R I V E R B E N D P R E S E R V E

GASTON COUNTY BOARD OF COMMISSIONERS
03 / 28 / 2023



MASTER PLAN

- ACCESS POINTS
- CONNECTIVITY
- OPEN SPACE
- MIXTURE OF USES CD/I-2 CD/RS-8 CD/C-1



MASTER PLAN

- OVERALL RESIDENTIAL DENSITY: - DEV. AREAS B/C/D = 2.48 DUA
- MTN ISLAND PROTECTED UNITS: - 422 UNITS
- MTN ISLAND CRITICAL UNITS: - 303 UNITS

MASTER PLAN RIVERBEND PRESERVE

- DEVELOPMENT AREAS A/B 50-55% UNDEVELOPED
- DEVELOPMENT AREAS D/C 45-50% UNDEVELOPED



ENVIRONMENTAL

RIVERBEND PRESERVE



- DONATE CONSERVATION EASEMENT (+/- 150 200 AC) AROUND JOHNSTON CREEK (CAROLINA THREAD TRAIL)
- LIMIT DEVELOPMENT
- PROTECT WATER QUALITY
- DEVELOPMENT SHALL ADHERE TO THE
 HIGH-DENSITY OPTION OF THE GASTON COUNTY
 WATER SUPPLY WATERSHED REGULATIONS TO LIMIT
 THE BUILT UPON AREA AS FOLLOWS:
 - MOUNTAIN ISLAND LAKE WS-IV-CA: 50% MAXIMUM BUILT-UPON AREA.
 - MOUNTAIN ISLAND LAKE WS-IV-PA: 70% MAXIMUM BUILT UPON AREA.
- THE FOLLOWING ENHANCE STORMWATER CONTROLS WILL BE PROVIDED:

(HIGHLIGHTED STANDARDS INDICATE MEASURES THAT ARE ABOVE THE COUNTY'S REQUIRED STANDARDS)

- EROSION CONTROL STANDARDS (CONSTRUCTION PHASE)
 - SURFACE DRAWDOWN (SKIMMERS) INSTALLED IN ALL SEDIMENT BASINS.
 - (25-YEAR RAINFALL EVENT ROUTED THROUGH)
 (SKIMMER OUTLET)
 - SKIMMER OUTLET DISCHARGES THROUGH A SILT BAG
 - POLYACRYLAMIDES (PAM) MAY BE UTILIZED TO INCREASE SETTLING EFFICIENCY OF SEDIMENT (BASINS.)
 - HIGH HAZARD SILT FENCE SHALL BE INSTALLED ALONG ALL ENVIRONMENTALLY SENSITIVE AREAS.
 - STABILIZATION OF DENUDED AREAS WITHIN 5 DAYS
 - SLOPE DRAINS SHALL BE INSTALLED TO PROTECT GRADED SLOPES.
 - SLOPES OVER 10 FEET SHALL BE 3:1 OR TERRACED.

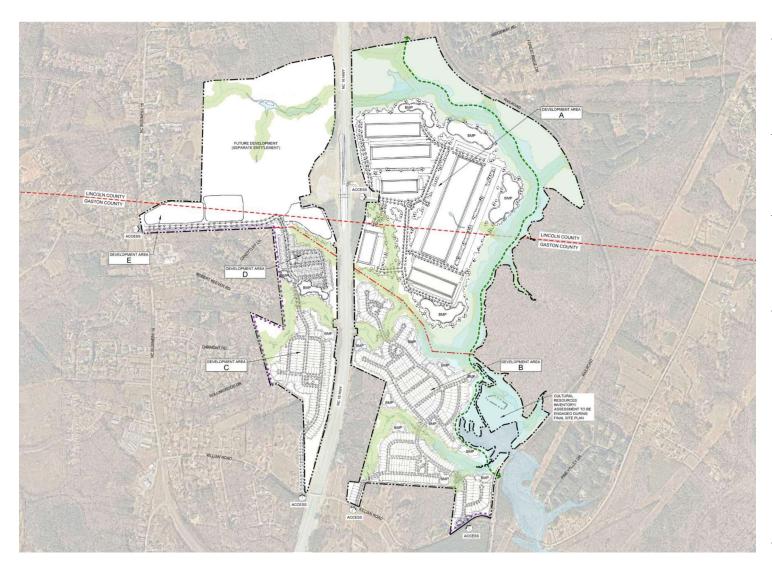


ENVIRONMENTAL RIVERBEND PRESERVE



- POST CONSTRUCTION STORMWATER MANAGEMENT
 - WATER QUALITY: CAPTURE AND TREAT RUNOFF FROM FIRST 1" RAINFALL EVENT.
 - 85% TSS REMOVAL EFFICIENCY
 - 70% PHOSPHORUS REMOVAL EFFICIENCY
 - CHANNEL PROTECTION:
 - 1-YEAR, 24-HOUR STORM EVENT VOLUME CAPTURED AND RELEASED OVER 2 TO 5 DAYS
 - PEAK FLOW CONTROL (FLOODING EVENTS)
 - 10 YEAR, 6-HOUR STORM EVENT CAPTURED, HELD AND RELEASED AT PRE-DEVELOPMENT RUNOFF RATES.
 - 25-YEAR, 6-HOUR STORM EVENT CAPTURED, HELD AND RELEASED AT PRE-DEVELOPMENT RUNOFF RATES.
- STREAM BUFFERS
 - 100-FOOT BUFFERS MINIMUM ALONG ALL PERENNIAL CREEKS AND STREAMS

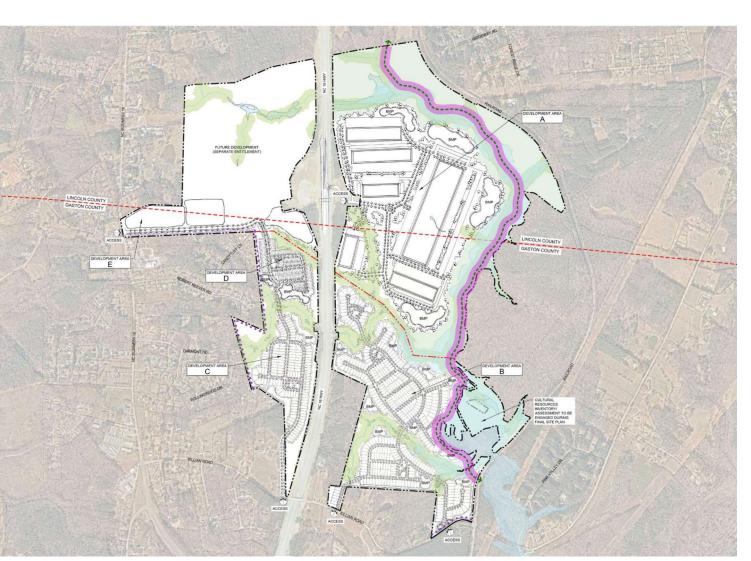
RESIDENTIAL STANDARDS



- DENSITIES
 - B: 2.06 DUA
 - C: 2.69 DUA
 - D: 4.50 DUA
- LOT SIZES (50' X 120')
 - 6,000 MINIMUM S.F.
 - RESPONDING TO MARKET
- BUFFER EDGES
 - (PROVIDED ADJACENT TO EXISTING NEIGHTBORHOODS)
 - VOLUNTARY
- ARCHITECTURE STANDARDS
 - ARCHITECTURAL PACKAGE WILL BE SUBMITTED FOR REVIEW ONCE BUILDER IS SELECTED
 - GARAGES WILL BE PANELED AND FRAMED WITH DECORATIVE TRIM
 - LOTS WILL RECEIVE SOD OR SEED
 - HARD SURFACE DRIVEWAYS
 - VINYL SIDING NOT ALLOWED
 - EACH HOUSE WILL HAVE AT LEAST TWO DIFFERENT BUILDING MATERIALS ON THE FRONT FACADE
 - NO SLAB ON GRADE
- ADDITIONAL ACCESS ON KILLIAN ROAD

PROJECT COMMITMENTS

- GASTON COUNTY SCHOOLS
 SCHOOL FEES \$1K / LOT
- LAND FOR POLICE / EMS (1 AC)
- LOT REDUCTION
 - 1100 TO 725
 - ORIGINALLY PLANNED FOR 300 APARTMENTS
- AMENITY REQUIRED
- ENHANCED ARCHITECTURE STANDARDS
 - PER GASTON COUNTY ARCHITECTURAL REVIEW
- NO HEAVY INDUSTRY OR SMOKE STACK PERMITTED
- CLUSTER DEVELOPMENT
- CONSERVATION EASEMENT (APPROX. 175 AC IN LINCOLN / GASTON COUNTY)
 - CAROLINA THREAD TRAIL
 - JOHNSTON CREEK -----
- REMOVED ACCESS ROAD
 THROUGH KEEVER ESTATES
 NEIGHBORHOOD FROM
 DEVELOPMENT AREA C



INDUSTRIAL BUILDING EXAMPLES

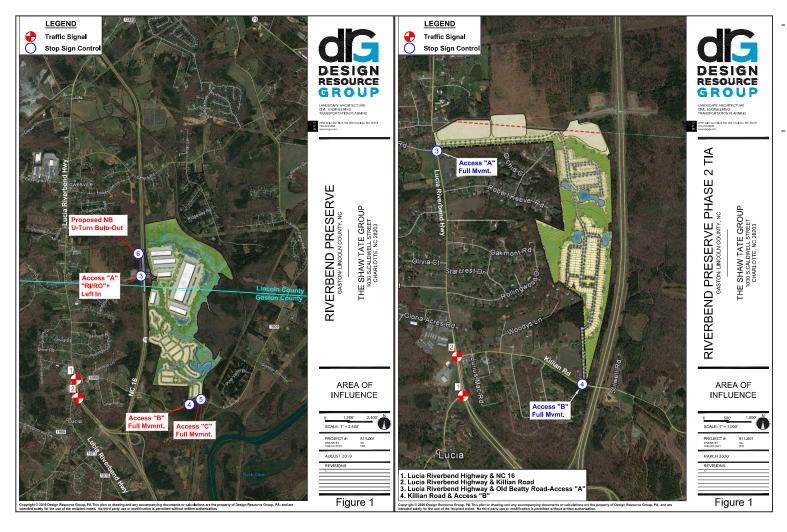




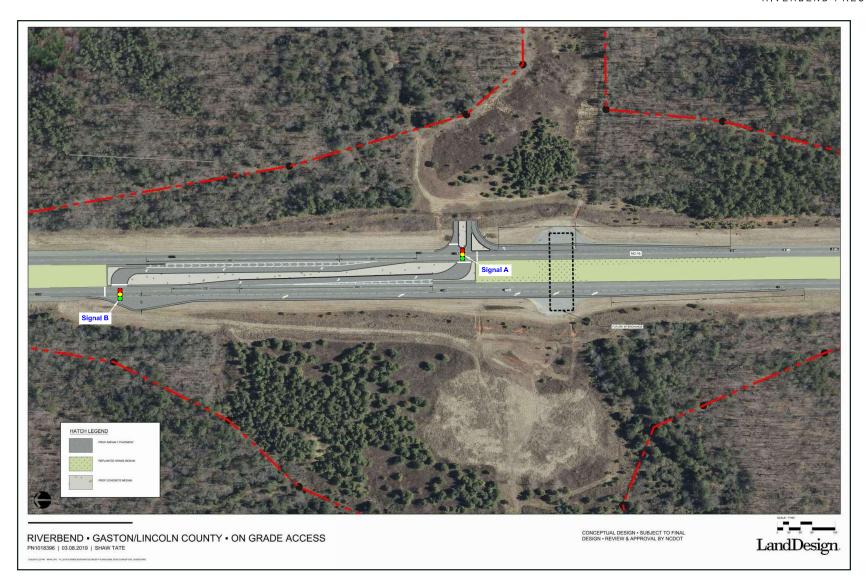


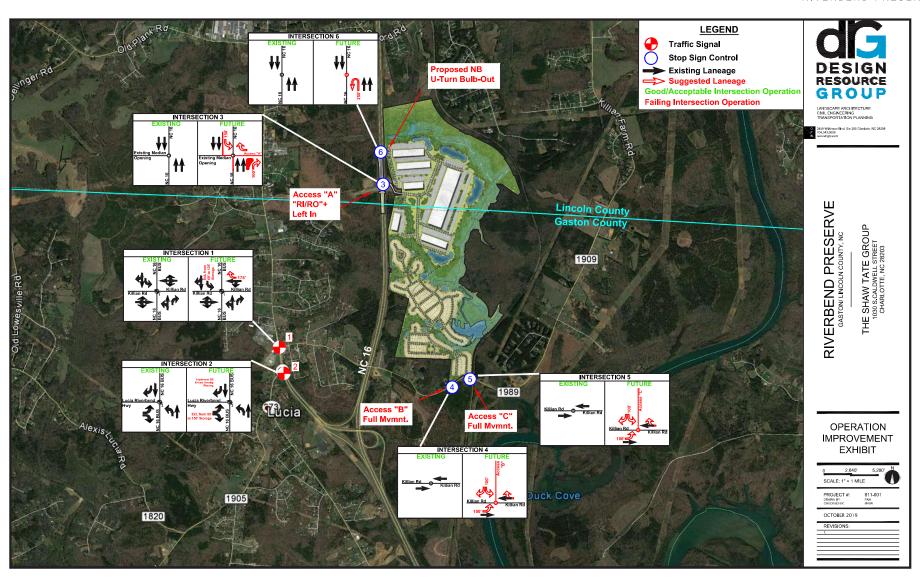


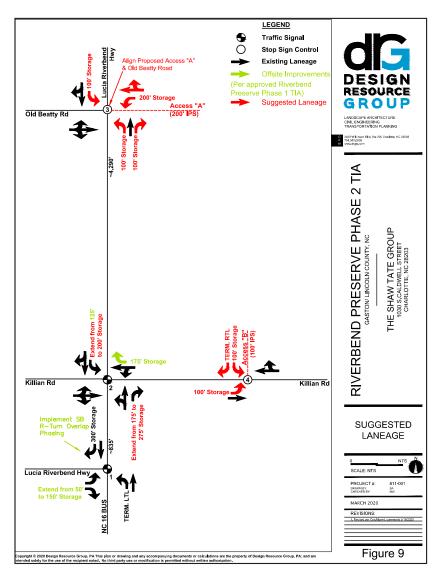




- TIA(S) APPROVED BY NCDOT & STILL VALID BECAUSE:
 - COUNTS PRE-COVID
 - HIGHER RESIDENTIAL DWELLING UNITS ASSUMED IN BOTH TIA(S)
- NCDOT NEW SIGNALS ON NEW 16 (FOR CROSSOVER AND U-TURN)







- ALL 3 PROPOSED CONNECTIONS TO KILLIAN ROAD WILL BE WILL BE FULL MOVEMENT AND CONSTRUCTED WITH ONE LANE IN, TWO LANES OUT (LEFT TURN AND RIGHT TURN) AND KILLIAN ROAD WILL BE WIDENED TO PROVIDE AN EAST BOUND LEFT TURN LANE AT EACH CONNECTION.
- KEVIN LANE (PROPOSED ACCESS "A") WILL BE CONSTRUCTED TO ALIGN WITH OLD BEATTY ROAD ALONG WITH NORTHBOUND AND SOUTHBOUND LEFT TURN LANES ON NC 16 BUS ALONG WITH A NORTHBOUND RIGHT TURN LANE ON NC 16 BUS.