



APPROVED CUP
 MAPC 12-17-81
 BCC 1-12-82

GRIFFIN PARK

DPIRO COMMUNITY UNIT PLAN

GENERAL PROVISIONS

1. Total Net Area: 414,126.05 Sq. Ft. or 9.50 Acres
2. Signs as permitted by zoning ordinance.
3. Screening
 - A. A 5 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed along the north line of Parcels 1 and 2. Such wall to be reduced to 3 feet in height within 35 feet of Hydraulic Avenue. Construction of the wall along the north boundary of Parcel 1 shall be completed prior to final certificate of occupancy of any building constructed in Parcel 1 that is within 200 feet of the north boundaries of Parcels 1 and 2 shall be completed prior to final certificate of occupancy for any buildings in Parcel 2.
 - B. The masonry wall along the north boundaries of Parcels 1 and 2 may be waived provided that a removable metal panel fence is constructed and no load or unloading activities take place along the north boundaries of Parcels 1 and 2. "Drive thru" facilities for fast food establishments shall not be placed within 30 feet of the north boundary of Parcel 1. If a removable metal panel fence is used, buildings in Parcel 2 may be placed within 25 feet of the north property lines provided that no doors shall open to the north.
 - C. A 5 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the east and south lines of Parcel 2 and along the south line of the exception and along the south 71 feet of the east line of the exception. Such wall to be reduced to 3 feet in height within 35 feet of Hydraulic Ave. A Waiver of the wall shall be granted until residential development occurs along the east and south lines of Parcel 2 and until additional development on the exception.
4. A planting screen no less than 10 feet in width as indicated on both sides of the drive entrance adjacent to Hydraulic Ave. as indicated on Parcel 2. A waiver shall be granted until such time as residential development occurs on the west side of Hydraulic Ave. opposite to said planting strip. A landscape plan prepared by a landscape architect for the planting screen, 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 at the time such planting screen would be required.
5. Access control shall be as indicated on the plan.
6. Minimum building setbacks shall be as indicated on the plan.
7. Drainage shall be handled at the time.
8. 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

1. Net Area: 75,455.69 Sq. Ft. or 1.73 Acres
2. Maximum building coverage shall not exceed 30 per cent of the net land area or 22,636.7 Sq. Ft.
3. Maximum gross floor area shall not exceed 40 per cent of the net land area or 30,182.3 Sq. Ft.
4. Maximum building height: 35 feet
5. Maximum number of buildings: 4
6. Setbacks shall be as indicated on the plan.
7. Access Control: 2 points to Hydraulic Ave.
8. Parking ratio shall be as per zoning ordinance.
9. Proposed General Uses: Retail sales, Personal Services, Restaurant, Offices and other uses permitted by L.C. Zoning.

PARCEL 2

1. Net Area: 338,670.36 Sq. Ft. or 7.77 Acres
2. Maximum building coverage shall not exceed 45 per cent of the net land area or 152,401.6 Sq. Ft.
3. Maximum gross floor area shall not exceed 45 per cent of the net land area or 152,401.6 Sq. Ft.
4. Maximum building height: 35 feet
5. Setbacks shall be as indicated on the plan
6. Access Control: 1 point to Hydraulic Ave.
7. Parking ratio shall be as per zoning ordinance.
8. Proposed General Uses: Residential, Office and Commercial Storage Warehouses, Outside Storage for Recreational Vehicles (Boats, Campers, Motorhomes, etc.) are permitted, all other outside storage is not permitted.