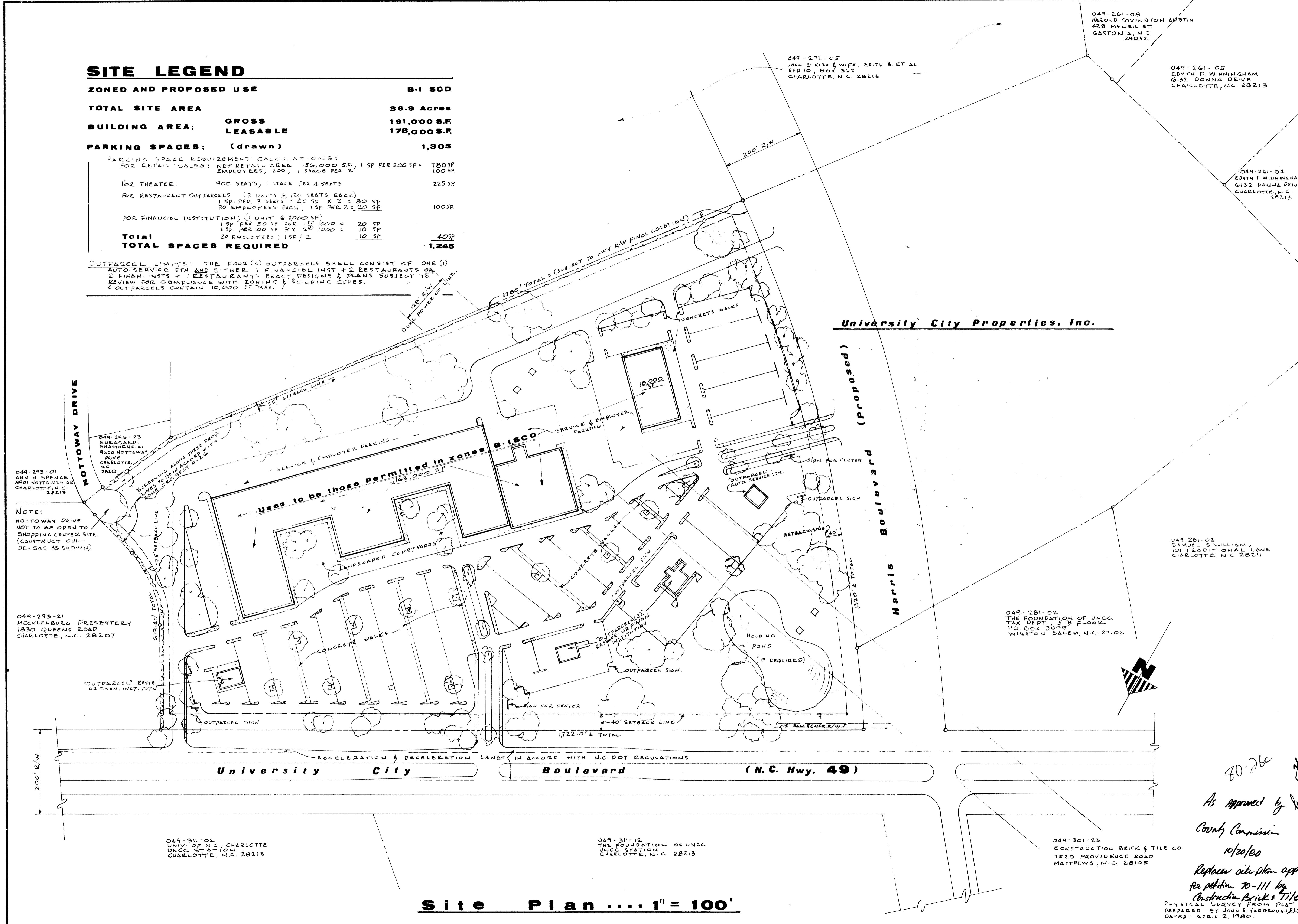


SITE LEGEND

ZONED AND PROPOSED USE	B-1 SCD
TOTAL SITE AREA	36.9 Acres
BUILDING AREA:	GROSS 191,000 S.F.
	LEASABLE 178,000 S.F.
PARKING SPACES: (drawn)	1,305
PARKING SPACE REQUIREMENT CALCULATIONS:	
FOR RETAIL SALES: NET RETAIL AREA 156,000 SF, 1 SP PER 200 SF =	780 SP
2 FINAN. INSTS + 1 RESTAURANT: EXACT DESIGNS & PLANS SUBJECT TO REVIEW FOR COMPLIANCE WITH ZONING & BUILDING CODES.	100 SP
FOR THEATER: 900 SEATS, 1 SPACE PER 4 SEATS	225 SP
FOR RESTAURANT OUTPARCELS (2 UNITS @ 120 SEATS EACH)	
1 SP. PER 3 SEATS = 40 SP X 2 = 80 SP	
20 EMPLOYEES EACH; 1 SP PER 2 = 20 SP	100 SP
FOR FINANCIAL INSTITUTION; (1 UNIT @ 2000 SF)	
1 SP. PER 50 SF FOR 1ST 1000 = 20 SP	
1 SP. PER 100 SF FOR 2ND 1000 = 10 SP	
20 EMPLOYEES; 1 SP / 2	10 SP
Total	40 SP
TOTAL SPACES REQUIRED	1,245

OUTPARCEL LIMITS: THE FOUR (4) OUTPARCELS SHALL CONSIST OF ONE (1) AUTO SERVICE STN AND EITHER 1 FINANCIAL INST + 2 RESTAURANTS OR 2 FINAN. INSTS + 1 RESTAURANT. EXACT DESIGNS & PLANS SUBJECT TO REVIEW FOR COMPLIANCE WITH ZONING & BUILDING CODES. 4 OUTPARCELS CONTAIN 10,000 SF MAX.



BENTON AND ASSOCIATES PA ARCHITECTS
 p.o. box 4362 charlotte, n.c. 28204

project title
TOWN-CENTER UNC-C
 Charlotte for UNIVERSITY CITY PROPERTIES INC.

dr. by jhb ck. by JD
 date sept. 25, 1980
 drawing title **SITE DEVELOPMENT PLAN**
 scale: 1"=100'

revisions
1
2
3
4

As Approved by
 County Commission
 10/20/80
 Replace site plan approved for petition 70-111 by Construction Brick & Tile
 PHYSICAL SURVEY FROM PLAT PREPARED BY JOHN R. YARBROUGH, ELS. DATED: APRIL 2, 1980.

drawing no. **1** OF 1
 job no. 801 set no.

Site Plan ... 1" = 100'