

OLDE ENGLISH MANOR

"B" ZONING

TWENTY SECOND STREET

PARCEL 2

PARCEL 1

EXISTING SERVICE STATION TO REMAIN

WOODLAWN

COMOTARA "AA" ZONING

"AA" ZONING APPROVED FOR "BB"

TWENTY FIRST STREET

"LC" ZONING

"LC" ZONING

GENERAL

TOTAL GROSS ACRES = 7.4±  
NET ACRES = 6.98± (EXCLUSIVE OF ADDITIONAL STREET DEDICATION INCLUDING THE CONTINGENT DEDICATION IN PARCEL NUMBER ONE.)

GENERAL PROVISIONS

- CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED FIVE (5) ALONG WOODLAWN BLVD. AND FOUR (4) ALONG TWENTY-FIRST STREET NORTH. THERE SHALL BE COMPLETE ACCESS CONTROL ALONG TWENTY-SECOND STREET NORTH.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
- DRAINAGE PROBLEMS WILL BE RESOLVED AT TIME OF PLATTING.
- ADVERTISING SIGNS SHALL BE PERMITTED ALONG TWENTY-FIRST STREET AND WOODLAWN BLVD., 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.
- 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.
- 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 A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD, OR IF APPLICABLE, A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET BUT NOT MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO TWENTY-SECOND STREET NORTH OR WOODLAWN BLVD.
- A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- A FIRE LANE, HARD SURFACED AND (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER TWO (2). 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.
- 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.
- AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCEL-DECEL LANES ALONG TWENTY-FIRST STREET AND WOODLAWN. TOTAL CONSTRUCTION OF THE ACCEL-DECEL LANES WILL NOT OCCUR UNTIL THE CONTINGENT DEDICATION IS EFFECTIVE.
- EXISTING SANITARY SEWER:  
IT WILL BE RESOLVED AT THE TIME OF PLATTING IF THE LOCATION OF THE EXISTING SANITARY SEWER LINES WILL EFFECT DEVELOPMENT OF PARCEL NUMBER TWO. IF DEVELOPMENT SHOULD BE EFFECTED BY THE PRESENT LOCATION, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF NEW LINES TO SERVE THE PRESENT SERVICE AREA. IF DEVELOPMENT IS NOT EFFECTED BY THE PRESENT LOCATION OF SAID LINES, PROPER EASEMENTS WILL BE GIVEN AT TIME OF PLATTING.

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 15,629 SQUARE FEET (NET AREA DOES NOT INCLUDE CONTINGENT DEDICATION)  
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.  
GROSS AREA - 6.88± ACRES  
NET AREA - 6.62± ACRES, OR 288,567± SQUARE FEET  
MAXIMUM BUILDING COVERAGE - 30% OR 86,510 SQUARE FEET  
FLOOR AREA RATIO - .45  
MAXIMUM GROSS FLOOR AREA - 129,765 SQUARE FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET

REVISIONS

DATE

BY

DESIGNER  
G. WILEY

ENGINEERING

TECHNICIAN

E. DAVIS

CHECKED BY

G. WILEY

SHEET TITLE  
C. U. P.

DATE  
JUNE 25, 1973

PROJECT  
PLAZA TWENTY ONE  
COMMUNITY UNIT PLAN

SHEET NUMBER 1 OF 1 SHEETS

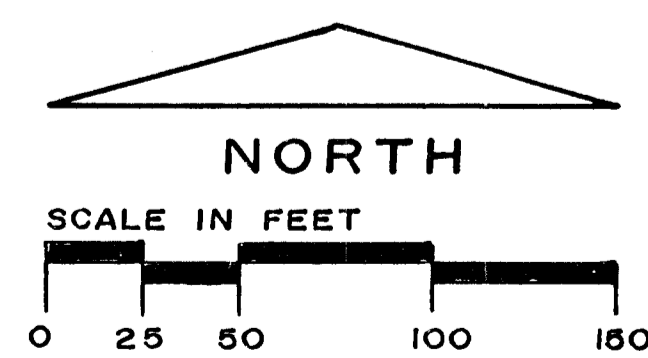
oblinger-smith corporation

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PLAZA TWENTY ONE  
COMMUNITY UNIT PLAN

BEAUMONT ST.



CONTOURS: 1-FOOT INTERVALS  
CITY DATUM ELEVATIONS - SEPT. 1966