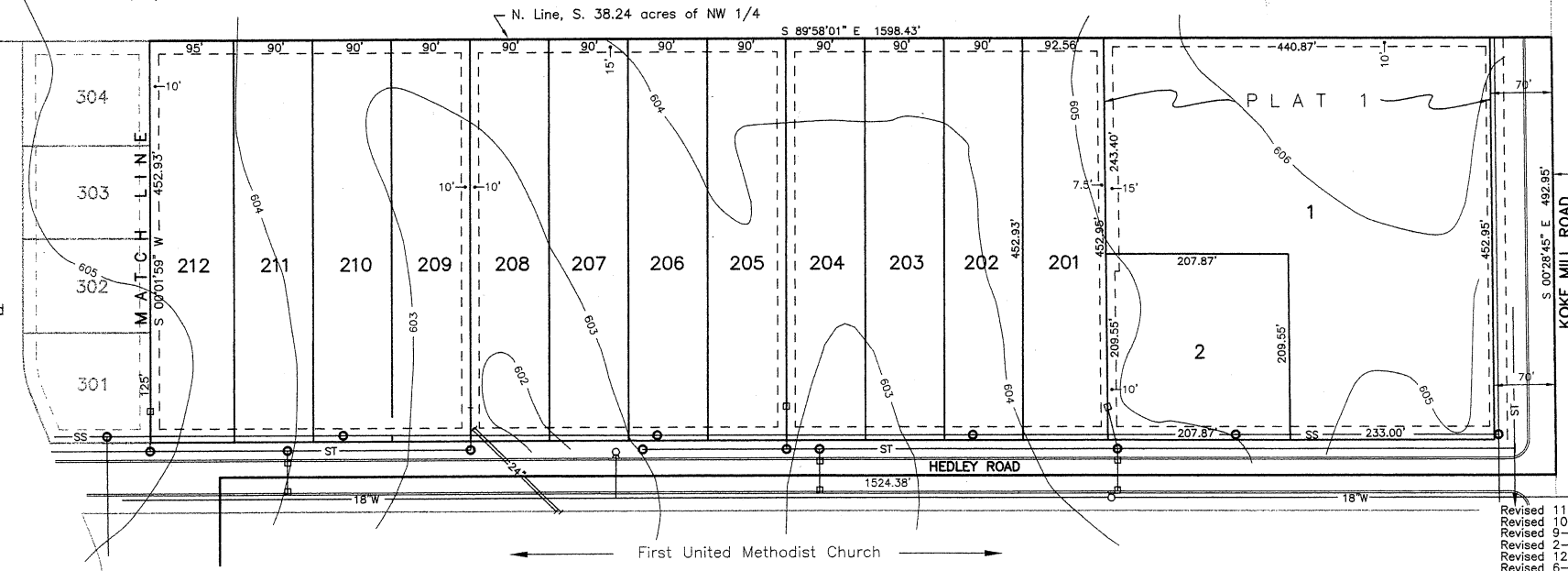


Title: **HAPPY LANDING FARM** 103.4 Acres
 Proposed Use: Commercial, Office, Residential
 Existing Zoning: S-2; Lots 500-506, 701, 801-808 36.4 ac.
 S-1; Lots 1-2, Plat 1 5.4 ac.
 R-5b; Lots 201-212 12.2 ac.
 R-4d; Lots 301-326, 401-448, 901-946 49.4 ac.

UTILITY SERVICE:
 Sewers: City of Springfield
 Water: C.W.L.P.
 Electric: C.W.L.P.
 Gas: CILCO
 Telephone: Ameritech
 Fire Protection: City of Springfield
 School District: 186

- NOTES:**
- No part of this subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.
 - Easements: 15' Easements in all yards adjacent to streets. Side and rear yard easements as shown.
 - Access Limitations:
 - No access from Lots 501, 502, 701 to Wabash Avenue
 - No access from Lots 301, 308, 309, 317, 318, 326, 401, 404, 405-412 to Hedley Road.
 - Staging:

Plat 1: Lots 1&2	Plat 4: Lots 401-448 & 1001
Plat 2: Lots 201-212	Plat 7: Lot 701
Plat 3: Lots 301-326	Plat 8: Lots 801-808 & 1002
Plat 5: Lots 500-506	Plat 9: Lots 901-946
Plat 6: Mercantile Drive	



LEGEND

Sanitary Sewers	Existing SS	Proposed SS
Storm Sewers	Existing ST	Proposed ST
Watermains	Existing W	Proposed W
Easements	Dashed line	

OWNER AND SUBDIVIDER:
 Town & Country Bank Trust 02-0504-7
 3 N. Old State Capitol Plaza
 Suite A
 Springfield, Illinois 62701
 Contact Person: Charles W. Adams

ENGINEERS/LAND SURVEYORS:
 Coombe-Bloxdorf, P.C.
 1323 South First St.
 Springfield, Illinois 62704
 Phone: 217/544-8477
 Contact Person: Lawrence C. Auby, P.E.

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: _____ Executive Director
 Date: _____

SHEET TITLE		PROJECT NO.
PRELIMINARY PLAN		9102A
		SCALE: 1" = 100'
PROJECT		DATE
HAPPY LANDING FARM PT W 1/2, SECTION 12 T15N, R6W, 3RD P.M.		10-12-94
		DRAWN BY
DRAWING NO.		CHECKED BY
LCA		PDN
COOMBE-BLOXDORF P.C.		DRAWING NO.
Engineers / Land Surveyors Springfield, Illinois		B-2
OF _____ SHTS		