

AREA GENERAL PLAN APPROVAL

THE AREA GENERAL PLAN ENTITLED SANGAMON FIELDS - L.S.R.D. HAS BEEN APPROVED BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS THIS ____ DAY OF _____, 2018.

CHAIRPERSON

- NOTES: A. SANITARY SEWER CAPACITY HAS BEEN VERIFIED BY A PREVIOUS FEASIBILITY STUDY FURNISHED BY THE VILLAGE FOR "COUNTRY RIDGE FUTURE PHASES". THIS STUDY IS DATED JANUARY 16, 2007 AND INDICATES THAT CAPACITY FOR THIS DEVELOPMENT IS ADEQUATE BUT WILL BE VERIFIED BY THE VILLAGE'S CONSULTANT.
- B. WATER SERVICE SHALL BE EXTENDED ACROSS ALL RIGHT-OF-WAY AREAS TO THE PROPOSED LOTS.
- C. THE LARGE SCALE RESIDENTIAL DEVELOPMENT PLAN CONTAINS NUMEROUS ILLUSTRATIONS OF THE PROJECTS AMENITIES AND IS ATTACHED FOR REFERENCE PURPOSES.
- D. COMMON AREAS HAVE BEEN SHOWN IN GREEN AND WILL BE PART OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

R-1 ZONING AREA - 142 LOTS and 1 OUTLOT
 R-2 ZONING AREA - 67 LOTS

SINGLE FAMILY LOT BREAKDOWN FOR R1 AREA:
 LOTS LESS THAN 8,000 S.F. 81 LOTS
 LOTS BETWEEN 8,000 S.F. AND 10,000 S.F. 45 LOTS
 LOTS GREATER THAN 10,000 S.F. 17 LOTS

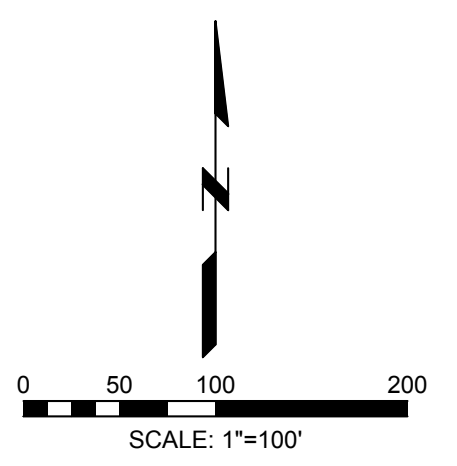
PHASING / ABSORPTION RATES

ATTACHED HOMES:

- PHASE 1 LOTS 200 - 208 and 257 - 266 (2021)
- PHASE 2 LOTS 210 - 223 and 249 - 256 (2024)
- PHASE 3 LOTS 224 - 248 (2027)

DETACHED HOMES:

- PHASE 1 LOTS 1 - 34 (2021)
- PHASE 2 LOTS 35 - 60 (2023)
- PHASE 3 LOTS 61 - 88 (2026)
- PHASE 4 LOTS 89 - 106 (2027)
- PHASE 5 LOTS 107 - 124 (2028)
- PHASE 6 LOTS 125 - 142 (2030)



SANGAMON FIELDS - L.S.R.D.

AREA GENERAL PLAN
 MAHOMET, ILLINOIS | FEBRUARY 16, 2018 | REV. 2 - MARCH 19, 2018

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