



LEGAL DESCRIPTION
 LOT 2 OF SOUTH FRANKLIN ESTATES

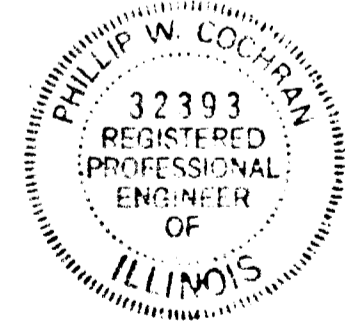
NOTES

1. Site Area = 5.62 Acres
2. Present Zoning - R-5
3. Proposed Zoning - R-5 RDP
4. Density
 - a. Max Density R-5 = 98 Units
 - b. Proposed Density = 32 Units
5. Proposed Condominium Development = 32 Units
 - 8 Buildings, 4 Units per building, 1 Story Buildings only.
6. Storm Drainage

On site detention to be provided in the Northwest corner of the 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. The swale area along the southwest property line to be used for detention where possible.
7. Sanitary Sewer

A pump station will be constructed to serve the condominium development which will discharge into the existing system in Reeder Drive as shown.
8. Water Service

Water service will be obtained by tapping the existing water-mains in Imboden and Enloe.
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. Enloe Drive to be approved to minimum subdivision standards. Developer and City to share in improvement costs. Developer to construct a four foot wide sidewalk from his West property line to Franklin Street. City to construct a low flow storm sewer from Franklin Street to the storm detention area.
11. Landscape screen to be provided on the North and West property line adjacent to the detention area. Detailed Landscape Plan to be submitted as a part of the Site Plan.
12. A minimum of 16 feet spacing to be provided between buildings.



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

R5 Residential Development Plan			PROJECT NO.
SOUTH SHORES CLUB			8931
PUC phillip w. cochran • consulting engineer • decatur, illinois			FILE NO./FIELD BK. NO.
DRAWN BY B.C.			88
DATE 9-12-89	NO.	DATE BY DESCRIPTION	SHEET NO.
CHECKED BY	1	10/1/89 B.C. ALL NOTE 10.	
DATE	2	11/8/89 TWP REUSE NOTES	
APPD. BY	3	11-24-89 SPM NOTE 11/21/89 REV STORM SEWER	
DATE			

EXHIBIT A