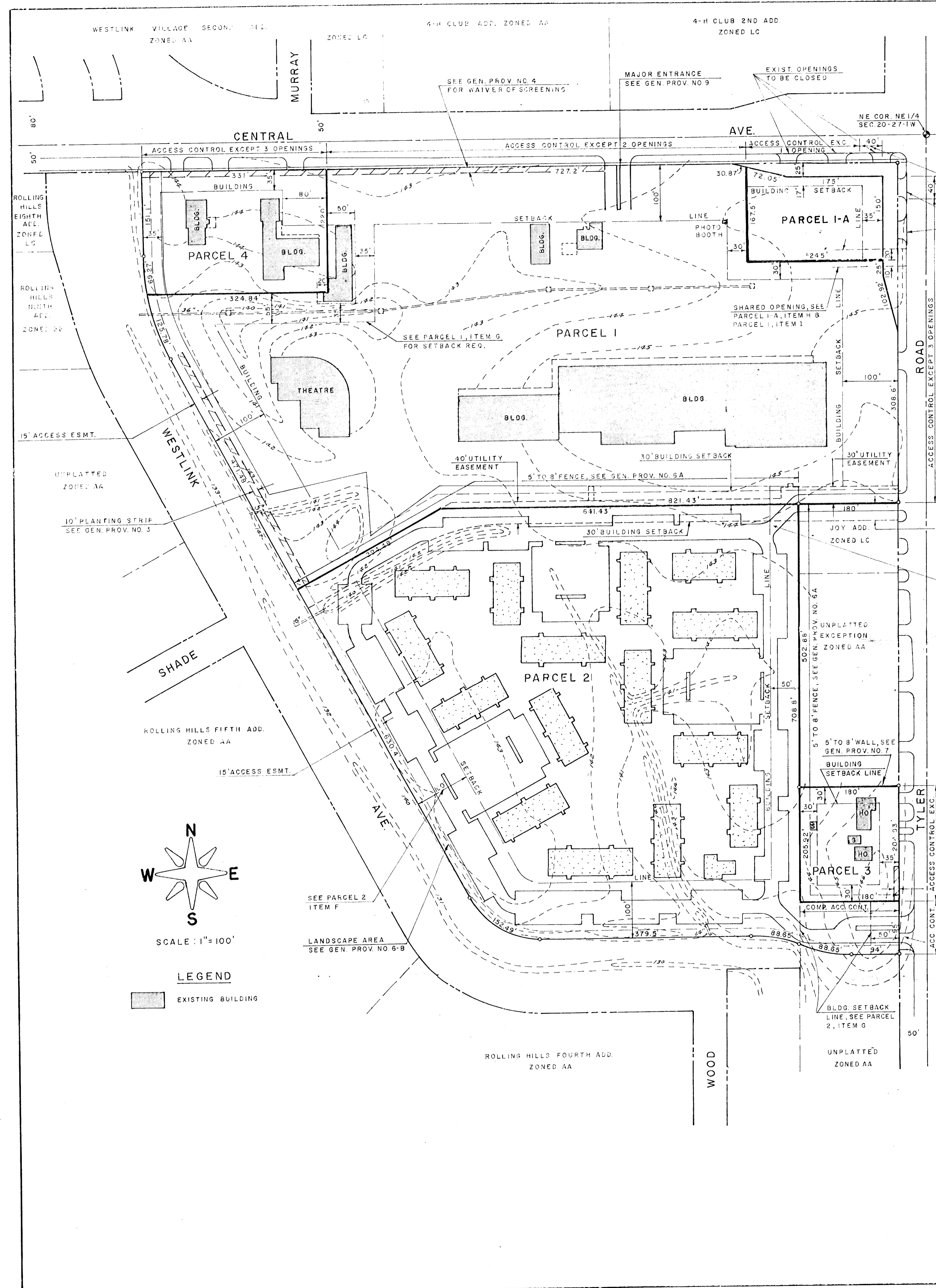


REVISED COMMUNITY UNIT PLAN WESTLINK CENTER



GENERAL PROVISIONS

1. Total Net Land Area 1,417,725 Sq. Ft. or 32.55 Acres
2. Signs as permitted by zoning ordinance.
3. A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 25 feet as shown on plan of Parcel 1.
4. Waiver of screening and landscape along the north boundary of Parcels 1 and 4 were approved by the Planning Commission, August 5, 1985.
5. Approval of this C.U.P. shall constitute a waiver of screening and landscape requirements under 2a. and 3b. of the C.U.P. regulations along Tyler Road for Parcel 3.
- 6A. A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berms shall be constructed adjacent to the north and east boundary of Parcel 2 and the south boundary of Parcel 3. The design of such fence shall be submitted to and approved by the MDP prior to the issuance of a building permit on Parcel 2. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for maintaining the fence and landscaping of Parcel 2 and such obligation shall run with the land. Any relocation or construction of the fence and landscaping necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence and landscaping shall constitute a violation of the C.U.P.
- 6B. A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.
7. 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 Parcel 3. Such wall to be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed prior to final certificate of occupancy of buildings for total development of Parcel 3.
8. The fence, landscaping and berms as described in General Provision 6B shall be in lieu of the required masonry wall along the west and south boundaries of Parcel 3.
9. The access point at the northeast corner of Parcel 2 is for a fire access, not general circulation.
9. Access Controls shall be as follows:
 - 5 points of access to Central Avenue
 - One of which shall be constructed to major entrance standard on Parcel 1.
 - 6 points of access to Tyler Road
 - The southern opening to Tyler Road from Parcel 2 shall be constructed to major entrance standard.
 - The major openings shall be guaranteed at the time of replatting.
10. Utilities shall be installed underground on Parcels 2 and 3.
11. Drainage shall be handled at the time of replatting.
12. The transfer of title of all or any portion of the land included within the Community Unit Plan (or 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 691,770 Sq. Ft. or 15.88 Acres
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 207,530 Sq. Ft.
- (C) Maximum Gross Floor Area 276,710 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Maximum Building Height 35 feet
- (F) Existing Building Coverage 106,255 Sq. Ft.
- (G) Setbacks Central Avenue 100 feet

Tyler Road 100 feet
West Property Line 100 feet
South Property Line 30 feet

Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet west of the east boundary of Parcel 4. No other buildings on Parcel 1 shall be permitted within 35 feet of the above described line.

Above setbacks except as noted on plan.

- (H) Parking ratio as per zoning ordinance.
- (I) Access Points 2 to Central Avenue
1 to Tyler Road, one which is to be shared with Joy Addition and one shared with Parcel 1-A.
No access to Westlink Avenue
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurants, Offices.

PARCEL #1-A

- (A) Net Area 37,360 Sq. Ft. or 0.86 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 11,210 Sq. Ft.
- (C) Maximum Gross Floor Area 14,945 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Maximum Building Height 35 Feet
- (F) Building Setbacks Central 17 feet
Tyler 35 Feet
- (G) Parking Ratio as per zoning ordinance
- (H) Access Points 1 to Tyler shared with Parcel 1
1 to Central
- (I) Proposed General Uses: Financial Institutions

PARCEL # 2

- (A) Net Area 578,790 Sq. Ft. or 13.29 Acres
- (B) Proposed Use - Garden Apartments and/or Townhouses with related Garages or Carports and Accessory Community Facilities
- (C) Maximum Building Height - 2 Stories or 35 feet
- (D) Density - 22 D.U./Acre or 290 units
- (E) Parking Ratio - 1.5 Spaces/D.U. (two if units are to be owner occupied)
- (F) Building Setback Line
- West and South 100 feet except open carport structures shall be allowed to within 50 feet of the property line and open parking or drives to within 15 feet of the property line.
- East 50 feet (as shown on the plan), except open parking shall be allowed to within 15 feet of the property line.
- North 30 feet
- (G) One Project Sign not to exceed 35 feet in height or 150 Sq. Ft. per face and architectural screening walls, may be placed at the Tyler Road entrance at the southeast corner of the Parcel. A guard house not to exceed 250 Sq. Ft. and a Security Gate may be allowed at this entrance, within the setback lines as indicated on the plan.
- (H) The entrance at the S.E. Corner of the parcel at Tyler Road shall be constructed to major entrance width, and shall be guaranteed at the time of replatting.

PARCEL # 3

- (A) Net Area 36,975 Sq. Ft. or 0.85 Acre
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,090 Sq. Ft.
- (C) Maximum Gross Floor Area 16,600 Sq. Ft.
- (D) Floor Area Ratio 45%
- (E) Maximum Building Height 30 feet
- (F) Parking Ratio as per Zoning Ordinance
- (G) Building Setback Tyler Road 35 feet
North, South, and West 30 feet
- (H) Access Point Two to Tyler Road
- (I) Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage Mini Warehouse, Hotel - Motel.
- (J) Two Buildings

PARCEL # 4

- (A) Net Area 72,930 or 1.67 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 21,890 Sq. Ft.
- (C) Existing Building Area 10,915 Sq. Ft.
- (D) Maximum Gross Floor Area 21,890 Sq. Ft.
- (E) Floor Area Ratio 30%
- (F) Maximum Building Height 35 feet
- (G) Building Setbacks as shown on the plan
- (H) Parking Ratio as per zoning ordinance
- (I) Access Points 3 to Central Avenue
- (J) Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage, Mini Warehouse, Motel - Hotel.