

VICINITY MAP (NTS)

LEGEND

- EIR - IRON REBAR FOUND
NS - PK NAIL SET
EM - ELECTRIC METER
GM - GAS METER
BM - BENCHMARK
IPF - IRON PIN FOUND
IPS - IRON PIN SET
EP - EDGE PAVEMENT
DB - DEEDBOOK
PG - PAGE
SE - SIGN EASEMENT
PSDE - PUBLIC STORM
NCDOT - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
R/W - RIGHT OF WAY
PUE - PERMANENT UTILITY EASEMENT DRAINAGE EASEMENT
PDE - PERMANENT DRAINAGE EASEMENT
● - STORM SEWER MANHOLE
● - SANITARY SEWER MANHOLE
● - BENCH MARK
● - POWER POLE
● - GUY WIRE
● - LIGHT POLE
● - GAS VALVE
● - WATER METER
● - COMPUTED POINT
A/C - AC UNIT

NOTE: DETAILED SIGNS SHALL BE LIMITED TO GROUND MOUNTED TYPE WITH A MAXIMUM AREA OF 32 SQ. FT. AND A MAXIMUM HEIGHT OF 48"

NOTE: THE USES OF THIS PROPERTY WILL BE FOR A BEAUTY SALON AND THERAPUTIC MASSAGE, GENERAL OFFICE OR MEDICAL OFFICES.

NOTE: A 50.0' RIGHT-OF-WAY FROM THE CENTERLINE OF SHARON AMITY RD. WILL BE DEDICATED AND CONVEYED TO THE CITY PRIOR TO THE RECEIPT OF A BUILDING PERMIT.

LOT 2
BLOCK "2"
PLAT BOOK 6 PG.565
ZONED R-17 MF

O-1 USE RESTRICTIONS	
MAX DENSITY RESIDENTIAL	12 PER ACRE
MAX FLOOR AREA, NON RESIDENTIAL	160
MIN LOT AREA, NON RESIDENTIAL	15,000 SQ. FT.
MIN. LOT WIDTH	40 FT.
MIN. FRONT SET BACK	20 FT.
MIN. SIDE YARD, NON RESIDENTIAL	10 FT.
MIN. REAR YARD, NON RESIDENTIAL	20 FT.
MIN. OPEN SPACE	50 %
MAX. HEIGHT	40 FT.



SCALE 1" = 20'

CONTOUR INTERVAL = 2'

NOTE:

1. NORTH ROTATION IS BASED ON PLAT BOOK 6 AT PAGE 565. VERTICAL DATUM IS ASSUMED.
2. THIS PROPERTY IS KNOWN AS A PORTION OF LOT 1 AS RECORDED IN MAP BOOK 6 PAGE 565 AND SOURCE OF TITLE IS FROM DEED BOOK 18484 PAGE 941, IN MECKLENBURG COUNTY PUBLIC REGISTRY. TAX I.D.# 163-021-35.
3. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION, WHICH MAY REVEAL ADDITIONAL RESTRICTIONS, EASEMENTS, OR OTHER MATTERS OF TITLE.
4. THIS SURVEY OF UNDERGROUND UTILITIES ARE APPROXIMATE, SO OWNERS SHOULD CONTACT THE NORTH CAROLINA ONE-CALL UTILITY LOCATING CENTER AT 1-800-832-4949 BEFORE ANY DIGGING OR EXCAVATION IS BEGUN. BY COORDINATES.
5. THIS SURVEY DOES NOT REFLECT A ZONING ANALYSIS. ZONING IS R-17MF.
6. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER MECKLENBURG COUNTY GIS, FIRM-PANEL NO.370159-0208E, DATED 02/04/2004.
7. IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.

SHARON AMITY ROAD
VARIABLE PUBLIC R/W

ZONED O-2

LOT 7
BLOCK "2"
PLAT BOOK 6 PG.565
ZONED R-4

LANTANA AVENUE
50' PUBLIC R/W
MB 6 PG.565

ZONING CODE SUMMARY

PROJECT NAME: BEAUTY SHOP & SPA
OWNER: BONNIE STAFFORD & SILVIA PONCEPHONE: (704) 518-1480
PLANS PREPARED BY: C. L. HELT ARCHITECT, INC. PHONE: (704) 342-1686
EXISTING ZONING: R-4 PROPOSED ZONING: O-1CD
TAX PARCEL NUMBER: 163-021-35
ADDRESS: 2134 N. SHARON AMITY RD.
PROPOSED USE: EXISTING RESIDENCE INTO BEAUTY SALON & SPA
BUILDING HEIGHT: 36'-0" EXISTING MAX. 40'-0" STORIES: 1
EXISTING BUILDING COVERAGE: 1500 SF EXISTING GROSS FLOOR AREA: 1810 SQ. FT.
EXISTING RESIDENTIAL CHARACTER OF THE STRUCTURE IS TO REMAIN WITH NO ADDITIONS
LOT SIZE: 15,225 SQ. FT. (0.35 AC.)
YARD REQUIREMENTS:
FRONT YARD SETBACK: 20 FT. REAR YARD SETBACK: 20 FT.
SIDE YARD LEFT: 10 FT. SIDE YARD RIGHT: 5.0 FT.
REQUIRED BUFFERS:
FRONT: (NO) / YES 0 FT. REAR: NO / YES 10.0 FT.
SIDE (L): NO / YES 0.0 FT. SIDE (R): NO / YES 10.0 FT.
REQUIRED SCREENING:
FRONT: (NO) / YES 0 FT. REAR: NO / YES 10.0 FT.
SIDE (L): (NO) / YES 0 FT. SIDE (R): NO / YES 10.0 FT.
DISTURBED AREA: 1800 SQ. FT. (NEW)
IMPERVIOUS AREA: 4800 SQ. FT. (TOTAL)
EXISTING TREES TO BE PRESERVED
* NEW TREES IN BUFFER 3'/100'
* 20 SHRUBS/100' IN BUFFER

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.05	N30°48'13"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	47.49	1771.80	47.49	S31°52'33"W	23.75	1°32'08"

RECEIVED
FEB 16 2006
BY:

I, J. TIMOTHY THOMAS, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES EXCEEDS 1:10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS PLOTTED FROM INFORMATION FOUND IN MB.6 PAGE 565, THAT THIS MAP WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND THAT THE ANGULAR ERROR MEETS OR EXCEEDS THE STANDARD OF 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16th DAY OF NOVEMBER, 2005.

J. TIMOTHY THOMAS L-4330

FOR PUBLIC HEARING
PETITION NUMBER
2006-025

1	REVIEW COMMENTS 1/20/2006	
2	REVIEW COMMENTS 2/10/2006	
DATE	REVISION	BY

GPA

PROFESSIONAL LAND
SURVEYORS OF NC

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ONE GODFREY PLACE SUITE 2
BLUFFTON SC 29910
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"EXCELLENCE AS A NORM"

SCALE

1"=20'

F.L.D. BK. PG.

JOB NO.

050080

DATE

11/15/2005

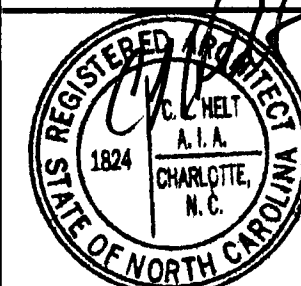
DRAWN BY

JBC

CHECKED BY

JTT

MECKLENBURG COUNTY
CITY OF CHARLOTTE
BOUNDARY AND TOPOGRAPHICAL SURVEY
A PORTION OF LOT 1 BLOCK 2
OF MAP BOOK 6 PAGE 565
PREPARED FOR: PRUDENTIAL BALLANTINE



FEB 15 2006

SHEET 1 OF 1