

NOTES:

1. NO FLOOR ELEVATION SHALL BE CONSTRUCTED BELOW ELEV 650.0. ANY CONSTRUCTION ON THIS TRACT SHALL BE IN ACCORDANCE WITH CITY OF DECATUR O.F.D. #78-117, AS AMENDED, WHICH REGULATES FLOOD HAZARDS.
2. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF ANY BUILDING PERMITS DETAILED CONSTRUCTION PLANS INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, WATER AND SANITARY SEWER FACILITIES, STREET AND DRIVEWAY DESIGNS, PARKING LOTS, AND BUILDING DESIGN AND LOCATION, MUST BE APPROVED BY THE CITY ENGINEERING DIVISION AND DEPARTMENT OF COMMUNITY DEVELOPMENT.
3. TOTAL PROPOSED BUILDING AREA 38,000 SQ FT.
4. PARKING REQUIRED AT 1 SPACE PER 200 SQ FT = 190
PARKING PROVIDED = 213
5. PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE SECOND BUILDING ON THESE PREMISES, THE WATER MAIN SHALL BE LOOPED BETWEEN MOUND ROAD AND NEELEY AVENUE.
6. CONSTRUCTION OF THE RIGHT TURN LANE FROM EAST MOUND ROAD TO THIS PARCEL SHALL BE COMPLETED BY THE DEVELOPER AT SUCH TIME THAT THE OVERALL IMPROVEMENT PROJECT FOR MOUND ROAD IS CONSTRUCTED. PRIOR TO SAID ROAD IMPROVEMENT PROJECT, DESIGN OF VEHICULAR ACCESS FROM MOUND ROAD SHALL BE DETERMINED AND APPROVED BY THE MACON COUNTY HIGHWAY DEPARTMENT AND CITY OF DECATUR, DEPARTMENT OF PUBLIC WORKS.
7. IMPROVEMENT OF THE PUBLIC RIGHT-OF-WAY ALONG THE NORTH LINE OF THESE PREMISES SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE SALE OR DEVELOPMENT OF THE VACANT PARCEL TO THE IMMEDIATE EAST. SAID IMPROVEMENT SHALL CONSIST OF A PUBLIC STREET CONSTRUCTED IN ACCORDANCE WITH CONSTRUCTION STANDARDS OF THE CITY OF DECATUR FOR A RESIDENTIAL STREET.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE SECOND BUILDING ON THESE PREMISES, A CASH DEPOSIT OR IMPROVEMENT BOND TO THE CITY OF DECATUR FROM THE DEVELOPER WILL BE REQUIRED FOR ONE HALF THE ESTIMATED COST FOR IMPROVEMENT TO NEELEY AVENUE ADJACENT THERETO. SAID IMPROVEMENT SHALL BE IN ACCORDANCE WITH CONSTRUCTION STANDARDS OF THE CITY OF DECATUR FOR A RESIDENTIAL STREET, AND THE TIME OF SUCH STREET IMPROVEMENT SHALL BE DETERMINED BY THE CITY OF DECATUR.
9. VEHICULAR ACCESS TO NEELEY AVENUE SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE SECOND BUILDING ON THESE PREMISES.

Scale 1" = 50'

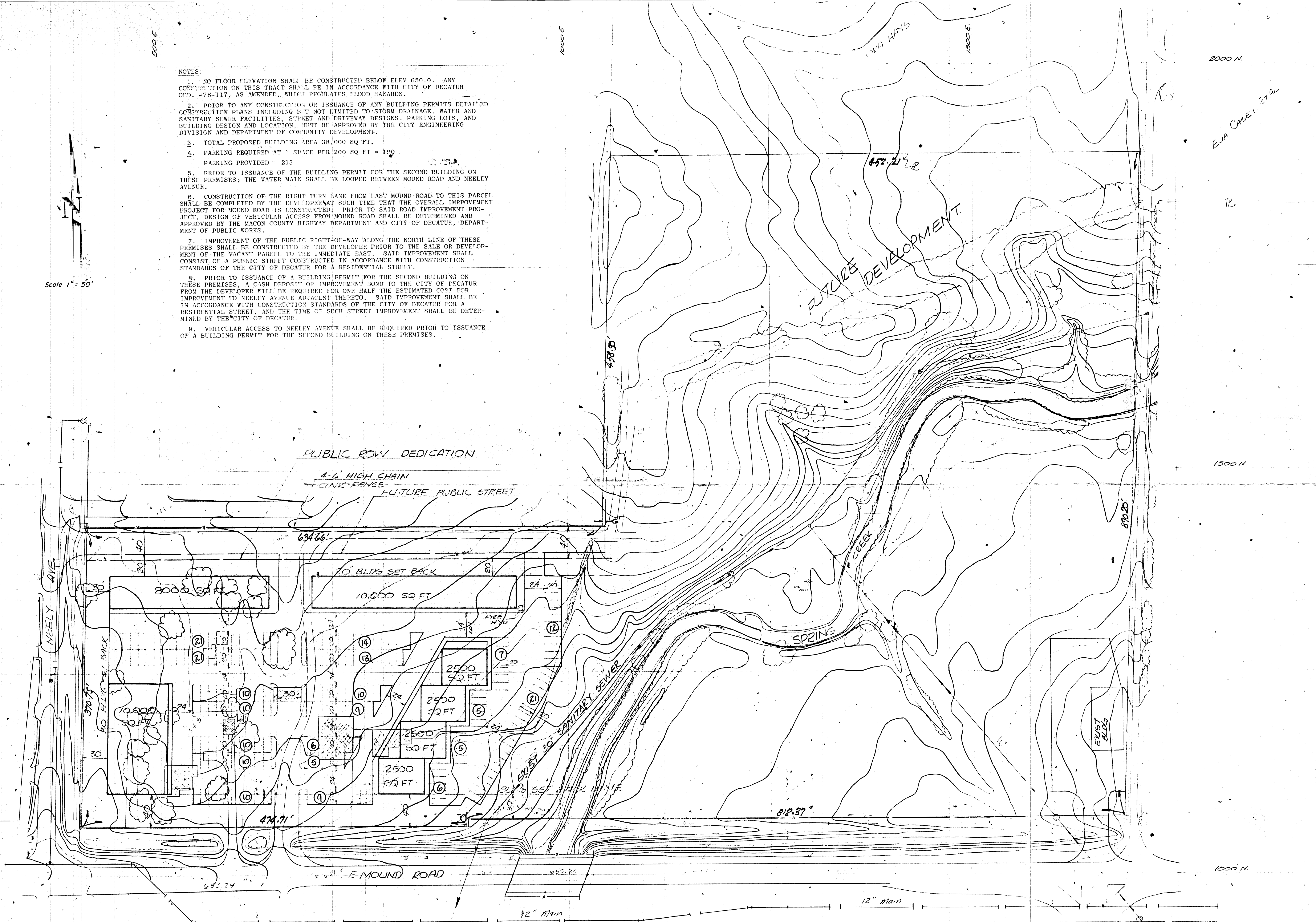


EXHIBIT A

688 84-76

SHEET TITLE
B-3 DEVELOPMENT PLAN
PROJECT
LOTS 1 & 2
MOUND AVENUE ADDN

shaffer-krimmel-silver
& ASSOCIATES, INC. CONSULTING ENGINEERS
2300 N. Branney • P.O. Box 2338 • Decatur, Illinois 62528 • 312/377-2100

SCALE
1" = 50'
DRAWN BY
RCS
CHECKED BY
RCS

NO.	DATE	DESCRIPTION
1	10/31/94	FOR CITY STAFF REVIEW

PROJECT NO.
11558
SHEET NUMBER
1 OF 1