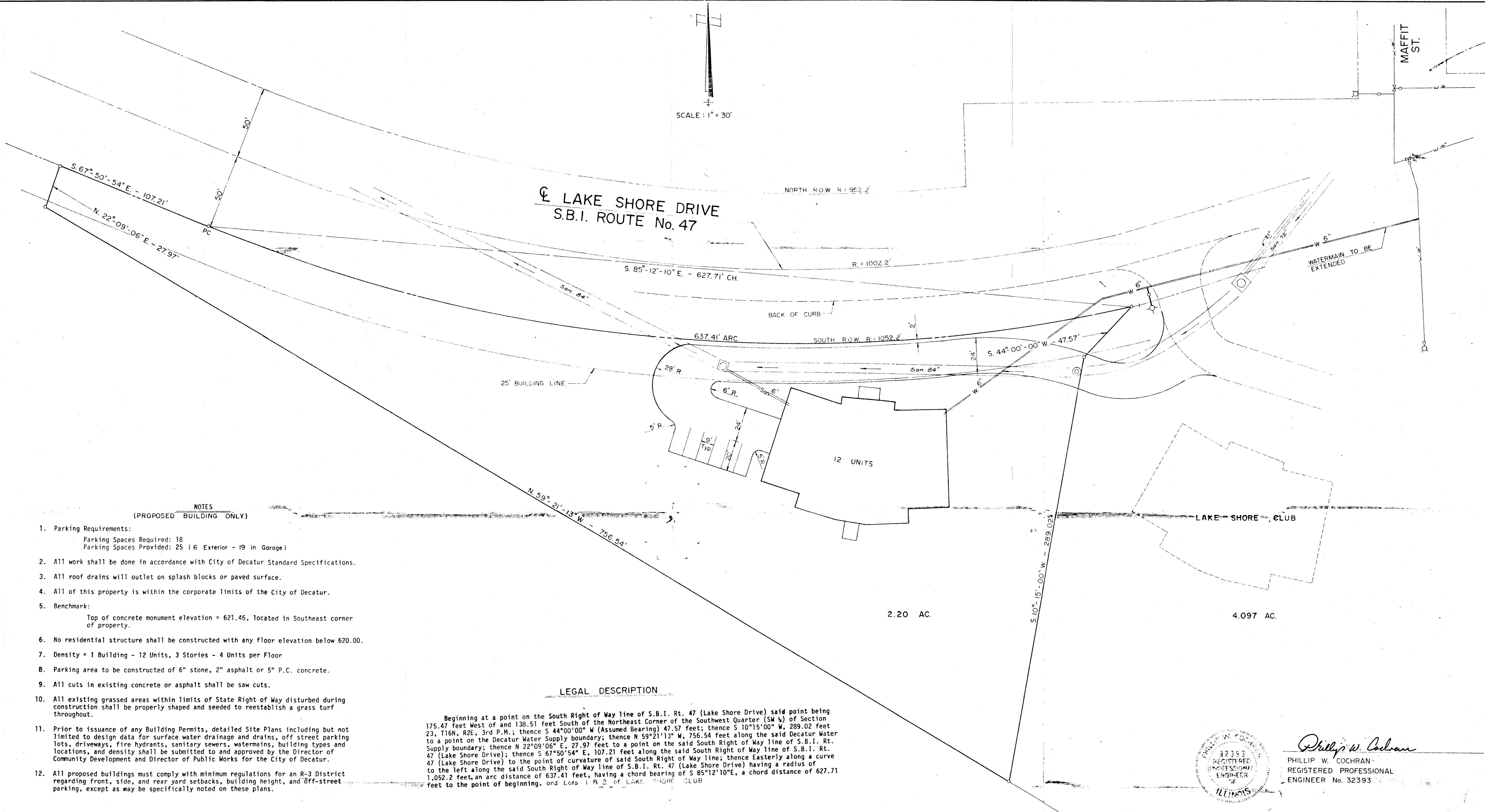


SCALE: 1" = 30'



**NOTES**  
(PROPOSED BUILDING ONLY)

1. Parking Requirements:  
Parking Spaces Required: 18  
Parking Spaces Provided: 25 (6 Exterior - 19 in Garage)
2. All work shall be done in accordance with City of Decatur Standard Specifications.
3. All roof drains will outlet on splash blocks or paved surface.
4. All of this property is within the corporate limits of the City of Decatur.
5. Benchmark:  
Top of concrete monument elevation = 621.46, located in Southeast corner of property.
6. No residential structure shall be constructed with any floor elevation below 620.00.
7. Density = 1 Building - 12 Units, 3 Stories - 4 Units per Floor
8. Parking area to be constructed of 6" stone, 2" asphalt or 5" P.C. concrete.
9. All cuts in existing concrete or asphalt shall be saw cuts.
10. All existing grassed areas within limits of State Right of Way disturbed during construction shall be properly shaped and seeded to reestablish a grass turf throughout.
11. Prior to issuance of any Building Permits, detailed Site Plans including but not limited to design data for surface water drainage and drains, off street parking lots, driveways, fire hydrants, sanitary sewers, watermain, building types and locations, and density shall be submitted to and approved by the Director of Community Development and Director of Public Works for the City of Decatur.
12. All proposed buildings must comply with minimum regulations for an R-3 District regarding front, side, and rear yard setbacks, building height, and off-street parking, except as may be specifically noted on these plans.

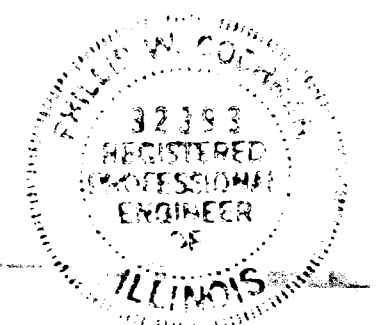
**LEGAL DESCRIPTION**

Beginning at a point on the South Right of Way line of S.B.I. Rt. 47 (Lake Shore Drive) said point being 175.47 feet West of and 138.51 feet South of the Northeast Corner of the Southwest Quarter (SW 1/4) of Section 23, T16N, R2E, 3rd P.M.; thence S 44°00'00" W (Assumed Bearing) 47.57 feet; thence S 10°15'00" W, 289.02 feet to a point on the Decatur Water Supply boundary; thence N 59°21'13" W, 756.54 feet along the said Decatur Water Supply boundary; thence N 22°09'06" E, 27.97 feet to a point on the said South Right of Way line of S.B.I. Rt. 47 (Lake Shore Drive); thence S 67°50'54" E, 107.21 feet along the said South Right of Way line of S.B.I. Rt. 47 (Lake Shore Drive) to the point of curvature of said South Right of Way line; thence Easterly along a curve to the left along the said South Right of Way line of S.B.I. Rt. 47 (Lake Shore Drive) having a radius of 1,052.2 feet, an arc distance of 637.41 feet, having a chord bearing of S 85°12'10"E, a chord distance of 627.71 feet to the point of beginning, and Lots 1 & 2 of LAKE SHORE CLUB

**DENSITY DATA**

	AC	UNITS
1. ORIGINAL R-3 RDP - LOTS 1 AND 2 OF LAKE SHORE CLUB	4.097 AC	24 UNITS
2. AMENDED R-3 RDP (ADDITION)	2.20 AC	12 UNITS
TOTALS	6.297 AC	36 UNITS
3. MAX. R-3 DENSITY ALLOWED BY ZONING ORDINANCE		45 UNITS

NOTE: ALL UTILITY LOCATIONS ARE AS PER UTILITY COMPANY RECORD DRAWINGS. SPECIFIC LOCATIONS WERE NOT DUG UP FOR FIELD VERIFICATION.



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

**EXHIBIT 2**  
AMENDED

R-3 RESIDENCE DEVELOPMENT PLAN		
LAKE SHORE CLUB CONDOMINIUM EXPANSION		
<b>PUK</b> phillip w. cochran • consulting engineer • decatur, illinois		
DRAWN BY JRS	REVISIONS	PROJECT NO. 89110
DATE 8-29-89	NO. DATE BY DESCRIPTION	FILE NO./FIELD BK. NO. FB 67
CHECKED BY	DATE	SHEET NO.
APP'D. BY	DATE	