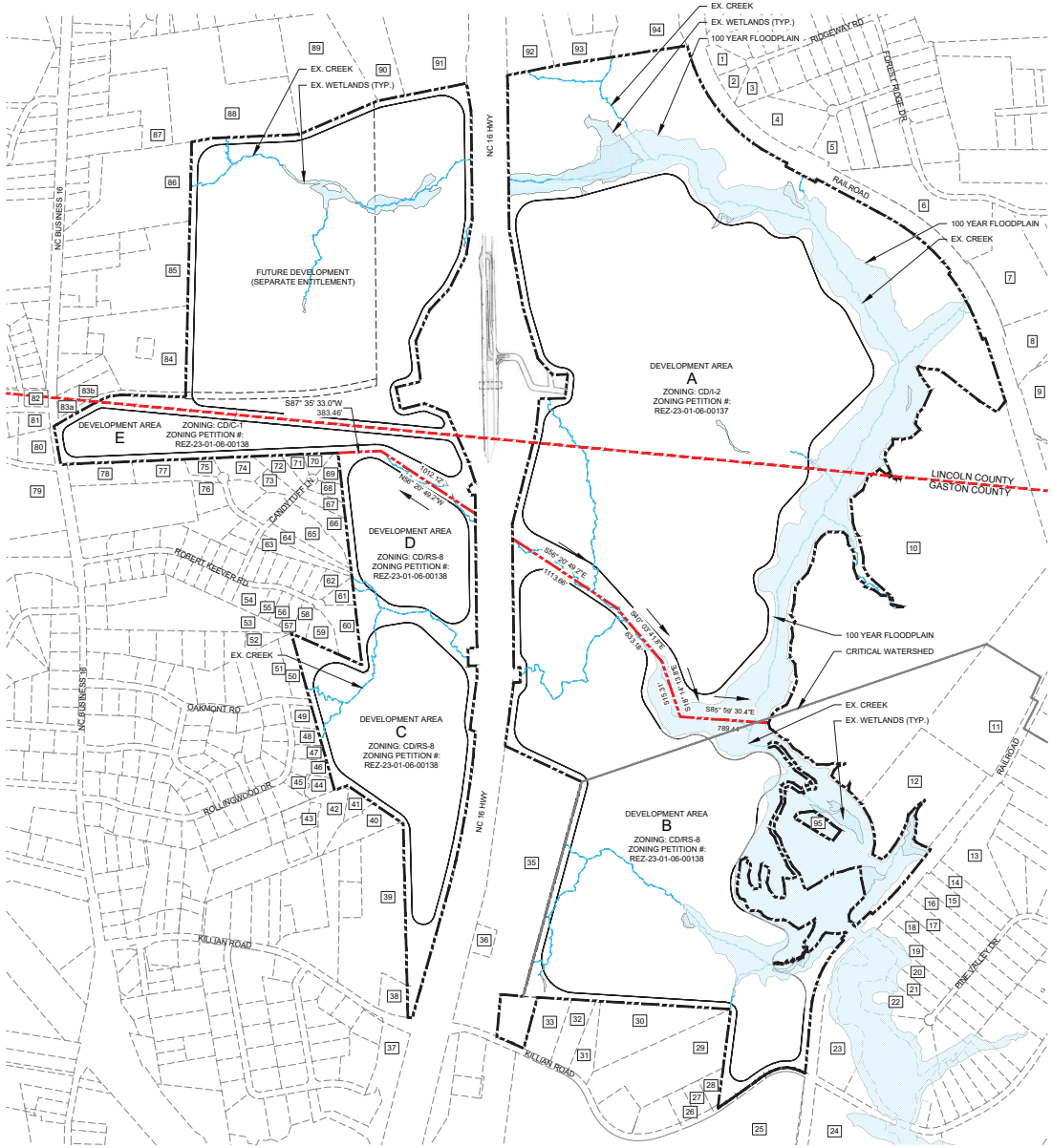
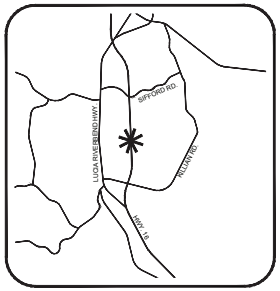
# GASTON COUNTY

| 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 | MCFADDEN 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 | ABERNATHY RYAN P | 2543 | 319 | RESIDENTIAL | R-T |
| 8 | LINCOLN | 75503 | ORR ANDREW A | 2103 | 782 | VACANT | R-T |
| 9 | LINCOLN | 34559 | KILLIAN REBECCA KAY | 19E | 26 | RESIDENTIAL | R-T |
| 10 | GASTON | 212713 | KILLIAN REBECCA KAY | 4613 | 873 | RESIDENTIAL | R-1 |
| 11 | GASTON | 172689 | LTSM 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 | 584 | 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 | 2020 | 572 | RESIDENTIAL | R-1 |
| 30 | GASTON | 173612 | CORE DEBRA M | 2060 | 522 | 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 | 2090 | 383 | RESIDENTIAL | R-1 |
| 35 | GASTON | 214138 | TATE HELEN GIBSON | 001E | 144 | RESIDENTIAL | R-1 |
| 36 | GASTON | 173607 | ZINNERMAN GEORGE LEON | 2946 | 984 | RESIDENTIAL | R-1 |
| 37 | GASTON | 217725 | DELLINGER MARCUS ANDREW | 4448 | 686 | RESIDENTIAL | R-1 |
| 38 | GASTON | 173581 | DELLINGER MARCUS ANDREW | 1188 | 225 | RESIDENTIAL | R-1 |
| 39 | GASTON | 173602 | KEEP ROBIN STILWELL | 4853 | 1200 | RESIDENTIAL | R-1 |
| 40 | GASTON | 172714 | PELT LINDA A | 000E | 277 | RESIDENTIAL | R-1 |
| 41 | GASTON | 198243 | PELT LINDA ALLEN | 3180 | 107 | RESIDENTIAL | R-1 |
| 42 | GASTON | 172719 | ANTHES KRISTY | 2999 | 473 | RESIDENTIAL | R-1 |
| 43 | GASTON | 172712 | PELT LINDA ALLEN | 000E | 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 | THRONEBURG WANDA W | 4286 | 1571 | RESIDENTIAL | R-1 |
| 50 | GASTON | 172720 | VENTOSA LLC | 4894 | 1741 | RESIDENTIAL | R-1 |
| 51 | GASTON | 172721 | HUBERT MEGAN L | 4891 | 491 | RESIDENTIAL | R-1 |
| 52 | GASTON | 209859 | UPRIGHT MARTHA | 4610 | 473 | RESIDENTIAL | R-1 |
| 53 | GASTON | 203284 | HARRIS DOROTHY LOUISE | 634 | 264 | RESIDENTIAL | R-1 |
| 54 | GASTON | 172792 | REEDER WILLIAM D JR | 3528 | 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 | 2394 | 569 | RESIDENTIAL | R-1 |
| 58 | GASTON | 172737 | BLACK JULIE GLAZE | 2399 | 643 | RESIDENTIAL | R-1 |
| 59 | GASTON | 172738 | BLACKWELDER CLIFF | 2601 | 786 | RESIDENTIAL | R-1 |
| 60 | GASTON | 172739 | HENLEY MARY ANN | 2394 | 599 | RESIDENTIAL | R-1 |
| 61 | GASTON | 172740 | AUTEN CHAISE DAVIS | 4356 | 891 | RESIDENTIAL | R-1 |
| 62 | GASTON | 172741 | BROWN DEBORAH H | 4956 | 2004 | 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 JERRY J | 4105 | 379 | RESIDENTIAL | R-1 |
| 67 | GASTON | 172749 | COOK JERRY J | 4105 | 379 | RESIDENTIAL | R-1 |
| 68 | GASTON | 172748 | STOTTLEMYER TARA RUSSELL | 3618 | 474 | RESIDENTIAL | R-1 |
| 69 | GASTON | 172747 | CASH JAMES T JR | 2776 | 849 | RESIDENTIAL | R-1 |
| 70 | GASTON | 172746 | MCGUIRE SHELBY 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 | 2858 | 88 | 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 | 092E | 1141 | RESIDENTIAL | R-1 |
| 80 | GASTON | 208365 | BEATTY E C JR HEIRS | 092E | 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 | 172668 | LIVING WORD MINISTRIES | 4499 | 660 | RESIDENTIAL | R-1 |
| 83B | LINCOLN | 34654 | LIVING WORD MINISTRIES | 2168 | 53 | RESIDENTIAL | ELDD R-SF |
| 84 | LINCOLN | 29750 | DELLINGER JOAN R | 17E | 174 | RESIDENTIAL | ELDD R-SF |
| 85 | LINCOLN | 29751 | DELLINGER JOAN R | 17E | 174 | RESIDENTIAL | ELDD R-SF |
| 86 | LINCOLN | 29759 | DELLINGER BROTHERS REALTY LLC | 1986 | 449 | COMMERCIAL | ELDD R-SF |
| 87 | LINCOLN | 52256 | MURPHY J MICHAEL | 1538 | 117 | RESIDENTIAL | ELDD R-SF |
| 88 | LINCOLN | 33334 | ANDERSON RUSSELL EUGENE | 99E | 445 | VACANT | ELDD 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 | 83862 | 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 | 18E | 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:** CD/I-2 (GENERAL INDUSTRIAL), CD/RS-8 (SINGLE FAMILY), CD/C-1 (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


LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM


KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**RIVERBEND PRESERVE**

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

LANDDESIGN PROJ #
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 |

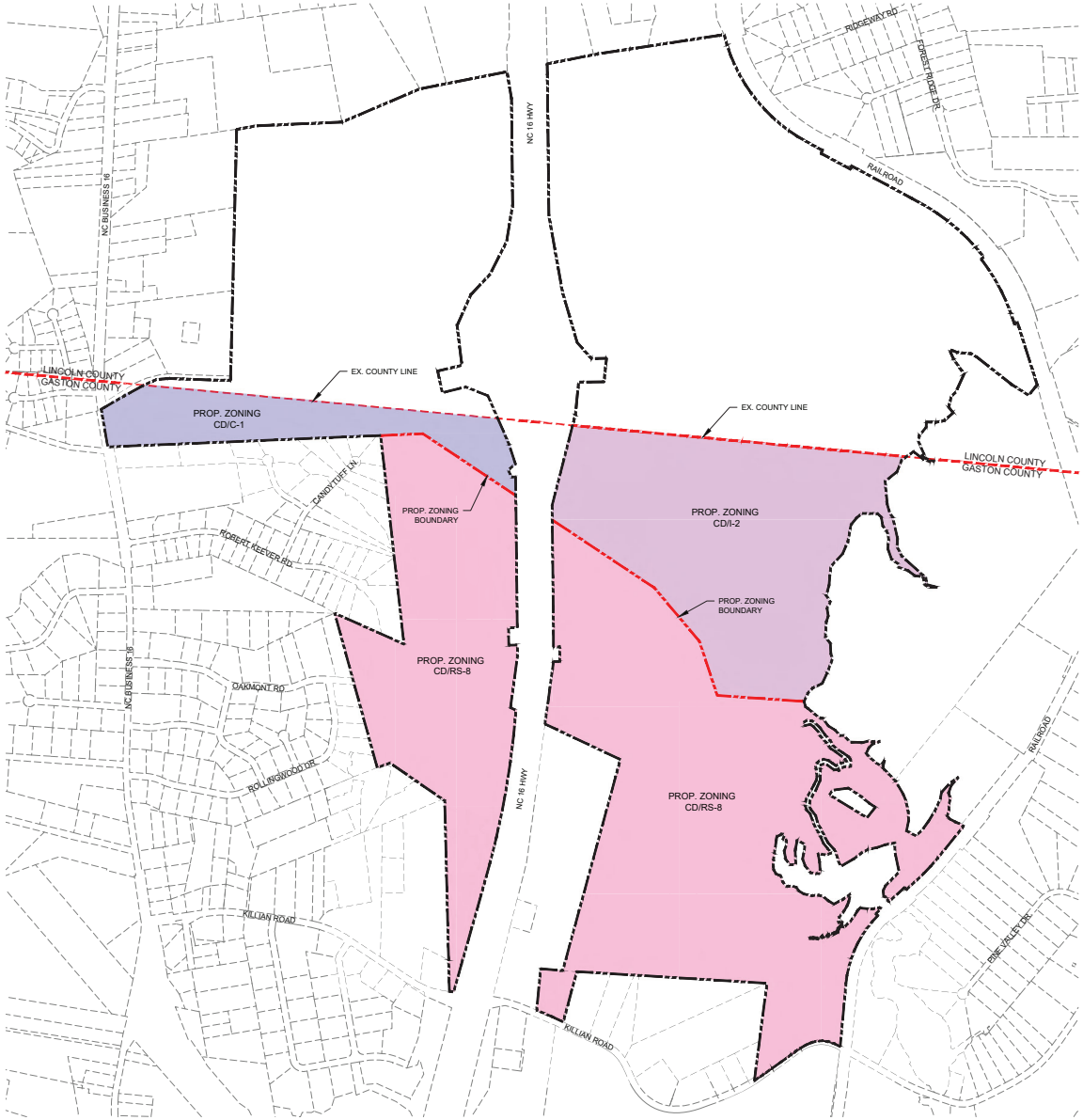
DESIGNED BY: KST
DRAWN BY: JRY
CHECKED BY: KST

SCALE
VERT:
HORZ: 1"=500'
0 250' 500' 1000'

NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1




LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

REV MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**RIVERBEND PRESERVE**

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

LANDDESIGN PROJ #
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

SCALE
VERT:
HORZ: 1"=500'
0 250' 500' 1000'

NORTH

SHEET TITLE
ZONING BOUNDARY

SHEET NUMBER
RZ-1A

## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| PROP. ZONING BOUNDARY | |
| COUNTY LINE | |
| EX. CREEK | |
| CRITICAL WATERSHED | |
| POTENTIAL THREAD TRAIL ALIGNMENT | |
| 50' BUFFER | |
| TYPE D BUFFER | |
| TYPE E BUFFER | |
| POTENTIAL AMENITY LOCATION | |
| EX. WETLANDS | |
| EX. 100 YEAR FLOODPLAIN | |
| 100' STREAM BUFFER | |
| OPEN SPACE AREA | |
| PROPOSED STORMWATER FACILITY | BMP |

**RESIDENTIAL UNITS**

400 LOTS IN DEV. AREA B

175 LOTS IN DEV. AREA C

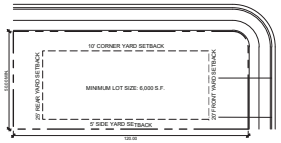
150 LOTS IN DEV. AREA D

**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.

**TYPICAL LOT LAYOUT**

**CORNER LOT LAYOUT**





LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM


KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**RIVERBEND PRESERVE**

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

LANDDESIGN PROJ #: 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

SCALE: NORTH

VERT:
HORZ: 1"=500'

0 250' 500' 1000'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

## 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 (BMP)

## (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.


LandDesign
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM


KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**RIVERBEND PRESERVE**

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

LANDDESIGN PROJ #: 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

SCALE: NORTH:
VERT:
HORZ: 1"=500'
0 250' 500' 1000'

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

RZ-3

Copyright © 2019 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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

RIVERBEND PRESERVE
GASTON/ LINCOLN COUNTY, NC

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

AREA OF INFLUENCE

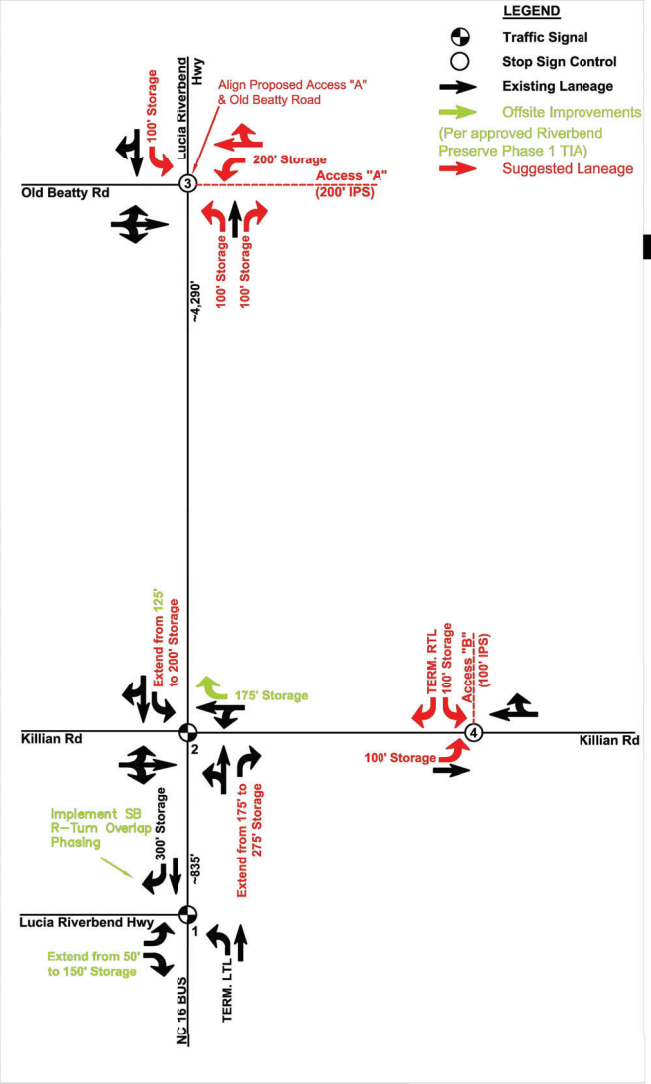
0 1,200' 2,400' N
SCALE: 1" = 2,400'

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

AUGUST 2019

REVISIONS:
1.

Figure 1




Copyright © 2020 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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

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 #: 811-01
DRAWN BY: SA
CHECKED BY: MW

MARCH 2020

REVISIONS:
1. Revised per Con.Mgmnt. comments (1/8/2020)

Figure 9

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

RIVERBEND PRESERVE

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

LANDDESIGN PROJ.# 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

SCALE NORTH

VERT:
HORZ: N/A

SHEET TITLE

PHASE 1 & 2 TIA EXHIBITS

SHEET NUMBER

RZ-4

RIVERBEND PRESERVE

CONDITIONAL NOTES | GASTON COUNTY

(03/03/2023 - REVISED)

**REZONING PETITION NO. REZ-23-01-06-00137. CD/ I-2**

1. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS DEFINED BY THESE SITE DEVELOPMENT NOTES. OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH WILL ALLOW ALTERNATIVES TO THE NUMBER AND ARRANGEMENT OF BUILDINGS, BUILDING SHAPES AND SIZES, LOT ARRANGEMENTS, STREET/PARKING/CIRCULATION LAYOUTS, ET CETERA, SUBJECT TO APPROVAL BY GASTON COUNTY PLANNING DEPARTMENT STAFF. IN NO EVENT, HOWEVER, SHALL BUFFER OR YARD SETBACK DIMENSIONS BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT DENSITY FOR THE ENTIRE SITE BE INCREASED FROM THAT INDICATED ON THE SITE DEVELOPMENT SUMMARY.
2. THE SIZE AND SHAPE OF BUILDINGS/ LOTS SHOWN ON THE SITE PLAN ARE PRELIMINARY AND THE FINAL ARRANGEMENTS OF LOTS, BUILDING SHAPES AND SIZES, STREET/PARKING/CIRCULATION LAYOUTS, ET CETERA ON THE SITE WILL BE DETERMINED BY FINAL CONSTRUCTION DRAWINGS, GENERAL CONFORMITY WITH SITE PLAN APPROVAL BY THE BUILDING AND DEVELOPMENT SERVICES PLANNING STAFF.
3. LAND USES WILL BE LIMITED TO USES PERMITTED BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO) AND/OR AS CONDITIONED WITH THIS REZONING PACKAGE.
4. DEVELOPMENT AREA A: ALL BUILDINGS IN DEVELOPMENT AREA A WILL BE PERMITTED FOR INDUSTRIAL USES, WITH APPROPRIATE SURFACE PARKING FOR THE FACILITY. A TYPE E BUFFER YARD WILL BE PROVIDED BETWEEN THE PERIMETER OF DEVELOPMENT AREA A AND ADJOINING PROPERTIES, AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. EXISTING VEGETATION LOCATED WITHIN THE TYPE E BUFFER MAY BE USED TO MEET THE PLANTING REQUIREMENTS OF THE TYPE E BUFFER, SO LONG AS IT MEETS OR EXCEEDS THE PLANTING REQUIREMENTS FOR THE TYPE E BUFFER. VERIFICATION OF EXISTING VEGETATION AND ITS APPLICABILITY TO THE REQUIREMENTS FOR THE TYPE E BUFFER MAY BE PROVIDED AT MAJOR SUBDIVISION APPROVAL OR FIELD VERIFIED DURING CONSTRUCTION. THE MAXIMUM HEIGHT OF BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A IS LIMITED TO 100 FEET. HEIGHT TO BE MEASURE AS REQUIRED BY UDO. PLANNING STAFF AND/OR THE ZONING ADMINISTRATOR MAY APPROVE ADDITIONAL HEIGHT FOR THE BUILDINGS AS MAY BE REQUIRED DUE TO PRODUCTION PROCESSES AND REQUIREMENTS. EACH INDUSTRIAL AND COMMERCIAL STRUCTURE AND USE WILL GO THROUGH THE FULL ZONING PERMIT PROCESS.
   a. THE FOLLOWING USES WILL NOT BE ALLOWED IN DEVELOPMENT AREA A:
   i. MINING, OIL AND GAS EXTRACTION
   ii. MANUFACTURING OF ANIMAL FOOD, GRAIN AND OILSEED MILLING, ANIMAL SLAUGHTERING AND PROCESSING, SEAFOOD PRODUCT PREPARATION, LEATHER AND HIDE TANNING, SAWMILLS AND WOOD PRESERVATION, VENEER, PLYWOOD, ETC., PULP, PAPER AND PAPERBOARD, PETROLEUM AND COAL PRODUCTS, RESIN, SYNTHETIC RUBBER, ETC., PESTICIDES, FERTILIZER, ETC., PAINT, COATING AND ADHESIVE, SOAP, CLEANING COMPOUND, ETC., OTHER CHEMICAL PRODUCT, CEMENT AND CONCRETE PRODUCT, LIME AND GYPSUM PRODUCT, OTHER NONMETALLIC MINERAL PRODUCT, IRON AND STEEL MILLS, STEEL PRODUCT MANUFACTURING, FOUNDRIES, FORGING AND STAMPING.
   iii. CREMATORIUM
   iv. DRY CLEANING AND LAUNDRY PLANTS
   v. JUNKYARDS/SALVAGE
   vi. SEPTIC SERVICE
   vii. TIRE RECAPPING SHOP
   viii. WASTE SERVICE

**REZONING PETITION NO. REZ-23-01-06-00138. CD/ RS-8; CD/ C-1**

1. DEVELOPMENT AREAS B AND C: SINGLE FAMILY DETACHED HOMES WILL BE LOCATED IN THIS AREA. LOT WIDTH/SIZES MUST NOT BE LESS THAN FIFTY (50) FEET. LOT WIDTH WILL BE MEASURED AS ALLOWED BY THE UDO. GARAGE DOOR SHALL BE PANELED AND FRAMED WITH DECORATIVE TRIM. ATTACHED FRONT GARAGES FOR FRONT LOADING GARAGES SHALL NOT EXTEND MORE THAN FIVE (5) FEET FROM THE FRONT ENTRANCE WALL OR IF ADJACENT TO THE PORCH SHALL NOT EXTEND MORE THAN THREE (3) FEET FROM THE PORCH FRONT. ALL LOTS WILL MEET THE MINIMUM LOT REQUIREMENTS REGARDLESS OF SCHEMATIC PLAN (SEE TYPICAL LOT PLAN ON SHEET RZ-2). LOT STANDARDS ARE AS FOLLOWS:
   a. 400 MAXIMUM UNITS FOR DEVELOPMENT AREA B; 175 MAXIMUM UNITS FOR DEVELOPMENT AREA C.
   b. MINIMUM LOT SIZE: 6,000 S.F.
   c. FRONT YARD SETBACK SHALL BE TWENTY (20) FEET.
   d. SIDE YARDS SHALL BE FIVE (5) FEET. **NOTE: THE 5' SIDE YARD MAY NOT INCLUDE EAVES OR ANY PORTION OF THE BUILDING. FOUNDATION SURVEYS FOR EACH LOT WILL SHOW THAT EAVES MEET SETBACK REQUIREMENTS.
   FOR CORNER LOTS, SIDE YARDS SHALL BE TEN (10) FEET ON THE STREET SIDE.
   e. REAR YARDS SHALL BE TWENTY-FIVE (25) FEET.
   f. ALL STRUCTURES MUST MEET WATERSHED AND BUFFERING REQUIREMENTS FOR JURISDICTIONAL WATERCOURSES, AS VERIFIED BY THE USACE (UNITED STATES ARMY CORPS OF ENGINEERING).
   NOTE: 2 PARKING SPACES REQUIRED PER LOT, IN ADDITION TO SPACES ACCOMMODATED BY GARAGES (OFF-STREET).
2. DEVELOPMENT AREA D: TOWN HOMES AND/OR SINGLE-FAMILY DETACHED UNITS FOR SALE MAY BE LOCATED WITHIN THIS AREA. A MAXIMUM OF 150 UNITS ARE PERMITTED FOR DEVELOPMENT AREA D.
3. DEVELOPMENT AREA E: DEVELOPMENT AREA E MAY BE DEVELOPED WITH USES AS ALLOWED BY-RIGHT IN THE C-1 ZONING DISTRICT. (STORES AND SHOPPING COMPLEXES THAT ARE RELATIVELY SMALL IN SIZE AND DESIGNED TO BE COMPATIBLE AND INTEGRATED WITH ADJOINING RESIDENTIAL NEIGHBORHOODS. THIS ZONING DISTRICT WAS NOT CREATED TO ACCOMMODATE RETAIL USES THAT ATTRACT PERSONS FROM OUTSIDE THE NEIGHBORHOOD OR ATTRACT LARGE NUMBERS OF PASSING MOTORISTS.)
4. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPE, ET CETERA, UNLESS OTHERWISE NOTED IN THE SITE DEVELOPMENT NOTES OR SCHEMATIC SITE PLAN.
5. OPEN SPACE CHARACTER: THE OPEN SPACES INDICATED ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION DOCUMENTATION. AGE APPROPRIATE AMENITIES TO BE PROVIDED AS PART OF THE OVERALL OPEN SPACE AND AMENITY STRATEGY.
   a. COMMUNITY OPEN SPACES WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION ESTABLISHED BY THE DEVELOPER.
   b. OPEN SPACES MAY BE MAINTAINED AS LAWNS WITH IMPROVEMENTS SUCH AS LANDSCAPING, PLAYGROUND EQUIPMENT, OR MAY REMAIN AS A NATURAL OPEN SPACE RETAINING EXISTING TREES AND VEGETATION WITH TRAILS, AS APPROPRIATE.
   c. POTENTIAL AMENITY LOCATION(S) HAVE BEEN IDENTIFIED ON THE SCHEMATIC SITE PLAN. ALTHOUGH AT LEAST ONE AMENITY CENTER (CLUB, POOL, ETC) SHALL BE REQUIRED TO SERVE THIS PROJECT, AN AMENITY SHALL BE PLACED IN ONE OR MORE OF THE LOCATIONS INDICATED ON THE PLAN. THE LOCATION AND NUMBER OF AMENITIES TO SERVE THE RESIDENTIAL PROJECT SHALL BE REVIEWED AND APPROVED BY GASTON COUNTY PLANNING DEPARTMENT STAFF AS PART OF SITE PLAN APPROVAL. IN THE EVENT THAT AN AMENITY OR AMENITIES ARE NOT BUILT, THAT PORTION OF THE DEVELOPMENT AREA MAY BE DEVELOPED WITH RESIDENTIAL LOTS (PROPOSED NUMBER OF LOTS NOT TO EXCEED 400 MAXIMUM UNITS IN DEVELOPMENT AREA B AND 175 MAXIMUM UNITS IN DEVELOPMENT AREA C), AS SHOWN ON THE PLAN.
6. RESIDENTIAL ARCHITECTURAL REQUIREMENTS:
   a. AT LEAST 2 DIFFERENT BUILDING MATERIALS SHALL BE PROVIDED ON THE FRONT FACADE. ARCHITECTURAL PACKAGE SHALL BE SUBMITTED TO BUILDING AND DEVELOPMENT SERVICES STAFF FOR FINAL APPROVAL DURING THE FINAL SITE PLAN REVIEW PROCESS.
   b. VINYL SIDING SHALL NOT BE USED WITHIN THE DEVELOPMENT. VINYL SOFFITS AND ALUMINUM COILED FASCIA/TRIM ARE ACCEPTABLE.
   c. MAILBOX PLACEMENT (CLUSTER BOXES) WITHIN THE DEVELOPMENT MUST BE APPROVED BY THE UNITED STATES POSTAL SERVICE AND A STATEMENT PROVIDED BY THE USPS DURING THE MAJOR SUBDIVISION APPROVAL PROCESS. POTENTIAL MAILBOX LOCATIONS SHOWN ON SHEET RZ-2 AND ARE TO MEET LIGHTING AND ADA REQUIREMENTS. ONE CLUSTER BOX IN DEVELOPMENT AREA B AND ONE CLUSTER BOX UNIT IN AREA C.
   d. HARD SURFACE DRIVEWAYS ARE REQUIRED TO SERVE RESIDENTIAL LOTS
   e. INDIVIDUAL LOTS TO RECEIVE SOD OR SEED/STRAWK TO SUPPORT FINAL STABILIZATION.
7. STREETS AND SIDEWALKS WITHIN RESIDENTIAL AREAS: THIS PROJECT WILL BE SUBJECT TO REGULATION AND APPROVAL BY NCDOT AND WILL PROVIDE FOR NCDOT STANDARDS.
   a. PROVIDE MULTIPLE ACCESSES IN ACCORDANCE WITH SECTION 13.23
   b. COMPLY WITH GCLMPO COMMUNITY TRANSPORTATION PLAN.
   c. ALL ROAD IMPROVEMENTS FOR EACH PHASE OF DEVELOPMENT (ON-SITE AND OFF-SITE) MUST BE APPROVED AS PART OF THE MAJOR SUBDIVISION APPROVAL PROCESS FOR EACH PHASE OF DEVELOPMENT, AND MUST BEGIN AND RUN CONCURRENTLY WITH PHASE ONE PAVING AND DEVELOPMENT PROCESS. PRIOR TO FINAL PLAT APPROVAL FOR PHASE ONE THE REQUIRED IMPROVEMENTS MUST BE IN PLACE OR A BOND OR LETTER OF CREDIT WILL BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE PRIOR TO THE APPROVAL OF THE PHASE ONE RECORD MAP. ALL FUTURE PHASES TO BE CONSTRUCTED MUST FOLLOW SAME PATTERN.
   d. PRIOR TO FINAL PLATTING FOR EACH PHASE OF DEVELOPMENT, WATER AND SEWER SHALL BE APPROVED AND INSTALLED TO SERVE THAT SPECIFIC PHASE.
   e. LIGHT FIXTURES WILL BE IN COMPLIANCE WITH SECTION 9.13, BUT WILL BE FULL CUT-OFF LIGHT FIXTURES ONLY. (CUT-OFF LIGHTING FIXTURES ARE LIGHTS THAT CAST LIGHT DOWNWARD.) LIGHTING PLAN AND PHOTOMETRIC PLAN TO BE INCLUDED DURING FINAL SITE PLAN REVIEW (INCLUDING SPECIALTY LIGHTING).
8. FINAL ROADWAY R/W WIDTHS AND STANDARDS ARE SUBJECT TO NCDOT AND WILL BE PROVIDED WITH FINAL ENGINEERING (MAJOR SUBDIVISION) OF THE SITE PLAN.
9. HOME OWNERS ASSOCIATION: A HOME OWNERS ASSOCIATION (HOA) WILL BE ESTABLISHED FOR THE RESIDENTIAL COMMUNITIES DEVELOPED ON THE SITE. DEVELOPMENT STANDARDS, ANY RESTRICTIONS, AND HOA DECLARATIONS WILL BE RECORDED WITH THE GASTON COUNTY REGISTER OF DEEDS OFFICE IN ADDITION TO A SUBDIVISION PLAT. THE DECLARATION WILL INCLUDE THE FOLLOWING:
   a. ESTABLISHMENT OF HOA, ITS' OPERATION, AND ITS' RESPONSIBILITIES
   i. MAINTENANCE OF OPEN SPACE/GREENWAYS (IMPROVED OR UNIMPROVED).
   ii. MAINTENANCE OF FIXTURES WITHIN THE RIGHT-OF-WAY AREA, SUCH AS STREET TREES, SIGNS, LANDSCAPING, LIGHT FIXTURES, AND SIDEWALKS.
   iii. PLANS FOR WASTE/GARBAGE PICK UP.
   b. SUBDIVISION RESTRICTIONS AND COUNTY APPROVED CONDITIONS SET FORTH HEREIN
   c. THE FINAL RECORDED PLAT(S) SHALL DELINEATE AND INCLUDE THE FOLLOWING:
   i. OPEN AND COMMON AREAS
   ii. ALL BUFFER YARDS STATING THE TYPE AND OPTION NUMBER
   iii. ALL EASEMENTS AND RIGHT-OF-WAYS
   d. STREETS, WILL BE SHOWN ON THE FINAL SUBDIVISION PLAT WHETHER PUBLIC OR PRIVATE. IF THEY ARE NOT ACCEPTED BY NCDOT, THEN THE PLATS WILL BE RE-RECORDED CHANGING THEM TO PRIVATE ROADS.
10. GATED COMMUNITY: IF GATED, THE PETITIONER, HOA, ET AL, MUST WORK WITH COUNTY PUBLIC SAFETY PERSONNEL (POLICE, FIRE, RESCUE) TO DEVELOP A PROCEDURE THAT WILL ALLOW TWENTY-FOUR (24) HOUR ACCESS FOR EMERGENCY VEHICLES.
11. A SEPARATE SIGNAGE DESIGN AND/OR SIGNAGE PACKAGE MAY BE SUBMITTED FOR THE PROJECT WHICH WILL BE REVIEWED AND APPROVED BY STAFF. THE PETITIONER WILL WORK WITH STAFF TO DETERMINE ANY MODIFICATIONS THAT CAN BE ADDRESSED AT AN ADMINISTRATIVE LEVEL, AS IT RELATES TO UDO REQUIREMENTS. SIGNAGE TO SERVE THIS PROJECT MAY ALLOW UP TO 200 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 10' TALL PER PRIMARY SIGNAGE. PLUS ALLOW UP TO 150 SQUARE FEET, LANDSCAPE LIGHTING, AND HEIGHT UP TO 8' TALL PER SECONDARY SIGNAGE.
12. CULTURAL RESOURCES INVENTORY/ASSESSMENT TO BE ENGAGED DURING FINAL SITE PLAN.

**OVERALL NOTES**

1. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS DEFINED BY THESE SITE DEVELOPMENT NOTES. OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH WILL ALLOW ALTERNATIVES TO THE NUMBER AND ARRANGEMENT OF BUILDINGS. IN NO EVENT, HOWEVER, SHALL BUFFER OR YARD SETBACK DIMENSIONS BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT DENSITY FOR THE ENTIRE SITE BE INCREASED FROM THAT INDICATED ON THE SITE DEVELOPMENT SUMMARY.
2. LAND USES WILL BE LIMITED TO USES PERMITTED BY THE UNIFIED DEVELOPMENT ORDINANCE (UDO) AND/OR AS CONDITIONED WITH THIS REZONING PACKAGE.
3. CAROLINA THREAD TRAIL TO BE BUILT BY THE CAROLINA LANDS CONSERVANCY (CLC): THE PETITIONER WILL WORK WITH THE CATAWBA LANDS CONSERVANCY (CLC) ON THE DONATION OR A LEASED PORTION OF THE SITE TO ALLOW FOR THE CONSTRUCTION OF THE CAROLINA THREAD TRAIL. THE AREA TO BE LEASED TO THE CLC WILL BE DETERMINED DURING THE FINAL DESIGN AND MAJOR SUBDIVISION APPROVAL PROCESS FOR THE SITE. SUBJECT TO THE APPROVAL OF CLC THE CONSTRUCTION OF THE PORTION OF THE CAROLINA THREAD TRAIL PLAN WILL BE INCORPORATED INTO THE FINAL DESIGN OF THE SUBDIVISION, WITH THE FINAL LOCATION ON THE GROUND BEING DETERMINED BY THE CAROLINA THREAD TRAIL CLC, AND PETITIONER. THE SITE PLAN PROVIDED INDICATES A POTENTIAL ALIGNMENT FOR THE TRAIL, BUT WILL BE SUBJECT TO FINAL PLANNING AND ENGINEERING. DOCUMENTATION OF ANY AGREEMENT OR PLAN WITH/FOR THE CAROLINA THREAD TRAIL AND/OR CLC, MUST BE PROVIDED PRIOR TO THE FINAL APPROVAL OF ANY SUBDIVISION PLATS. THE SITE PLAN PROVIDED FOR SUBDIVISION APPROVAL MUST INCLUDE TYPICAL DETAIL OF THE GREENWAY TRAIL, IN ACCORDANCE WITH CLC.
4. PLANTING REQUIREMENTS: PORTIONS OF THE SITE HAVE PREVIOUSLY BEEN TIMBERED AS PART OF A TIMBER MANAGEMENT PLAN/ OPERATION. THEREFORE, THE FOLLOWING TREE PRESERVATION NOTES APPLY TO THE AREAS OF THE SITE THAT REMAIN AND WERE NOT PART OF THE TIMBERING PLAN FOR THE SITE.
   a. PROVIDE TREE PRESERVATION PLAN TO PLANNING DEPARTMENT TO BE APPROVED BY STAFF DURING FINAL SITE PLAN REVIEW PROCESS.
   b. PRESERVE LARGE HEALTHY TREES AND WOODLANDS WHERE POSSIBLE TO REDUCE CLEAR CUTTING. 20% OF THE UNTIMBERED LANDS WILL BE PRESERVED AS TREE SAVE AND PROTECTED DURING CONSTRUCTION.
   c. WITHIN AREAS DEVELOPED WITH RESIDENTIAL USES, STREET-YARD TREES (I.E. STREET TREES) SHALL BE REQUIRED. FINAL LOCATIONS OF ALL STREET TREES ARE SUBJECT TO UTILITY COORDINATION AND NCDOT APPROVAL. STREET TREES MAY BE PLACED WITHIN PROPOSED R/W OR NOT MORE THAN FIVE (5) FEET OUTSIDE OF THE R/W ON PRIVATE PROPERTY. A MAINTENANCE PLAN FOR STREET TREES WILL BE PROVIDED WITHIN THE PROJECT CCR'S.
   d. THE PORTIONS OF THE SITE NOT PREVIOUSLY IMPACTED AS PART OF A TIMBER MANAGEMENT OPERATION, WILL NOT BE CLEARED OF VEGETATION AND EXISTING TREES AT ONE TIME; PHASING MUST BE IMPLEMENTED WITH CONSTRUCTION TO OCCUR AT PREDETERMINED INTERVALS, AND APPROVED BY GASTON COUNTY NATURAL RESOURCES STAFF.
5. UTILITIES: PUBLIC WATER AND SEWER UTILITIES SHALL BE PROVIDED BY LINCOLN COUNTY, OPERATING UNDER A MULTI-JURISDICTIONAL AGREEMENT, WITH SEQUENCING, PERMITTING, AND EXPECTATIONS WITH ZONING TO WORK CONCURRENTLY. THE FOLLOWING SHOULD APPLY:
   a. WATER METERS AND ANY OTHER DEVICES REQUIRING FREQUENT MAINTENANCE FOR ADEQUATE SERVICE WILL NOT BE INSTALLED IN A RESIDENTIAL DRIVEWAY AND BE EASILY ACCESSIBLE.
   b. SANITARY SEWER CLEAN-OUTS AND DEVICES REQUIRING FREQUENT MAINTENANCE SHALL NOT BE INSTALLED IN A RESIDENTIAL DRIVEWAY AND BE EASILY ACCESSIBLE.
   c. PUMP STATION LOCATIONS WILL BE A MINIMUM OF ONE HUNDRED (100) FEET FROM ANY RESIDENTIAL LOT LINE.
   d. PUMP STATION LOCATIONS WILL FOLLOW THE COMMERCIAL SOLID WASTE DUMPSTER REQUIREMENTS PER SECTION 9.25 OF THE UDO.
6. SCHOOLS: PETITIONER WILL PROVIDE A PAYMENT AS FEE IN LIEU FOR A FUTURE SCHOOL SITE TO BE DETERMINED BY GASTON COUNTY SCHOOLS. THE FEE WILL BE CALCULATED AS FOLLOWS: (I) THE PETITIONER WILL CONTRIBUTE TO GASTON COUNTY A MINIMUM OF $1,000 FOR EACH DWELLING UNIT APPROVED FOR THE SITE AS PART OF THE MAJOR SUBDIVISION APPROVAL PROCESS; (II) ONCE THE TOTAL AMOUNT OF THE FEE HAS BEEN CALCULATED AS DESCRIBED ABOVE THE FEE WILL BE DIVIDED BY THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED HOMES APPROVED AS PART OF THE MAJOR SUBDIVISION APPROVAL (THE COST OF THE FEE WILL BE SHARED BY ALL THE PROPOSED SINGLE-FAMILY HOMES); AND (III) THE FEE WILL BE PAID AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT FOR EACH OF THE PROPOSED SINGLE-FAMILY HOMES.
7. POLICE PRECINCT AND EMS STATION: THE PETITIONER WILL DISCUSS WITH GASTON COUNTY, PRIOR TO THE MAJOR SUBDIVISION APPROVAL FOR DEVELOPMENT AREA A AND E, TERMS AND CONDITIONS UNDER WHICH GASTON COUNTY COULD LOCATE A POLICE PRECINCT AND/OR EMS STATION IN THE DEVELOPMENT AREA REQUESTING MAJOR SUBDIVISION APPROVAL. THE PETITIONER IS WILLING TO PROVIDE AT NO COST TO GASTON COUNTY UP TO ONE (1) ACRE OF LAND FOR THE DEVELOPMENT OF A POLICE PRECINCT AND/OR EMS STATION (ONE ACRE FOR BOTH USES) IN A LOCATION AGREED TO BY ALL PARTIES. THIS IS SUBJECT TO APPROVAL BY EMS/ PD.
8. WATERSHED/FLOODPLAIN DEVELOPMENT REQUIREMENTS: (TO BE REVIEWED BY GASTON COUNTY NR AND TO BE COORDINATED/SHOWN DURING FINAL SITE PLAN REVIEW)
   a. THE PROJECT SHALL ADHERE TO GASTON COUNTY WATER SUPPLY WATERSHED REGULATIONS AS REQUIRED OF DEVELOPMENT WITHIN THE MOUNTAIN ISLAND LAKE PROTECTED WATERSHED (MIL-WS-VI-PA) AND MOUNTAIN ISLAND LAKE CRITICAL WATERSHED (MIL-WS-VI-CA) AND SHALL UTILIZE THE HIGH DENSITY OPTION OF SAID ORDINANCE TO ALLOW FOR THE FOLLOWING BUILT UPON AREA LIMITS:
   b. MOUNTAIN ISLAND LAKE WS-IV-CA (MILWS/V-CA): 50% BUILT-UPON AREA
   c. MOUNTAIN ISLAND LAKE WS-IV-PA (MILWS/V-PA): 70% BUILT-UPON AREA
   d. THE FOLLOWING **ENHANCED** STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED WITH THE PROJECT DEVELOPMENT:
   a. CONSTRUCTION (EROSION CONTROL) CONTROLS
   i. SURFACE WATER DRAWDOWN DEVICES (SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS
   ii. INCREASED CAPACITY SEDIMENT BASINS; PROVIDE VOLUME SUFFICIENT TO ROUTE 25-YEAR STORM EVENT THROUGH SKIMMER OUTLET
   iii. SKIMMER OUTLET DEVICES SHALL DISCHARGE THROUGH SILT BAG OUTLET
   iv. POLYACRYLAMIDES (PAM) MAY BE INCORPORATED INTO SEDIMENT BASIN DESIGN SPECIFICATIONS AND SEQUENCING FOR ENHANCED SETTLING EFFICIENCIES OF SEDIMENT BASINS IF NECESSARY. THIS ACTIVITY SHALL BE INSPECTED AND APPROVED BY GASTON COUNTY EROSION CONTROL INSPECTOR.
   v. HIGH HAZARD SILT FENCE SHALL BE DESIGNED TO BE INSTALLED ALONG ENVIRONMENTALLY SENSITIVE AREAS (STREAM BUFFERS, WETLANDS, FLOODPLAIN LIMITS) AS DETERMINED THROUGH THE REVIEW AND APPROVAL PROCESS PRIOR TO ISSUANCE OF GRADING PERMIT.
   vi. STABILIZATION OF DENUDED AREAS SHALL BE WITHIN FIVE (5) DAYS AFTER AREAS ARE BROUGHT TO FINISHED GRADE OR WITHIN FIVE (5) DAYS OF LAST LAND-DISTURBING ACTIVITY.
   vii. SLOPE DRAINS SHALL BE UTILIZED TO PROTECT SLOPES 10 FEET IN HEIGHT OR GREATER DURING EROSION CONTROL ACTIVITIES.
   viii. SLOPES OVER 10 FEET IN HEIGHT SHALL BE DESIGN TO A 3:1 SLOPE OR SHALL BE TERRACED.
   e. POST CONSTRUCTION CONTROLS
   i. STORMWATER CONTROL DEVICES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE FOLLOWING DESIGN CRITERIA:
9. WATER QUALITY: CAPTURE AND TREAT RUNOFF FROM THE FIRST 1" RAINFALL FOR THE PROJECT DEVELOPMENT. TREATMENT SHALL MEET THE FOLLOWING STANDARDS:
   a. 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS
   b. 70% AVERAGE ANNUAL REMOVAL FOR TOTAL PHOSPHORUS
10. CHANNEL PROTECTION: STORMWATER CONTROLS SHALL BE INSTALLED TO CONTROL VOLUMES LEAVING THE SITE AT POST-DEVELOPMENT FOR THE 1-YEAR, 24-HOUR STORM EVENT. VOLUME DRAWDOWN SHALL BE 2 TO 5 DAYS.
11. PEAK FLOW CONTROL: PEAK RUNOFF RATES SHALL BE RELEASED AT PRE-DEVELOPED RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORM EVENTS.
   a. WETLAND DELINEATION AND PERMITTING ARE REQUIRED.
   b. VEGETATIVE BUFFERS SHALL BE PROVIDED AS STIPULATED IN THE GASTON COUNTY WATER SUPPLY WATERSHED REGULATIONS AND SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET.
   c. FINAL PLAN MUST BE SUBMITTED AND REVIEWED BY THE FLOODPLAIN ADMINISTRATOR PRIOR TO ANY RECORDATION OF FINAL PLATS AND/OR ISSUANCE OF PERMITS. NO DEVELOPMENT SHALL OCCUR WITHIN THE SPECIAL FLOOD HAZARD AREA OF THE FLOODPLAIN, PRIOR TO FDP ISSUANCE.
   d. EXCLUDED USES IN MOUNTAIN ISLAND LAKE WS-IV-CA: LANDFILLS, AND SITES FOR LAND APPLICATION OF RESIDUALS OR PETROLEUM CONTAMINATED SOILS.
   e. THE TOTAL NUMBER OF SINGLE-FAMILY DWELLING UNITS PERMITTED WITHIN ALL PHASES OF THE DEVELOPMENT IS AS DETERMINED BY THE GASTON COUNTY BOARD OF COMMISSIONERS AND AS ALLOWABLE PER WATER SUPPLY WATERSHED REGULATIONS, HIGH DENSITY OPTION.
   f. THE TOTAL NUMBER OF COMMERCIAL, OFFICE, INDUSTRIAL, AND/OR MULTI-FAMILY SQUARE FOOTAGE, INCLUDING PARKING IMPERVIOUS COVER, PERMITTED WITHIN ALL PHASES OF THE DEVELOPMENT IS AS DETERMINED BY THE GASTON COUNTY BOARD OF COMMISSIONERS AND AS ALLOWABLE PER WATER SUPPLY WATERSHED REGULATIONS, HIGH DENSITY OPTION.
12. PETITIONER TO PROVIDE AN AGREEMENT REGARDING ZONING, BUILDING INSPECTIONS, FLOODPLAIN REGULATIONS, AND WATERSHED WATER SUPPLY INSPECTIONS PRIOR TO ANY FINAL APPROVAL OF THE SITE PLAN BY BOTH GASTON COUNTY AND LINCOLN COUNTY. AN AGREEMENT FOR BONDS SHOULD BE IN PLACE WITHIN THE MULTI-JURISDICTIONAL AGREEMENT.
13. PETITIONER WILL PROVIDE AN ENVIRONMENTAL SITE ASSESSMENT, PHASE I. FURTHER, PETITIONER WILL ADHERE TO ANY RECOMMENDATIONS, IF ANY, WITHIN THE ENVIRONMENTAL SITE ASSESSMENT, PHASE I.
14. A DEVELOPMENT PHASING PLAN WILL BE PROVIDED AND APPROVED AT CONSTRUCTION PLAN REVIEW.
15. ALL SITE IMPROVEMENTS (UTILITIES, STREETS, SIDEWALKS, ET CETERA) WILL BE COMPLETED FOR EACH PHASE PRIOR TO THE FINAL PLAT APPROVAL FOR EACH PHASE OR A BOND SHALL BE ACCEPTED AND/OR APPROVED FOR THE SITE IMPROVEMENTS FOR EACH PHASE. SIDEWALKS MAY BE INCLUDED IN AN IMPROVEMENT BOND, BUT WATER AND SEWER ARE NOT SUBJECT TO BONDING.
16. FINAL DEVELOPMENT PLAN MUST ADHERE TO AND MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND GUIDELINES PRIOR TO THE ISSUANCE OF ANY PERMITS.


LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM


KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**RIVERBEND PRESERVE**

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

LANDDESIGN PROJ #

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

SCALE NORTH

VERT:
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5