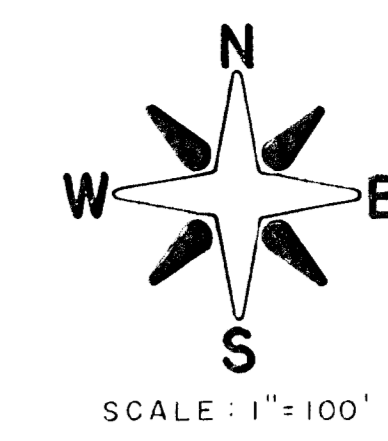


COMMUNITY UNIT PLAN FOR TIMBER GROVE LAKES



- GENERAL PROVISIONS**
- Total Gross Land Area 2,896,735 Sq. Ft. or 66.5 Acres
The area is to be used as follows:

Commercial	19.2 Acres
Office	7.2 Acres
Residential	31.8 Acres
Streets	1.3 Acres
Total Gross Land Area	60.5 Acres
 - The proposed development is to contain 190 condominium units or 360 townhouse or garden apartment units.
 - The maximum density of the site shall not exceed 5.4 DU's per acre.
 - Signs as permitted by zoning ordinance.
 - There shall be a planting strip no less than 10 feet in width, as indicated on the plan on the north 780 feet along the east line of Parcel 1, and the east line of Parcel 2, and a 20 foot planting strip with earth berms along the north side 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 plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permits for Parcel 1. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
 - 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 north line of Parcel 1, adjacent to Parcel 3. Said wall shall be completed prior to the final certificate of occupancy for any new building constructed within the north 250 feet of Parcel 1, or any new building constructed within the north 250 feet of Parcel 3, should develop before Parcel 3, the construction of the wall could be delayed until such time as construction begins on Parcel 3, provided that a satisfactory guarantee is submitted to Central Inspection.
 - A 5 foot to 8 foot wall shall be constructed along the west line of Parcel 2, except for the south 115 feet and the north 140 feet thereof. In the event that Parcel 2 should develop before Parcel 3, the construction of the wall could be delayed until such time as construction begins on Parcel 3, provided that a satisfactory guarantee is submitted to Central Inspection.
 - The 5 foot to 8 foot wall required along the west line of Parcel 1 is requested to be waived due to the proposed late to be constructed to the west of Parcel 1.
 - Access Controls shall be as follows:
 3 points of access to Central Avenue
 4 points of access to Maize Road
 One of which shall be constructed to major entrance standards on Parcel 1.
 - One of which shall be constructed to major entrance standards on Parcel 1.
 - The construction of the deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances and the major entrance portion of street right of way shall be guaranteed at the time of planting. The major entrance portion on private property shall be constructed at time of issuance of building permit.
 - Minimum building setbacks shall be as indicated on the plan.
 - Appropriate fire lane easements for Parcel 1 will be considered at the time of planting and more specifically defined prior to the issuance of building permits. Said fire lanes shall be hard surfaced, and 24 feet minimum in width and constructed with a 3/4 inch asphalt base with 1/2 inch asphalt in said fire lanes, although it may be used for passenger loading and unloading.
 - Utilities shall be installed underground on all parcels.
 - Drainage shall be handled at the time of planting.
 - 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 1

- Net Area 838,050 Sq. Ft. or 19.2 Acres
- Maximum Building Coverage shall not exceed 10 per cent of the net land area or 231,415 Sq. Ft.
- Maximum Gross Floor Area 135,220 Sq. Ft.
- Floor Area Ratio 40%
- Maximum Building Height 35 Feet
- Setbacks:
 Central Avenue 100 Feet
 Maize Road 100 Feet
 West Line 30 Feet
 North Line 30 Feet
- Parking Ratio as per zoning ordinance.
- Access Points
 3 to Central Avenue
 3 to Maize Road
- Proposed Uses: Shopping Center Facilities, Retail Sales, Theatre, Liquor Store, Financial Institutions, Restaurant, Offices, Private Club, Bowling Alley.

PARCEL 2

- Net Area 398,330 Sq. Ft. or 9.2 Acres (Includes 3.7 Acres of Floodway)
- Maximum Land Coverage shall not exceed 10 per cent of the net land area or 119,515 Sq. Ft.
- Maximum Gross Floor Area 159,350 Sq. Ft.
- Floor Area Ratio 40%
- Maximum Building Height 35 Feet
- Building Setbacks
 Maize Road 35 and 135 Feet
 South Line 135 Feet
 West Line 35 Feet
 North Line 35 Feet
- Parking Ratio as per zoning ordinance.
- Proposed Uses: Any use permitted in the "B" zoning District, except for boarding houses, lodging houses, bathhouses, cemeteries, and any residential use.

PARCEL 3

- Proposed Uses: Condominium, Townhouse or Garden Apartments.
- Dwelling Units: Condominium or - 180
 Alternate Townhouse or - 360
 Garden Apartments
- Net Area 1,471,950 Sq. Ft. or 33.8 Acres (Includes 11.1 Acres of Floodway)
- Density (Based on buildable area of 22.7 acres)
 - Condominium or 8.0 DU's / Acre
 - Alternate Townhouse or - 16.0 DU's / Acre
 - Garden Apartment
- Maximum Building Coverage 40%
- Maximum Building Height 35 Feet
- Setbacks
 West Line 30 Feet
 South Line 30 Feet
 East Line 30 Feet
 North Line 20 Feet from pipeline easement
- Parking Ratio
 Condominium - 2.0 Per D/U
 Townhouse or - 1.5 Per D/U
 Garden Apartment

AUG. 23, 1983