City of Hendersonville, NC

Request for Statements of Qualification #230067555002

Professional Engineering Services for the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project

NCGS Chap. 143, Article 3D

Date Issued: October 28th, 2026

Last Date of Addendum: November 16th, 2026

Responses Due By: November 30th, 2026

Direct all inquiries concerning this RFQ to:

Michael Huffman

Stormwater & Parks Director

mhuffman@hvlnc.gov

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1. Project Description

General Information

The City of Hendersonville (the "City") is seeking Statements of Qualifications from qualified engineering firms (the "Firm") to provide professional engineering services for Phase 2 of the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project.

The selected Firm will provide planning, assessment, hydrologic and hydraulic modeling, engineering design, environmental and regulatory permitting, preparation of construction documents, cost estimating, and related professional services necessary to advance Phase 2 to a bid-ready project. The City may also authorize additional services associated with bidding, construction administration, construction observation, post-construction certification, hydraulic model updates, and project closeout as funding becomes available.

Qualified firms should demonstrate experience in complex riverine flood hydraulics, two-dimensional hydraulic modeling, floodplain and flood-storage optimization, nature-based flood mitigation, floodplain restoration, stream and wetland restoration, hydraulic structure design, FEMA/NFIP permitting, environmental permitting, and coordination of floodplain projects with public utilities, transportation, greenway, and other infrastructure.

The selected Firm shall comply with all applicable federal, state, and local laws and regulations; City procurement and contracting requirements; and conditions associated with project funding. Professional engineering services will be procured in accordance with the North Carolina Mini-Brooks Act, N.C.G.S. Chapter 143, Article 3D.

Project Overview:

The Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project originated from watershed and flood-mitigation planning efforts undertaken by the City and its partners, including the Mud Creek Watershed Restoration Plan and a North Carolina Land and Water Fund planning study completed in 2023. The planning study evaluated opportunities to restore natural floodplain functions, increase flood storage, improve water quality and habitat, and reduce frequent flooding within the highly developed Lower Mud Creek corridor.

The planning effort identified a series of hydraulically connected project sites extending along Mud Creek and Johnsons Ditch. The study recognized that historic channelization, berms, drainage ditches, road crossings, railroad infrastructure, and other modifications have disconnected significant portions of the natural floodplain from Mud Creek during frequent flood events. It also identified opportunities to use Johnsons Ditch and other hydraulic connections to route floodwaters to underutilized flood-storage areas throughout the corridor.

The project location and relationship to the broader Lower Mud Creek corridor are shown in Exhibit A - Project Location and Context Map.

Phase 1 Background

The City has completed Phase 1 of the Lower Mud Creek Floodplain Restoration Project, representing an approximately $3 million investment in flood risk reduction, floodplain restoration, water-quality improvement, habitat enhancement, and public recreation.

Phase 1 improvements were constructed primarily on the City's Wilson and Brevard Church properties upstream of the Phase 2 site. Phase 1 established floodplain and wetland restoration areas, restored stream and riparian systems, modified historic berms, and incorporated hydraulic control features intended to increase flood storage during frequent flood events while maintaining conveyance during larger events.

The City will provide the selected Firm with available Phase 1 design information, hydraulic modeling files, and sealed record/redline drawings when available. A final Phase 1 hydraulic report was not prepared; therefore, the selected Firm will be responsible for reviewing available modeling and incorporating the constructed Phase 1 improvements into the design-level hydraulic analysis developed for Phase 2.

Phase 2 Overview

Phase 2 of this project will be constructed on the City's recently acquired property off South Grove Street between the Phase 1 Brevard Church property and Henderson County's Jackson Park. The property is located primarily within the Mud Creek Special Flood Hazard Area and regulatory floodway and contains Mud Creek, Johnsons Ditch and associated drainage features, existing wetlands/floodplain areas, historic berms, drainage infrastructure, and hydraulic relief structures. Refer to Exhibit A for the site location and corridor context and **Exhibit B - Phase 2 Property and Existing Conditions for property boundaries, available existing-condition information, and the recorded acquisition/recombination plat**.

The property was specifically identified during the 2023 planning study because of its restoration potential, flood-storage capacity, location within the Mud Creek floodplain, and ability to provide the missing physical and hydraulic connection between upstream Phase 1 improvements and downstream flood-storage areas near the Dog Park and Jackson Park.

Preliminary hydraulic analyses identified significant unused flood-storage capacity on the Phase 2 property. Planning-level modeling estimated approximately 40 acre-feet of additional storage potential on the acquisition site through improved routing, berm modification, and greater hydraulic equalization between Mud Creek and Johnsons Ditch. Earlier corridor planning also identified the potential for upwards of approximately 70 acre-feet of flood storage upstream of the railroad, together with substantial additional storage opportunities downstream in the Dog Park and Jackson Park area.

These are planning-level estimates of potential flood storage capacity and are not predetermined design requirements. The selected Firm will be expected to verify existing conditions and evaluate alternatives to determine the amount, location, configuration, and operation of flood storage that provides the greatest practical flood-risk reduction while meeting regulatory, environmental, infrastructure, constructability, and long-term maintenance requirements.

Phase 2 Project Objectives

The primary objective of Phase 2 is to optimize the acquired property as an integral component of the larger Lower Mud Creek flood-risk-reduction project.

The selected Firm will evaluate opportunities to improve hydraulic connectivity between:

- Mud Creek;
- Johnsons Ditch;
- constructed Phase 1 improvements;
- flood-storage areas within the Phase 2 property; and
- downstream storage areas toward Jackson Park.

Potential improvements may include selective berm lowering or removal, floodplain grading, creation or enhancement of stable floodplain connections, modification of drainage ditches, routing of flows from Johnsons Ditch and Mud Creek, stormwater treatment opportunities, restoration of wetlands and riparian areas, and modification or replacement of existing hydraulic control and relief structures.

The 2023 planning study identified aging corrugated metal relief culverts near the downstream portion of the site as a particular opportunity for Phase 2. The study recommended evaluating modification or replacement of these structures to increase storage during frequent flood events while maintaining appropriate conveyance for larger events.

The design shall emphasize nature-based flood mitigation and restoration of natural floodplain functions while providing reliable, maintainable, and resilient infrastructure.

Hydrologic and Hydraulic Modeling

A preliminary two-dimensional hydraulic model was developed during the 2023 planning study. That study determined that the effective FEMA one-dimensional model does not adequately represent the complex split-flow conditions between Mud Creek, Johnsons Ditch, the floodplain, berms, and multiple hydraulic structures within the project corridor. The planning study therefore recommended two-dimensional modeling for subsequent design and implementation.

The existing two-dimensional model was developed for planning purposes and was not calibrated or subjected to the level of quality control necessary for final engineering design. The study specifically identifies the need for improved structure data, topography, model refinement, and calibration or validation during subsequent design.

The selected Firm will be responsible for developing or refining a design-level two-dimensional hydraulic model suitable for:

- existing-condition characterization;
- incorporation of constructed Phase 1 improvements;
- alternatives evaluation;
- optimization of flood routing and storage;
- evaluation of flood depths, velocities, timing, and water-surface elevations;
- evaluation of frequent and regulatory flood events;

- final engineering design; and
- floodplain permitting and required engineering certifications.

The Phase 2 design shall seek to increase storage and attenuate frequent flood events without creating unacceptable increases in regulatory flood elevations, velocities, erosion, or hazards to adjacent properties and infrastructure.

Coordination With Other City Projects

Phase 2 must be designed in coordination with other planned and existing infrastructure within the project area.

Mud Creek Interceptor Replacement

The City's Mud Creek Interceptor Replacement project traverses the Phase 2 property and includes sanitary sewer infrastructure located within the mapped Special Flood Hazard Area and regulatory floodway. Relevant sewer improvements are illustrated in Exhibit C - Related Infrastructure and Greenway Coordination.

The Phase 2 design shall coordinate proposed grading, excavation, berm modifications, hydraulic structures, restoration improvements, vegetation, construction access, and permanent maintenance access with the sewer alignment and associated infrastructure. Floodplain restoration improvements shall not create unacceptable impacts to the structural integrity, cover, accessibility, operation, or maintenance of the sanitary sewer system.

Above the Mud Greenway

The City's Above the Mud Greenway Feasibility Study identifies Alternative B – Floodplain Restoration Projects Alignment as a potential future greenway connection through the Phase 2 site. Alternative B would follow City-owned property and the planned sewer corridor through the Phase 2 property before passing beneath the railroad and connecting to Jackson Park and the Oklawaha Greenway. The potential Alternative B alignment and its relationship to the Phase 2 property and sewer corridor are illustrated in Exhibit C.

The feasibility study specifically recommends coordinating the Scott Site/Phase 2 floodplain restoration project with the future Alternative B greenway alignment.

The Phase 2 design shall therefore preserve and accommodate a feasible future greenway corridor and compatible grades, drainage, crossings, and connection points. The flood-risk-reduction and floodplain-restoration functions of the project shall remain the primary design objectives. Final greenway design may be authorized separately depending on available funding and project needs.

Because much of the proposed alignment is located within the Mud Creek floodway, the design shall consider inundation, scour, sediment and debris deposition, erosion, maintenance requirements, and potential hydraulic effects associated with future trail construction. The feasibility study acknowledges that Alternative B will be subject to flooding and will require flood-resilient design and post-flood maintenance.

Anticipated Scope of Professional Services

Professional services are anticipated to include, but are not necessarily limited to:

- Review of existing planning studies, Phase 1 design and record information, survey data, hydraulic models, acquisition documents, sewer plans, and greenway planning documents;
- Field assessment and supplemental survey necessary for final engineering design;
- Wetland, stream, vegetation, soils, environmental, and infrastructure assessments;
- Existing-condition and proposed-condition hydraulic analyses;
- Development and evaluation of alternative flood-routing, storage, restoration, and hydraulic-control concepts;
- Selection and refinement of a preferred alternative in coordination with the City;
- 30-percent, 60-percent, 90-percent, and final engineering design;
- Floodplain grading and restoration design;
- Hydraulic control, culvert, outlet, and relief structure evaluation and design;
- Stream, wetland, riparian, and vegetation restoration design as appropriate;
- Coordination with sanitary sewer, greenway, railroad, utility, and other infrastructure;
- Preparation of construction plans, specifications, quantities, and opinions of probable construction cost;
- 401/404 and other applicable environmental permitting;
- Floodplain development permitting and engineering certification;
- Erosion and sediment control permitting;
- Agency and stakeholder coordination;
- Development of inspection, operation, and maintenance recommendations; and
- Preparation of a complete bid-ready construction package.

Additional services associated with bidding, construction administration, construction observation, post-construction survey, FEMA map revision, additional downstream analysis, greenway design, and grant administration may be negotiated and authorized separately as funding becomes available.

Project Funding

The City has been awarded $250,000 from the Golden LEAF Foundation for professional services associated with planning, engineering, design, and permitting for Phase 2 of the Lower Mud Creek Flood Risk Reduction Project. The grant remains active, and the City intends to request an extension of the grant period.

The Golden LEAF award was specifically intended to advance Phase 2 through assessment, hydraulic modeling, preliminary and final engineering design, preparation of bid documents, and applicable permitting.

The City anticipates pursuing additional state, federal, local, and other grant funding for construction and implementation following completion of the Phase 2 design.

Project Exhibits and Available Background Information

The following exhibits describe the project location, property conditions, and infrastructure coordination needs:

- Exhibit A - Project Location and Context Map: Phase 1 properties (Brevard Church & Wilson Site), the Phase 2 property (Acquisition Parcels), Mud Creek, Johnsons Ditch, South Grove Street, the railroad, the Dog Park, and Jackson Park, with the anticipated Phase 2 design area distinguished from the broader hydraulic study area.
- Exhibit B - Phase 2 Property and Existing Conditions: The recorded acquisition/recombination plat. Approximate features and mapping sources and dates shall be identified.
- Exhibit C - Related Sewer Infrastructure and Greenway Coordination: Relevant Mud Creek Interceptor Replacement plan information and the potential Alternative B greenway alignment, showing their relationship to the Phase 2 property and identifying their current planning or design status. The greenway is identified as a future design accommodation.

The City will make available relevant background information, including the following, as available:

- The 2023 planning study/design memorandum, including conceptual alternatives and preliminary hydraulic findings;
- Current Mud Creek Interceptor Design Plans
- Above the Mud Greenway Feasibility Study Section 4-5, particularly Alternative B;
- The Golden LEAF award scope and applicable funding conditions, including the grant extension status at the time the RFQ is issued
- Phase 1 Construction Drawings.
- Phase 1 Environmental Assessment of Acquisition Parcels

The exhibits and background documents are provided to describe the project context and assist firms in preparing Statements of Qualifications. Planning-level concepts, mapped features, and estimated flood-storage quantities are subject to verification and refinement by the selected Firm. Preliminary restoration concepts do not represent a final design selected by the City. The final design limits and hydraulic study extent will be established in coordination with the City

NOTE: Responding firms must be licensed North Carolina Professional Engineers and should have demonstrated experience and ability in administering state grants, and compliance with contracting, procurement, and construction administration and reporting requirements under applicable state grant requirements.

Anticipated Project Schedule

The City intends to complete Phase 2 grant-funded professional engineering services within the Golden LEAF grant period ending in August 2027. The target for delivery of the final design package is July 30, 2027, allowing time for City acceptance, final corrections, invoicing, and grant closeout before the applicable grant deadline. The completed design will support anticipated applications for construction funding during 2028.

Milestone	Target Date
Contract Execution and Notice to Proceed	November 2026
Project Kickoff, Existing-Data Review, and Initial Agency Coordination	December 2026
Supplemental Survey, Environmental Assessment, and Baseline Hydraulic Model	February 2027
Alternatives Analysis and City Selection of Preferred Alternative	March 2027
30-Percent Design and Preliminary Construction Cost Estimate	April 2027
60-Percent Design and Applicable Permit Application Submittals	May 2027
90-Percent Design, Updated Cost Estimate, and Draft Grant-Support Materials	June 2027
Final Design Package and Completed Grant-Support Materials	July 30, 2027
City Acceptance, Final Corrections, Invoicing, and Grant Closeout	August 2027, before the grant deadline

Agency coordination shall begin early in design. The selected Firm shall identify permitting dependencies and promptly notify the City of conditions that could affect the schedule. Final documents shall incorporate required permit conditions before construction bidding. Construction dates will be established following confirmation of funding and applicable authorizations.

2. Statements of Qualification

The format of the Statements of Qualifications (SOQs) shall be determined by the responding firm. SOQs shall be organized in a manner that facilitates evaluation of the firm and specifically addresses each evaluation criterion in Section 3. Additional information deemed relevant may also be submitted. The SOQ shall be no more than 20 pages in total length.

Firm Information:

- Firm name.
- Address of principal office where work will be performed.
- Phone number, website, and e-mail information.
- Name and information of the individual who will be the City's primary contact and project manager.

Proposed team qualifications:

- Provide a complete description of project staff in the form of a graphic organizational chart and a staffing summary identifying individual roles and responsibilities.

- Identify the project manager, key personnel, and subconsultants proposed for this project. Provide a resume for each proposed team member detailing relevant experience, length of service with the firm, job duties, education, and professional qualifications and registrations. The project manager shall demonstrate experience with projects of comparable scope and complexity. Identify the North Carolina-licensed professional engineer responsible for the engineering work.

- Demonstrate the proposed team's experience in two-dimensional hydraulic modeling, flood-storage optimization, floodplain restoration, hydraulic structure design, environmental and floodplain permitting, and coordination with public utilities and other infrastructure.

- Provide information concerning the firm's ability to complete projects within budget and schedule. Describe other work commitments of the proposed team and the staff availability dedicated to Hendersonville. Address the anticipated August 2027 completion of core design and grant-support materials for 2028 construction funding applications

Project Approach and Management:

- Provide a narrative of the firm's prior experience and qualifications related to the floodplain restoration and flood risk reduction services described in this RFQ. Specifically identify similar projects completed for local governments. Document relevant

- projects of similar size and scope completed within the past five (5) years. For each project, provide the following information:
  - Owner's name and contact information, including mailing address, email address, and telephone number;
  - Project name, location, and detailed description;
  - Project start and completion dates;
  - Project budget for engineering and construction; and
  - Project staff and their roles, identifying personnel proposed for this assignment.

- Provide a detailed description of the approach and process the firm would use to complete the project deliverables identified in Section 1. Address the scope of services and identify key risks, challenges, and proposed measures to achieve successful, timely delivery.

- Describe the approach to reviewing available Phase 1 information and planning-level hydraulic models; obtaining supplemental survey and environmental data; refining and validating the two-dimensional hydraulic model; and evaluating alternatives for flood routing, storage, and restoration. Address integration with constructed Phase 1 improvements and downstream hydraulic connections.

- Describe the approach to coordinating the design with the Mud Creek Interceptor Replacement project and accommodating the potential Alternative B greenway corridor. Identify anticipated permitting requirements, agency coordination, and significant design or schedule dependencies.

References:

- Provide at least three (3) references that the City may contact to verify the firm's qualifications, experience, and involvement in comparable activities and projects. Include each reference's name, job title, telephone number, email address, and mailing address.

- Provide at least three (3) references that the City may contact to verify the firm's qualifications, experience, and success in administering projects funded by private, federal, or state grants.

- Provide at least three (3) references that the City may contact to verify the firm's experience with contracting, procurement, construction administration, and reporting requirements for state or federally funded projects.

- The same references may satisfy more than one of the above categories if their relevant experience with the firm is identified.

Fee Schedule:

- Do not submit an hourly billing rate schedule or proposed fees with the Statement of Qualifications. The City will request compensation information from the selected firm during negotiation of the scope of services and contract.

3. Evaluation Criteria

Primary evaluation criteria and anticipated weights the City intends to utilize to select the best qualified firm are listed below. Representatives of the City will read, review and evaluate the qualifications independently based on the evaluation criteria. Interviews may be requested by the City prior to the selection of a firm.

The following factors will be used in the initial evaluation process:

A. Project Team Qualifications (30 points possible):
   - Experience in providing similar services of comparable size and complexity.
   - Appropriate experience and technical qualifications of the proposed team to provide services as described herein.
   - Recent experience of the project team providing professional services related to floodplain restoration and flood mitigation projects as well as state funded grant projects.

B. Project Approach and Management (25 points possible):
   - Organizational structure of the proposed team - defined line of communication and clearly defined roles for personnel.
   - Ensure that the proper approaches are used for the project.
   - Ensure the deliverables are accurate, thorough, and delivered on time.
   - Ensure the project is completed within the available budget.

C. Examples of past work (20 points possible)
   - Example projects are similar in size, scope, and complexity to the project described above.

D. Experience and Qualifications Related to State Grant Administration (15 points possible)
   - Firm has demonstrated experience working with federal and state grant agencies.
   - Firm has demonstrated experience in state grant administration for clients.

E. References (10 points possible)
   - Favorable responses from project references

4. SOQ Submittal Details

Statements of Qualifications (SOQs) shall be submitted in PDF format by email to Michael Huffman, Stormwater Administrator, City of Hendersonville, at mhuffman@hvlnc.gov by **5:00 p.m. Eastern Time on Monday, November 30, 2026**. SOQs received after this deadline will not be considered. Submittals shall include the signature of a company representative authorized to execute contracts on behalf of the firm.

Questions regarding this RFQ shall be submitted by email only to Michael Huffman at mhuffman@hvlnc.gov and must be received by **5:00 p.m. Eastern Time on Monday, November 9, 2026**. Answers to questions and any addenda will be posted to the bid webpage on the City's website. Responding firms are responsible for reviewing posted addenda and acknowledging receipt in their SOQs. **The City anticipates issuing its final responses and addenda by November 16, 2026**. If a later material addendum is necessary, the City may extend the submittal deadline.

Maintaining the integrity of the RFQ process is of paramount importance to the City. Responding firms shall direct communications concerning this procurement to the designated contact and shall not contact other City officials or staff regarding this procurement until the award is presented for approval.

The City anticipates notifying the preferred firm by telephone or email on or before **Monday, December 7, 2026**. Selection is subject to completion of the evaluation process and any interviews the City determines necessary. The selected firm will be expected to begin scope and contract negotiations promptly following notification. If an agreement cannot be negotiated with the selected firm, negotiations will be terminated and initiated with the next best-qualified firm.

The City anticipates contract execution and issuance of a Notice to Proceed by **Monday, December 14, 2026**, subject to successful negotiations and required City approvals. Additional services identified in this RFQ may be authorized separately as the City determines the need, funding availability, and applicable requirements.

The City reserves the right to select and enter into an agreement with the firm that, in the City's judgment, is best qualified. Compensation and the scope of services will be established during contract negotiations in accordance with applicable North Carolina law, City procurement requirements, and applicable grant conditions.

The City accepts no responsibility for expenses incurred in preparing or delivering SOQs. The City reserves the right to reject any and all SOQs, waive technical errors and informalities as permitted by law, and select the firm based on its qualifications, references, and interviews, if conducted. In the event of limited response, the City may extend the submittal deadline to promote a competitive procurement process.

All original documents, reports, studies, and other data produced as a direct result of services performed under the contract shall become the property of the City. Copyrighting of material produced as a result of those services shall be in the City's name. Where licensed material is incorporated as an integral component of the services, the firm shall register the City as a licensed user and provide the City with one complete copy of the licensed material.

The City provides historically underutilized businesses an equal opportunity to participate in its contracting and procurement programs and prohibits discrimination against persons or businesses pursuing these opportunities. The City is an Equal Employment Opportunity Employer.

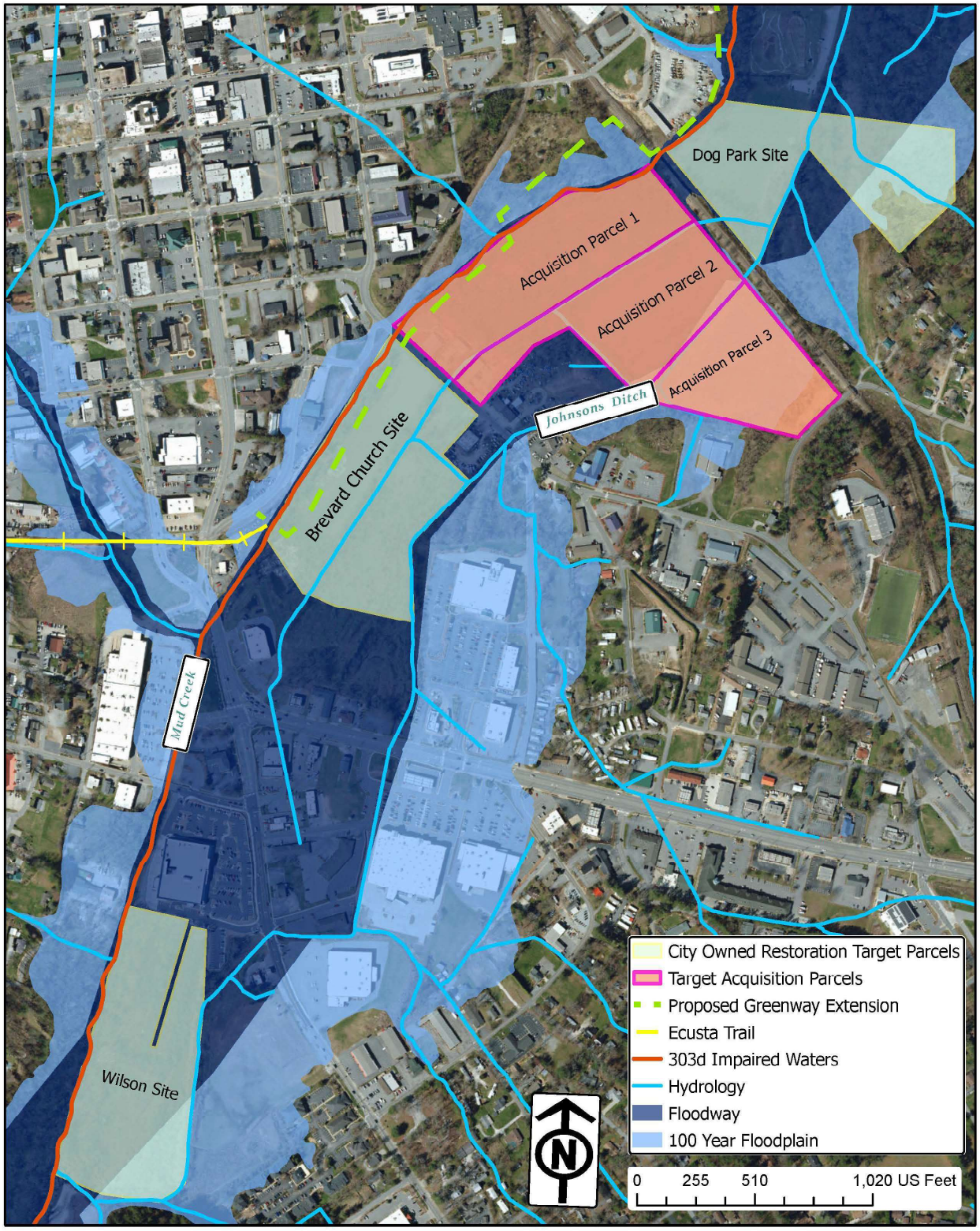
Important Dates

All times are Eastern Time. Selection and contract dates are anticipated and may be adjusted by the City. Changes to submission deadlines will be communicated by addendum.

Milestone	**Date**
RFQ Advertised	Wednesday, October 28, 2026
Deadline for Written Questions	Monday, November 9, 2026, 5:00 p.m.
Anticipated Final Responses and Addenda	Monday, November 16, 2026
SOQs Due	Monday, November 30, 2026, 5:00 p.m.
Anticipated Preferred Firm Notification	Monday, December 7, 2026
Anticipated Contract Execution and Notice to Proceed	Monday, December 14, 2026

5. Exhibit A: Project Area Map

2022 NCLWF Flood Mitigation Grant Project Area Map



6. Exhibit B: Phase 2 Property Boundaries and Recorded Plat

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NOTES

1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE.
2. THIS PROPERTY MAY BE SUBJECT TO OTHER RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
3. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
4. SUBJECT PROPERTIES ARE ZONED C2 AND R-15

   4A. C2 - SECONDARY BUSINESS

   SETBACKS
   FRONT: 15' EXCEPT FOR STRUCTURES CONTAINING DWELLING UNITS WHICH SHALL HAVE A MINIMUM FRONT YARD OF 20 FEET.

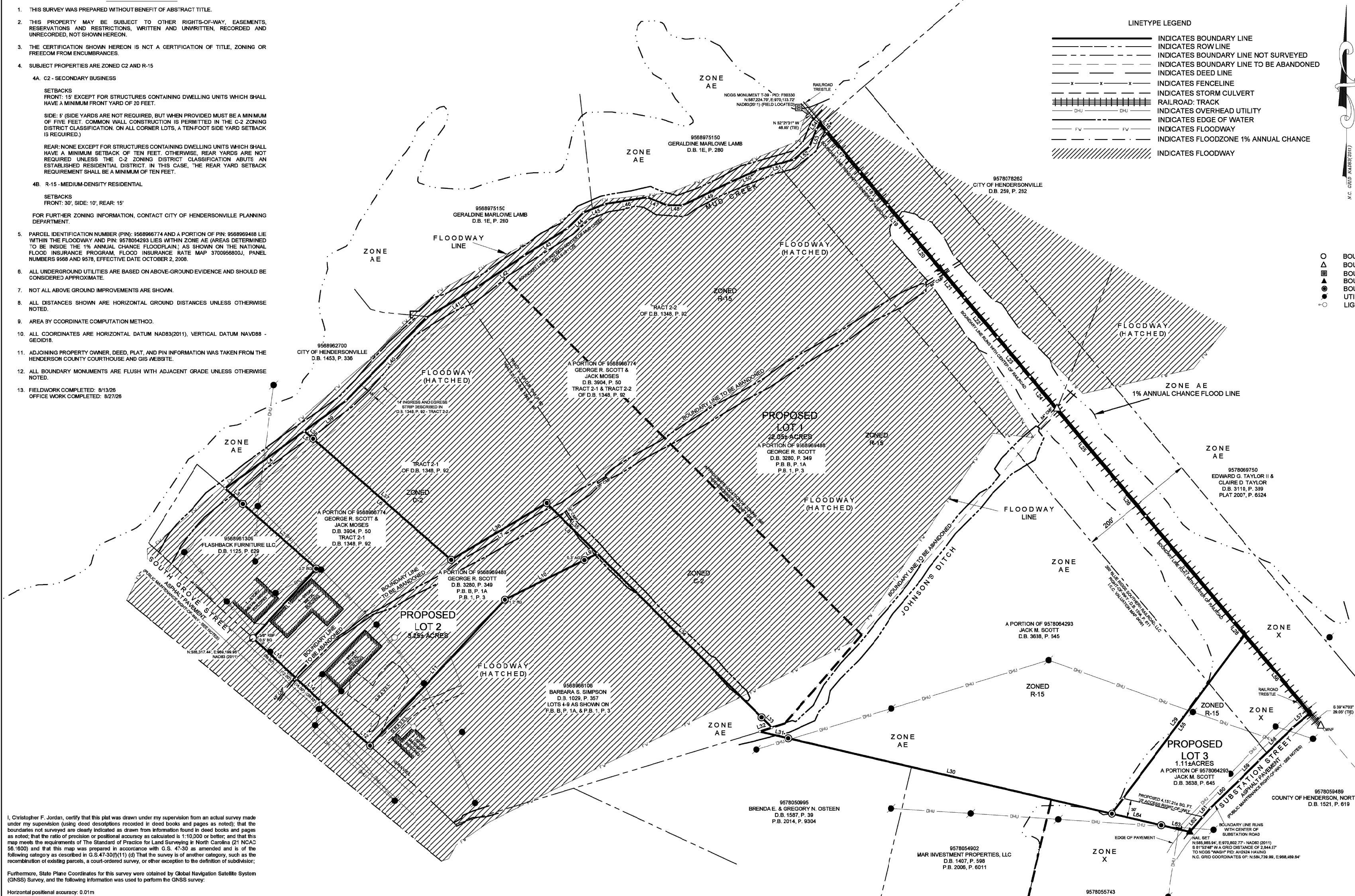
   SIDE: 5' (SIDE YARDS ARE NOT REQUIRED, BUT WHEN PROVIDED MUST BE A MINIMUM OF FIVE FEET. COMMON WALL CONSTRUCTION IS PERMITTED IN THE C-2 ZONING DISTRICT CLASSIFICATION. ON ALL CORNER LOTS, A TEN-FOOT SIDE YARD SETBACK IS REQUIRED.)

   REAR: NONE EXCEPT FOR STRUCTURES CONTAINING DWELLING UNITS WHICH SHALL HAVE A MINIMUM SETBACK OF TEN FEET. OTHERWISE, REAR YARDS ARE NOT REQUIRED UNLESS THE C-2 ZONING DISTRICT CLASSIFICATION ABUTS AN ESTABLISHED RESIDENTIAL DISTRICT. IN THIS CASE, THE REAR YARD SETBACK REQUIREMENT SHALL BE A MINIMUM OF TEN FEET.

   4B. R-15 - MEDIUM-DENSITY RESIDENTIAL

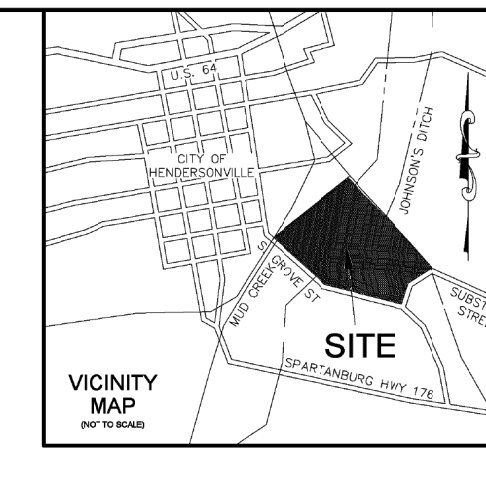
   SETBACKS
   FRONT: 30', SIDE: 10', REAR: 15'

   FOR FURTHER ZONING INFORMATION, CONTACT CITY OF HENDERSONVILLE PLANNING DEPARTMENT.
5. PARCEL IDENTIFICATION NUMBER (PIN): 9568966774 AND A PORTION OF PIN: 9568969488 LIE WITHIN THE FLOODWAY AND PIN: 9578064293 LIES WITHIN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700956800J, PANEL NUMBERS 9568 AND 9578, EFFECTIVE DATE OCTOBER 2, 2008.
6. ALL UNDERGROUND UTILITIES ARE BASED ON ABOVE-GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE.
7. NOT ALL ABOVE GROUND IMPROVEMENTS ARE SHOWN.
8. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
9. AREA BY COORDINATE COMPUTATION METHOD.
10. ALL COORDINATES ARE HORIZONTAL DATUM NAD83(2011), VERTICAL DATUM NAVD88 - GEOID18.
11. ADJOINING PROPERTY OWNER, DEED, PLAT, AND PIN INFORMATION WAS TAKEN FROM THE HENDERSON COUNTY COURTHOUSE AND GIS WEBSITE.
12. ALL BOUNDARY MONUMENTS ARE FLUSH WITH ADJACENT GRADE UNLESS OTHERWISE NOTED.
13. FIELDWORK COMPLETED: 8/13/26
    OFFICE WORK COMPLETED: 8/27/26



LINETYPE LEGEND

- INDICATES BOUNDARY LINE
- INDICATES ROW LINE
- INDICATES BOUNDARY LINE NOT SURVEYED
- INDICATES BOUNDARY LINE TO BE ABANDONED
- INDICATES DEED LINE
- INDICATES FENCELINE
- INDICATES STORM CULVERT
- RAILROAD: TRACK
- INDICATES OVERHEAD UTILITY
- INDICATES EDGE OF WATER
- INDICATES FLOODWAY
- INDICATES FLOODZONE 1% ANNUAL CHANCE
- INDICATES FLOODWAY



VICINITY MAP
(NOT TO SCALE)

SYMBOL LEGEND

- BOUNDARY: EXISTING CORNER MONUMENT (AS DESCRIBED)
- BOUNDARY: EXISTING NAILS & SPIKES (AS DESCRIBED)
- BOUNDARY: RIGHT OF WAY MONUMENT
- BOUNDARY: SET NAILS & SPIKES (AS DESCRIBED)
- BOUNDARY: SET WITH "HOLMES GEOSPATIAL" CAP (AS DESCRIBED)
- UTILITY POLE
- LIGHT POLE

LINE	BEARING	DISTANCE
L1	N 42°30'00" E	161.00'
L2	N 48°45'00" W	167.72'
L3	N 48°45'00" W	40.00'
L4	N 54°00'00" E	167.30'
L5	S 48°45'00" E	20.00'
L6	S 48°45'00" E	314.14'
L7	N 59°15'25" E	190.24'
L8	S 45°04'25" E	122.58'
L9	S 63°35'00" W	25.00'
L10	S 63°35'00" W	152.05'
L11	S 42°44'20" W	340.01'
L12	N 48°35'41" W	39.59'
L13	N 47°28'23" W	74.45'
L14	N 46°58'29" W	56.33'
L15	N 47°05'12" W	101.60'

LINE	BEARING	DISTANCE
L16	S 39°42'59" E	16.08'
L17	S 39°47'26" E	89.94'
L18	S 39°36'36" E	73.41'
L19	S 39°51'23" E	62.72'
L20	S 39°36'33" E	79.21'
L21	S 39°45'24" E	64.54'
L22	S 39°42'49" E	88.00'
L23	S 39°44'07" E	87.42'
L24	S 39°47'35" E	72.54'
L25	S 39°41'25" E	158.90'
L26	S 39°45'46" E	78.40'
L27	S 39°48'44" E	234.49'
L28	S 39°42'47" E	29.95'
L29	S 36°37'21" W	381.41'
L30	N 76°52'52" W	568.17'
L31	N 76°52'52" W	50.00'
L32	N 71°44'35" E	21.53'
L33	N 45°04'25" W	25.00'
L34	N 45°04'25" W	396.63'
L35	N 45°04'25" W	122.58'
L36	S 59°15'25" W	190.24'
L37	N 48°45'00" W	314.14'
L38	N 48°45'00" W	20.00'
L39	N 54°00'00" E	87.96'
L40	N 44°00'00" E	197.00'
L41	N 59°00'00" E	105.00'
L42	N 56°00'00" E	95.00'
L43	N 58°00'00" E	87.00'
L44	N 45°00'00" E	38.00'
L45	N 68°00'00" E	39.00'
L46	N 81°00'00" E	74.00'
L47	S 68°00'00" E	36.00'
L48	S 89°00'00" E	27.00'
L49	N 64°00'00" E	92.00'
L50	N 66°00'00" E	51.00'
L51	N 74°00'00" E	64.00'
L52	N 50°00'00" E	35.00'
L53	N 22°00'00" E	31.00'
L54	N 37°00'00" E	11.37'

LINE	BEARING	DISTANCE
L55	N 36°37'21" E	381.41'
L56	S 39°42'47" E	174.92'
L57	S 50°00'00" W	38.00'
L58	S 46°00'00" W	81.00'
L59	S 45°00'00" W	48.00'
L60	S 46°00'00" W	68.00'
L61	S 41°00'00" W	20.14'
L62	S 41°00'00" W	33.94'
L63	N 76°52'52" W	50.00'
L64	N 76°52'52" W	87.16'

I, Christopher F. Jordan, certify that this plat was drawn under my supervision from an actual survey made under my supervision (using deed descriptions recorded in deed books and pages as noted); that the boundaries not surveyed are clearly indicated as drawn from information found in deed books and pages as noted; that the ratio of precision or positional accuracy as calculated is 1:10,000 or better; and that this map meets the requirements of The Standard of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and that this map was prepared in accordance with G.S. 47-30 as amended and is of the following category as described in G.S.47-30(f)(11) (d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

Furthermore, State Plane Coordinates for this survey were obtained by Global Navigation Satellite System (GNSS) Survey, and the following information was used to perform the GNSS survey:

Horizontal positional accuracy: 0.01m
Type of GNSS field procedure: static (post-processed using Trimble Business Center Software and verified using OPUS-RS)
Date of GNSS Survey: September 28th, 2023
Datum: horizontal = NAD83 (2011)
Geoid model: GEOID 18
Combined grid factor: 0.9997775
Localization point: N:585,899.83', E:970,732.23'
Units: U.S. Survey Feet

Witness my original signature, license number, and seal this date, August 27, 2026:

Signed by: [signature]
8AB5778E35ED463
Christopher F. Jordan, PLS
N.C. Professional Land Surveyor L-5435

NORTH CAROLINA PROFESSIONAL SEAL L-4956 LAND SURVEYOR CHRISTOPHER F. JORDAN

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON
I, Miles Kish, Review Officer of Henderson County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

Signed by: [signature]
3600E9D6DF9F4B8...
Review Officer

8/27/2026
Date

BK 2026 PG 17278 - 17278 (1) DOC# 1001054857
This Document eRecorded: 08/27/2026 04:13:35 PM
Fee: $21.00
Henderson County, North Carolina Tax: $0.00
William Lee King, Register of Deeds

Submitted electronically by "Holmes Geospatial"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

80' 40' 0' 80' 160' 240' 320'
GRAPHIC SCALE 1 INCH = 80 FEET

PROPOSED RECOMBINATION SURVEY FOR:
CITY OF HENDERSONVILLE
HENDERSON COUNTY
CITY OF HENDERSONVILLE, NC 28792

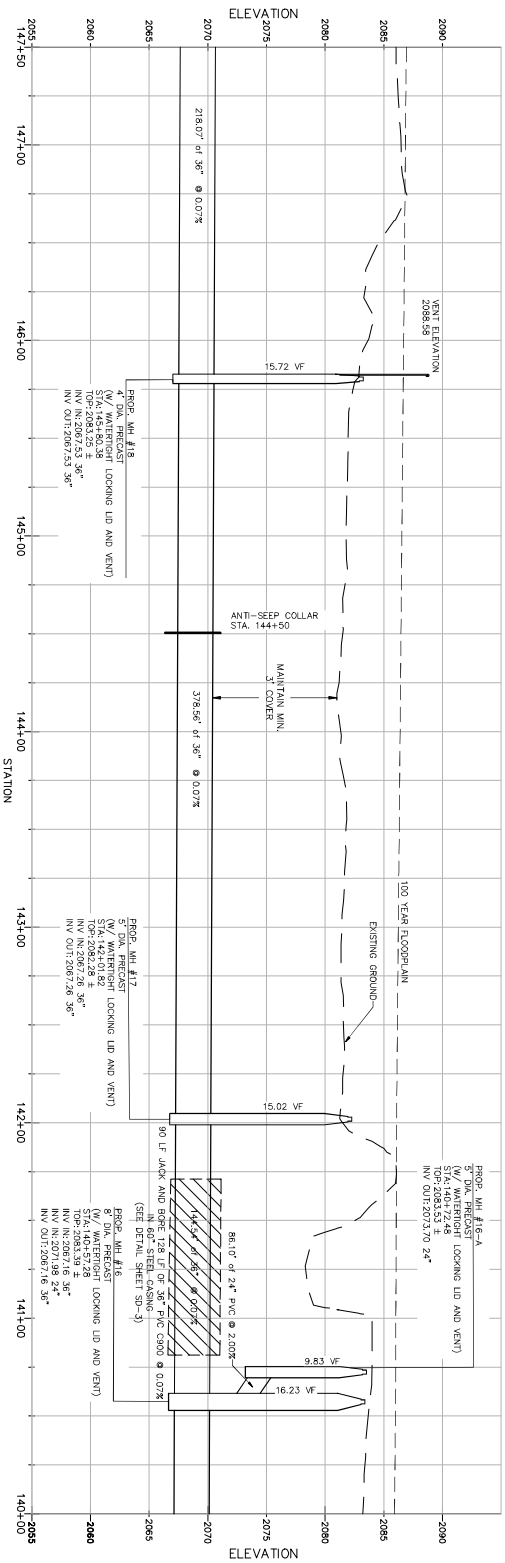
REFERENCES
Owners: George R. and Jack M. Scott
PIN(s): 9568966774, 9568969488, & 9578064293
Deed Book: 3904 Page: 50; Deed Book: 3280 Page: 349; & Deed Book: 3638 Page: 645
Plat book: 645 Page: 3

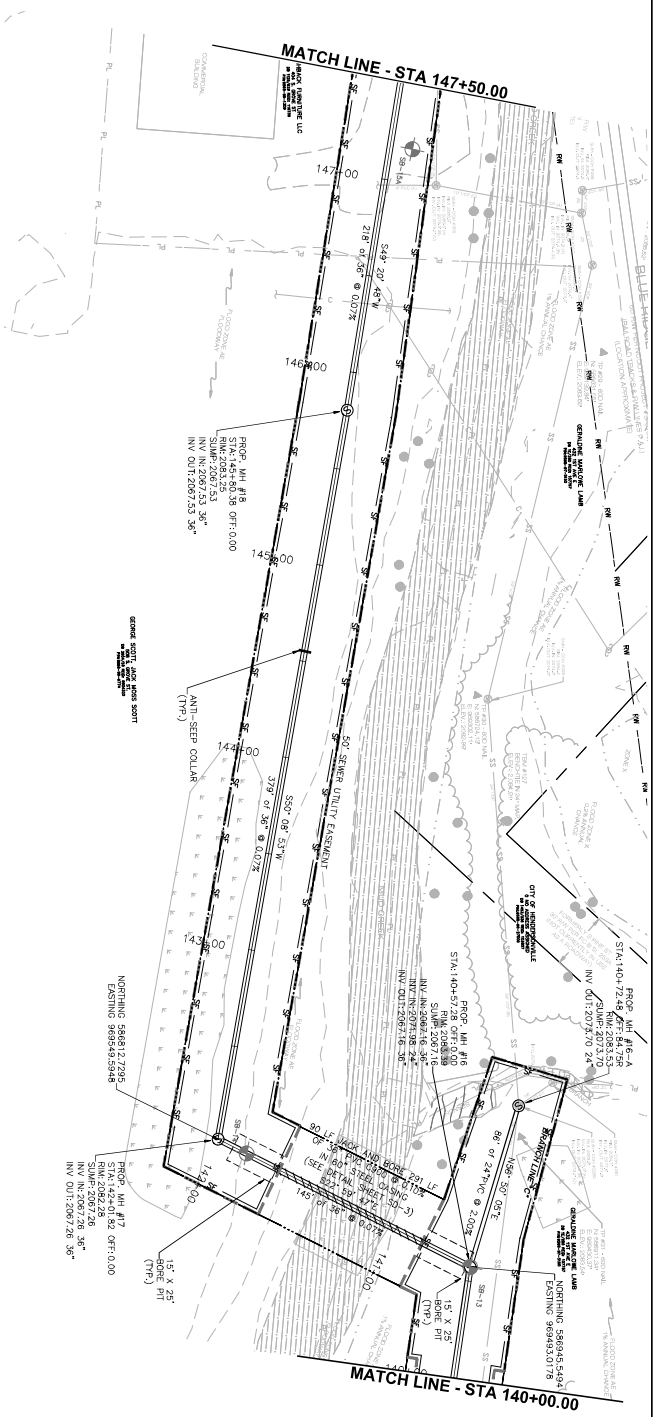
JOB # 23254
Drawn By: JZ
Christopher F. Jordan, PLS cjordan@holmesgeo.com

HOLMES GEOSPATIAL
200 Ridgefield Court, Suite 208 Asheville, NC 28806
Phone: (828) 225-6562 Company Licensure C-2806
www.holmesgeospatial.com

D23-098

7. Exhibit C Related Sewer Infrastructure and Greenway Coordination





NOTES:

1. CONSTRUCTION LIMITS WITHIN THE CITY OF HENDERSONVILLE'S PROPERTY SHALL BE 50 FEET (25 FEET FROM THE CENTERLINE OF THE PROPOSED SEWER) EXCEPT IN DELINEATED WETLAND AREAS NOTED ON THE THE DRAWINGS. MODIFICATIONS TO THE STANDARD 50 FOOT CONSTRUCTION LIMITS MUST BE APPROVED IN WRITING BY THE ENGINEER, PRIOR TO CLEARING AND GRUBBING.
2. CONTRACTOR SHALL REPLACE GREENWAY DAMAGED DURING CONSTRUCTION PER DETAIL, AS NECESSARY. DISTURBANCE OF THE GREENWAY AND PEDESTRIAN TRAFFIC SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.USE TEMPORARY TYPE III BARRICADE FOR PEDESTRIAN TRAFFIC.
3. LIMIT WORK IMPACT WITHIN EXISTING WETLANDS. SEE DETAIL.

0 NORTH 30 60 Feet

P-7 Drawing No.

Project No.: 18032
Revision: IFE

MMP JWB RS
Dsnr. Dsgn. Chkd. YYYY/MM/DD

MUD CREEK INTERCEPTOR REPLACEMENT

PLAN AND PROFILE

NO.	DATE	DESCRIPTION	BY

CITY OF HENDERSONVILLE, NC
"The City of Four Seasons"
City of Hendersonville Engineering Department
305 Williams Street
Hendersonville, NC 28792
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