



November 24, 2025

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092

Re: Application to Amend Planned Development Plan for the Energy Reliability Center 451

Piedmont Natural Gas (PNG), a subsidiary of Duke Energy, is proposing the construction of a new Energy Reliability Center on a parcel located in unincorporated Lincoln County, North Carolina. This electrically powered facility is designed to enhance regional energy reliability by providing additional natural gas capacity to PNG. This amendment to the Planned Development Plan is submitted to confirm and document compliance with the Lincoln County Unified Development Ordinance. The submittal package includes the following documents:

- Attachment A: Application Form
- Attachment B: Project Description
- Attachment C: Unified Development Ordinance Compliance Narrative
- Attachment D: Project Overview Site Plan
- Attachment E: Project Site Plan
- Attachment F: Property Owner Consent Form

Please contact me with any questions or if you require additional information at (360) 901-1410 or Leandra.cleveland@hdrinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leandra Cleveland'.

Leandra Cleveland

HDR Engineering, Inc.

Attachment A. Application Form



Application to Amend Planned Development Plan

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name _____

Applicant Address _____

Applicant Phone Number _____

Property Owner Name _____

Property Owner Address _____

Property Owner Phone Number _____

PART II

Property Location _____

Property ID (10 digits) _____ Property size _____

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

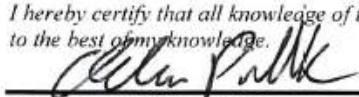
PART III

Zoning District _____

Briefly explain the proposed modification(s) to the Planned Development master plan.

SEE PLANNING & INSPECTIONS DEPARTMENT FOR APPLICATION FEE

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "John Park".

Applicant's Signature

A handwritten signature in black ink, appearing to read "11/18/2025".

Date

Attachment B. Project Description

1 Introduction

Piedmont Natural Gas (PNG), a subsidiary of Duke Energy, is proposing the construction of a new Energy Reliability Center (ERC) on a parcel located in unincorporated Lincoln County, North Carolina. This electrically powered facility is designed to enhance regional energy reliability by providing additional natural gas capacity to PNG. This amendment to the Planned Development Plan is submitted to confirm and document compliance with the Lincoln County Unified Development Ordinance (UDO).

2 Site and Facility Description

The proposed Energy Reliability Center (ERC) will be developed on approximately 93 acres of land, co-located with the existing Duke Energy Lincoln County Combustion Turbine (CT) Station, which is owned and operated by Duke Energy Carolinas, LLC. The ERC site is situated southeast of the CT Station, bounded by Old Plank Road to the west, Killian Creek and the property boundary to the east, and an existing, maintained utility right-of-way (ROW) to the west that includes PNG's Line 451 (natural gas) and Duke Energy's incoming 230kV circuit (overhead transmission). The site is zoned as Planned Development – Industrial (PD-I).

2.1 Site Access

Access to the facility will be provided via the existing entrance from Old Plank Road and the access road serving the adjacent CT station, and no new access to a public road is required. Internal to the site, a new access road, approximately 30 feet wide, will be constructed to connect the ERC to the existing access road. The road will be a gravel/asphalt paved road within the fence line of the site. This road will accommodate two lanes of travel and will include two stream crossings, resulting in permanent impacts to streambed. Impacts to these stream crossings will be permitted through the Clean Water Act Section 404/401 processes with the US Army Corps of Engineers and North Carolina Department of Environmental Quality.

2.2 Substation and ERC Pad

Two foundational pads will be constructed:

- Substation Pad: Approximately 250 feet by 280 feet, constructed of compacted gravel with reinforced concrete for building foundations to support a future substation.
Note: The construction of the future substation will be completed by Duke Energy.
- ERC Pad: Approximately 500 feet by 550 feet, constructed of compacted gravel with reinforced concrete for building foundations, to support the station facility.

2.3 Buildings and Structures

The following buildings and structures will be installed as part of the ERC:

- Pressurization Equipment Building: A climate-controlled facility housing the required pressurization equipment such as compressors, lube oil tank, piping, ventilation fans and louvers, electric motors, electrical junction boxes, and cable trays. Dimensions: 230 feet x 90 feet with potential future expansion to 302 feet x 90 feet (27,180 square

feet). This building will be the tallest structure approximately 36 feet above ground surface.

- Electrical Equipment Enclosures: Protective enclosures for electrical components, designed to shield against environmental exposure and enhance safety.
 - VFD building: Contains electrical motor controllers, circuit breakers, protection equipment, operator interface, and an HVAC system. Dimensions: 68.5 feet x 42.16 feet x 20 feet high (2,888 square feet).
 - Switchgear building A prefabricated building and contains power conductors (e.g., bus bars) and cables, circuit breakers, fuses, switches, and control systems such as relays, and control panels. Does not contain any occupancy provisions (i.e., no offices, no bathrooms). Dimensions: 68 feet x 20 feet x 23 feet high (1,360 square feet).
- Storage Building: Contains storage provisions for mechanical and electrical equipment spare parts, shop and maintenance tools, work benches. Dimensions: 50 feet x 30 feet (1,500 square feet).
- Control Room: Contains computer network room, office, motor controllers, battery back-up system. Also contains an office with a bathroom, shower, kitchen and an HVAC system intended for up to 4 occupants during normal business hours. Dimensions: 60 feet x 52.16 feet x 13.5 feet high (3,130 square feet).

2.4 Stormwater Facilities

Stormwater runoff from impervious surfaces will be managed through two dedicated stormwater facilities:

- Pond 1: Designed to serve the ERC.
- Pond 2: Designed to serve the substation pad.

2.5 Parking

Parking for the ERC facility will be provided adjacent to the control building, which is intermittently occupied by four employees during normal business hours. The total number of marked parking spaces will not exceed five.

2.6 Utilities and Ancillary Equipment

The ERC will be supported by connections to sanitary sewer, potable water, natural gas, electrical power, and communications infrastructure. Additional systems include air systems, backup power enclosures, and other supporting plant infrastructure.

Attachment C. Unified Development Ordinance Compliance Narrative

Unified Development Ordinance Compliance Summary

This project has been reviewed for consistency with the Lincoln County Unified Development Ordinance (UDO) and is compatible with surrounding land uses and zoning districts, as demonstrated through compliance with applicable development standards, buffering requirements, and the Comprehensive Land Use Plan.

§2.4.9 Planned Development District Standards

§2.4.9.A.1. Rezoning Criteria. Board of Commissioners must ensure both the district designation and the master plan for a proposed planned development meet the general and specific standards outlined in the UDO.

Compliance: *The Energy Reliability Center (ERC) is designed and will be constructed and operated in compliance with the approved Planned Development and meeting the requirements outlined in §2.4.9.B through E.*

§2.4.9.A.2. Planned Development Master Plan. The master plan must be professionally designed and demonstrate that the proposed development complements nearby land uses and helps preserve or improve surrounding property values.

Compliance: *The ERC is professionally designed and as documented in this code compliance summary complements nearby land uses and does not devalue surrounding property values.*

§2.4.9.A.3. Design Guidelines and Dimensional Standards. Each planned development must include design guidelines showing compatibility with its surroundings, with all dimensional standards set by the Board of Commissioners upon approval.

Compliance: *The ERC is designed to meet the applicable UDO design guidelines and is compatible with the current Planned Development zoning designation and surrounding area as demonstrated in this code compliance summary.*

§2.4.9.A.4. Development Standards. All standards in Article 3 (General Development Standards) and Article 7 (Natural Resource Protection) apply unless waived by the Board of Commissioners.

Compliance: *The ERC facility complies with the applicable provisions of Article 3 and Article 7, as detailed further in this code compliance analysis.*

§2.4.9.A.5. Recreation and Open Space. Planned development master plan must provide a minimum of 12.5% recreation and open space for non-residential projects (see §3.3).

Compliance: *The ERC includes 12.5% recreation and open space in the overall site plan. This consists of the 100-year floodplain, streamside buffers, and vegetated buffers already onsite as allowed under §3.3.3.A and B.*

§2.4.9.A.6. Stormwater Management. A comprehensive stormwater management plan prepared by professionals licensed in North Carolina is required.

Compliance: The ERC includes a professionally prepared stormwater management plan addressing two engineered stormwater ponds, drainage design per North Carolina Department of Transportation (NCDOT) and North Carolina Department of Environmental Quality (NCDEQ) standards, and erosion control for 10-year storm events, in accordance with §3.8.

§2.4.9.A.7. Phasing. If phased, the master plan must include a phasing plan and build-out dates.

Compliance: The ERC is not a phased development; therefore, this requirement is not applicable.

§2.4.9.D.1. PD-I District Minimum Standards. The PD-I District is an option provided to encourage unified industrial complexes of high quality by allowing for additional flexibility not available in nonresidential districts.

Compliance: The ERC is in the PD-I District and is designed to meet the standards required by the UDO.

§2.4.9.D.2. Permitted Uses. All uses permitted by right and as special uses in the B-N, B-G, I-L, and I-G districts are permitted in a PD-I District.

Compliance: The ERC is a permitted use in the PD-I District.

§2.4.9.D.3. Project Boundary Buffer. A Class C buffer will be provided along all project boundaries.

Compliance: The ERC has a Class C buffer as required. See the code compliance narrative for §3.4 for further details.

§2.4.9.D.4. Landscape Area and Tree Canopy. Landscaping area and tree canopy requirements shall be in accordance with §3.4, unless otherwise approved by the Board of Commissioners.

Compliance: The ERC is in the PD-I District and is designed to meet the standards required by the UDO.

§2.4.9.D.5. Building Design. Building design will be in accordance with §3.2, unless otherwise approved by the Board of Commissioners.

Compliance: The ERC is designed to meet the standards required by the UDO. See the code compliance narrative for §3.2 for further details.

§3.1 Construction Standards

Public and private improvements must comply with the International Building Code (IBC), NCDOT Subdivision Roads Minimum Construction Standards, and the Lincoln County Fire Prevention and Protection Ordinance (LCFP&PO).

Compliance: The ERC will be constructed in accordance with the IBC, NCDOT roadway standards (including stream crossings), and LCFP&PO requirements.

§3.2 Building Design

§3.2.2.C Applicability. Applies to nonresidential structures and multi-building complexes.

Compliance: *The ERC includes multiple nonresidential structures and is subject to the building design standards of §3.2.*

§3.2.3. General Design. Buildings must exhibit unity in design through consistent rooflines, materials, window arrangements, and signage.

Compliance: *ERC buildings and structures are designed with consistent materials and design elements appropriate for utility infrastructure, prioritizing safety and operational functionality.*

§3.2.4. Facades. Permitted materials for nonresidential road yard facades include masonry, wood, non-corrugated metal, and glass (minimum 10%).

Compliance: *ERC structures do not front public roads; therefore, road yard façade requirements do not apply.*

§3.2.5. Blank Wall Area. Blank wall areas on road yard facades must not exceed 15 feet vertically or 40 feet horizontally. The standards of this subsection do not apply to the facades in the IL, I-G, and PD-I districts.

Compliance: *The ERC is in the PD-I district, and this standard does not apply.*

§3.3 Recreation and Open Space

§3.3.1. Applicability. Applies to conservation residential subdivisions and planned developments. The minimum recreation and open space requirement for planned developments is set forth in §2.4.9.A.5.

Compliance: *As stated in the response to §2.4.9.A.5, the ERC includes 12.5% recreation and open space in the overall site plan. This consists of the 100-year floodplain, streamside buffers, and vegetated buffers already onsite as allowed under §3.3.3.A and B.*

§3.4 Landscaping, Screening, and Buffering

§3.4.1. Applicability. Applies to all development except single-family or two-family homes on previously approved lots.

Compliance: *The ERC is a nonresidential development and complies with all landscaping, screening, and buffering requirements as required. In accordance with §2.4.9.D.3 the ERC includes a Class C buffer as required along all project boundaries. As documented in the following responses, landscaping is not required for the facility.*

§3.4.2. Landscape Plan. Requires submission of a landscape plan with the site plan, prepared by a qualified professional.

Compliance: *While not anticipated to be required, if needed, a landscape plan will be submitted during Commercial Plan Review, prepared by a licensed landscape architect.*

§3.4.5. Foundation Plantings. Requires a 5-foot-wide planting area along building walls facing public roads or parking areas in a side yard.

Compliance: *ERC buildings do not face public roads or side-yard parking areas; therefore, this requirement does not apply.*

§3.4.6. Buffer Requirements.

§3.4.6.B.1 – Road Buffers. Required for frontage on arterial or collector roads.

Compliance: *As the ERC does not include frontage on an arterial or collector road; therefore, a Class A buffer along Old Plank Road is not required.*

§3.4.6.B.2 – Parking Buffers. Required for parking areas fronting public rights-of-way.

Compliance: *ERC parking does not front public rights-of-way, therefore parking buffers are not required.*

§3.4.6.B.3 – District Boundary Buffers. Compatibility buffers required between incompatible zoning districts.

Compliance: *Adjacent zoning is compatible; no district boundary buffer is required.*

§3.4.6.B.4 – Project Boundary Buffers. A buffer may be required along some or all project boundaries of a planned development pursuant to §2.4.9.

Compliance: *In accordance with §2.4.9.D.3 the ERC includes a Class C buffer as required along all project boundaries. As allowed under §2.4.9. existing vegetation and topography provide sufficient natural buffering, and no additional landscape buffer is required.*

§3.4.7. Tree Requirements. Road yard trees are required along collector roads, residential collector roads, residential roads and cul-de-sac roads.

Compliance: *The ERC site does not abut any qualifying public roads; therefore, tree planting requirements do not apply.*

§3.4.8. Screening Requirements. Requires screening from residential areas and public rights of way for service Areas (§3.4.8.B), Loading Areas (§3.4.8.C), Mechanical Equipment (§3.4.8.D), Utilities (§3.4.8.E), and Fencing and Walls (§3.4.8.F).

Compliance: *The ERC facility topography and existing vegetation provide a natural visual screen from residential areas and public rights-of-way. As allowed under §3.4.9 Credit for Existing Plant Material, no additional screening is required.*

§3.4.9. Credit for Existing Plant Material. In cases where an existing screened area exists, further plantings and/or improvements are not required so long as said screened area is of sufficient width and depth.

Compliance: *The ERC facility topography and existing vegetation provide a natural visual screen from residential areas and public rights-of-way meeting the screening requirements; no additional plantings are necessary.*

§3.4.10. Parking Lot Landscaping. Off-road parking areas in excess of 1,500 square feet or five spaces would require landscaping.

Compliance: *ERC parking areas are limited to the control building as the only structure occupied at the facility. Parking is below 1,500 square feet and less than 5 spaces. The parking area does not abut public right-of-way or residential zones, and perimeter screening is not required. Interior landscaping is applicable to parking lots with more than 40 spaces. As the facility does not exceed the thresholds for landscape parking, this section is not applicable.*

§3.4.11.A. General Provisions – Design, Installation and Establishment. Design, installation, and establishment criteria for landscape plantings are defined in the code.

Compliance: *Landscaping and plantings for screening are not required as allowed under §3.4.11.C; therefore, this section does not apply.*

§3.4.11.B. General Provisions – Requirements for Maintaining Fences and Walls. Maintenance criteria for fencing and walls required for screening or landscape areas are defined in the code.

Compliance: *Landscaping and plantings for screening are not required as allowed under §3.4.11.C, and no related fences or walls are proposed; therefore, this section does not apply.*

§3.4.11.C. General Provisions – Credit for Existing Plant Materials. Allows for the use of existing plant material and walls on site to be used to meet the landscaping and screening criteria.

Compliance: *The facility has existing forested and shrub areas on site that provide adequate landscaping, open space and screening from adjacent properties and roads. The existing vegetation meets the landscaping and screening criteria.*

§3.4.11.D. General Provisions – Tree Protection During Construction. Existing trees to remain on site post construction are to be protected during construction.

Compliance: *Trees to be retained for the project will be protected during construction using fencing or similar methods.*

§3.5 Access Management

§3.5.1. Access Required. Minimum 35 feet of frontage on a public road.

Compliance: *The ERC utilizes the existing access from Old Plank Road, which meets the minimum frontage requirement. No new public road access is proposed; therefore, no additional frontage is required.*

§3.5.2. Access to Thoroughfares. Access must be designed to minimize traffic impacts.

Compliance: *The ERC uses the existing access road from Old Plank Road, which serves the adjacent Duke Energy CT Station. No modifications to the access point are proposed, and traffic impacts are minimal due to low trip generation.*

§3.5.3. Access to State Roads. An approved NCDOT driveway permit is required prior to accessing the State road system.

Compliance: *As the ERC uses existing, permitted access from Old Plank Road, no new connection to a state-maintained road is proposed, and a new NCDOT driveway permit is not required.*

§3.5.4. Subdivision Access and Connectivity. Subdivision access would comply with the requirements of §5.4.

Compliance: *The ERC is not a subdivision; therefore, this section does not apply.*

§3.5.5. Residential Driveways. Residential driveways would be constructed in accordance with County standards.

Compliance: *The ERC is a nonresidential facility; this section is not applicable.*

§3.5.6. Nonresidential Driveways. Nonresidential driveway access to and from roads shall be constructed in accordance with the standards and specifications provided in the manual, Policy on Road and Driveway Access to North Carolina Highways.

Compliance: *The ERC utilizes an existing nonresidential driveway from Old Plank Road. No new driveway construction or modification is proposed; therefore, this section does not apply.*

§3.5.7. Emergency Access. Emergency access drives and lanes would be provided and be a minimum width of 24 feet.

Compliance: *The new paved access road serving the ERC are designed to a minimum width of 24 feet to accommodate emergency vehicles and ensure compliance with fire access standards.*

§3.5.10. Cross Access. A cross-access easement may be required between adjacent lots fronting on arterial and collector roads.

Compliance: *The project does not include frontage along arterial and collector roads; therefore, this section does not apply.*

§3.5.11. Closure or Relocation of Access. NCDOT has the authority to require the closure or relocation of existing access points where multiple access points to the site are available.

Compliance: *The project is using an existing point and currently this is the only access to the site; therefore, this section does not apply.*

§3.5.12. Visibility at Intersections. Sight triangles must be maintained at intersections and driveways.

Compliance: *The ERC uses the existing access to Old Plank Road with established sight lines. No new intersections or driveways are proposed; therefore, this section is not applicable.*

§3.6 Off-Road Parking and Loading

Applies to developments requiring more than 10 parking spaces.

Compliance: *The ERC includes fewer than 10 parking spaces, limited to employee use near the control building. Therefore, the off-road parking and loading standards do not apply.*

§3.7 Fire Hydrants

Fire hydrants shall be required in accordance with the requirements of the Lincoln County Fire Prevention and Protection Ordinance (LCFP&PO).

Compliance: *An existing fire hydrant is installed along the existing access road serving the Duke Energy CT Station. The ERC will include a secure, fenced facility with limited occupancy, where only the control room is intermittently staffed by four personnel during normal business hours. Access to the site is restricted to qualified technicians, and all other visitors are escorted. Based on the use of the control room and limited occupancy, the control building is considered a Utility and Miscellaneous (Group U) designation. Due to the nature of the facility—housing natural gas and electrically driven equipment, sprinkler systems are not anticipated, and fire hydrants are not used in the event of an accidental natural gas release as water is not an effective means of fighting a natural gas fire. Instead, ERC will implement a Site-Specific Safety Plan detailing fire prevention protocol, training requirements, and the placement and use of permanently installed fire extinguishers, maintained and tested regularly. The facility will also be equipped with a fully automated Emergency Shutdown System that continuously monitors for flames and gas leaks, isolates the facility from the gas source, and safely evacuates the gas. All structures are constructed of steel and concrete with minimal furnishings, limiting flammable materials to the control room and restroom.*

§3.8 Stormwater Drainage and Erosion Control

Adequate drainage of all surface water using the existing natural surface drainage system in accordance with the standards of North Carolina Division of Land Quality and the North Carolina Department of Transportation.

Compliance: *Two stormwater ponds (Pond 1 for ERC, Pond 2 for substation pad) are designed per these standards, incorporating low-impact development (LID) practices. Stormwater facilities are designed to meet the standards outlined in the Handbook for the Design of Highway Surface Drainage Structures, 1975, as amended or revised.*

§3.9 Signs

Signs must comply with IBC and National Electrical Code (NEC) and not obstruct visibility.

Compliance: *No public-facing signage is proposed for the ERC. Any internal signage will comply with applicable building and electrical codes and does not obstruct visibility.*

§3.10 Outdoor Storage and Display

Outdoor storage including any merchandise, material or equipment stored outside of a fully enclosed building is subject to the requirements of this section.

Compliance: *No outdoor storage or display is proposed as part of the ERC development; therefore, this section does not apply.*

§3.11 Outdoor Lighting

§3.11.2. Prohibited Light Sources. Certain lighting types are prohibited if their direct light is visible from adjacent areas, including low-pressure sodium, mercury vapor, cobra-head fixtures with dished lenses, and high-intensity narrow-beam fixtures.

Compliance: *The ERC facility does not utilize any prohibited lighting types. All proposed fixtures comply with UDO standards, and due to the site's topography and existing vegetative buffers, direct light will be buffered from visibility from adjacent properties or public rights-of-way.*

§3.11.3. Design Requirements. Lighting must be fully shielded, meet height limits, use approved lamp types, and prevent light spill beyond property boundaries.

Compliance: *ERC lighting is designed to be fully shielded and contain illumination within the site. Fixture heights do not exceed 30 feet in parking areas, 15 feet in pedestrian zones and near residential boundaries. Only approved lamp types will be used, ensuring compliance with UDO standards and minimizing offsite visibility.*

§3.11.4. Specific Lighting Standards. Security, accent, canopy, and entrance lighting must follow specific shielding, placement, and operational standards.

Compliance: *Lighting fixtures at the ERC are shielded and strategically placed to minimize glare and offsite visibility. Security lighting is building-mounted below rooflines and limited to service areas. Canopy lighting is recessed and shielded. Entrances and exits are adequately illuminated for safety. As no commercial parking areas are proposed, related lighting standards do not apply.*

§3.11.5. Excessive Illumination. Lighting must not cause glare or interfere with adjacent properties or roadways.

Compliance: *Lighting at the ERC is oriented and shielded to prevent glare, excessive illumination, or distraction to drivers. The site's natural topography and vegetative screening further ensure that light spill does not extend beyond property boundaries.*

§3.12 Operational Performance Standards

§3.12.4.A. Standards, Noise. Sites must be designed and operated to prevent nuisance-level noise beyond property boundaries.

Compliance: *Major equipment associated with the ERC are housed within acoustically engineered enclosures designed to minimize sound transmission. These enclosures, along with strategic site placement and natural buffers, ensure that under*

normal conditions operational noise levels remain well below nuisance thresholds at the property boundary.

§3.12.4.B. Standards, Vibration. Sites must prevent perceptible ground vibration beyond property boundaries.

Compliance: *The ERC is not expected to generate perceptible ground vibration offsite. Equipment foundations and operational protocols are designed to isolate and dampen mechanical vibrations, ensuring no adverse impact to adjacent properties or sensitive receptors.*

§3.12.4.C. Standards, Fire and Explosive Hazards. Storage of flammable materials must meet setback and fire code requirements.

Compliance: *No underground tanks are proposed. Any flammable liquids stored onsite are located at least 50 feet from residential property lines, in full compliance with fire safety and zoning standards.*

§3.12.4.D. Standards, Electromagnetic Interference. Operations must not transmit electrical disturbances across property lines.

Compliance: *The ERC is designed to prevent electromagnetic interference beyond its boundaries. All electrical systems and equipment is shielded, grounded, and configured in accordance with applicable standards to prevent disruption to neighboring properties or public infrastructure, in full compliance with §9.5.10.D of the Lincoln County UDO.*

§7.2 – Resource Conservation Areas

Designates areas such as floodplains, wetlands, steep slopes, and stream buffers as conservation areas, limiting impervious surfaces and development.

Compliance: *The ERC site includes floodplains, stream features and associated buffers that qualify as resource conservation areas. The project avoids impacts to the floodplain area but impacts the streams to accommodate the access road. Culverts are designed to minimize impacts to the streams, and as defined in §7.2.1.B, do not occupy more than 5% of the area of the stream.*

§7.3 – Watershed Protection

Establishes impervious surface limits and land use restrictions within designated watershed areas.

Compliance: *The ERC facility is not located within a designated Water Supply Watershed Overlay district. Therefore, the impervious surface limitations and watershed-specific requirements of §7.3 do not apply.*

§7.4 – Floodplain Protection

Restricts development in flood-prone areas and requires compliance with flood hazard reduction standards.

Compliance: The ERC site includes mapped Special Flood Hazard Areas; however, no development occurs within floodplains, and no floodplain development permit is required. This section is not applicable to the project.

§7.5 – Streamside Buffers

Requires undisturbed vegetative buffers along perennial and intermittent streams, with limited permitted activities.

Compliance: The ERC project includes stream crossings for the access road. These crossings will be permitted through the US Army Corps of Engineers and NCDEQ and designed to minimize disturbance as allowed under §7.5.3.J. Remaining streamside buffer areas are preserved in accordance with §7.5.2, including Buffer Zones 1 and 2. Revegetation and erosion control measures will be implemented as required post construction.

§9.5 Planned Development Review

§9.5.1. Applicability. Planned development review applies to rezoning requests for developments that meet specific thresholds and must comply with all applicable UDO requirements.

Compliance: The ERC is located within an approved PD-I district and is subject to the Planned Development review process. As outlined in §9.5.12, the project qualifies as a Major Modification and will be resubmitted to the Board of Commissioners for review.

§9.5.3. Pre-Application Conference. Applicants must meet with the Planning Director before submitting a planned development rezoning application.

Compliance: A pre-application conference was held with Lincoln County staff on August 28, 2025, to confirm procedural requirements and ensure alignment with applicable development standards.

§9.5.4. Community Involvement Meeting (CIM). Applicants must host a CIM to inform neighbors and solicit feedback on the proposed project.

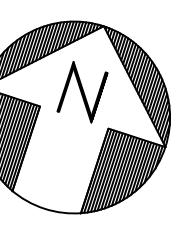
Compliance: A CIM will be conducted in accordance with §9.2.3.B.3, with mailed notice provided at least 10 days prior to the meeting. Meeting minutes will be submitted to the Director, documenting attendance, discussion points, and any agreements reached.

§9.8. Traffic Impact Analysis

§9.8.2. Exemptions. A traffic impact analysis is required for projects which can be anticipated to generate at least 100 peak hour trips based on the latest version of the Institute of Transportation Engineers *Trip Generation Manual*.

Compliance: ERC is expected to operate with minimal on-site staffing, typically accommodating approximately four employees during peak hours. Based on this limited operational footprint, the projected vehicular trip generation falls below the 100 peak hour trip threshold established at §9.8.1 of the UDO. Therefore, a Traffic Impact Analysis is not required for this project.

Attachment D: Project Overview Site Plan



CALL 72 HOURS
BEFORE YOU DIG

Know what's below.
Call before you dig.

HDR Engineering Inc. of the Carolinas, N.C.B.E.L.S. License Number F-0116
440 S. Church Street, Suite 1200, Charlotte, NC 28202, 704.338.6700

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ENERGY RELIABILITY CENTER 451
LINCOLN COUNTY
OVERALL SITE PLAN
CATAWBA SPRINGS TOWNSHIP, NC
HICKORY OPERATION CENTER, NORTH CAROLINA

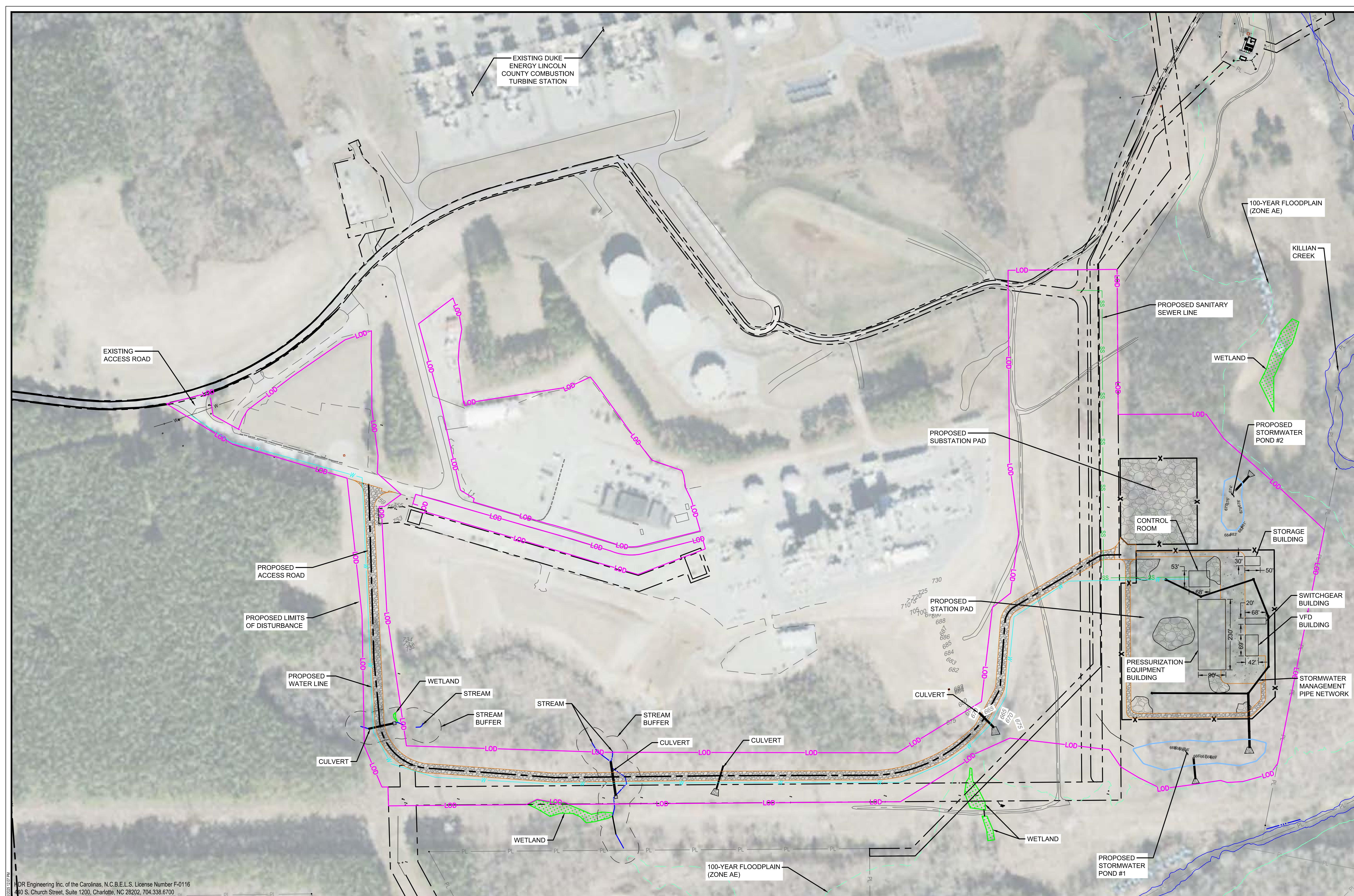
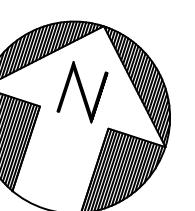
REF. DWG(S) PNG-C-011-0001830

SHEET(S) 1 OF 2 DWG SCALE 1" = 150'

DWG DATE 06/10/2025 SUPERSEDED -

DRAWING NUMBER PNG 001 REVISION A

DISCIPLINE / RESOURCE CENTER / LINE NUMBER

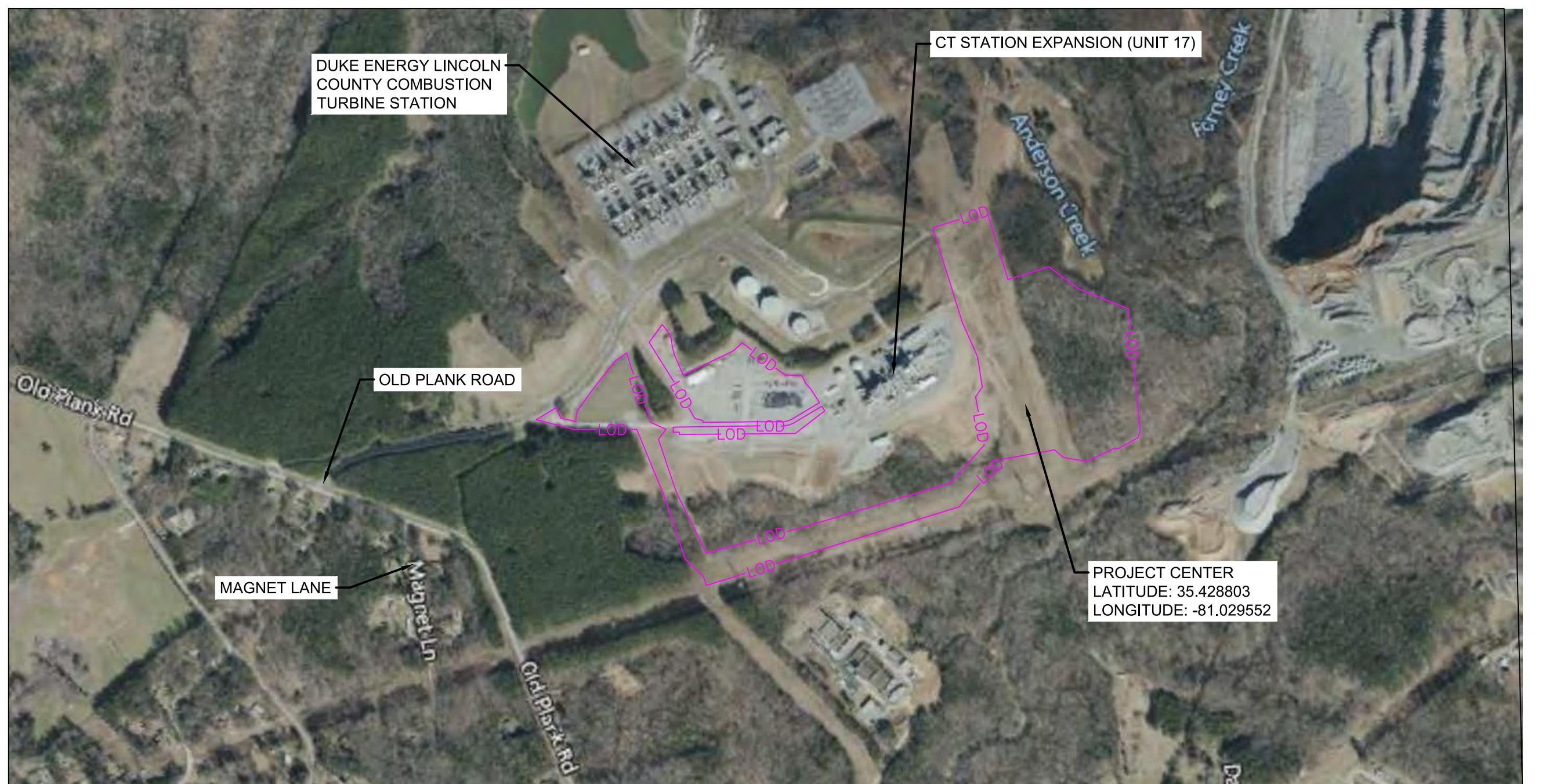
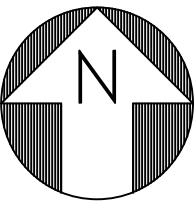


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NO.	DATE	REVISION(S) DESCRIPTION	DRAFTING/DESIGN	CHECKER/REVIEWER	APPROVING ENGINEER	DESCRIPTION	DUKE ENERGY PROJECT NUMBER 0237634 DWG TYPE - STATION ID 8140	Piedmont Natural Gas COPYRIGHT 2021	ENERGY RELIABILITY CENTER 451 LINCOLN COUNTY SIMPLIFIED SITE PLAN CATAWBA SPRINGS TOWNSHIP, NC HICKORY OPERATION CENTER, NORTH CAROLINA	REF. DWG(S) PNG-C-011-0001830
A	11/17/2025	ISSUED FOR REVIEW	LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	AREA CODE -			SHEET(S) 2 OF 2 DWG SCALE 1" = 150'	
						ACCOUNT NUMBER F0237599			DWG DATE 06/10/2025 SUPERSEDED -	
						PROJECT NUMBER 0237634			DRAWING NUMBER PNG 002	
						DWG TYPE -			REVISION B	
						STATION ID 8140			DISCIPLINE / RESOURCE CENTER / LINE NUMBER	

Attachment E: Project Site Plan



MAILING ADDRESS: 6769 OLD PLANK ROAD, STANLEY, NC 28164
PHYSICAL ADDRESS: CATAWBA SPRINGS TOWNSHIP, LINCOLN COUNTY, NC

NOTE: PROPOSED LATITUDE/LONGITUDE NOTED WITHIN, WILL BE UPDATED TO MATCH CONDITIONS ON AS-BUILT SURVEY AS IMPROVEMENTS HAVE BEEN CONSTRUCTED.

GENERAL NOTE

1. INSTALLER SHALL FURNISH ALL MATERIALS NOT PROVIDED BY THE COMPANY (UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS) INCLUDING EQUIPMENT TRANSPORTATION AND SERVICES, AND PERFORM ALL NECESSARY WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREINAFTER.
2. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO VERIFY ALL DIMENSIONS GIVEN ON THE DRAWINGS. ANY ITEM IN QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO PROCEEDING WITH THE WORK.
3. INSTALLER SHALL BE RESPONSIBLE FOR PROTECTION OF ALL SURROUNDING AREAS.

CONSTRUCTION NOTES

1. EXISTING OVERHEAD AND BELOWGROUND FACILITIES MAY BE IN THE WORK AREA VICINITY. INSTALLER IS RESPONSIBLE FOR HAVING SUCH FACILITIES LOCATED AND IS RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF THESE FACILITIES.
2. PER PERTINENT NATURAL GAS BUSINESS UNIT (NGBU) DESIGN AND CONSTRUCTION STANDARDS, INSTALLER IS REQUIRED TO CALL 811 FOR UTILITY LOCATES A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DELAYS FROM ANY WORK PROVIDED BY OTHER UTILITIES.
3. IF EXISTING UTILITIES OF ANY TYPE ARE ENCOUNTERED IN THE FIELD AND DEEMED TO BE IN CONFLICT WITH INSTALLATION OF FACILITIES, INSTALLER SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY SO THE CONFLICT MAY BE RESOLVED.
4. WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, INSTALLER SHALL PROVIDE AND MAINTAIN TEMPORARY OUTLETS AND CONNECTIONS FOR PRIVATE DRAINS OR SEWERS. RESTORATION OF THESE FACILITIES IS TO BE PERFORMED ONCE CONSTRUCTION IS COMPLETE AND ARE CONSIDERED INCIDENTAL COSTS OF THE PROJECT.
5. ALL DRAWING MEASUREMENTS ARE TO BE TAKEN FROM EXISTING GRADE. FINAL GRADE SHALL BE MATCHED TO SURROUNDING GRADE AS PER PERTINENT NGBU DESIGN AND CONSTRUCTION STANDARDS.
6. INSTALLER IS TO REMAIN WITHIN CONSTRUCTION WORKING LIMITS. ACCESS TO AREAS OUTSIDE WORKING LIMITS MUST BE COORDINATED WITH THE OWNER OR NGBU PROJECT MANAGER.
7. ALL EXCESS EXCAVATION, CONSTRUCTION DEMOLITION DEBRIS AND UNSUITABLE MATERIALS THAT DO NOT CONTAIN ASBESTOS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED.
8. STANDARD SPECIFICATIONS REFERENCED ON THIS SHEET AND CONSTRUCTION PLANS ARE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED TO BE A PART OF THIS CONTRACT.
9. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY NGBU OR COMPANY REPRESENTATIVE. FINAL PAYMENT SHALL BE MADE AFTER ALL OF THE INSTALLER'S WORK HAS BEEN ACCEPTED AND APPROVED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
10. DURING CONSTRUCTION, ALL LOOSE MATERIAL THAT ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, SHALL BE REMOVED AT THE END OF EACH WORK DAY.
11. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE EXTENDED TO OUTLET INTO AN EXISTING DRAINAGE WAY. A RECORD OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE INSTALLER AND TURNED OVER TO THE PROJECT MANAGER UPON COMPLETION OF THE PROJECT.
12. INSTALLER IS REQUIRED TO MAINTAIN A SET OF ISSUED FOR CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE JOB SITE. ANY MODIFICATIONS OR ALTERATIONS TO THE PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE PROJECT MANAGER.

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	LIMITS OF DISTURBANCE
	PROPERTY LINE
— 830 —	MAJOR CONTOUR
— — — — —	MINOR CONTOUR
— — — — —	ROAD CENTERLINE
— x — x — x — x — x — x — x — x —	EXISTING FENCELINE
— — — — —	EXISTING CONSTRUCTION FENCE
	EXISTING TREELINE
— — — — —	EXISTING EASEMENT
GAS — GAS	EXISTING GASLINE
FO	EXISTING FIBER OPTIC LINE
UNK — UNK	EXISTING UTILITY LINE
OHE — OHE	EXISTING OVERHEAD ELECTRIC
SS — SS	EXISTING SANITARY SEWER
	EXISTING RIPRAP
	100 YEAR FLOODPLAIN (ZONE AE)
	EXISTING STRUCTURE
SD — SD	EXISTING STORMWATER LINE
	EXISTING OVERHEAD ELECTRIC TOWER
	WETLAND
	STREAM
	STREAM EDGE
— — — — —	50' STREAM BUFFER
	SILT FENCE
	DIVERSION CHANNEL
	COMPOST FILTER SOCK
	SILT FENCE OUTLET
	INLET PROTECTION
	CULVERT INLET PROTECTION
	PROPOSED CULVERT
X — X — X —	PROPOSED FENCE
SS — SS	PROPOSED SEWER
W	PROPOSED WATER
— — — — —	PROPOSED MAJOR CONTOUR
— — — — —	PROPOSED MINOR CONTOUR
	PROPOSED ROCK CONSTRUCTION ENTRANCE (RCE)
	PROPOSED ASPHALT
	PROPOSED GRAVEL PAD
	PROPOSED ACCESS ROAD

DRAWING INDEX			
DRAWING NUMBER	DRAWING TITLE	SHEET NO.	REV.
PNG-C-011-0001830	CIVIL COVER SHEET	1 OF 1	C
PNG-C-011-0001803	EROSION AND SEDIMENT CONTROL NOTES	1 OF 1	C
PNG-C-011-0001804	STORMWATER MANAGEMENT NOTES	1 OF 1	B
PNG-C-011-0001805	EXISTING CONDITIONS PLAN	1 OF 1	C
PNG-C-011-0001806	OVERALL SITE PLAN	1 OF 1	C
PNG-C-011-0001807	SITE PLAN I	1 OF 1	C
PNG-C-011-0001808	SITE PLAN II	1 OF 1	C
PNG-C-011-0001809	SITE PLAN III	1 OF 1	C
PNG-C-011-0001828	CIVIL GRADING SECTIONS	1 OF 1	C
PNG-C-011-0001810	STAKING PLAN	1 OF 1	C
PNG-C-011-0001811	ACCESS ROAD ALIGNMENT PLAN AND PROFILE	1 OF 1	C
PNG-C-011-0001812	UTILITY ALIGNMENT PLAN	1 OF 1	A
PNG-C-011-0001813	EROSION AND SEDIMENT CONTROL LARGE PLAN	1 OF 1	C
PNG-C-011-0001814	EROSION AND SEDIMENT CONTROL PLAN I	1 OF 1	C
PNG-C-011-0001815	EROSION AND SEDIMENT CONTROL PLAN II	1 OF 1	C
PNG-C-011-0001816	EROSION AND SEDIMENT CONTROL PLAN III	1 OF 1	C
PNG-C-011-0001817	STORMWATER MANAGEMENT LARGE PLAN	1 OF 1	B
PNG-C-011-0001818	STORMWATER MANAGEMENT PLAN I	1 OF 1	B
PNG-C-011-0001819	STORMWATER MANAGEMENT PLAN II	1 OF 1	B
PNG-C-011-0001820	STORMWATER MANAGEMENT PLAN III	1 OF 1	B
PNG-C-011-0001821	EROSION AND SEDIMENT CONTROL DETAILS I	1 OF 1	C
PNG-C-011-0001822	EROSION AND SEDIMENT CONTROL DETAILS II	1 OF 1	C
PNG-C-011-0001824	STORMWATER MANAGEMENT DETAILS I	1 OF 1	B
PNG-C-011-0001825	STORMWATER MANAGEMENT DETAILS II	1 OF 1	A
PNG-C-011-0001831	SITE CIVIL DETAILS I	1 OF 1	A
PNG-G-000-0003077	CONSTRUCTION ENTRANCE USING GRAVEL	1 OF 1	0
PNG-G-000-0003078	SILT FENCE OUTLET USING FILTER SOCKS	1 OF 1	0
PNG-G-000-0003083	SILT FENCE USING STEEL POST	1 OF 1	0
PNG-G-000-0003177	J-HOOK DETAILS	1 OF 1	0
PNG-G-000-0003095	CONCRETE WASHOUT DETAIL	1 OF 1	0
PNG-G-000-0003094	COMPOST FILTER SOCK DETAILS	1 OF 1	0
PNG-G-000-0003075	ACCESS MAT DETAILS	1 OF 1	0
PNG-G-000-0003000	FENCE STANDARD - CHAINLINK (FENCE NOTES)	1 OF 3	0
PNG-G-000-0003000	FENCE STANDARD - CHAINLINK (FENCE DETAIL)	2 OF 3	0
PNG-G-000-0003000	FENCE STANDARD - CHAINLINK (DRIVE GATE DETAIL)	3 OF 3	0
PNG-G-000-0003001	FENCE STANDARD - CHAINLINK (PERSONNEL DOOR DETAIL)	1 OF 1	0
PNG-G-000-0003002	FENCE STANDARD - CHAINLINK (GROUNDING DETAIL)	1 OF 1	0

THE PROJECT MEETS NCG01 EXEMPTION AS DEFINED IN THE CLEAN WATER ACT (CWA) 402(I)(2) FOR TRANSMISSION FACILITIES. THIS PROJECT INVOLVES CONSTRUCTION OF A TRANSMISSION PIPE FACILITY, AS DEFINED BY PHMSA AND INCLUDES ACCESS ROADS AND TEMPORARY WORKSPACE EXCLUSIVELY SERVICING THE CONSTRUCTION OF THE PHMSA DEFINED FACILITIES.



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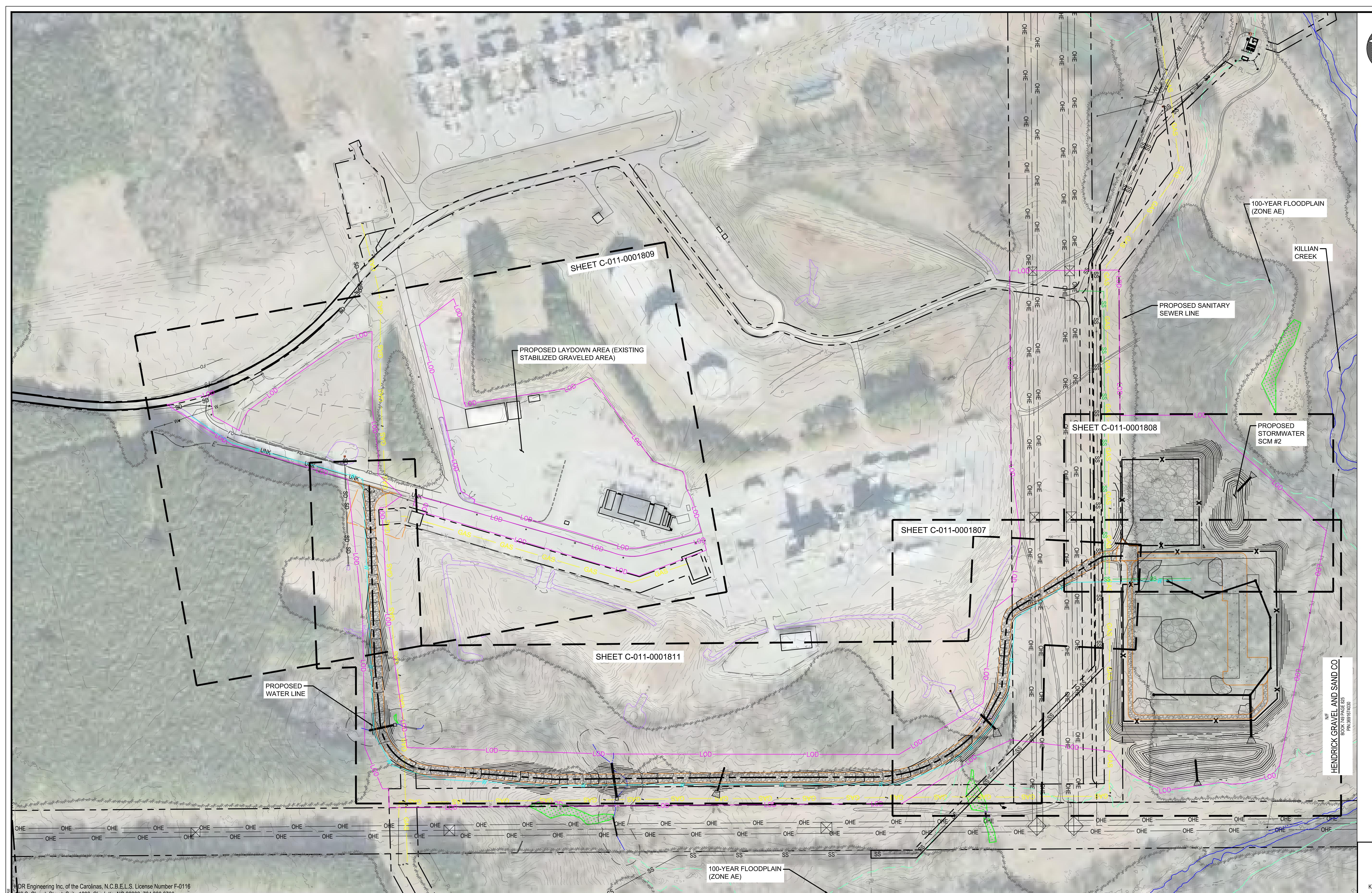
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NO.	DATE	REVISION(S) DESCRIPTION	DRAFTING/DESIGN	CHECKER/REVIEWER	APPROVING ENGINEER	DESCRIPTION	
A	06/20/2025	ISSUED FOR 30% REVIEW	LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	AREA CODE	-
						ACCOUNT NUMBER	F0237599
B	09/25/2025	ISSUED FOR 60% REVIEW	LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	PROJECT NUMBER	0237634
C	11/05/2025	ISSUED FOR 90% REVIEW	LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	DWG TYPE	-
						STATION ID	8140



Nat

ENERGY RELIABILITY CENTER 451
LINCOLN COUNTY
CIVIL COVER SHEET
CATAWBA SPRINGS TOWNSHIP NC

REF. DWG(S)			
SHEET(S) 1 OF 1		DWG SCALE	NONE
WG DATE 06/10/2025		SUPERSEDED	-
DRAWING NUMBER			REVISION
PNG -C-011-0001830			C



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**ENERGY RELIABILITY CENTER 451
LINCOLN COUNTY
OVERALL SITE PLAN
CATAWBA SPRINGS TOWNSHIP, NC
HICKORY OPERATION CENTER, NORTH CAROLINA**

F. DWG(S) PNG-C-011-0001830

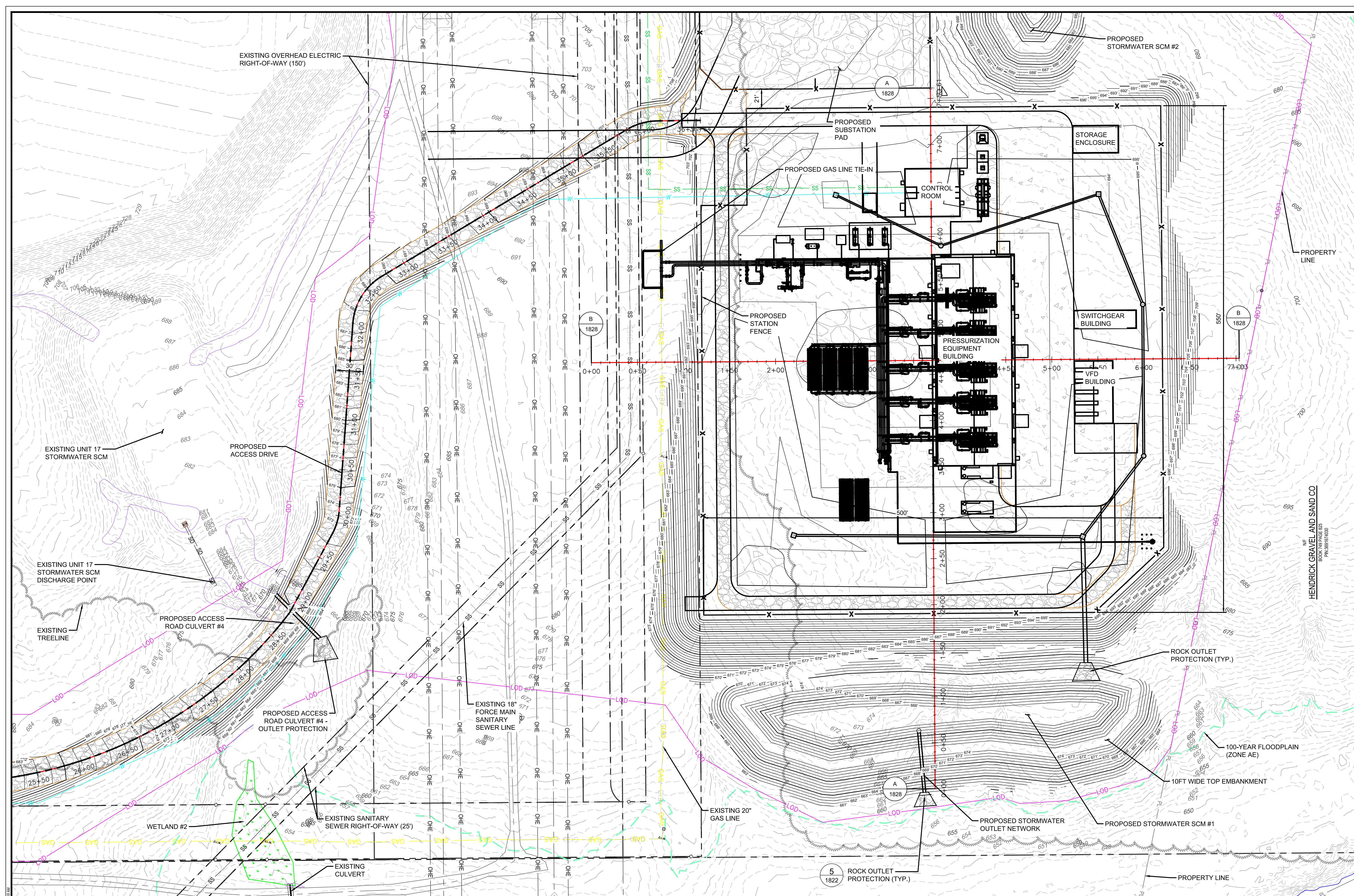
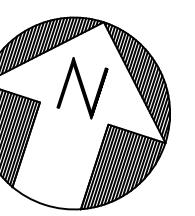
Table 1. Summary of the main characteristics of the 1000 samples used in this study.

STREET(S)	PORT	DWGS SCALE	1 - 150
REC'D DATE 06/10/2025	SUPERSEDED		

DRAWING NUMBER	REVISION
110-0000000000000000	0

NG -C-011-0001806 | C

CIPLINE / RESOURCE CENTER / LINE NUMBER



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ENERGY RELIABILITY CENTER 451
LINCOLN COUNTY
SITE PLAN I
CATAWBA SPRINGS TOWNSHIP, NC
HICKORY OPERATION CENTER, NORTH CAROLINA



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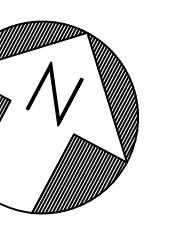
REF. DWG(S) PNG-C-011-0001830

SHEET(S) 1 OF 1 DWG SCALE 1" = 50'

DWG DATE 06/10/2025 SUPERSEDED -

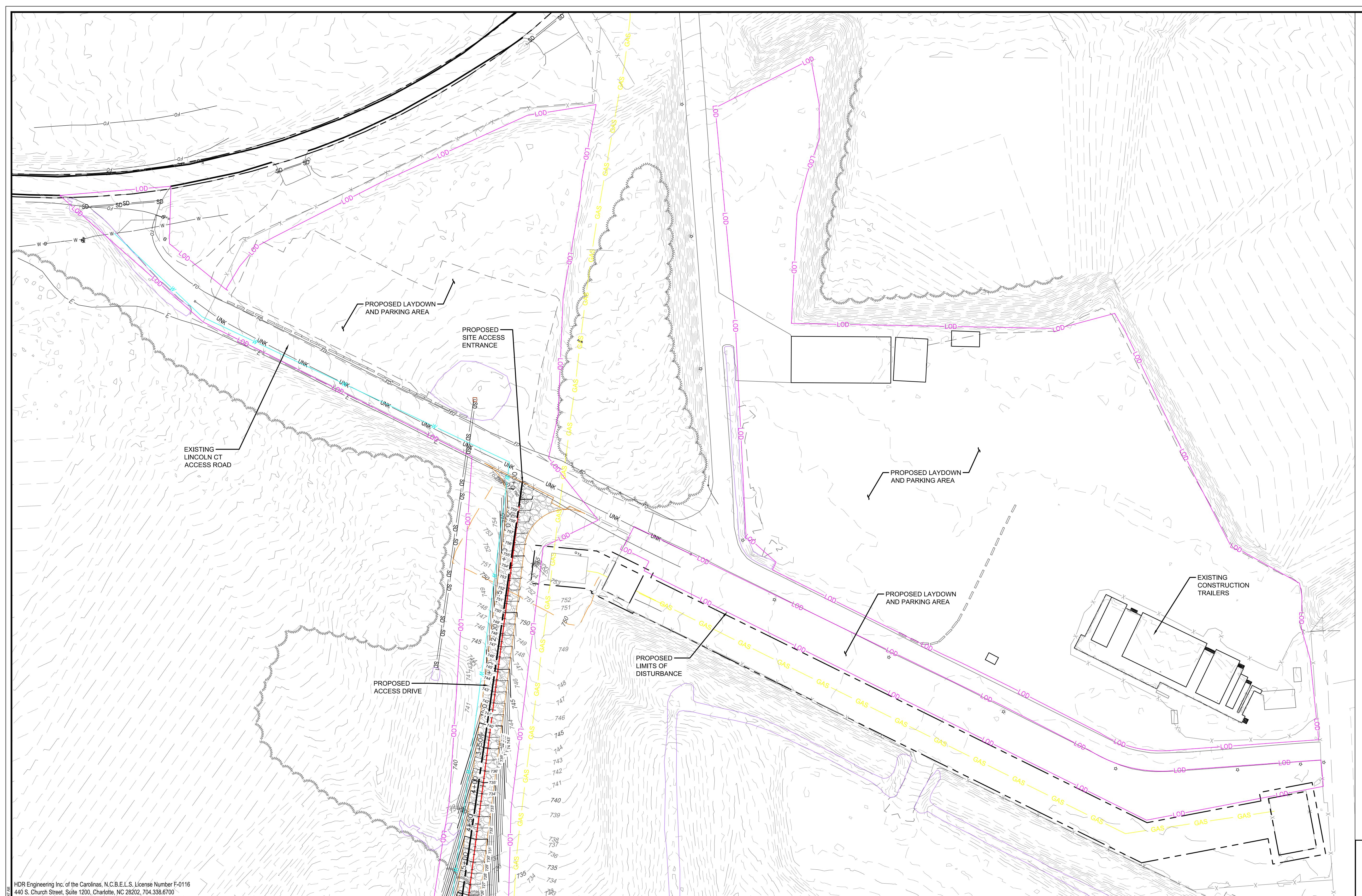
DRAWING NUMBER PNG -C-011-0001807 REVISION C

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SITE PLAN III
CATAWBA SPRINGS TOWNSHIP, NC
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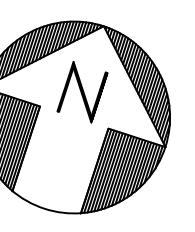


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NO.	DATE	REVISION(S) DESCRIPTION	DRAFTING/DESIGN	CHECKER/REVIEWER	APPROVING ENGINEER	DESCRIPTION	AREA CODE - ACCOUNT NUMBER F0237599 PROJECT NUMBER 0237634 DWG TYPE - STATION ID 8140
A	06/20/2025	ISSUED FOR 30% REVIEW		LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	
B	09/25/2025	ISSUED FOR 60% REVIEW		LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	
C	11/05/2025	ISSUED FOR 90% REVIEW		LIAM O'HALLORAN	NICOLE KOZLOWSKI	BRANDON WALKER	

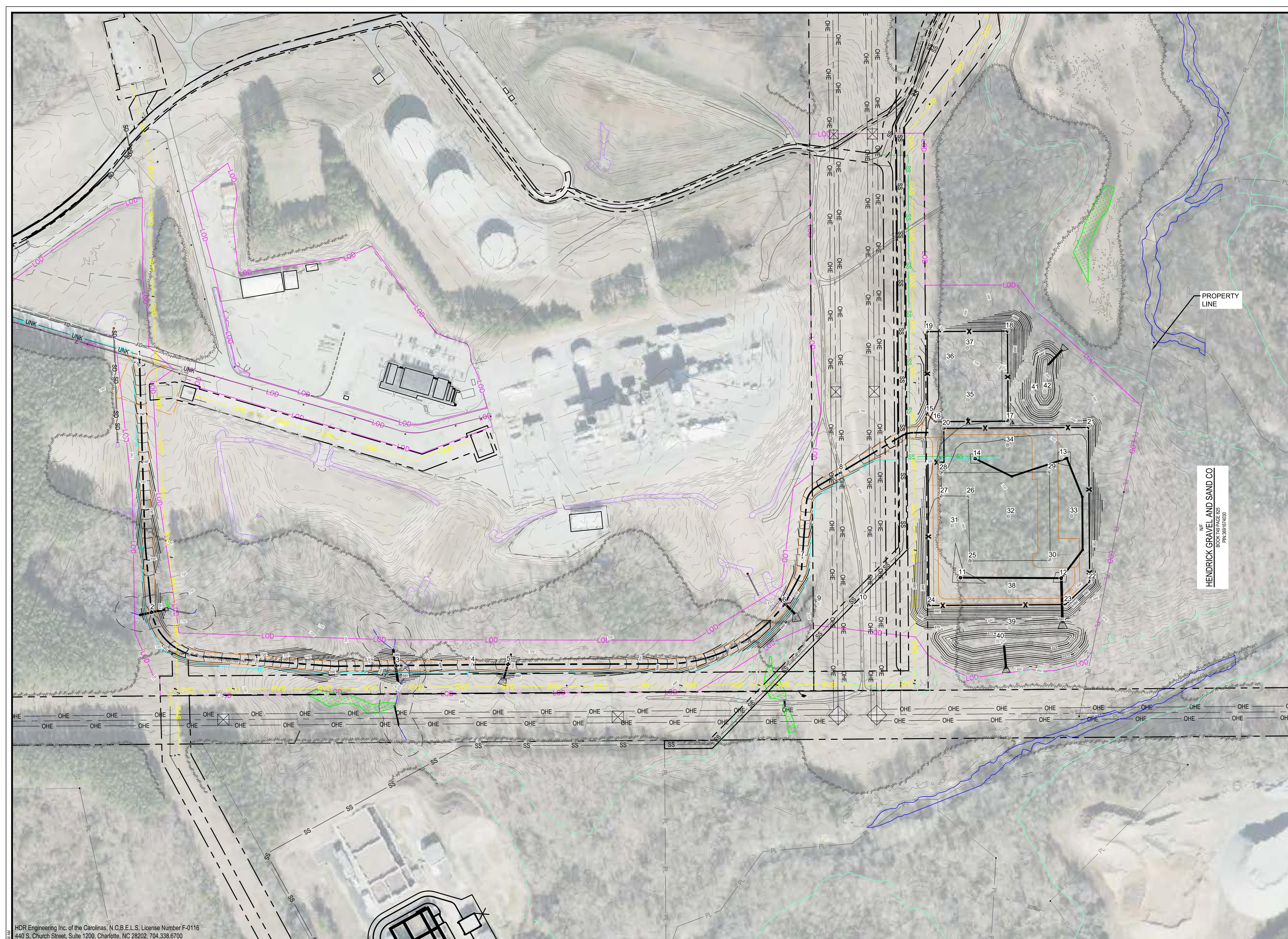
REF. DWG(S)	PNG-C-011-0001830
SHEET(S)	1 OF 1
DWG SCALE	1" = 60'
DWG DATE	06/10/2025
SUPERSEDED	-
DRAWING NUMBER	PNG -C-011-0001809
REVISION	C
DISCIPLINE / RESOURCE CENTER / LINE NUMBER	



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Staking Table				
Point #	Raw Description	Elevation	Northing	Easting
1	ROAD CL	761.007	616554.2163	1393082.4693
2	ROAD CULVERT	712.999	615810.8697	1393346.7893
3	ROAD CULVERT	682.406	615873.6695	1394124.9507
4	ROAD CL	693.766	615943.8990	1394348.0439
5	ROAD CULVERT	697.246	615977.1351	1394453.9287
6	ROAD CULVERT	671.000	616400.8665	1395221.1362
7	ROAD CL	674.000	616552.9767	1395235.0467
8	ROAD CL	692.674	616846.4412	1395270.6498
9	ROAD CL	675.264	616436.2673	1395323.5458
10	ROAD CL	682.952	616477.4913	1395449.4556
11	CATCH BASIN	693.804	616641.9537	1395721.5680
12	CATCH BASIN	693.750	616731.3131	1396022.3954
13	CATCH BASIN	693.750	617090.0589	1395913.6797
14	CATCH BASIN	693.750	617009.0840	1395658.3156
15	FENCE	700.234	617097.9897	1395477.3197
16	FENCE	699.534	617082.8292	1395506.0974
17	FENCE	697.000	617150.0267	1395722.9233
18	FENCE	697.000	617417.4772	1395640.0364
19	FENCE	701.113	617343.4711	1395401.2414
20	FENCE	698.241	617070.8424	1395538.0792
21	FENCE	697.000	617204.0540	1395967.9122
22	FENCE	695.200	616745.7960	1396109.9376
23	FENCE	695.200	616656.3106	1396058.4693
24	FENCE	695.200	616530.6926	1395653.1355
25	FG	696.000	616700.0373	1395735.0707
26	FG	696.000	616891.3405	1395671.4777
27	FG	696.000	616868.1099	1395592.5084
28	FG	696.000	616935.9675	1395569.4591
29	FG	696.000	617036.5171	1395891.8109
30	FG	696.000	616773.8420	1395973.2173
31	FG	694.454	616789.0637	1395650.7987
32	FG	697.083	616866.9396	1395809.4041
33	FG	695.000	616925.0471	1395996.6226
34	FG	695.215	617078.5342	1395742.8163
35	FG	699.507	617176.3738	1395583.8926
36	FG	699.846	617272.0585	1395490.5765
37	FG	699.526	617331.5173	1395535.8114
38	FG	695.000	616645.4981	1395880.2382
39	FG	674.073	616538.1191	1395912.5640
40	FG	666.000	616485.5650	1395890.2697
41	FG	680.076	617257.6535	1395770.3228
42	FG	674.000	617272.2882	1395805.2098



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ENERGY RELIABILITY CENTER 451
LINCOLN COUNTY
STAKING PLAN
CATAWBA SPRINGS TOWNSHIP, NC
HICKORY OPERATION CENTER, NORTH CAROLINA

REF. DWG(S) PNG-C-011-0001830

SHEET(S) 1 OF 1 DWG SCALE 1" = 150'

DWG DATE 06/10/2025 SUPERSEDED -

DRAWING NUMBER PNG -C-011-0001810 REVISION C

DISCIPLINE / RESOURCE CENTER / LINE NUMBER

Attachment F: Property Owner Consent Form



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

AUTHORIZATION TO APPLY FOR CONDITIONAL REZONING

As owner(s) of the property identified as Parcel ID# 51075, I/we hereby authorize Piedmont Natural Gas to apply to rezone this property from PD-I to PD-I to permit a the Energy Reliability Center. I/we understand that if this proposed conditional rezoning is approved, then the use of the property will be limited to the Energy Reliability Center, as shown on the approved site plan, unless another use or uses is/are approved through a similar rezoning project.

Timothy I Coeburn

Signature

11/19/2025

Timothy I Coeburn

Print Name

Date

Signature

Print Name

Date

o. 704.736.8440



lincolncounty.org



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