JIMMIE CARR
D.B. 581, PG. 71

PROPOSED BOUNDARY (TYP.)

PROPERTY BOUNDARY (TYP.)

SILT FENCE OUTLET (TYP.)

DIVERSION DITCH #3

EASEMENT (D.B. 1834, P.G. 311)

FOR CONTINUATION, SEE C-7.2

MATCH LINE

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

COIR BAFFLES (TYP.)

SLOPE DRAIN #2

SEDIMENT SKIMMER BASIN #1
TOP WIDTH: ±165'
TOP LENGTH: ±330'
BOTTOM WIDTH: ±147'
BOTTOM LENGTH: ±312'
SKIMMER SIZE: 6"
SKIMMER ORIFICE: 3"

OCS (TYP.)

SKIMMER DEVICE (TYP.)

FES (TYP.)

INTAKE HOSE (TYP.)

DISSIPATOR PAD (TYP.)

SILT BAG (TYP.) TO THE EMPTIED AND REPLACED WHEN HALF FULL

OUTLET HOSE (TYP.)

PUMP (TYP.)

SLOPE DRAIN #1

TRANSMISSION LINE STRUCTURE 164

FOSS RENTALS LLC
D.B. 1834, PG. 311
PLAT CABINET 14, PG. 21

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

TEMPORARY CHECK DAM (TYP.)

TRANSMISSION LINE STRUCTURE 165

WHITLEY JOHNATHAN S & WHITLEY KAYE T
D.B. 1105, PG. 852
PLAT CABINET 6, PG. 97
PLAT CABINET 12, PG. 215

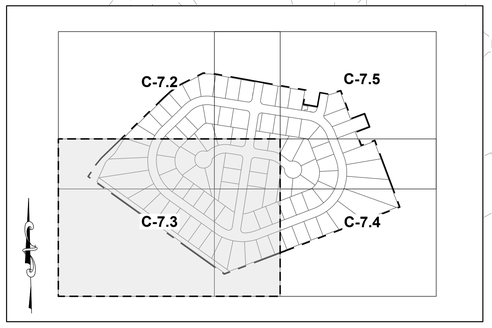
70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1990, PAGE 2125 PAGE 27 & PLAT CABINET 12, PAGE 215

DIVERSION DITCH #2

DIVERSION DITCH #1

MATCH LINE
FOR CONTINUATION, SEE C-7.4

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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SEAL:
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SCALE	AS SHOWN
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.3

24 OF 47

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FOR CONTINUATION, SEE C-7.5
MATCH LINE

FOR CONTINUATION, SEE C-7.3
MATCH LINE

DIVERSION DITCH #2
DIVERSION DITCH #1
TEMPORARY CHECK DAM (TYP.)
SILT FENCE OUTLET (TYP.)
SILT FENCE/LIMITS OF DISTURBANCE (TYP.)
PROPERTY BOUNDARY (TYP.)

SF/LD

S CASWELL ST

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

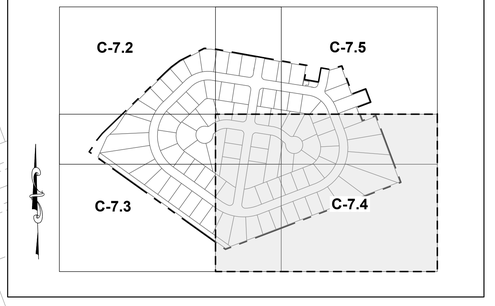
MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1199, PAGE 27 & PLAT CABINET 12, PAGE 2155

OHL



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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SEAL:
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.4

25 OF 47

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

LAKE PINES DR

S CASWELL ST

THOMAS JOYCE S
D.B. 623, PG. 581

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

BANNISTER BRUCE A & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

MATCH LINE
FOR CONTINUATION, SEE C-7.2

MATCH LINE
FOR CONTINUATION, SEE C-7.4

SF/LD

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

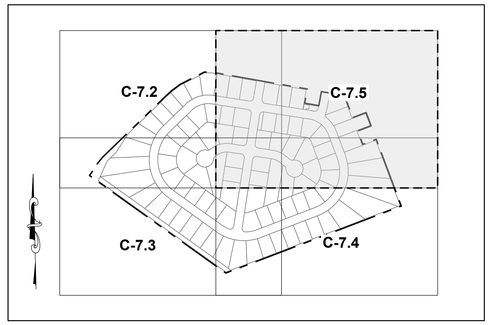
SILT FENCE OUTLET (TYP.)

PROPERTY BOUNDARY (TYP.)

LIMITS OF DISTURBANCE (TYP.)

CONSTRUCTION ENTRANCE (TYP.)

DIVERSION DITCH #2



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.1 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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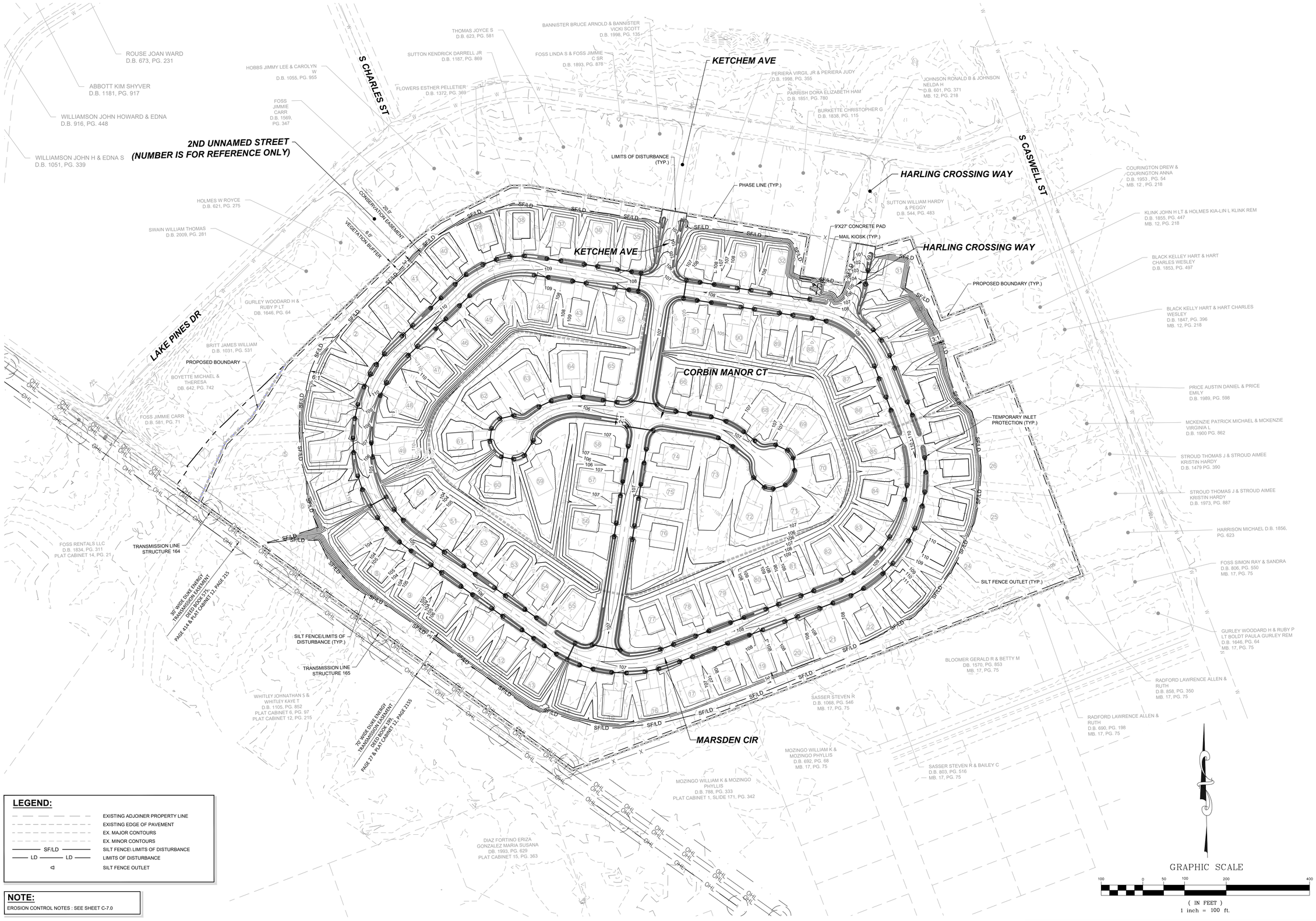
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 1

DRAWING SHEET
C-7.5

26 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.



LEGEND:

- EXISTING ADJOINER PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- SF/LD — SILT FENCE\ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- SILT FENCE OUTLET

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

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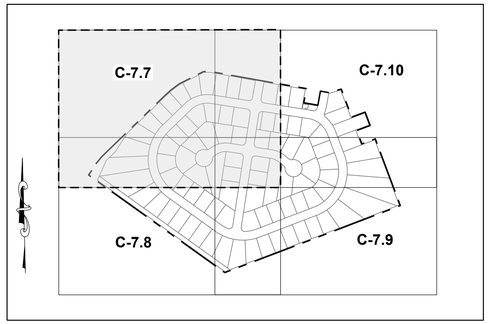
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STRONG ROCK PROJECT	
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DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
ESROSION CONTROL PLAN
- OVERALL STAGE 2

DRAWING SHEET
C-7.6

27 OF 47



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	DATE	BY
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STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2

LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

CONSTRUCTION PLANS

EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.7

28 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

LAKE PINES DR

BOYETTE MICHAEL & THERESA
DB. 642, PG. 742

FOSS JAMES CARR
D.B. 581, PG. 74

PHASE LINE (TYP.)

SILT FENCE OUTLET (TYP.)

PROPOSED BOUNDARY (TYP.)

EASEMENT
(D.B. 1834, P.G. 311)

FOR CONTINUATION, SEE C-7.7

MATCH LINE

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

CORBIN MANOR CT

MARSDEN CIR

KETCHEM AVE

TEMPORARY INLET PROTECTION (TYP.)

FOSS RENTALS LLC
D.B. 1834, PG. 311
PLAT CABINET 14, PG. 21

TRANSMISSION LINE STRUCTURE 164

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

6' VEGETATION BUFFER

20.0' CONSERVATION EASEMENT

TRANSMISSION LINE STRUCTURE 165

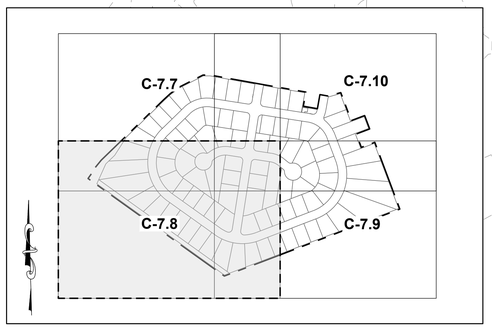
WHITLEY JOHNATHAN S & WHITLEY KAYE T
D.B. 1105, PG. 852
PLAT CABINET 6, PG. 97
PLAT CABINET 12, PG. 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 189, PAGE 27 & PLAT CABINET 13, PAGE 215

PROPERTY BOUNDARY (TYP.)

MATCH LINE
FOR CONTINUATION, SEE C-7.9

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA

EROSION CONTROL CONSTRUCTION PLANS
PLAN - STAGE 2

DRAWING SHEET
C-7.8

CORBIN MANOR CT

KETCHEM AVE

MARSDEN CIR

FOR CONTINUATION, SEE C-7.10

MATCH LINE

FOR CONTINUATION, SEE C-7.8

MATCH LINE

S CASWELL ST

TEMPORARY INLET PROTECTION (TYP.)

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET (TYP.)

PHASE LINE (TYP.)

PROPERTY BOUNDARY (TYP.)

SF/LD

6:1

20.0' CONSERVATION EASEMENT

6.0' VEGETATION BUFFER

30' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 575, PAGE 414 & PLAT CABINET 12, PAGE 215

70' WIDE DUKE ENERGY TRANSMISSION EASEMENT DEED BOOK 1199, PAGE 27 & PLAT CABINET 12, PAGE 2155

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

HARRISON MICHAEL
D.B. 1856, PG. 623

FOSS SIMON RAY & SANDRA
D.B. 806, PG. 550
M.B. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 690, PG. 198
MB. 17, PG. 75

RADFORD LAWRENCE ALLEN & RUTH
D.B. 858, PG. 350
M.B. 17, PG. 75

GURLEY WOODARD H & RUBY P LT BOLDT PAULA GURLEY REM
D.B. 1646, PG. 64
M.B. 17, PG. 75

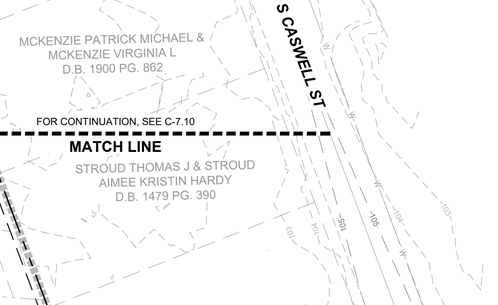
BLOOMER GERALD R & BETTY M
DB. 1570, PG. 853
MB. 17, PG. 75

SASSER STEVEN R & BAILEY C
D.B. 803, PG. 516
MB. 17, PG. 75

SASSER STEVEN R
D.B. 1068, PG. 546
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 692, PG. 68
MB. 17, PG. 75

MOZINGO WILLIAM K & MOZINGO PHYLLIS
D.B. 788, PG. 333
PLAT CABINET 1, SLIDE 171, PG. 342



SITE KEY PLAN

NOTE:
EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:
SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.9

30 OF 47

KETCHEM AVE

MATCH LINE
FOR CONTINUATION, SEE C-7.7

LAKE PINES DR

S CASWELL ST

HARLING CROSSING WAY

KETCHEM AVE

CORBIN MANOR CT

MARSDEN CIR

MATCH LINE
FOR CONTINUATION, SEE C-7.9

PERIERA VIRGIL JR & PERIERA JUDY
D.B. 1998, PG. 355

PARRISH DORA ELIZABETH HAM
D.B. 1851, PG. 780

BURKETTE CHRISTOPHER G
D.B. 1838, PG. 115

FOSS LINDA S & FOSS JIMMIE C SR
D.B. 1893, PG. 878

IOMAS JOYCE S
.B. 623, PG. 581

BANNISTER BRUCE ARNOLD & BANNISTER VICKI SCOTT
D.B. 1998, PG. 135

JOHNSON RONALD B & JOHNSON NELDA H
D.B. 601, PG. 371
MB.12, PG. 218

SUTTON WILLIAM HARDY & PEGGY
D.B. 544, PG. 483

COURINGTON DREW & COURINGTON ANNA
D.B. 1953, PAGE 54
MB. 12, PAGE 218

KLINK JOHN H LT & HOLMES KIA-LIN L KLINK REM
D.B. 1855, PG. 447
MB. 12, PG. 218

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1853, PG. 497

BLACK KELLEY HART & HART CHARLES WESLEY
D.B. 1847, PG. 396
M.B. 12, PG. 218

PRICE AUSTIN DANIEL & PRICE EMILY
D.B. 1989, PG. 598

MCKENZIE PATRICK MICHAEL & MCKENZIE VIRGINIA L
D.B. 1900 PG. 862

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1479 PG. 390

STROUD THOMAS J & STROUD AIMEE KRISTIN HARDY
D.B. 1973, PG. 887

6.0' VEGETATION BUFFER

60.0'

20.0' CONSERVATION EASEMENT

LIMITS OF DISTURBANCE (TYP.)

PROPERTY BOUNDARY (TYP.)

9'X27' CONCRETE PAD

MAIL KIOSK (TYP.)

TEMPORARY INLET PROTECTION (TYP.)

SILT FENCE/LIMITS OF DISTURBANCE (TYP.)

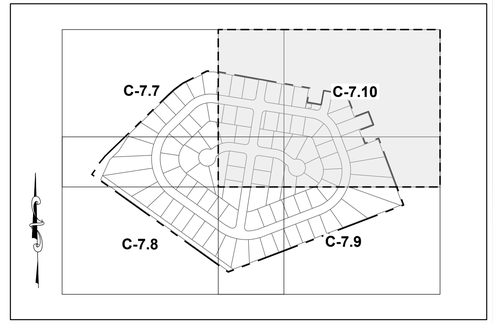
SILT FENCE OUTLET (TYP.)

PHASE LINE (TYP.)

SF/LD

3:1

6:1



SITE KEY PLAN

NOTE:

EROSION CONTROL NOTES : SEE SHEET C-7.0

LEGEND:

SEE SHEET C-7.6 FOR LEGEND

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	REVISIONS	PHASING REVISION	DATE	BY
0			04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON

SEAL: 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
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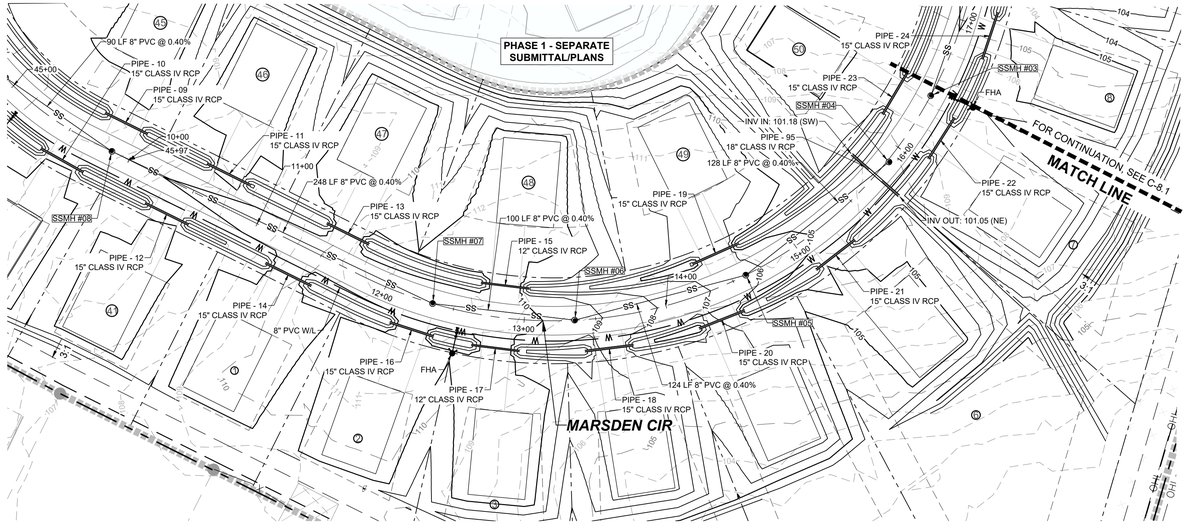
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL PLAN - STAGE 2

DRAWING SHEET
C-7.10

31 OF 47

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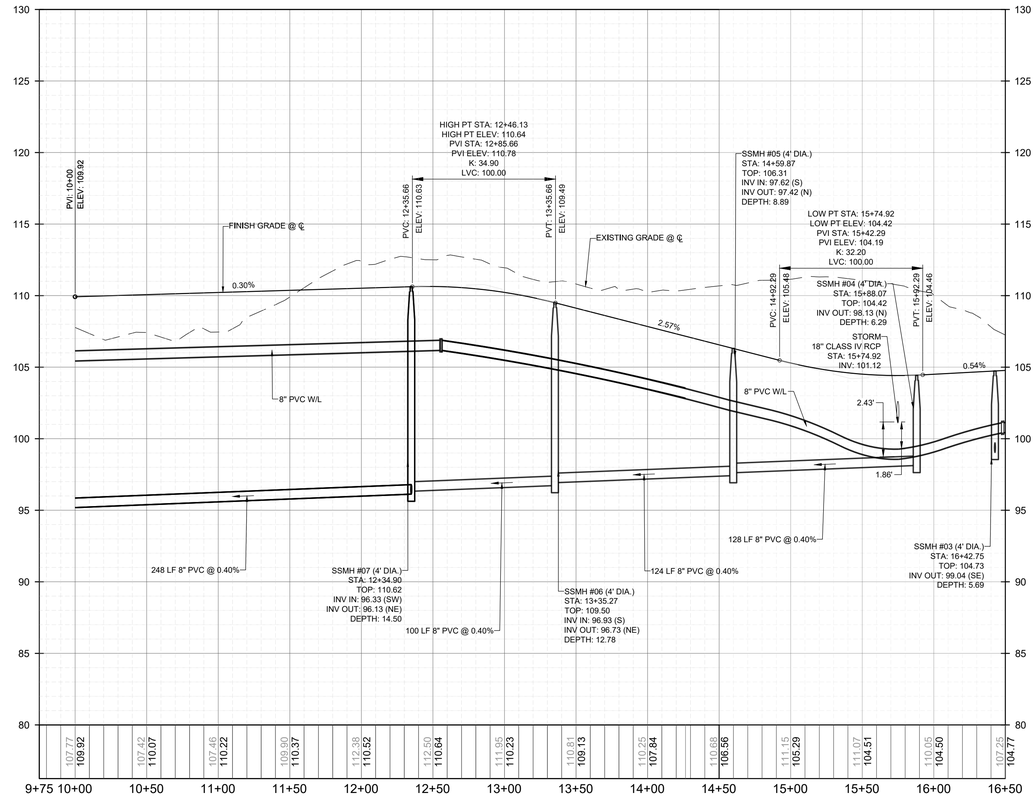


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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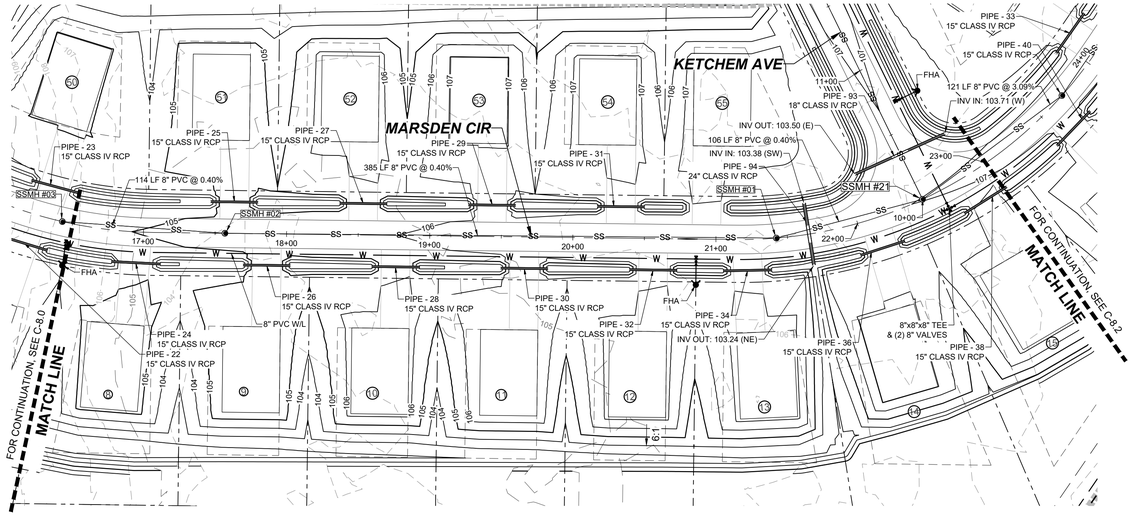
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SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING / SHEET
C-8.0

32 OF 47

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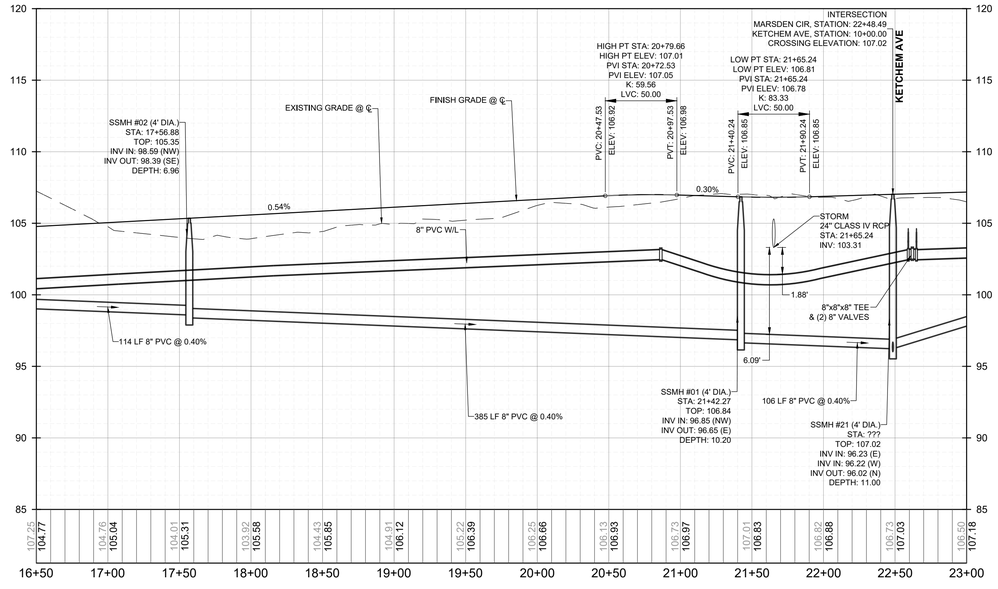


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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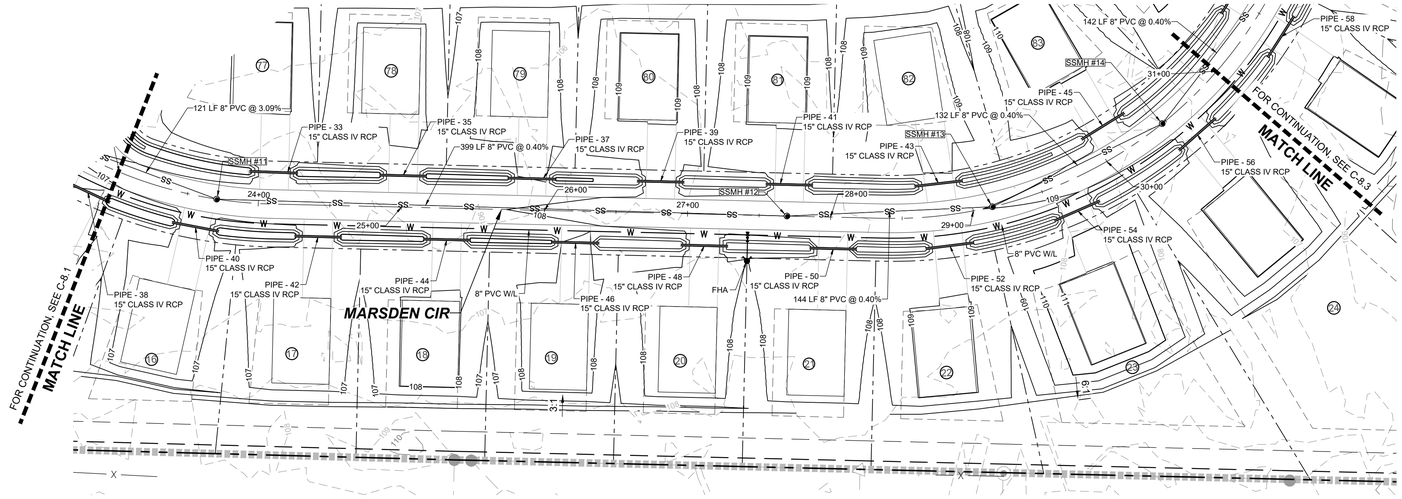
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING
SHEET
C-8.1

33 OF 47

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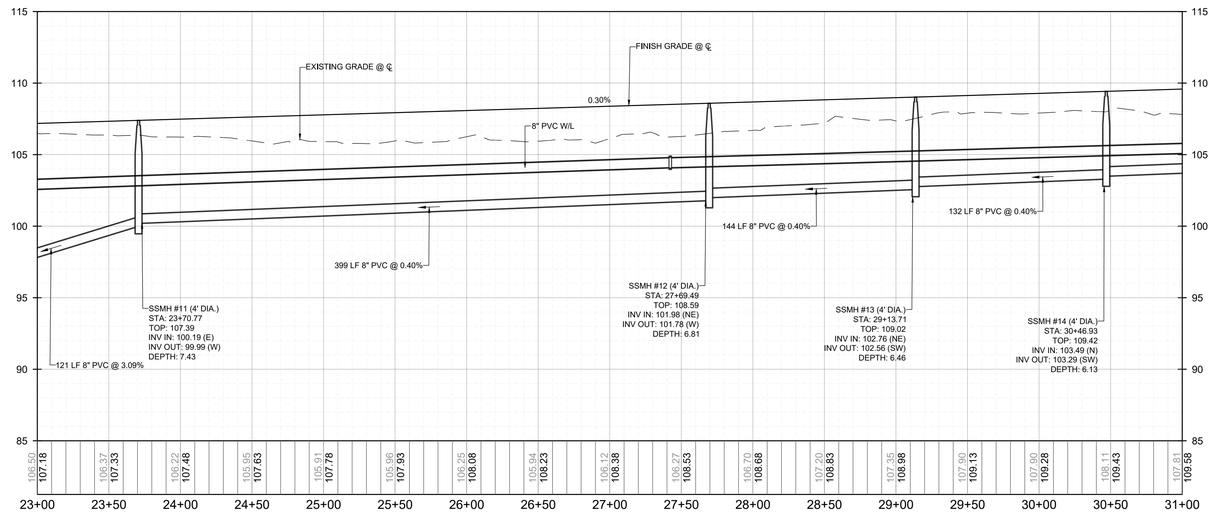


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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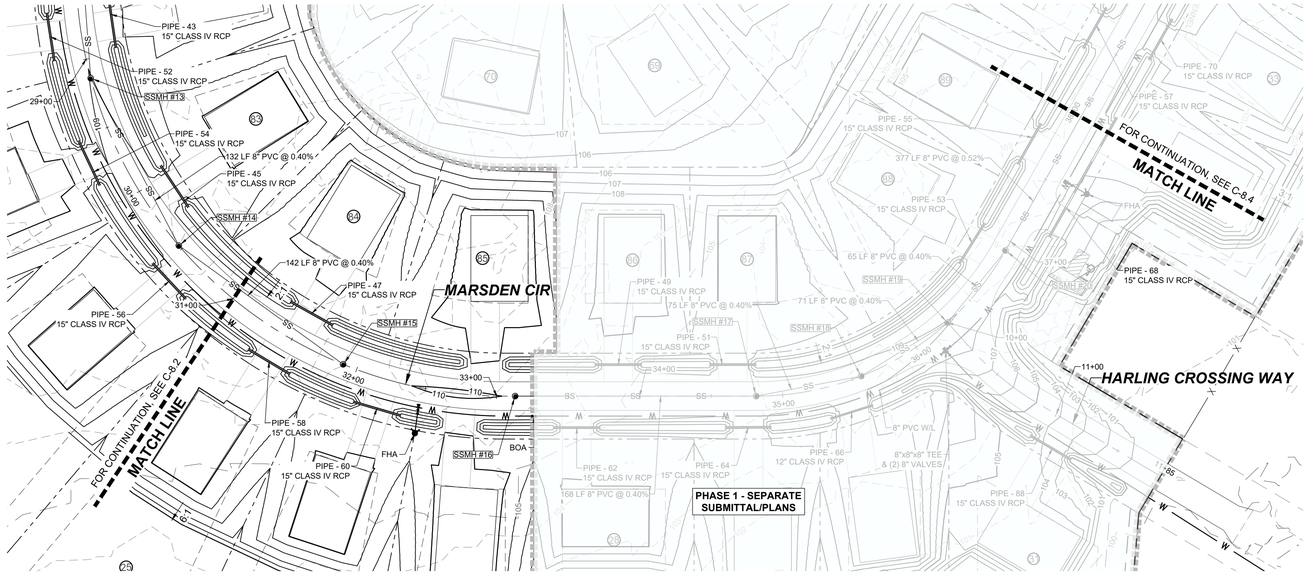
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION		
SCALE	AS SHOWN	DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING SHEET
C-8.2

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PROPOSED MARSDEN CIR - PLAN

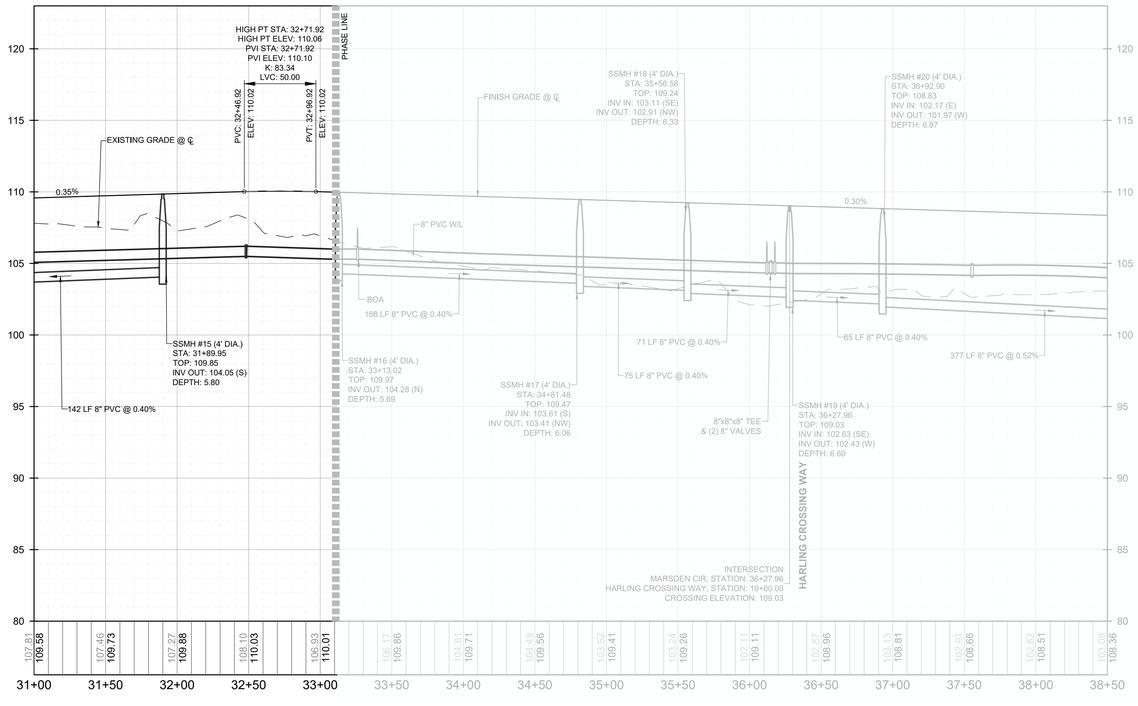
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE

VERTICAL: 1" = 5'

HORIZONTAL: 1" = 50'

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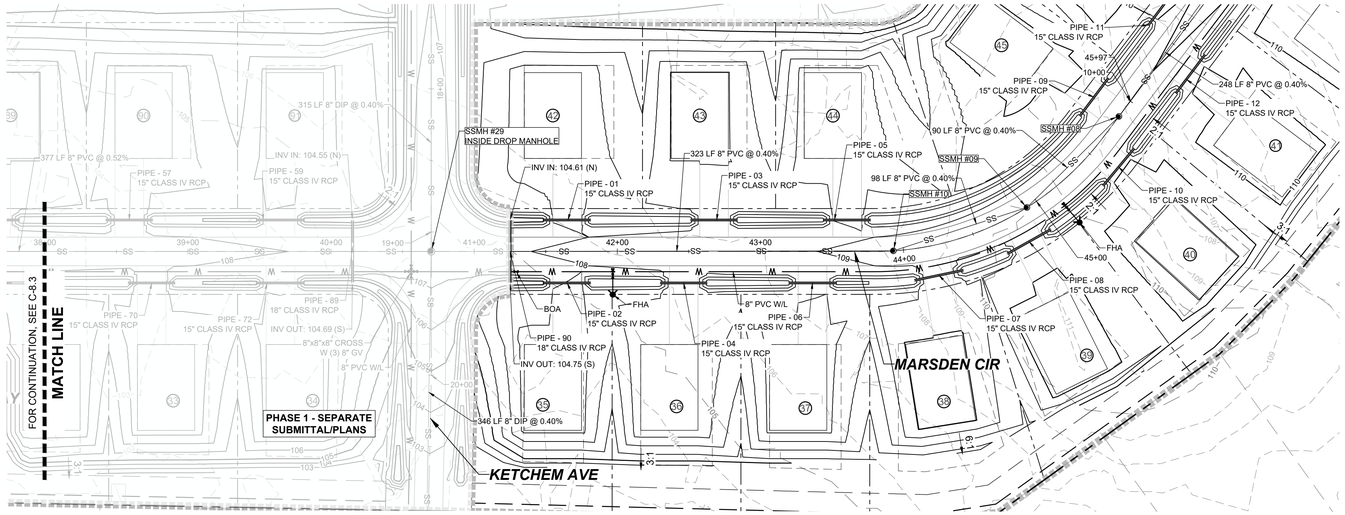
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NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
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ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING SHEET

C-8.3

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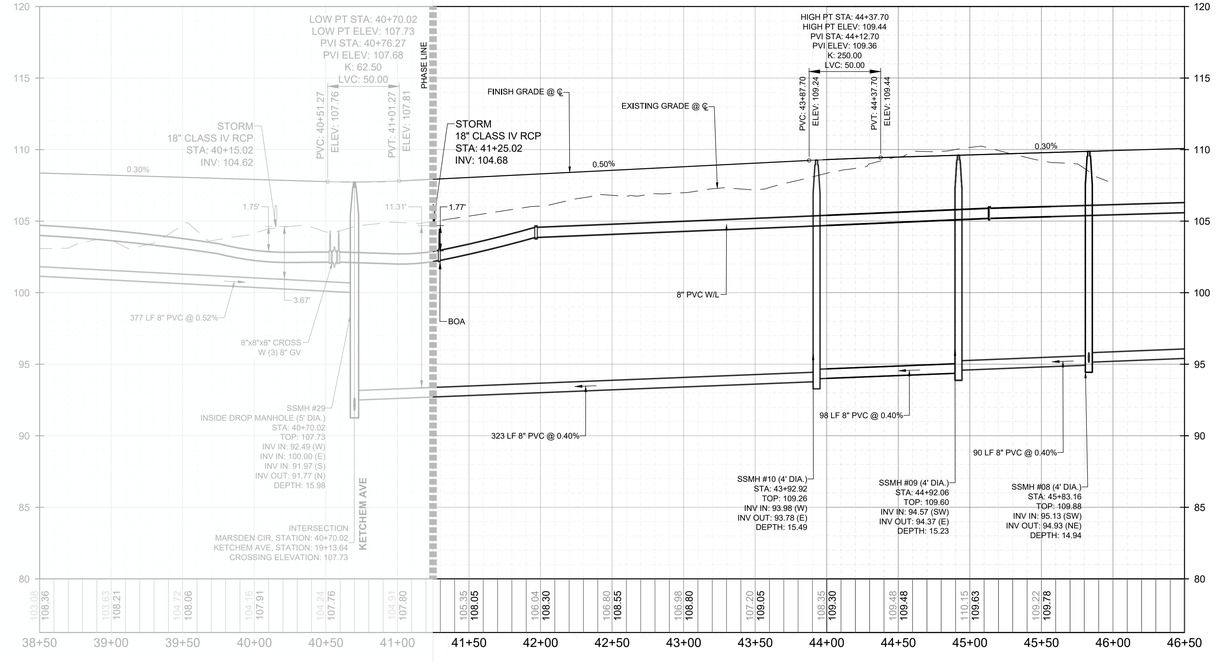


PROPOSED MARSDEN CIR - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED MARSDEN CIR - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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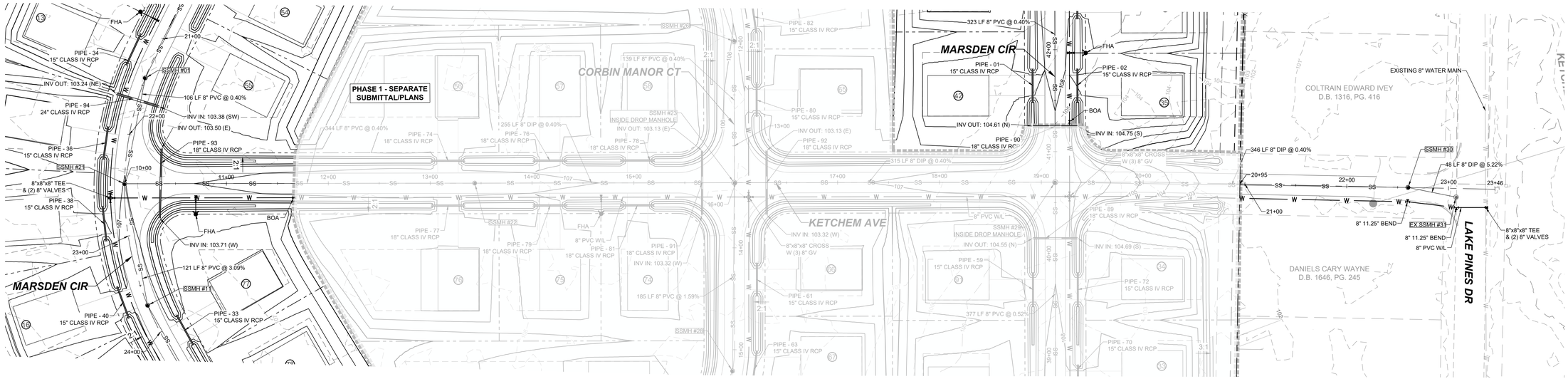
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NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
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CONSTRUCTION PLANS
PROPOSED MARSDEN CIR - PLAN & PROFILE

DRAWING / SHEET
C-8.4

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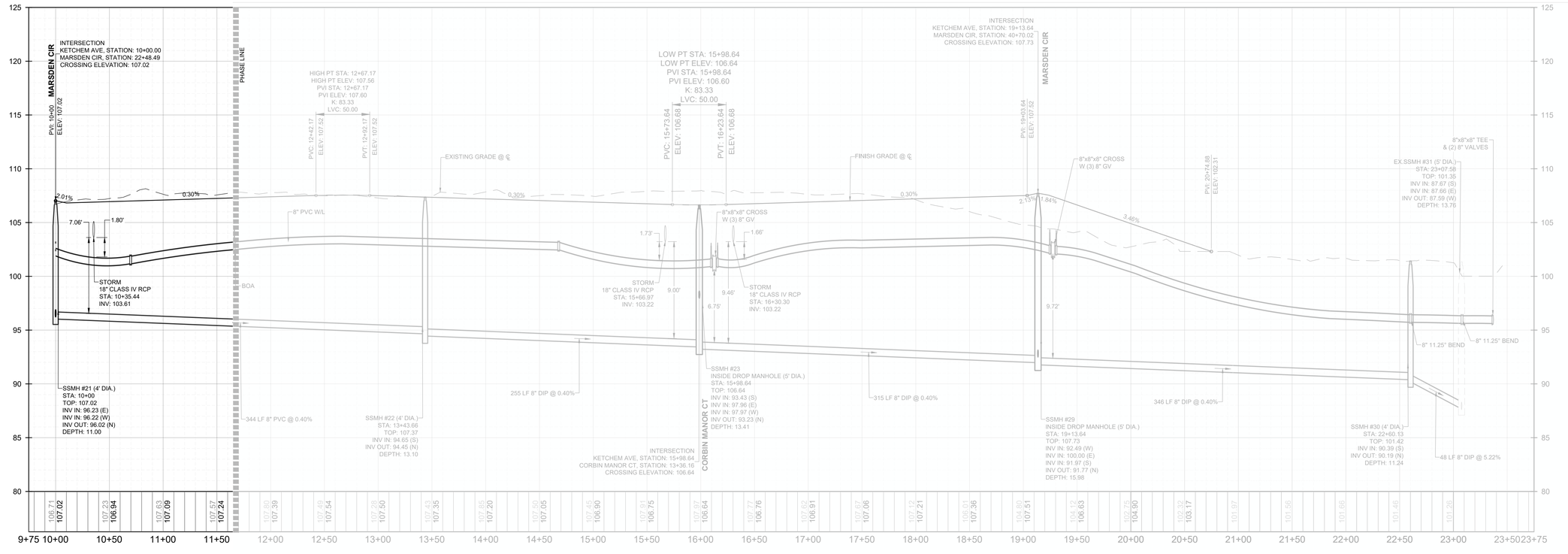


PROPOSED KETCHEM AVE - PLAN
HORIZONTAL: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROPOSED KETCHEM AVE - PROFILE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

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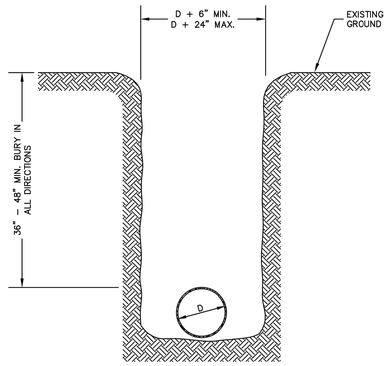
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NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
PROPOSED KETCHEM AVE - PLAN & PROFILE

DRAWING SHEET
C-8.5

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20071203 SD100007

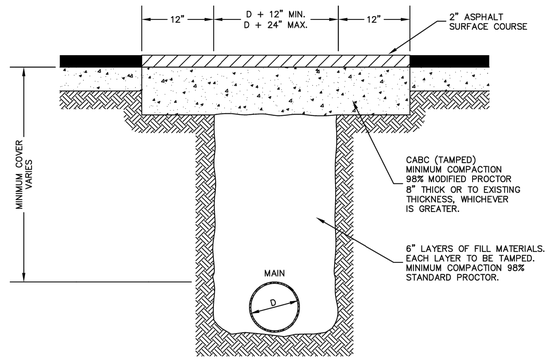


NOTES

1. TRENCH SHALL BE CONSTRUCTED IN CONFORMANCE WITH OSHA STANDARDS.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET IN ALL DIRECTIONS WHEN INSTALLED WITHIN TWENTY (20) FEET OF THE ROAD CENTERLINE. IF WATER MAINS ARE INSTALLED IN A DITCH OR DITCH SLOPES OR BEYOND TWENTY (20) FEET FROM THE ROAD CENTERLINE, MINIMUM BURY DEPTH SHALL BE INCREASED TO FOUR (4) FEET IN ALL DIRECTIONS.
3. WATER MAINS SHALL BE INSTALLED A MINIMUM OF THREE (3) FEET BELOW EDGE OF ASPHALT.
4. BEDDING AND TRENCH BACKFILL COMPACTION REQUIREMENTS SHALL BE AS SPECIFIED.

TRENCH SECTION FOR 12" AND SMALLER WATER LINES

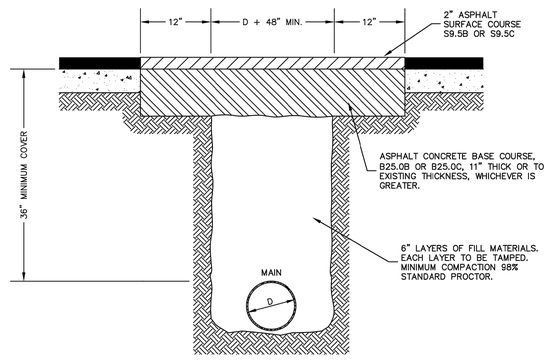
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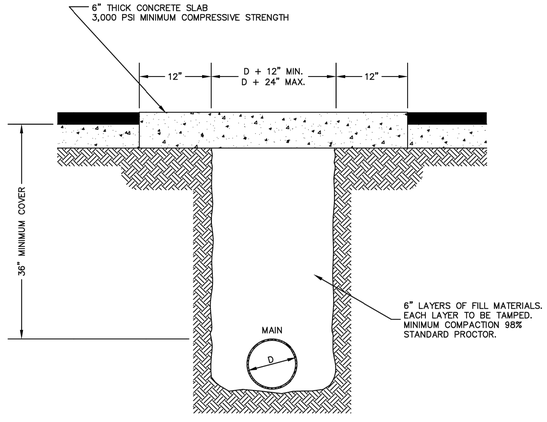
DRIVEWAY CROSSINGS
MINIMUM WIDTH OF ASPHALT PAVEMENT PATCH SHALL BE FOUR (4) FEET. IF THE PROPOSED PATCH COMES WITHIN FOUR (4) FEET OF AN EXISTING CONCRETE PAVEMENT JOINT, THEN THE CONTRACTOR SHALL BE REQUIRED TO EXTEND PAVEMENT REMOVAL AND REPLACEMENT TO THE JOINT. PLANS DO NOT SHOW ALL DRIVEWAYS. ASSOCIATED COSTS FOR BREAK, REMOVE, AND REPLACE EXISTING PAVEMENTS, CURBS, AND GUTTERS SHALL BE AS SHOWN IN THE BID SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITY OF PAVEMENTS TO BE OPEN CUT BY A PREBID FIELD INVESTIGATION.

ASPHALT PAVEMENT REPLACEMENT (NON-NCDOT ROADS AND DRIVEWAYS)

20170607 SD100006R



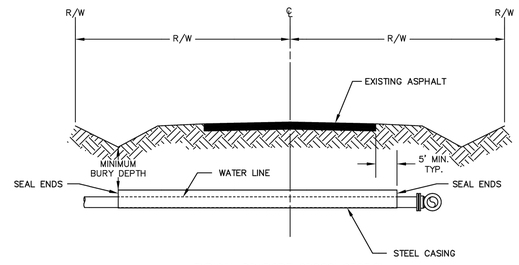
20071126 SD100010



NOTES:
1. MINIMUM WIDTH OF CONCRETE PAVEMENT PATCH SHALL BE FOUR (4) FEET. IF THE PROPOSED PATCH COMES WITHIN FOUR (4) FEET OF AN EXISTING CONCRETE PAVEMENT JOINT, THEN THE CONTRACTOR SHALL BE REQUIRED TO EXTEND PAVEMENT REMOVAL AND REPLACEMENT TO THE JOINT. PLANS DO NOT SHOW ALL DRIVEWAYS. ASSOCIATED COSTS FOR BREAK, REMOVE, AND REPLACE EXISTING PAVEMENTS, CURBS, AND GUTTERS SHALL BE AS SHOWN IN THE BID SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITY OF PAVEMENTS TO BE OPEN CUT BY A PREBID FIELD INVESTIGATION.

CONCRETE DRIVEWAY REPLACEMENT

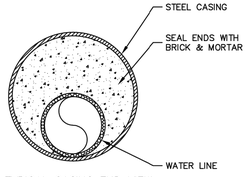
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TYPICAL DRYBORE CROSS-SECTION

NOTES

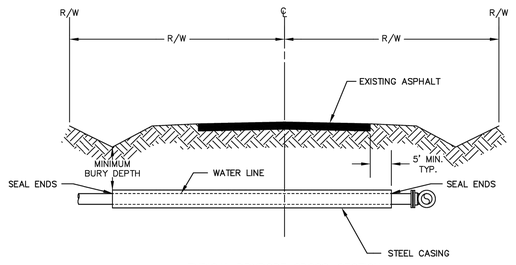
1. CASING SHALL EXTEND FROM CENTERLINE OF DITCH TO CENTERLINE OF DITCH EXCEPT IN ACCORDANCE WITH NOTE 2.
2. FOR ROAD CROSSINGS THAT MUST BE TIED INTO WATER LINES LOCATED BETWEEN THE EDGE OF PAVEMENT AND THE CENTERLINE OF THE ROADSIDE DITCH, CASING SHALL EXTEND FROM THE EDGE OF PAVEMENT A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION BELOW THE PAVEMENT, BUT NOT LESS THAN FIVE (5) FEET.
3. EACH END OF CASING IS TO BE SEALED WITH BRICK AND MORTAR.
4. CONTRACTOR SHALL PROVIDE SPOT ELEVATIONS OF CASING DURING BORING OPERATION AT LOCATIONS DIRECTED BY ENGINEER. CONTRACTOR SHALL REPAIR ANY PAVEMENT CUTS ASSOCIATED WITH SPOT ELEVATIONS. THE COST OF PAVEMENT REPAIRS SHALL BE INCLUDED IN THE PRICE OF THE DRYBORE.
5. PROVIDE THRUST RODDING BETWEEN THE STEEL CASING AND THE FIRST FITTING ON THE PIPE LINE EXITING THE CASING IF THE FITTING IS WITHIN TEN (10) FEET OF THE END OF THE CASING. WHERE A VALVE IS LOCATED BETWEEN THE END OF THE CASING AND THE FITTING, THRUST RODDING SHALL BE INSTALLED ON BOTH SIDES OF VALVE.
6. MINIMUM BURY DEPTH UNDER BOTTOM OF DITCHES SHALL BE THIRTY-SIX (36) INCHES.



TYPICAL CASING END VIEW

TYPICAL DRYBORE FOR 4" AND SMALLER WATER LINES

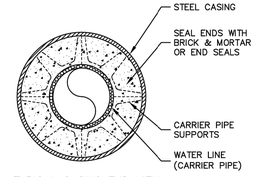
20200227 SD040001



TYPICAL DRYBORE CROSS-SECTION

NOTES

1. CASING SHALL EXTEND FROM CENTERLINE OF DITCH TO CENTERLINE OF DITCH EXCEPT IN ACCORDANCE WITH NOTE 2.
2. FOR ROAD CROSSINGS THAT MUST BE TIED INTO WATER LINES LOCATED BETWEEN THE EDGE OF PAVEMENT AND THE CENTERLINE OF THE ROADSIDE DITCH, CASING SHALL EXTEND FROM THE EDGE OF PAVEMENT A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION BELOW THE PAVEMENT, BUT NOT LESS THAN FIVE (5) FEET.
3. EACH END OF CASING IS TO BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.
4. CONTRACTOR SHALL PROVIDE SPOT ELEVATIONS OF CASING DURING BORING OPERATION AT LOCATIONS DIRECTED BY ENGINEER. CONTRACTOR SHALL REPAIR ANY PAVEMENT CUTS ASSOCIATED WITH SPOT ELEVATIONS. THE COST OF PAVEMENT REPAIRS SHALL BE INCLUDED IN THE PRICE OF THE DRYBORE.
5. PROVIDE THRUST RODDING BETWEEN THE STEEL CASING AND THE FIRST FITTING ON THE PIPE LINE EXITING THE CASING IF THE FITTING IS WITHIN TEN (10) FEET OF THE END OF THE CASING. WHERE A VALVE IS LOCATED BETWEEN THE END OF THE CASING AND THE FITTING, THRUST RODDING SHALL BE INSTALLED ON BOTH SIDES OF VALVE.
6. MINIMUM BURY DEPTH UNDER BOTTOM OF DITCHES SHALL BE FORTY-EIGHT (48) INCHES.



TYPICAL CASING END VIEW

7. PIPE SUPPORTS SHALL BE PLACED AT THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE (3) SUPPORTS PER SEGMENT. SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET APART AND AS SPECIFIED HEREIN.

TYPICAL DRYBORE FOR 6" AND LARGER WATER LINES

BY	DATE	No.	REVISIONS
SRG	04/10/2026	0	PHASING REVISION

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
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CHECKED BY	SRG

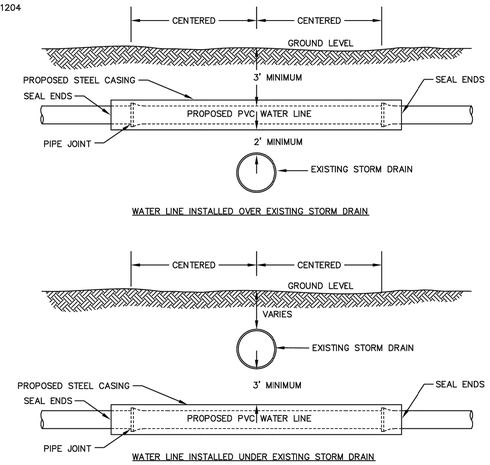
ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.0

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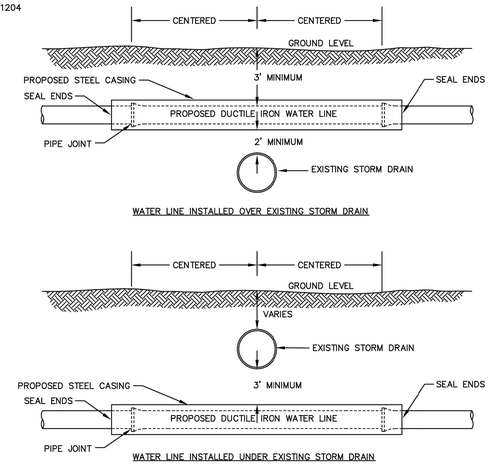
20071204 SD041004



NOTES

1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF WATER LINE SHALL BE CENTERED ON STORM DRAIN.
2. STEEL CASING SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH. STEEL CASING SHALL EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE STORM DRAIN ON BOTH SIDES. STEEL CASING SHALL BE CENTERED ON STORM DRAIN.
3. IF THE EXISTING STORM DRAIN OR THE BEDDING BENEATH THE EXISTING STORM DRAIN IS DISTURBED, THE FOLLOWING ACTIONS ARE REQUIRED:
   A. THE EXISTING STORM DRAIN SHALL BE REMOVED AND #57 STONE BEDDING SHALL BE USED BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN, OR
   B. THE EXISTING STORM DRAIN SHALL BE SUPPORTED IN PLACE AND FLOWABLE FILL (CEMENT GROUT) SHALL BE USED AS BEDDING BETWEEN THE WATER LINE AND THE CENTERLINE OF THE STORM DRAIN.
   C. A PIPE COLLAR SHALL BE INSTALLED AROUND EACH JOINT OF STORM DRAIN DISTURBED.
4. PIPE SUPPORTS SHALL BE PROVIDED FOR CARRIER PIPE INSIDE STEEL CASING. PIPE SUPPORTS SHALL BE PLACED IN THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE SUPPORTS PER SEGMENT. SUPPORT SHALL BE SPACED AS PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET BETWEEN SUPPORTS AND IN CONFORMANCE AS SPECIFIED HEREIN.
5. EACH END OF STEEL CASING SHALL BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.

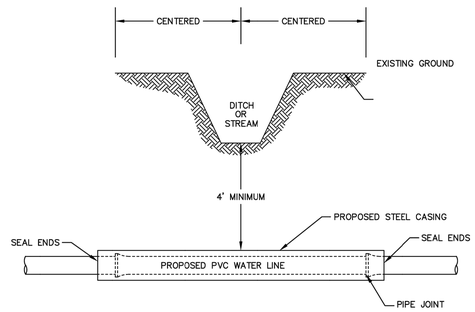
20071204 SD041005



NOTES

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   C. A PIPE COLLAR SHALL BE INSTALLED AROUND EACH JOINT OF STORM DRAIN DISTURBED.
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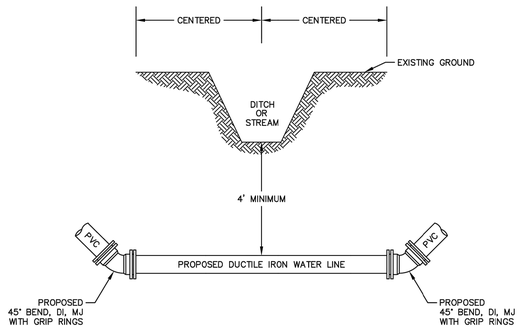
20080129 SD044033



NOTES

1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF WATER LINE SHALL BE CENTERED ON THE DITCH OR STREAM.
2. STEEL CASING SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH. STEEL CASING SHALL EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TOP OF BANK ON BOTH SIDES OF DITCH OR STREAM. STEEL CASING SHALL BE CENTERED ON THE DITCH OR STREAM.
3. PIPE SUPPORTS SHALL BE PROVIDED FOR CARRIER PIPE INSIDE STEEL CASING. PIPE SUPPORTS SHALL BE PLACED IN THE CENTER OF EACH SEGMENT OF CARRIER PIPE AND WITHIN TWO (2) FEET OF EACH END. FOR A TWENTY (20) FOOT SEGMENT OF CARRIER PIPE, THERE SHALL BE A MINIMUM OF THREE SUPPORTS PER SEGMENT. SUPPORT SHALL BE SPACED AS PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT MORE THAN EIGHT (8) FEET BETWEEN SUPPORTS AND IN CONFORMANCE AS SPECIFIED HEREIN.
4. EACH END OF STEEL CASING SHALL BE SEALED WITH BRICK AND MORTAR OR CASING END SEALS.

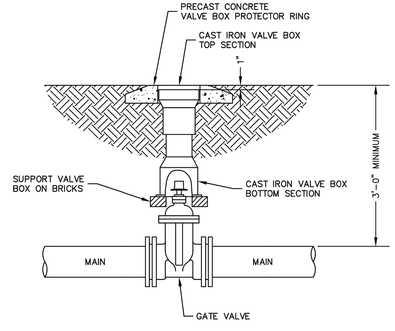
20170510 NLWC-SD044035



NOTES

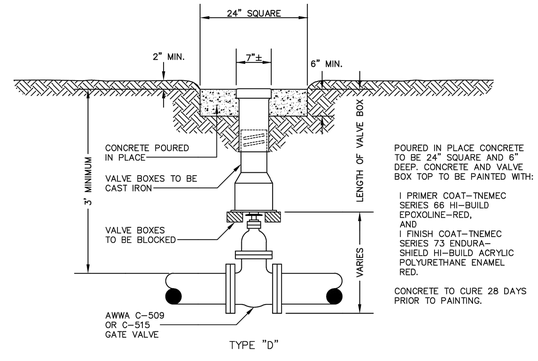
1. ONE EIGHTEEN (18) TO TWENTY (20) FOOT SEGMENT OF DUCTILE IRON WATER LINE SHALL BE CENTERED ON THE DITCH OR STREAM.

20230802 NLWC-SD102020



GATE VALVE AND BOX TYPE "B"

20080130 SD102009



POURED IN PLACE CONCRETE TO BE 24" SQUARE AND 6" DEEP. CONCRETE AND VALVE BOX TOP TO BE PAINTED WITH:

1 PRIMER COAT–TNEMEC SERIES 66 HI–BUILD EPOXOLINE–RED, AND 1 FINISH COAT–TNEMEC SERIES 73 ENDURA–SHIELD HI–BUILD ACRYLIC POLYURETHANE ENAMEL RED.

CONCRETE TO CURE 28 DAYS PRIOR TO PAINTING.

TYPE "D"

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

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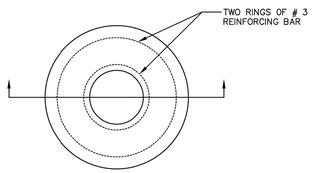
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
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WATER DETAILS

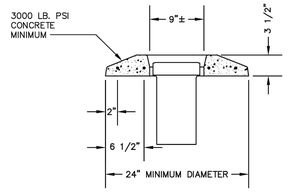
DRAWING SHEET
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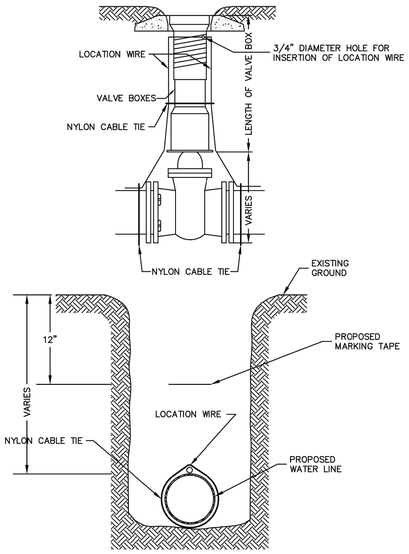
20210227 NLWC–SD102030





NOTE:
TOP OF VALVE BOX LID SHALL BE MINIMUM ONE INCH BELOW TOP OF CONCRETE.

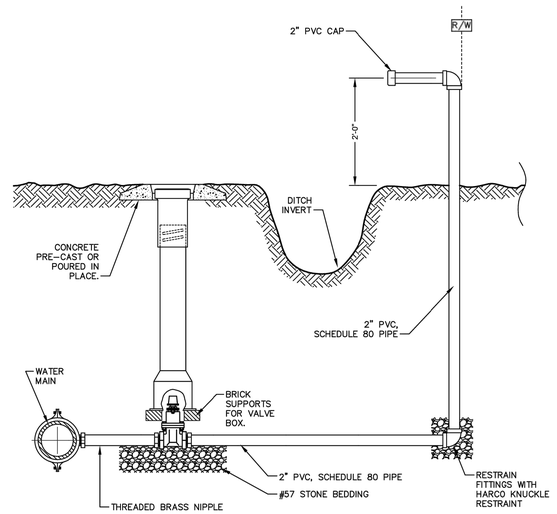
20080225 SD049480R



NOTES

1. LOCATION WIRE SHALL BE #12 AWG SOLID COPPER WIRE WITH BLUE MOISTURE RESISTANT THWN PLASTIC INSULATION WITH EXCEPTION TO HORIZONTAL DIRECTIONAL DRILL INSTALLATIONS (SEE SPECIFICATIONS).
2. LOCATION WIRE SHALL BE STRAPPED TO PIPE WITH NYLON CABLE TIES. NYLON CABLE TIE SPACING SHALL NOT EXCEED:
   A. SIX (6) FEET FOR ALL PIPE INSTALLED BY OPEN CUT.
   B. FOUR (4) FEET FOR ALL PIPE INSTALLED IN CASING.
   C. FOUR (4) FEET FOR ALL PIPE INSTALLED BY DIRECTIONAL DRILLING
3. LOCATION WIRE SHALL BE CONTINUOUS THROUGHOUT THE ENTIRE PIPE LINE. WHERE SPLICES ARE NECESSARY, SPLICES SHALL BE SUITABLE FOR UNDERGROUND USE.
4. DRILL 3/4" HOLE WITHIN TOP SIX (6) INCHES OF VALVE BOX FOR INSERTION OF LOCATION WIRE. EXTEND LOOP OF LOCATION WIRE EIGHTEEN (18) INCHES MINIMUM INTO BOX, AND COIL WITH NYLON CABLE TIE. WIRE SHALL NOT BE CUT AT VALVE BOXES.
5. MARKING TAPE SHALL BE INSTALLED ONE (1') FOOT BELOW FINAL GRADE.

20230802 NLWC-SD042503R



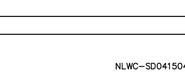
2" PVC BLOW–OFF ASSEMBLY TO INCLUDE BUT NOT BE LIMITED TO:

1. 2" PVC PIPING AND CAP.
2. 6" INCHES OF 2" BRASS THREADED NIPPLE
3. 2" GATE VALVE EQUAL TO AWWA C–500 WITH 2" MALE HARCO KNUCKLE WITH RESTRAINT.
4. CAST IRON VALVE BOX AND COVER – TYPE "B".
5. APPROPRIATE REDUCER FROM MAIN. FOR 2", 3", AND 4" MAINS, A TEE IS REQUIRED.

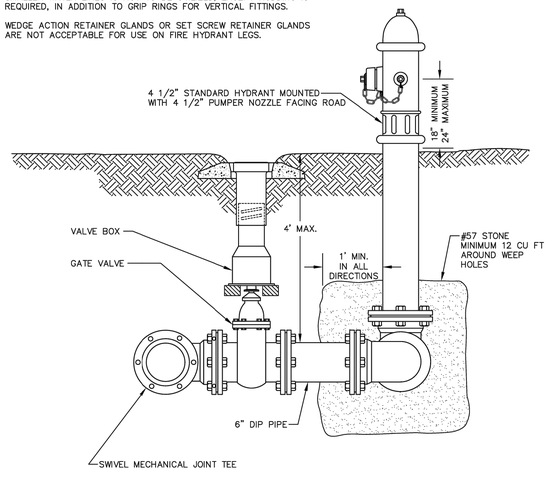
20170510 NLWC–SD041504R

NOTES:

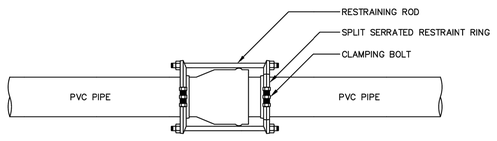
1. UNIT PRICE OF THE FIRE HYDRANT SHALL INCLUDE ALL BARREL EXTENSIONS AS REQUIRED TO PROPERLY INSTALL FIRE HYDRANT WITH RESPECT TO TOPOGRAPHY.
2. FIRE HYDRANT TO HAVE A 6" MECHANICAL JOINT SHOE.
3. FIRE HYDRANT LEG UNDER DITCHES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER BELOW BOTTOM OF DITCH INVERT. PROVIDE FOUR (4) VERTICAL FITTINGS TO ENSURE A MAXIMUM HYDRANT LEG DEPTH OF FOUR FEET.
4. FIRE HYDRANT LEG PIPING TO BE DUCTILE IRON. NO PIPE JOINTS IN HYDRANT LEG INSTALLATION ARE PERMITTED.
5. TEE TO BE A HYDRANT TEE WITH MECHANICAL JOINT END ON RUNS AND RESTRAINED SWIVEL MECHANICAL JOINT END ON BRANCH. VALVE TO BE CONNECTED DIRECTLY TO HYDRANT TEE SWIVEL MECHANICAL JOINT.
6. PROVIDE GRIPPING RINGS FOR RESTRAINT FROM VALVE TO FIRE HYDRANT. RODDING AND/OR CONCRETE THRUST BLOCKING FOR 12" AND SMALLER WATER LINES IS NOT TO BE UTILIZED, EXCEPT RODDING IS REQUIRED, IN ADDITION TO GRIP RINGS FOR VERTICAL FITTINGS.
7. WEDGE ACTION RETAINER GLANDS OR SET SCREW RETAINER GLANDS ARE NOT ACCEPTABLE FOR USE ON FIRE HYDRANT LEGS.



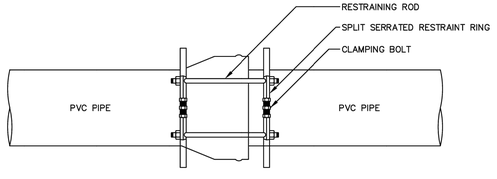
PLAN VIEW



20111018 PVC RESTRAINING SYSTEM



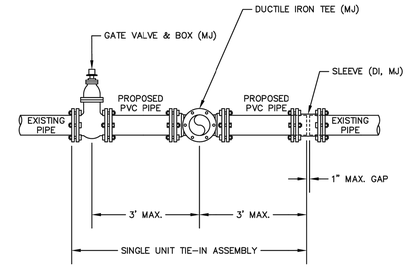
2 RESTRAINING RODS



4 RESTRAINING RODS

PVC PIPE DIAMETER	MINIMUM NUMBER OF RESTRAINING RODS	MINIMUM DIAMETER OF RESTRAINING RODS	MINIMUM NUMBER OF CLAMPING BOLTS	MINIMUM DIAMETER OF CLAMPING BOLTS
4"	2	3/4"	4	5/8"
6"	2	3/4"	4	5/8"
8"	2	3/4"	4	3/4"
10"	4	3/4"	4	3/4"
12"	4	3/4"	4	3/4"

20111014 SD045501B



NOTES:

1. PRE–ASSEMBLE THE SINGLE UNIT TIE–IN ASSEMBLY, TO INCLUDE TEE, VALVE, AND SLEEVE INTO A SINGLE UNIT PRIOR TO CUTTING INTO THE EXISTING LINE. FITTINGS AND VALVES SHALL BE MECHANICAL JOINT WITH GRIPPING RINGS.
2. RODDING AND/OR CONCRETE THRUST BLOCKING FOR 12" AND SMALLER WATER LINES SHALL NOT BE USED.
3. AFTER THE SINGLE UNIT TIE–IN ASSEMBLY HAS BEEN FULLY ASSEMBLED AND IS READY FOR INSTALLATION, CUT A SEGMENT OF PIPE FROM THE EXISTING LINE. THE LENGTH OF THE SEGMENT REMOVED SHALL ALLOW INSTALLATION OF THE SINGLE UNIT TIE–IN ASSEMBLY WITH ONE SLEEVE. THE GAP BETWEEN THE EXISTING PIPE AND THE SINGLE UNIT TIE–IN ASSEMBLY SHALL NOT EXCEED ONE (1) INCH.
4. THE SINGLE UNIT TIE–IN ASSEMBLY SHALL BE INSTALLED WITH A SLEEVE.
5. PROVIDE STONE BEDDING AS REQUIRED. INSTALL THE SINGLE UNIT TIE–IN ASSEMBLY BY INSERTING THE END OF THE EXISTING PIPE FULLY INTO THE VALVE ON THE END OF THE SINGLE UNIT TIE–IN ASSEMBLY. INSTALL THE OPPOSITE END OF THE SINGLE UNIT TIE–IN ASSEMBLY BY ALIGNING THE ASSEMBLY WITH THE EXISTING PIPE AND SLIDING THE SLEEVE OVER THE GAP BETWEEN THE ASSEMBLY AND THE END OF THE EXISTING PIPE. CENTER THE SLEEVE OVER THE GAP.
6. MINIMIZE TIME THAT THE EXISTING WATER SYSTEM IS OUT OF SERVICE.
7. INSTALL PIPE JOINT RESTRAINING SYSTEMS ON ALL EXISTING PIPING JOINTS LOCATED WITHIN A SPECIFIED DISTANCE OF THE SINGLE UNIT TIE–IN ASSEMBLY. IF EXISTING CASING IS LOCATED WITHIN THE SPECIFIED DISTANCE TO BE RESTRAINED, RESTRAIN THE EXISTING PIPING BY RODDING TO THE EXISTING CASING. THE REMAINDER OF THE EXISTING PIPING WITHIN THE SPECIFIED RESTRAINT DISTANCE IS NOT TO BE RESTRAINED.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
4/10/2026

STRONGROCK
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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
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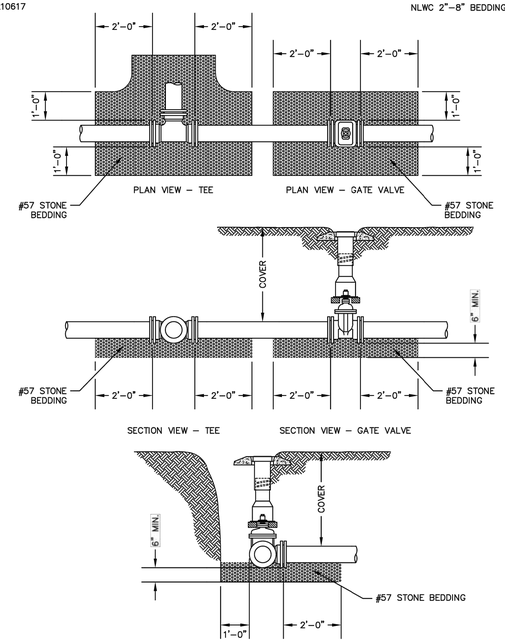
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.2

40 OF 47

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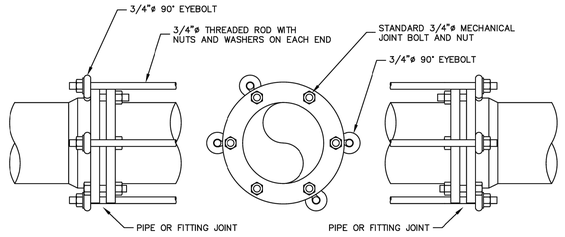
20210617 NLWC 2"–8" BEDDING DETAIL



NOTES:

1. PROVIDE STONE BEDDING BENEATH ALL VALVES AND FITTINGS. STONE BEDDING SHALL CONSIST OF #57 WASHED STONE. THICKNESS OF STONE BEDDING SHALL BE SIX INCHES MINIMUM.
2. THE LENGTH OF THE STONE BEDDING SHALL EXTEND TWO FEET ON EACH LONGITUDINAL DIRECTION OF THE FITTING JOINTS. THE STONE SHALL EXTEND FOR ONE FOOT BEYOND THE FITTING OR PIPE IN THE LATERAL DIRECTION.

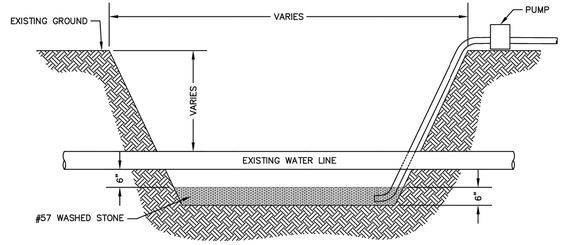
20171117 NLWC–SD103002



NOMINAL PIPE SIZE (inches)	NUMBER OF THRUST RODS REQUIRED
4	2
6	4
8	4
10	4
12	6
14	8
16	10
18	12
20	14
24	14

1. PROVIDE THRUST RODDING IN ACCORDANCE WITH SECTION 02668 OF THE SPECIFICATIONS.
2. PROVIDE THRUST RODDING WITH 90° EYEBOLTS, RODDING LUGS, AND THREADED RODS IN ACCORDANCE WITH THE TABLE TO THE LEFT.
3. EVENLY SPACE THE REQUIRED NUMBER OF THRUST RODS AROUND THE PIPE JOINT
4. INSTALL EYEBOLTS IN LIEU OF STANDARD MECHANICAL JOINT BOLTS IN ROUND HOLES. INSTALL RODDING LUGS USING STANDARD MECHANICAL JOINT BOLTS IN SLOTTED HOLES. DO NOT USE EYEBOLTS IN SLOTTED HOLES.
5. COMPLETELY TIGHTEN ALL MECHANICAL JOINT BOLTS BEFORE INSTALLING THREADED RODS.
6. WHERE THRUST RODDING IS REQUIRED AT THE ENDS OF STEEL CASING, WELD EYEBOLTS TO THE OUTSIDE OF THE CASING WITH 1/4" BY 3" LONG WELDS ON EACH SIDE OF EYEBOLTS. SPACE EYEBOLTS AROUND CASING AT ANGULAR LOCATIONS CORRESPONDING TO THE ANGULAR LOCATIONS OF EYEBOLTS AND/OR RODDING LUGS ON THE FITTING OR VALVE.
7. INSTALL THREADED RODS THROUGH EYEBOLTS AND RODDING LUGS. INSTALL NUT AND WASHER ON EACH END OF THREADED ROD AND TIGHTEN SNUG. DO NOT OVERTIGHTEN.

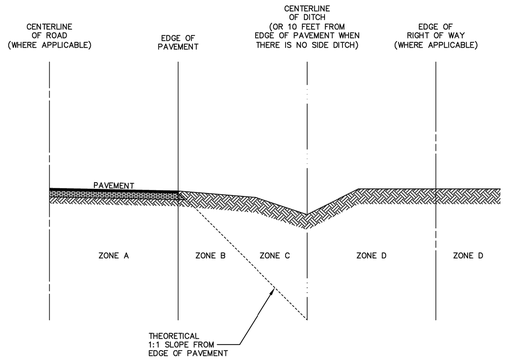
20200214 NLWC–SD0000000



NOTES:

1. PROVIDE 6" OF #57 STONE IN TRENCH BEFORE WATER LINE IS CUT FOR SINGLE UNIT TIE–IN ASSEMBLY.
2. PUMP SHALL BE SIZED TO KEEP WATER LEVEL 6" BELOW BOTTOM OF PIPE TO PREVENT GROUNDWATER FROM ENTERING EXISTING WATER LINE.
3. CLEAN FULL EXTERIOR OF EXISTING WATER LINE AT BOTH LOCATIONS PRIOR TO CUTTING PIPE TO PREVENT CONTAMINATION.

20190715 SD100800



I. FINAL BACKFILL ZONE MATERIAL REQUIREMENTS

A. ZONE A – UNDER ROADWAY, DRIVEWAY, AND PARKING AREAS

1. NATIVE SOIL, BORROW, OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487. BORROW AND/OR SELECT BACKFILL SHALL BE USED IF NATIVE SOIL CANNOT BE COMPACTED TO THE REQUIRED DENSITY.
2. NO. 67 OR NO. 78M STONE IN COMPLIANCE WITH THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

B. ZONE B – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) BELOW THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. NATIVE SOIL, BORROW, OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.
2. NO. 67 OR NO. 78M STONE IN COMPLIANCE WITH THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

C. ZONE C – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) ABOVE THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. NATIVE SOIL FREE OF LUMPS, CLODS, STONES, ROCKS, BOULDERS, HIGHLY PLASTIC CLAY, FROZEN LUMPS, OR OTHER OBJECTIONABLE MATERIAL. PROVIDE AND ADD SUITABLE SOIL MATERIALS AS REQUIRED TO MEET COMPACTION REQUIREMENTS. SUITABLE SOIL MATERIALS SHALL BE SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.
2. BORROW OR SELECT BACKFILL MATERIAL CONSISTING OF SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.

D. ZONE D – BEYOND THE CENTERLINE OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH)

1. NATIVE SOIL FREE OF LUMPS, CLODS, STONES, ROCKS, BOULDERS, HIGHLY PLASTIC CLAY, FROZEN LUMPS, OR OTHER OBJECTIONABLE MATERIAL. PROVIDE AND ADD SUITABLE SOIL MATERIALS AS REQUIRED TO MEET COMPACTION REQUIREMENTS. SUITABLE SOIL MATERIALS SHALL BE SOIL CLASSIFIED AS TYPE GW, GP, SW, SP, GM, GC, SM, OR SC IN ACCORDANCE WITH ASTM D2487.

II. FINAL BACKFILL ZONE COMPACTION REQUIREMENTS NOT WITHIN PUBLIC RIGHTS–OF–WAY

A. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)

B. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

III. FINAL BACKFILL ZONE COMPACTION REQUIREMENTS WITHIN PUBLIC RIGHTS–OF–WAY

A. ZONE A – UNDER ROADWAY PAVEMENTS

1. FROM THE TOP OF INITIAL BACKFILL TO 8" BELOW FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. FROM 8" BELOW FINISHED SUBGRADE TO THE FINISHED SUBGRADE – 100% STANDARD PROCTOR DENSITY (ASTM D698)

B. ZONE A – UNDER DRIVEWAY AND PARKING AREAS (PAVED AND UNPAVED)

1. FROM THE TOP OF INITIAL BACKFILL TO THE FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)

C. ZONE B – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) BELOW THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. FROM THE TOP OF INITIAL BACKFILL TO THE FINISHED SUBGRADE – 98% STANDARD PROCTOR DENSITY (ASTM D698)

D. ZONE C – BETWEEN THE EDGE OF PAVEMENT AND BOTTOM OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH) ABOVE THE THEORETICAL 1:1 SLOPE FROM THE EDGE OF PAVEMENT TO THE BOTTOM OF THE NEAREST EXCAVATION WALL

1. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

E. ZONE D – BEYOND THE CENTERLINE OF SIDE DITCH (OR 10 FEET FROM EDGE OF PAVEMENT WHEN THERE IS NO SIDE DITCH)

1. ALL TRAFFIC WAYS – 98% STANDARD PROCTOR DENSITY (ASTM D698)
2. ALL NON–TRAFFIC WAYS – 95% STANDARD PROCTOR DENSITY (ASTM D698)

IV. COMPACTION REQUIREMENTS ADJACENT TO BUILDINGS, STRUCTURES, AND UTILITIES

1. 98% STANDARD PROCTOR DENSITY (ASTM D698)

V. MOISTEN AND/OR DRY BACKFILL MATERIALS AS NECESSARY TO ADJUST MOISTURE CONTENT TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND ACHIEVE THE REQUIRED DENSITY AND STRUCTURAL STABILITY.

VI. DISPOSE OF EXCESS AND/OR UNSUITABLE EXCAVATED MATERIALS NOT REQUIRED FOR FILL OR BACKFILL AT AN APPROVED OFF–SITE DISPOSAL SITE PROVIDED BY THE CONTRACTOR.

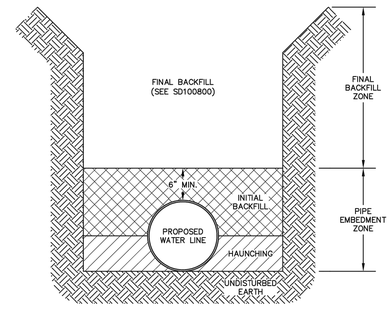
FINAL BACKFILL ZONE MATERIALS AND COMPACTION REQUIREMENTS FOR PIPELINES AND OTHER UTILITIES

20190715 SD100703

PIPE EMBEDMENT ZONE MATERIAL REQUIREMENTS

– INITIAL BACKFILL MATERIAL SHALL BE NATIVE SOIL (PROVIDED COMPACTION CAN BE OBTAINED), BORROW, OR SELECT BACKFILL

– HAUNCHING MATERIAL SHALL BE NATIVE SOIL (PROVIDED COMPACTION CAN BE OBTAINED), BORROW, OR SELECT BACKFILL



PIPE EMBEDMENT ZONE COMPACTON REQUIREMENTS

– INITIAL BACKFILL – FROM CENTERLINE OF PIPE TO 6" ABOVE TOP OF PIPE COMPACTION = 90% STANDARD PROCTOR

– HAUNCHING – FROM UNDISTURBED TRENCH BOTTOM TO CENTERLINE OF PIPE COMPACTION = 90% STANDARD PROCTOR

BEDDING AND COMPACTION REQUIREMENTS FOR WATER LINES 12" AND SMALLER NOT WITHIN BUILDING OR STRUCTURE SITES

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0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

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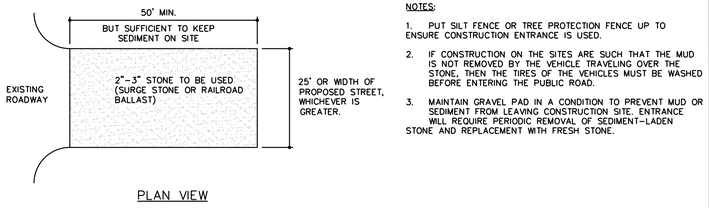
STRONG ROCK PROJECT			
NOT FOR CONSTRUCTION	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
WATER DETAILS

DRAWING SHEET
D-1.3

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THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

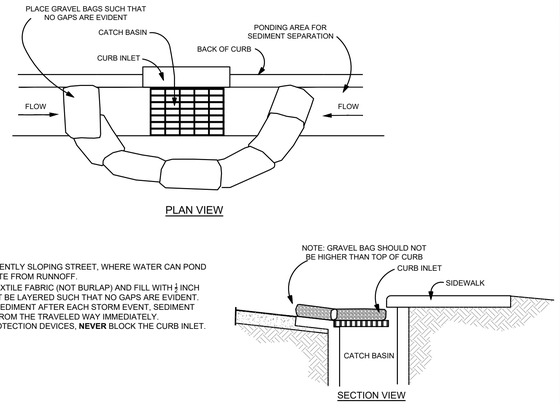


NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. MAINTAIN GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING CONSTRUCTION SITE. ENTRANCE WILL REQUIRE PERIODIC REMOVAL OF SEDIMENT-LADEN STONE AND REPLACEMENT WITH FRESH STONE.

EFFECTIVE: 01/31/08

STANDARD CONSTRUCTION ENTRANCE

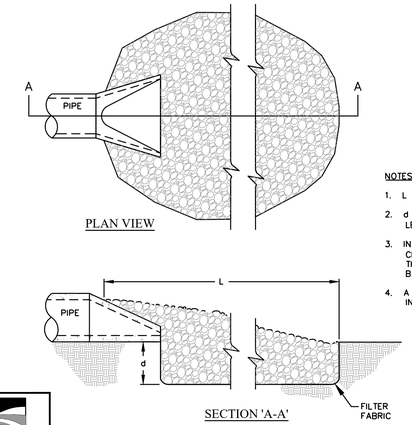


NOTES:

1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH ¾ INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, **NEVER** BLOCK THE CURB INLET.

EFFECTIVE: 01/31/08

STANDARD GRAVEL BAG CURB INLET PROTECTION

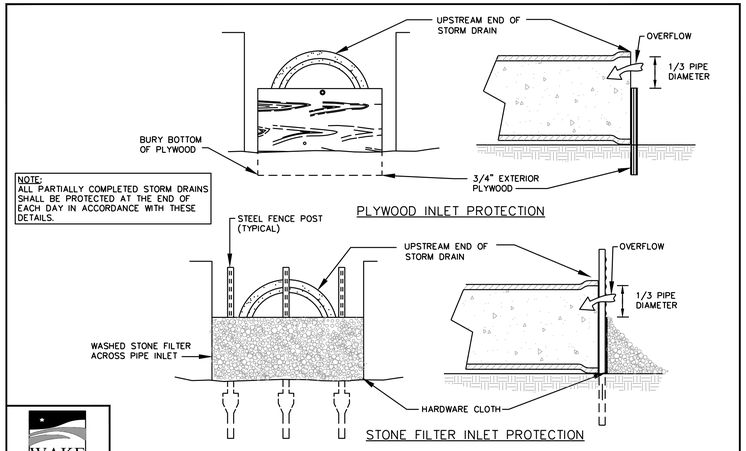


NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" (INCHES) ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

EFFECTIVE: 01/31/08

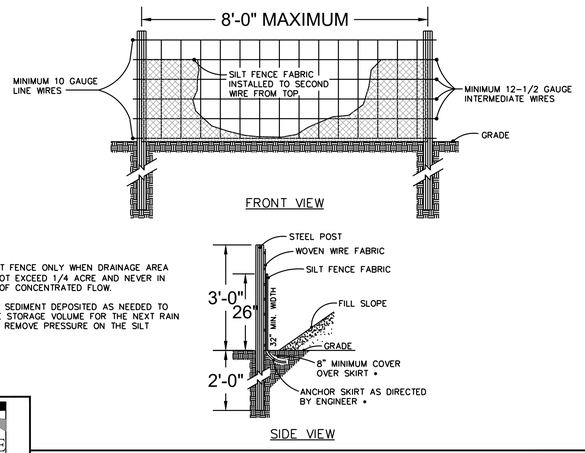
STANDARD PIPE OUTLET TO WELL-DEFINED CHANNEL



NOTE:
ALL PARTIALLY COMPLETED STORM DRAINS SHALL BE PROTECTED AT THE END OF EACH DAY IN ACCORDANCE WITH THESE DETAILS.

EFFECTIVE: 01/31/08

STANDARD PIPE INLET PROTECTION (PLYWOOD & STONE)

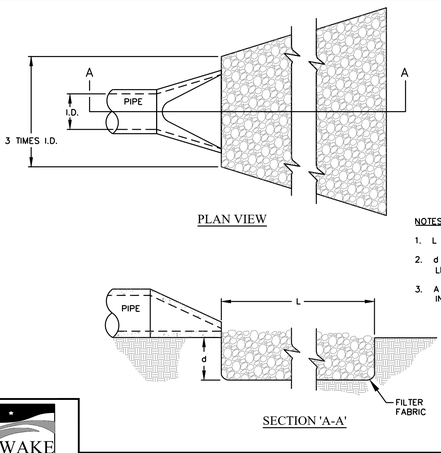


NOTE:

1. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.
2. REMOVE SEDIMENT DEPOSITED AS NEEDED TO PROVIDE STORAGE VOLUME FOR THE NEXT RAIN AND TO REMOVE PRESSURE ON THE SILT FENCE.

EFFECTIVE: 01/31/08

STANDARD TEMPORARY SILT FENCE

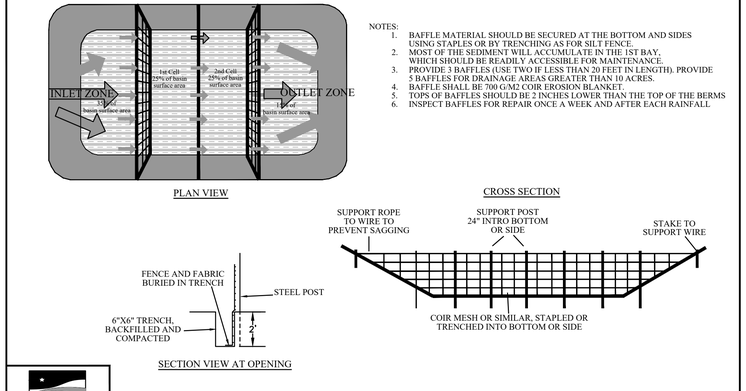


NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

EFFECTIVE: 01/31/08

STANDARD PIPE OUTLET TO FLAT AREA
NO WELL-DEFINED CHANNEL

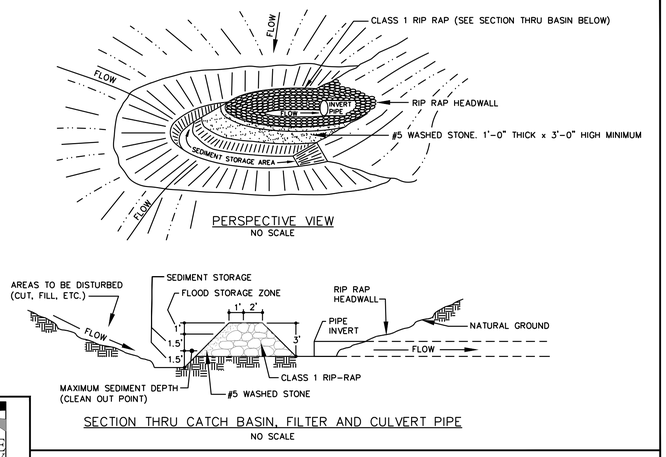


NOTES:

1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
4. BAFFLE SHALL BE 700 G/M2 COIR EROSION BLANKET.
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL

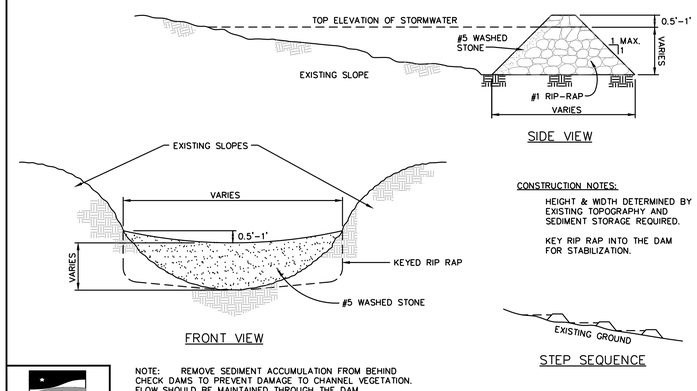
EFFECTIVE: 01/31/08

STANDARD BAFFLES DETAIL



EFFECTIVE: 01/31/08

STANDARD HORSESHOE INLET PROTECTION



NOTE: REMOVE SEDIMENT ACCUMULATION FROM BEHIND CHECK DAMS TO PREVENT DAMAGE TO CHANNEL VEGETATION. FLOW SHOULD BE MAINTAINED THROUGH THE DAM.

EFFECTIVE: 01/31/08

STANDARD CHECK DAM

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

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4/10/2026

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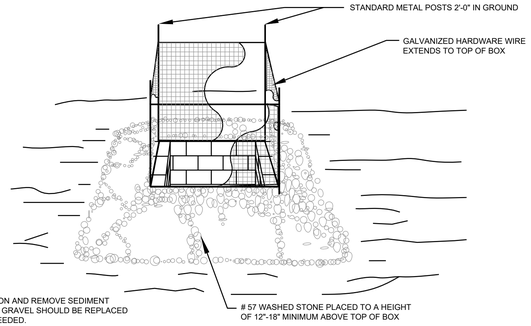
STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING SHEET
D-2.0

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NOTE:

1. INSPECT INLET PROTECTION AND REMOVE SEDIMENT AFTER EACH RAIN EVENT. GRAVEL SHOULD BE REPLACED AND REPAIRS MADE AS NEEDED.

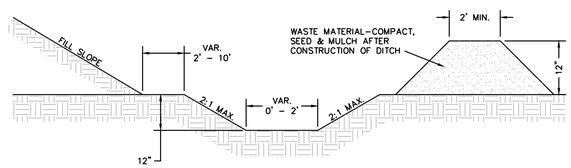
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD GRAVEL YARD INLET PROTECTION

NOTES:

1. TEMPORARY DIVERSION DITCH TO BE USED TO INTERCEPT FLOW AND/OR DIVERT TO A SEDIMENT CONTROL MEASURE OR BMP.
2. SILT SHALL BE REMOVED WHEN DITCH IS ONE-HALF FULL.
3. DITCH SHALL BE RECONSTRUCTED WHEN DAMAGED BY EQUIPMENT OR COVERED BY FILL.
4. STABILIZE DIVERSION DITCH BERM WITH TEMPORARY SEEDING, MULCH WITH TAC, AND/OR EROSION CONTROL NETTING.

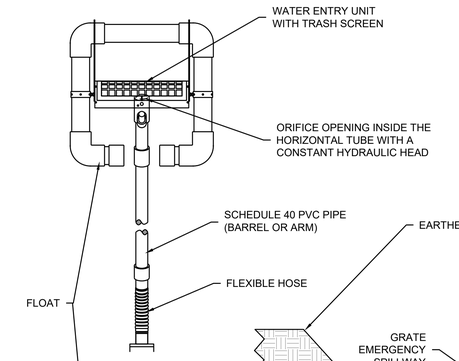


CROSS SECTIONAL VIEW

WAKE COUNTY NORTH CAROLINA

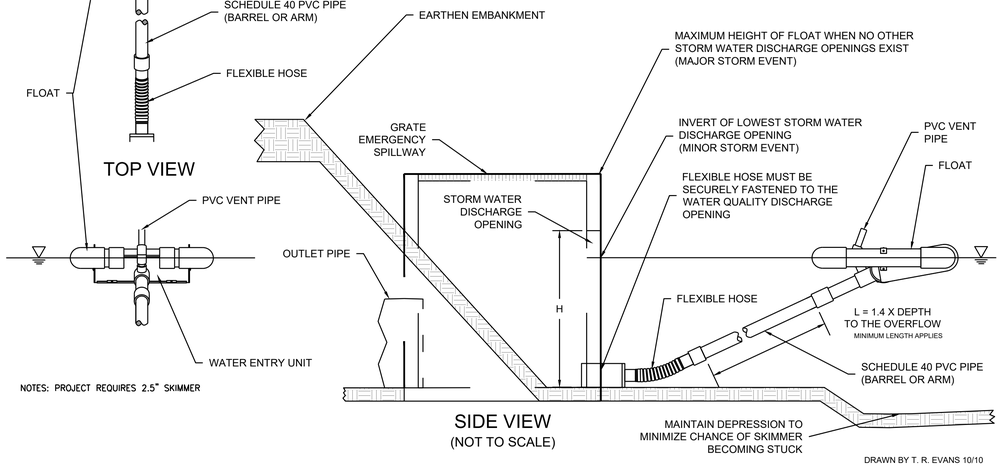
EFFECTIVE: 01/31/08

STANDARD TEMPORARY DIVERSION DITCH



GENERAL NOTES :

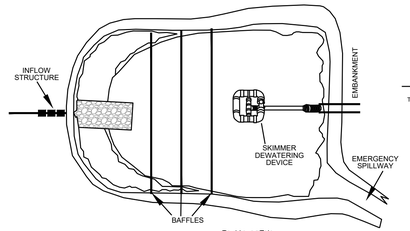
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.



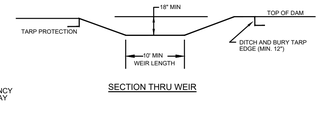
DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

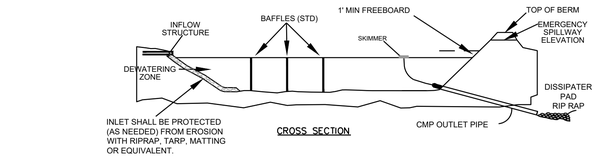
J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM



PLAN VIEW



SECTION THRU WEIR



CROSS SECTION

NOTES:

1) BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF-FULL.
2) THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL. HEAVY DUTY SILVER TARPAULINS OR EQUIVALENT FOR U.V. RESISTANCE.
3) PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
4) BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
5) MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
6) DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
7) POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER BASIN

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

STRONGROCK
ENGINEERING GROUP
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305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT			
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	SCALE	AS SHOWN	
	DESIGNED BY	SRG	
	DRAWN BY	SRG	
	CHECKED BY	SRG	

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING / SHEET
D-2.1

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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

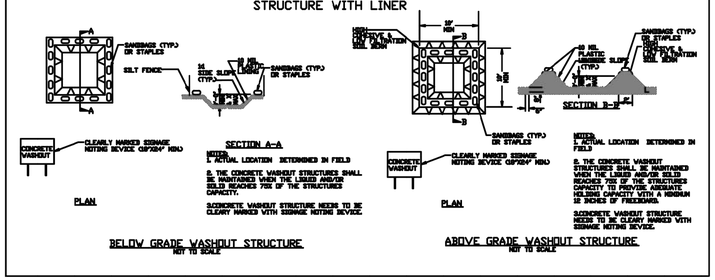
1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
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.

NORTH CAROLINA Environmental Quality

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



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.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	PHASING REVISION	DATE	BY
0			04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	NOT FOR CONSTRUCTION	SCALE	AS SHOWN
		DESIGNED BY	SRG
		DRAWN BY	SRG
		CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING / SHEET
D-2.2

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 (and 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 (SDOs)	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, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC 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

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL: 4/10/2026

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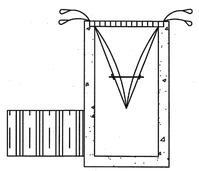
STRONG ROCK PROJECT	NOT FOR CONSTRUCTION	SCALE	AS SHOWN	DESIGNED BY	SRG	DRAWN BY	SRG	CHECKED BY	SRG

ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

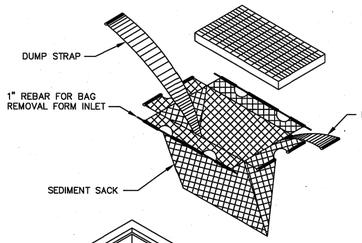
DRAWING SHEET
D-2.3

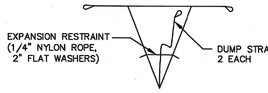
45 OF 47

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

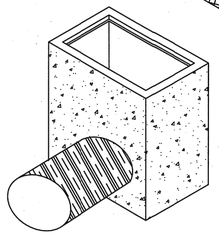


INSTALLATION DETAIL





BAG DETAIL



NOTES:
1. SOME MUNICIPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
2. BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

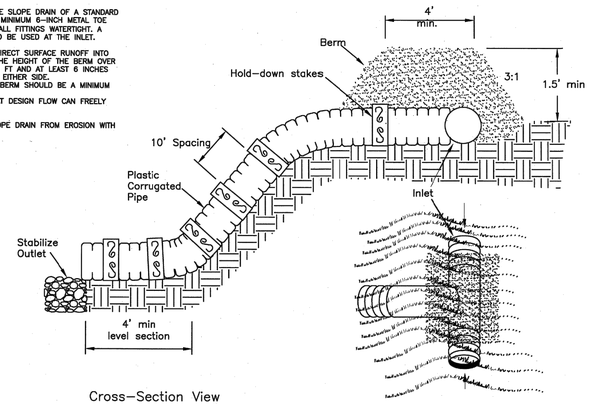
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SILT BAG - INLET SEDIMENT CONTROL DEVICE

NOTES:

1. CONSTRUCT THE ENTRANCE TO THE SLOPE DRAIN OF A STANDARD FLARED-END SECTION OF PIPE WITH A MINIMUM 6-INCH METAL TOE PLATE (CROSS-SECTION VIEW). MAKE ALL FITTINGS WATERTIGHT. A STANDARD T-SECTION FITTING MAY ALSO BE USED AT THE INLET.
2. USE AN EARTHEN DIVERSION TO DIRECT SURFACE RUNOFF INTO THE TEMPORARY SLOPE DRAIN. MAKE THE HEIGHT OF THE BERM OVER THE DRAIN CONDUIT A MINIMUM OF 1.5 FT AND AT LEAST 6 INCHES HIGHER THAN THE ADJOINING BERM ON EITHER SIDE. THE LOWEST POINT OF THE DIVERSION BERM SHOULD BE A MINIMUM OF 1 FT ABOVE THE TOP OF THE DRAIN SO THAT DESIGN FLOW CAN FREELY ENTER THE PIPE.
3. PROTECT THE OUTLET OF THE SLOPE DRAIN FROM EROSION WITH RIPRAP DISSIPATOR.



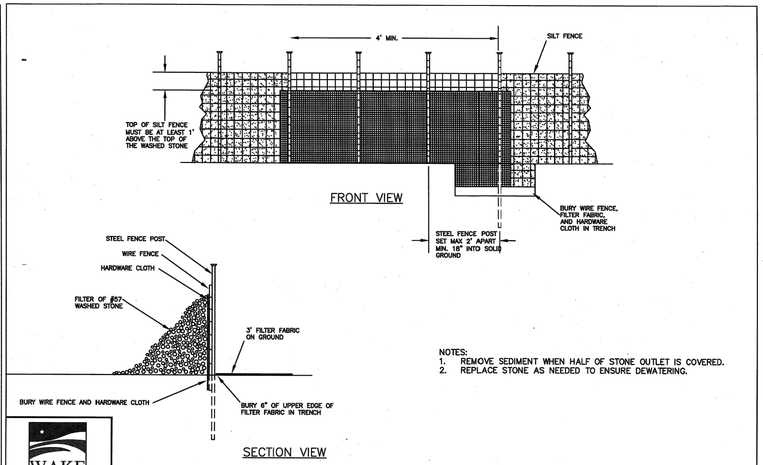
Cross-Section View

Plan View
Standard T-section

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD TEMPORARY SLOPE DRAIN

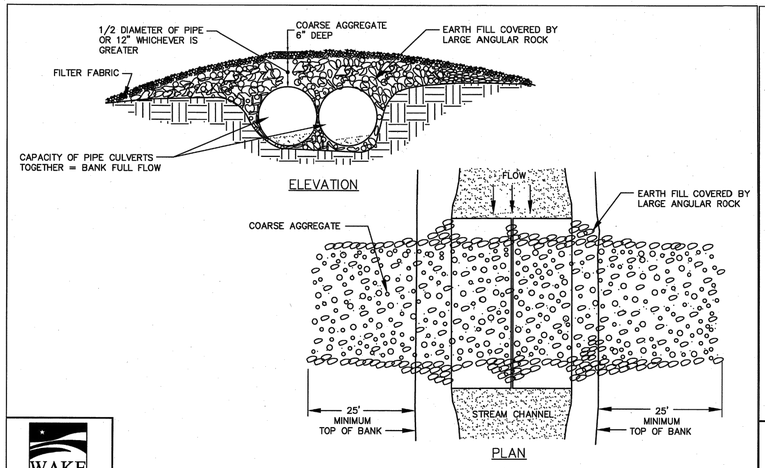


NOTES:
1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SILT FENCE OUTLET

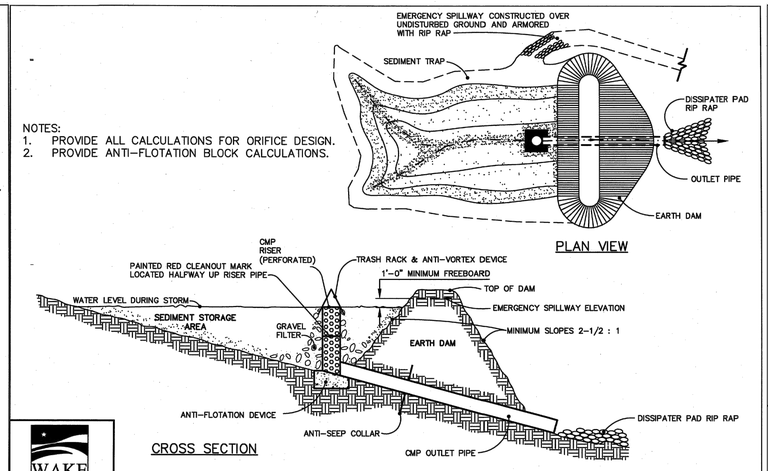


WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD TEMPORARY STREAM CROSSING

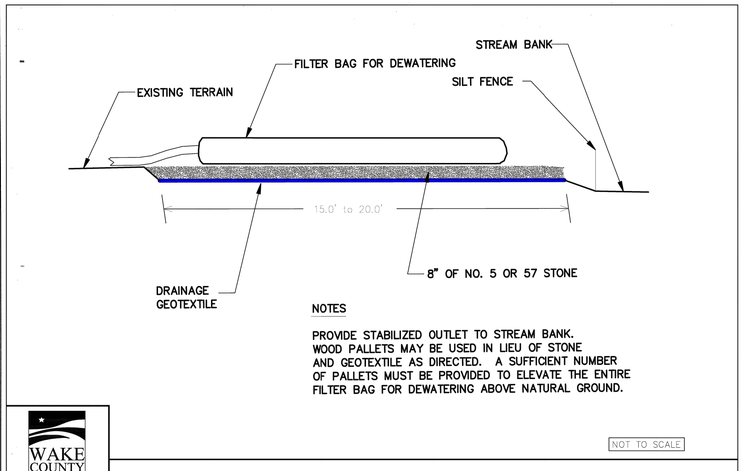
NOTES:
1. PROVIDE ALL CALCULATIONS FOR ORIFICE DESIGN.
2. PROVIDE ANTI-FLOTATION BLOCK CALCULATIONS.



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD RISER-BARREL SEDIMENT BASIN



NOTES

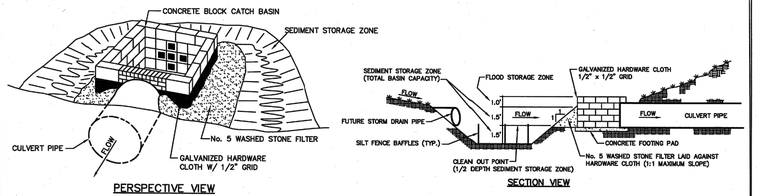
PROVIDE STABILIZED OUTLET TO STREAM BANK. WOOD PALLETS MAY BE USED IN LIEU OF STONE AND GEOTEXTILE AS DIRECTED. A SUFFICIENT NUMBER OF PALLETS MUST BE PROVIDED TO ELEVATE THE ENTIRE FILTER BAG FOR DEWATERING ABOVE NATURAL GROUND.

NOT TO SCALE

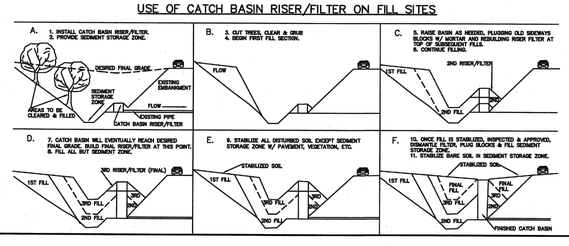
WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD FILTER BAG FOR DEWATERING ACTIVITIES



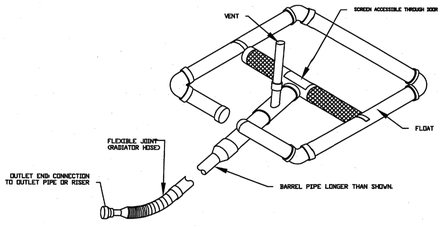
USE OF CATCH BASIN RISER/FILTER ON FILL SITES



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

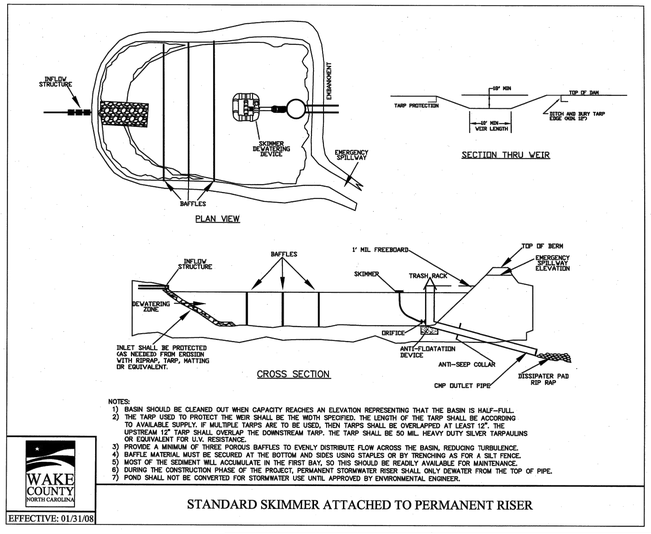
STANDARD CATCH BASIN RISER/FILTER



WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER DETAIL



NOTES:
1) BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF-FULL.
2) THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL. HEAVY DUTY SILVER TARPAULINS OR EQUIVALENT FOR U.V. RESISTANCE.
3) PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
4) BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
5) MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
6) DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
7) POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

STANDARD SKIMMER ATTACHED TO PERMANENT RISER

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON 4/10/2026

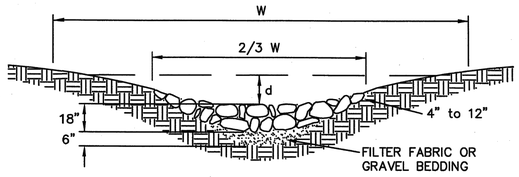
STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2166
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	
NOT FOR CONSTRUCTION	
SCALE	AS SHOWN
DESIGNED BY	SRG
DRAWN BY	SRG
CHECKED BY	SRG

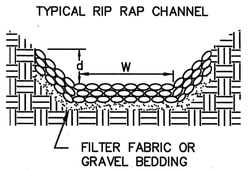
ELLIS - LA GRANGE - PERRY TRACT
- SITE 2 - PHASE 2
LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
CONSTRUCTION PLANS
EROSION CONTROL DETAILS

DRAWING SHEET
D-2.4

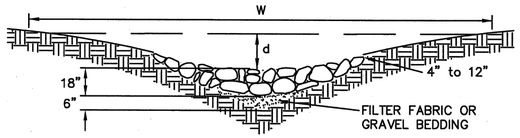
46 OF 47



PARABOLIC–SHAPED WATERWAY WITH STONE CENTER DRAIN
(SHAPED BY BULLDOZER)



TRAPEZOIDAL



V–SHAPED WATERWAY WITH STONE CENTER DRAIN
(SHAPED BY MOTOR GRADER)

NOTES:

–TO BE USED WHERE EXCESSIVE STORMWATER VELOCITIES PROHIBIT VEGETATIVE LININGS.

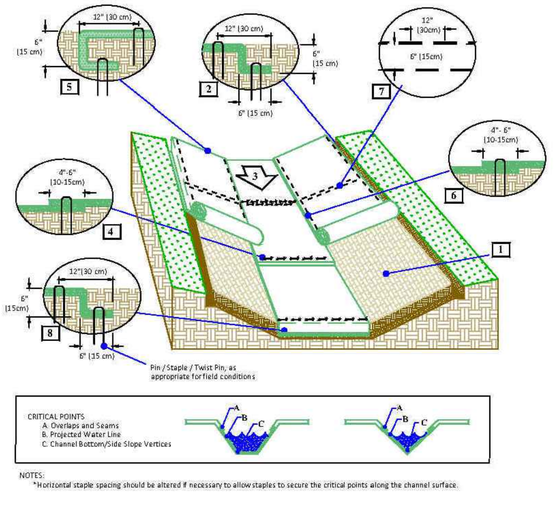
–SIZE OF STONE MUST BE DETERMINED BY APPROPRIATE DESIGN PROCEDURE.

–DIMENSIONS FOR d & W VARIES ACCORDING TO DESIGN.

WAKE COUNTY NORTH CAROLINA

EFFECTIVE: 01/31/08

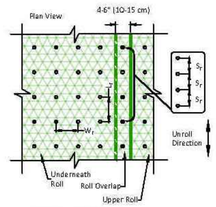
STANDARD RIP-RAP LINED CHANNELS



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the channel by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes/pins approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (shingle style) with a 4"- 6" (10 - 15 cm) overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6"(15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 4"- 6" (10 - 15 cm) and secured with staples/stakes/pins at S_L.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 6" (15 cm) apart and 12" (30 cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes/pins spaced at S_T apart in a 6" (15 cm) deep X 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
9. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

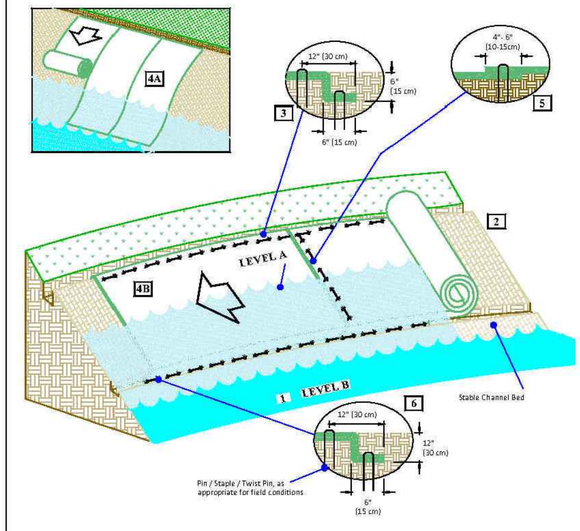
	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_T	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout

WESTERN GREEN | WESTERN EXCELSIOR | EAST COAST | NORTH AMERICAN GREEN

Project: Standard Slope/Rainfall Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

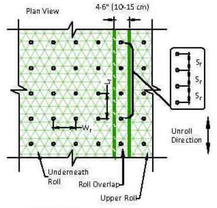
Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com



Instructions

1. For easier installation, lower water level from Level A to Level B before installation.
2. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
3. Begin at the top of the shoreline by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling.
4. Roll RECPs either (A) down the shoreline for long banks (top to bottom) or (B) horizontally across the shoreline slope. RECPs will unroll with appropriate side against the soil surface. VMax TRMs should always be installed parallel to flow. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide.
5. The edges of all horizontal and vertical seams must be stapled with approximately 4" - 6" (10 - 15 cm) overlap. Note: *In streambank applications, seam overlaps should be shingled in the predominant flow direction.
6. The edges of the RECPs at or below normal water level must be anchored by placing the RECPs in a 12" (30 cm) deep X 6" (15 cm) wide anchor trench. Anchor the RECPs with a row of staples/stakes/pins spaced approximately 12"(30cm) apart in the trench. Backfill and compact the trench after stapling (stone or soil may be used as backfill). For installation at or below normal water level, use of ShoreMax mat on top of the RECP or geotextile underneath is likely required for sections below the normal water line.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (HPTRM) materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

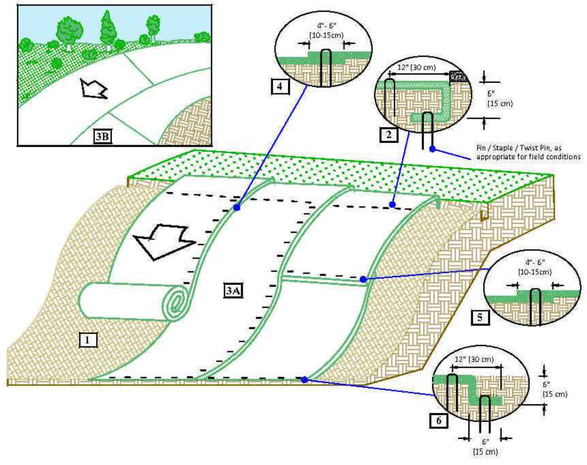
	Staple Pattern
Dimension	E
W_T	20" (50 cm)
L_T	20" (50 cm)
S_T	18" (45 cm)
Nominal Frequency	3.8 / SY
Required Fastener	Min. 20# Pullout

WESTERN GREEN | WESTERN EXCELSIOR | EAST COAST | NORTH AMERICAN GREEN

Project: Standard Channel Bank Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

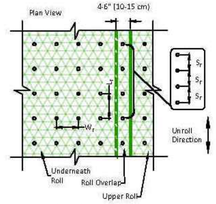
Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
www.westernexcelsior.com
www.nagreen.com



Instructions

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S_T apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S_T apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. When laying RECPs horizontal, a maximum of two roll widths or 16 feet, whichever is less, may be applied up the slope. If two roll widths or 16 ft is insufficient to cover the slope, material shall be placed vertically. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECBs should utilize Staple Pattern C. TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlapped with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S_T. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (10 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may by used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with TRM or HPTRM materials.

Staple Pattern Guide



- Pin / Staple / Twist Pin, as appropriate for field conditions

	Staple Pattern	
Dimension	C	D
W_T	30" (75 cm)	22" (55 cm)
L_T	30" (75 cm)	22" (55 cm)
S_T	18" (45 cm)	18" (45 cm)
Nominal Frequency	1.7 / SY	3.0 / SY
Application	ECB (Degradable)	TRM (Permanent)
Required Fastener	Min. 20# pullout	Min. 20# pullout

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.

WESTERN GREEN | WESTERN EXCELSIOR | EAST COAST | NORTH AMERICAN GREEN

Project: Standard Slope/Rainfall Layout - ECB or TRM

Shown: Isometric View of Slope, Fastener Placement, Some Fasteners and Vegetation Omitted for Clarity, Trenching and Overlap, NTS

Date: 4/19/2022
WG: 886-540-9810
www.westerngreen.com
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No.	REVISIONS	DATE	BY
0	PHASING REVISION	04/10/2026	SRG

NORTH CAROLINA PROFESSIONAL SEAL 040779 ENGINEER CHRISTOPHER M. THOMPSON
SEAL:
4/10/2026

STRONGROCK
ENGINEERING GROUP
STRONG ROCK ENGINEERING GROUP, PLLC | COMPANY LICENSE # P-2165
305 CHURCH AT NORTH HILLS STREET, SUITE 1110 RALEIGH, NC 27609 | INFORMATION@STRONGROCKGROUP.COM

STRONG ROCK PROJECT	ELLIS - LA GRANGE - PERRY TRACT - SITE 2 - PHASE 2
	LA GRANGE, LENOIR COUNTY, NORTH CAROLINA
NOT FOR CONSTRUCTION	CONSTRUCTION PLANS
SCALE: AS SHOWN	**EROSION CONTROL DETAILS**
DESIGNED BY: SRG	
DRAWN BY: SRG	
CHECKED BY: SRG	

DRAWING SHEET

D-2.5

47 OF 47

Agenda Item 8e

Grass Cutting / Grounds Maintenance

Contract Award

TOWN OF LA GRANGE

AGENDA ITEM SUMMARY MEMO

TO: Mayor Bobby Wooten and Town Council

FROM: Shawn Condon, Town Manager

DATE: Monday, May 4, 2026

SUBJECT: Consideration of Award of the Grass Cutting / Grounds Maintenance RFP Contract

Action Requested

Following Council review and analysis of the two responsive proposals received under the Town's Grass Cutting / Grounds Maintenance Request for Proposals (RFP), select the contractor to be awarded the new Grounds Maintenance contract effective July 1, 2026, and authorize the Town Manager to:

- Negotiate and execute a contract with the selected contractor for Component 1 (Grounds Maintenance Services), Component 2 (Nuisance Abatement Mowing), and Component 3 (Town-Maintained ROW Mowing) effective July 1, 2026; and
- Engage the selected contractor on a temporary basis to perform the currently-contracted Grounds Maintenance work being provided by Danny Smith Landscaping at the existing contract rate, through June 30, 2026, to ensure continuity of service through the transition period.

Purpose

The purpose of this agenda item is to complete the public RFP process the Town began in February 2026 by selecting a qualified contractor to provide Grounds Maintenance, Nuisance Abatement Mowing, and Town-Maintained Right-of-Way (ROW) Mowing services beginning in the new fiscal year. This action also formally addresses the transition period between the current Danny Smith Landscaping contract and the new contract beginning July 1, 2026.

Background

At the April 13, 2026 Regular Meeting, Town staff presented an overview of the Grass Cutting / Grounds Maintenance RFP, the proposals received, and the proposed evaluation framework. Council requested additional time to review the proposals before making a final selection.

The Town's current Grounds Maintenance services are provided through a long-standing contract with Danny Smith Landscaping at a base annual rate of $5,977/month.

On February 13, 2026, the Town issued a Request for Proposals (RFP) to procure new Grounds Maintenance, Nuisance Abatement Mowing, and Town-Maintained ROW Mowing services for FY 2026-27 and beyond. The RFP was structured into three independently-awardable components:

- Component 1 – Grounds Maintenance Services (Areas 1–10): a fixed monthly lump sum
- Component 2 – Nuisance Abatement Mowing (on-call, per-lot pricing)
- Component 3 – Town-Maintained ROW Mowing (Northside & Southside lists, fixed monthly lump sum)

Two proposals were received by the Town:

- Riley Landscaping and Lawn Maintenance, LLC (La Grange, NC)
- Fulcher's Lawn and Garden Service (La Grange, NC)

The RFP and resulting contracts were procured in compliance with North Carolina General Statutes 143-129 and 143-131, governing municipal procurement processes.

Transition Period Confirmation

Both Riley Landscaping and Fulcher's Lawn and Garden Service have stated that they are willing to temporarily perform the work currently being provided by Danny Smith Landscaping at the existing contract rate of $5,977/month through June 30, 2026, in order to bridge the transition between the current contract and the new contract beginning July 1, 2026. Either selected contractor's new contract pricing would take effect July 1, 2026. This commitment removes any concern about a service gap on cemetery, Town Hall, ROW, and other priority maintenance areas during the transition period.

Price Comparison – Component 1 (Grounds Maintenance, Areas 1–10)

Both proposers submitted itemized monthly pricing by area:

Area	Riley Landscaping	Fulcher's Lawn & Garden
Area 1 – LCSD & Peachtree Alley (≈70,000 sq. ft.)	$389/mo	$409/mo
Area 2 – Municipal Cemeteries (≈1,034,000 sq. ft.)	$3,745/mo	$3,943/mo
Area 3 – Town Hall (≈106,310 sq. ft.)	$540/mo	$570/mo
Area 4 – Washington St. ROW, Eaton Lift Station & Welcome Signs	$760/mo	$810/mo
Area 5 – Railroad St. ROW, Community Park, Staton Alley, Parking Lot, Kings Rd. Court	$1,510/mo	$1,600/mo
Area 6 – Public Works Complex	$200/mo	$209/mo
Area 7 – EMS Building	$320/mo	$340/mo

Area 8 – Lake Pines Lift Station & Dam	$45/mo	$50/mo
Area 9 – Leisure Estates ROW	$220/mo	$232/mo
Area 10 – N. Charles & N. Caswell ROW / Triangle	$165/mo	$175/mo
Component 1 Total Monthly Price	**$7,894/mo**	**$8,338/mo**

Riley Landscaping is approximately $444/month lower than Fulcher's on Component 1, or approximately $5,328 per year.

Price Comparison – Component 2 (Nuisance Abatement Mowing)

Item	Riley Landscaping	Fulcher's Lawn & Garden
Base Price per Lot (up to ½ acre)	$75 / lot	$88 / lot
Additional per 0.25 acre over base	$25 / 0.25 ac	$32.50 / 0.25 ac
Minimum Service Charge per Call-Out	$75	$82
Required Response Time Commitment	1 business day	1 business day

Riley is lower across each unit-pricing line on Component 2. Both proposers have committed to a 1 business day response time, which exceeds the RFP's required 3 business day standard. Riley's includes nuisance abatement debris removal up to one trash can volume (~33 gallons) with bulk removal billed separately. Fulcher's debris hauling/disposal is priced based on individual severity.

Price Comparison – Component 3 (Town-Maintained ROW Mowing)

Item	Riley Landscaping	Fulcher's Lawn & Garden
Northside ROW List (≈38 locations)	$2,030/mo	$2,131/mo
Southside ROW List (≈28 locations)	$1,120/mo	$1,257/mo
Component 3 Total Monthly Price	**$3,150/mo**	**$3,388/mo**

On Component 3, Riley is approximately $238/month lower than Fulcher's, or approximately $2,856 per year.

Combined Monthly and Annual Price Comparison

Component	Riley Landscaping	Fulcher's Lawn & Garden	Difference (Annualized)
Component 1 – Grounds Maintenance	$7,894/mo ($94,728/yr)	$8,338/mo ($100,056/yr)	Riley –$5,328/yr
Component 3 – ROW Mowing	$3,150/mo ($37,800/yr)	$3,388/mo ($40,656/yr)	Riley –$2,856/yr
Combined Components 1 + 3 (Fixed)	**$11,044/mo ($132,528/yr)**	**$11,726/mo ($140,712/yr)**	**Riley –$8,184/yr**
Component 2 – Per-Lot Pricing	Lower across all unit prices	Higher across all unit prices	Variable savings per call

Non-Price Comparison – Technical Competence & Experience

Factor	Riley Landscaping	Fulcher's Lawn & Garden
Years in Business	20+ years	Established multi-year operation; A+ BBB rating
Staffing Capacity	25+ qualified, experienced lawn-care staff supervised by crew leaders, VP of Operations, and Owner	106 employees
Equipment Fleet	Detailed itemized list including 2× John Deere skid steers (333G, 331G), 2× John Deere tractors (5115M, 4066M), John Deere 60G mini-excavator, Vermeer mini-skid steer, John Deere M15 batwing mower, 11+ Grasshopper commercial mowers (incl. 3× 2024-model 329B/61 and 335B/72 with foldable ROPS), eXmark aerator, Toyota forklift	26 trucks; 22 mowers; 3 machine spray systems; trimming/edging mounted on trucks; excavators; skid steers; mini excavator; mini skid steer; dump trucks; dump trailers
Headquarters Location	405 E. Washington Street, La Grange, NC	2071 Sutton Hooten Lane, La Grange, NC
NC Landscape Contractor License	Yes	Yes

NC Pesticide Applicator License	Yes	Yes
Insurance	Yes	Yes

Both firms are properly licensed, locally based La Grange businesses with the technical capacity to perform the required scope. Fulcher's has greater scale of operation (significantly larger employee count and broader fleet of trucks and spray systems), while Riley Landscaping has a more focused, equipment-intensive lawn-maintenance fleet.

Non-Price Comparison – Work Plan & Understanding of Scope

Factor	Riley Landscaping	Fulcher's Lawn & Garden
Crew Structure	Laborers grouped into 3–5 separate crews, each operating with a crew leader. VP of Operations assigns individuals to crews, schedules each crew weekly, and creates work orders for each account to be serviced every day.	Operates between 7:00 a.m. – 6:00 p.m., starting in less populated areas and moving to more populated areas to minimize disturbance to residents.
Communication Procedures	All crews maintain constant communication via cell phones with the Owner and VP of Operations to handle changes as they develop during each day. Work orders returned to the VP of Operations at the end of each day, providing the details of services provided to each customer for that day.	Timothy Fulcher is the line of communication; reachable at (252) 560-1864.
Documentation & Reporting	Daily work-order returns from each crew leader; structured reporting; flexibility built in to adjust for weather and special events.	Acknowledged required per-property documentation for nuisance abatement work, including before/after photos, date/time completion documentation, and unusual conditions/hazards reporting.

Riley Landscaping's submitted Work Plan is materially more detailed regarding crew structure, daily work-order management, communication procedures, and operational flexibility for weather and special events. Fulcher's Work Plan is briefer and primarily addresses operating hours and a single point of contact.

Non-Price Comparison – Past Performance & References

Factor	Riley Landscaping	Fulcher's Lawn & Garden
Reference 1	Case Farms — Kevin Taylor, Vice President — (919) 648-5913 (Large-scale industrial grounds)	City of Goldsboro — Erin Funseca — (919) 344-5629 (Direct municipal experience)
Reference 2	Sanderson Farms — Greg Raynor, Manager — (252) 775-1821 (Large-scale industrial grounds)	Bridgestone, Wilson, NC — Scott Ingram — (919) 222-3833 (Major industrial site)
Reference 3	Darling Ingredients — Daniel Lane, Assistant Plant Manager — (252) 287-3935 (Large-scale industrial grounds)	Lenoir Memorial Hospital — Derrick Cobb — (252) 560-0723 (Major institutional site)

Fulcher's Lawn and Garden Service has direct prior experience with municipal grounds maintenance work for the City of Goldsboro, City of Kinston, and the Town of Seven Springs, in addition to the references listed above. Riley Landscaping's references reflect long-term, large-scale routine maintenance contracts with major industrial and commercial operations.

Staff-Prepared Evaluation Rubric (RFP Section 7 – 100-Point Scale)

Section 7 of the RFP established a 100-point evaluation framework to be applied to each proposal. The framework, and the staff scoring of each proposer based on the analysis presented in the previous sections, is set out below. Council retains full discretion to weigh these factors differently or apply its own judgment to the proposals.

RFP Section 7 Evaluation Criteria:

- Technical Competence & Experience — 30 points
- Work Plan & Understanding of Scope — 25 points
- Past Performance & References — 20 points
- Cost Proposal — 20 points
- Administrative Strength — 5 points

Staff Scoring:

Criterion (Max Points)	Riley Landscaping	Fulcher's Lawn & Garden	Staff Notes / Basis
Technical Competence & Experience (30)	26	28	Both highly capable. Fulcher's has greater scale of operation (106 employees, 26 trucks, 22 mowers, 3 spray systems, A+ BBB) and clearly displays full NC license numbers on the proposal; Riley has 20+ years in business, 25+ employees, a detailed equipment list focused on lawn maintenance, and a documented insurance certificate. Slight edge to Fulcher's on scale.
Work Plan & Understanding of Scope (25)	23	18	Riley's Work Plan substantially more detailed: 3–5 crew structure, crew leaders, VP-of-Operations supervision, daily cell-phone communication, daily work-order returns, and flexibility for weather/special events. Fulcher's Work Plan is brief, focused on operating hours and a single point of contact.
Past Performance & References (20)	16	18	Fulcher's has direct municipal experience (City of Goldsboro, City of Kinston, Town of

			Seven Springs) and references covering municipal/institutional/ industrial work. Riley's references are large industrial sites only. Edge to Fulcher's on direct municipal experience.
Cost Proposal (20)	20	19	Riley is the lowest-priced proposal across every fixed component, every unit-priced item under Component 2, and every conditional pricing line. Combined Components 1+3 annual savings vs. Fulcher's of ~$8,184/yr. Cost-proposal score of 20 to Riley as low bidder; Fulcher's at ~94.2% of Riley's price level scored proportionally.
Administrative Strength (5)	5	5	Both fully compliant — E-Verify, Iran Divestment Act, Non-Collusion, NCLC and NC Pesticide Applicator licenses, sealed-envelope delivery.
TOTAL (100)	**90**	**88**	

Under the staff evaluation, Riley Landscaping scored 90 of 100 and Fulcher's Lawn and Garden Service scored 88 of 100. The score differential is small. Riley's score is driven primarily by the more detailed Work Plan and the lower Cost Proposal; Fulcher's is driven primarily by greater operational scale and direct municipal references. Both proposals are responsive to the RFP and either firm could perform the work under contract.

Fiscal Impact

The selected proposal will be incorporated into the FY 2026-27 budget. Based on the proposals received, the anticipated annual fixed cost (Components 1 + 3) is approximately $132,528 if Riley Landscaping is awarded, or approximately $140,712 if Fulcher's Lawn and Garden Service is awarded. Component 2 (Nuisance Abatement Mowing) is variable and billed on a per-call basis as enforcement actions occur; nuisance abatement costs are typically recovered from the responsible property owner through the Town's lien process where authorized.

The RFP further provides for an initial contract term of two (2) years, with up to two (2) optional one-year extensions subject to performance and Town Manager approval, providing the Town with budgetary predictability while preserving the ability to re-procure if performance issues arise.

Council Options

Option 1: Award the contract to Riley Landscaping and Lawn Maintenance, LLC for Components 1, 2, and 3, effective July 1, 2026, and authorize the Town Manager to engage Riley Landscaping during the transition period at the existing Danny Smith Landscaping contract rate through June 30, 2026.

Option 2: Award the contract to Fulcher's Lawn and Garden Service for Components 1, 2, and 3, effective July 1, 2026, and authorize the Town Manager to engage Fulcher's Lawn and Garden Service during the transition period at the existing Danny Smith Landscaping contract rate through June 30, 2026.

Option 3: Award the components on a split basis (e.g., one proposer for Component 1 and a different proposer for Components 2 and/or 3). Each component is independently awardable under the RFP.

Option 4: Reject all proposals and direct staff to re-issue the RFP. Staff does not recommend this option given the proximity of the FY 2026-27 contract start date and the need for continuity of grounds maintenance services during the growing season.

Town Manager's Recommendation

Both proposers are well-qualified, locally-based La Grange businesses, properly licensed, and capable of performing the required scope of work. Both committed to a 1 business day nuisance abatement response time, exceeding the minimum required standard.

Under the staff evaluation rubric tied to the RFP's published 100-point criteria, Riley Landscaping scored 90 of 100 and Fulcher's Lawn and Garden Service scored 88 of 100. Riley Landscaping is the lowest-priced proposer across every line item and submitted the more detailed Work Plan; Fulcher's is the larger-scale operation with direct prior municipal experience. The score difference is narrow and reasonable Council discretion exists in either direction.

On the basis of the highest staff evaluation score, the lowest cost across every priced item, and the strongest detailed Work Plan, my recommendation is that Council award the contract to Riley Landscaping and Lawn Maintenance, LLC for all three components, effective July 1, 2026.

Attachments

- Town of La Grange Grass Cutting / Grounds Maintenance RFP (February 13, 2026)
- Bid / Cost Proposal – Riley Landscaping and Lawn Maintenance, LLC
- Bid / Cost Proposal – Fulcher's Lawn and Garden Service

TOWN OF LA GRANGE, NORTH CAROLINA

REQUEST FOR PROPOSALS (RFP)

Grounds Maintenance, Nuisance Abatement Mowing

RFP Issue Date: February 13, 2026

Written Questions Deadline: February 25, 2026

Proposal Due Date: March 2, 2026 at 10:00am EST

Submit Proposals To:

Town Manager
"Grounds Maintenance RFP"
Town of La Grange,
203 S. Center Street,
La Grange, NC 28551

SECTION 1 - INTRODUCTION

The Town of La Grange is soliciting sealed proposals for the following three service components:

1. **Grounds Maintenance Services:** Routine care for specific municipal areas, currently contracted out.
2. **Nuisance Abatement Mowing Services:** On-call enforcement mowing for private property violations.
3. **Town-Maintained Rights-of-Way (ROW) Mowing:** Routine mowing and vegetation control for the Northside and Southside ROW lists, currently maintained by Town staff.

Award Structure: Contractors may submit proposals for **one, two, or all three** components. Each component will be evaluated independently, and the Town may award contracts to one or multiple vendors.

This RFP and all resulting contracts shall comply with North Carolina General Statutes 143-129 and 143-131, governing municipal procurement processes.

Key Project Dates:

- **February 25, 2026:** Deadline for written questions.
- **March 2, 2026 (10:00 am):** Sealed proposals due to Town Hall.
- **March 2, 2026 – March 11, 2026:** Committee evaluations and contract negotiations.
- **March 15, 2026:** Goal for fully executed contract and official service start date, earlier if possible.

SECTION 2 - GENERAL INSTRUCTIONS TO PROPOSERS

2.1 Written Questions & Clarifications

All questions regarding this RFP must be submitted in writing via email to ensure a transparent response process.

- **Contact:** Shawn Condon, Town Manager
- **Email:** smcondon@lagrangenc.com
- **Deadline:** All questions must be received by **February 25, 2026**.

2.2 Proposal Submission Method

To comply with **NCGS 143-129** and ensure the integrity of the formal bidding process, the following submission rules apply:

- **Format:** Proposals must be submitted in a **sealed envelope**.
- **Labeling:** The envelope must be clearly marked **"Grounds Maintenance RFP"**.
- **Delivery:** Proposals may be hand-delivered or mailed to Town Hall. Town Hall operating hours are Monday – Thursday 7:30am to 6pm. Closed on Fridays.
- **Address:**
  Town Manager,
  "Grounds Maintenance RFP"
  Town of La Grange,
  203 S. Center Street,
  La Grange, NC 28551.
- **Deadline: March 2, 2026 at 10am**. Late submissions or email proposals will not be accepted.

2.3 Insurance Requirements

Contractors must maintain General Liability, Workers' Compensation (in statutory amounts), and Automobile Liability coverage. Certificates of insurance naming the Town as an additional insured must be submitted prior to contract execution.

2.4 Contract Term The initial contract term is two years, with up to two optional one-year extensions subject to performance and Town Manager approval.

SECTION 3 - SCOPE OF SERVICES

3.1 General Grounds Maintenance Requirements

- **Mowing:** Grass height maintained uniformly at 3 to 4 inches. Frequency: Every 14 days (March–Oct); Monthly (Nov–Feb). Mowing must not cause scalping or rutting.

- **Trimming and Edging:** Performed every cycle around buildings, poles, signs, cemetery markers, and pavement edges. Mechanical edging is required every cycle. No debris may be blown into streets or storm drains.
- **Vegetation Control:** Maintain continuous vegetation-free conditions in sidewalk cracks, joints, and curb lines. Herbicide use requires prior written approval.
- **Debris Removal:** Prior to mowing, remove trash, limbs, and fallen branches.
- **Equipment:** Must use commercial-grade equipment appropriate for cemeteries and tight spaces.

3.2 AREA-SPECIFIC SCOPE OF WORK (AREAS 1–10)

The ten areas below represent the current contracted service locations. Contractors must perform all services described in Section 3.1 in addition to the specific requirements noted for each area.

AREA 1 – LA GRANGE DIVISION; LCSD & PEACHTREE ALLEY

Location:
120 East Railroad Street. Includes the alley and grassed areas behind the buildings.
Peachtree Alley begins at North Wooten Street, continues west, and tees toward Washington Street and Railroad Street. Includes the parking area behind the Sheriff's Office.

Approximate Square Footage:
70,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - No soil sampling required.
    - No fertilization required.
2. **Lime Application**
    - Not required.
3. **Seeding**
    - No overseeding required.
4. **Planter Maintenance**
    - No planters present.

This area requires routine mowing, trimming, edging, debris removal, and vegetation control per Section 3.1.

AREA 2 – MUNICIPAL CEMETERIES

Location:
Off N. Forbes Street. Includes three separate cemeteries and internal paths connecting them to West Railroad Street.

Approximate Square Footage:
1,034,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Edging**
    - Weekly March–November
    - Monthly December–February
    - Must include sidewalks, curbs, and concrete paver areas
    - All clippings must be blown clear from paved surfaces
2. **Trimming Special Provisions**
    - Trim around headstones, markers, and monuments each mowing cycle
    - Herbicides prohibited unless explicitly approved
3. **Soil Sampling, Fertilization, and Lime**
    - None required
4. **Lime Application**
    - Not required
5. **Seeding**
    - Required in disturbed areas following burials once soil settles
6. **Bare Spots**
    - Any area larger than **50 sq. ft.** must be prepared, seeded, and mulched
7. **Aeration**
    - Required only in undeveloped sections
8. **Herbicide Use (Conditional)**
    - Non-petroleum herbicides may be approved for up to 2” perimeter of monuments
    - Contractor must include a deductible pricing option for herbicide use
9. **Planter / Bed Maintenance**
    - Install pansies in early fall and remove late spring
    - Install summer annuals in late spring and remove late fall

- Includes areas near the cemetery entrance sign and flagpoles

10. **Damage to Monuments or Fixtures**

- Contractor is fully responsible for any damage during maintenance activities

11. **Cessation of Work During Funerals**

- All power equipment use must stop immediately during funeral or burial services
- Contractor must work in another section while services are in progress

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AREA 3 – LA GRANGE TOWN HALL

Location:
203 South Center Street

Approximate Square Footage:
106,310 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sample, Fertilization, and Lime**
    - Soil samples required for each project area
    - Reports must be submitted to the Town in **September and March**
    - Fertilize all trees, shrubs, and groundcover **twice annually (April & October)**
    - Use granular slow-release fertilizer
    - Spring and fall fertilization must include pre- and post-emergent herbicides
    - Contractor must meet with Town representative prior to application
2. **Seeding**
    - No overseeding required
3. **Bare Spots**
    - Any bare spot larger than **1 sq. ft.** must be treated (prepared, seeded, mulched)
4. **Planters**
    - Install pansies in fall; summer annuals in late spring
5. **Mulching**
    - Apply fresh pine straw **twice annually (Jan/Feb & July/Aug)**
    - Maintain minimum 3” depth

- Avoid piling mulch against plant bases

6. **Weeding / Herbicide Use**
    - Weekly hand-weeding required
    - Additional herbicide may be used as needed (contractor liable for plant damage)

AREA 4 – WASHINGTON STREET RIGHT-OF-WAY, EATON LIFT STATION & WELCOME SIGNS

Location:
ROWs along East and West Washington Street from the 300 block to Highway 70 at Wynn Odom Ford, extending west to the city limits. Includes welcome signs at:

- Eaton Corporation Industrial Facility
- South Caswell (Sutton Acres entrance)
- West Washington Street (near city limits)

Approximate Square Footage:
135,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sample, Fertilization, and Lime**
    - Not required
2. **Lime Application**
    - Not required
3. **Seeding**
    - Not required
4. **Bare Spots**
    - Treatment required only around welcome signs
    - Bare spots > 50 sq. ft. must be seeded and mulched
5. **Aeration**
    - Not required
6. **Plant Area (Welcome Signs)**
    - Seasonal pansies in fall; summer annuals in late spring
    - Maintain existing knock-out roses to ensure full sign visibility

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AREA 5 – RAILROAD STREET RIGHT-OF-WAY, COMMUNITY PARK, STATON ALLEY, MUNICIPAL PARKING LOT & KINGS ROAD BASKETBALL COURT AREA

Location:
Right-of-way on both sides of Railroad Street from Forbes Street to Beverly Road, including:

- Community Park
- Staton Alley
- Municipal parking lot areas
- Kings Road basketball court grounds

Approximate Square Footage:
500,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required
2. **Lime Application**
    - Not required
3. **Seeding**
    - Not required
4. **Bare Spots**
    - Spots larger than **50 sq. ft.** must be prepared, seeded, and mulched

AREA 6 – PUBLIC WORKS COMPLEX

Location:
501–503 West Railroad Street
Includes the outside perimeter of the fenced Public Works Complex.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required for this location.
2. **Lime Application**
    - Not required.
3. **Seeding**
    - No overseeding required.

4. **Bare Spots**
    - Any bare area greater than **50 sq. ft.** must be prepared, seeded, and mulched with wheat straw in November or early May—or as otherwise directed by the Town.
5. **Aeration**
    - Not required.
6. **Planters (Planting Area)**
    - If planters or designated planting beds are present, the Contractor shall install seasonal annuals twice yearly as follows:
        - **Fall:** Install pansies; remove late spring
        - **Spring:** Install summer annuals; remove late fall
7. **Replacement Plants**
    - Replacement of trees, shrubs, or groundcover is **not included** in the base contract.
    - If needed, the Contractor must submit a cost estimate, which requires Town approval before installation.
    - All replacement plants must comply with the *American Standard for Nursery Stock*.
    - Replacement plants must be guaranteed for **three months** after installation.
8. **Watering Requirements**
    - Watering is required during establishment (weekly for one month after planting) and during drought conditions.
    - Water must be applied in a way that avoids creating washouts or damaging the plant.
    - Contractor provides watering equipment; Town can provide water access if requested.

AREA 7 – EMS BUILDING

Location:
East Railroad Street (Fields Station Road)

Approximate Square Footage:
40,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required.
2. **Lime Application**

- Not required.

3. **Seeding**
    - No overseeding required.
4. **Bare Spots**
    - Bare areas greater than **10 sq. ft.** must be prepared, seeded, and mulched.
5. **Aeration**
    - Not required.
6. **Planter Maintenance**
    - Install seasonal annuals twice annually as follows:
        - **Fall:** Install pansies; remove late spring
        - **Spring:** Install summer annuals; remove late fall

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AREA 8 – LAKE PINES LIFT STATION & DAM

Location:
South Charles Street and Club Road

Approximate Square Footage:
8,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required.
2. **Lime Application**
    - Not required.
3. **Seeding**
    - No overseeding required.
4. **Bare Spots**
    - Any bare area greater than **50 sq. ft.** must be treated, seeded, and mulched in November or early May.
5. **Aeration**
    - Not required.

AREA 9 – LEISURE ESTATES RIGHT OF WAY

Location:
Median between the two single-lane streets (Brandy Avenue) within Leisure Estates Subdivision.

Approximate Square Footage:
60,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required.
2. **Lime Application**
    - Not required.
3. **Seeding**
    - No overseeding required.
4. **Bare Spots**
    - Bare areas greater than **50 sq. ft.** must be repaired, seeded, and mulched.
5. **Aeration**
    - Not required.

AREA 10 – NORTH CHARLES STREET & NORTH CASWELL STREET RIGHTS-OF-WAY

Location:
ROW beginning north of Queen Street on North Charles Street, continuing to Caswell Street (NC-903), then south along NC-903 to Institute Road. Includes the traffic triangle at the intersection.

Approximate Square Footage:
8,000 sq. ft.

Scope of Lawn Maintenance Services

1. **Soil Sampling, Fertilization, and Lime**
    - Not required.
2. **Lime Application**
    - Not required.
3. **Seeding**
    - No overseeding required.

4. **Bare Spots**
    - Areas exceeding **50 sq. ft.** must be prepared, seeded, and mulched.
5. **Aeration**
    - Not required.

NOTES FOR AREAS 1–10 (Apply Universally)

The following requirements apply **across all areas**:

- All sidewalks, curbs, and gutters must remain **vegetation-free at all times**.
- Trimming must be performed each mowing cycle.
- Clippings must not be blown into streets, gutters, storm drains, or public roads.
- The Contractor is responsible for correcting damage to Town infrastructure.
- Safety protocols must be followed at all times.

SECTION 3.3 – NUISANCE ABATEMENT MOWING

The Contractor shall provide on-call mowing and vegetation removal services to support the enforcement of the Town's nuisance vegetation ordinance.

A. Response Time

- Contractor must respond to each notice and perform required services **within 3 business days** of receiving the request from the Town.
- Failure to meet this requirement will result in liquidated damages (see Section 5).

B. Mowing Requirements

- Mow all vegetation to a maximum height of **3-4 inches**.
- Trim to the **property line**, including sidewalks, fences, structures, and right-of-way boundaries.

C. Debris & Overgrowth Removal

Contractor shall:

- Remove trash, limbs, fallen branches, and miscellaneous debris prior to mowing.
- Remove all overgrowth that obstructs sidewalks, roadway visibility, or adjacent properties.
- Haul away debris unless otherwise directed by the Town.

D. Documentation Requirements

For each property:

- Provide **before** and **after** photographs.
- Provide the **date and time** service was completed.
- Note any unusual conditions such as structures, hazards, or unsafe access.

E. Estimated Workload

- Estimated at **10–30 lots per season**, though actual volume may vary significantly.

F. Special Requirements

- Contractors must avoid damage to buildings, vehicles, mailboxes, and private property.
- Work must be performed safely and respectfully, recognizing that many nuisance properties border occupied residences.

SECTION 3.4 - TOWN MAINTAINED ROW'S

A full complete listing of all currently maintained ROW's is attached to this RFP. They are summarized as follows:

Northside Rights-of-Way

Includes 38 specific locations such as:

- **500 Block of W. James St.** (behind LES Gym).
- **700 Block of W. King St.** (Apts. and across from Apts.).
- **Magnolia Run Lift Station**.
- **Old Landfill** and fields before the Waste Water Treatment Plant.

Southside Rights-of-Way

Includes 28 specific locations such as:

- **West Washington St. Lift Station** (inside and around fence).
- **Community Center** (beside/behind building and ditch line).
- **Aldridge Store Rd.** (both sides and around fire hydrants).
- **School St., Ellsworth St., and Woodard Lane** (ditch maintenance).

ROW Maintenance Standards

- **Hydrants/Manholes:** Detailed weed eating is required around all fire hydrants, manholes, and signs within the ROW. Mowing frequency is in accordance with Section 3.1.
- **Debris:** All ROWs must be kept free of litter and vegetative debris.
- **Special Instructions:** Certain lots (e.g., Jones St.) require spraying the wood line as directed.

SECTION 4 – APPEARANCE STANDARDS

The Contractor must maintain all areas in a consistent, professional, and visually appealing condition.

A. Mowing & Turf Appearance

- Uniform mowing height of **3–4 inches** (except nuisance abatement).
- No visible scalping or missed strips.
- Grass clippings must be removed or dispersed evenly—not left in piles.

B. Edging & Trimming

- All sidewalks, curbs, and paved edges must maintain a **clean, defined edge** throughout the growing season.
- Trimming must match mowing height and must not damage structures.

C. Sidewalk, Curb & Gutter Vegetation

The following conditions must be maintained **at all times**:

- Zero vegetation growing in cracks, joints, edges, gutters, or ADA ramps.
- Complete removal of weeds and grass—not merely trimming flush.
- All vegetative debris must be removed from the site.

D. Debris Removal

- Prior to mowing, all litter, fallen branches, and debris must be removed.
- Contractor is responsible for discarding all collected debris.

E. Landscaping Areas

Where applicable (Town Hall, Cemeteries, Welcome Signs, etc.):

- Beds must be kept **weed-free** at all times.
- Mulch or pine straw must be refreshed according to schedule.
- Seasonal annuals must be installed and removed as required.

F. Professional Conduct & Appearance

- Crews must behave professionally and avoid disruptive behavior.
- Equipment must be well-maintained and free of excessive leaks or noise.
- Safety precautions must be followed at all times.

SECTION 5 – LIQUIDATED DAMAGES

Liquidated damages are imposed not as a penalty, but as a reasonable estimate of the Town's costs resulting from non-performance.

Damages apply **per site, per occurrence**, unless otherwise stated.

A. Grounds Maintenance Violations

Failure Type	Liquidated Damage
Missed mowing cycle	**$350**
Grass height exceeds contract specifications	**$150**
Incomplete trimming or edging	**$100**
Grass clippings or debris left in streets/sidewalks	**$150**
Vegetation present on sidewalks/curbs/gutters	**$200 per occurrence**
Failure to remove debris prior to mowing	**$75**
Failure to maintain defined edges	**$100**

B. Nuisance Abatement Violations

Failure Type	Liquidated Damage
Late response (beyond 3 business days)	**$300**
Failure to mow to 2-inch height	**$100**
Improper trimming to property line	**$150**
Missing required before/after documentation	**$100**

C. Administrative and Compliance Violations

Failure Type	Liquidated Damage
Failure to submit monthly schedule	**$50 per week**
Unauthorized herbicide use	**$500**
Damage to Town property or infrastructure	**Actual repair cost + $150 admin fee**

Failure Type	Liquidated Damage
Failure to correct a Town-identified deficiency within 48 hours	**Double the original penalty**

D. Escalation and Contract Review

- Three (3) violations within 60 days → Mandatory performance review.
- Five (5) violations within 90 days → Contract suspension, withholding of payment, or termination for cause.

SECTION 6 - SUBMISSION REQUIREMENTS

To be considered responsive, proposers must submit:

- **Company Information:** Legal name, staffing capacity, and equipment list.
- **Qualifications:** Examples of municipal contracts and three references.
- **Work Plan:** Staffing assignments, schedules, and communication procedures.
- **Cost Proposal:** Lump-sum monthly costs and nuisance abatement pricing per lot.
- **Mandatory Certifications:**
    1. **E-Verify Compliance:** Certification of compliance with NCGS 143-133.3.
    2. **Iran Divestment Act:** Certification that the proposer is not on the State Treasurer's Final Divestment List (NCGS 147-86.58).

SECTION 7 - EVALUATION CRITERIA

Proposals will be scored on a 100-point scale:

- Technical Competence & Experience: 30 pts
- Work Plan & Understanding of Scope: 25 pts
- Past Performance & References: 20 pts
- Cost Proposal: 20 pts
- Administrative Strength: 5 pts

SECTION 8 - PROCUREMENT COMPLIANCE

8.1 Licensing Requirements

Proposers must possess and provide proof of the following licenses:

- **North Carolina Landscape Contractor License:** Required pursuant to NCGS 89D-11 for contracts exceeding $30,000.
- **North Carolina Pesticide Applicator License:** Required for chemical applications (Turf/Ornamental and ROW endorsements).

8.2 Non-Collusion Proposers must certify the proposal was prepared without collusion with other proposers or Town employees.

8.3 Pre-Audit Certificate Pursuant to NCGS 159-28, no contract resulting from this RFP shall be valid or enforceable without a signed pre-audit certificate by the Town Finance Officer certifying that an unencumbered balance remains to pay the amount due.

8.4 Contract Execution The selected contractor will sign a written agreement approved by the Town. No work shall commence until a valid Purchase Order is issued.

Right of Way List

Year _____

NORTHSIDE RIGHT OF WAYS				
	LOCATION OF RIGHT-OF-WAY	DATE	DATE	DATE
1	500 Block of W. James St. (behind LES Gym)			
2	700 Block of W. King St. (End of Apts.)			
3	700 Block of W. King St. (Across from Apts.)			
4	600 Block of W. King St. (two streaks on each side of road)			
5	503 W. King St. (Town Lots)			
6	100 Block of Herring Rd (Across from Trailer park)			
7	300 Block of N. Forbes St.			
8	700 Block of W. Queen St.			
9	500 Block of W. Queen St.			
10	Dead-end of Hill St.			
11	400 Block of N. Forbes St.			
12	500 Block of N. Forbes St. (bush hog)			
13	Rouse Rd (Field Side)			
14	Coleman Lane and around hydrant near corner of N. Forbes			
15	Dunn St. (field side) (Weed around Manholes and signs)			
16	Corner of W. Queen St. and MLK Dr. both sides of the street			
17	Corner of W. Queen St. and Palmer St. (Weed eat around MH)			
18	Corner or W. Queen St. and N. Hadden St.			
19	Florida Avenue (Dead-end to N. Charles St.)			
20	N. Charles St. and W. Queen St.			
21	200 Block of N. Hadden St.			
22	Corner of N. Hadden St. and W. James St.			
23	Corner of N. Charles St. and W. James St.			
24	200 Block of W. James St. (Center to Jones)			
25	Lots on Jones St. **(spray the wood line in back)**			
26	300 Block of N. Center St. **(Spray by ditch)**			
27	200 Block of W. King St.			
28	Outfall Line off of N. Caswell St.			
29	Ditch Right of Way and Ditch on Lincoln St.			
30	Magnolia Run Liftstation			
31	100 Block of E. King St. **(side of Road by ditch)**			
32	Corner of E. King St. and N. Wooten St. (side of road)			
33	200 Block of E. King (edge of road to the field)			
34	300 Block of E. King St. (edge of road)			
35	Corner of N. Carey Parking Lot on 300 Block of E. James St.			
36	Outfall line Dead end of E. James and E. King St.			
37	Old Landfill			
38	Fields before Waste Water Treatment Plant (both sides)			
39				
40				

Right of Way List

Year _____

SOUTHSIDE RIGHT OF WAYS				
	LOCATION OF RIGHT-OF-WAY	DATE	DATE	DATE
1	**211 W. Washington St.**			
2	West Washington St. Liftstation (around and inside fence)			
3	School St. Ditch Right of Way (Weedeat)			
4	Ellsworth St. (Beside Ditch and Weedeat Ditch.			
5	Summit St.			
6	S. Charles St. (across from Liftstation)			
7	Simmons St. (from road to other side of light poles)			
8	Woodard Lane Ditch ONLY make sure it has been weedeated and free of debris			
9	311 S. Caswell St. (Edna Blizzard Lot)			
10	Ditch that runs behind Post Office			
11	200 Block of E. Washington between curb and sidewalk both sides of road (Weedeat)			
12	200 Block of S. Wooten St. (both sides)			
13	Across from 115 to 103 Springhill St.			
14	Springhill St. and South St. around M.H.			
15	South St. (Dead-End)			
16	Right of Way between South St. to Joyner St. that ends on La Grange St.			
17	200 Block of Joyner St. (by field beside old store)			
18	Lot at Corner of Joyner and Kings Rd. (Well site)			
19	Corner of 400 block of S. Carey St. and Kings Rd			
20	Corner of S. Carey St. and Windham			
21	Dead-end of Robina Drive			
22	Community Center Beside and behind the building and weedeat ditch			
23	Ditch line behind Community Center			
24	Franklin St. Ditch and road side right-of-way			
25	Clean and Cut around Firehydrant at Franklin			
26	Side of road on Firetower down liftstation			
27	Beverly Road around hydrant			
28	Aldridge Store Rd. both sides of the road and around Fire Hydrant			
29				
30				

BID / COST PROPOSAL FORM

RFP: Grounds Maintenance, Nuisance Abatement Mowing, and Town-Maintained Rights-of-Way (ROW) Mowing
RFP Issue Date: February 13, 2026
Proposal Due: March 2, 2026 at 10:00 AM (EST)

---

1) Proposer Information

Legal Company Name: _____
DBA (if applicable): _____
FEIN/Tax ID: _____ **NCID/Company Reg. (if any):** _____
Mailing Address: _____
City/State/Zip: _____
Primary Contact Name/Title: _____
Phone: _____ **Email:** _____
Emergency/After-Hours Contact (Name/Phone): _____

2) Components Bid (check all that apply)

☐ **Component 1:** Grounds Maintenance Services (Areas 1–10)
☐ **Component 2:** Nuisance Abatement Mowing (on-call)
☐ **Component 3:** Town-Maintained ROW Mowing (Northside & Southside lists)

Proposers may submit pricing for one, two, or all components. Each component may be awarded independently.

COMPONENT 1 – GROUNDS MAINTENANCE SERVICES (Areas 1–10)

3) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform all services required for Areas 1–10 per the RFP scope and standards.

Component 1 Total Monthly Price: $_____ / month

(Optional, if you want it itemized for evaluation clarity—recommended)

- **Area 1 (LCSD & Peachtree Alley):** $_____ / month
- **Area 2 (Municipal Cemeteries):** $_____ / month
- **Area 3 (Town Hall):** $_____ / month
- **Area 4 (Washington St. ROW, Eaton Lift Station & Welcome Signs):** $_____ / month
- **Area 5 (Railroad St. ROW, Community Park, Staton Alley, Parking Lot, Kings Rd. Court):** $_____ / month

- **Area 6 (Public Works Complex):** $_____ / month
- **Area 7 (EMS Building):** $_____ / month
- **Area 8 (Lake Pines Lift Station & Dam):** $_____ / month
- **Area 9 (Leisure Estates ROW):** $_____ / month
- **Area 10 (N. Charles & N. Caswell ROW / Triangle):** $_____ / month

If itemized, confirm the sum equals the Component 1 Total Monthly Price: ☐ Yes ☐ No

4) Deductible / Optional Unit Pricing (Conditional Items)

A. Conditional herbicide option (cemeteries monument perimeter – if approved by Town):
Provide pricing the Town may use if herbicide is approved under the RFP's conditional allowance.

- **Per application cycle price:** $_____
- **OR per linear foot (if you prefer):** $_____ / LF
- **Notes/limitations (if any):** _____

B. Replacement plants (not included in base contract):

- **Hourly labor rate:** $_____ / hour
- **Markup on materials (if any):** _____%
- **Trip/Service call fee (if any):** $_____

5) Acknowledgement – Component 1 (initial each)

Proposer certifies that included pricing covers (as applicable by area) mowing schedules, trimming/edging each cycle, vegetation-free sidewalks/curbs/gutters, debris removal, bed/planter work, pine straw/mulch cycles, soil sampling/reporting where required, fertilization where required, seeding/bare spot repair thresholds, and all workmanship/appearance standards.
Initials: _____

COMPONENT 2 – NUISANCE ABATEMENT MOWING (On-Call)

6) Pricing (Per Lot / Per Call)

Provide your unit pricing for nuisance abatement mowing and related requirements (including documentation).

Base Price per Lot (standard residential lot up to _____ acres): $_____ / lot
Additional price per 0.25 acre over base (if applicable): $_____ / 0.25 acre
Minimum service charge per call-out (if any): $_____
Debris hauling/disposal (if not included above):
☐ Included ☐ Not included (describe & price): _____

7) Response Time Commitment

Required response is within **3 business days** of Town request.

Proposer response commitment: ☐ 3 business days ☐ 2 business days ☐ 1 business day ☐ Other: _____

8) Documentation Included (initial each)

- Before/after photos provided for each property: **Initials:** _____
- Date/time completion documented: **Initials:** _____
- Unusual conditions/hazards noted: **Initials:** _____

COMPONENT 3 – TOWN-MAINTAINED ROW MOWING (Northside & Southside Lists)

9) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform routine mowing/weed eating/vegetation control for the Town's listed ROW locations (Northside + Southside) per RFP standards.

Component 3 Total Monthly Price: $_____ / month

(Optional itemization—recommended)

- **Northside ROW List (all locations):** $_____ / month
- **Southside ROW List (all locations):** $_____ / month

10) Hydrants/Manholes/Signs Detail Work Included (initial)

Proposer confirms pricing includes detailed trimming around hydrants, manholes, signs, ditches/ditch lines where listed, and debris/litter removal as required.
Initials: _____

---

11) Required Attachments Checklist (Proposer to include with proposal)

☐ Company information (legal name, staffing capacity, equipment list)
☐ Qualifications & municipal experience
☐ Three (3) references
☐ Work plan (staffing, schedules, communication procedures)
☐ Proof of required licenses (NC Landscape Contractor License and NC Pesticide Applicator License)
☐ Insurance certificates (provided prior to contract execution)
☐ **E-Verify Compliance Certification** (NCGS 143-133.3)
☐ **Iran Divestment Act Certification** (NCGS 147-86.58)
☐ Any proposed exceptions/clarifications (if applicable)

---

12) Non-Collusion Statement

By signing below, Proposer certifies that this proposal is made without collusion with any other proposer or any Town employee/official and is submitted in good faith.

Initials: _____

---

13) Proposal Validity & Notes

Proposal valid for (minimum) _____ days from bid opening/date due.
Notes/Clarifications (optional):

---

14) Signature (Required)

I, the undersigned, certify that I am authorized to bind the company, and that the pricing provided is true and correct and includes all labor, materials, equipment, mobilization, supervision, overhead, profit, and compliance necessary to perform the work described in the RFP for the components selected above.

Authorized Representative (Print): _____
Title: _____
Signature: _____ **Date:** _____

Company Name: _____

BID / COST PROPOSAL FORM

RFP: Grounds Maintenance, Nuisance Abatement Mowing, and Town-Maintained Rights-of-Way (ROW) Mowing
RFP Issue Date: February 13, 2026
Proposal Due: March 2, 2026 at 10:00 AM (EST)

---

1) Proposer Information

Legal Company Name: Riley Landscaping and Lawn Maintenance, LLC
DBA (if applicable): _____
FEIN/Tax ID: 37-1533645 **NCID/Company Reg. (if any):** _____
Mailing Address: 405 E Washington Street
City/State/Zip: La Grange, NC 28551
Primary Contact Name/Title: Ryan C. Riley/Owner
Phone: 252-582-3073 **Email:** riley@rileylandscaping.com
Emergency/After-Hours Contact (Name/Phone): Ryan Riley 919-223-4555

2) Components Bid (check all that apply)

☑ **Component 1:** Grounds Maintenance Services (Areas 1–10)
☑ **Component 2:** Nuisance Abatement Mowing (on-call)
☑ **Component 3:** Town-Maintained ROW Mowing (Northside & Southside lists)

Proposers may submit pricing for one, two, or all components. Each component may be awarded independently.

COMPONENT 1 – GROUNDS MAINTENANCE SERVICES (Areas 1–10)

3) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform all services required for Areas 1–10 per the RFP scope and standards.

Component 1 Total Monthly Price: $7,894/ month

(Optional, if you want it itemized for evaluation clarity—recommended)

- **Area 1 (LCSD & Peachtree Alley):** $389/ month
- **Area 2 (Municipal Cemeteries):** $3,745/ month
- **Area 3 (Town Hall):** $540/ month
- **Area 4 (Washington St. ROW, Eaton Lift Station & Welcome Signs):** $760/ month
- **Area 5 (Railroad St. ROW, Community Park, Staton Alley, Parking Lot, Kings Rd. Court):** $1,510/ month

- **Area 6 (Public Works Complex):** $200/ month
- **Area 7 (EMS Building):** $320/ month
- **Area 8 (Lake Pines Lift Station & Dam):** $45/ month
- **Area 9 (Leisure Estates ROW):** $220/ month
- **Area 10 (N. Charles & N. Caswell ROW / Triangle):** $165/ month

If itemized, confirm the sum equals the Component 1 Total Monthly Price: ☐ Yes ☐ No

4) Deductible / Optional Unit Pricing (Conditional Items)

A. Conditional herbicide option (cemeteries monument perimeter – if approved by Town):
Provide pricing the Town may use if herbicide is approved under the RFP's conditional allowance.

- **Per application cycle price:** $1,990
- **OR per linear foot (if you prefer):** $N/A/ LF
- **Notes/limitations (if any):** _____

B. Replacement plants (not included in base contract):

- **Hourly labor rate:** $65/ hour
- **Markup on materials (if any):**25%
- **Trip/Service call fee (if any):** $60

5) Acknowledgement – Component 1 (initial each)

Proposer certifies that included pricing covers (as applicable by area) mowing schedules, trimming/edging each cycle, vegetation-free sidewalks/curbs/gutters, debris removal, bed/planter work, pine straw/mulch cycles, soil sampling/reporting where required, fertilization where required, seeding/bare spot repair thresholds, and all workmanship/appearance standards.
Initials: RCR

COMPONENT 2 – NUISANCE ABATEMENT MOWING (On-Call)

6) Pricing (Per Lot / Per Call)

Provide your unit pricing for nuisance abatement mowing and related requirements (including documentation).

Base Price per Lot (standard residential lot up to ½ acres): $75/ lot
Additional price per 0.25 acre over base (if applicable): $25/ 0.25 acre
Minimum service charge per call-out (if any): $75
Debris hauling/disposal (if not included above):
☐ Included ☑ Not included (describe & price): included only 1 trash can volume of approx. 33 gal – above that volume a separate charge for bulk removal

7) Response Time Commitment

Required response is within **3 business days** of Town request.

Proposer response commitment: ☐ 3 business days ☐ 2 business days ☑ 1 business day ☐ Other: _____

8) Documentation Included (initial each)

- Before/after photos provided for each property: **Initials:** RCR
- Date/time completion documented: **Initials:** RCR
- Unusual conditions/hazards noted: **Initials:** RCR

COMPONENT 3 – TOWN-MAINTAINED ROW MOWING (Northside & Southside Lists)

9) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform routine mowing/weed eating/vegetation control for the Town's listed ROW locations (Northside + Southside) per RFP standards.

Component 3 Total Monthly Price: $3,150/ month

(Optional itemization—recommended)

- **Northside ROW List (all locations):** $2,030/ month
- **Southside ROW List (all locations):** $1,120/ month

10) Hydrants/Manholes/Signs Detail Work Included (initial)

Proposer confirms pricing includes detailed trimming around hydrants, manholes, signs, ditches/ditch lines where listed, and debris/litter removal as required.
Initials: RCR

---

11) Required Attachments Checklist (Proposer to include with proposal)

- ☐ Company information (legal name, staffing capacity, equipment list)
- ☐ Qualifications & municipal experience
- ☐ Three (3) references
- ☐ Work plan (staffing, schedules, communication procedures)
- ☐ Proof of required licenses (NC Landscape Contractor License and NC Pesticide Applicator License)
- ☐ Insurance certificates (provided prior to contract execution)
- ☐ **E-Verify Compliance Certification** (NCGS 143-133.3)
- ☐ **Iran Divestment Act Certification** (NCGS 147-86.58)
- ☐ Any proposed exceptions/clarifications (if applicable)

12) Non-Collusion Statement

By signing below, Proposer certifies that this proposal is made without collusion with any other proposer or any Town employee/official and is submitted in good faith.

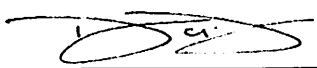
Initials: RCR

13) Proposal Validity & Notes

Proposal valid for (minimum) 60 **days** from bid opening/date due.
Notes/Clarifications (optional):

14) Signature (Required)

I, the undersigned, certify that I am authorized to bind the company, and that the pricing provided is true and correct and includes all labor, materials, equipment, mobilization, supervision, overhead, profit, and compliance necessary to perform the work described in the RFP for the components selected above.

Authorized Representative (Print): Ryan C. Riley
Title: Owner
Signature:  **Date:** February 27, 2026

Company Name: Riley Landscaping and Lawn Maintenance

RILEY'S LANDSCAPING & LAWN MAINTENANCE, LLC
WWW.RILEYLANDSCAPING.COM
PO BOX 296
LA GRANGE, NC 28551
252-582-3073
EMAIL: RILEY@RILEYLANDSCAPING.COM

SMALL ENOUGH TO BE PERSONAL
LARGE ENOUGH TO BE PROFESSIONAL

Company Information

Experienced and Creative Background

We have been in the landscaping, lawn maintenance and pressure washing business for over twenty years. Our staff is hand chosen, guaranteeing only the best services for our clients. Our company is equipped with top-of-the-line machinery and products chosen for its quality and reliability. We are licensed and insured, giving you piece of mind and satisfaction when choosing to do business with us. Our family grown business has decades of experience, and we work hard to make your visions come true.

We Care About the Details

Our company pays special attention to the details of every project to ensure the complete satisfaction of each client. Our goal is to enhance the exterior of your home, raise your property value, and beautify your whole neighborhood.

Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Legal Name: Riley Landscaping and Lawn Maintenance, LLC

Staffing Capacity: 25+ qualified, experienced, committed lawn care and lawn maintenance individuals, supervised by crew leaders, VP of Operations, and Owner

Equipment List

Item	Description
1	John Deere 333G Skid Steer
2	John Deere 331G Skid Steer
3	2018 John Deere 5115M Tractor
4	2018 John Deere 4066M Tractor
5	2018 John Deere 60G Mini Excavator
6	2018 John Deere M15 Batwing Mower
7	2018 Grasshopper Grasshopper Mower
8	2018 Grasshopper Mower Grasshopper Mower
9	2018 Grasshopper Mower Grasshopper Mower
10	2018 Grasshopper Mower Grasshopper Mower
11	2018 Grasshopper Mower Grasshopper Mower
12	2018 Grasshopper Mower Grasshopper Mower
13	2018 Grasshopper Mower Grasshopper Mower
14	2018 Grasshopper Mower Grasshopper Mower
15	2018 Grasshopper Mower Grasshopper Mower
16	2018 Grasshopper Mower Grasshopper Mower
18	2018 eXmark eXmark Aerator
19	2017 Toyota Forklift Toyota Forklift
20	2024 Grasshopper 329B/61 Mower Grasshopper Mower w/foldable ROPS
21	2024 329B/61 Mower Grasshopper Mower w/foldable ROPS
22	2024 Grasshopper 335B/72 Mower Grasshopper Mower w/Foldable ROPS
23	2024 Vermeer Mini Skid Steer

References

Case Farms
Contact: Kevin Taylor, Vice President 919-648-5913

Sanderson Farms
Contact: Greg Raynor, Manager 252-775-1821

Darling Ingredients
Contact: Daniel Lane, Assistant Plant Manager 252-287-3935

Work Plan

Laborers are grouped in three to five separate crews, each operating with a crew leader.

VP of Operations, assigns individuals to crews, schedules each crew weekly, and creates work orders for each account to be serviced every day. As you can imagine, in our business, we must be flexible to adjust for weather and each customer's needs and special events. Our VP of Operations has over 25 years' experience in our industry and ensures that our schedules are maintained and each customer serviced according to the requirements in their contract.

All crews have constant communication via cell phones with our Owner and VP of Operations to handle changes as they develop during each day. Work Orders are returned to the VP of Operations at the end of the day when each crew returns. Those Work Orders provide the details of the services that were provided that day for each customer.

Proof of Required Licenses

INSTRUCTIONS
1. Cut this ID card along the dotted lines and fold.
2. LAMINATE THE CARD.
3. Keep this card in your possession at all times.
4. Present this applicator ID card at all training sessions.
5. Pesticide Section (919) 733-3556
Education Credits must be earned by: 06/30/2029
Categories Held: A, B, H, L, E
Category Codes
A. Aquatic
B. Public Health
E. Core
G. Forest
H. Right of Way
I. Regulatory
K. Ag. Pest Animal
L. Ornamental and Turf
M. Seed Treatment
N. Demo. and Research
O. Ag. Pest Plant
S. Soil Fumigation
T. Wood Treatmen
026 27531
back
DAVIS, CHRISTOPHER M.
RILEY LANDSCAPING
405 E WASHINGTON STREET
LAGRANGE NC 28551
NCDA & CS
NORTH CAROLINA PESTICIDE BOARD
PESTICIDE APPLICATOR IDENTIFICATION
Ground Applicator License No. 026-27531
DAVIS, CHRISTOPHER M.
LICENSE EXPIRATION DATE: 12/31/2026
026 27531
Fold this flap inside first.
Please laminate this card.
DAVIS, CHRISTOPHER M.
026 27531
LICENSE/CERTIFICATE NO. 026-27531
North Carolina Department of Agriculture & Consumer Services
Steve Troxler, Commissioner
License/Certificate
By Authority of the NC Pesticide Board
2026
NOT TRANSFERABLE
STATUTE GS 81.106.119
CLASSIFICATION 026-Ground Pesticide Applicator
EXPIRATION DATE 12/31/2026
Categories: A, B, H, L, E
LICENSEE OR CERTIFICATOR
DAVIS, CHRISTOPHER M.
RILEY LANDSCAPING
405 E WASHINGTON STREET
LAGRANGE NC 28551
THIS LICENSE/CERTIFICATE MAY BE SUBJECT TO REVOCATION OR SUSPENSION AS PROVIDED BY LAW
STEVE TROXLER, COMMISSIONER

Example of Insurance Certificate

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica Klecz
Triangle Insurance & Associates, Inc. 72 Azimuth Court Rocky Mount NC 27804	PHONE (A/C, No, Ext): 252-446-7188 FAX (A/C, No): E-MAIL ADDRESS: jessica@triangleinsurance.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Hanover Insurance Co. — 22292
INSURED RILELAN-02 Riley's Landscaping & Lawn Maintenance, LLC P.O. Box 296 La Grange NC 28551-0296	INSURER B : Frankenmuth Insurance Company — 13986
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 512593306 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		7043778	3/1/2026	3/1/2027	EACH OCCURRENCE $2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $1,000,000 MED EXP (Any one person) $10,000 PERSONAL & ADV INJURY $2,000,000 GENERAL AGGREGATE $4,000,000 PRODUCTS - COMP/OP AGG $4,000,000 $
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:					
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY		7043777	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) $1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
B	X UMBRELLA LIAB ___ OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $		7043778	3/1/2026	3/1/2027	EACH OCCURRENCE $5,000,000 AGGREGATE $5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below		W26 J659158 01	3/1/2026	3/1/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT $1,000,000 E.L. DISEASE - EA EMPLOYEE $1,000,000 E.L. DISEASE - POLICY LIMIT $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy includes an additional insured endorsement that provides additional insured status for ongoing operations and products and completed operations and a waiver of subrogation endorsement that provides waiver of subrogation status to the certificate holder and other entities when there is a written "insured contract" between named insured and certificate holder that requires such status. The General Liability policy contains an endorsement providing primary and non-contributory status when a written "insured contract" requires such status. The Auto Liability policy includes an additional insured endorsement that provides additional insured status and a waiver of subrogation endorsement that provides waiver of subrogation status to the certificate holder and other entities when there is a written "insured contract" between named insured and certificate holder that requires such status. The Auto Liability policy contains an endorsement providing primary and non-contributory status when a written "insured contract" requires such status. The Workers Compensation policy includes a waiver of subrogation endorsement that provides waiver of subrogation status to the certificate holder and other entities when there is a written "insured contract" between named insured and certificate holder that requires such status. Umbrella is follow form and extends over listed liability policies.

CERTIFICATE HOLDER	CANCELLATION
Illustration Purposes Only PO Box 296 La Grange NC 28551	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jessica M. Klecz

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BID / COST PROPOSAL FORM

RFP: Grounds Maintenance, Nuisance Abatement Mowing, and Town-Maintained Rights-of-Way (ROW) Mowing
RFP Issue Date: February 13, 2026
Proposal Due: March 2, 2026 at 10:00 AM (EST)

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1) Proposer Information

Legal Company Name: Fulcher's Lawn and Garden Service
DBA (if applicable): _____
FEIN/Tax ID: 26-2203332 **NCID/Company Reg. (if any):** _____
Mailing Address: 2071 Sutton Hooten Rd
City/State/Zip: La Grange, NC 28551
Primary Contact Name/Title: Timothy Fulcher CEO
Phone: (252) 560-1864 **Email:** timothyfulcher11@gmail.com
Emergency/After-Hours Contact (Name/Phone): Timothy Fulcher (252) 560-1864

2) Components Bid (check all that apply)

☒ **Component 1:** Grounds Maintenance Services (Areas 1–10)
☒ **Component 2:** Nuisance Abatement Mowing (on-call)
☒ **Component 3:** Town-Maintained ROW Mowing (Northside & Southside lists)

Proposers may submit pricing for one, two, or all components. Each component may be awarded independently.

COMPONENT 1 – GROUNDS MAINTENANCE SERVICES (Areas 1–10)

3) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform all services required for Areas 1–10 per the RFP scope and standards.

Component 1 Total Monthly Price: $ 8,338.00 / month

(Optional, if you want it itemized for evaluation clarity—recommended)

- **Area 1 (LCSD & Peachtree Alley):** $409.00 / month
- **Area 2 (Municipal Cemeteries):** $3,943.00 / month
- **Area 3 (Town Hall):** $ 570.00 / month
- **Area 4 (Washington St. ROW, Eaton Lift Station & Welcome Signs):** $ 810.00 / month
- **Area 5 (Railroad St. ROW, Community Park, Staton Alley, Parking Lot, Kings Rd. Court):** $1,600.00 / month

- **Area 6 (Public Works Complex):** $ 209.00 / month
- **Area 7 (EMS Building):** $ 340.00 / month
- **Area 8 (Lake Pines Lift Station & Dam):** $ 50.00 / month
- **Area 9 (Leisure Estates ROW):** $ 232.00 / month
- **Area 10 (N. Charles & N. Caswell ROW / Triangle):** $ 175.00 / month

If itemized, confirm the sum equals the Component 1 Total Monthly Price: ☒ Yes ☐ No

4) Deductible / Optional Unit Pricing (Conditional Items)

A. Conditional herbicide option (cemeteries monument perimeter – if approved by Town):
Provide pricing the Town may use if herbicide is approved under the RFP's conditional allowance.

- **Per application cycle price:** $ 2,050.00
- **OR per linear foot (if you prefer):** $ N/A / LF
- **Notes/limitations (if any):** N/A

B. Replacement plants (not included in base contract):

- **Hourly labor rate:** $ 70.00 / hour
- **Markup on materials (if any):** 30 %
- **Trip/Service call fee (if any):** $ 65.00

5) Acknowledgement – Component 1 (initial each)

Proposer certifies that included pricing covers (as applicable by area) mowing schedules, trimming/edging each cycle, vegetation-free sidewalks/curbs/gutters, debris removal, bed/planter work, pine straw/mulch cycles, soil sampling/reporting where required, fertilization where required, seeding/bare spot repair thresholds, and all workmanship/appearance standards.
Initials: TF

COMPONENT 2 – NUISANCE ABATEMENT MOWING (On-Call)

6) Pricing (Per Lot / Per Call)

Provide your unit pricing for nuisance abatement mowing and related requirements (including documentation).

Base Price per Lot (standard residential lot up to 1/2 **acres):** $ 88.00 / lot
Additional price per 0.25 acre over base (if applicable): $ 32.50 / 0.25 acre
Minimum service charge per call-out (if any): $ 82.00
Debris hauling/disposal (if not included above):
☐ Included ☒ Not included (describe & price): Based in individual severity.

7) Response Time Commitment

Required response is within **3 business days** of Town request.

Proposer response commitment: ☐ 3 business days ☐ 2 business days ☒ 1 business day ☐ Other: _____

8) Documentation Included (initial each)

- Before/after photos provided for each property: **Initials:** TF
- Date/time completion documented: **Initials:** TF
- Unusual conditions/hazards noted: **Initials:** TF

COMPONENT 3 – TOWN-MAINTAINED ROW MOWING (Northside & Southside Lists)

9) Lump Sum Pricing (Monthly)

Provide a firm monthly price to perform routine mowing/weed eating/vegetation control for the Town's listed ROW locations (Northside + Southside) per RFP standards.

Component 3 Total Monthly Price: $ 3,388.00 / month

(Optional itemization—recommended)

- **Northside ROW List (all locations):** $ 2,131.00 / month
- **Southside ROW List (all locations):** $ 1,257.00 / month

10) Hydrants/Manholes/Signs Detail Work Included (initial)

Proposer confirms pricing includes detailed trimming around hydrants, manholes, signs, ditches/ditch lines where listed, and debris/litter removal as required.
Initials: TF

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11) Required Attachments Checklist (Proposer to include with proposal)

☐ Company information (legal name, staffing capacity, equipment list)
☐ Qualifications & municipal experience
☐ Three (3) references
☐ Work plan (staffing, schedules, communication procedures)
☐ Proof of required licenses (NC Landscape Contractor License and NC Pesticide Applicator License)
☐ Insurance certificates (provided prior to contract execution)
☐ **E-Verify Compliance Certification** (NCGS 143-133.3)
☐ **Iran Divestment Act Certification** (NCGS 147-86.58)
☐ Any proposed exceptions/clarifications (if applicable)

12) Non-Collusion Statement

By signing below, Proposer certifies that this proposal is made without collusion with any other proposer or any Town employee/official and is submitted in good faith.

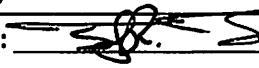
Initials: TF

13) Proposal Validity & Notes

Proposal valid for (minimum) 90 **days** from bid opening/date due.
Notes/Clarifications (optional):

14) Signature (Required)

I, the undersigned, certify that I am authorized to bind the company, and that the pricing provided is true and correct and includes all labor, materials, equipment, mobilization, supervision, overhead, profit, and compliance necessary to perform the work described in the RFP for the components selected above.

Authorized Representative (Print): Timothy Fulcher
Title: CEO
Signature:  **Date:** Febuary 26, 2026

Company Name: Fulcher's Lawn and Garden Service

FULCHER'S
LA GRANGE, NORTH CAROLINA
LAWN & GARDEN SERVICE
"Quality is our priority"

2071 Sutton Hooten Ln
La Grange, NC 28551
P (252)560-1864
NCLC Corporate License #CL0413
NCLC Individual License #1355
NCDA Ground Pesticide License #026-26451
fulcherslawnandgarden.net
timothyfulcher11@gmail.com

Company Information

Legal Name: Fulcher's Lawn and Garden Service

Staffing Capacity: 106 Employees

Equipment List:

- 26 Trucks
- 22 Mowers
- 3 Machine Spray Systems
- Trimming equipment on trucks
- Edging equipment on trucks
- 3 Machine Spray Systems
- Excavators
- Skid Steers
- Mini Excavator
- Mini Skid Steer
- Dump Trucks
- Dump Trailers

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Qualifications & Municipal Experence

- We are a North Carolina Licensed Contractor.
- We have a North Carolina Pestecide License.
- We are a Christian owened and operated business.
- We have an A+ rating from Better Business Bureau.
- We will meet contract specifications precisely and communicate proactivly to ensure transparency during any project.
- We deliver consistent, high-quality workmanship and attention to detail to ensure proffesional results that enhance public spaces.
- We have done a number of projects for the City of Goldsboro, the City of Kinston, and the Town of Seven Springs.

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References

- Name: City Of Goldsboro
  Contact: Erin Funseca
  Phone: (919) 344-5629

- Name: Bridgestone Wilson,NC
  Contact: Scott Ingram
  Phone: (919) 222-3833

- Name: Lenior Memorial Hospital
  Contact: Derrick Cobb
  Phone: (252) 560-0723

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Work Plan

Our work plan is as follows: We will operate between the hours of 7:00 A.M. - 6:00 P.M. starting in less populated areas and moving to more populated areas as to not disturb the residents. We will follow the scope of work as directed. Timothy Fulcher will be the line of communication; he can be reached at (252) 560-1864.

North Carolina Landscape Contractors' Licensing Board
Post Office Box 20875
Raleigh, North Carolina 27619

North Carolina Landscape Contractors' Corporate License

Valid From: 8/1/2025 – 7/31/2026
First Licensed on: 8/1/2015
NCLC CORPORATE LICENSE #: CL0413

2025 - 2026

Fulcher's Lawn and Garden Service, LLC
Licensee: Timothy Reid Fulcher #1355
2071 Sutton Hooten Ln
La Grange, NC 28551-8253

North Carolina Landscape Contractors' Licensing Board
Post Office Box 20875
Raleigh, North Carolina 27619

North Carolina Landscape Contractors' License

Valid From: 8/1/2025 – 7/31/2026
First Licensed on: 8/1/2015
NCLC Individual License #: 1355

2025 - 2026

Timothy Reid Fulcher
2071 Sutton Hooten Ln
La Grange, NC 28551-8253

2026

NOT TRANSFERABLE
STATUTE GS 81.106.119

North Carolina Department of Agriculture & Consumer Services
Steve Troxler, Commissioner
License/Certificate

LICENSE/CERTIFICATE NO.
026-26451

By Authority of the NC Pesticide Board

CLASSIFICATION 026-Ground Pesticide Applicator

EXPIRATION DATE 12/31/2026

Categories: H, L

LICENSEE OR CERTIFICATOR
FULCHER, TIMOTHY R.
FULCHER'S LAWN & GARDEN SERVICE
2071 SUTTON-HOOTEN LANE
LA GRANGE NC 28551

N.C. DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES · FOUNDED 1877 ·

Steven W. Troxler

STEVE TROXLER, COMMISSIONER

THIS LICENSE/CERTIFICATE MAY BE SUBJECT TO REVOCATION OR SUSPENSION AS PROVIDED BY LAW

RFP Number (if applicable): _____

Name of Vendor or Bidder: Fulcher's Lawn and Garden Service

IRAN DIVESTMENT ACT CERTIFICATION
REQUIRED BY N.C.G.S. 147-86.58

As of the date listed below, the vendor or bidder listed above is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S 147-86.58.

The undersigned hereby certifies that he or she is authorized by the vendor or bidder listed above to make the foregoing statement.

[signature]	2-27-26
Signature	Date
Timothy R. Fulcher	CEO
Printed Name	Title

Notes to persons signing this form:

N.C.G.S. 147-86.58 requires this certification for bids or contracts with the State of North Carolina, a North Carolina local government, or any other political subdivision of the State of North Carolina. The certification is required at the following times:

- When a bid is submitted
- When a contract is entered into (if the certification was not already made when the vendor made its bid)
- When a contract is renewed or assigned

N.C.G.S. 147-86.58 requires that contractors with the State, a North Carolina local government, or any other political subdivision of the State of North Carolina must not utilize any subcontractor found on the State Treasurer's Final Divestment List.

The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.