

Community Plan for Old Dallas Road

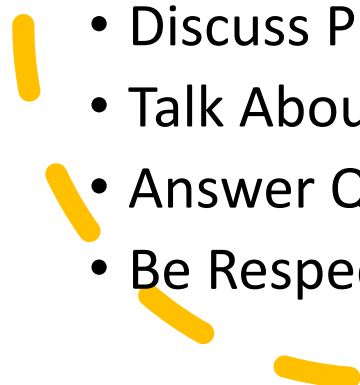
WELCOME





Purpose Of Tonight's Meeting


- Be Brief. We Understand There Are Many Items On The Agenda.
- Explain Our Intent. This Community Is An Extension of Long Creek but with larger lots.
- Provide Development Information.
- Provide Homesite Information.
- Discuss Proactive Design Solutions.
- Talk About Benefits To The Community.
- Answer Questions.
- Be Respectful Of Your Time And Wrap Up Quickly.






Development Information

Address:	1216 Old Dallas Road
Municipality:	Gaston County, NC
Tax Parcel Numbers:	172387, 172379, 172378, 172377 and 172375
Zoning Classification:	RS Conditional
Community Site Area:	64.01 Acres
Environmental:	Reedy Watershed
Proposed Use:	Single Family Detached Homes
Provided Density:	2.53 DUA
Common Open Space Required:	4.66 Acres
Common Open Space Provided:	28.21 Acres

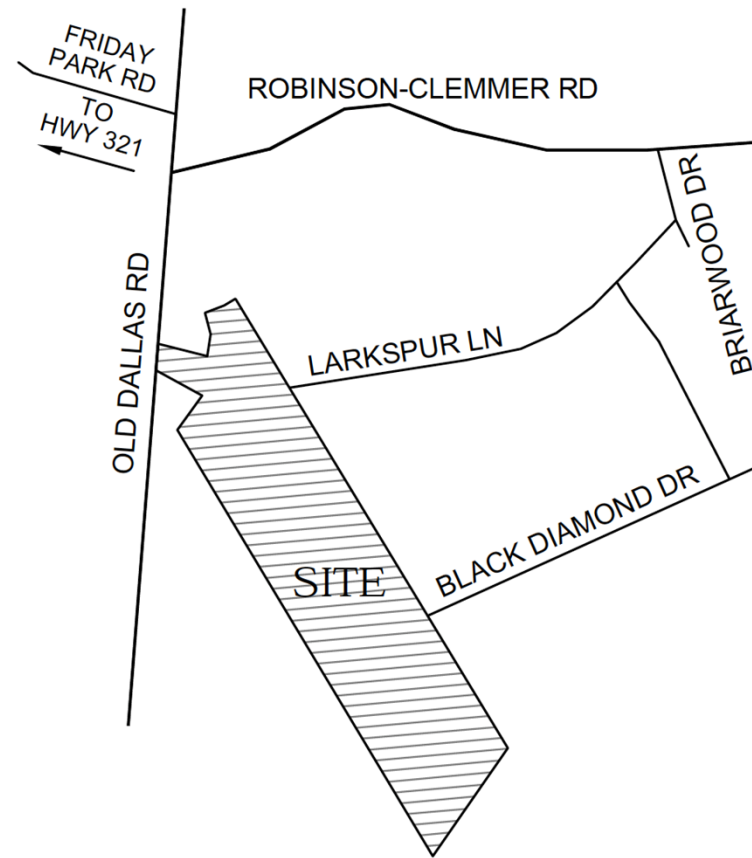




Homesite Information

- Typical Lot Dimensions 50'X120'
 - Minimum Lot Area 6,000 SF
 - Minimum Lot Width 50 LF
 - Minimum Front Setback 30 LF
 - Minimum Side Yard
Setback 7 LF
 - Minimum Corner Side Yard
Setback 17 LF
 - Minimum Rear Yard Setback 20 LF
 - Maximum Building Height 45 FT
- 

Vicinity Map



Vicinity Map

n.t.s.



Proposed Site Plan (Pool, Cabana and Playground to be built by Homebuilder)



Proactive Design Solutions

- **Roads:** All NCDOT comments, requirements and suggestions have been incorporated into this plan.
- **Buffering for Adjacent Neighbors:** A buffer, using indigenous, native trees and vegetation, will be preserved to the extent possible.
- **Open Space:** While only 4.66 Acres of Common Open Space is required, the actual Open Space provided is 28.21 acres.

BENEFITS TO THE COMMUNITY

Our Community Provides

- Site Development and home construction in our community will have a direct positive impact on the Gaston County economy, as it creates construction jobs as well as a positive trickle-down effect on other industries such as grocery, service and retail.
- The revenues of the Local, state, and federal governments will increase as the result of our new community. There is an immediate increase in governmental income from building fees, taxes on workers' wages, and taxes on the sale and transport of building materials. Increased sales taxes can also be expected as workers spend their wages and the residents purchase supplies and services for their new homes.
- Purchase of new homes is often accompanied by the purchase of new appliances, new furnishings, and moving services that benefit service and retail. Later, other improvements may be made to the home itself including the addition of decks, new rooms, and landscaping.
- New residents result in an increased demand for restaurants and other neighborhood services.



Questions?