

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



- OVERALL RESIDENTIAL DENSITY:
 - DEV. AREAS B/C/D = 2.48 DUA

- MTN ISLAND PROTECTED UNITS:
 - 422 UNITS

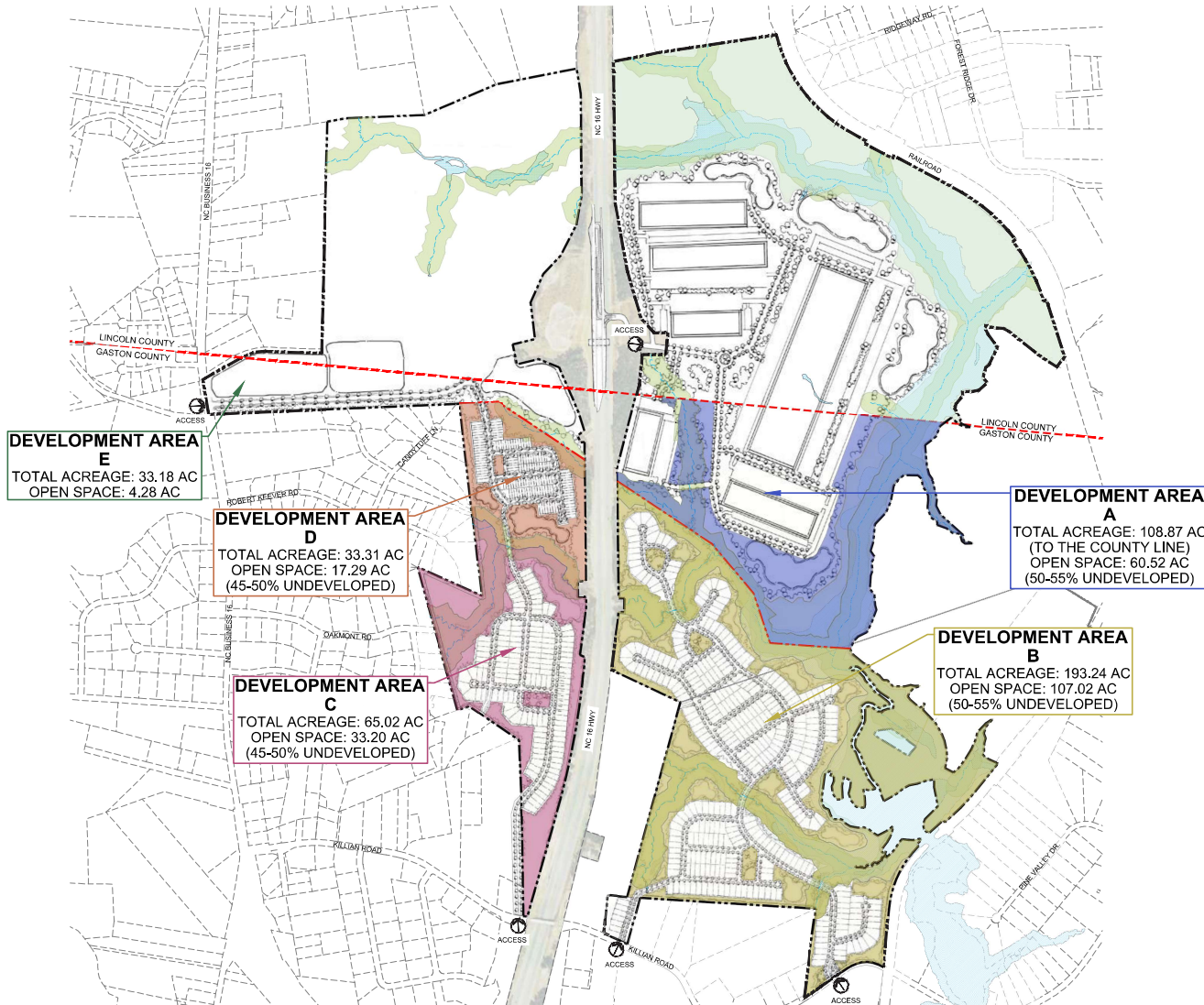
- MTN ISLAND CRITICAL UNITS:
 - 303 UNITS



MASTER PLAN

RIVERBEND PRESERVE

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



ENVIRONMENTAL

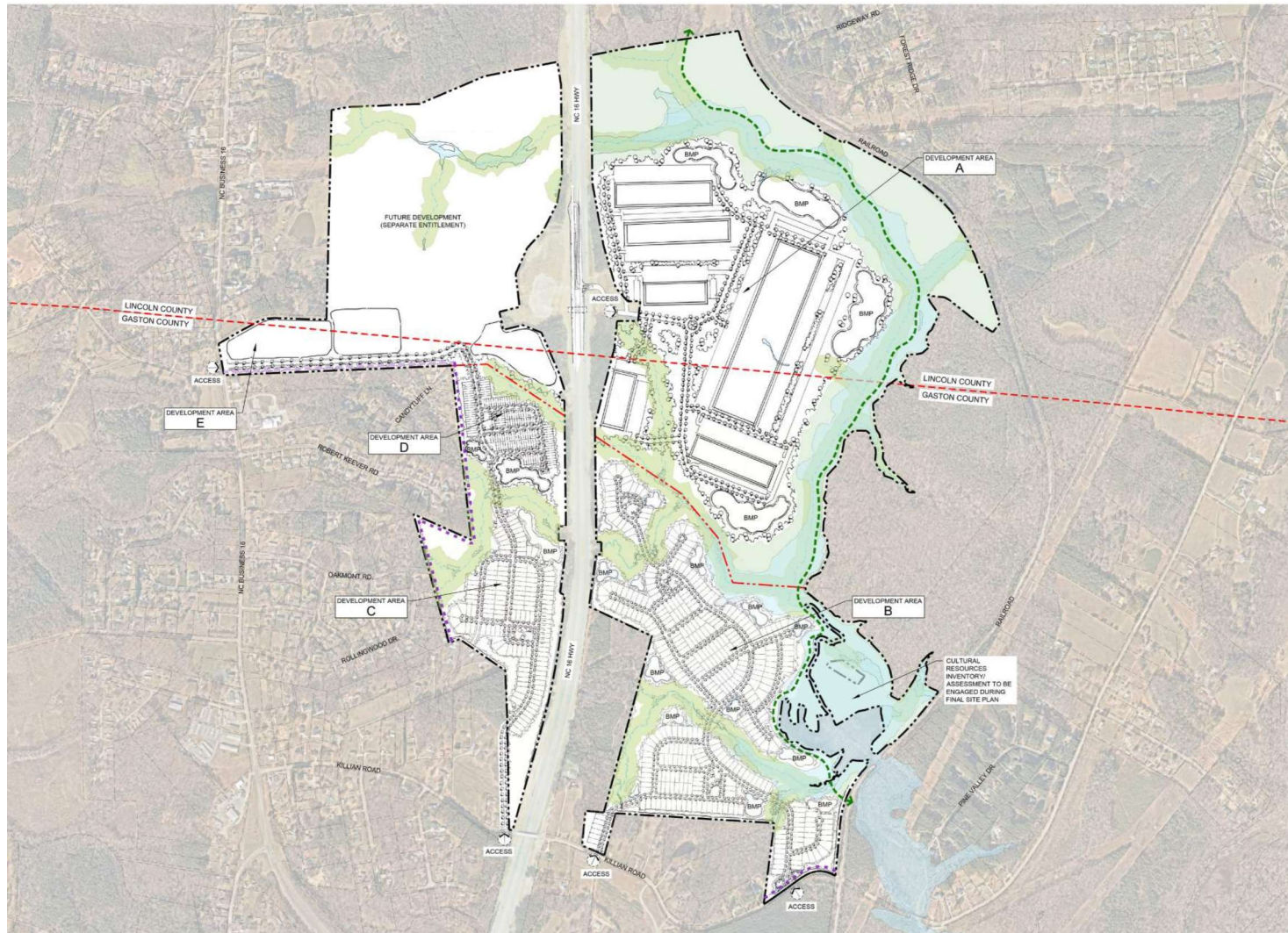
RIVERBEND PRESERVE

- **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

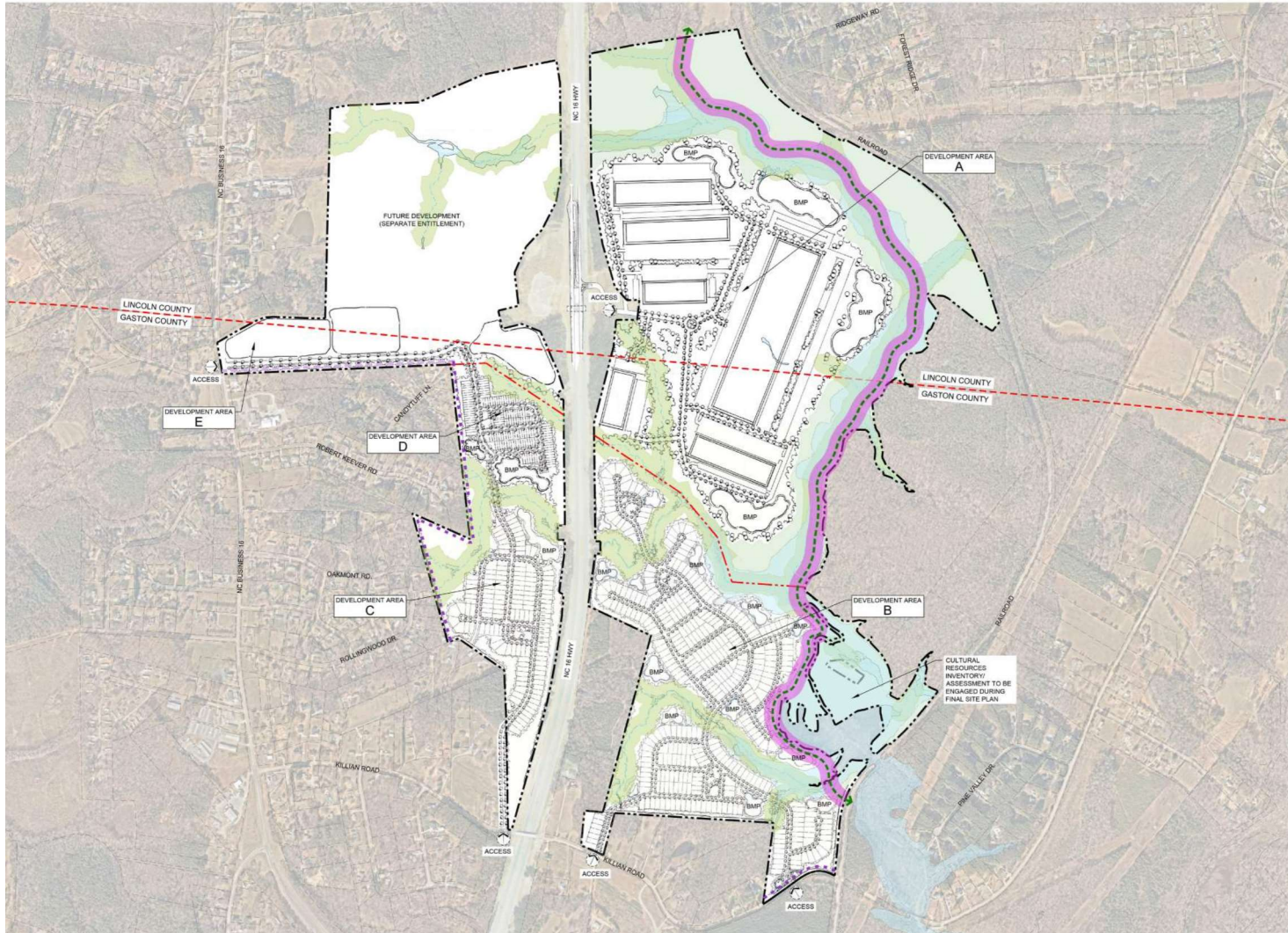
RIVERBEND PRESERVE



- 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 NEIGHBORHOODS)
 - 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

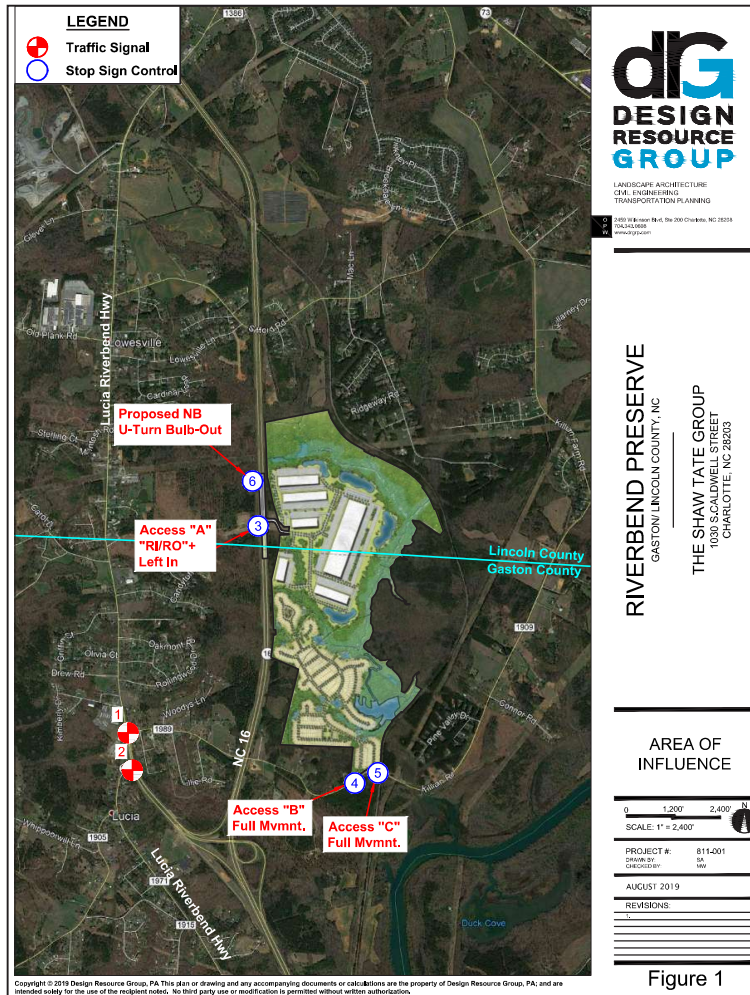
INDUSTRIAL BUILDING EXAMPLES

RIVERBEND PRESERVE



TRAFFIC FIGURES

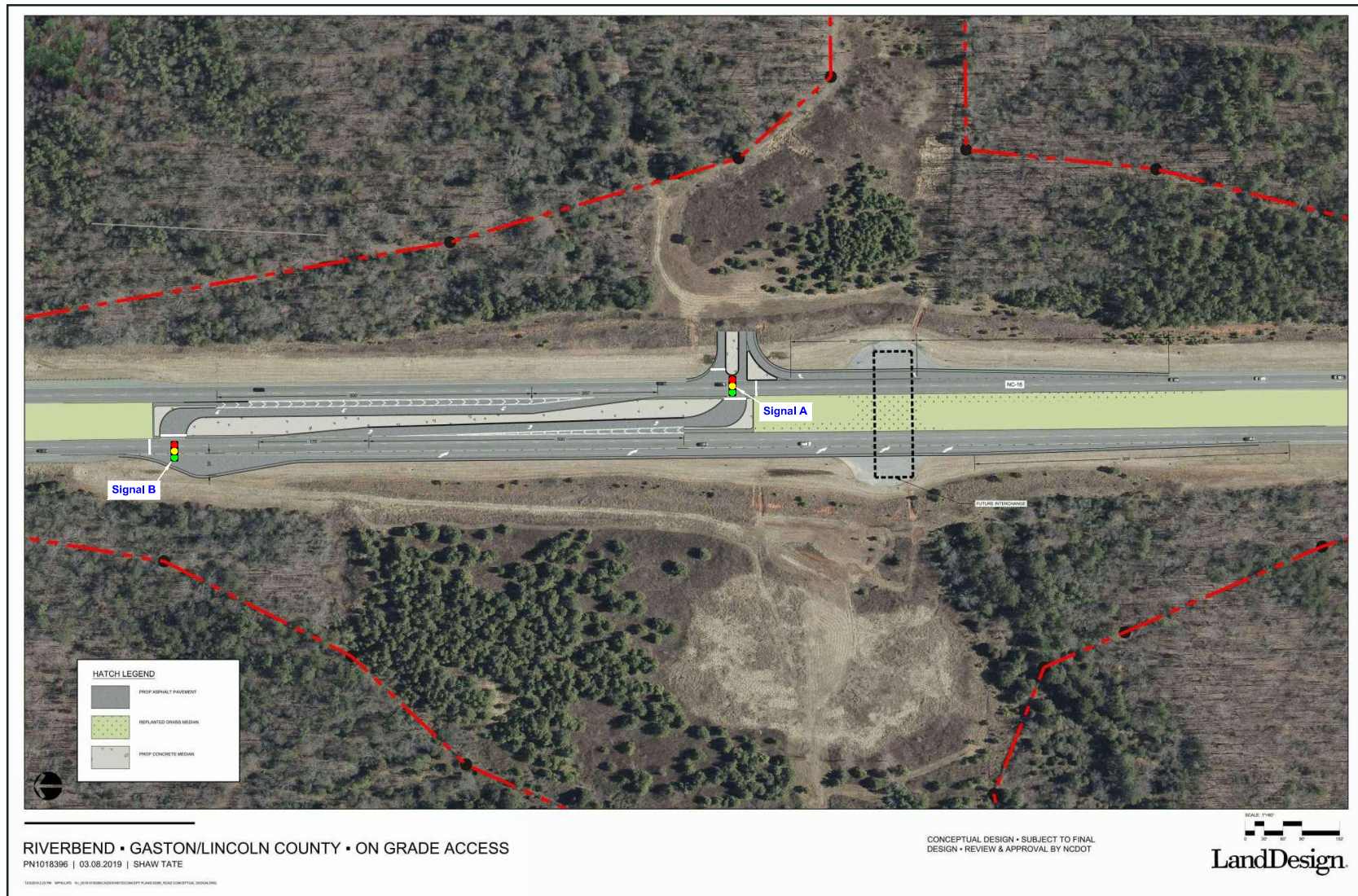
RIVERBEND PRESERVE



- 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)

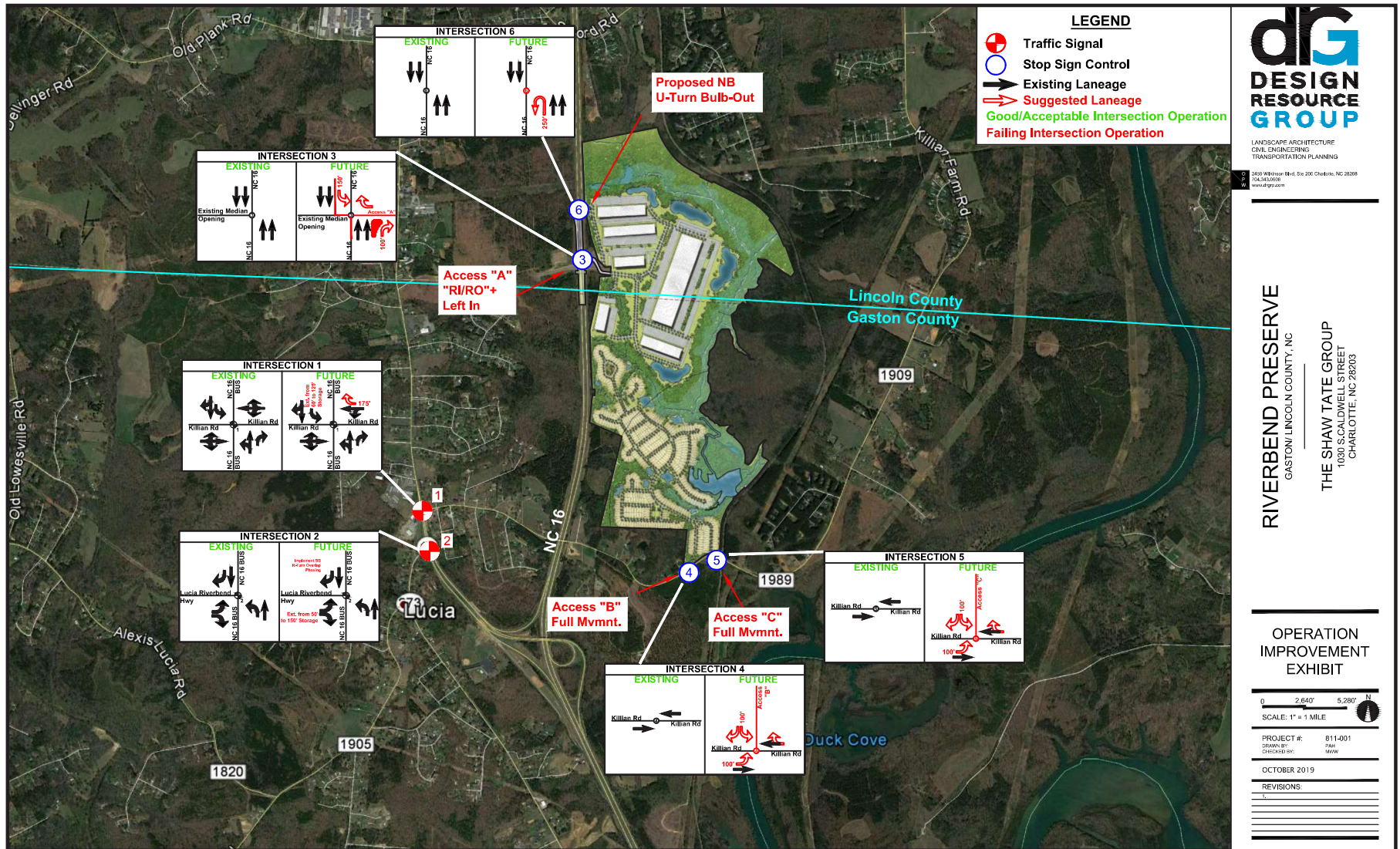
TRAFFIC FIGURES

RIVERBEND PRESERVE



TRAFFIC FIGURES

RIVERBEND PRESERVE



TRAFFIC FIGURES

RIVERBEND PRESERVE

- 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.

