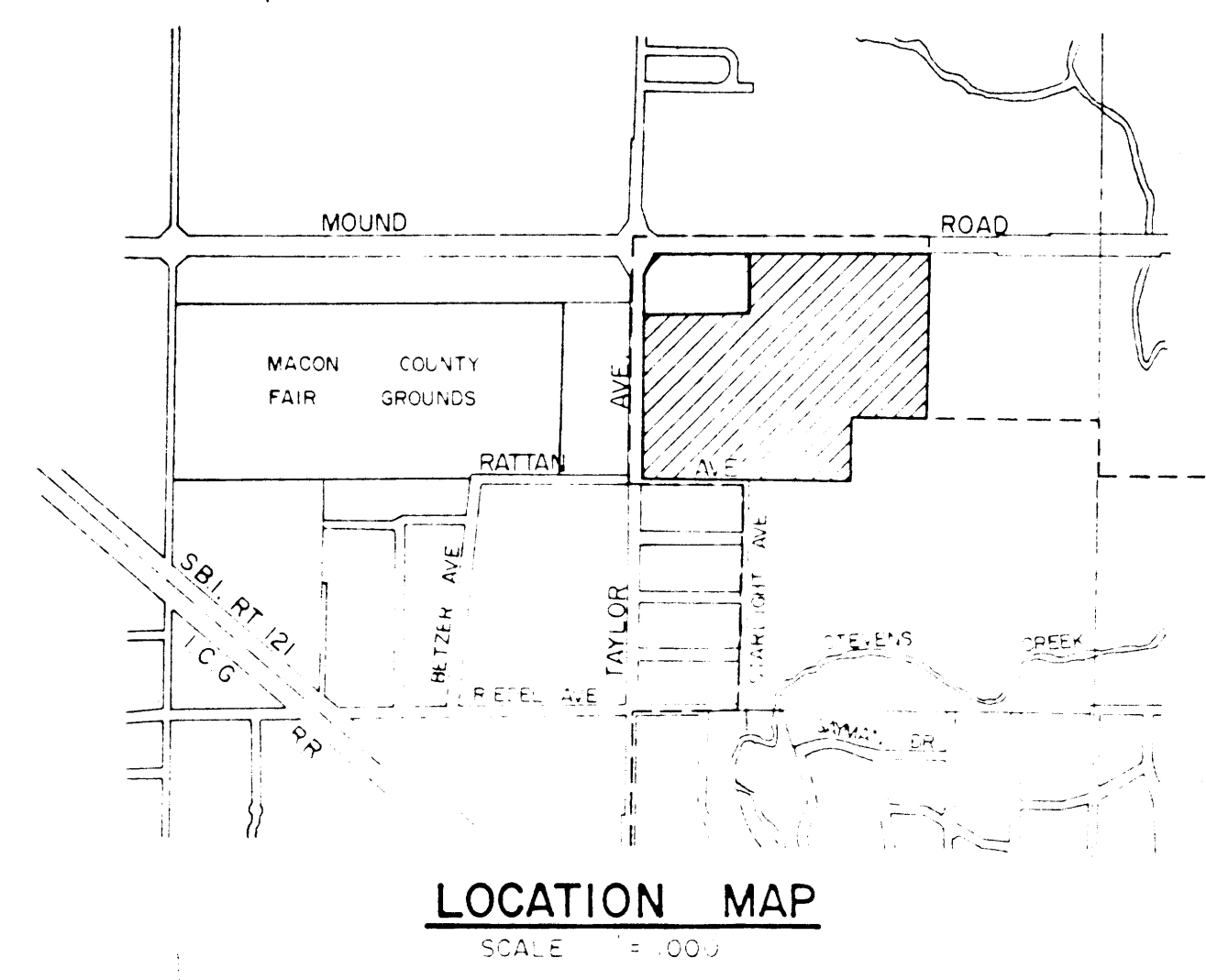
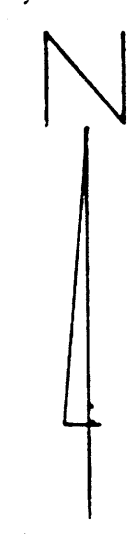


WOODRIDGE ADDITION



SITE DATA	
TOTAL AREA IN SUBDIVISION	42.6 ACRES
TOTAL AREA IN LOTS	34.8 ACRES
TOTAL AREA IN STREETS	7.8 ACRES
PROPOSED DENSITY	
MULTIFAMILY LOTS — 6 - LOTS 1-6	192 UNITS
DUPLEX LOTS — 17 - LOTS 7,16,17,18 & 49-61	34 UNITS
SINGLE FAMILY — 94 - LOTS 8-15, 19-48, 62-117	94 UNITS
<b>TOTAL NUMBER OF UNITS</b>	<b>320 UNITS</b>

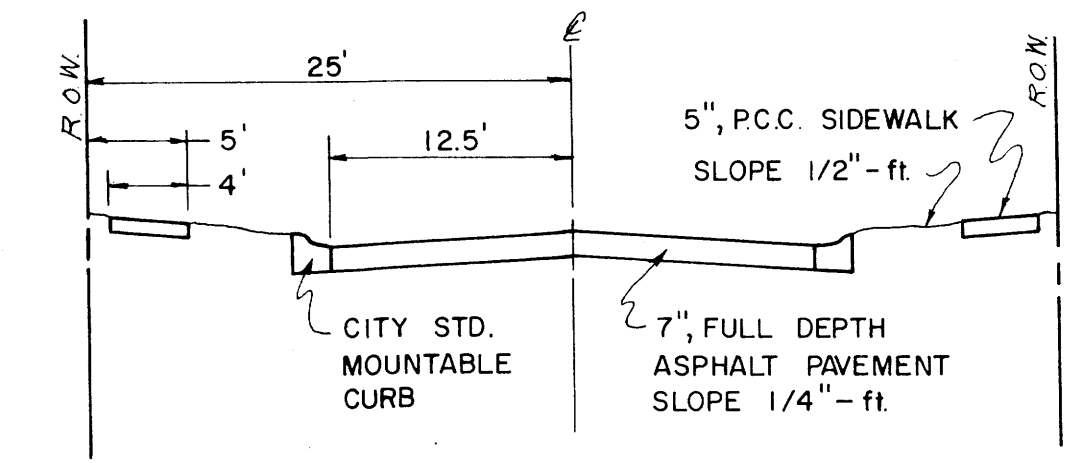
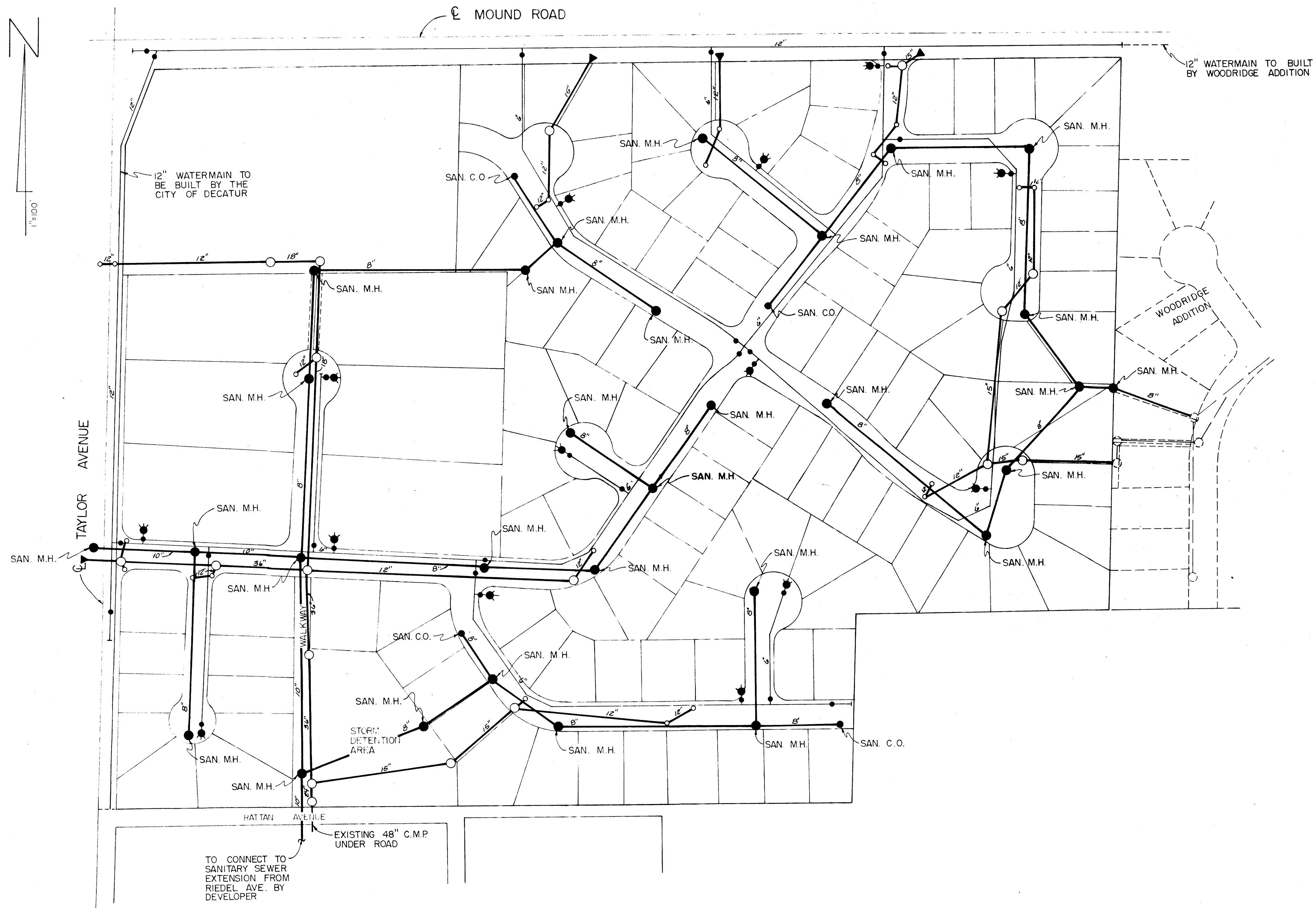
- NOTES**
1. Only one main building on each multifamily lot.
  2. Multifamily buildings shall not exceed three stories in height.
  3. Prior to beginning any construction or obtaining any building permits, a preliminary plat for the subject area shall be submitted to and approved by the City of Decatur.
  4. Prior to obtaining a building permit for any multifamily lot, a detailed site plan including but not limited to water and sanitary sewer services, storm sewers, parking lot and driveway designs, and building locations shall be submitted to and approved by the City Engineering Division and the Department of Community Development.
  5. The final design and sizing of utilities shall be based on standards and policies of the City of Decatur Department of Public Works, and must be approved by the Engineering Division.
  6. The Storm Detention Area shall be owned and maintained by the developer.

# SIMS MANOR

R-5 RDP  
REVISED

OWNER  
CITIZENS NATIONAL BANK AS  
TRUSTEE UNDER TRUST 2775

PHILLIP W. COCHRAN  
CONSULTING ENGINEER



TYPICAL CROSS SECTION

NOTES

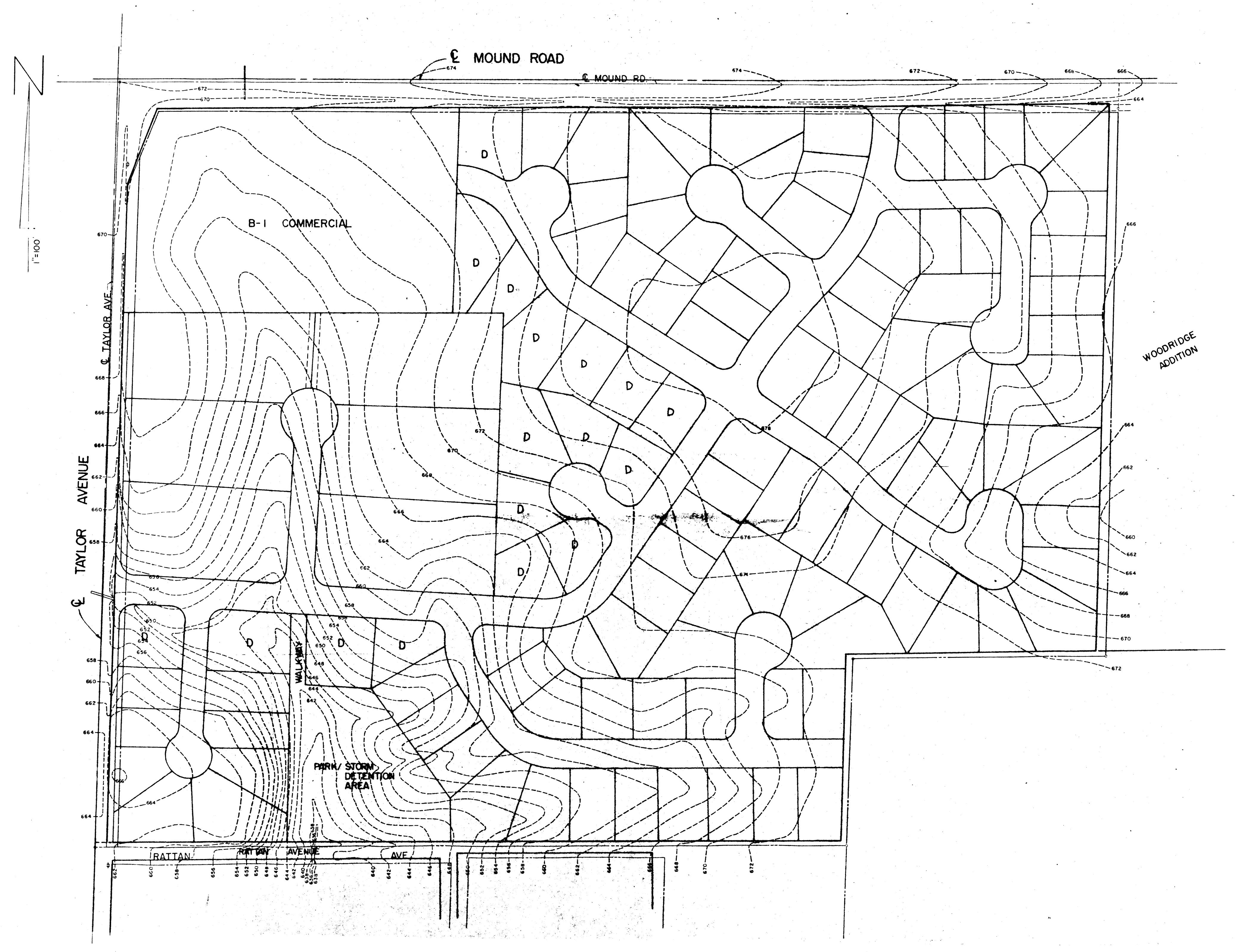
1. TAYLOR AVENUE TO BE IMPROVED FROM MOUND ROAD TO SOUTH RADIUS OF STREET ENTRANCE TO SUBDIVISION. STANDARDS BY THE DEVELOPER.
2. MOUND ROAD TO BE WIDENED AT THE INTERSECTION WITH THE STREET TO PROVIDE FOR LEFT TURNS.
3. NORTH TAYLOR AVENUE SHALL BE CONSTRUCTED AS A PART OF THE FIRST DEVELOPMENT STAGE.
4. SIMS DRIVE SHALL BE CONSTRUCTED TO MOUND ROAD AS A PART OF SECOND DEVELOPMENT STAGE.

SIMS MANOR

R-5 RDP  
REVISED

UTILITY PLAN

PHILLIP W. COCHRAN  
CONSULTING ENGINEER



SITE DATA		
TOTAL AREA IN SUBDIVISION	_____	4.6 ACRES
TOTAL AREA IN LOTS	_____	ACRES
TOTAL AREA IN STREETS	_____	ACRES
PROPOSED DENSITY		
MULTIFAMILY LOTS	_____	UNITS
DUPLEX LOTS	_____	UNITS
SINGLE FAMILY	_____	UNITS
TOTAL NUMBER OF UNITS	_____	UNITS

# SIMS MANOR

R-5 RDP

TOPO

PHILLIP W. COCHRAN  
CONSULTING ENGINEER