

RANGE 2 EAST

REVISED

TWIN OAKS

R-5 RESIDENCE DEVELOPMENT PLAN

OWNERS: FIRST NAT'L BANK OF DECATUR TRUST #3454 & RALPH S. SIKES

DEVELOPER: WILLIAM MAVIS
THOMAS E. SWARTZ
705 N. OAKLAND AVE.
DECATUR, ILLINOIS

ORIGINAL PLAN APPROVED

CITY OF DECATUR

ORDINANCE NO. 79-24

REVISED 6/25/83 ORD. NO. 80-50

NOTES:

- NO BUILDING PERMITS WILL BE ISSUED UNTIL THE PROPERTY COVERED BY THIS RESIDENCE DEVELOPMENT PLAN HAS BEEN SUBDIVIDED IN ACCORDANCE WITH CITY OF DECATUR ORDINANCES AND PROCEDURES.
- A SITE DEVELOPMENT PLAN WILL BE SUBMITTED IN ACCORDANCE WITH CITY OF DECATUR PROCEDURES PRIOR TO DEVELOPMENT OF EACH LOT.
- THREE STORY BUILDINGS WILL BE ALLOWED WITH MAXIMUM HEIGHT OF 35 FEET.
- SANITARY SEWER, WATER DISTRIBUTION AND STORM DRAINAGE SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH CITY OF DECATUR STANDARDS.
- EASEMENT FOR PUBLIC UTILITIES WILL BE GRANTED AS REQUIRED.
- OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF DECATUR STANDARDS.
- NO BUILDINGS WILL BE ALLOWED BELOW THE 100 YEAR FLOOD ELEVATION OF 211.1 AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS IN "FLOOD PLAIN INFORMATION - MACON COUNTY ILLINOIS" PREPARED FOR MACON COUNTY REGIONAL PLAN COMMISSION.
- WHERE PARKING LOTS ARE TO BE SHARED BY TWO OR MORE DIFFERENT LOT OWNERS CROSS EASEMENTS WILL BE CREATED BY A DIVISION EASEMENT.

SITE DATA

- TOTAL AREA IN 1-PART - 22.36 AC.
- AREA IN MULTI-FAMILY LOTS - 21.41 AC.
- AREA IN STREETS - 0.95 AC.
- NUMBER OF MULTI-FAMILY LOTS - 14 (REDUCED FROM 15)
- TOTAL FAMILY UNITS - 104 (REDUCED FROM 220)
- PROPERTY IS ANNEXED TO THE CITY OF DECATUR
- AREA IN SPECIAL PURPOSE LOT

AS REVISED 83

- 23.61 AC.
- 21.41 AC.
- 0.95 AC.
- 5
- 204
-
- 1.25 AC.

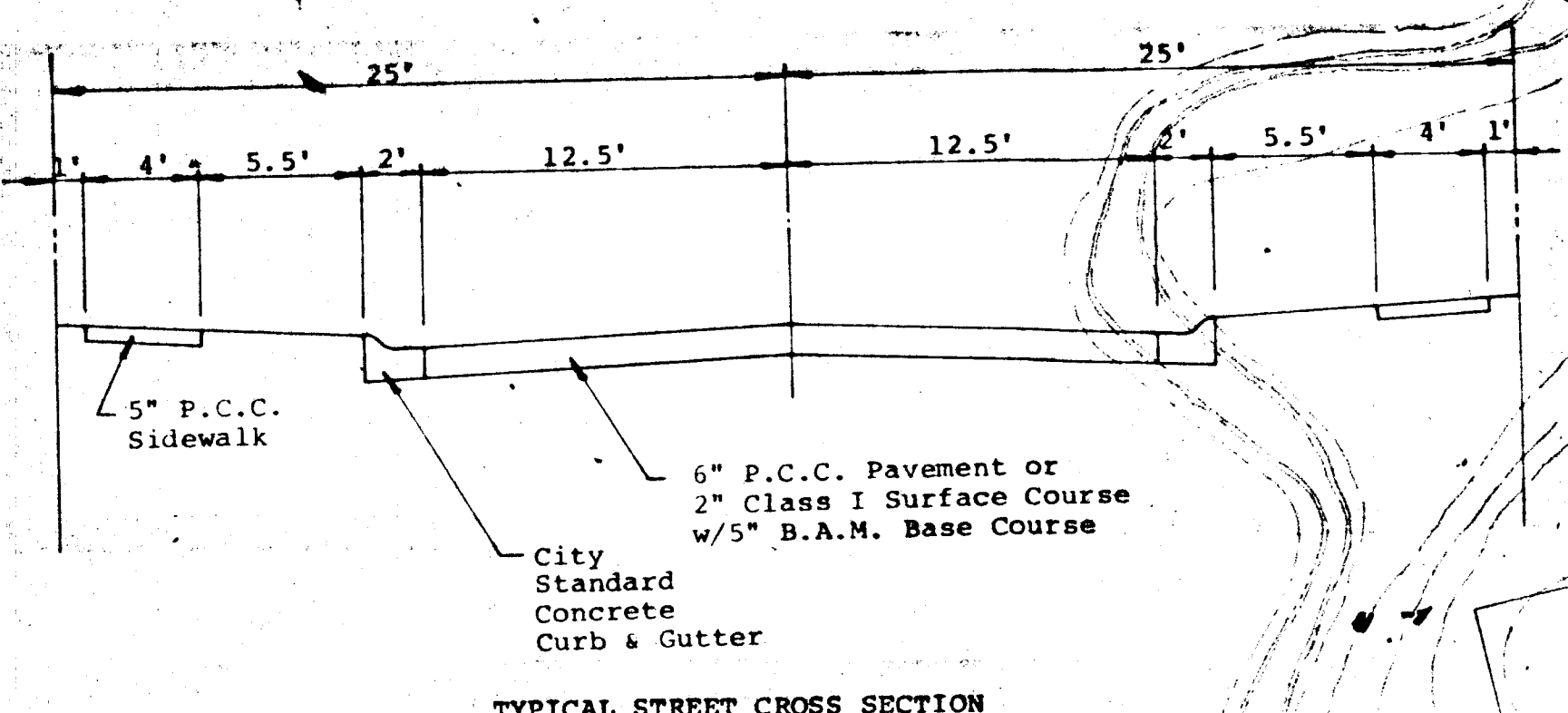
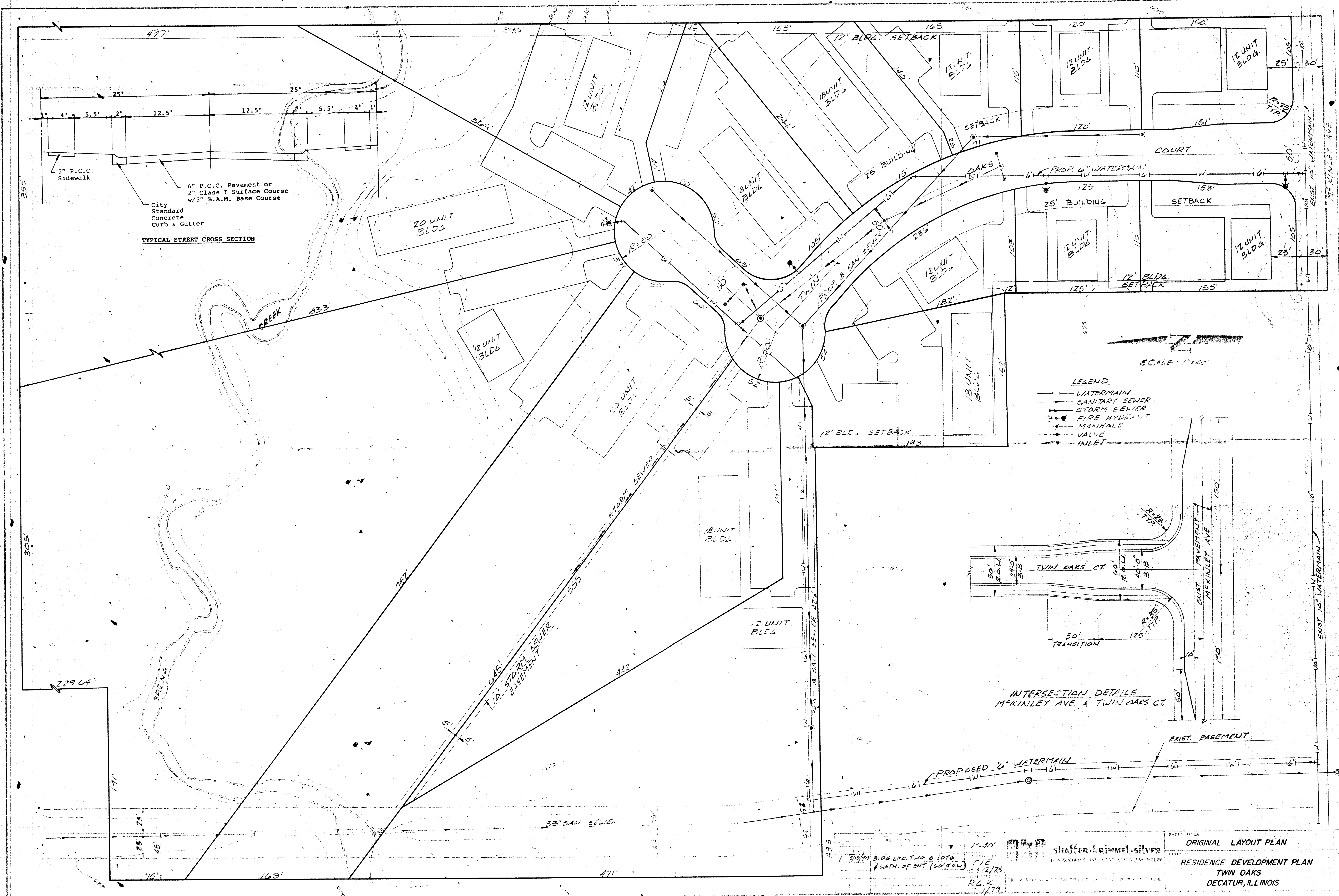
TWIN OAKS

LOCATION MAP
1"=1000'

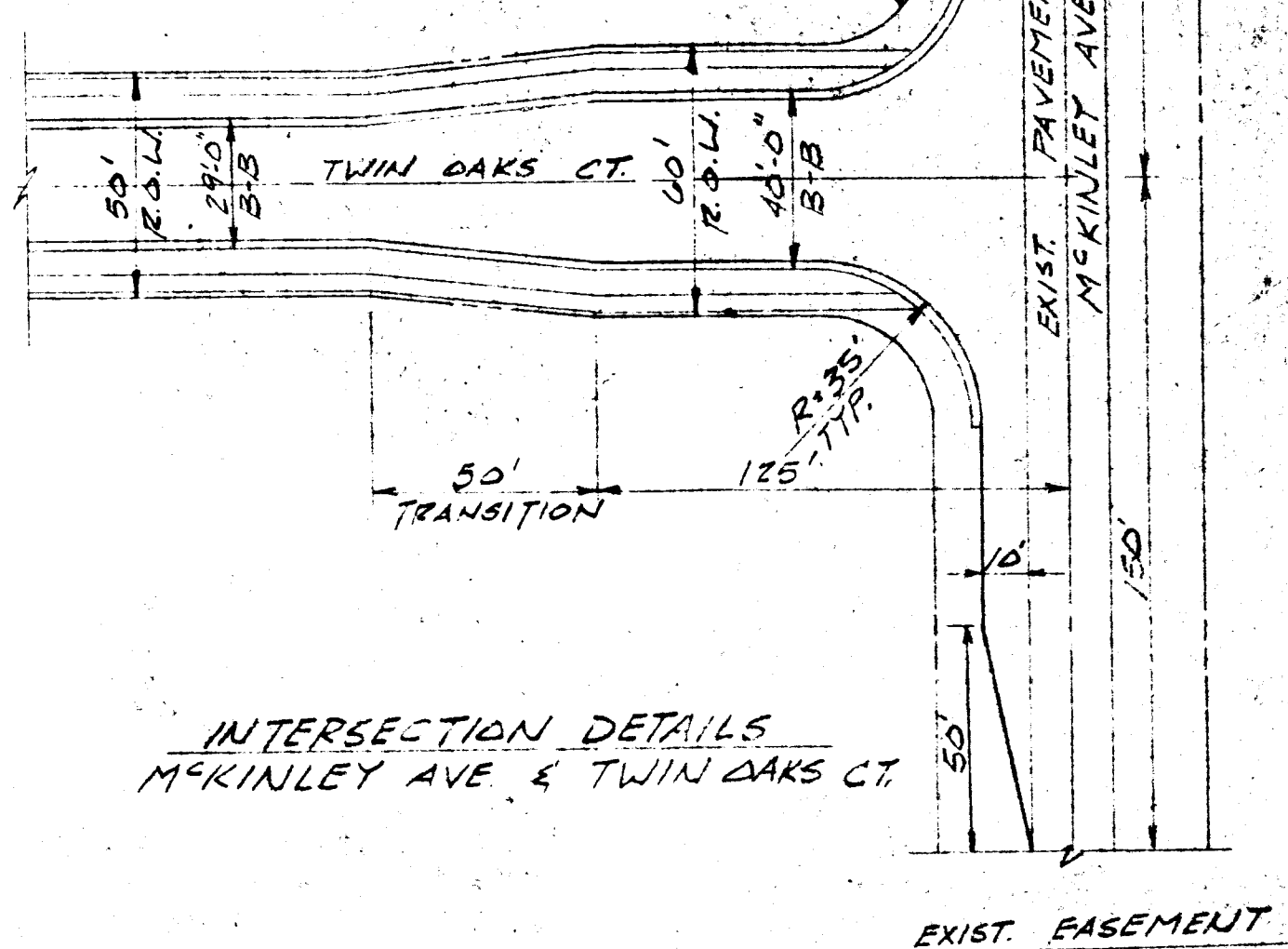
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EXHIBIT A

REVISIONS			SCALE	PROJECT	SHEET TITLE	PROJECT NO.			
NO.	DATE	DESCRIPTION	1"=1000'						
1.	7-5-80	REVISED LOTS	JAC	SHAFFER-KRIMMEL-SILVER & ASSOCIATES, INC. CONSULTING ENGINEERS	COVER SHEET	8819			
2.	8-7-84	REV. PER PLAT COMMITTEE							
3.	7-1-87	REV. PER P.C. & S.D. COMMITTEE							
DRAWN BY			DATE 1/10/79				RESIDENCE DEVELOPMENT PLAN TWIN OAKS DECATUR, ILLINOIS		
CHECKED BY									
DATE 1/10/79			2908 N. Broadview • P.O. Box 7233 • Decatur, Illinois 62526 • 217/777-2100						
				1 OF 4					



- LEGEND**
- WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - FIRE HYDRANT
 - MANHOLE
 - VALVE
 - INLET



dated _____
revised _____
drawn by _____
checked by _____

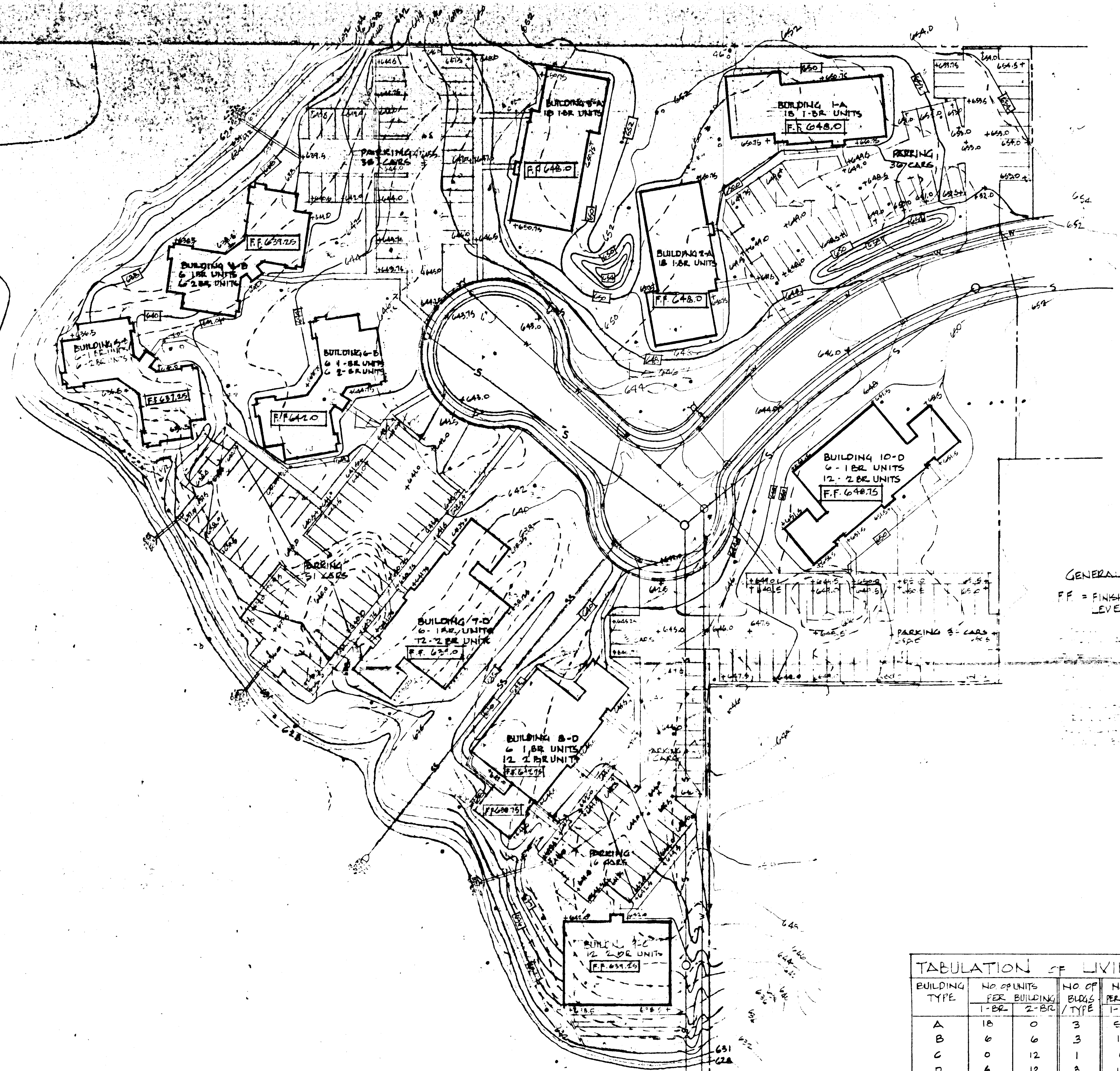
SITE PLAN
TWIN OAKS
DECATUR, ILLINOIS

job number _____

sheet _____

of _____

sheets _____



GENERAL NOTES:
FF = FINISHED FLOOR AT LOWER LEVEL

TABULATION OF LIVING UNITS					
BUILDING TYPE	NO. OF UNITS PER BUILDING		NO. OF BLDGS. / TYPE	NO. OF UNITS PER BLDG. TYPE	
	1-BR.	2-BR.		1-BR.	2-BR.
A	18	0	3	54	0
B	6	6	3	18	18
C	0	12	1	0	12
D	6	12	3	18	36
TOTALS	30	30	10	90	66

PARKING
COVERED 155
OPEN 33
TOTAL 188

NORTH
SITE PLAN
SCALE 1"=40'

shaffer • krimmel • silver
ASSOCIATES, INC. CONSULTING ENGINEERS
7900 N. Broadway • P.O. Box 2233 • Decatur, Illinois, 62526 • 217/877-2100

SHEET TITLE
REVISED LAYOUT PLAN
PROJECT
RESIDENCE DEVELOPEMENT PLAN
TWIN OAKS
DECATUR, ILLINOIS

8/17/80 REV. PER PLAT COMMITTEE
7/11/83 REMOVED LOT LINES
7-15-80

