

SCALE: 1" = 50'

AMENDED COMMUNITY UNIT PLAN PLAZA TWENTY ONE

GENERAL PROVISIONS

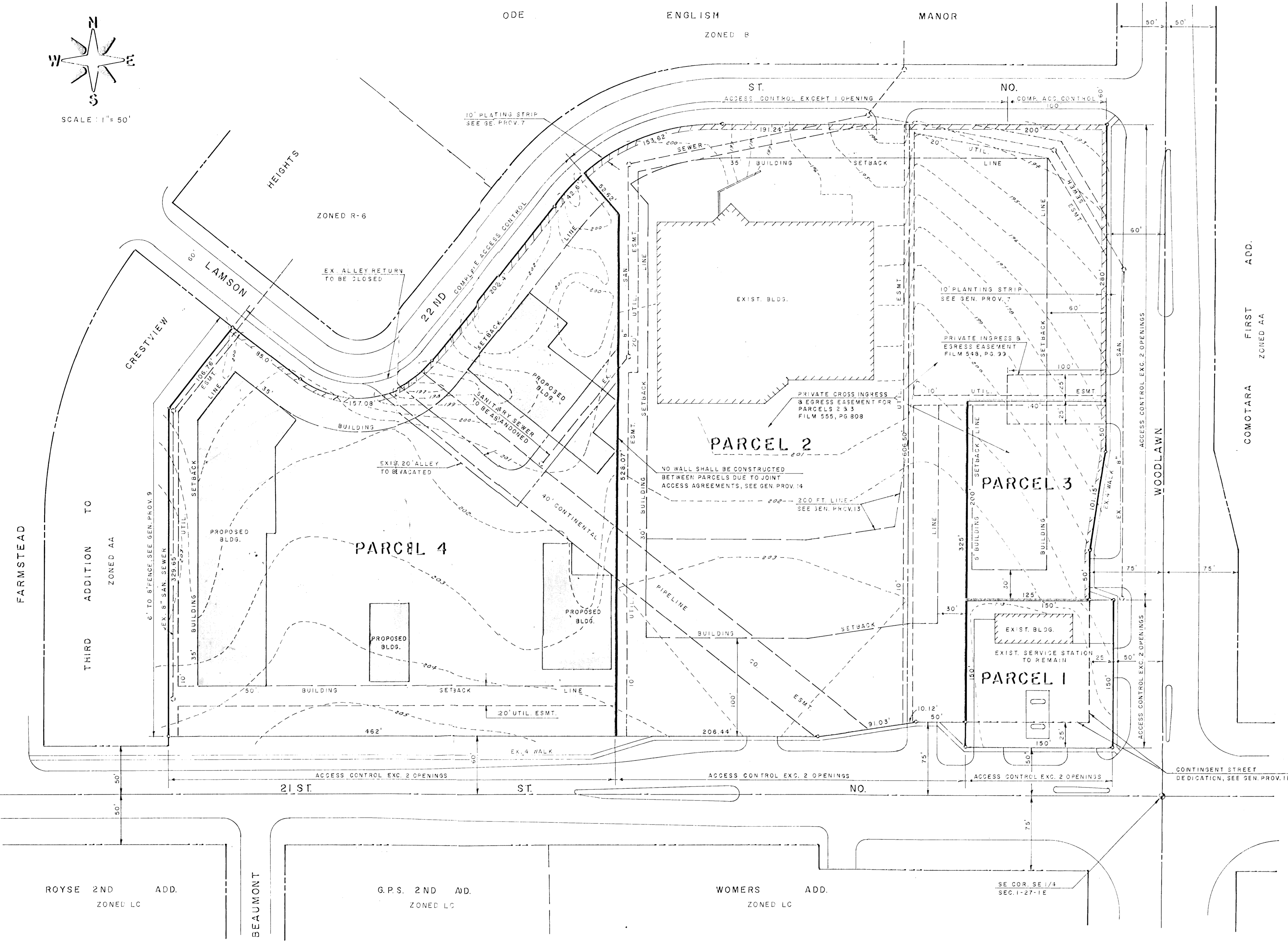
Total Gross Acres = 11.91

Net Acres = 11.47 + (Exclusive of additional street dedication including the contingent dedication in Parcel Number One).

1. Curb cuts - The maximum number of curb cuts shall not exceed four (4) along Woodlawn Boulevard and six (6) along Twenty First Street North, and one (1) along Twenty Second North.
2. All utilities shall be installed underground.
3. Minimum building setbacks as indicated on the plan.
4. Drainage problems will be resolved at time of platting.
5. Advertising signs shall be permitted along Twenty-First Street and Woodlawn Boulevard, not to exceed 30 feet in height nor to be placed so as to project over any street right-of-way. No bill board advertisement or roof signs will be allowed.
6. Parking ratio - one space for each two hundred fifty (250) square feet of floor area or one (1) space for every three (3) employees in the largest working shift in a twenty-four (24) hour period, whichever is the greater.
7. Screening and landscaping:

A planting screen as indicated on the plan shall be provided of low shrubbery not less than ten (10) feet in width and shall be of such type, and maintained in such a manner, as to not constitute a traffic hazard, or if applicable, a 6 foot to 8 foot high masonry fence, so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris, shall be constructed if the storage area, service area, or rear of the building(s) face directly into Twenty-Second Street North or Woodlawn Boulevard. Any relocation or construction of the fence necessitated by its location within the utility easement shall be without cost to the City or any utility company. A combination of landscape materials and low wall shall be placed along the east boundary of Parcel 3. A plan for the landscape area shall be submitted to the Director of Planning for review and approval prior to the issuance of any building permit in the parcel.

8. A landscape plan shall be prepared by a landscape architect for the planning screen and shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits. The plan shall show drives, plant materials, walls, orientation and north elevation of buildings, service areas, method of watering, etc.
9. A 6 foot to 8 foot wood fence with removable panels shall be constructed along the west line of Parcel 4 in lieu of a masonry wall because of the existing sewer line located in the utility easement. Such fence will be reduced to 3 feet in height within 20 feet of Twenty-First Street North and Lamson.
10. A Fire Lane, hard surfaced and (20) feet minimum in width, shall be provided around all main structures constructed within Parcels Number Two (2) and Number Four (4). Said Fire Lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said Fire Lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the Fire Lane.
11. Contingent dedication (Parcel Number One)
If and when the existing service station improvements located in the contingent dedication are removed, or substantially destroyed, the additional twenty-five (25) feet of right-of-way, as indicated on the plan, shall become effective.
12. At the time of platting, the applicant shall guarantee the installation of accel-decel lanes along Twenty-First Street and Woodlawn.
13. The number of buildings on Parcel Number Two shall not exceed four (4); provided however, no more than two buildings may be located within 200 feet of the south and east property lines.
14. No wall or screening fence shall be constructed between Parcels 2 and 4. There shall be a joint access agreement between Parcels 2 and 4.



PARCEL DESCRIPTIONS:

PARCEL - 1

Proposed Use - Automotive, Financial, and Other Service Oriented Retail that does not include Carry-out Food service as the principal business.
 Gross Area - 0.52 + Acres
 Net Area - 0.36 + Acres, or 15,625 Square Feet
 Maximum Building Coverage - 30% or 4,688 square feet
 Floor Area Ratio - .45
 Maximum Gross Floor Area - 7,031 Square Feet
 Maximum Building Height - 35 Feet

PARCEL - 2

Proposed Use - Shopping Center and/or Offices, Professional, Personal Services, Comparison and Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.
 Gross Area - 6.27 + Acres
 Net Area - 6.10 + Acres, or 265,716 + Square Feet
 Maximum Building Coverage - 30% or 79,715 Square Feet
 Floor Area Ratio - 119,765 Square Feet
 Maximum Building Height - 35 Feet

PARCEL - 3

Proposed Use - Offices, Professional/Personal Services, Retail Sales, Convenience Shopping, Restaurants, except those where Carry-Out Food Service is the principal business.
 Gross Area - 0.608 + Acres
 Net Area - 26,500 Square Feet
 Maximum Building Coverage - 35% = 9,257 Square Feet
 Floor Area Ratio - 40% = 10,600 Square Feet
 Maximum Building Height - 35 Feet

PARCEL - 4

Proposed Use - Shopping Center Facilities, Retail Sales, Theatre, Liquor Stores, Financial Institutions, Restaurant, Offices, Private Club.
 Gross Area - 4.50 + Acres
 Net Area - 191,750 Square Feet
 Maximum Building Coverage - 30% = 57,525 Square Feet
 Floor Area Ratio - 10% = 76,700 Square Feet
 Maximum Building Height - 35 Feet

NOV. 1, 1983