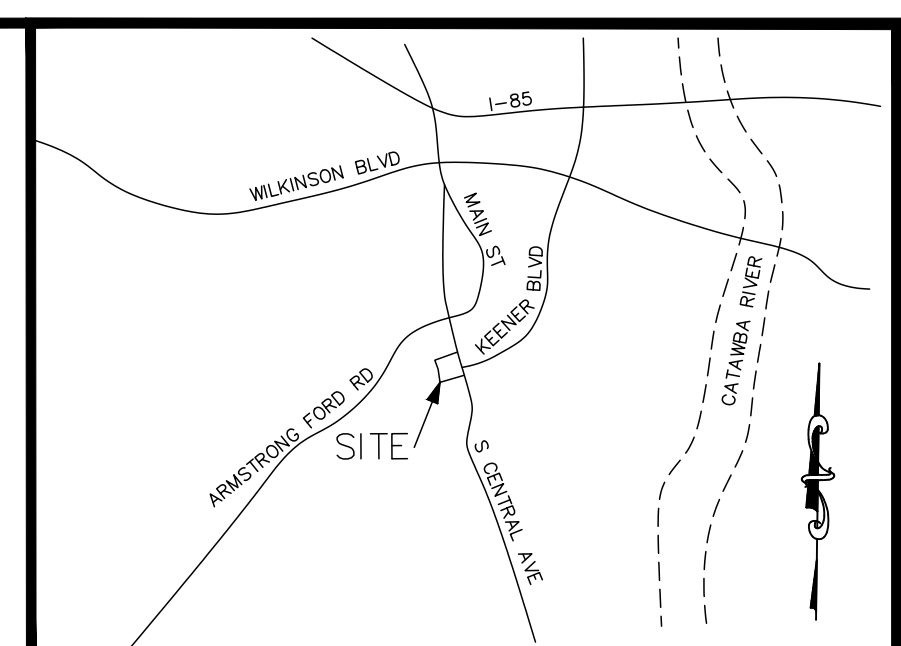


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VICINITY MAP NOT TO SCALE

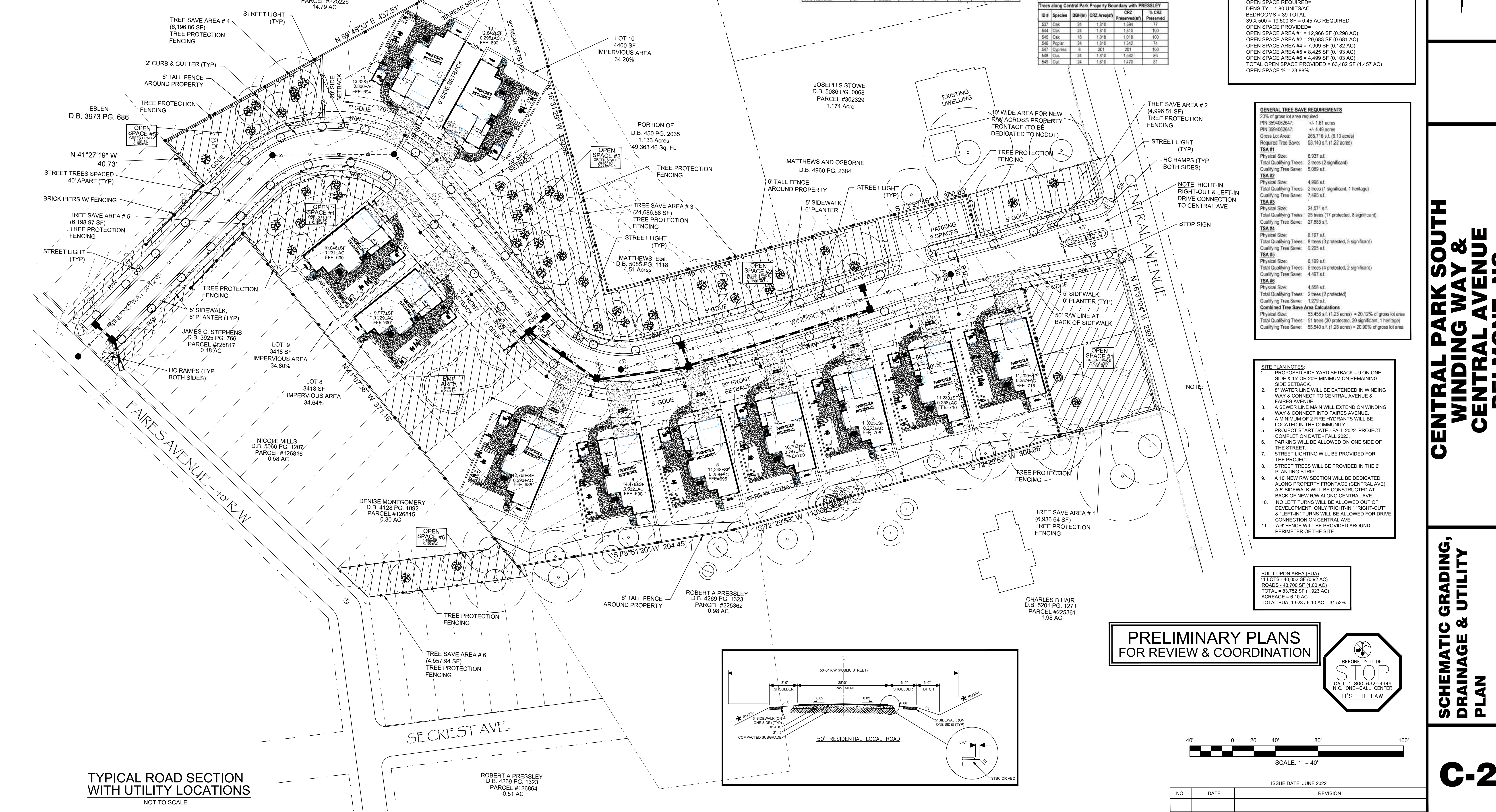
Table with 7 columns: TREE SAVE AREA #1, ID #, Species, Condition, Status, DBH(in), CRZ Area(sq ft), % of CRZ within TSA, TSA Multiplier, Qualifying TSA(sq ft).

Table with 7 columns: TREE SAVE AREA #3, ID #, Species, Condition, Status, DBH(in), CRZ Area(sq ft), % of CRZ within TSA, TSA Multiplier, Qualifying TSA(sq ft).

Table with 7 columns: TREE SAVE AREA #4, ID #, Species, Condition, Status, DBH(in), CRZ Area(sq ft), % of CRZ within TSA, TSA Multiplier, Qualifying TSA(sq ft).

Table with 7 columns: TREE SAVE AREA #5, ID #, Species, Condition, Status, DBH(in), CRZ Area(sq ft), % of CRZ within TSA, TSA Multiplier, Qualifying TSA(sq ft).

Table with 7 columns: TREE SAVE AREA #6, ID #, Species, Condition, Status, DBH(in), CRZ Area(sq ft), % of CRZ within TSA, TSA Multiplier, Qualifying TSA(sq ft).



SITE SUMMARY: PROJECT NAME: CENTRAL PARK SOUTH OWNER/DEVELOPER: ALICE STOWE MATTHEWS 3500 BREWSTER 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 - 1.80 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 7' SIDEYARD ON ONE SIDE & REQUIRED (15' OR 20% MIN) ON REMAINING SIDE REAR SETBACKS = 30' LOT WIDTH = 68' - 75' RANGE LOT SIZE = 8,173 SF MIN - 15,101 SF (RANGE) LOT DEPTH = 120' MIN

OPEN SPACE CALCULATIONS: OPEN SPACE REQUIRED = 1.80 UNITS/AC BEDROOMS = 39 TOTAL 39 X 500 = 19,500 SF = 0.45 AC REQUIRED OPEN SPACE PROVIDED = OPEN SPACE AREA #1 = 12,966 SF (0.298 AC) OPEN SPACE AREA #2 = 29,683 SF (0.681 AC) OPEN SPACE AREA #3 = 24,686 SF (0.565 AC) OPEN SPACE AREA #4 = 7,909 SF (0.182 AC) OPEN SPACE AREA #5 = 8,425 SF (0.193 AC) OPEN SPACE AREA #6 = 4,499 SF (0.103 AC) TOTAL OPEN SPACE PROVIDED = 63,482 SF (1.457 AC) OPEN SPACE % = 23.88%

GENERAL TREE SAVE REQUIREMENTS: 20% of gross lot area required PIN 3594062647: +/- 1.81 acres PIN 3594095760: +/- 4.49 acres Gross Lot Area: 265,716 s.f. (6.10 acres) Required Tree Save: 53,143 s.f. (1.22 acres) TSA #1 Physical Size: 6,937 s.f. Total Qualifying Trees: 2 trees (2 significant) Qualifying Tree Save: 5,089 s.f. TSA #2 Physical Size: 4,996 s.f. Total Qualifying Trees: 2 trees (1 significant, 1 heritage) Qualifying Tree Save: 7,495 s.f. TSA #3 Physical Size: 24,571 s.f. Total Qualifying Trees: 25 trees (17 protected, 8 significant) Qualifying Tree Save: 27,885 s.f. TSA #4 Physical Size: 6,197 s.f. Total Qualifying Trees: 8 trees (3 protected, 5 significant) Qualifying Tree Save: 9,295 s.f. TSA #5 Physical Size: 6,199 s.f. Total Qualifying Trees: 6 trees (4 protected, 2 significant) Qualifying Tree Save: 4,497 s.f. TSA #6 Physical Size: 4,558 s.f. Total Qualifying Trees: 2 trees (2 protected) Qualifying Tree Save: 1,279 s.f. Combined Tree Save Area Calculations Physical Size: 33,458 s.f. (1.23 acres) = 20.12% of gross lot area Total Qualifying Trees: 51 trees (30 protected, 20 significant, 1 heritage) Qualifying Tree Save: 55,540 s.f. (1.28 acres) = 20.90% of gross lot area

SITE PLAN NOTES: 1. PROPOSED SIDE YARD SETBACK = 0 ON ONE SIDE & 15' OR 20% MINIMUM ON REMAINING SIDE SETBACK. 2. WATER LINE 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. A MINIMUM OF 2 FIRE HYDRANTS WILL BE LOCATED IN THE COMMUNITY. 4. PROJECT START DATE - FALL 2022. PROJECT COMPLETION DATE - FALL 2023. 5. PARKING WILL BE ALLOWED ON ONE SIDE OF THE STREET. 6. STREET LIGHTING WILL BE PROVIDED FOR THE PROJECT. 7. STREET TREES WILL BE PROVIDED IN THE 6' PLANTING STRIP. 8. A 10' NEW RW SECTION WILL BE DEDICATED ALONG PROPERTY FRONTAGE (CENTRAL AVE) & A 5' SIDEWALK WILL BE CONSTRUCTED AT BACK OF NEW RW ALONG CENTRAL AVE. 9. NO LEFT TURNS WILL BE ALLOWED OUT OF DEVELOPMENT. ONLY "RIGHT-IN," "RIGHT-OUT" & "LEFT-IN" TURNS WILL BE ALLOWED FOR DRIVE CONNECTION ON CENTRAL AVE. 10. A 6" FENCE WILL BE PROVIDED AROUND PERIMETER OF THE SITE.

BUILT UPON AREA (BUA) 11 LOTS - 40,052 SF (0.92 AC) ROADS - 43,709 SF (1.00 AC) TOTAL = 83,762 SF (1.923 AC) ACREAGE = 6.10 AC TOTAL BUA: 1,923 / 6.10 AC = 31.52%

PRELIMINARY PLANS FOR REVIEW & COORDINATION

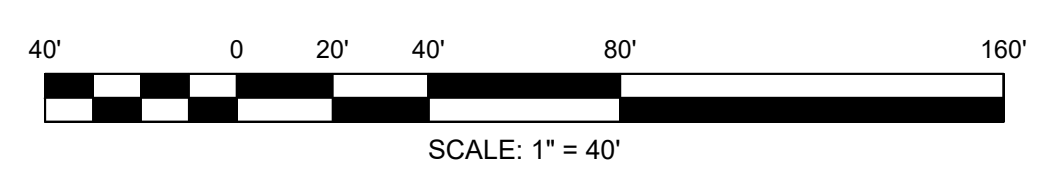
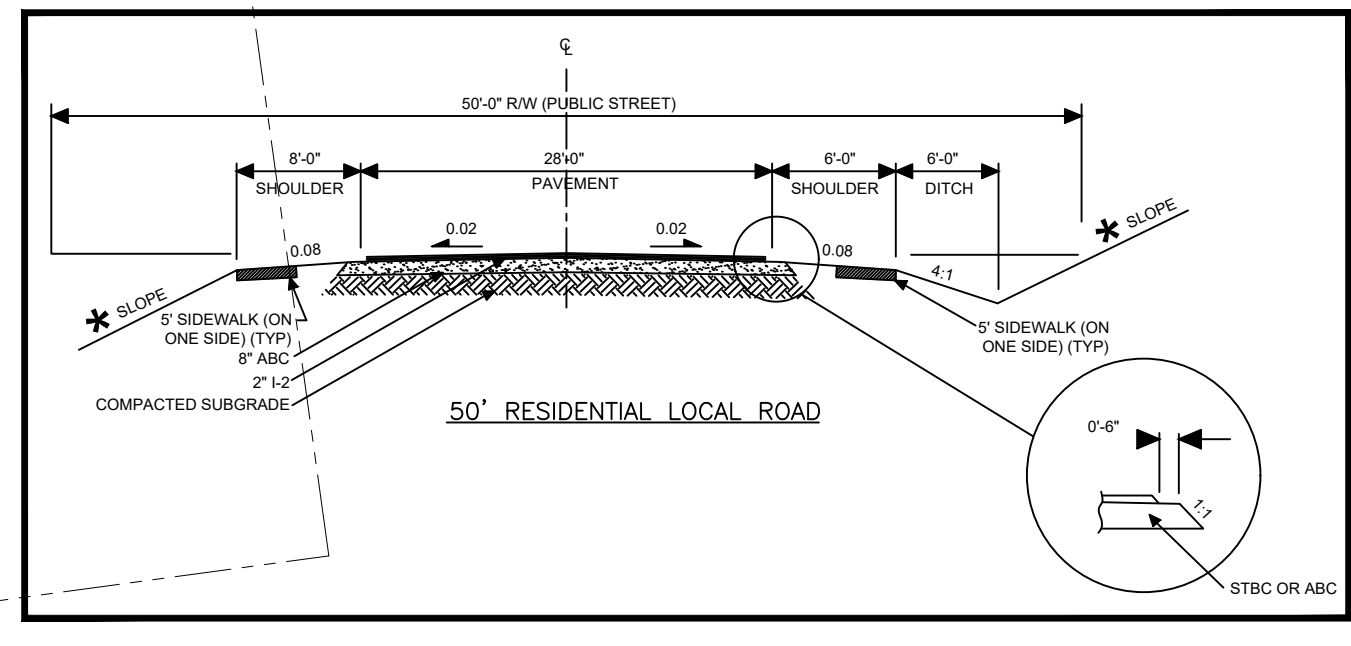
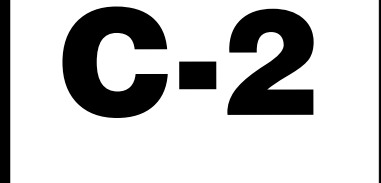


Table with 2 columns: NO., DATE, REVISION.

CENTRAL PARK SOUTH WINDING WAY & CENTRAL AVENUE BELMONT, NC

SCHEMATIC GRADING, DRAINAGE & UTILITY PLAN



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ISSUE DATE: JUNE 2022