

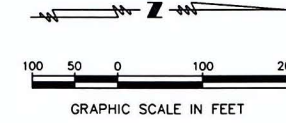
KRESTON PLACE

AREA = ±73.7 ACRES

ENGINEER & SURVEYOR
 FEHR-GRAHAM
 2060 West Iles Avenue
 SPRINGFIELD, IL 62704
 Fred M. Coombe, P.E.
 Phone: 544-8477

PK Nail
 NW Corner, NE Fr. 1/4,
 Section 1,
 T15N, R6W, 3rd P.M.

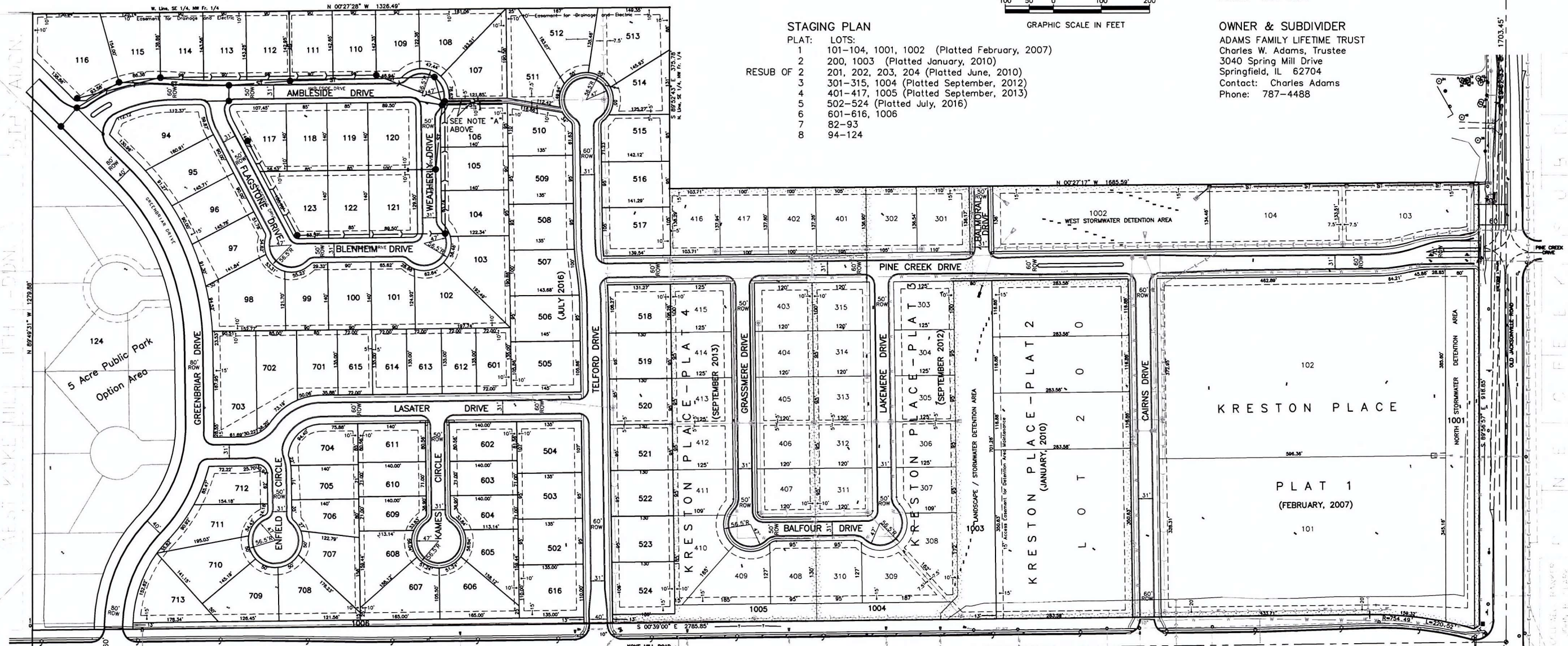
NOTE "A"
 A 10' PEDESTRIAN WALK RIGHT-OF-WAY
 WILL BE PROVIDED BETWEEN LOTS 106 & 107
 AND LOTS 510 & 511.



STAGING PLAN

- PLAT: LOTS:
 1 101-104, 1001, 1002 (Platted February, 2007)
 2 200, 1003 (Platted January, 2010)
 RESUB OF 2 201, 202, 203, 204 (Platted June, 2010)
 3 301-315, 1004 (Platted September, 2012)
 4 401-417, 1005 (Platted September, 2013)
 5 502-524 (Platted July, 2016)
 6 601-616, 1006
 7 82-93
 8 94-124

OWNER & SUBDIVIDER
 ADAMS FAMILY LIFETIME TRUST
 Charles W. Adams, Trustee
 3040 Spring Mill Drive
 Springfield, IL 62704
 Contact: Charles Adams
 Phone: 787-4488



UTILITIES:

Water & Electric - C.W.L.P., City of Springfield
 Gas - AMEREN-CILCO
 Sewers: Springfield Metro Sanitary District
 Telephone: AT&T
 Fire District: City of Springfield
 School District: Springfield District 186

GENERAL NOTES

Series 1000 Lots to be used for common area, drainage, landscaping, and stormwater retention.

Drainage Easements:
 Rear and side yard easements are for drainage purposes only unless otherwise shown on the plan.

Utility Easements:
 15' or as shown adjacent to all streets; side and rear lot line easements as shown.

Greenbriar Drive Right-of-Way:
 The developer will be required to convey all the right-of-way for Greenbriar Drive before Plat 6 will be approved. The security and/or construction of Greenbriar Drive will be required with Plat 7 and Plat 8 respectively.

LAND USE AND ZONING

Present Use: Neighborhood Commercial - Lots 101-104
 Proposed Use: Office - RESUB OF PLAT 2, Lots 201-204
 Green Space - Lots 1004, 1005 & 1006
 Single Family & Duplex Units - All Remaining Lots

Present and Proposed Zoning:
 S-1: Lots 101-104, OFF: Lots 201-204,
 R-2: All remaining lots.

APPROVED VARIANCES

SECTION 153.157(L) DIRECT ACCESS TO MINOR ARTERIAL.
 Provides for four lots to have direct access onto Greenbriar Drive. Lot 89 and three lots in the Public Park area if the option is not exercised

SECTION 153.158(B)(4) ADDITIONAL 10 FOOT YARD FOR SCREENING
 Provides that lots along Koke Mill Road adjacent to Lot 1000 (now Lot 1006), Lot 1004 (now Lots 1004 & 1005) and the 13 foot wide strip lot in the public park option will not be subject to an additional 10 foot yard for screening.

This is just a brief description of each variance. For a detailed description see the minutes of the Subdivision Committee Meeting for the Location & Sketch Map on July 7, 2005.

This Preliminary Plan of Subdivision is approved by the Springfield-Sangamon County Regional Planning Commission. This is not an approval of the final plat and is not to be recorded.

By: _____
 Date: _____

Aluminum Marker
 NE Corner, NW Fr. 1/4,
 Section 1,
 T15N, R6W, 3rd P.M.

REVISED MAY, 2017
 REVISED NOVEMBER, 2016
 REVISED JUNE, 2015
 REVISED FEBRUARY, 2012
 REVISED APRIL, 2010
 REVISED NOVEMBER, 2006
 (Not to be Recorded by Recorder of Deeds)

(Not to be Recorded by Recorder of Deeds)

LEGEND	
Existing	Proposed
Sanitary Sewers	—○—○—
Storm Sewers	—○—○—
Electric Line	—○—○—
Watermains	—○—○—
Firehydrant	—○—○—
Easements	—○—○—
RECORDED SUBDIVISIONS	

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 17167C0237F, 17167C0239F and 17167C0240F, DATED AUGUST 2, 2007

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525

2060 WEST ILES AVE
 SPRINGFIELD, IL.
 (217) 544-8477

OWNER/DEVELOPER:
 ADAMS FAMILY LIFETIME TRUST
 Charles W. Adams, Trustee
 3040 Spring Mill Drive
 Springfield, IL 62704
 Contact: Charles Adams
 Phone: 787-4488

PROJECT AND LOCATION:
 KRESTON PLACE
 SPRINGFIELD, ILLINOIS

DRAWN BY:
 APPROVED BY:
 DATE:
 SCALE:

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
PRELIMINARY PLAN

JOB NUMBER:
 15-1000
 SHEET NUMBER:
 1 of 1