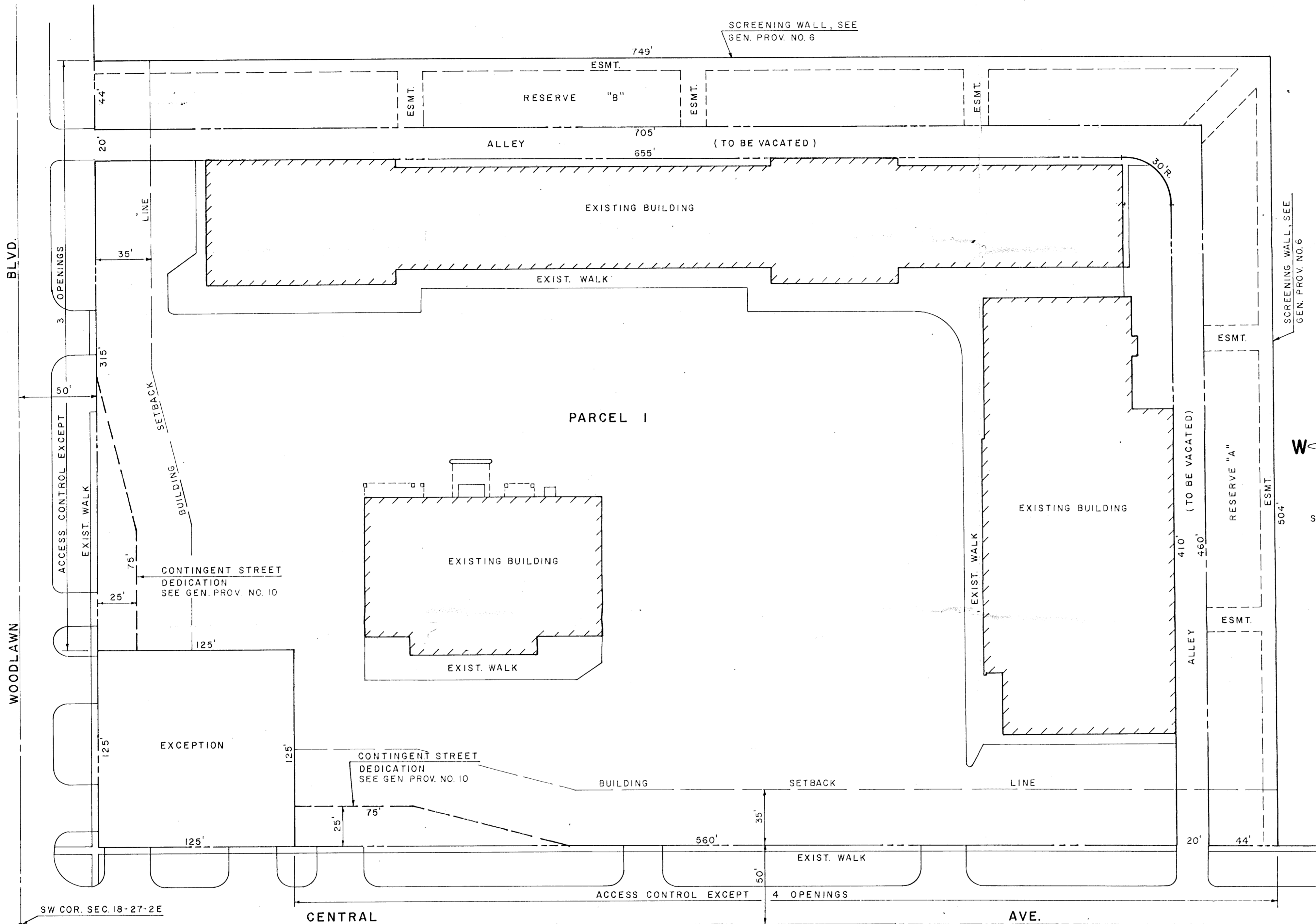
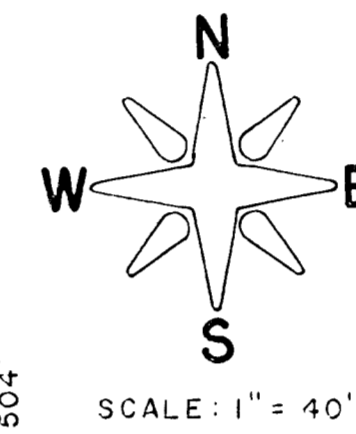


COMMUNITY UNIT PLAN
FOR
NORMANDY VILLAGE



GENERAL PROVISIONS

- Total Land Area: 361,870 Sq. Ft. or 8.3 acres
- Legal Description: Lot 3, Block A, First Addition to Woodlawn Village except the south 125 feet of the west 125 feet thereof and vacated east, west and north, south alley in said Block A, and Parking Reserves "A" & "B" in Replat of Lots 1 thru 7, Block A, First Addition to Woodlawn Village.
- Curb Cuts: Maximum number of curb cuts to Woodlawn Blvd. shall not exceed 3.
Maximum number of curb cuts to Central Ave. shall not exceed 4.
- Sign Control: On site signs as permitted by zoning district.
- 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.
- Screening Wall: Existing Screening: A 6 foot ornamental wood fence along the north side except for the west 110 feet which is a 6 foot chain link fence screened with plantings. A 6 foot ornamental wood fence along the east side. The property owner shall be responsible for maintaining the fence in good repair. Should the fencing be removed or become deteriorated a 6 to 8 foot high fence consisting of removable metal panels so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris shall be constructed along the north and east sides of Parcel #1. The fence shall be designed that the vertical supports shall be not less than 16 feet on center. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land.
- Off-street parking and loading spaces shall be provided as required by ordinance.
- 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.
- All future utilities shall be installed underground.
- Contingent Dedication: In the event the existing service station improvements located at the N.E. Corner of Central and Woodlawn are removed or substantially destroyed, the additional right-of-way as indicated on the plan shall become effective.



PARCEL DESCRIPTION

Parcel No. 1

- | | |
|---------------------------------|--|
| 1. Net Area: | 361,870 Sq. Ft. |
| 2. Maximum Building Coverage: | 30% or 108,360 Sq. Ft. |
| 3. Maximum Gross Floor Area: | 162,840 |
| 4. Floor Ratio Area: | 0.45 |
| 5. Maximum Number of Buildings: | 3 |
| 6. Building Setback Lines: | |
| | Woodlawn Blvd. 35 feet |
| | Central Ave. 35 feet |
| 7. Maximum Building Height: | 45 feet |
| 8. Parking Ratio: | As per zoning ordinance |
| 9. Proposed Uses: | Shopping center and/or offices, professional personal services, restaurants, bakery, bank, theatre, comparison and convenience shopping. |