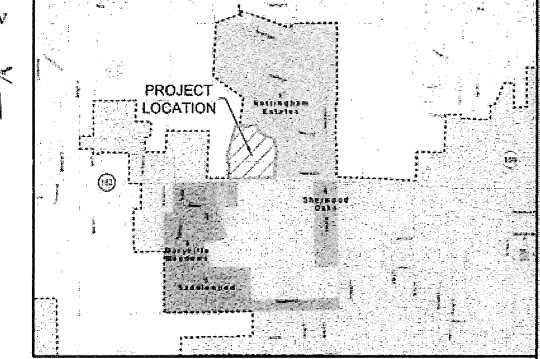


THE VILLAS OF NOTTINGHAM PLANNED RESIDENTIAL DEVELOPMENT PHASE 1 - FINAL

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' AUGUST, 2016

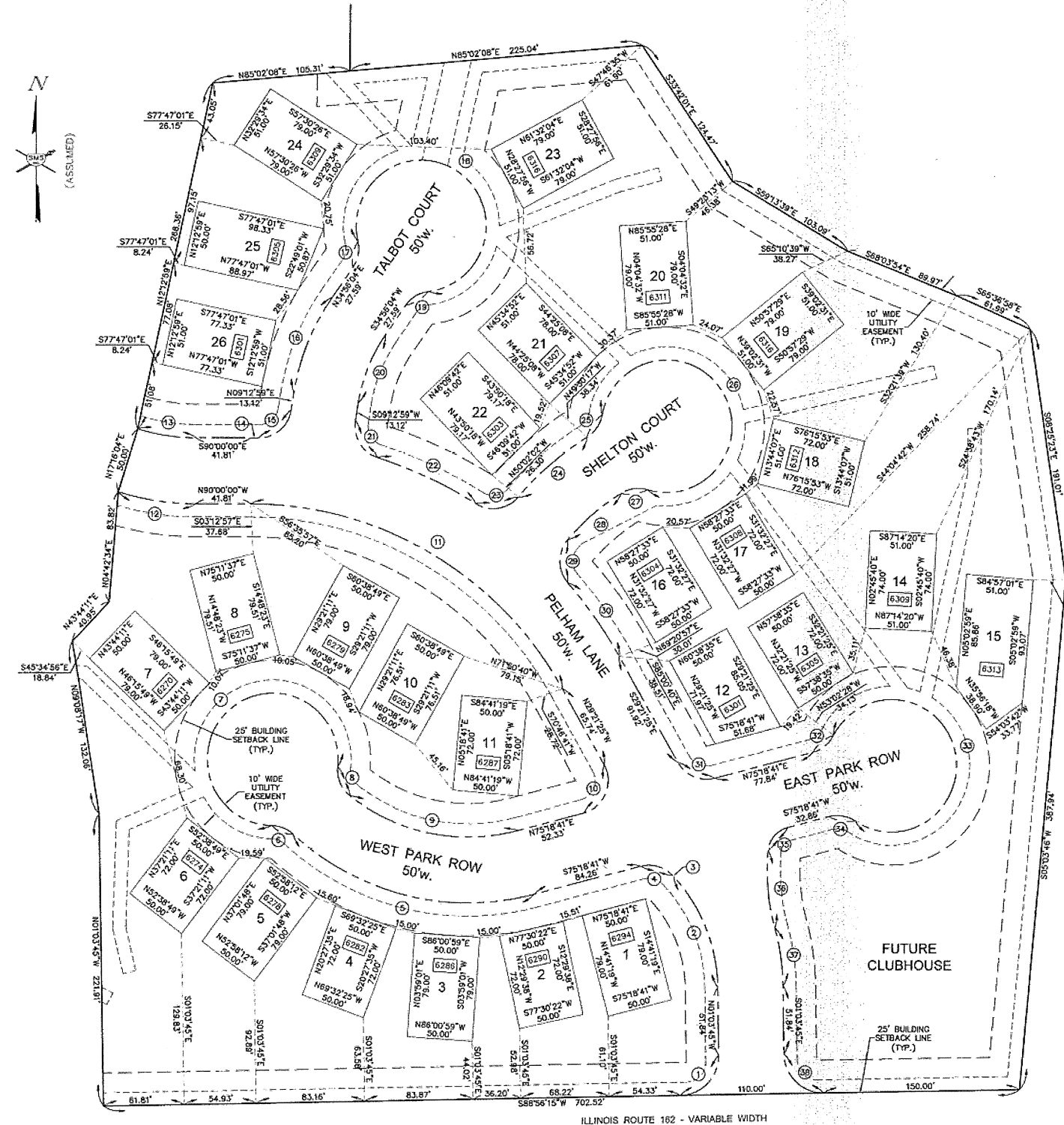
PHASE 1 - 511,068 SQ. FT. / 11.73 AC. ±



SMS Sheppard, Morgan & Schwaab, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
215 Market Street, Alton, IL 62002 (618) 462-9755 E-mail: rml@smsmva.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
JOHN LEDFORD, P.L.S. NO. 035-003099
215 MARKET ST.
ALTON, IL 62002
(618) 462-9755



BUILDING ENVELOPE AREAS

ENVELOPE #	AREA (SQ. FT.)	ENVELOPE #	AREA (SQ. FT.)
1	3,950	14	3,774
2	3,600	15	5,219
3	3,950	16	3,600
4	3,600	17	3,600
5	3,950	18	3,672
6	3,600	19	4,029
7	3,950	20	4,029
8	3,978	21	3,978
9	3,950	22	4,038
10	3,825	23	4,029
11	3,600	24	4,029
12	3,926	25	4,682
13	3,600	26	3,944

RIGHT OF WAY CURVE DATA TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
1	47.12'	30.00'	90°00'00"	N43°56'15"E	42.43'
2	92.93'	125.00'	42°16'38"	N22°12'04"W	90.16'
3	1.30'	175.00'	00°25'38"	N43°07'34"W	1.30'
4	26.95'	25.00'	61°46'34"	N73°48'02"W	25.67'
5	199.10'	200.00'	57°02'16"	N76°10'11"W	190.98'
6	18.08'	25.00'	41°26'20"	N68°22'13"W	17.69'
7	240.23'	50.00'	275°16'45"	N48°32'59"E	67.38'
8	25.68'	25.00'	58°51'01"	S23°14'09"E	24.56'
9	136.21'	150.00'	52°01'40"	S78°40'29"E	131.58'
10	45.67'	25.00'	104°40'06"	N22°58'38"E	39.58'
11	291.07'	275.00'	60°38'35"	N59°40'43"W	277.67'
12	60.28'	200.00'	17°16'04"	N81°21'58"W	60.05'
13	45.21'	150.00'	17°16'04"	S81°21'58"E	45.04'
14	5.69'	325.00'	01°00'12"	S89°29'54"E	5.69'
15	35.69'	25.00'	81°47'12"	N50°06'36"E	32.73'
16	78.55'	175.00'	25°43'05"	N22°04'32"E	77.89'
17	21.03'	25.00'	48°11'23"	N10°50'22"E	20.41'
18	241.19'	50.00'	276°22'46"	S55°03'56"E	66.67'
19	21.03'	25.00'	48°11'23"	S59°01'45"W	20.41'
20	56.11'	125.00'	25°43'05"	S22°04'32"W	55.64'
21	35.69'	25.00'	81°47'12"	S31°40'37"E	32.73'
22	83.60'	325.00'	14°44'18"	S65°12'04"E	83.37'
23	35.69'	25.00'	81°47'12"	N81°16'28"E	32.73'
24	70.06'	225.00'	17°50'22"	N49°18'03"E	69.77'
25	20.92'	25.00'	47°57'12"	N34°14'38"E	20.32'
26	241.19'	50.00'	276°22'41"	S31°32'38"E	66.67'
27	21.20'	25.00'	48°34'53"	S82°21'16"W	20.57'
28	54.01'	175.00'	17°40'57"	S49°13'21"W	53.79'
29	35.69'	25.00'	81°47'12"	S00°30'44"E	32.73'
30	68.34'	325.00'	12°02'55"	S35°22'53"E	68.22'
31	32.87'	25.00'	75°19'54"	S67°01'22"E	30.55'
32	21.03'	25.00'	48°11'23"	N51°12'59"W	20.41'
33	241.19'	50.00'	276°22'46"	S14°11'19"E	66.67'
34	21.03'	25.00'	48°11'23"	N80°35'38"W	20.41'
35	24.48'	20.00'	70°07'41"	S40°14'51"W	22.98'
36	59.26'	163.00'	20°49'48"	S05°13'53"E	58.93'
37	44.54'	175.00'	14°35'02"	S08°21'16"E	44.42'
38	47.12'	30.00'	90°00'00"	S46°03'45"E	42.43'

BUILDING ENVELOPE LAYOUT
SCALE: 1" = 50'

LEGEND

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

BUILDING ENVELOPES SHOWN THUS [Symbol] 14

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 EASEMENTS 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.

IRON PINS SHALL BE MAINTAINED AT ALL LOT CORNERS, P.C.'s, P.T.'s AND E.O.R.'s BY THE LOT OWNERS.

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.

DWG. NO. SC-797
A. KELLER (NOTTINGHAM)
2016 PHASE 1 FINAL PLAT 2.0MG
REF. BK. 6032 PGS. 69
JOB NO. 458566
DSN. BY: CAS
DWN. BY: CAD
CHK. BY: CAS
DATE: AUGUST, 2016
SCALE: 1" = 50'
SHEET 2 OF 3

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