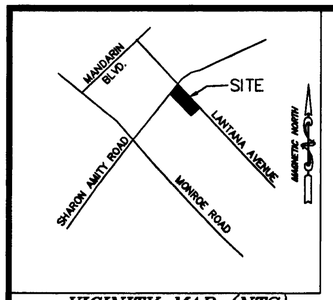
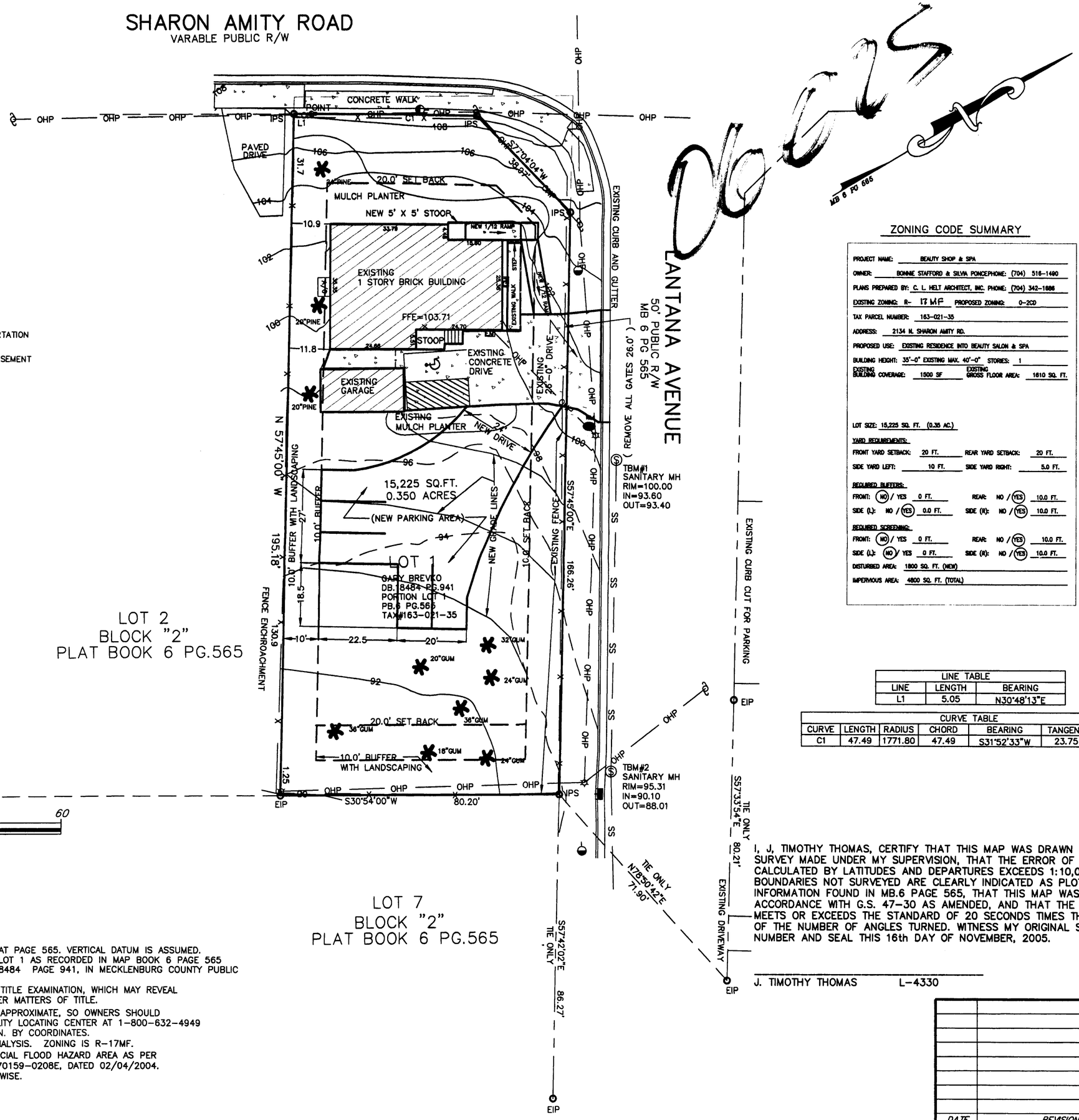


VICINITY MAP (NTS)

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



20 10 0 20 60

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 1-800-632-4949 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.

ZONING CODE SUMMARY

PROJECT NAME: BEAUTY SHOP & SPA
OWNER: BONNIE STAFFORD & SILVIA PONCEPHONE: (704) 516-1490
PLANS PREPARED BY: C. L. HELT ARCHITECT, INC. PHONE: (704) 342-1886
EXISTING ZONING: R- 17 MF PROPOSED ZONING: O-2CD
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.

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 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)

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"

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

DATE	REVISION	BY

GPA

PROFESSIONAL LAND SURVEYORS OF NC
www.gpaland.com
(CHARLOTTE BRANCH)
605 PHILLIP DAVIS DRIVE SUITE 2
CHARLOTTE NC 28236-6916
OFFICE (704) 335-8600
FAX (704) 335-8655

(CHARLESTON BRANCH)
459-A JESSEN LANE
CHARLESTON SC 29492
OFFICE (843) 971-9099
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"

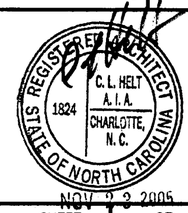
SCALE 1"=20'
FLD. BK. PG.
JOB NO. 050080
DATE 11/15/2005
DRAWN BY JBC
CHECKED BY JTT

PREPARED FOR: PRUDENTIAL BALLANTYNE

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

CITY OF CHARLOTTE MECKLENBURG COUNTY

BOUNDARY AND TOPOGRAPHICAL SURVEY



SHEET 1 OF 1