

NORTH

CIVIL:
 XXX

 STRUCTURAL:
 XXX

 MEP:
 XXX

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

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PETITION #2017-002

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road
Charlotte, NC 28205

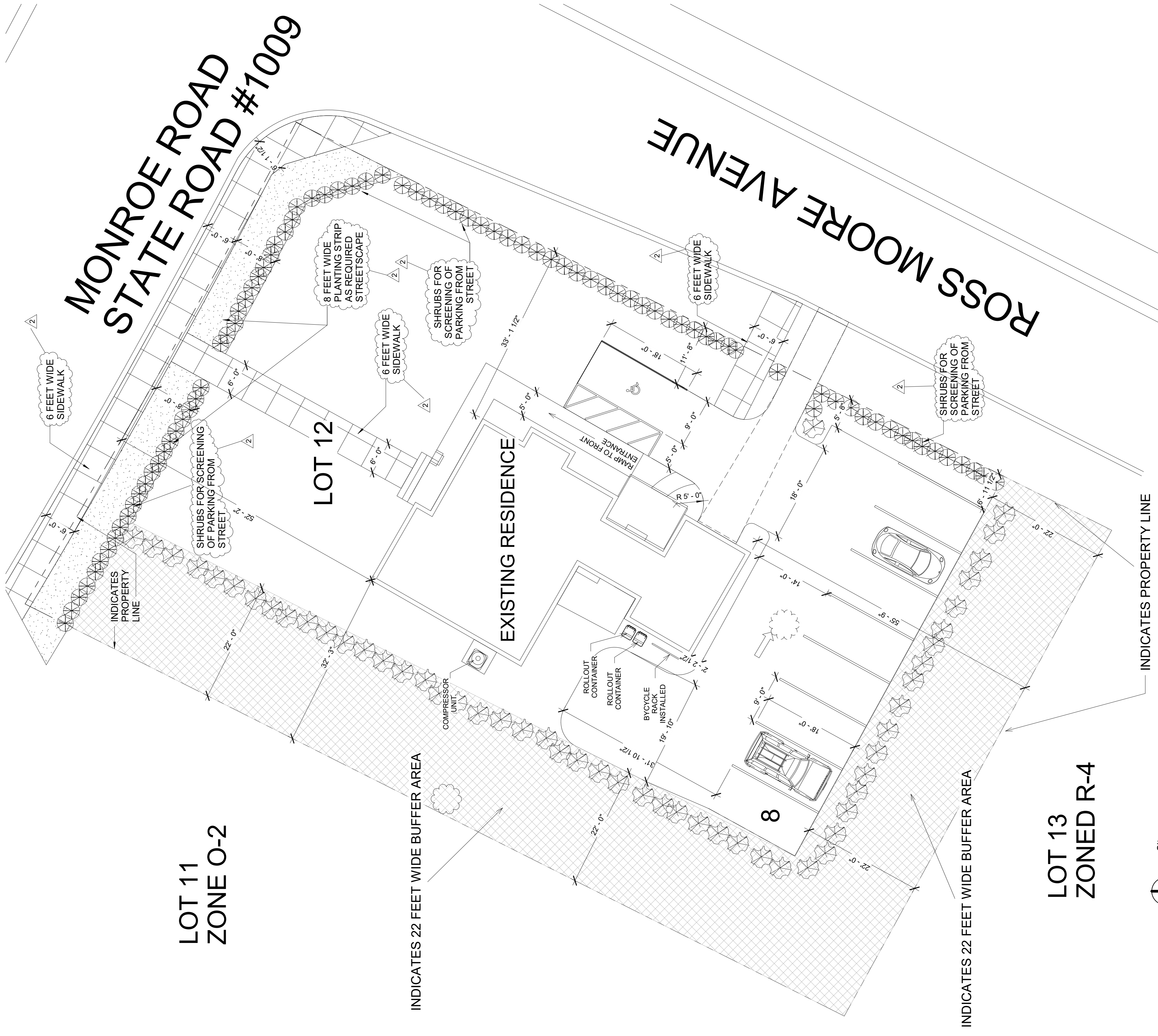
Drawing Title
Proposed New Site Plan

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

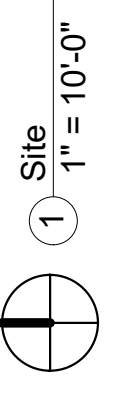
MONROE ROAD
STATE ROAD #1009

ROSS MOORE AVENUE



LOT 11
ZONE O-2

LOT 13
ZONED R-4



1 Site
 1" = 10'-0"

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.