

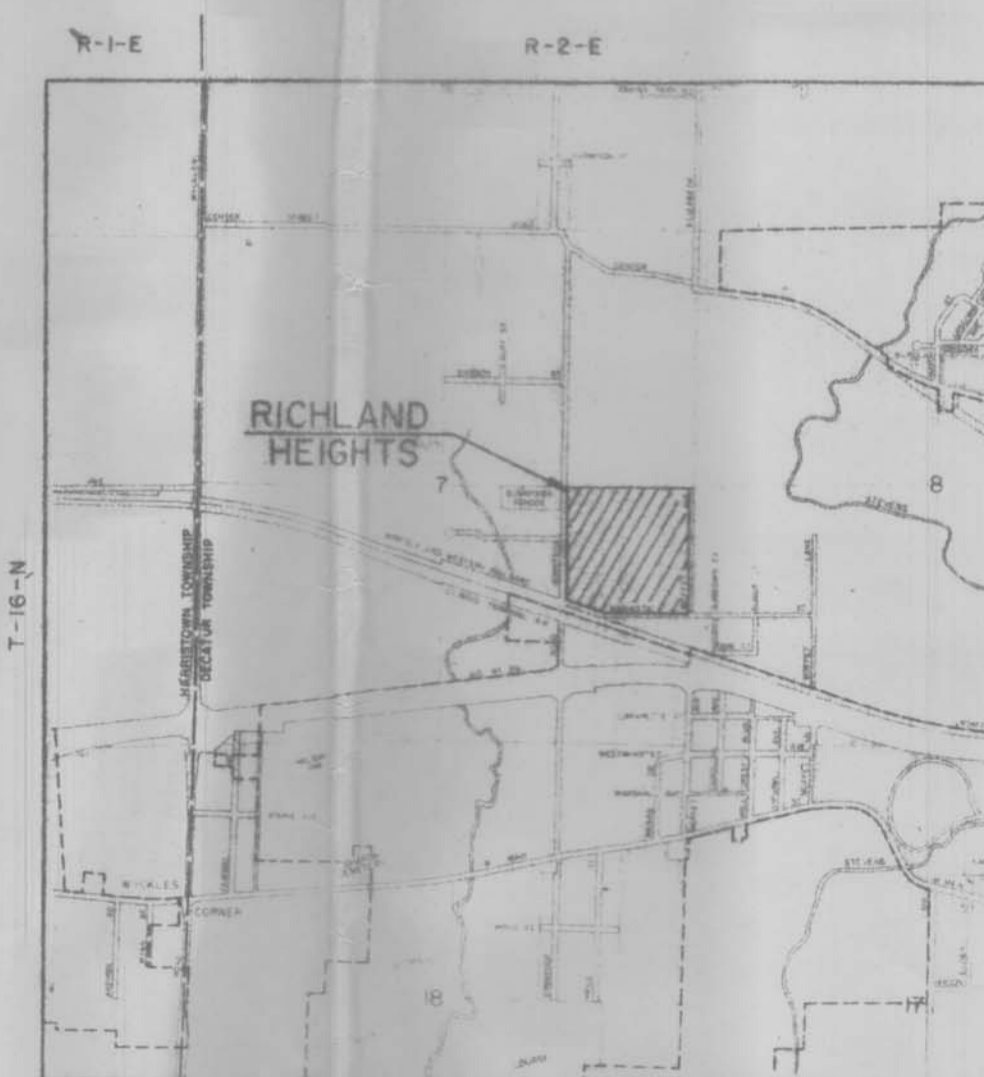
RESIDENCE DEVELOPMENT PLAN RICHLAND HEIGHTS

OWNER - DEVELOPER
FIRST NATIONAL BANK
AS TRUSTEE FOR TRUST NO. 2355



AERIAL PHOTO

1" = 100'



LOCATION MAP

1" = 2000'

APPROVED BY CITY COUNCIL
AUGUST 22, 1977
ORD NO. 77-139
AMENDED: MARCH 20, 1978
ORD NO. 78-43
AMENDED: OCTOBER 1, 1978
ORD NO. 79-127



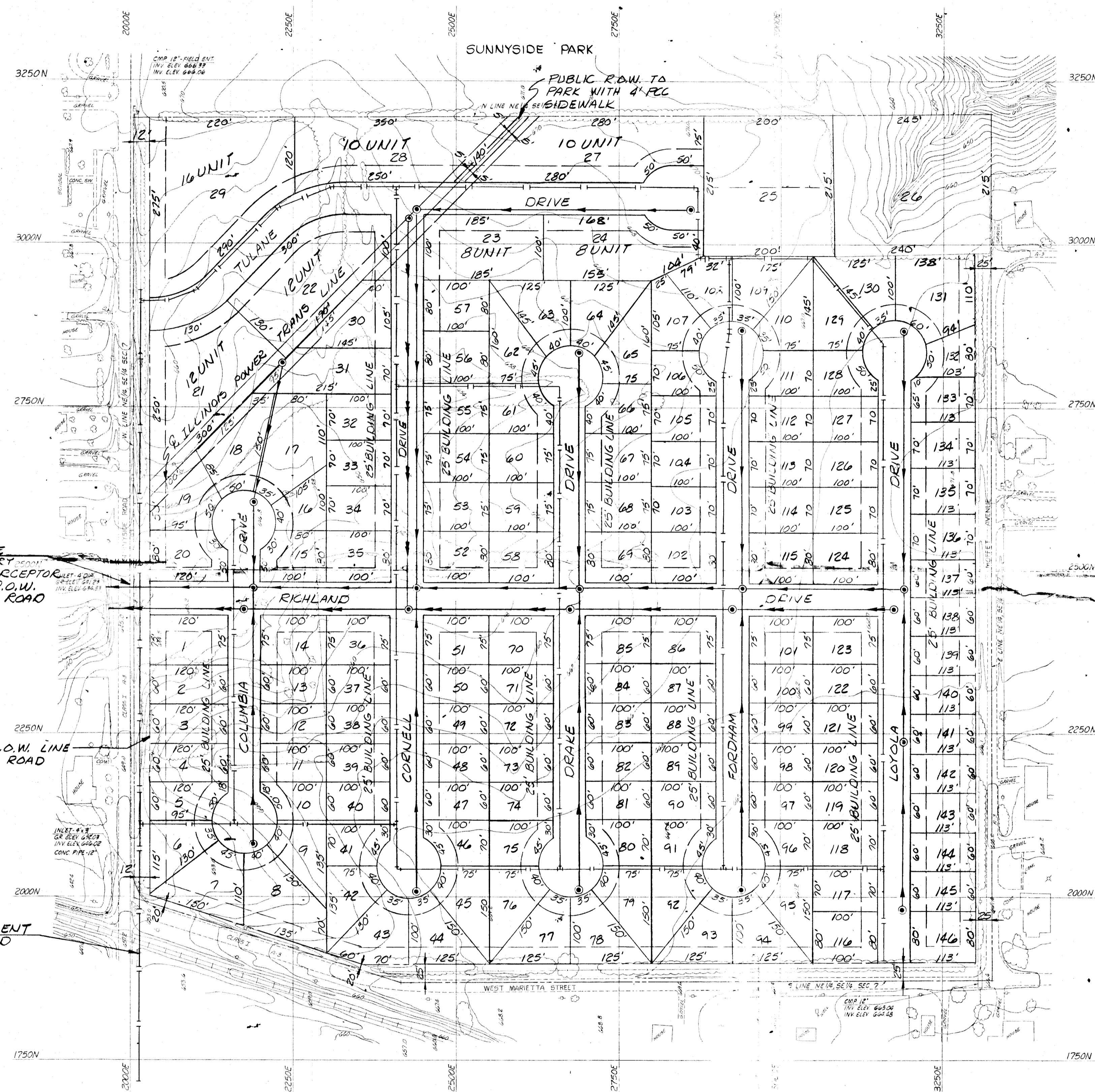
REVISIONS		SCALE
NO.	DATE	DESCRIPTION
		AS SHOWN
		DRAWN BY T.L.E. DATE 7-18
		CHECKED BY R.A.K. DATE 7-15-77

Sks Shaffer-Kimmel-Silver & Associates, Inc. Consulting Engineers
2900 N. Broadway • P.O. Box 2233 • Decatur, Illinois, 62526 • 217/873-2100

SHEET TITLE	COVER SHEET	PROJECT NO.	30437
PROJECT	RICHLAND HEIGHTS DECATUR, ILLINOIS	SHEET NUMBER	1 OF 1

EXHIBIT A

DR 84-32 MAY 15 1984

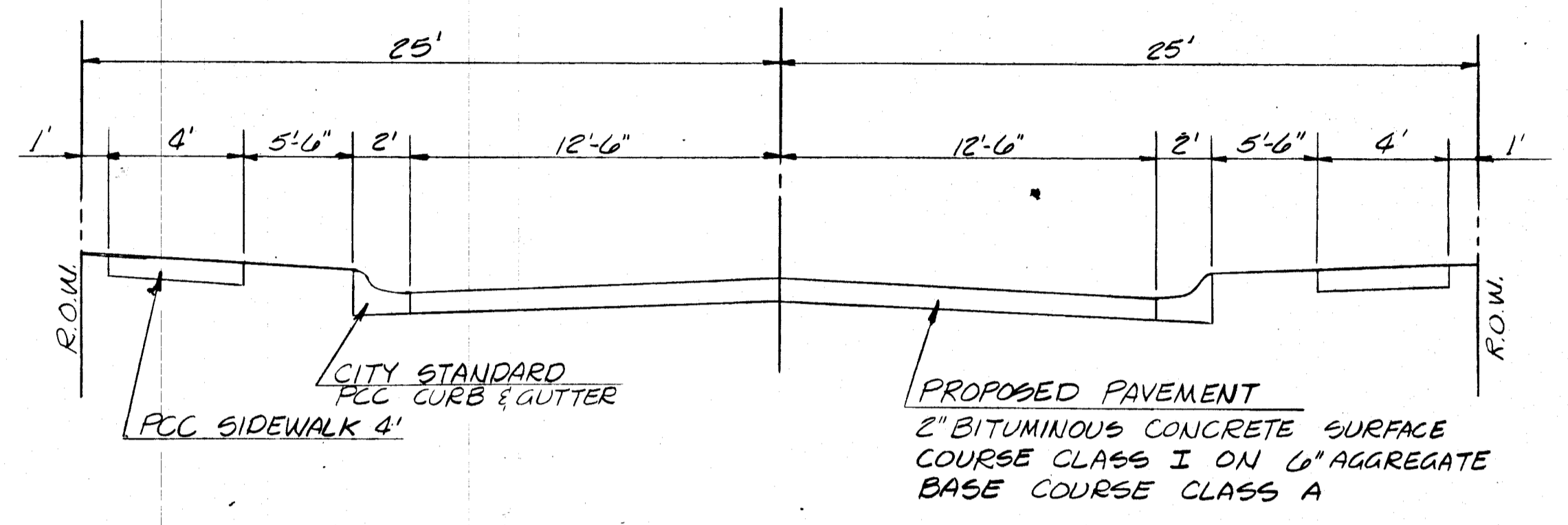


LEGEND
 → STORM SEWER
 → SANITARY SEWER
 → C.C.I. WATERMAIN

SANITARY SEWER SERVICE
 FROM EXTENSION OF SANITARY DISTRICT OF DECATUR INTERCEPTOR SEWER LOCATED ON R.R. R.O.W. 750' WEST OF SUNNYSIDE ROAD

WATER SERVICE FOR DEVELOPMENT
 FROM 12" MAIN TO BE EXTEND FROM SOUTH U.S. ROUTE 36 BY CITY OF DECATUR

EXISTING R.O.W. LINE SUNNYSIDE ROAD



TYPICAL PAVEMENT SECTION
(NO SCALE)

NOTE: ORD #13-127 DATED 10-1-79 ALLOWED THE SPLITTING OF LOT 25 INTO TWO LOTS VIA EAST-WEST LINE

- NOTES**
- SITE DATA**
 - Total Area in Tract - 39.54 Acres
 - Area in Single Family Lots - 26.21 Acres
 - Area in Multi-Family Lots - 4.88 Acres
 - Area in Perimeter Streets - 2.03 Acres
 - Area in Interior Streets - 6.42 Acres
 - Number Single Family Lots - 137
 - Number Multi-Family Lots - 7
 - Total Family Units - 213
 - Fire Hydrants will be installed in accordance with City of Decatur Standards.
 - In Line Water Main Valves will be installed in accordance with City of Decatur Standards.
 - Easements for Public Utilities will be granted as required.
 - Storm Sewers to be designed in accordance with City of Decatur Standards.
 - LOTS 21, 22, 23, 24, 27, 28 ARE MULTI-FAMILY UNITS. ALL REMAINING LOTS ARE SINGLE FAMILY DWELLINGS.
 - LOT 28 IS MULTI-FAMILY WITH SPECIAL SUBDIVISION AS OUTLINED ON SHEET 3

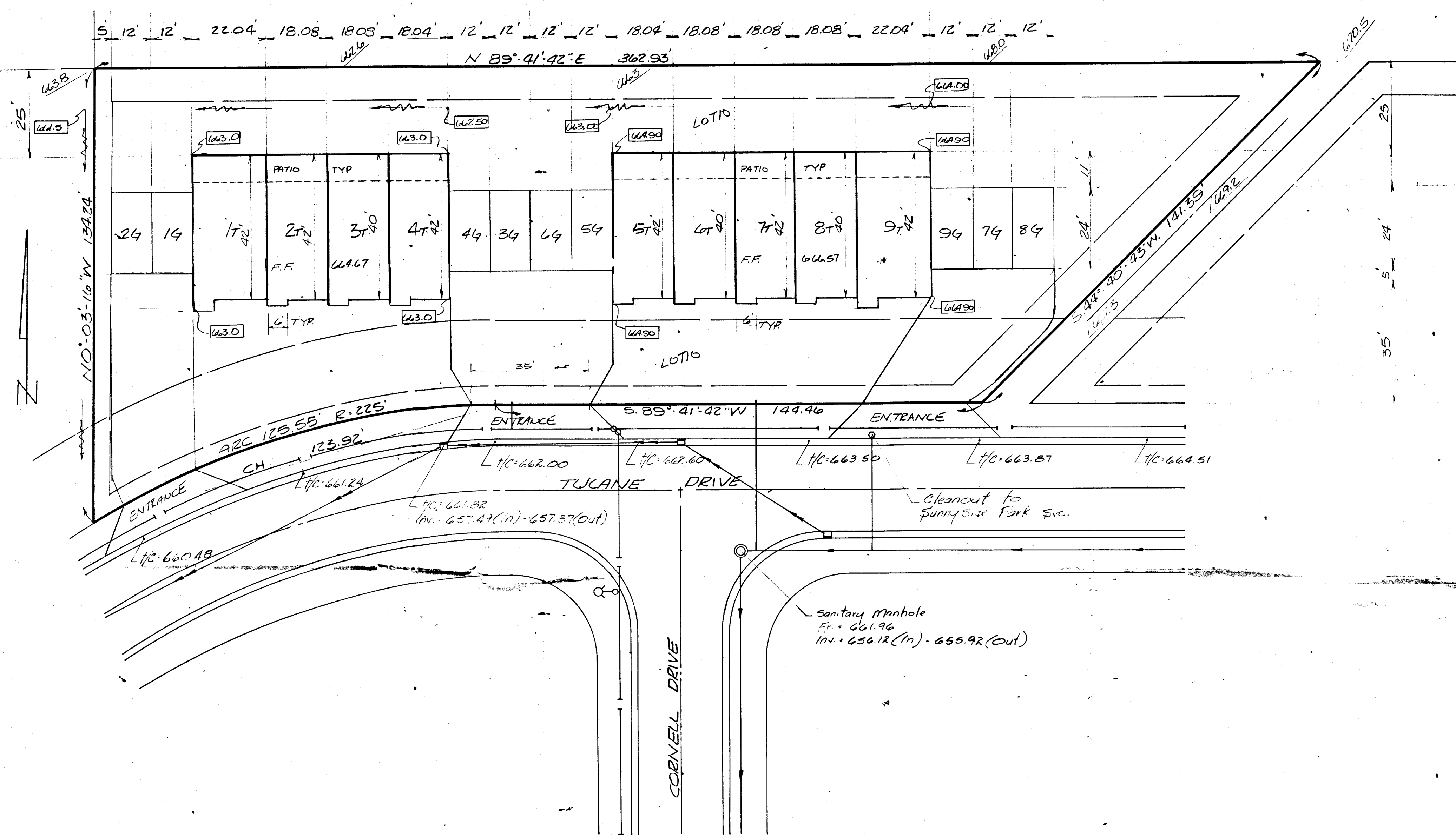
BUILDING HEIGHTS:
 ON MULTI-FAMILY LOTS 3-STORY BLDGS. WILL BE ALLOWED WITH MAX. HEIGHT OF 32 FEET IN LIEU OF THE CURRENT 2 1/2 STORY 35 FEET MAX. HEIGHT.

LEGAL DESCRIPTION:
 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, T16N, R22E, OF THE 3RD P.M., MACON COUNTY, ILLINOIS

DATE: 1/16/77		SCALE: 1"=100'	PROJECT NO. 32487
DESCRIPTION: 1. BLDG. CHANGED, R.O.W. FROM 25' TO 12' & ADDED 13' TO LOTS ON WEST SIDE OF DEMOURET AVE.		DRAWN BY: T.J.E. DATE: 12-13-77	PROJECT: RESIDENCE DEVELOPMENT PLAN 7110
CHECKED BY: R.K.		SHAFER-KRIMMEL-SILVER & ASSOCIATES, INC. CONSULTING ENGINEERS	SHEET NUMBER: 2 OF 3
DATE: 12-13-77		2900 N. Broadway • P.O. Box 2233 • Decatur, Illinois, 62526 • 217/877-2100	PROJECT: RICHLAND HEIGHTS DECATUR, ILLINOIS

AMENDED FEB 9, 1978 REVISE 4-12-78

MAY 15 1984



NOTES

- Lot 28 shown on Sheet 2 was platted as Lot 26 in Richland Heights First Addition as shown by Plat in Book 1852 Page 87 in Records of Macon County Recorder.
- Parcels "1T" thru "9T" are for construction of single family dwelling units. Parcels "1G" thru "9G" are for construction of garage units. Dwelling units will be conveyed consisting of a single family dwelling unit and a garage unit as follows:
 - Lot 1 = Parcel 1T and Parcel 1G
 - Lot 2 = Parcel 2T and Parcel 2G
 - Lot 3 = Parcel 3T and Parcel 3G
 - Lot 4 = Parcel 4T and Parcel 4G
 - Lot 5 = Parcel 5T and Parcel 5G
 - Lot 6 = Parcel 6T and Parcel 6G
 - Lot 7 = Parcel 7T and Parcel 7G
 - Lot 8 = Parcel 8T and Parcel 8G
 - Lot 9 = Parcel 9T and Parcel 9G
- Lot 10 will consist of all real property within Lot 26 of Richland Heights First Addition which is not covered by any single family dwelling units or a garage unit. Lot 10 will be considered "Common Area" and shall be owned and maintained in common with owners of Lots 1 thru 9.
- The parcel must be subdivided in accordance with City of Decatur Subdivision Ordinance before title can be transferred on any lot as shown hereon.

REVISIONS		SCALE	PROJECT	PROJECT NO.
NO.	DATE	DESCRIPTION		
			SHAFER-KRIMMEL-SILVER & ASSOCIATES, INC. CONSULTING ENGINEERS 2800 N. Broadway • P.O. Box 2233 • Decatur, Illinois, 62526 • 217/877-2100	32487 SHEET NUMBER 3 OF 3
DATE CHECKED BY RGK DATE 4-2-84			RESIDENCE DEVELOPMENT PLAN RICHLAND HEIGHTS DECATUR, ILLINOIS	SHEET TITLE