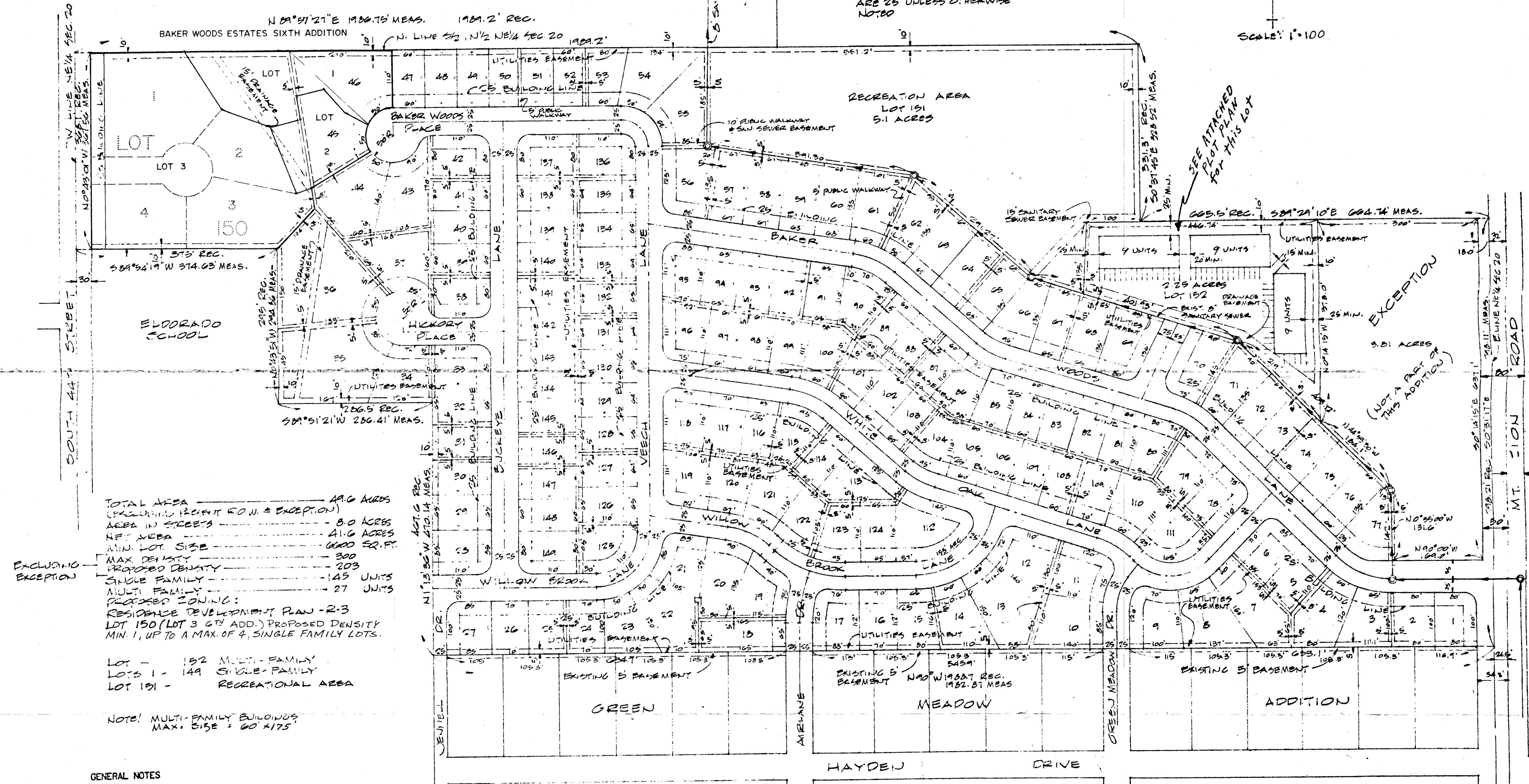
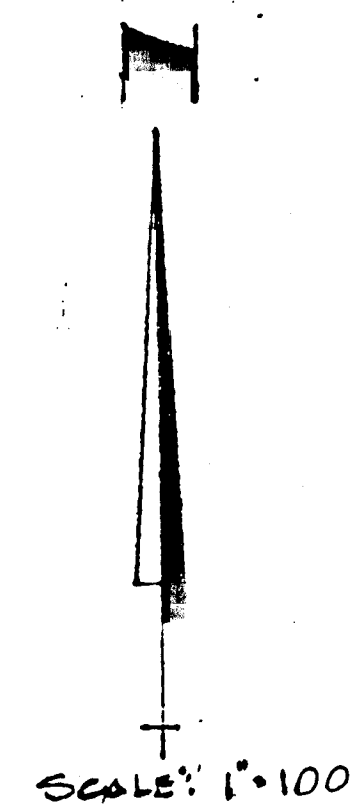


BAKER WOODS PARK

THOMAS JEFFERSON JR. HIGH SCHOOL

NOTE! RADIUS OF LOT LINES AT STREET INTERSECTIONS ARE 25 UNLESS OTHERWISE NOTED



TOTAL AREA (INCLUDING 120' FT ROW & EXCEPTION) 44.6 ACRES  
 AREA IN STREETS 8.0 ACRES  
 NET AREA 41.6 ACRES  
 MIN. LOT SIZE 6000 SQ. FT.  
 MAX DENSITY 300  
 PROPOSED DENSITY 203  
 SINGLE FAMILY 145 UNITS  
 MULTI FAMILY 27 UNITS  
 PROPOSED ZONING:  
 RESIDENCE DEVELOPMENT PLAN - R-3  
 LOT 150 (LOT 3 6TH ADD.) PROPOSED DENSITY MIN. 1, UP TO A MAX. OF 4, SINGLE FAMILY LOTS.

LOT - 152 MULTI-FAMILY  
 LOTS 1 - 149 SINGLE-FAMILY  
 LOT 151 - RECREATIONAL AREA

NOTE! MULTI-FAMILY BUILDINGS MAX. SIZE = 60' X 175'

GENERAL NOTES

1. PRIOR TO CONSTRUCTION OF ANY MULTIFAMILY STRUCTURE, PLANS AND SPECIFICATIONS DEPICTING BUILDING SIZE AND LOCATION, OFF-STREET PARKING FACILITIES, STORM DRAINAGE, WATER FACILITIES, SANITARY SEWER FACILITIES, IN ADDITION TO COMPLETE CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF DECATUR IN ACCORDANCE WITH GOVERNING ORDINANCES, EXCEPT THAT THE MINIMUM BUILDING SETBACKS, NUMBER OF BUILDINGS, AND NUMBER OF UNITS PER BUILDING AND IN TOTAL SHALL BE AS DESIGNATED ON THIS RESIDENCE DEVELOPMENT PLAN.
2. A FOUR FOOT CONCRETE SIDEWALK WILL BE CONSTRUCTED ON AREAS DESIGNATED AS PUBLIC WALKWAYS. THE CITY WILL ASSUME MAINTENANCE OF SAME.
3. LOT 151 IS PROPOSED FOR DEDICATION TO THE DECATUR PARK DISTRICT.
4. LOT 150 WILL NOT HAVE SEWER SERVICE AVAILABLE UNTIL COMPLETION OF THE CORMAN COURT SPECIAL ASSESSMENT DISTRICT. NO BUILDING PERMITS WILL BE ISSUED FOR SAID LOT UNTIL SAID SEWER IS AVAILABLE AND APPROPRIATE FEES FOR CONNECTION THERETO ARE PAID.

**EXHIBIT A**

**R D P REVISION**

**BAKER WOODS ESTATES**  
**6th ADDITION**  
**DECATUR, ILLINOIS**

**PWK** philip w. cochran • consulting engineer • decatur, illinois

DRAWN BY jfs	NO.	DATE	BY	DESCRIPTION	PROJECT NO.
DATE 3-6-92					9203
CHECKED BY					FILE NO. FIELD BK. NO.
DATE					F.B. 105
APP'D. BY					SHEET NO.
DATE					