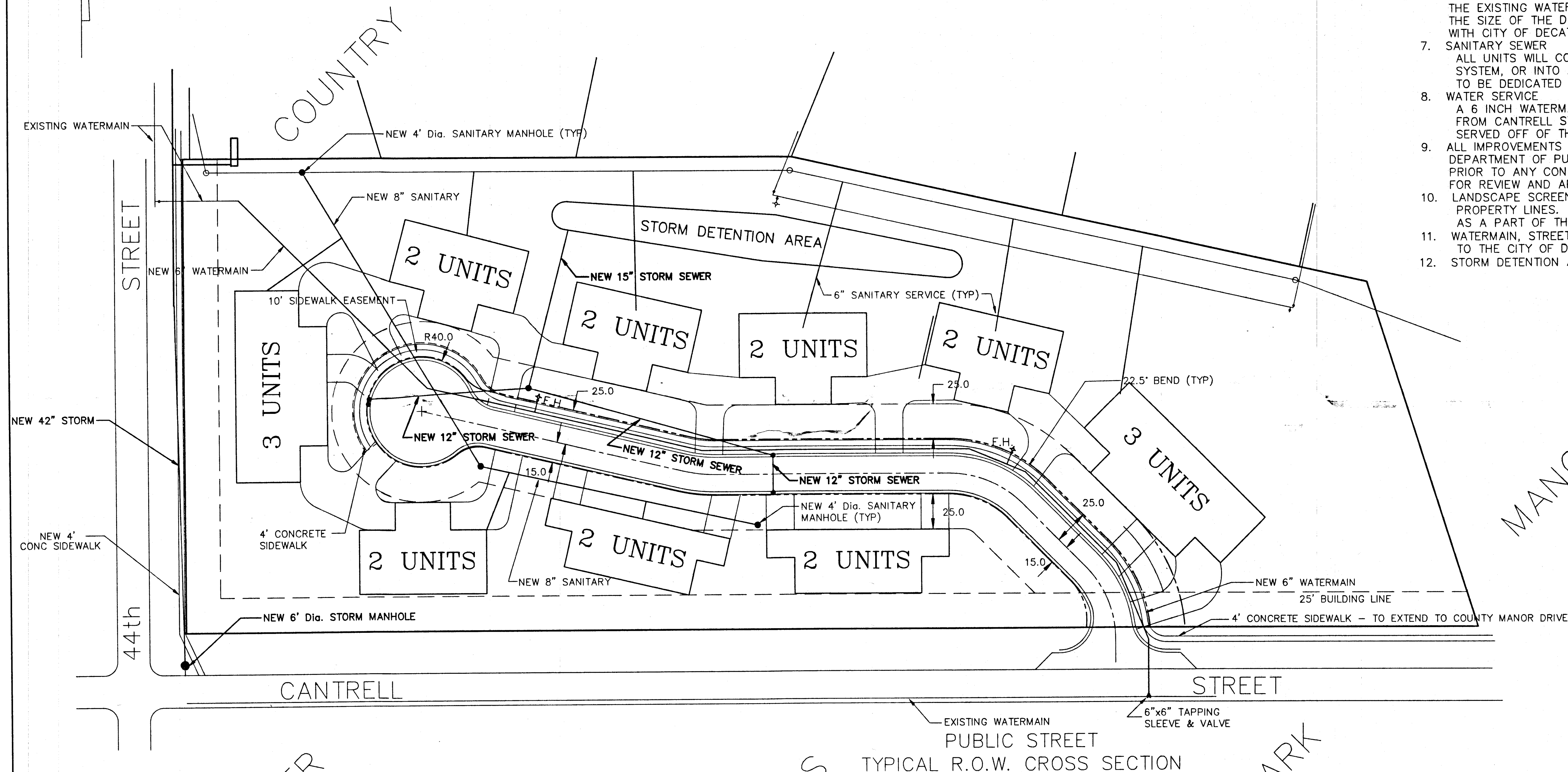


SCALE : 1" = 40'

A PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 17, TOWNSHIP 16 NORTH RANGE 3 EAST OF THE 3RD PRINCIPAL MERIDIAN, SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 44TH STREET AND THE NORTH RIGHT OF WAY LINE OF CANTRELL STREET, SAID POINT ALSO BEING 40 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 17, T17N, R3E, 3RD P.M.; THENCE N00°00'00"E (ASSUMED BEARING) ALONG THE EAST RIGHT OF WAY LINE OF 44TH STREET, 340.00 FEET; THENCE N90°00'00"E, 443.15 FEET; THENCE S77°30'00"E, 425.00 FEET; THENCE S17°50'31"E, 260.55 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CANTRELL STREET; THENCE N89°59'59"W ALONG SAID NORTH RIGHT OF WAY LINE OF CANTRELL STREET, 937.91 FEET TO THE POINT OF BEGINNING, CONTAINING 6.49 ACRES, MORE OR LESS.

1. SITE AREA = 6.49 ACRES
2. PRESENT ZONING - REVISED R-2 RESIDENCE DEVELOPMENT PLAN
3. PROPOSED ZONING - REVISED R-2 RESIDENCE DEVELOPMENT PLAN
4. DENSITY
 - A. EXISTING RDP APPROVED DENSITY = 26 UNITS
 - B. PROPOSED DENSITY = 20 UNITS
5. PROPOSED DEVELOPMENT = 20 UNITS
 - 6 BUILDINGS : 2 w/ 3 UNITS, 7 w/ 2 UNITS EACH
6. STORM DRAINAGE
 - ON SITE DETENTION TO BE PROVIDED ON THE NORTH SIDE PROPERTY. THE DETENTION WILL INCLUDE THE DRAINAGE FROM THE EXISTING WATERWAYS AND PROPOSED STORM SEWER OUTFALLS. THE SIZE OF THE DETENTION WILL BE DESIGNED IN ACCORDANCE WITH CITY OF DECATUR CRITERIA.
7. SANITARY SEWER
 - ALL UNITS WILL CONNECT INTO EITHER THE EXISTING SANITARY SEWER SYSTEM, OR INTO A NEW SYSTEM SHOWN. ALL 8" SANITARY SEWER TO BE DEDICATED TO THE CITY OF DECATUR.
8. WATER SERVICE
 - A 6 INCH WATERMAIN WILL BE EXTENDED THROUGH THE PROPERTY FROM CANTRELL STREET TO 44TH STREET. ALL BUILDINGS WILL BE SERVED OFF OF THE NEW WATERMAIN.
9. 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.
10. LANDSCAPE SCREEN TO BE PROVIDED ON THE NORTH AND EAST PROPERTY LINES. DETAILED LANDSCAPE PLANS TO BE SUBMITTED AS A PART OF THE SITE PLAN.
11. WATERMAIN, STREET, AND STORM SEWER TO BE DEDICATED TO THE CITY OF DECATUR.
12. STORM DETENTION AREA TO BE PRIVATELY OWNED AND MAINTAINED.



TYPICAL R.O.W. CROSS SECTION

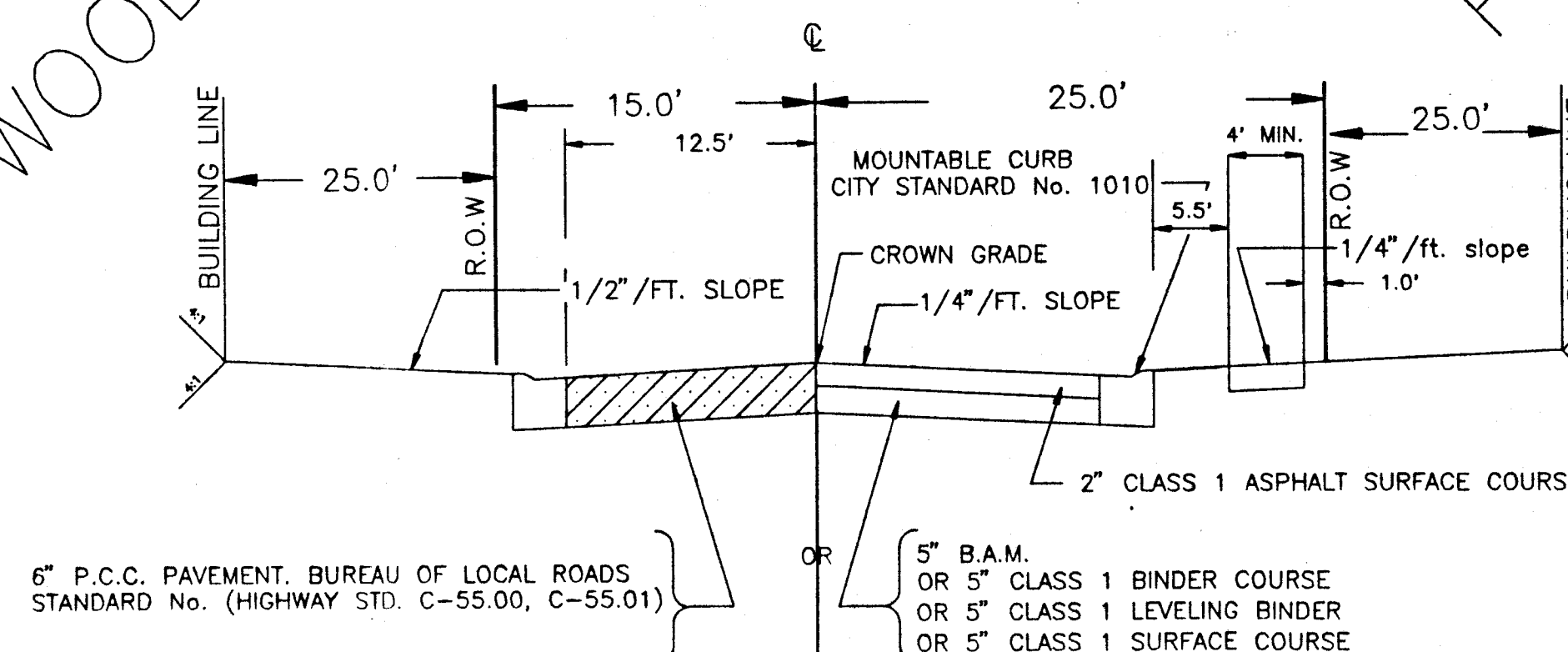


EXHIBIT "A"

REVISED R-2 SINGLE FAMILY
RESIDENCE DEVELOPMENT PLAN

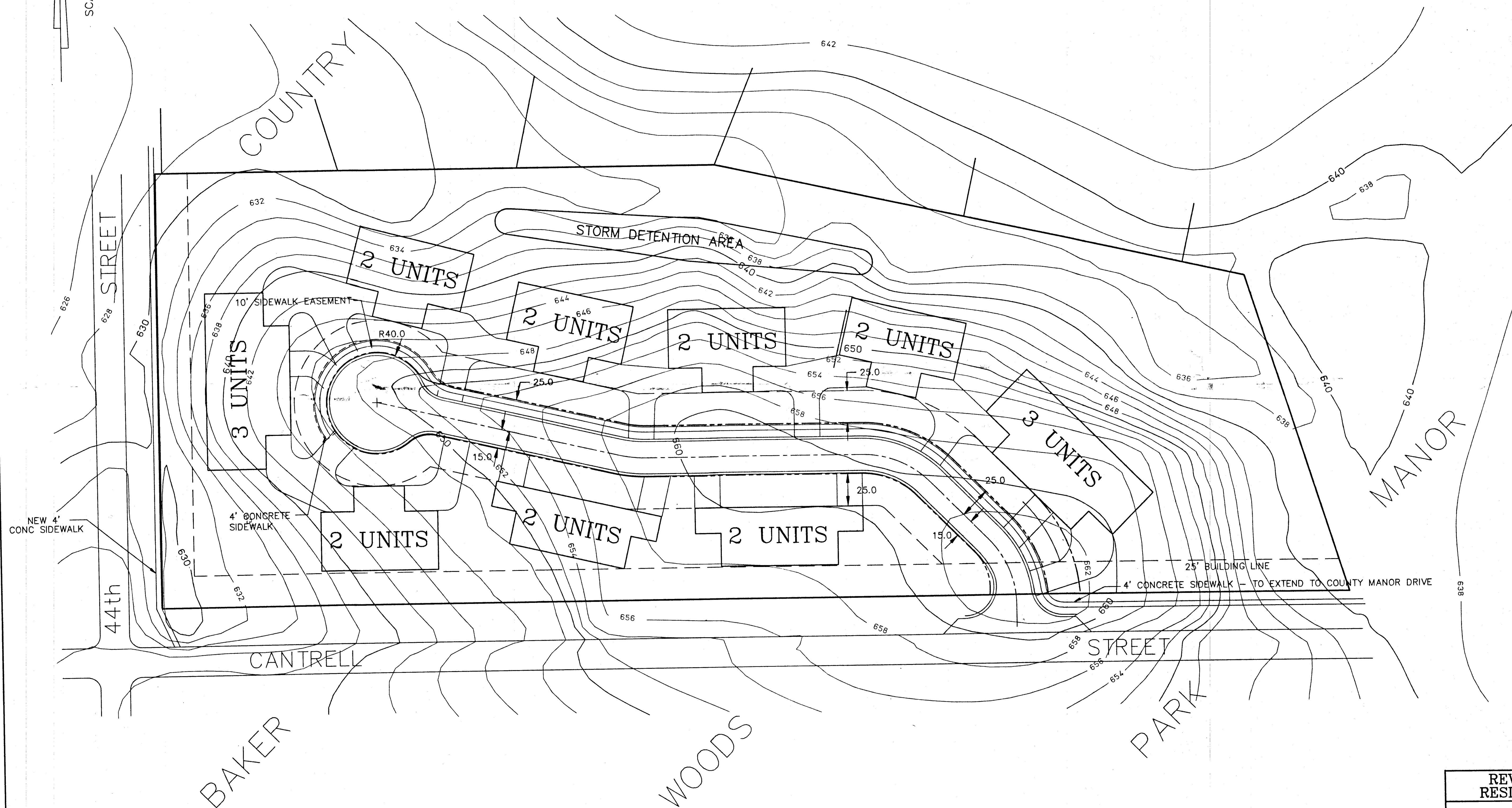
MT. VERNON PLACE

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drawn by twb date 4/93	REVISONS				project no. 9005A
	No.	BY	DATE	DESCRIPTION	
checked by date	1	twb	6/15	ROW, BLDG.LINE	field book no.
apprvd. by date					sheet no. 1 of 2

N

SCALE : 1" = 40'



REVISED R-2 SINGLE FAMILY
RESIDENCE DEVELOPMENT PLAN

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date					2 of 2