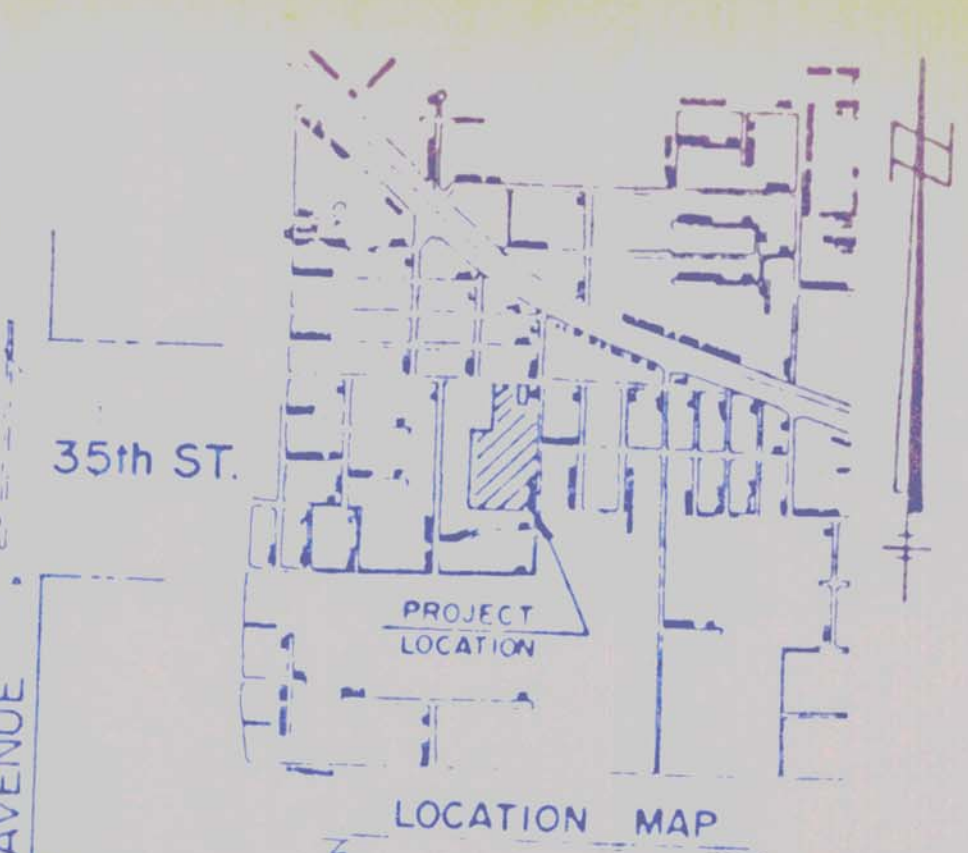
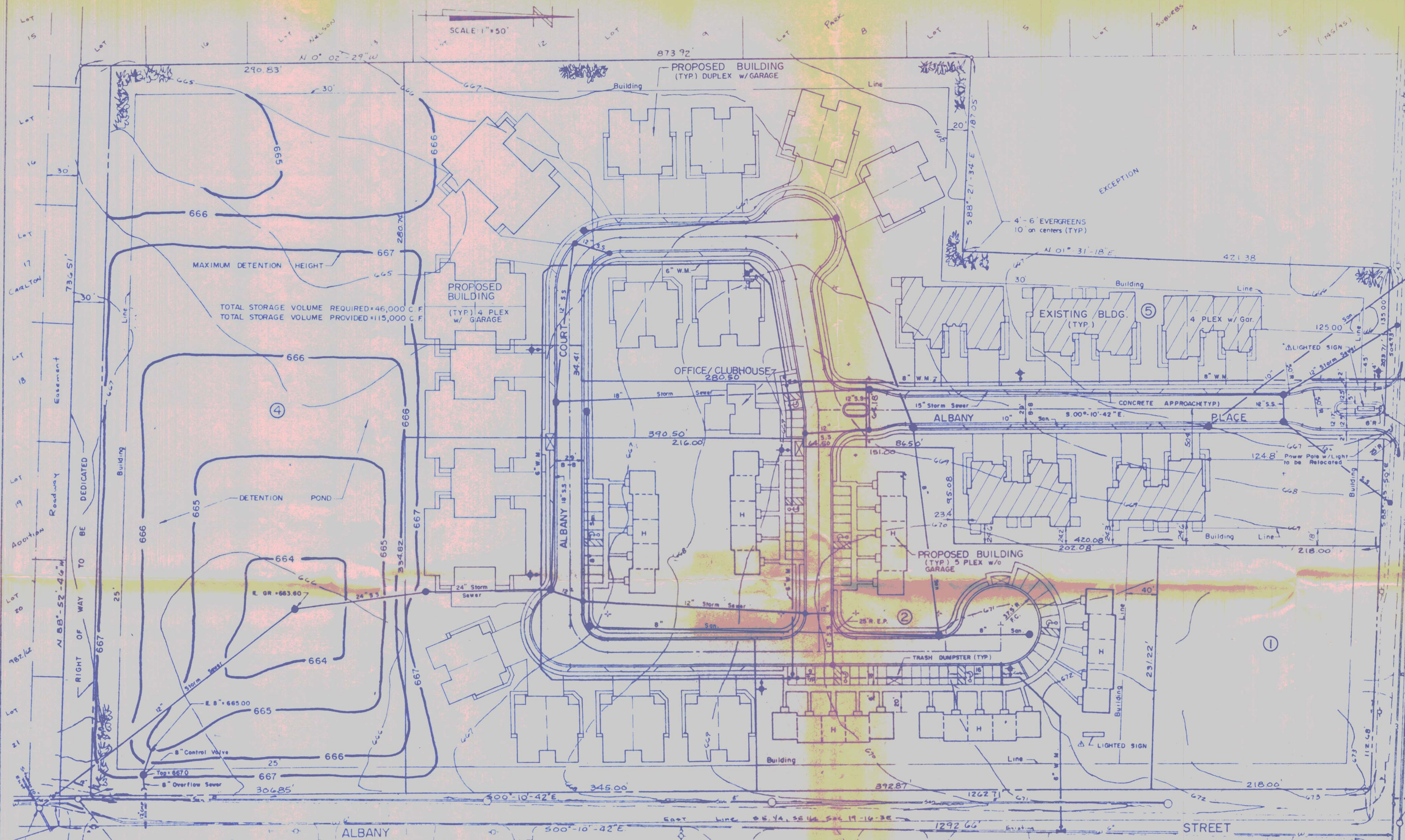
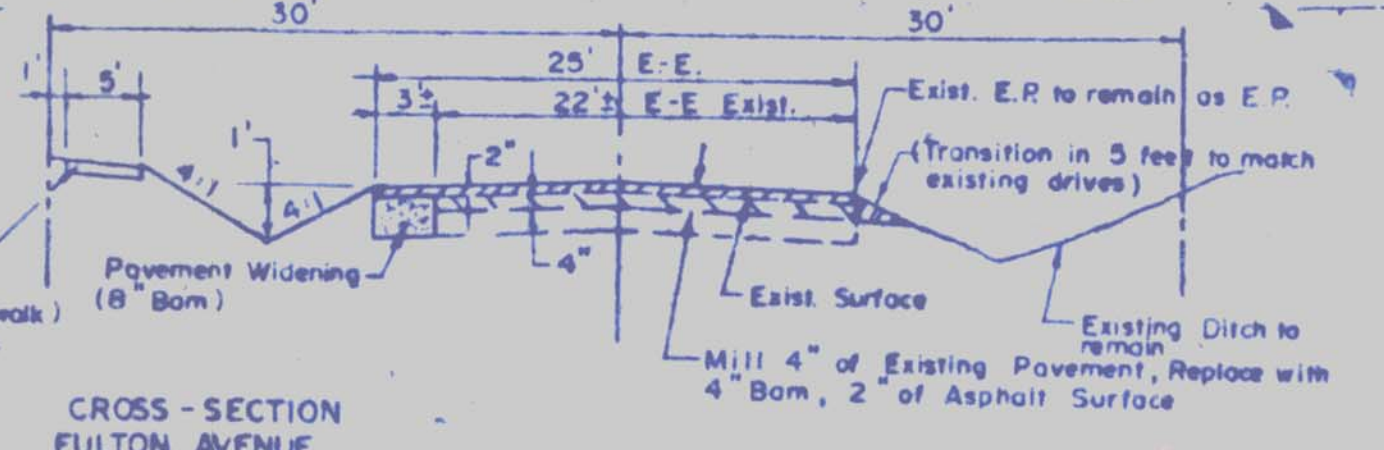
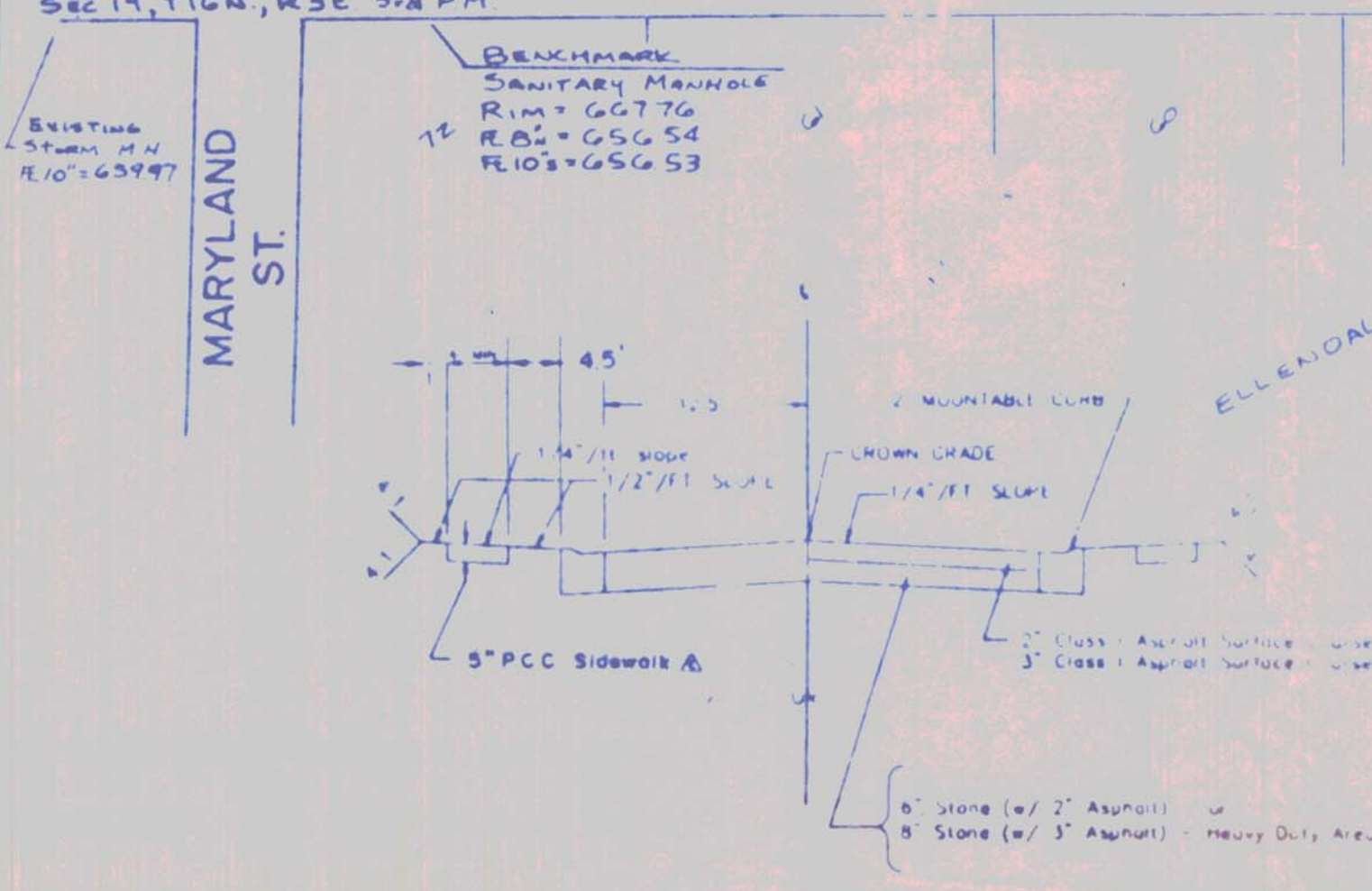




LEGAL DESCRIPTION

The East 22 1/3 acres of the Southeast 1/4 of the Southeast 1/4 of Section Nineteen (19), Township Sixteen (16) North, Range Three (3) East of the 3rd P.M., except the West 138.5 feet of the East 251.15 feet of the North 238.0 feet thereof, except also beginning 736.7 feet West and 873.92 feet North of the Southeast corner of said tract; thence North 450.93 feet; thence East 199.35 feet; thence South 450.93 feet; thence West 187.05 feet to the place of beginning.



- NOTES**
- Site Area = 17.50 Acres
 - Present Zoning: R-3 Planned Unit Development (PUD)
 - Proposed Zoning: R-3 Planned Unit Development (PUD) Revised
 - Density
 - A. Max Density R-3 = 127 Units
 - B. Proposed Density = 86 Units
 - Proposed Development = 86 Units
 - 9 - 4 Plex Units = 36 Units
 - 6 - 5 Plex Units = 30 Units
 - 10 - Duplex Units = 20 Units
 - Storm Drainage
 - On site detention to be provided in the southeast corner of the property as shown on the plans.
 - The size of the detention will be designed in accordance with City of Decatur criteria.

- Sanitary Sewer
 - The property will be served by the existing sanitary sewer in Fulton Ave.
- Water Service
 - Water service will be obtained by tapping the existing water mains in Fulton and Albany.
- All improvements shall be in accordance with City of Decatur Department of Public Works standards and design criteria. Prior to any construction detailed plans shall be submitted for review and approval.
- Fulton to be improved as shown. Developer and City to share in improvement costs. (Frontage Only)
- Landscaping to be provided on the South and West property

- Streets and Storm Sewer to be private. Water and Sanitary Sewer to be public and located within public easement.
- Parking Requirements:
 - a) Required - (5 Plex Unit) = 30 x 2 = 60
 - b) Clubhouse = 6
- Provided - 66 Spaces incl 7 Handicapped

REVISED

R-3 PLANNED UNIT DEVELOPMENT

ALBANY PLACE TOWNHOMES AND RETIREMENT APARTMENTS

PWC philip w. cochrane • consulting engineer • decatur, illinois
2602 n. morgan • 62526 • (217) 875-3333 • fax 875-3371

DRAWN BY S.P.M.		REVISIONS		PROJECT NO.
DATE 3-11-98	NO. DATE BY DESCRIPTION	1	3/11/98 SPM Utility Review, Submittal	9729
CHECKED BY	2 3/11/98 SPM Rev. RDP Department			FILE NO. FIELD BK. NO.
DATE				

