

PHEASANT RUN APARTMENTS

Decatur, Illinois

Exhibit A

INDEX OF DRAWINGS

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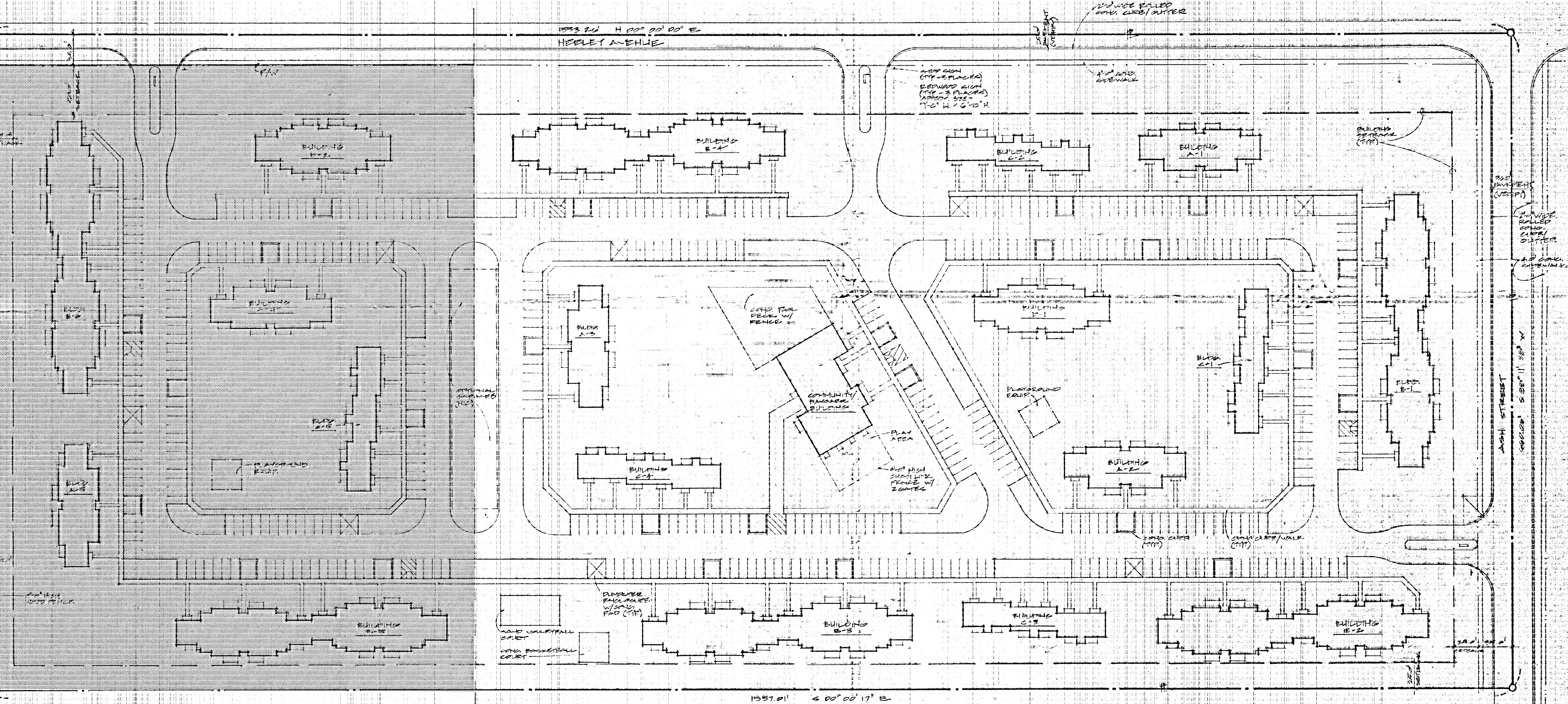
TABULATED DATA

BUILDING MARK.	UNITS PER BUILDING			COMMON AREA	BUILDING AREA
	1 BEDROOM 700 SF.	2 BEDROOM 911 SF.	3 BEDROOM 1157 SF.		
A-1	3	0	2	600 SF.	8,072 SF.
A-2	3	0	2	600 SF.	8,072 SF.
A-3	3	0	2	600 SF.	8,072 SF.
B-1	0	10	4	1,412 SF.	20,780 SF.
B-2	0	10	4	1,412 SF.	20,780 SF.
B-3	0	10	4	1,412 SF.	20,780 SF.
B-4	0	10	4	1,412 SF.	20,780 SF.
C-1	0	0	6	0	7,185 SF.
C-2	0	0	6	0	7,185 SF.
C-3	0	0	6	0	7,185 SF.
C-4	0	0	6	0	7,185 SF.
D-1	0	3	2	700 SF.	10,590 SF.
COMMUNITY/ PAVING	0	0	0	6700 SF.	6700 SF.
TOTAL (PHASE 1)	24	72	18	14,872 SF.	154,336 SF.
A-4	3	0	2	600 SF.	8,072 SF.
A-5	3	0	2	600 SF.	8,072 SF.
B-5	0	10	4	1,412 SF.	20,780 SF.
B-6	0	10	4	1,412 SF.	20,780 SF.
C-5	0	0	6	0	7,185 SF.
D-2	0	3	2	700 SF.	10,590 SF.
TOTAL (PHASE 2)	16	40	20	4,742 SF.	70,473 SF.
TOTAL	40	112	38	19,614 SF.	224,809 SF.

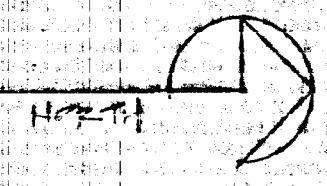
TOTAL UNITS: 220
 TOTAL APARTMENT BUILDINGS: 13
 TOTAL PARKING SPACES: 400 (SIZE: 3.0' X 200')
 (INCLUDES 10 HANDICAPPED ACCESSIBLE SPACES)
 TOTAL SITE AREA: 23.50 ACRES ±
 DENSITY: 9.34 UNITS PER ACRE

NOTES

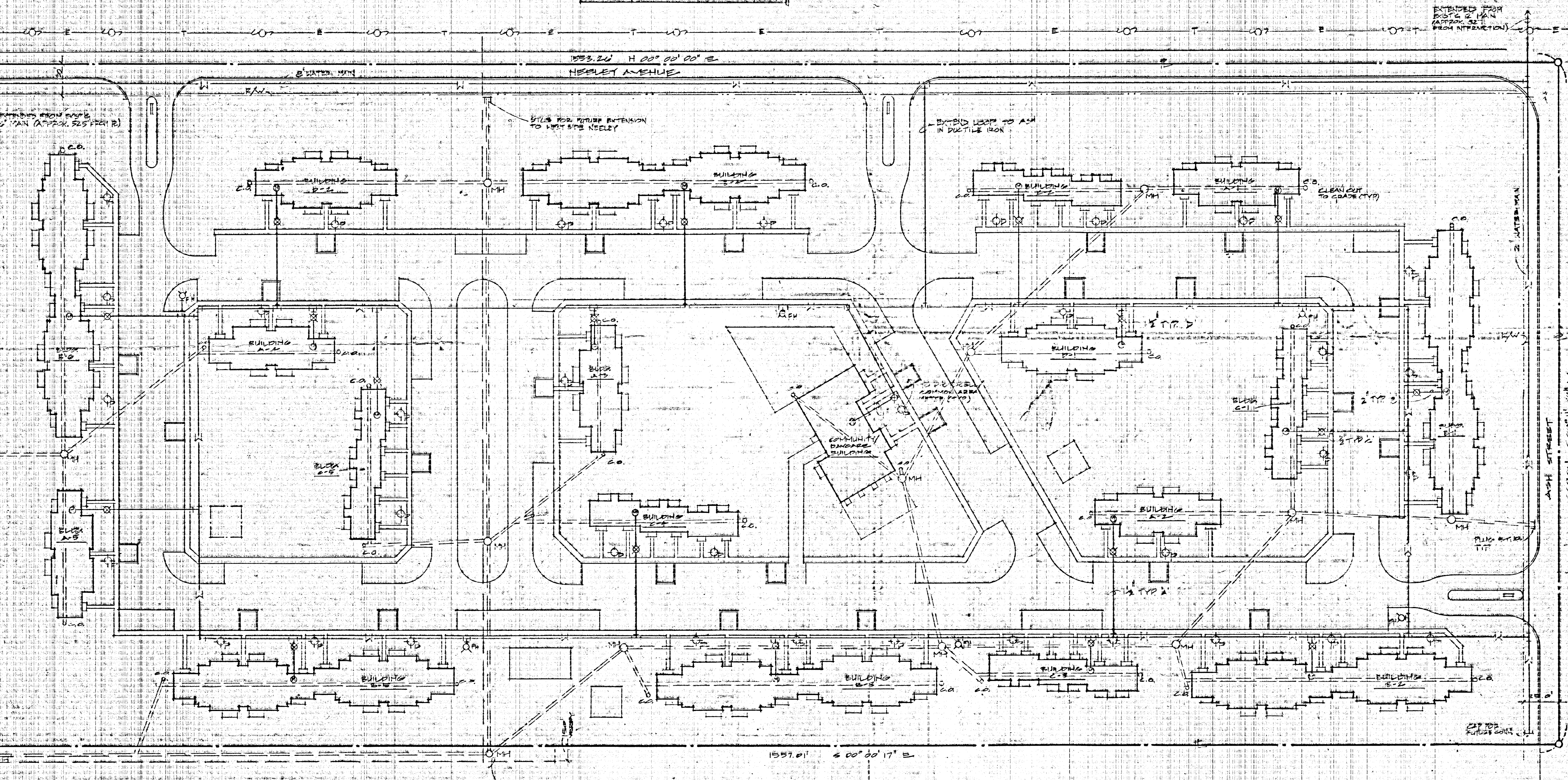
1. PAVEMENT DESIGN FOR PARKING AREAS & DRIVES SHALL BE AS FOLLOWS:
 - a) 1 1/2" SURFACE COURSE
 - b) 4" BASE COURSE
 - c) COMPLETE SUB BASE
2. PAVEMENT DESIGN FOR NEELEY AVENUE AND DRIVeways SHALL BE AS FOLLOWS:
 - a) 2" CLASS 1 ASPHALT SURFACE COURSE
 - b) BITUMINOUS ASPHALT MIX BASE



SITE PLAN
SCALE: 1" = 50'



LEGEND			
	OVERHEAD POWER LINE		SITE LIGHTING FIXTURE 10 W. HPS ON 7' POLE
	OVERHEAD TELEPHONE LINE		FIRE HYDRANT - TO MEET ADA & ARISS AS WELL AS ALL CITY LOCAL FIRE DEPT. REQUIREMENTS THROUGH FLOODING AS REQ'D
	AIR VALVE		CATCH BASIN
	WATER METER		SANITARY MANHOLE
	SANITARY		TOWER POLE
	WATER		
	CLEAN OUT		



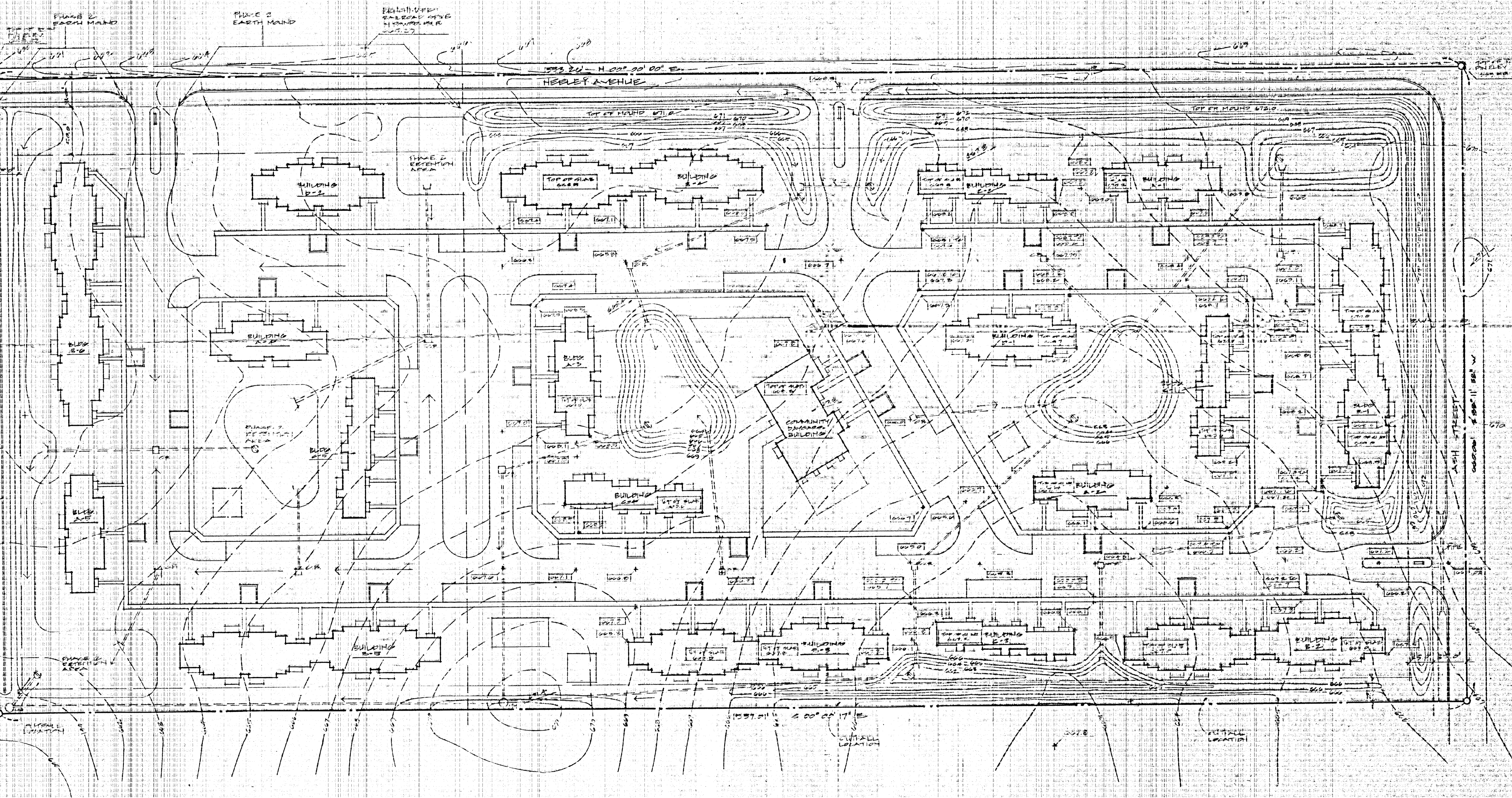
SITE UTILITIES PLAN
SCALE: 1" = 50'

NOTES

1. BUILDING AND EARTH MAINTENANCE MAPS FROM HOMER L. CHAGAN & ASSOCIATES, P.L.C. BY NUMBER 4742.
2. NO PORTION OF THIS PLAN IS TO BE USED FOR ANY PLAN OR ESTABLISHED LINE OR FUNCTIONAL PLANS UNLESS SPECIFICALLY NOTED.
3. VERIFY ALL EXISTING CONDITIONS AND ASH ST. INTERFERENCES TO BE INDICATED BY NOTES.
4. CALCULATED PROPOSED DRAINAGE AT SITE AS FOLLOWS:
 FLOOD 1 - 100 AND 50 FT (ANNEX)
 FLOOD 2 - 61,000 SQ. FT (ANNEX)

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- FINAL ELEVATION
- EXISTING CENTER TO BE PRESERVED
- TOP OF CURB
- DIRECTION OF FLOW

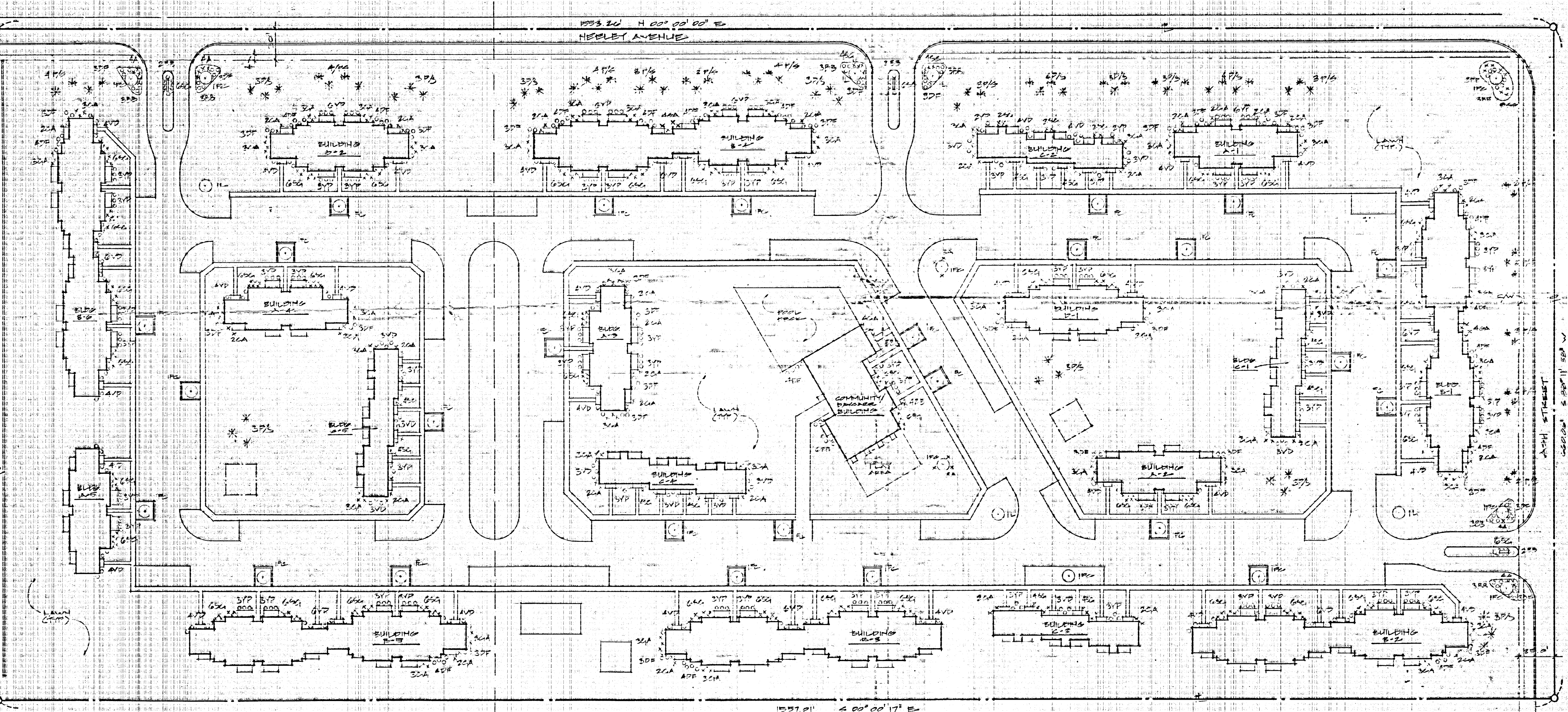


PRELIMINARY SITE GRADING PLAN
 SCALE: 1" = 50'

PLANT SCHEDULE		
MARK	ITEM	SIZE
VD	VARIEGATED DOGWOOD	24-30"
SG	SSEA GREEN JUNIPER	18-20"
YF	YELLOW POTENTILLA	15-18"
A	ANDROMEDA JUNIPER	18-20"
CA	GLOBE ARBOVITAE	15-18"
DF	DWARF FORSYTHIA	24-30"
BB	BURNING BUSH	24-30"
FC	FLOWERING CRAB	6-7'
L	SEEDLESS LOCUST	10-11'
P/S	PINE/SORRICE	5-6'

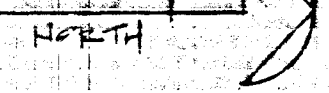
NOTES:

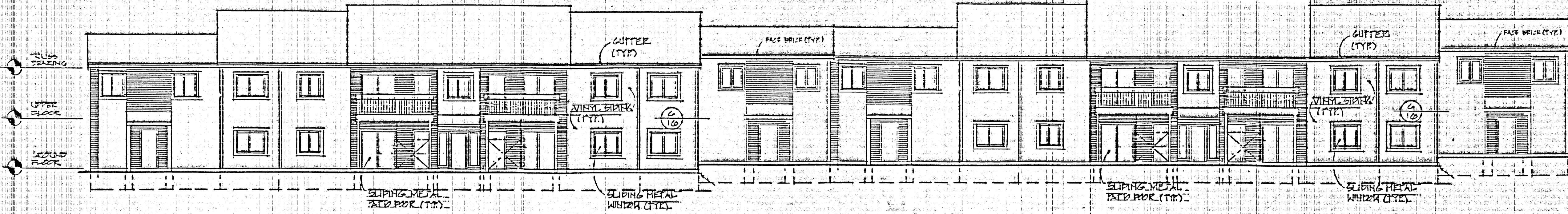
1. PROVIDE EROSION AND BARK MULCH AT ALL PLANTING BEDS.
2. REFER TO SITE GRADING FOR CONTAINERS.
3. HYDROSEED ALL LAWN AREAS - SEE SPECS.
4. REFER TO SITE GRADING PLAN FOR MOUNDING & TIMBER RETAINING WALLS.



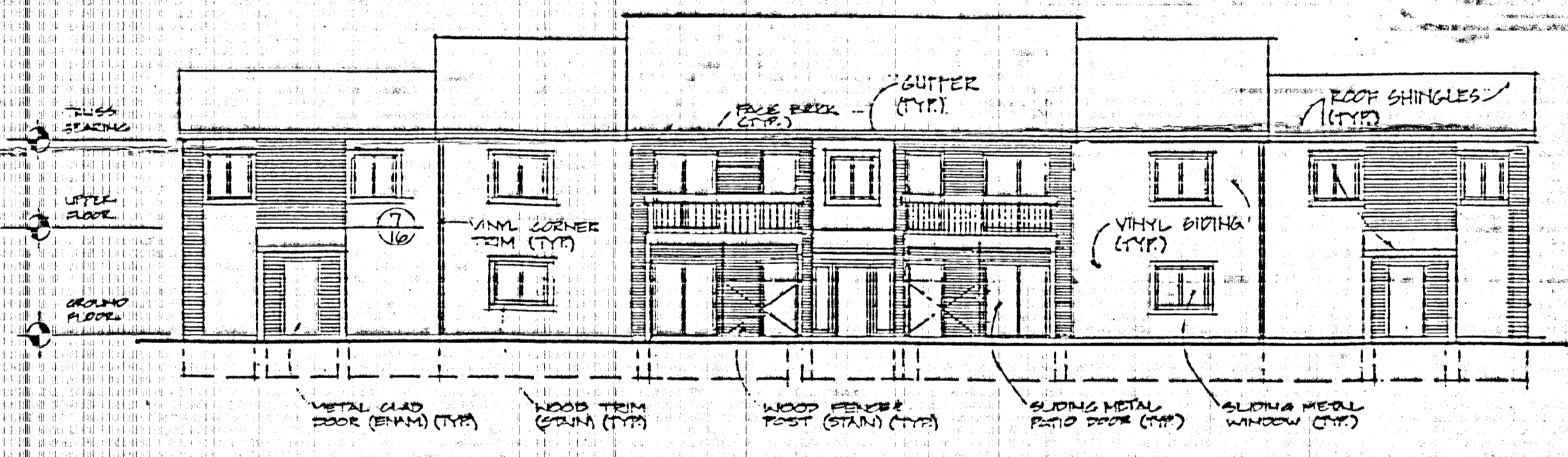
LANDSCAPING SCHEMATIC

SCALE: 1" = 50'

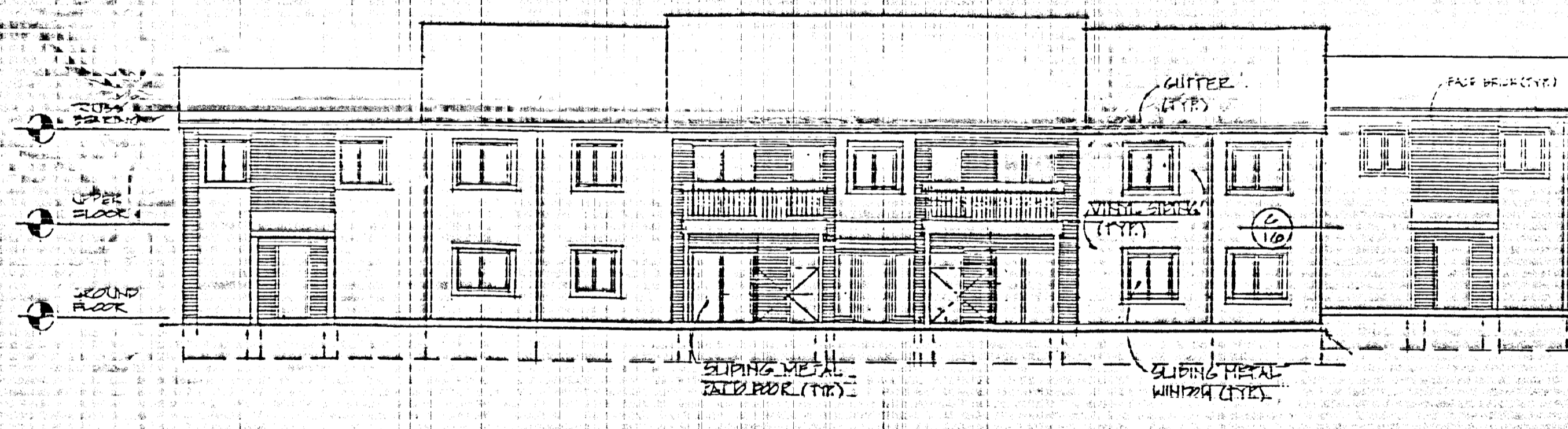




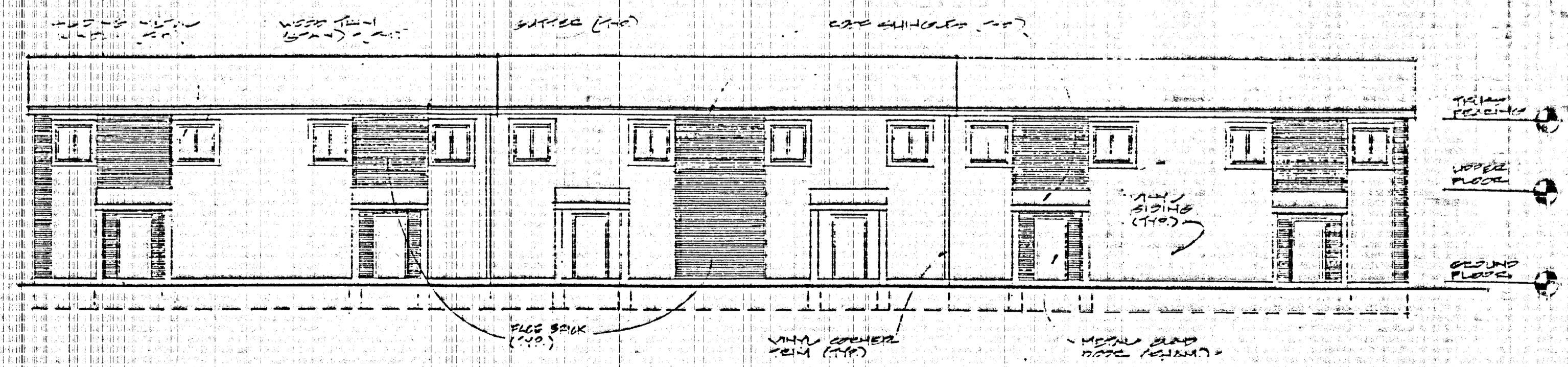
BUILDING B - FRONT ELEVATION



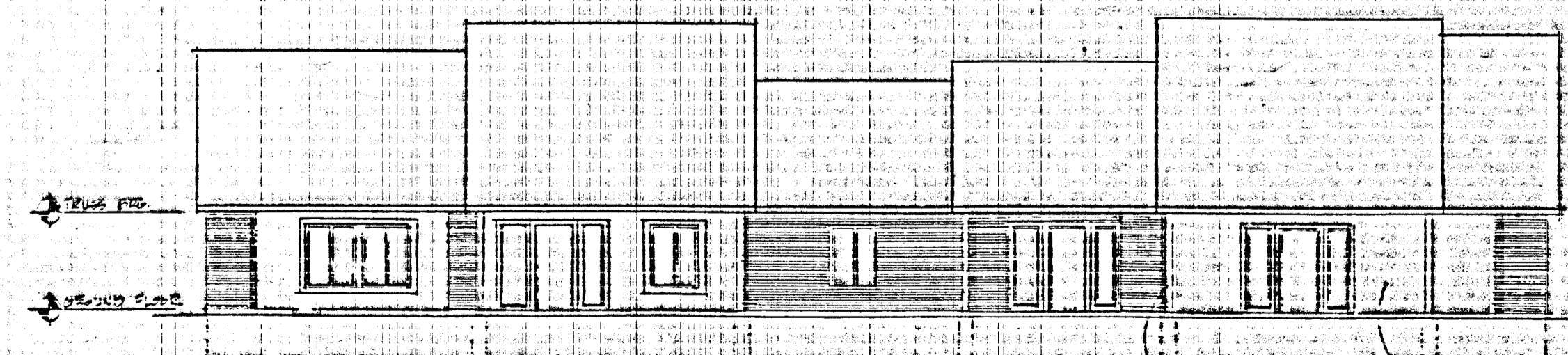
BUILDING A - FRONT ELEVATION



BUILDING D - FRONT ELEVATION



BUILDING C - FRONT ELEVATION



COMMUNITY BUILDING - FRONT ELEVATION

