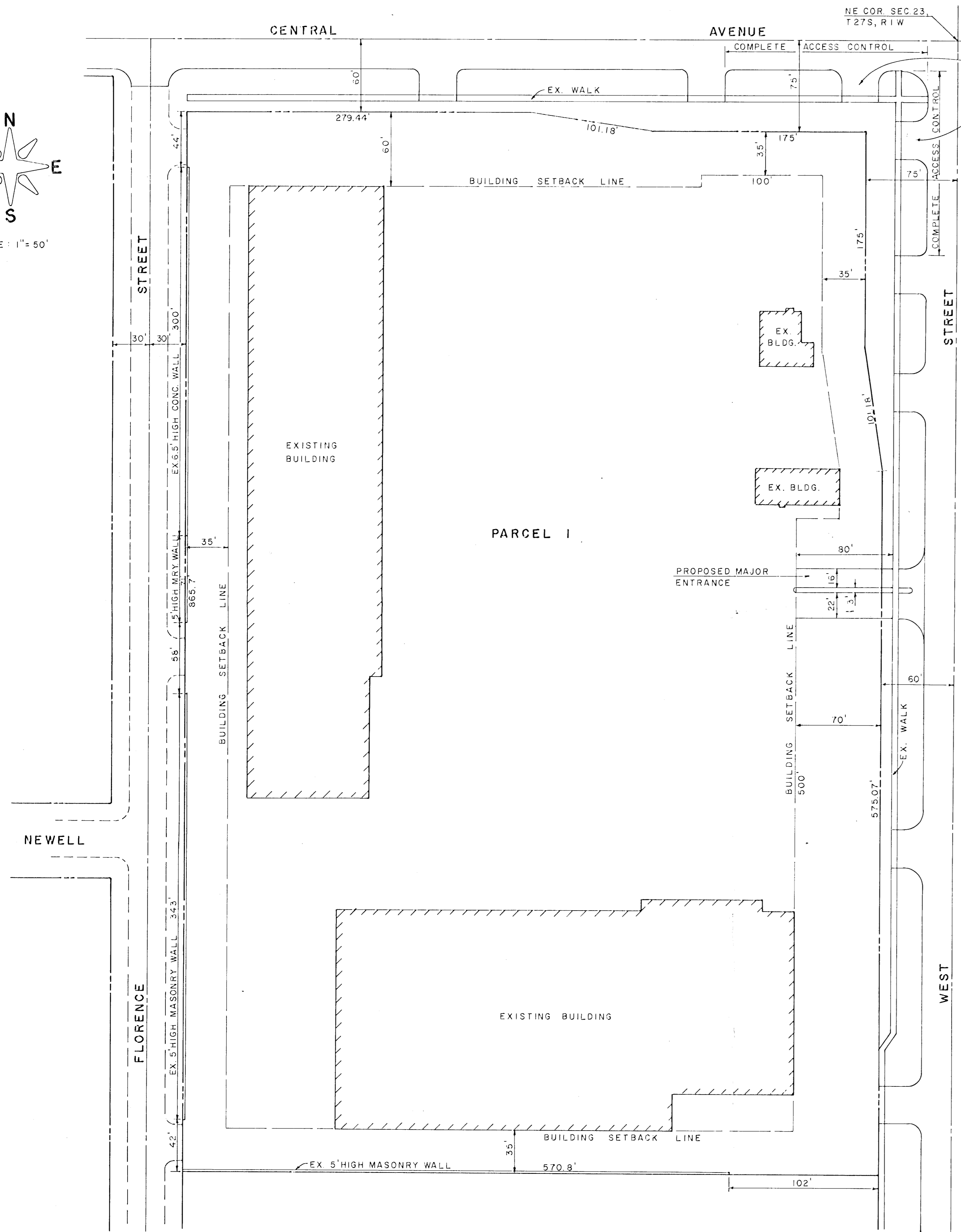


SCALE: 1" = 50'



## COMMUNITY UNIT PLAN FOR PLAZA WEST SHOPPING CENTER

### GENERAL PROVISIONS

1. Total Land Area: 486,490 Sq. Ft. or 11.2 acres
2. Legal Description: Lot 1, Wescon Addition and Lots 3 and 4, Block 9, Parkwilde Addition.
3. Curb Cuts:
  - Maximum number of curb cuts to Florence St. shall not exceed 3.
  - Maximum number of curb cuts to Central Ave. shall not exceed 2.
  - Maximum number of curb cuts to West St. shall not exceed 5 including one major entrance.
4. Sign Control: On site signs as permitted by zoning district.
5. Fire Lane: A fire lane, a minimum of 20 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided around all main structures. Said fire lane or lanes shall have a minimum of five inches of asphalt thickness. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Prior to the final approval of the parking plan, the Fire Chief or his designated representative shall approve the plan as to the location of the fire lane or lanes.
6. Screening Wall: A 5 foot high solid wall of concrete reduced to a 3 foot high masonry wall is constructed along the west property line except for points of ingress and egress. A 5 foot high solid wall of masonry is constructed along the south line except for the east 102 feet.
7. Off-street parking and loading spaces shall be provided as required by ordinance.
8. The transfer of title of all or any portion of the land included within the Community Unit Plan 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, unless amended.
9. All future utilities shall be installed underground.

### PARCEL DESCRIPTION

- Parcel No. 1
1. Net Area: 486,490 Sq. Ft.
  2. Maximum Building Coverage: 30% or 145,950 Sq. Ft.
  3. Maximum Gross Floor Area: 250,000 Sq. Ft.
  4. Building Setback Lines:
 

Florence St.	35 feet
Central Ave.	As shown on plan.
West St.	As shown on plan.
  5. Maximum Building Height: 80 feet
  6. Parking Ratio: As per zoning ordinance
  7. Proposed Uses: Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping.