



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, OCTOBER 13, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
1924 WEDDINGTON ROAD  
WEDDINGTON, NC 28104  
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Presentation of Proclamation for World Polio Day
9. Public Safety Report
10. Consent Agenda
  - A. Approve September 8, 2025 Regular Town Council Meeting Minutes
  - B. Approve Release of Performance Bond in the amount of \$2,624,900 for the Enclave at Baxley.
11. Old Business
12. New Business
  - A. Discussion of Website Upgrade to include AI capability and meet ADA requirements.
  - B. Discussion of Landscaping Weddington Road roundabout
13. Code Enforcement Report
14. Update from Finance Officer and Tax Collector
15. Updates from Town Planner and Town Administrator
16. Transportation Report
17. Council Comments
18. Closed Session 143.318.11 (5)-*to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or the amount of compensation and other material terms of an employment contract or proposed employment contract*
19. Adjournment



**TOWN OF WEDDINGTON  
PROCLAMATION  
P-2025-05**

WHEREAS, Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.9 billion and countless volunteer hours to protecting more than 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, continued political and financial commitment is essential to overcome the final hurdles, strengthen health systems, and ensure that no child anywhere suffers from polio ever again; and

WHEREAS, World Polio Day, observed on October 24, serves as a moment to honor the progress made, recognize the dedication of health workers and volunteers, and renew our collective resolve to finish the job; and

Therefore, I, Jim Bell, Mayor of the Town of Weddington on behalf of the Weddington Town Council, do hereby proclaim 24 October 2025 World Polio Day and encourage all citizens to recognize the extraordinary efforts that have led to countless lives being saved from polio and to join the fight with Rotary International for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 13th day of October 2025.

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*Jim Bell, Mayor*

*Attest:*

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*Karen Dewey, Town Administrator/Clerk*

## Weddington

# 9/2025

UCR Code	Description	Date of Report	Incident ID	
<b>11D</b>				
11D	INDECENT LIBERTIES BETWEEN CHILDREN	9/24/25	202507760	
11D	INDECENT LIBERTIES BETWEEN CHILDREN	9/25/25	202507796	
			Total:	2
<b>13B</b>				
13B	CHILD ABUSE - MISD	9/1/25	202506993	
13B	SIMPLE ASSAULT	9/2/25	202507037	
13B	SIMPLE ASSAULT	9/11/25	202507342	
13B	SIMPLE ASSAULT	9/15/25	202507455	
13B	CHILD ABUSE - MISD	9/18/25	202507569	
13B	ASSAULT ON FEMALE	9/26/25	202507836	
13B	SIMPLE ASSAULT	9/29/25	202507935	
			Total:	7
<b>13C</b>				
13C	COMMUNICATING THREATS	9/2/25	202507038	
13C	MAKING A FALSE REPORT CONCERNING MASS V	9/25/25	202507813	
			Total:	2
<b>220</b>				
220	BREAKING/ENTERING-FELONY	9/21/25	202507654	
220	BREAKING OR ENTERING (M)	9/22/25	202507689	
			Total:	2
<b>23F</b>				
23F	BEL / THEFT FROM MOTOR VEHICLE	9/25/25	202507802	
			Total:	1
<b>23H</b>				
23H	LARCENY-MISDEMEANOR	9/4/25	202507129	
23H	LARCENY-MISDEMEANOR	9/11/25	202507340	
23H	LARCENY-MISDEMEANOR	9/24/25	202507786	
			Total:	3
<b>240</b>				
240	MOTOR VEHICLE THEFT- OTHER	9/3/25	202507064	
			Total:	1
<b>26A</b>				
26A	IDENTITY THEFT	9/26/25	202507839	
			Total:	1
<b>290</b>				
290	INJURY TO REAL PROPERTY	9/27/25	202507863	
			Total:	1

## Weddington

# 9/2025

UCR Code	Description	Date of Report	Incident ID	
<b>35A</b>				
35A	POSSESS COCAINE FEL	9/6/25	202507177	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	9/24/25	202507765	
35A	POSSESS SCH VI CS	9/24/25	202507753	
			Total:	3
<b>520</b>				
520	POSSESS WEAPON ON SCHOOL PROPERTY	9/22/25	202507684	
520	CCW	9/24/25	202507765	
			Total:	2
<b>90D</b>				
90D	DRIVING WHILE IMPAIRED	9/1/25	202506993	
			Total:	1
<b>90G</b>				
90G	CONSUME ALCOHOL < 21	9/2/25	202507038	
			Total:	1
<b>90Z</b>				
90Z	HARASSING PHONE CALL	9/7/25	202507185	
			Total:	1
<b>999</b>				
999	DWLR NON IMPAIRED REV	9/1/25	202506993	
999	MALICIOUS CONDUCT BY PRISONER	9/2/25	202507038	
999	ACCIDENT NO VISIBLE INJURY	9/3/25	202507065	
999	ACCIDENT NO VISIBLE INJURY	9/4/25	202507080	
999	DOMESTIC	9/4/25	202507108	
999	ACCIDENT POSSIBLE INJURY	9/4/25	202507121	
999	ACCIDENT NO VISIBLE INJURY	9/6/25	202507172	
999	ANIMAL CALL	9/7/25	202507199	
999	ANIMAL NUISANCE	9/8/25	202507221	
999	CALL FOR SERVICE	9/8/25	202507244	
999	ACCIDENT NO VISIBLE INJURY	9/9/25	202507257	
999	CALL FOR SERVICE	9/9/25	202507263	
999	ACCIDENT NO VISIBLE INJURY	9/11/25	202507349	
999	ACCIDENT NO VISIBLE INJURY	9/16/25	202507503	
999	ACCIDENT NO VISIBLE INJURY	9/19/25	202507616	
999	DEATH INVESTIGATION	9/21/25	202507648	
999	ACCIDENT POSSIBLE INJURY	9/17/25	202507532	
999	ACCIDENT NO VISIBLE INJURY	9/18/25	202507561	
999	ACCIDENT NO VISIBLE INJURY	9/18/25	202507578	
999	ACCIDENT NO VISIBLE INJURY	9/22/25	202507685	
999	CIVIL 50B SEIZURE	9/24/25	202507757	
999	ANIMAL CALL BITE	9/24/25	202507750	
999	ACCIDENT NO VISIBLE INJURY	9/25/25	202507793	
999	LOST PROPERTY	9/27/25	202507869	
999	ACCIDENT NO VISIBLE INJURY	9/27/25	202507861	
999	ACCIDENT NO VISIBLE INJURY	9/27/25	202507867	



## Weddington

9/2025

UCR Code	Description	Date of Report	Incident ID	
999	ACCIDENT NO VISIBLE INJURY	9/29/25	202507926	
999	ACCIDENT NO VISIBLE INJURY	9/25/25	202507814	
999	ACCIDENT POSSIBLE INJURY	9/29/25	202507940	
999	ANIMAL CALL BITE	9/30/25	202507979	
			Total:	30
<b>9999</b>				
9999	MENTAL HEALTH INVESTIGATION	9/9/25	202507265	
9999	MENTAL HEALTH INVESTIGATION	9/17/25	202507526	
9999	ATTEMPTED SUICIDE	9/18/25	202507586	
			Total:	3

Monthly Crime Total

61



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, SEPTEMBER 8, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
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**1. Call to Order**

Mayor Bell called the meeting to order at 7:00 p.m.

**2. Determination of Quorum**

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman, Brannon Howie, and Darcey Ladner

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, UCSO Deputy Grant Wrenn

Visitors: Gayle Butler, Sydney Shaw, Wendy Shaw, Anne Marie Cruz, Craig Horn, Liz Holtey, Reagan Shaw, Kelsey Jones, Jim Vivian, Christopher Neve, Cathy Brown, Bill Deter, Ellen McLaughlin, Clayton Jones, Harry Chilcot, Joyce Plyler, Chad Emerine, Tracy Stoen, Tommy Shaw, Mary Groome, Bill Shaw, Jared Polivka, Bob Griswold, Bill Cathy

**3. Pledge of Allegiance**

Council led the Pledge of Allegiance

**4. Additions, Deletions and/or Adoption of the Agenda**

Councilmember Jeff Perryman requested the addition of a presentation by Nancy Anderson regarding the passing of Michael Verardo, to be placed after the Conflict of Interest Statement.

Karen Dewey requested the addition of item B under the Presentation of Proclamations for Proclamation 2025-04 for Disability Inclusion Month.

**Motion:** Mayor Pro Tem Smith made a motion to approve the agenda as amended.  
**Vote:** The motion passed with a unanimous vote.

**5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.***

Mayor Bell read the conflict of interest statement. Council member Howie stated she had a conflict of interest with Item 11 and would recuse herself from discussion and voting on that matter.

**\*\* 6. Presentation by Nancy Anderson**

Nancy Anderson, a member of the Planning Board, delivered a tribute to Sergeant Michael Verardo who passed away on August 27, 2025, from complications resulting from severe combat wounds sustained while serving with the 82nd Airborne in Afghanistan.

Ms. Anderson detailed Sergeant Verardo's military service, including being wounded twice in Afghanistan, with the second incident leaving him catastrophically injured after stepping on a landmine. She described how his heart stopped twice en route to medical treatment, but he survived and underwent over 120 surgeries.

Ms. Anderson highlighted the Verardo family's contributions through their organization, The Independence Fund, which has helped thousands of veterans by providing all-terrain track wheelchairs, supporting caregivers, and developing mental health and suicide prevention programs. During the withdrawal from Afghanistan, they helped extract 17,000 Afghan interpreters who had served with U.S. forces.

Ms. Anderson concluded by challenging everyone to serve in some capacity, whether by volunteering at schools, serving on boards, or helping neighbors, echoing the Verardo family creed: "Be the somebody."

Mayor Bell thanked Ms. Anderson and noted that many council members attended the funeral. He shared that former Vice President Pence had expressed appreciation for how the town had welcomed the family and shown them love and support.

## **7. Mayor/Councilmember Reports**

Councilmember Perryman reported on the Western Union Municipal Alliance meeting held in Wesley Chapel. He noted that tax bills and tax rates dominated the discussion. The next meeting will be on Thursday, September 25 at 4:00 PM at Stallings Town Hall. He also mentioned that Waxhaw's representative reported their town lobbyist had informed them that efforts to have the state take over zoning authority were still ongoing, with provisions being inserted into various bills.

Councilmember Ladner announced that the Trees Union board meeting would be held the following day, September 9, at 6:30 PM at Wesley Chapel Village Hall. The meeting would discuss enhancing the county's tree canopy and the stewardship training program launching in the fall.

Mayor Pro Tem Smith reported on road paving in town, sharing a response from NCDOT about the surface treatment being used. He explained that roads were receiving a double seal asphalt surface treatment with a fog seal, which is a cost-effective pavement preservation treatment applied after patching. He noted this method allows NCDOT's limited resurfacing funding to go further, though it's not as nice as full asphalt. He expressed concern about the inadequate number of roads being addressed given the age of many roads in the town

## **8. Public Comments**

Gayle Butler 5146 Panhandle Circle, commented on the downtown overlay proposed update, stating that the majority of residents indicated through surveys that they did not want the overlay. She urged the council to stop discussing changes to the overlay, expressing frustration that the matter has continued for months despite what she characterized as clear public opposition.

Wendy Shaw 6733 Weddington Matthews Road, expressed concern about the tone of political discourse in the town. She criticized what she described as bullying, degrading, and attacking of neighbors' integrity and character. She called for respectful disagreement without attempts to sabotage campaigns or violate others' freedom of speech.

Reagan Shaw, 6733 Weddington Matthews Road, commented on the changes in Weddington from the close-knit community of her childhood. She read excerpts from a 2008 article written by Jeff Perryman about Weddington's community spirit and expressed sadness that the "down home feeling is fading."

Anne Marie Cruz 13624 Providence Road, spoke about her family's connection to the land and their decision in 2002 to place the remaining portion of the Hunter Farm into permanent conservation through the Catawba Land Conservancy. She emphasized that this land cannot ever be developed into a neighborhood or commercial site, and that there are no loopholes for future rezoning.

Craig Horn, 5909 Bluebird Hill Lane, cautioned against making unfounded accusations of corruption and emphasized the importance of thoughtfully considering decisions. He discussed the balance between protecting property rights and community interests and expressed his view that commercially zoned land should be allowed to be developed commercially as long as owners follow the law.

Ellen McLaughlin compared Weddington's repeated zoning discussions to the movie "Groundhog Day," noting that despite residents consistently expressing opposition to commercial expansion, the topic keeps resurfacing. She urged the council to listen to residents and protect the town from this "endless Groundhog Day."

Clayton Jones thanked Nancy Anderson for her tribute to Sergeant Verrardo. He then addressed the Polivka property issue, arguing that when Mr. Polivka purchased and rezoned the land, he accepted a compromise to build one building instead of the originally requested five. Jones suggested that the town was fair in its original decision and should not feel obligated to allow further development.

Joyce Plyler referenced multiple surveys showing that residents do not want additional commercial development in Weddington. She cited the 2018 survey where 62% of respondents opposed more commercial development and the 2023 Inspire consulting report which found that residents wanted to maintain commercial uses within the existing downtown overlay area.

Chad Emerine commented on the downtown overlay, stating that the overlay was established in 2015 based on surveys and public input. He stated that the Polivka South property was intentionally excluded from the overlay, not accidentally overlooked, and that it cannot meet the connectivity and pedestrian-friendly requirements outlined in the UDO.

Jared Polivka made comments regarding his property rights, stating that his family's commercial property is already part of the 0.4% of town land designated as commercial. He cited the Unified Development Ordinance, which states the downtown overlay shall apply to parcels designated as future business in the land use plan and zoning map. He expressed frustration that despite planning board approval, the council voted down his request to build additional buildings.

Dr. Andrew Tran, a Weddington resident and a tenant in the Polivka building for ten years, spoke about his positive experience operating his dental practice there. He expressed support for allowing the Polivkas to bring in more professionals to serve the community.

**9. Presentation of Proclamations**  
**A. P-2025-03 Constitution Week**

Mayor Bell presented P-2025-03 for Constitution Week to Ashley Korizis and other representatives from the Halifax Convention Chapter of the Daughters of the American Revolution. The proclamation designates September 17 – 23, 2025 as Constitution week, marking the 238<sup>th</sup> anniversary of the framing of the U.S. Constitution.

**\*\* B. P-2025-04 Disability Inclusion Month**

Mayor Bell read Proclamation P-2025-04 for Let's Include Landon, a non-profit organization founded in 2023 that creates opportunities to bring children with and without disabilities together to form real bonds and friendships. The proclamation designated September 2025 as Disability Inclusion Month in Weddington.

**10. Public Safety Report**

Deputy Wrenn presented the Public Safety Report.  
Deputy Grant Wrenn presented the August public safety report. Compared to July, the report showed:

- 65 911 hang-ups (up from 61)
- 21 accidents (down from 28)
- 35 alarms (down from 44)
- 100 business checks (up from 93)
- 8 careless and reckless driving incidents (down from 13)
- 4 domestic disturbances (down from 7)
- 882 preventive patrols (up from 835)
- 29 radar patrols (up from low 20s)
- 187 traffic stops (up from 184)
- Total calls: 1,509 (down from 1,538)

Deputy Wrenn emphasized the importance of vigilance as the holidays approach, recommending residents utilize home security systems and keep spare keys and key fobs nearby. Mayor Bell thanked Deputy Wrenn for the proactive approach to crime prevention.

**11. Consent Agenda**  
**A. Approve August 11, 2025 Regular Town Council Meeting Minutes**  
**B. Approve R-2025-06 To Request addition of Weddington Glen Roads to State Maintained Secondary Road System**

**Motion:** Mayor Pro Tem Smith made a motion to approve the consent agenda as presented  
**Vote:** The motion passed with a unanimous vote.

**12. Old Business**

**A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.**

Councilmember Perryman introduced the topic, showing a map of the town's current zoning and focusing on the commercial area at the center of town. He clarified that he was not requesting any immediate changes to maps or rules, but merely starting a process to discuss including the Polivka property in the downtown overlay. Councilmember Perryman emphasized that he was not asking to expand commercial property in Weddington, reminding everyone that he had made the motion to deny the Weddington Green proposal. He stated that the only change would be moving the overlay boundary line to include the Polivka MX-zoned property, which is already zoned commercial.

**Motion:** Mayor Pro Tem Smith made a motion to instruct staff to begin downtown overlay amendment process.

Councilmember Perryman continued that not including this property in the overlay was an oversight and noted that the UDO has been amended 17 times since 2021, with 11 amendments made by the current council. He cited three reasons for considering the amendment: the property is in the town center, it is already zoned commercial, and it is landlocked (bounded by conservation property and a church). Councilmember Perryman contended that the Polivka family was being denied their property rights after paying commercial taxes for 12 years. He mentioned that he had held a meeting to discuss the issue, but only 11 people attended, including 3 planning board members.

Mayor Bell stated that 62% of survey respondents in 2018 said they did not want more commercial development. He emphasized that as elected officials, they have a responsibility to follow the will of residents, noting he had received numerous emails opposing the change and only two in support. He also cited the UDO requirement that development sites must create pedestrian connections to adjacent parcels, which he believed would be unsafe across Providence Road.

Councilmember Ladner stated that the overlay was meant to be pedestrian-friendly, which is why the Polivka property was purposefully excluded, not accidentally overlooked. She explained that the residential properties within the overlay were included because they are pedestrian-accessible, unlike the Polivka property across a busy road.

**Vote:** The motion was denied with a 1-2 vote. Councilmember Perryman voted in favor. Councilmember Ladner and Mayor Pro Tem Smith opposed the motion. Councilmember Howie abstained.

**13. New Business**

**A. Discussion and Possible Consideration of Speed limit ordinances for Weddington Matthews Road**

Ms. Dewey presented the staff report: at the 2025 work session retreat, the Town Council directed staff to research reducing speed limits to 35 mph at four locations in town. After consulting with NCDOT Assistant Division Traffic Engineer John Springer, it was determined that only the Weddington Matthews Road segment approaching the roundabout at Highway 84 qualified for a speed limit change. The proposed change would reduce the speed from 45 mph to 35 mph from the roundabout to Tomato Vine Lane. Two ordinances were presented: 2025-07 to repeal the 45-mph limit and 2025-08 to enact the 35 mph limit in that section while maintaining 45 mph beyond Tomato Vine Lane.

Mayor Pro Tem Smith noted that several new homes are being built in the area, making the road more residential, which, combined with the roundabout, makes the speed reduction sensible.

**Motion:** Mayor Pro Tem Smith made a motion to approve Ordinance 2025-07 To Repeal the speed limit on Weddington Matthews Road from Hwy 84 northward to the Mecklenburg County Line.

**Vote:** The motion passed with a unanimous vote.

**Motion:** Councilmember Howie made a motion to approve Ordinance 2025-08 to enact the 35 mph speed limit on Weddington Matthews Road between NC 84 and Tomato Vine Lane and the 45 mph speed limit between Tomato Vine Lane and Antioch Church Road.

**Vote:** The motion passed with a unanimous vote.

## **B. Discussion of Website Policy**

Councilmember Perryman proposed creating dedicated spaces on the town website for individual council members to post information and address residents' questions between monthly meetings. He explained that he had previously tried to post information but was told he couldn't use town resources for what could be considered personal communication.

Mayor Pro Tem Smith expressed hesitation, stating that council members already have the opportunity to make comments at meetings, which become part of the public record. He believed the council meeting was the appropriate forum for addressing public questions.

Councilmember Ladner raised concerns about potential conflicts between council members' personal opinions, particularly on specialized topics.

Town Attorney Karen Wolter noted that other municipalities typically have a "Mayor's Corner" newsletter with factual information about events and meetings, but she was not aware of any towns that provide individual pages for each commissioner. She acknowledged the valid concern about misusing government assets for personal gain.

Councilmember Howie expressed concern about creating a policy without precedent, noting the potential for unintended consequences with an evolving policy that has no precedents.

The discussion concluded without a motion, with Councilmember Perryman indicating he would not pursue the idea further.

## **14. Code Enforcement Report**

The Code Enforcement Report was included in the council packets. Mayor Bell mentioned the corner of Beulah Church and Weddington Matthews Road, which had been overgrown but was recently cut. Karen Dewey confirmed it was part of Weddington Glen, where the builder has not yet turned over the HOA. Mayor Bell requested ongoing monitoring of the area.

Mayor Pro Tem Smith asked for updates on an unbuildable property that would require cleanup at significant expense.

## **15. Update from Finance Officer and Tax Collector**

Ms. Dewey delivered the report in Finance Officer Leslie's absence. The monthly financials were included in the council packets, including June 30 quarterly grant summaries. Tax bills had been sent out and payments were already being received. The final appraised value received from the county was approximately \$300 million, or 6% higher than the April estimate, equating to about \$100,000 more in ad valorem revenues than originally budgeted. This potential budget adjustment was not yet reflected in the current monthly statements.

## **16. Updates from Town Planner and Town Administrator**

The Town Planner reported it was a quiet month for the Planning Board with nothing to add. Town Administrator Karen Dewey had nothing to add.

## **17. Transportation Report**

Mayor Bell provided updates on several transportation projects:

- North Carolina Turnpike Authority informed him that I-485 through Pineville would be open by the end of the year.
- The toll prices are still being determined, and electronic equipment is currently being installed.
- The on/off ramp at Brace Road will open simultaneously with the rest of the project.
- The project to widen John Street in Matthews has been discontinued due to cost increases from \$25 million to \$44-45 million.
- The widening of I-77 South from downtown Charlotte to the South Carolina state line is seeking bids, with an estimated cost of \$3.2 billion. The state is requiring at least three different companies to bid on the project, which will take about 10 years to complete once started.

## **18. Council Comments**

Councilmember Howie thanked town staff for their support and the citizens who participated in the meeting.

Councilmember Ladner thanked the committees for their work and reminded everyone that differing opinions do not mean anyone is right or wrong.

Mayor Pro Tem Smith thanked everyone who attended the meeting and the staff for their work over the past month.

Councilmember Perryman thanked the staff and expressed his continued belief in advocating for individual property owners' rights. He concluded with a cautionary note, quoting his father: "Be careful what you wish for because you just might get it."

Mayor Bell emphasized that despite disagreements, he respects all council members. He stated that he fights for what he believes he was elected to do and appreciates resident input that guides council decisions. He clarified that his position on the Polivka property was not personal but based on what he believes represents the town's interests.

19. Adjournment

- Motion:***

Mayor Pro Tem Smith made a motion to adjourn the September 8, 2025 Regular Town Council Meeting at 9:19 p.m.
- Vote:***

The motion passed with a unanimous vote.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Jim Bell, Mayor

\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk



# BOND ESTIMATE



PROJECT NAME:	Hemby Place
COMPANY:	Toll Southeast LP Company, Inc
AGENT:	Jaime Pou
PHONE NO.:	(704) 849-2625
EMAIL:	<a href="mailto:drossi@tollbrothers.com">drossi@tollbrothers.com</a>
TODAY'S DATE:	3/28/2022

## SIGNATURE AND SEAL OF SUBMITTING ENGINEER

SEAL HERE



I, Chris Bridges a Registered Licensed Professional, do hereby verify that I have personally supervised the measurement thereof and that the quantities expressed herein represent an accurate measurement of the work to be completed on this project. This bond estimate covers all the infrastructure improvements on the project referenced above.

Please sign in this box.

Chris Bridges 3/28/22

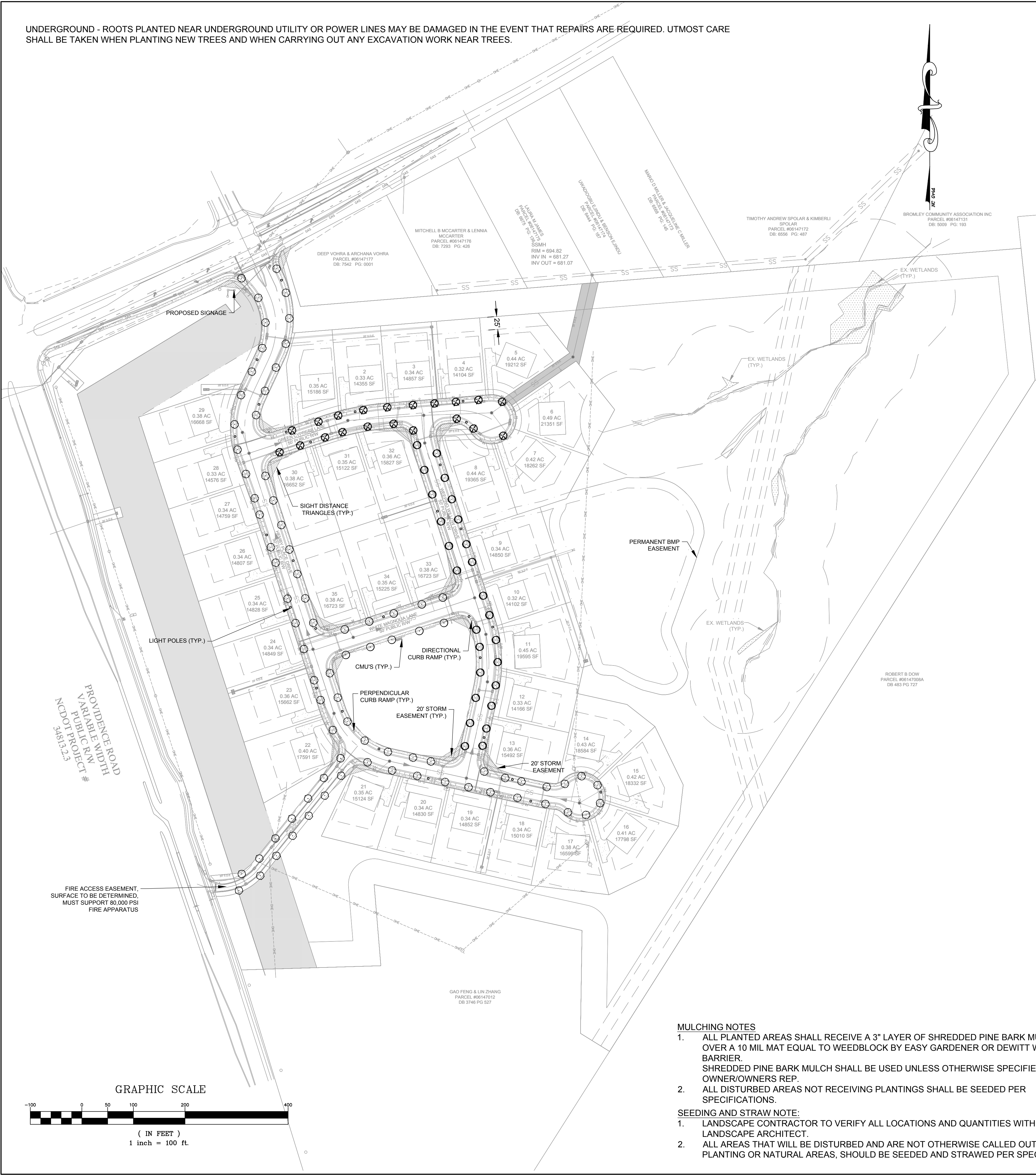
STREETS:	QUANTITY:	UNIT:	QUANTITY (TONS):	TOTAL:
1.5" Final Surface Course (\$9.5B)	8558	SY	\$ 12.00	\$ 102,696.00
1.5" Initial Surface Course (\$9.5B)	8558	SY	\$ 12.00	\$ 102,696.00
10" Base Course	8558	SY	\$ 40.00	\$ 342,320.00
STREETS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Concrete Monuments	1	Each	\$ 280.00	\$ 280.00
Street Signs	12	Each	\$ 490.00	\$ 5,880.00
Street Trees (50' O.C.)	129	Each	\$ 420.00	\$ 54,180.00
Street Lights	28	Each	\$ 1,550.00	\$ 43,400.00
Pavement Striping (4", 90mil thermal)	100	LF	\$ 1.75	\$ 175.00
CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
1'-6" Standard Curb	568	LF	\$ 25.00	\$ 14,200.00
2'-0" Rolled curb	6638	LF	\$ 25.00	\$ 165,950.00
5' Wide Sidewalk	3407	SY	\$ 45.00	\$ 153,315.00
Handicap Ramp	27	Each	\$ 1,735.00	\$ 46,845.00
DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" PP	1769	LF	\$ 49.00	\$ 86,681.00
18" PP	606	LF	\$ 52.00	\$ 31,512.00
24" PP	959	LF	\$ 64.00	\$ 61,376.00
30" PP	716	LF	\$ 87.00	\$ 62,292.00
36" PP	201	LF	\$ 115.00	\$ 23,115.00
42" PP	196	LF	\$ 145.00	\$ 28,420.00



DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
42" Headwall	1	Each	\$ 8,950.00	\$ 8,950.00
Riprap	555	SY	\$ 77.00	\$ 42,735.00
DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Catch Basin	48	Each	\$ 3,385.00	\$ 162,480.00
Double Catch Basin	10	Each	\$ 4,865.00	\$ 48,650.00
Stormwater Manhole (0'-8' Deep)	1	Each	\$ 4,415.00	\$ 4,415.00
MISCELLANEOUS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Designed Drainage Ditches	2148	LF	\$ 6.95	\$ 14,928.60
Erosion Control Maintenance	1	LS	\$ 87,382.00	\$ 87,382.00
Stormwater As-Builts	1	Each	\$ 3,475.00	\$ 3,475.00
SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Sewer	2526	LF	\$ 31.00	\$ 78,306.00
8" DIP Sewer	235	LF	\$ 45.00	\$ 10,575.00
4" PVC Laterals	35	Each	\$ 475.00	\$ 16,625.00
Sanitary Sewer Manholes (4')	16	Each	\$ 4,415.00	\$ 70,640.00
Testing	1	LS	\$ 4,000.00	\$ 4,000.00
As-Builts	35	Lot	\$ 30.00	\$ 1,050.00
Engineers Certification	1	LS	\$ 250.00	\$ 250.00
WATER SERVICE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Water Main	1173	LF	\$ 18.00	\$ 21,114.00
8" DIP Water Main	120	LF	\$ 25.00	\$ 3,000.00
6" PVC Water Main	1230	LF	\$ 13.00	\$ 15,990.00
6" DIP Water Main	330	LF	\$ 20.00	\$ 6,600.00
2" PVC Water Main	626	LF	\$ 10.00	\$ 6,260.00
8" X 6" Tee	3	Each	\$ 650.00	\$ 1,950.00
6" X 6" Tee	2	Each	\$ 500.00	\$ 1,000.00
8" Gate Valve	3	Each	\$ 1,100.00	\$ 3,300.00
6" Gate Valve	6	Each	\$ 800.00	\$ 4,800.00
2" Gate Valve	4	Each	\$ 500.00	\$ 2,000.00
8" Cap with 2" Service Connection	1	Each	\$ 400.00	\$ 400.00
6" Cap with 2" Service Connection	1	Each	\$ 400.00	\$ 400.00
3/4" Water Services	35	Each	\$ 700.00	\$ 24,500.00
2" Blow-Off Assembly	2	Each	\$ 1,600.00	\$ 3,200.00
Fire Hydrant Assembly	4	Each	\$ 4,400.00	\$ 17,600.00
Testing	1	LS	\$ 2,500.00	\$ 2,500.00
As-Builts	35	Lot	\$ 20.00	\$ 700.00
Engineer's Certification	1	LS	\$ 250.00	\$ 250.00
BMP/ WATER QUALITY	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Wetpond	24770	SF	\$ 4.00	\$ 99,080.00
			Mobilization:	\$ 5,515.00
CONSTRUCTION BOND				
			SUBTOTAL	\$ 2,099,953.60
			(125%) Total Amount	\$ 2,624,900.00



UNDERGROUND - ROOTS PLANTED NEAR UNDERGROUND UTILITY OR POWER LINES MAY BE DAMAGED IN THE EVENT THAT REPAIRS ARE REQUIRED. UTMOST CARE SHALL BE TAKEN WHEN PLANTING NEW TREES AND WHEN CARRYING OUT ANY EXCAVATION WORK NEAR TREES.



MULCHING NOTES

- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL MAT EQUAL TO WEEDBLOCK BY EASY GARDENER OR DEWITT WEED BARRIER. SHREDDED PINE BARK MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED BY OWNER/OWNERS REP.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED PER SPECIFICATIONS.

SEEDING AND STRAW NOTE:

- LANDSCAPE CONTRACTOR TO VERIFY ALL LOCATIONS AND QUANTITIES WITH LANDSCAPE ARCHITECT.
- ALL AREAS THAT WILL BE DISTURBED AND ARE NOT OTHERWISE CALLED OUT FOR PLANTING OR NATURAL AREAS, SHOULD BE SEEDED AND STRAWED PER SPEC.

PLANT SCHEDULE STREET TREES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	# OF TREES
	2" cal.	<i>Acer rubrum</i>	Red Maple	26
	3" cal.	<i>Acer saccharum</i>	Sugar Maple	10
	2.5" cal.	<i>Cercis canadensis</i>	Eastern Redbud	14
	2" cal.	<i>Quercus alba</i>	White Oak	59
	2" cal.	<i>Quercus shumardii</i>	Shumard Oak	20

NOTES:

- CONTRACTOR TO UTILIZE EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE AND SUPPLEMENT EXISTING VEGETATION AS NEEDED TO SATISFY BUFFER REQUIREMENTS.
- FOR PRESERVED VEGETATION, MAINTENANCE SHALL BEGIN AT THE TIME THAT THE ROOT PROTECTION ZONES ARE ESTABLISHED (PRIOR TO ROUGH GRADING) AND SHALL CONTINUE INDEFINITELY. FOR PLANTED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME OF PLANTING AND SHALL CONTINUE INDEFINITELY.
- THOUGH IT MAY NOT BE ILLUSTRATED, SHOWN, LISTED, DENOTED, OR EXPRESSED THIS PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY LAND DEVELOPMENT ORDINANCE IN EFFECT AT TIME OF REVIEW AND APPROVAL.



TREE PLANTING NOTES

- MINIMUM TREE SIZE AT PLANTING IS 2-1/2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MATURING MULTI-STEM TREES MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- UNLESS APPROVED BY URBAN FORESTRY STAFF, ALL REQUIRED TREES MUST HAVE SINGLE STEM TRUNKS WITH NO CO-DOMINANT TRUNKS OR BRANCHES. TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3510 TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES).
- ATTENTION LANDSCAPER: NOTIFY URBAN FORESTRY OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
- PLEASE CALL URBAN FORESTRY FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 WEEK BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED

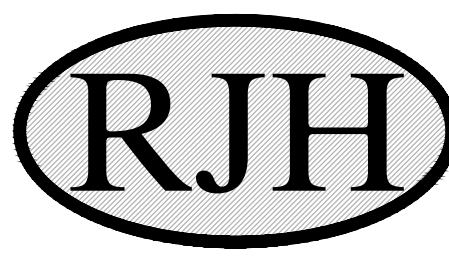
TREE PROTECTION NOTES

- AN UNDISTURBED TREE ANALYSIS WILL BE CONDUCTED IN THE FIELD WITH UNION COUNTY URBAN FORESTRY PRIOR TO SITE CONSTRUCTION COMMENCEMENT.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE SAVE AREAS.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL THE UNION COUNTY URBAN FORESTER, BILL SMITH AT (704) 283-3510, FOR INSPECTION OF TREE BARRICADES.
- NO GRUBBING WITHIN TREE SAVE AREAS, LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH.
- EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO AIR.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/ CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY UNION COUNTY URBAN FORESTRY STAFF.
- PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
- TREE PROTECTION FENCE IS TO BE LOCATED 5 FEET BEYOND DRIP LINE OF TREE SAVE AREA.

DATE	ISSUED FOR	REV
08/20/2021	Submittal to City of Weddington and NCDOT	0
08/26/2021	Submittal to Union County Public Works	1
09/17/2021	Second Submittal to City of Weddington and NCDEQ	2
10/01/2021	Second Submittal to Union County Public Works	3
10/13/2021	Revised Plans for Client	4
10/27/2021	Third Submittal to Union County Public Works and NCDEQ	5
01/07/2022	Revising BMP Layout	6
01/18/2022	Revised Utility Plans for Union County Public Works	7
01/26/2022	Revised Utility Plans for Union County Public Works	8




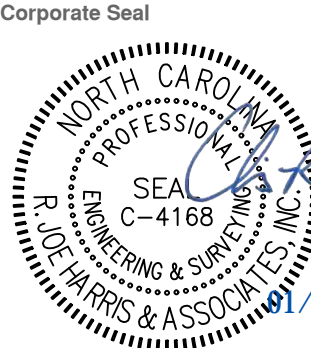
Engineer:



R. Joe Harris & Associates, Inc.  
Engineering • Land Surveying • Planning  
Management  
1186 Suncrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager <b>C. Bridges</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>P. Murphy</b>	Checked <b>C. Bridges</b>
Print/Plot Date <b>January 26, 2022</b>	
Asbuilt Drawn -	Asbuilt Date -
Client <b>TOLL BROTHERS</b> 14529 GRAND PALISADES PKWY CHARLOTTE, NORTH CAROLINA 28278 P: (704) 849-2625	
Project: <b>Hemby Place</b>	
Drawing Title: <b>Overall Landscape Plan</b>	
Project No. 4727 DWG File Name: 4727 - Landscape	Drawing No. <b>C8.00</b>





April 6, 2022

Mr. Leamon Brice, Zoning Administrator/Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

SUBJECT: Hemby Place Development – Establishment of Performance Bond

Dear Leamon:

LaBella has reviewed the construction estimate for street, drainage, and utility improvements submitted by the Engineer and dated March 28, 2022 (attached) to verify proposed construction costs determining the Developer's performance bond. The proposed amount of \$2,624,900.00 shown on the estimate is satisfactory and recommended for approval.

If you have any questions, please contact us at 704-941-2132.

**LaBella Associates**

A handwritten signature in black ink that reads 'Bonnie A. Fisher'.

Bonnie A. Fisher, PE  
Project Manager

cc: Chris Bridges, PE  
Matt Dent, PE

# BOND ESTIMATE



PROJECT NAME:	Hemby Place
COMPANY:	Toll Southeast LP Company, Inc
AGENT:	Jaime Pou
PHONE NO.:	(704) 849-2625
EMAIL:	<a href="mailto:drossi@tollbrothers.com">drossi@tollbrothers.com</a>
TODAY'S DATE:	3/28/2022

## SIGNATURE AND SEAL OF SUBMITTING ENGINEER

SEAL HERE



I, Chris Bridges a Registered Licensed Professional, do hereby verify that I have personally supervised the measurement thereof and that the quantities expressed herein represent an accurate measurement of the work to be completed on this project. This bond estimate covers all the infrastructure improvements on the project referenced above.

Please sign in this box.

Chris Bridges 3/28/22

STREETS:	QUANTITY:	UNIT:	QUANTITY (TONS):	TOTAL:
1.5" Final Surface Course (\$9.5B)	8558	SY	\$ 12.00	\$ 102,696.00
1.5" Initial Surface Course (\$9.5B)	8558	SY	\$ 12.00	\$ 102,696.00
10" Base Course	8558	SY	\$ 40.00	\$ 342,320.00
STREETS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Concrete Monuments	1	Each	\$ 280.00	\$ 280.00
Street Signs	12	Each	\$ 490.00	\$ 5,880.00
Street Trees (50' O.C.)	129	Each	\$ 420.00	\$ 54,180.00
Street Lights	28	Each	\$ 1,550.00	\$ 43,400.00
Pavement Striping (4", 90mil thermal)	100	LF	\$ 1.75	\$ 175.00
CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
1'-6" Standard Curb	568	LF	\$ 25.00	\$ 14,200.00
2'-0" Rolled curb	6638	LF	\$ 25.00	\$ 165,950.00
5' Wide Sidewalk	3407	SY	\$ 45.00	\$ 153,315.00
Handicap Ramp	27	Each	\$ 1,735.00	\$ 46,845.00
DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" PP	1769	LF	\$ 49.00	\$ 86,681.00
18" PP	606	LF	\$ 52.00	\$ 31,512.00
24" PP	959	LF	\$ 64.00	\$ 61,376.00
30" PP	716	LF	\$ 87.00	\$ 62,292.00
36" PP	201	LF	\$ 115.00	\$ 23,115.00
42" PP	196	LF	\$ 145.00	\$ 28,420.00



DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
42" Headwall	1	Each	\$ 8,950.00	\$ 8,950.00
Riprap	555	SY	\$ 77.00	\$ 42,735.00
DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Catch Basin	48	Each	\$ 3,385.00	\$ 162,480.00
Double Catch Basin	10	Each	\$ 4,865.00	\$ 48,650.00
Stormwater Manhole (0'-8' Deep)	1	Each	\$ 4,415.00	\$ 4,415.00
MISCELLANEOUS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Designed Drainage Ditches	2148	LF	\$ 6.95	\$ 14,928.60
Erosion Control Maintenance	1	LS	\$ 87,382.00	\$ 87,382.00
Stormwater As-Builts	1	Each	\$ 3,475.00	\$ 3,475.00
SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Sewer	2526	LF	\$ 31.00	\$ 78,306.00
8" DIP Sewer	235	LF	\$ 45.00	\$ 10,575.00
4" PVC Laterals	35	Each	\$ 475.00	\$ 16,625.00
Sanitary Sewer Manholes (4')	16	Each	\$ 4,415.00	\$ 70,640.00
Testing	1	LS	\$ 4,000.00	\$ 4,000.00
As-Builts	35	Lot	\$ 30.00	\$ 1,050.00
Engineers Certification	1	LS	\$ 250.00	\$ 250.00
WATER SERVICE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Water Main	1173	LF	\$ 18.00	\$ 21,114.00
8" DIP Water Main	120	LF	\$ 25.00	\$ 3,000.00
6" PVC Water Main	1230	LF	\$ 13.00	\$ 15,990.00
6" DIP Water Main	330	LF	\$ 20.00	\$ 6,600.00
2" PVC Water Main	626	LF	\$ 10.00	\$ 6,260.00
8" X 6" Tee	3	Each	\$ 650.00	\$ 1,950.00
6" X 6" Tee	2	Each	\$ 500.00	\$ 1,000.00
8" Gate Valve	3	Each	\$ 1,100.00	\$ 3,300.00
6" Gate Valve	6	Each	\$ 800.00	\$ 4,800.00
2" Gate Valve	4	Each	\$ 500.00	\$ 2,000.00
8" Cap with 2" Service Connection	1	Each	\$ 400.00	\$ 400.00
6" Cap with 2" Service Connection	1	Each	\$ 400.00	\$ 400.00
3/4" Water Services	35	Each	\$ 700.00	\$ 24,500.00
2" Blow-Off Assembly	2	Each	\$ 1,600.00	\$ 3,200.00
Fire Hydrant Assembly	4	Each	\$ 4,400.00	\$ 17,600.00
Testing	1	LS	\$ 2,500.00	\$ 2,500.00
As-Builts	35	Lot	\$ 20.00	\$ 700.00
Engineer's Certification	1	LS	\$ 250.00	\$ 250.00
BMP/ WATER QUALITY	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Wetpond	24770	SF	\$ 4.00	\$ 99,080.00
			Mobilization:	\$ 5,515.00
CONSTRUCTION BOND				
			SUBTOTAL	\$ 2,099,953.60
			(125%) Total Amount	\$ 2,624,900.00

April 6, 2022

Mr. Leamon Brice, Interim Zoning Administrator/Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

SUBJECT: Hemby Place Development Construction Plans – Final Review

Dear Leamon:

Based on revisions made to the Hemby Place plans since the previous review in September 2021, additional review has been performed related to the stormwater detention drainage for the site.

The Engineering Project Report (dated April 4, 2022) and the Construction plans (cover dated January 26, 2022) were reviewed for compliance with regulations associated with erosion control, stormwater drainage, and overall best management practices (BMP's). The updates, as shown in these documents, appear to be in compliance with the relevant regulations and ordinances. Based upon our review, we recommend acceptance of the construction drawings dated January 26, 2022.

An as-built survey and engineer's certification for the stormwater management facilities, along with an as-built survey of the installed storm drainage system, should be submitted to the Town upon completion of the work.

During the review, there were some discrepancies found between the erosion control calculations in the report and the erosion control plan details in the plans set for the skimmer basins. These comments are detailed on the attached document. The erosion control plans were previously permitted separately by the Town. Therefore, the Engineer should address the comments and submit the revised EC plans/calculations to the Town's Erosion Control administrator as a separate submittal.

If you have any questions, please contact us at 704-941-2132.

**LaBella Associates**



Bonnie A. Fisher, PE  
Project Manager

Attachment – Review comments for Erosion control plan

cc: Chris Bridges, PE  
Matt Dent, PE

# Town of Weddington

## Surety Form

### Surety Information

Date of Issue: \_\_\_\_\_ TBD \_\_\_\_\_ Amount in Figures: \$2,624,900.00

Amount in Words: Two Million, Six Hundred twenty-four Thousand, nine hundred  
dollars. \_\_\_\_\_

☐ Cash: Check # \_\_\_\_\_ Bank Name: \_\_\_\_\_

☐ Irrevocable Letter of Credit: Number \_\_\_\_\_

☒ Bond: Number

TBD \_\_\_\_\_

### Project Information

Project Name: Hemby Place \_\_\_\_\_ Phase # 1 \_\_\_\_\_ Map #  
1 \_\_\_\_\_

Purpose (Brief description):

35 lot  
subdivision \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Applicant Information *(party responsible)*

Name: Matt Dent \_\_\_\_\_ Title: Land  
Development Manger \_\_\_\_\_

Company: Toll Southeast LP,  
INC. \_\_\_\_\_

Address: 14565 Grand Palisades, Charlotte, NC  
28278 \_\_\_\_\_

Email: mdent@tollbrothers.com \_\_\_\_\_ Phone:  
803-206-0999 \_\_\_\_\_

Signature: Matt Dent \_\_\_\_\_ Date: 03.31.22 \_\_\_\_\_

### Items Needed Prior to Bond Acceptance:

☐ Stamped Bond Estimates at 1.25%, sealed by Developer's Engineer, to be reviewed and approved by  
Town Engineer

**For Completed Construction items that are Not included in Proposed Bond:**

- ☐ As-Builts drawing for Storm Drainage system with Engineer's Certification
- ☐ As-Built drawing for Storm Water Control Facilities with Engineer's Certification
- ☐ NCDOT Built to Suit Letter for completed street subgrade, stone, and asphalt (public streets)
- ☒ UCPW acceptance letter for water and sewer utilities
- ☐ Verification by Town representative for construction completion of items not included in bond.

**This Surety is hereby approved**

---

Town Administrator/Planner

**Date:**

---





October 9, 2025

Mr. Gregory Gordos, Town Planner  
Town of Weddington  
1924 Weddington Road  
Weddington, NC 28104

SUBJECT: Enclave at Baxley (Formerly Hemby Place) – Release of Performance Bond

Dear Mr. Gordos:

LaBella has verified satisfactory completion of the wet pond, roadway construction, and site grading for Enclave at Baxley previously bonded by the developer for the subdivision. NCDOT has inspected and approved construction of these streets (Attachment 1), and water and sewer utilities have been accepted by Union County Public Works (Attachment 2). As-built surveys of the stormwater systems and stormwater management pond with the Engineer's certification have previously been submitted to the Town. The as-built plans are acceptable. Therefore, we recommend that the performance bond in the following amount be released:

\$2,624,900.00.

Please let us know of any questions or concerns.

Sincerely,

**LaBella Associates**

A handwritten signature in blue ink, appearing to read 'Robert E. Wilson', is positioned above the printed name and title.

Robert E. Wilson, PE  
Project Manager

Attachments

cc: Alfred Peralta, Toll Southeast LP Company, Inc  
Robert Price, Toll Southeast LP Company, Inc



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

J.R. "JOEY" HOPKINS  
SECRETARY

June 11, 2025

Toll Brothers  
Dan Rossi  
9130 Kings Parade Blvd  
Charlotte, NC 28273

SUBJECT: Inspection of Roadway in the Enclave at Baxley Subdivision in Union County.

Dear Sirs:

This letter is to advise that this office has made a recent inspection of the roads under construction for Enclave at Baxley Subdivision. These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has been placed. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in black ink that reads "Dennis Eudy".

Dennis Eudy  
Engineering Specialist 1  
Division 10 – District 3  
704-218-5107



April 26, 2023

Toll Southeast LP Company, Inc.  
14529 Grand Palisades Pkwy  
Charlotte, NC 28278  
Attn: Matthew Dent (mdent@tollbrothers.com)

**RE: Letter of Final Acceptance for the Development:  
HEMBY PLACE**

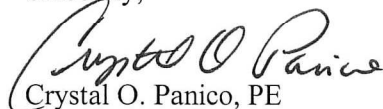
Dear Mr. Dent,

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.

Please contact UCW should you have any questions.

Sincerely,



Crystal O. Panico, PE  
New Development Program Manager

cc: (Via Email) RJH – Chris Bridges  
Town of Weddington – Robert Tefft  
UCP – James King, Richard Jenson  
UCW – Jennifer Corbett, Jodi Price

COP/br

**Union County Water**  
500 N. Main Street  
Monroe, NC 28112  
T 704.296.4210

[unioncountync.gov/water](http://unioncountync.gov/water)

If only a portion of the Development Phase Project is being accepted as evidenced by this Letter, such portion is described below or in accordance with the stapled attachment identified below:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There is no handwriting or other markings on the paper.



## ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

### 5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

### 5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW. Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.

Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.





Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

### **5.3 - Partial Acceptance**

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).

### **5.4 - Transfer of Title**

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

(a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.

(b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.



(c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.

(d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.

(e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.

(f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

### **5.5 - Warranty/Repair Guarantee**

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.

If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty.

Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.

### **5.6 - Warranty Inspection**

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.



# HEMBY PLACE

# STORM ASBUILTS

## CITY OF WEDDINGTON

## UNION COUNTY, NORTH CAROLINA

STORMWATER MANAGEMENT  
PERMIT NO. SW3211201

PREPARED FOR :

# TOLL BROTHERS

14529 GRAND PALISADES  
PKWY  
CHARLOTTE, NC 28278  
Phone: (704) 849-2625

## May 28, 2024

PREPARED BY:



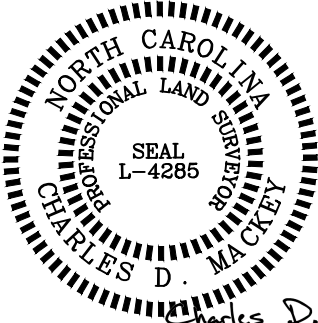
**R. Joe Harris & Associates, Inc.**  
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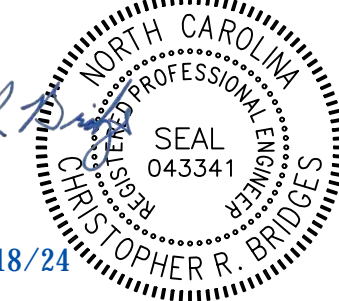


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CHARLOTTE, NC 28241  
TEL (704)-588-2284  
FAX (704) 588-2666

7/19/2024



I HEREBY CERTIFY THAT THE STORM DRAINAGE SYSTEM, AS SHOWN,  
HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION  
DRAWINGS AND SPECIFICATIONS AND ARE, TO THE BEST OF MY KNOWLEDGE,  
AS SHOWN ON THESE PLANS. I OBSERVED THE CONSTRUCTION (FULL-TIME/  
PART TIME.)



CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
AS-BUILT CERTIFICATION



VICINITY MAP - N.T.S.

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Corporate Seal



Engineer's Seal



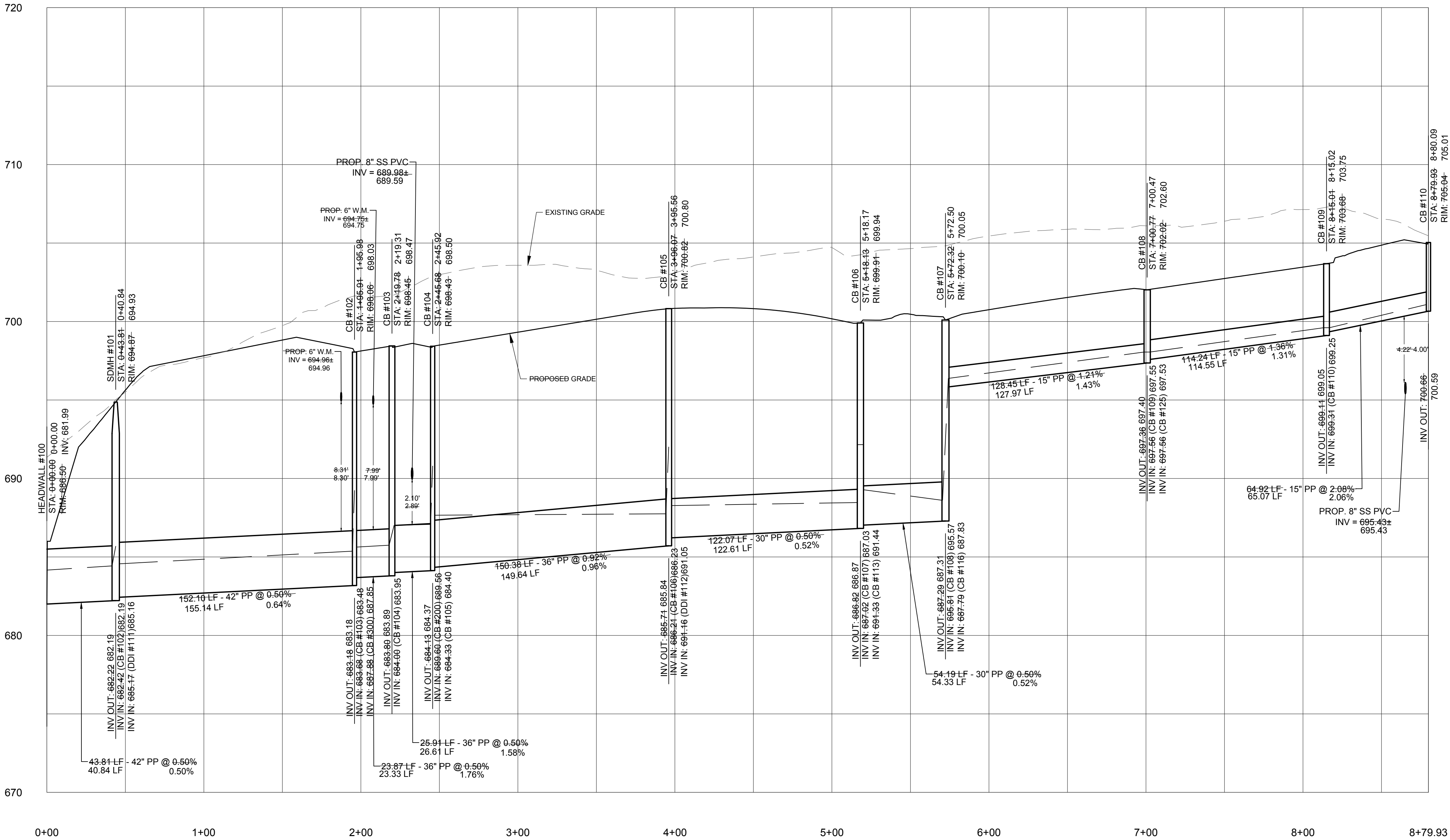
Project Manager <b>C. Bridges</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>B. Pridemore</b>	Checked <b>C. Bridges</b>
Print/Plot Date <b>May 28, 2024</b>	
Asbuilt Drawn -	Asbuilt Date -
Client  <b>TOLL BROTHERS</b> 14529 GRAND PALISADES PKWY CHARLOTTE, NC 28278 P: (704) 849-2625	
Project:  <b>Hemby Place</b>	
Drawing Title:  <b>Cover</b>	
Project No. <b>4727</b>	Drawing No.  <b>----</b>
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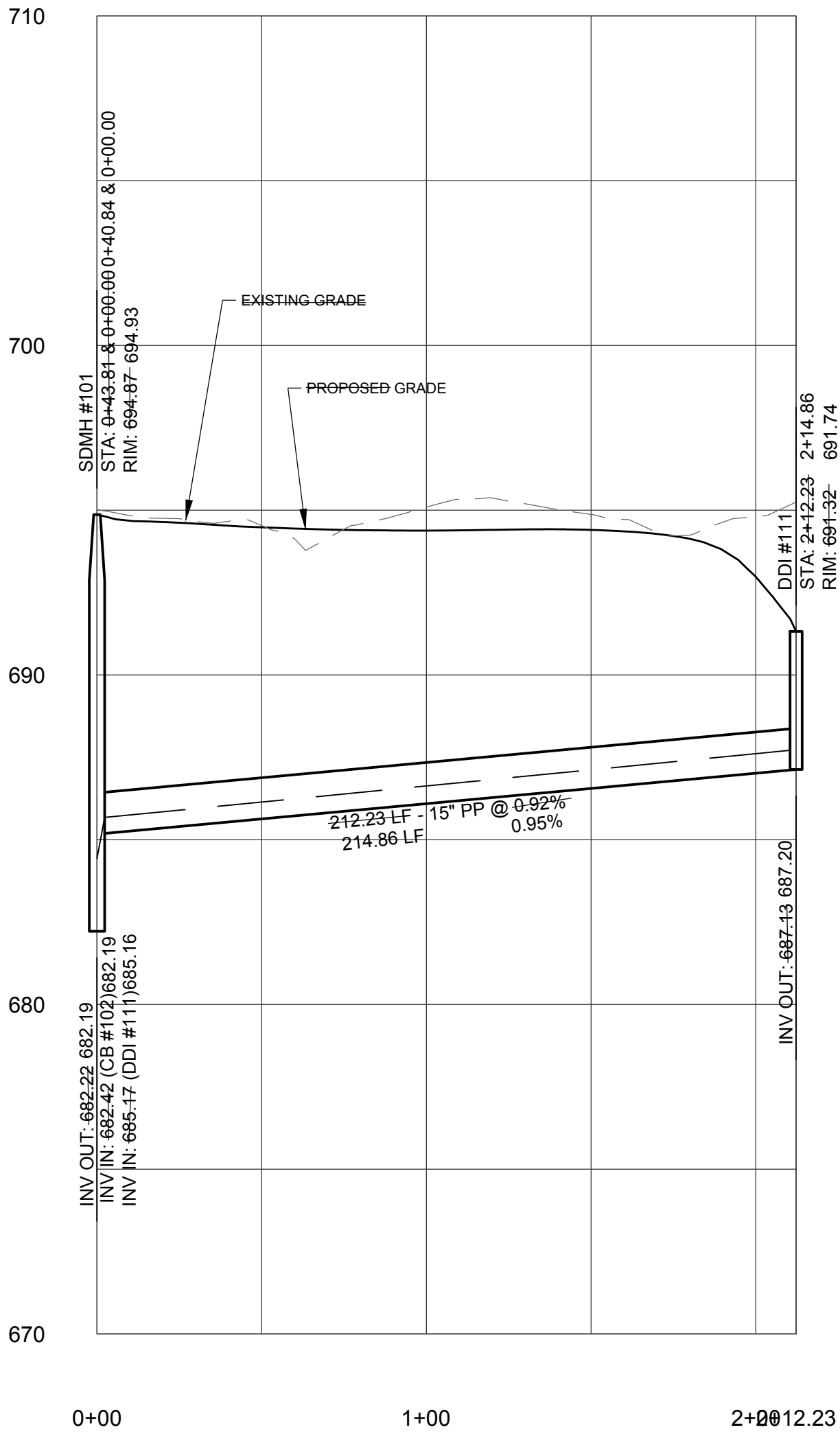




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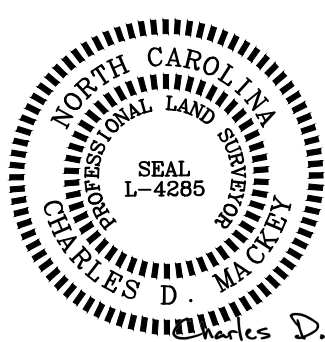


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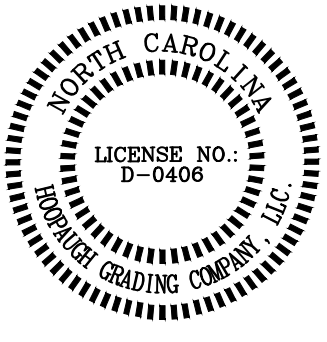


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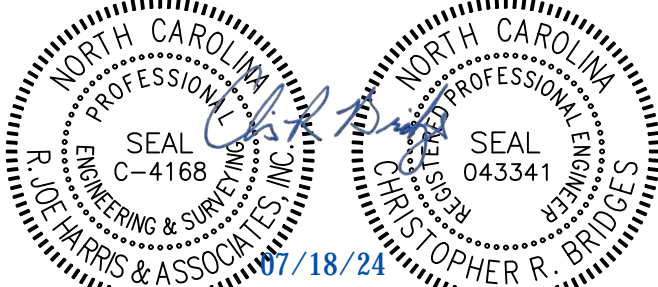
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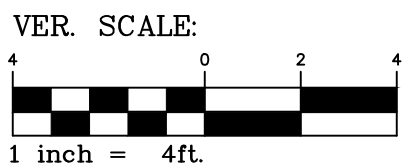
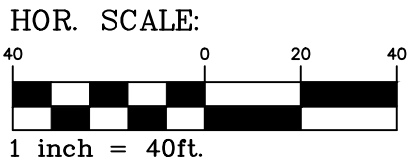
Charles D. Mackey



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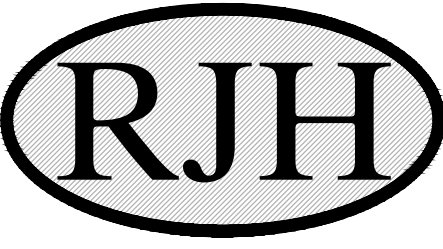
CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
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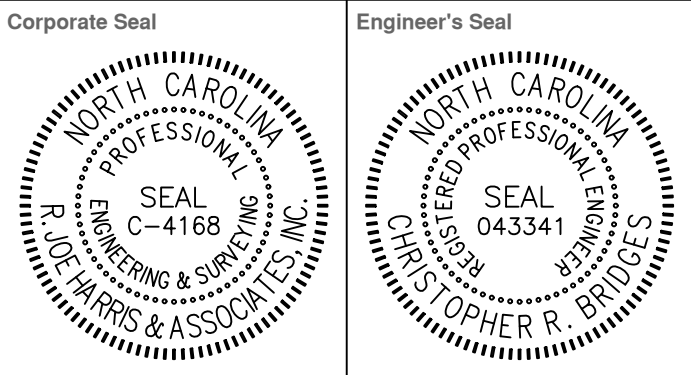
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Project Manager C. Bridges	Drawn A. Gendelman
Department Manager B. Pridemore	Checked C. Bridges

Print/Plot Date  
May 28, 2024

Asbuilt Drawn -	Asbuilt Date -
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Client  
  
TOLL BROTHERS  
14529 GRAND PALISADES PKWY  
CHARLOTTE, NC 28278  
P: (704) 849-2625

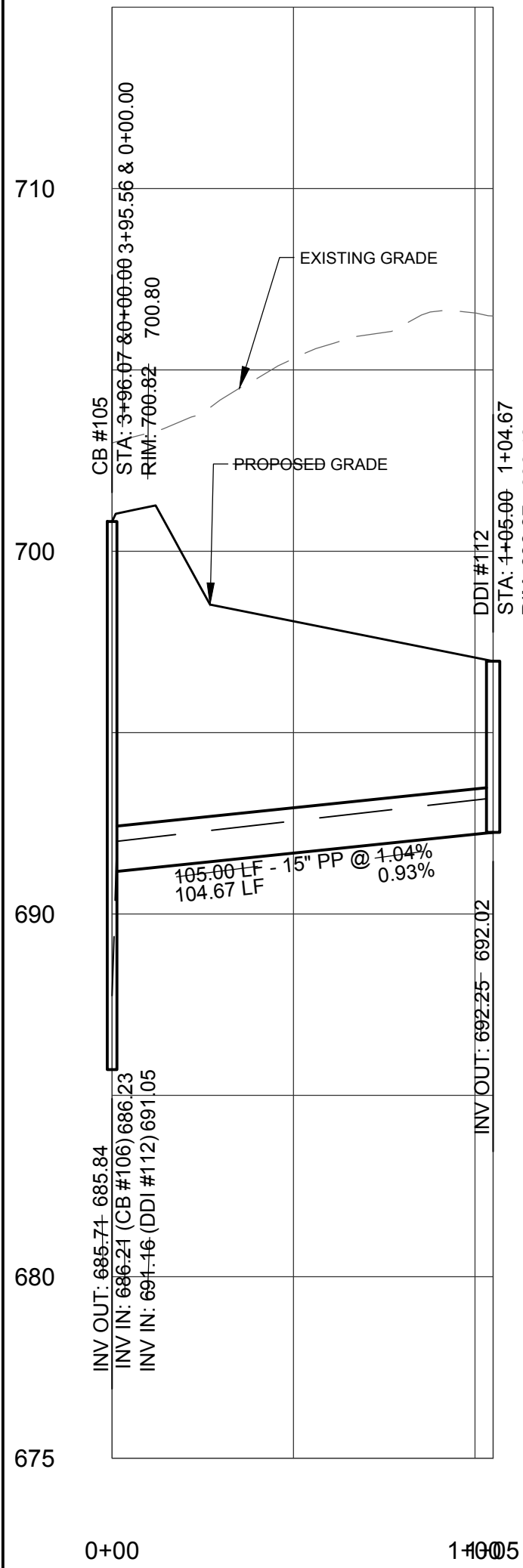
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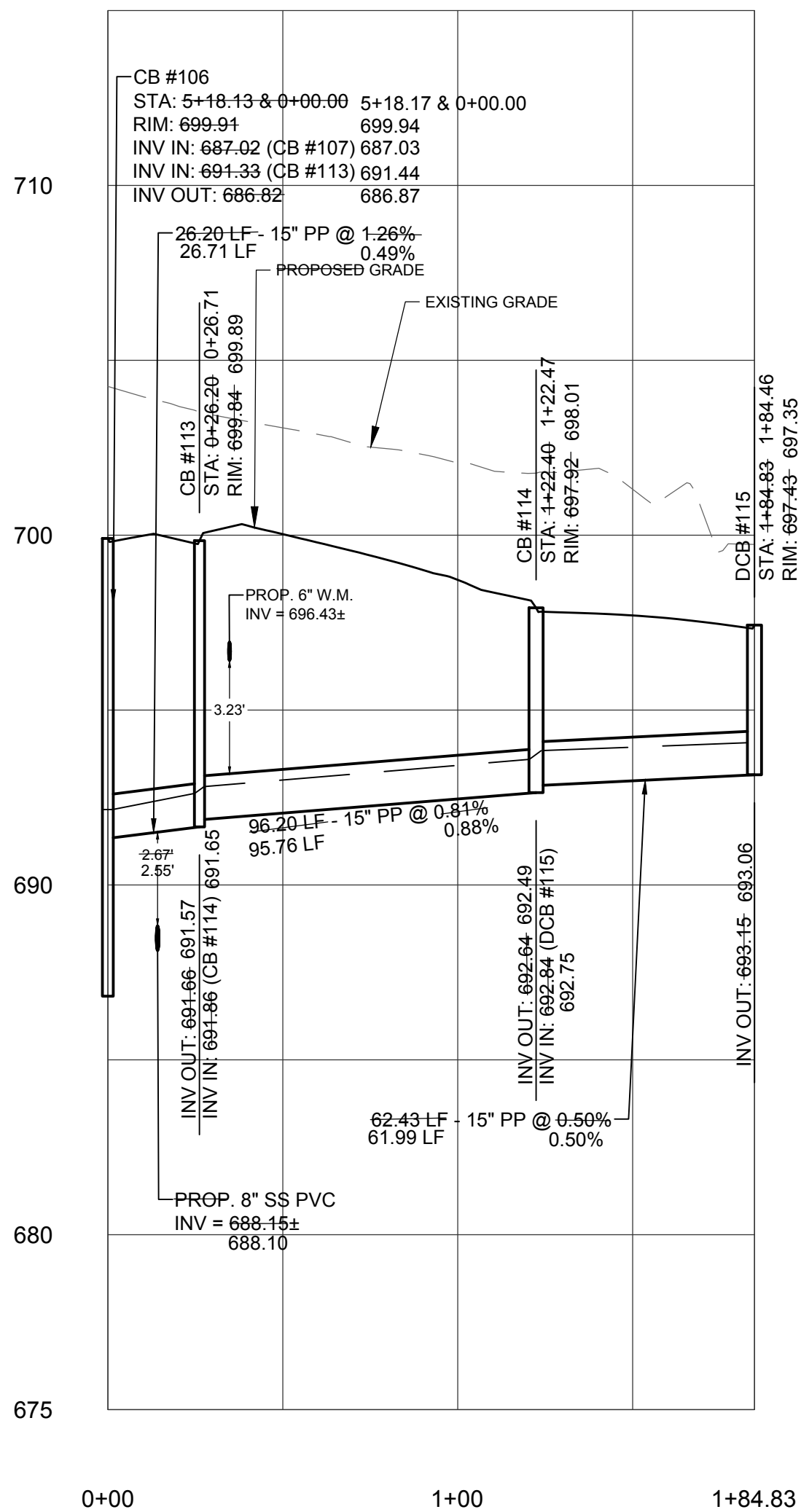
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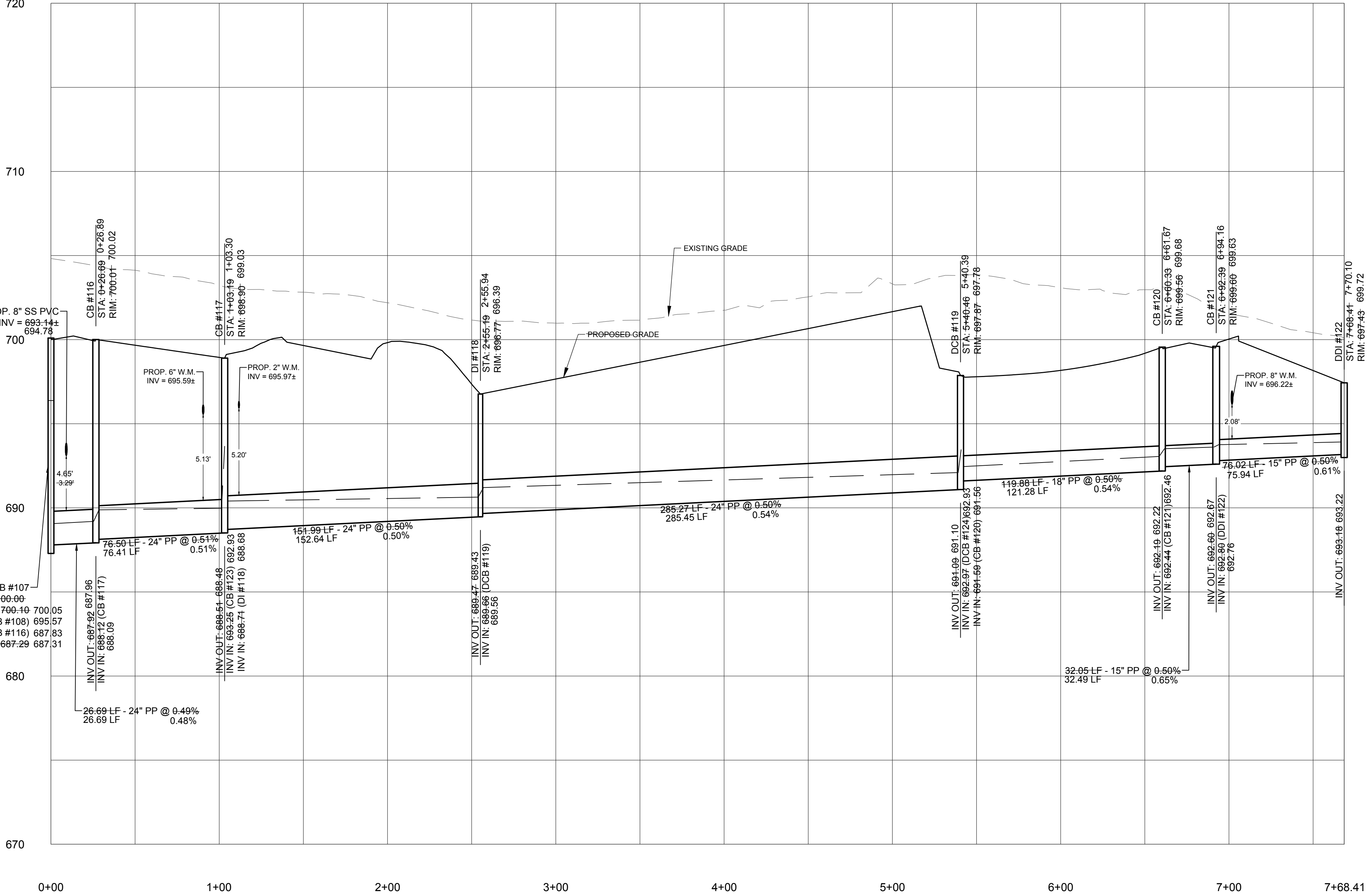
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Storm 103 Profile

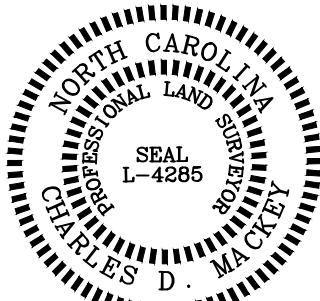


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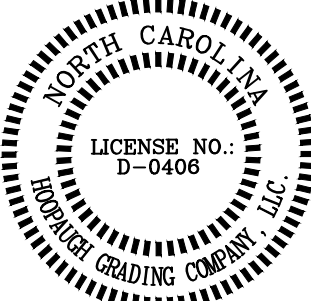


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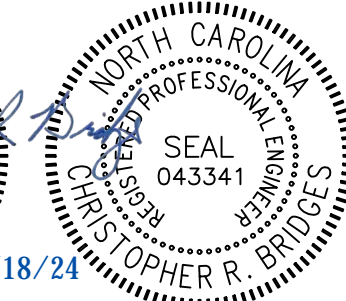
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Charles D. Mackey



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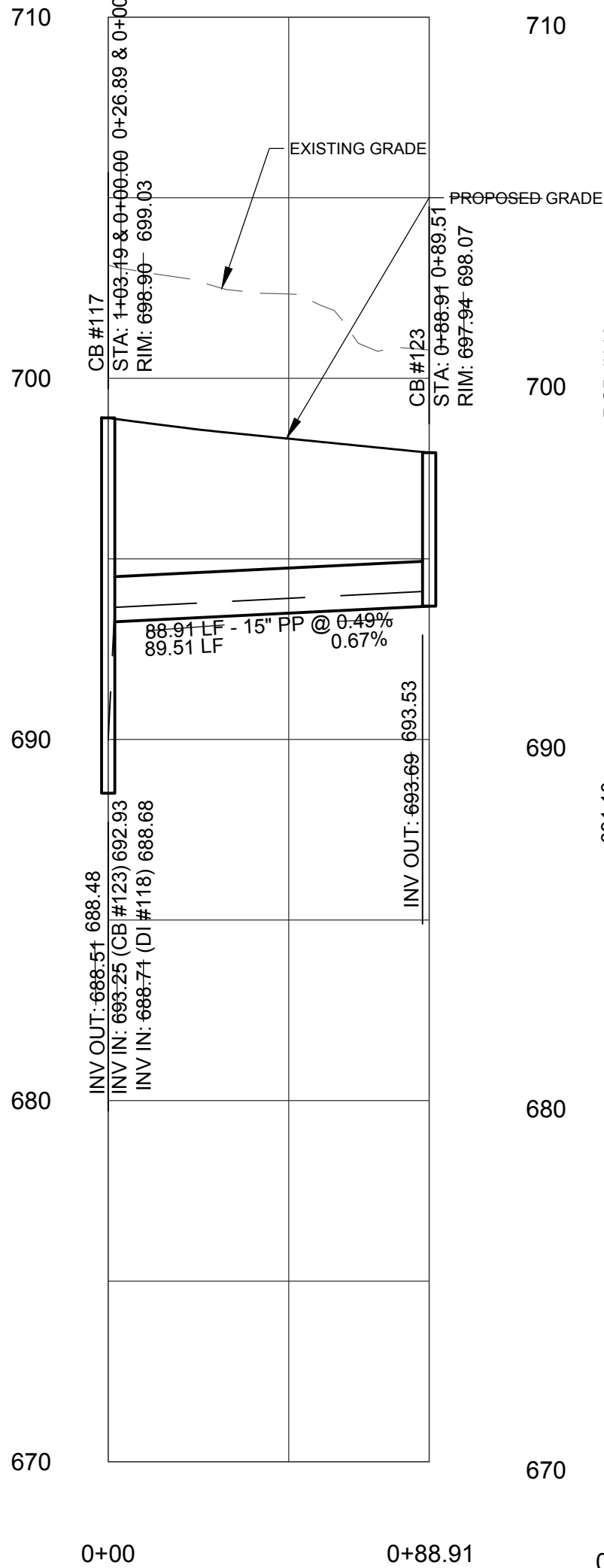
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Corporate Seal	Engineer's Seal

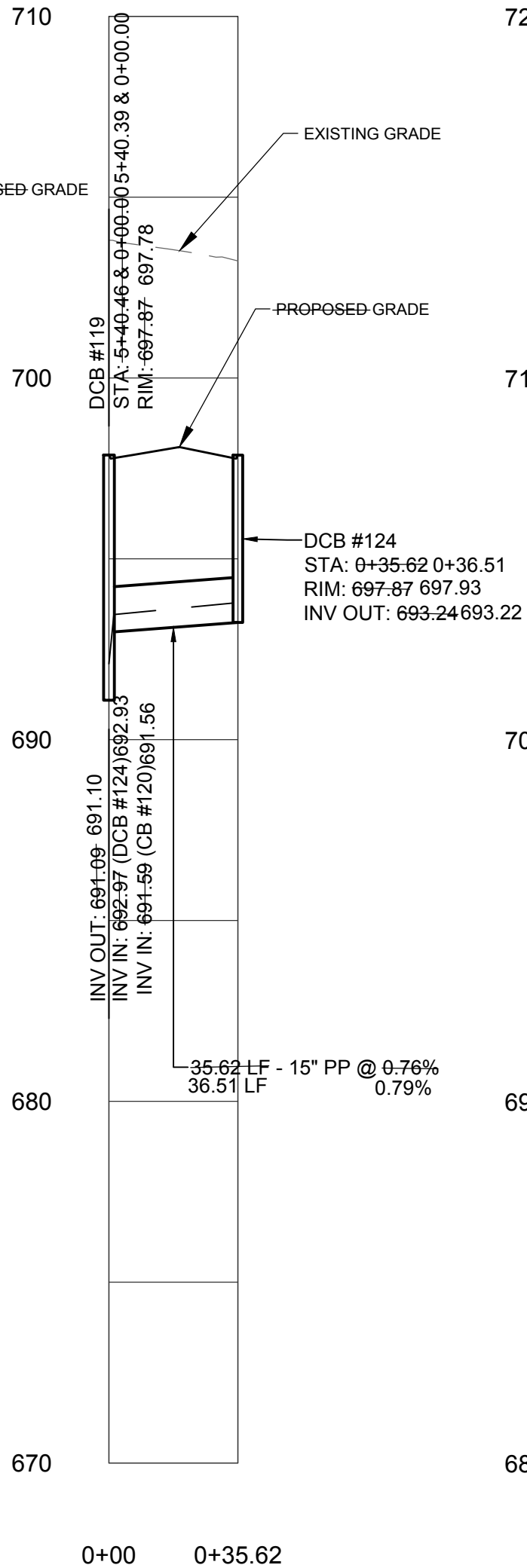
Project Manager <b>C. Bridges</b>	Drawn <b>A. Gendelman</b>
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Project: <b>Hemby Place</b>	
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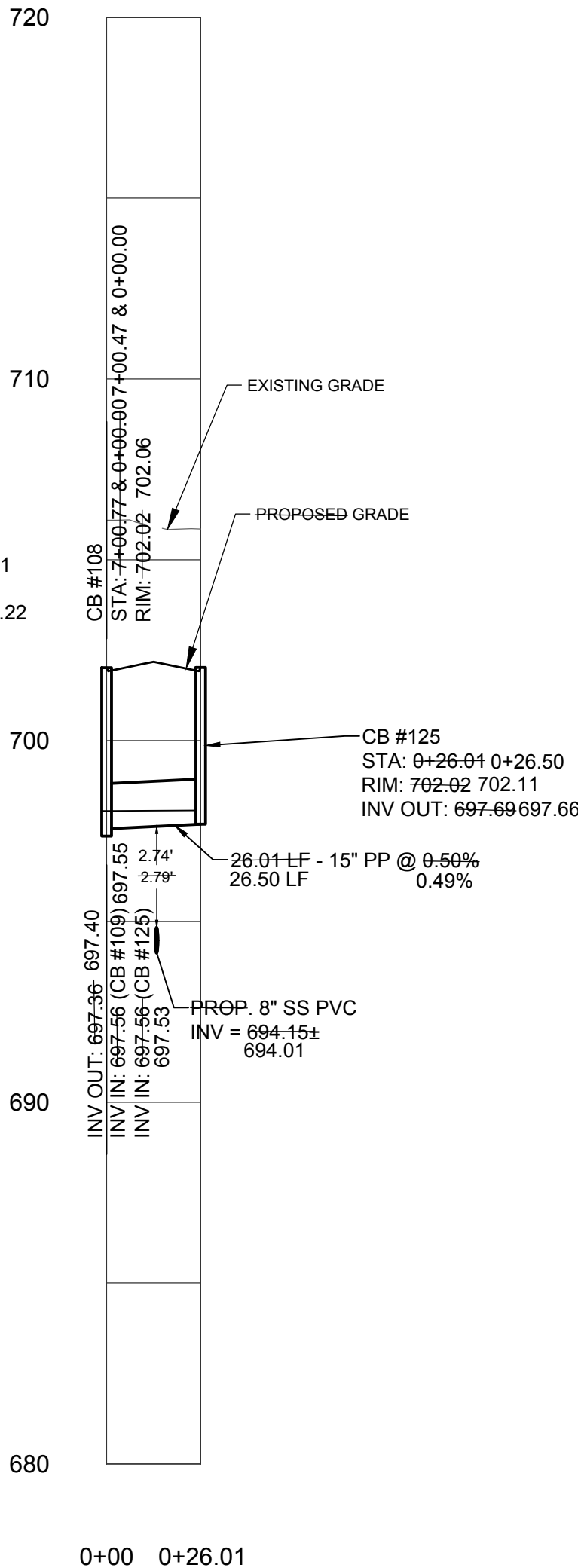
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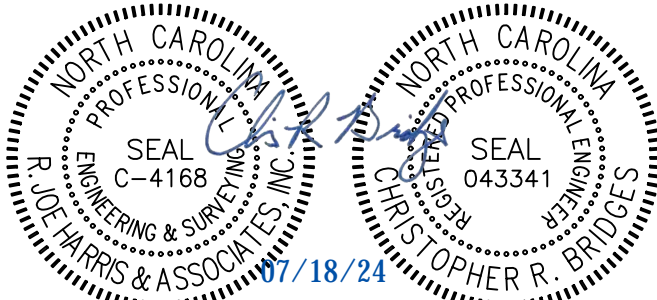
Storm 106 Profile



Storm 107 Profile



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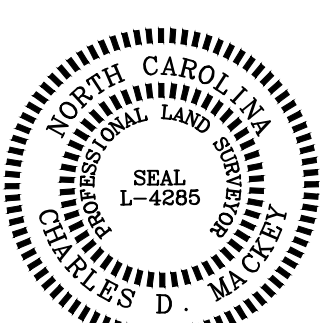


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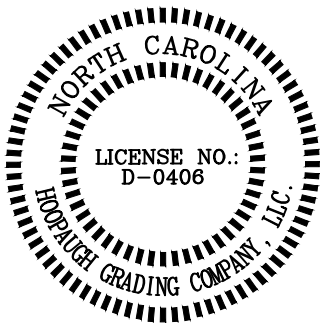


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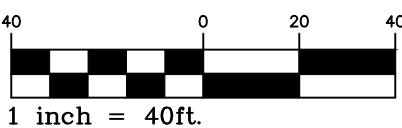
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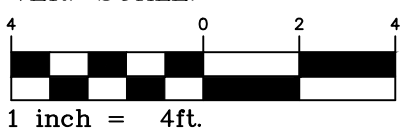
Charles D. Murkey



HOR. SCALE:



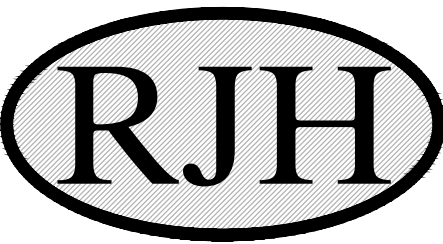
VER. SCALE:



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Engineer:

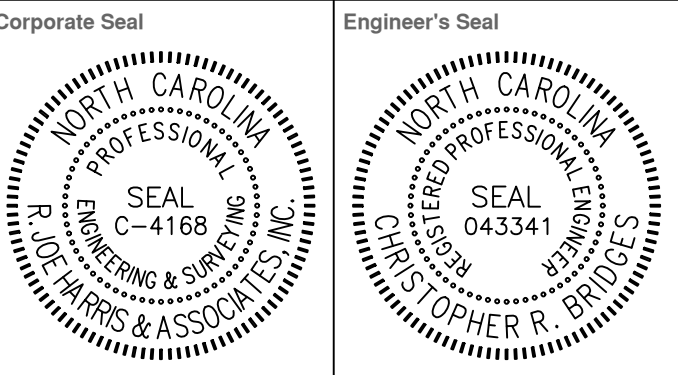


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www.rjoe Harris.com

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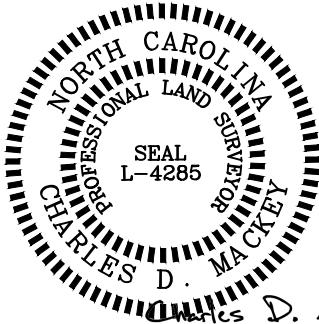


Project Manager C. Bridges	Drawn A. Gendelman
Department Manager B. Pridemore	Checked C. Bridges
Print/Plot Date May 28, 2024	
Asbuilt Drawn -	Asbuilt Date -
Client  TOLL BROTHERS 14529 GRAND PALISADES PKWY CHARLOTTE, NC 28278 P: (704) 849-2625	
Project:  Hemby Place	
Drawing Title:  C5.03	
Project No. 4727	Drawing No.  -----
DWG File Name: 4727 - Storm Asbuilt	

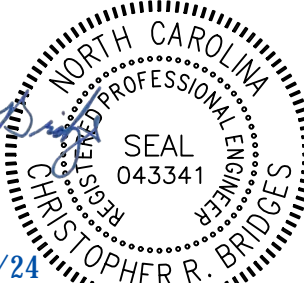


P.O. BOX 7727,  
CHARLOTTE, NC 28241  
TEL (704)-588-2284  
FAX (704) 588-2666

7/19/2024

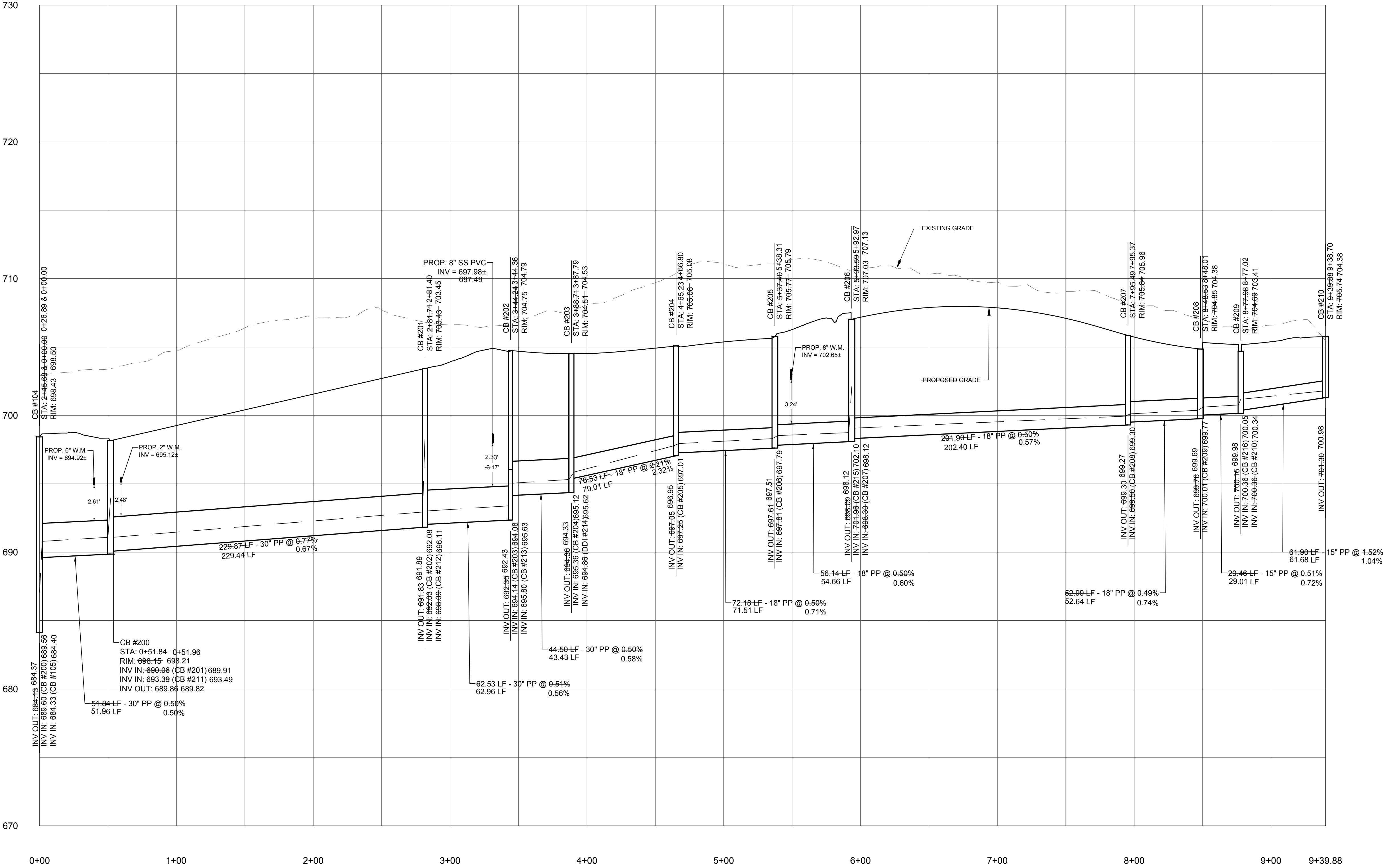


I HEREBY CERTIFY THAT THE STORM DRAINAGE SYSTEM, AS SHOWN,  
HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION  
DRAWINGS AND SPECIFICATIONS AND ARE, TO THE BEST OF MY KNOWLEDGE,  
AS SHOWN ON THESE PLANS, I OBSERVED THE CONSTRUCTION (FULL-TIME/  
PART TIME. )



CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
AS-BUILT CERTIFICATION

Storm 200 Profile



DATE	ISSUED FOR	REV
08/20/2021	Submittal to City of Weddington and NCDOT	0
08/26/2021	Submittal to Union County Public Works	1
09/17/2021	Second Submittal to City of Weddington and NCDEQ	2
10/01/2021	Second Submittal to Union County Public Works	3
10/13/2021	Revised Plans for Client	4
10/27/2021	Third Submittal to Union County Public Works and NCDEQ	5
01/07/2022	Revising BMP Layout	6
01/18/2022	Revised Utility Plans for Union County Public Works	7
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02/22/2022	Grading/Storm/Monument Revision for Client	9
02/02/2023	Asbuilt Utility Plans for Union County Public Works	10
03/07/2023	Second Submittal Asbuilt Utility Plans for UCPW	11
03/17/2023	Third Submittal Asbuilt Utility Plans for UCPW	12
04/19/2023	Fourth Submittal Asbuilt Utility Plans for UCPW	13
07/15/2024	First Submittal Asbuilt Storm Plans for Weddington	14



Engineer:



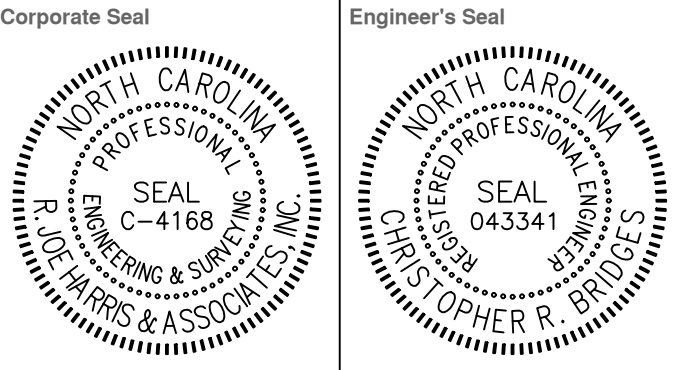
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drawing, and proper permit forms and related fees are transmitted  
by the Owner, Owner's Agent or Contractor to the Authority  
having jurisdiction.



Project Manager <b>C. Bridges</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>B. Pridemore</b>	Checked <b>C. Bridges</b>
Print/Plot Date <b>May 28, 2024</b>	
Asbuilt Drawn -	Asbuilt Date -
Client	

**TOLL BROTHERS**  
14529 GRAND PALISADES PKWY  
CHARLOTTE, NC 28278  
P: (704) 849-2625

Project:

**Hemby Place**

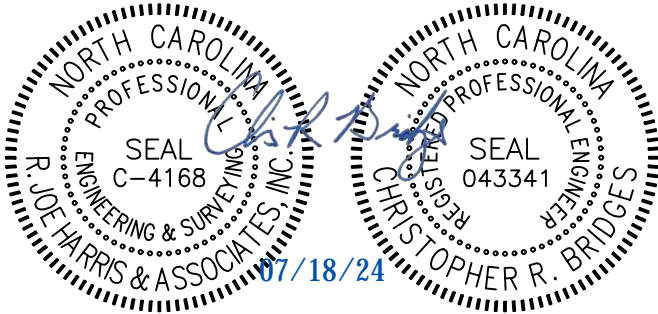
Drawing Title:

**C5.04**

Project No. <b>4727</b>	Drawing No. <b>----</b>
DWG File Name: <b>4727 - Storm Asbuilt</b>	

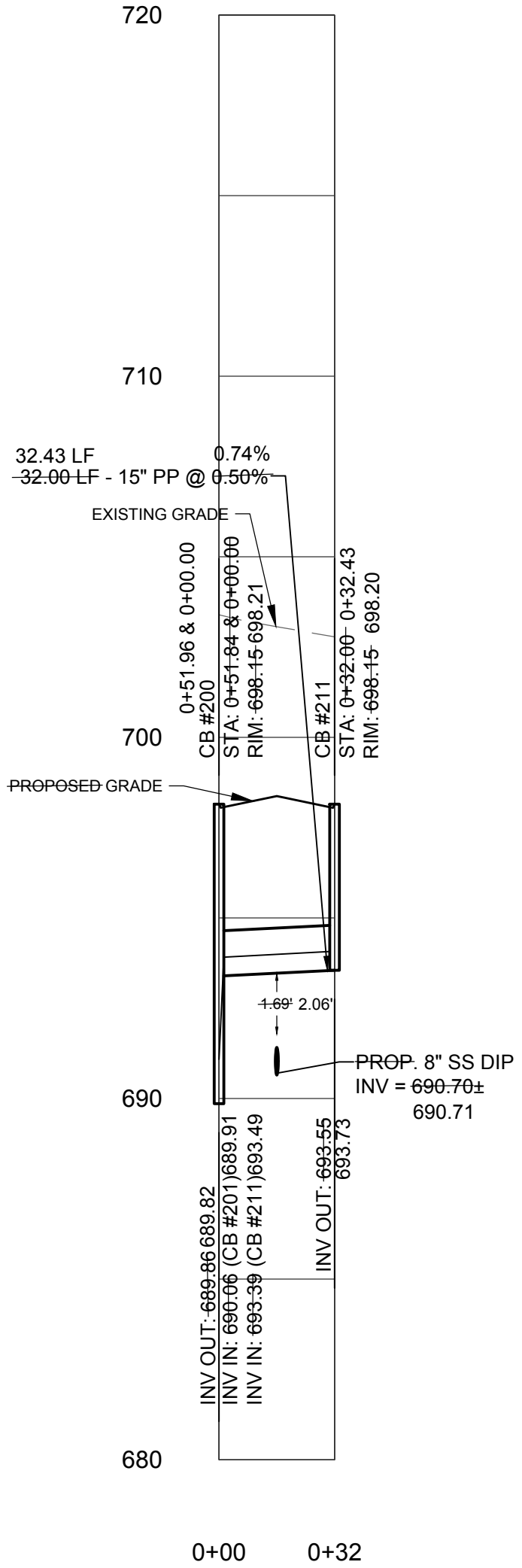


I HEREBY CERTIFY THAT THE STORM DRAINAGE SYSTEM, AS SHOWN, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND ARE, TO THE BEST OF MY KNOWLEDGE, AS SHOWN ON THESE PLANS, I OBSERVED THE CONSTRUCTION (FULL-TIME/ PART TIME.)

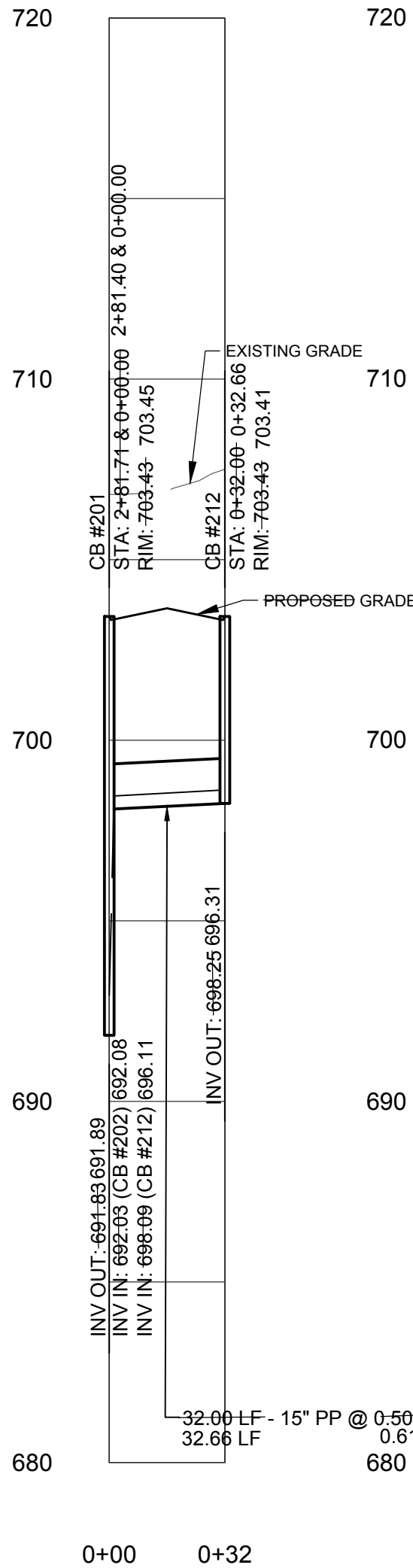


CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
AS-BUILT CERTIFICATION

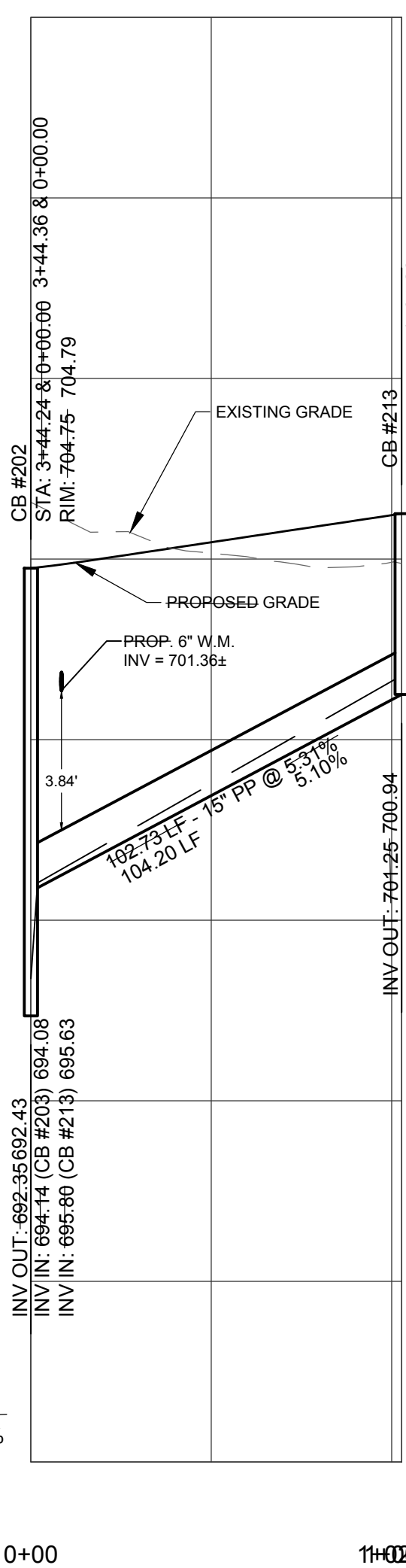
Storm 201 Profile



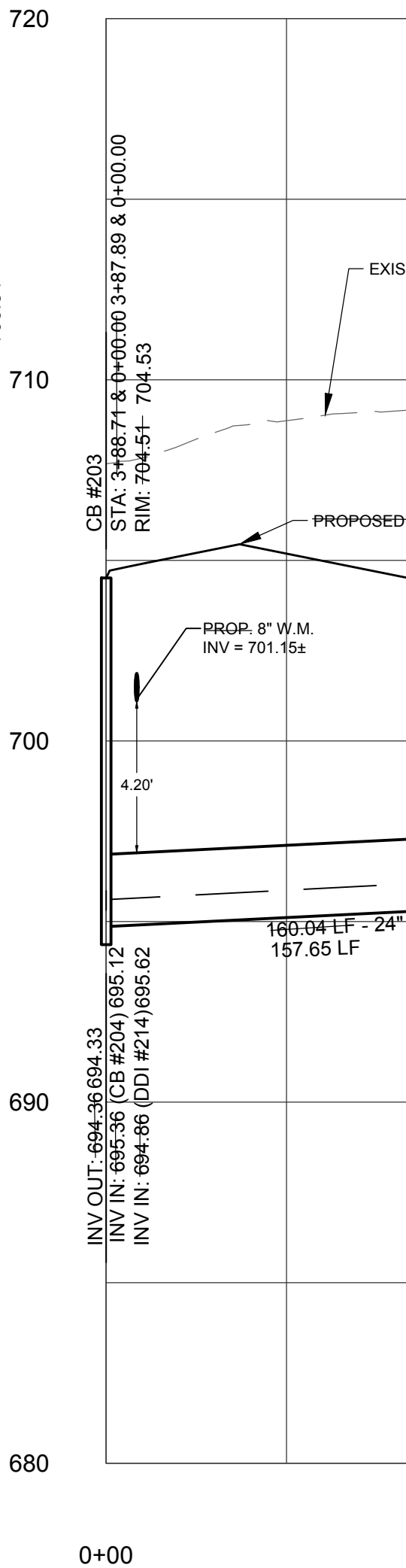
Storm 202 Profile



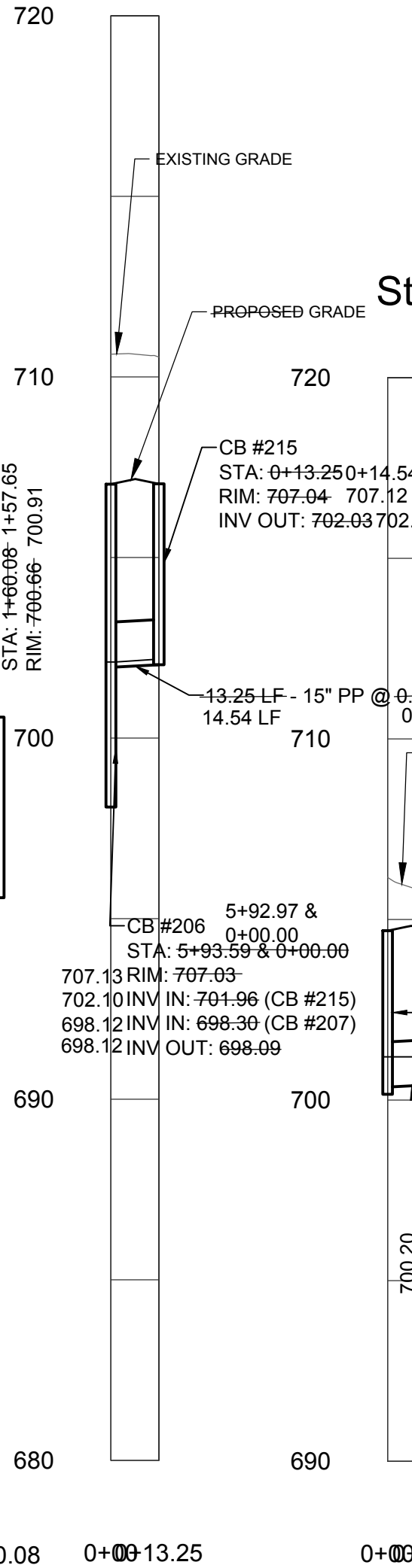
Storm 203 Profile



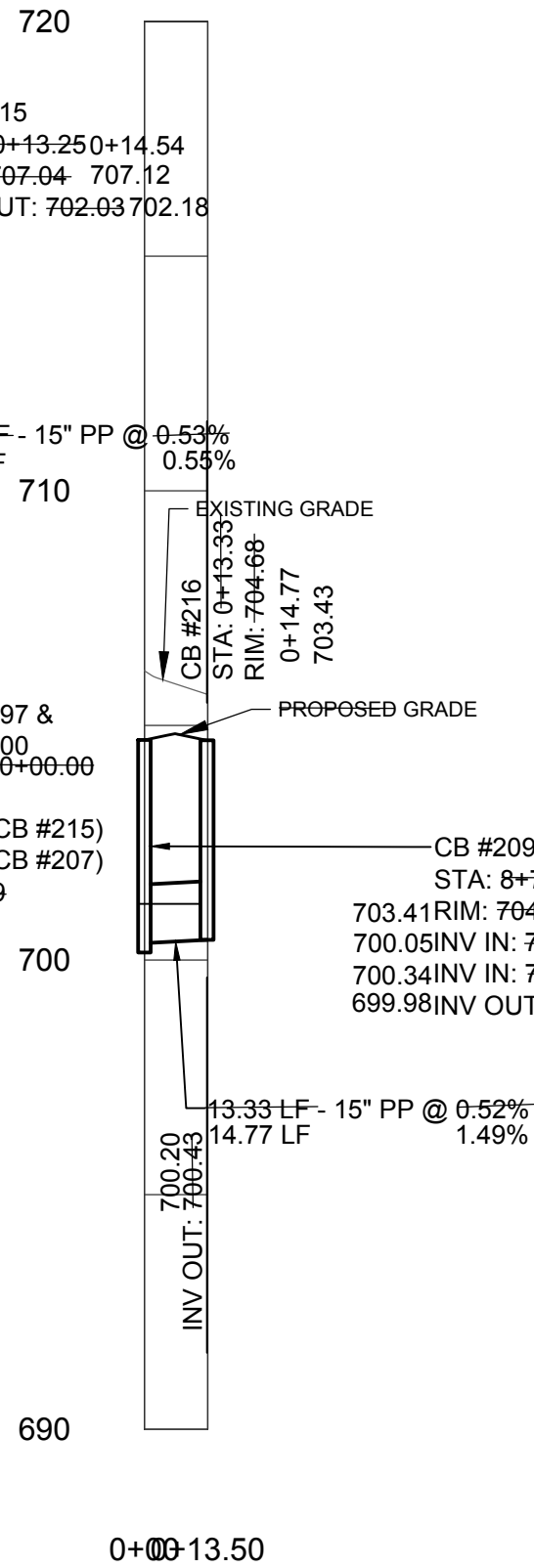
Storm 204 Profile



Storm 205 Profile

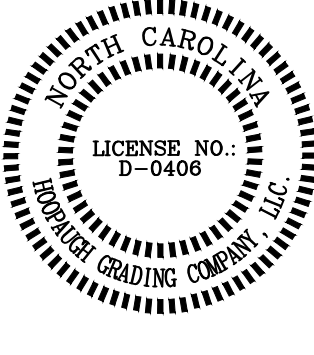
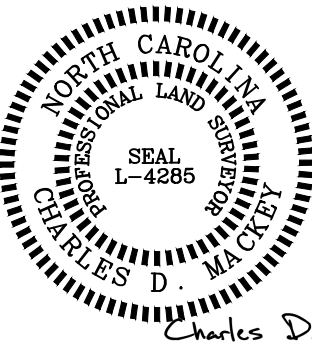


Storm 206 Profile



P.O. BOX 7727,  
CHARLOTTE, NC 28241  
TEL (704)-588-2284  
FAX (704) 588-2666

7/19/2024



Engineer:



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Corporate Seal



Engineer's Seal



Project Manager

C. Bridges

Department Manager

B. Pridemore

Print/Plot Date

May 28, 2024

Asbuilt Drawn

-

Client

TOLL BROTHERS

14529 GRAND PALISADES PKWY

CHARLOTTE, NC 28278

P: (704) 849-2625

Project:

Hemby Place

Drawing Title:

C5.05

Project No.

4727

DWG File Name:

4727 - Storm Asbuilt

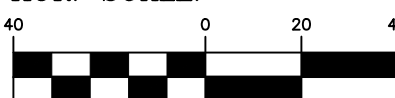
Drawing No.

4727

DWG File Name:

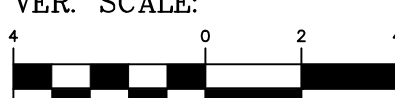
4727 - Storm Asbuilt

HOR. SCALE:



1 inch = 40ft.

VER. SCALE:



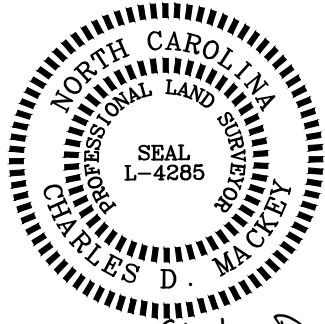
1 inch = 4ft.





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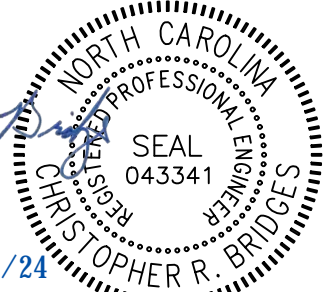
7/19/2024



Charles D. Mackey

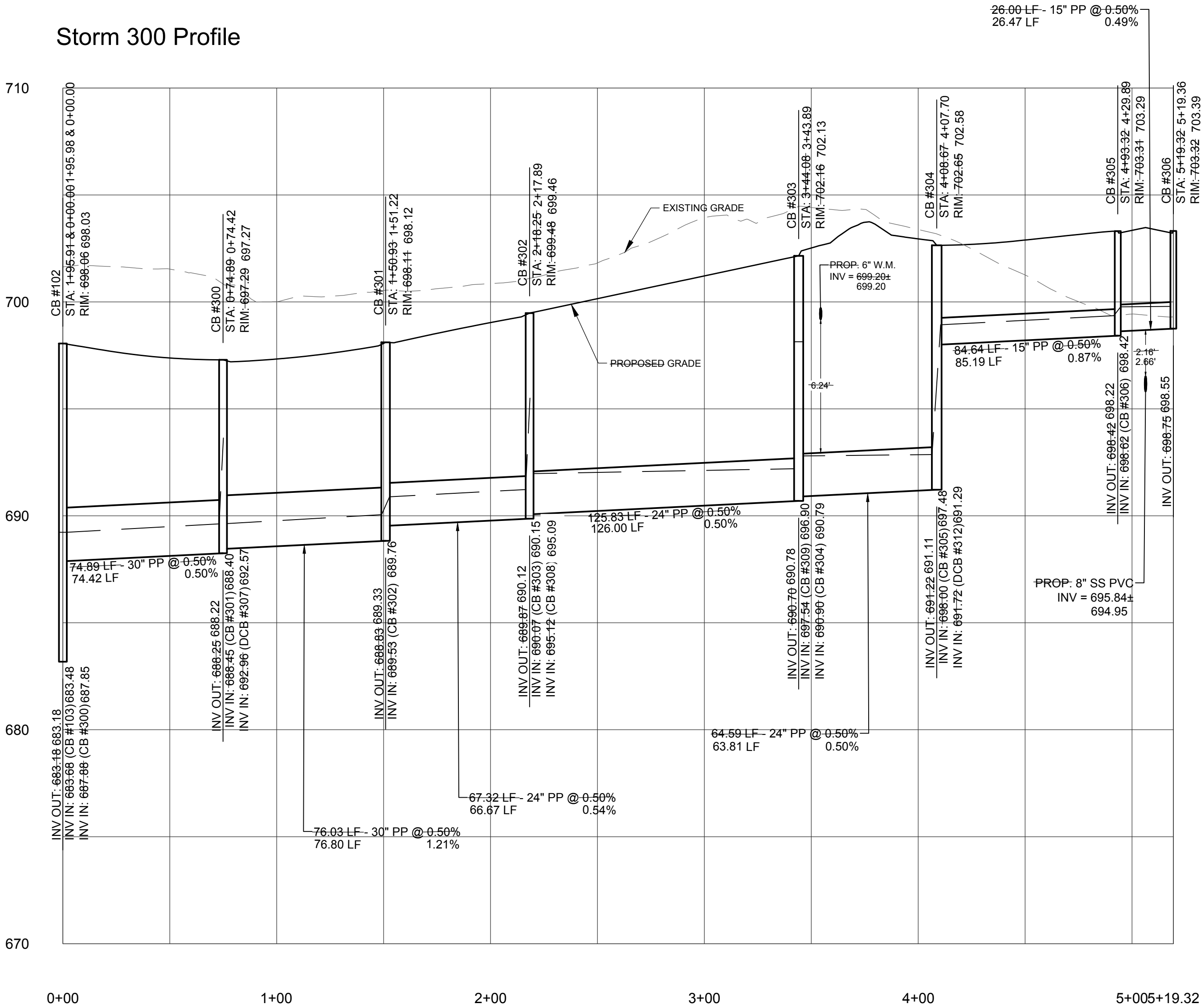


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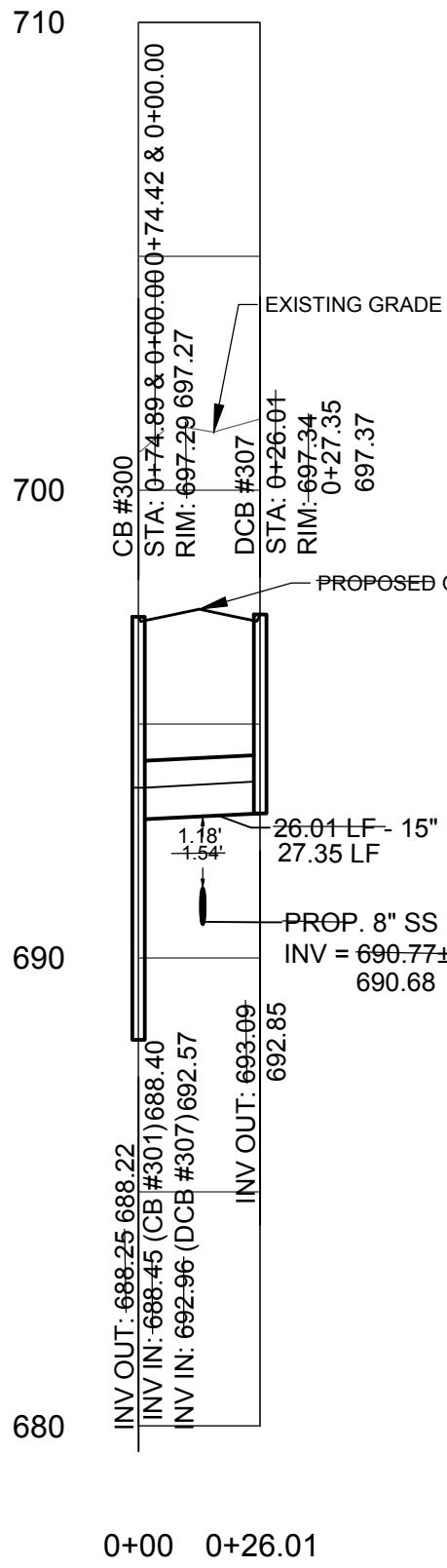


CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
AS-BUILT CERTIFICATION

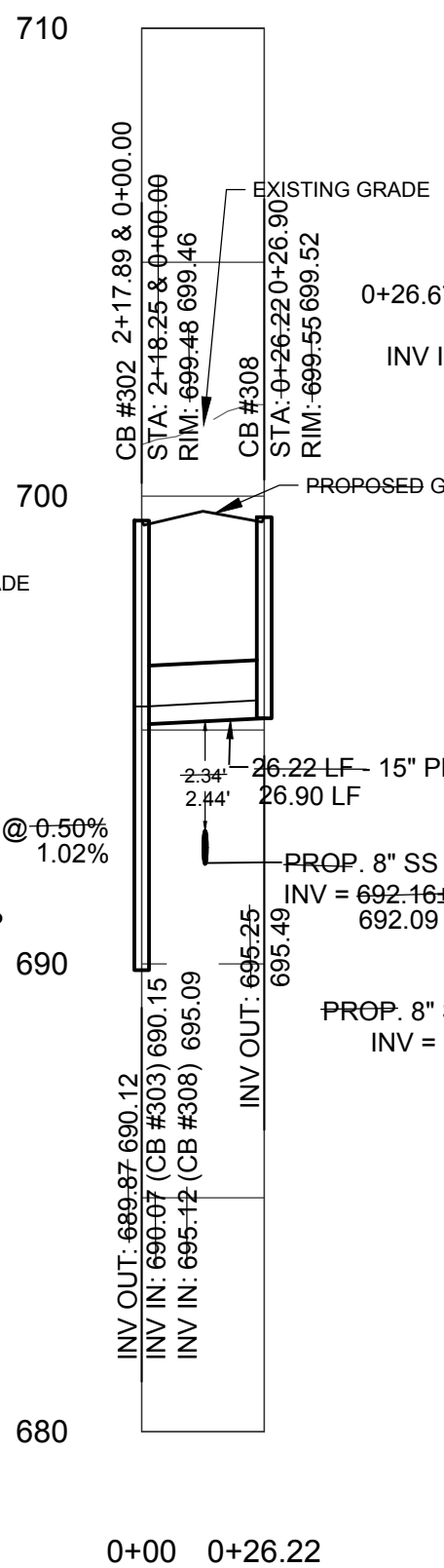
Storm 300 Profile



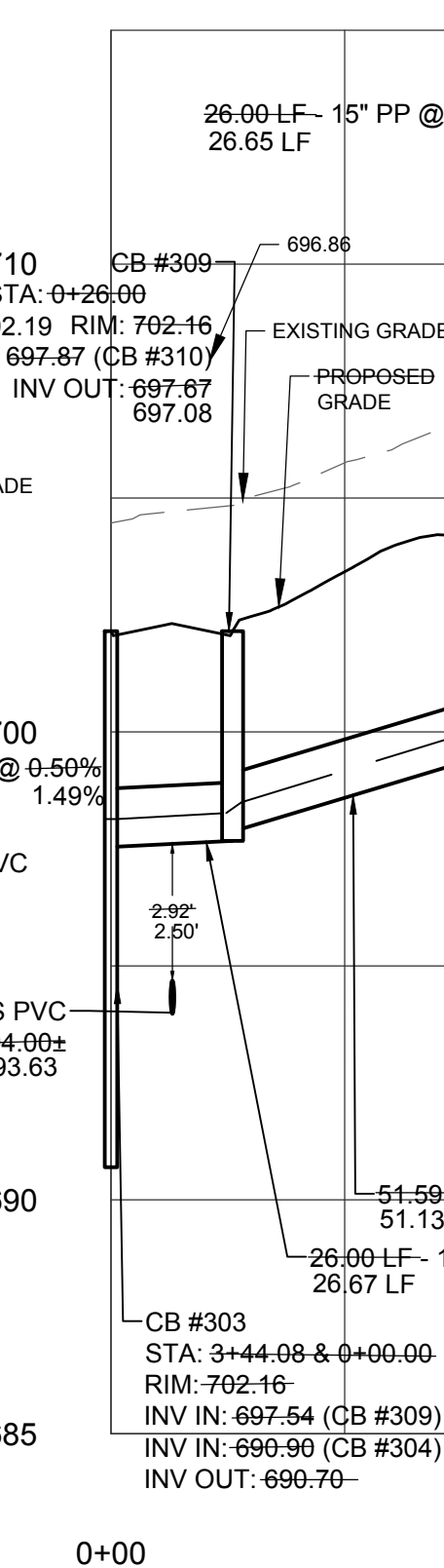
Storm 301 Profile



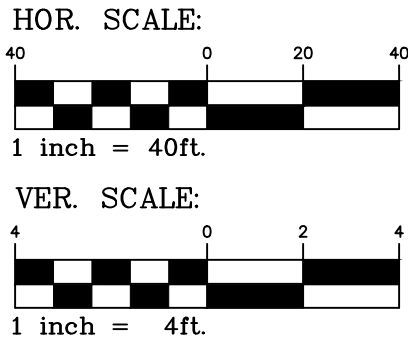
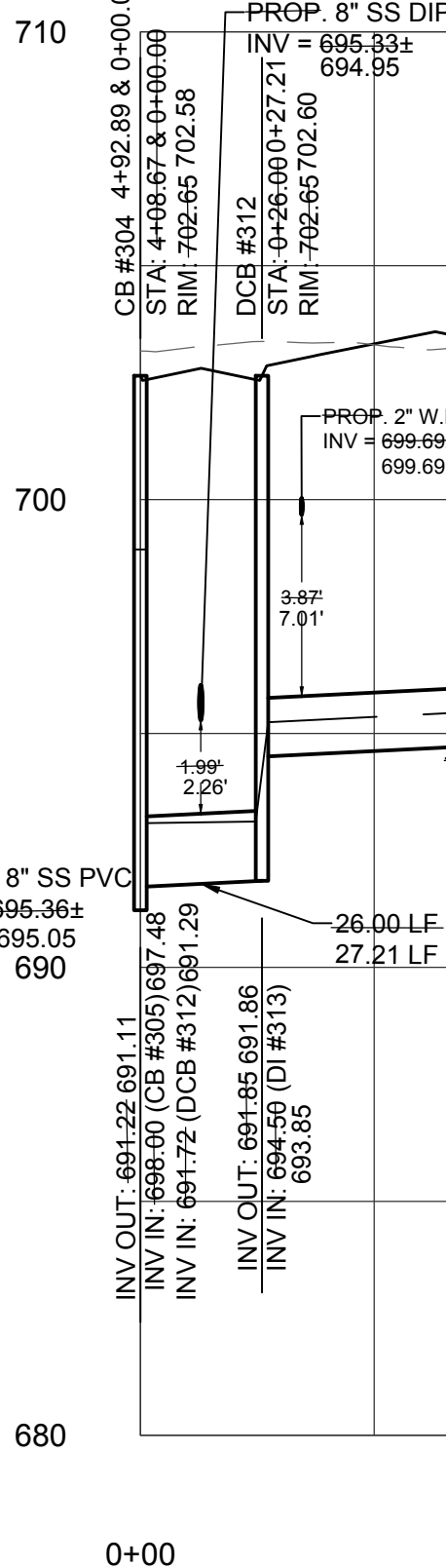
Storm 302 Profile



Storm 303 Profile



Storm 304 Profile



DATE	ISSUED FOR	REV
08/20/2021	Submittal to City of Weddington and NCDOT	0
08/26/2021	Submittal to Union County Public Works	1
09/17/2021	Second Submittal to City of Weddington and NCDEQ	2
10/01/2021	Second Submittal to Union County Public Works	3
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04/19/2023	Fourth Submittal Asbuilt Utility Plans for UCPW	13
07/15/2024	First Submittal Asbuilt Storm Plans for Weddington	14



Engineer:

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www.rjoharris.com

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Corporate Seal

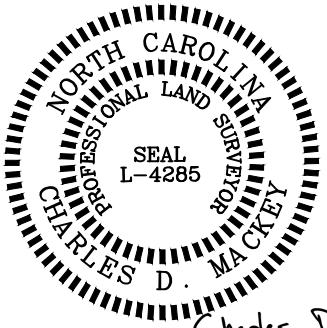
Engineer's Seal

Project Manager <b>C. Bridges</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>B. Pridemore</b>	Checked <b>C. Bridges</b>
Print/Plot Date <b>May 28, 2024</b>	
Asbuilt Drawn -	Asbuilt Date -
Client  <b>TOLL BROTHERS</b> 14529 GRAND PALISADES PKWY CHARLOTTE, NC 28278 P: (704) 849-2625	
Project:  <b>Hemby Place</b>	
Drawing Title:  <b>C5.06</b>	
Project No. <b>4727</b> DWG File Name:	Drawing No.  ----
<b>4727 - Storm Asbuilt</b>	

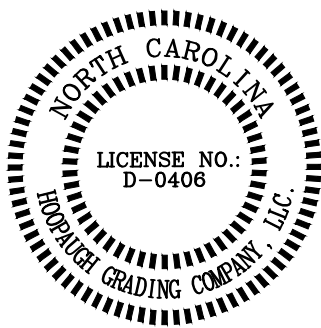


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CHARLOTTE, NC 28241  
TEL (704)-588-2284  
FAX (704) 588-2666

7/19/2024



Charles D. Mackey

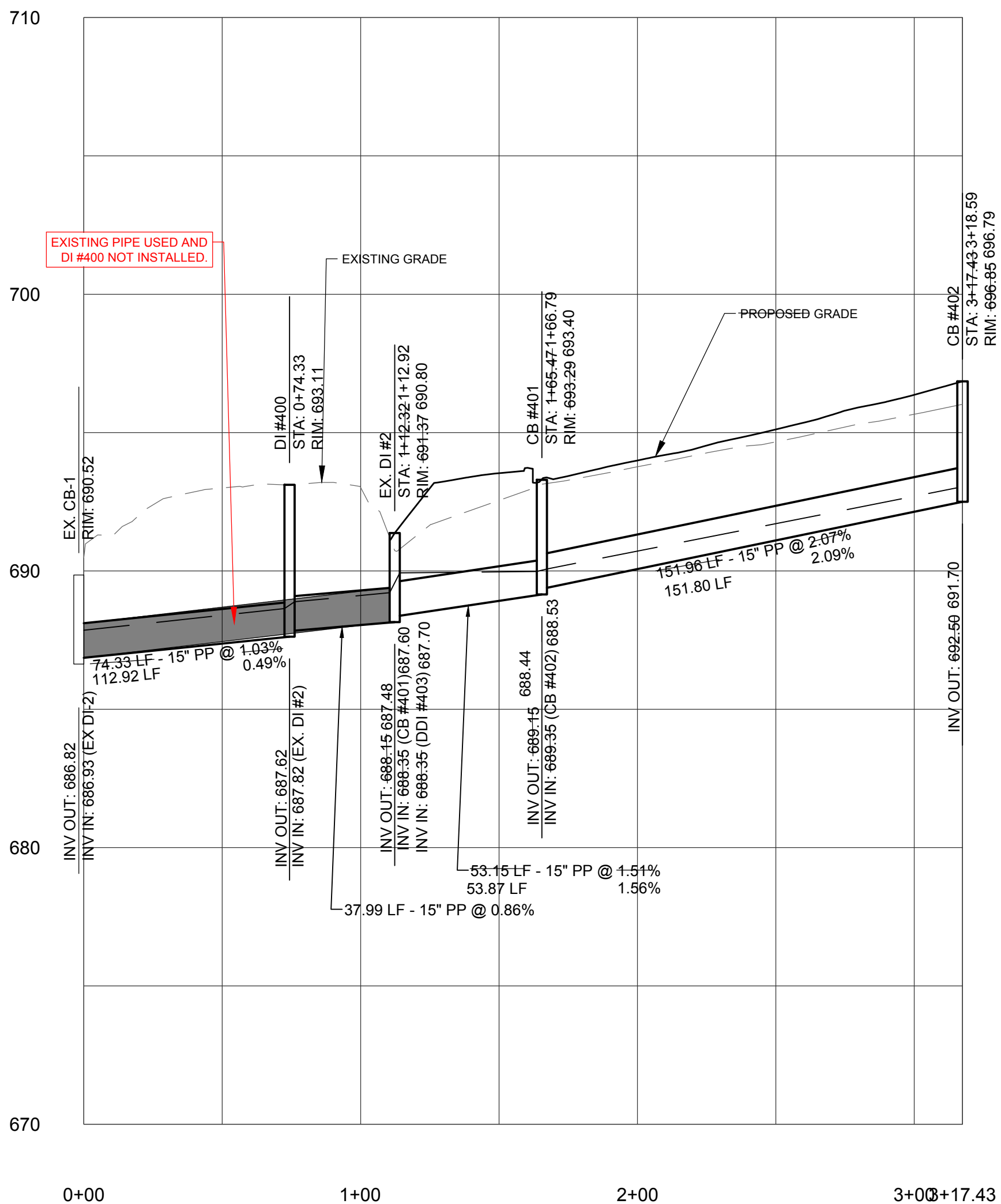


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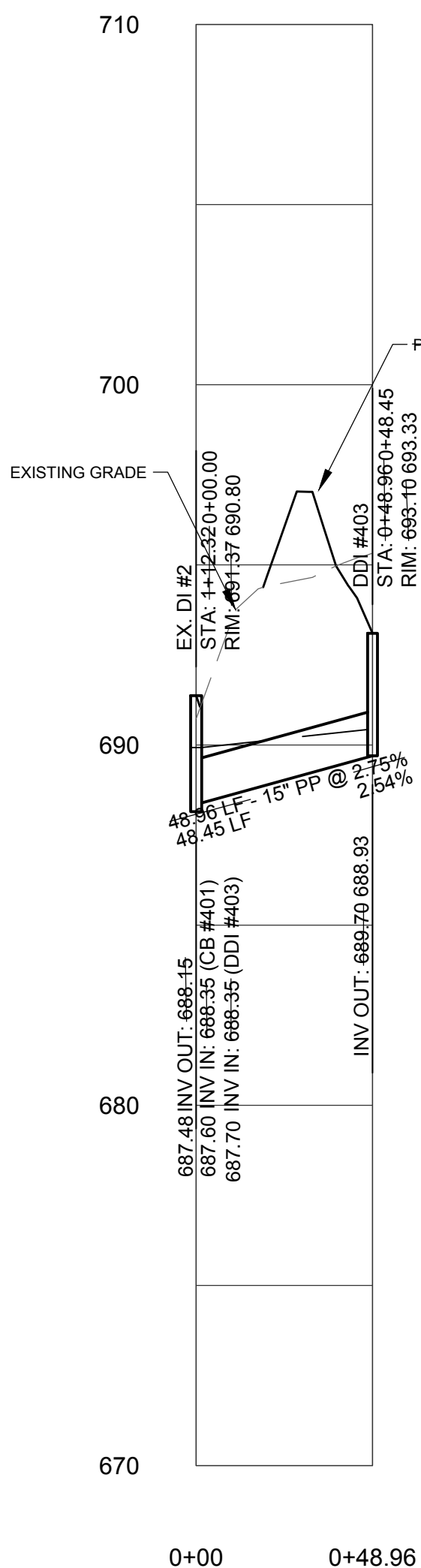


CHRISTOPHER R. BRIDGES, PE - NC REG. #043341  
AS-BUILT CERTIFICATION

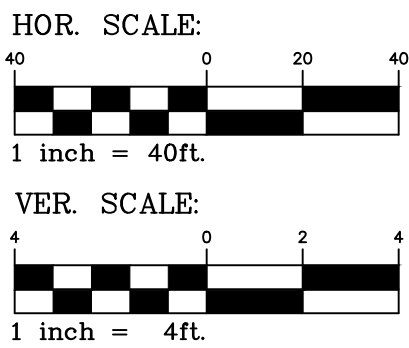
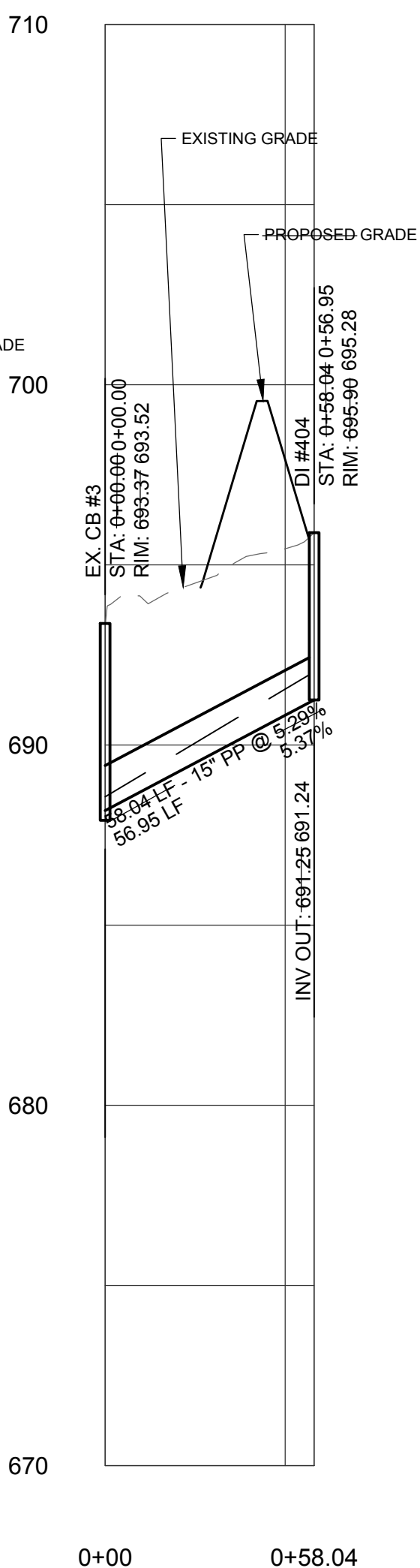
## Storm Ext. 1 Profile



## Storm Ext. 2 Profile



### Storm Ext. 3 Profile



DATE	ISSUED FOR	REV
08/20/2021	Submittal to City of Weddington and NCDOT	0
08/26/2021	Submittal to Union County Public Works	1
09/17/2021	Second Submittal to City of Weddington and NCDOT	2
10/01/2021	Second Submittal to Union County Public Works	3
10/13/2021	Revised Plans for Client	4
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04/19/2023	Fourth Submittal Asbuilt Utility Plans for UCPWP	13
07/15/2024	First Submittal Asbuilt Storm Plans for Weddington	14



Engineer:



R. Joe Harris & Associates, Inc.

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1186 Stonecrest Blvd., Tega Cay, S.C. 29708

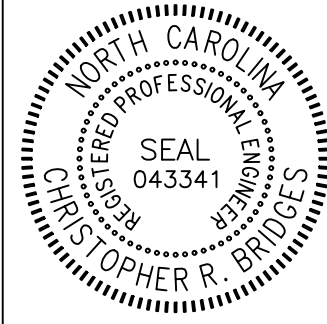
P: (800) 802-179

[www.rjoeHarris.com](http://www.rjoe Harris.com)

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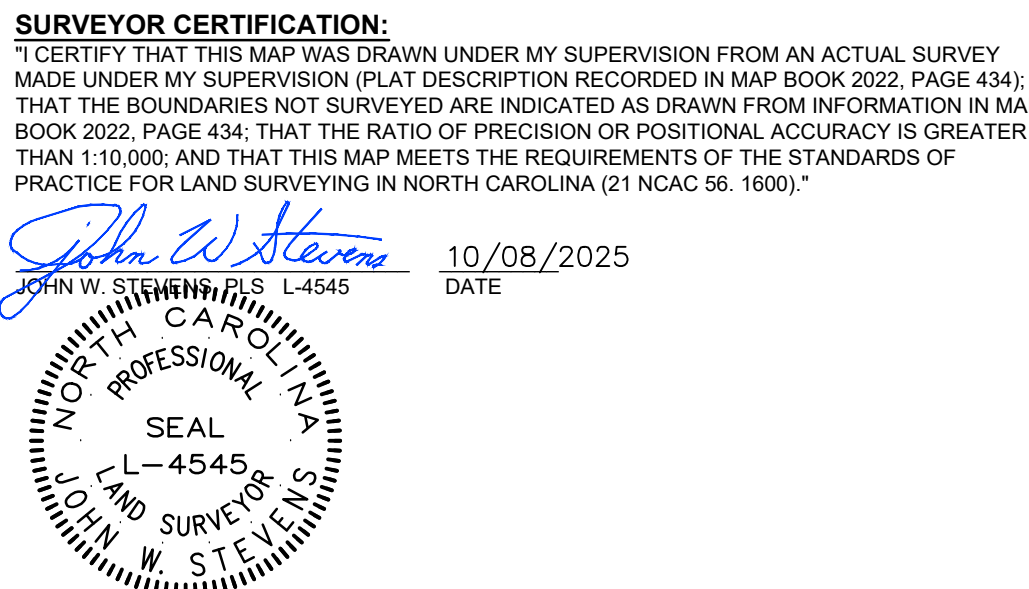
Corporate Seal

## Engineer's Sea



Project Manager	Drawn
C. Bridges	A. Gendelman
Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
May 28, 2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
TOLL BROTHERS	
14529 GRAND PALISADES PKWY	
CHARLOTTE, NC 28278	
P: (704) 849-2625	
Project:	
Hemby Place	
Drawing Title:	
C5.07	
Project No.	Drawing No.
4727	
DWG File Name:	
4727 - Storm Asbuilt	-----

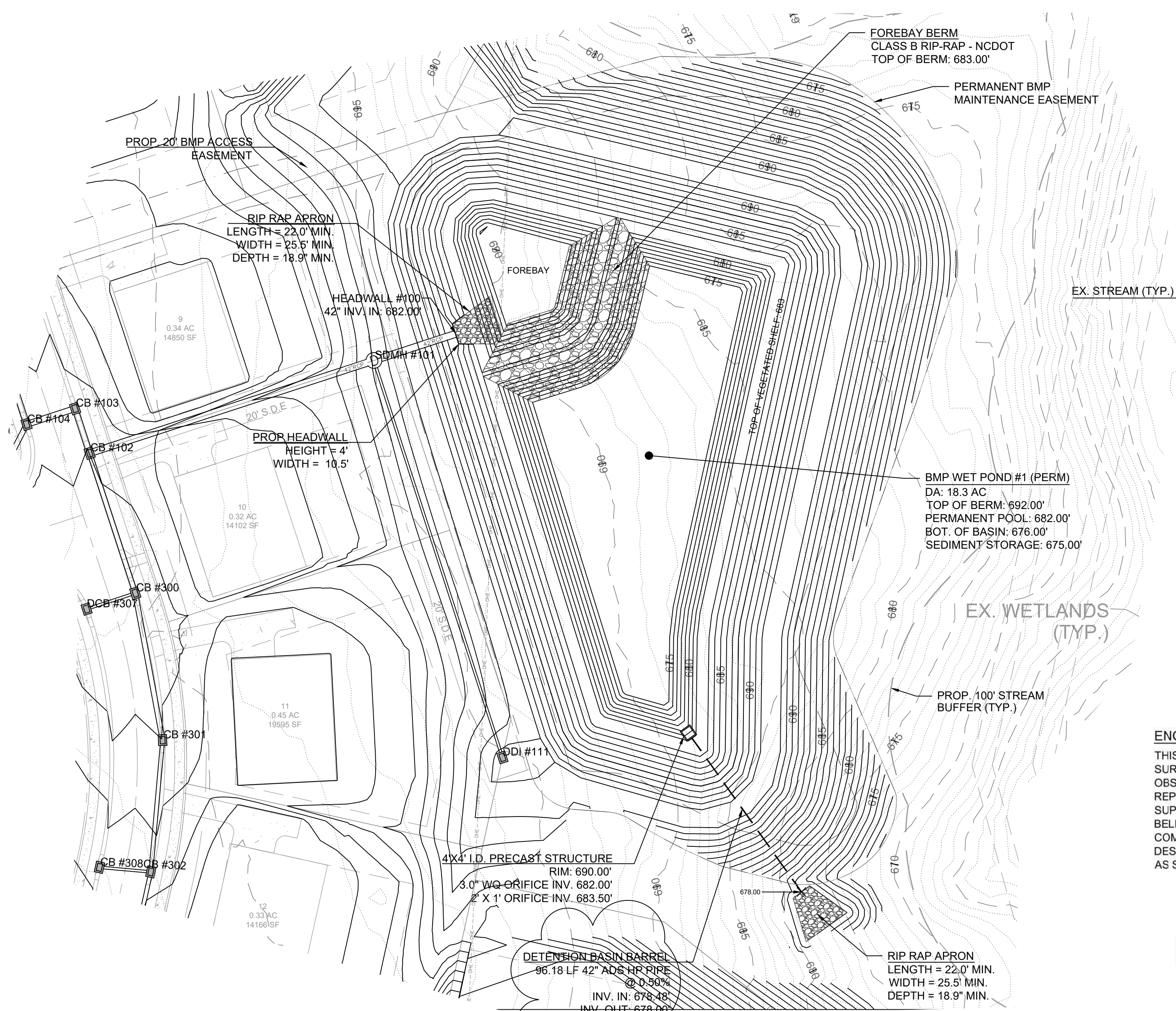
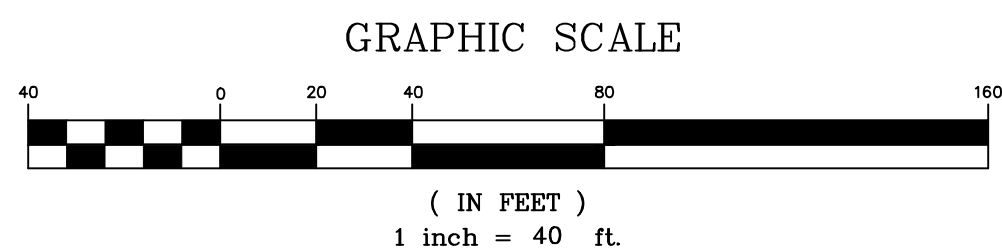
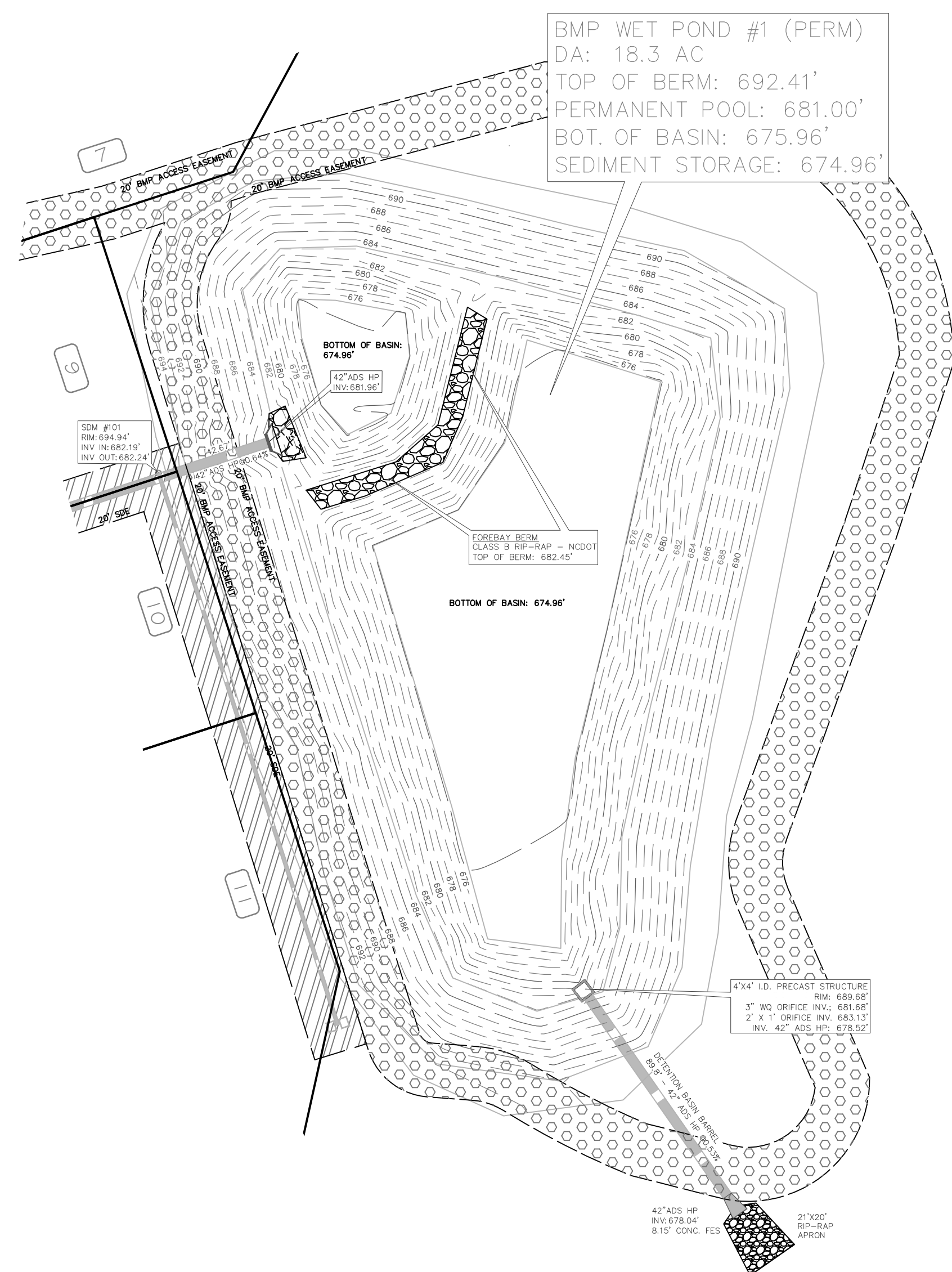




SC STATE PLANE  
NAD83(2011)

**NOTES:**

1. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE GEOMETRY METHOD UNLESS OTHERWISE NOTED.
3. DATUM USED IS THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83(2011) AND NAVD83; IF SHOWN, GROUND CONTOURS ARE AT ONE-FOOT INTERVALS.
4. NO TITLE REPORT FURNISHED THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
5. ALL BUILDING TIES ARE MEASURED FROM EXTERIOR OF BRICK FACE.
6. AUTHORIZED REPRODUCTIONS OF THIS SURVEY ARE AFFIXED WITH AN ORIGINAL SEAL AND SIGNATURE. THOSE REPRODUCTIONS NOT BEARING AN ORIGINAL SEAL AND SIGNATURE ARE NOT THE PRODUCT OF THE UNDERSIGNED LAND SURVEYOR AND NO CONSIDERATION SHOULD BE GIVEN TO THE INFORMATION CONTAINED HEREIN.
7. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUFFERS AND RESTRICTIONS SHOWN HEREON AND ALL OTHERS OF RECORD.
8. SUBJECT TRACT IS GRAPHICALLY LOCATED IN ZONE "X" AREAS DETERMINED TO BE SUBJECT TO THE 2012 FLOODPLAIN MAP (FLOODPLAIN 600 YEARS) ACCORDING TO FEMA FIRM NUMBER 17-0294-01-01. THIS TRACT IS LOCATED WITHIN THE FLOODPLAIN FIRM NUMBER COMMUNITY PANEL NO. 45091022136. WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2000. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
9. THE PURPOSE OF THE PUBLIC STORM DRAINAGE EASEMENT (PSDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA AND ANY OTHER OBJECTS WHICH IMPIDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.



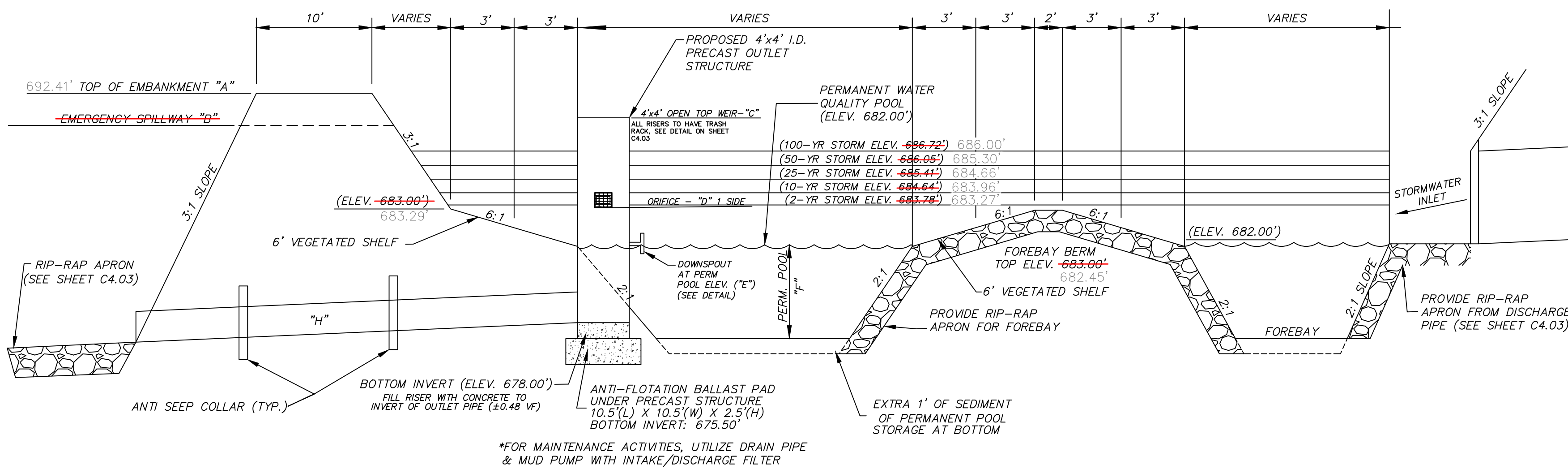
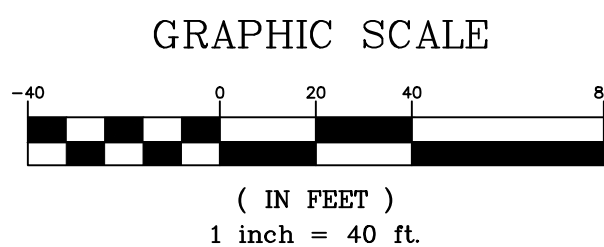
**ENGINEER'S AS-BUILT DRAWING CERTIFICATION:**

THIS AS-BUILT CERTIFICATION IS BASED UPON MY REVIEW OF THE AS-BUILT DRAWING DATA AS SHOWN ON AS-BUILTS, PERIODIC OBSERVATIONS OF CONSTRUCTION BY MYSELF OR A REPRESENTATIVE OF THIS OFFICE WHO IS UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY UNDERSTANDING AND BELIEF THAT ALL WORK HAS BEEN CONSTRUCTED AND IS IN COMPLIANCE WITH THE STATUTES, REGULATIONS AND THE MINIMUM DESIGN CRITERIA FOR STORM DRAINAGE & STORMWATER SYSTEMS AS SET FORTH BY THE TOWN OF WEDDINGTON AND NCDEQ



POND MAINTENANCE NOTE:  
IN ORDER TO DRAIN THE POND FOR MAINTENANCE, THE PERMANENT POOL SHALL  
BE DRAINED USING A PUMP OVER A 48-HOUR PERIOD (320 GPM). PUMP SHALL  
DISCHARGE THROUGH AN APPROVED FILTER MEDIA THAT MEETS OR EXCEEDS THE  
PROVISIONS OF THE CLEAN WATER ACT.

**BMP WET POND #1**  
**DETAIL - N.T.S.**



POND	"A"		"B"		"C"		"D"		"E"		"F"		"H"			
	ELEV.	ELEV.	ELEV.	SIZE	INV.	SIZE	INV.	DEPTH	SIZE	SLOPE	INV. U/S	INV. D/S				
#1	<del>692.00'</del>	NONE	<del>689.00'</del>	24"x12"	683.50'	3.0"	<del>682.00'</del>	<del>6.00'</del>	42"	<del>0.50%</del>	<del>678.48'</del>	<del>678.00'</del>				
	692.41'	N/A	689.68'	24"x12"	683.13'	3.0"	681.63'	6.04'	42"	0.53%	678.52'	678.04'				

**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE of North Carolina, PC  
9130 Kings Parade Boulevard • Charlotte, NC 28273  
T. (980) 223-3873  
jstevens@eseconsultants.com  
License # C-2973

[illegible]

TOPOGRAPHIC AS-BUILT SURVEY  
**Hemby Place-Enclave at Baxley BMP – 100**

TOLL SOUTHEAST LP COMPANY INC.  
 9130 Kings Parade Boulevard Charlotte, NC 28273  
 Sandy Ridge Township, Town of Weddington, Union County, North Carolina

DATE: 04/11/2025	SCALE: 1" = 20'
DESIGN:	DRAWN: BW
JOB NO.: 8037	FILE NAME: 8037-BMP
REF. NO.:	<b>AB-BMP</b>
SHEET NO.:	<b>1</b> OF <b>1</b>



Revenue Account Range: First to zz-zzzzz-zzz			Include Non-Anticipated: Yes			Year To Date As Of: 09/30/25		
Expend Account Range: First to zz-zzzzz-zzz			Include Non-Budget: No			Current Period: 09/01/25 to 09/30/25		
Print Zero YTD Activity: No						Prior Year: 09/01/24 to 09/30/24		
Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real	
10-3101-110	AD VALOREM TAX - CURRENT	110,076.85	1,595,000.00	197,551.39	274,969.55	1,320,030.45-	17	
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	1,190.81	7,500.00	1,413.27	3,394.79	4,105.21-	45	
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	9.94	500.00	4.45	4.45	495.55-	1	
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	110,000.00	8,185.37	8,185.37	101,814.63-	7	
10-3115-180	TAX INTEREST	80.74	3,000.00	1,564.02	2,747.64	252.36-	92	
10-3120-000	SOLID WASTE FEE REVENUES	159,170.65	0.00	2,772.96	5,875.56	5,875.56	0	
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	59,588.89	625,000.00	34,822.90	34,822.90	590,177.10-	6	
10-3322-220	BEER & WINE TAX	0.00	65,000.00	0.00	0.00	65,000.00-	0	
10-3324-220	UTILITY FRANCHISE TAX	0.00	475,000.00	0.00	0.00	475,000.00-	0	
10-3333-220	SOLID WASTE DISP TAX	0.00	3,000.00	0.00	2,616.84	383.16-	87	
10-3340-400	ZONING & PERMIT FEES	3,460.00	10,000.00	2,665.00	4,522.50	5,477.50-	45	
10-3350-400	SUBDIVISION FEES	0.00	10,000.00	0.00	110.00	9,890.00-	1	
10-3360-400	STORMWATER EROSION CONTROL FEES	0.00	500.00	0.00	0.00	500.00-	0	
10-3830-891	MISCELLANEOUS REVENUES	3,477.72	2,500.00	1,795.30-	738.00-	3,238.00-	30-	
10-3831-491	INVESTMENT INCOME	23,161.81	250,000.00	22,613.97	70,803.73	179,196.27-	28	
General Fund Revenue Totals		360,217.41	3,157,000.00	269,798.03	407,315.33	2,749,684.67-	12	

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	84,334.48	1,082,950.00	89,298.88	267,896.64	815,053.36	25
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	691,645.00	0.00	163,481.70	528,163.30	24

## WEDDINGTON

## Statement of Revenue and Expenditures

10/08/2025  
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-160	EVENT PUBLIC SAFETY	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	5,000.00	72,500.00	5,000.00	10,000.00	62,500.00	14
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	20,000.00	0.00	0.00	20,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	1,601.25	10,000.00	2,846.22	2,846.22	7,153.78	28
10-4110-343	SPRING EVENT	0.00	8,550.00	0.00	0.00	8,550.00	0
10-4110-344	OTHER COMMUNITY EVENTS	0.00	1,500.00	0.00	0.00	1,500.00	0
	<b>4110 GENERAL GOVERNMENT</b>	<b>90,935.73</b>	<b>1,907,145.00</b>	<b>97,145.10</b>	<b>444,224.56</b>	<b>1,462,920.44</b>	<b>23</b>
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	5,687.50	74,250.00	5,971.88	17,915.64	56,334.36	24
10-4120-123	SALARIES - TAX COLLECTOR	4,560.36	64,500.00	5,021.81	14,590.14	49,909.86	23
10-4120-124	SALARIES - FINANCE OFFICER	2,969.60	21,615.00	1,115.52	3,212.16	18,402.84	15
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	32,500.00	2,100.00	6,300.00	26,200.00	19
10-4120-181	FICA EXPENSE	1,171.78	15,500.00	1,087.03	2,799.40	12,700.60	18
10-4120-182	EMPLOYEE RETIREMENT	2,224.81	29,575.00	2,471.36	7,307.28	22,267.72	25
10-4120-183	EMPLOYEE INSURANCE	2,748.00	37,975.00	2,300.14	6,900.42	31,074.58	18
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	500.00	83.66	250.98	249.02	50
10-4120-185	EMPLOYEE S-T DISABILITY	28.00	375.00	45.79	137.37	237.63	37
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	25,000.00	0.00	0.00	25,000.00	0
10-4120-193	CONTRACT LABOR	0.00	9,000.00	0.00	6,930.96	2,069.04	77

## WEDDINGTON

## Statement of Revenue and Expenditures

10/08/2025  
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	109.84	12,500.00	150.90	378.79	12,121.21	3
10-4120-210	PLANNING CONFERENCE	0.00	2,000.00	0.00	0.00	2,000.00	0
10-4120-321	TELEPHONE - ADMIN	155.48	2,000.00	169.19	676.75	1,323.25	34
10-4120-325	POSTAGE - ADMIN	692.89	2,500.00	768.36	768.36	1,731.64	31
10-4120-331	UTILITIES - ADMIN	497.72	5,000.00	0.00	477.12	4,522.88	10
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	0.00	35,000.00	0.00	0.00	35,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	1,212.25	86,000.00	6,841.65	34,804.62	51,195.38	40
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,500.00	105,000.00	5,900.00	14,907.00	90,093.00	14
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	562.50	937.50	38
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	480.00	6,500.00	480.00	960.00	5,540.00	15
10-4120-370	ADVERTISING - ADMIN	25.50	500.00	0.00	45.15	454.85	9
10-4120-397	TAX LISTING & TAX COLLECTION FEES	377.35	500.00	396.99	396.99	103.01	79
10-4120-400	ADMINISTRATIVE:TRAINING	473.00	6,500.00	175.00	2,260.00	4,240.00	35
10-4120-410	ADMINISTRATIVE:TRAVEL	864.74	5,000.00	545.52	821.99	4,178.01	16
10-4120-450	INSURANCE	0.00	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	14,358.00	29,925.00	14,626.00	23,671.57	6,253.43	79
10-4120-498	GIFTS & AWARDS	143.43	1,500.00	29.58	29.58	1,470.42	2
10-4120-499	MISCELLANEOUS	1,892.97	15,000.00	579.79	1,400.09	13,599.91	9
	<b>4120 ADMINISTRATIVE</b>	<b>47,289.86</b>	<b>656,065.00</b>	<b>50,860.17</b>	<b>176,541.47</b>	<b>479,523.53</b>	<b>27</b>
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	6,666.66	85,200.00	7,000.00	21,000.00	64,200.00	25
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	27,450.00	0.00	0.00	27,450.00	0
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	1,922.49	26,250.00	2,012.96	5,661.45	20,588.55	22
10-4130-124	SALARIES - PLANNING BOARD	100.00	6,300.00	300.00	950.00	5,350.00	15

## WEDDINGTON

## Statement of Revenue and Expenditures

10/08/2025  
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-125	SALARIES - SIGN REMOVAL	330.75	3,600.00	264.60	859.95	2,740.05	24
10-4130-181	FICA EXPENSE - P&Z	690.04	11,765.00	682.60	1,705.78	10,059.22	14
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,114.00	30,050.00	1,223.60	3,670.80	26,379.20	12
10-4130-183	EMPLOYEE INSURANCE	1,374.00	19,350.00	1,150.07	3,450.21	15,899.79	18
10-4130-184	EMPLOYEE LIFE INSURANCE	25.60	375.00	47.00	141.00	234.00	38
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	30.46	91.38	108.62	46
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	3,801.18	95,000.00	3,851.80	7,965.70	87,034.30	8
10-4130-193	CONSULTING	6,075.28	75,000.00	8,290.00	19,186.00	55,814.00	26
10-4130-194	CONSULTING - COG	0.00	15,000.00	0.00	5,026.93	9,973.07	34
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	150,500.00	0.00	0.00	150,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	109.83	7,500.00	150.89	378.78	7,121.22	5
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	155.48	2,000.00	169.18	676.73	1,323.27	34
10-4130-325	POSTAGE - PLANNING & ZONING	692.88	2,500.00	768.37	768.37	1,731.63	31
10-4130-331	UTILITIES - PLANNING & ZONING	521.69	5,000.00	0.00	810.93	4,189.07	16
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	0.00	45.16	454.84	9
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
<b>4130 ECONOMIC &amp; PHYSICAL DEVELOPMEN</b>		<b>23,593.88</b>	<b>593,790.00</b>	<b>25,941.53</b>	<b>72,389.17</b>	<b>521,400.83</b>	<b>12</b>
<b>General Fund Expenditure Totals</b>		<b>161,819.47</b>	<b>3,157,000.00</b>	<b>173,946.80</b>	<b>693,155.20</b>	<b>2,463,844.80</b>	<b>22</b>

10 General Fund		Prior	Current	YTD
Revenues:		360,217.41	269,798.03	407,315.33
Expenditures:		161,819.47	173,946.80	693,155.20

WEDDINGTON  
Statement of Revenue and Expenditures

Net Income:	198,397.94	95,851.23	285,839.87 -
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Grand Totals	Prior	Current	YTD
Revenues:	360,217.41	269,798.03	407,315.33
Expenditures:	161,819.47	173,946.80	693,155.20
Net Income:	198,397.94	95,851.23	285,839.87 -

WEDDINGTON  
ALL FUNDS  
BALANCE SHEET  
AS OF: 09/30/25

		2026	2025
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Assets			
10-1120-000	SOUTH STATE CHECKING ACCOUNT	735,102.81	735,558.48
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	838,404.98	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,849,321.23	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	263,340.97	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,186,185.05	5,131,607.54
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	68,642.32	54,932.32
10-1210-000	A/R SOLID WASTE FEES	18,373.90	24,175.84
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	51,874.31
10-1211-001	A/R PROPERTY TAX	1,488,867.84	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	9,884.55	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	11,181.98	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,326.95	1,632.50
10-1214-000	PREPAID ASSETS	0.00	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	91,453.12
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	7,790.24
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	105,899.33
10-1220-000	AR OTHER	0.00	16,375.60
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	32,076.19	32,076.19
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>13,297,987.37</u>	<u>12,149,509.54</u>
Liabilities & Fund Balance			
10-2110-000	ACCOUNTS PAYABLE	0.00	39,644.26
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	10,032.89	8,765.30
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	736.39-	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	270.00	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	3,707.76-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	185.07	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	1,326.95	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	18,373.90	24,175.84
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	51,874.31
10-2620-000	DEFERRED REVENUE - DELQ TAXES	9,884.55	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	1,488,867.84	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	11,181.98	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>1,635,836.59</u>	<u>201,518.89</u>
10-2640-001	FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15



WEDDINGTON  
ALL FUNDS  
BALANCE SHEET  
AS OF: 09/30/25

		2026	2025
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	407,315.33	1,054,301.79
	Less Expenses	<u>693,155.20</u>	<u>458,632.60-</u>
	Net	<u>285,839.87-</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>7,320,533.87</u>	<u>9,119,308.13</u>
	Total Liabilities & Fund Balance	<u><u>8,956,370.46</u></u>	<u><u>9,320,827.02</u></u>

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**TOWN OF  
W E D D I N G T O N  
MEMORANDUM**

**TO:** Mayor and Town Council

**FROM:** Kim Woods, Tax Collector

**DATE:** October 13, 2025

**SUBJECT:** Tax Report– September 2025

<b>Transactions:</b>	
Balance Adjustments	\$254.93
Discoveries	\$189.63
Refunds	\$1679.17
Releases	\$(1488.07)
Overpayments	\$(1543.72)
<b>Taxes Collected:</b>	
2022	\$(708.48)
2023	\$(1508.84)
2024	\$(3532.93)
2025	\$(197,597.70)
<b>As of September 30, 2025; the following taxes remain Outstanding:</b>	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$2183.19
2023	\$12,354.52
2024	\$24,008.41

2025	\$1,488,867.84
<b>Total Outstanding:</b>	<b>\$1,529,635.22</b>