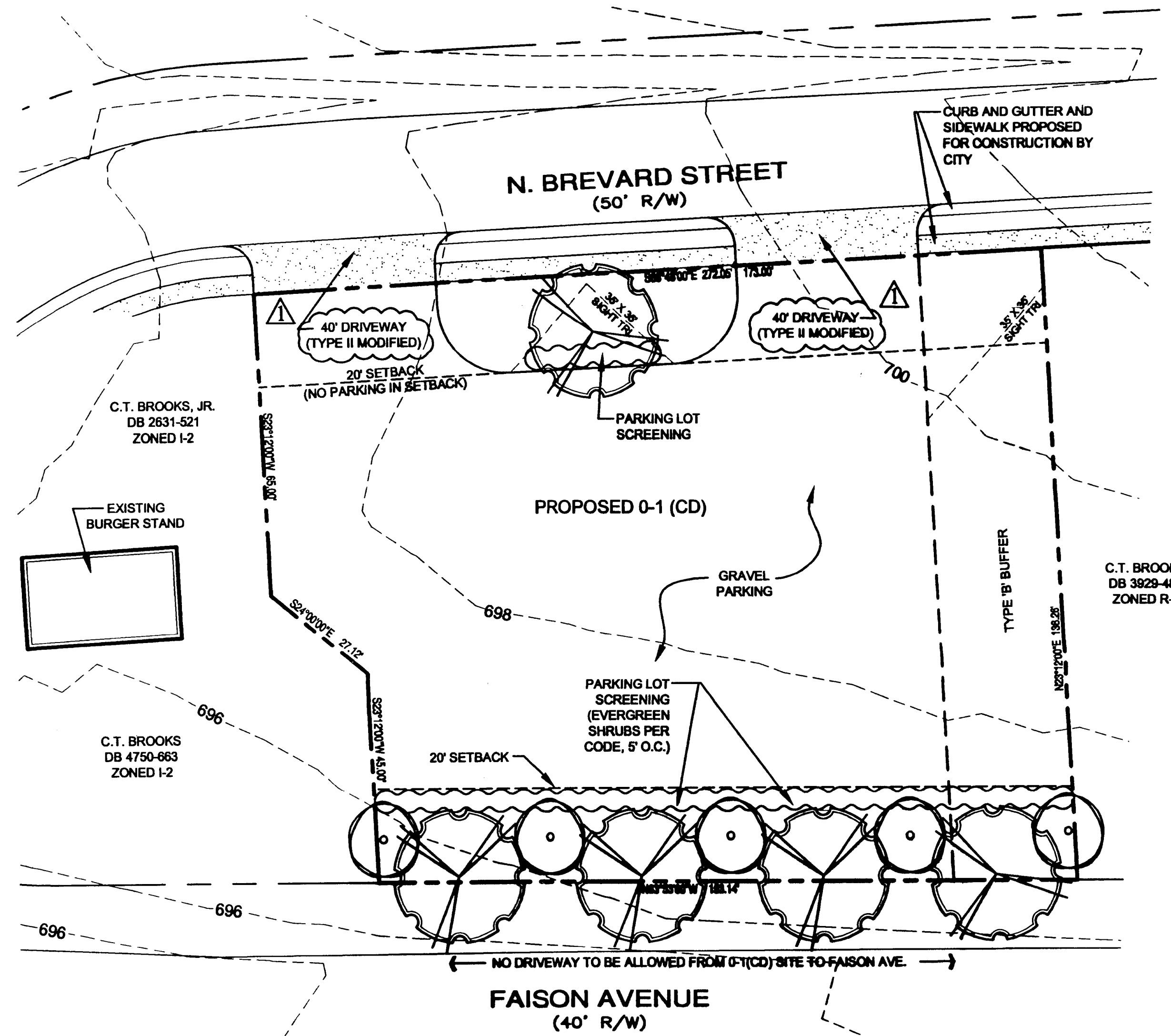


VICINITY MAP : NOT TO SCALE



**Site Data:**

Site Area: .52 acres

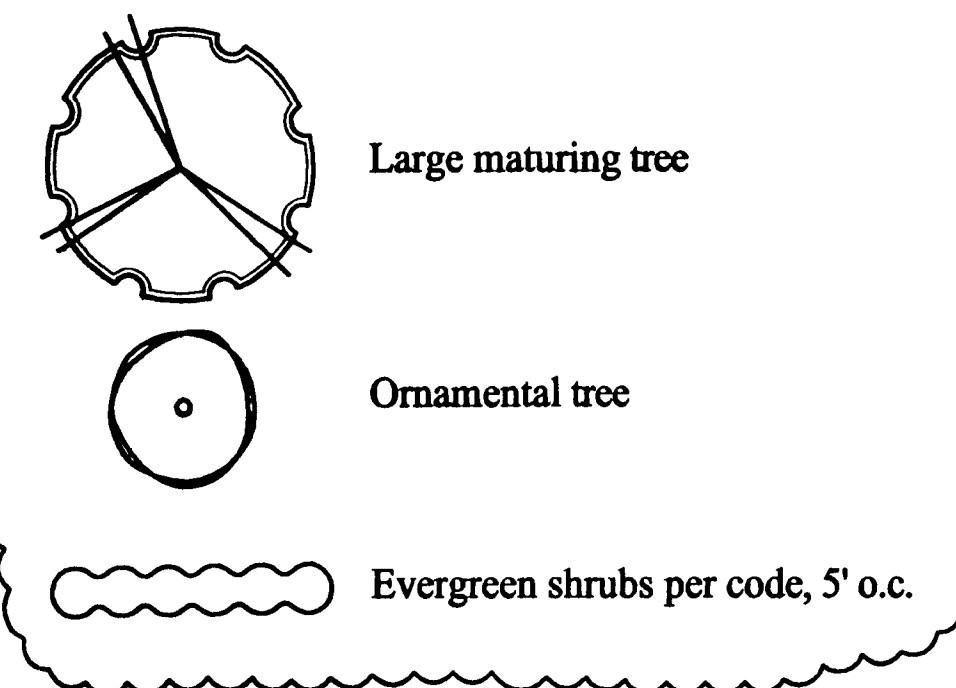
Existing Zoning: R-5

Proposed Zoning: 0-1(CD)

**Development Notes:**

- 1 All uses and accessory uses allowed in the 0-1 zoning district shall be allowed except the following which are prohibited: hotels and motels, cellular towers, group homes, drive through windows, and funeral homes.
- 2 If provided on this site, dumpster shall be enclosed on three sides with a solid fence and in front by a solid wooden gate.
- 3 Existing storage trailer shall be removed from 0-1(CD) property.
- 4 Shelter for outdoor eating is allowed on this site.
- 5 This site plan identifies the use of the property while it serves as a parking lot for the adjacent restaurant. At such time as the use changes, the site conditions shown here may change and will be governed only by the conditions applicable to 0-1 uses; except, that screening and planting shown along Faison Ave. and prohibition of driveway access to Faison Ave. shall remain as a condition of use. Use restrictions noted in note (1) above shall remain.
- 6 Sidewalk and curb and gutter shown along N. Brevard St. are part of a neighborhood improvement project by the City of Charlotte.

**Legend:**



**BASE INFORMATION NOTES:**

1. TAX PARCEL # 'S': 083-069-08, 083-069-09, 083-069-10
2. BOUNDARY SURVEY INFORMATION WAS TAKEN FROM A SURVEY BY R.B. PHARR AND ASSOCIATES, DATED 4/22/02.
3. TOPOGRAPHIC INFORMATION OBTAINED FROM COUNTY TOPO.

Project Manager	MDL
Drawn By	CG
Checked By	MDL
Date	11/4/02
Project Number	02028.2



DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 420 Hawthorne Lane  
 Charlotte, NC 28204  
 704/332-1204

**BROOKS SANDWICH HOUSE  
 REZONING PLAN  
 PETITION # 2002-93  
 FOR PUBLIC HEARING**

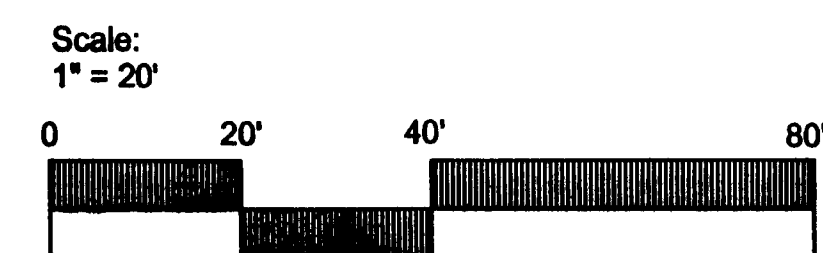
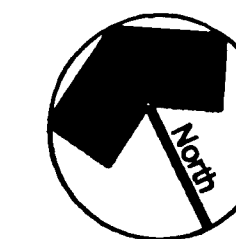
DATE: 11/4/02

REVISED: 12/10/02 - Changes Per City Comments

APPROVED BY CITY COUNCIL

DATE: 12/6/02

2002-93



Sheet Number

**RZ-1**

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