



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

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 ORDNANCE.

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

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-**

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PRELIMINARY

