

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, DECEMBER 14, 2021 @ 5:00 PM
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. OATH OF OFFICE:** The Honorable Jim Robinette, Mayor, Town of McAdenville will administer the oath of office for reelected Board members Carrie Bailey, Jay McCosh and Greg Richardson.
- 3. ADJUSTMENT & APPROVAL OF DECEMBER AGENDA:** Items will only be added or removed upon approval of the Mayor and Town Council.
- 4. APPOINTMENT OF MAYOR PRO TEMPORE:** General Statutes direct that the Town Council, at its organizational meeting, elect a mayor pro tempore, who is to serve at its pleasure. The direct role of the pro tem is to preside over council meetings in the mayor's absence. While presiding, the mayor pro tem may vote as a council member but may not, as presiding officer, vote to break a tie. (In the absence of both the Mayor and Pro Tem, the council members may select a temporary presiding officer).
- 5. CONSENT AGENDA:** The items of the "Consent Agenda" are adopted on a single motion and vote, unless the Mayor or Council wishes to withdraw an item for separate vote and/or discussion:
 - a. Approval of Minutes:** Regular Meeting of November 9, 2021.
 - b. Town Council Meeting Schedule for 2022.**
 - c. Reappointment of Jay McCosh as McAdenville's Centralina Regional Council Delegate for 2022.**
- 6. SITE PLAN REVIEW – GREENWAY ENTRANCE IMPROVEMENTS:** The site plan for improvements to the greenway entrance area on Lakeview Drive has been completed and is being presented for approval. Plan development architect, David Ledford, will be present to review the plans and answer questions
- 7. REQUEST TO SPEAK:** Eric Clay, CBC MECCA, will present renderings of the proposed signage for the Dynamo 31 building upfit project at 102 Main Street. Consideration is being requested for a dimension variance on the signage in the rear of the facility.
- 8. SOUTH FORK RIVER HEALTH COMMITTEE:** Greg Richardson will give a slide presentation on what the committee is doing to protect, preserve and improve the health of the South Fork River.
- 9. CRAMERTON ANNEXATION AGREEMENT:** An Interlocal Cooperation Agreement was signed in July of 2007 allowing Cramerton to annex 22.656 acres located in the city limits of McAdenville for a large residential and commercial development

called “The Village at South Fork”. Under this agreement, Cramerton agreed to make payments to McAdenville in an amount equal to the current assessed value of the 22.656 acres of the Project, times the current ad valorem tax rate for 25 years. Cramerton’s Finance Director has realized an error in the yearly payment calculations which resulted in an overpayment and their Board would like to terminate the agreement. Town Attorney, Chris Whelchel, will provide Council with an overview of the current contract and overpayments and advise options for resolution.

10. **POLICE DEPARTMENT REPORT:** Captain Debbold, Cramerton Police Department, will be present to report on police activity for the month of November and address any traffic/public safety issues related to the Christmas Town event or other concerns of Council.
11. **OPPORTUNITY FOR PUBLIC COMMENT:** This is an opportunity for members of the public to address items to the Mayor and Council. Speakers are asked to stand, state their name and address for the record, and limit comments to no more than five minutes.
12. **COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place a matter on a future agenda.

ADJOURN

TOWN OF MCADENVILLE

OATH OF OFFICE

I,, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as Council Member for the Town of McAdenville, so help me God.

TOWN OF MCADENVILLE MINUTES NOVEMBER 9, 2021

The McAdenville Town Council met in regular session on Tuesday, November 9, 2021, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Jim Robinette and Mayor Pro-tem Jay McCosh; Council Members: Reid Washam, Greg Richardson and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Member Carrie Bailey was absent.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walter Griggs, First Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The November Agenda was approved as submitted by motion of Greg Richardson, second by Reid Washam with unanimous vote.

APPROVAL OF MINUTES:

Motion to approve the minutes from the regular meeting of October 12, 2021 was made by Joe Rankin, seconded by Reid Washam with unanimous vote.

PROCLAMATION:

The proclamation supporting Gaston County's 175th Anniversary Seal and other planned events celebrating this milestone was unanimously approved by motion of Mayor Pro-tem McCosh.

PUBLIC HEARING – TEXT AMENDMENTS TO THE TOWN CODE FOR COMPLIANCE WITH NEW LEGISLATION IN SB300:

Joe Rankin motioned to open the public hearing on proposed text amendments to the McAdenville Code of Ordinances related to legislation passed in SB300. The motion was seconded by Mayor Pro-tem McCosh.

Background: Recent statutory amendments to G.S. 160A-175(b) curtail the types of ordinances that may be punishable as misdemeanors or infractions under G.S. 14-4. Civil penalties remain viable options where the statute no longer allows for infraction or misdemeanor penalties. Under the revised statute, ordinance violations resulting in either penalty under G.S. 14-4 or civil penalty both remain subject to injunctive relief for ongoing violations requiring abatement or other like intervention, and civil penalties remain collectable in nature of debt.

Text amendments to the following sections of the McAdenville Town Code have been recommended by the Town's Attorney to comply with the new legislation.

Chapter 1 (Definitions)

Section 1-10 is insufficient to apply penalty to all ordinances as a catch-all.

Recommendation is to leave in place but to amend the remainder of the Code as follows.

Chapter 5 (General Offenses)

Section 5-20 penalty language must be applied to each ordinance individually.

Chapter 6 (Motor Vehicles)

Amend to reflect that fines for infractions must be no greater than \$50 per G.S. § 14-4. Civil penalties to remain at the current levels.

Chapter 7 (Streets and Sidewalks)

Section 7-34 penalty language must be applied to each ordinance individually.

Chapter 8 (Trades and Businesses)

Section 8-3 no longer applicable; G.S. §14-4 as amended may no longer be applied to impose criminal penalties for violations of ordinances falling under trade and business. Recommendation is to amend to reflect civil penalty rather than criminal infraction or misdemeanor.

Chapters 9-17

Recommendation is to remove criminal penalty references from ordinances regulating planning, development, building codes, and construction (except for those related to unsafe buildings); setbacks; curb cuts; trees; and stream-clearing programs, and to (in-line with previous chapters) apply penalty language to each ordinance individually, where applicable.

Attorney Chris Whelchel stated that the blanket criminal penalty for violations has been disallowed with the approval of SB300, therefore the body of the Town's Ordinance must have the individual criminal penalty stated in the applicable ordinance. He added that all text amendments are to the form of the ordinance only, with the exception of penalties related to business and trade regulation which will be lessened to a civil penalty only, and that all penalties are remaining the same under the proposed amendments.

Mayor Robinette opened the floor and invited public comment. No public comments were submitted. Upon motion by Joe Rankin and second by Mayor Pro-tem McCosh the public hearing was closed.

Motion to approve the recommended text amendments prepared by the Town's Attorney to remain in compliance with the new legislation passed in SB300 was made by Greg Richardson, seconded by Mayor Pro-tem McCosh with unanimous vote.

POLICE DEPARTMENT REPORT:

Chief Adams reported that his staff was prepared for the Christmas Town lights beginning on December 1st. He then stated that the Catawba RiverKeeper had applied for a special event permit to host a Christmas Market on Saturday, December 11th and a Family Fun Day on Saturday, December 18th at the Boathouse location on Willow Drive. Both events would begin at noon and end at 5:00 PM. He added that these events would not be in violation of the current December Vendor's Ordinance, but he had concerns about the impact on traffic with parking being added on Dickson Road. Attorney Whelchel stated that a condition needed to be included on the permit stating that it could be revoked if the events created a traffic situation that would violate Section 8-1(D) of the December Vendor Ordinance. Council supported approval of the permits with the added condition.

Reid Washam thanked Chief Adams and his staff for their increased presence during Halloween and for the officer's interaction with the trick-or-treaters and candy distribution.

Lesley Dellinger stated that Fire Chief, Lance Foulk, reached out to ask Council's permission to open the Fire Station several nights during the Christmas Lights and provide cocoa to visitors at no charge. No opposition was presented regarding the request and approval was granted.

COUNCIL GENERAL DISCUSSION:

Mayor Robinette reminded Council that the December 14th meeting would begin at 5:00 PM due to the Christmas Town event.

Greg Richardson serves as the McAdenville representative on the South Fork River Health Committee and asked to be added to the December meeting agenda for a slide show presentation highlighting the committee's future projects.

Mayor Pro-tem McCosh serves on the Centralina Executive Board and recently met with U. S. Congresswoman Virginia Foxx and communicated the Town's need for six million dollars in infrastructure improvements.

Lesley Dellinger stated that the Village HOA and property owner at 524 Academy Street requested Council's consideration for installing fencing along the section of public sidewalk across the street from the natural surface trail entrance of the greenway. This area had been noted by Councilman Washam at a previous meeting as a possible hazard. Staff provided photos of the area showing a steep drop off 2-3 feet from the sidewalk into a natural drainage area filled with water. Council agreed the area posed a public safety hazard and instructed staff to move forward with installing fencing.

Reid Washam reported that he and Lesley Dellinger met with Brian Sciba, Director of Building & Development Services with Gaston County, to discuss interlocal agreement options for McAdenville's planning and zoning. Brian stated that if the planning and zoning duties were assumed by the County the Town would relinquish all fees associated with permitting and site plan review which allows the County to recoup their costs. He added that McAdenville would have to adopt the County's UDO to simplify the administration process for his staff. Brian offered to review McAdenville's UDO to see if there were any substantial differences and attend a future Council meeting to answer questions about the interlocal agreement process.

OPPORTUNITY FOR PUBLIC COMMENT:

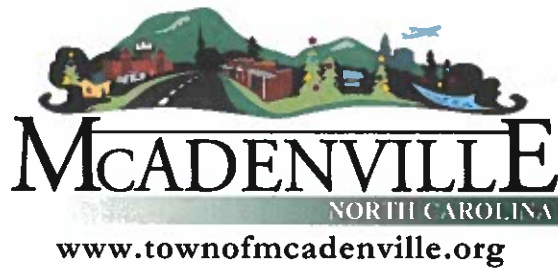
Pastor Walter Griggs, First Baptist Church of McAdenville, stated that the church's new parking lot was getting a lot of use by Church members and YMCA patrons. He added that the speed of the vehicles along Main Street appears to have increased since the removal of the on-street parking. The pastor inquired if the Town had plans to remove the handicapped parking signage located in front of the Church. Staff replied that the handicapped parking signage would be removed and replaced with No Parking signs. The new signage was on order and expected to arrive prior to the Thanksgiving holiday.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 6:58 PM upon motion of Mayor Pro-tem McCosh, second by Greg Richardson and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk



McAdenville Town Council Regular Meeting Schedule 2022

In 2022 the Town of McAdenville Council will meet in Regular Session on the second Tuesday each month at 6:00 PM. Meetings will be held at McAdenville Town Hall located at 163 Main Street, McAdenville with exception of the following meetings:

- **December 13, 2022 Council Meeting will be held at 5:00 PM at McAdenville Town Hall to accommodate the Christmas Town Celebration.**
- **Three budget work sessions may be held with the date & time TBD.**

January 11th

February 8th

March 8th

April 12th

May 10th

June 14th

July 12th

August 9th

September 13th

October 11th

November 8th

December 13th

Approved this 14th day of December, 2021

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

Centralina Board of Delegates

Board of Delegates Key Facts & Responsibilities

- **Who?** Each member government appoints an elected official to serve on the Board of Delegates and another elected official to serve as an Alternate to attend meetings in the Delegate's absence.
- **Why?** The Board of Delegates is the governing and decision-making body for Centralina. The Board approves the organization's policies, budget, and goals.
- **When?** The Board of Delegates meets four times per year in February, May, August, and October.
- **Leadership:** The Board of Delegates elects officers from the Board's membership to serve as Chair, Vice Chair, Secretary, and Treasurer. The Board of Delegates also appoints members to serve on the Executive Board. These appointments are made at the February meeting.
- **Subcommittees:** The current subcommittees of the Board are the Finance Committee and the Strategic Plan Subcommittee.

Delegate Roles and Expectations

When selecting a Delegate and Alternate, member governments are encouraged to consider the following roles and expectations. Please also identify potential scheduling conflicts that may prevent elected officials from regularly attending Board of Delegates meetings.

- **Decision Maker:** Approve an annual budget, member dues assessment, Bylaws amendments, federal action agenda and state engagement plan;
- **Advisor:** Identify opportunities for the region to work together more effectively, efficiently, and affordably;
- **Connector:** Serve as the communication link to the member government on Centralina issues and services;
- **Champion:** Communicate the value of Centralina and regional cooperation; and
- **Representative:** Serve on Standing or Ad Hoc committees, or if appointed, on the Executive Board to provide additional guidance and direction for Centralina activities.

2022 Centralina Board of Delegates Meeting Schedule

What to Expect? Meetings are held to accomplish the organization's key business, including decision-making and discussing issues of regional importance. The Board of Delegates is often asked to provide input on critical business items, making it essential that each member government is represented at these meetings. Without a quorum, the Board cannot take official actions.

Meetings will be held at 5:00 p.m. on the following dates. Due to COVID-19, the February 9th meeting will be held via Zoom. The Board will resume in-person meetings beginning with the May 11th meeting with a virtual attendance option available for Delegates who need to attend remotely.

- Wednesday, February 9, 2022
- Wednesday, May 11, 2022
- Wednesday, August 10, 2022
- Wednesday, October 12, 2022



OWNER INFORMATION:

TOWN OF MCADENVILLE
P.O. BOX 9
MCADENVILLE, NC 28101

CONTACTS: JIM ROBINETTE, TOWN MAYOR
LESLIE DELINGER, TOWN CLERK
(704) 824-3180

PARCEL INFORMATION:

OWNER: TOWN OF MCADENVILLE
COUNTY: MCADENVILLE, NC 28101

PARCEL ID #: 300038

PARCEL PIN #: 3006160281

ADDRESS: 315 LAKE VIEW DRIVE
MCADENVILLE, NC

GASTON COUNTY

TOTAL ACRES: 1.78

EXISTING ZONING: CSD & TAU

PROPOSED USE: GREENWAY AREA PARKING

FLOODPLAIN: SITE IS IN AN AE 0.2 PCT FLOODPLAIN

WATERSHED: CRAWFORD

STORMWATER REQUIREMENT:
PHASE II AREA (LOW DENSITY PROJECT)

PROJECT EXPECTED COMPLETION DATE: SUMMER 2022

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:

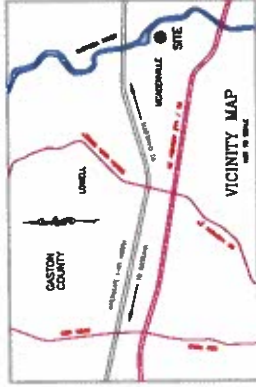
J. DAVID LEFFORD, R.L.A.
2730 MADISON HIGHWAY
LINCOLN, NC 28082
CONTACT: DAVID LEFFORD, R.L.A.
(704) 830-7890

SURVEYING:

FREEMAN SURVEYING
1415 PLEASANT GROVE CHURCH ROAD
CROUSE, NC 28036
CONTACT: JIM FREEMAN, PLS
(704) 722-0404

SITE DEVELOPMENT PLANS FOR MCADENVILLE GREENWAY ACCESS PARKING AREA

315 LAKEVIEW DRIVE
MCADENVILLE, NC



CIVIL DRAWING LIST

SHEET TITLE

- CS COVER SHEET
- N1 PROJECT GENERAL NOTES
- S1 DEMOLITION PLAN
- S2 PROPOSED SITE PLAN
- S3 PROPOSED LANDSCAPE PLAN
- C1 ASPHALT / CONCRETE PLAN
- C2 GRADING & EROSION CONTROL PLAN
- C3 PROPOSED UTILITY PLAN
- D1 SITE CONSTRUCTION DETAILS
- D2 SITE CONSTRUCTION DETAILS



118
Town of Mcadenville
Call before you dig

PREPARED FOR
TOWN OF MCADENVILLE

DRAWING
NUMBER
CS

PROJECT DESCRIPTION

COVER SHEET
MCADENVILLE GREENWAY
315 LAKE VIEW DRIVE, MCADENVILLE, NC

PLAN DATE: 09/14/21

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS:

DATE: 12/02/21

TIME



2730 Madison Highway
Lincoln, NC 28082

2730 Madison Highway
Lincoln, NC 28082
CELL (704) 830-7890



PROJECT GENERAL NOTES:

PRE-CONSTRUCTION:

1. BEFORE STARTING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF MACDENVILLE AND LANDSCAPE ARCHITECT.
2. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY OTHER PERSONS. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
3. CONTRACTOR TO VERIFY LOCATION OF BENCHMARK ON SITE. THE ELEVATIONS SHOWN HEREON ARE BASED ON A BENCHMARK OF 485.6' ON THE TOP BOLT OF THE EXISTING FIRE HYDRANT CHASE. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ELEVATION FOR SURVEYED AND PROVIDED BY FREEDMAN SURVEYING ON 8/10/2021.

PLAN REQUIREMENTS:

1. CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH THE OVERALL SCOPE OF WORK TO BE PERFORMED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON SITE AT ALL TIMES.
3. WORK SHALL NOT COMMENCE UNTIL ALL PERMITS REQUIRED FOR THE BULLEST PORTION OF THE PROJECT ARE OBTAINED BY CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL NECESSARY PERMITS OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING GRADES AND ELEVATIONS SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED FROM AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE LANDSCAPE ARCHITECT'S INTENT FOR DRAINAGE PATTERNS, MANHOLE AND MANHOLE SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLANS.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALE FROM ANY DRAWINGS. PERTINENT DIMENSIONS ARE NOT SHOWN. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE SITE DRAWINGS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TOWN OF MACDENVILLE OF ANY CHANGES TO THE PLANS PRIOR TO THE START OF CONSTRUCTION.
8. THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. ANY DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS. DO NOT SCALE DIMENSIONS TO DETERMINE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
10. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S SPECIFICATIONS AND LOCAL REGULATIONS.
11. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE CHANGES OR CHANGES TO THE PROJECT.
12. ALL NOTES APPLY TO ALL SHEETS WHERE APPLICABLE.

SITE SAFETY:

1. THE CONTRACTOR DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SAFETY. SPECIFIC SAFETY MEASURES SHALL BE REQUIRED TO MEET MDOT STANDARDS FOR ALL WORK ALONG AND WITHIN EXISTING ROAD R/W.
2. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL, IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY MDOT.
3. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNOCCUPIED.
4. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE SAFETY IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY OF ALL PERSONS AND PROPERTY OF ALL PERSONS. THE CONTRACTOR SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH ORA REGULATIONS.
6. THE DUTY OF THE TOWN OF MACDENVILLE TO CONDUCT CONSTRUCTION INSPECTIONS AND REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IS NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

CONTRACTOR'S WORKMANSHIP:

1. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND SPECIFICATIONS OF THE TOWN OF MACDENVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE, ALL APPROPRIATE INSURANCE COVERAGE, INCLUDING BUT NOT LIMITED TO, LIABILITY, BODILY INJURY, AND WORKERS COMPENSATION. THE CONTRACTOR SHALL MAINTAIN ADEQUATE INSURANCE COVERAGE THROUGHOUT THE TERM OF THE PROJECT.
3. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND IN THE EVENT THAT THE CONSTRUCTION SHALL BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
5. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL NECESSARY ADJUSTMENTS TO THE PLANS TO CONFORM WITH THE REGULATIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CHARACTERISTICS OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY, AND LOCATION OF ALL MATERIALS AND EQUIPMENT TO BE USED IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN ADJACENT PROPERTY IS DAMAGED OR DESTROYED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF ALL UNDERGROUND AND ABOVE GROUND IMPROVEMENTS THAT WILL NOT BE EXPOSED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE LANDSCAPE ARCHITECT AND OBTAINING A CLARIFICATION OF PLANS PRIOR TO DESTRUCTION.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND ALL REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAY AND ALL MATERIALS WITHIN THE EXISTING RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
10. CONTRACTOR SHALL COORDINATE IF ANY ADJACENTS OF TOWN ELECTRICAL, GAS, OR WATER LINES ARE NEARBY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
11. CONTRACTOR TO RESPECT ALL AREAS DISTURBED BY HIS OPERATION TO THEIR ORIGINAL OR BETTER CONDITION.
12. DURING CONSTRUCTION NO TEMPORARY CONSTRUCTION TO FILL HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.
13. SPECIAL CARE IS TO BE TAKEN SO THAT PROTECTED TREES REMAIN UNHARMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
14. THE LANDSCAPE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION.
15. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF MACDENVILLE AND THE LANDSCAPE ARCHITECT. THE TOWN OF MACDENVILLE AND THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS BYLAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.

UTILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. UTILITIES SHOWN ARE BASED ON THE CHUTE SURVEY AND RECORDS OF THE TOWN OF MACDENVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
3. DURING CONSTRUCTION, OPERATIONS OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
6. CONTRACTORS SHALL COORDINATE IF ANY ADJACENTS OF CITY ELECTRICAL, GAS, OR WATER LINES ARE NEARBY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
7. LANDSCAPES, SLOPE, AND PRELIMINARY SURVEYING DO NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL DRAINAGE CONTROL MEASURES SHOWN ON THE PLANS AND TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT DRAINAGE OF EXISTING OR PROPOSED OFF-SITE ON TO SURFACE DRAINAGE DURING CONSTRUCTION.
9. ALL DRAINAGE AREAS TO BE GRADED THAT ARE TO REMAIN GRADE SHALL BE DESIGNED WITHIN 12 HOURS UNLESS OTHERWISE NOTED.
10. ALL SLOPING AND BULDOZING SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
11. ALL STOCKPILING TO BE IN CONSTRUCTION AREA, HOWEVER, NO STOCKPILING ON ANY ROAD SURFACE OR EXISTING INFRASTRUCTURE WILL BE ALLOWED. EXISTING INFRASTRUCTURE SHALL BE PROTECTED AND NOT BE DAMAGED BY ANY STOCKPILING AS PART OF DRAINAGE CLEAN UP.
12. ALL PAVED DRAGGERS, BROOMS, BRUSHES OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE FORMING OF WATER.
13. THE DRAINAGE CONTROL MEASURES AND THE PAVING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. ALL MEASURES ARE TO BE PROPERLY MAINTAINED TO INSURE SEDIMENT IS CONTAINED WITHIN THE PROJECT AREA.
14. CONTRACTOR TO ADHERE TO GENERAL DIRT CONTROL, MEASUREMENTS, EROSION AND SEDIMENT CONTROL, WATER, AND DRAINAGE CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
15. ALL CONCRETE SHALL HAVE A MINIMUM 14 DAYE COMPRESSIVE STRENGTH OF 3000 PSI (21 DAYE STRENGTH, UNLESS OTHERWISE NOTED).
16. THE FRESH GRADE OF PAVEMENT SHALL BE UNIFORM TO FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
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100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.



Call before you dig

MACDENVILLE, VT 05457
CITY OF MACDENVILLE
CITY OF MACDENVILLE

J. DAVID LEFORD, R.A.
LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

2730 Macdenville Drive
Macdenville, VT 05457
2730 Macdenville Drive

2730 Macdenville Drive
Macdenville, VT 05457
2730 Macdenville Drive

PLAN DATE:	08/14/21
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	81 12/08/21 TRIP

PROJECT GENERAL NOTES
MACDENVILLE GREENWAY
315 LAKE VIEW DRIVE, MACDENVILLE, VT

PROJECT DESCRIPTION

DRAWING NUMBER
LN



J. DAVID LEDFORD, P.L.A.
JDA@DAVIDLEDFO.RD.COM
CMTL 704.650.7880

2730 MARCH DRIVE
UNIONVILLE, NC 28082



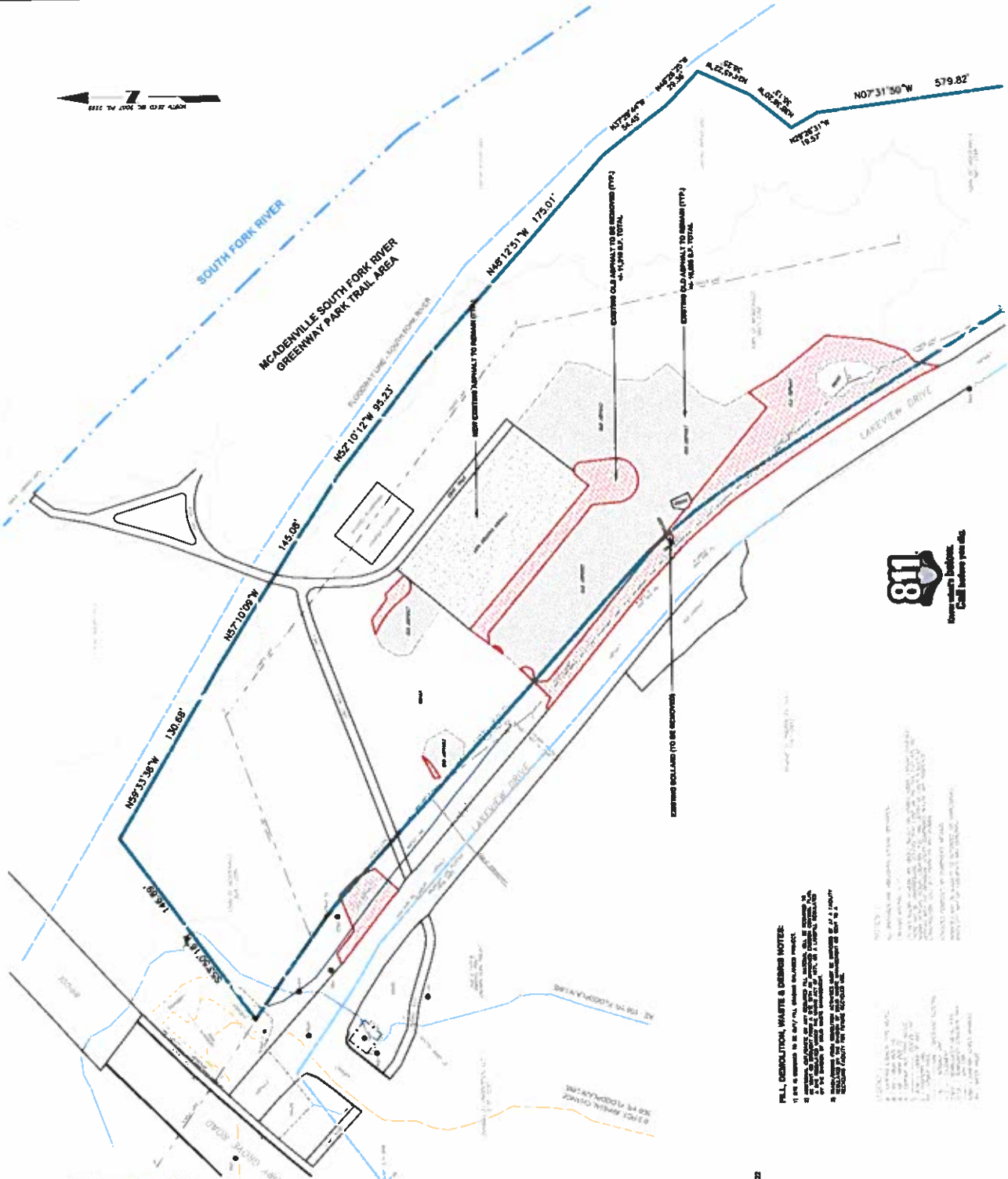
PLAN DATE:	08/14/21
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	01 12/08/21 TWP

PROPOSED DEMOLITION PLAN MCADEVILLE GREENWAY

318 LAKE VIEW DRIVE, MCADEVILLE, NC

DRAWING NUMBER
15

PROJECT DESCRIPTION



OWNER INFORMATION:

TOWN OF MCADEVILLE
P.O. BOX 8
MCADEVILLE, NC 28051
CONTACT: JIM KOSMETSIS, TOWN MAYOR
LEWIS DELLINGER, TOWN CLERK
(704) 854-3180

PARCEL INFORMATION:

OWNER: TOWN OF MCADEVILLE
P.O. BOX 8
MCADEVILLE, NC 28051
PARCEL: P01 R. 1885-0001
ADDRESS: 318 LAKE VIEW DRIVE
UNIONVILLE, NC 28082
COUNTY: CANTON COUNTY
TOTAL ACREAGE: 7.18 AC.
DEED BOOK: 1885-0001 PAGE: 238
PROPOSED LANE: GREENWAY AREA PARKING
FLOODPLAIN: SITE IS IN AN ALE LI FCT FLOODPLAIN
STORMWATER REQUIREMENT:
PHASE 2 AREA (LOW DENSITY PROJECT)
PROJECT EXPLORED COMPLETION DATE: 8/14/2022

PERMITS, DEMOLITION, WAIVER & DESIGN NOTE:

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).
2. THE TOWN OF MCADEVILLE HAS REVIEWED THE DEMOLITION PLAN AND HAS DETERMINED THAT THE PROPOSED DEMOLITION IS IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).
3. THE TOWN OF MCADEVILLE HAS REVIEWED THE DEMOLITION PLAN AND HAS DETERMINED THAT THE PROPOSED DEMOLITION IS IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).
4. THE TOWN OF MCADEVILLE HAS REVIEWED THE DEMOLITION PLAN AND HAS DETERMINED THAT THE PROPOSED DEMOLITION IS IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).
2. THE TOWN OF MCADEVILLE HAS REVIEWED THE DEMOLITION PLAN AND HAS DETERMINED THAT THE PROPOSED DEMOLITION IS IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).
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4. THE TOWN OF MCADEVILLE HAS REVIEWED THE DEMOLITION PLAN AND HAS DETERMINED THAT THE PROPOSED DEMOLITION IS IN ACCORDANCE WITH THE FOLLOWING: NC DEMOLITION ACT (16A NC AC 1301-1303).

SURVEYING:

1411 PLANT GROVE CHURCH ROAD
CROUSE, NC 28035
CONTACT: (704) 720-0000





J. DAVIDLEDFORD, P.L.A.
JDAVIDLEDFORD@GMAIL.COM
CELL (704) 650-7880

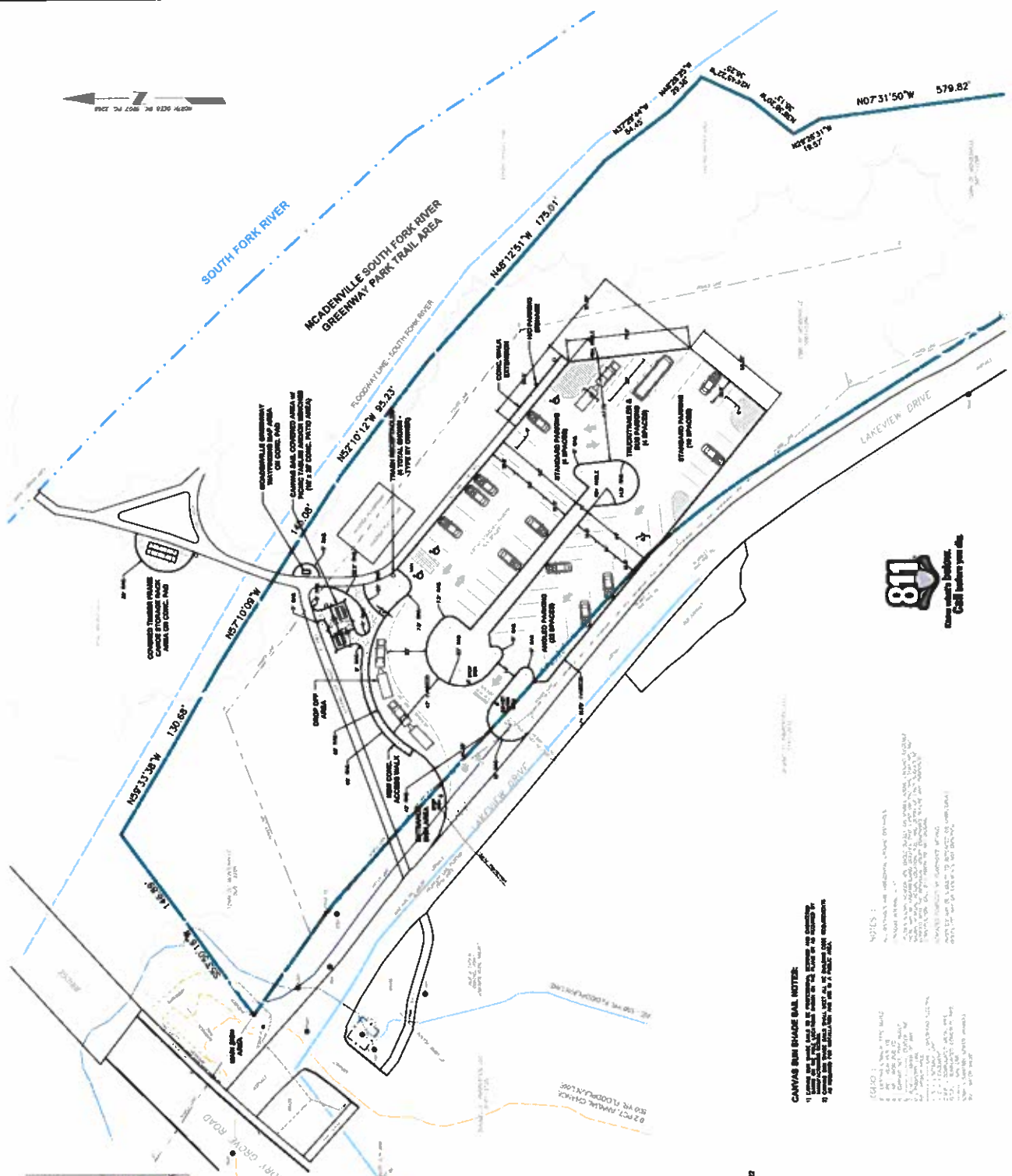
2730 Madden Highway
Lincolnton, NC 28082



REVISIONS
DATE: 08/14/21
BY: JDL
CHECKED BY: JDL
DATE: 08/14/21
BY: JDL
DATE: 08/14/21
BY: JDL

PROPOSED SITE PLAN
MCADENVILLE GREENWAY
316 LAKE VIEW DRIVE, MCADENVILLE, NC

25
DRAWING NUMBER



OWNER INFORMATION:

OWNER: TOWN OF MCADENVILLE
P.O. BOX 6
MCADENVILLE, NC 28081
CONTACT: JIM KIRK, TOWN MAYOR
LESLIE TULLINGER, TOWN CLERK
(704) 650-7880

PARCEL INFORMATION:

OWNER: TOWN OF MCADENVILLE
P.O. BOX 6
MCADENVILLE, NC 28081
PARCEL ID #: 00000
PARCEL PER #: 00000
ADDRESS: 316 LAKEVIEW DRIVE
LINCOLNTON, NC 28082
CONTACT: (704) 650-7880
TOTAL ACRES: 7.9 AC.
EXISTING ZONING: CSD & THU
PROPOSED ZONING: CSD & THU
PROPOSED USE: GREENWAY AREA PARKING
PROJECT: MCADENVILLE GREENWAY
WATERMAIN REQUIREMENT:
STORMWATER REQUIREMENT:
PHASE 1 AREA LOW DENSITY PROJECT
PROJECT OF EXPECTED COMPLETION DATE: SPRING 2022

PLAN DESIGN INFORMATION:

SITE DESIGNER:
J. DAVIDLEDFORD, P.L.A.
2730 MADDEN HIGHWAY
LINCOLNTON, NC 28082
CONTACT: (704) 650-7880
SURVEYING:
FREDMAN SURVEYING
1418 PLANTATION DRIVE, CHURCH ROAD
LINCOLNTON, NC 28082
CONTACT: (704) 728-0444

CANVAS BLUE SHADE DATA NOTES:
1. CANVAS BLUE SHADE DATA IS A REPRESENTATION OF THE DATA AS PROVIDED BY THE CLIENT. IT IS NOT A GUARANTEE OF THE DATA'S ACCURACY.
2. THE CANVAS BLUE SHADE DATA IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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[illegible]

PROPOSED ASPHALT / CONCRETE PLAN MCADENVILLE GREENWAY

PROJECT DESCRIPTION

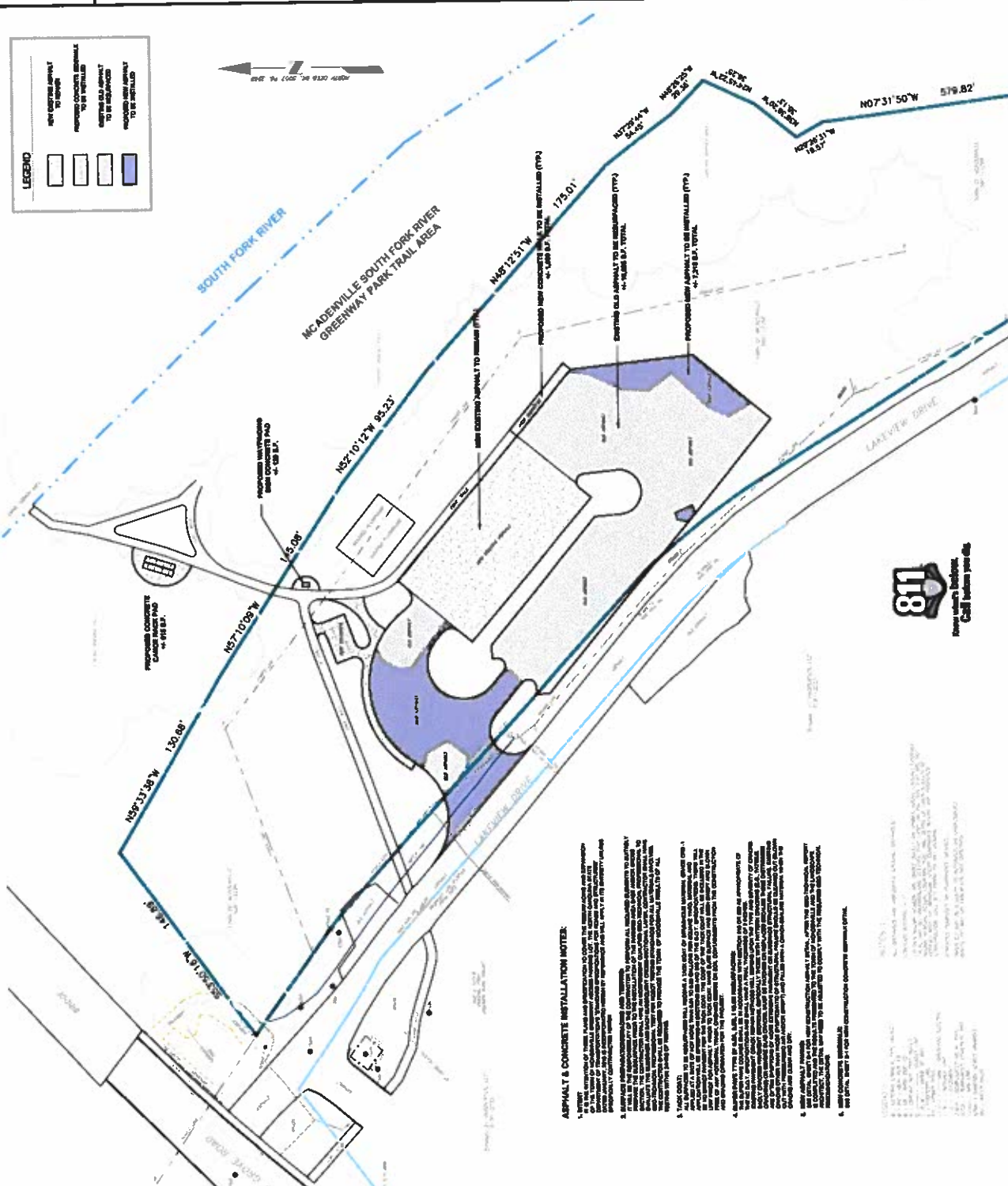
PLAN DATE	08/14/21
DRAWN BY	JDL
CHECKED BY	JDL
REVISIONS	#1 12/09/21 TMAP

J. DAVIDLEFORD, P.L.A.
LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER (SPECIALIST)
2720 LAKESHORE HIGHWAY
LAKEVIEW, NC 28026
JOHNSONDAVIDLEFORD@GMAIL.COM
(704) 704-890-7580



LEGEND

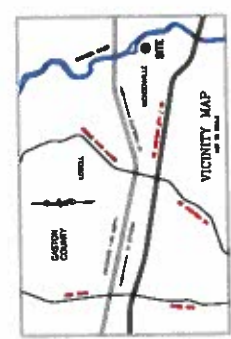
- NEW ASPHALT (SHOWN IN WHITE)
- EXISTING ASPHALT (SHOWN IN GREY)
- PROPOSED ASPHALT TO BE INSTALLED (SHOWN IN WHITE)
- PROPOSED ASPHALT TO BE REMOVED (SHOWN IN GREY)
- PROPOSED ASPHALT TO BE REPAIRED (SHOWN IN WHITE)
- PROPOSED ASPHALT TO BE REPAIRED (SHOWN IN GREY)
- PROPOSED ASPHALT TO BE REPAIRED (SHOWN IN WHITE)
- PROPOSED ASPHALT TO BE REPAIRED (SHOWN IN GREY)



811
Call before you dig

ASPHALT & CONCRETE INSTALLATION NOTES:

1. ALL ASPHALT SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 100% OF THE THEORETICAL DENSITY. ALL CONCRETE SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 100% OF THE THEORETICAL DENSITY. ALL ASPHALT SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 100% OF THE THEORETICAL DENSITY. ALL CONCRETE SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 100% OF THE THEORETICAL DENSITY.
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OWNER INFORMATION:
TOWN OF MCADENVILLE
100 E. MAIN ST.
MCADENVILLE, NC 28051
CONTACT: JIM KEMMERT, TOWN MANAGER
(704) 884-1188

PARCEL INFORMATION:
OWNER: TOWN OF MCADENVILLE
100 E. MAIN ST.
MCADENVILLE, NC 28051
PARCEL: 01.0.0000
ADDRESS: 100 E. MAIN ST.
MCADENVILLE, NC 28051
TOTAL ACRES: 2.28 AC.
DEED BOOK: 1807 DEED PAGE: 208
DEED DATE: 08/14/2018
PROPOSED USE: GREENWAY PARK TRAIL
PLANNING COMMISSION: 08/14/2021
STREETS: 100 E. MAIN ST.
PROJECT ESTIMATED COMPLETION DATE: SPRING 2022

PLAN DESIGN INFORMATION:
SITE DEVELOPMENT:
J. DAVIDLEFORD, P.L.A.
2720 LAKESHORE HIGHWAY
LAKEVIEW, NC 28026
CONTACT: (704) 704-890-7580

ENGINEER:
J. DAVIDLEFORD, P.L.A.
2720 LAKESHORE HIGHWAY
LAKEVIEW, NC 28026
CONTACT: (704) 704-890-7580





J. DAVIDLEDFORD, P.L.A.
JDA@DAVIDLEDFORD.COM
CELL (704) 880-7780

2730 Madison Highway
Lenoir, NC 28540



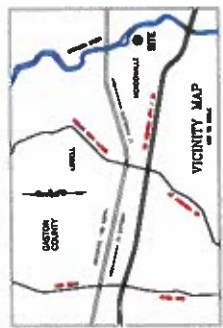
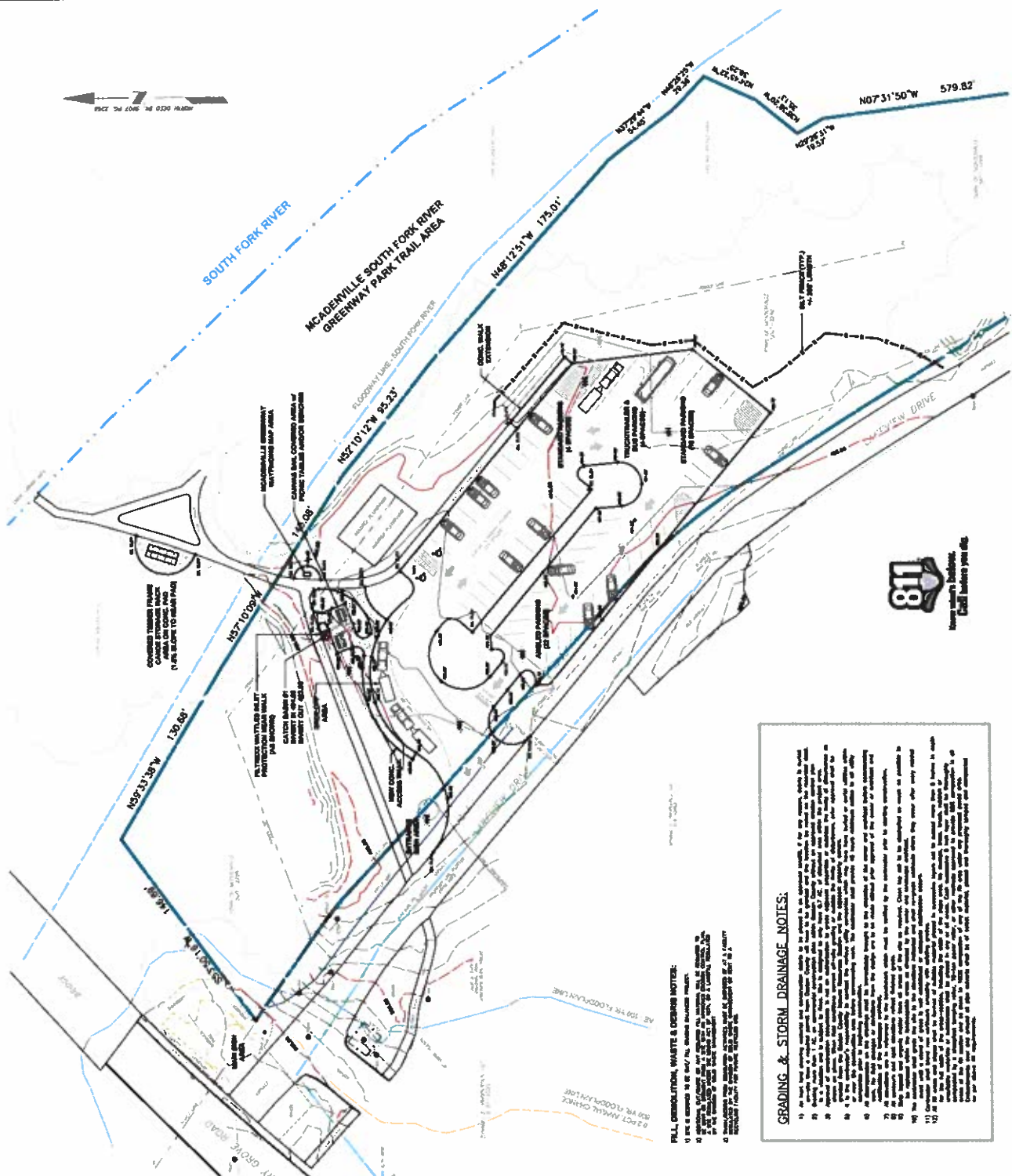
REVISIONS
DATE: 08/14/21
DRAWN BY: JDL
CHECKED BY: JDL
DATE: 12/08/21
DATE: 08/14/21

MCADENVILLE GREENWAY GRADING & EROSION CONTROL PLAN

316 LAKE VIEW DRIVE, MCADENVILLE, NC

PROJECT DESCRIPTION

C2
DRAWING NUMBER



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE PROPERTY.
3. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE ROAD OR THE EXTERIOR OF THE PROPERTY.
4. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE ROAD OR THE EXTERIOR OF THE PROPERTY.

- OWNER INFORMATION:
TOWN OF MCADENVILLE
P.O. BOX 8
MCADENVILLE, NC 28051
CONTACT: JIM ROBERTS, TOWN MAYOR
LESLIE DELLINGER, TOWN CLERK
(704) 880-1180
- PARCEL INFORMATION:
OWNER: TOWN OF MCADENVILLE
P.O. BOX 8
MCADENVILLE, NC 28051
PARCEL ID #: 20028
PARCEL P46: 20028
ADDRESS: MCADENVILLE, NC
DAVIDSON COUNTY
- TOTAL PROJECT AREA: 2.00 ACRES
EXISTING ZONING: CSD 1.1
PROPOSED ZONING: CSD 1.1
WATERWAY: CHAMBERLAIN
WATERWAY REQUIREMENT:
PHASE 1 AREA (LAW GENTRY PROJECT)
- PROJECT EXPECTED COMPLETION DATE: SPRING 2022

OWNER INFORMATION:
TOWN OF MCADENVILLE
P.O. BOX 8
MCADENVILLE, NC 28051
CONTACT: JIM ROBERTS, TOWN MAYOR
LESLIE DELLINGER, TOWN CLERK
(704) 880-1180

PARCEL INFORMATION:
OWNER: TOWN OF MCADENVILLE
P.O. BOX 8
MCADENVILLE, NC 28051
PARCEL ID #: 20028
PARCEL P46: 20028
ADDRESS: MCADENVILLE, NC
DAVIDSON COUNTY

TOTAL PROJECT AREA: 2.00 ACRES
EXISTING ZONING: CSD 1.1
PROPOSED ZONING: CSD 1.1
WATERWAY: CHAMBERLAIN
WATERWAY REQUIREMENT:
PHASE 1 AREA (LAW GENTRY PROJECT)

PROJECT EXPECTED COMPLETION DATE: SPRING 2022

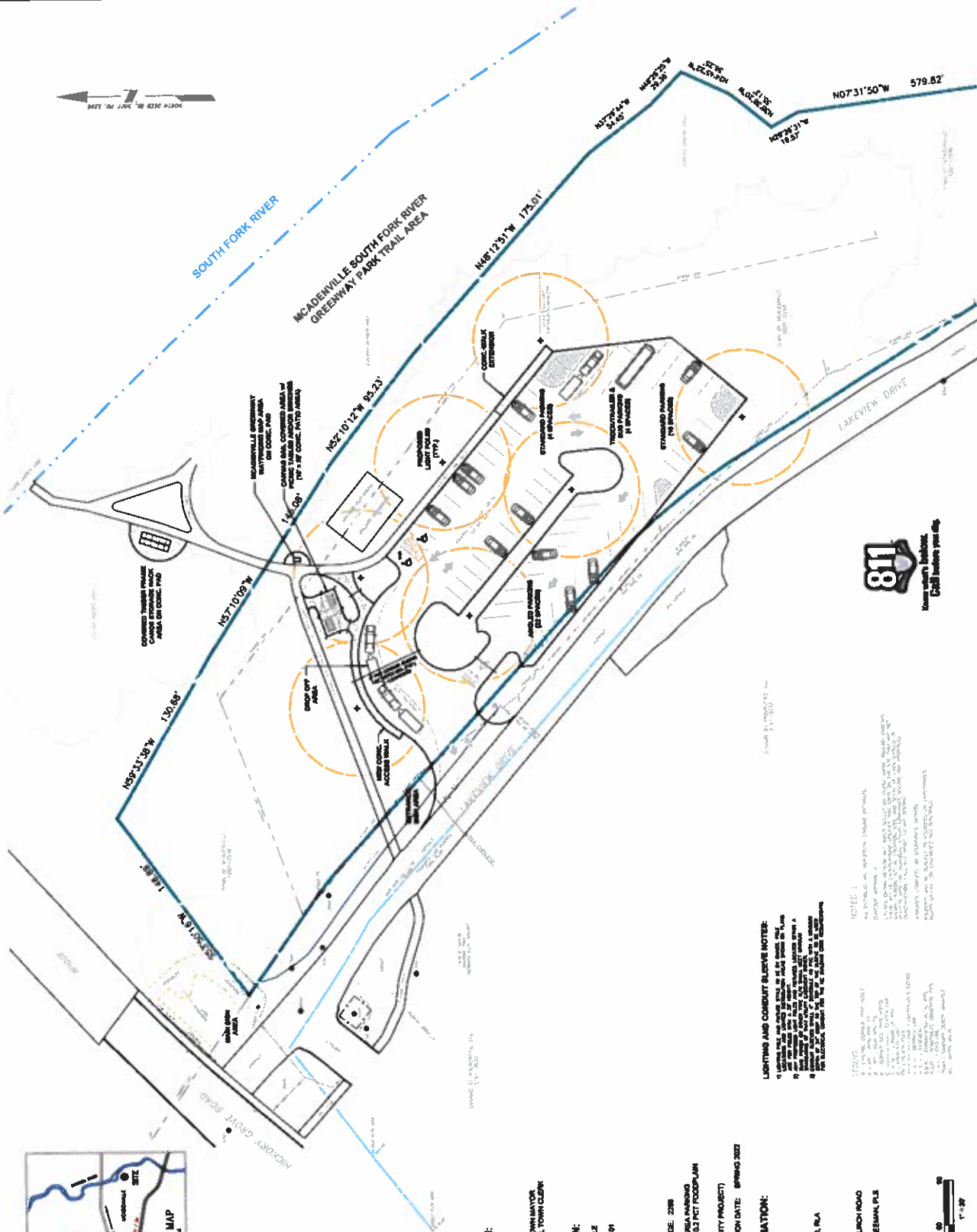
GRADING & STORM DRAINAGE NOTES:

1. All grading and drainage work shall be in accordance with the approved plans and specifications.
2. All grading and drainage work shall be completed within the specified time frame.
3. All grading and drainage work shall be completed within the specified time frame.
4. All grading and drainage work shall be completed within the specified time frame.
5. All grading and drainage work shall be completed within the specified time frame.
6. All grading and drainage work shall be completed within the specified time frame.
7. All grading and drainage work shall be completed within the specified time frame.
8. All grading and drainage work shall be completed within the specified time frame.
9. All grading and drainage work shall be completed within the specified time frame.
10. All grading and drainage work shall be completed within the specified time frame.

PLAN DESIGN INFORMATION:

DATE: 08/14/21
DRAWN BY: JDL
CHECKED BY: JDL
DATE: 12/08/21
DATE: 08/14/21





ROUTING AND COMMENT BY EMAIL NOTICE:

- [illegible]

[illegible]

811

OWNER INFORMATION:
TOWN OF NCADENVILLE
P.O. BOX 6
NCADENVILLE, NC 28101

PARCEL INFORMATION:
OWNER: TOWN OF MCADENVILLE
P.O. BOX 9
MCADENVILLE, NC 28104
PARCEL ID #: 30028
PARCEL PIN #: 3605180281
ADDRESS: 315 LAKE VIEW AVE
MCADENVILLE, NC
GASTON COUNTY

TOTAL ACREAGE: 7.35 AC.
DEED BOOK: 6027 DEED PAGE: 2298
EXISTING ZONING: CSD & TMU
PROPOSED USE: GREENWAY AREA PARKING
FLOODPLAIN: SITE IS IN AN AL 0.2 FCT FLOODPLAIN
WATERBODIES: CRANFORD
STORMWATER REQUIREMENT:
PHASE B AREA (LOW DENSITY PROJECT)

RECEIVED DATE:

OR AN DESIGN INFORMATION.

BITE DEVELOPMENT:
J. DAVID LEDFORD, RLA
2750 MAGEN HIGHWAY
LINCOLTON, NC 28082
CONTACT: DAVID LEDFORD, RLA

SURVEYING:
FRIEDMAN SURVEYING
1416 PLEASANT GROVE
CROUSE, NC 28033
CONTACT: W. BRADLEY



SITE CONSTRUCTION DETAILS
MCADENVILLE GREENWAY
315 LAKE VIEW DRIVE, MCADENVILLE, NC

315 LAKE VIEW DRIVE, MCADENMILLE, NC

PROJECT DESCRIPTION

FLYDATE	09/14/21
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DRAWN BY: JDL

701 CHECKED BY

REVISED

10/1	12/03/21	10/1
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DOSE ON VOLUME

DOSE ON VOLUME

CALL (704) 550-7880

CALL (704) 550-7880

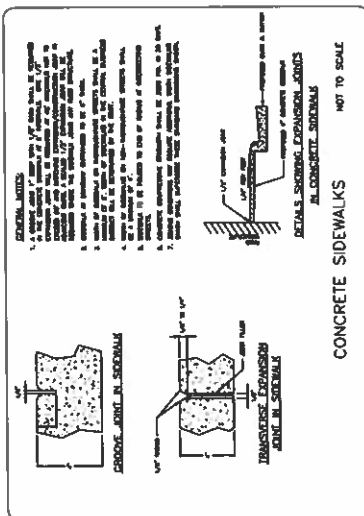
CALL (704) 550-7880



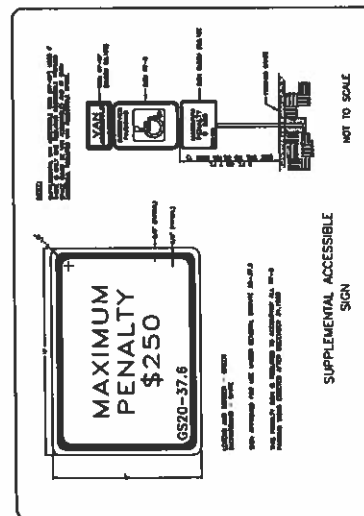
ROAD SIGN DETAIL



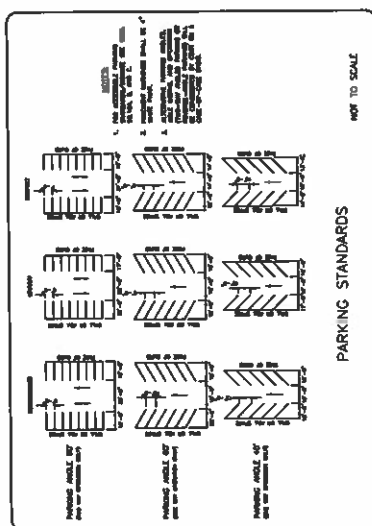
CONCRETE SIDEWALKS



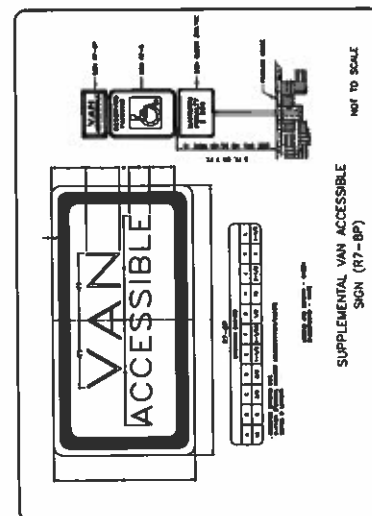
SUPPLEMENTAL ACCESSIBLE SIGN



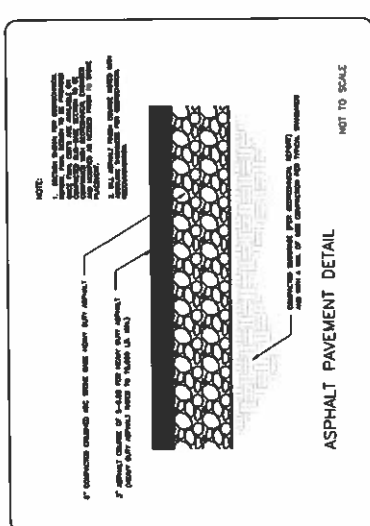
PARKING STANDARDS



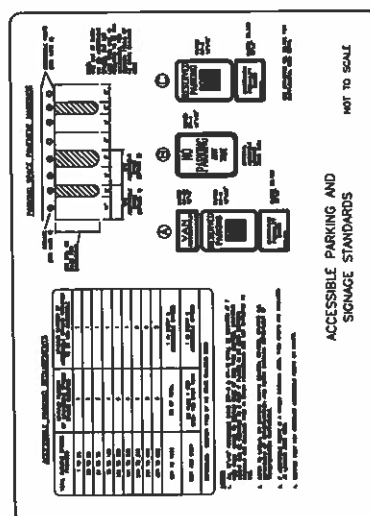
SUPPLEMENTAL VAN ACCESSIBLE



ASPHALT PAVEMENT DETAIL



ACCESSIBLE PARKING AND SIGNAGE STANDARDS





J. DAVID LEFORD, R.L.A.
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
CELL (770) 850-7800

2200 Madison Highway
Lawrenceville, Georgia 30046



PLAN DATE 08/14/21
DRAWN BY JDL
CHECKED BY JDL
REVISIONS:
#1 12/09/21 TMAP

PROJECT DESCRIPTION:
SITE CONSTRUCTION DETAILS
MCADENVILLE GREENWAY
315 LAKE VIEW DRIVE, MCADENVILLE, NC

D2
DRAWING NUMBER

SOIL SEEDING, PROTECTION AND EROSION CONTROL

Soil seeding is the process of applying seed to bare soil to establish vegetation. It is a critical component of erosion control and site stabilization. The seed is typically applied in a broadcast manner, followed by a light covering of mulch or straw to protect the seed and retain moisture. The seed should be applied at a rate of 10-20 lbs per 1,000 sq ft, depending on the species and soil conditions. The mulch should be applied at a rate of 2-4 inches. The site should be watered regularly to ensure the seed germinates and the vegetation establishes.

Soil seeding is a critical component of erosion control and site stabilization. It is a critical component of erosion control and site stabilization. The seed is typically applied in a broadcast manner, followed by a light covering of mulch or straw to protect the seed and retain moisture. The seed should be applied at a rate of 10-20 lbs per 1,000 sq ft, depending on the species and soil conditions. The mulch should be applied at a rate of 2-4 inches. The site should be watered regularly to ensure the seed germinates and the vegetation establishes.

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TEMPORARY SEEDING FOR WARM AND COOL SEASON

SEASON	SEEDING RATE	SEEDING METHOD	SEEDING DATE	SEEDING NOTES
WARM	10 lbs per 1,000 sq ft	Broadcast	August 15 - August 18	Seeding should be done in the morning or evening to avoid the heat of the day.
COOL	10 lbs per 1,000 sq ft	Broadcast	August 19 - August 22	Seeding should be done in the morning or evening to avoid the heat of the day.
WARM	10 lbs per 1,000 sq ft	Broadcast	August 23 - August 26	Seeding should be done in the morning or evening to avoid the heat of the day.
COOL	10 lbs per 1,000 sq ft	Broadcast	August 27 - August 30	Seeding should be done in the morning or evening to avoid the heat of the day.
WARM	10 lbs per 1,000 sq ft	Broadcast	August 31 - September 3	Seeding should be done in the morning or evening to avoid the heat of the day.
COOL	10 lbs per 1,000 sq ft	Broadcast	September 4 - September 7	Seeding should be done in the morning or evening to avoid the heat of the day.

NOT TO SCALE

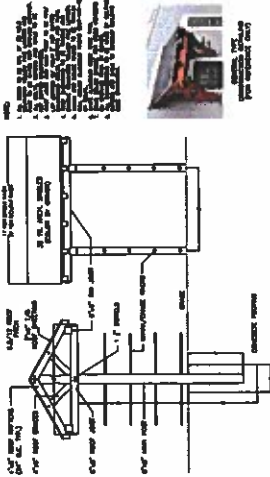
TEMPORARY SEEDING SCHEDULE (SEASONAL)

PERMANENT SEEDING FOR WARM AND COOL SEASON

SEASON	SEEDING RATE	SEEDING METHOD	SEEDING DATE	SEEDING NOTES
WARM	10 lbs per 1,000 sq ft	Broadcast	August 15 - August 18	Seeding should be done in the morning or evening to avoid the heat of the day.
COOL	10 lbs per 1,000 sq ft	Broadcast	August 19 - August 22	Seeding should be done in the morning or evening to avoid the heat of the day.
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COOL	10 lbs per 1,000 sq ft	Broadcast	August 27 - August 30	Seeding should be done in the morning or evening to avoid the heat of the day.
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COOL	10 lbs per 1,000 sq ft	Broadcast	September 4 - September 7	Seeding should be done in the morning or evening to avoid the heat of the day.

NOT TO SCALE

PERMANENT SEEDING SCHEDULE (SEASONAL)



NOT TO SCALE

KAYAK AND CANOE STORAGE RACK



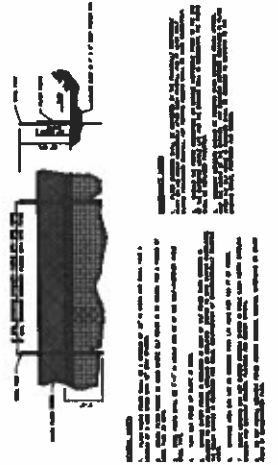
NOT TO SCALE

MAIN ENTRANCE SIGN DESIGN (HICKORY GROVE RD.)



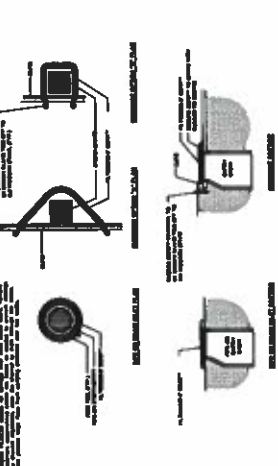
NOT TO SCALE

GREENWAY PARKING ENTRANCE SIGN DESIGN



NOT TO SCALE

TEMPORARY SILT FENCE



NOT TO SCALE

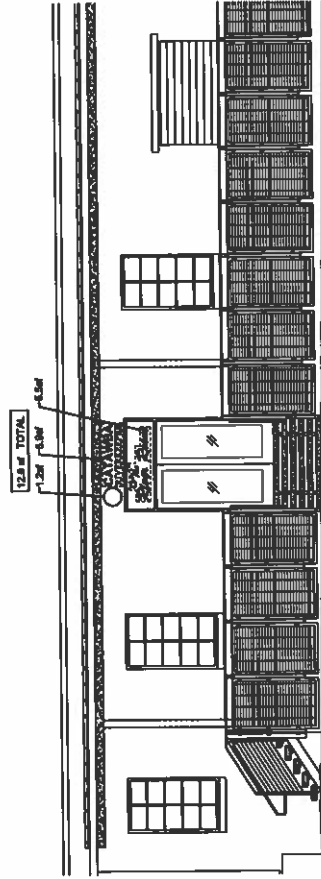
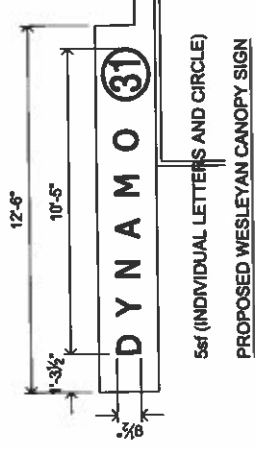
FILTER INLET PROTECTION DETAIL



PROPOSED WESLEYAN CANOPY SIGNAGE RENDERING



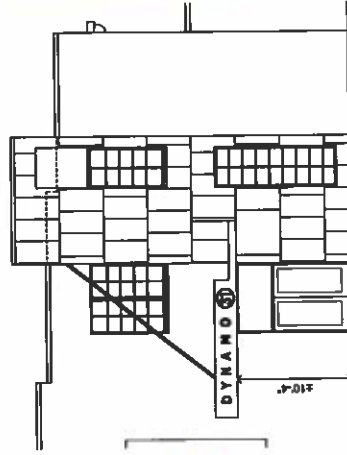
PROPOSED BLADE SIGN RENDERING



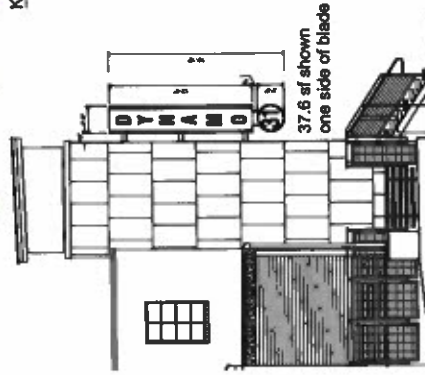
CATAWBA RIVERKEEPER PROPOSED SIGNAGE



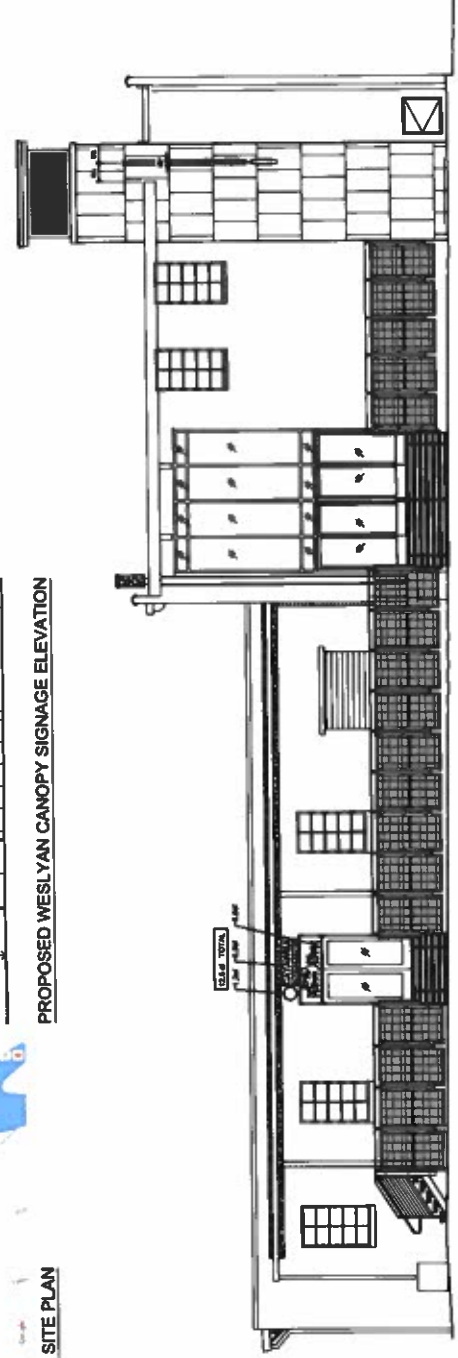
PROPOSED WESLEYAN CANOPY SIGNAGE ELEVATION



PROPOSED BLADE SIGN LEFT ELEVATION



ELEVATION



PROPOSED BLADE SIGN LEFT ELEVATION

102 MAIN STREET, McAdenville, NC

12/09/21



STATE OF NORTH CAROLINA

COUNTY OF GASTON

**INTERLOCAL AGREEMENT FOR COORDINATION
OF PROJECT ZONING AND SERVICES
BETWEEN THE TOWN OF CRAMERTON
AND THE TOWN OF McADENVILLE**

THIS AGREEMENT, is entered into as of the 16th day of July, 2007 by and between the Town of Cramerton, a municipal corporation under the laws of the State of North Carolina (hereinafter referred to as Cramerton) and the Town of McAdenville, a municipal corporation located within Gaston County, organized under the laws of the State of North Carolina (hereinafter referred to as McAdenville).

WITNESSETH:

WHEREAS, a conceptual sketch plan has been proposed for a large residential and commercial development currently called "The Village at South Fork" (the "Project") which as currently designed would be partially in Cramerton and McAdenville; and

WHEREAS, pursuant to the provisions of Article 20 of Chapter 160A of the North Carolina General Statutes, Cramerton and McAdenville wish to enter into this Interlocal Cooperation Agreement to implement a joint undertaking to coordinate zoning review and provision of services for this proposed project; and

WHEREAS, McAdenville and Cramerton have each adopted a resolution as required by North Carolina General Statute 160A-461 to ratify this agreement; and

WHEREAS, the parties hereto desire to reduce the terms of their joint undertaking to writing.

NOW THEREFORE, in consideration of the premises above and pursuant to the terms of this Agreement, Cramerton and McAdenville agree as follows:

1. **Purpose of the Agreement.** The purpose of this Agreement is to coordinate zoning review and provision of services to the Project and to set forth the agreements between Cramerton and McAdenville with respect to such joint undertaking on the Project.
2. **Session Law 2007-34.** Both parties agree to cooperate in good faith and to take individually or jointly all steps necessary to implement the provisions of Session Law 2007-34, attached hereto as Exhibit A, on or by June 30, 2007. Any amendment to or rescission of Session Law 2007-34 shall automatically terminate this agreement unless mutually agreed to in writing and approved by the governing boards of both parties.
3. **Zoning Jurisdiction and Control.** On and after July 1, 2007, zoning jurisdiction and planning control of the Project then all within Cramerton's municipal limits will exclusively be exercised by Cramerton, including but not limited to all fees, applications, review, approvals and permits.
4. **Municipal Services.** On and after July 1, 2007, all municipal services for the Project then all within Cramerton's municipal limits shall be provided exclusively by Cramerton.

5. Financing of Joint Undertaking. As authorized by G.S. 160A-466, both parties agree to finance the joint undertaking according to the following terms:

a. Taxes, Fees and Revenue. On and after July 1, 2007 all ad valorem taxes and any other taxes, fees and revenues occurring from the Project then all within Cramerton's municipal limits shall be assessed, billed and collected by Cramerton, subject to the provisions of Section 3 of Session Law 2007-34 pertaining to liens of McAdenville outstanding before June 30, 2007.

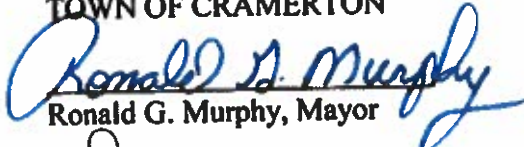
b. Transfer of Funds to McAdenville. On or by January 15 of every year during the 25 year term hereof, Cramerton shall make a payment to McAdenville in an amount equal to the ^{then} current assessed value of the 22.656 acres of the Project, times the then current ad valorem tax rate of McAdenville. The value of the 22.656 acres shall be assessed annually before such payment, and, to the extent changed, the ad valorem tax rate of McAdenville shall be adjusted annually as adopted in their annual budget.

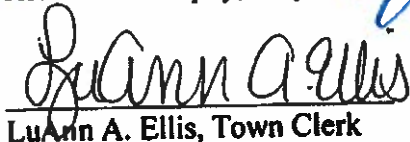
C.S.J.
J.H.F.
W.B.
R.G.M.


6. Terms of Agreement. This Agreement shall be effective from July 1, 2007 through June 30, 2032 (25 year duration). This agreement may only be terminated during the term hereof by mutual agreement approved by the governing boards of both parties.
7. Amendment of Agreement. This Agreement may be amended at any time by the parties. All amendments must be in writing and approved by the governing boards of both parties before they shall become effective.
8. Entirety of Agreement. No oral agreement shall occur and this written agreement and its written amendments alone shall constitute and represent the basis of the joint undertaking between the parties to this Agreement in conjunction with the provisions of Session Law 2007-34.

Executed as of the day and year first above written pursuant to authority duly given by the Cramerton Town Board and the McAdenville Town Board.

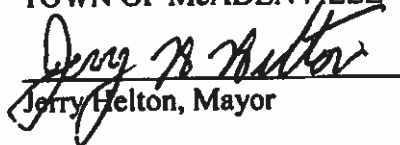
TOWN OF CRAMERTON

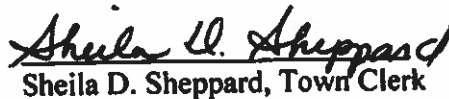

Ronald G. Murphy, Mayor


LuAnn A. Ellis, Town Clerk


William L. Brown, Town Attorney

TOWN OF McADENVILLE


Jerry Helton, Mayor


Sheila D. Sheppard, Town Clerk


Charlotte S. Isbill, Town Attorney

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007**

**SESSION LAW 2007-34
SENATE BILL 642**

**AN ACT TO REMOVE DESCRIBED PROPERTY FROM THE CORPORATE
LIMITS OF THE TOWN OF MCADENVILLE AND ANNEX IT TO THE TOWN
OF CRAMERTON.**

Whereas, the Board of Commissioners of the Town of Cramerton by resolution on March 6, 2007, requested that a total of 22.656 acres of property be deannexed from the Town of McAdenville and annexed to the Town of Cramerton; and

Whereas, the Board of Commissioners of the Town of McAdenville concurred in this request by resolution adopted March 12, 2007; and

Whereas, Gaston County Parcel Number 18050 is 44.85 acres, with 16.525 acres currently located within the corporate limits of the Town of McAdenville, while Gaston County Parcel Number 194769 is 62.61 acres with 6.131 acres currently located within the corporate limits of the Town of McAdenville; Now, therefore,

The General Assembly of North Carolina enacts:

SECTION 1. The portion of Gaston County Parcel #185050 currently located within the Town of McAdenville, consisting of approximately 16.525 acres, is removed from the corporate limits of the Town of McAdenville and is added to the corporate limits of the Town of Cramerton.

SECTION 2. The portion of Gaston County Parcel #194769 currently located within the Town of McAdenville, consisting of approximately 6.131 acres, is removed from the corporate limits of the Town of McAdenville and is added to the corporate limits of the Town of Cramerton.

SECTION 3. This act has no effect upon the validity of any liens of the Town of McAdenville for ad valorem taxes or special assessments outstanding before the effective date of this act. Such liens may be collected or foreclosed upon after the effective date of this act as though the property was still within the corporate limits of the Town of McAdenville.

SECTION 4. This act becomes effective June 30, 2007.

In the General Assembly read three times and ratified this the 2nd day of May, 2007.

s/ Beverly E. Perdue
President of the Senate

Exhibit "A"

Cramerton and McAdenville

Facts

As of today, Cramerton has paid a total of \$73,169.63 to McAdenville pursuant to the Interlocal Agreement. This amount is a result of numerous overpayments by Cramerton. The correct amount that should have been paid as of today is \$27,398.07. We have outlined 4 possible options moving forward.

Scenario 1

McAdenville can return the overpayment of \$45,771.56, and the payments can continue until the end of the agreement.

Scenario 2

Payments can continue at an estimated 4.5%/year property value increase. McAdenville will owe Cramerton around \$48,000 at the end of the agreement.

Scenario 3

Payments stop and the agreement is ended. If the property values increase at an average of 4.5% per year, Cramerton will owe McAdenville \$1970.91.

Scenario 4

Payments stop and the agreement is ended. If the property values increase at an average of 3.5% per year, Cramerton will have overpaid \$1,121.97.

Recommendation

Our recommendation is to end the agreement, and Cramerton will not make any more payments.

Where it stands today

Year	Payment	Amount Paid	Correct Amount
2008	1	\$ -	\$ -
2009	2	\$ 1,959.05	\$ 1,959.05
2010	3	\$ 1,959.05	\$ 1,959.05
2011	4	\$ 1,832.73	\$ 1,832.73
2012	5	\$ 1,832.73	\$ 1,832.73
2013	6	\$ 1,506.68	\$ 1,506.68
2014	7	\$ 1,974.29	\$ 1,974.29
2015	8	\$ 1,958.95	\$ 1,958.95
2016	9	\$ 11,562.56	\$ 1,584.00
2017	10	\$ 11,562.56	\$ 3,298.00
2018	11	\$ 12,595.14	\$ 3,294.77
2019	12	\$ 24,425.89	\$ 3,243.45
2020	13	\$ -	\$ 2,954.38
Total		\$ 73,169.63	\$ 27,398.07

Scenario 1

Total Over Paid as of 2020 \$ 45,771.56

If Payments continue until the end of the agreement

Year	Payment	Amount Paid	Correct Amount
2008	1	\$ -	\$ -
2009	2	\$ 1,959.05	\$ 1,959.05
2010	3	\$ 1,959.05	\$ 1,959.05
2011	4	\$ 1,832.73	\$ 1,832.73
2012	5	\$ 1,832.73	\$ 1,832.73
2013	6	\$ 1,506.68	\$ 1,506.68
2014	7	\$ 1,974.29	\$ 1,974.29
2015	8	\$ 1,958.95	\$ 1,958.95
2016	9	\$ 11,562.56	\$ 1,584.00
2017	10	\$ 11,562.56	\$ 3,298.00
2018	11	\$ 12,595.14	\$ 3,294.77
2019	12	\$ 24,425.89	\$ 3,243.45
2020	13	\$ 2,954.38	\$ 2,954.38
2021	14	\$ 3,087.32	\$ 3,087.32
2022	15	\$ 3,226.25	\$ 3,226.25
2023	16	\$ 3,371.43	\$ 3,371.43
2024	17	\$ 3,523.15	\$ 3,523.15
2025	18	\$ 3,681.69	\$ 3,681.69
2026	19	\$ 3,847.37	\$ 3,847.37
2027	20	\$ 4,020.50	\$ 4,020.50
2028	21	\$ 4,201.42	\$ 4,201.42
2029	22	\$ 4,390.48	\$ 4,390.48
2030	23	\$ 4,588.06	\$ 4,588.06
2031	24	\$ 4,794.52	\$ 4,794.52
2032	25	\$ 5,010.27	\$ 5,010.27
Total		\$ 123,866.48	\$ 75,140.54
Amount that will be overpaid		\$	48,725.93

Scenario 2

*Assumed Property Value Growth Rate

4.5%

If stopped paying today and property values increase by 4.5%

Year	Payment	Amount Paid	Correct Amount
2008	1	\$ -	\$ -
2009	2	\$ 1,959.05	\$ 1,959.05
2010	3	\$ 1,959.05	\$ 1,959.05
2011	4	\$ 1,832.73	\$ 1,832.73
2012	5	\$ 1,832.73	\$ 1,832.73
2013	6	\$ 1,506.68	\$ 1,506.68
2014	7	\$ 1,974.29	\$ 1,974.29
2015	8	\$ 1,958.95	\$ 1,958.95
2016	9	\$ 11,562.56	\$ 1,584.00
2017	10	\$ 11,562.56	\$ 3,298.00
2018	11	\$ 12,595.14	\$ 3,294.77
2019	12	\$ 24,425.89	\$ 3,243.45
2020	13	\$ -	\$ 2,954.38
2021	14	\$ -	\$ 3,087.32
2022	15	\$ -	\$ 3,226.25
2023	16	\$ -	\$ 3,371.43
2024	17	\$ -	\$ 3,523.15
2025	18	\$ -	\$ 3,681.69
2026	19	\$ -	\$ 3,847.37
2027	20	\$ -	\$ 4,020.50
2028	21	\$ -	\$ 4,201.42
2029	22	\$ -	\$ 4,390.48
2030	23	\$ -	\$ 4,588.06
2031	24	\$ -	\$ 4,794.52
2032	25	\$ -	\$ 5,010.27
Total		\$ 73,169.63	\$ 75,140.54
Amount Cramerton Owes		\$	(1,970.91)

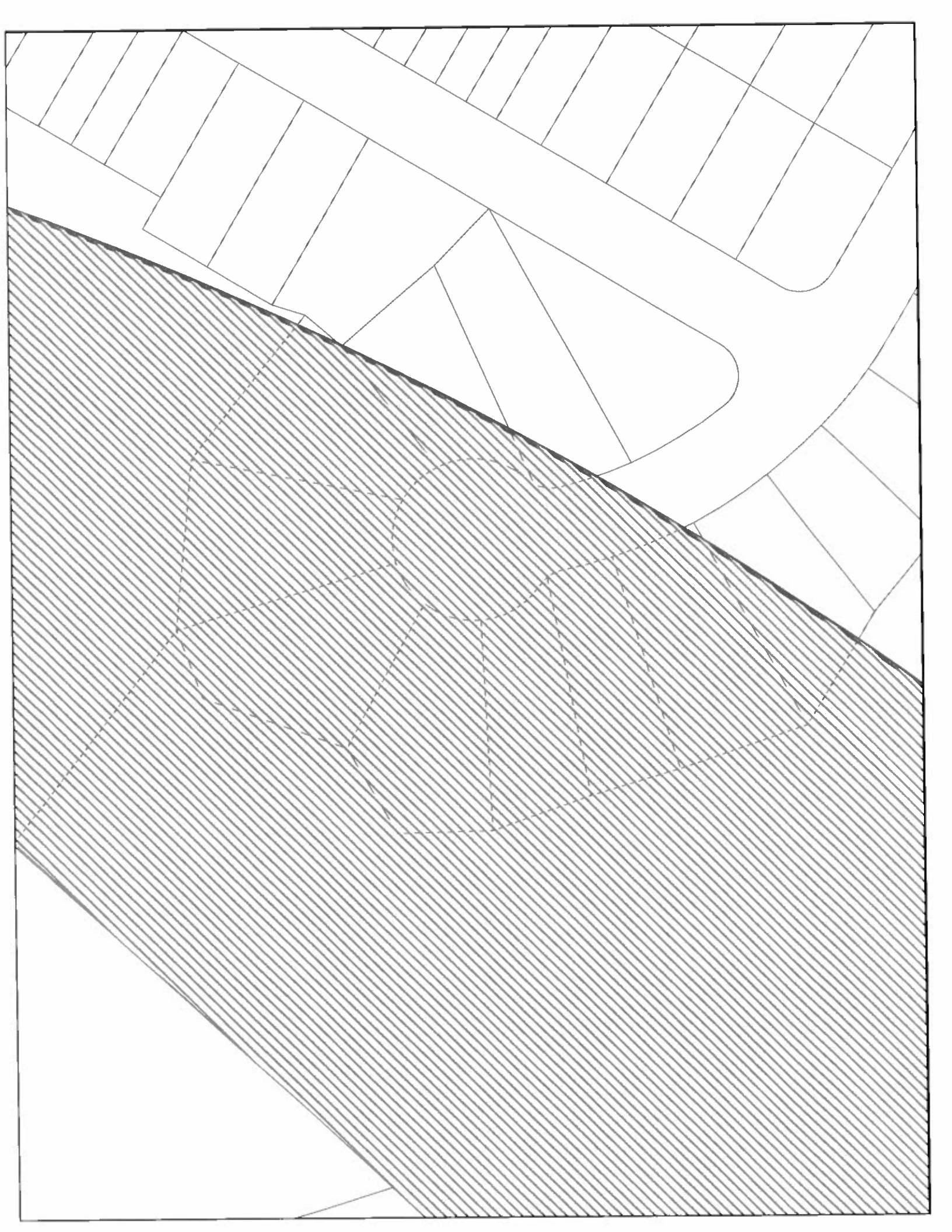
Scenario 3

If stopped paying today and property values increase by 3.5%

Year	Payment	Amount Paid	Correct Amount
2008	1	\$ -	\$ -
2009	2	\$ 1,959.05	\$ 1,959.05
2010	3	\$ 1,959.05	\$ 1,959.05
2011	4	\$ 1,832.73	\$ 1,832.73
2012	5	\$ 1,832.73	\$ 1,832.73
2013	6	\$ 1,506.68	\$ 1,506.68
2014	7	\$ 1,974.29	\$ 1,974.29
2015	8	\$ 1,958.95	\$ 1,958.95
2016	9	\$ 11,562.56	\$ 1,584.00
2017	10	\$ 11,562.56	\$ 3,298.00
2018	11	\$ 12,595.14	\$ 3,294.77
2019	12	\$ 24,425.89	\$ 3,243.45
2020	13	\$ -	\$ 2,954.38
2021	14	\$ -	\$ 3,057.78
2022	15	\$ -	\$ 3,164.80
2023	16	\$ -	\$ 3,275.57
2024	17	\$ -	\$ 3,390.22
2025	18	\$ -	\$ 3,508.87
2026	19	\$ -	\$ 3,631.68
2027	20	\$ -	\$ 3,758.79
2028	21	\$ -	\$ 3,890.35
2029	22	\$ -	\$ 4,026.51
2030	23	\$ -	\$ 4,167.44
2031	24	\$ -	\$ 4,313.30
2032	25	\$ -	\$ 4,464.27
Total		\$ 73,169.63	\$ 72,047.66
Amount Overpaid			\$ 1,121.97

Scenario 4







CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: November, 2021

McADENVILLE CONTRACT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
ARREST TOTALS													
Adult	0	4	1	0	1	3	3	6	3	1	0		22
Juvenile	0	4	1	0	1	3	3	6	2	1	0		21
Felony	0	0	0	0	0	0	0	0	1	0	0		1
Misdemeanor	0	0	1	0	1	2	2	2	3	1	0		12
Traffic	0	1	0	0	0	1	1	3	0	0	0		6
	0	3	0	0	0	0	0	1	0	0	0		4
	0	2	0	0	0	0	1	1	0	0	0		4
DWI ARRESTS													
CALLS FOR SERVICE													
CASE TOTALS	122	151	182	176	217	158	203	205	189	229	245		1842
Felony	4	4	1	1	3	3	3	4	2	4	0		29
Misdemeanor	2	1	1	1	3	2	3	2	1	1	0		17
Traffic	2	3	0	0	0	0	0	2	1	2	0		10
	0	0	0	0	0	0	0	0	0	1	0		1
	0	1	1	0	1	0	2	2	1	0	0		8
DRUG INVESTIGATIONS													
TRAFFIC CITATIONS	7	25	10	5	90	26	60	17	21	17	61		339
License Vios.	5	9	4	1	6	0	0	1	1	4	8		39
Registration Vios.	1	8	5	4	29	7	16	4	1	5	8		88
Restraint Vios.	0	0	0	0	0	1	0	0	0	0	0		1
Speeding Vios.	1	6	1	0	35	12	18	5	18	8	33		137
Sign/Signal Vios.	0	0	0	0	3	2	6	1	0	0	3		15
Other Traffic	0	2	0	0	25	6	20	6	3	8	9		79
TRAFFIC CRASHES													
Damage	2	4	0	1	2	5	4	2	1	0	0		21
Injury	2	2	0	1	2	2	3	2	0	0	0		14
	0	2	0	0	0	3	1	0	1	0	0		7