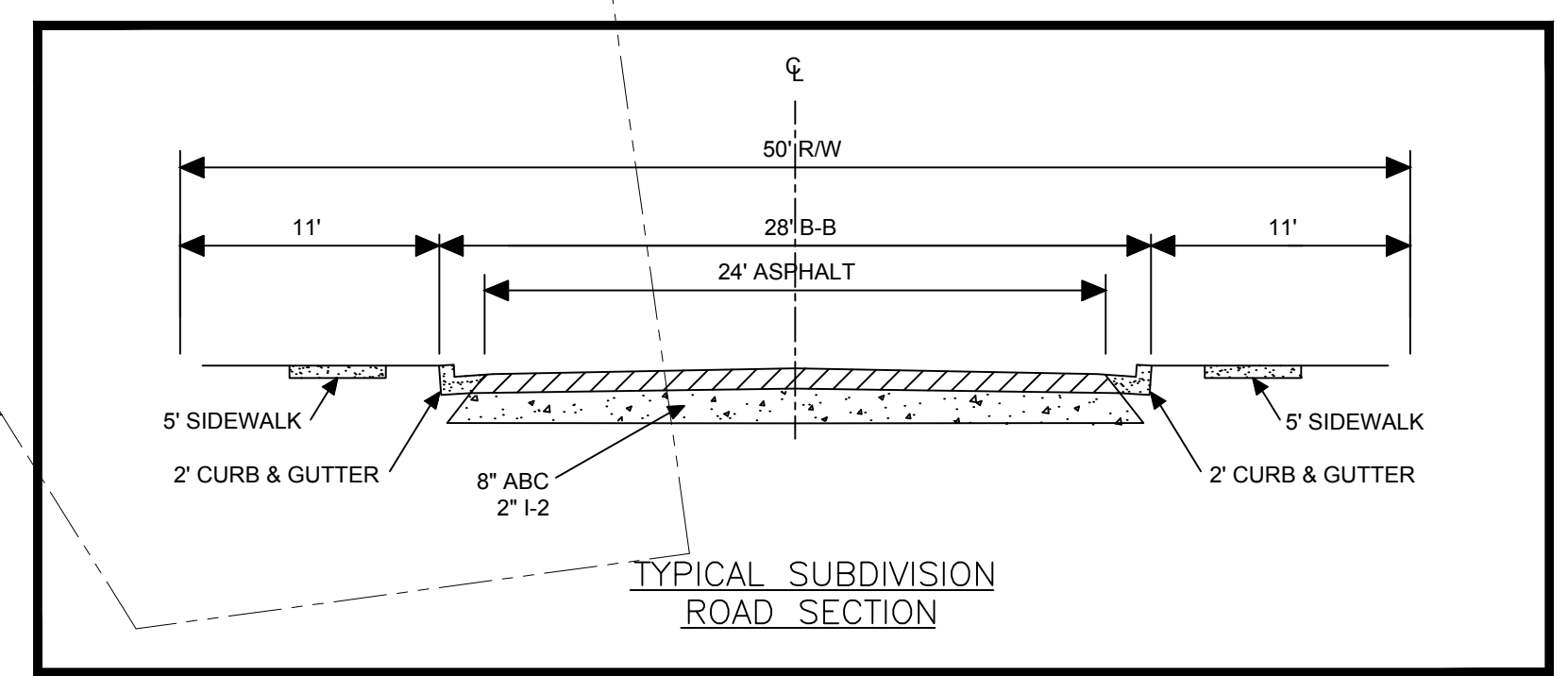
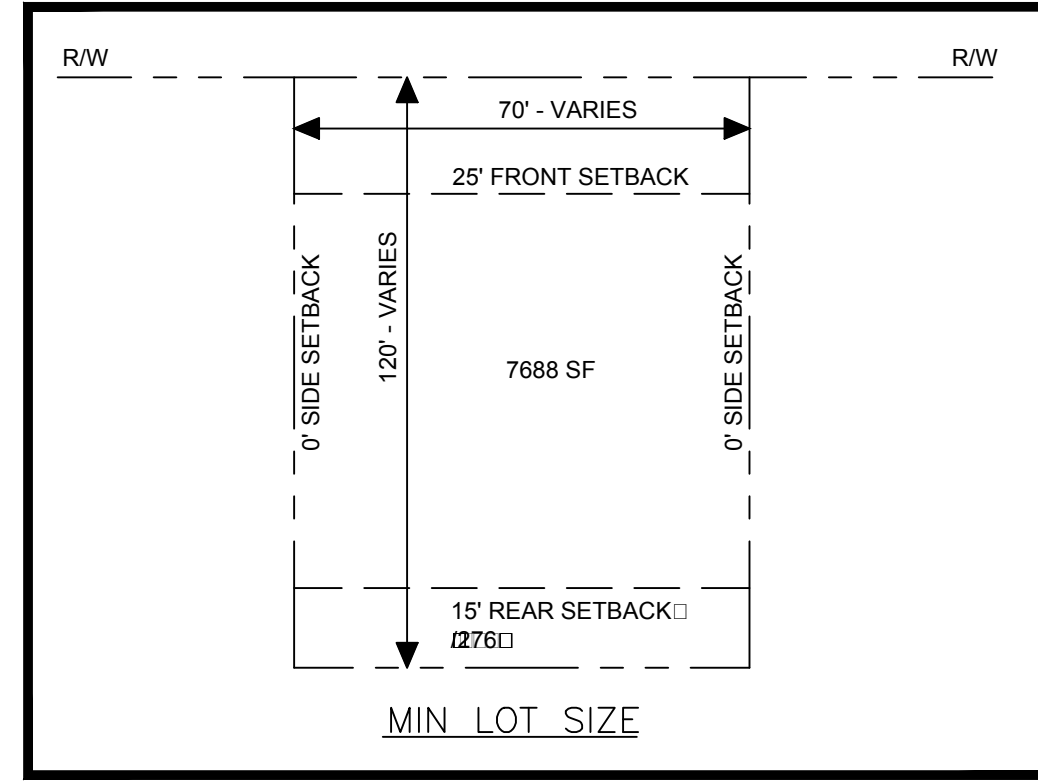
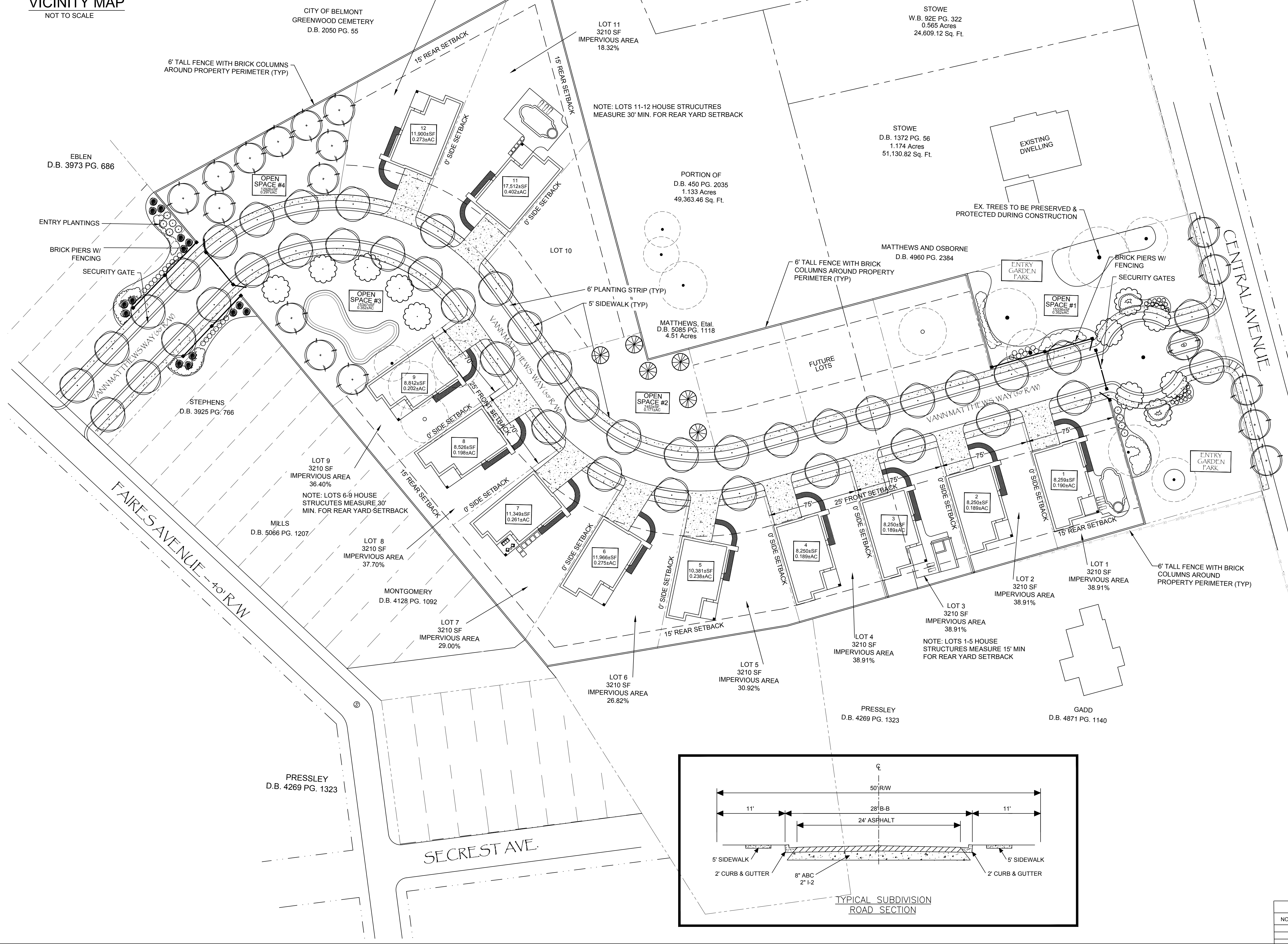


VICINITY MAP  
NOT TO SCALE

**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 = 7688 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(48.5%)  
 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 % = 8.22%

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



PRELIMINARY PLANS  
 FOR REVIEW & COORDINATION

40' 0 20' 40' 80' 160'  
 SCALE: 1" = 40'

ISSUE DATE: APRIL 2021		
NO.	DATE	REVISION

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

**SKETCH PLAN  
 11 LOTS WITH  
 3 FUTURE LOTS**

**C-1**