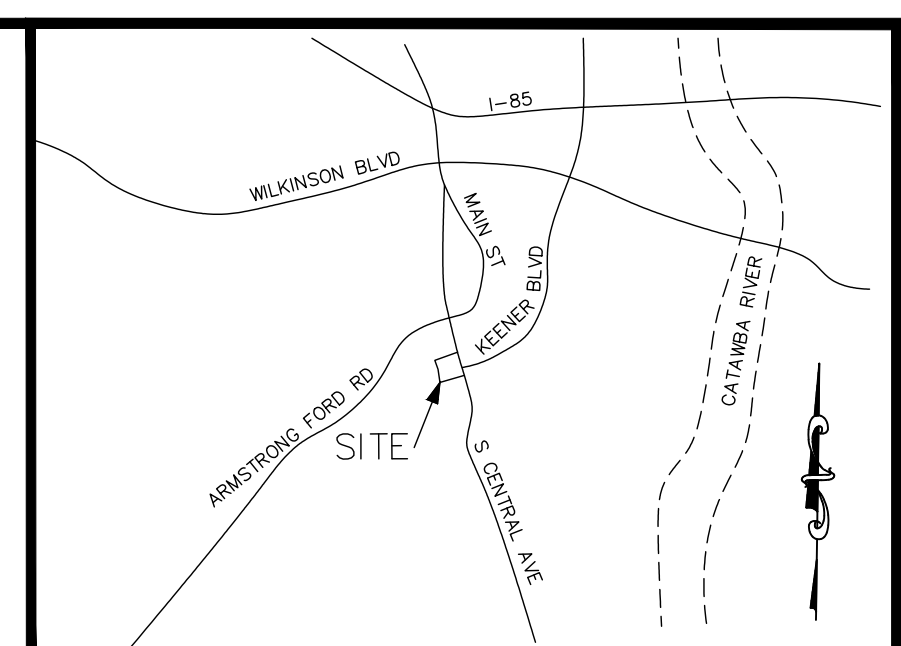
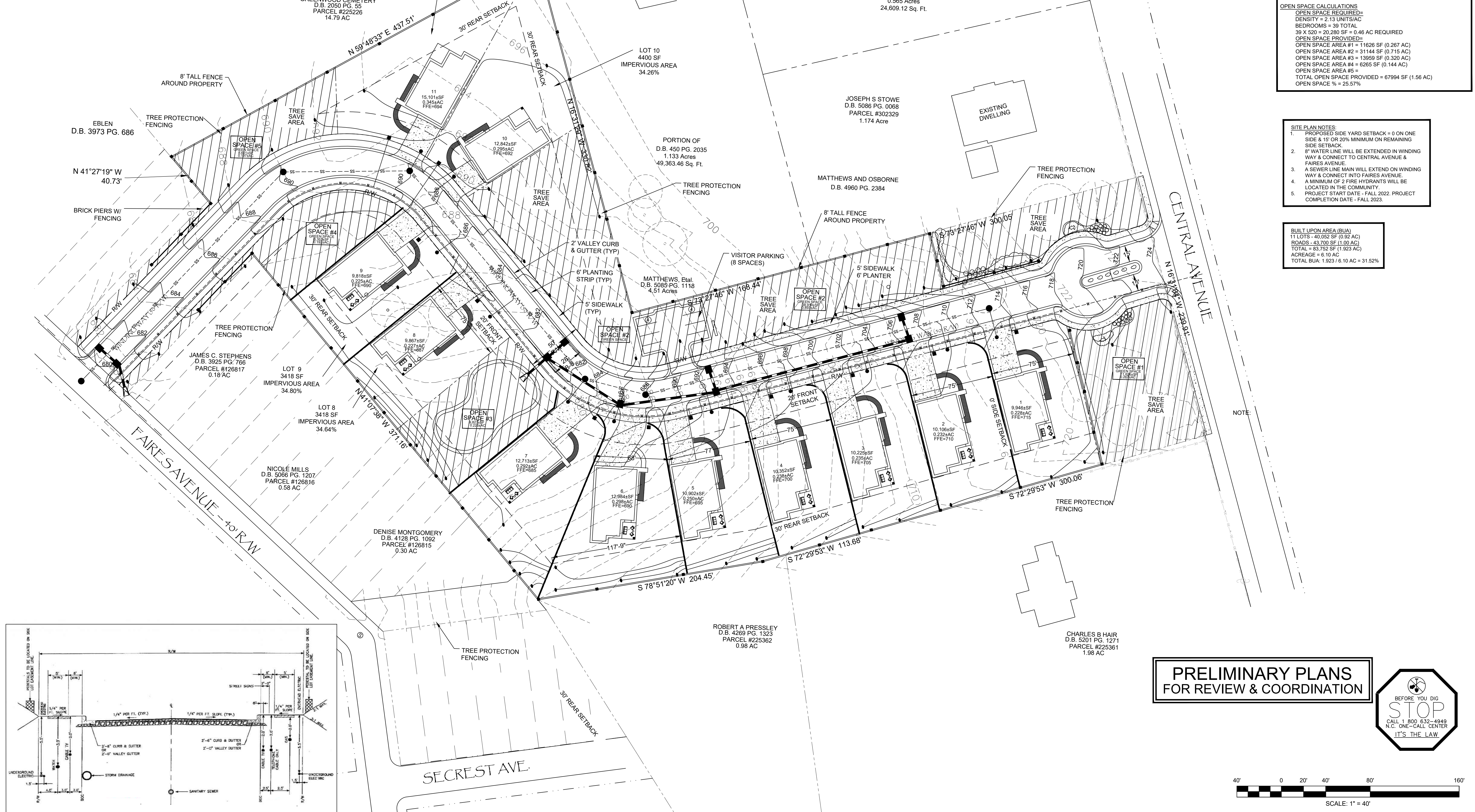


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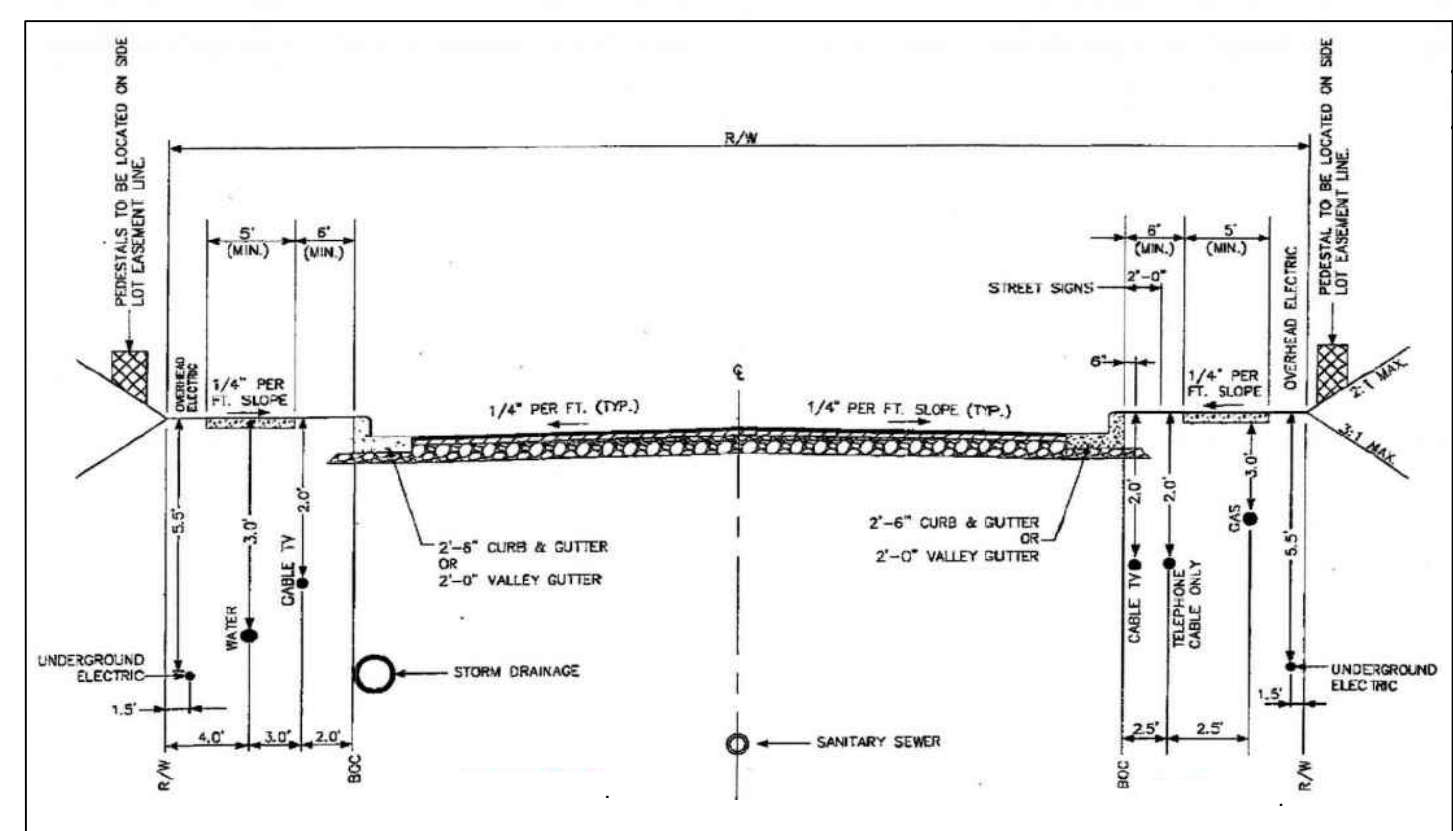
**VICINITY MAP**  
NOT TO SCALE



**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, 302236  
 NEIGHBORHOOD NAME/OWNER ID: 48020  
 PIN NO.: 3594095760, 3594061723  
 TOTAL SITE AREA: 1.61 + 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**  
 OPEN SPACE REQUIRED =  
 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%

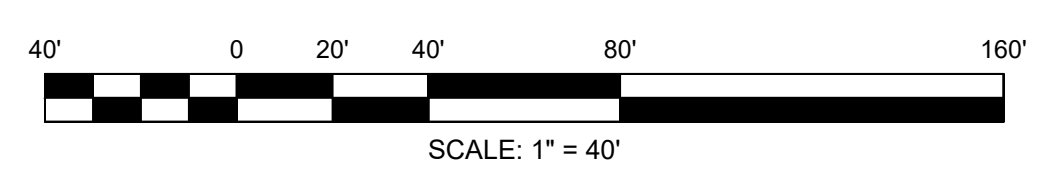
**SITE PLAN NOTES:**  
 1. PROPOSED SIDE YARD SETBACK = 0 ON ONE SIDE & 15' OR 20% MINIMUM ON REMAINING SIDE SETBACK.  
 2. 8" WATER MAIN WILL BE EXTENDED IN WINDING WAY & CONNECT TO CENTRAL AVENUE & FAIRES AVENUE.  
 3. A SEWER LINE MAIN WILL EXTEND ON WINDING WAY & CONNECT INTO FAIRES AVENUE.  
 4. A MINIMUM OF 2 FIRE HYDRANTS WILL BE LOCATED IN THE COMMUNITY.  
 5. 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

**PRELIMINARY PLANS FOR REVIEW & COORDINATION**



NO.	DATE	REVISION

**FRANKLIN S. CRAIG P.E.**  
 CONSULTING ENGINEER  
 2543 Gernagades Drive  
 Gastonia, NC 28056  
 PH: (704) 812-2764

**CENTRAL PARK SOUTH  
 WINDING WAY &  
 CENTRAL AVENUE  
 BELMONT, NC**

**SCHEMATIC GRADING,  
 DRAINAGE & UTILITY  
 PLAN**



ISSUE DATE: JUNE 2022