

LEGEND

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|---|-----|
| PROPERTY LINE | --- |
| EASEMENTS | --- |
| BUILDING LINE | --- |
| EXISTING CURB & GUTTER | --- |
| EXISTING CURB TO BE REMOVED | --- |
| EDGE OF PAVEMENT | --- |
| CONCRETE PAVEMENT | --- |
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| PROPOSED TREE | --- |
| EXISTING SANITARY SEWER 4" M.H. & 6" S.M.T. | --- |
| EXISTING SAN. SEWER TO BE ADJUSTED | --- |
| PROPOSED SAN. SEWER 4" M.H. | --- |
| EXIST. GROUND SEWER | --- |
| PROPOSED GROUND SEWER 4" M.H. | --- |
| PROPOSED CATCH BASIN | --- |

SITE DATA

SQUARE FOOTAGE

| | |
|-------------------|------------|
| TOTAL LAND AREA | 385,200 SF |
| BUILDINGS: RETAIL | 58,500 |
| STORAGE | 6,500 |
| TOTAL | 65,000 SF |
| COVERED WALKWAYS | 3,000 SF |
| PAVED AREA | 205,020 SF |
| UNPAVED AREA | 50,180 SF |
| OUT PARCELS | 60,000 SF |

TREE PLANTING REQUIREMENTS

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|---|----------------------|
| 1' PLANTING STRIP ALONG R.V. - 400' | 10-TREES |
| PAVED AREA 205,020 SF - 49500' x .05 = 8075 - 600 | 13-2-2 1/2" C. TREES |
| | 2-1-1 1/2" C. TREES |

PARKING REQUIREMENTS - B-1

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| 1 PER 200 SF RETAIL | 292 SPACES |
| EMPLOYEES | 28 SPACES |
| | 323 |
| HANDICAPPED PROVIDED | 0 SPACES |
| | 322 SPACES |

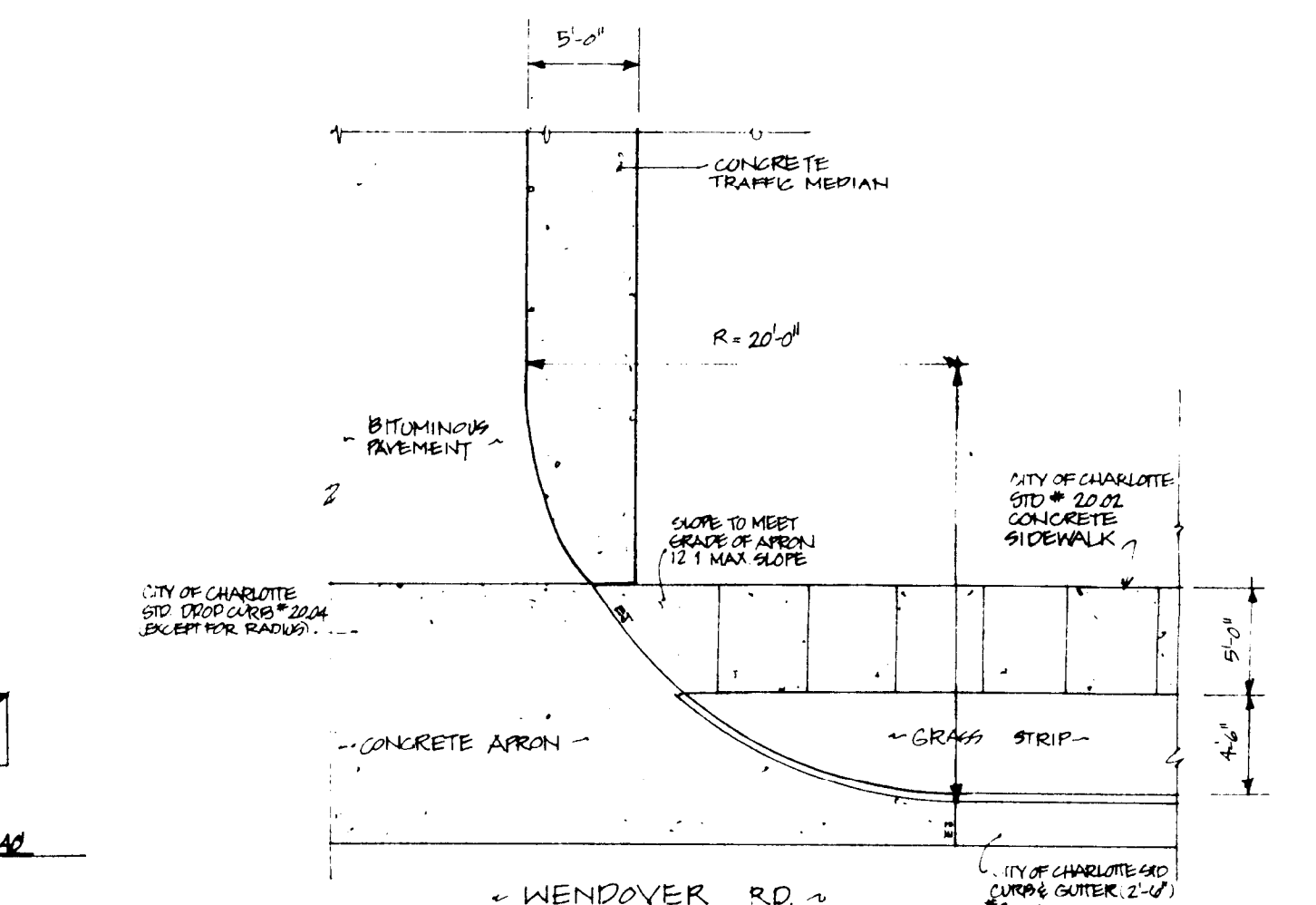
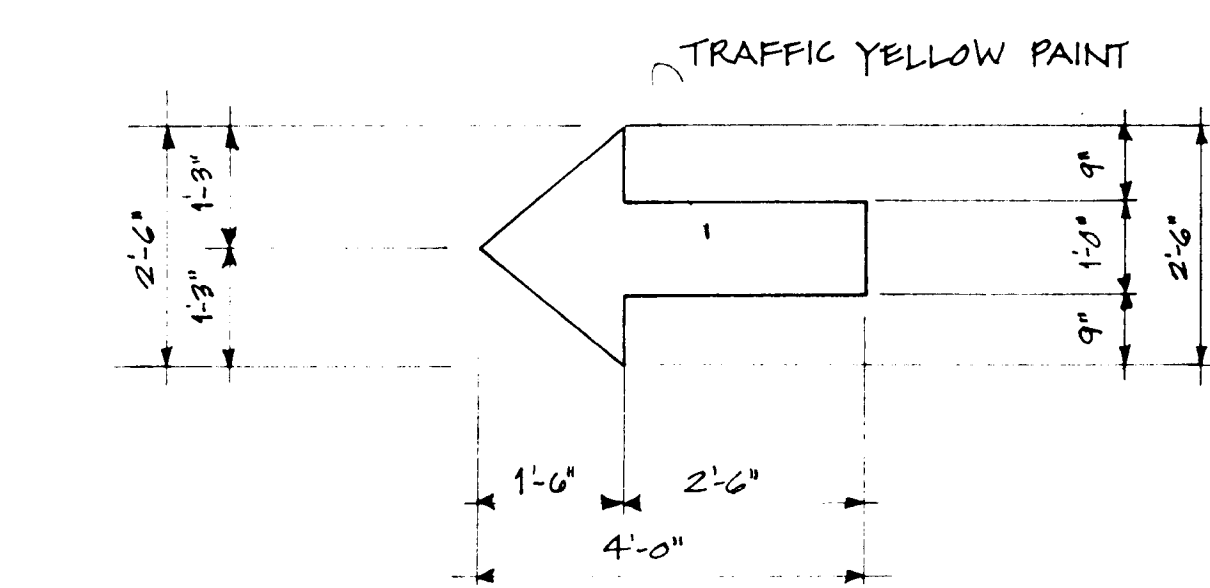
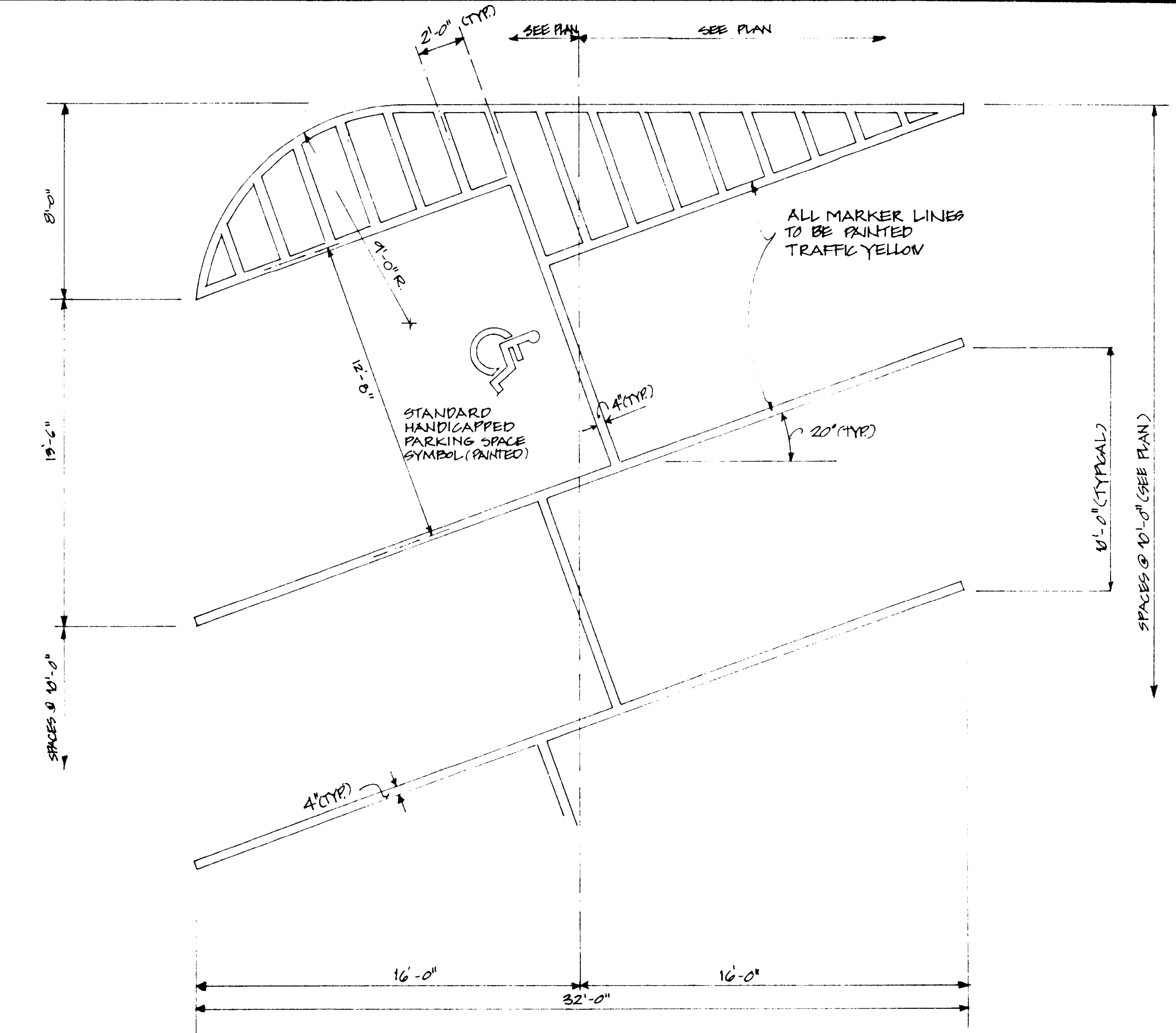
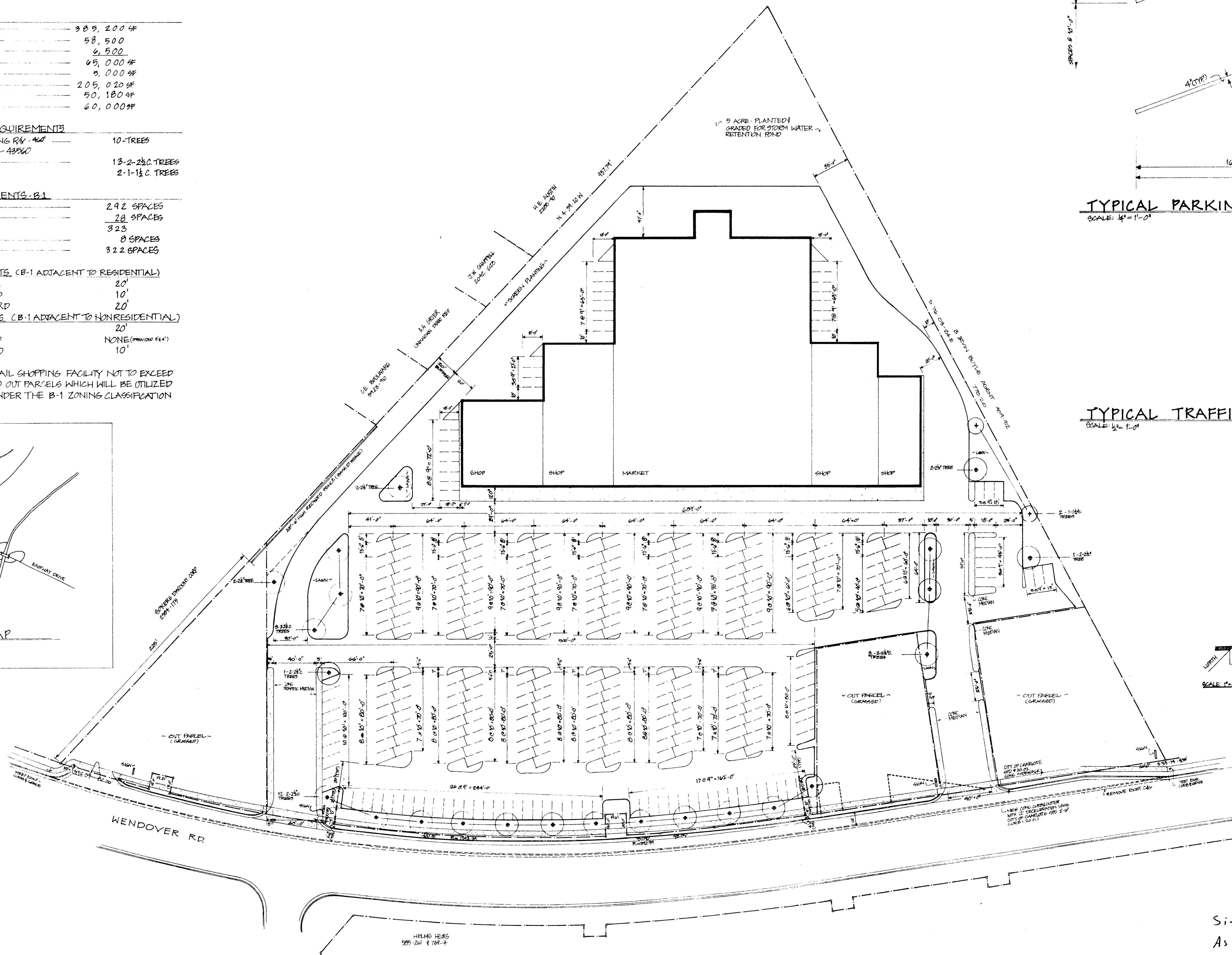
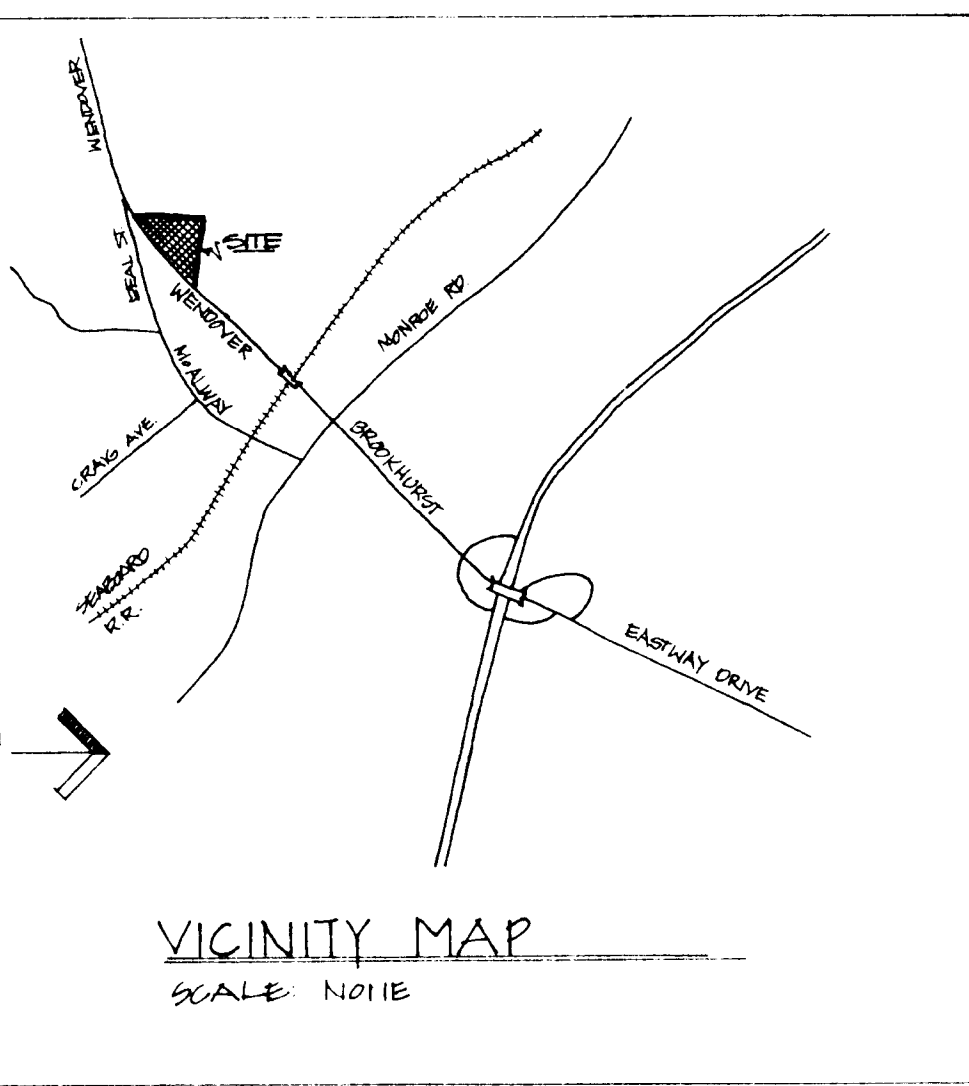
YARD REQUIREMENTS (B-1 ADJACENT TO RESIDENTIAL)

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| SETBACK | 20' |
| SIDEYARD | 10' |
| REARYARD | 20' |

YARD REQUIREMENTS (B-1 ADJACENT TO NONRESIDENTIAL)

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|----------|---------------------|
| SETBACK | 20' |
| SIDEYARD | NONE (MINIMUM 4'4") |
| REARYARD | 10' |

PROPOSED USE: A RETAIL SHOPPING FACILITY NOT TO EXCEED 65,000 SF IN ADDITION TO OUT PARCELS WHICH WILL BE UTILIZED FOR USES PERMITTED UNDER THE B-1 ZONING CLASSIFICATION



SITE PLAN

Site Plan Amendment to 78-31
As Approved by Council 4/2/79

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|-------------|-----------|
| APPROVED BY | OWNER |
| | ARCHITECT |

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|---|
| THOMAS C. RICKENBAKER, A. I. A. ARCHITECT 1700 JOHNSTON BUILDING CHARLOTTE, NORTH CAROLINA 28281 704-376-4040 |
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|------------------------|-------------------|
| DATE MARCH 18, 1979 | JOB NO. 2307-C |
| DRAWING BY CN | CHECKED BY |

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| REVISIONS APRIL 6, 1979 |
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| SHOPPING CENTER FOR BENTON ASSOCIATES, INC. CHARLOTTE, NORTH CAROLINA |
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