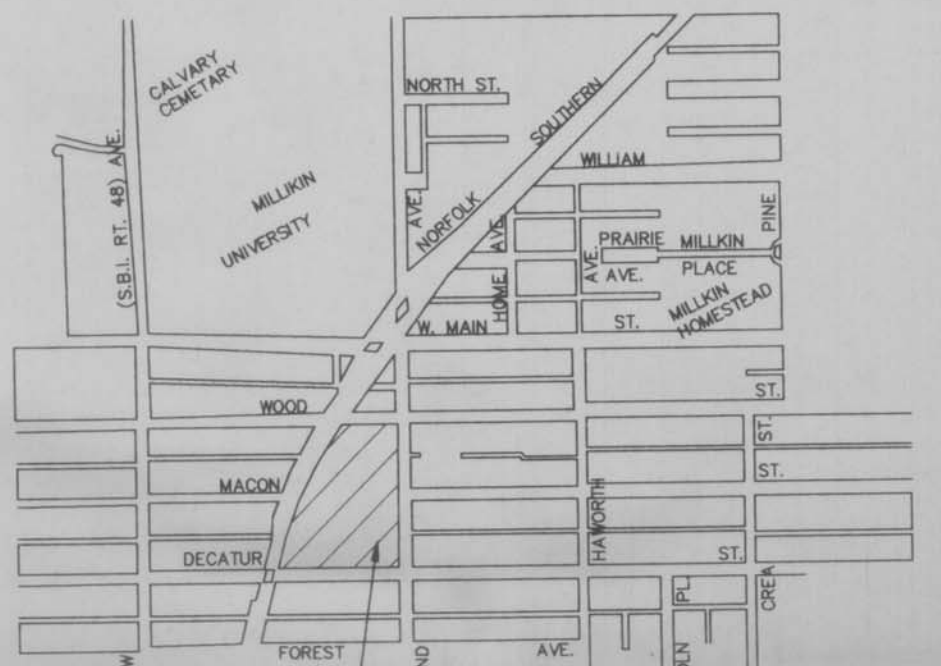


NOTES

1. All work shall be done in accordance with the City of Decatur Standards.
2. All roof drains shall outlet into storm sewer system.
3. Property is zoned : B-2 & R-6 PUD
4. Parking and driveway areas to be constructed of 5" P.C. concrete or 6" stone, 2" asphalt unless otherwise designated.
5. Site Area = 7.40 acres
6. Density = 168 Units
148 - 4 Bedroom Units
20 - 3 Bedroom Units
7. Parking Requirements
 - A. Apartments
Parking Required - 217 Spaces (as per PUD submittal)
Parking Provided - 224 Spaces (using Dorm requirements)
 - B. Retail Area
Parking Required - 22 Spaces (Inc 1 Handicap)
Parking Provided - 22 Spaces (Inc 1 Handicap)
8. An easement of 15 feet in width will be dedicated to the City of Decatur for public utility purposes at all locations where public utilities are relocated on the project property.
9. All parking areas will be constructed as a part of any phased development.
10. All ramps to be constructed in accordance with IDOT Standard 2356-2 of the Illinois Department of Transportation Standard Specifications, latest revision. Ramps to be grooved in accordance with IDOT Standards: the groove dimensions are 1.5" center to center, 0.25" wide, 0.25" deep.
11. Existing pavement or paved surface must be saw cut before any adjacent improvements are made.

LOCATION MAP



PROJECT LOCATION



LEGAL DESCRIPTION

All of Block 2 and 3 of Oakland Place, as per Plat recorded in Block 149, Page 15 of the records in the Recorder's Office of Macon County, Illinois, including that portion of Macon Street between said Blocks 2 and 3, and the alleys lying between within said Blocks 2 and 3, all situated in Macon County, Illinois.

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

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

1135 WEST WOOD STREET

SITE PLAN

FIRST SITE

PWC

phillip w. cochran consulting engineer
2602 north morgan decatur, il 62526
phone (217) 875-3333 fax 875-3371

drawn by	twb	date	1/96	NO.	BY	DATE	DESCRIPTION	project no.	95143
checked by	1	twb	4/2	City	4	First Site Revisions	field book no.		
date	2	twb	5/13	Agreement Notes, Foyer Draft					
apprvd. by	3	twb	6/26	City	4	First Site Revisions	sheet no.		
date	4	twb	7/9	Handicap Revisions				1	

Effective January 1, 1980, Public Act 83-1316 amended Sec. 11-301 of "The Illinois Vehicle Code" to require Handicapped Parking Signs (for parking lots subject to "The Illinois Vehicle Code") to comply with the 17-3 sign shown below (U.S. Department of Transportation standards). Existing signs may remain, but their useful lives shall not be extended by other means other than normal maintenance.

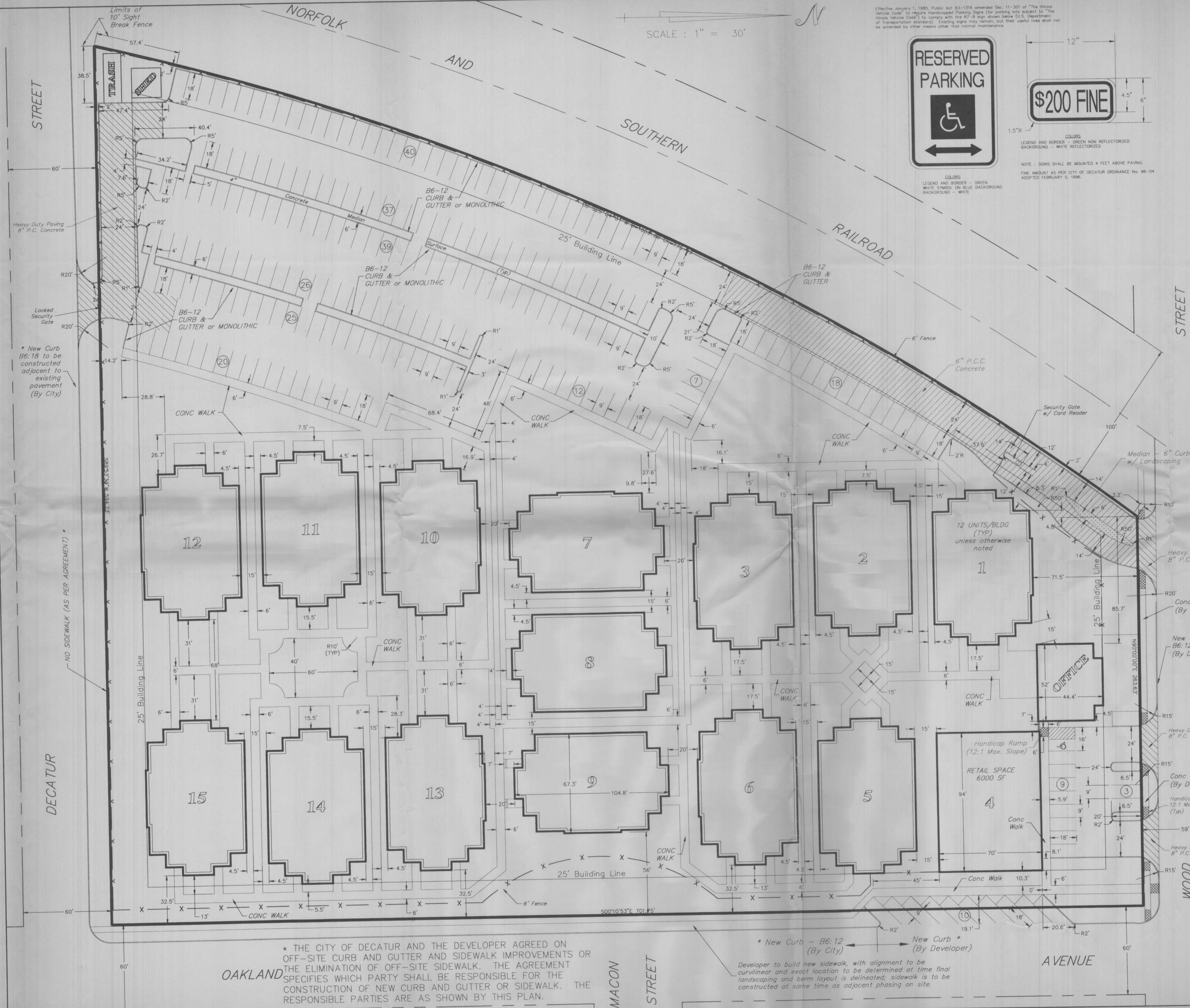


COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE



COLORS
LEGEND AND BORDER - GREEN NON REFLECTORIZED
BACKGROUND - WHITE REFLECTORIZED
NOTE : SIGNS SHALL BE MOUNTED 4 FEET ABOVE PAVING.
FINE AMOUNT AS PER CITY OF DECATUR ORDINANCE NO. 96-04
ADOPTED FEBRUARY 5, 1996.

SCALE : 1" = 30'



* THE CITY OF DECATUR AND THE DEVELOPER AGREED ON OFF-SITE CURB AND GUTTER AND SIDEWALK IMPROVEMENTS OR THE ELIMINATION OF OFF-SITE SIDEWALK. THE AGREEMENT SPECIFICS WHICH PARTY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF NEW CURB AND GUTTER OR SIDEWALK. THE RESPONSIBLE PARTIES ARE AS SHOWN BY THIS PLAN.

* New Curb - B6:12 (By City)

* New Curb * (By Developer)

Developer to build new sidewalk, with alignment to be curvilinear and exact location to be determined at time final landscaping and berm layout is delineated; sidewalk is to be constructed at same time as adjacent phasing on site.



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.

NOTES

1. Finish Grade @ Foundation (i.e. - FG=663.5) is referenced as elevation 102.85 on the architectural plan submitted as part of this plan. Finish Floor of the Basement Unit is 2.85 feet lower than Finish Grade.
2. All work and materials shall be in accordance with City of Decatur Standard Specifications for Streets, Storm Sewer, Sanitary Sewer and Watermain construction where applicable. If City of Decatur Standard Specifications do not cover any items of work, all work shall be done in accordance with State of Illinois Standard Specifications for Water and Sewer Main construction, Latest Revision, and the Illinois Department of Transportation's Standard Specification for Road and Bridge construction.
3. All utilities will be trench backfilled.
4. BENCHMARK : Existing Sanitary/Storm Manhole located @ Center of intersection of South Oakland Avenue and West Decatur Street - Elevation @ North Rim = 653.15
5. Developer's Contractor will remove all improved vacated public rights of way. This includes Macon Street, alley surfaces and driveway surfaces.
6. Maximum Detention height @ South End Parking Elevation = 653.65
7. Foyer drains to outlet into storm sewer system. (See Building 6 for details)

Phillip W. Cochran
PHILLIP W. COCHRAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
No. 022393

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

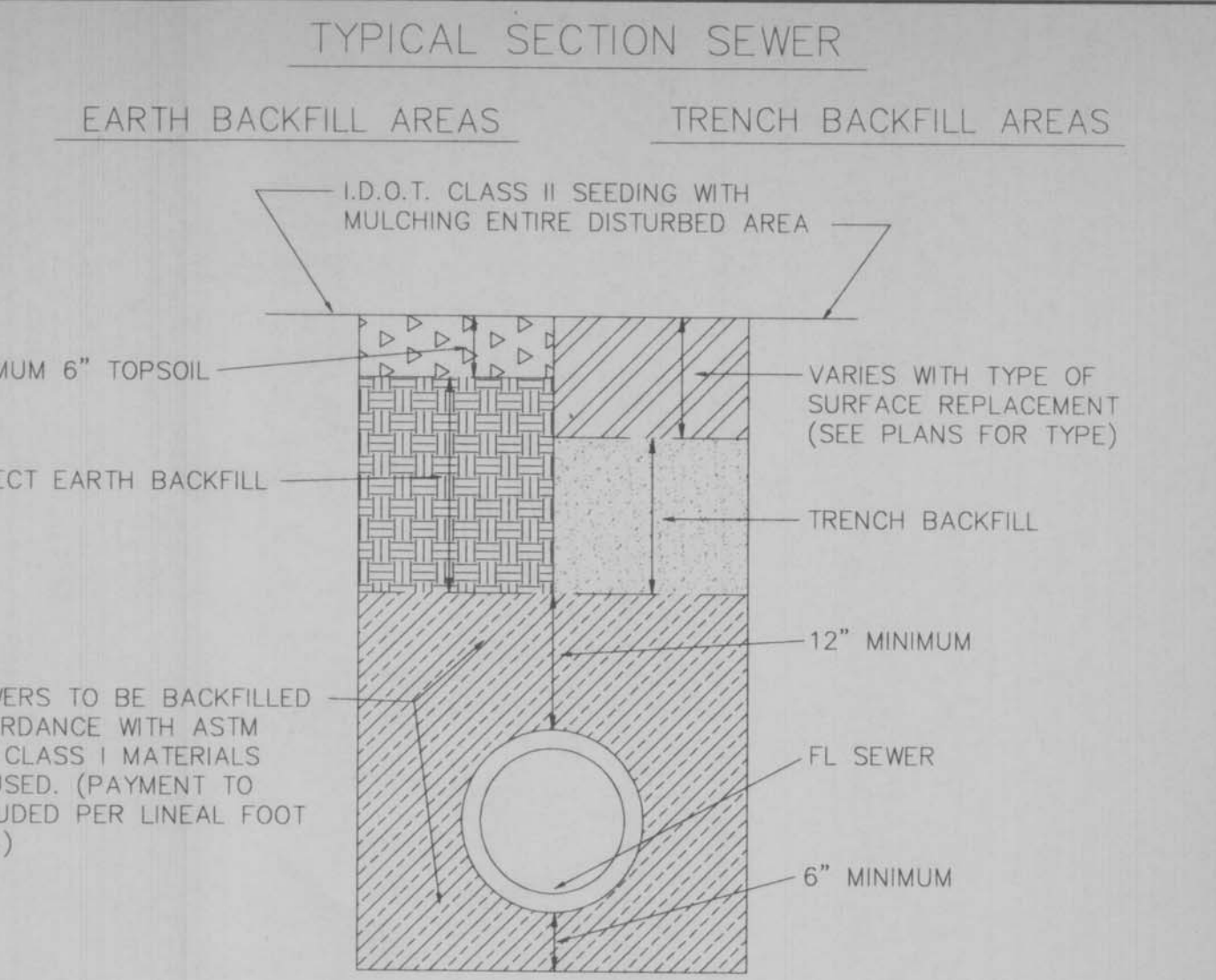
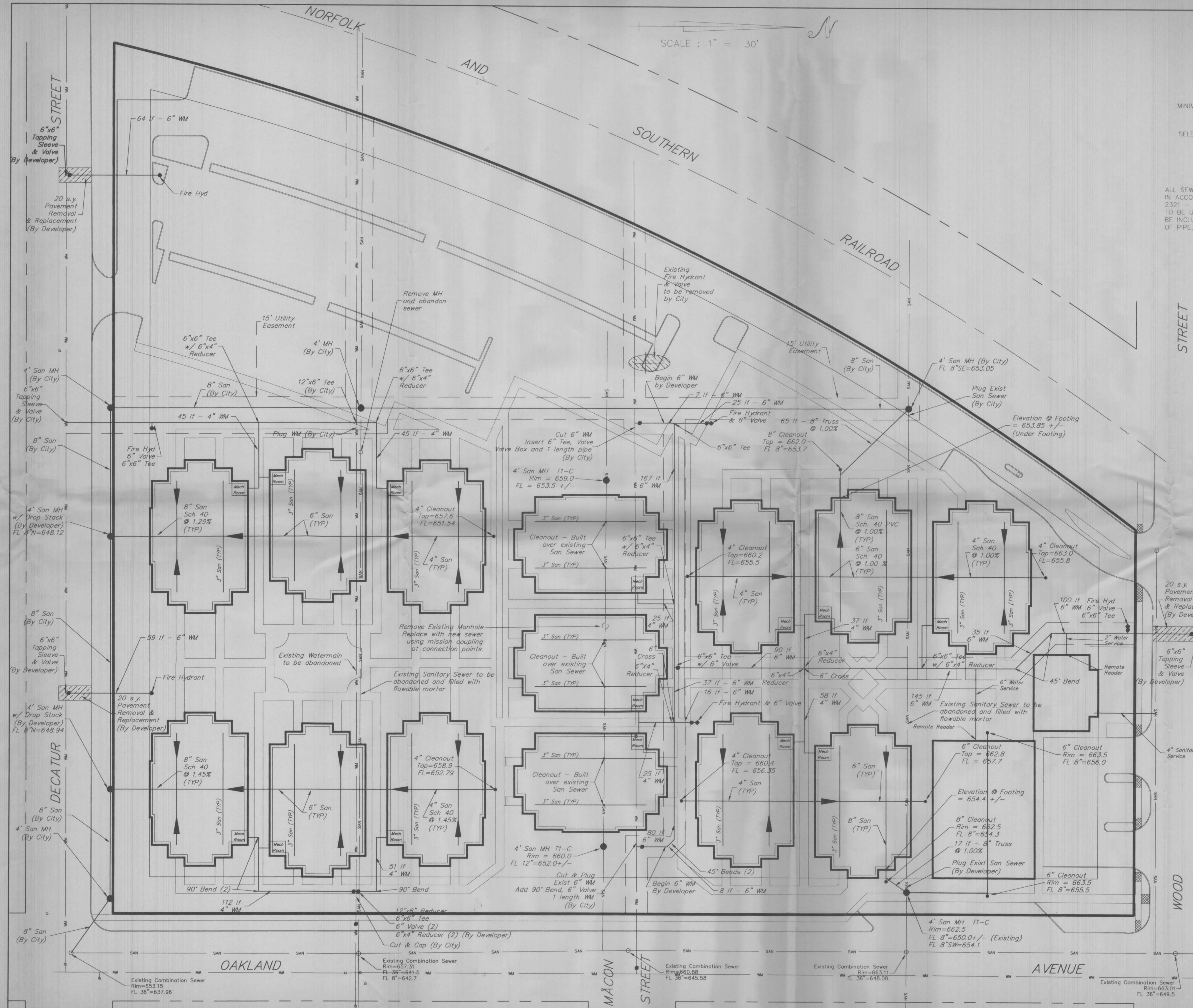
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1135 WEST WOOD STREET

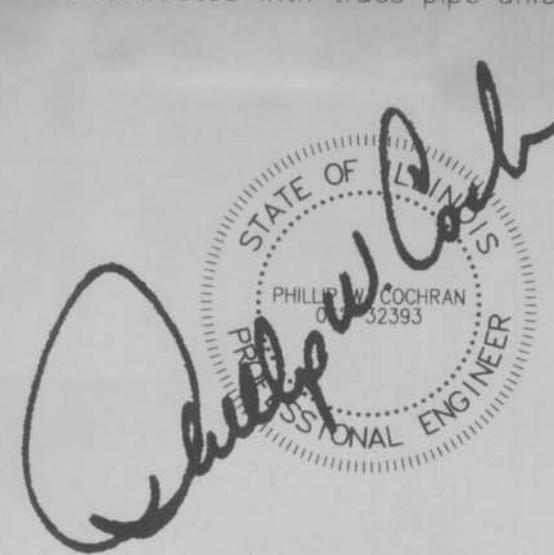
GRADING PLAN

FIRST SITE

PWC		phillip w. cochran consulting engineer		2602 north morgan decatur, il 62526	
phone (217) 875-3333 fax 875-3371					
drawn by	twb	REVISIONS		project no.	
date	1/96	No.	BY	DATE	DESCRIPTION
checked by	1 twb	4/2	City	4 First Site Revisions	field book no.
date	2 twb	5/13	Agreement	Notes, Foyer Drain	
apprvd. by	3 twb	6/26	City	4 First Site Revisions	sheet no.
date					2



- NOTES**
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 2. All utilities will be trench backfilled and compacted in layers or jetted as per IDOT Specifications.
 3. Each building to have an approved City of Decatur water meter and remote reader and a 4" line valve.
 4. BENCHMARK - Existing Sanitary/Storm Manhole located @ Center of Intersection of South Oakland Avenue and West Decatur Street - Elevation = 653.15
 5. Each water service shall have lockable individual valves and a by-pass line for each water meter. The water meters to be installed on the interior of the mechanical room with a remote reader located on the exterior of the mechanical room. Each building shall be equipped with a backflow preventer.
 6. Tenant occupancy for the retail space is not known at this time. The developer will decide on tenant or owner responsibility for all utilities.
 7. The developer assumes responsibility for all City abandoned watermain and sanitary sewer which are on site.
 8. Sanitary sewer will constructed with truss pipe unless otherwise designated.



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

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1135 WEST WOOD STREET

SITE UTILITY PLAN

FIRST SITE

PWC philip w. cochran consulting engineer
2602 north morgan decatur, il 62526
phone (217) 875-3333 fax 875-3371

project no.
95143

drawn by date	twb 1/96	REVISIONS		project no. 95143
		No.	DESCRIPTION	
checked by date		1	twb 4/2 City 4 First Site Revisions	field book no.
approved by date		2	twb 5/13 Agreement Notes, Payer Drain	sheet no.
		3	twb 6/26 City 4 First Site Revisions	3



Phillip W. Cochran
STATE OF ILLINOIS
PHILLIP W. COCHRAN
33393
PROFESSIONAL ENGINEER

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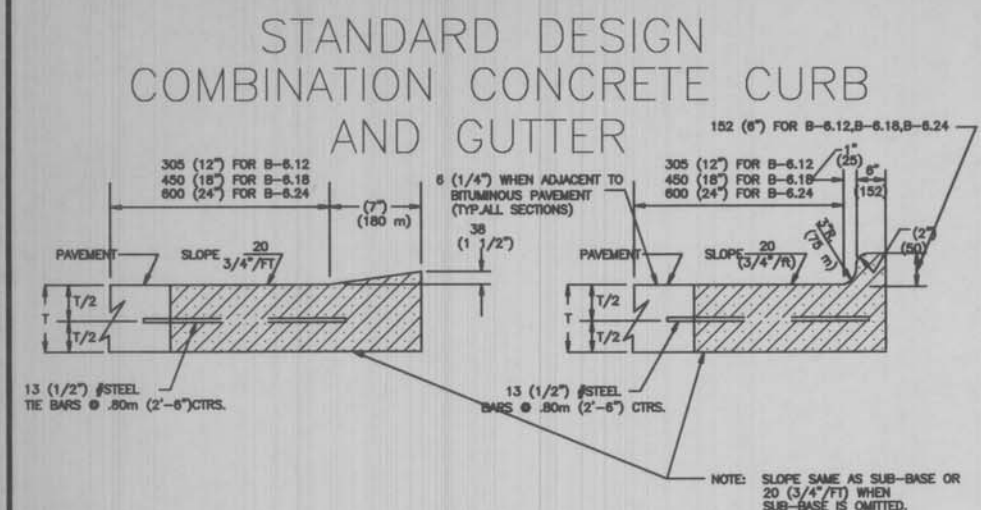
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1135 WEST WOOD STREET

TOPOGRAPHIC SURVEY

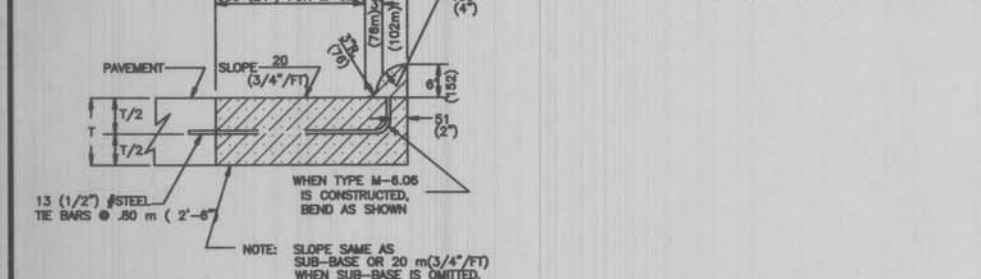
FIRST SITE

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date	5/13	City 4 First Site Revisions	
date	3 twb	sheet no.	
date	6/26	4	



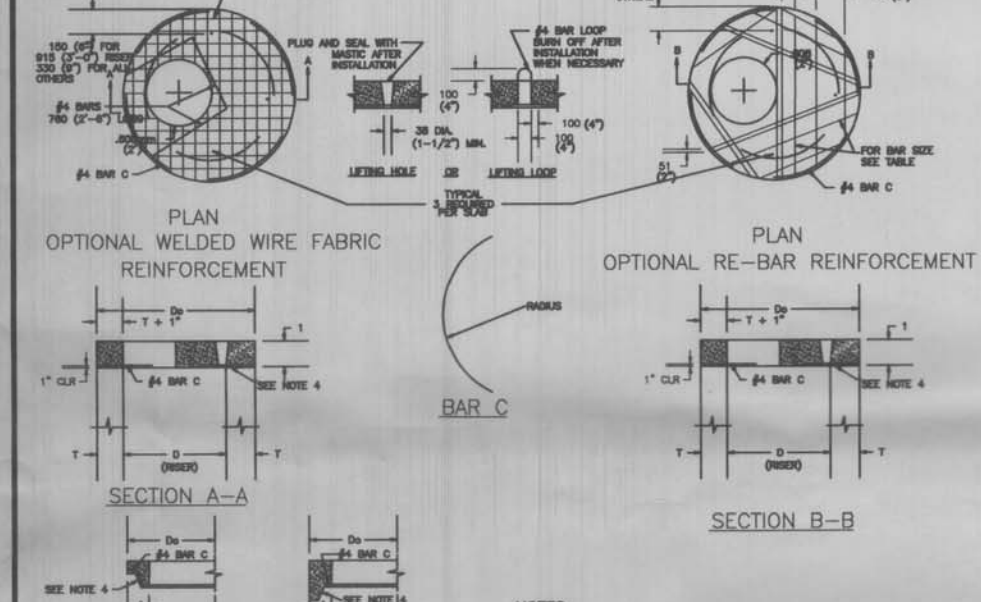
DEPRESSED CURB
COMBINATION CURB AND GUTTER TYPES B-6.12, B-6.18, B-6.24

NOTE:
FOR NOTES SEE STANDARD 1010



MOUNTABLE CURB
COMBINATION CURB AND GUTTER TYPES M-6.06, M-6.12, M-6.18, M-6.24

NOTE:
FOR NOTES SEE STANDARD 1010



NOTE:
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2) JOINT CONFIGURATIONS AND DIMENSIONS SHALL MATCH AND FIT THE REINFORCING DETAIL.

3) LIFTING DEVICES OTHER THAN SHOWN MAY BE USED UPON APPROVAL BY THE ENGINEER.

4) ALL MASONRY JOINTS IN THE STRUCTURE SHALL BE SEALED USING PERMANENT ROPE MASTIC OR APPROVED EQUAL ADJUSTING RINGS AND THE CASTING SHALL BE SEALED USING 2 LOOPS OF 20 (3/4) PRECASTED ROPE MASTIC.

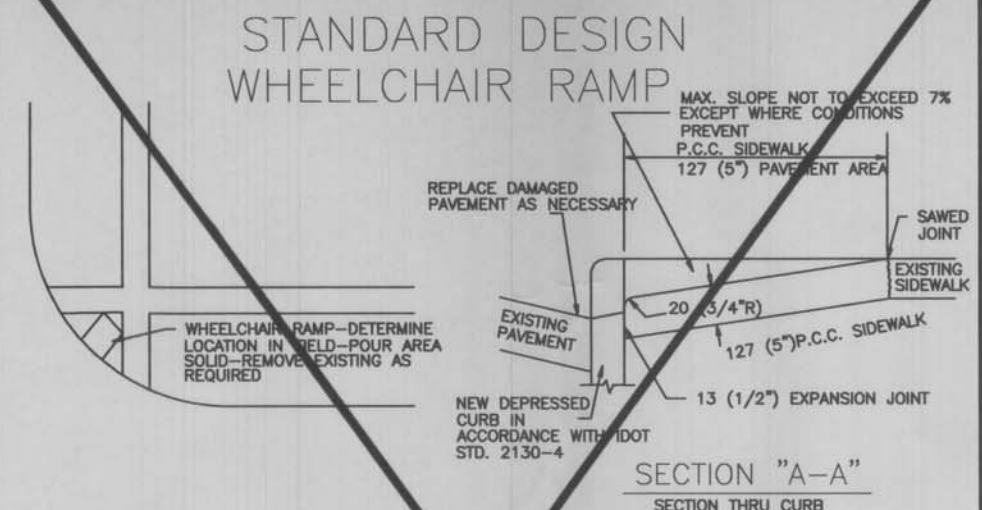


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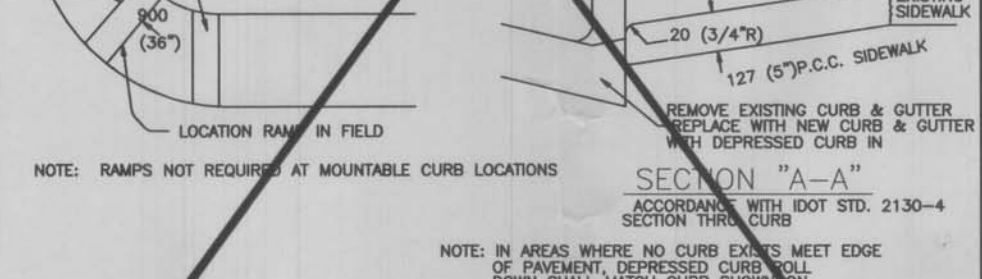
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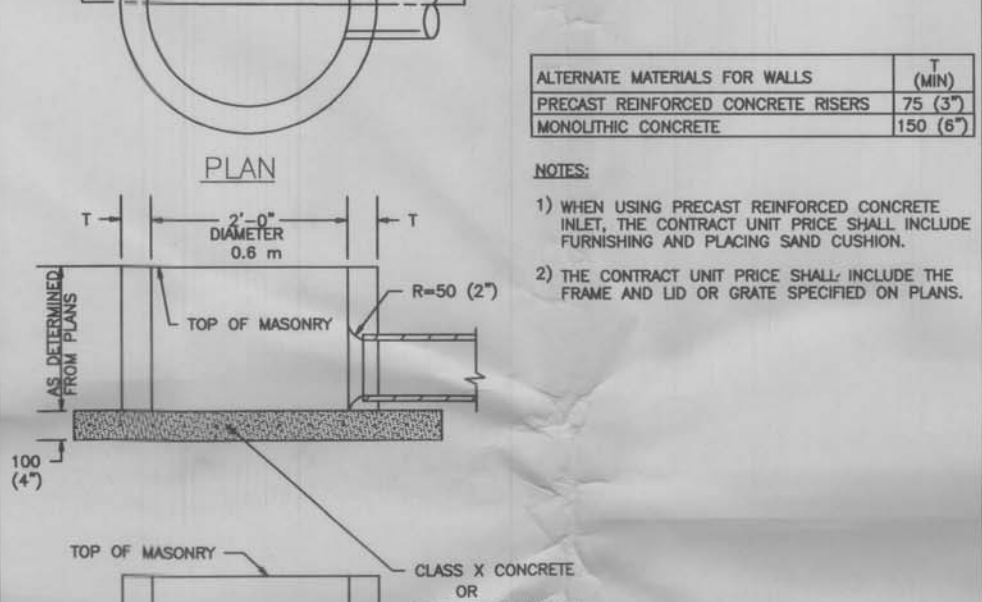
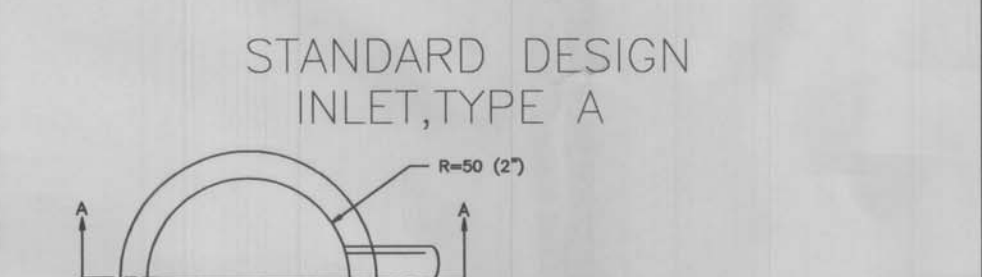
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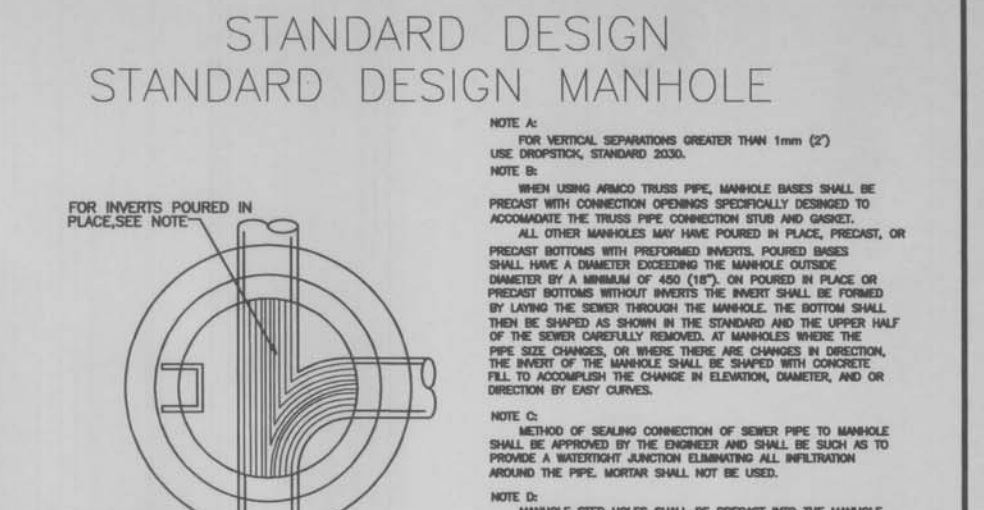


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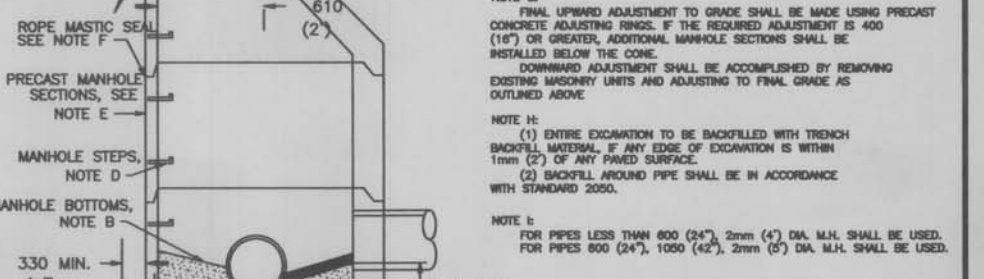
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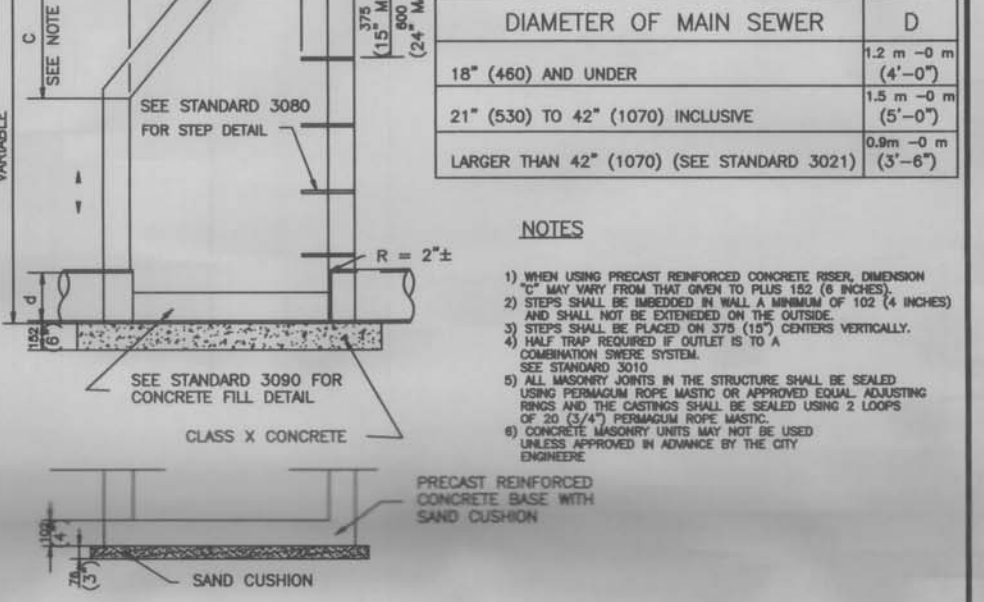
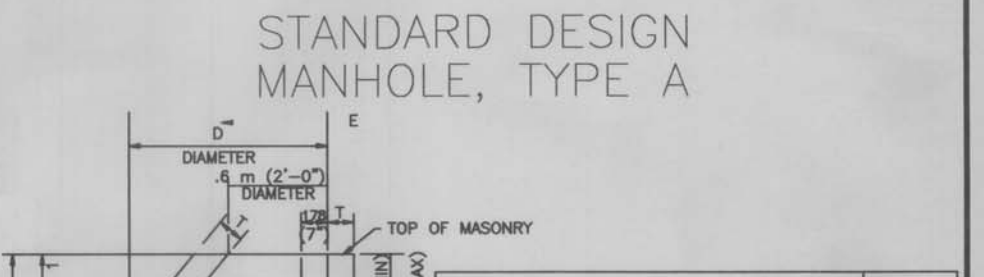
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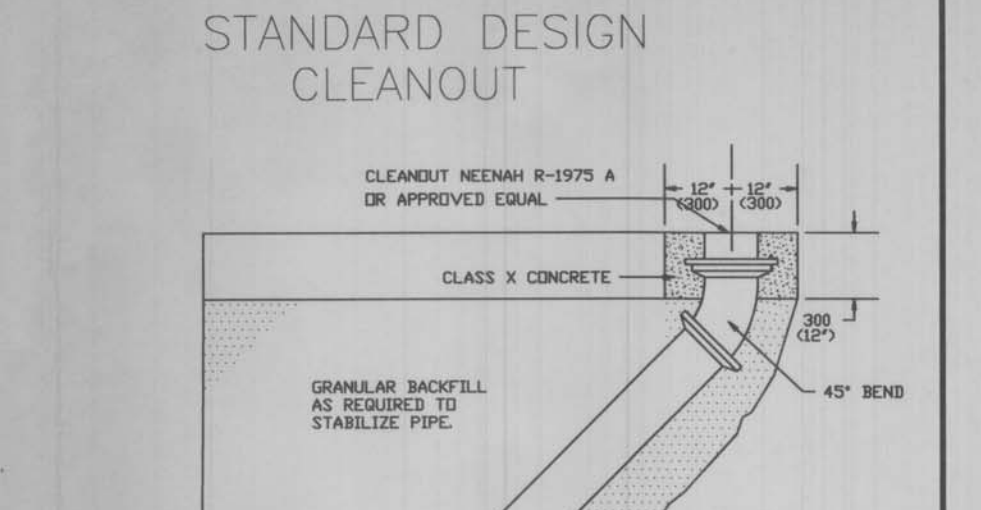


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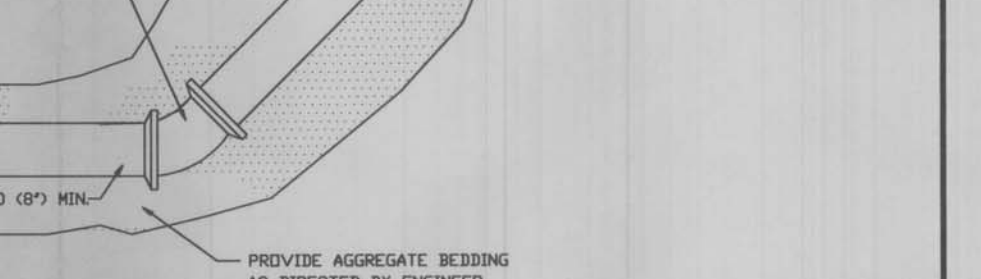
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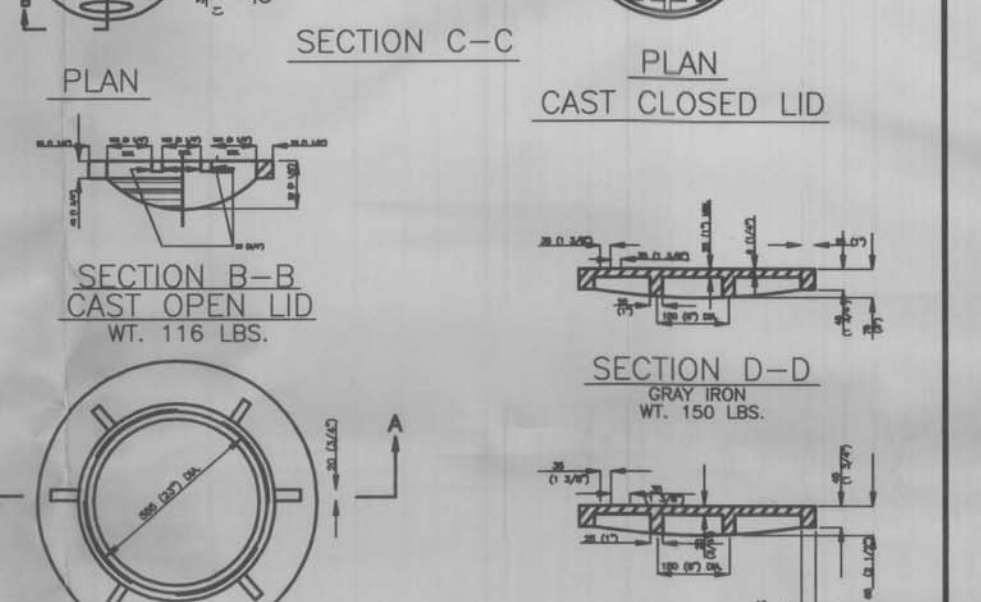
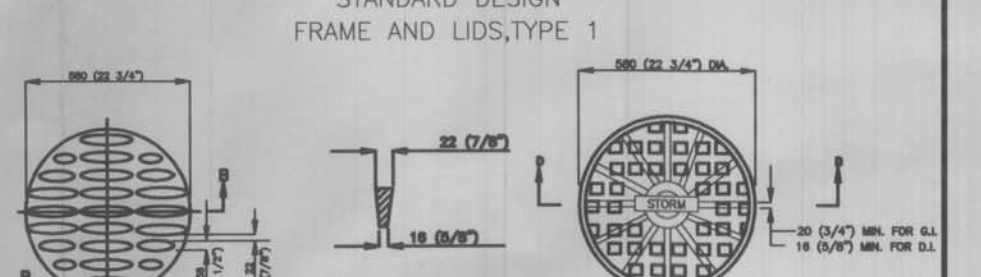
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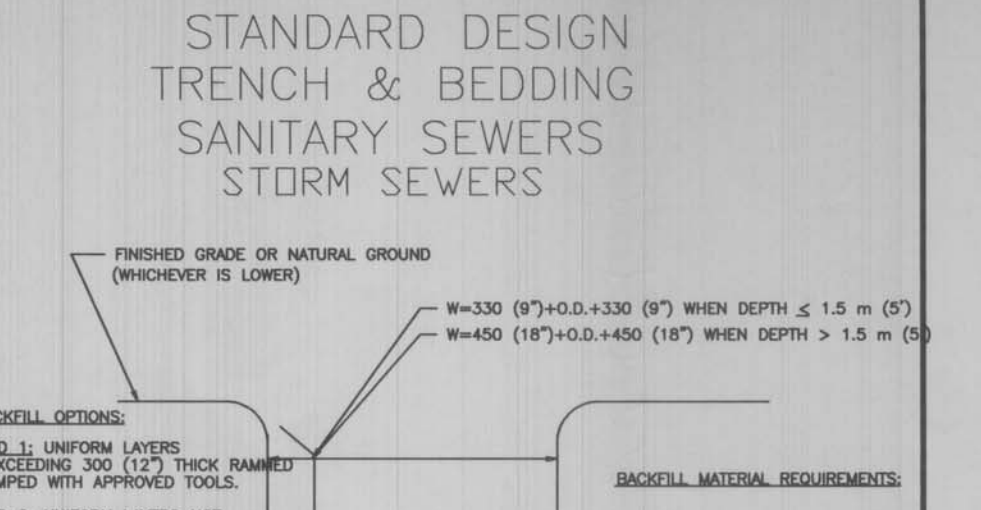


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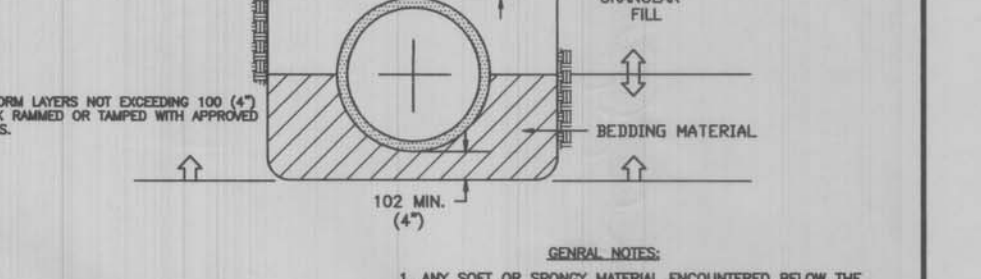
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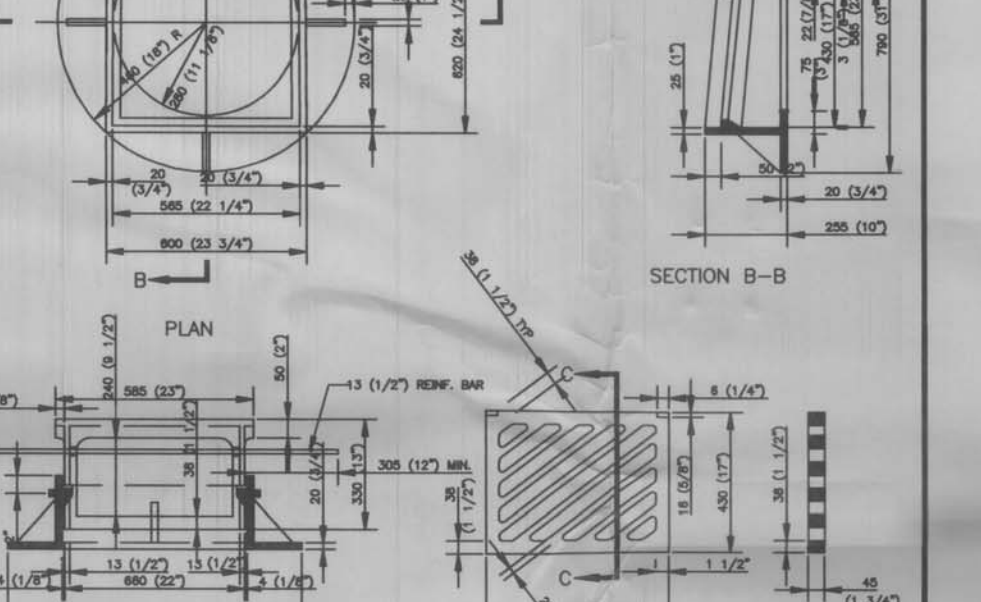
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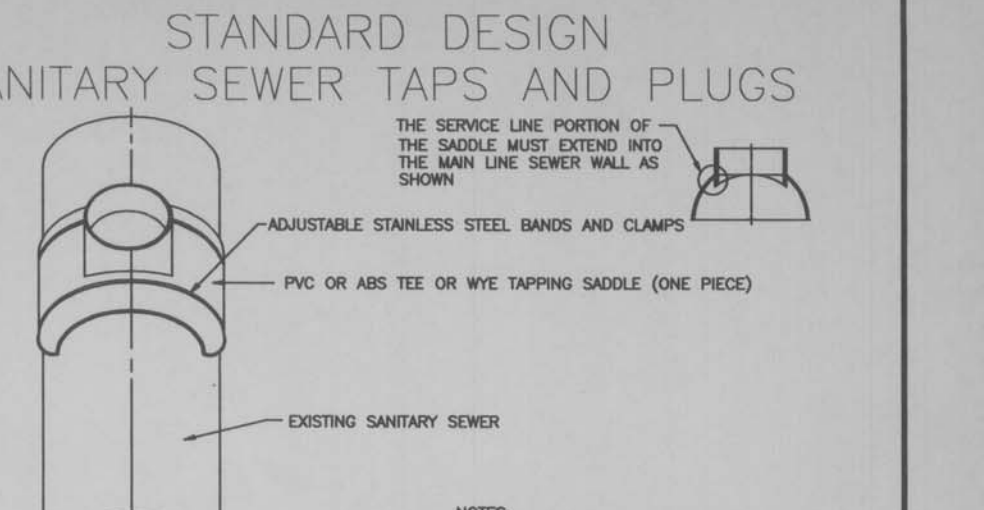


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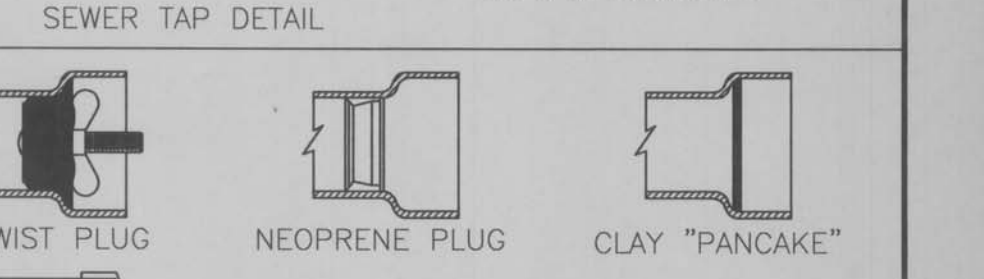
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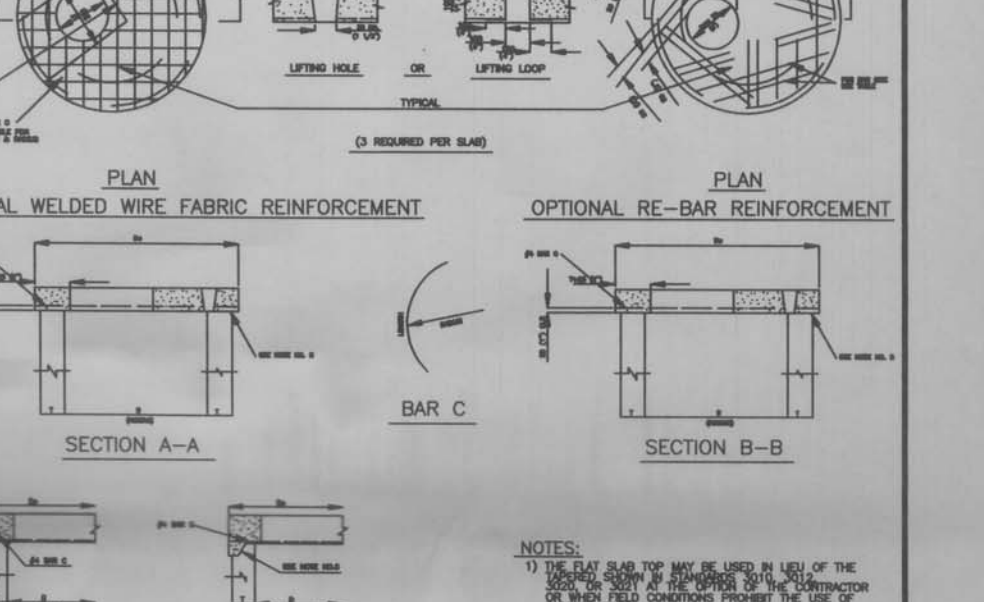
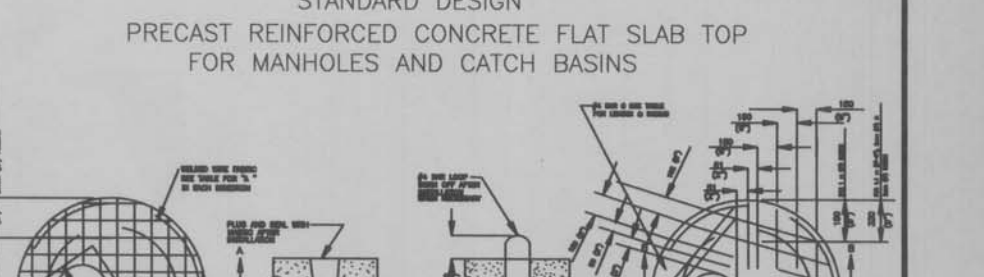
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1135 WEST WOOD STREET
STANDARD DETAILS
FIRST SITE

PWC philip w. cochran consulting engineer
2602 north morgan decatur, il 62526
phone (217) 875-3333 fax 875-3371

drawn by twb
date 1/96
checked by
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approved by
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REVISIONS
No. BY DATE DESCRIPTION

project no. 95143
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