

SHOREWOOD ESTATES

DEVELOPER: ZJ INC.

R-6 RESIDENCE DEVELOPMENT PLAN

(AMENDMENT TO ORDINANCE NO. 7196)

LEGAL DESCRIPTION

A PART OF LOTS 2, 3, 4 AND 5 OF SHEETS ADDITION OF OUTLOTS TO DECATUR, AS PER PLAT RECORDED IN BOOK 646, PAGE 302 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED IN THE ORDINANCE OF WHICH THIS EXHIBIT IS A PART.

TOTAL AREA: 23.6 ACRES
(EXCLUSIVE OF PUBLIC RIGHT OF WAY)

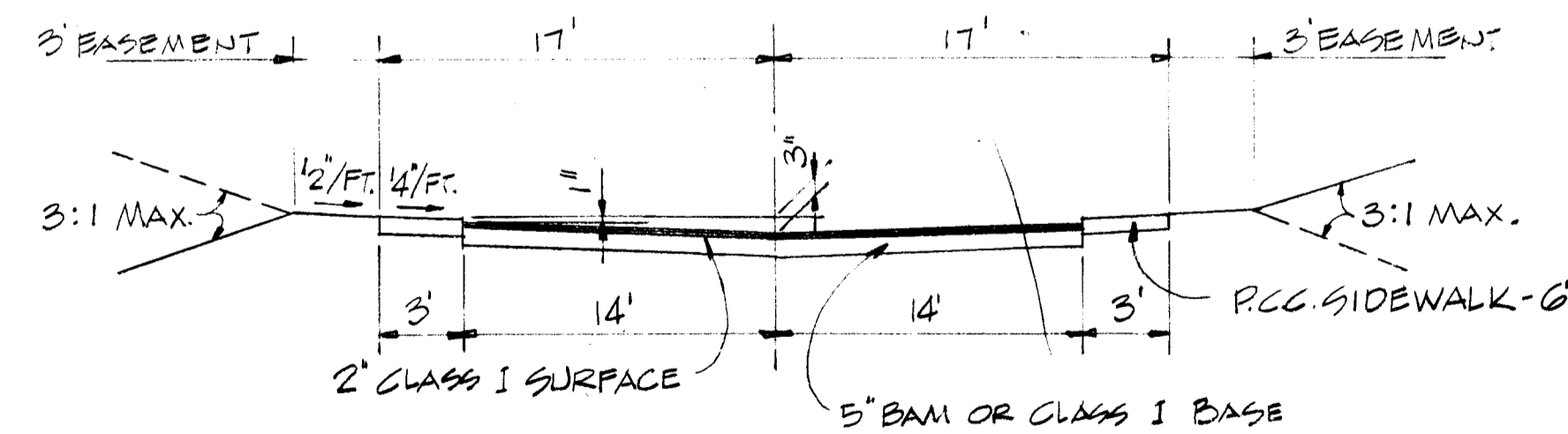
PHASE I : 10.1 ACRES
PHASE II : 4.1 ACRES
PHASE III : 3.1 ACRES
PHASE IV : 6.3 ACRES

PRESENT ZONING:
R-6 RESIDENCE DEVELOPMENT PLAN

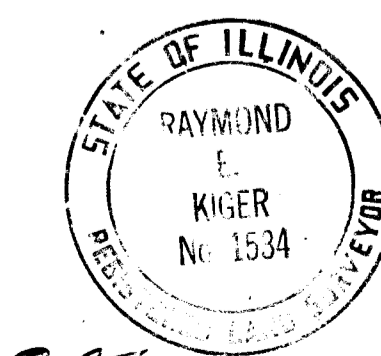
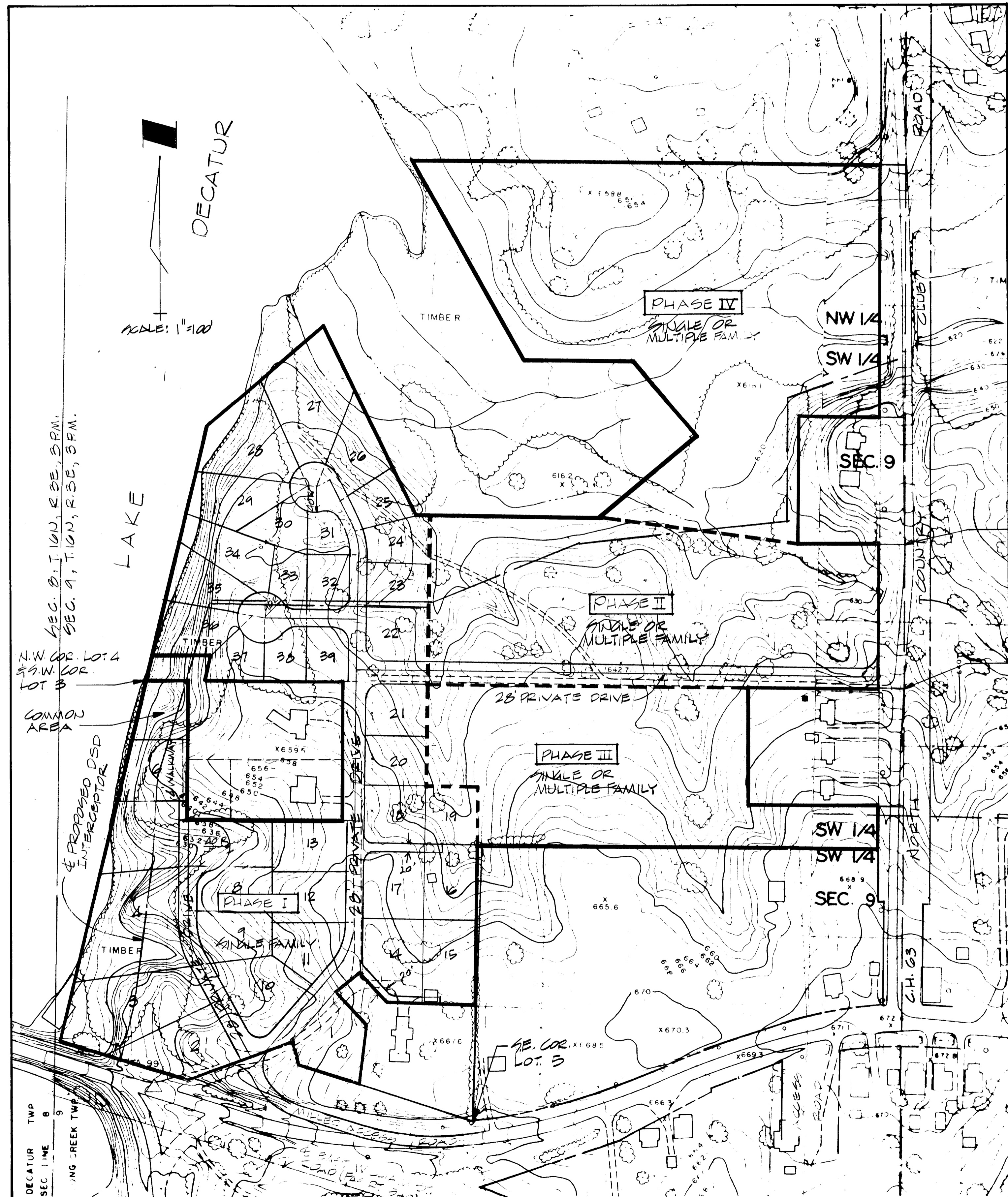
GENERAL NOTES

1. DRIVEWAYS, OPEN AREAS AND STORM SEWERS SHALL REMAIN PRIVATE AND BE MAINTAINED UNDER A HOME OWNERS ASSOCIATION. ALL WATERMAINS AND SANITARY SEWERS ARE TO BE OWNED AND MAINTAINED BY THE CITY. BASEMENTS SHALL BE PROVIDED ACCORDINGLY.
2. THE WATERMAIN SYSTEM SHALL BE LOOPED ALONG WILLIAM ST. ROAD AND COUNTRY CLUB ROAD PRIOR TO ANY DEVELOPMENT OF PHASES II, III AND IV.
3. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OF EACH RESPECTIVE PHASE, DETAILED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY PLAN COMMISSION FOR REVIEW AND THE CITY COUNCIL FOR APPROVAL.
4. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED WITH ANY FLOOR ELEVATION BELOW 620.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CITY OF DECATUR STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED ON THESE PLANS.
6. ALL OF THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DECATUR.
7. LOTS 1 THRU 13, INC. & LOTS 22 THRU 39, INC. SHALL BE DETACHED SINGLE FAMILY RESIDENCES.
8. LOTS 14 THRU 21, INC. SHALL BE 2 FAMILY RESIDENCES (R-5).

TYPICAL CROSS-SECTION OF PRIVATE DRIVES



NOTE!
INTERSECTION RADIUS OF 28' PRIVATE DRIVES ARE 25'.
INTERSECTION RADIUS OF 20' PRIVATE DRIVES ARE 15'.



R. E. Kiger
Mar 6, 1979

EXHIBIT B

RESIDENCE DEVELOPMENT PLAN			DRAWN BY DATE
NO.	DATE	INITIALS	CHECKED BY DATE
1	1/27/79	REX	REX 3/79
2	10-19-79	REX	2/20/80
3			PROJECT NO.
4			2903
5			SHEET NO.
6			1
HOMER L. CHASTAIN & ASSOCIATES <small>CONSULTING ENGINEERS DECATUR, ILLINOIS</small>			