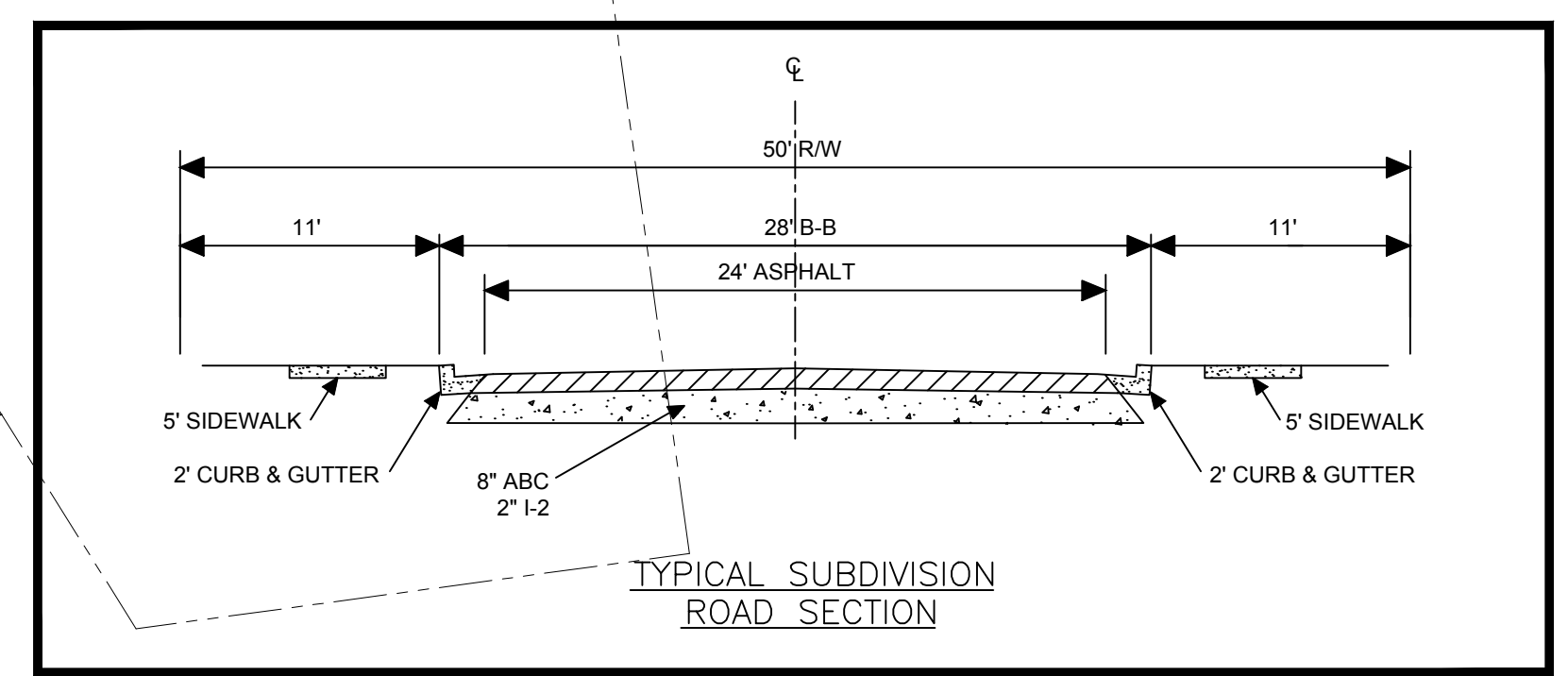
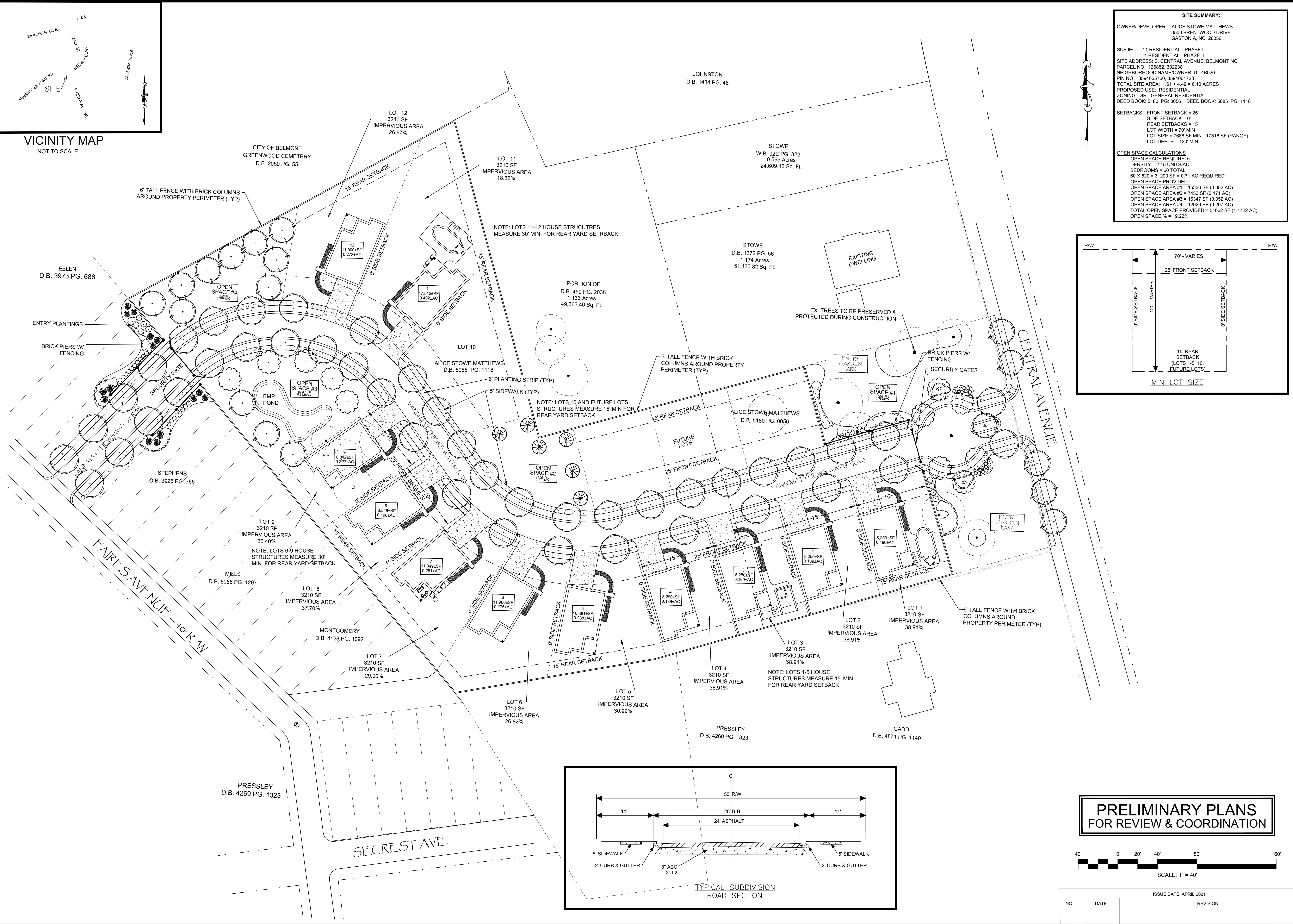
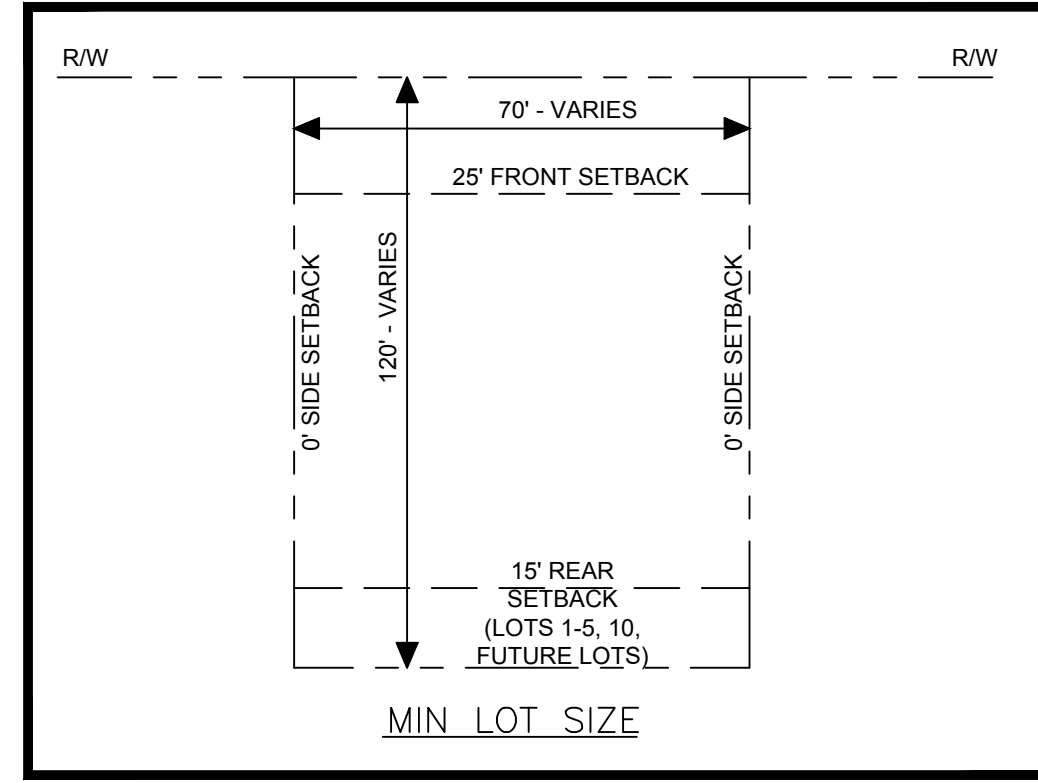


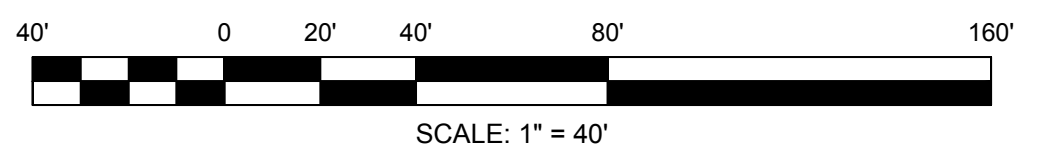
VICINITY MAP
NOT TO SCALE

SITE SUMMARY:
 OWNER/DEVELOPER: ALICE STOWE MATTHEWS
 3500 BRENTWOOD DRIVE
 GASTONIA, NC 28056
 SUBJECT: 11 RESIDENTIAL - PHASE I
 4 RESIDENTIAL - PHASE II
 SITE ADDRESS: S. CENTRAL AVENUE, BELMONT NC
 PARCEL NO.: 128852, 302235
 NEIGHBORHOOD NAME/OWNER ID: 48020
 PIN NO.: 3594065760, 3594061723
 TOTAL SITE AREA: 1.61 + 4.49 = 6.10 ACRES
 PROPOSED USE: RESIDENTIAL
 ZONING: GR - GENERAL RESIDENTIAL
 DEED BOOK: 5180 PG. 0056 DEED BOOK: 5085 PG. 1118
 SETBACKS: FRONT SETBACK = 25'
 SIDE SETBACK = 0'
 REAR SETBACKS = 15'
 LOT WIDTH = 70' MIN
 LOT SIZE = 7685 SF MIN - 17518 SF (RANGE)
 LOT DEPTH = 120' MIN
OPEN SPACE CALCULATIONS
 OPEN SPACE REQUIRED:
 DENSITY = 2.45 UNITS/AC
 BEDROOMS = 60 TOTAL
 60 X 520 = 31200 SF = 0.71 AC REQUIRED
 OPEN SPACE PROVIDED:
 OPEN SPACE AREA #1 = 15336 SF (0.352 AC)
 OPEN SPACE AREA #2 = 7453 SF (0.171 AC)
 OPEN SPACE AREA #3 = 15347 SF (0.352 AC)
 OPEN SPACE AREA #4 = 12926 SF (0.297 AC)
 TOTAL OPEN SPACE PROVIDED = 51062 SF (1.1722 AC)
 OPEN SPACE % = 19.22%

FRANKLIN S. CRAIG, P.E.
 CONSULTING ENGINEER
 2543 Glenridge Blvd
 Gastonia, NC 28056
 PH: (704) 873-2164



PRELIMINARY PLANS
 FOR REVIEW & COORDINATION



ISSUE DATE: APRIL 2021		
NO.	DATE	REVISION

**CENTRAL PARK SOUTH
 VANN MATTHEWS WAY &
 CENTRAL AVENUE
 BELMONT, NC**

**SKETCH PLAN
 11 LOTS
 WITH 4 FUTURE LOTS**

