

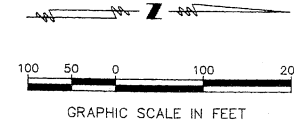
# KRESTON PLACE

AREA = ±73.7 ACRES

ENGINEER & SURVEYOR  
 COOMBE-BLOXDORF, P.C.  
 755 South Grand Avenue West  
 SPRINGFIELD, IL 62704  
 Fred M. Coombe, P.E.  
 Phone: 544-8477

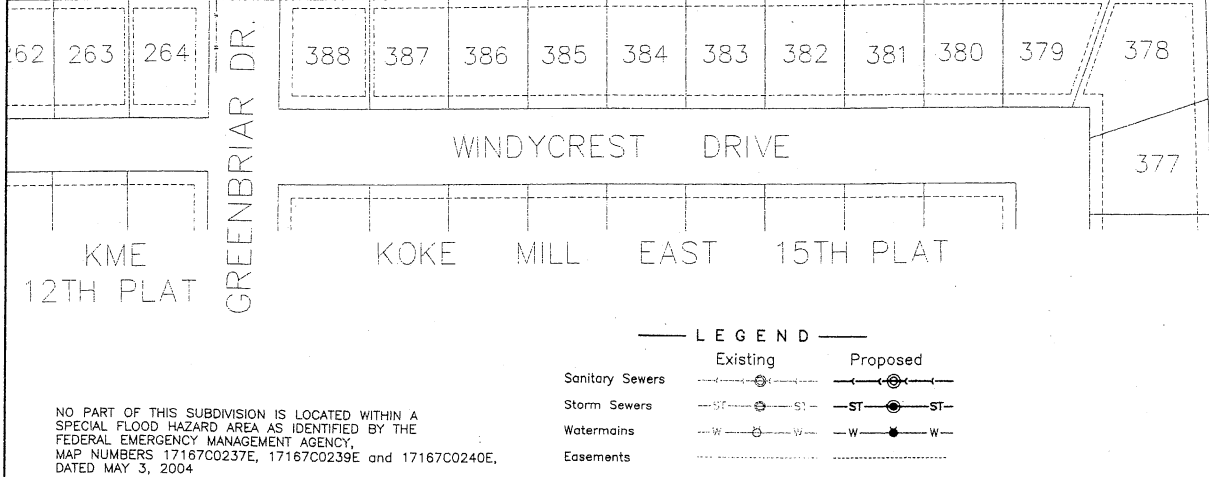
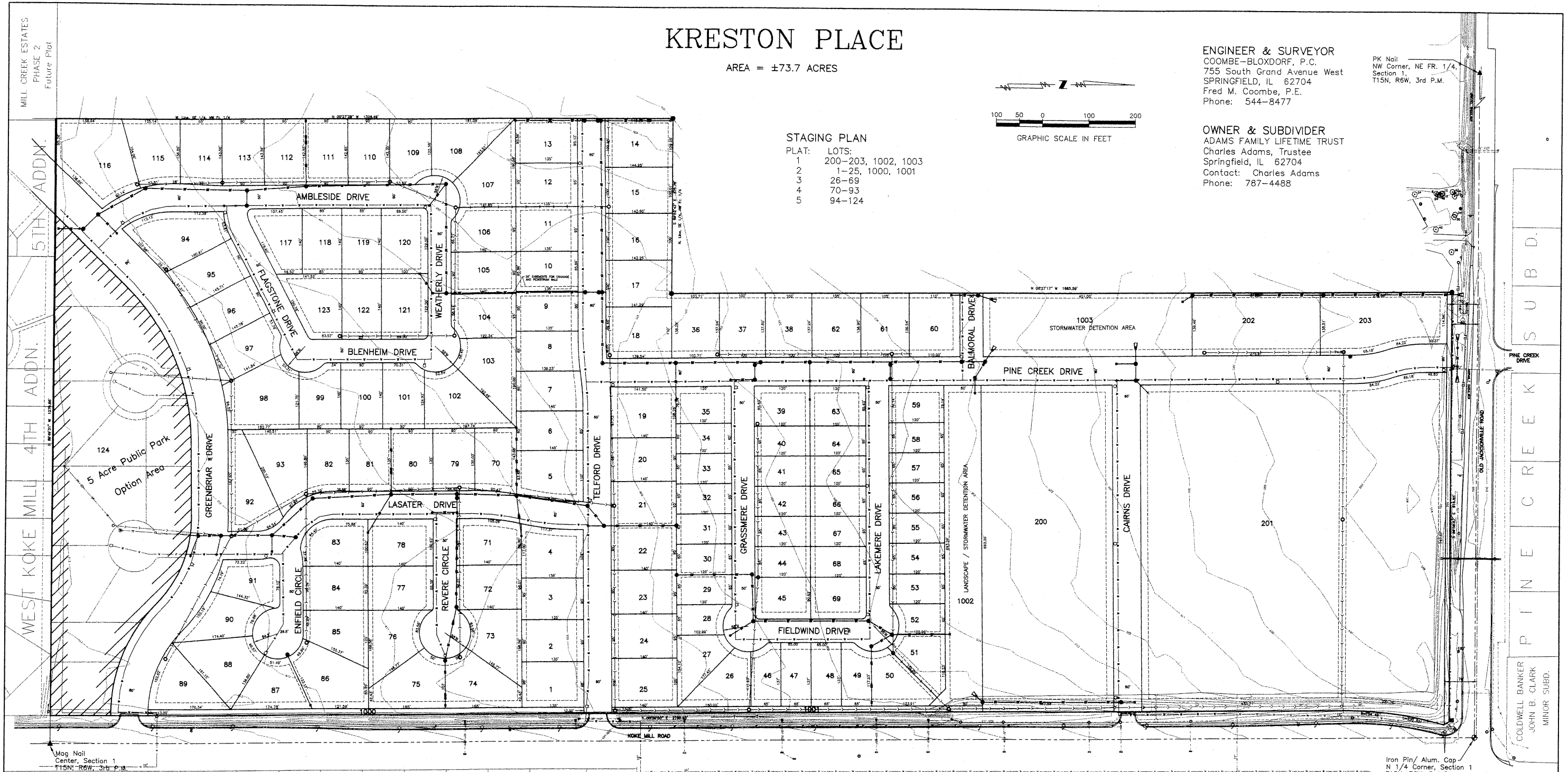
PK Nail  
 NW Corner, NE FR. 1/4,  
 Section 1,  
 T15N, R6W, 3rd P.M.

OWNER & SUBDIVIDER  
 ADAMS FAMILY LIFETIME TRUST  
 Charles Adams, Trustee  
 Springfield, IL 62704  
 Contact: Charles Adams  
 Phone: 787-4488



### STAGING PLAN

- PLAT: LOTS:
- 1 200-203, 1002, 1003
  - 2 1-25, 1000, 1001
  - 3 26-69
  - 4 70-93
  - 5 94-124



### GENERAL NOTES

Proposed Use - Single Family & Duplex Units - Lots 1-123  
 Office - Lot 200  
 Neighborhood Commercial - Lots 201-203

Present Zoning: "A" Sangamon County  
 Proposed Zoning: R-1, OFF & S-1, City of Springfield  
 Water & Electric - C.W.L.P., City of Springfield  
 Gas - AMEREN-CILCO  
 Sewers: Springfield Metro Sanitary District  
 Telephone: SBC  
 Fire District: City of Springfield  
 School District: Springfield District 186

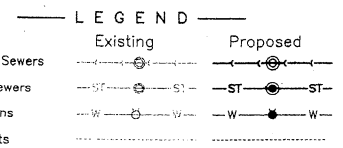
Series 1000 Lots to be used for common area, drainage, landscaping, and stormwater retention.  
 Only Lot 89 shall have access onto Greenbriar Drive.

### 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, 1001 and the 13 foot wide strip lot in the public park option area 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.



NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 17167C0237E, 17167C0239E and 17167C0240E, DATED MAY 3, 2004

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: *[Signature]*  
 Date: NOV 16 2005

SHEET TITLE	
<b>PRELIMINARY PLAN</b> (Not to be Recorded by Recorder of Deeds)	
PROJECT	KRESTON PLACE
PROJ. NO.	98014
SCALE	1"=100'
DATE	OCT. 2005
DESIGNED BY	PDN
CHECKED BY	WJC
DRAWING NO.	1
<b>COOMBE-BLOXDORF P.C.</b> Engineers / Land Surveyors Springfield, Illinois Design Firm License No. 184-002703	
OF 1 SHTS	