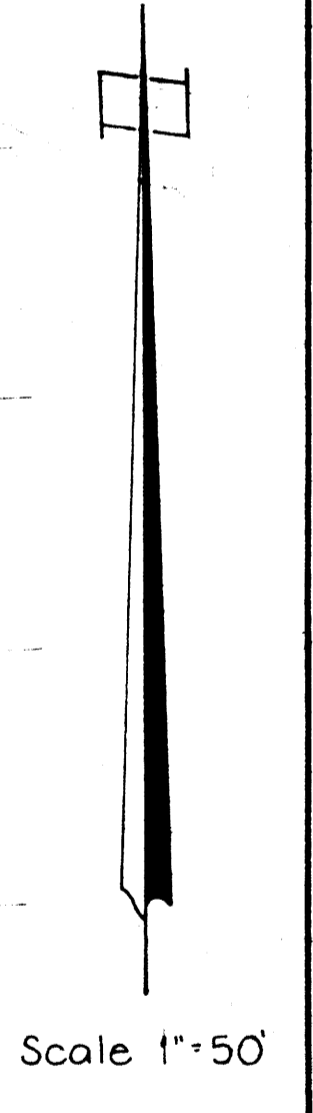
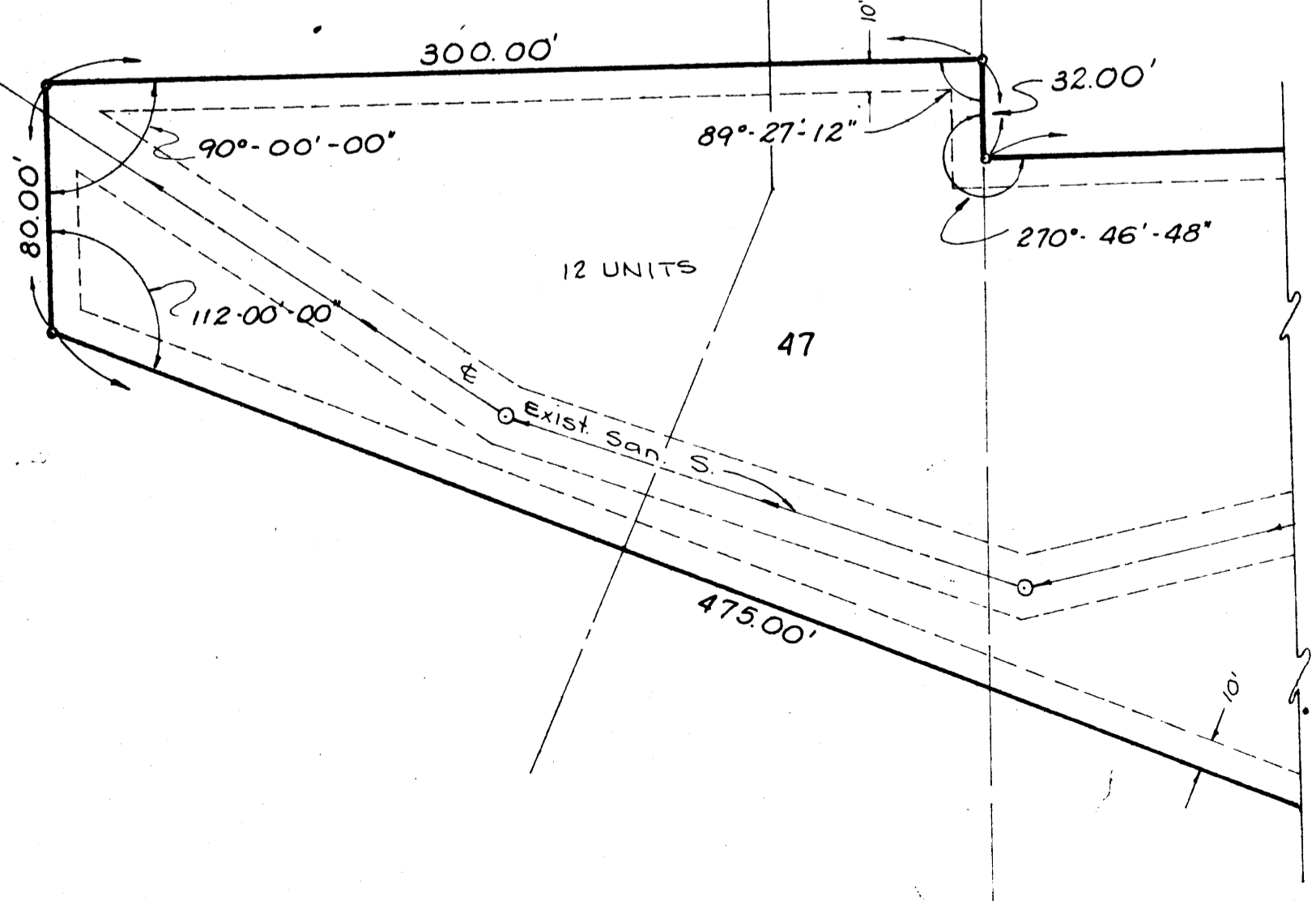


- NOTES:**
1. 100 Year Flood Elevation is at 610.00
  2. No building shall be constructed with a finished floor elevation below 610.00
  3. All construction shall be in accordance with City of Decatur Standards and Specifications.
  4. See Preliminary Plat for Lot Dimensions
  5. Single Family Units = 42.
  6. Multi-Family Units = 48.
  7. Area in Addition - Streets = 764,114 Sq. Ft.
  8. Area of Single Family @ 6000 x 42 = 252,000 Sq. Ft.
  9. Area Allowed for Multi-Family = 512,914 Sq. Ft.
  10. Area of Multi-Family @ 6000 x 48 = 288,000 Sq. Ft.
  11. Excess Area = 224,914 Sq. Ft.
  12. Average Area per Unit = 8,500 Sq. Ft.



RESIDENCE DEVELOPMENT PLAN

**Sims Knolls Additions**  
 SIMS LUMBER COMPANY  
 2320 North Oakland Ave.  
 Decatur, Illinois

**WARREN E. HAGAN**  
 CONSULTING ENGINEER INC.  
 DECATUR ILLINOIS

1	10/1	6-9-76
2	S.M.	7-14-76
3	S.M.	7-27-76

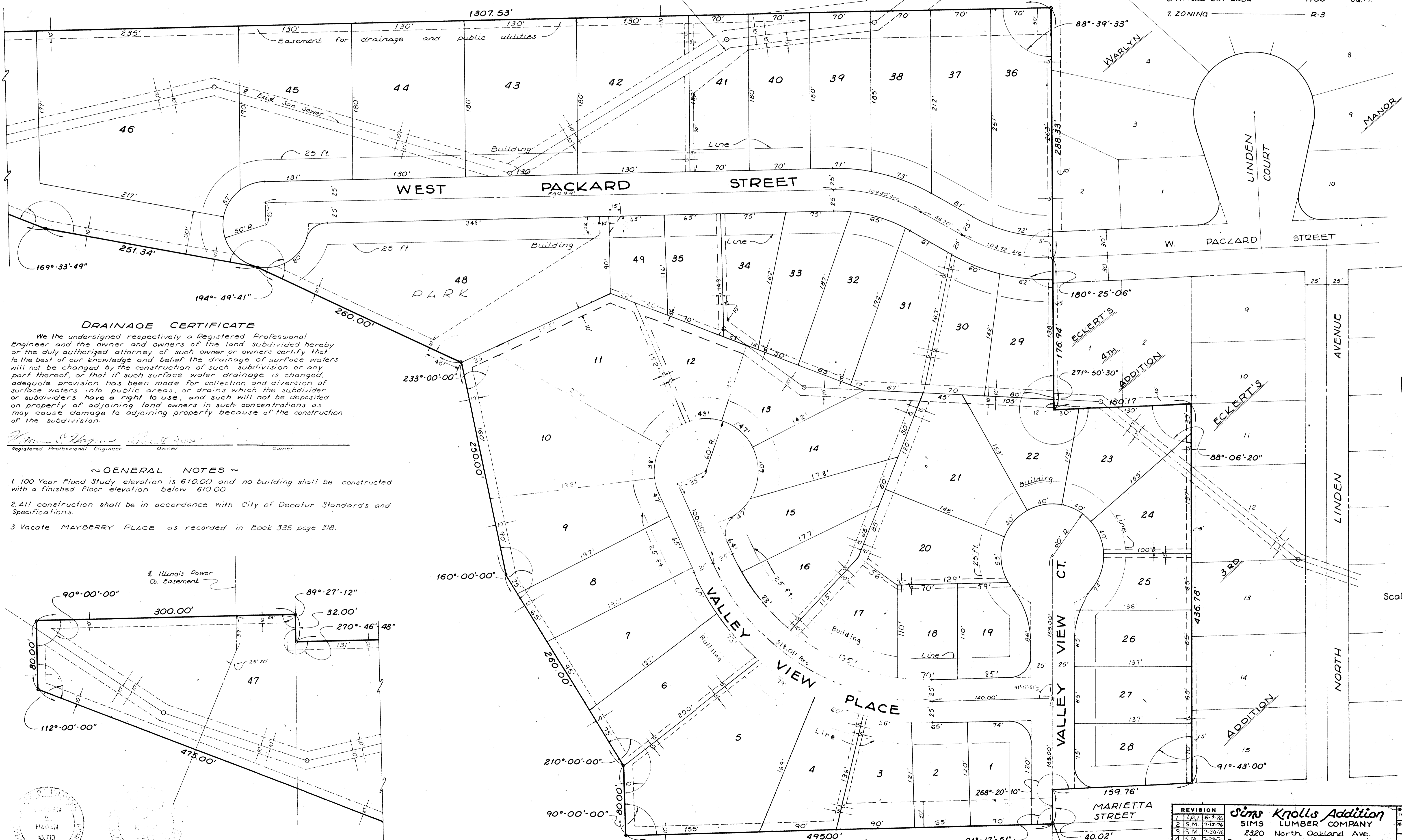
PROJECT NO. 1622  
 SHEET NO. A-2

Developers  
**J. EVERETT SIMS**  
**MARJORIE M. SIMS**  
Registered Professional Engineer No. 18,710  
Registered Illinois Land Surveyor No. 1463  
**WARREN E. HAGAN**

Reduce Sanitary Sewer  
Easement of OAK GROVE SAN.  
DIST. from 50' to 20' (10' either  
side) in Proposed Addition.

**\* SITE DATA \***

1. AREA IN ADDITION	20.15	AC.
2. AREA IN STREETS	2.59	AC.
3. AREA IN LOTS	17.56	AC.
4. NUMBER OF LOTS	49	
5. TYPICAL LOT SIZE	70' x 110'	
6. TYPICAL LOT AREA	7700	SQ. FT.
7. ZONING	R-3	



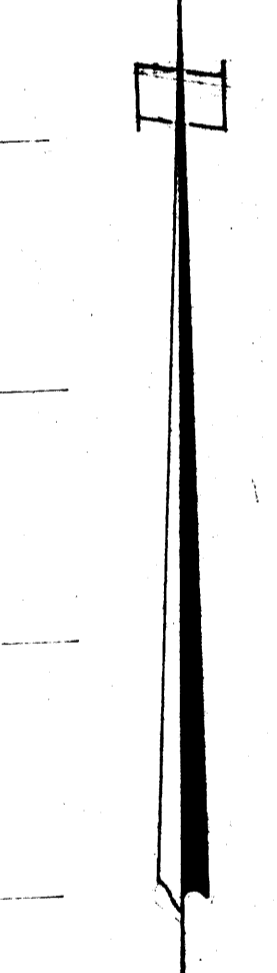
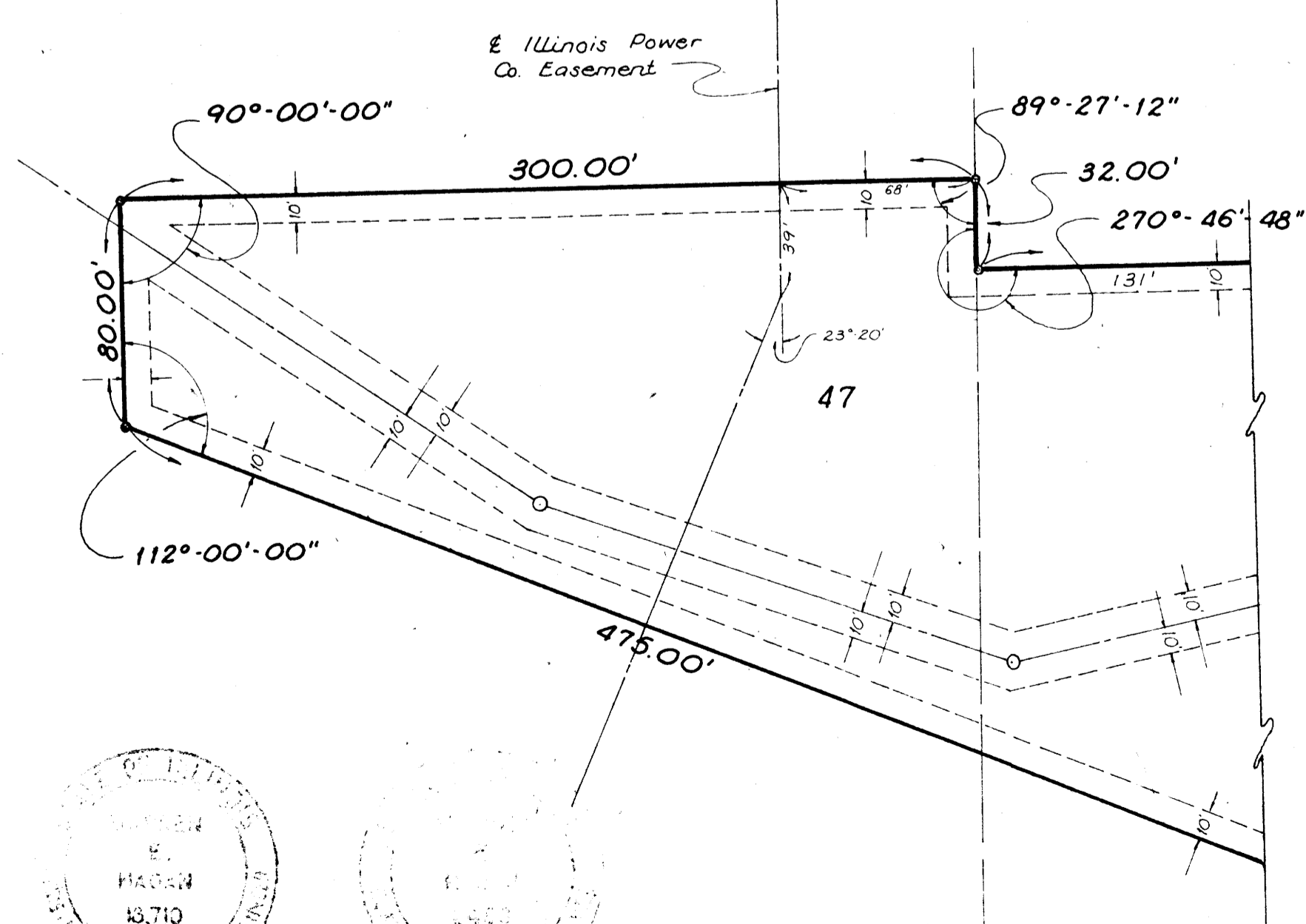
**DRAINAGE CERTIFICATE**

We the undersigned respectively a Registered Professional Engineer and the owner and owners of the land subdivided hereby or the duly authorized attorney of such owner or owners certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that if such surface water drainage is changed, adequate provision has been made for collection and diversion of surface waters into public areas, or drains which the subdivider or subdividers have a right to use, and such will not be deposited on property of adjoining land owners in such concentrations as may cause damage to adjoining property because of the construction of the subdivision.

*Warren E. Hagan* Registered Professional Engineer  
*J. Everett Sims* Owner  
*Marjorie M. Sims* Owner

**GENERAL NOTES**

- 100 Year Flood Study elevation is 610.00 and no building shall be constructed with a finished floor elevation below 610.00.
- All construction shall be in accordance with City of Decatur Standards and Specifications.
- Vacate MAYBERRY PLACE as recorded in Book 335 page 318.



Scale 1"=50'

**PRELIMINARY PLAT**

REVISION	DATE	BY
1	7/16/78	J.E.S.
2	7/19/78	J.E.S.
3	7/20/78	J.E.S.
4	7/25/78	J.E.S.

**Sims Knolls Addition**  
**SIMS LUMBER COMPANY**  
2320 North Oakland Ave.  
Decatur, Illinois

**WARREN E. HAGAN**  
CONSULTING ENGINEER INC.  
DECATUR ILLINOIS

PROJECT NO. 1622  
SHEET NO. A-3

