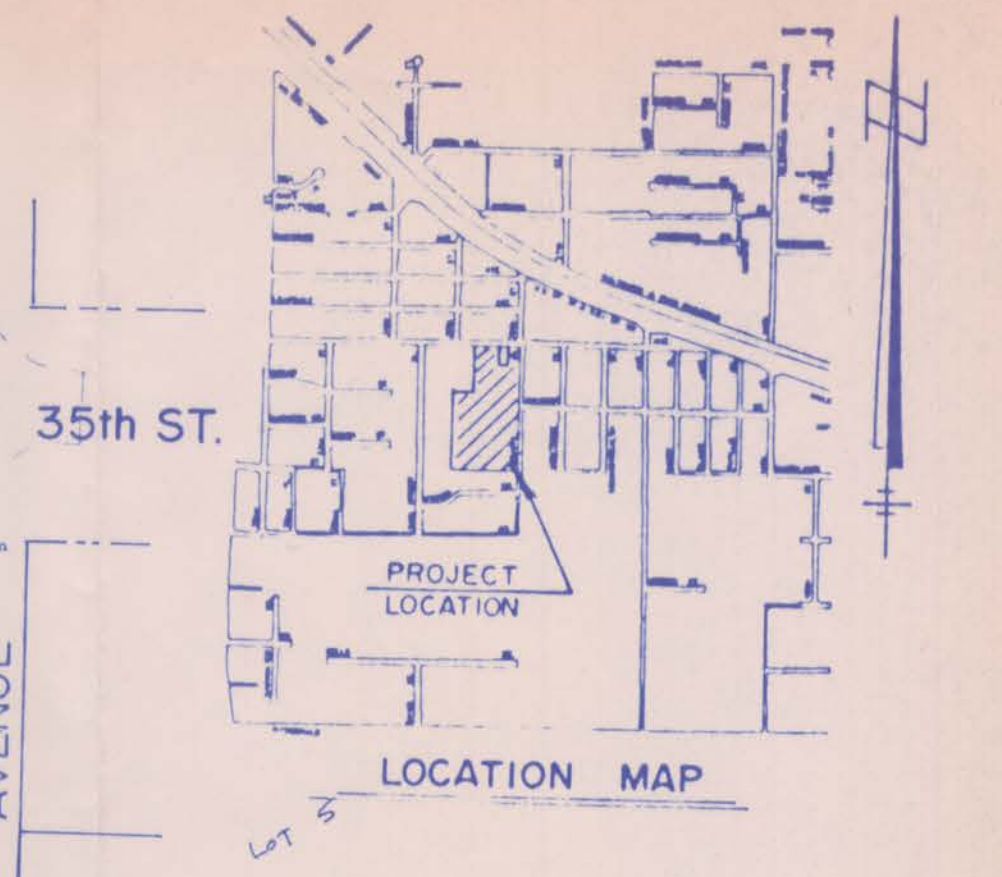
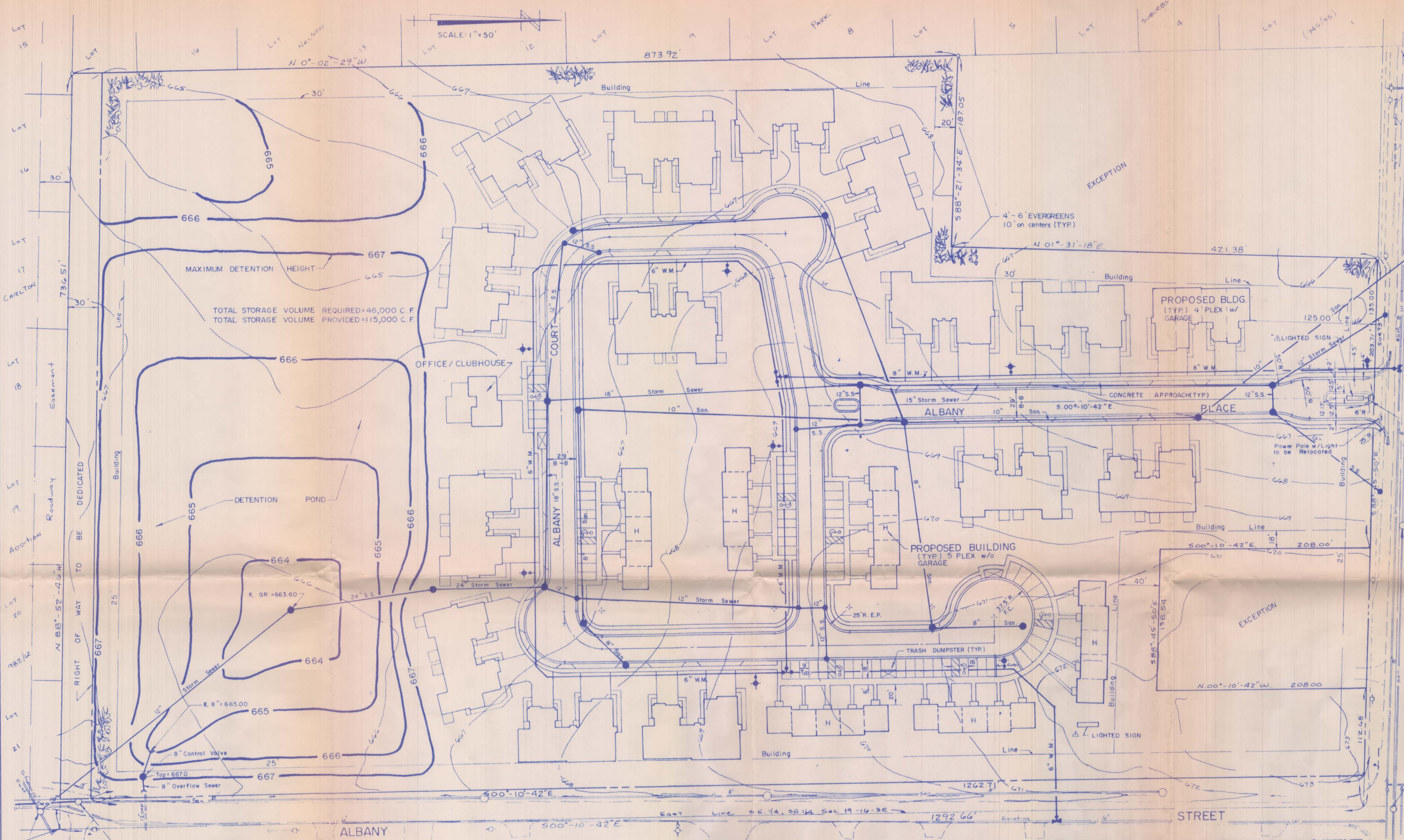
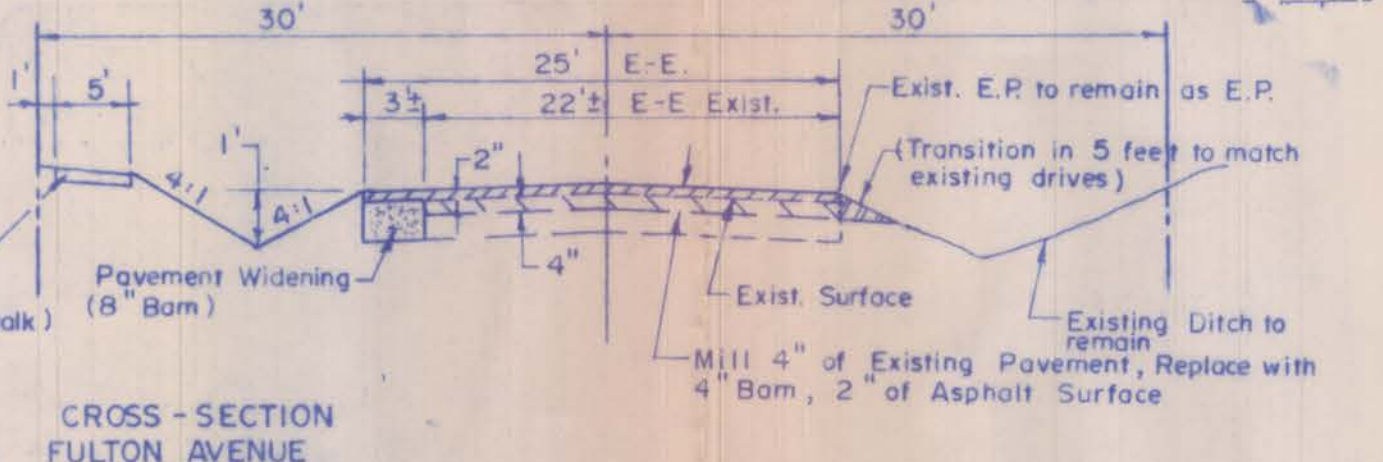
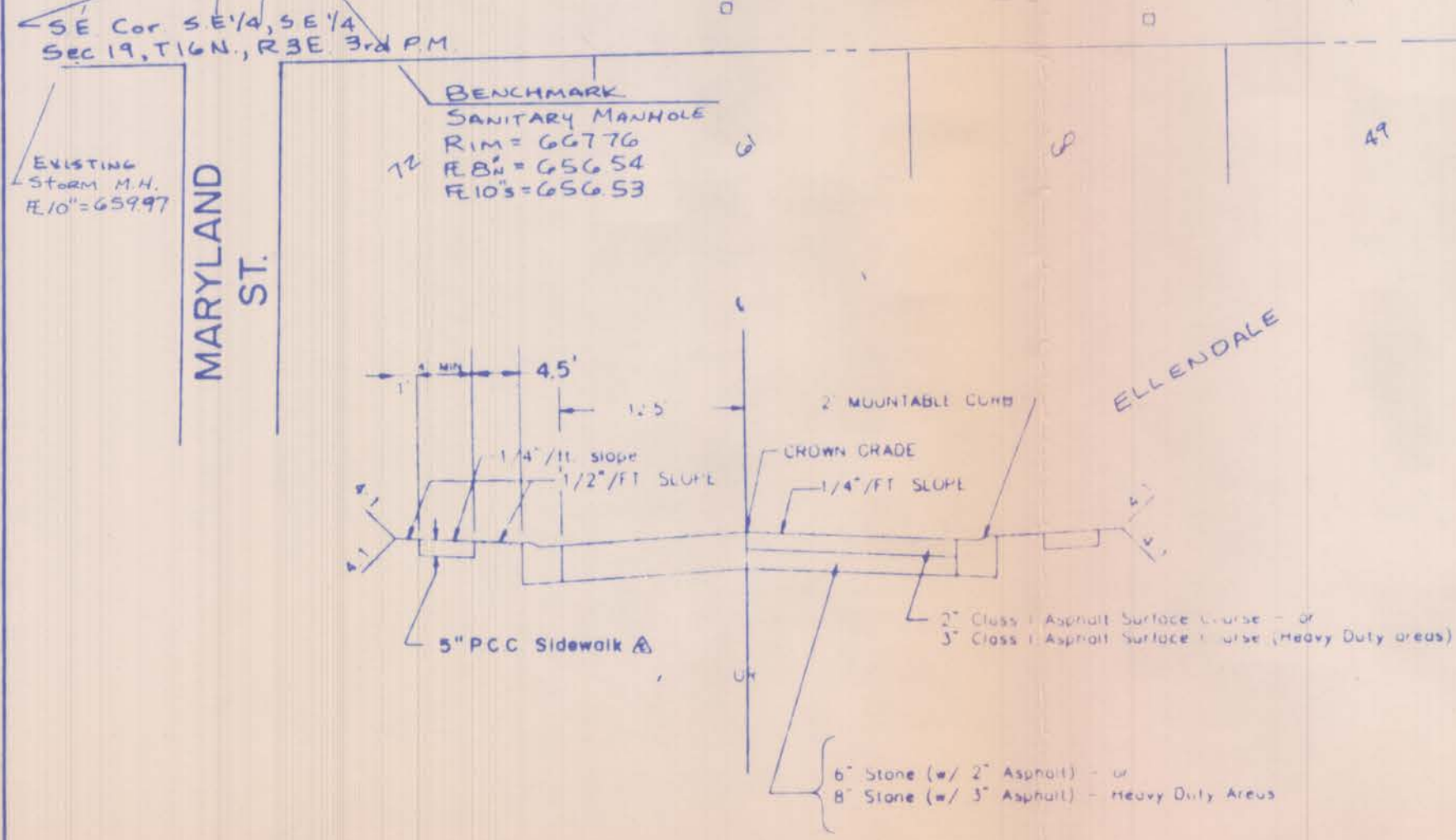




LEGAL DESCRIPTION
 The East 22 1/3 acres of the Southeast 1/4 of the
 Sixteen (16) North, Range Three (3) East of the
 3rd P.M., except the West 138.5 feet of the East
 251.15 feet of the North 238.0 feet thereof, except
 also beginning 736.7 feet West and 873.92 feet
 North of the Southeast corner of 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 = 90 Units
 - Proposed Development = 90 Units + 1 Clubhouse/Office
 15 - 4 Plex Units = 60 Units
 6 - 5 Plex Units = 30 Units
 Total = 90 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 lines as shown.

- 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 6 Handicapped

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 SPM		REVISIONS		PROJECT NO.
DATE	BY	NO	DESCRIPTION	9729
3-11-98	1	4/20/98	SPM	Utility Review, plan check, etc.
CHECKED BY		DATE		FILE NO./FIELD BK. NO.
				219
APPROVED BY		DATE		SHEET NO.

EXHIBIT A