RIVERBEND PRESERVE

GASTON COUNTY BOARD OF COMMISSIONERS
03 / 28 / 2023

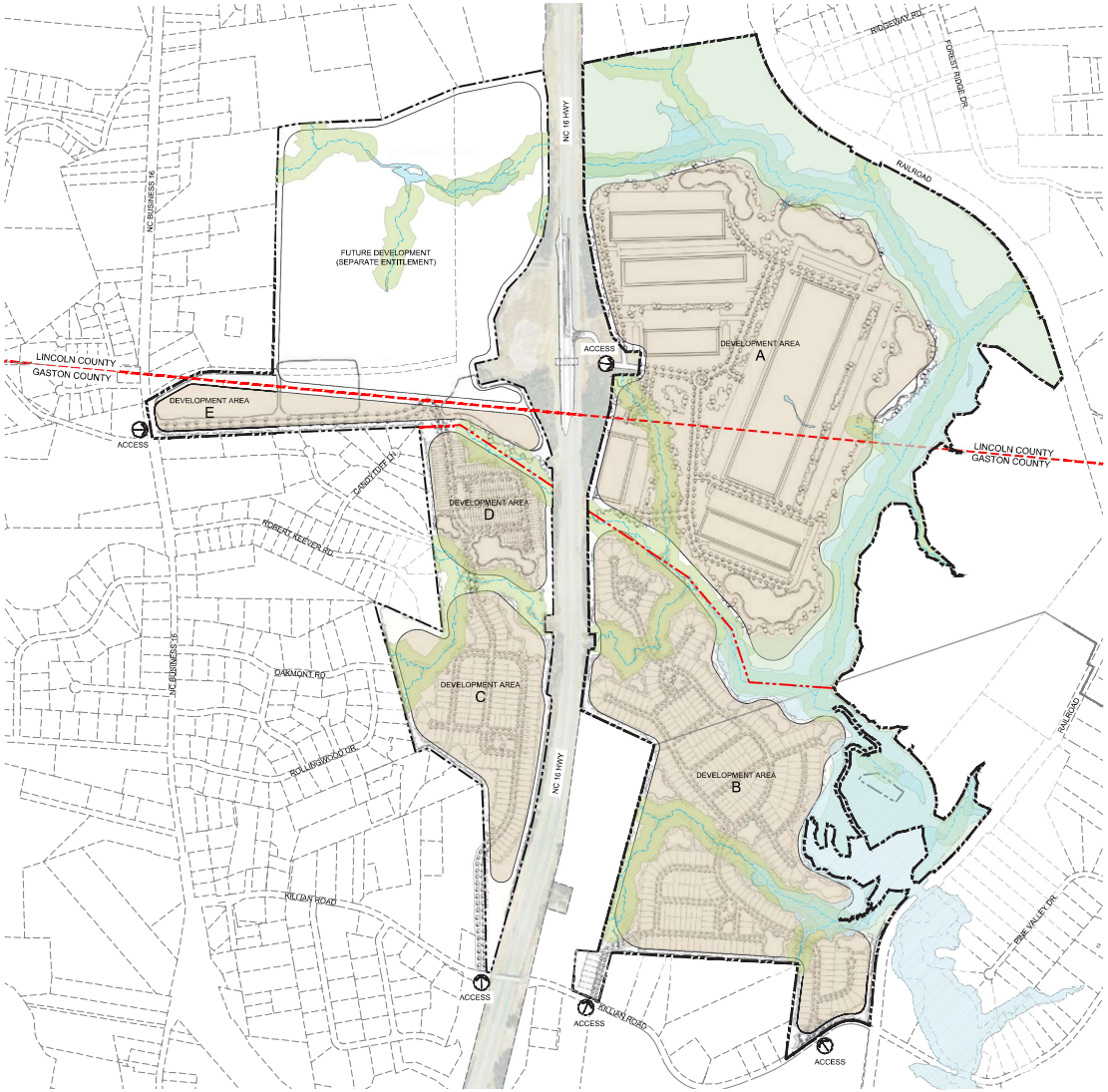
SHAW TATE
LAND INVESTMENTS & MANAGEMENT

LandDesign.

DESIGN RESOURCE GROUP

MASTER PLAN

RIVERBEND PRESERVE



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

MASTER PLAN

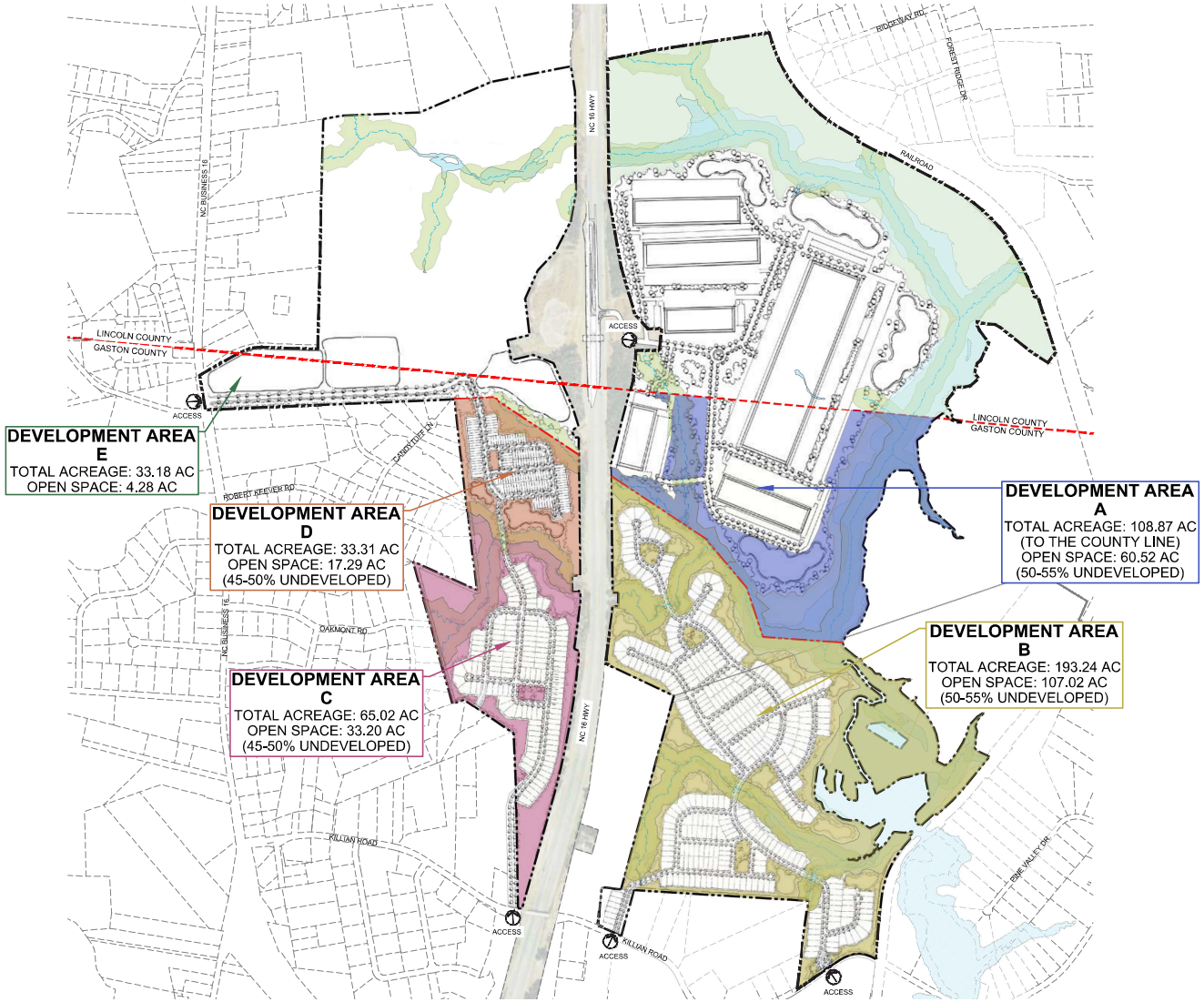
RIVERBEND PRESERVE



- 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



- CATAWBA LAND CONSERVANCY
  - 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

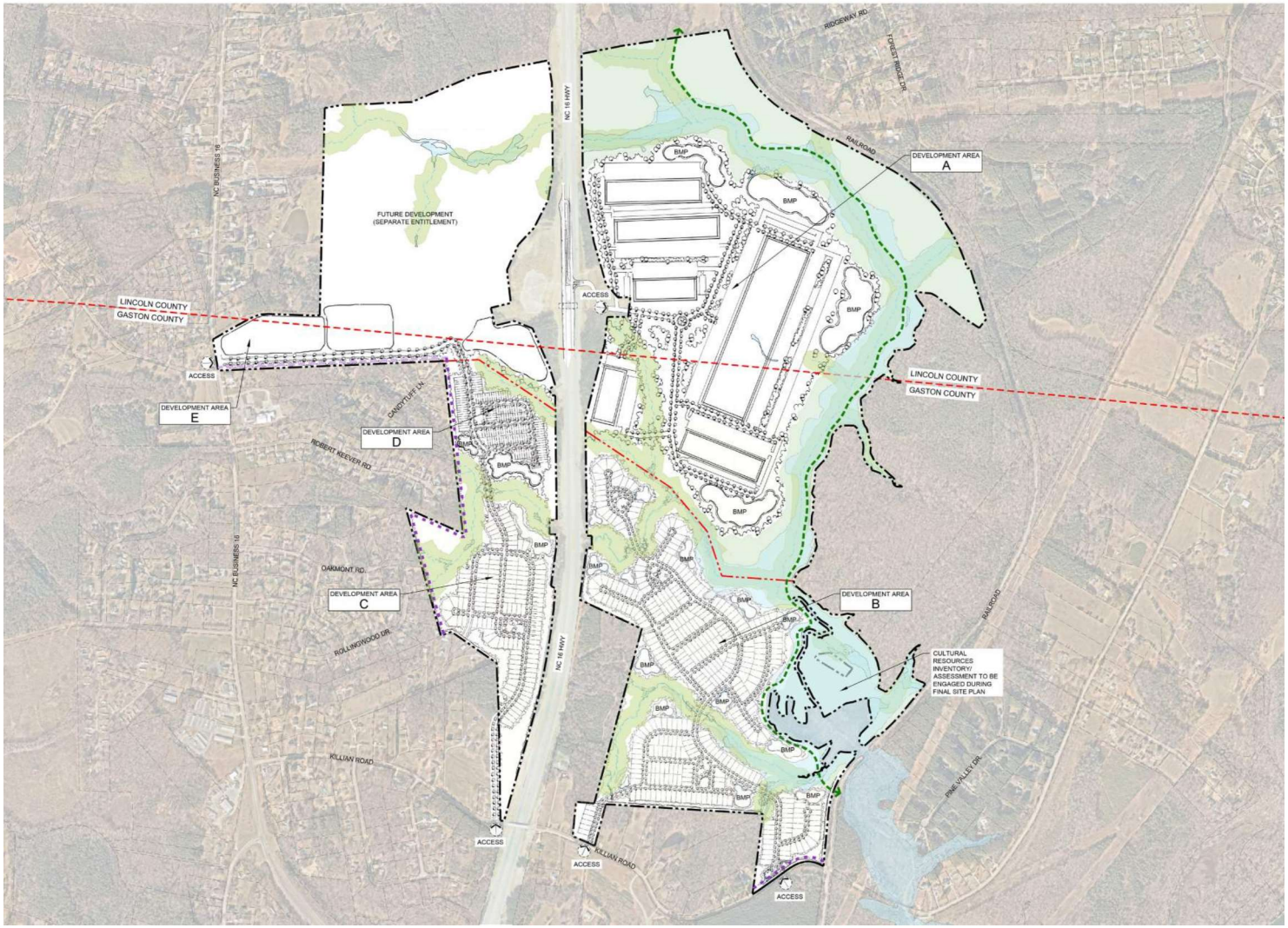
RIVERBEND PRESERVE



- 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

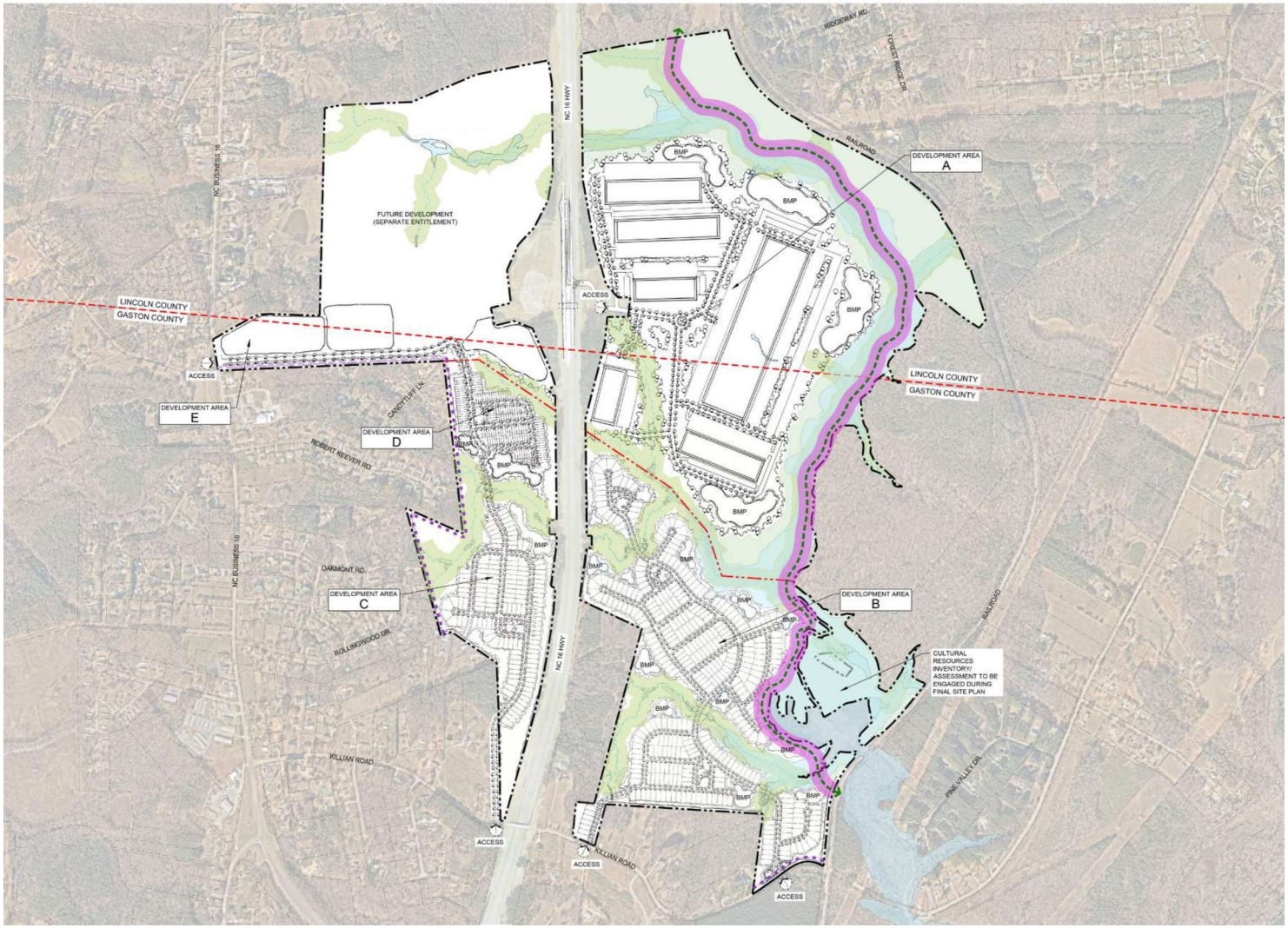
RIVERBEND PRESERVE



- 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

RIVERBEND PRESERVE



- 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

RIVERBEND PRESERVE











TRAFFIC FIGURES

RIVERBEND PRESERVE



DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgpa.com

RIVERBEND PRESERVE
GASTON/ LINCOLN COUNTY, NC

THE SHAW TATE GROUP
1030 S CALDWELL STREET
CHARLOTTE, NC 28203

AREA OF INFLUENCE

0 1,200' 2,400' N
SCALE: 1" = 2,400'

PROJECT #: 811-001
DRAWN BY: SA
CHECKED BY: MW

AUGUST 2019

REVISIONS:
1.
2.

Figure 1

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1. Lucia Riverbend Highway & NC 16
2. Lucia Riverbend Highway & Killian Road
3. Lucia Riverbend Highway & Old Beatty Road-Access "A"
4. Killian Road & Access "B"

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RIVERBEND PRESERVE PHASE 2 TIA
GASTON/ LINCOLN COUNTY, NC

THE SHAW TATE GROUP
1030 S CALDWELL STREET
CHARLOTTE, NC 28203

AREA OF INFLUENCE

0 500' 1,000' N
SCALE: 1" = 1,000'

PROJECT #: 811-001
DRAWN BY: SA
CHECKED BY: MW

MARCH 2020

REVISIONS:
1.
2.

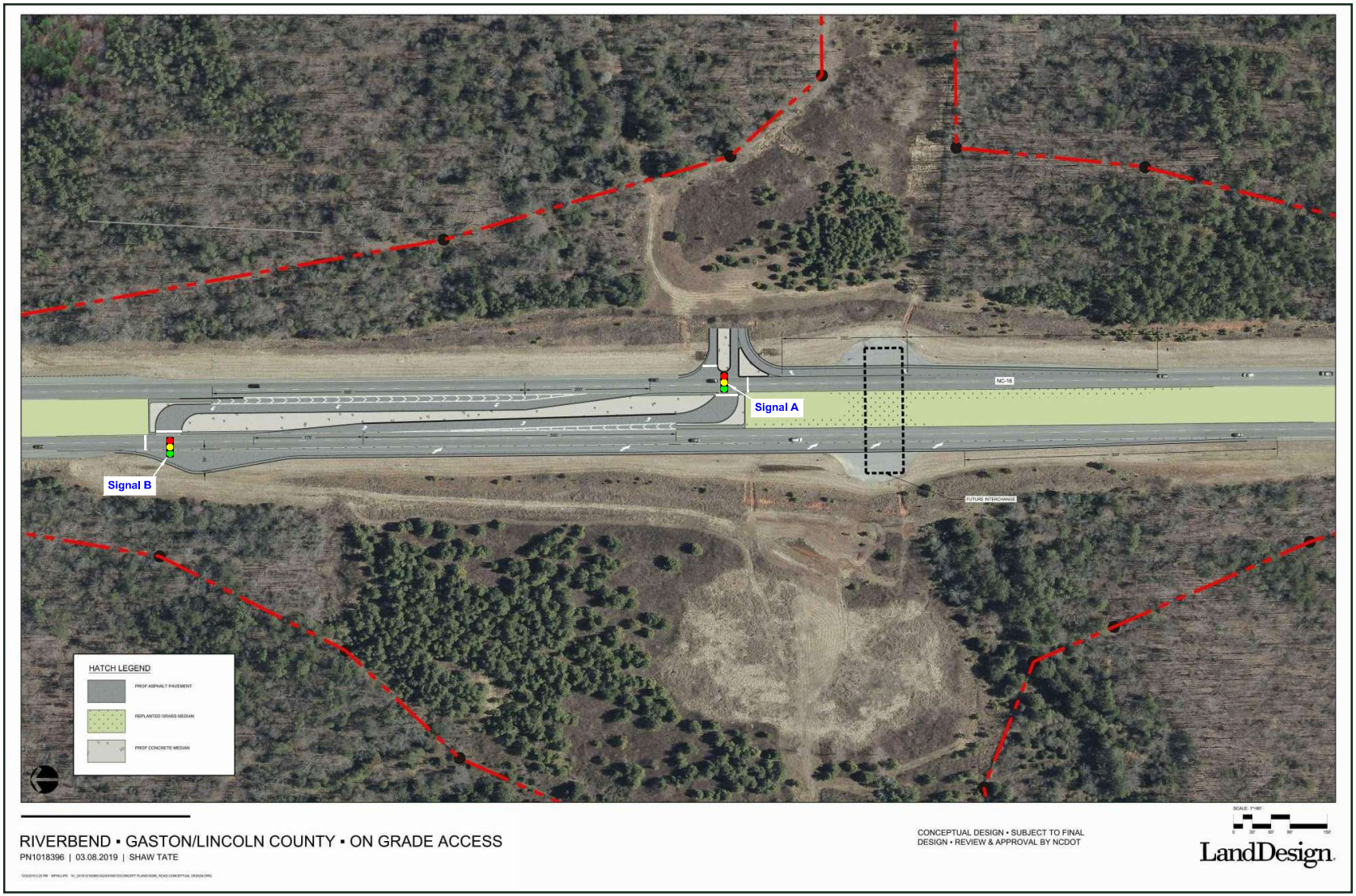
Figure 1

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- 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)

TRAFFIC FIGURES

RIVERBEND PRESERVE



RIVERBEND ▪ GASTON/LINCOLN COUNTY ▪ ON GRADE ACCESS

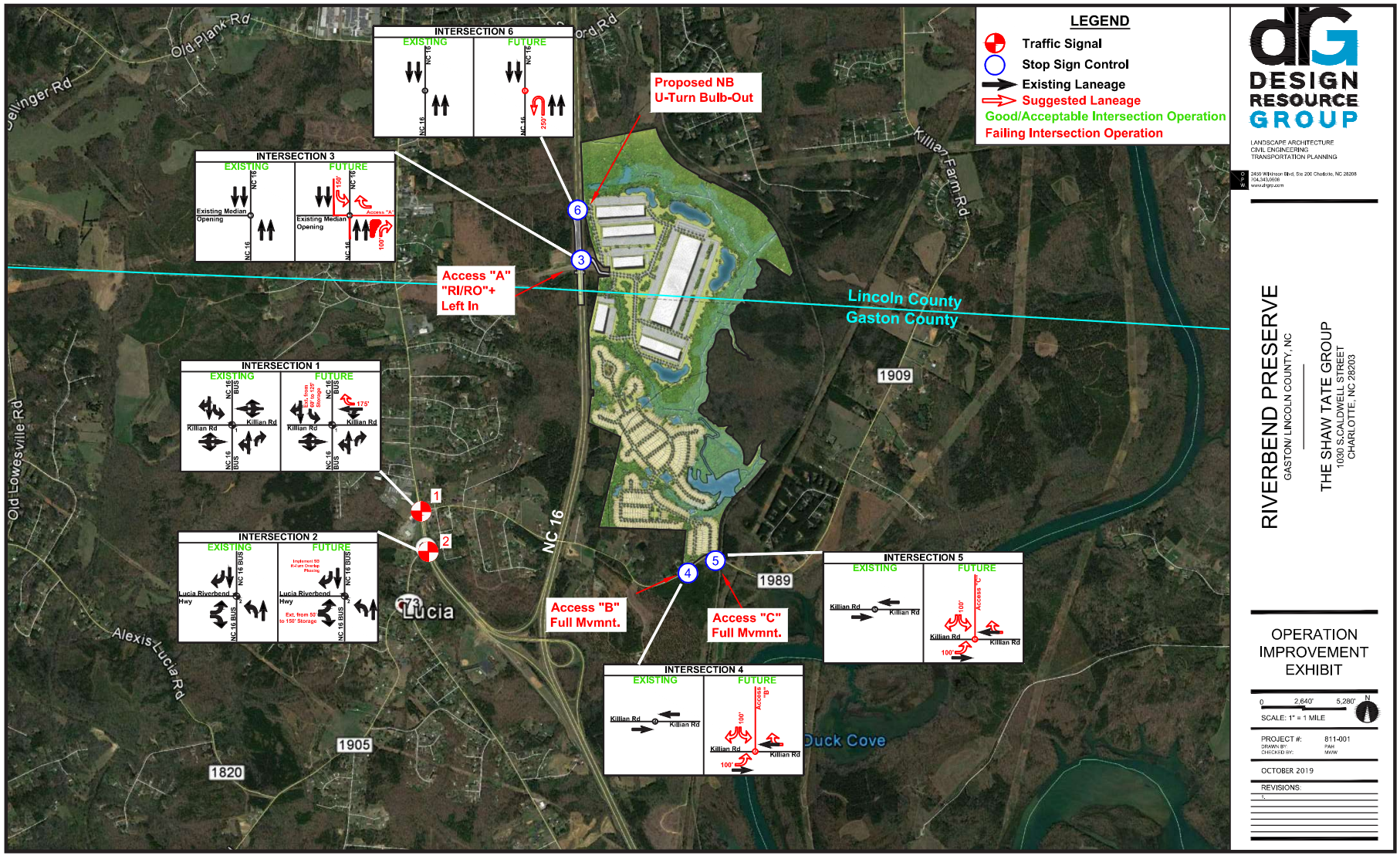
PN1018396 | 03.08.2019 | SHAW TATE

CONCEPTUAL DESIGN ▪ SUBJECT TO FINAL DESIGN ▪ REVIEW & APPROVAL BY NCDOT

LandDesign.

TRAFFIC FIGURES

RIVERBEND PRESERVE



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RIVERBEND PRESERVE

GASTON/ LINCOLN COUNTY, NC

THE SHAW TATE GROUP
1030 S.CALDWELL STREET
CHARLOTTE, NC 28203

OPERATION IMPROVEMENT EXHIBIT

0 2,640' 5,280' N

SCALE: 1" = 1 MILE

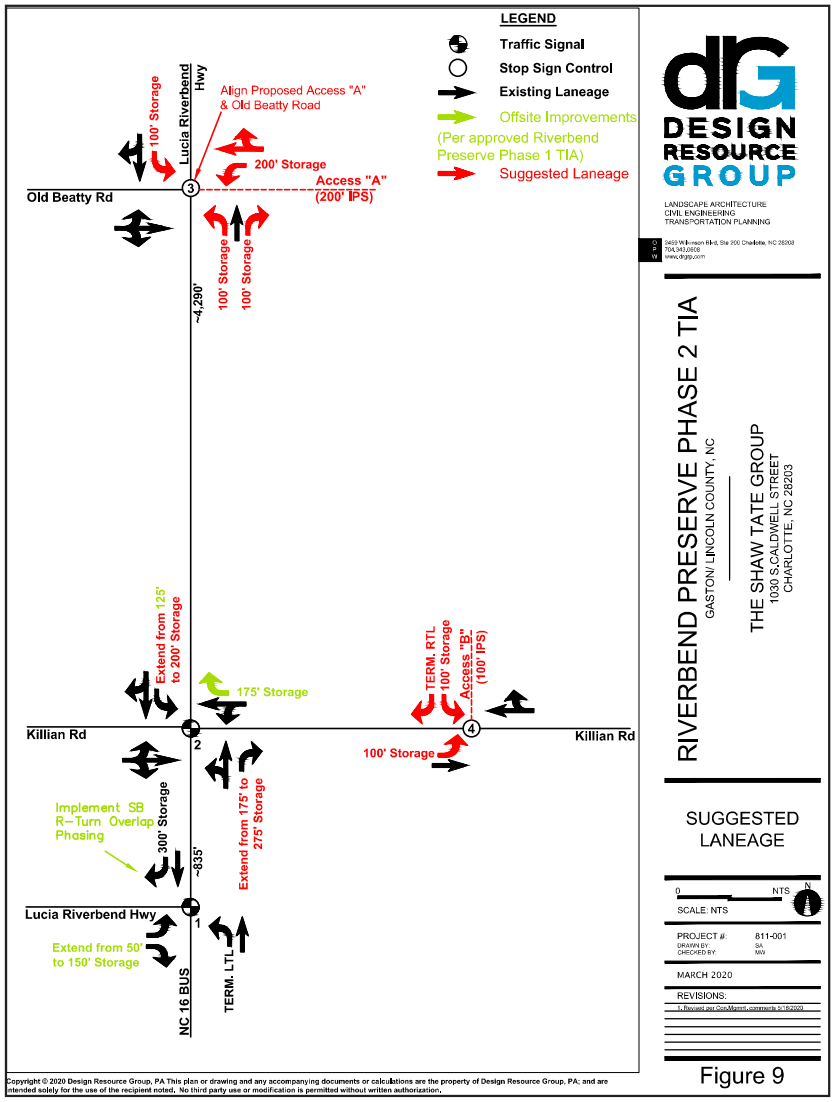
PROJECT #: 811-001
DRAWN BY: PAH
CHECKED BY: MWW

OCTOBER 2019

REVISIONS:
1.

TRAFFIC FIGURES

RIVERBEND PRESERVE



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LANDSCAPE ARCHITECTURE
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RIVERBEND PRESERVE PHASE 2 TIA

GASTON/ LINCOLN COUNTY, NC

THE SHAW TATE GROUP
1030 S.CALDWELL STREET
CHARLOTTE, NC 28203

SUGGESTED LANEAGE

0 NTS N

SCALE: NTS

PROJECT #: 811-001
DRAWN BY: SA
CHECKED BY: MW

MARCH 2020

REVISIONS:
1. Revised per Civil/Mgmt. comments 3/18/2020

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Figure 9

- 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.