Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Request for a Reduction of Surety Bond

Carpenter Farms/Century Communities

City Council May 7, 2026

WRIGHT & ASSOCIATES

209 1st Ave. South • Conover, NC 28613 • (828) 465-2205

Carpenter Farms

Engineers Estimate for Bonding (Subdivision)

Item	Description	Total Quantity	Units	Unit Price	Extended Price	% Complete	Amount Remaining
Concrete Flatwork							
72	COS 4" Sidewalk	96740	SF	$ 6.80	$ 657,832.00	0%	$ 657,832.00
73	COS ADA Ramp	34	EA	$ 2,520.00	$ 85,680.00	0%	$ 85,680.00
ROW Improvements							
82	5' Sidewalk	4600	SF	$ 7.30	$ 33,580.00	0%	$ 33,580.00
Landscape Improvements							
83	Landscaping (	1	LS	$ 357,000.00	$ 357,000.00	0%	$ 357,000.00

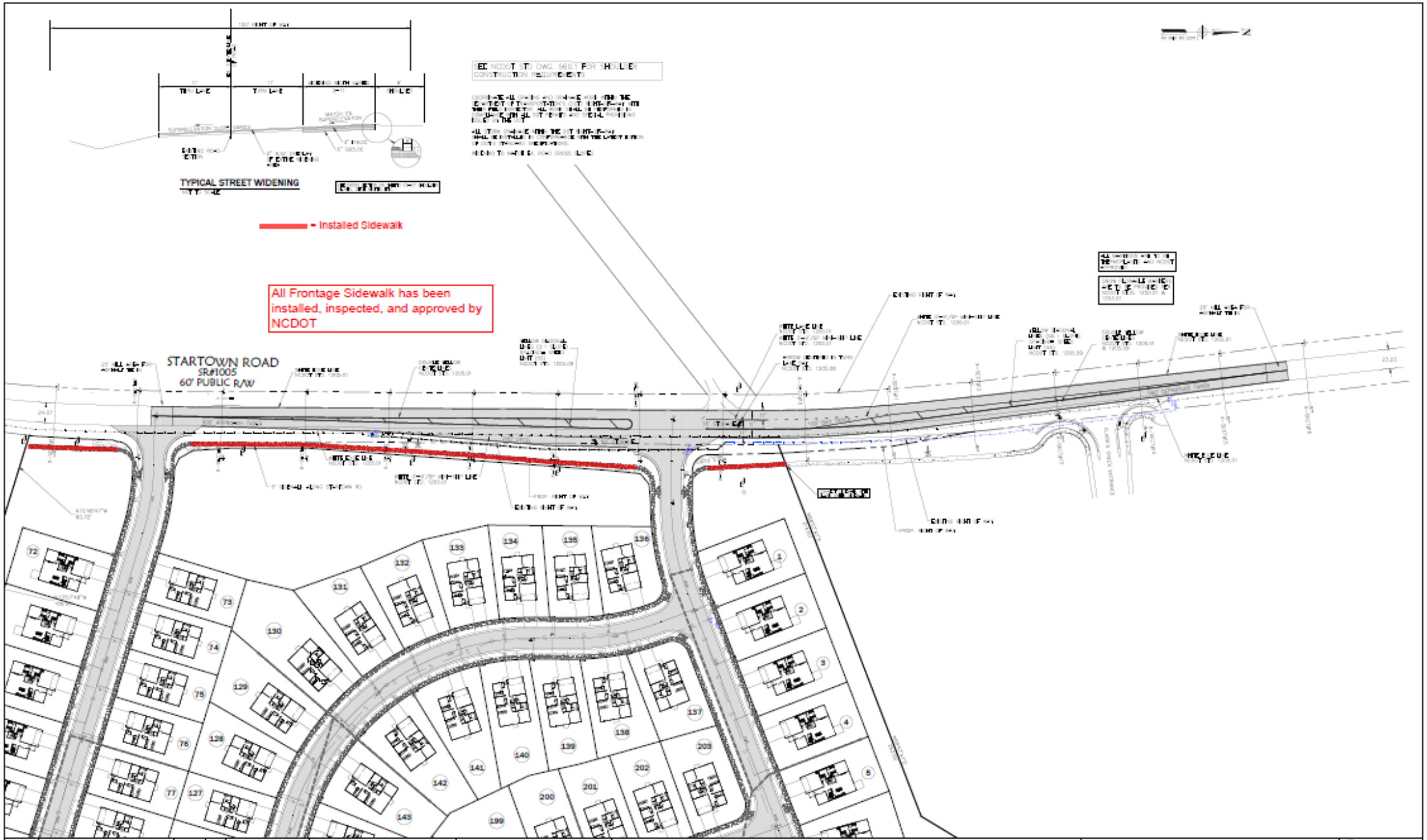
Remaining Subtotal	$ 1,134,092.00
25% Add	$ 283,523.00
Total Bond Amount	$ 1,417,615.00

If you have any questions or need any additional information, please let me know.
Thank you,

Miles A. Wright

Miles A. Wright, PE





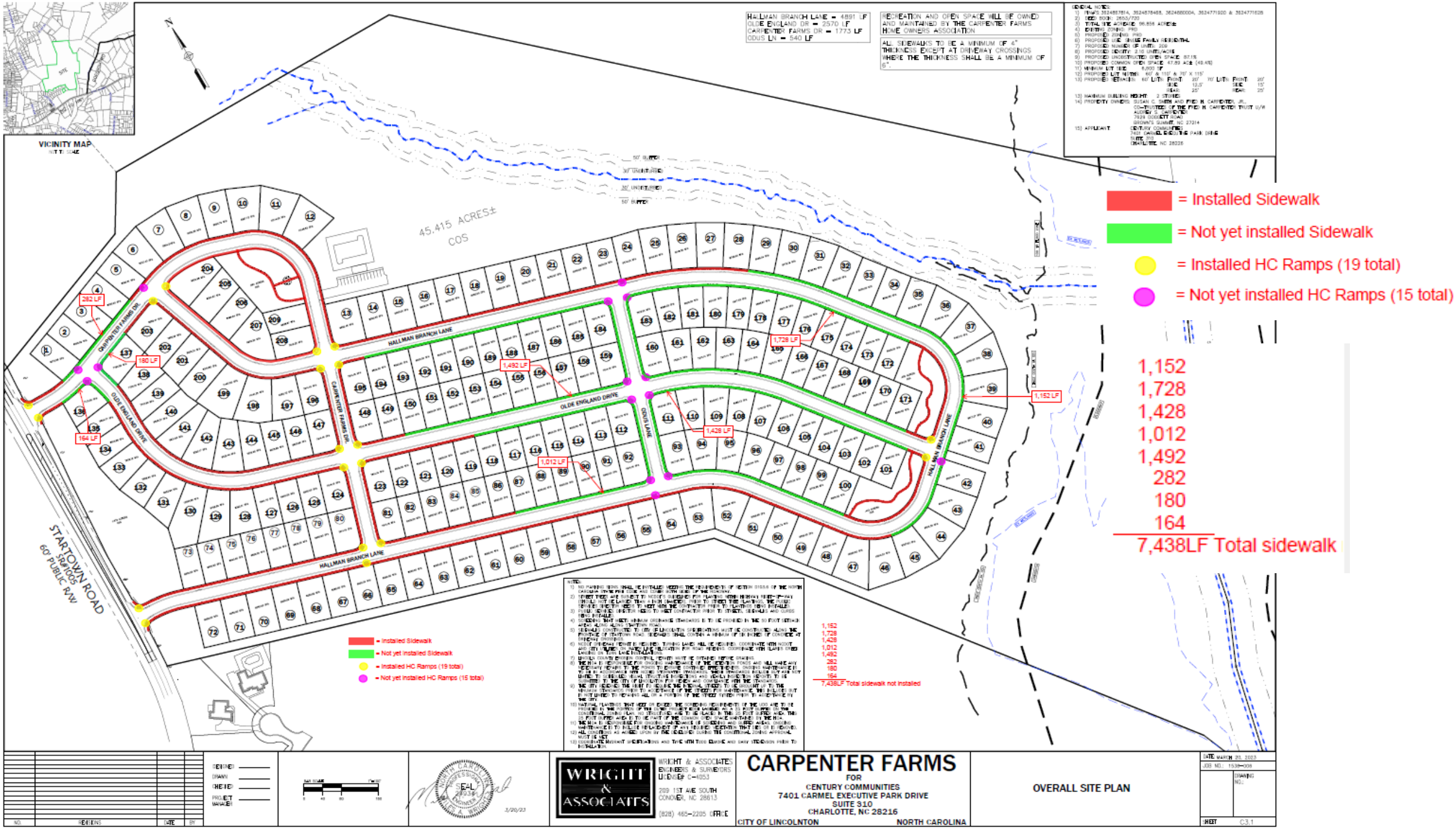
WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS

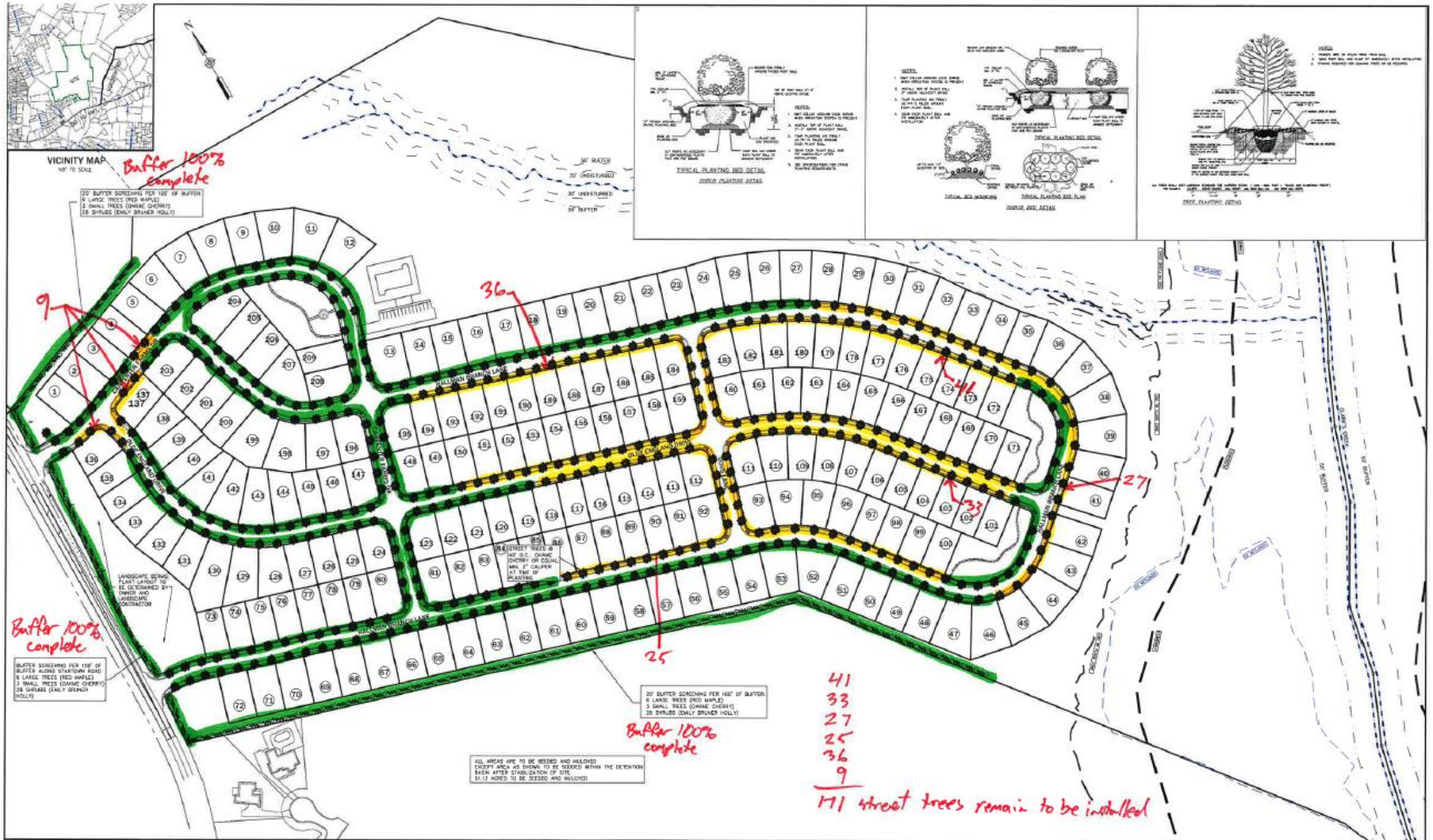
CARPENTER FARMS

FOR
CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE PARK DRIVE
SUITE 310
CHARLOTTE, NC 28216

CITY OF LINCOLNTON NORTH CAROLINA

TURN LANE SITE PLAN


VICINITY MAP
HALLMAN BRANCH LANE = 4891 LF
OLDE ENGLAND DR = 2570 LF
CARPENTER FARMS DR = 1773 LF
ODUS LN = 540 LF
RECREATION AND OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE CARPENTER FARMS HOME OWNERS ASSOCIATION
ALL SIDEWALKS TO BE A MINIMUM OF 4" THICKNESS EXCEPT AT DRIVEWAY CROSSINGS WHERE THE THICKNESS SHALL BE A MINIMUM OF 6".
45.415 ACRES±
COS
CARPENTER FARMS DR.
OLDE ENGLAND DRIVE
HALLMAN BRANCH LANE
ODUS LANE
282 LF
180 LF
164 LF
1,492 LF
1,012 LF
1,428 LF
1,728 LF
1,152 LF
STARTOWN ROAD
SR1005
60' PUBLIC R/W
= Installed Sidewalk
= Not yet installed Sidewalk
= Installed HC Ramps (19 total)
= Not yet installed HC Ramps (15 total)
1,152
1,728
1,428
1,012
1,492
282
180
164
7,438LF Total sidewalk
7,438LF Total sidewalk not installed
CARPENTER FARMS
FOR
CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE PARK DRIVE
SUITE 310
CHARLOTTE, NC 28216
CITY OF LINCOLNTON
NORTH CAROLINA
OVERALL SITE PLAN
WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE # C-4053
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE
DATE MARCH 20, 2023
JOB NO.: 1539-008
DRAWING NO.:
SHEET C3.1



NO	REVISIONS	DATE	BY

DESIGNED
DRAWN
CHECKED
PROJECT MANAGER

BAR SCALE 1"=100'
0 40 80 160

NORTH CAROLINA PROFESSIONAL SEAL 29334 ENGINEER
3/24/23

WRIGHT & ASSOCIATES

WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-4053
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

CARPENTER FARMS

FOR
CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE PARK DRIVE
SUITE 310
CHARLOTTE, NC 28216

CITY OF LINCOLNTON NORTH CAROLINA

LANDSCAPE PLAN

DATE: OCTOBER 14, 2022
JOB NO.: 1536-008
DRAWING NO.:
SHEET L1.0

WRIGHT & ASSOCIATES

209 1st Ave. South • Conover, NC 28613 • (828) 465-2205

Carpenter Farms
Engineers Estimate for Bonding (Subdivision)

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73	COS ADA Ramp	34	EA	$ 2,520.00	$ 85,680.00	56%	$ 37,699.20
ROW Improvements							
82	5' Sidewalk	4600	SF	$ 7.30	$ 33,580.00	100%	$ -
Landscape Improvements							
83	Landscaping	1	LS	$ 357,000.00	$ 357,000.00	88%	$ 42,840.00

Remaining Subtotal	$ 284,467.12
25% Add	$ 71,116.78
Total Bond Amount	$ 355,583.90

If you have any questions or need any additional information, please let me know.
Thank you,

Miles A. Wright

Miles A. Wright, PE

NORTH CAROLINA PROFESSIONAL SEAL 24934 ENGINEER MILES A. WRIGHT

Staff recommends the following action:

1. Recommend approval for the reduction of the Surety Bond amount.

Motion:

Motion to approve as recommended by staff