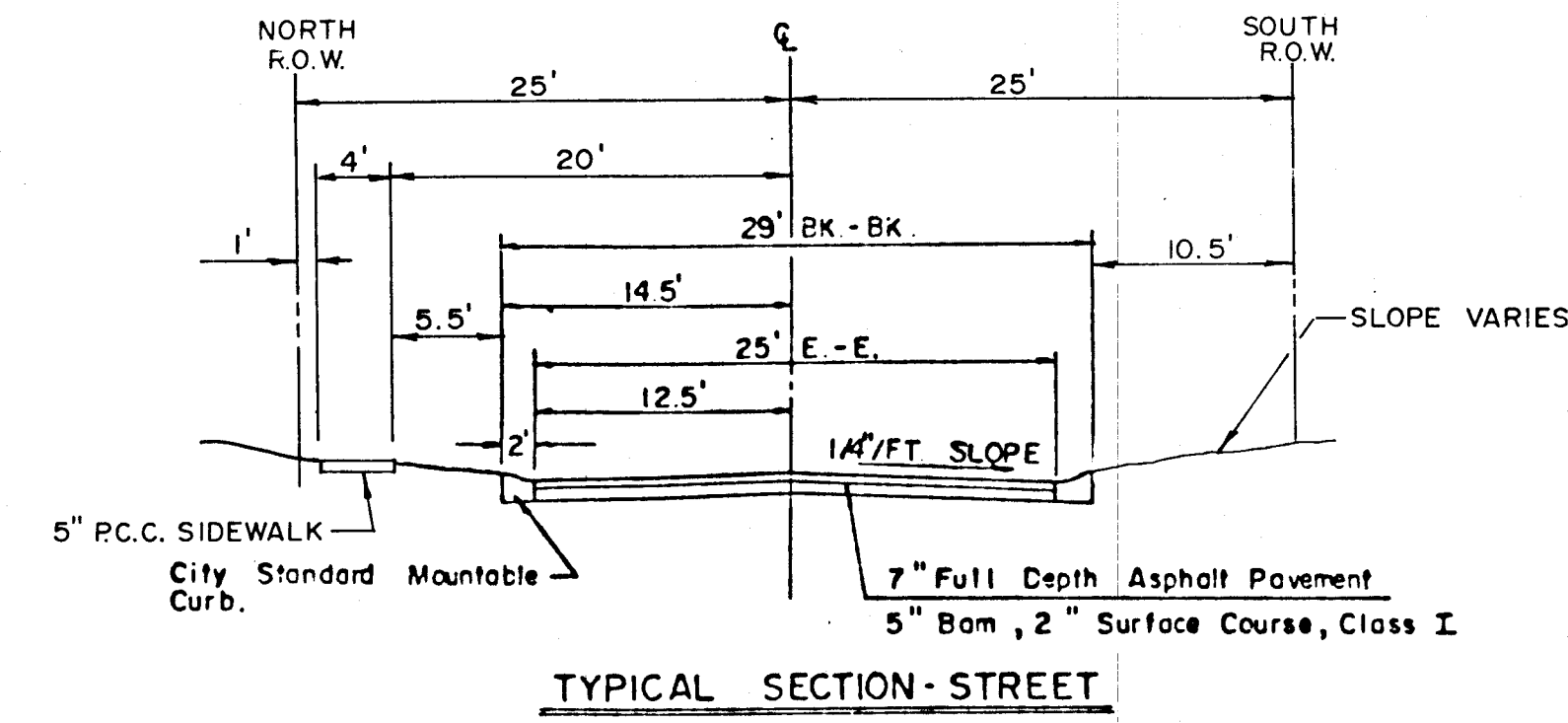
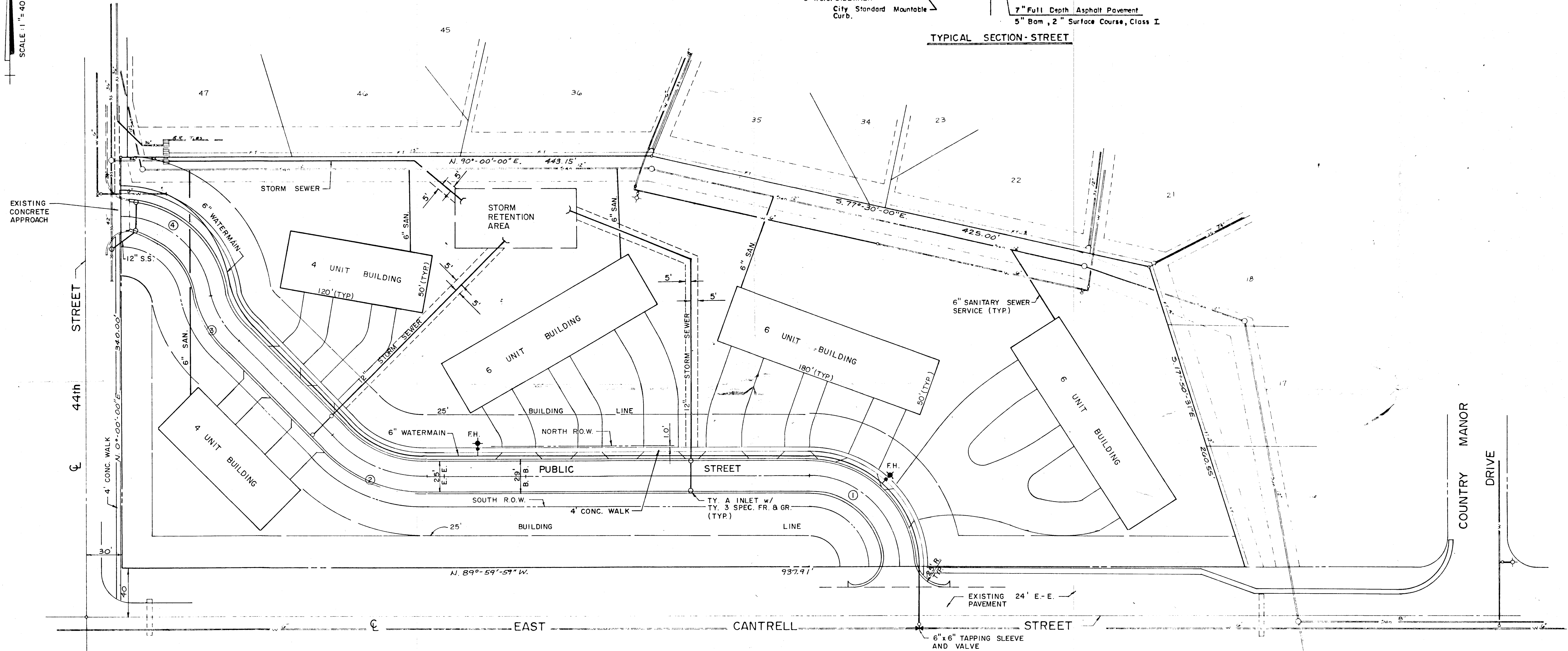


CURVE No. ①	CURVE No. ②	CURVE No. ③	CURVE No. ④
Δ = 90°-00'-00"	Δ = 43°-26'-27"	Δ = 38°-56'-03"	Δ = 82°-22'-38"
D = 76°-23'-40"	D = 57°-17'-45"	D = 76°-23'-40"	D = 76°-23'-40"
R = 75.00'	R = 100.00'	R = 75.00'	R = 75.00'
T = 75.00'	T = 39.84'	T = 26.51'	T = 65.63'
L = 117.81'	L = 75.82'	L = 50.97'	L = 107.83'



SCALE: 1" = 40'



- NOTES**
- Site Area = 6.49 Acres
  - Present Zoning - R-2 Residence Development Plan
  - Proposed Zoning - Revised R-2 Residence Development Plan
  - Density
    - Existing RDP approved density = 48 Units
    - Proposed Density = 26 Units
  - Proposed Development = 26 Units
    - 5 Buildings with 6 Units each, 2 Buildings with 4 Units each. Maximum building height - 2 stories at front building line.
  - 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.
  - Sanitary Sewer
 

All units will connect into the existing sanitary sewer system.
  - 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.
  - 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.
  - Landscape screen to be provided on the North property line and East property line. Detailed Landscape Plan to be submitted as a part of the Site Plan.
  - PUBLIC STREET, STORM SEWER AND WATERMAIN TO BE DEDICATED TO THE CITY OF DECATUR. THE STORM RETENTION AREA TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR BUILDING OWNERS.

**LEGAL DESCRIPTION**

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) 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 (SE ¼) of Sec. 17, T17N, R3E, 3rd P.M.; thence N 00°00'00" E (Assumed Bearing) along the East Right of Way line of 44th Street, 340.00 feet; thence N 90°00'00" E, 443.15 feet; thence S 77°30'00" E, 425.00 feet; thence S 17°50'31" E, 260.55 feet to a point on the North Right of Way line of Cantrell Street; thence N 89°59'59" W along the said North Right of Way line of Cantrell Street, 937.91 feet to the point of beginning, containing 6.49 acres more or less.

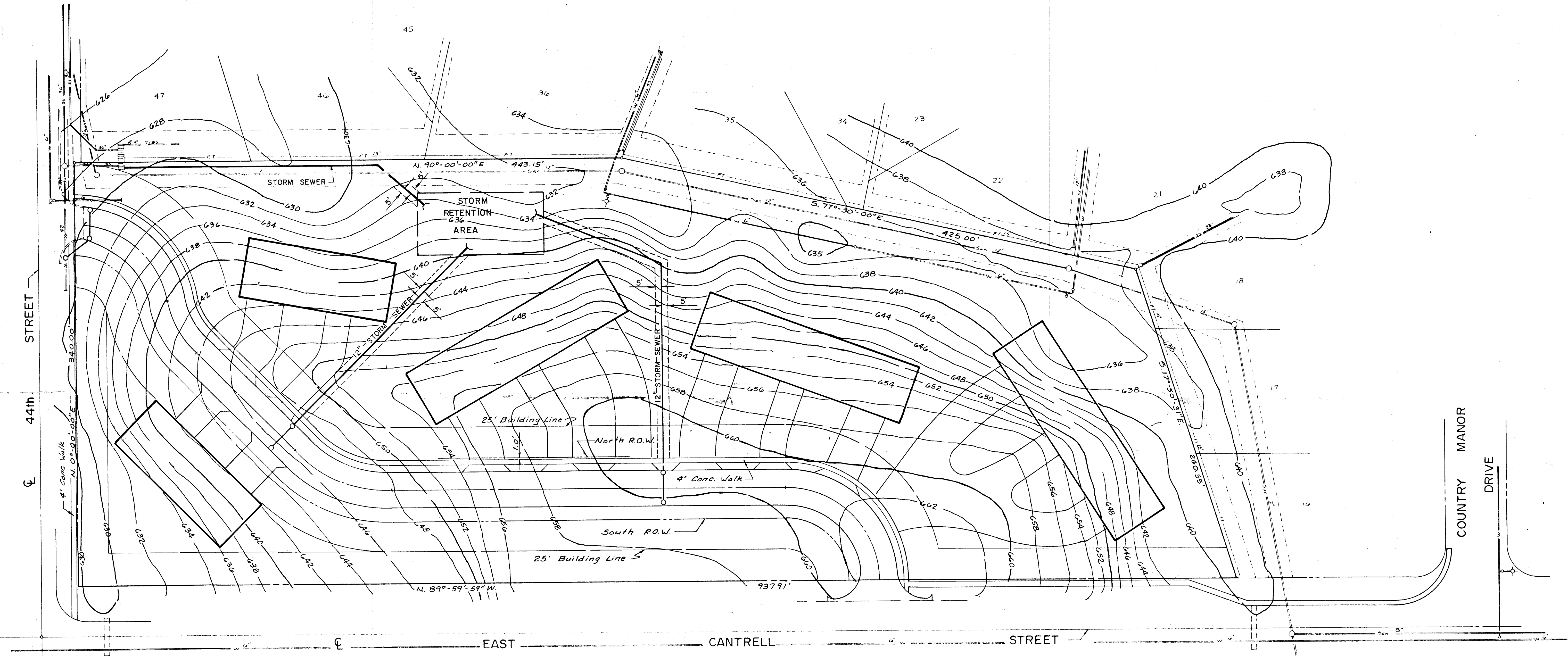
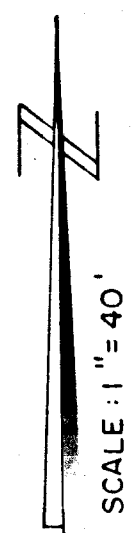
*Phillip W. Cochran*  
 PHILLIP W. COCHRAN, REGISTERED PROFESSIONAL ENGINEER No. 32393

**EXHIBIT A**  
 REVISED R-2 SINGLE FAMILY  
 RESIDENCE DEVELOPMENT PLAN

COUNTRY MANOR  
 GATES & JOHNSON CO.

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

DRAWN BY	DATE	NO.	DATE	BY	DESCRIPTION	PROJECT NO.
S.P.M.	11-7-90					9005
CHECKED BY						FILE NO./FIELD BK. NO.
DATE						
APPD. BY						SHEET NO.
DATE						1 of 2



*Phillip W. Cochran*  
 PHILLIP W. COCHRAN, REGISTERED PROFESSIONAL  
 ENGINEER No. 32993

**TOPOGRAPHY**  
**REVISED R-2 SINGLE FAMILY**  
**RESIDENCE DEVELOPMENT PLAN**  
**COUNTRY MANOR**  
**GATES & JOHNSON CO.**

**PKC** phillip w. cochran • consulting engineer • decaur, illinois

DRAWN BY S.P.M.	REVISIONS			PROJECT NO.
DATE 11-8-90	NO.	DATE	BY	DESCRIPTION
CHECKED BY	1	12-24-90	JRS	Street Section, Sidewalks, Dates
DATE				
APP'D. BY				
DATE				
				FILE NO./FIELD BK. NO.
				9005
				SHEET NO.
				2 of 2