

REZONING PETITION 2018-112

SITE DEVELOPMENT DATA
 EXISTING ZONING: R-5
 PROPOSED ZONING: R-8(CD)

PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL AND ACCESSORY STRUCTURES AS ALLOWED PER THE ORDINANCE
 PROPOSED NUMBER OF LOTS: TWO
 PROPOSED DENSITY: 6.0 UNITS PER ACRE
 HEIGHT: AS ALLOWED BY ORDINANCE.
 MINIMUM LOT WIDTH AT SETBACK: 40 FEET
 SETBACKS AND YARD REQUIREMENTS ARE AS SHOWN.

ANY CHANGES TO THE APPROVED SITE PLAN WILL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.

NO TREES SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST.

8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK TO BE INSTALLED ON EAST SUGAR CREEK ROAD.

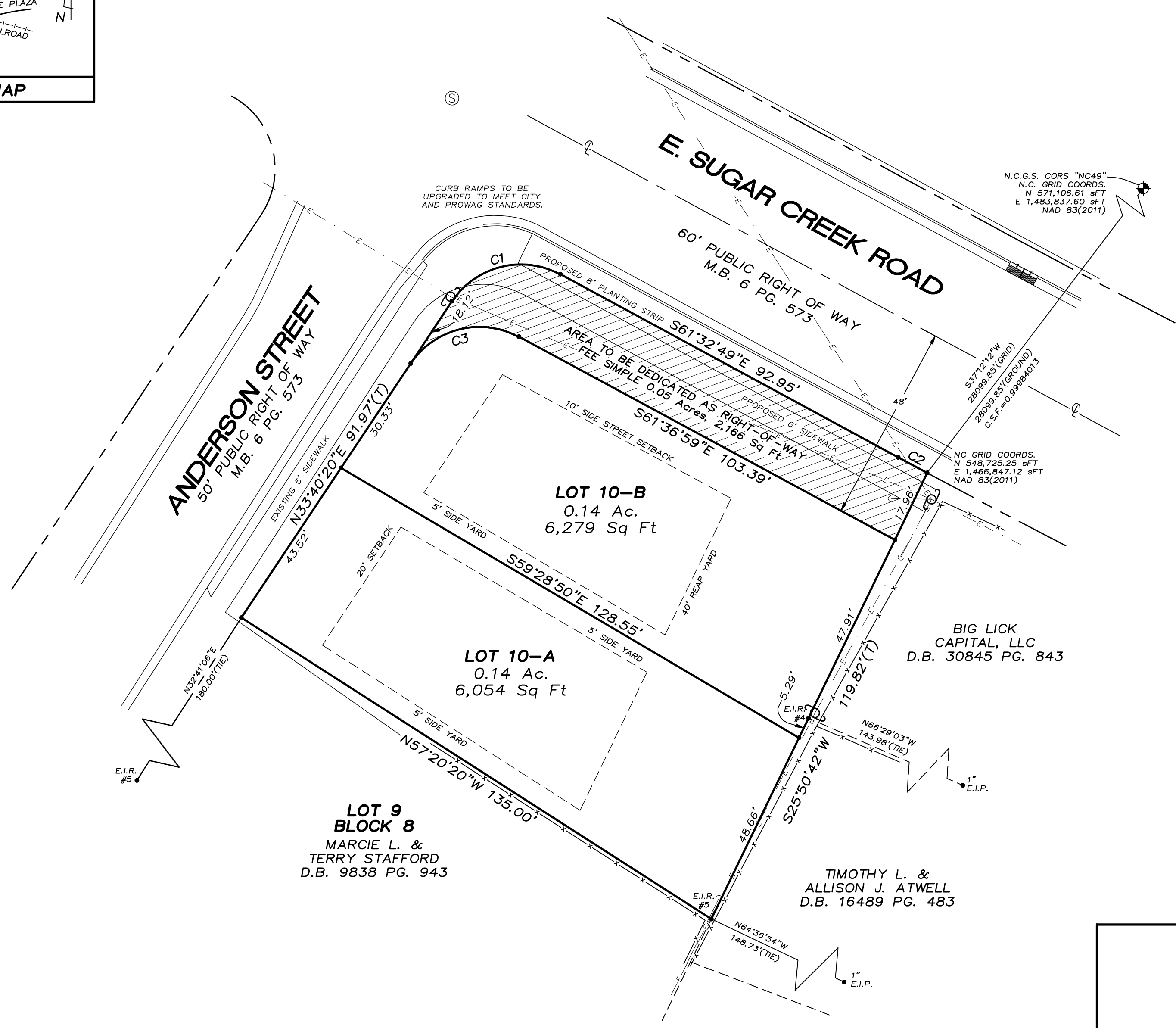
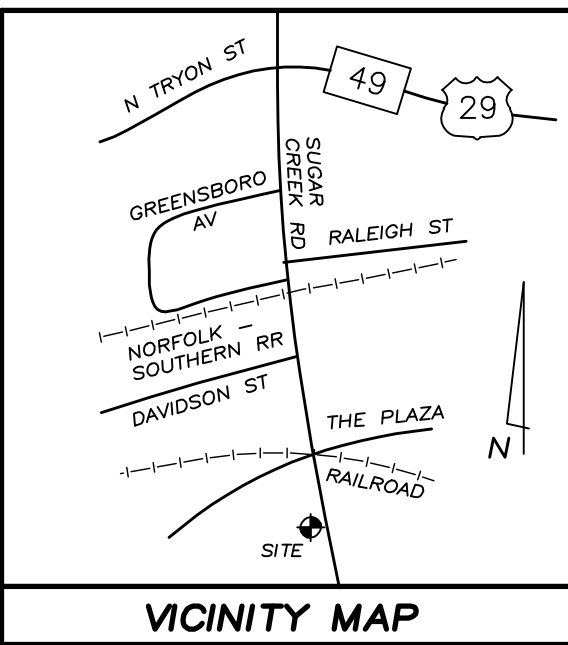
EXISTING SIDEWALK ON ANDERSON STREET IS 5 FOOT WIDE MINIMUM. IF THE SIDEWALK IS LESS THAN 5 FEET WIDE, AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK WILL BE INSTALLED.

CURB RAMPS AT INTERSECTION OF EAST SUGAR CREEK ROAD AND ANDERSON STREET TO BE UPGRADED TO MEET CITY AND PROWAG STANDARDS.

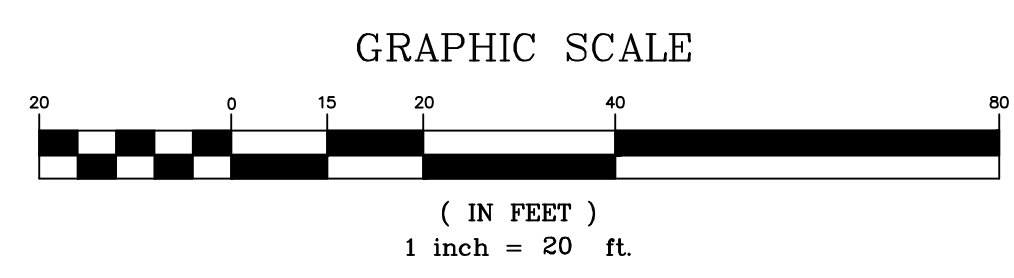
DEDICATION OF RIGHT-OF-WAY, FEE SIMPLE, OF 48 FEET FROM CENTERLINE OF EAST SUGAR CREEK ROAD.

DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



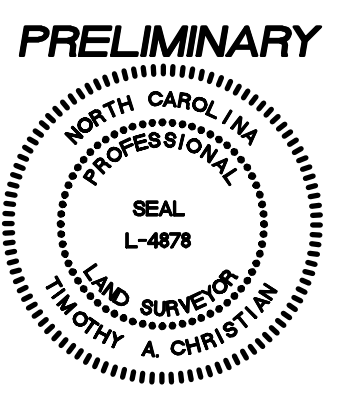
SYMBOL LEGEND	
	POWER POLE (P.P.)
	SEWER MAN HOLE
	ELECTRIC LINE
	FENCE LINE
	NEW IRON REBAR
	EXISTING IRON PIPE
	EXISTING IRON REBAR



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHD.BRNG
C1	29.59	20.00	26.97	S76°03'45"W
C2	7.95	2100.03	7.95	S61°39'20"E
C3	29.57	20.00	26.95	S76°01'40"W

DWN:	TAC	CHECKED BY:	JA	DATE:	JUNE 18th, 2018
FB:	EDC	FILE NAME:	ANDERS1920	SCALE:	1"=20'
		FILE:			18-06-12

SITE PLAN
 OF
LOT 10, BLOCK 8,
A PORTION OF
EASTWOOD PARK
 OWNERS: MICHAEL LOEB, EDWARD LOEB, & DIANE LOEB
 M.B. 6 PG. 573; D.B. 29751 PG. 741
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY NORTH CAROLINA



JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
 PHONE (704) 596-2214 FAX (704) 596-2338
 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

