

SCALE : 1" = 60'

LEGAL DESCRIPTION

LOTS 1, 2, 3 & 5 OF ALBANY PLACE, BOOK 1832 PAGE 652.

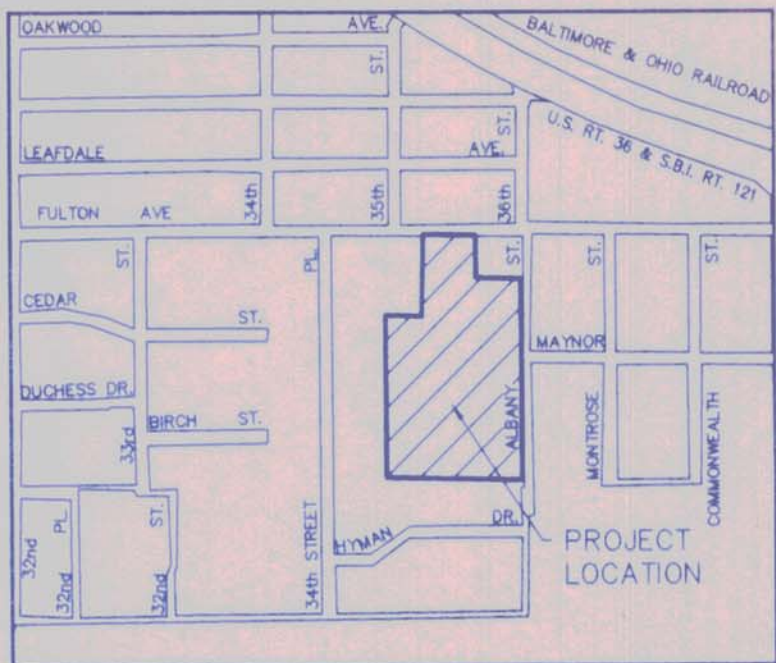
NOTES

1. All earthwork, storm sewer materials and work, paving materials and work to be done in accordance with the applicable sections of the Illinois Department of Transportation (IDOT) latest Standard Specifications. All other items to be done in accordance with City of Decatur Construction Standards.
2. Property Zoning : Revised R-3 PUD
3. All roof drains shall outlet onto splash blocks or a paved surface.
4. Interior streets to be constructed of 6" stone, 2" asphalt (light-duty) or 8" stone, 3" asphalt (heavy-duty)
5. Storm Detention - Provided in phase 1
6. Benchmark = North rim of sanitary manhole at Albany & Maryland Streets. Elevation = 667.76.
7. Density
= 5 4-plex = 20 Units
= 25 Duplex = 50 Units
Total Units = 70 Units



Phillip W. Cochran
Illinois Registered Professional Engineer
No. 32393

LOCATION MAP



NOTE : CONTRACTOR TO CONTACT J.U.L.I.E.
(1-800-892-0123) BEFORE DIGGING
TO LOCATE UNDERGROUND UTILITIES.

NOTE : ALL UTILITY LOCATIONS ARE PER UTILITY
AND CITY OF DECATUR RECORD DRAWINGS.
SPECIFIC LOCATIONS WERE NOT DUG UP
FOR FIELD VERIFICATION.

PHASE II

SITE PLAN

ALBANY PLACE TOWNHOMES

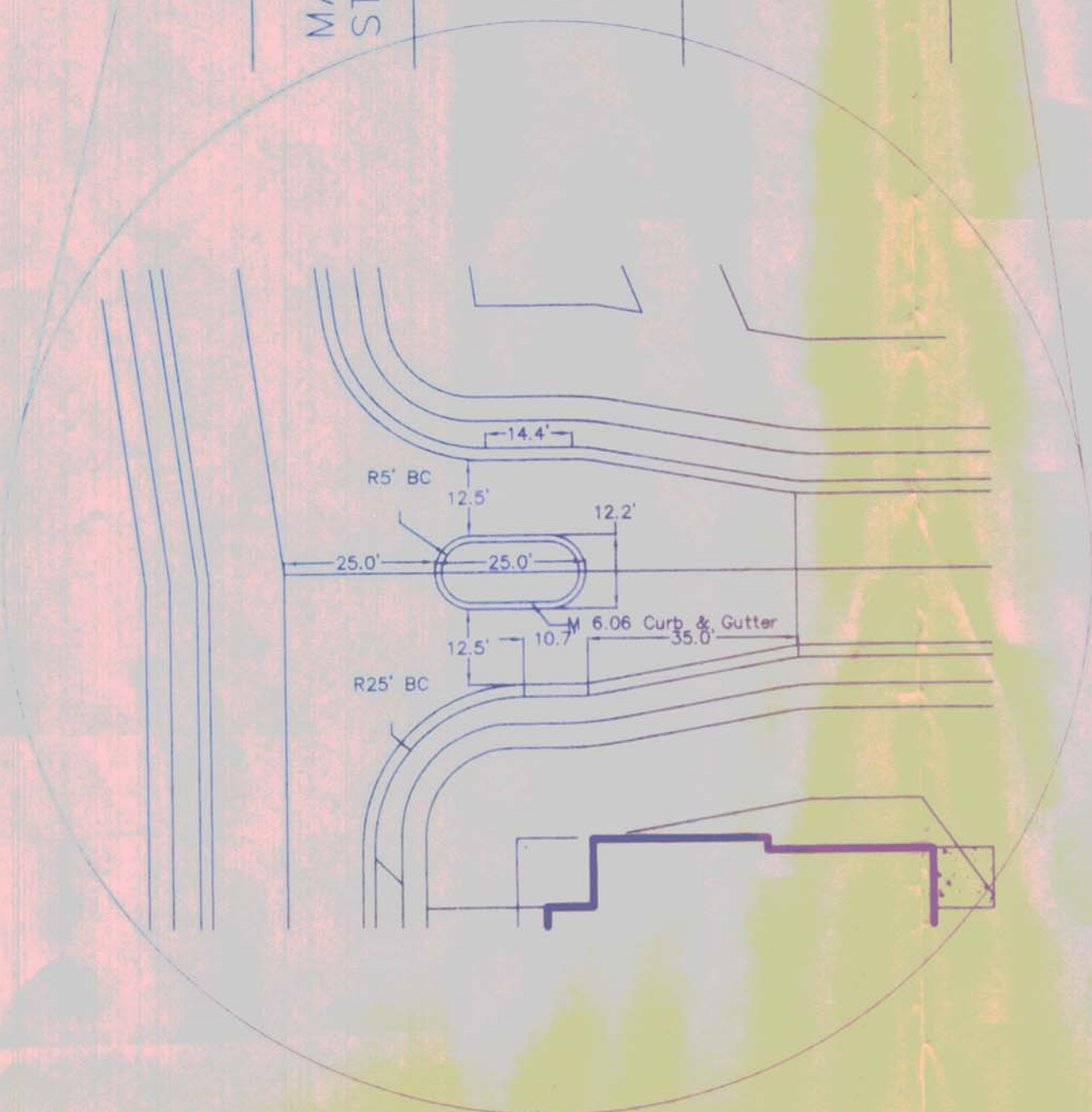
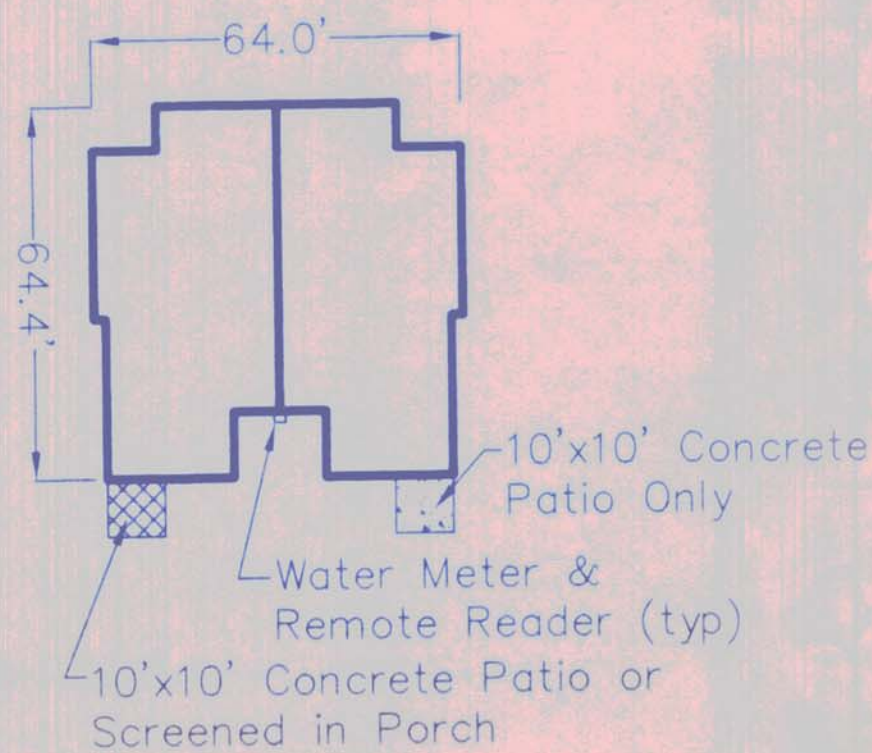
PWC

phillip w. cochran consulting engineer
2602 north morgan decatur, il 62526
phone (217) 875-3333 fax 875-3371

drawn by date	REVISIONS				project no. 9729
	No.	BY	DATE	DESCRIPTION	
plan by date					field book no. 219
checked by date					sheet no.

Southeast Corner
SE 1/4, SE 1/4
Section 19, T16N
R3E, 3rd PM

DUPLEX DETAIL



SILTATION AND EROSION CONTROL

THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF MUD SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL AT THE EXPENSE OF THE CONTRACTOR.