

GENERAL NOTES:

THE MINIMUM GARAGE FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE (1) FOOT ABOVE THE BACK OF CURB ELEVATION. THIS ELEVATION SHALL BE MEASURED AT THE CENTER OF THE BUILDING FOOTPRINT. ALL DRIVEWAYS AT THE R.O.W. EDGE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE BACK OF CURB ELEVATION.
 NOTE: IF VARIATION IN THIS CRITERIA IS REQUESTED DUE TO EXTENUATING CIRCUMSTANCES, OR IF A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT IS DESIRABLE, THE BUILDER AND/OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO ESTABLISH THE MINIMUM ELEVATIONS OR PROPER GRADING NECESSARY TO PREVENT STORM WATER DAMAGE.

THE MINIMUM GARAGE, FIRST FLOOR OR BASEMENT WALL OPENING ELEVATION OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A DRAINAGEWAY OR STORM STRUCTURE SHALL BE ESTABLISHED A MINIMUM OF TWO (2) FEET ABOVE THE OVERLAND FLOW OR HEADWATER ELEVATION THAT MAY BE DEVELOPED DURING THE ONE HUNDRED (100) YEAR STORM EVENT.

ALL EASEMENT AREAS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNER'S ASSOCIATION.

OUTLOTS, COMMONS, DETENTION AND GREEN SPACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES AS DESCRIBED BELOW.

ALL IMPROVEMENTS LOCATED OUTSIDE OF THE STREET R.O.W., OUTSIDE OF THE BUILDING AREAS, AND OUTSIDE OF THE LIMITED COMMONS AREAS SHALL BE THE RESPONSIBILITY OF VILLAS OF NOTTINGHAM, LLC, OR THE HOME OWNERS ASSOCIATION.

NO FENCES TO BE CONSTRUCTED WITHIN ANY EASEMENT.

THE BUILDING ENVELOPES SHOWN HEREON MAY NOT CORRESPOND WITH THE MAILING ADDRESS ASSIGNED BY THE MADISON COUNTY 911.

NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AND THERE ARE NO APPLICABLE 100 YEAR FLOOD ELEVATIONS FOR THE LOTS TO BE PLATTED.

ALL COMMONS AREAS CAN BE USED FOR ACCESS TO BUILDING AREAS.

ALL AREAS NOT OTHERWISE DESIGNATED WILL BE COMMONS AREAS.

THIS PLANNED RESIDENTIAL DEVELOPMENT SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS OF NOTTINGHAM SUBDIVISION, AS RECORDED IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE AND WHICH MAY BE AMENDED ONLY AS PROVIDED THEREIN.

BUILDING ENVELOPE AREAS

ENVELOPE #	AREA (SQ. FT.)	ENVELOPE #	AREA (SQ. FT.)
27	3,264	44	4,029
28	3,360	45	4,029
29	4,029	46	4,029
30	3,600	47	3,264
31	3,264	48	3,264
32	4,029	49	4,029
33	3,500	50	3,600
34	3,950	51	3,500
35	3,264	52	4,029
36	3,950	53	4,029
37	3,600	54	4,029
38	3,600	55	4,029
39	4,029	56	4,029
40	3,792	57	3,600
41	4,029	58	3,600
42	4,029	59	3,600
43	4,029	60	3,574

RIGHT OF WAY CURVE DATA TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1	51.52'	200.00'	14°45'32"	N65°21'11"W	51.38'
2	33.67'	25.00'	77°09'37"	S83°26'46"W	31.18'
3	126.63'	150.00'	48°22'11"	S20°40'52"W	122.91'
4	21.03'	25.00'	48°11'23"	S27°35'55"E	20.41'
5	241.19'	50.00'	276°22'46"	S86°29'46"W	66.67'
6	21.03'	25.00'	48°11'23"	N20°35'28"E	20.41'
7	168.84'	200.00'	48°22'11"	N20°40'52"E	163.87'
8	33.67'	25.00'	77°09'37"	N06°17'09"E	31.18'
9	226.61'	200.00'	64°55'05"	N00°09'53"E	214.68'
10	544.07'	300.00'	103°54'36"	N19°19'53"W	472.52'
11	634.75'	350.00'	103°54'36"	S19°19'53"E	551.27'
12	275.82'	150.00'	105°21'22"	S20°03'16"E	238.57'

**THE VILLAS OF NOTTINGHAM
 PLANNED RESIDENTIAL DEVELOPMENT
 PHASE 2 - FINAL**

LOCATED IN THE NE. 1/4 OF SEC. 3, T.3N., R.8W.
 OF THE THIRD P.M.,
 VILLAGE OF MARYVILLE, MADISON COUNTY, ILLINOIS
 SCALE: 1" = 50' SEPTEMBER, 2020

PHASE 2 - 559,564 SQ. FT. / 12.85 AC. ±



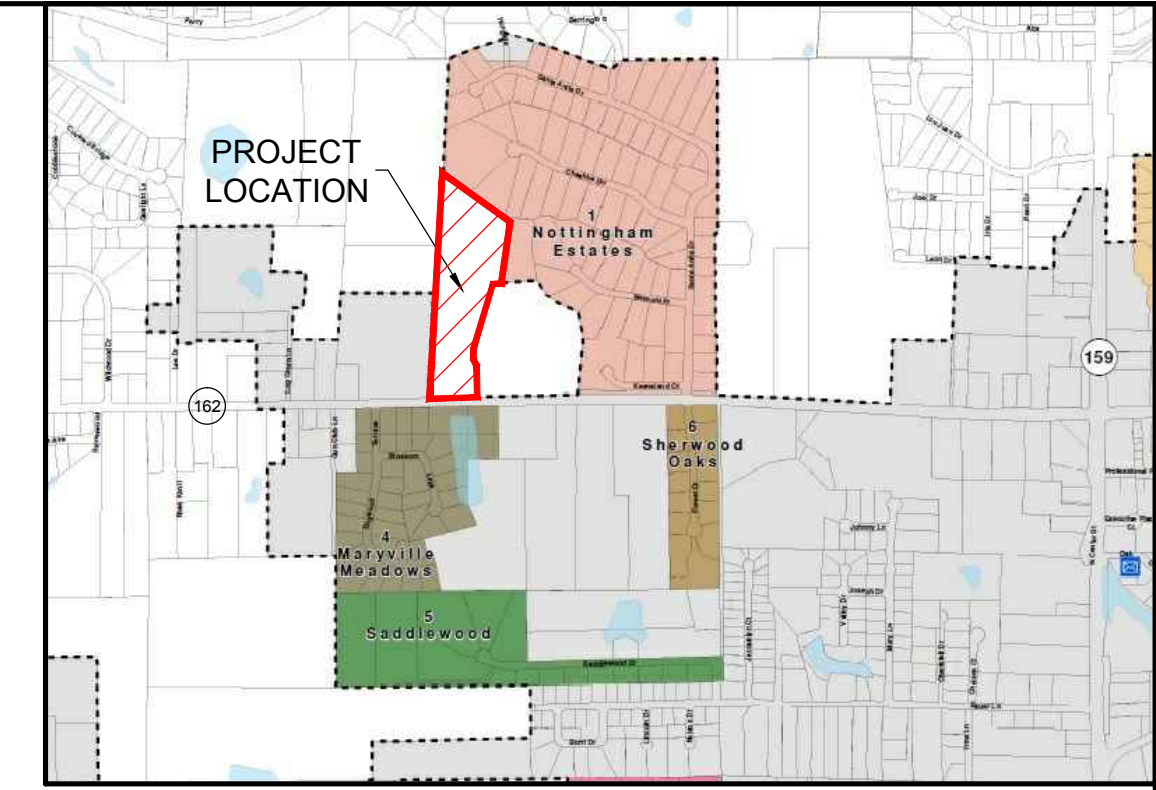
SMS ENGINEERS Sheppard, Morgan & Schwaab, Inc.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 215 Market Street, Alton, IL 62002 618-462-9755 E-mail: mail@smsengineers.com
 DESIGN FIRM # 184-000992

OWNER / SUBDIVIDER

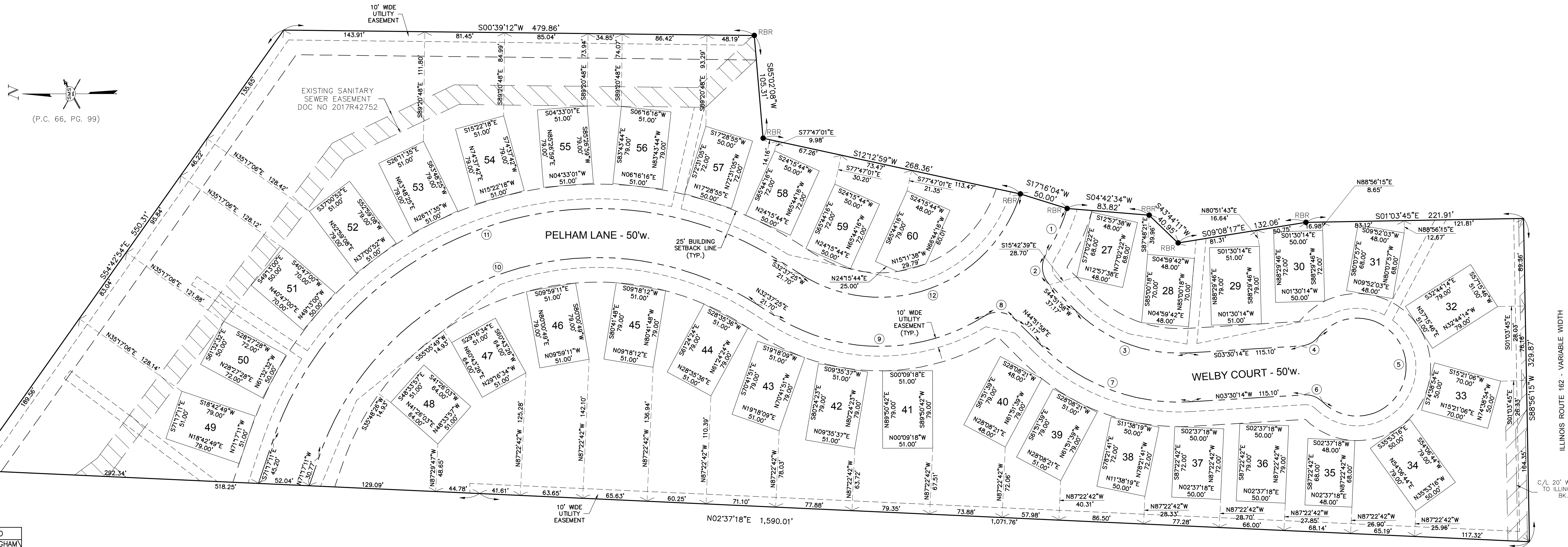
THE VILLAS OF NOTTINGHAM, LLC
 22 ILLINI DRIVE
 GLEN CARBON, IL 62034
 ATTN: ADAM KELLER
 (618) 656-0033

CONSULTING ENGINEER / LAND SURVEYOR

SHEPPARD, MORGAN & SCHWAAB, INC.
 CAS SHEPPARD, P.E. NO. 062-42884
 PAUL FILINOVICH, P.L.S. NO. 035-003691
 215 MARKET ST.
 ALTON, IL 62002
 (618) 462-9755



LOCATION MAP
 NOT TO SCALE



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK

BUILDING ENVELOPE LAYOUT

SCALE: 1" = 50'

BUILDING ENVELOPES SHOWN THUS — 37

DWG. NO. SC-1150
 Q. KELLER KNOTTINGHAM
 2020 PHASE 2 FINAL PLAT 2.DWG
 REF. BK. 6032 PG. 69
 JOB NO. 570311
 DSN. BY: CAS
 DWN. BY: CAD
 CHK. BY: CAS
 DATE:
 SCALE: 1" = 50'
 SHEET 2 OF 3

SUBMITTED BY:
 SHEPPARD, MORGAN &
 SCHWAAB, INC.
 215 MARKET ST.
 ALTON, IL 62002
 WILL CALL

ILLINOIS ROUTE 162 - VARIABLE WIDTH
 C/L 20' WIDE UTILITY EASEMENT
 TO ILLINOIS POWER COMPANY
 BK. 2142, PG. 544
 4/30/1962