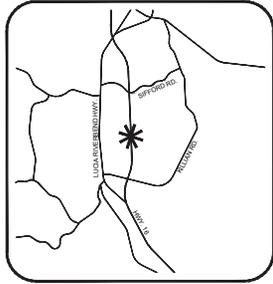
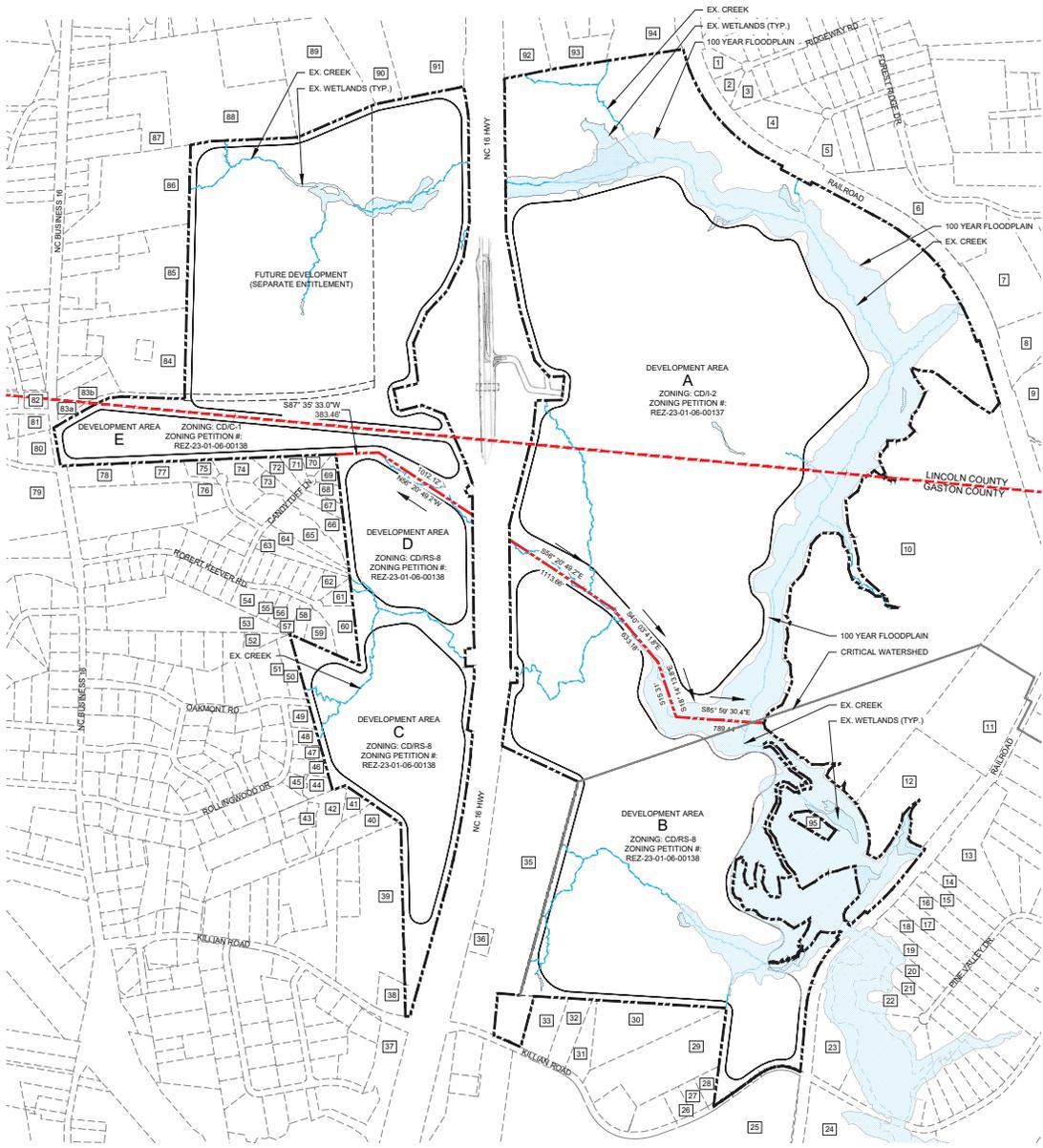


GASTON COUNTY

LOT	COUNTY	PARCEL	OWNER	DEED BOOK	DEED PAGE	EX. USE	EX. ZONING
1	LINCOLN	72921	POU RIDGELL L	1596	454	RESIDENTIAL	R-T
2	LINCOLN	72922	RULE WALLACE	1722	123	RESIDENTIAL	R-T
3	LINCOLN	72923	MCFADON VICKIE K	1483	813	RESIDENTIAL	R-T
4	LINCOLN	72938	ALLEN JANET L	2048	54	RESIDENTIAL	R-T
5	LINCOLN	72939	GOODMAN PHILIP LEONARD	1007	185	RESIDENTIAL	R-T
6	LINCOLN	75502	RYAN ROBERT JAMES	1169	809	RESIDENTIAL	R-T
7	LINCOLN	56203	ABERNA THY RYAN P	2543	319	RESIDENTIAL	R-T
8	LINCOLN	75503	ORS ANDREW A	2129	782	VACANT	R-T
9	LINCOLN	34559	KILLIAN REBECCA KAY	196	26	RESIDENTIAL	R-T
10	GASTON	212713	KILLIAN REBECCA KAY	4613	873	RESIDENTIAL	R-1
11	GASTON	172689	ETM LLC	4711	902	RESIDENTIAL	R-1
12	GASTON	172676	KILLIAN REBECCA KAY	4613	873	RESIDENTIAL	R-1
13	GASTON	173659	DESROSIERS DANIEL	4793	1591	RESIDENTIAL	R-1
14	GASTON	173660	LUCKEY DIANE M	4907	1302	RESIDENTIAL	R-1
15	GASTON	218232	MORRIS DIANE K	2497	218	RESIDENTIAL	R-1
16	GASTON	218232	MORRIS DIANE K	2497	218	RESIDENTIAL	R-1
17	GASTON	218233	MCCLURE MARIA H	2857	123	RESIDENTIAL	R-1
18	GASTON	218233	MCCLURE MARIA H	2857	123	RESIDENTIAL	R-1
19	GASTON	173665	CARROLL ELAINE GAY	4560	1954	RESIDENTIAL	R-1
20	GASTON	173666	YOUNG JOEL D	2534	564	RESIDENTIAL	R-1
21	GASTON	173667	FREEMAN LEGACY TRUST	5013	2127	RESIDENTIAL	R-1
22	GASTON	173668	MINTKEN RANDALL DEAN	2904	374	RESIDENTIAL	R-1
23	GASTON	173637	CATAWBA LANDS CONSERVANCY	3938	580	EXEMPT	R-1
24	GASTON	173621	GASTON COUNTY	2845	212	EXEMPT	R-1
25	GASTON	173622	GASTON COUNTY	2845	212	EXEMPT	R-1
26	GASTON	173616	HEWINS JAMES R	2367	349	RESIDENTIAL	R-1
27	GASTON	173615	THOMAS SCOTTIE R	4713	1114	RESIDENTIAL	R-1
28	GASTON	173620	THOMAS SCOTTIE R	4033	841	RESIDENTIAL	R-1
29	GASTON	173613	CORE DEBRA M	2060	572	RESIDENTIAL	R-1
30	GASTON	173612	CORE DEBRA M	2060	572	RESIDENTIAL	R-1
31	GASTON	173611	JOHN A MCCARN JR	4611	2147	RESIDENTIAL	R-1
32	GASTON	173610	ENSLEY KAREN M	1212	629	RESIDENTIAL	R-1
33	GASTON	173609	CORE DEBRA M	2060	383	RESIDENTIAL	R-1
35	GASTON	214138	TATE HELEN GIBSON	0910	144	RESIDENTIAL	R-1
36	GASTON	173607	ZINNERMAN GEORGE LEON	2946	984	RESIDENTIAL	R-1
37	GASTON	217775	DELLINGER MARCUS ANDREW	4446	686	RESIDENTIAL	R-1
38	GASTON	173581	DELLINGER MARCUS ANDREW	1188	225	RESIDENTIAL	R-1
39	GASTON	173602	KEEP ROBIN STILLWELL	4853	1200	RESIDENTIAL	R-1
40	GASTON	172774	PELT LINDA A	0006	277	RESIDENTIAL	R-1
41	GASTON	198243	PELT LINDA ALLEN	1071	107	RESIDENTIAL	R-1
42	GASTON	172719	ANTHES KRISTY	2999	473	RESIDENTIAL	R-1
43	GASTON	172712	PELT LINDA ALLEN	0006	277	RESIDENTIAL	R-1
44	GASTON	211202	MILLS DANNY W	4238	1959	RESIDENTIAL	R-1
45	GASTON	172735	BROWN PATSY	2464	205	RESIDENTIAL	R-1
46	GASTON	172728	TINSLEY ALBERT	4801	1435	RESIDENTIAL	R-1
47	GASTON	172727	IRA W BOYLES LIVING TRUST	4366	810	RESIDENTIAL	R-1
48	GASTON	172724	IRA W BOYLES LIVING TRUST	4366	808	RESIDENTIAL	R-1
49	GASTON	172723	THRONBURG WANDA W	4286	1571	RESIDENTIAL	R-1
50	GASTON	172720	VINTOLA LLC	4894	1741	RESIDENTIAL	R-1
51	GASTON	172721	HUBERT MEGAN L	4891	491	RESIDENTIAL	R-1
52	GASTON	209859	UPBRIGHT MARTHA	4610	473	RESIDENTIAL	R-1
53	GASTON	203284	HARRIS DOROTHY LOUISE	634	264	RESIDENTIAL	R-1
54	GASTON	172792	REEDE WILLIAM D JR	3238	48	RESIDENTIAL	R-1
55	GASTON	172791	BRASWELL BARRY	2346	383	RESIDENTIAL	R-1
56	GASTON	172790	SCHULTZ LESLIE	5030	1747	RESIDENTIAL	R-1
57	GASTON	172736	SMITH MARCUS ALLEN	2934	569	RESIDENTIAL	R-1
58	GASTON	172737	BLACK JULIE GLAZE	2399	643	RESIDENTIAL	R-1
59	GASTON	172738	BLACKWELDER CLIFF	2603	786	RESIDENTIAL	R-1
60	GASTON	172739	HENLEY MARY ANN	2394	599	RESIDENTIAL	R-1
61	GASTON	172740	AUFEN CHASE DAVIS	4356	891	RESIDENTIAL	R-1
62	GASTON	172741	BROWN DEBORAH H	4956	204	RESIDENTIAL	R-1
63	GASTON	172754	SULLIVAN DONNA M	4948	2458	RESIDENTIAL	R-1
64	GASTON	172753	BELCHER CHAD T	4250	1544	RESIDENTIAL	R-1
65	GASTON	172751	MIDDLETON KRISTIN ELAINE	3603	638	RESIDENTIAL	R-1
66	GASTON	172750	COOK KERRY J	4105	379	RESIDENTIAL	R-1
67	GASTON	172749	COOK KERRY J	4105	379	RESIDENTIAL	R-1
68	GASTON	172748	STOTTLMEYER TARA RUSSELL	3618	474	RESIDENTIAL	R-1
69	GASTON	172747	CASH JAMES T JR	2776	849	RESIDENTIAL	R-1
70	GASTON	172746	MCCURE SHIELY J	2616	312	RESIDENTIAL	R-1
71	GASTON	172745	MARTIN CARLA R	4897	2012	RESIDENTIAL	R-1
72	GASTON	172744	PARAMORE DARWIN EARL	3018	236	RESIDENTIAL	R-1
73	GASTON	172743	MURPHY DAVID	4061	531	RESIDENTIAL	R-1
74	GASTON	172800	BEACHAM MELINDA SPRINKLE	2697	651	RESIDENTIAL	R-1
75	GASTON	172799	HELLE ANGELA K	2658	98	RESIDENTIAL	R-1
76	GASTON	172797	PICKETT BARBARA A	2831	201	RESIDENTIAL	R-1
77	GASTON	172798	REAL LIFE CHURCH OF NC	NAME	CHNG	RESIDENTIAL	R-1
78	GASTON	172762	SIMMONS AMY	4246	1239	COMMERCIAL	C-1
79	GASTON	208365	BEATTY E C JR HEIRS	0922	1141	RESIDENTIAL	R-1
80	GASTON	208365	BEATTY E C JR HEIRS	0922	1141	RESIDENTIAL	R-1
81	GASTON	172648	WELCH CLAUD W	2078	745	RESIDENTIAL	R-2
82	GASTON	172647	KINGHORN MARSHALL	3000	40	RESIDENTIAL	R-2
83A	GASTON	172658	LIVING WORD MINISTRIES	4099	600	RESIDENTIAL	R-1
83B	LINCOLN	34654	LIVING WORD MINISTRIES	2168	53	RESIDENTIAL	ELDO-R-SF
84	LINCOLN	29750	DELLINGER JOAN R	176	174	RESIDENTIAL	ELDO-R-SF
85	LINCOLN	29751	DELLINGER JOAN R	176	174	RESIDENTIAL	ELDO-R-SF
86	LINCOLN	29759	DELLINGER BROTHERS REALTY LLC	1986	449	COMMERCIAL	ELDO-R-SF
87	LINCOLN	52766	MURPHY MICHAEL	1538	117	RESIDENTIAL	ELDO-R-SF
88	LINCOLN	33334	ANDERSON RUSSELL EUGENE	996	445	VACANT	ELDO-R-SF
89	LINCOLN	32671	MATTHEWS HEATHERS LAND CORP	2658	757	VACANT	R-SF
90	LINCOLN	34653	GRICE FRANKLIN WILSON	2079	781	VACANT	R-SF
91	LINCOLN	32674	MATTHEWS HEATHERS LAND CORP	2658	757	VACANT	R-SF
92	LINCOLN	83662	AMAZING GRACE BAPTIST CHURCH	1673	675	RESIDENTIAL	R-SF
93	LINCOLN	82481	HOWIE KASEY LEANN	12	379	VACANT	R-SF
94	LINCOLN	34579	JONES SIDNEY G HEIRS OF	186	304	RESIDENTIAL	R-SF
95	GASTON	212714	KILLIAN REBECCA KAY	4613	120	OTHER	EXEMPT



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

GASTON COUNTY
ACREAGE: ± 447.32 ACRES
PID: PORTION OF 202649, 226548, 304413
CURRENT ZONING: R-1 WITH SH (SPECIAL HIGHWAY), US (URBAN STANDARDS)
PROPOSED ZONING: CD1-2 (GENERAL INDUSTRIAL), CD1-2 (SINGLE FAMILY), CD1-2 (LIGHT COMMERCIAL), WITH SH (SPECIAL HIGHWAY), US (URBAN STANDARDS)

EXISTING USES: VACANT/UNDEVELOPED
PROPOSED USES: SEE DEVELOPMENT NOTES.

OWNER
NAME: RIVERBEND PRESERVE LLC
ADDRESS: 1031 S. CALDWELL STREET SUITE 220 CHARLOTTE, NC 28203
PHONE NUMBER: (704)527-0204 x 4

NOT FOR CONSTRUCTION

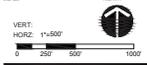
RIVERBEND PRESERVE

GASTON COUNTY, NC
 REZONING # REZ-23-01-06-00138
 # REZ-23-01-06-00137

1018503

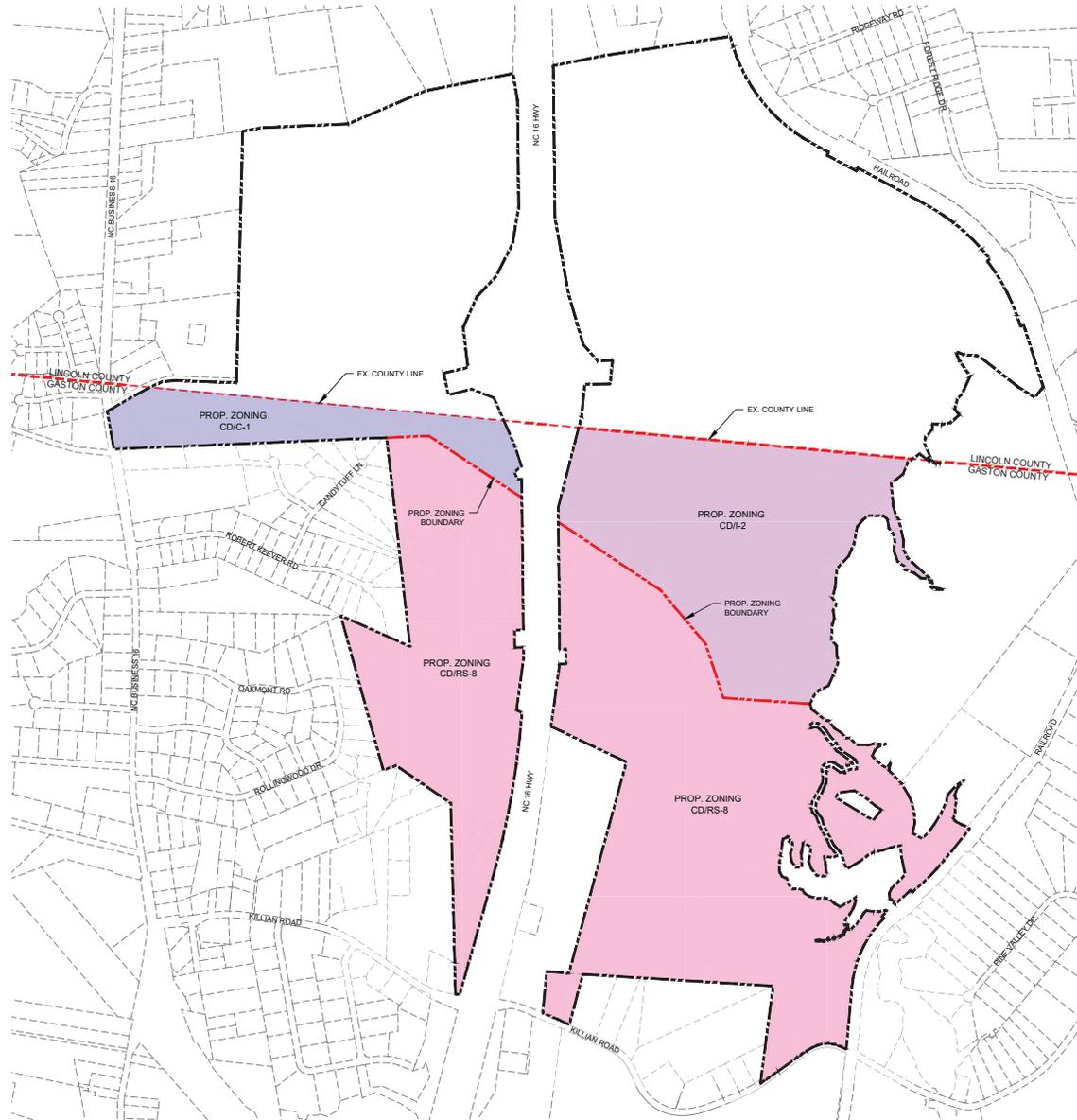
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.06.23
2	SUBMITTAL	02.21.23
3	SUBMITTAL	02.27.23
4	SUBMITTAL	03.06.23

DESIGNED BY: KBT
 DRAWN BY: JRY
 CHECKED BY: KBT



TECHNICAL DATA SHEET

RZ-1



PROPOSED ZONING DISTRICT

- CD/C-1
- CD/I-1
- CD/RS-8

BY: _____

DATE: _____

NOT FOR CONSTRUCTION

PROJECT:

RIVERBEND PRESERVE

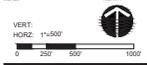
GASTON COUNTY, NC
REZONING # REZ-23-01-06-00138
REZ-23-01-06-00137

PROJECT NUMBER: 1018503

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.06.23
2	SUBMITTAL	02.21.23
3	SUBMITTAL	02.27.23
4	SUBMITTAL	03.06.23

DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST



ZONING BOUNDARY

PROJECT NUMBER:

RZ-1A

LEGEND

- EX. CREEK
- CRITICAL WATERSHED
- EX. WETLANDS
- EX. 100 YEAR FLOODPLAIN
(6,641,994 SF) 152 AC
- 100' STREAM BUFFER
- NATURAL OPEN SPACE
TOTAL: (8,071,603 SF) 185 AC
GASTON: (3,045,285 SF) 69.9 AC
- POTENTIAL ACTIVE OPEN SPACE
(823,295 SF) 18.9 AC
- PROPOSED STORMWATER FACILITY

(RS-8) OPEN SPACE / FLOODPLAIN

OPEN SPACE REQUIRED: 58.314 AC (20% MIN)
 OPEN SPACE PROVIDED: 59 AC
 IMPROVED OPEN SPACE REQUIRED: 17.7 AC
 (30% OF OPEN SPACE)
 IMPROVED OPEN SPACE PROVIDED: 17.7 AC

DEVELOPMENT AREA B:

TOTAL ACREAGE: 193.24 AC
 (20% MIN) REQUIRED OPEN SPACE: 38.64 AC
 PROVIDED OPEN SPACE: 39 AC
 IMPROVED OPEN SPACE: 11.7 AC
 (MIN 30% OF OVERALL OPEN SPACE)

DEVELOPMENT AREA C:

TOTAL ACREAGE: 65.02 AC
 (20% MIN) REQUIRED OPEN SPACE: 13.00 AC
 PROVIDED OPEN SPACE: 13.00 AC
 IMPROVED OPEN SPACE: 3.9 AC
 (MIN 30% OF OVERALL OPEN SPACE)

DEVELOPMENT AREA D:

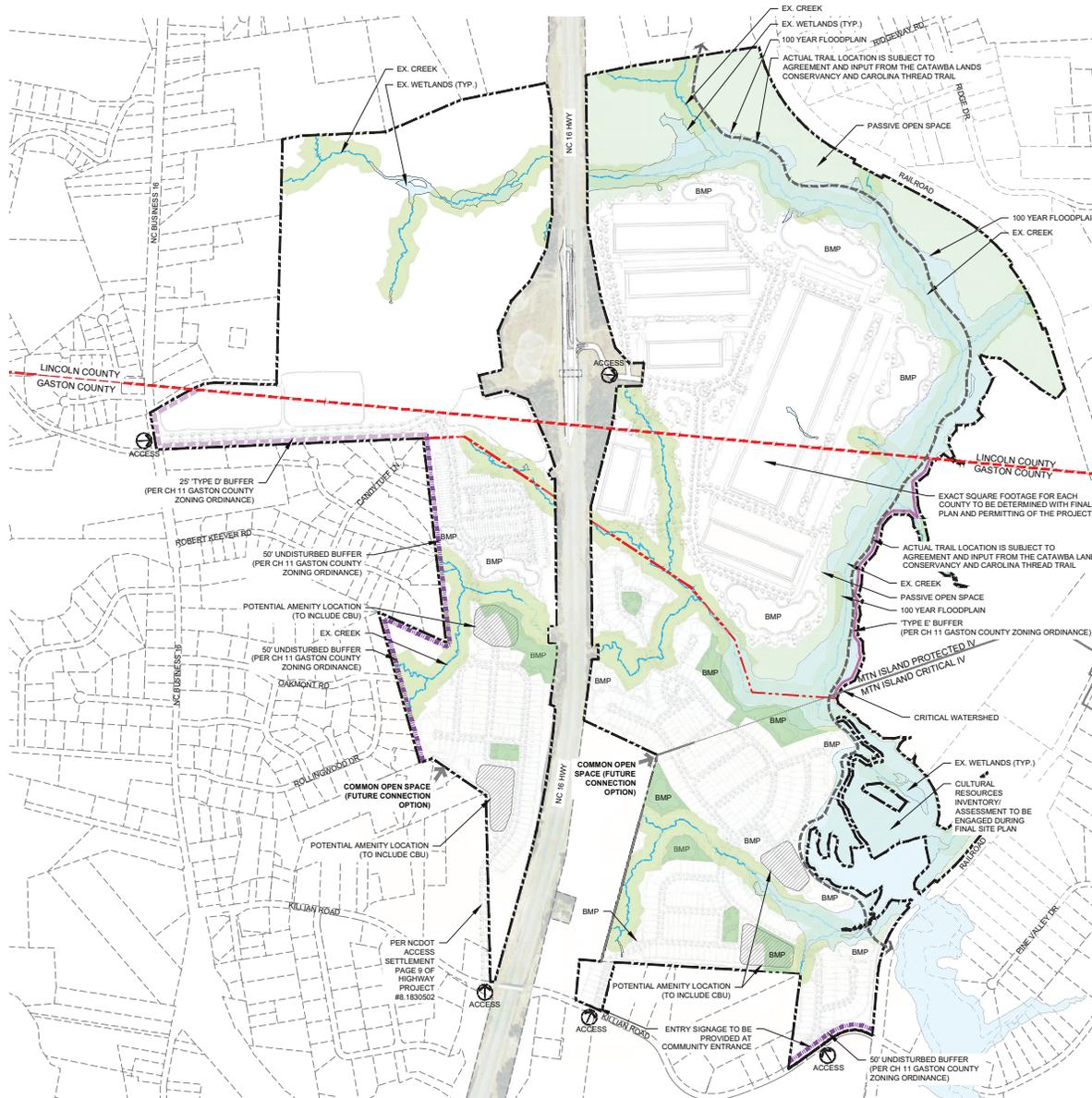
TOTAL ACREAGE: 33.31 AC
 (20% MIN) REQUIRED OPEN SPACE: 6.66 AC
 PROVIDED OPEN SPACE: 7 AC
 IMPROVED OPEN SPACE: 2.1 AC
 (MIN 30% OF OVERALL OPEN SPACE)

(C-1 / I-2) OPEN SPACE / FLOODPLAIN

OPEN SPACE PROVIDED: (GASTON COUNTY) +/- 45.41 AC
 DEVELOPMENT AREA A OPEN SPACE: 43.15 AC
 DEVELOPMENT AREA E OPEN SPACE: 2.26 AC

GENERAL NOTES

1. ONCE APPROVED: ALL IMPERVIOUS CALCULATIONS WILL BE REQUIRED FOR WATERSHED REVIEW ONE PAGE WITH CALCULATIONS AND APPLICATIONS: IF HIGH DENSITY WILL NEED TO GO TO WATERSHED BOARD FOR APPROVAL WITH HIGH DENSITY APPLICATION.
2. ENSURE NOT WITHIN THE NON-ENCROACHMENT AREAS FOR FLOOD - ALONG JOHNSON CREEK VERIFY WITH DETAIL FLOOD HAZARD DATA, IF WITHIN WILL REQUIRE A NO-RISE CAD/DWG FILE WILL BE REQUIRED FOR FLOOD REVIEW AND FLOOD DEVELOPMENT APPLICATION.



NOT FOR CONSTRUCTION

RIVERBEND PRESERVE

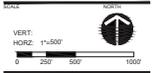
GASTON COUNTY, NC
 REZONING # REZ-23-01-06-00138
 # REZ-23-01-06-00137

PROJECT NO: 1018503

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.06.23
2	SUBMITTAL	02.21.23
3	SUBMITTAL	02.27.23
4	SUBMITTAL	03.06.23

DESIGNED BY: KBT
 DRAWN BY: JRY
 CHECKED BY: KBT



OPEN SPACE PLAN

PROJECT NO: RZ-3

