



COMMUNITY UNIT PLAN FOR BRUSH CREEK

GENERAL PROVISIONS

- Total Gross Land Area 1,104,405 Sq. Ft. or 25.27 Acres
The area is to be used as follows:
Reserve A - 6.70 Acres
Reserve B - 4.94 Acres
Streets - 4.75 Acres
Setback Deduction - 2.86 Acres
Net Area for Development - 50.02 Acres
- The proposed development, as illustrated, is to contain the following types of housing:
Townhouse Units 353 Units
Garden Apartments 113 Units
Total 466 Units
If Parcel 3 and 4 are developed using alternative uses, the maximum number of units permitted under this Community Unit Plan shall be 535.
- Density: If the parcels are developed as illustrated, the overall density of the site would be 7.10 DU's per acre. The maximum density of the site possible is 7.50 DU's per acre.
- Signs as permitted by zoning ordinance.
- A planting strip no less than 10 feet in width, as indicated, along the north line and the south 115 feet along the west line of Parcel 2. 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 plants selected, shall be submitted to the planning department for their review and approval prior to the issuance of building permits for Parcel 2. A financial statement for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permits if the required landscaping has not been planted.
A waiver of the 10 foot planting strip along the south 115 feet of the west line and the east 220 feet of the north line of Parcel 2 is requested until the property along the west side of Woodlawn and the north side of 37th St. North is developed for other uses.
- A 3 foot to 4 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the south line of Parcel 2. Such wall shall be constructed to a height within 20 feet of Woodlawn. The wall shall be completed prior to the final certificate of occupancy for any building of more than 10,000 Sq. Ft. on Parcel 2. In the event that Parcel 2 should develop before Parcel 3, the construction of the wall shall be delayed until such time as construction begins on Parcel 3.
- Access Controls shall be as follows:
5 points of access to Woodlawn
One of which shall be constructed to major entrance standards on Parcel 1.
5 points of access to 37th St. North
One of which shall be constructed to major entrance standards on Parcel 2.
- The construction of the deceleration and acceleration lanes along Woodlawn and 37th St. North, along with the major entrances shall be guaranteed at the time of platting.
- Minimum building setbacks shall be indicated on the plan. In the event that Parcel 1 and 2 are developed under the same ownership, the setbacks between said parcels will not be required.
- Appropriate fire line easements for Parcels 1 and 2 will be considered at the time of platting and more specifically defined prior to the issuance of building permits. Said fire line shall be hard surfaced, and 14 feet minimum in width, and constructed with a 14 inch aggregate base with 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire line, although it may be used for passenger loading and unloading.
- The maintenance of Reserve "A" shall be the responsibility of the Homeowners Association of owners of Parcels 1 and 2.
The maintenance of Reserve "B" shall be the responsibility of the Homeowners Association of owners of Parcels 3 and 4.
- A Homeowners Association shall be filed with the plan for Parcels 1 thru 7 to provide for the maintenance of open space, parking, private streets, signs, landscaping, etc. Two or more of the Homeowners Associations may join together to form a master Homeowners Association.
Failure of the Homeowners Association(s) to properly maintain the open space, parking, private streets, signs, landscaping, etc., after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building ordinance. The unbuilding construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.
- Utilities shall be installed underground on all parcels.
- Drainage shall be handled at the time of platting.
- 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 2

- Net Area 424,725 Sq. Ft. or 15.34 Acres
- Maximum Building Coverage shall not exceed 30 per cent of the net land area of 212,362 Sq. Ft.
- Maximum Gross Floor Area 261,370 Sq. Ft.
- Floor Area Ratio 40%
- Maximum Building Height 35 Feet
- Number of Buildings 6
- Building Setbacks
North Line 100 Feet
Between Parcel 1 and 2 30 Feet
East Line 100 Feet
South Line 30 Feet
East Line 30 Feet
- Parking ratio as per zoning ordinance
- Access Points
1 to Woodlawn
4 to 37th St. No.
- Proposed Uses: Shopping Center Facilities, Retail Use, Theatre, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club, Bowling Alley, Sporting Rink.

RESERVE "A"

- Net Area 6.70 Acres
- Proposed Uses: Floodway, drainage, utilities, open space, recreation, and wildlife area.

RESERVE "B"

- Net Area 4.94 Acres
- Proposed Uses: Floodway, drainage, utilities, open space, recreation and wildlife area.

PARCEL 3

- Net Area 30,623 Sq. Ft. or 0.70 Acres
- Maximum Building Coverage shall not exceed 30 per cent of the net land area of 9,186 Sq. Ft.
- Maximum Gross Floor Area 12,250 Sq. Ft.
- Maximum Building Height 35 Feet
- Number of Buildings 2
- Setbacks
Woodlawn 35 Feet
37th St. No. 35 Feet
East Line 30 Feet
South Line 30 Feet
- Parking ratio as per zoning ordinance
- Access Points
1 to Woodlawn
1 to 37th St. No.
- Proposed Uses: Service station, Retail Use, Liquor Store, Financial Institutions, Offices, Private Club.

PARCEL 4

- Proposed Uses: Townhouse or Garden Apartments
- Dwelling Units: Townhouse - 71
Garden Apartments (Alt. Use) - 71
- Net Building Area - 239,150 Sq. Ft. or 5.49 Acres
- Density - Townhouse - 13.0 DU/Acre
Garden Apartments (Alt. Use) - 13.0 DU/Acre
- Maximum Building Coverage 40%
- Maximum Building Height 35 Feet
- Setbacks
North Line 25 Feet
East Line 30 Feet
South Line 20 Feet
- Parking Ratio
Townhouse - 2.0 Per/DU
Garden Apartments - 1.5 Per/DU (Alt. Use)

PARCEL 5

- Proposed Uses: Townhouse or Garden Apartments
- Dwelling Units: Townhouse - 71
Garden Apartments (Alt. Use) - 71
- Net Building Area - 239,150 Sq. Ft. or 5.49 Acres
- Density - Townhouse - 13.0 DU/Acre
Garden Apartments (Alt. Use) - 13.0 DU/Acre
- Maximum Building Coverage 40%
- Maximum Building Height 35 Feet
- Setbacks
North Line 25 Feet
East Line 30 Feet
South Line 20 Feet
- Parking Ratio
Townhouse - 2.0 Per/DU
Garden Apartments - 1.5 Per/DU (Alt. Use)

PARCEL 6

- Proposed Uses: Garden Apartments or Townhouses
- Dwelling Units: Garden Apartments - 113
Townhouses (Alt. Use) - 113
- Net Building Area 309,389 Sq. Ft. or 7.02 Acres
- Density - Garden Apartments 25.3 DU's / Acre
Townhouse (Alt. Use) 15.3 DU's / Acre
- Maximum Building Coverage 40%
- Maximum Building Height 35 Feet
- Setbacks
Woodlawn 20 Feet
North Line 20 Feet
East Line 20 Feet
South Line 20 Feet
- Parking Ratio
Garden Apartments - 1.5 Per/DU
Townhouse - 2.0 Per/DU
- Access Points
1 to Woodlawn

PARCEL 7

- Proposed Uses: Townhouse, Single Family, Duplex, Triplex, or Fourplex
- Dwelling Units: 139
- Net Building Area - 665,705 Sq. Ft. or 10.69 Acres
- Density - Townhouse 13.0 DU/Acre
- Maximum Building Coverage 40%
- Maximum Building Height 35 Feet
- Setbacks
North Line 25 Feet
East Line 30 Feet
South Line 20 Feet
- Parking Ratio
Townhouse - 2.0 Per/DU