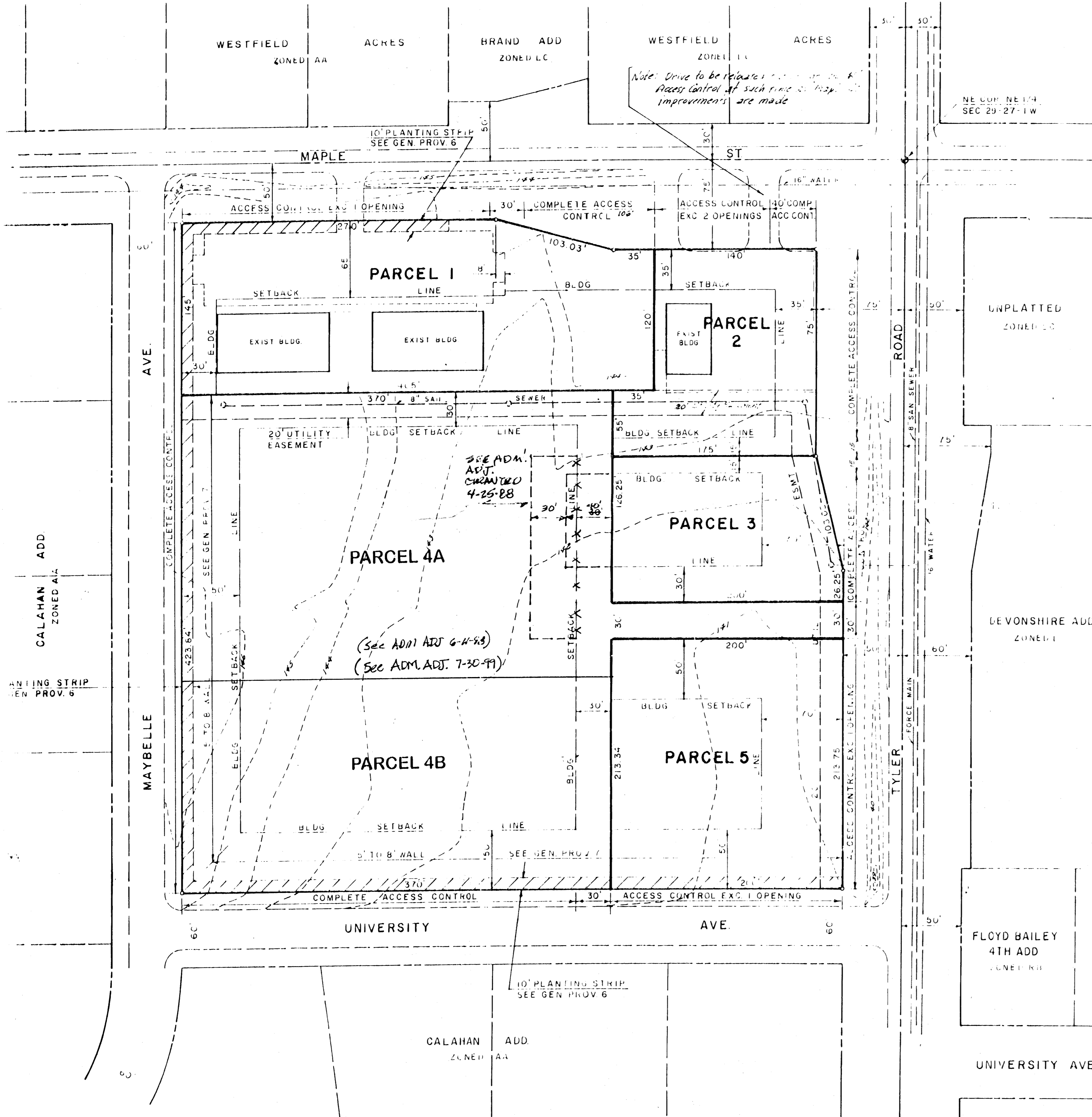


APPROVED CUP

MAPC Per Amendment 7-15-99
MAPD 1 of 2

AMENDED COMMUNITY UNIT PLAN WESTWOOD HILLS



- GENERAL PROVISIONS**
- Total Net Land Area 312,094 SF or 7.18 Acres
 - Access controls shall be as follows:
4 points of access to Maple Street
3 points of access to Tyler Road
2 points of access to University Avenue
 - Signs as permitted by zoning ordinance
 - Utilities shall be installed underground on all parcels
 - Appropriate fire lane easements for Parcel 4 will be defined prior to the issuance of building permit. Said fire lanes shall be hard surfaced, and 24 feet minimum in width and constructed with a 3 1/2 inch asphalt base with a 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading. Firelanes will not be required if developed as single family residential uses with direct access to a public street. *Per ADM. ADJ. 6-11-98*
 - There shall be a planting strip no less than 10 feet in width, as indicated on the plan, along the west 230 feet of the north line of Parcel 1, the west line of Parcels 1 and 4 and the south line of Parcels 4 and 5. 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 building permits. A financial guarantee for the plant material approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. Failure to properly maintain the planting strips shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection that the planting strips are not properly maintained. If parcel 4 is developed as single family residential uses, the landscape buffer requirement along the west and south lines of Parcel 4 shall be waived. *Per ADM. ADJ. 6-11-98*
 - If buildings are constructed on Parcels 4 and 5 in which the rear, service, or storage areas face directly the residentially zoned property across Maybelle Avenue and University Avenue, a 5 foot to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the west and south lines of Parcel 4 and the south line of Parcel 5 in lieu of the 10-foot planting strip as set forth in General Provision #6. Said wall shall be reduced to 3 feet in height within 25 feet of any street intersection. The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building. Appropriate street trees (as approved by the City Forester) shall be planted no farther apart than 50 feet on center in the public "parking" area between the curb and the wall and shall be maintained by the owners of the adjacent parcels. A financial guarantee made prior to the issuance of any occupancy permit if they have not been installed. If Parcel #4 is developed as single family residential uses, the 6' masonry wall requirement will be waived. *Per ADM. ADJ. 6-11-98*
 - All lights shall be directed so as not to shine directly toward the adjacent residential properties.
 - Minimum building setbacks shall be as indicated on the plan.
 - Drainage shall be handled at the time of replating.
 - 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.
 - Cross-parcel access easements and joint access drives will be handled at the time of replating.
- PARCEL 1**
- Net Area 56,600 Sq. Ft. or 1.30 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 16,980 Sq. Ft.
 - Maximum Gross Floor Area 16,980 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
Maple Street 35 to 65 Feet (as indicated)
Maybelle Avenue 30 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points:
2 to Maple Street
 - Maximum Number of buildings: 3
 - Proposed Uses: All uses permitted in the OC Zoning District

- PARCEL 2**
- Net Area 26,425 Sq. Ft. or 0.61 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 7,925 Sq. Ft.
 - Gross Floor Area 7,925 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
Maple St. 35 Feet
Tyler Road 35 Feet
South Line 15 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points:
2 to Maple Street
1 to Tyler Road (shared with Parcel 3)
 - Maximum number of building: 1
 - Proposed Uses: Convenience Stores Selling Gasoline, Laundry, Dry Cleaning, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District.

- PARCEL 3**
- Net Land Area 24,000 Sq. Ft. or 0.55 Acres
 - Building Coverage shall not exceed 30 per cent of the net land area or 7,200 Sq. Ft.
 - Maximum Gross Floor Area 7,200 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
Tyler Road 70 Feet and as indicated
North Line 15 Feet
South Line 30 Feet
 - Parking Ratio as per zoning ordinance
 - Access Points:
1 to Tyler Road (shared with Parcel 2)
 - Maximum number of buildings: 1
 - Proposed Uses: All uses permitted in the OC Zoning District

- PARCEL 4B (PER ADM. ADJ. 7-30-99)**
(Per ADM. ADJ. 6-11-98)
- IF DEVELOPED AS SINGLE FAMILY RESIDENTIAL USES:**
- Proposed Uses: Single Family Residential Uses
 - Gross Area: 149,710 Sq. Ft. or 3.4 Acres
 - Max. Dwelling Units: 14 Units
 - Density: 4 D.U. per Acre
 - Max. Build. Height: 35'
 - Setbacks:
20' Front Yard Setback except adjacent to University Ave.
25' Front Yard adjacent to University Ave.
15' Side Yard Setback if adjacent to a public street
6' Side Yard
- PARCEL 4A & 4B (PER ADM. ADJ. 7-30-99)**
- IF DEVELOPED AS SINGLE FAMILY RESIDENTIAL USES:**
- Net Land Area 162,960 Sq. Ft. or 3.74 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 48,888 Sq. Ft.
 - Maximum Gross Floor Area 48,888 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 Feet
 - Setbacks:
Maybelle Avenue 50 Feet
University Avenue 50 Feet
North Line 30 Feet
East Line 30 Feet as shown
 - Parking Ratio as per zoning ordinance
 - Access Points:
1 to University Avenue
1 to Tyler Road
 - Maximum number of buildings: 7
 - Proposed Uses: All uses permitted in the OC Zoning District.

- PARCEL 5**
- Net Land Area 42,710 Sq. Ft. Or 0.98 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 12,815 Sq. Ft.
 - Maximum Gross Floor Area 21,355 Sq. Ft.
 - Floor Area Ratio 50%
 - Maximum Building Height - 35 Feet
 - Setbacks:
Tyler Road 70 Feet
University Avenue 50 Feet
North Line 50 Feet
 - Parking Ratio as per Zoning Ordinance
 - Access Points:
1 to Tyler Road
1 to University Ave.
 - Maximum number of buildings: 1
 - Proposed Uses: Restaurant (excludes restaurants which provide outdoor food service), Financial Institutions, and Retail Sales permitted in the LC Zoning District and All uses permitted in the OC Zoning District

SELF SERVICE CAR WASH AS APPROVED BY BZA RES NO 6-95

APPROVED CUP

MAPC 6-28-84
BCC 7-24-84

WESTWOOD HILLS DP 97