



Dallas Property

Gaston County, North Carolina



Who We Are

Top 10 U.S. Homebuilder

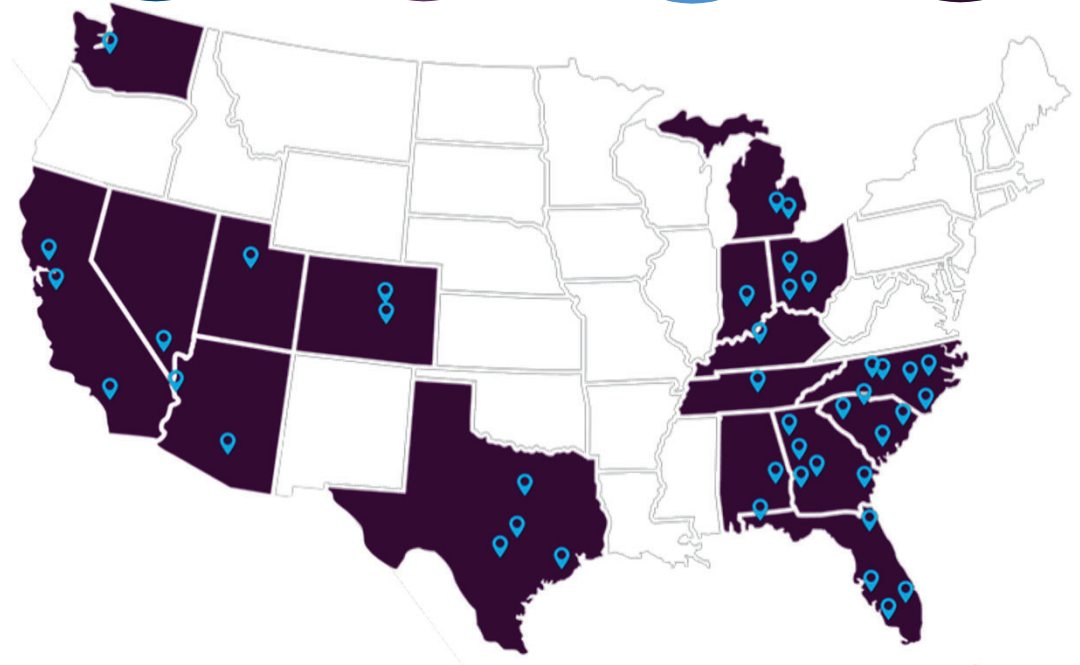
#1 fastest-growing public builder 3 years in a row
(2017 – 2019)

American's Most Trustworthy Companies in 2023 & 2024 – Newsweek

**\$4.2 Billion in Total Revenues and
10,805¹ homes delivered**

One-stop Homebuying

Our financial services business
provides mortgage, title and insurance services



Why It's Important

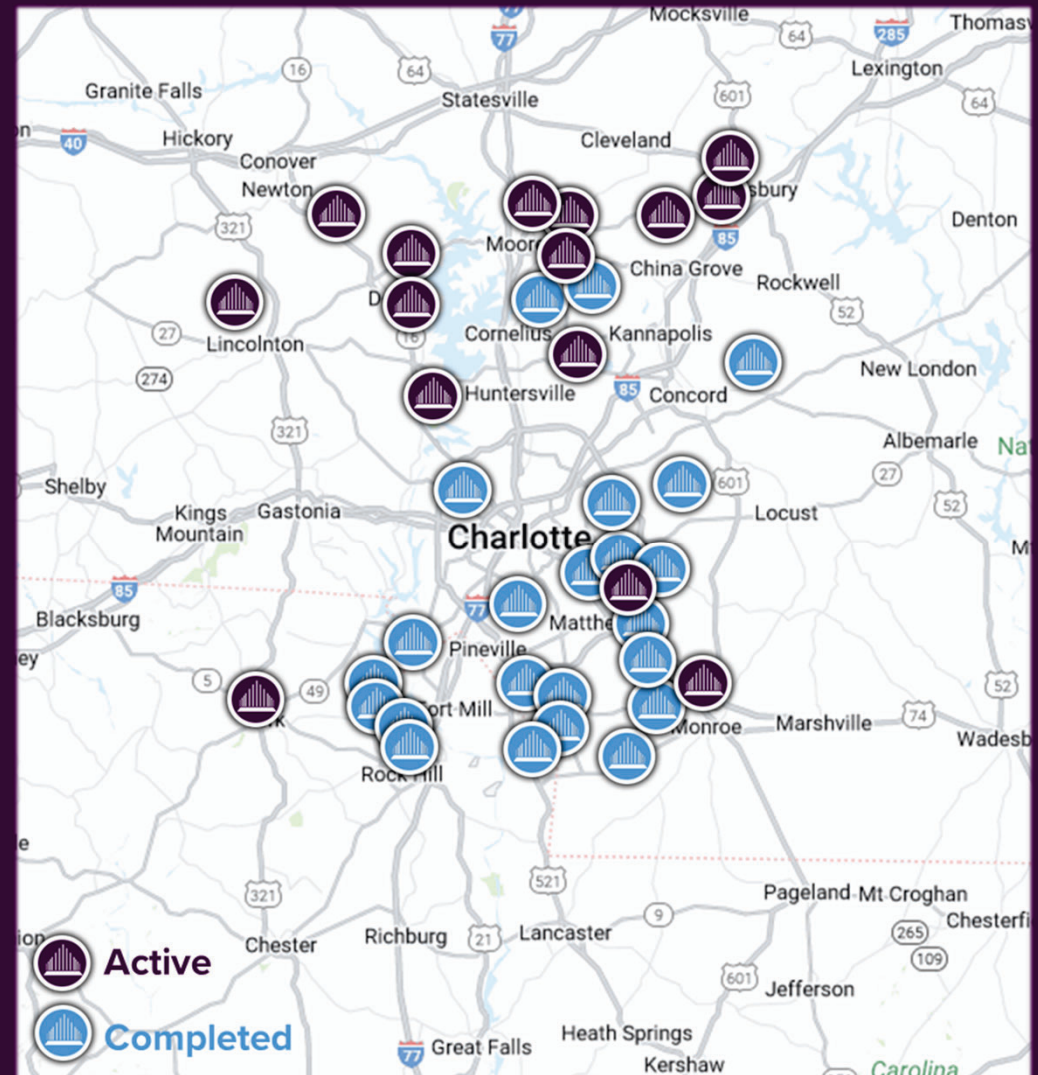
- Combination of local market expertise and nationwide operational support
- Financial resources to withstand market cycles and ensure success
- Handle all project responsibilities (entitlement, design, site development, home construction, sales, HOA management)

¹Source: Company filings, Period is Full Year 2021

Existing Communities



- Entered the Charlotte market Spring 2017
- Proven and consistent track record
- Thoughtful approach to site selection, community design, architecture and integrating everyday efficiencies into our homes
- Full-service land acquisition, entitlement and development capabilities
- Currently active in 15 communities across the region; 23 communities completed and sold out



Project Location



Site Plan



TOWN OF DALLAS
GASTON COUNTY, NORTH CAROLINA

DEVELOPER: CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE DRIVE
SUITE 300
CHARLOTTE, NC 28226

OWNERS: TERRY L. BARNES
150 RITE, GREEN, ROAD
MT. HOLLY, NC 28120

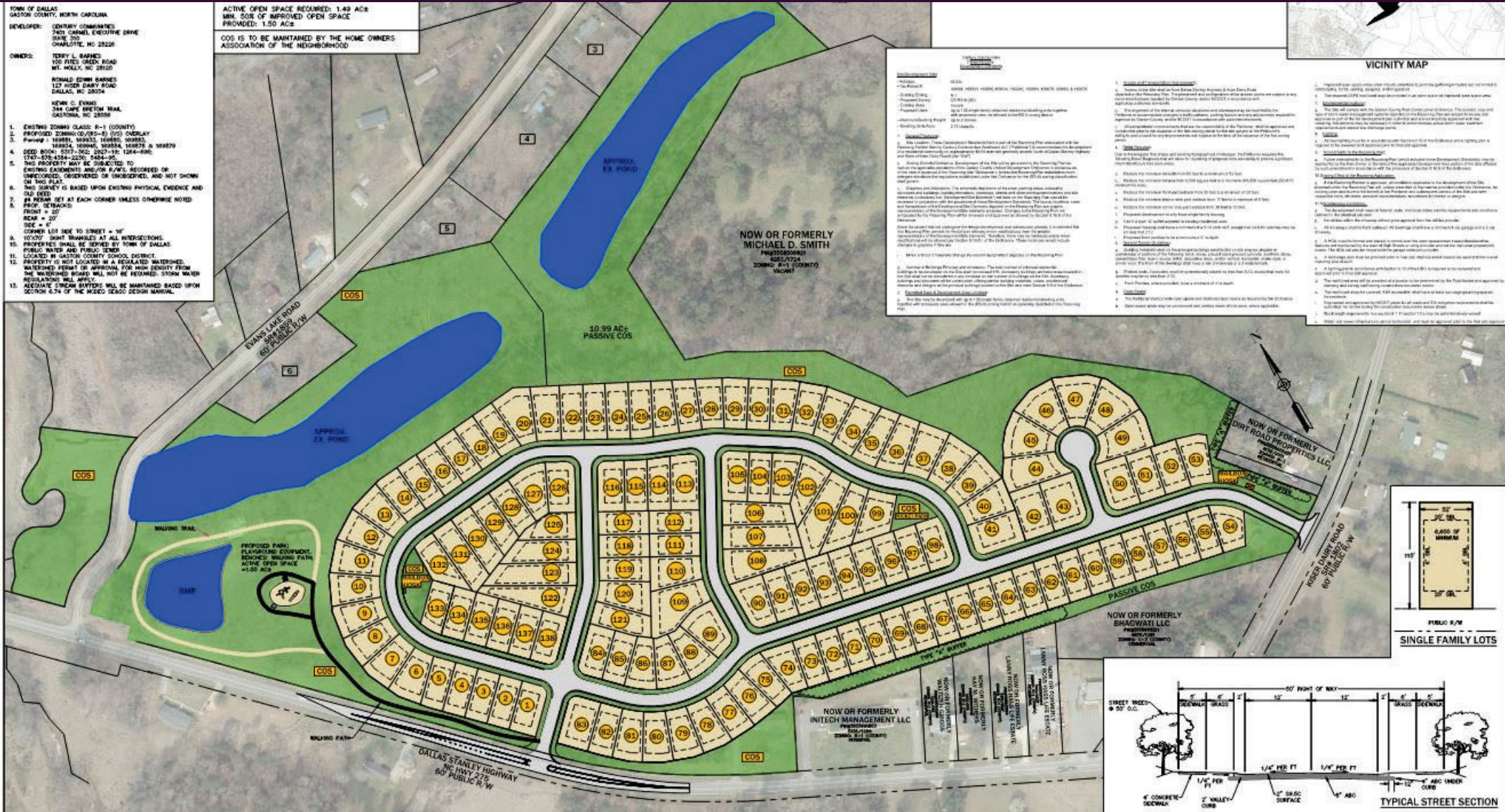
RONALD EDWIN BARNES
127 RIDGE CREEK ROAD
DALLAS, NC 28034

KEVIN C. FURR
344 CAMEL DRIVE NW
GASTON, NC 28056

- EXISTING ZONING CLASS: R-1 (COUNTY)
- PROPOSED ZONING CLASS: R-1 (COUNTY)
- PLANNING: 10/08/11, 10/09/11, 10/09/11, 10/09/11
- DEED BOOK: 5317-1562, 2027-119, 1004-000, 1743-038, 2337-144, 144-11
- TWO PROPERTIES MAY BE SUBMITTED TO EXISTING EXISTING AND/OR R-1, RECORDED OR UNRECORDED, OR UNRECORDED, AND NOT SHOWN ON THIS PLAN.
- TWO SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEEDS.
- AN IRON SET AT EACH CORNER UNLESS OTHERWISE NOTED.
- PROF. SETBACKS:
FRONT = 25'
REAR = 25'
- CORNER LOT SIDE TO STREET = 10'
- 10'x20' SHIRT TRIMMED AT ALL INTERSECTIONS.
- PROPERTIES SHALL BE SERVED BY TOWN OF DALLAS PUBLIC WATER AND PUBLIC SEWER.
- LOCATED IN GASTON COUNTY SCHOOL DISTRICT.
- PROPERTY IS NOT LOCATED IN A REGULATED WATERSHED.
- WATERSHED PERMIT OR APPROVAL FOR NEW EIGHTY FROM THE WATERSHED BOARD WILL NOT BE REQUIRED. STORM WATER REGULATION WILL APPLY.
- ADJACENT STREAM BUFFERS WILL BE MAINTAINED BASED UPON SECTION 6.74 OF THE NCDC DESIGN MANUAL.

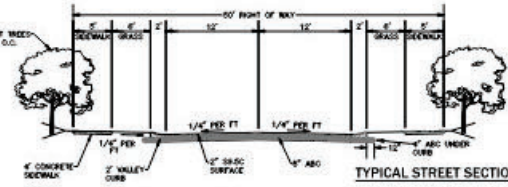
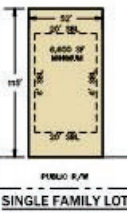
ACTIVE OPEN SPACE REQUIRED: 1.49 AC
MIN. 50% OF IMPROVED OPEN SPACE
PROVIDED: 1.50 ACS

COS IS TO BE MAINTAINED BY THE HOME OWNERS
ASSOCIATION OF THE NEIGHBORHOOD

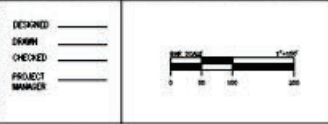


VICINITY MAP

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NO.	REVISION	DATE	BY
1	REVISION PER GASTON COUNTY COMMENTS	10/22/2024	WRIGHT & ASSOCIATES



ENGINEERS & SURVEYORS
LICENSE # C-4053

209 1ST AVE SOUTH
CONOVER, NC 28613

(828) 465-2205 OFFICE

DALLAS PROPERTY

CENTURY COMMUNITIES
7401 CARMEL EXECUTIVE PARK DRIVE
SUITE 300
CHARLOTTE, NC 28226

TOWN OF DALLAS

NORTH CAROLINA

DATE: OCTOBER 28, 2024

JOB NO: 1538-014

CONCEPT PLAN

SHEET 01

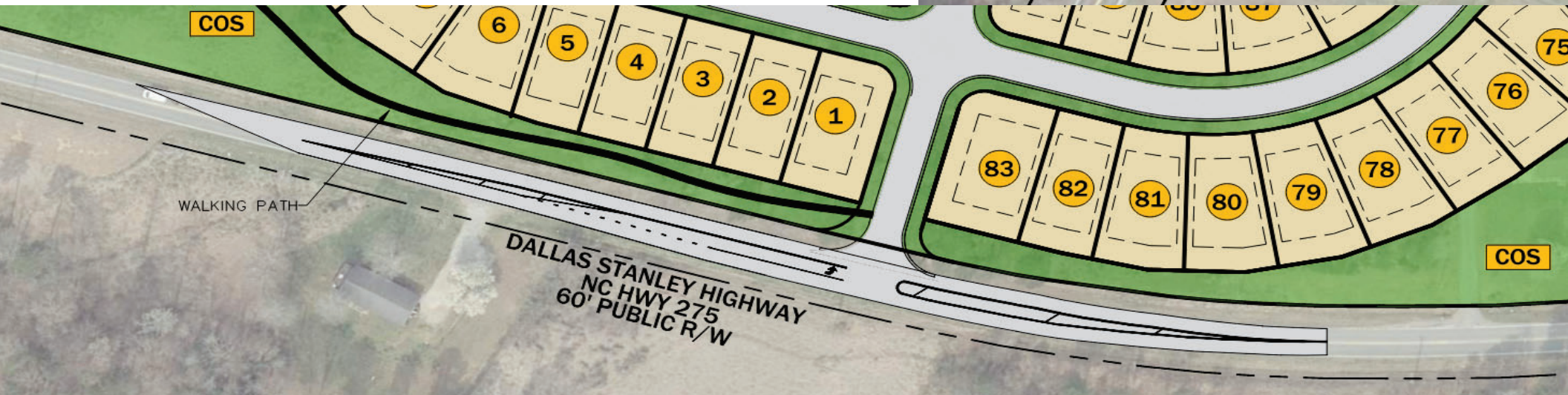
Traffic Plan

Traffic Study Details:

- In Coordination with NCDOT the Following Intersections:
 - Dallas Stanley Hwy. (NC-275) and Kiser Dairy Road
 - Dallas Stanley Hwy. (NC-275) and Access A
 - Kiser Dairy Road and Access B
- Neighborhood Density during Study: 155 Single Family Units
- Current Design: 138 Single Family Units

Final Recommendation Approved by NCDOT & Gaston County:

- Construct Eastbound Left Turn Lane on Dallas Stanley Hwy at Access A
 - Required Storage Per TIA: 50' of Storage
 - Requested Storage Per NCDOT: 100' of Storage

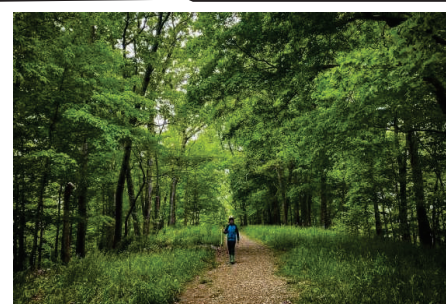
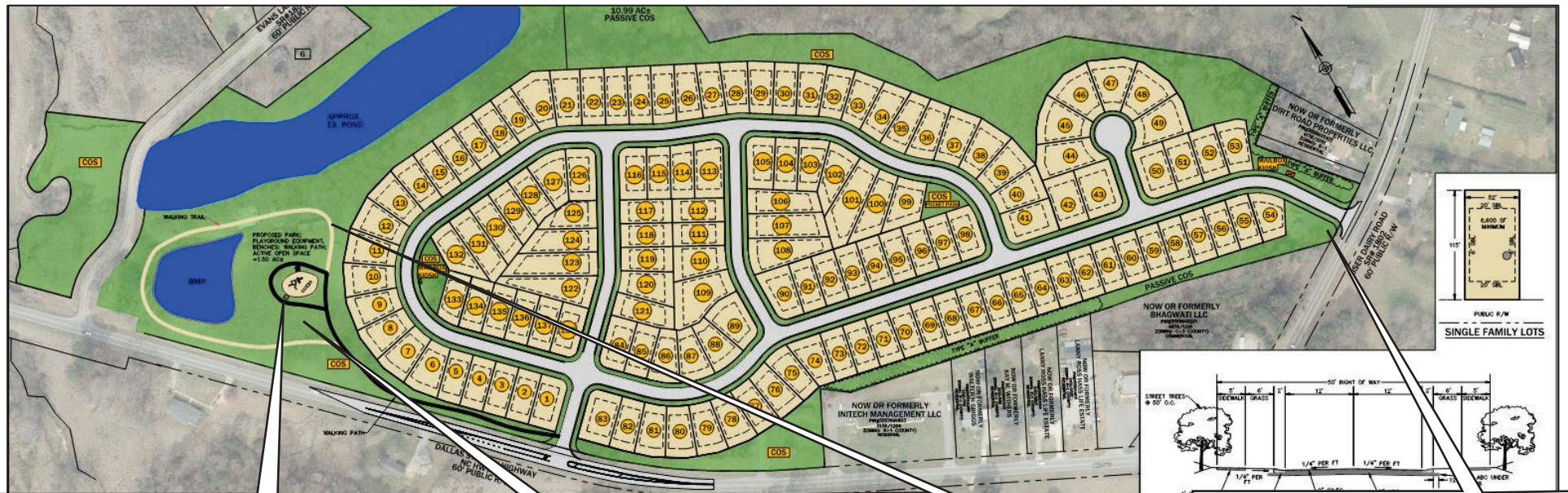


Project Details



Community Details:

- Two landscaped entrances with monumentation – one of Dallas Stanley Highway and one on Kiser Dairy Road
- 138 single-family detached, 52' wide lots
- 45% open space (22.32 acres of 49.64 total)
- Amenity sites located throughout the community including:
 - Community Recreation Areas
 - Playground
 - Walking Trails



House Elevations



Note: Images are representational only and are not final designs. Final home elevations are subject to change.

House Elevations



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Questions?