



NORTH

CIVIL:
XXX

STRUCTURAL:
XXX

MEP:
XXX

REVISIONS		
No.	Date	Description
2	2/15/17	Review comments

Information contained on this drawing and in all digital files associated is authorized for use on the project named herein only and is the property of MISHRA ARCHITECTURE PLLC and may not be reproduced, copied, or otherwise used without express written or verbal permission from authorized individuals. Original drawing is 24"x36" and scales are as indicated.
2011 MISHRA ARCHITECTURE PLLC

PETITION #2017-002

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road
Charlotte, NC 28205

Drawing Title
Proposed New Site Plan

Phase
Site Plan Petition #2017-002

Project No.	16-081	Sheet No.	A001
Prepared by	Author	Released for	Review
Checked by	Checker	Date	Feb. 15, 2017

**MONROE ROAD
STATE ROAD #1009**

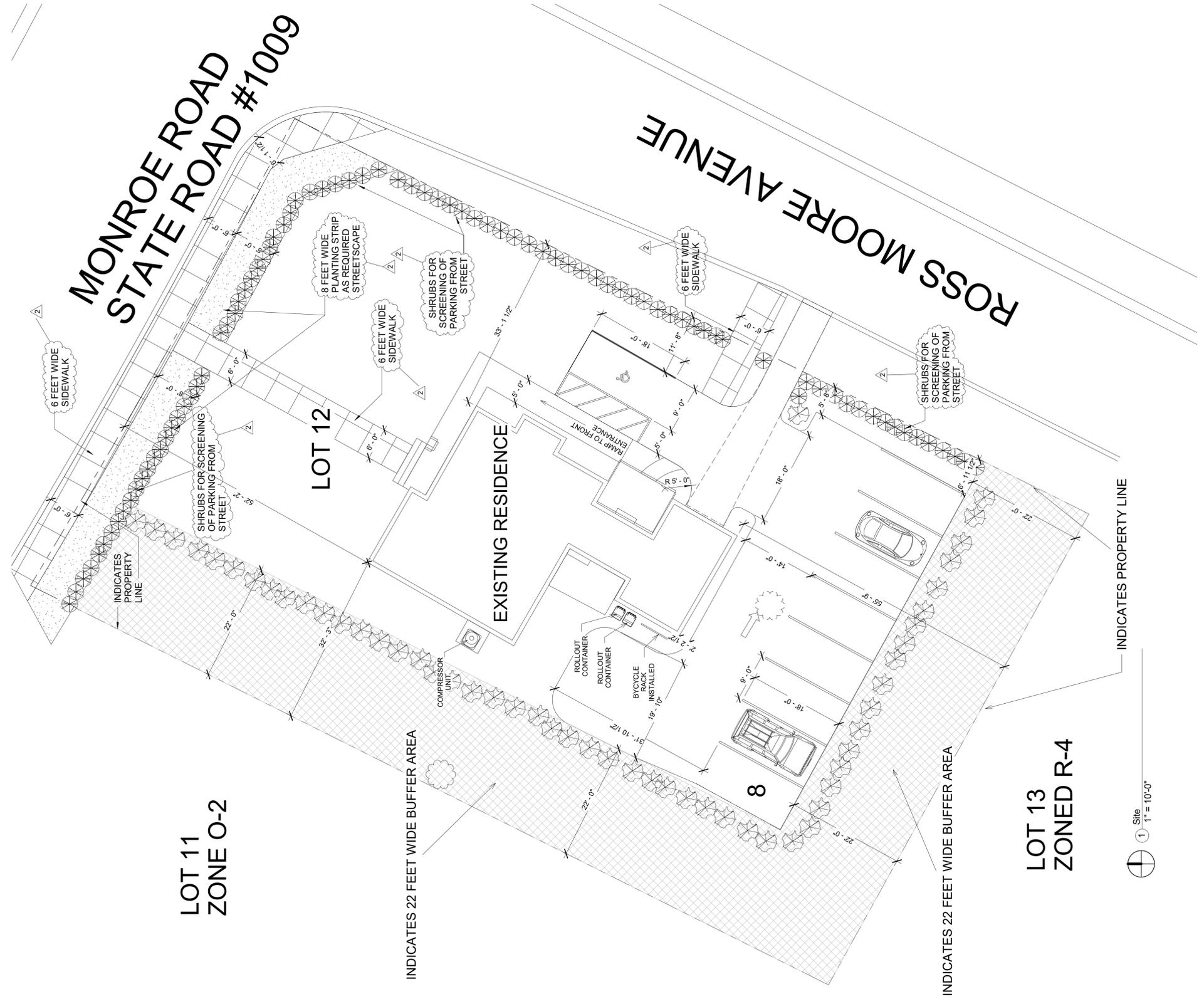
ROSS MOORE AVENUE

**LOT 11
ZONE O-2**

LOT 12

EXISTING RESIDENCE

**LOT 13
ZONED R-4**



DEVELOPMENT DATA TAX PARCEL #161-081-13

- EXISTING ZONING OF SITE: O-2; LOT 12 BLOCK 3
- TOTAL SITE AREA: 0.386 ACRES
- EXISTING SINGLE-STORIED RESIDENCE BUILDING; EXISTING RESIDENCE TO REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION
- PROPOSED ZONING REQUEST FOR SITE: B-1 CD
- PROPOSED USE OF BUILDING: TATTOO PARLOR (BUSINESS)
- TOTAL HEATED AND COOLED AREA OF BUILDING: 1,227 SQUARE FEET
- TOTAL PARKING REQUIRED: ONE PER 250 SQUARE FEET: 5 SPACES
- TOTAL PARKING PROVIDED: 9 INCLUDING ONE HANDICAP ACCESSIBLE SPACE
- TOTAL BIKE RACK PROVIDED: ONE TO PARK THREE BICYCLES
- MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 40 FEET

TRANSPORTATION

- BEFORE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, FUTURE RIGHT-OF-WAY ALONG MONROE ROAD WILL BE DEDICATED AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY.
- PETITIONER WILL DEDICATE ANY SIDEWALK UTILITY EASEMENTS AND/OR CONSTRUCTION EASEMENTS ASSOCIATED WITH THE FUTURE MONROE STREETSCAPE PROJECT IF IT EXCEEDS THE RIGHT-OF-WAY TO THE CITY.

SITE AND BUILDING DESIGN

- EXISTING BUILDING WILL REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION.

ENVIRONMENT

- EXISTING MATURE TREES AT THE FRONT OF THE HOUSE WILL BE RETAINED.
- PETITIONER WILL MEET THE CHARLOTTE TREE ORDINANCE.
- WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED BY 25% WITH THE INSTALLATION OF A FENCE, WALL OR BERM.
- WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED ACCORDINGLY IF THE LAND USE ON AN ABUTTING PARCEL CHANGES SO THAT A LESSER BUFFER WOULD BE REQUIRED.

SIGNAGE

- SIGNAGE WILL BE CONSISTENT WITH SIGNS ALLOWED IN THE EXISTING O-2 DISTRICT.