

HOOD ROAD SOUTH

2009
Annexation Plan

City of Charlotte, North Carolina
A Summary Report

ANNEXATION PLAN

CITY OF CHARLOTTE, NORTH CAROLINA

**A PROPOSAL TO CONSIDER ANNEXATION OF THE
HOOD ROAD SOUTH
AREA**

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JULY 2008

CONTENTS

	<u>PAGE</u>
PREFACE: A SUMMARY OF THE ANNEXATION LAW	1
INTRODUCTION: THE ANNEXATION REPORT.....	4
PART I: THE PROPOSED AREA	6
General Description of the Area	6
Standards and Criteria.....	6
Maps of the Area.....	7
Map of Proposed Annexation Areas in Charlotte	8
Map of Hood Road South Area.....	9
Map of D-Land Connection	10
Map of Generalized Land Use in Proposed Area.....	11
PART II: PLAN FOR SERVICES.....	12
Statement of Extension of Services	12
Description of Services	12
General Government.....	12
Police Protection	13
Fire Protection.....	14
Transit	16
Transportation	17
Engineering and Property Management.....	18
Solid Waste Services.....	20
Business Support Services	22
Neighborhood Development	22
Other City Departments	23
Water and Sewer Service	23
Proposed Construction Timetable.....	26
Map of Existing Major Water System	27
Map of Wastewater Collection System.....	28

	<u>PAGE</u>
PART III. FIRE PROTECTION IMPACT STATEMENT	29
Robinson VFD	
Fire Suppression.....	29
Financial Information.....	32
Fire Prevention and Emergency Readiness.....	33
Insurance Risk.....	33
 PART IV. CITY FINANCES and SERVICES IMPACT STATEMENT	 35
 APPENDICES.....	 37
Appendix A: Statistical Summary	38
Appendix B: Economic Analysis.....	42
Appendix C: Legal Boundary Description.....	44
Appendix D: Rights of Certain Property Owners to Request Water and Sewer Service (including form).....	52
Appendix E: Rights of Owners of Agricultural, Horticultural, and Forest Land in the Area	58
Appendix F: Maps of the Basic Water and Sewer Systems to be Extended in the Annexation Area.....	59
Appendix G: Water and Sewer Map (Registered Engineer).....	Folder*

* (contained within Official Report only)

PREFACE

A SUMMARY OF THE NORTH CAROLINA ANNEXATION LAW AND ITS IMPLICATIONS FOR THE FUTURE DEVELOPMENT OF CHARLOTTE “What is Annexation?”

The annexation process serves a vital function in the overall development of the Charlotte urban area by aiding and guiding orderly municipal growth. In the past, Charlotte has expanded its corporate limits many times and these annexations have taken a number of forms.

Four methods of enlarging municipal boundaries are now available to cities in North Carolina under Article 4A Chapter 160A of the North Carolina General Statutes*:

- (1) annexation by special act of the state legislature;
- (2) annexation by petition of all real property owners (Part 1);
- (3) annexation by municipal ordinance (Part 3);
- (4) annexation by petition of all real property owners of non-contiguous satellite areas (Part 4).

In the third method, the General Assembly of North Carolina has authorized municipalities to initiate the annexation of land undergoing urban development. North Carolina’s annexation law has been hailed as a major step forward in municipal efforts to meet many of the problems of urban expansion.

* NC Annexation Statutes may be found on-line at:
http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/ByArticle/Chapter_160A/Article_4A.html
(note: on-line address was valid at time of printing of this report but may be subject to change)

Setting down the general principles and objectives of annexation, the statute provides:

Sound urban development is essential to the continued economic development of North Carolina. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and welfare in areas being intensively used for residential, commercial, industrial, institutional, and governmental purposes, or in areas undergoing such development. Municipal boundaries should be extended in accordance with legislative standards applicable throughout the State, to include such areas and to provide the high quality of governmental services needed therein for the public health, safety, and welfare. Areas annexed to municipalities in accordance with such uniform legislative standards should receive the services provided by the annexing municipality in accordance with annexation statute requirements. (G.S. 160A-45)

In addition to assuring that developed and developing urban areas will receive the protection and services necessary for sound urban growth, the city-initiated annexation law makes it possible to ensure that both the benefits and the responsibilities of urban life are shared by all the residents and property owners of the urban area. Often, a significant population living in the developed urban fringe beyond a city's limits receives many of the benefits of municipal tax dollars -- streets, public facilities, cultural events, museums, etc. -- without bearing a corresponding financial responsibility for those services. Because municipal services are necessary to the proper functioning and protection of the entire urban area, a basic principle may be derived -- that which is urban, should be municipal.

In the city-initiated annexation law, the state gives cities the authority to make municipal, that which is urban. To ensure that this authority will be used reasonably, the General Assembly established three key limitations. First, the law sets down objective statutory standards defining land as either "developed for urban purposes" or "land undergoing such development." Second, the law requires that the municipality be both ready and able to provide annexed areas with services equal to those provided within the rest of the city. Third, the law requires the annexation process to be undertaken publicly with advance notice of the annexation and with the opportunity for affected property owners and residents to be heard and to obtain information about the development of the annexation area and the plans for extending municipal services into the area.

Specifically, the city-initiated annexation law requires that the city prepare an annexation report, which spells out the city's plan for the financing and actual provision of services into the area that is proposed for annexation, and which documents that the area meets the prescribed standards for urban development to make it eligible for annexation. (Contracts with volunteer fire departments and private solid waste collection firms are acceptable methods of providing for fire protection and garbage collection services in annexed areas.) Following the adoption of an annexation ordinance, prescribed administrative and/or judicial review of the annexation may be requested to ensure that the city has complied with the applicable legal requirements, including following through with its plan to extend services.

The specific standards, which an area must meet in order to be eligible for annexation, are summarized below:

- (1) At least one-eighth (1/8) of the external boundary of the area must be contiguous to the current city limits.
- (2) The area cannot be part of another municipality.
- (3) The area must meet statutory criteria under at least one of the following standards:
 - (a) a minimum population density;
 - (b) a minimum population density and a minimum proportion of the area is subdivided into urban-sized lots;
 - (c) a minimum proportion of lots and tracts in the area is used for urban purposes and a minimum proportion of the residential and non-urban lots and tracts in the area is subdivided into urban-sized lots;
 - (d) the entire area of a water and sewer district, if the city and district agree that the district is developed for urban purposes and that the city will operate the district sewer system;
 - (e) all lots and tracts in the area are used for nonresidential urban uses.
- (4) In addition to property developed for urban purposes, the municipality may include a limited amount of undeveloped property in the area.

INTRODUCTION: THE ANNEXATION REPORT

Pursuant to the authority vested in the City Council of the City of Charlotte by Article 4A, Part 3, Chapter 160A of the General Statutes of North Carolina, a resolution of intent to consider annexation of the **Hood Road South** Annexation Area, as defined in this Report, was adopted by the City Council at a regular meeting held on the **28th day of July, 2008**. A notice of a public informational meeting to be held on the **18th day of September, 2008** and a public hearing to be held on the **27th day of October 2008**, on the question of annexation is being published and mailed to property owners in accordance with legal requirements. (The dates of the public informational meeting and/or public hearing are subject to change in accordance with applicable law.)

As a prerequisite to annexation, the City is required by law to prepare this Report setting forth plans for the extension of each major City service to the area proposed to be annexed. This Report includes:

A statement showing that the area proposed to be annexed meets the legislative standards prescribed by G.S. 160A-48

A map showing the present and proposed City boundaries and the qualification of the area proposed to be annexed

A map showing the general land use pattern in the area proposed to be annexed

A statement setting forth plans for extending to the proposed annexation area the following major municipal services performed within the City at the time of annexation: police protection, fire protection, solid waste collection, street maintenance, and the extension of major trunk water mains and sewer outfall lines

A statement describing the method of financing the extension of these services

A statement setting forth the plans for extending other City services into the proposed annexation area and the method of financing the extension of these other services, even though such a statement is not required to be included in this Report

A statement describing the impact of annexation on the volunteer fire department providing service and on fire protection and fire insurance rates in the area proposed to be annexed

A statement describing how the proposed annexation will affect the City's finances and services, including City revenue change estimates

The official report – bearing the designation “The Official Report” on the cover - has been prepared in compliance with the foregoing requirements and is available for public inspection at the Office of the City Clerk, located on the 7th floor of the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, NC 28202. A summary of The Official Report is also viewable on-line at www.charlotteplanning.org.

PART I: THE PROPOSED AREA

General Description of the Area

The Hood Road South area is located east of the current City limits, between Plaza Road Extension to the north and Pence Road to the south. The area is located within the I-485 beltway, in the Harrisburg Road/Robinson Church Road area. The area contains the County's Charles T. Myers golf course, in addition to numerous low- and medium-density residential communities. The area also includes the commercial center located at the Harrisburg Road I-485 interchange. The area contains **3,635.1** acres and has an estimated population of **9,533**.

Standards and Criteria

STATEMENT SHOWING THAT THE AREA PROPOSED TO BE ANNEXED MEETS THE LEGISLATIVE STANDARDS PRESCRIBED BY G.S. 160A-48.

- A. The area proposed to be annexed meets the general standards of G.S. 160A-48(b) as follows:
1. The area is contiguous, as defined in G.S. 160A-53, to the City's boundary as of the time of the beginning of this annexation proceeding.
 2. The aggregate boundary of the area is **89,127.2** feet, of which **27,044.7** feet or **30.3%** coincides with the present City boundary.
 3. No part of the area is included within the boundary of another incorporated municipality.
- B. Part or all of the area is developed for urban purposes as described in one or more of the following sub-sections:
1. The part of the area remaining (developed part of the area) after removing the subsection (d) land qualifies for annexation under the standards of two and three-tenths persons per acre of land. The developed part of the area has an estimated total population of **3.05** persons per acre. This estimate is made in accordance with G.S. 160A-54(1). There are **3,640** dwelling units in the area (**3,521 single family and 120 multi-family units**), which when multiplied by the average household size of **2.80** for single-family units **2.24** for multi-family units, and taking into account an occupancy rate of **95.5%** for single family units and **90.6%**

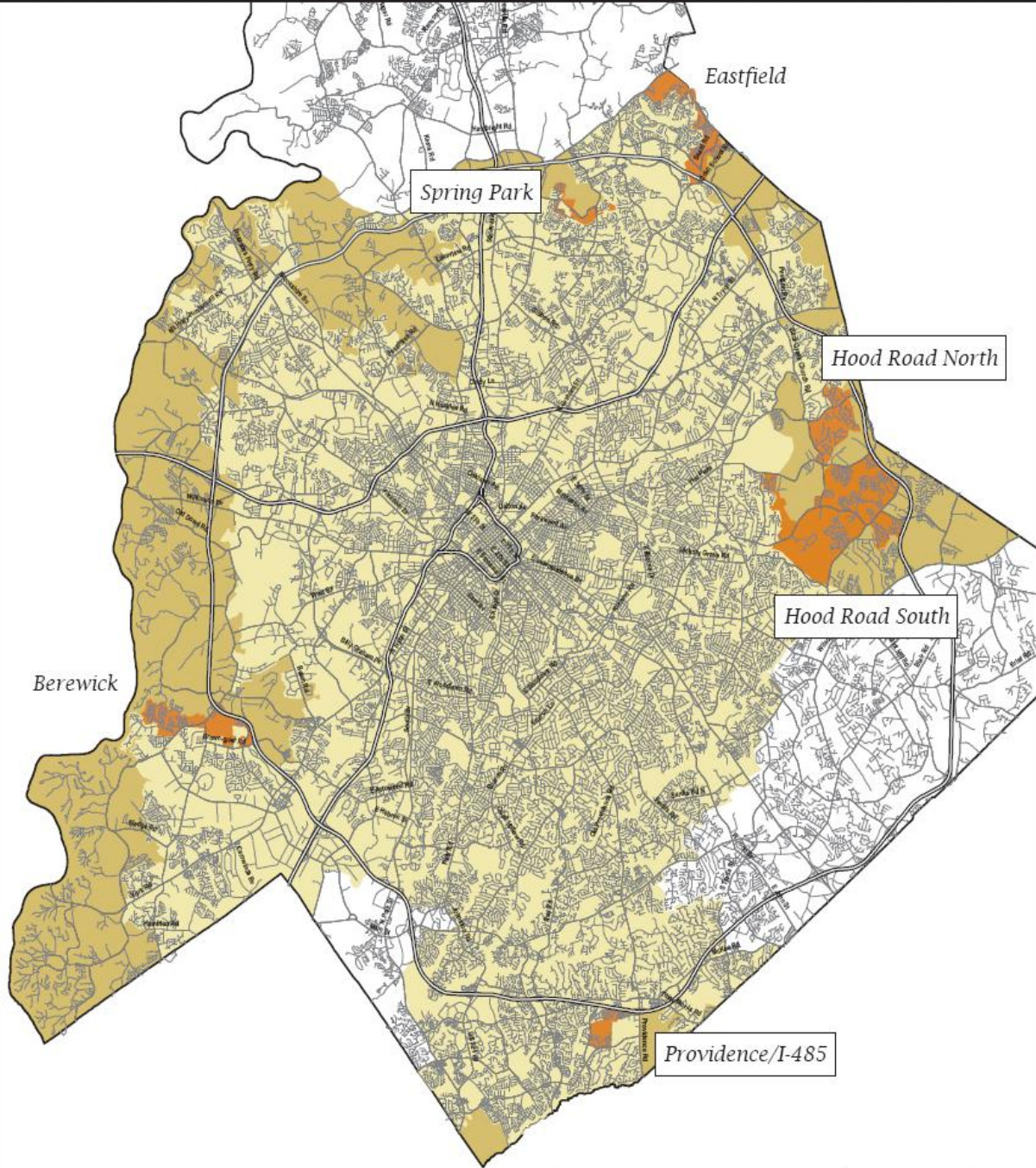
for multi-family units (all according to the latest federal decennial census, augmented by the 2006 U.S. Census American Community Survey data) results in an estimated total resident population of **9,533**. This population, when divided by the total number of acres (**3,118.9**) in the developed part of the area, results in a population density of **3.05** persons per acre.

2. The area proposed to be annexed **does not** meet the requirements of G.S. 160A-48(c)(2).
 3. The area proposed to be annexed **does not** meet the requirements of G.S. 160A-48(c)(3).
- C. A portion of the proposed annexation area does not meet the requirements of G.S. 160A-48(c), as described in B1, B2, and B3 above, but does meet the requirements of G.S. 160A-48(d)(2). This area – known as “subsection (d) land” - does not exceed twenty-five percent (25%) of the total area to be annexed. The total number of acres in the area to be annexed is **3,635.1**. Of that acreage, **516.2** acres, or **14.2 %** is contained in the area not yet developed for urban purposes. The area is adjacent and at least sixty percent (60%) of its external boundary coincides with any combination of the present City boundary and the areas developed for urban purposes as defined in G.S. 160A-48(c). The aggregate boundary of the undeveloped area is **26,371.5** feet of which **23,758.6 feet or ninety percent (90%)** coincides with the present City boundary and the developed area (see the “subsection (d) land” map).

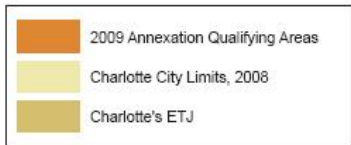
Maps of the Area

The following four pages contain maps of (a) the location of the area in relation to Charlotte, (b) the boundaries of the proposed annexation area, (c) the subsection (d) land, and (d) the generalized land use pattern for the area.

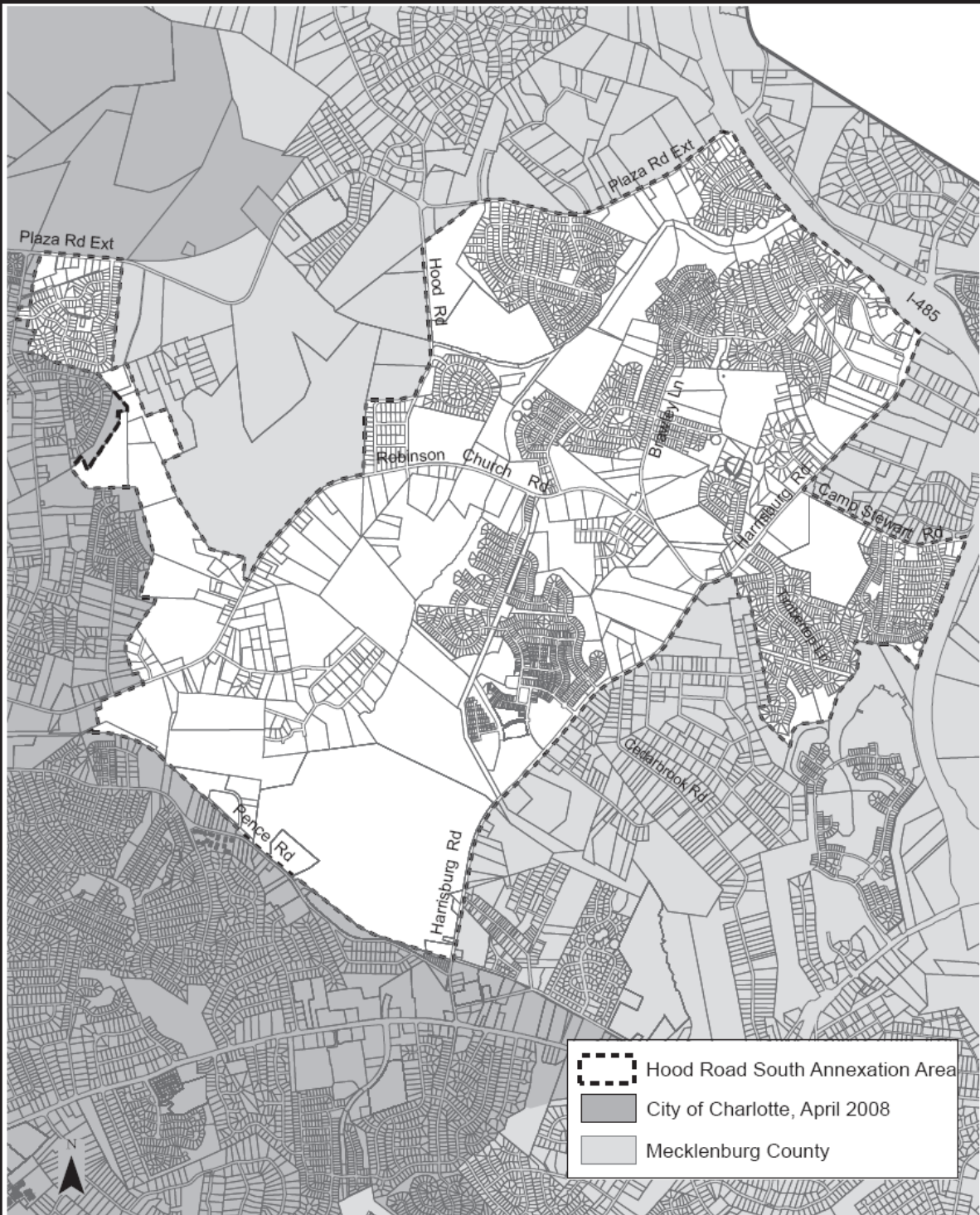
2009 Annexation Qualifying Areas



Source: Charlotte-Mecklenburg Planning Department, April 2008.



Hood Road South Annexation Qualifying Area, 2009



Source: Charlotte-Mecklenburg Planning Department, April 2008.

Hood Road South Annexation Qualifying Area, 2009 D Land Area

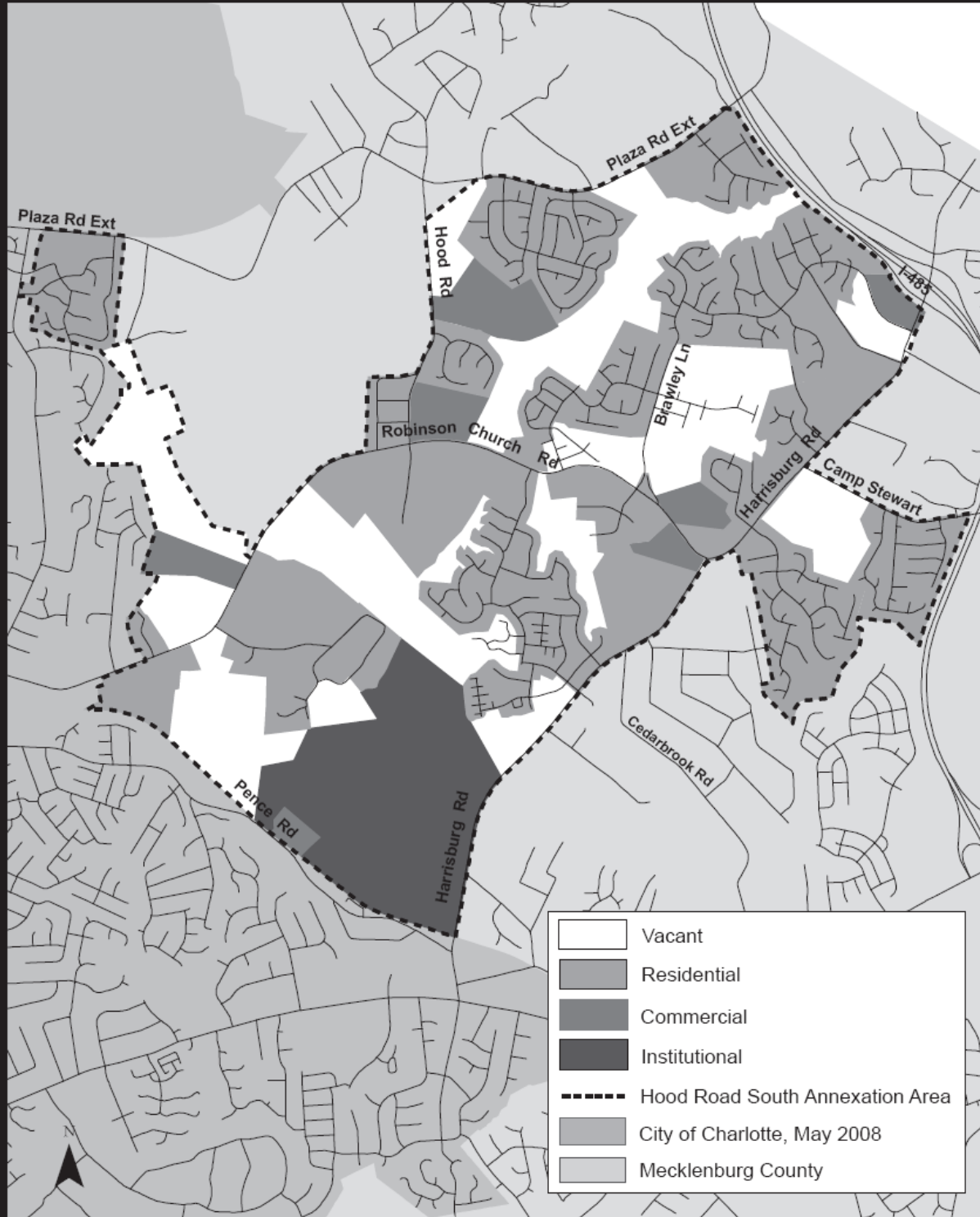


- Hood Road South D Area
- Hood Road South Annexation Area
- City of Charlotte, May 2008
- Mecklenburg County



Source: Charlotte-Mecklenburg Planning Department, May 2008.

Hood Road South Annexation Qualifying Area, 2009 Generalized Land Use



Source: Charlotte-Mecklenburg Planning Department, June 2008.

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Feet

PART II: PLAN FOR SERVICES

Extension of City Services

PLANS FOR THE CITY OF CHARLOTTE TO EXTEND MUNICIPAL SERVICES TO THE HOOD ROAD SOUTH ANNEXATION AREA.

Police protection, solid waste collection, and street maintenance services of the City of Charlotte will be extended to the area proposed for annexation immediately upon the effective date of annexation on substantially the same basis and in the same manner as such services are provided in the City prior to annexation. Except to the extent already provided, major trunk water mains and sewer outfall lines will be extended into the area proposed for annexation so that when such lines are constructed, property owners in the area will be able to secure water and sewer service from Charlotte-Mecklenburg Utilities (CMU) (a City department), according to the CMU Water and Sewer Extension Policy. If construction is required for a new fire station and/or to complete a basic water distribution system throughout the area proposed for annexation, reasonably effective fire protection services will be provided until such construction as is described in this Report is completed. A contract with a volunteer fire department to provide fire protection is an acceptable method of providing fire protection. A contract with a private solid waste collection firm to provide collection services is also an acceptable method of providing solid waste collection services in a proposed annexation area. The City shall provide all of these services as described in the following statements:

Description of Services

GENERAL GOVERNMENT. The electorate of the City of Charlotte adopted the Council/Manager form of government in 1929. The government, general management, and control of all affairs of the City are vested in a City Council with eleven (11) members and a Mayor elected by and from qualified voters. Members hold office for terms of two years each. The membership of City Council includes four members elected at large by all voters and seven members elected from districts. Each District Council member is elected by qualified voters of

his or her district and must reside in the district which he/she represents.

The City Manager is appointed by the Mayor and City Council and serves at their pleasure as administrative head of the City, leaving the function of political leadership to the Mayor and the Council. The Manager carries out the laws enacted by the City Council and executes their wishes through the operations of the City's various departments, the heads of which report directly to him. The Manager prepares and submits preliminary annual budgets to the Mayor and Council and keeps them advised of the City's financial condition and needs.

The meetings of the City Council are open to the public, and consideration is given to citizens, residents, property owners, and others who present problems and recommendations.

POLICE PROTECTION. On October 1, 1993, police services were consolidated from the Mecklenburg County Police and City of Charlotte Police into the Charlotte-Mecklenburg Police Department (a department of the City). The Charlotte-Mecklenburg Police Department (CMPD) is a highly-trained and efficient police department whose function is the protection of life and property. Police services are provided on a continuous twenty-four hour basis and the department is prepared for emergency response to calls for service. The department performs a variety of functions, ranging from traffic control to crime prevention, and uses modern law enforcement equipment, facilities, and operations.

Police services -- such as 911 emergency service, a computerized information system, community policing, criminal investigations, and animal control-- are already being provided in the annexation area by the City pursuant to the City-County police services agreement. Police services are provided uniformly throughout the City, the annexation area, and all other portions of Mecklenburg County covered by this agreement. Therefore, police service delivery in the proposed annexation area will remain unchanged. No additional personnel or equipment will be required to provide police protection services in the annexation area.

The City's police services agreement with Mecklenburg County provides County funding as a

percentage of the CMPD's total service area population, which is comprised of the City of Charlotte and the remaining unincorporated areas of Mecklenburg County. Funding of police services for the proposed annexation area would shift from the collection of the County's Law Enforcement Service District tax to the City's property tax effective June 30, 2009.

FIRE PROTECTION. The Fire Department provides the residents of Charlotte with a high level of fire protection and suppression services, and maintains standards consistent with the requirements of the Insurance Services Office. The City enjoys a favorable insurance rating of "three". Protection is afforded by 1,083 full-time employees operating 39 engine companies, 14 ladder companies, 5 water tankers, 2 air crash/fire/rescue companies, 5 brush trucks, 2 heavy rescue squads, and 4 hazardous materials trucks. The Department's equipment is housed in 38 strategically located fire stations.

Reasonably effective fire protection services will be provided on the effective annexation date in those portions of the annexation area that do not contain the basic water system, until the completion of the basic water system in accordance with applicable statutes, and as described elsewhere in this Report. Each piece of Charlotte Fire Department apparatus carries a booster tank holding between 350 and 750 gallons of water, intended to provide water sufficient to begin a fire attack (and in many cases sufficient to suppress a fire). This apparatus will serve as the first fire incident attack in areas not currently served by basic water service. Additionally, Charlotte Fire Department has five 1,000 gallon tankers that are placed strategically to respond to geographic areas without sufficient water service for fire suppression. These tankers will be located at stations intended to respond to these under-served areas until water service is established.

Currently, the tankers are located at:

- Station 9 4529 McKee Road
- Station 21 1023 Little Rock Road
- Station 28 8031 Old Statesville Road
- Station 35 1120 Pavilion Boulevard

Station 37 13828 South Tryon Street

While the annexation area is sufficiently served by basic water service for fire protection purposes, if a tanker were to be needed to be dispatched to the area, the tanker at Station 35 lies in closest proximity, with back-up capabilities from the tanker at Station 9.

Fire protection services will be extended to the Hood Road South area on substantially the same basis and in the same manner as provided in the City, except as otherwise described in this section of the Report. This level of fire protection to the Hood Road South area will be provided through the construction of a new fire station on the east side of Harrisburg Road south of Camp Stewart Road, that will house one engine company and one ladder company. The station will be designed and constructed at a minimum to be substantially equivalent to existing City fire stations serving areas of the City that are substantially similar to the area. The new engine will be in service on the effective annexation date and housed at Station 34 at 8904 Grier Road until the new fire station construction is complete and ready for occupancy in December 2009. Fire protection will also be provided by existing Fire Station 23 located at 7400 E Harris Boulevard.

In addition, during the period during which the new station is under construction, the City will contract with the Robinson Volunteer Fire Department, whose station is located at 5304 Mecklenburg Shrine Club Road, to enhance fire response time in the Hood Road South area.

The cost to design and construct the new three-bay fire station is estimated at \$5.2 million (the site is already owned by the City). The cost of the station will be appropriated from the Pay-As-You-Go fund, a capital account that is funded from property taxes. Additional start-up costs of \$1,268,619 will be incurred from the General Fund in FY2009 to cover the cost of equipment and personnel initially assigned to the engine at Station 34, and subsequently assigned to the new station. To operate effectively during the first year, the Fire Department will incur additional expenditures of \$3,040,815 which will be appropriated from the FY2010 General Fund, which will include the contractual costs with the Robinson VFD.

A contract with a volunteer fire department to provide fire protection is also an acceptable

method of providing fire protection. If a volunteer fire department serving the annexation area makes a written request for a good faith offer, the City is required to make a good faith effort to negotiate a five-year contract with the volunteer fire department to provide fire protection in the area to be annexed. The written request must be delivered to the City Clerk no later than 15 days before the annexation public hearing.

Service will commence on the effective date of annexation.

TRANSIT. The Charlotte Area Transit System (CATS) operates a fleet of over 400 vehicles, providing public transportation service along 75 routes located throughout Mecklenburg County and surrounding counties in the Charlotte region. CATS services include express service, local, cross-town, neighborhood-community shuttles and activity center circulators.

There are currently no routes serving the annexation area. Transit service to the area will be considered in the future on the same basis as extension of service is considered in the rest of the City, as set forth by the Metropolitan Transit Commission (MTC).

In addition to the previously-listed CATS services, Special Transportation Services (STS) provides door-to-door transit services within Charlotte's City Limits, and the Towns of Matthews and Pineville. The Americans with Disabilities Act (ADA) requires complementary paratransit service (such as STS) to operate within $\frac{3}{4}$ of a mile from any CATS local bus route. Individuals with disabilities certified as eligible according to ADA may qualify for STS paratransit service. Should local fixed route service be extended to the annexation area, STS ADA-paratransit service coverage would also need to be extended.

No additional transit funds will be required to provide transit services to the annexation area on substantially the same basis and in the same manner as provided in the City, as set forth by the MTC.

DEPARTMENT OF TRANSPORTATION. The general responsibility of the Charlotte Department of Transportation (CDOT) is to provide a safe, efficient and balanced transportation system for the movement of people and goods in the City of Charlotte. The department maintains all City streets; designs, installs, and maintains traffic signals and traffic control equipment; fabricates and installs street name and other traffic signs and markings; and performs transportation planning and provides design services for the transportation system and roadway system improvements. The department also conducts the City's Sidewalk Program, authorizes street light installations by Duke Energy, and approves take over billing for existing streetlights on public streets.

Operations/Street Maintenance Services. CDOT maintains, repairs and constructs all facilities located within the City street right of way. The current street maintenance policy states that the City of Charlotte is responsible for the general maintenance of all streets provided they are constructed in accordance with established City standards. In addition, the City will accept for maintenance those streets, which at the time of annexation are being maintained by the NC Department of Transportation (except those streets which form a part of the permanent State highway system, including all thoroughfares). Maintenance services include patching holes in the pavement, repairing roadway shoulders, cleaning and repairing storm water inlets and drains within the right of way and other related services.

The individual property owner is responsible for (1) maintenance of any property between the property line and the curb or the edge of the paved street; (2) the provision of adequate drainage facilities so that his property will be free of standing water and will permit the natural flow of the water and, in the case of failure, the property owner shall bear the cost of facilities to alleviate this situation; and (3) the adequate maintenance and repair of adjoining sidewalk. At the request of the property owner, the City will repair or replace sidewalk with the cost of all materials necessary for the work to be borne by the property owner.

In order to provide operations/street maintenance services on substantially the same basis and in the same manner as provided in the City, approximately \$280,763 from the General Fund in

FY2010 will be appropriated in the annual budget to reflect the additional cost of services to this area. Additional personnel and equipment required to provide this service to the area will be secured. Additionally, capital costs of \$165,529 in FY2010 and \$1,074,318 in FY2011 from Powell Bill Funds will be required in order to improve area streets to City maintenance standards. Information on financing operations/street maintenance services is set forth in Appendix B. Street maintenance and other street-related services will commence on the effective date of annexation.

ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT. This department is responsible for providing a variety of services to other departments, which include engineering services, real estate acquisition, asset management, building maintenance, and landscape management. In addition, the department is responsible for the administration of certain City regulations relative to land development and management of the City's storm water capital systems improvement and maintenance. The general objectives of the department are to plan, design, and control construction of new capital improvements to meet community needs, develop programs for maintaining existing public facilities, and ensure that private development adheres to certain City regulations.

Survey/Mapping Division. The Survey Section is responsible for all the surveying needs of Engineering and for every other City department with the exception of the Charlotte-Mecklenburg Utilities (CMU) and Aviation. Surveying services, using either City forces or outside resources, are provided for all City Capital Investment Program projects, acquisition and disposal of all City real property, providing control data for the topographical mapping services, location and stake-out services for the building permit process, surveying for all storm drainage repair projects, staking rights-of-way throughout the City and maintenance of the survey control system throughout the City and surrounding areas. The Mapping Section provides mapping services to all departments except CMU and Aviation, and manages mapping consultant contracts; provides Geographic Information System (GIS) mapping services and operates the map room for the department.

Real Estate Division. This division is responsible for the appraisal and acquisition of property on behalf of the City for Engineering, CMU, CATS, CDOT, and Neighborhood Development for the construction of public facilities. Its Asset Management Section inventories and sells all surplus City owned real estate and conducts the negotiations to lease City owned property when appropriate. Real Estate assists CMU by acquiring land and easements for extending water and sewer services to newly annexed areas. This assignment may be performed by City staff or may be contracted to private agents. Services will be in accordance with CMU schedules.

Land Development Division. This Division reviews and inspects private development sites ranging from single family subdivisions to large commercial projects to ensure compliance with pertinent City Ordinances and standards. This group is also responsible for coordination of site-related City Code requirements (including City Zoning Ordinance) through the building permit process.

Storm Water Services Division Storm Water Services provides a safe, clean, and cost-effective storm drainage system that controls flooding and erosion through capital improvement and maintenance projects. Through its Water Quality program, Storm Water Services meets regulatory compliance standards, administers environmental permitting, lowers pollution caused by storm water run-off, and monitors Best Management Practices installed in connection with land development.

Landscape Management Division. This division is responsible for landscaping and grounds maintenance for six uptown parks, 33 City buildings and about 280 median, islands, and other landscape projects which are along rights-of-way or public facilities. Other responsibilities include the maintenance/mowing of City street rights-of-way, City tree maintenance within the City rights-of-way, and the operation and maintenance of six City cemeteries. They also plant and maintain street trees through the citizens' co-op program and the street tree replacement program. Landscape Management also reviews plans and designs for roadway and other right-of-way construction projects where landscaping and street trees would be installed through the

capital program. These services are performed either with City personnel or with contract services. Landscape Management services will commence on the effective date of the annexation.

Building Maintenance Division. This division provides preventative maintenance and repairs to four million square feet of City-owned facilities. Services include HVAC maintenance, electrical, plumbing and construction maintenance.

Other Divisions. The other divisions of the Engineering and Property Management Department are more directly affected by the City's Capital Investment Program than by service requests from citizens, residents, property owners or the development community.

Engineering & Property Management services can be provided to the Hood Road South area on substantially the same basis and in the same manner as provided in the City using existing resources. With the exception of \$3,311 in FY2010 and \$3,414 in FY2011, no additional funding will be required for this area. Information on financing Engineering and Property Management service is set forth in Appendix B. Services will commence on the effective date of annexation.

SOLID WASTE SERVICES. The department provides weekly garbage, recyclables and yard waste collection services; has a call-in service for collection of bulk items, white goods, tires and dead animals; delivers rollout carts and recycling bins to customers; sweeps, cleans and picks up litter from streets and right-of-way areas; participates with neighborhoods in cleaning up illegal dumps, sponsorship of neighborhood gardens and specialized cleaning programs; provides public education and customer service; and manages contracts for solid waste collection services.

Collections. This division provides weekly residential collection of garbage, recyclables, yard waste, bulky items, white goods and tires, although portions of the City may be served through a contract with a private solid waste collection firm under managed competition guidelines.

Residents are provided with one 96-gallon rollout cart and one 16/18-gallon recycling bin free of charge. Garbage, recyclables and yard waste are collected from the curb on a regularly-scheduled weekly collection day. Bulk items, white goods and tires are collected on the regular collection day, on a scheduled basis, following the receipt of a call-in pick-up request. Disabled residents may request backyard garbage collection upon the recommendation of a certified physician and receive the service upon verification of the need by City staff.

Special Services. This division provides weekly garbage collection from small businesses; dead animal collection; sweeps and cleans permanently paved streets; litter collection and cleanup of illegal dumps; delivery of rollout carts and recycling bins and general cleanup services in the Central Business District on a routine basis and for special events.

Administration: Collection Services. A contract with a private solid waste collection firm to provide collection services is an acceptable method of providing such services in the proposed annexation area. If a private solid waste collection firm of sufficient size providing collection services in the proposed annexation area requests a contract, the City is required to either contract with such firms for a period of two years after the effective date of annexation or pay to such firms in lieu of a contract a sum equal to a determined economic loss. The written request for a contract must be delivered to the City Clerk at least ten days before the annexation public hearing.

The City contracts with a private company to collect refuse and recyclables from multi-family complexes having 30 or more residential units that use dumpsters or compactors. The City also contracts to provide scheduled bulky item pickup service for these complexes. Additionally, the City contracts the delivery and maintenance of all rollout garbage containers. Regardless of whether solid waste services are provided by a private solid waste collection firm or by City forces in the proposed annexation area, such services will be provided on substantially the same basis and in the same manner as such services are provided in the City.

In order to provide solid waste services on substantially the same basis and in the same manner

as provided in the City, approximately \$535,357 from the General Fund in FY2010 will be appropriated in the annual budget to reflect the additional cost of services to this area. Additional personnel and equipment required to provide this service to the area will be secured. Additionally, \$598,172 from the FY2009 (current year) General Fund – which has been designated in the FY2009 budget for annexation start-up costs – will be applied to start-up costs associated with solid waste services. Information on financing Solid Waste Services is set forth in Appendix B.

Services will commence on the effective date of annexation.

BUSINESS SUPPORT SERVICES Business Support Services (BSS) is responsible for providing the corporate services infrastructure necessary for the success of the City. The services include fleet management, corporate technology, procurement, radio and network communications, and an assortment of other operational and strategic services.

No additional funding will be required for BSS to extend its services to the proposed annexation area on substantially the same basis and in the same manner as now provided in the City.

Services will commence on the effective date of annexation.

NEIGHBORHOOD DEVELOPMENT The Neighborhood Development Key Business provides services in three basic areas.

Code Enforcement This area enforces the City's minimum housing code and nuisance ordinances that improve the City's appearance and health and safety. These nuisance ordinances include abandoned vehicles, high weeds/grass, trash and illegal dumps and parking on front lawns. Code Enforcement also enforces the City Zoning Ordinance that regulates land use and development intensity in order to promote the health and safety of City residents.

Housing Services This area administers the City's federal Community Development Block Grant, and oversees a number of housing and community development programs and activities

including the affordable housing program, the HOME grant, and innovative housing initiatives.

Neighborhood Services This area provides neighborhood capacity building through complex problem solving, community leadership and organizational development, neighborhood matching grants and workforce development administration.

Additional resources of \$10,143 will be required from current year (FY2009) for start-up, and of \$19,850 in FY2010 for Neighborhood Development to extend its services to the proposed annexation area on substantially the same basis and in the same manner as now provided in the City. Services will commence on the effective date of annexation.

OTHER CITY DEPARTMENTS. Several other departments of City government are not involved in direct services to residents of the City or to its geographic areas. However, these departments are essential to the general operation of municipal business and will service the annexation areas in the same manner that they service the existing City. Such departments include Finance, Planning, Human Resources, Budget and Evaluation, and Aviation.

No additional resources will be required to provide these other City services on substantially the same basis and in the same manner as provided in the City. Services will commence on the effective date of annexation.

WATER AND SEWER SERVICE. Charlotte-Mecklenburg Utilities (CMU) – a department of the City - is responsible for the operation, maintenance, and extension of water and sewer facilities that serve Charlotte and Mecklenburg County. The department's treatment system provides the Charlotte-Mecklenburg area with adequate quantities of potable water, and returns treated wastewater back to streams and rivers. The department operates on revenue generated by the sale of water and sewer service to its customers.

Unless already provided, the basic water system will be constructed in the area proposed for annexation so that fire hydrants can be placed within the following distances of existing land uses

and provide necessary water lines and fire hydrants for fire protection purposes:

<u>Use</u>	<u>Distance</u>
Single family residential	750 feet
Multi-family residential	500 feet
Business	500 feet

Unless already provided, the basic sewer system will be extended to the low point in every publicly-maintained street. The basic water and sewer systems to be extended in the annexation area are shown in the Official Report (viewable at the Office of the Charlotte City Clerk, located at 600 E. Fourth Street, Charlotte, NC 28202), are reproduced in small scale in Appendix F of this Summary report, and can also be viewed at www.charlotteplanning.org.

In order to comply with the annexation law, the City of Charlotte -- as recommended by Charlotte-Mecklenburg Utilities -- will provide this area with the basic sewer system and the basic water system required for fire protection. The basic sewer system and the basic water system for the area will be under contract and constructed as set forth in the proposed construction timetable (see below). In any event, construction will be completed within two years of the effective date of annexation.

The water and sewer systems to be provided in the area will meet the requirements of the annexation law and will include the extension of major trunk water mains and sewer outfall lines into the area so that when such lines have been extended, property owners in the area will be able to secure water and sewer service from the City according to the Water/Sewer Extension Policy adopted by the Charlotte City Council on May 26, 1992, including any amendments thereto. Extension of sewer street mains and water mains in dedicated, maintained streets will be constructed in accordance with the Water/Sewer Extension Policy.

Capital cost of providing basic water and sewer services to the area, in a manner consistent with the annexation statutes and Charlotte's Water/Sewer Extension Policy, is estimated to be

approximately \$7,000,000 for water and \$8,000,000 for sewer. Annual utilities operating expenses are estimated to be \$795,107 in FY2010 and \$158,131 in FY2011. Expenses for operating the systems will be derived from revenues obtained through the sale of water and sewer services. Information on financing water and sewer services is set forth in Appendix B.

Owners of occupied dwelling units and owners of operating commercial or industrial properties within the area proposed to be annexed have certain rights to request the extension of water and/or sewer lines to such properties or to a point on a public street or road right-of-way adjacent to such properties according to the financial policies in effect in the City for extending water and sewer lines. Additional information about such rights is set for in Appendix D of this Report.

Below is a proposed timetable for the construction of the basic water and sewer systems in the proposed annexation area. The following pages contain maps of the existing water and sewer system countywide and Appendix F of this Report contains maps of the basic water and sewer system in the annexation area. The Official Report for the annexation area also contains one or more detailed maps of the annexation area showing present major trunk water mains and sewer interceptors and outfalls and the proposed extension of such mains and outfalls bearing the seal of a registered professional engineer. Such maps are located in a pocket at the end of the Official Report, viewable in the office of the Charlotte City Clerk, located in the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, NC 28202.

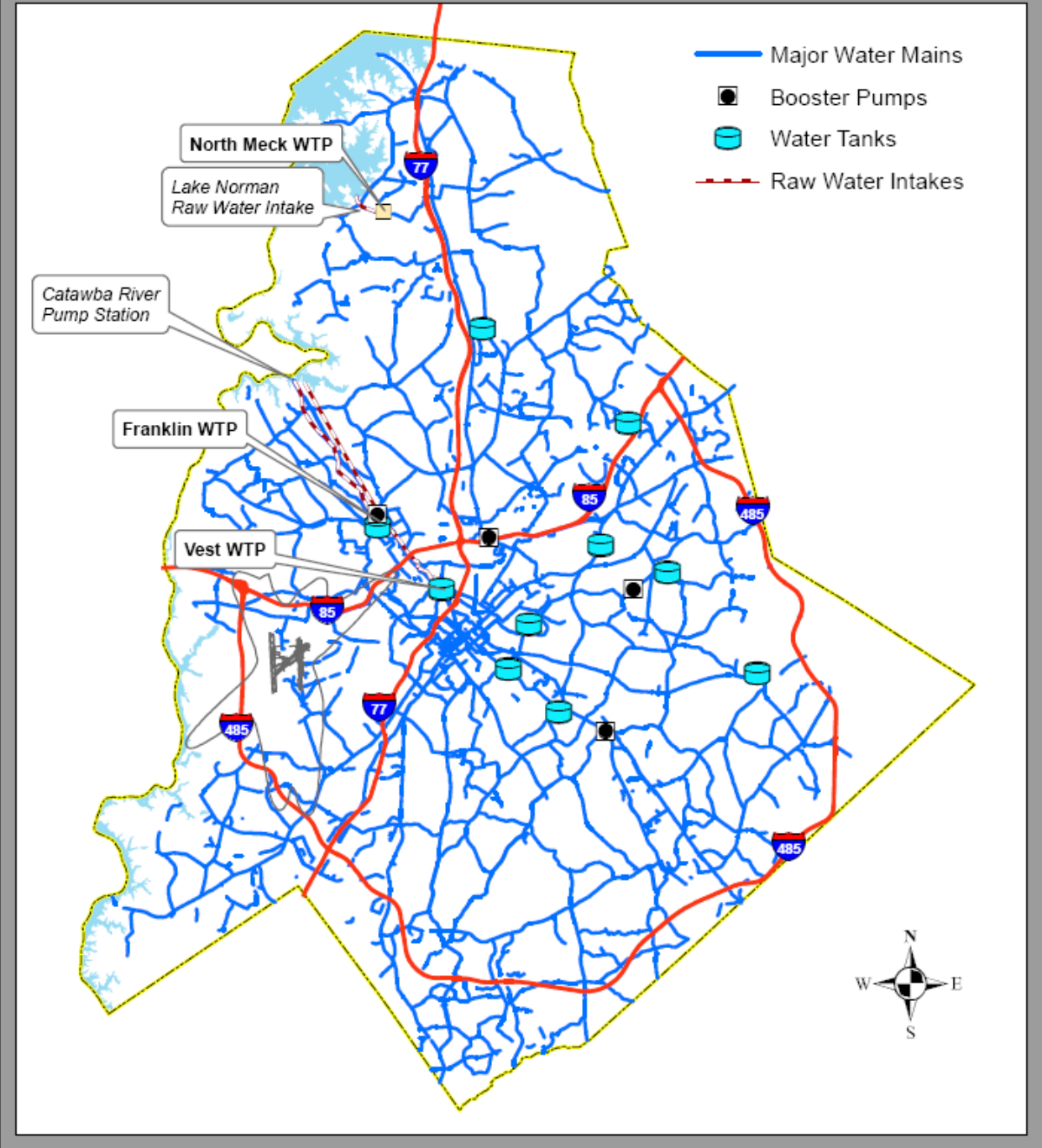
HOOD ROAD SOUTH ANNEXATION AREA

2009 Annexation

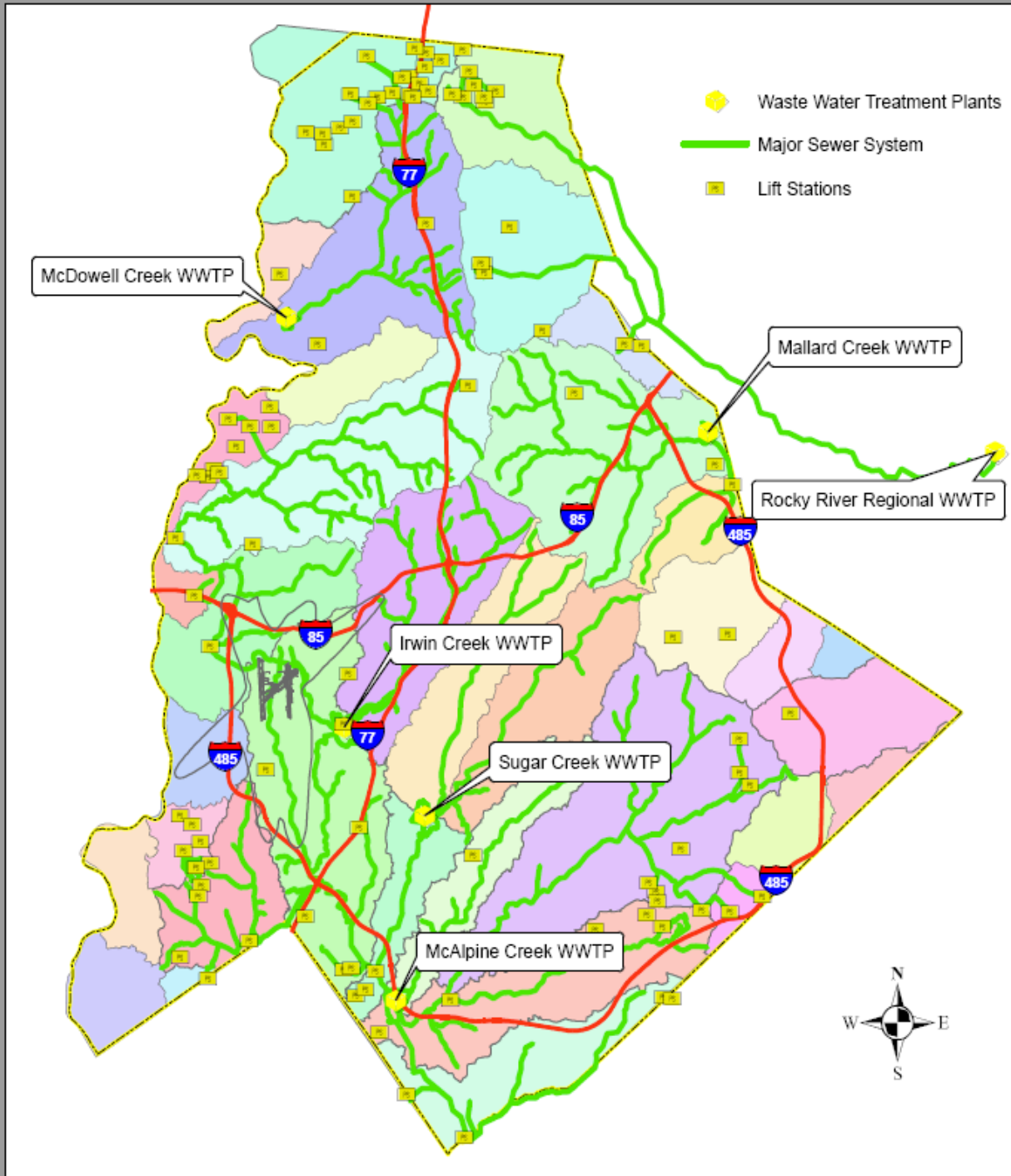
Proposed Construction Timetable for Water and Sanitary Sewer

Award Design Contract:	November, 2008
Begin Design/Survey:	November, 2008
Submit 50% of Completed Plans & right-of-way Maps for Acquisition:	May, 2009
Complete Water and Sanitary Sewer Design:	January, 2010
Advertise for Construction:	February, 2010
Complete Construction:	June 30, 2011

Charlotte-Mecklenburg Utilities Major Water System



Charlotte-Mecklenburg Utilities Major Sewer System



PART III: FIRE PROTECTION IMPACT STATEMENT

Robinson Volunteer Fire Department

The Robinson Volunteer Fire Department (VFD) provides fire suppression services to the Hood Road South annexation area, and the Mecklenburg County Fire Marshal's Office provides fire prevention services. The Robinson VFD serves as an insurance district as defined by G.S. 153A-233 and no fire tax is levied on the property it protects. It also reports that it does not employ full-time personnel.

The Robinson VFD estimates that the area of its fire district is 15.02 square miles; it estimates that it protects a population of 12,846 people. The population of the Hood Road South area is estimated to be **9,533** and the area **5.67 square miles (3,635.1 acres)**. Based on this information, annexation of the Hood Road South area will result in an estimated 37.7 percent reduction in the area and an estimated 74.2 percent reduction in the population served by the Robinson VFD.

After annexation, the Charlotte Fire Department will provide all fire protection services to the Hood Road South area, possibly supplemented by a contract for fire suppression with the Robinson VFD.

Fire Suppression

The Robinson VFD operates 3 pumpers, 1 rescue truck, and 1 brush truck for fire suppression services. Three pumpers, a rescue truck and a brush truck are typically dispatched to all fires.

The Robinson VFD utilizes water from Charlotte-Mecklenburg Utility hydrants for fire suppression purposes. Volunteer firefighters' response is based on their individual ability to leave home or work when dispatched for a fire. Robinson VFD reports that an average of 4 volunteers respond during daylight hours (8:00 a.m. to 6:00 p.m.) and 4 at night (6:01 p.m. to 7:59 a.m.).

At the first report of a structure fire in the Hood Road South area, the Newell Volunteer Fire Department is also dispatched to assist the Robinson VFD. The Mecklenburg County communications center provides dispatching to all Mecklenburg County volunteer fire departments, receiving calls through the 911 emergency number. Additional assistance is available upon Robinson VFD's request from other volunteer departments and from the Charlotte Fire Department.

The Charlotte Fire Department will provide fire suppression response to the Hood Road South area after annexation. The Department operates 39 engine companies, 14 ladder companies, 2 urban search and rescue squads, 5 water tankers, 5 brush trucks, and other assorted fire suppression equipment. At the first report of a structure fire in the Hood Road South area, a battalion chief, two engine companies, and a ladder company will be dispatched with a day and nighttime staff of 13 firefighters and officers. Dispatching will be provided by the Department's communications center, which receives calls through the emergency 911 number. Additional assistance in suppressing fires is available from all Charlotte Fire Department companies, and mutual aid can be requested from volunteer fire departments, and – if necessary – from municipal

departments located in adjoining counties.

The Robinson VFD station is located at 5304 Mecklenburg Shrine Club Drive. Average response time from this station to the Hood Road South area is estimated by Robinson VFD to be approximately 8 minutes, depending upon the location of the fire within the Hood Road South area. This time does not include response by volunteers to the fire station to staff the fire trucks, which is estimated by Robinson VFD to average 3 minutes during the day and 5 minutes at night. Because volunteers may respond directly to the fire scene from various parts of the community, it is difficult to determine the response time for an adequate number of personnel to control a fire. The average number of personnel dispatched by the Robinson VFD was not provided by the company.

In order to provide a commensurate level of fire protection to the Hood Road South area, the Charlotte Fire Department will build a new station in the vicinity of the Harrisburg Road/Camp Stewart Road intersection. The cost to design and construct the new three-bay fire station is estimated at \$5,200,000 (the City already owns the site). The cost of the station will be appropriated from the Pay-As-You-Go fund, a capital account that is funded from property taxes. From the effective annexation date until the date the new fire station is ready for occupancy (estimated to be December, 2009) personnel and equipment to be assigned to the new station will be located temporarily to Station 34, located at 8904 Grier Road. In addition, the City will contract with the Robinson VFD to enhance Charlotte Fire Department's response times in Hood Road South. Additional start-up costs of \$1,268,619 will be incurred from the General Fund in

FY2009 to cover the cost of equipment and personnel assigned to the new station. To operate during the first year, the Fire Department will incur additional expenditures of \$3,040,815 which will be appropriated from the FY2010 General Fund.

Estimated response time from the proposed new station to the farthest point in the Hood Road South area is estimated to be 6 minutes and 48 seconds, representing a distance of approximately 4.5 miles. Charlotte Fire Department Station 23, located at 7400 East Harris Boulevard, will provide the second engine and the ladder. While most of the area will be served by the proposed new station, there are a few areas, such as the farthest point in the Hood Road South Area that will be served by Station 23. Station 23 is able to respond to this same area in approximately 4 minutes and 4 seconds, representing a distance of 2.7 miles. Response times to the Hood Road South area meet the City-wide standard for protection of single family residential property (9 minutes maximum), multifamily residential (6 minutes), and business property (6 minutes) which correspond to Class 3 requirements of the Insurance Services Office.

Financial Information

Capital assets of the Robinson VFD for the most recently completed fiscal year were \$929,051.19. The Robinson VFD has reported a liability of \$436,948.34 on apparatus and equipment. The Robinson VFD estimates a loss of \$24,384, which is 16 percent of their total revenue as a result of the annexation in the Hood Road South area.

Fire Prevention and Emergency Readiness

The Mecklenburg County Fire Marshal's Office currently provides fire code enforcement, fire investigation services, smoke detector installations, public education, and construction plans review. After annexation, the Charlotte Fire Department will provide all these services, plus juvenile firesetters counseling and fire hydrant maintenance.

Insurance Risk

With fire suppression provided by the Robinson VFD, homes in the Hood Road South area receive a Class 6 rating from the North Carolina Rate Bureau. After annexation, with service from the Charlotte Fire Department, the Hood Road South area will be included in Charlotte's Class 3 rating. A table of comparisons follows:

Annual Premiums for HO3 Insurance Policy*				
	\$150,000 Valuation		\$250,000 Valuation	
	Frame	Brick	Frame	Brick
Class 3	\$477	\$455	\$720	\$688
Class 5	\$477	\$455	\$720	\$688
Class 6	\$477	\$455	\$720	\$688

* NC Rate Bureau base rates for standard coverage of a 3-year-old house with \$500 deductible and credits for smoke detectors, fire extinguishers, and deadbolt locks.

Insurance rates for businesses may vary considerably, and large structures which are determined by the Insurance Services Office to require more than 3500 gallons of water per minute for firefighting are rated individually and independently of the area's insurance classification. A typical sample rate for a small business structure is shown below.

Annual Premiums for Insuring a Small Business Structure **	
	\$300,000 Valuation
Class 3	\$2,588
Class 5	\$2,588
Class 6	\$2,588
** NC Rate Bureau base rates for a non-sprinklered brick mercantile structure	

PART IV: CITY FINANCES AND SERVICES IMPACT STATEMENT

The City has prepared an analysis of forecasted revenues and cost estimates for providing City services as part of an economic analysis for each annexation area. These revenues include the property tax, sales tax, beer and wine tax, utility franchise tax, business privilege tax, animal licenses, motor vehicle license, utilities franchise tax, solid waste disposal fees, storm water fees, and Powell Bill funds. Service cost estimates were generated for street/transportation services, fire and police protection services, engineering services, solid waste collection, water and sewer service, neighborhood development service, and business support services.

An analysis of revenues and costs for the Hood Road South annexation area indicates projected revenues of \$4,408,665 and \$4,674,638 in the first and second years of annexation, respectively. The anticipated service costs are \$19,840,732 and \$4,282,787 in the first and second years, respectively. In addition, \$20,200,000 in capital improvements are recommended for projects such as water and sewer service extensions and construction of fire stations.

The analysis of revenues and costs was presented to City Council at their meeting of **July 21, 2008**. Detailed information is on file in the City Clerk's Office ("2009 Preliminary Annexation Report") and in Appendix B of this Report.

There are several sources of revenues for Mecklenburg County that will be impacted by the proposed annexation. Those revenue sources and the estimated change in those revenues for the City as a result of the proposed annexation are set forth in the following chart:

TAXES AND FEES	FY 2009 City Revenues	FY 2010 – Annexation Area Estimated Revenue Change	FY 2011 – Annexation Area Estimated Revenue Change
Sales Tax	\$63,887,639	\$44,739	\$509,350
Beer and Wine Tax	\$3,068,000	45,949	47,328

A copy of this Report (including Appendix B), as well as a copy of the Preliminary 2009 Annexation Report are both provided to the Clerk of the Board of County Commissioners for Mecklenburg County.

APPENDICES

APPENDIX A

STATISTICAL SUMMARY PER ANNEXATION STATUTORY REQUIREMENTS

**HOOD ROAD SOUTH
AREA IN TERMS OF STATUTORY REQUIREMENTS
(STATISTICS COMPILED APRIL, 2008)**

STATUTORY PREREQUISITE

At least one-eighth (1/8) of the total boundary (or 12.5%) of the area must coincide with the present municipal boundary.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total boundary	89,127.2 ft.	
2. Boundary contiguous with municipal boundary	27,044.7 ft.	
3. Proportion of total boundary contiguous with the municipal boundary	30.3%	>= 12.5%

(area meets this statutory prerequisite)

QUALIFYING CRITERIA – GS 160A-48(c)(1)

Has a resident population equal to at least 2.3 persons for each acre of land within the developed part of the area.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total number of dwellings in developed part of area	3,741 3,521 single family 120 multi-family	
2. Average number of persons per household (2000 Census) ⁽¹⁾	2.80 (single family) 2.24 (multi-family)	
3. Estimated population of developed part of the area	9,533	
4. Acreage of developed part of the area	3,118.9	
5. Population per acre in developed part of area	3.05	>= 2.3

(area qualifies under GS 160A-48(c)(1))

⁽¹⁾ augmented by the 2006 U.S. Census American Community Survey data

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(c)(2)

Has a resident population equal to at least one person per acre in the developed part of the area, and at least 60% of the acreage of all the lots in the developed part of the area must be in lots 3 acres or less and at least 65% of the number of lots in the developed part of the area must be one acre or less.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Population per acre (calculated above)	3.05	>= 1.0
2. Total acreage of all lots in developed part of the area	2,833.7	
3. Total acreage of lots 3 acres or less in developed part of area	1,255.7	
4. Acreage of 3 above as proportion of 2 above	44.3%	>=60%
5. Total number of lots in developed part of the area	4,279	
6. Number of lots in developed portion of area 1 acre or less	3,982	
7. Number of lots in 6 above as proportion of 5 above	93.0%	>=65%

(area does not qualify under GS 160A-48(c)(2))

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(c)(3)

At least 60% of the total number of lots and tracts in the developed part of the area at the time of annexation are used for urban purposes, and is subdivided into lots and tracts such that at least 60% of the total acreage in the developed part of the area (not counting acreage used for commercial, industrial, governmental, or institutional purposes) consist of lots and tracts three acres or less in size.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total number of lots and tracts in developed part of area	4,279	
2. Total number of lots and tracts used for urban purposes in developed part of area	3,620	
3. Total lots and tracts used for urban purposes in developed part of area, as a proportion of total lots and tracts	84.6%	>=60%
4. Total acreage of developed part of area, excluding acreage used for commercial, industrial, governmental, or institutional purposes	2,572.9	
5. Total acreage of developed part of area in lots and tracts 3 acres or less, not counting acreage used for commercial, industrial, governmental, or institutional purposes	1,223.7	
6. Acreage in 5 above as proportion of acreage in 4 above	47.5%	>=60%

(area does not qualify under GS 160A-48(c)(3))

STATISTICAL SUMMARY (Continued)

QUALIFYING CRITERIA – GS 160A-48(d)

At least sixty percent of the external boundary of the area not meeting the requirements of subsection (c) (above) must coincide with any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (c).

However, these areas not yet developed for urban purposes may not exceed twenty-five percent of the total area to be annexed.

	<u>Measured or Calculated</u>	<u>Statutory Standard</u>
1. Total acreage of annexation area (combined subsection (c) & (d))	3,635.1	
2. Total acreage of subsection “d” land	516.2	
3. Percent of area which is subsection “d”	14.2%	<=25%
4. Total boundary of subsection “d” land	26,371.5 feet	
5. Boundary of subsection “d” land contiguous with municipal boundary and boundary of developed part of area	23,758.6 feet	
6. Boundary in 4 above as proportion of 5 above	90.0%	>=60%

(area qualifies under GS 160A-48(d))

Appendix B: 2009 Annexation Area Economic Analysis: Hood Road South

	FY09	FY10			FY11
	<u>Start-Up</u>	<u>One-Time</u>	<u>Recurring</u>	<u>Total</u>	<u>Total</u>
EXPENDITURES					
TRANSPORTATION					
Street Lighting	0	0	272	272	272
Operations	0	88,030	0	88,030	62,019
Street Maintenance	0	9,021	183,440	192,461	204,880
Electronic Systems	0	0	0	0	15,000
FIRE					
Operations	1,268,619	1,207,675	1,833,140	3,040,815	2,192,075
SOLID WASTE					
	598,172	15,531	519,826	535,357	552,317
ENGINEERING					
Operations	0	0	3,311	3,311	3,414
CITY MANAGER'S OFFICE					
Corporate Communications	37,752	0	0	0	0
NEIGHBORHOOD DEVELOPMENT					
	10,143	0	19,850	19,850	20,361
BUSINESS SUPPORT SERVICES					
	0	0	0	0	0
ECONOMIC LOSS					
Volunteer Fire Departments	304,839	0	0	0	0
Private Solid Waste Collection Firms	697,707	0	0	0	0
TOTAL GENERAL FUND	2,917,232	1,320,257	2,559,839	3,880,096	3,050,338
POWELL BILL FUND					
Street Maintenance	0	23,621	141,908	165,529	1,074,318
UTILITIES	0	659,400	135,707	795,107	158,131
STORM WATER FUND					
	0	0	0	0	0
TOTAL OPERATING EXPENDITURES	2,917,232	2,003,278	2,837,454	4,840,732	4,282,787
GENERAL CAPITAL					
Fire Stations	5,200,000	0	0	0	0
UTILITIES (Capital Expend)					
Water	0	7,000,000	0	7,000,000	0
Sewer	0	8,000,000	0	8,000,000	0
TOTAL EXPENDITURES	8,117,232	17,003,278	2,837,454	19,840,732	4,282,787

2009 Annexation Area Economic Analysis: Hood Road South

	FY09	FY10			FY11
	<u>Start-Up</u>	<u>One-Time</u>	<u>Recurring</u>	<u>Total</u>	<u>Total</u>
REVENUES					
TAXES AND FEES					
Property Taxes ⁽¹⁾	0	0	2,291,471	2,291,471	2,337,300
Police Service District Reduction ⁽¹⁾	0	0	(722,204)	(722,204)	(780,345)
Business Privilege	0	0	75,294	75,294	77,553
Cable TV Franchise	0	0	105,909	105,909	109,086
Animal Control	0	0	5,462	5,462	5,625
Utility Franchise	0	0	270,752	270,752	278,875
Sales Tax ⁽¹⁾	0	0	44,739	44,739	509,350
Beer and Wine Tax	0	0	45,949	45,949	47,328
Motor Vehicle License	0	0	45,195	45,195	46,099
Solid Waste Disposal	0	0	163,845	163,845	163,845
User Fees	0	0	32,912	32,912	34,426
TOTAL GENERAL FUND	0	0	2,359,322	2,359,322	2,829,141
POWELL BILL FUND	0	0	318,725	318,725	328,286
WATER AND SEWER OPERATING	0	659,400	135,707	795,107	158,131
MUNICIPAL DEBT SERVICE FUND ⁽¹⁾	0	0	331,369	331,369	522,277
PAY-AS-YOU-GO FUND ⁽¹⁾	0	0	311,223	311,223	535,096
STORM WATER FUND	0	0	292,919	292,919	301,706
TOTAL OPERATING REVENUES	0	659,400	3,749,265	4,408,665	4,674,638
COPs – FIRE STATION	5,200,000	0	0	0	0
WATER AND SEWER REVENUE BONDS	0	15,000,000	0	15,000,000	0
TOTAL ALL REVENUES	5,200,000	15,659,400	3,749,265	19,408,665	4,674,638
REVENUES OVER EXPENDITURES	(2,917,232)	(1,343,878)	911,811	(432,067)	391,851
Net Impact to General Fund	(2,917,232)	(1,320,257)	(200,517)	(1,520,774)	(221,197)

Notes

⁽¹⁾ portions of the property tax, sales tax, and police service district reduction are allocated to the Pay-As-You-Go and Municipal Debt Service Funds.

APPENDIX C

2009 ANNEXATION AREA BOUNDARY DESCRIPTION

HOOD ROAD SOUTH ANNEXATION AREA

Beginning on the existing Charlotte City Limits Line, said point being the intersection of the centerline of the Norfolk Southern Railroad and a line 30 feet East of and normal to the centerline of Harrisburg Road; thence in a Northwesterly direction following along the centerline of the Norfolk Southern Railroad and the existing Charlotte City Limits Line approximately 9,230 feet to a point, said point being located on the existing Charlotte City Limits Line also being Southeasterly property line of St. Paul's Presbyterian Church as described in Deed Book 1527 Page 69; thence in a Northeasterly direction following the Southeasterly property line of said Deed Book 1527 Page 069 with a bearing and distance of North 53-00-00 East approximately 260 feet to a point, said point being the Southeasterly corner of said Deed Book 1527 Page 069, also being the Southwesterly corner of Tract 1 as recorded in Map Book 34 Page 681; thence in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 1527 Page 069 a common line with said Tract 1, with a bearing and distance of North 16-18-00 West approximately 328 feet to a point, said point being the Southwesterly corner of Deed Book 4596 Page 323 being located on the Easterly property line of said Deed Book 1527 Page 069, also being a common corner with said Tract 1; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Southerly property of said Deed Book 4596 Page 323, also being a common line with said Tract 1, with a bearing and distance of North 67-54-20 East 150 feet to a point, said point being the Southeasterly corner of Deed Book 4596 Page 323, a common corner with said Tract 1; thence in a Northwesterly direction following the existing Charlotte City Limits Line also being the Easterly property line of said Deed Book 4596 Page 323, a common line with said Tract 1, with a bearing and distance of North 16-18-00 West 150 feet to a point, said point being the Northeasterly corner of said Deed Book 4596 Page 323, a common corner with said Tract 1 located on the Southerly right-of-way margin of Robinson Church Road; thence in a Northeasterly direction following along the existing Charlotte City Limits Line and with the Southerly right-of-way margin of Robinson Church Road approximately 960 feet to a point, said point being the intersection of the Southerly right-of-way margin of Robinson Church Road with the Easterly property line of Deed Book 4072 Page 515 extended; thence in a Northwesterly direction crossing Robinson Church Road and following the existing Charlotte City Limits Line, also being the Easterly property line of Deed Book 4072 Page 515, with a bearing and distance of North 25-06-00 West approximately 270 feet to a point, said point being the Northeasterly corner of said Deed Book 4072 Page 515; thence in a Southwesterly direction following along the existing Charlotte City Limits Line, also being the Northerly property line of said Deed Book 4072 Page 515, with a bearing and distance of South 78-03-00 West 100.10 feet to a point, said point being the Southeasterly corner of Deed Book 5602 Page 498; thence in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 5602 Page 498, with a bearing and distance of North 16-17-00 West 100.04 feet to a point, said point being the Northeasterly corner of said Deed Book 5602 Page 498; thence continuing in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of Deed Book 4883 Page 213, with a bearing and distance of North 16-17-00 West 172.67 feet to a point, said point being the Northeasterly corner of said deed Book 4883 Page 213; thence continuing in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of Deed Book 6121 Page 168, with a bearing and distance of North 16-50-00 West 106.24 feet to a point, said point being the Northeasterly corner of said deed Book 6121 Page 168; thence continuing in a Northwesterly direction following along the existing Charlotte City Limits Line,

also being the Easterly property line of Deed Book 3287 Page 465, with a bearing and distance of North 16-50-00 West 120.00 feet to a point, said point being the Northeasterly corner of said deed Book 3287 Page 465; thence continuing in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of Deed Book 4763 Page 318, with a bearing and distance of North 03-26-00 West 211.02 feet to a point, said point being the Northeasterly corner of said deed Book 4765 Page 318; thence in a Southeasterly direction following the existing Charlotte City Limits Line, also being the Southerly property line of Deed Book 19741 Page 356, with a bearing and distance of South 84-46-00 East 66.15 feet to a point, said point being the Southeasterly corner of said Deed Book 19741 Page 356; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 19741 Page 356, with a bearing and distance of North 33-09-00 East 127.08 feet to a point, said point being the Southeasterly corner of Deed Book 14225 Page 770; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 14225 Page 770, with a bearing and distance of North 33-09-00 East 202.31 feet to a point, said point being the Southeasterly corner of Deed Book 15729 Page 776; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 15729 Page 776 with a bearing and distance of North 37-33-20 East 212.15 feet to a point, said point being the Southeasterly corner of Deed Book 9145 Page 898; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 9145 Page 898, with a bearing and distance of North 37-33-20 East 208.77 feet to a point, said point being the Southeasterly corner of Deed Book 19737 Page 489; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 19737 Page 489 with a bearing and distance of North 37-33-20 East 208.77 feet to a point, said point being the Southeasterly corner of a 2.61 acre Common Open Space as recorded in Map Book 29 Page 432; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of a 2.61 acre Common Open Space and Lots 43 and 44 as recorded in Map Book 29 Page 432, with (3) bearings and distances: (1) North 19-02-20 East 152.80 feet to a point, (2) North 88-02-30 West 358.10 feet to a point, (3) North 18-19-20 East 828.57 feet to a point, said point being the Northeasterly corner of said Lot 44 as recorded in said Map Book 29 Page 432; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of a 4.16 acre Common Open Space as recorded in Map Book 28 Page 986, with the following (2) bearings and distances: (1) North 18-19-20 East 122.36 feet to a point, (2) North 14-49-48 West 936.68 feet to a point, said point being the Southeasterly corner of a 5.40 acre Common Open Space as recorded in Map Book 29 Page 181; thence in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said 5.40 acre Common Open Space, with the following (2) bearings and distances: (1) North 14-49-48 West 510.78 feet to a point, (2) South 86-27-52 West 490.33 feet to a point, said point being the Northeasterly corner of Lot 122 as recorded in Map Book 31 Page 109; thence in a Westerly direction following along the existing Charlotte City Limits Line, also being the Northerly property line of said Lot 122, crossing the terminus of Count Fleet lane and continuing with the Northerly property line of Lot 123 with a bearing and distance of South 86-27-52 West 327.75 feet to a point, said point being the Easterly most corner of Deed Book 17609 Page 949 also being a common corner with Lot 123; thence continuing in a Westerly direction following the existing Charlotte City Limits Line, also being the Northerly property line of said Deed Book 17609 Page 949, with the following (2) bearings and distances: (1) South 88-14-55 West 159.97 feet to a point, (2) North 37-35-58 West 546.46 feet to a point, said point being the common corner with said Deed Book 17609 Page 949, Deed Book 12336 Page 481 and Deed Book 7145 Page 330; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Easterly property line of said Deed Book 7145 Page 330 with the following (7) bearings and distances: (1) North 45-10-51 East 351.24 feet to a point, (2) South 14-01-30 East 304.59 feet to a point, (3) North 39-05-49 East 1177.99 feet to a point, (4) North 02-07-08 East 250.00 feet to a point, (5) South

87-49-27 East 189.74 feet to a point,(6) North 02-07-08 East 80.00 feet to a point,(7) North 36-29-24 West 457.51 feet to a point, said point being a common corner with Lot 30 and Lot 31 as recorded in Map Book 23 Page 589, thence continuing in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the rear property lines of Lots 31 through 53 and crossing Cadmium Court recorded in said Map Book 23 Page 589 with the following (4) bearings and distances: (1) North 36-29-24 West 460.00 feet to a point,(2) North 70-12-15 West 1,017.23 feet to a point,(3) North 53-50-31 West 230.86 feet to a point,(4) North 75-31-42 West approximately 310.29 feet to a point, said point being the common corner of Lot 28 and Lot 27 as recorded in Map Book 24 Page 915; thence in a Northerly direction following along the existing Charlotte City Limits Line, also being the rear lot lines of Lots 27,26,25,23 and 22 as recorded in said Map Book 24 Page 915, with the following (4) bearings and distances: (1) North 13-54-32 East 120.95 feet to a point,(2) North 17-25-02 East 151.95 feet to a point,(3) South 75-27-52 East 66.76 feet to a point,(4) North 13-59-55 East 208.60 feet to a point said point being the Westerly most corner of said Lot 22 as recorded in said Map Book 24 Page 915, also being a common corner with Lot 2 as recorded in Map Book 24 Page 914; thence in a Northwesterly direction following along the existing Charlotte City Limits Line, also being the Southerly property lines of Lot 2 and Lot 1 as recorded in said Map Book 24 Page 914, with the following 2 bearings and distances: (1) North 74-11-05 West 174.29 feet to a point,(2) North 14-02-45 East 206.25 feet to a point, said point being the Northwesterly corner of said Lot 1 also being the Northeasterly corner of Deed Book 5378 Page 409, all being located on the Southerly right-of-way margin of Terra Cotta Drive; thence in a Westerly direction following the existing Charlotte City Limits Line, also being the Northerly property line of said Deed Book 5378 Page 409, also being the Southerly right-of-way margin of Terra Cotta Drive, with a bearing and distance of North 86-50-20 West 247.65 feet to a point, said point being the Northwesterly corner of said Deed Book 5378 Page 409, being located on the intersection of Terra Cotta Drive and Plott Road right-of-ways; thence in a Northeasterly direction following the existing Charlotte City Limits Line, also being the Easterly Right-of-way line of said Plott Road, also being the Westerly property lines of Lot 16 and Lot 15, with a bearing and distance of North 14-19-32 East 263.32 feet to a point, said point being the Northwesterly corner of said Lot 15 as recorded in Map Book 24 Page 914, also being the Southwesterly corner of Deed Book 5148 Page 764 and being located on the said right-of-way of Plott Road; thence in an Easterly direction leaving the right-of-way of Plott Road and following along the existing Charlotte City Limits Line, also being the Southern property line of said Deed Book 5148 Page 764, with the following (2) bearings and distances:(1) North 88-34-42 East 219.10 feet to a point,(2) North 08-42-12 East 247.81 feet to a point, said point being the Northeasterly corner of said Deed Book 5148 Page 764; thence in a Northerly direction crossing Moody Road and following the existing Charlotte City Limits Line, also being the Westerly property line of Deed Book 3089 Page 91, with a bearing and distance of North 09-27-00 East 264.57 feet to a point, said point being the Northwesterly corner of said Deed Book 3089 Page 91, also being the Southwesterly corner of Deed Book 5252 Page 931; thence in a Northeasterly direction following along the existing Charlotte City Limits Line, also being the Westerly property line of said Deed Book 5252 Page 931, with the following (3) bearings and distances: (1) North 09-28-27 East 149.91 feet to a point,(2) North 14-53-22 East 440.50 feet to a point, said point being located on the southerly right-of-way margin of Plaza Road Extension,(3) North 05-20-00 East 30.00 feet to a point, said point being located on the centerline of Plaza Road Extension; thence with the extension of said property line North 05-20-00 East approximately 30 feet to a point, said point being located on the Northerly right-of-way margin of said Plaza Road Extension; thence in an Easterly direction following along the existing Charlotte City Limits Line, also being the Northerly right-of-way margin of Plaza Road Extension, approximately 1,700 feet to a point, said point being the intersection of the Northerly right-of-way margin of Plaza Road Extension and the extension of the Easterly property line of Lot 01 as recorded in Map Book 26 Page 819; thence in a Southwesterly direction leaving the existing Charlotte City Limits Line, crossing Plaza Road Extension, with a bearing and distance of South 10-06-47 West approximately 65 feet to a point, said point being the Northeasterly corner of said Lot 01; thence in a Southwesterly direction, following the Easterly

property line of said Lot 1 and Lot 2 as recorded in said Map Book 26 Page 819, with a bearing and distance of South 10-06-47 West 176.98 feet to a point, said point being the Southeasterly corner of said Lot 2 as recorded in Map Book 26 Page 819, also being the Northeasterly corner of Lot 3 as recorded in Map Book 26 Page 897; thence continuing in a Southwesterly direction following along the Easterly property lines of Lots 3 through 20 as recorded in Map Book 26 Page 897 with the following (2) bearings and distance: (1) South 10-06-47 West 980.88 feet to a point,(2) South 09-59-14 West 250.98 feet to a point, said point being the Southeasterly corner of Lot 20 as recorded in Map Book 26 Page 897, also being the Northeasterly corner of Lot 21 as recorded in Map Book 25 Page 865; thence continuing in a Southwesterly direction following along the Easterly property lines of Lots 21 through 30 as recorded in Map Book 25 Page 865 with the a bearing and distance of South 09-59-12 West 835.87 feet to a point, said point being the Southerly rear lot corner of said Lot 30 as recorded in Map Book 25 Page 865; thence in a Northeasterly direction following along the Northerly property line of Deed Book 7170 Page 202 with a bearing and distance of North 70-12-00 East 244.90 feet to a point, said point being the Northeasterly corner of said Deed Book 7170 Page 202 and also being the Northwesterly corner of Deed Book 6931 Page 810; thence continuing in a Northeasterly direction following along the Northerly property line of Deed Book 6931 Page 810 with a bearing and distance of North 70-12-00 East 77.60 feet to a point, said point being the Northeasterly corner of said Deed Book 6931 Page 810; thence in a Southeasterly direction following along the Easterly property line of said Deed Book 6931 Page 810 with a bearing and distance of South 19-48-00 East 595.00 feet to a point said point being the Southeasterly corner of said Deed Book 6931 Page 810 also being the Northeasterly corner of Deed Book 9638 Page 587; thence continuing in a Southeasterly direction following the Easterly property line of said Deed Book 9638 Page 587 with the following (4) bearings and distances:(1) South 19-48-00 East 582.5 feet to a point (2) North 70-12-00 East 452.9 feet to a point, (3) South 19-48-00 East 977.1 feet to a point, (4) South 66-56-00 West 437.7 feet to a point, said point being the Southwesterly corner of said Deed Book 9638 Page 587, also being located on the Easterly property line of Deed Book 11106 Page 647; thence in a Southeasterly direction following along the Easterly property line of Deed Book 11106 Page 647 with a bearing and distance of South 22-23-51 East 808.99 feet to a point, said point being the Southeasterly corner of said Deed Book 11106 Page 647, also being the Northeasterly corner of Deed Book 4496 Page 825; thence in a Southeasterly direction following along the Easterly property of Deed Book 4496 Page 825 with a bearing and distance of South 32-30-00 East 1,046 feet to a point, said point being the Northeasterly corner of Deed Book 8094 Page 23 as recorded in Map Book 26 Page 618; thence in a Southeasterly direction following along the Easterly property line of Deed Book 8094 Page 23 with the following (2) bearings and distances: (1) South 32-30-00 East 230.00 feet to a point,(2) South 77-30-00 East 298.42 feet to a point, said point being the Southeasterly corner of said Deed Book 8094 Page 23 also being the Northwesterly corner of Deed Book 7910 Page 516; thence in a Southeasterly direction following along the Northerly property line of Deed Book 7910 Page 516 with a bearing and distance of South 76-35-00 East 455.58 feet to a point, said point being the Southeasterly corner of said Deed Book 7910 Page 516, also being the Easterly most corner of Deed Book 1931 Page 138; thence in a Southwesterly direction following along the Easterly property line of Deed Book 1931 Page 138 with the following (3) bearings and distances: (1) South 04-51-10 West 350.00 feet to a point, (2) South 12-07-45 West 57.44 feet to a point, (3) South 56-45-00 East approximately 110 feet to a point, said point being located on the Northeasterly property line of said Deed Book 1931 Page 138 and also being located 30 feet West of and normal to the centerline of Robinson Church Road; thence in a Northeasterly direction following along a line 30 feet North of and parallel with the centerline of Robinson Church Road approximately 3,110 feet to a point, said point being 30 feet North of and normal to the centerline of Robinson Church Road, also being located on the Westerly property line of Lot 16 as recorded in Map Book 7 page 695; thence in a Northerly direction following along the Westerly property lines of Lots 16 through 29 as recorded in said Map Book 7 page 695 with the following (2) bearing and distance of North 03-30-00 East 1,504.00 feet to a point. (2) North 11-15-00 East 54.40 feet to a point as recorded in Map Book 7 Page 695; thence in an Easterly direction following

along the Northerly property line of said Lot 29 as recorded in said Map Book 7 page 695, also being the Southerly property line of Tract 2 as recorded in Map Book 23 Page 354 with a bearing and distance of South 89-11-45 East 593.50 feet to a point, said point being located on the Northerly right-of-way line of Hammond Drive; thence in a Northeasterly direction following along the Northerly right-of-way line of Hammond Drive, crossing said Tract 2 and crossing a 6.239 acre tract as shown on said Map Book 23 Page 354, with a bearing and distance of North 80-19-46 East 375.53 feet to a point, said point located 30 feet West of and normal to the centerline of Hood Road; thence in a Northerly direction following along a line 30 feet West of and parallel with the centerline of Hood Road approximately 3,270 feet to a point, said point being 30 feet West of and normal to the centerline of Hood Road at the intersection of the Northerly property line of Deed Book 4196 Page 537 extended in a Westerly direction; thence in a Northeasterly direction crossing Hood Road and following along the said Northerly property line of Deed Book 4196 Page 537 with the a bearing and distance of North 52-56-49 East approximately 1,288 feet to a point, said point being the Northwesterly corner of said Deed Book 4196 Page 537, also being a common corner with Deed Book 7603 Page 314; thence in a Northeasterly direction following along the Westerly property of said Deed Book 7603 Page 314 with a bearing and distance of North 24-08-00 East 40.91 feet to a point, said point being the Northwesterly corner of said Deed Book 7603 Page 314, also being located on the southerly margin of the right of way of Plaza Road Extension; thence in a Northeasterly direction crossing Plaza Road Extension approximately 370 feet to a point, said point being 30 feet North of and normal to the centerline of Plaza Road Extension located on the Westerly property line of the Charlotte Mecklenburg School property as recorded in Deed Book 4323 Page 409; thence in an Easterly direction following along a line 30 feet North of and parallel with the centerline of Plaza Road Extension and crossing over Faires Road, approximately 5,170 feet to a point, said point being 30 feet North of and normal to the centerline of Plaza Road Extension, also being described on Sheet 19 as Station 4+37 Y-72/30 feet left as shown on a set of North Carolina State Highway Plans having a Project No. 6.678015T and having a Project Reference No.R-2123-BB, said plans being recorded in the Mecklenburg County Register of Deeds Office in Map Book 3 Page 189; thence in a Northeasterly direction following along and with the Northwesterly right of way of Plaza Road Extension as shown on said Sheet 19 and Sheet 14 to the following (2) stations and offsets: (1) 4+60 Y-72/ 49.21 feet left,(2) 5+00 Y-72/49.21 feet left; thence in a Southeasterly direction crossing over Plaza Road Extension to a point, said point being located on the Southeasterly right of way of said Plaza Road Extension as described on sheet 14 of the North Carolina State Highway Plans as being station 5+20 Y-72/49.21 feet right; thence following along the said right of way to a point described as 488+60 L/180.45 feet left on sheet 14, said point being located on the Southwesterly controlled access Line of I-485 as recorded in said Map Book 3 Page 189, also being the Northerly corner of Deed Book 4216 Page 115; thence in a Southeasterly direction following along the Southwesterly Controlled Access Line of I-485 as shown on Sheet 14,13,12,11,10,9 approximately 1,560 feet to a point, said point being described on sheet 9 as 4+56.65 Y-71/82.02 feet left, also being located on the Westerly right of way of Harrisburg Road; thence in a Southeasterly direction crossing over Harrisburg Road to a point on the Easterly right of way line of Harrisburg Road as described on said Sheet 9 as 4+20 Y-71/82.02 feet right; thence in a Southerly direction following along the Easterly right of way of Harrisburg Road with (4) stations and offsets as shown on sheet 17 (1) 3+04.80 Y-71/82.02 right, (2) 2+23.35 Y-71/82.02 feet right,(3) 2+00 Y-71/82.02 feet right,(4) 10+30 Y-71C/49.21 feet left, said point (4) being located on the Northerly right of way of Robinwood Drive and the Easterly right of way of Harrisburg Road; thence in a Southerly direction crossing over Robinwood Drive to a point described as 10+30 Y71C/82.02 feet right, said point being located on the Southerly right of way of Robinwood Drive and the Easterly right of way of Harrisburg Road; thence continuing in a Southerly direction following along the Easterly right of way of Harrisburg Road to a point described on said sheet 14 as 0+75 Y-71/30 feet right, said point being 30 feet East of and normal to the centerline of Harrisburg Road; thence in a Southwesterly direction following along a line 30 feet East of and parallel to the centerline of Harrisburg Road approximately 2,940 feet to a point, said point being the intersection of a line 30 feet East of and normal to

the centerline of Harrisburg Road and a line 30 feet North of and normal to the centerline of Camp Stewart Road; thence in a Southeasterly direction following along a line 30 feet North of and parallel to the centerline of Camp Stewart Road approximately 2,450 feet to a point, said point being 30 feet North of and normal to the centerline of Camp Stewart Road also being located on the Westerly property line of Deed Book 17318 Page 451; thence in a Northeasterly direction following along the Westerly property line of said Deed Book 17318 Page 451 approximately 5.00 feet to a point, said point being the Southwesterly corner of Lot 57 as recorded in Map Book 21 Page 916; thence in a Northeasterly direction following along the Northerly right-of-way line of Camp Stewart Road with the property lines of Lots 57,58,59,60 and 61 as recorded in Map Book 21 Page 916 with the following (3) bearings and distances: (1) with a curve to the left having a radius of 522.00 feet, an arc length of 273.35 feet to a point; (2) North 82-29-24 East 532.89 feet to a point,(3) North 82-00-00 East approximately 105.68 feet to a point, said point being the Southeasterly corner of said Lot 61 being located on the Westerly right-of-way of North Towne Drive as recorded in said Map Book 21 Page 916; thence continuing in a Northeasterly direction with a bearing and distance of North 82-00-00 East approximately 112.00 feet crossing North Towne Drive to a point, said point being located on the Easterly right-of-way of North Towne Drive, also being the Southwesterly corner of an unnumbered lot as recorded in said Map Book 22 Page 263 and being described in Deed Book 15525 Page 186; thence continuing following the Northerly right-of-way of Camp Stewart Road with a bearing and distance of North 82-00-00 East approximately 250 feet to a point, said point being located on the Westerly controlled access line of I-485, having a station of 455+44.28 L/175.00 feet left, as shown on Sheet 5 of the North Carolina State Highway Plans having a Project No. 6.678015T and having a Project Reference No.R-2123-BB, said plans being recorded in the Mecklenburg County Register of Deeds Office in Map Book 3 Page 189; thence in a Southwesterly direction crossing Camp Stewart Road to a point located on the Southerly right of Camp Stewart Road and also being located on the Westerly controlled access line of I-485, having a station of 455+15.00 L/180.45 feet right, as shown on Sheet 5 of the North Carolina State Highway Plans, having a Project No. 6.678015T and having a Project Reference No.R-2123-BB, said plans being recorded in the Mecklenburg County Register of Deeds Office in Map Book 3 Page 189, said point also being the Northeasterly corner of Deed Book 6340 Page 494; thence in a Southwesterly direction following along the controlled access line of I-485 approximately 394 feet to a point, said point being the Northeasterly corner of Lot 35 as recorded in Map Book 30 Page 89; thence in a Southwesterly direction following along the Westerly Controlled Access Line of I-485, also being the rear property lines of Lots 35 through Lot 54 as recorded in Map Book 30 Page 89, with a bearing and distance of South 22-08-33 West 1,410.34 feet to a point, said point being the Southeasterly corner of Lot 54, also being the Northeasterly corner of Lot 79 as recorded in Map Book 32 Page 150; thence in a Southwesterly direction following along the Westerly Controlled Access Line of I-485, also being the rear property lines of Lots 79 through Lot 75 and a 4.848 acre Common Open Space as recorded in Map Book 32 Page 150, with the following (3) bearings and distances: (1) South 22-15-00 West 132.87 feet to a point,(2) South 21-14-19 West 409.47 feet to a point,(3)with a curve to the left having a radius of 4000.18 feet, an arc length of 515.90 feet and a chord bearing and distance of South 15-33-12 West 515.54 feet to a point, said point being the Southeasterly corner of said 4.848 acre Common Open Space; thence in a Northwesterly direction, leaving the Westerly Controlled Access Line of I-485 and following the Southerly property line of said 4.848 acre Common Open Space, with the following (3) bearings and distances:(1) North 43-58-11 West 623.70 feet to a point,(2) North 71-53-54 West 148.50 feet to a point,(3) North 86-47-58 West 69.93 feet to a point, said point being the Southwesterly corner of said 4.848 acre Common Open Space as recorded in said Map Book 32 Page 150, also being the Southeasterly corner of Lot 59 as recorded in Map Book 32 Page 148; thence in a Westerly direction, following along the rear property lines of Lots 59 through Lot 52 and a 1.699 acre common open space, with the following (2) bearings and distances: (1) North 86-47-58 West 128.06 feet to a point,(2) North 82-53-57 West 516.58 feet to a point, said point being the Southwesterly corner of said 1.699 acre common open space, also being located on the rear property line of Lot 146 as recorded in Map Book 29 Page 462; thence in Southwesterly direction

following along the rear property line of Lots 146,147,153,154,155,156 and Lot 157 with the following (4) bearings and distances: (1) South 17-47-10 West 175.37 feet to a point,(2) South 62-31-32 East 150.00 feet to a point,(3) South 08-06-15 West 310.00 feet to a point,(4) South 20-28-14 West 155.94 feet to a point said point being the Southeasterly corner of said Lot 157 and being located on the Westerly boundary line of a 32.10 acre Common Open Space as recorded in Map Book 48 Page 958; thence continuing in a Southwesterly direction with the Westerly boundary line of said 32.10 acre Common Open Space with a bearing and distance of South 20-28-14 West 11.58 feet to a point, said point being a Westerly corner of said 32.10 acre Common Open Space located within a 68 foot Duke Power Right-of-way; thence in Southwesterly direction with the Westerly boundary line of said 32.10 acre Common Open Space with a bearing and distance of South 41-02-05 West 84.41 feet to a point, said point being the Northeasterly corner of Lot 205 as recorded in Map Book 28 Page 636, also being located on the Westerly boundary line of said 32.10 acre Common Open Space; thence in a Southwesterly direction following along the Easterly property lines of Lots 205,206 and a 5.63 acre Amenity Area, also being the Westerly boundary line of said 32.10 acre Common Open Space, with (2) bearings and distances: (1) South 41-03-09 West 401.85 feet to a point,(2) South 17-47-10 West 630.00 feet to a point, said point being the Southeasterly corner of said 5.63 acre Amenity Area located on the Westerly boundary line of said 32.10 acre Common Open Space; thence in a Westerly direction, following along the Southerly property line of said 5.63 acre Amenity Area as recorded in said Map Book 28 Page 636, with a bearing and distance of South 80-25-40 West 150.52 feet to a point, said point being the Southwesterly corner of said 5.63 acre Amenity Area, also being the Southeasterly corner of a 9.90 acre Common Open Space as recorded in Map Book 31 Page 423; thence in a Westerly direction following along the Southerly property lines of said 9.90 acre Common Open Space with the following (8) bearings and distances: (1) South 86-06-09 West 123.75 feet to a point,(2) South 82-09-49 West 121.89 feet to a point,(3) South 87-00-39 West 174.53 feet to a point,(4) South 65-04-09 West 133.46 feet to a point,(5) South 36-51-59 West 136.16 feet to a point,(6) South 05-57-19 West 124.02 feet to a point,(7) South 10-32-39 West 185.08 feet to a point,(8) North 44-21-22 West 387.02 feet to a point, said point being the Southwesterly corner of said 9.90 acre Common Open Space as recorded in said Map Book 31 Page 423, also being the Southeasterly corner of Lot 361 as recorded in Map Book 34 Page 76; thence in a Northwesterly direction following along the rear property lines of Lots 361,362,366,367,368,369,370,378,379,380,381 and Lot 382 with the following (5) bearings and distance: (1) North 44-21-22 West 276.15 feet to a point,(2) North 44-52-32 West 204.65 feet to a point,(3) North 20-54-30 West 199.68 feet to a point,(4) North 78-55-08 East 262.00 feet to a point,(5) North 11-05-51 West 357.66 feet to a point, said point being the Northeasterly corner of said Lot 382 as recorded in said Map Book 34 Page 76, also being the Southwesterly corner of Lot 383 as recorded in Map Book 33 Page 881; thence in a Northerly direction following along the rear property lines of Lots 383,385,386,387,crossing Glenmac Road, with a bearing and distance of North 11-05-51 West 398.00 feet to a point, said point being located on the Northerly right-of-way of Glenmac Road, also being the Southwesterly corner of Lot 388 as recorded in Map Book 33 Page 885; thence in a Northerly direction following along the rear property lines of Lot 388 and Lot 389 with a bearing and distance of North 11-05-51 West 374.59 feet to a point, said point being the Northwesterly corner of said Lot 389 as recorded in said Map Book 33 Page 885; thence crossing a 68' Duke Power R/W with a bearing of North 11-05-51 West approximately 90 feet to a point, said point being the Southwesterly corner of Lot 264 as recorded in Map Book 31 Page 267; thence in a Northerly direction following along the rear property lines of Lots 264,265,266,267,268 and Lot 269 with a bearing and distance of North 11-05-51 West 558.39 feet to a point, said point being the Northerly corner of Lot 269 as recorded in Map Book 31 Page 267, also being the Southwesterly corner of Lot 273 as recorded in Map Book 30 Page 909; thence in a Northerly direction, following along the rear property lines of Lots 273,272,275 and Lot 276 as recorded in Map Book 30 page 909, with a bearing and distance of North 11-05-51 West 299.85 feet to a point, said point being the Northwesterly corner of Lot 276, also being the Southwesterly corner of Lot 40 as recorded in Map Book 27 Page 963; thence in a Northerly direction, following along the rear property lines of Lots

40,39,38,22,21,20 and Lot 19, with the following (3) bearings and distances: (1) North 11-05-51 West 241.66 feet to a point, (2) South 81-10-34 West 204.85 feet to a point,(3) North 09-45-54 West 423.63 feet to a point, said point being the Northwesterly corner of said Lot 19 as recorded in said Map Book 27 Page 963, also being located on the Southerly property line of Deed Book 2507 Page 239; thence in a Westerly direction following along the Southerly and Westerly property line of said Deed Book 2507 Page 239 with (2) bearings and distances: (1) South 81-00-00 West 79.07 feet to a point,(2) North 17-18-00 West approximately 103 feet to a point, said point approximately 30 feet East of and normal to the centerline of Harrisburg Road; thence in a Southwesterly direction following along a line approximately 30 feet East of and parallel with the center line of Harrisburg Road crossing through the intersection of Robinson Church Road, Denbur Drive, Cedarbrook Drive, First Run Court, Starnes Randall Road and Misenheimer Road approximately 10,330 feet to a point, said point being the POINT AND PLACE OF BEGINNING.

APPENDIX D

RIGHTS OF OWNERS OF OCCUPIED DWELLING UNITS AND OPERATING COMMERCIAL OR INDUSTRIAL PROPERTY IN THE AREA OF RIGHTS TO REQUEST WATER AND SEWER SERVICE (AND REQUEST FORM)

Owners of occupied dwelling units and owners of operating commercial or industrial property within the area proposed to be annexed have the right under Chapter 160A, Article 4A, Part 3 of the North Carolina General Statutes (the Annexation Statutes) to request the City to provide for extension of water and/or sewer lines to such property or to a point on a public street or road right-of-way adjacent to such property according to the financial policies in effect in the City for extending water and sewer lines. Those statutes require certain steps to be taken by qualified property owners and by the City. If those steps are taken in accordance with those statutes, both the City and qualified property owners under the Annexation Statutes will have different rights and obligations than would otherwise apply. Any property owner who is interested in pursuing such rights and obligations should review the Annexation Statutes for a description of such rights and obligations and should consider consulting with an attorney representing the property owner. The Annexation Statutes require that a request to extend a water and/or sewer line must be submitted on a form available from the office of the City Clerk and must be returned to that office no later than five (5) days after the public hearing on the question of annexing the area in order to preserve this right. (A copy of this form, and the instructions for its completion, may be found below.) As of the approval of this Report, the public hearing on the question of annexing the area is scheduled to be conducted during the City Council meeting scheduled for Monday, **October 27, 2008** beginning at 6:00 PM in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, located at 600 East Fourth Street, Charlotte, North Carolina. The meeting schedule/location is subject to change in accordance with applicable law. Information about any changes in the meeting schedule/location of the City Council may be obtained from the City Clerk.

The applicable connection and capacity fees currently in effect are as follows. Depending on the circumstances associated with a requested extension, the costs to be paid may differ than those set forth below.

Residential sewer: \$3,373 for a conventional 4-inch sewer lateral to the property line with a standard ¾” water meter listed below if paid prior to construction of the requested sewer line. Larger sewer services will be at additional cost. Areas served by low pressure sewer systems (primarily lake front property) will require significant additional expense by the property owner for a low pressure sewer pumping system. Please contact Charlotte-Mecklenburg Utilities New Services at 704-399-2221.

Residential water: \$1,777 for a standard ¾” water meter to the property line if paid prior to the construction of the requested water line. Larger water meters will be at additional cost. Please contact Charlotte-Mecklenburg Utilities New Services at 704-399-2221.

Commercial/Industrial sewer: Fees are a function of the size of sewer connection required and the water meter size plus 50% of the cost to construct the requested sewer line. Please contact Charlotte-Mecklenburg Utilities New Services at 704-399-2221

Commercial/Industrial water: Fees are a function of the size of the water meter(s) required for the various water uses (ie. domestic, fire protection and irrigation) plus 50% of the cost to construct the requested water line. In addition there will be a backflow preventer. Please contact Charlotte-Mecklenburg Utilities New Services at 704-399-2221.

The above fees are based upon the fee structure in place for Fiscal 2009 (July 1, 2008 through June 30, 2009) and are the fees which would apply to requests made in accordance with the terms of this Request and the Annexation Statutes. All other requests for extensions will be subject to the fee structure in effect at the time of payment.

For the current annexation process, the deadline required by the Annexation Statutes for filing this form with the City Clerk is by the close of business on Monday, November 3, 2008.

REQUEST OF PROPERTY OWNER(S) IN AREA TO BE ANNEXED
FOR EXTENSION OF WATER AND/OR SEWER LINE(S) ("REQUEST")

1. Pursuant to G.S. §160A-47(3)(b), the undersigned hereby request(s) the City of Charlotte to extend the following water and/or sewer line(s) to the Subject Property as described below, or to a point on a public street or road right-of-way adjacent to the Subject Property according to the financial policies in effect in the City of Charlotte for extending water and sewer lines:

Water Line: (Check one) _____ Yes; _____ No

Sewer Line: (Check one) _____ Yes; _____ No

2. Describe the real property to be served by the requested water and/or sewer extension ("Subject Property"). The description must be as accurate and complete as possible, including but not limited to the following:

a) Street address of the Subject Property _____

b) Deed reference and/or county tax parcel number of the Subject Property _____

c) Other identifying information about the Subject Property (plat reference, or attach metes and bounds description if available) _____

d) Attach map of Subject Property, if available.

3. Name(s) of owner(s) (Important: List full name of each person or entity who holds an ownership interest in the Subject Property)

<u>Name</u>	<u>Current Mailing Address</u>	<u>Current Telephone No.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(Note - attach additional sheets as necessary)

4. The undersigned certify(ies) that: he/she/they own(s) the Subject Property or is/are authorized to execute this Request on behalf of the owner(s); and no person or entity holds an ownership interest in the Subject Property to the best of his/her/their knowledge, except as listed in Paragraph 3 above.
5. The undersigned certify(ies) that: the Subject Property is located within the area to be annexed by the City of Charlotte, as described in the resolution of intent adopted by the City Council on _____, 20____ and designated in the resolution of intent as the _____ Area (insert name of annexation area (“Area”).
6. The undersigned certifies that the Subject Property is of one of the following types (check one):
 - _____ Occupied Dwelling Unit
 - _____ Operating Commercial Property
 - _____ Operating Industrial Property
 - _____ Other (If other, describe how the Subject Property is currently used on a separate sheet and submit as attachment to this request.)
7. The undersigned understand(s) and acknowledge(s) that, if this Request requires the extension of a water and/or sewer line along the right-of-way of a street or road, this Request shall be effective *only* if such street or road has been accepted for maintenance as a public street or road by the State of North Carolina on or before the date of the public hearing for the Area. If such street or road has not been accepted for maintenance as a public street or road by the State of North Carolina by such date, the requested extension will not be required to be made. If such street or road is accepted for public maintenance by the State of North Carolina or the City of Charlotte after the date of the public hearing for the Area, a new request for an extension of water and/or sewer lines may be submitted. The water and/or sewer line(s) included in such a new request will be installed after receipt of the new request in accordance with the policies of the City of Charlotte for water and/or sewer extensions that are in effect at that time.
8. The undersigned understand(s) and acknowledge(s) that: this Request form was supplied by the City of Charlotte as provided by law; this Request form must be properly completed, executed and received by the City Clerk (Charlotte Mecklenburg Government Center, 600 East Fourth Street, Charlotte, NC 28202) not less than 5 days after the public hearing on the question of annexing the Area in order to be valid; time is of the essence in all matters related to the submission and implementation of this Request; and the requested extension will be made according to the current financial policies of the City of Charlotte for making such extensions, which may require substantial advance financial participation by the owner(s) of the Subject Property.
9. All funds which the owner(s) of the Subject Property is/(are) required to pay under current financial policies must be received by the Director of Charlotte-Mecklenburg Utilities (5100 Brookshire Blvd., Charlotte, NC 28216) within twenty (20) calendar days after written demand by the City of Charlotte is mailed to the owner(s) of the Subject Property, using the name(s) and address(es) appearing in Paragraph 3 above. This written demand will be no sooner than the effective date of this annexation which is June 30, 2009. Failure to pay all funds in full and in a timely manner will render this Request void automatically and the requested extension will not be required to be made.

10. The rights, privileges and obligations vested in the owner(s) of the Subject Property by the due execution and timely submission of this Request may not be transferred in any manner.
11. This Request must be signed by each owner or duly authorized representative in compliance with the Instructions for Signing, attached hereto as Exhibit A and incorporated herein by reference. This Request will be rendered void if it is not duly executed in compliance with Exhibit A by each owner or duly authorized representative.
12. This Request will be rendered void by the occurrence of any one or both of the following circumstances: failure to complete this Request or provide any information which the undersigned is required to provide by this form; or inclusion on this Request of any false or misleading information.
13. No portion of this Request may be stricken by any person. No term or condition may be added to this Request. If any portion of this Request form is modified in any manner, except as required by the due completion and execution hereof, the resulting Request is subject to being declared void by the Director of Charlotte-Mecklenburg Utilities.
14. The undersigned agree(s) to provide the City of Charlotte, upon written request, with such information as may be reasonably necessary or convenient to determine the validity of this Request and the applicability of G.S. §160A-47(3)(b) to this Request. Failure to provide such information within ten (10) calendar days after receipt of the City's request will authorize the KBE of CMUD to declare this Request to be void.
15. The City acknowledges that the undersigned may be entitled to certain benefits as set forth in the Annexation Statutes if the undersigned complies with the terms of this Request and with the Annexation Statutes related to this Request and if the City fails to install the requested water and/or sewer lines within 2 years of the effective date of annexation. Such benefits may include a court order requiring the completion of such line(s) and the payment of costs and attorney fees in any successful court action against the City. Additional, possible relief from property taxes may be requested from the North Carolina Local Government Commission. The undersigned acknowledge(s) that: the undersigned is/are solely responsible for complying with the applicable requirements imposed on property owners by the Annexation Statutes related to the requested water and/or sewer line and for complying with the applicable requirements imposed on property owners by this Request; and the City has not waived compliance with such requirements in any manner.
16. The undersigned understand(s) and acknowledge(s) that all of the terms and conditions set forth in this Request are valid and binding upon the undersigned.

SIGNATURES:

SIGNATURES:

(Note: Attach additional sheets as necessary)

EXHIBIT A

Instructions for Signing Request of Property Owner(s)
In Area to Be Annexed for Extension of Water And/Or Sewer Lines

- * Own signature: Each person signing the Request must sign his or her own name and provide his/her address. No one can sign this Request on behalf of another person, unless there is a valid power of attorney or court order authorizing the person signing the Request to do so on behalf of any property owner and unless a copy of such power of attorney or court order is submitted as an attachment to this Request.
- * Wife and husband: If the property is owned jointly by a wife and husband, each spouse must sign the Request. One spouse cannot sign for another spouse.
- * Corporation: If the property owner or representative is a corporation, the Request must be executed by a corporate officer authorized to act on behalf of the corporation, attested by the corporate secretary, and the corporate seal affixed.
- * Partnership: If the property owner or representative is a general or limited partnership, the Request must be signed by a general partner of the partnership.
- * Limited Liability Company: If the property owner is a limited liability company, the Request must be signed by a manager of the limited liability company.
- * Tenants in common: Each tenant in common in the ownership of the Subject Property must sign the Request. A “tenant in common” describes a situation where a property is owned by two individuals who are not married to one another.
- * Life estate: If a person has only a life estate in the Subject Property, it is necessary to include the signature(s) of the owner(s) of the remaining interest(s) as well as the life tenant’s signature.

Any signature on the Request that is not in compliance with these instructions shall be invalid.

Do Not Write Below This Line

The Clerk (or designated Deputy or Assistant) of the City of Charlotte hereby certifies that the attached Request form was received on the following date:

Signature: _____
Clerk (Deputy/Assistant)

Date: _____

APPENDIX E

NOTICE OF POTENTIAL RIGHTS TO OWNERS OF AGRICULTURAL LAND, HORTICULTURAL LAND AND FORESTLAND IN THE AREA

Owners of agricultural land, horticultural land and forestland in the area proposed for annexation may have rights to a delay in many of the effects on such land of the proposed annexation of the area. G.S. 160A-49(f1) and (f2) provide that land being taxed at present-use value pursuant to G. S. 105-277.4 qualifies for a delay in many of the effects of the proposed annexation. G.S. 160A-49(f1) and (f2) also provide that the owner of land that was eligible for present-use value taxation on **July 28, 2008** but which has not been in actual production for the time period required by G.S. 105-277.3 may qualify for a delay in many of the effects of the proposed annexation by making application to the Mecklenburg County Tax Assessor's Office for certification thereof to the City. For qualified tracts, the proposed annexation will not become fully effective, including taxation and services, until the last day of the month in which the tract or part thereof becomes ineligible for present-use value classification under G.S. 105-277.4 or no longer meets the requirements of G.S. 160A-49(f1)(2). Upon the proposed annexation of the area, any qualified tracts: will be considered part of the City only (1) for the purpose of establishing City boundaries for additional annexation and (2) for the exercise of City authority pursuant to Article 19 of Chapter 160A of the North Carolina General Statutes (planning, zoning, and regulation of development); will not be taxed by the City and will not be entitled to services from the City as a result of annexation; and will continue to be provided police protection service and water and sewer service by the City in the same manner as such services are provided to such tracts by the City prior to the proposed annexation. Upon the proposed annexation of the area and at such time as a tract or part thereof becomes ineligible for any delay in the effects of annexation as set forth above, all City services will be provided to such tract or part thereof on substantially the same basis and in the same manner as such services are provided in the City. The Mecklenburg County Tax Assessor's Office will provide information to the City on the eligibility of owners for the rights described above.

APPENDIX F














MAPS OF THE BASIC WATER AND SEWER SYSTEMS TO BE EXTENDED IN THE ANNEXATION AREA

The following pages contain maps depicting the basic water and sewer systems to be extended in the annexation area. The Official Report for the annexation area also contains one or more detailed maps of the annexation area depicting present major trunk water mains and sewer interceptors and outfalls and the extension of such mains and outfalls, bearing the seal of a registered professional engineer. Such maps are located in a pocket at the end of the Official Report, viewable in the office of the Charlotte City Clerk, located in the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, NC 28202.

Page 1

Page 3

Page 2

- Legend**
-  2009 Annexation Boundary
 -  Mecklenburg County
 -  Proposed Water Lines
 -  Existing Water Lines
 -  Proposed Gravity Sewer
 -  Proposed Sewer Force Main
 -  Proposed Reedy Creek Outfall
 -  Existing Gravity Sewer
 -  Existing Sewer Force Main
 -  Existing Sewer Pump Station
 -  Proposed Sewer Pump Station
 -  Existing Manholes
 -  Streams

Match Line - See Key Map 2

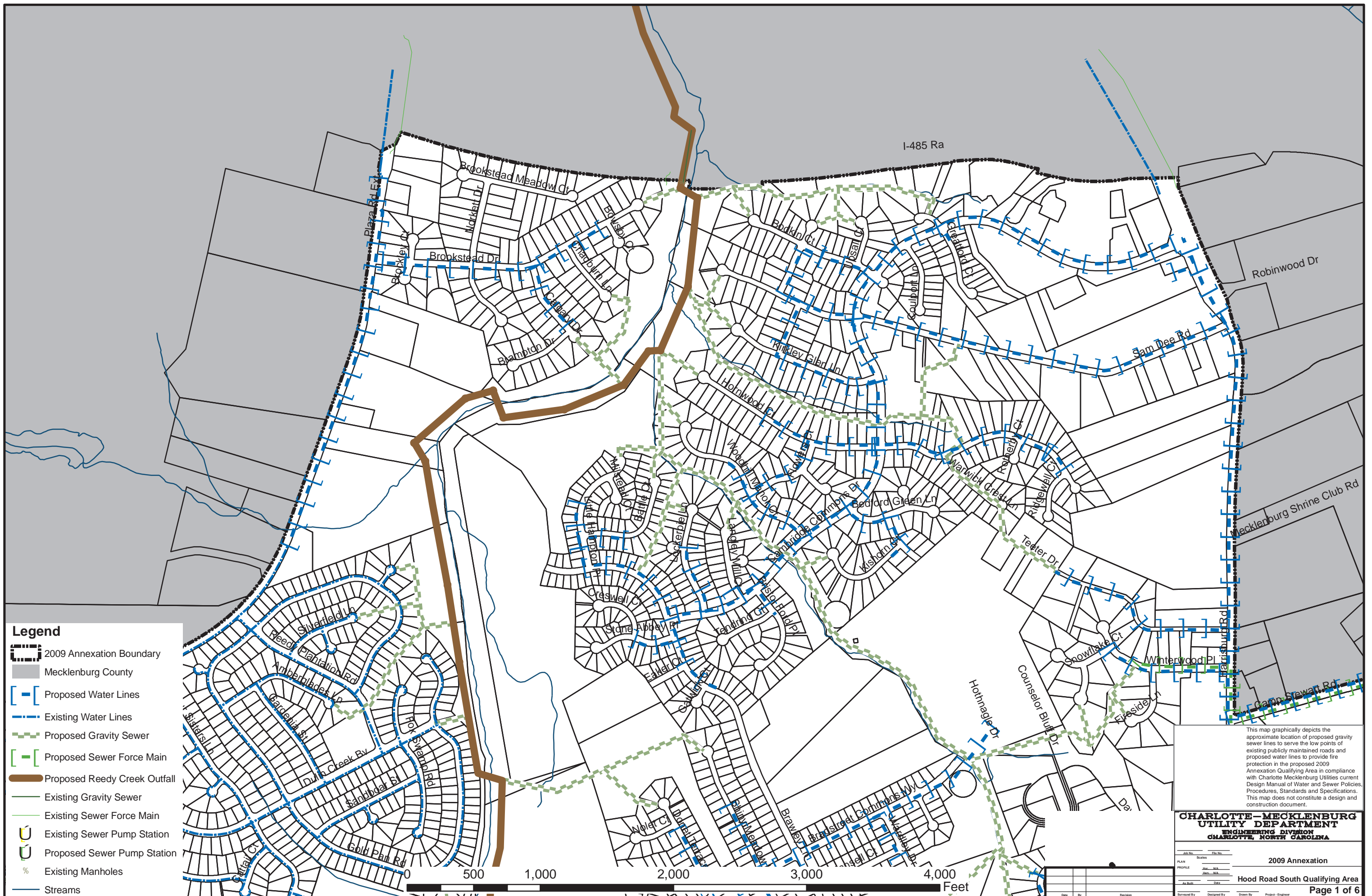


This map graphically depicts the approximate location of proposed gravity sewer lines to serve the low points of existing publicly maintained roads and proposed water lines to provide fire protection in the proposed 2009 Annexation Qualifying Area in compliance with Charlotte Mecklenburg Utilities current Design Manual of Water and Sewer Policies, Procedures, Standards and Specifications. This map does not constitute a design and construction document.

**CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT**
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

Job No.	File No.	2009 Annexation
PLAN	Scale	
PROFILE	Scale	
AS BUILT	Date	
Surveyed By	Designed By	Drawn By
		Project Engineer

Key Map 1



Legend

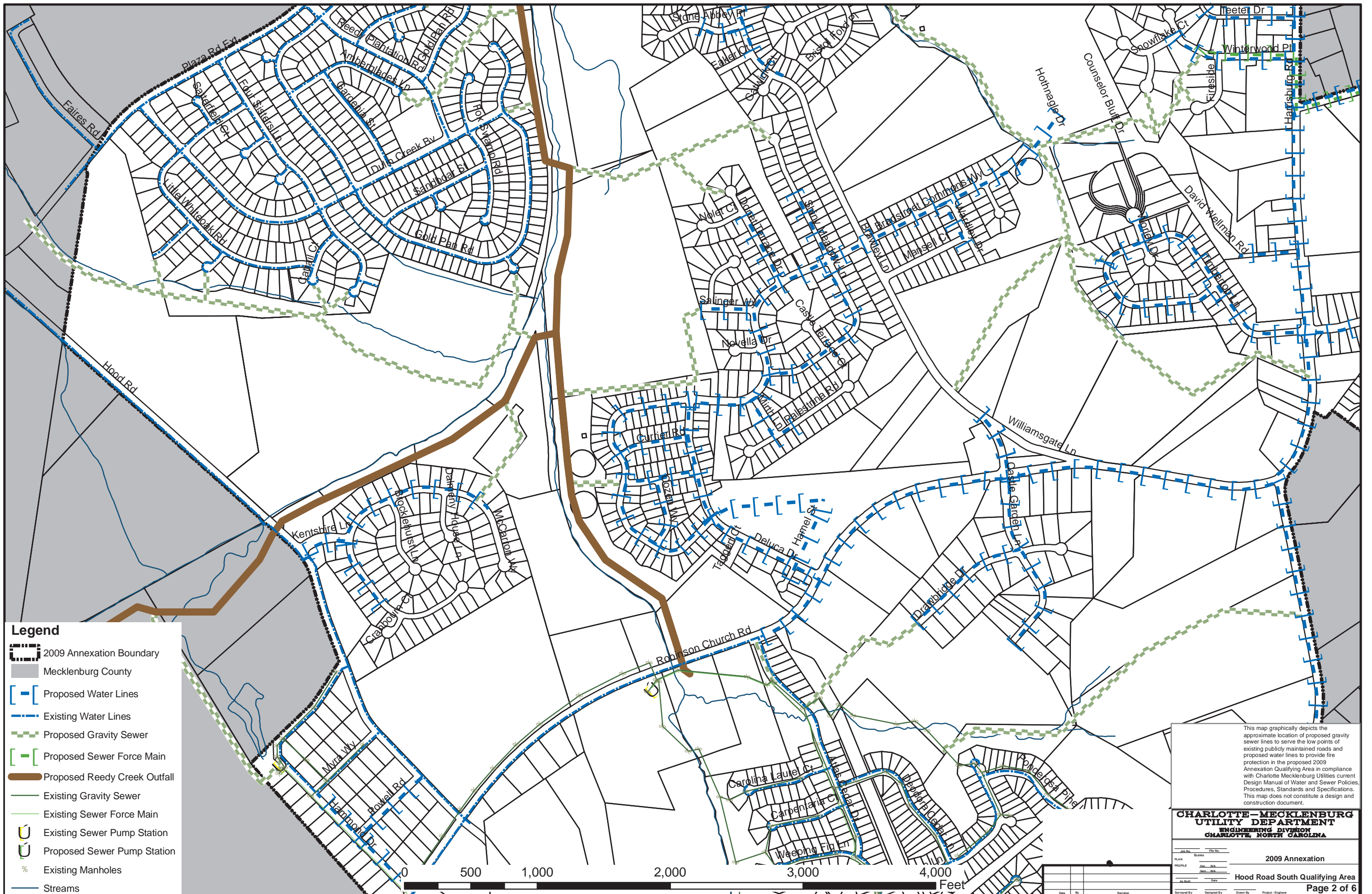
- 2009 Annexation Boundary
- Mecklenburg County
- Proposed Water Lines
- Existing Water Lines
- Proposed Gravity Sewer
- Proposed Sewer Force Main
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CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
 ENGINEERING DIVISION
 CHARLOTTE, NORTH CAROLINA

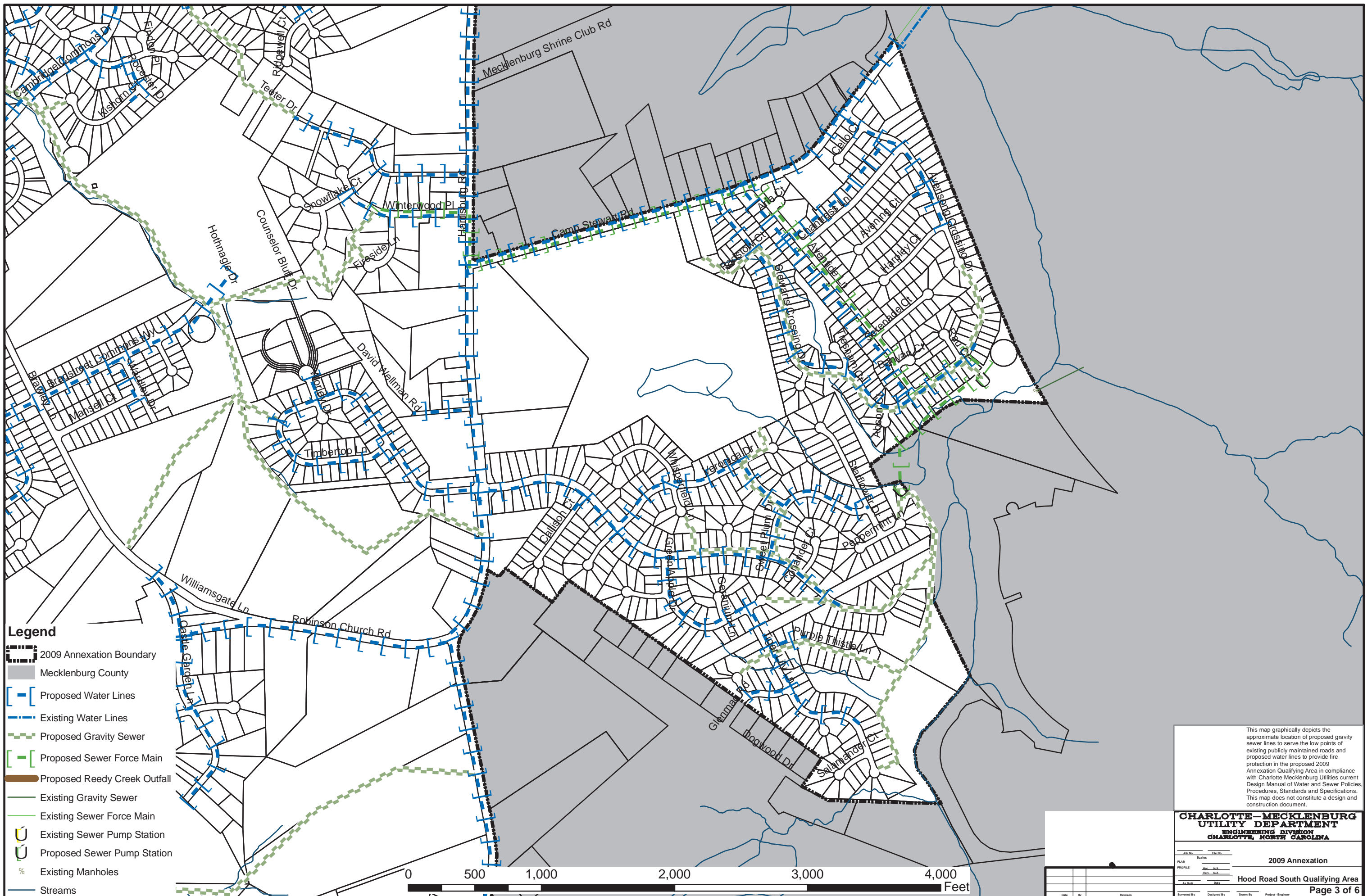
Job No.	File No.
PLAN	2009 Annexation
PROFILE	
AS BUILT	
Drawn By	Project Engineer

Hood Road South Qualifying Area
 Page 1 of 6



- Legend**
- 2009 Annexation Boundary
 - Mecklenburg County
 - Proposed Water Lines
 - Existing Water Lines
 - Proposed Gravity Sewer
 - Proposed Sewer Force Main
 - Proposed Reedy Creek Outfall
 - Existing Gravity Sewer
 - Existing Sewer Force Main
 - Existing Sewer Pump Station
 - Proposed Sewer Pump Station
 - Existing Manholes
 - Streams





- Legend**
- 2009 Annexation Boundary
 - Mecklenburg County
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 - Proposed Gravity Sewer
 - Proposed Sewer Force Main
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**CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT**
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA














Job No.	File No.	2009 Annexation
PLAN	Scale	
PROFILE	Scale	
As Built	Date	
Surveyed By	Designed By	Drawn By
		Project Engineer

Page 4

Match Line - See Key Map 1

Page 5

Page 6

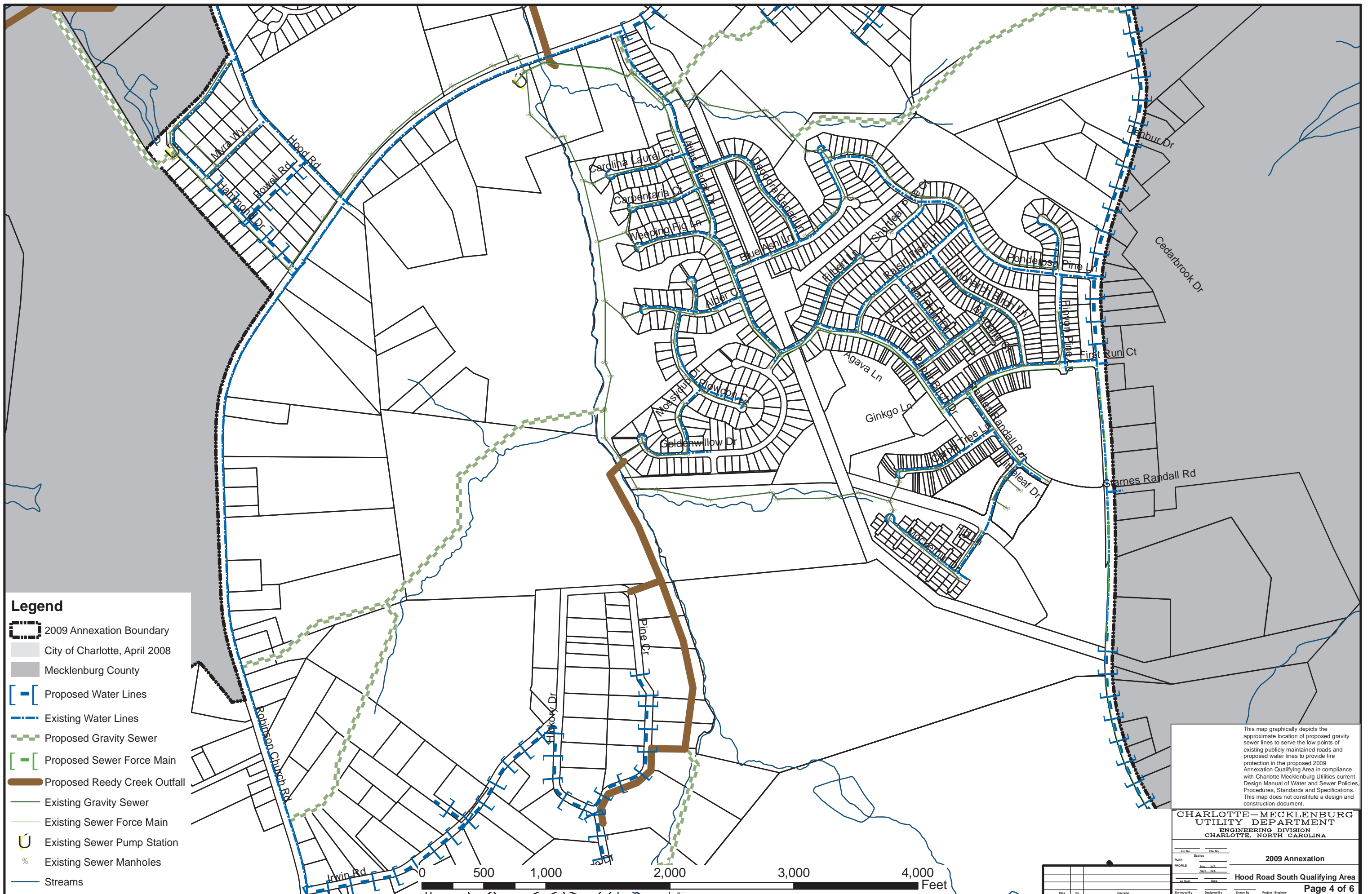
- Legend**
-  2009 Annexation Boundary
 -  City of Charlotte, April 2008
 -  Mecklenburg County
 -  Proposed Water Lines
 -  Existing Water Lines
 -  Proposed Gravity Sewer
 -  Proposed Sewer Force Main
 -  Proposed Reedy Creek Outfall
 -  Existing Gravity Sewer
 -  Existing Sewer Force Main
 -  Existing Sewer Pump Station
 -  Existing Sewer Manholes
 -  Streams



This map graphically depicts the approximate location of proposed gravity sewer lines to serve the low points of existing publicly maintained roads and proposed water lines to provide fire protection in the proposed 2009 Annexation Qualifying Area in compliance with Charlotte Mecklenburg Utilities current Design Manual of Water and Sewer Policies, Procedures, Standards and Specifications. This map does not constitute a design and construction document.

**CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT**
ENGINEERING DIVISION
CHARLOTTE, NORTH CAROLINA

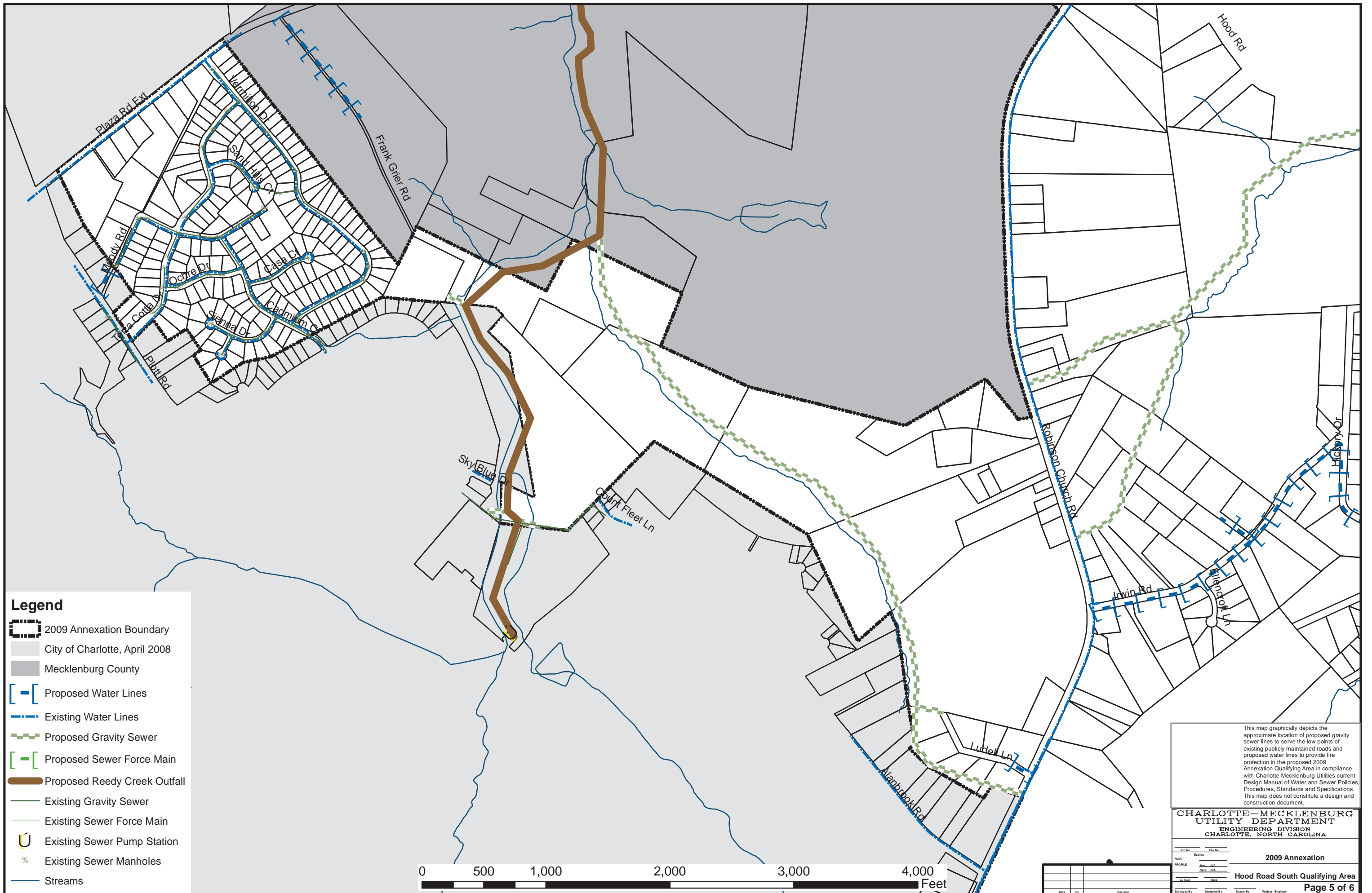
Job No.	Series	File No.	2009 Annexation
PLAN			
PROFILE			
As Shown	Date		Hood Road South Qualifying Area
Surveyed By	Designed By	Drawn By	Project Engineer
			Key Map 2
















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CHARLOTTE - MECKLENBURG UTILITY DEPARTMENT
 ENGINEERING DIVISION
 CHARLOTTE, NORTH CAROLINA

Job No.	File No.	2009 Annexation
PLAN	Scale	
PROFILE	Scale	
As Built	Date	
Surveyed By	Designed By	Drawn By
		Project Engineer



Legend

-  2009 Annexation Boundary
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-  Proposed Gravity Sewer
-  Proposed Sewer Force Main
-  Proposed Reedy Creek Outfall
-  Existing Gravity Sewer
-  Existing Sewer Force Main
-  Existing Sewer Pump Station
-  Existing Sewer Manholes
-  Streams

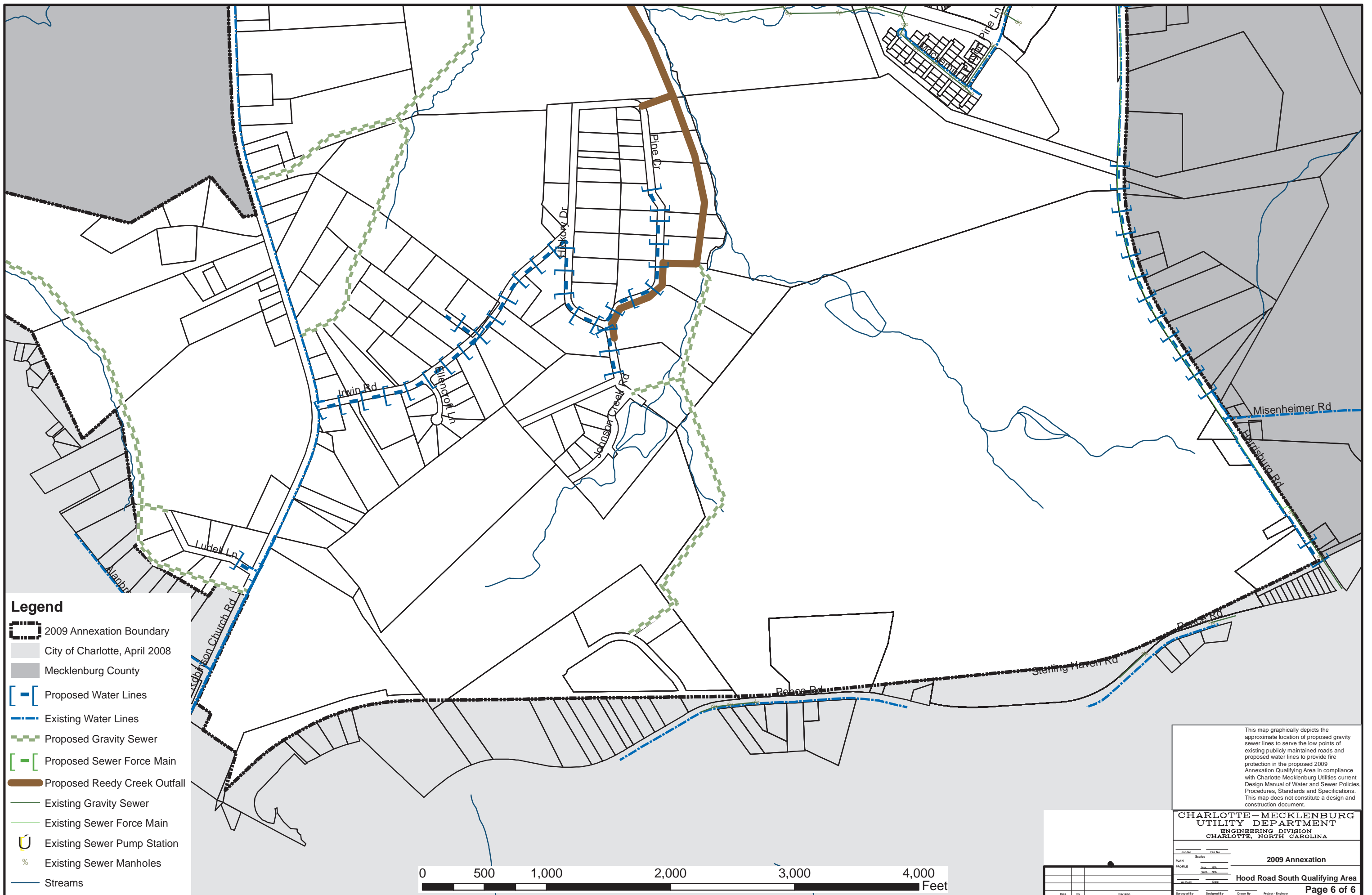


This map graphically depicts the approximate location of proposed gravity sewer lines to serve the low points of existing publicly maintained roads and proposed water lines to provide fire protection in the proposed 2009 Annexation Qualifying Area in compliance with Charlotte Mecklenburg Utilities current Design Manual of Water and Sewer Policies, Procedures, Standards and Specifications. This map does not constitute a design and construction document.

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2009 Annexation
Hood Road South Qualifying Area
 Page 5 of 6



Legend

- 2009 Annexation Boundary
- City of Charlotte, April 2008
- Mecklenburg County
- Proposed Water Lines
- Existing Water Lines
- Proposed Gravity Sewer
- Proposed Sewer Force Main
- Proposed Reedy Creek Outfall
- Existing Gravity Sewer
- Existing Sewer Force Main
- Existing Sewer Pump Station
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 Page 6 of 6