

GENERAL PROVISIONS

Fantasea Community Unit Plan

1. This proposed development contains 34.7 acres gross and 34.7 acres net.
2. Setbacks are as noted in parcel descriptions below and as shown on the plan.
3. All utilities shall be installed underground.
4. Signs or monuments designating the name of this development shall be permitted adjacent to the entry drives providing they follow appropriate city codes.
5. A lot grading plan shall be prepared and submitted for approval by the Department of Public Works at the time of platting. The proposed lake shall be designed in conformance with the hydrology study as prepared by Van Doren, Hazard, Stallings - Consulting Civil Engineers and submitted for approval by the Department of Public Works at the time of platting.
6. All drives indicated on the plan shall be private drives.
7. An earth berm and landscaped buffer shall be provided as shown on the plan along 32nd Street to screen proposed parking areas and the internal facilities. The intent of this sculptural earthwork and plantings is to create a passive park-like setting for the proposed development.
8. The area indicated as landscape buffer shall be seeded to grass and moderately landscaped in conformance with intent described above. A landscape plan for this area shall be submitted to the Planning Department for approval and shall be prepared at the time of platting. Said plan shall be installed during the first planting season following the construction of the proposed facilities. Failure to do so or properly maintain this planting area as determined by the Director of Planning and the Superintendent of Central Inspection, jointly shall constitute a violation of the C.U.P. A financial guarantee for the plant material approved for the landscape plan shall be required prior to the issuance of occupancy permits if the required landscaping has not been planted.
9. Overhead lights shall be permitted providing they are directed downward so as to confine concentration of light to the surfaces or facilities concerned.

10. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, and their lessees until amended.
11. If for any reason or event, termination of occupancy of these facilities occurs and is not successfully re-opened after one year within the approved conditions and uses permitted by the C.U.P.; the Community Unit Plan and related commercial zoning shall expire and the zoning shall revert back to AA Single Family zoning. This shall be accomplished by the approval of the present owners, their successors and assigns and their lessees to this reversal of zoning as stated and as a specific condition of approval of this Community Unit Plan and related Commercial Zoning. It shall further be accomplished by the granting of the reversal to be initiated by the Metropolitan Planning Commission if not initiated by the owners at the end of the one year clause.
12. Hours of operation - closing time no later than 12:00 p.m.

13. Parking shall be provided as follows:

Parcel A - standard for parking based on water surface area - 1 space/75 sq. ft. of water surface area constructed (does not include lake)

Parcel B - 2 spaces/dwelling unit

All parking shall be surfaced with either concrete or asphalt. Additional parking above that specified shall be installed as expansion dictates.

14. Parcel descriptions:

PARCEL A

Proposed uses: wave pool, water slide, bath house, entry structure, parking, security fencing, concession facilities, picnic facilities, pool playground, equipment and maintenance building, swimming pools, fountains, family pavillion, helicopter pad, umbrella tables and trellis structures, boat dock facilities on lake, tensil structures, toilet facilities, ice skating (indoor & outdoor), sledding and tubing runs, ski run, tow lift, warming house, curling courts, kiosk, signs, flags, graphics and playground equipment (no commercial amusement rides)

