

BUILDING AND SITE INFORMATION
 8 BLDGS. EACH CONTAINING 5-1 BEDROOM UNITS.
 40 TOTAL BEDROOMS - 100% ELDERLY
 40 TOTAL DWELLING UNITS
 GROSS SITE AREA = 132,534 SQ. FT. = 3.04 ACRES
 LAND USE INTENSITY = 3.87

SITE CURRENTLY ZONED R-3
 REQUEST RE-ZONING FOR
 RESIDENCE DEVELOPMENT PLAN (RDP)

- 690 --- EXISTING CONTOUR
- 690 --- PROPOSED CONTOUR
- 690.0 EXISTING SPOT ELEVATION
- 690.0 EXISTING SPOT ELEVATION TO REMAIN
- 690.0 PROPOSED SPOT ELEVATION
- SS STORM SEWER/INLET/ MANHOLES
- ▨ AREA TO BE DEDICATED AS PUBLIC R.O.W.
- ▨ AREAS TO RELIEVE STONE BASE & A-2 SURFACE
- ▨ SIDEWALK EASEMENTS TO CITY OF DECATUR
- ▨ PROPOSED BUILDINGS

PLAT APPROVED
 CITY ENGINEER BY: James D. Carroll 7/13/80
 ENGINEERING DIVISION Date
 CITY PLAN COMMISSION BY: Richard K. Rasmussen 7/13/80
 COMMUNITY DEVELOPMENT Date
 CITY COUNCIL BY: _____ Date
 CITY CLERK'S OFFICE
 APPROVAL ACKNOWLEDGED BY: _____ Date
 DEVELOPER OR HIS AUTHORIZED AGENT
 * Approval of this plat is valid for a period of two years unless extended by the Planning Commission.

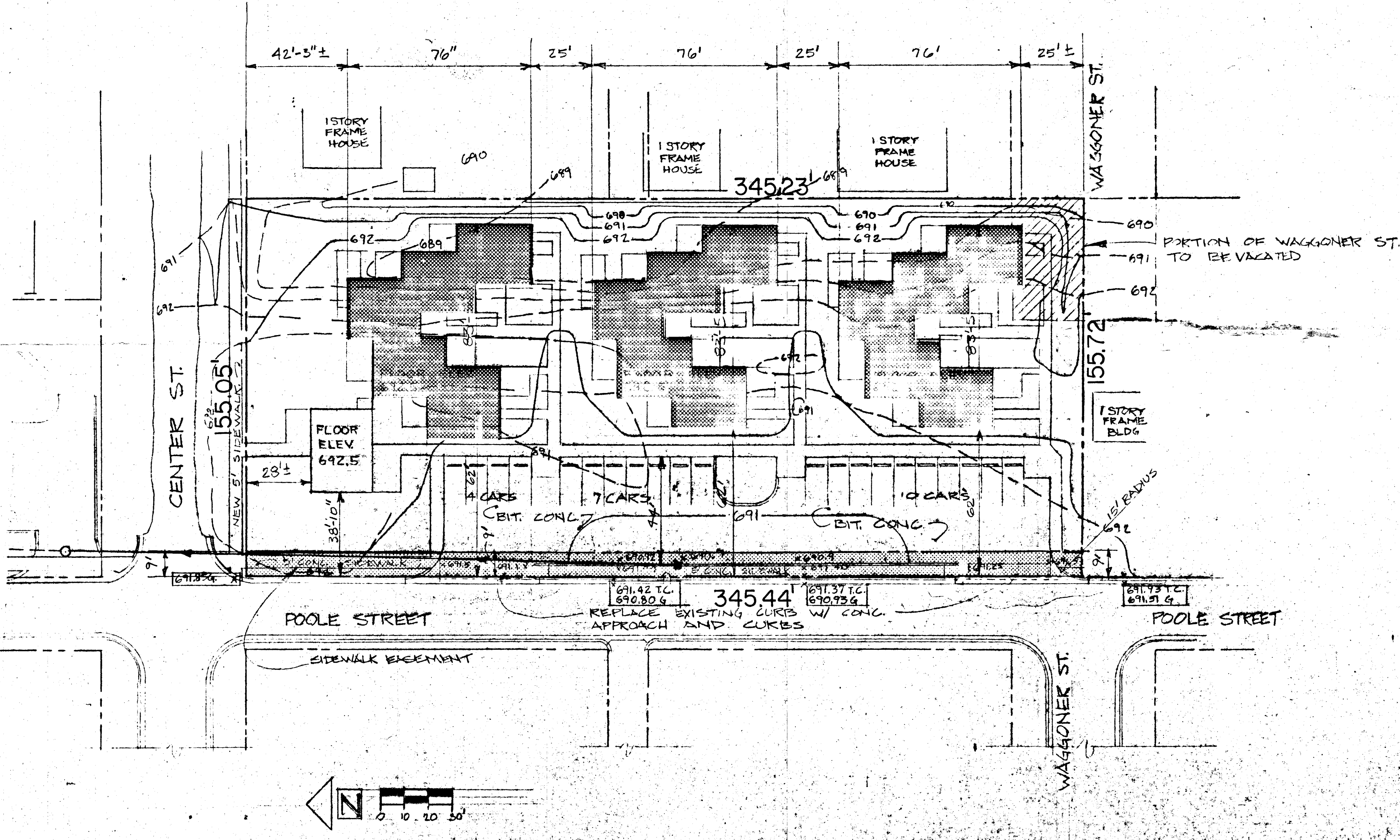
PROPERTY DESCRIPTION

Part of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 16 North, Range 2 East of the 3rd P. M., more particularly described as 66 feet wide vacated Illinois Central Railroad Company's Van Dyke track, beginning at intersection of South line of West Center Street and East line of Poole Street (as now located in the City of Decatur) thence East 66 feet; thence South 346 feet to the Center line of Waggoner Street (as now located) thence West 66 feet to East line of Poole Street; thence North 346 feet to the place of beginning, and

Lots Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Block One (1) of L. Towl's Addition to Decatur in the Southwest 1/4, Northwest 1/4 of Section 10, Township 16 North, Range 2 East of the 3rd P. M., Macon County, Illinois; also a vacated alley 16 feet in width running East and West between said Lots Eleven (11) and Twelve (12) on the North and Lots Thirteen (13) and Fourteen (14) on the South; also the North Half (1/2) of vacated Waggoner Street being 30 feet in width running East and West South of said Lots 13 and 14 of Block One (1) of L. Towl's Addition to Decatur.

A tract of land lying parallel with and immediately adjacent to the Easterly line of the former Illinois Central Railroad Company's right-of-way in Lot 4 of the Assessor's Subdivision in the Northwest 1/4 of Section 10, Township 16 North, Range 2 East of the 3rd P. M., Macon County, Illinois, and being more particularly described as beginning at a point 39 feet West of and 782 feet North of a stone at the Southeast corner of the West 1/2 of the Northwest 1/4 of Section 10, Township 16 North, Range 2 East of the 3rd P. M., Macon County, Illinois, said point of beginning being on the North line of Center Street in L. Towl's Addition to Decatur; thence North 692 feet; thence West to the Easterly line of the former Central Railroad Company's right-of-way; thence Southwardly along the East line of said right-of-way 692 feet to the point of intersection of the North line of said Center Street and the East line of said right-of-way; thence East 50 feet to the place of beginning.

A parcel of land 66 feet wide, being 33 feet in width on each side of the center line of the Illinois Central Railroad Company's Van Dyke track, as formerly located at Decatur, in the Northwest Quarter of Section 10, Township 16 North, Range 2 East of the 3rd P. M., Macon County, Illinois, said parcel having a frontage of 66 feet, more or less, along the North side of West Center Street and extending North between parallel lines 692 feet, said parcel being bounded on the South by the North line of West Center Street, on the West by the East line of Poole Street, on the North by the center line of Division Street, on the East by a line parallel with and 66 feet East of the East line of Poole Street (except coal and other minerals underlying the surface of said land and all rights and easements in favor of the Estate of said coal and other minerals). Situated in Macon County, Illinois.

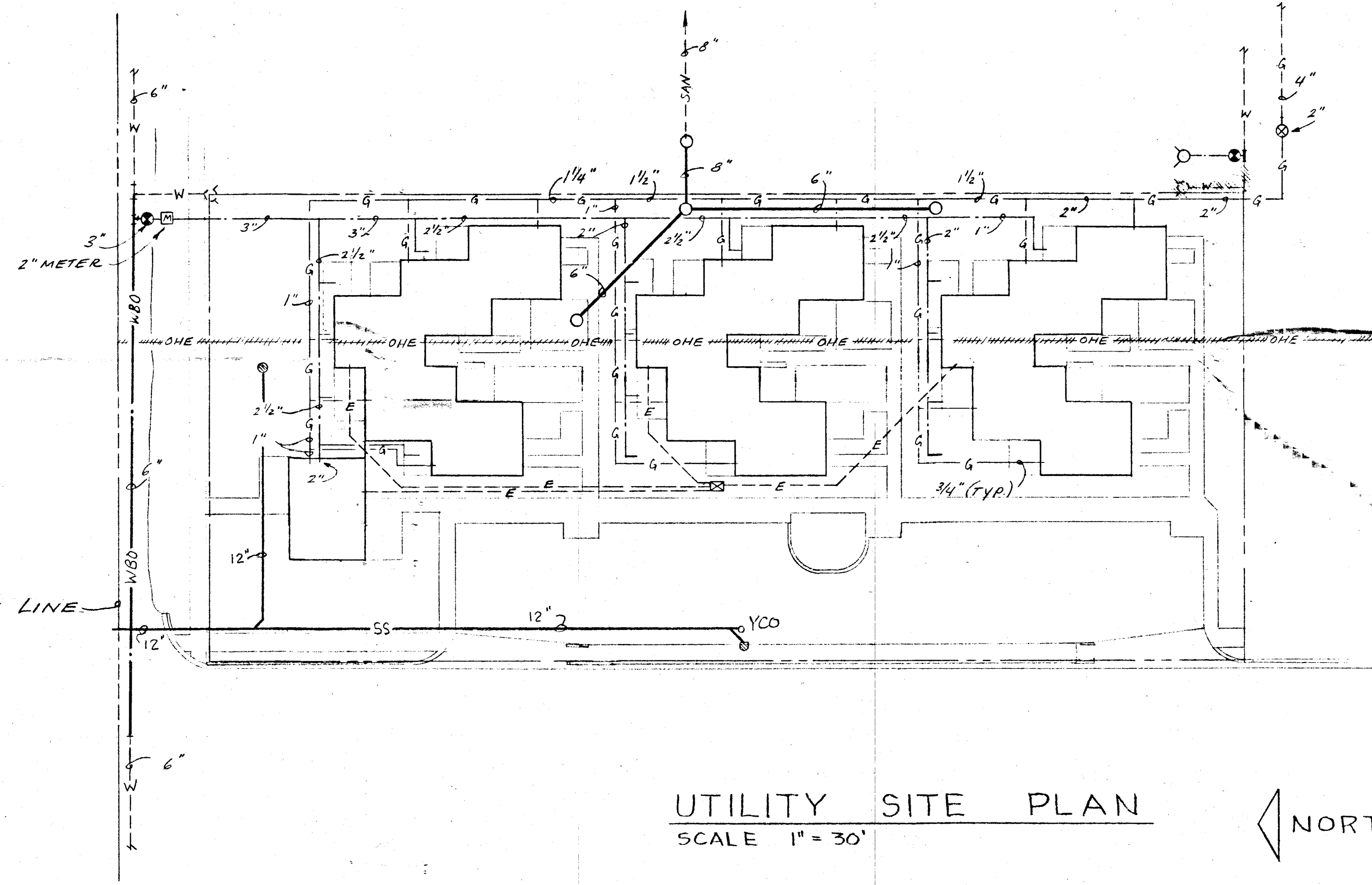
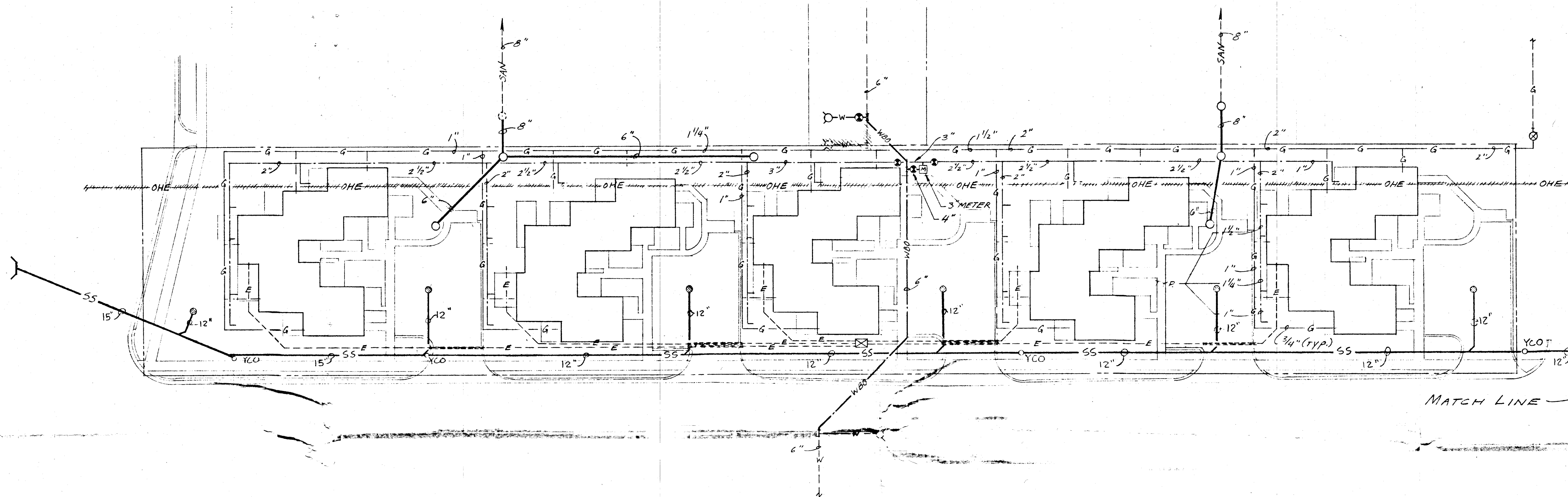


NO.	DATE	DESCRIPTION	APP.
1	6/20/80	BLDG. CONFIG.	
2	7/13/80	SIDEWALKS EASEMENTS	

ES&CO
 architectural and engineering
 service corporation
 142 east prairie avenue
 decatur, illinois 62523

PROPOSED PROJECT ILL 12-9
 40 UNITS FOR ELDERLY
 FOR DECATUR HOUSING AUTHORITY
 DECATUR ILLINOIS

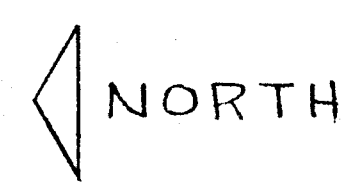
PROJECT NO.	A7912-9
DRAWN BY	LEX
DATE	MAY 15, 1980
CHECKED	
APPROVED	
SHEET TITLE	RE-ZONING REQUEST SITE PLAN
SHEET	1
OF SHEETS	2



UTILITY SYMBOLS

---	SAN	EXIST. SAN. SEWER
---	W	EXIST. WATER MAIN
---	G	EXIST. GAS MAIN
---	OHE	EXIST. OVERHEAD ELECTRIC
---		NEW S.V.C.I. SAN. SEWER
---		NEW D.I. OR COPPER WATER
---	G	NEW GAS PIPING
---	E	NEW D.B. SECONDARY BY UTILITY CO. (120/240V-1Ø-)
⊙		NEW WATER VALVE
⊙		NEW GAS VALVE
⊙		EXIST. FIRE HYDRANT
⊙		RELOCATED FIRE HYDRANT
⊙		NEW PAD MOUNTED TRANSFORMER BY UTILITY CO.
⊙		EXIST. UTILITY ITEM TO BE RELOCATED (OR ABANDONED)
⊙		EXIST. SAN. MANHOLE
⊙		NEW SAN. MANHOLE
---	Ep	NEW D.B. PRIMARY BY UTILITY CO. INDICATES 4" RIGID GALV. CONDUIT SLEEVE UNDER PAVING. (TYP. BOTH PRIMARY & SECONDARY)
---	WBO	NEW WATER MAIN BY OTHERS
---	SS	NEW RCP STORM SEWER
⊙		CATCH BASIN
⊙	YCO	YARD CLEAN-OUT

UTILITY SITE PLAN
SCALE 1" = 30'



NO.	DATE	DESCRIPTION	APP.

CSBC
architectural and engineering
service corporation
142 east prairie avenue
decatur, illinois 62523

PROPOSED PROJECT ILL 12-9
40 UNITS FOR ELDERLY
FOR DECATUR HOUSING AUTHORITY
DECATUR, ILLINOIS

PROJECT NO.	A791c
DRAWN BY	
DATE	MAY 15, 1980
CHECKED	
APPROVED	
SHEET TITLE	UTILITY SITE PLAN
SHEET	4
OF SHEETS	4