

GLADYS WIEDEMANN COMMUNITY UNIT PLAN

GENERAL PROVISIONS

1. Curb Cuts: 2 curb openings to Greenwich Road
2 curb openings to Lewis Street
Openings to Kellogg Drive as required
2. On site signs as permitted by zoning district.
3. All utilities shall be installed underground.
4. A fire lane, a minimum of 24 feet in width (with sufficient turning radii at corners to accommodate standard fire apparatus), shall be provided adjacent to 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 they may be used for general traffic circulation and passenger loading and unloading. Prior to 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.
5. Planting screens as indicated on the plan, shall be provided and maintained and shall consist of low shrubbery and trees, not less than 10 feet in width and shall be of such a type and maintained in such manner as not to constitute a traffic hazard.

A landscape plan shall be prepared by a landscape architect for the planting screens, indicating the location, type and specifications of planting materials and shall be submitted to the planning department for their review and approval prior to issuance of any building permits.

A waiver of the 10 foot planting strip is requested as long as the residential house being utilized for security purposes or any other residential house built as a replacement for the same purpose and remains in this general location.
6. Failure to properly maintain the planting strip 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 strip is not properly maintained.
7. All lights shall be directed so as not to shine directly toward the residential property to the northeast.
8. Waiver of required screening wall adjacent to A-A zoning.
9. Minimum building setbacks shall be as indicated on the plan.
10. Off-street parking and loading spaces shall be provided as required by zoning ordinance.
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 DESCRIPTION

Parcel No. 1

1. Net area: 271,606.90 sq. ft. or 6.23 acres
2. Maximum building coverage: 30% or 81,482 sq. ft.
3. Maximum floor ratio/area: 40% or 108,642 sq. ft.
4. Maximum building height: 40 feet
5. Proposed Use: Offices, retail sales, wholesale sales, personal services, new and used automotive sales, automotive repair to include body work. All residential use prohibited, except for one house for security purposes.
6. Maximum number of buildings: 5

