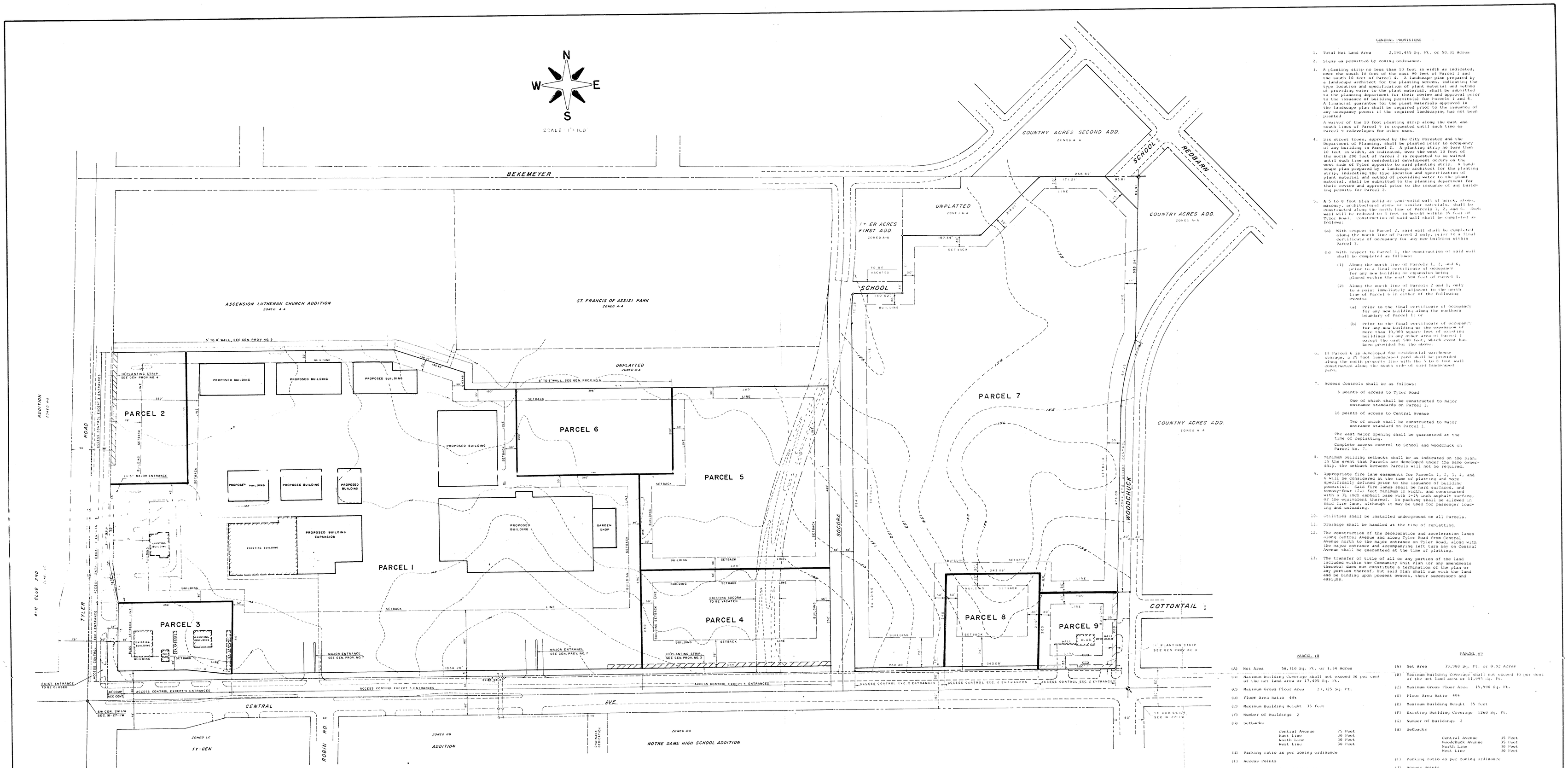

GENERAL PROVISIONS

1. Total Net Land Area 2,191,445 Sq. Ft. or 50.31 Acres

2. Signs as permitted by zoning ordinance.

3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1 and the south 10 feet of Parcel 4. A landscape plan prepared by a landscape architect for the planting screen, indicating the type location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1 and 4. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

   A waiver of the 10 foot planting strip along the east and south lines of Parcel 9 is requested until such time as Parcel 9 redevelops for other uses.

4. Six street trees, approved by the City Forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waived until such time as residential development occurs on the west side of Tyler opposite to said planting strip. A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits for Parcel 2.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2, and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:

   (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only, prior to a final certificate of occupancy for any new building within Parcel 2.

   (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:

      (1) Along the north line of Parcels 1, 2, and 6, prior to a final certificate of occupancy for any new building or expansion being planed within the east 500 feet of Parcel 1.

      (2) Along the north line of Parcels 2 and 1, only to a point immediately adjacent to the north line of Parcel 6 in either of the following events:

         (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel 1; or

         (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 10,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for the above.

6. If Parcel 6 is developed for residential warehouse storage, a 25 foot landscaped yard shall be provided along the north property line with the 5 to 8 foot wall constructed along the south side of said landscaped yard.

7. Access Controls shall be as follows:

   6 points of access to Tyler Road

      One of which shall be constructed to major entrance standards on Parcel 1.

   16 points of access to Central Avenue

      Two of which shall be constructed to major entrance standard on Parcel 1.

   The east major opening shall be guaranteed at the time of replatting.

   Complete access control to School and Woodchuck on Parcel No. 7.

8. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setback between Parcels will not be required.

9. Appropriate fire lane easements for Parcels 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permits. Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 35 inch asphalt base with 1-1½ inch asphalt surface. (a) The pavement thereof. No parking shall be allowed in said fire lane; although it may be used for passenger loading and unloading.

10. Utilities shall be installed underground on all Parcels.

11. Drainage shall be handled at the time of replatting.

12. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn bay on Central Avenue shall be guaranteed at the time of platting.

13. The transfer of title of all or any portion of the land included within the Community Unit Plan for any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL #1

(A) Net Area 857,660 Sq. Ft. or 19.69 Acres

(B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 257,300 Sq. Ft.

(C) Maximum Gross Floor Area 343,065 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Existing Building Coverage 36,220 Sq. Ft.

(G) Number of Buildings 10

(H) Setbacks

Central Avenue	140 Feet
East Line	30 Feet
North Line	30 Feet
Tyler Road	90 Feet or as indicated on the plan

(I) Parking ratio as per zoning ordinance

(J) Access Points

2 to Tyler Road
3 to Central Avenue

(K) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club, Bowling Alley, Skating Rink.

PARCEL # 2

(A) Net Area 63,940 Sq. Ft. or 1.47 Acres

(B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 19,180 Sq. Ft.

(C) Maximum Gross Floor Area 25,575 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Number of Buildings 3

(G) Building Setback

Tyler Road 75 feet

(H) Parking Ratio as per Zoning Ordinance

(I) Access Points

2 to Tyler Road

(J) Proposed General Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Offices, Private Club.

PARCEL #3

(A) Net Area 51,620 Sq. Ft. or 1.18 Acres

(B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 15,485 Sq. Ft.

(C) Maximum Gross Floor Area 20,650 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Existing Building Coverage 5,700 Sq. Ft.

(G) Number of Buildings 3 and 2 carports

(H) Setbacks

Central Avenue for new structures	35 Feet
Tyler Road	35 Feet

(I) Parking Ratio as per Zoning Ordinance

(J) Access Points

3 to Central Avenue
1 to Tyler Road

(K) Proposed General Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Offices, Private Club.

PARCEL #4

(A) Net Area 120,130 Sq. Ft. or 2.76 Acres

(B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 36,040 Sq. Ft.

(C) Maximum Gross Floor Area 48,050 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Number of Buildings 4

(G) Building Setbacks

Central Avenue	75 Feet
Socora	35 Feet
North Line	30 Feet
West Line	30 Feet

(H) Parking Ratio as per Zoning Ordinance

(I) Access Points

4 to Central Avenue

(J) Proposed General Uses: Retail uses, Theatre, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Offices, Private Club.

PARCEL # 5

(A) Net Area 207,205 Sq. Ft. or 4.71 Acres

(B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 62,160 Sq. Ft.

(C) Maximum Gross Floor Area 82,080 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 55 feet

(F) Number of Buildings 6

(G) Building Setbacks

Socora	35 feet
North Line	30 feet
West Line	30 feet
South Line	30 feet

(H) Parking Ratio as per Zoning Ordinances

(I) Proposed Uses: Any use permitted in the "BB" Zoning District, except for boarding houses, lodging houses, boathouses, cemeteries, and any residential use.

PARCEL # 6

(A) Net Area 87,120 Sq. Ft. or 2.00 Acres

(B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 26,135 Sq. Ft.

(C) Maximum Gross Floor Area 34,850 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Number of Buildings 3

(F) If Parcel is developed with Residential Storage Warehouses, maximum land coverage shall not exceed 40 per cent of the net land area or 34,850 Sq. Ft. with no limit to number of buildings.

(G) Maximum Building Height 35 feet

(H) Building Setbacks

North Line 30 feet

(I) Parking Ratio as per Zoning Ordinance

(J) Proposed Uses: Residential Storage Warehouses, (subject to HEA approval), Retail Uses, Theatre, Restaurant, Offices, Private Club, Bowling Alley, Skating Rink.

PARCEL # 7

(A) Net Area 707,480 Sq. Ft. or 16.24 Acres

(B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 212,245 Sq. Ft.

(C) Maximum Gross Floor Area 282,990 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Heights as per Zoning Ordinances

(F) Number of Buildings 10

(G) Building Setbacks

Central	75 Feet
Socora	35 Feet
Southerly Line	30 Feet
School Circle	35 Feet
East Line	30 Feet
Woodchuck	35 Feet
Southerly Line	30 Feet

(H) Parking Ratio as per Zoning Ordinances

(I) Access Points

2 to Central

Complete Access Control to Woodchuck
Complete Access Control to School Circle

(J) Proposed Uses: Any use permitted in the "BB" Zoning District, except for boarding houses, lodging houses, boathouses, cemeteries, and any residential use.

PARCEL #8

(A) Net Area 58,110 Sq. Ft. or 1.34 Acres

(B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 17,495 Sq. Ft.

(C) Maximum Gross Floor Area 21,525 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Number of Buildings 2

(G) Setbacks

Central Avenue	75 Feet
East Line	30 Feet
North Line	30 Feet
West Line	30 Feet

(H) Parking ratio as per zoning ordinance

(I) Access Points

2 to Central Avenue

(J) Proposed Uses: Any use permitted in the "BB" Zoning District, except for boarding houses, lodging houses, boathouses, cemeteries, and any residential use.

PARCEL #9

(A) Net Area 39,980 Sq. Ft. or 0.92 Acres

(B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,995 Sq. Ft.

(C) Maximum Gross Floor Area 15,990 Sq. Ft.

(D) Floor Area Ratio 40%

(E) Maximum Building Height 35 feet

(F) Existing Building Coverage 1260 Sq. Ft.

(G) Number of Buildings 2

(H) Setbacks

Central Avenue	35 Feet
Woodchuck Avenue	35 Feet
North Line	30 Feet
West Line	30 Feet

(I) Parking ratio as per zoning ordinance

(J) Access Points

2 to Central

(K) Proposed General Uses: Service Station, Retail Uses, Liquor Store, Financial Institutions, Offices, Private Club.

REVISED COMMUNITY UNIT PLAN FOR TYLER ACRES

JULY 21, 1987

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
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