



WOODRIDGE ADDITION

SITE DATA	
TOTAL AREA IN SUBDIVISION	42.6 ACRES
TOTAL AREA IN LOTS	34.8 ACRES
TOTAL AREA IN STREETS	7.8 ACRES
PROPOSED DENSITY	
MULTIFAMILY LOTS - 6 - LOTS 1-6	192 UNITS
DUPLEX LOTS - 17 - 7, 16-18, 31, 37, 42, 49, 50, 54-61	34 UNITS
SINGLE FAMILY - 34 - LOTS 8-15, 19-48, 51-53, 62-117	94 UNITS
TOTAL NUMBER OF UNITS	320 UNITS

- NOTES**
1. Only one main building on each multifamily lot.
 2. Multifamily buildings shall not exceed three stories in height.
 3. Prior to beginning any construction or obtaining any building permits, a preliminary plat for the subject area shall be submitted to and approved by the City of Decatur.
 4. Prior to obtaining a building permit for any multifamily lot, a detailed site plan including but not limited to water and sanitary sewer services, storm sewers, parking lot and driveway designs, and building locations shall be submitted to and approved by the City Engineering Division and the Department of Community Development.
 5. The final design and sizing of utilities shall be based on standards and policies of the City of Decatur Department of Public Works, and must be approved by the Engineering Division.
 6. The Storm Detention Area shall be owned and maintained by the developer.

"Any one or more of Lots 7, 16-18, 42, 49, 50, 54, 55, 59 and 60 may be further subdivided into two sublots in accordance with the subdivision ordinance of the City of Decatur, Illinois, and a building on any such sublot may be located on the interior lot line making such further subdivision."

SIMS MANOR

R-5 RDP
REVISED

OWNER
CITIZENS NATIONAL BANK AS
TRUSTEE UNDER TRUST 2775

PHILLIP W. COCHRAN
CONSULTING ENGINEER