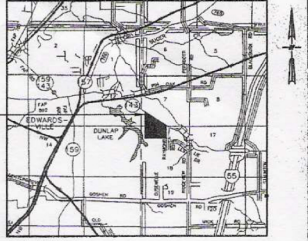


# 1766

FINAL PLAN  
**THE OAKS**  
 LOCATED IN THE SOUTH 1/2 OF SEC. 7 AND  
 THE NORTH 1/2 OF SEC. 18, T.4 N., R.7 W. OF THE 3rd P.M.  
 EDWARDSVILLE, MADISON COUNTY, ILLINOIS  
 SCALE: 1" = 100' MARCH 1, 2004

**SMS** Sheppard, Morgan & Schwaab, Inc.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 218 Market Street, P.O. Box E, Alton, IL 62802 618-993-8755 E-mail: sms@sheppardmorgans.com  
 100 Centre Industrial Drive, South City, IL 62520 618-997-8755 E-mail: sms@sheppardmorgans.com

SUBDIVISION  
 SITE



LOCATION MAP  
 NO SCALE

LEGEND

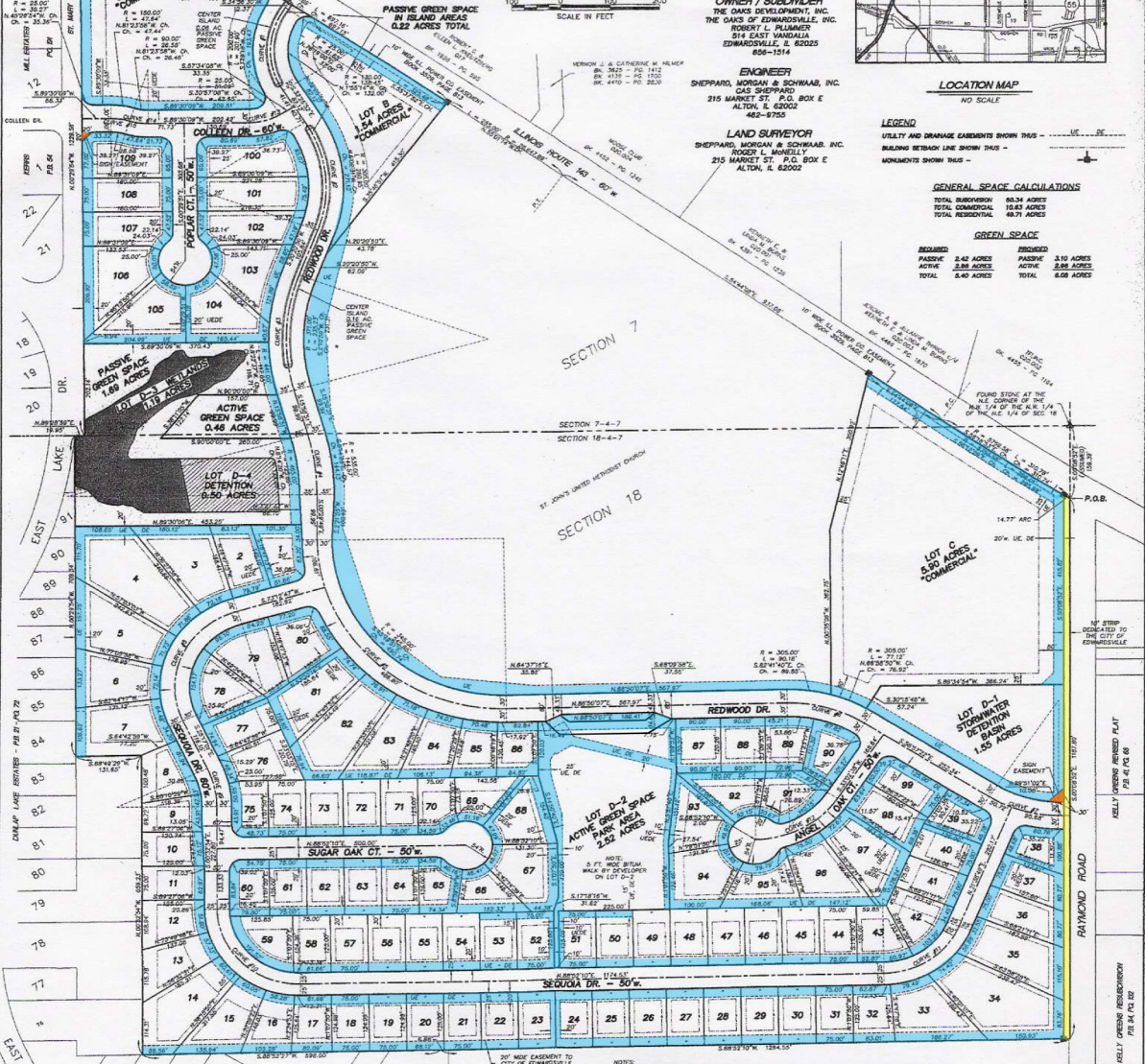
- UTILITY AND DRAINAGE EASEMENTS SHOWN THUS
- BUILDING SETBACK LINE SHOWN THUS
- MONUMENTS SHOWN THUS

GENERAL SPACE CALCULATIONS

TOTAL SUBDIVISION 16.34 ACRES  
 TOTAL COMMERCIAL 10.83 ACRES  
 TOTAL RESIDENTIAL 16.75 ACRES

GREEN SPACE

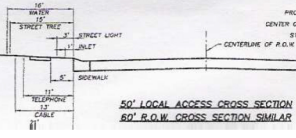
REQUIRED 2.42 ACRES  
 PROVIDED 3.10 ACRES  
 TOTAL 5.52 ACRES



LOT AREAS				CENTERLINE CURVE DATA			
LOT 1 11.000	LOT 37 10.980	LOT 73 8.370	CURVE #1	P = 162.00'	R = 162.00'	Δ = 162.00'	Δ = 162.00'
LOT 2 12.000	LOT 38 8.960	LOT 74 8.370	P = 162.00'	R = 162.00'	Δ = 162.00'	Δ = 162.00'	
LOT 3 23.791	LOT 39 8.602	LOT 75 9.092	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 4 20.845	LOT 40 8.418	LOT 76 8.645	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 5 17.844	LOT 41 11.649	LOT 77 13.831	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 6 10.708	LOT 42 11.848	LOT 78 13.831	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 7 11.200	LOT 43 8.270	LOT 79 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 8 11.200	LOT 44 8.270	LOT 80 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 9 11.200	LOT 45 8.270	LOT 81 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 10 11.200	LOT 46 8.270	LOT 82 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 11 11.200	LOT 47 8.270	LOT 83 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 12 11.200	LOT 48 8.270	LOT 84 14.550	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 13 12.780	LOT 49 8.370	LOT 85 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 14 12.780	LOT 50 8.370	LOT 86 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 15 12.780	LOT 51 8.370	LOT 87 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 16 12.780	LOT 52 8.370	LOT 88 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 17 12.780	LOT 53 8.370	LOT 89 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 18 12.780	LOT 54 8.370	LOT 90 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 19 12.780	LOT 55 8.370	LOT 91 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 20 12.780	LOT 56 8.370	LOT 92 10.397	P = 109.58'	R = 84.52'	Δ = 109.58'	Δ = 109.58'	
LOT 21 8.370	LOT 57 8.370	LOT 93 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 22 8.370	LOT 58 8.370	LOT 94 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 23 8.370	LOT 59 8.370	LOT 95 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 24 8.370	LOT 60 8.370	LOT 96 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 25 8.370	LOT 61 8.370	LOT 97 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 26 8.370	LOT 62 8.370	LOT 98 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 27 8.370	LOT 63 8.370	LOT 99 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 28 8.370	LOT 64 8.370	LOT 100 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 29 8.370	LOT 65 8.370	LOT 101 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 30 8.370	LOT 66 8.370	LOT 102 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 31 8.370	LOT 67 8.370	LOT 103 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 32 8.370	LOT 68 8.370	LOT 104 14.077	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 33 18.200	LOT 69 10.077	LOT 105 13.150	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 34 18.200	LOT 70 10.077	LOT 106 13.150	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 35 18.200	LOT 71 10.077	LOT 107 13.150	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 36 18.200	LOT 72 8.370	LOT 108 13.800	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 37 18.200	LOT 73 8.370	LOT 109 13.800	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	
LOT 38 18.200	LOT 74 8.370	LOT 110 13.800	P = 117.975' CL	R = 117.975' CL	Δ = 117.975' CL	Δ = 117.975' CL	

WHICH IS MONTHS OF ACCEPTANCE OF IMPROVEMENTS BY THE CITY OF EDWARDSVILLE, THE OWNER OF LOTS FROM WHICH SMALL CONCRETE INSTALLATION OF SIDEWALKS IN ACCORDANCE WITH THE INSTALLATION WITHIN 10 MONTHS THEREAFTER, NOTWITHSTANDING THE FOREGOING, SIDEWALKS SHALL BE COMPLETED WITHIN 10 MONTHS THEREAFTER, NOTWITHSTANDING THE FOREGOING, PROVIDED THAT THE CITY OF EDWARDSVILLE SHALL BE REQUIRED TO CONSTRUCT SIDEWALKS ALONG POPULAR DRIVE AND REDWOOD DRIVE. LOTS 10 THROUGH 104 WILL BE REQUIRED TO CONSTRUCT SIDEWALKS ALONG POPULAR DRIVE AND REDWOOD DRIVE.

- DEVELOPER SHALL INSTALL A SIDEWALK SIDEWALK ON LOT D-2 AFTER OBSERVATION WITH THE INDEPENDENT ASSOCIATION TO CONNECT THE SIDEWALKS WITH REDWOOD DR. WITH REDWOOD DR.
- WITH REDWOOD DR. NEAR ELEVATION 527.53. MARK IS LOCATED AT THE MAIN STREET EXTENSIVE TO THE CURB HOUSE IN REDWOOD DR. IN THE STONE BORDER OF THE STONE STEPS AT THE FRONT ENTRANCE TO THE CURB HOUSE MAY BE MARKED.
- IF ANY PINS HAVE BEEN PLACED AT LOT CORNERS AND P.C. AND P.T. OF CURVES FROM WHICH CURVE IS DERIVED MAY BE MARKED.
- THE HOMEOWNER ASSOCIATION WILL MAINTAIN THE REDWOOD DRIVE BOULEVARD PLAYING AREAS IN A MANNER THAT MAINTAINS ADEQUATE SOFT EXPOSURE FOR BICYCLIST TRAFFIC AT REDWOOD DRIVE.
- ONLY RESIDENTIAL SIDEWALKS FOR LOTS B THROUGH 86 SHALL ACCESS DIRECTLY TO REDWOOD DRIVE, NO OTHER SIDEWALKS SHALL BE PERMITTED.
- WELLS AND AREAS SHOWN ON THIS PLAN HAS BEEN DESIGNATED BY THE CORPUS OF ENGINEERS AND IS PROTECTED UNDER FEDERAL LAW FOR THIS SUBDIVISION. NO OTHER SIDEWALKS SHALL BE PERMITTED IN THIS AREA.
- THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE MUST APPROVE ACCESS TO E. ITC 143 FROM LOTS A, B, AND C. PURCHASERS OF THESE LOTS WILL BE REQUIRED TO REQUEST APPROVAL FROM THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE.
- ALL ELECTRIC UTILITIES INSTALLED IN THIS SUBDIVISION SHALL BE UNDERGROUND IN THE UTILITY EASEMENTS PROVIDED.
- LOT 105, 106 WILL BE REQUIRED TO CONSTRUCT SIDEWALKS ALONG REDWOOD DRIVE, POPULAR DRIVE AND COLLIER DRIVE. LOTS 10 THROUGH 104 WILL BE REQUIRED TO CONSTRUCT SIDEWALKS ALONG POPULAR DRIVE AND REDWOOD DRIVE.



LEGEND: ■ UTILITY & DRAINAGE EASEMENT ■ SIGN EASEMENT ■ DEDICATED TO CITY OF EDWARDSVILLE