

RANGE 2 EAST

REVISED

# TWIN OAKS

## R-5 RESIDENCE DEVELOPMENT PLAN

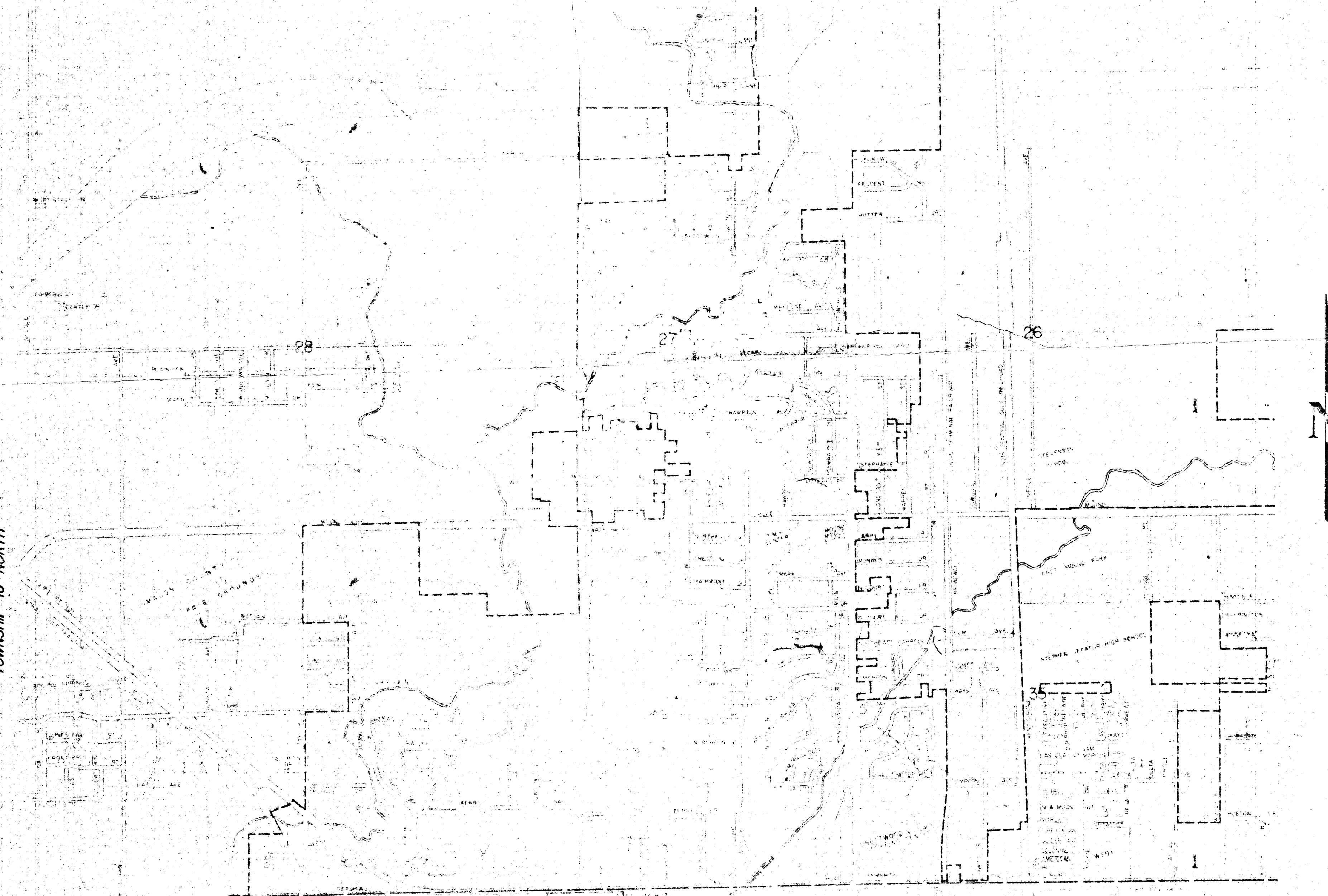
OWNER: MILLIKIN NATIONAL BANK AS  
TRUSTEE UNDER TRUST 2661

DEVELOPER: **WOODRIDGE INC.**

705 N. OAKLAND AVE.  
DECATUR, ILLINOIS

ORIGINAL PLAN APPROVED  
CITY OF DECATUR  
ORDINANCE NO. 79-24

TOWNSHIP 16 NORTH



### NOTES:

1. 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.
2. A SITE DEVELOPMENT PLAN WILL BE SUBMITTED IN ACCORDANCE WITH CITY OF DECATUR PROCEDURES PRIOR TO DEVELOPMENT OF EACH LOT.
3. THREE STORY BUILDINGS WILL BE ALLOWED WITH MAXIMUM HEIGHT OF 35 FEET.
4. SANITARY SEWER, WATER DISTRIBUTION AND STORM DRAINAGE SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH CITY OF DECATUR STANDARDS.
5. EASEMENT FOR PUBLIC UTILITIES WILL BE GRANTED AS REQUIRED.
6. OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH CITY OF DECATUR ZONING ORDINANCE.
7. NO BUILDINGS WILL BE ALLOWED BELOW THE 100 YEAR FLOOD ELEVATION OF 611.0 AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS IN "FLOOD PLAIN INFORMATION - MACON COUNTY ILLINOIS" PREPARED FOR MACON COUNTY REGIONAL PLAN COMMISSION.
8. WHERE PARKING LOTS ARE TO BE SHARED BY TWO OR MORE DIFFERENT LOT OWNERS CROSS EASEMENTS WILL BE CREATED BY SUBDIVISION COVENANT.

### SITE DATA

1. TOTAL AREA IN TRACT - 22.36 AC.
2. AREA IN MULTI-FAMILY LOTS - 21.41 AC.
3. AREA IN STREETS - 0.95 AC.
4. NUMBER OF MULTI-FAMILY LOTS - 14 (REDUCED FROM 15)
5. TOTAL FAMILY UNITS - 204 (REDUCED FROM 220)
6. PROPERTY IS ANNEXED TO THE CITY OF DECATUR

TWIN OAKS

LOCATION MAP  
1"=1000'

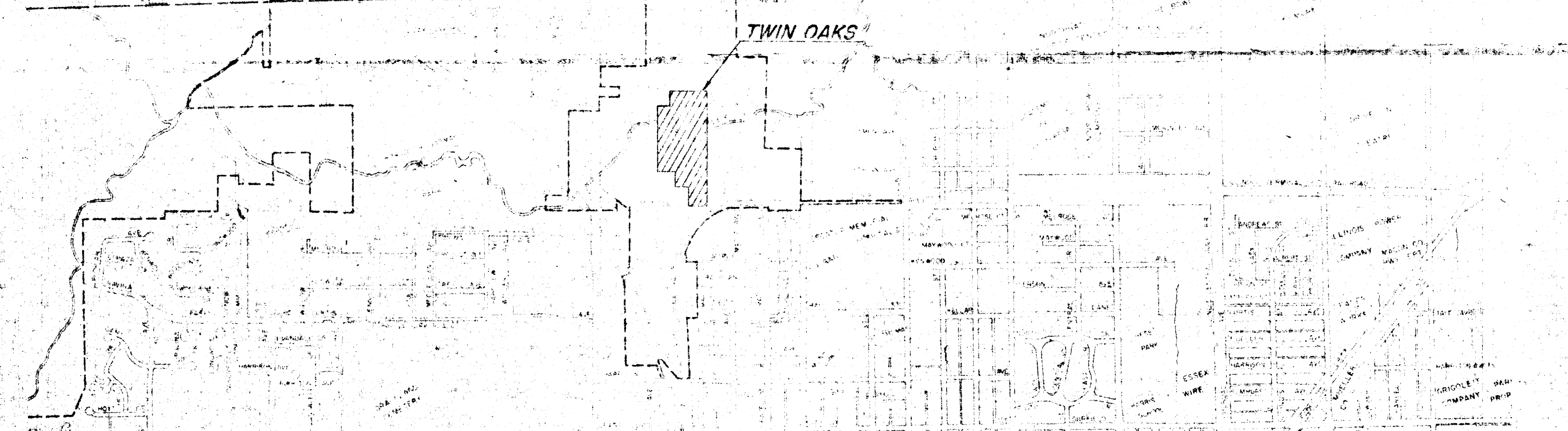


Exhibit A

REVISIONS			SCALE	PROJECT NO.
NO.	DATE	DESCRIPTION	1"=1000'	
1	7-15-80	REVISED LOTS	DRAWN BY JAC	8819
2	8-7-80	REL PER PLAT. COMMITTEE	CHECKED BY R.G.K.	
			DATE 1/10/79	1 OF 2

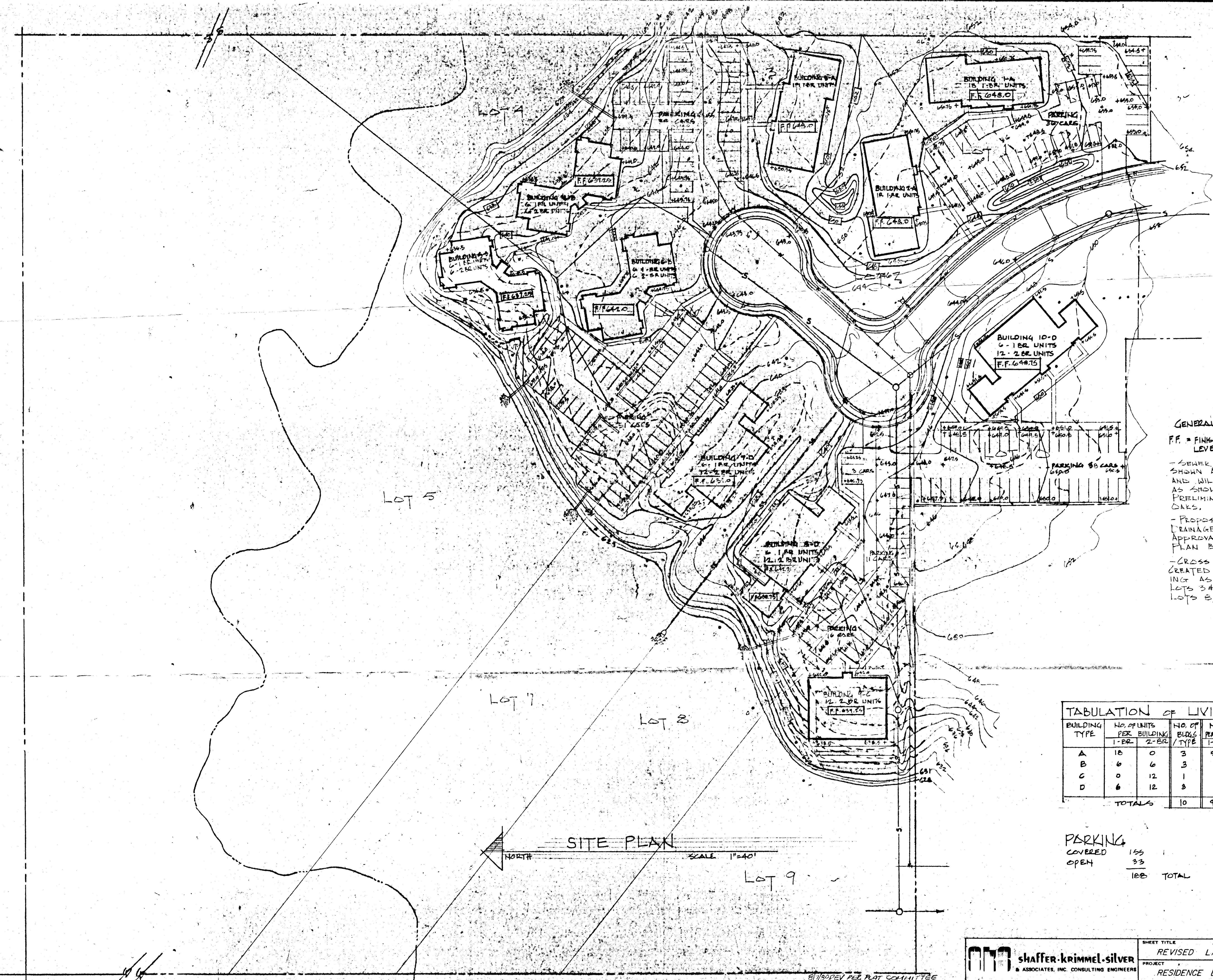
 <b>Shaffer-Krimmel-Silver</b> & ASSOCIATES, INC. CONSULTING ENGINEERS 2910 N. Broadway • P.O. Box 2233 • Decatur, Illinois 62526 • 217/877-2100	SHEET TITLE	PROJECT NO.
	COVER SHEET	8819

dated \_\_\_\_\_  
 revised \_\_\_\_\_  
 drawn by \_\_\_\_\_  
 checked by \_\_\_\_\_

SITE PLAN  
 TWIN OAKS  
 DECATUR, ILLINOIS

job number \_\_\_\_\_

sheet \_\_\_\_\_  
 of \_\_\_\_\_  
 sheets \_\_\_\_\_



**GENERAL NOTES:**  
 F.F. = FINISHED FLOOR AT LOWER LEVEL

- SEWER & WATER LINES SHOWN ARE SCHEMATIC ONLY AND WILL BE CONSTRUCTED AS SHOWN IN APPROVED PRELIMINARY PLAN FOR TWIN OAKS.
- PROPOSED PARKING LOT DRAINAGE SUBJECT TO APPROVAL OF BUILDING SITE PLAN BY CITY OF DECATUR
- CROSS FASUREMENTS WILL BE CREATED FOR SHARED PARKING AS FOLLOWS: LOTS 1&2, LOTS 3&4, LOTS 5&6, 7, 8, LOTS 9, 9&10

**TABULATION OF LIVING UNITS**

BUILDING TYPE	NO. OF UNITS PER BUILDING		NO. OF BLDGS / TYPE	NO. OF UNITS PER BLDG. TYPE		TOTAL NO. UNITS
	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	
<b>TOTALS</b>				90	66	156

**PARKING**  
 COVERED 155  
 OPEN 33  
 TOTAL 188

**SITE PLAN**  
 NORTH  
 SCALE 1"=40'