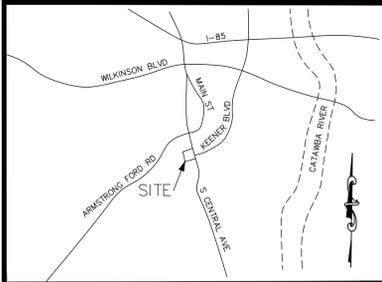


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VICINITY MAP
NOT TO SCALE

SITE SUMMARY:

PROJECT NAME: CENTRAL PARK SOUTH
 OWNER/DEVELOPER: ALICE STOWE MATTHEWS
 3500 BRENTWOOD DRIVE
 GASTONIA, NC 28056

SUBJECT: 11 RESIDENTIAL LOTS
 SITE ADDRESS: S. CENTRAL AVENUE, BELMONT NC
 PARCEL NO: 126852, 302238
 NEIGHBORHOOD NAME/OWNER ID: 4B020
 PIN NO.: 3594065760, 3594061723
 TOTAL SITE AREA: 1.81 + 4.49 = 6.10 ACRES
 PROPOSED USE: RESIDENTIAL - 2.13 UNITS/ACRE
 ZONING: GR - GENERAL RESIDENTIAL
 DEED BOOK: 5180 PG. 0056 DEED BOOK: 5085 PG. 1118

SETBACKS: FRONT SETBACK = 20'
 SIDE SETBACK = 6' OR 20% OF LOT WIDTH
 PROPOSED 0' SIDEYARD ON ONE SIDE & REQUIRED (15' OR 20% MIN) ON REMAINING SIDE
 REAR SETBACKS = 30'
 LOT WIDTH = 75' MIN
 LOT SIZE = 9,587 SF MIN - 12842 SF (RANGE)
 LOT DEPTH = 120' MIN

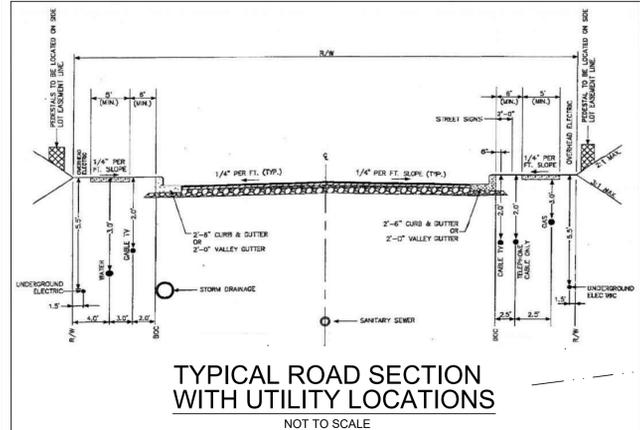
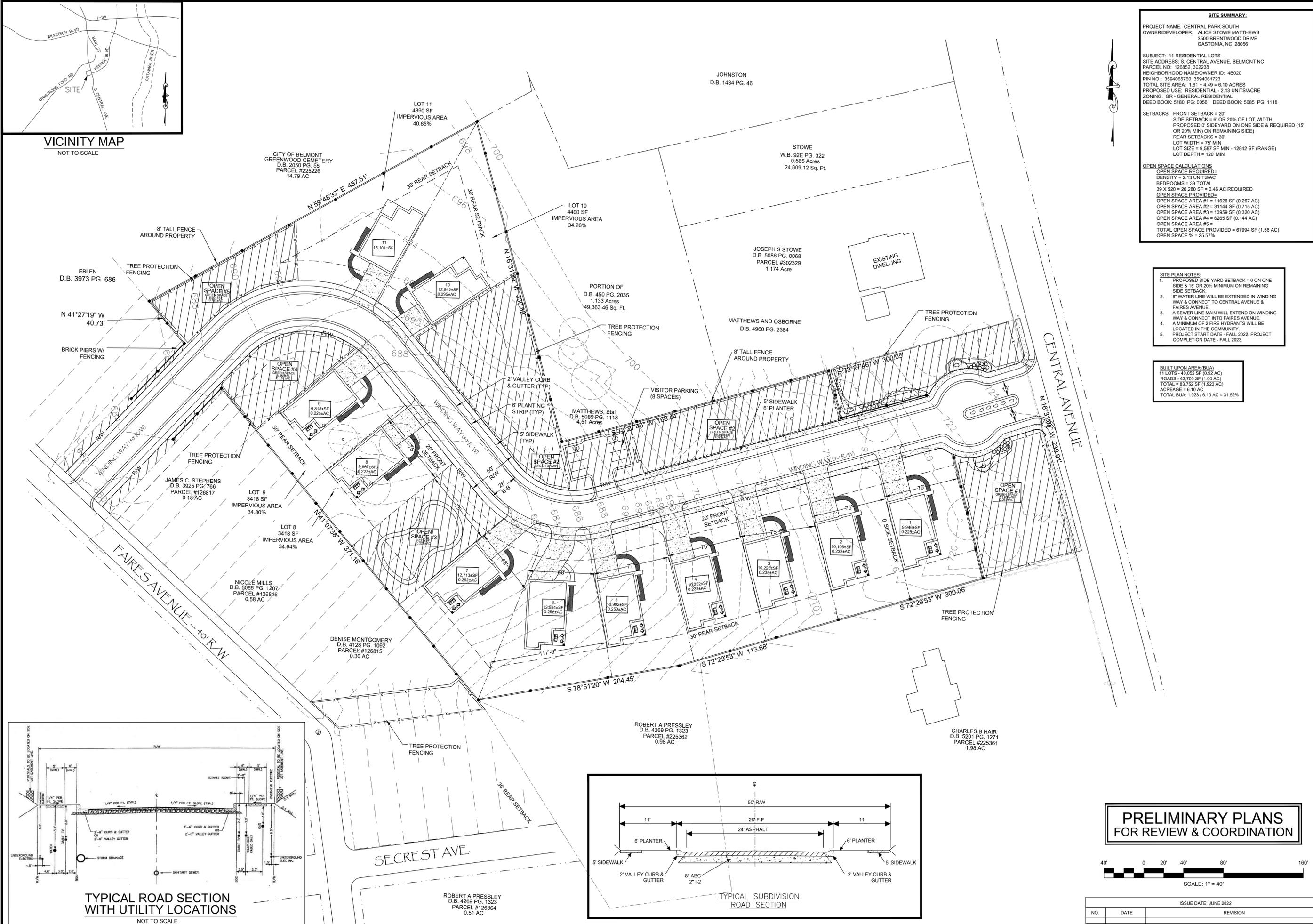
OPEN SPACE CALCULATIONS
 DENSITY = 2.13 UNITS/AC
 BEDROOMS = 39 TOTAL
 39 X 520 = 20,280 SF = 0.46 AC REQUIRED
 OPEN SPACE PROVIDED:
 OPEN SPACE AREA #1 = 11626 SF (0.267 AC)
 OPEN SPACE AREA #2 = 31144 SF (0.715 AC)
 OPEN SPACE AREA #3 = 13959 SF (0.320 AC)
 OPEN SPACE AREA #4 = 6265 SF (0.144 AC)
 OPEN SPACE AREA #5 =
 TOTAL OPEN SPACE PROVIDED = 67994 SF (1.56 AC)
 OPEN SPACE % = 25.57%

SITE PLAN NOTES:

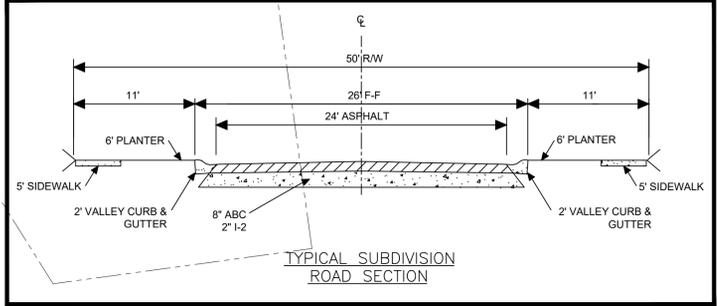
- PROPOSED SIDE YARD SETBACK = 0 ON ONE SIDE & 15' OR 20% MINIMUM ON REMAINING SIDE SETBACK
- 8" WATER LINE WILL BE EXTENDED IN WINDING WAY & CONNECT TO CENTRAL AVENUE & FAIRES AVENUE.
- A SEWER LINE MAIN WILL EXTEND ON WINDING WAY & CONNECT INTO FAIRES AVENUE.
- A MINIMUM OF 2 FIRE HYDRANTS WILL BE LOCATED IN THE COMMUNITY.
- PROJECT START DATE - FALL 2022. PROJECT COMPLETION DATE - FALL 2023.

BUILT UPON AREA (BUA)

11 LOTS - 40,052 SF (0.92 AC)
 ROADS - 43,700 SF (1.00 AC)
 TOTAL = 83,752 SF (1.923 AC)
 ACREAGE = 6.10 AC
 TOTAL BUA: 1.923 / 6.10 AC = 31.52%

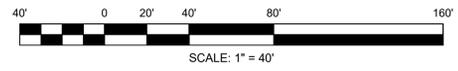


TYPICAL ROAD SECTION WITH UTILITY LOCATIONS
NOT TO SCALE



TYPICAL SUBDIVISION ROAD SECTION

PRELIMINARY PLANS
FOR REVIEW & COORDINATION



SCALE: 1" = 40'

ISSUE DATE: JUNE 2022		
NO.	DATE	REVISION

CENTRAL PARK SOUTH
WINDING WAY &
CENTRAL AVENUE
BELMONT, NC

SCHEMATIC SITE PLAN
11 LOTS

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