

SCALE : 1" = 20'

FAIRVIEW

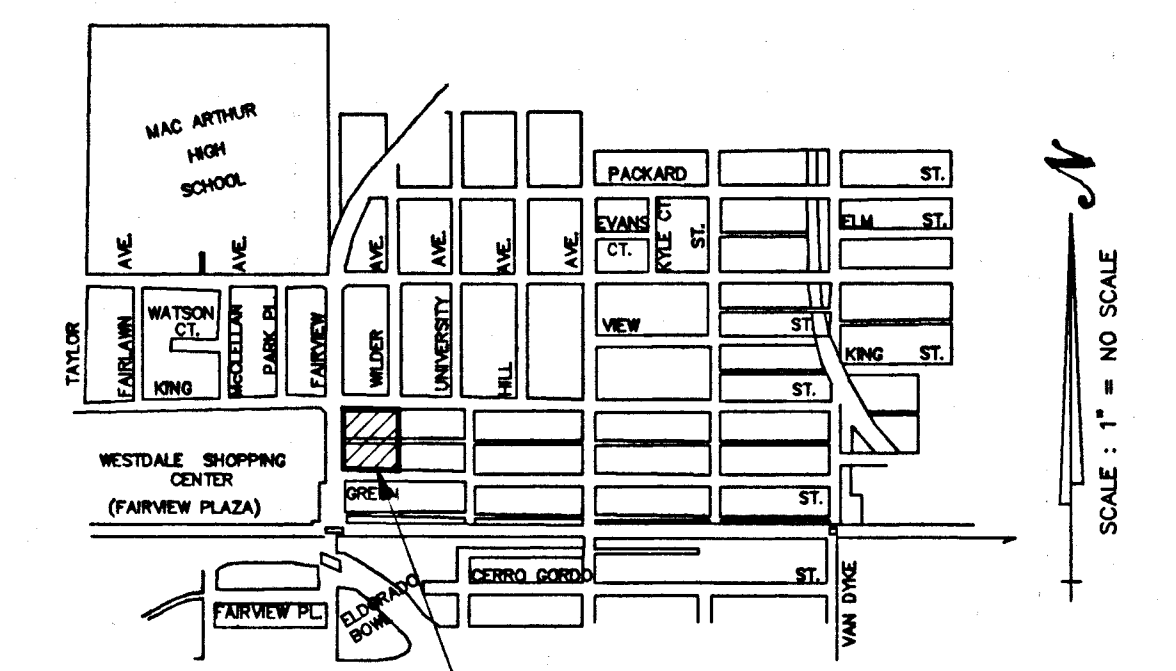
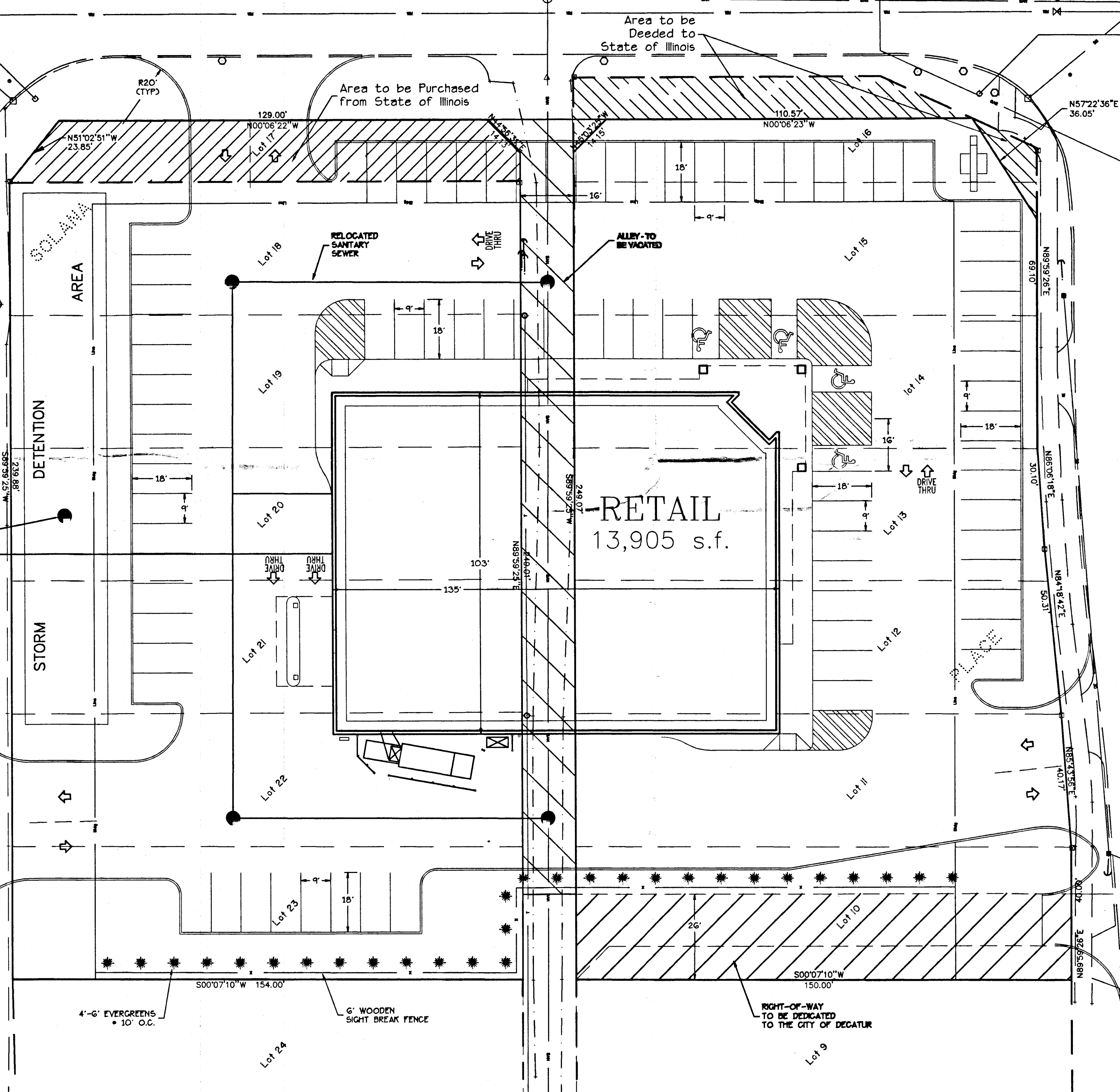
(ILL ROUTE 48)

AVENUE

GREEN STREET

KING STREET

GREEN STREET



PROJECT LOCATION

NOTES

1. TOTAL LAND AREA = 1.86 ACRES
2. PRESENT ZONING : R-1
3. PROPOSED ZONING : B-1 PLANNED UNIT DEVELOPMENT
4. PROPOSED USE : 13,905 sf RETAIL BUSINESS
5. PARKING REQUIREMENTS -
REQUIRED = 70 (1 SPACE PER 200 sf)
PROVIDED = 83 (INCLUDES 4 HANDICAP)
6. STORM DRAINAGE
ON-SITE DETENTION TO BE PROVIDED IN THE SOUTH SIDE OF THE PROPERTY. THE SIZE OF THE DETENTION WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF DECATUR CRITERIA.
7. SANITARY SEWER
SEWER SERVICE WILL BE TAPPED IN NEW SEWER ON SOUTH SIDE OF BUILDING.
8. WATER SERVICE
WATER SERVICE WILL BE OBTAINED BY TAPPING THE EXISTING WATERMAIN IN GREEN STREET.
9. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF DECATUR DEPARTMENT OF PUBLIC WORKS STANDARDS AND DESIGN CRITERIA. PRIOR TO ANY CONSTRUCTION DETAILED PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
10. LANDSCAPE SCREEN TO BE PROVIDED ON THE EAST PROPERTY LINE.
11. ON-SITE DRAINAGE TO BE SURFACE DRAINED THROUGH THE PARKING AND DRIVEWAY AREA INTO THE DETENTION AREA.

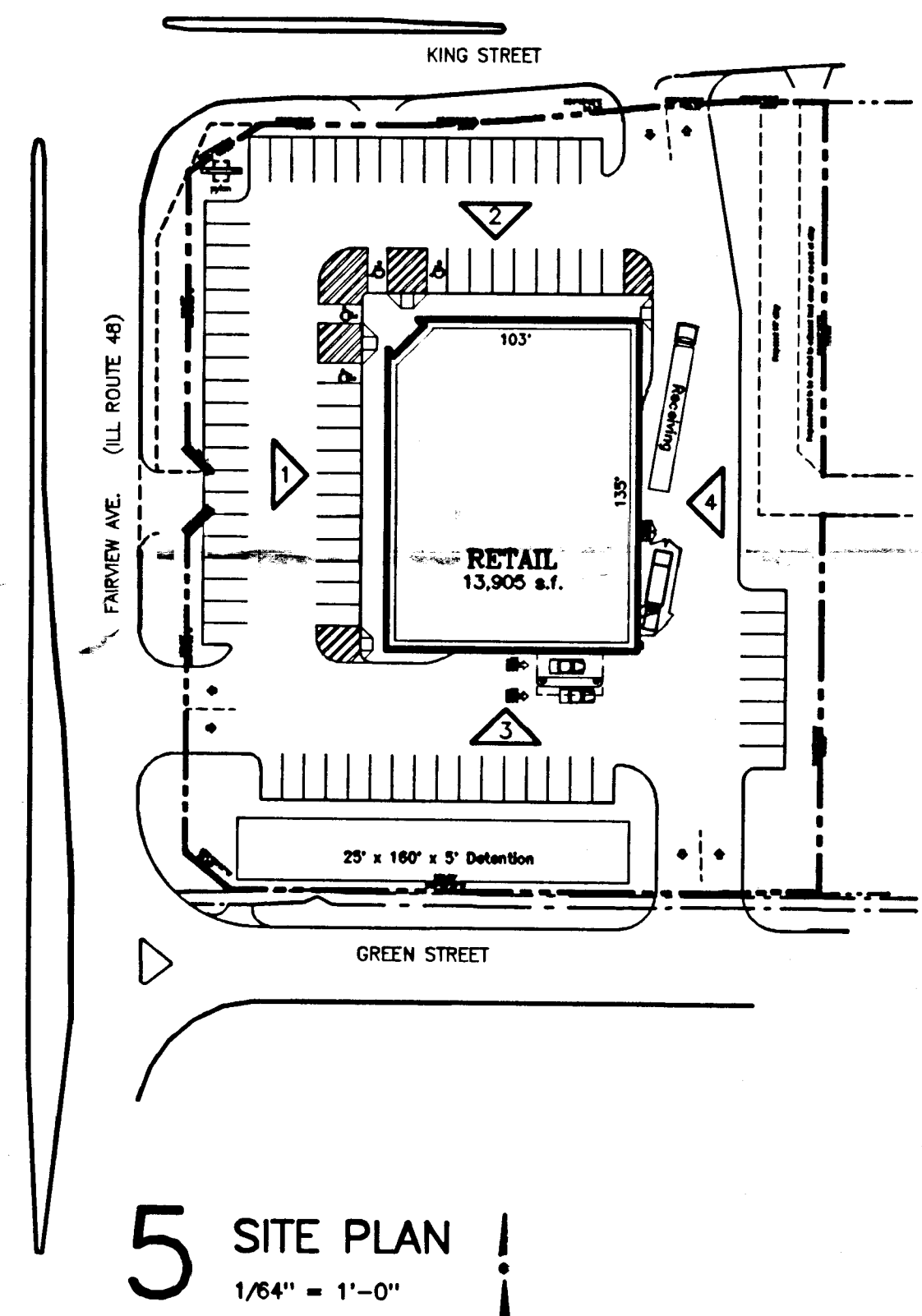
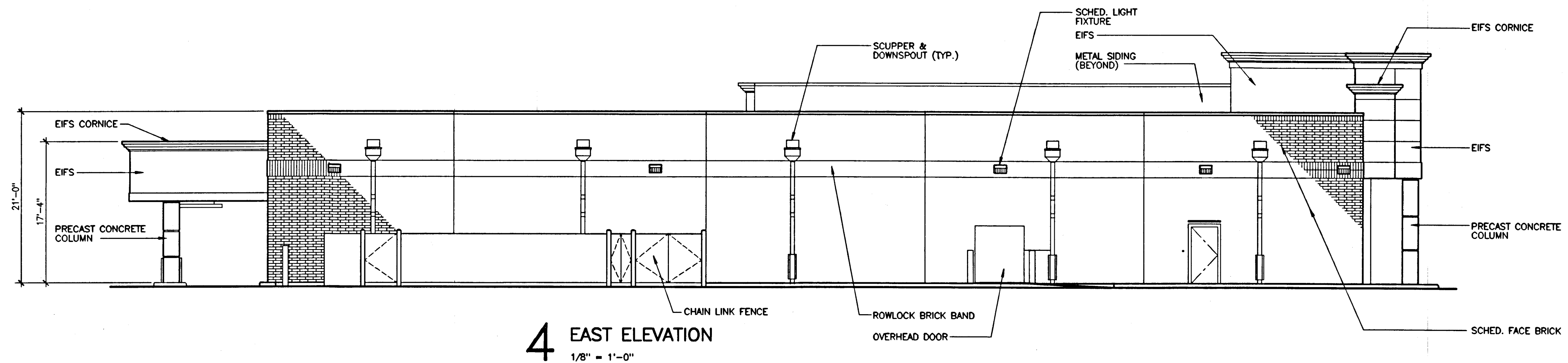
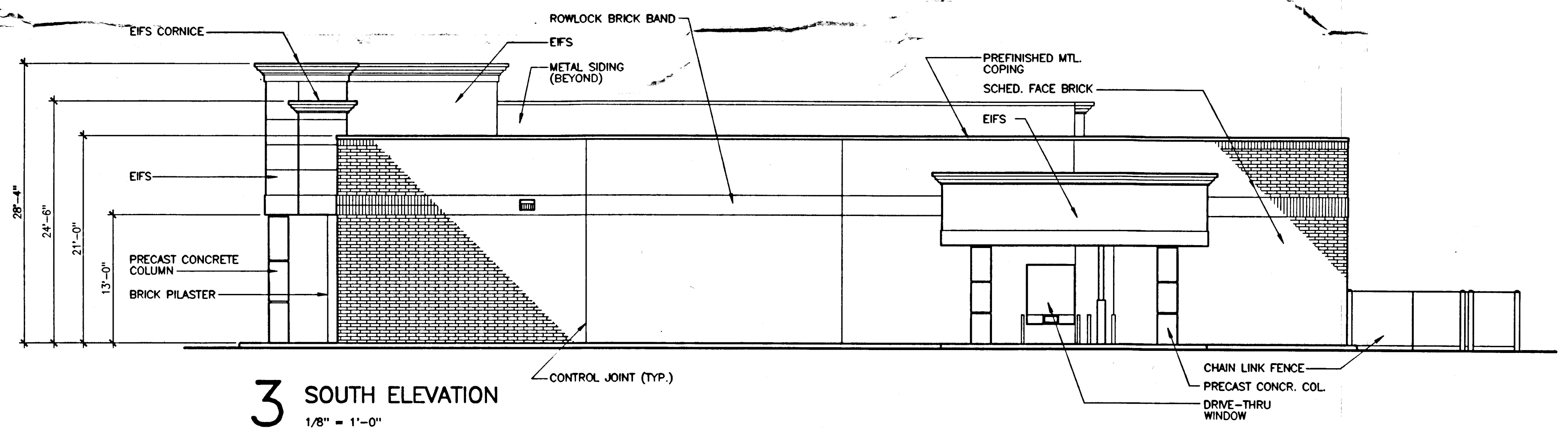
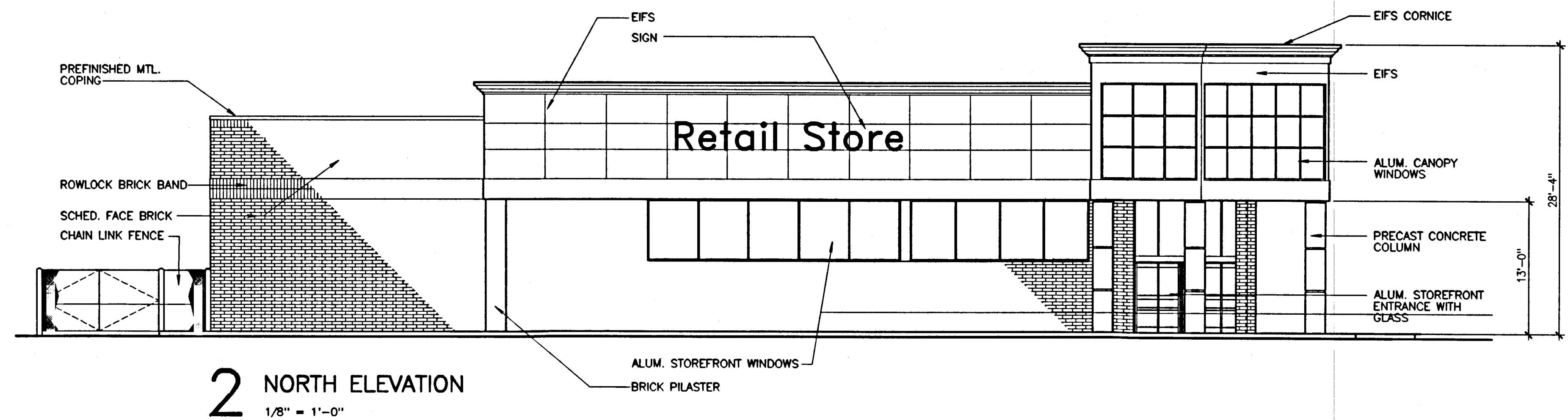
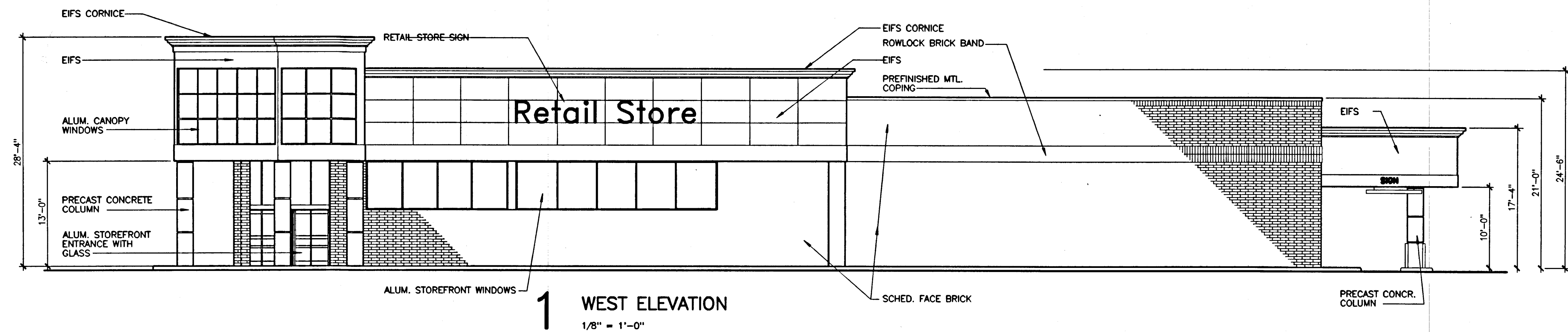
LEGAL DESCRIPTION

LOTS 10-15 AND LOTS 18-23 OF SOLANA PLACE, AS PER PLAT RECORDED IN BOOK 149, PAGE 81 OF THE RECORDS IN THE RECORDER'S OFFICE, MACON COUNTY, ILLINOIS AND THAT PORTION OF LOTS 16 & 17 NOT PREVIOUSLY DEDICATED TO THE STATE OF ILLINOIS.

B-1 PLANNED UNIT DEVELOPMENT				
PROPOSED RETAIL BUILDING				
METROPOLITAN REAL ESTATE Co.				
1287 WEST KING STREET				
PWC		phillip w. cochrane consulting engineer		
		2602 north morgan decatur, il 62526		
		phone (217) 875-3333 fax 875-3371		
topo by	PWC	REVISIONS		project no.
date	5/97	No.	BY DATE DESCRIPTION	9755
plan by	TWB			field book no.
date	7/97			208
checked by				sheet no.
date				

EXHIBIT "A"

LAWRENCE S. LEVINSON, A.I.A.
One Gateway Plaza, Suite 1000, Decatur, Illinois 62526-1992
tel 713.860.7880 fax 713.860.8250
ARCHITECTURE PLANNING INTERIOR DESIGN



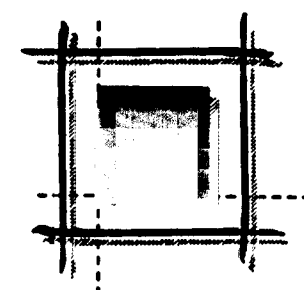
Proposed Retail Store

Fairview & King
Decatur, IL

LA Project No. 97379.000 July 14, 1997

Metropolitan Real State

2000 Spring Road
Oak Brook, IL 60123 (630) 575-8400



**LAWRENCE S.
LEVINSON, A.I.A.**

One Greenway Plaza, Suite 880 Houston, Texas 77046-0102
tel 713.850.7660 fax 713.850.8250
ARCHITECTURE PLANNING INTERIOR DESIGN

SCALE : 1" = 20'

FAIRVIEW

(ILL ROUTE 48)

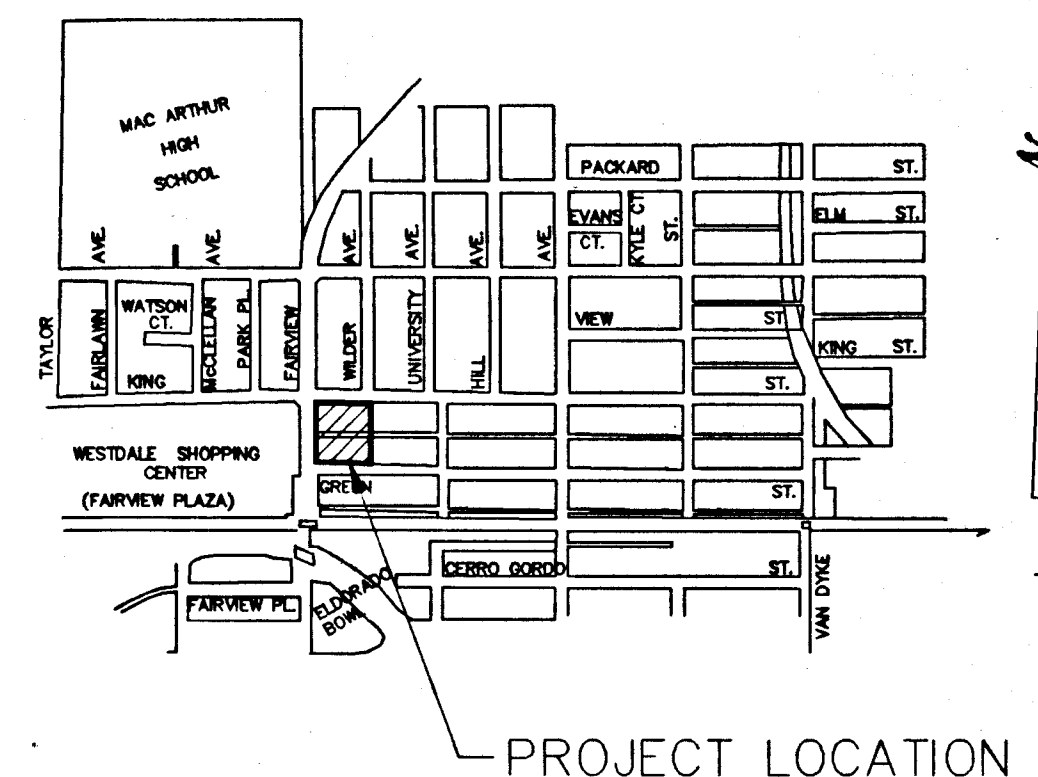
AVENUE

STREET

GREEN

STREET

KING



PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
RJC	9	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	1 3/4" CAL.
PA	7	FRAXINUS PENNSYLVANICA	PATMORE GREEN ASH	2" CAL.
RY	7	TAXUS DENSIFORMIS 'RUNYUN'	RUNYAN YEW	18-24" HT.
SJ	18	JUNIPERUS CHINENSIS 'SARGENTI'	SARGENT JUNIPER	2 GAL.
CPB	39	BERBERIS THUNBERGII	CRIMSON PYGMY BARBERRY	2 GAL.
SD	30	HEMEROCALLIS 'STELL D'ORO'	DWARF DAYLILLY	4" POT
CS	19	PICEA PUNGENS	COLORADO SPRUCE	5' HT.
AV	12	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5' HT.

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LANDSCAPE PLAN

B-1 PLANNED UNIT DEVELOPMENT

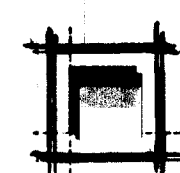
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