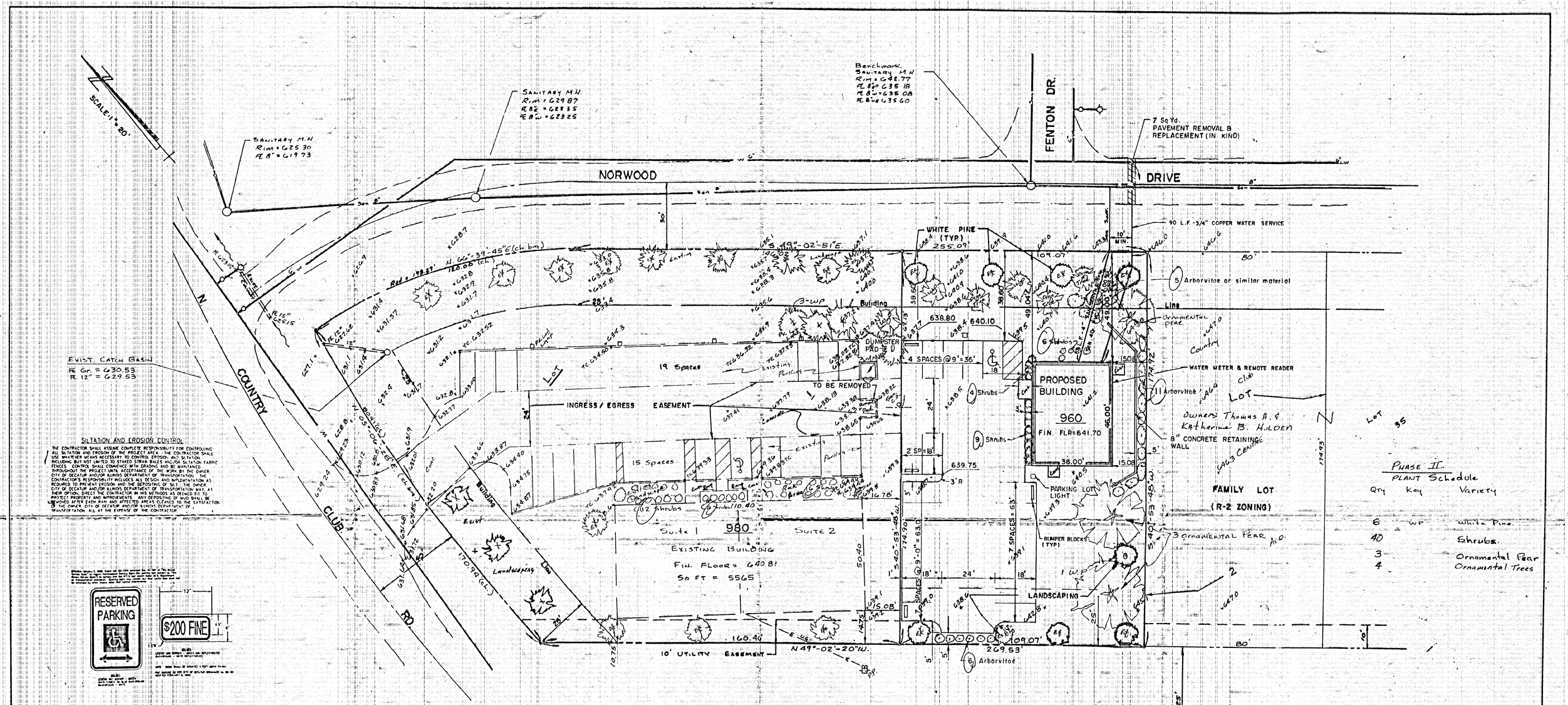
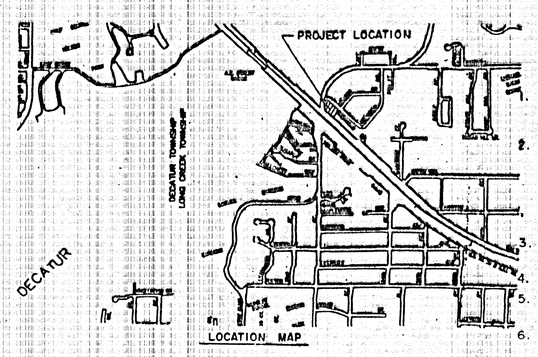


SILTATION AND EROSION CONTROL

THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF MUD SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, CITY OF DECATUR AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION ALL AT THE EXPENSE OF THE CONTRACTOR.

LEGAL DESCRIPTION

LOT 2 COUNTRY CLUB CENTRE SECOND ADDITION (1832/727) PROPOSED
LOT 1 COUNTRY CLUB CENTRE SECOND ADDITION (1832/727) EXISTING



NOTES

1. PARKING REQUIREMENTS:
   PARKING SPACES REQUIRED: 5 1656 S.F. - 1/400 over 1000 EXISTING – 34 incl 1 HANDICAP
   PARKING SPACES PROVIDED: 21 incl. 1 HANDICAPPED – PROPOSED - 55 incl. 2 HANDICAP
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF DECATUR CONSTRUCTION STANDARDS. ALL OTHER ITEMS INCLUDING EARTHWORK, STORM SEWER MATERIALS AND WORK, PAVING MATERIALS AND WORK TO BE DONE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) LATEST STANDARD SPECIFICATIONS.
3. ADA CURB RAMPS TO BE GROOVED IN ACCORDANCE WITH IDOT STANDARDS, THE GROOVE DIMENSIONS ARE 1.5" CENTER TO CENTER, 0.25" WIDE & 0.25" DEEP.
4. ALL CUTS IN EXISTING ASPHALT, CONCRETE OR CURBS SHALL BE SAW CUTS.
5. ALL TRENCHES WITHIN 2 FEET OF A PAVED SURFACE SHALL BE GRANULAR BACKFILLED ON-SITE, FLOWABLE FILL IN PUBLIC RIGHT OF WAY.
6. BENCHMARK: NORTH RIM SANITARY MANHOLE AT INTERSECTION OF NORWOOD DR AND FENTON DR.
   ELEV. = 642.77
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS TO WORK IN PUBLIC RIGHT OF WAY. THE APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE THE APPROVAL FOR THE CONTRACTOR TO DO WORK IN PUBLIC RIGHT OF WAY WITHOUT SAID PERMITS.
8. NEW DRIVEWAY AND PARKING AREAS TO BE CONSTRUCTED OF 6" STONE, 2" ASPHALT OR 5" P.C. CONCRETE.
9. PROPERTY IS ZONED: O-1
10. ALL SEWER & WATER SEPARATION SHALL BE IN ACCORDANCE WITH IEPA REQUIREMENTS.
11. ALL ROOF DRAINS SHALL OUTLET ON SPLASH BLOCKS OR PAVED SURFACE.
12. NO ADDITIONAL STORM DETENTION REQUIRED – SEE CALCULATION SHEETS
13. ALL LANDSCAPING TO BE COMPLETED ACCORDING TO APPROVED REVISED O-1 PUD. (PHASE II CONSTRUCTION)

641.10 EXISTING GRADE

641.10 PROPOSED GRADE (ARE PAVEMENT GRADES UNLESS OTHERWISE DESIGNATED.)

NOTE: ALL UTILITY LOCATIONS ARE PER UTILITY AND CITY OF DECATUR RECORD DRAWINGS. SPECIFIC LOCATIONS WERE NOT DUG UP FOR FIELD VERIFICATION.

NOTE: CONTRACTOR TO CONTACT J.U.L.I.E. (1-800-892-0123) BEFORE DIGGING TO LOCATE UNDERGROUND UTILITIES.

PHASE II. PLANT Schedule

Qty	Key	Variety
6	WP	White Pine
40		Shrubs
3		Ornamental Pear
4		Ornamental Trees

EXHIBIT A

PHILLIP W. COCHRAN, REGISTERED PROFESSIONAL ENGINEER No. 32393

STATE OF ILLINOIS — PHILLIP W. COCHRAN 32393 — PROFESSIONAL ENGINEER

REVISED O-1 PUD

SUITE 3

SITE PLAN

PENWELL OFFICE BUILDING
960 SOUTH COUNTRY CLUB ROAD
DECATUR, ILLINOIS

PWC — phillip w. cochran • consulting engineer • decatur, illinois
2602 n. morgan • 62526 • (217)875-3333 • fax 875-3371

DRAWN BY S.R.M.	REVISIONS				PROJECT NO.
DATE 9/04/01	NO.	DATE	BY	DESCRIPTION	0014
CHECKED BY	1	9/14/01	SPM	EXPLANATIONS, ADDRESS & LOGO	FILE NO./FIELD BK. NO.
DATE	2	10/26/01	SPM	ADDITIONAL LANDSCAPE	
APP'D. BY					SHEET NO.
DATE					