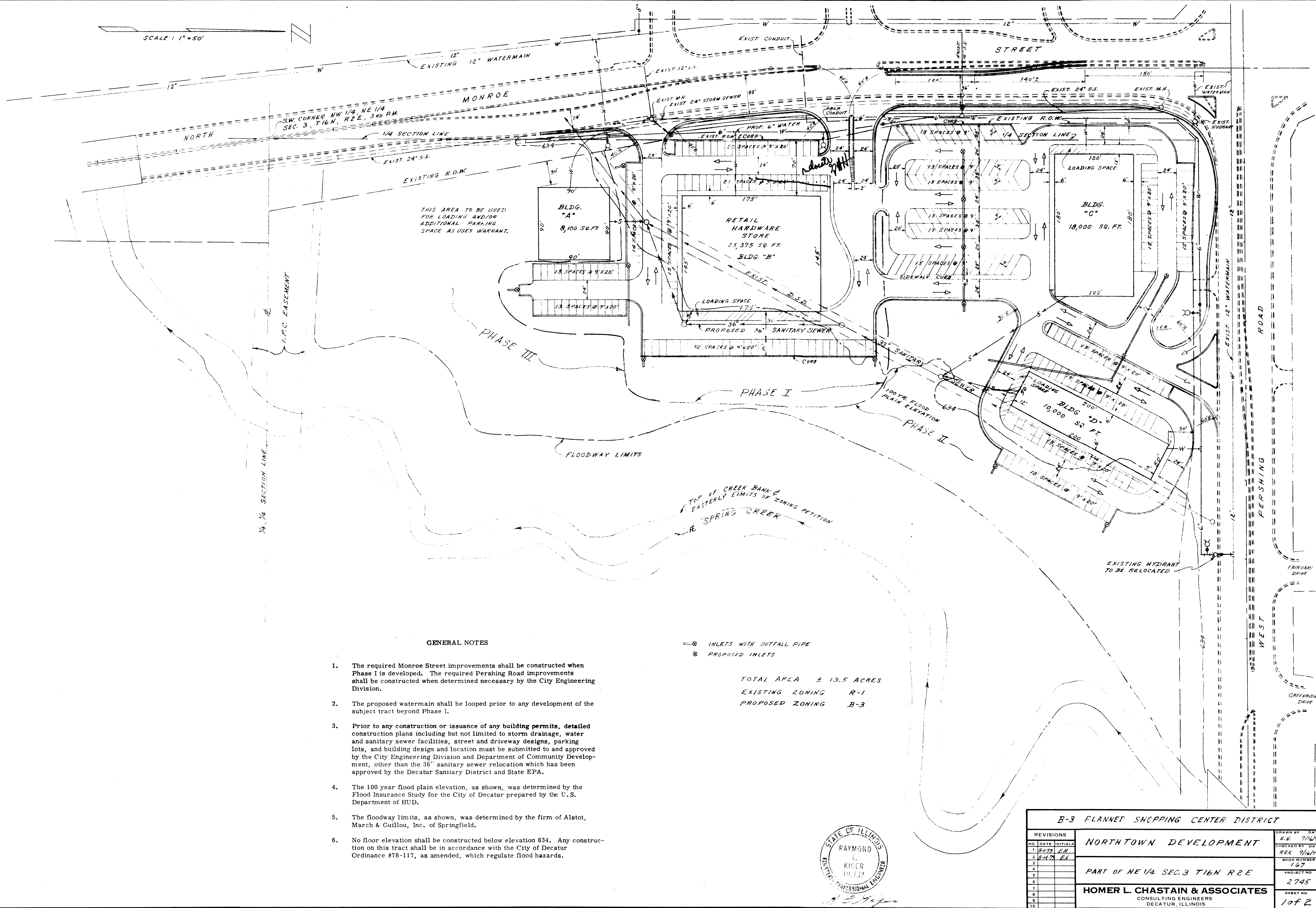


SCALE: 1"=50'



GENERAL NOTES

1. The required Monroe Street improvements shall be constructed when Phase I is developed. The required Pershing Road improvements shall be constructed when determined necessary by the City Engineering Division.
2. The proposed watermain shall be looped prior to any development of the subject tract beyond Phase I.
3. Prior to any construction or issuance of any building permits, detailed construction plans including but not limited to storm drainage, water and sanitary sewer facilities, street and driveway designs, parking lots, and building design and location must be submitted to and approved by the City Engineering Division and Department of Community Development, other than the 36" sanitary sewer relocation which has been approved by the Decatur Sanitary District and State EPA.
4. The 100 year flood plain elevation, as shown, was determined by the Flood Insurance Study for the City of Decatur prepared by the U.S. Department of HUD.
5. The floodway limits, as shown, was determined by the firm of Alstot, March & Guillou, Inc. of Springfield.
6. No floor elevation shall be constructed below elevation 634. Any construction on this tract shall be in accordance with the City of Decatur Ordinance #78-117, as amended, which regulate flood hazards.

- INLETS WITH OUTFALL PIPE
- PROPOSED INLETS

TOTAL AREA ± 13.5 ACRES
EXISTING ZONING R-1
PROPOSED ZONING B-3



B-3 PLANNED SHOPPING CENTER DISTRICT			
NORTHTOWN DEVELOPMENT			
REVISIONS	NO.	DATE	INITIALS
1	8-7-79	CH	
2	8-14-79	EA	
3			
4			
5			
6			
7			
8			
9			
10			
PART OF NE 1/4 SEC. 3 T16N R2E			BOOK NUMBER 167
HOMER L. CHASTAIN & ASSOCIATES			PROJECT NO. 2745
CONSULTING ENGINEERS DECATUR, ILLINOIS			SHEET NO. 104 R

SCALE: 1"=50'

Existing R.O.W. 7

MONROE

0.8' RT 14+19.7
4.4' SEC. COR.

12+53.93
BK ABT

E Elev.
620.2
BRIDGE DESIGN
HIGH WATER
627

LOW POINT
IN MONROE ST
ELEV 631

1/4 SECTION LINE

625.6 Existing R.O.W.

LEWIS & CLARK

+622.8

+626.1

625.1

FLOODWAY LIMITS

CREEK

SPRING

IRON PIN

TOP MH 63918
R 626.38

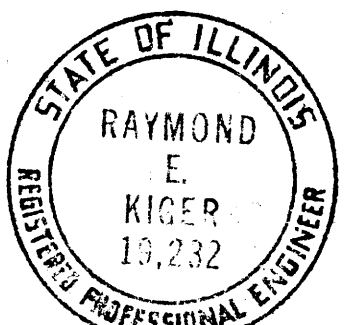
BM-ELEV 662.44
TOP BOLT NEAREST "M" IN
MUELLER ON HYD @ S.E. COR.
PERSHING & MONROE

BRIDGE DESIGN
HIGH WATER 633
E Elev. 623.1

CONTOUR PLAT

NOTE:
All Materials And Methods Of Construction
Shall Comply With The City Of Decatur
Standards And Specifications.

620.0 Indicates Finished Surface
Elevation 640.0



R. E. Kiger

REVISIONS			DRAWN BY DATE	
NO.	DATE	INITIALS	CHECKED BY DATE	BOOK NUMBER
1	8-17-76	EH		
2	8-17-76	EH		167
3				PROJECT NO.
4				2748
5				SHEET NO.
6				2 of 2
7				
8				
9				
10				

NORTH TOWN DEVELOPMENT

PART OF NE 1/4 SEC 3, T16N, R2E

HOMER L. CHASTAIN & ASSOCIATES
CONSULTING ENGINEERS
DECATUR, ILLINOIS

FAIROAKS DRIVE

EXISTING R.O.W.

2 of 2