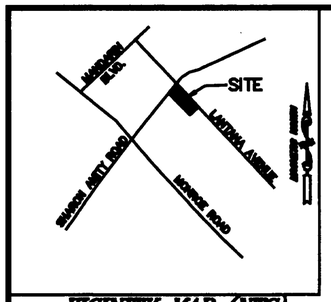
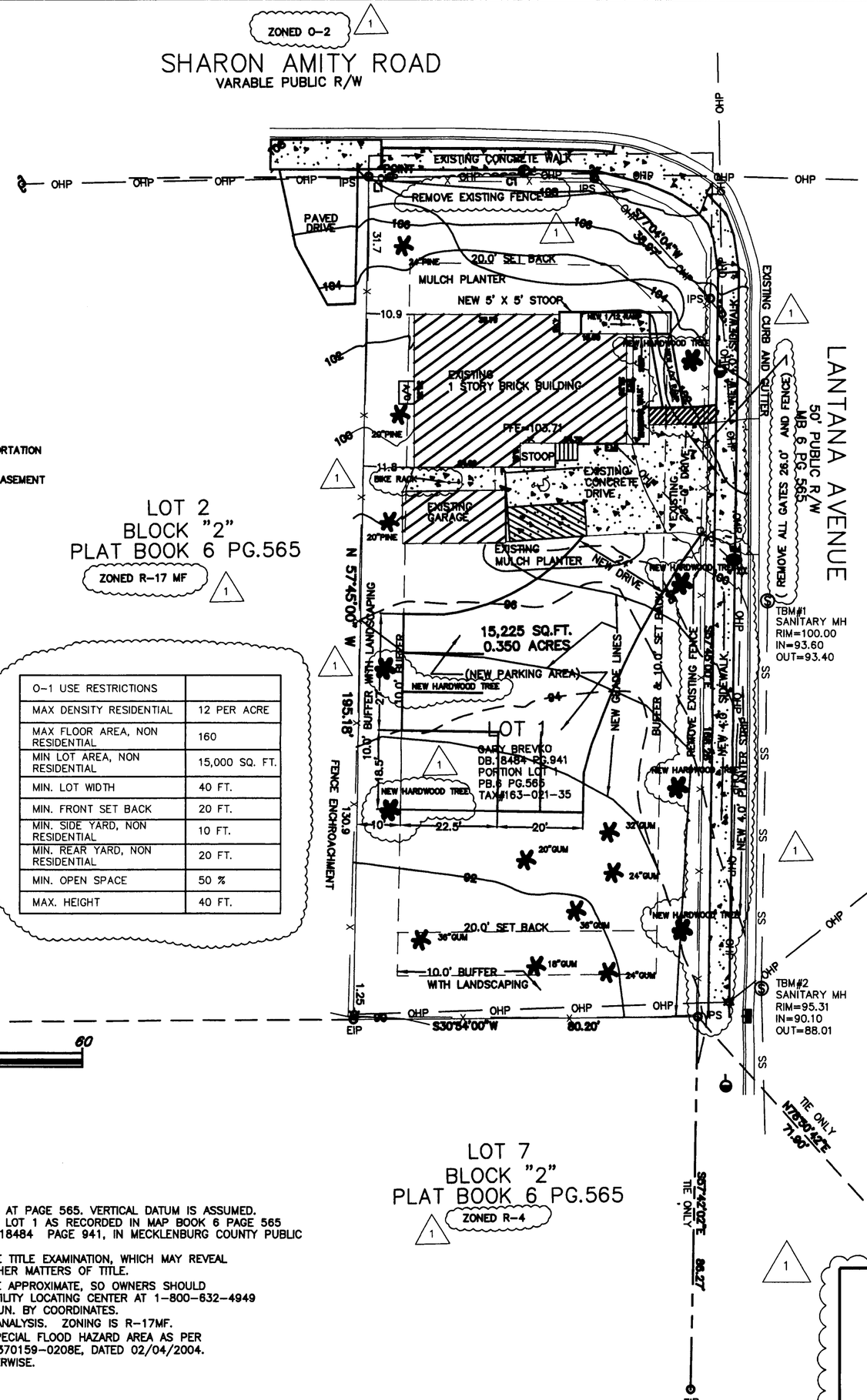


VICINITY MAP (NTS)

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
- GV – GAS VALVE
- WM – WATER METER
- ● COMPUTED POINT
- A/C – AC UNIT



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.

20 10 0 20 60

SCALE 1" = 20'

CONTOUR INTERVAL = 2'

ZONING CODE SUMMARY

PROJECT NAME: BEAUTY SHOP & SPA

OWNER: BONNIE STAFFORD & SILVIA PONCE PHONE: (704) 516-1490

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: 35'-0" EXISTING MAX. 40'-0" STORIES: 1

EXISTING BUILDING COVERAGE: 1500 SF EXISTING GROSS FLOOR AREA: 1610 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"

PROFESSIONAL ENGINEER SEAL 024824 CAROLINA

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

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 1-800-632-4949 BEFORE ANY DIGGING OR EXCAVATION IS BEGUN. BY COORDINATES.
6. THIS SURVEY DOES NOT REFLECT A ZONING ANALYSIS. ZONING IS R-17MF.
7. 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.
8. IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.

FOR PUBLIC HEARING
PETITION NUMBER
2006-025

DATE	REVISION	BY
1	REVIEW COMMENTS 1/20/2006	

GPA

PROFESSIONAL LAND SURVEYORS OF NC

www.gpaland.com

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CHARLESTON SC 29492
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FAX (843) 971-9992

(HILTON HEAD BRANCH)
ONE GODFREY PLACE SUITE 2
BLUFFTON SC 29910
OFFICE (843) 815-3830
FAX (843) 815-3862

"EXCELLENCE AS A NORM"

SCALE 1'=20'

FLD. BK. PG.

JOB NO. 050080

DATE 11/15/2005

DRAWN BY JBC

CHECKED BY JTT

A PORTION OF LOT 1 BLOCK 2 OF MAP BOOK 6 PAGE 565

MECKLENBURG COUNTY

CITY OF CHARLOTTE

PREPARED FOR: PRUDENTIAL BALLANTYNE

BOUNDARY AND TOPOGRAPHICAL SURVEY

STATE OF NORTH CAROLINA REGISTERED ARCHITECT C. L. HELT A.I.A. 1824 CHARLOTTE, N.C.

JAN 30 2006

SHEET 1 OF 1