

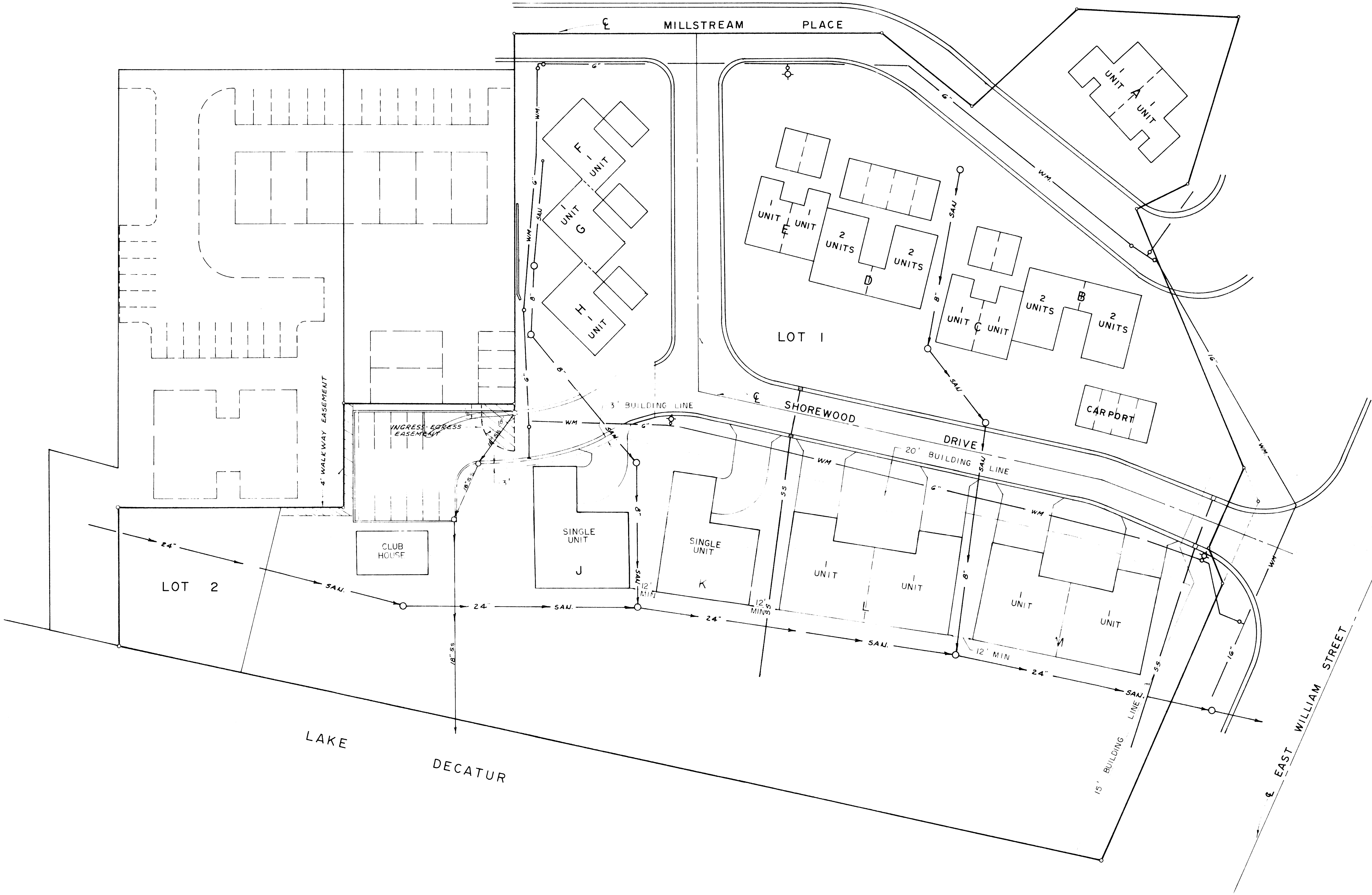
SHOREWOOD ESTATES 2nd. ADDITION

OWNER - DEVELOPER

BRINKOETTER - MARTIN DEVELOPMENT CORP.

LEGAL DESCRIPTION

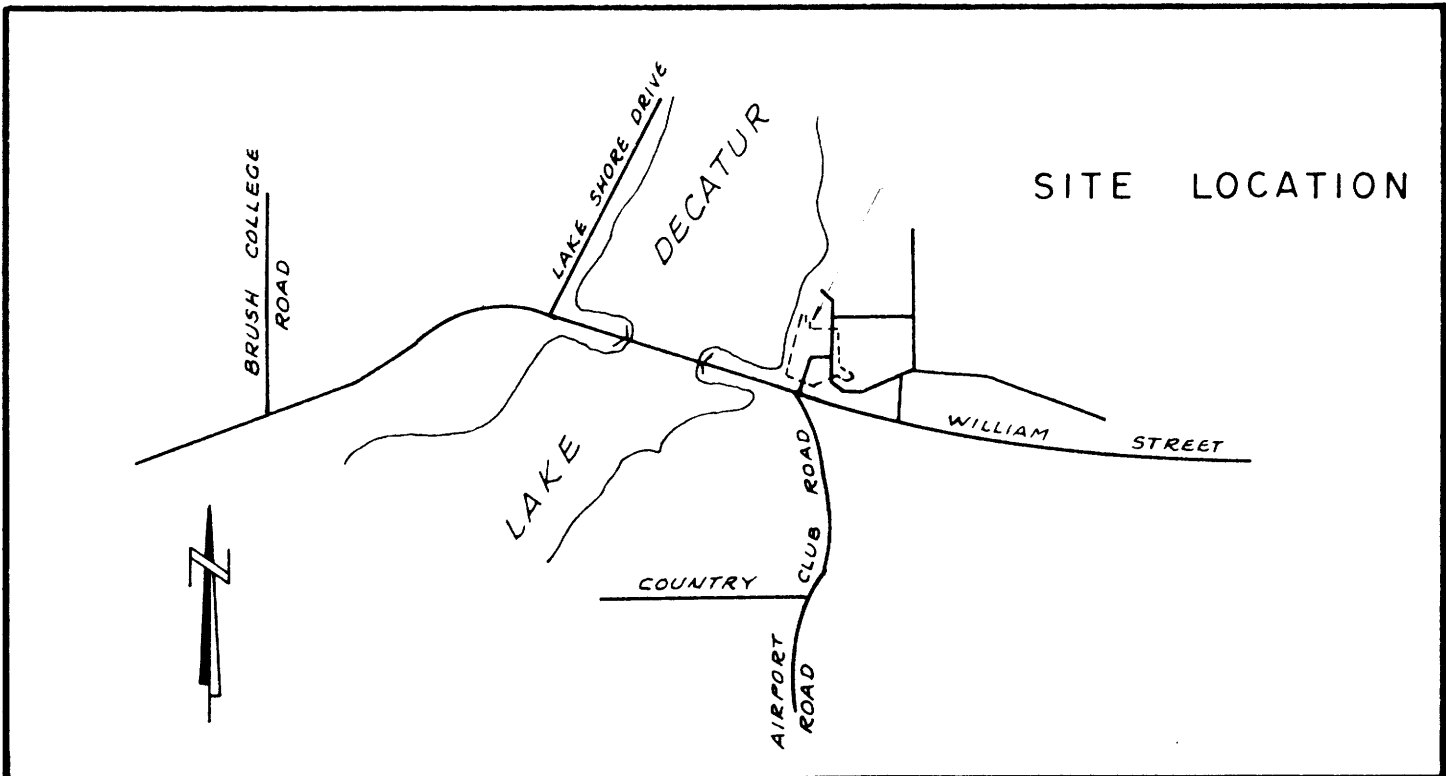
SHOREWOOD ESTATES 2nd. ADDITION



GENERAL NOTES

1. All materials and methods of construction shall conform to the City of Decatur Standards and Specifications, except as noted on these Plans.
2. No residential structure shall be constructed with any floor elevation below 620.
3. All streets, driveways, open areas, and storm sewers within this development shall remain private and be privately maintained under a homeowners association. All watermains and lateral sanitary sewers shall be owned and maintained by the City of Decatur; easements shall be provided accordingly.
4. Prior to any construction or development of subsequent phases, detailed plans and specifications shall be submitted to the City Plan Commission for review and the City Council for approval.
5. All of this property is within the corporate limits of the City of Decatur.
6. 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, watermains, 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.
7. All proposed buildings must comply with minimum regulations for an R-6 Multiple Dwelling District regarding front, side, and rear yard setbacks, building height, and off-street parking, except as may be specifically noted on these plans.
8. The proposed clubhouse shall be restricted to use by the residents and their guests as determined by the owners and developer of this development.

Phillip W. Cochran
PHILLIP W. COCHRAN, Registered
Professional Engineer No. 32393



PRESENT ZONING : R-6 RESIDENCE
DEVELOPMENT PLAN

TOTAL AREA — 4.30 ACRES
NET AREA — 4.30 ACRES
PROPOSED DENSITY — 23 UNITS
8140 SQ. FT. / UNIT

EXHIBIT A

REVISED
RESIDENCE DEVELOPMENT PLAN

SHOREWOOD ESTATES
DECATUR, ILLINOIS

PWC phillip w. cochran • consulting engineer • decatur, illinois

DRAWN BY J.W.B.		REVISIONS		PROJECT NO.
DATE 10-17-85	NO.	DATE	BY	DESCRIPTION
CHECKED BY	1	10-18-85	URS	REMOVE UNITS J, K, L, M, N DOUBLE HOUSE
DATE	2	10-18-85	SPM	DETACHMENTS 1 DRIVEWAYS J-K, L-M
APPD. BY				
DATE				