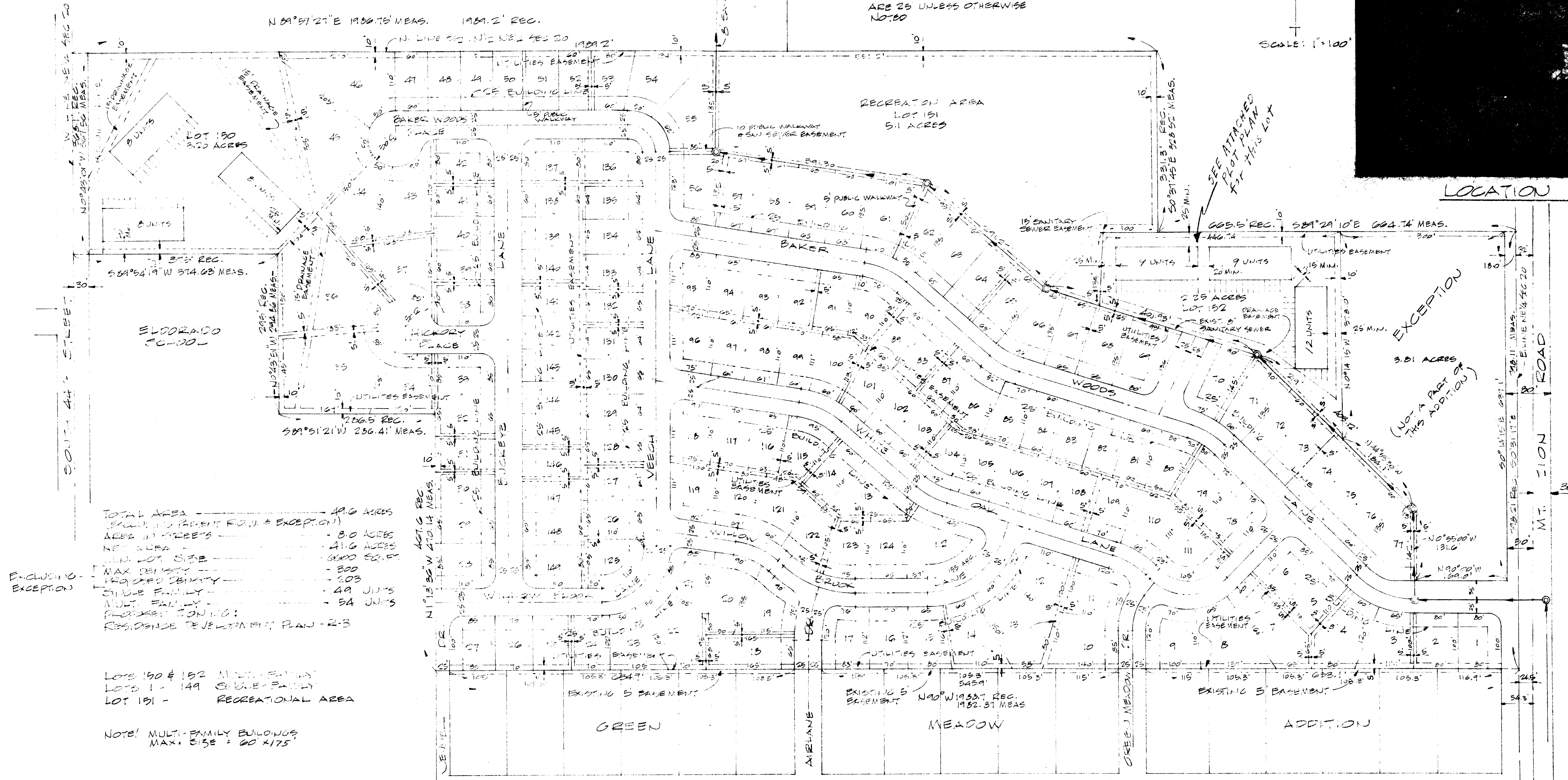


BAKER WOODS PARK

THOMAS JEFFERSON JR. HIGH SCHOOL

NOTE! RADII OF LOT LINES AT STREET INTERSECTIONS ARE 25 UNLESS OTHERWISE NOTED

SCALE: 1"=100'



LOCATION MAP

DECATUR AIRPORT

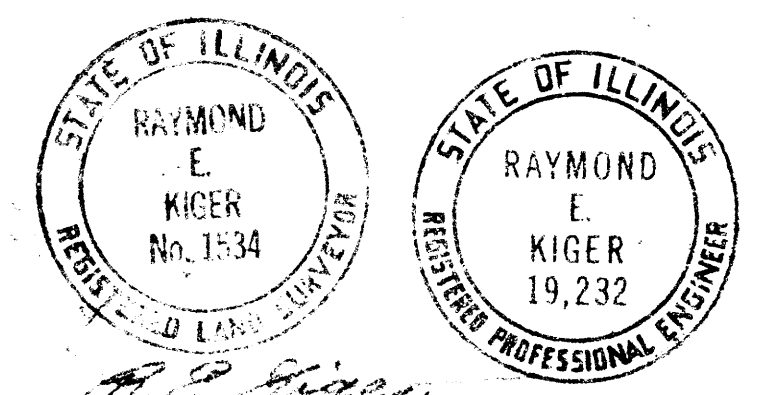
TOTAL AREA 49.6 ACRES
 EXCLUDING EXEMPTED LOT & EXCEPTION
 AREA IN ACRES 41.6 ACRES
 NET AREA 41.6 ACRES
 MIN. LOT SIZE 6500 SQ. FT.
 MAX. DEN. 300
 MAX. BLDG. HEIGHT 30.5
 SINGLE FAMILY 49 UNITS
 MULT. FAMILY 54 UNITS
 PROVIDER: TONING
 RESIDENCE DEVELOPMENT PLAN - R-2-B

LOTS 150 & 152 MULTIFAMILY
 LOTS 1 - 149 SINGLE FAMILY
 LOT 151 - RECREATIONAL AREA

NOTE! MULTI-FAMILY BUILDINGS
 MAX. SIZE = 60' X 175'

GENERAL NOTES

- PRIOR TO CONSTRUCTION OF ANY MULTIFAMILY STRUCTURE, PLANS AND SPECIFICATIONS DEPICTING BUILDING SIZE AND LOCATION, OFF-STREET PARKING FACILITIES, STORM DRAINAGE, WATER FACILITIES, SANITARY SEWER FACILITIES, IN ADDITION TO COMPLETE CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF DECATUR IN ACCORDANCE WITH GOVERNING ORDINANCES, EXCEPT THAT THE MINIMUM BUILDING SETBACKS, NUMBER OF BUILDINGS, AND NUMBER OF UNITS PER BUILDING AND IN TOTAL SHALL BE AS DESIGNATED ON THIS RESIDENCE DEVELOPMENT PLAN.
- A FOUR FOOT CONCRETE SIDEWALK WILL BE CONSTRUCTED ON AREAS DESIGNATED AS PUBLIC WALKWAYS. THE CITY WILL ASSUME MAINTENANCE OF SAME.
- LOT 151 IS PROPOSED FOR DEDICATION TO THE DECATUR PARK DISTRICT.
- LOT 150 WILL NOT HAVE SEWER SERVICE AVAILABLE UNTIL COMPLETION OF THE CORHAN COURT SPECIAL ASSESSMENT DISTRICT. NO BUILDING PERMITS WILL BE ISSUED FOR SAID LOT UNTIL SAID SEWER IS AVAILABLE AND APPROPRIATE FEES FOR CONNECTION THEREYO ARE PAID.



PART OF NE 1/4 SEC. 20, T10N, R3E, 300 PW.

PLOT PLAN

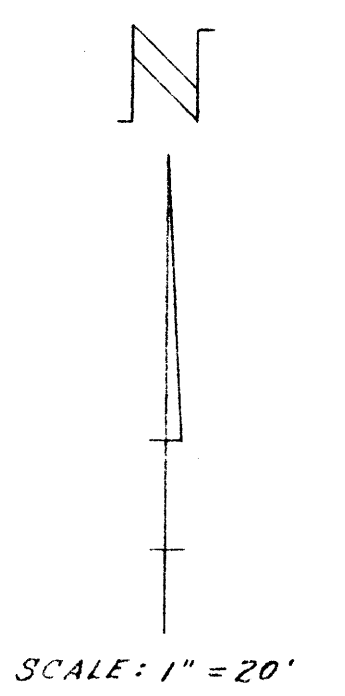
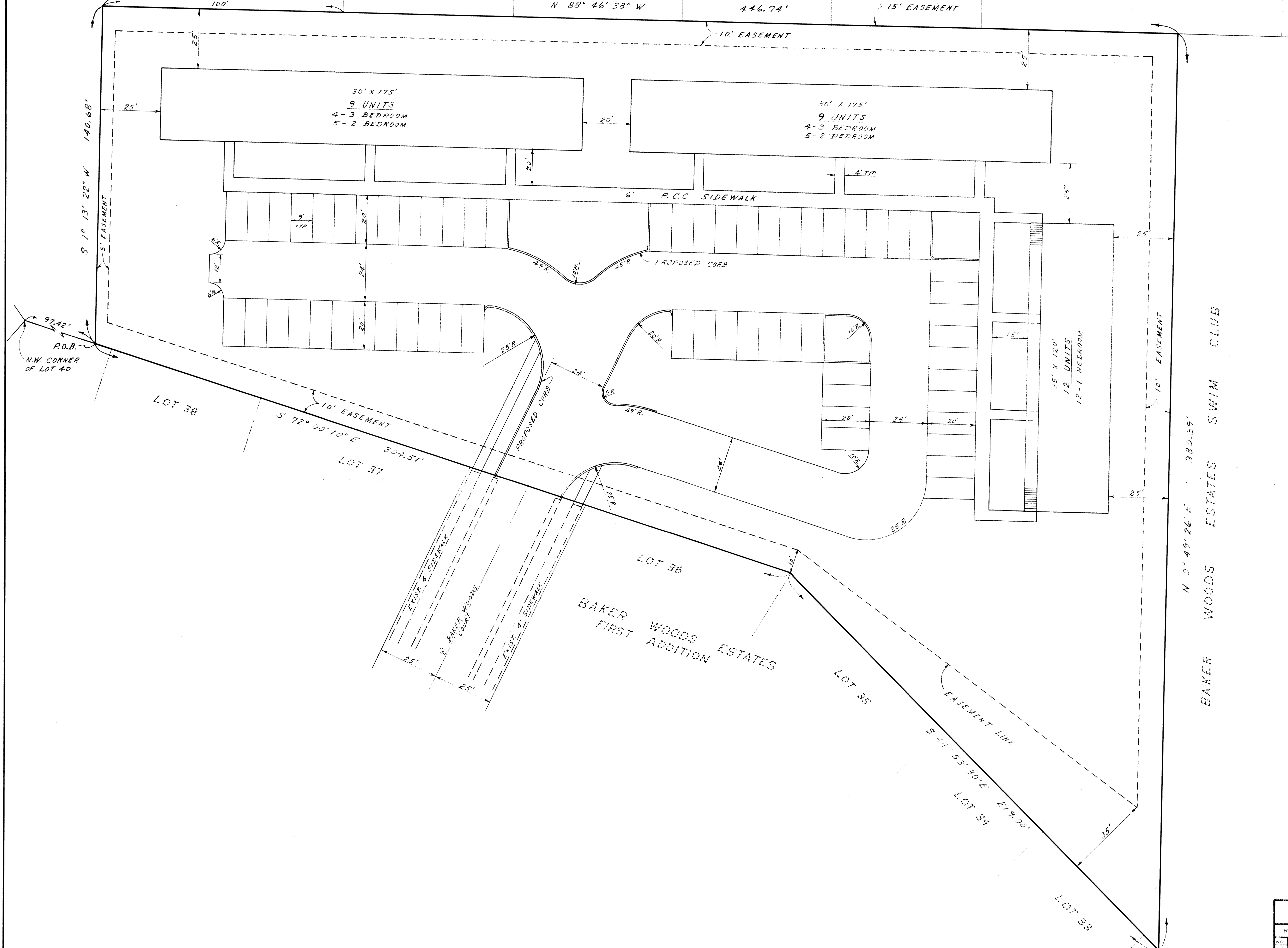
REVISIONS			DRAWN BY DATE	
1	7/13	JCH	JLH	4/13
2	8/12	JLH		
3				
4				
5				
6				
7				
8				
9				
10				

BAKER WOODS ESTATES DECATUR, ILLINOIS		PROJECT NO. 2911
TOM BRINKMEYER & COMPANY DECATUR, ILLINOIS		SHEET NO. A-1
HOMER L. CHASTAIN & ASSOCIATES CONSULTING ENGINEERS DECATUR, ILLINOIS		

DECATUR PARK DISTRICT

THOMAS JEFFERSON ESTATES

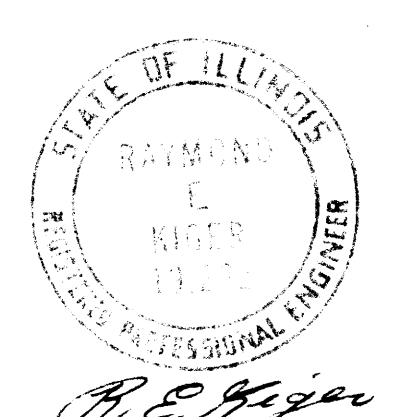
LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5



PRESENT ZONING - R-3 - RDP
 PROPOSED DENSITY - 30 UNITS
 MINIMUM PARKING - 43 SPACES
 PROPOSED PARKING - 60 SPACES

LEGAL DESCRIPTION

From the northwest corner of Lot 40 Baker Woods Estates First Addition as per plat recorded in Book 1575, page 227 of the records in the Recorder's Office of Macon County, Illinois measure $S 72^{\circ} 00' 10'' E$, 97.42 feet along the north line of said Addition to the point of beginning; thence continuing along said north line 304.51 feet; thence $S 44^{\circ} 53' 30'' E$, 219.00 feet; thence $N 0^{\circ} 49' 26'' E$, 380.39 feet; thence $N 88^{\circ} 46' 38'' W$, 446.74 feet; thence $S 1^{\circ} 13' 22'' W$, 140.68 feet to the point of beginning containing 2.33 acres, more or less.



PLOT PLAN

REVISIONS			BOOK NUMBER
NO.	DATE	INITIALS	
1			2511-7
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY DATE		EH 4-78
CHECKED BY DATE		REK 4-78
PROJECT NO		
2511-7		
SHEET NO		
1 OF 2		

BAKER WOODS ESTATES
 LOT N^o 152

TOM BRINKOETTER & COMPANY
 DECATUR ILLINOIS

HOMER L. CHASTAIN & ASSOCIATES
 CONSULTING ENGINEERS
 DECATUR, ILLINOIS