

CONTACT INFORMATION

OWNER:
AUSTIN APGAR
1240 E CR 1250 N
TUSCOLA, IL, 61953
austin@apgarfarms.com

DEVELOPER:
REGENCY MULTIFAMILY
SHANE ALLEN
2417 Fields South Drive
Champaign IL 61822
217.974.7387
s.allen@regency-multifamily.com

ENGINEER:
FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, IL 61821

PARCEL ID:
03-20-29-400-003

BENCHMARKS

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, 2008 ADJUSTMENT AS ESTABLISHED FROM GPS OBSERVATION.

BM #1 N. RIM OF SANITARY MANHOLE #15, WEST SIDE OF PALMER DRIVE SOUTH END OF THE LEGENDS SUBDIVISION IN LOT 127B ELEVATION: 706.50 FEET.

BM #985 CHISELED "X" ON S. SIDE OF BOX CULVERT AT THE NW CORNER OF CURTIS RD AND STALEY RD, ELEVATION: 700.06 FEET.

NOTES

ROADWAY CLASSIFICATIONS

STALEY ROAD - MINOR ARTERIAL
74' R.O.W WIDTH
NO DEDICATION REQUIRED

CURTIS ROAD - PRINCIPAL ARTERIAL
100' R.O.W WIDTH
DEDICATE 50' FROM CENTERLINE

HEALTHCARE ROAD - 66' R.O.W
35' PAVEMENT WIDTH

SNEAD DRIVE - 66' R.O.W
35' PAVEMENT WIDTH

LEGENDS DRIVE - 66' R.O.W
28' PAVEMENT WIDTH, WEST OF SNEAD
35' PAVEMENT WIDTH

LOT SUMMARY

TOTAL ACREAGE - 38.6 AC.
MF1 ZONING - 20.88 AC.
CN ZONING - 13.96 AC.
INTERNAL STREETS - 3.76 AC.

ROADWAY R.O.W. DEDICATION

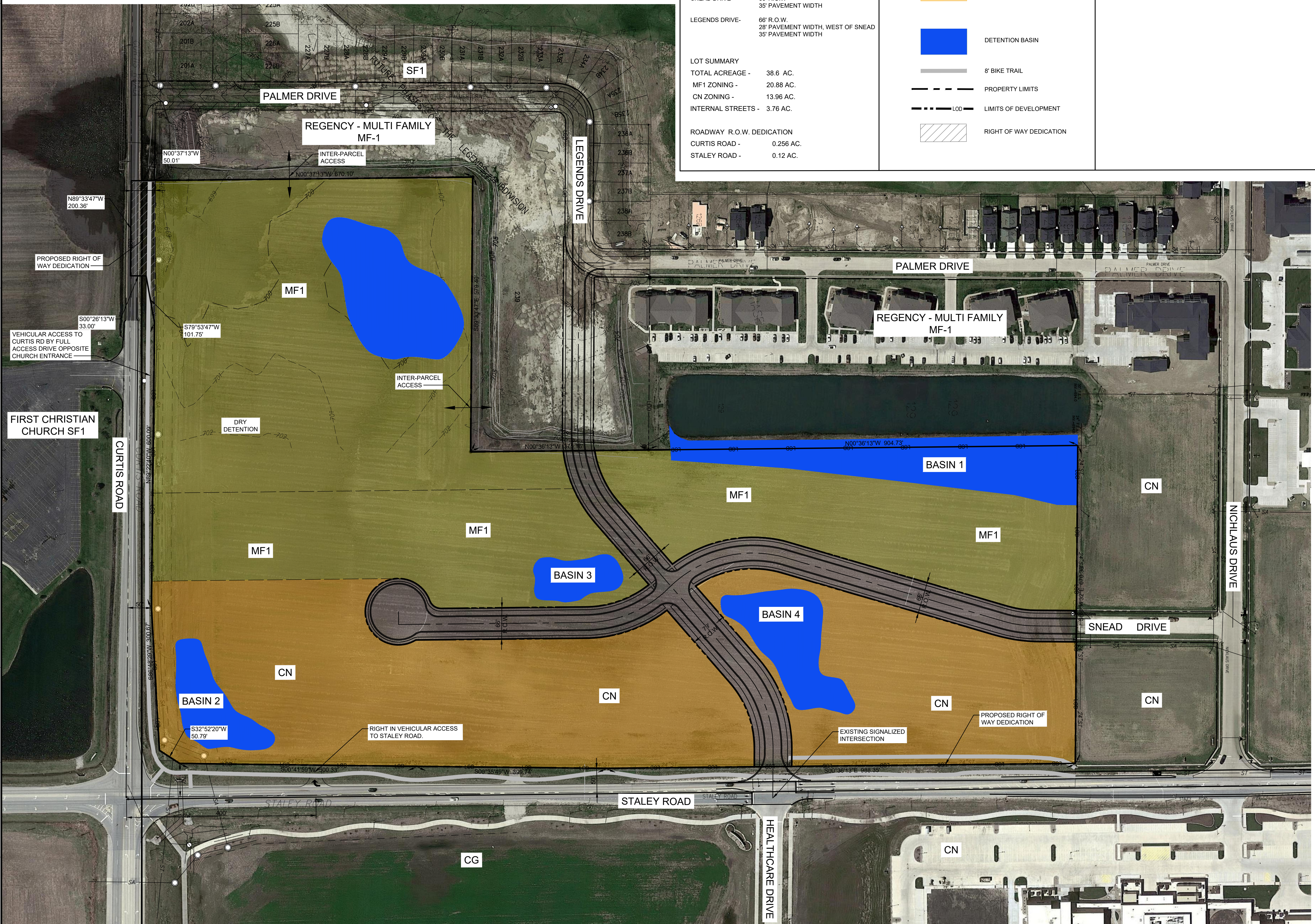
CURTIS ROAD - 0.256 AC.
STALEY ROAD - 0.12 AC.

LEGENDS

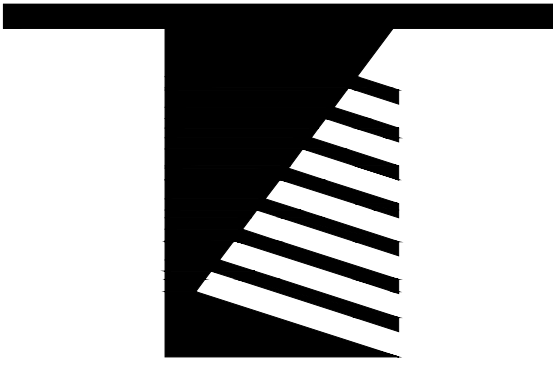
	MULTI-FAMILY LOW DENSITY (MF1)
	COMMERCIAL NEIGHBORHOOD (CN)
	DETENTION BASIN
	8' BIKE TRAIL
	PROPERTY LIMITS
	LIMITS OF DEVELOPMENT
	RIGHT OF WAY DEDICATION

NOTES

1. ALL PROPERTY WITHIN THE CN ZONE (COMMERCIAL NEIGHBORHOOD) SHALL ALSO FOLLOW THE CURTIS ROAD INTERCHANGE OVERLAY AREA DISTRICT REGULATIONS.



1 AREA GENERAL PLAN
SCALE: 1" = 100'



Farnsworth GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
REGENCY - MULTIFAMILY

CHAMPAIGN, ILLINOIS

DATE: 03/11/2021

DESIGNED: PJM

DRAWN: EMR

REVIEWED:

FIELD BOOK NO.: 57/33

SHEET TITLE:
AREA GENERAL PLAN

SHEET NUMBER:

C1.1

PROJECT NO.: 0210068.00