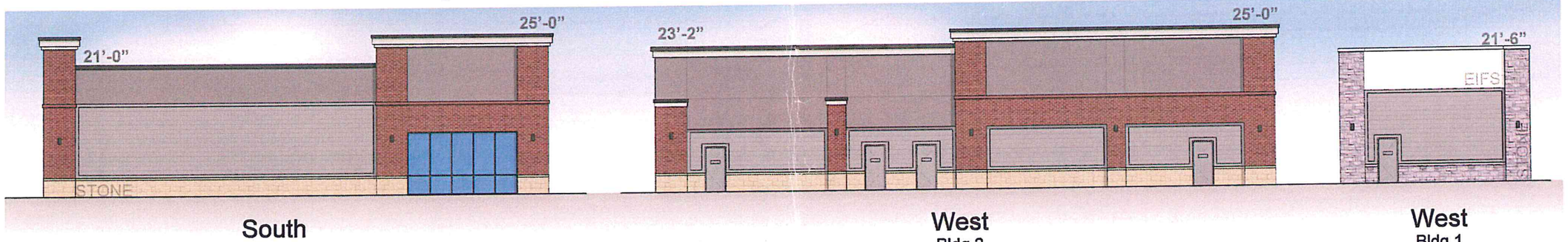
South
Bldg 1

East
Bldg 1

East
Bldg 2

North
Bldg 1

North
Bldg 2



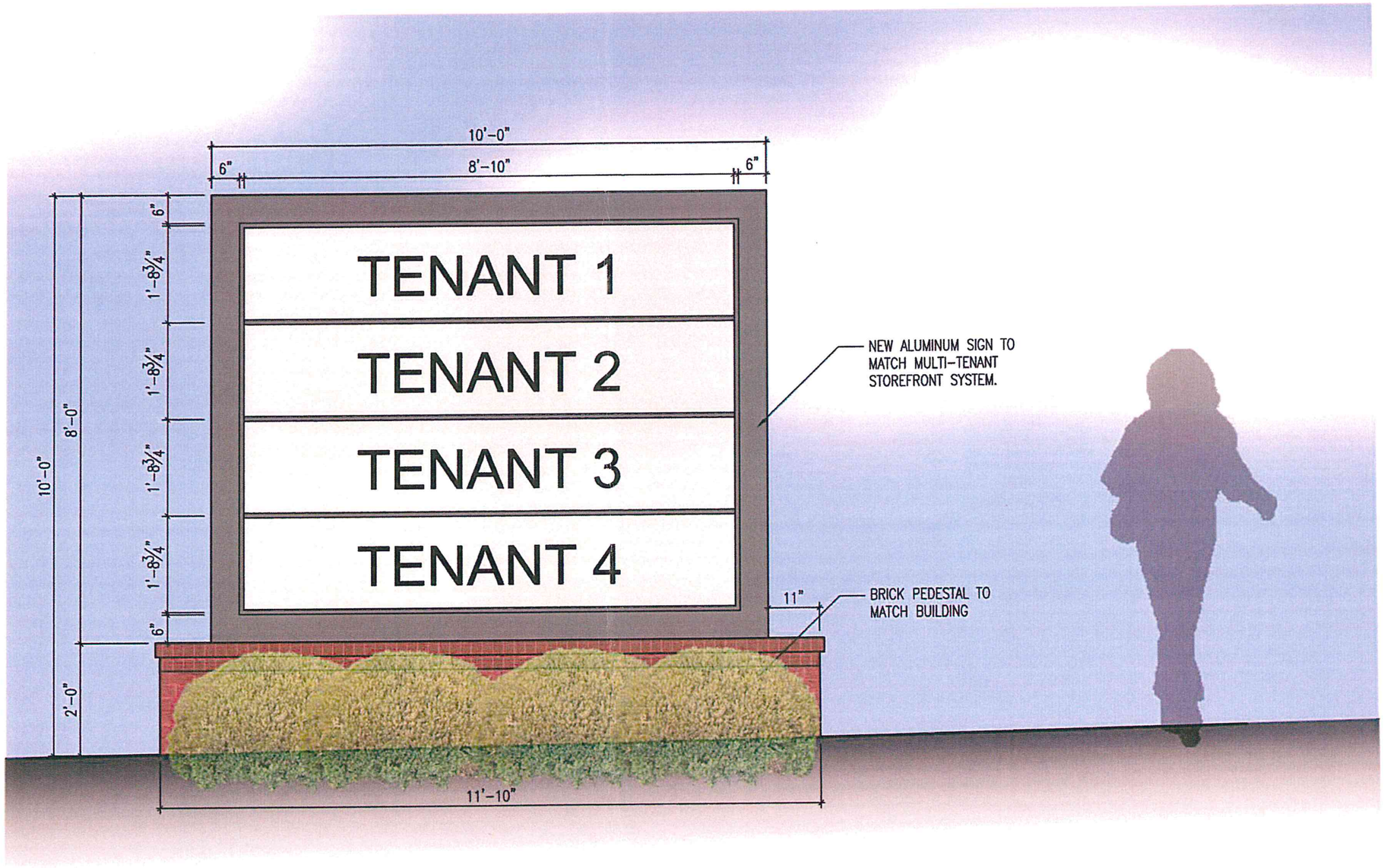
South
Bldg 2

West
Bldg 2

West
Bldg 1

JTS ARCHITECTS

Rec'd 11/27/17



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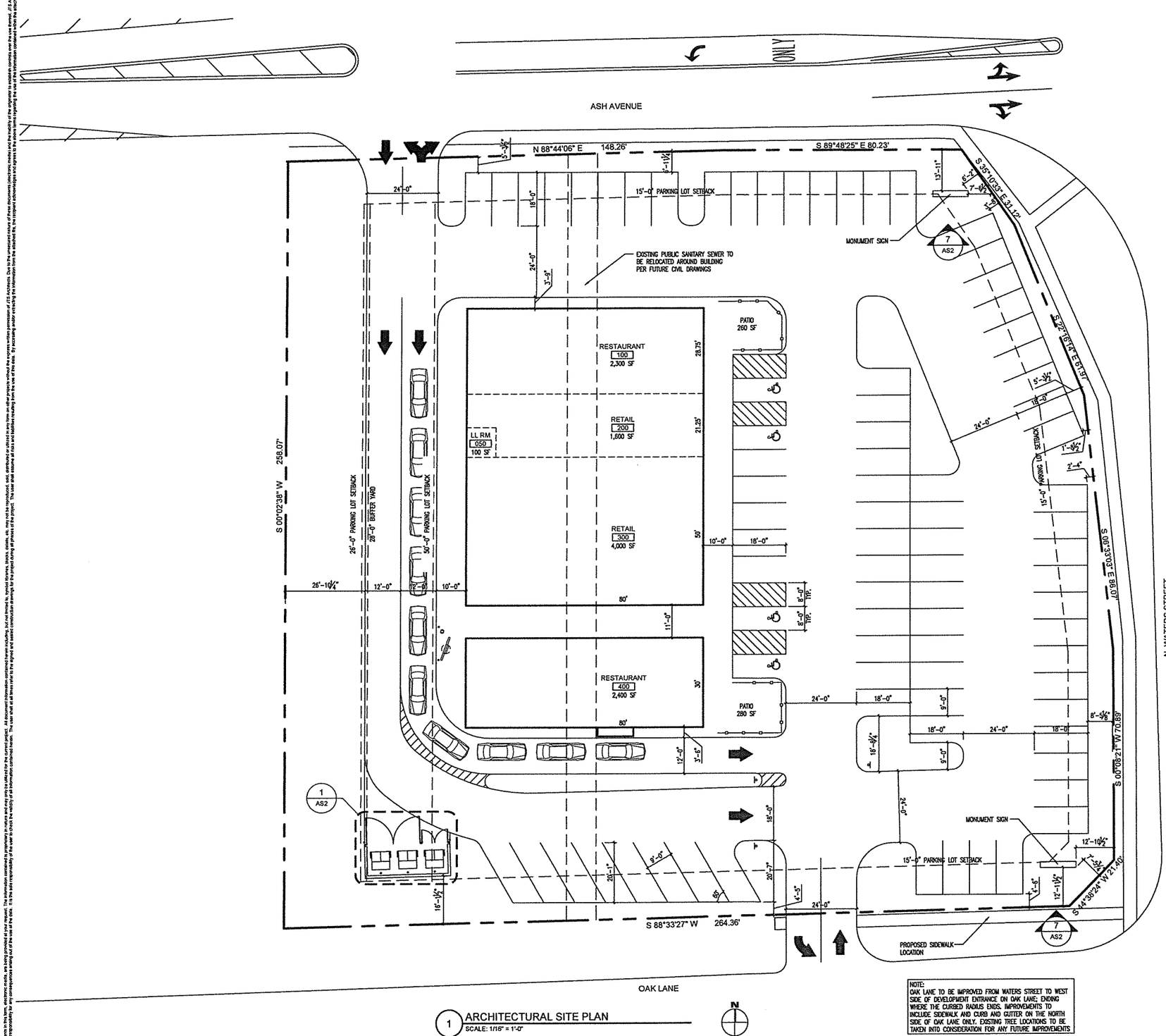


1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:
OAK LANE TO BE IMPROVED FROM WATERS STREET TO WEST SIDE OF DEVELOPMENT ENTRANCE ON OAK LANE, ENDING WHERE THE CURBED RADIUS ENDS. IMPROVEMENTS TO INCLUDE SIDEWALK AND CURB AND GUTTER ON THE NORTH SIDE OF OAK LANE ONLY. EXISTING TREE LOCATIONS TO BE TAKEN INTO CONSIDERATION FOR ANY FUTURE IMPROVEMENTS

LOT AREA	
LAND AREA	±1.58 AC
BUILDING AREA	
RESTAURANT 100	2,300 SF
RETAIL 200	1,600 SF
RETAIL 300	4,000 SF
LL ROOM	100 SF
TOTAL	8,000 SF
RESTAURANT 400	2,400 SF
TOTAL	10,400 SF

PARKING DATA	
NO. OF PARKING STALLS:	78
NO. ADA STALLS:	4
TOTAL STALLS PROVIDED:	82
TOTAL STALLS REQUIRED	
RESTAURANT	10 STALLS/1000 SF
RETAIL	5 STALLS/1000 SF
REQUIRED PARKING	
RESTAURANT	47 STALLS
RETAIL	28 STALLS
LL ROOM	1 STALL
TOTAL	76 STALLS

LEGAL DESCRIPTION

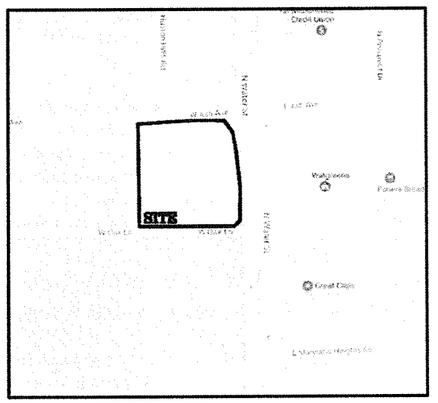
PARCEL 1:
LOT 1 OF MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDERS OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 1699, PAGE 244 AS DOCUMENT NO. 897628, ALSO EXCEPT THAT PART DEEDED TO THE CITY OF DECATUR IN WARRANTY DEED RECORDED IN BOOK 1817, PAGE 664 AS DOCUMENT NO. 965165, ALSO EXCEPT THE WEST 100 FEET DEEDED OUT IN WARRANT DEED RECORDED IN BOOK 2335, PAGE NO. 987 AS DOCUMENT NO. 1390153

PARCEL 2:
THE WEST 100 FEET OF LOT ONE(1) OF MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 3:
LOT 2 OF MAYFLOWER, ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPTING THAT PORTION DEEDED TO THE STATE OF ILLINOIS IN DEED RECORDED APRIL 29, 1971 IN BOOK 1697 PAGE 616 AS DOCUMENT NO. 896921 AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE MEASURE SOUTH 88 DEGREES 22 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 20.41 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 10 SECONDS WEST FOR 86.24 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 28 MINUTES 55 SECONDS EAST FOR 30.19 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13'25" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 85.86 FEET TO THE PLACE OF BEGINNING, SITUATED IN MACON COUNTY, ILLINOIS.

PARCEL 4:
LOT 3 OF MAYFLOWER ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 1711, PAGE 360 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, ALSO EXCEPT THE WEST 110 FEET THEREOF.

PARCEL 5:
THE WEST 110 FEET OF LOT THREE (3) OF MAYFLOWER ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS



2 LOCATION MAP
N.T.S.

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DECATUR MULTI-TENANT BUILDING
N. WATERS ST. & ASH AVE., DECATUR, IL 62526

GMX REAL ESTATE GROUP, LLC

DATE	SUBMITTED FOR

SHEET TITLE
ARCH SITE PLAN

DATE 11/22/2017
JOB NO 2808
SHEET AS1

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1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 TYP. WALL SECTION - TRASH
SCALE 3/4" = 1'-0"

5 TRASH ENCLOSURE GATE DETAIL
N.T.S.

6 BOLLARD DETAIL
SCALE: 1/4" = 1'-0"

7 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

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N. WATERS ST. & ASH AVE., DECATUR, IL 62526

DATE	SUBMITTED FOR

SHEET TITLE
ARCH SITE DETAILS

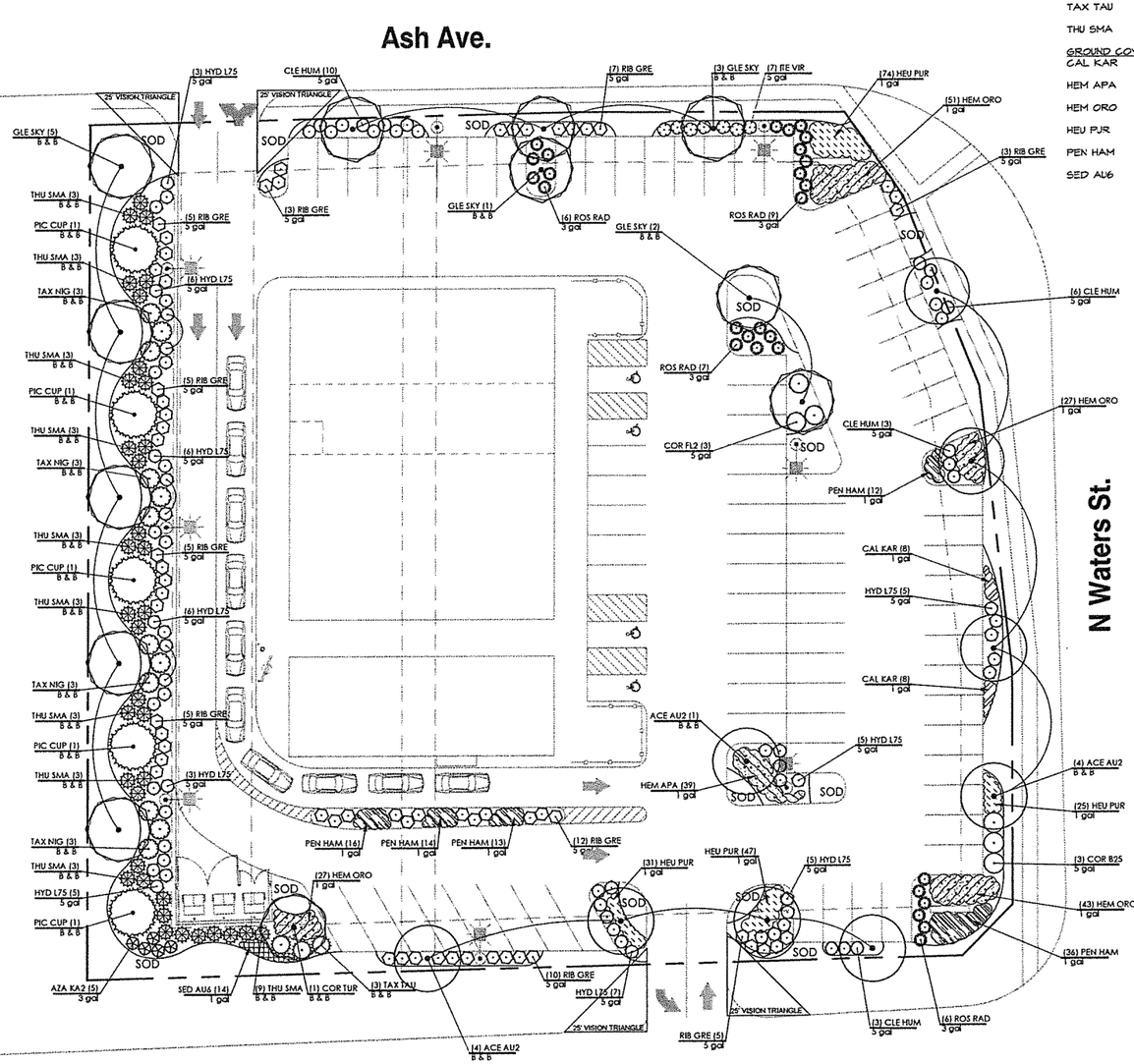
DATE
11/22/2017

JOB NO.
2808

SHEET
AS2

OVERALL SITE LANDSCAPE REQUIREMENTS

- FRONT YARD REQUIREMENTS (0.5 POINTS PER 1 LF) (50% TREES, 50% SHRUBS) 660 LF = 330 POINTS (20% INCREASE)= 396 POINTS
  - SHADE TREE (198 POINTS) 11 REQUIRED — 11 PROVIDED
  - SHRUBS (198 POINTS) 99 REQUIRED — 99 PROVIDED
- BUFFER YARD REQUIREMENTS (1.5 POINTS PER 1 LF) (50% TREES, 50% SHRUBS) (50% EVERGREEN) 257 LF=384 POINTS
  - SHADE TREE (192 POINTS) 10 REQUIRED
    - EVERGREEN — 5 PROVIDED
    - DECIDUOUS — 5 PROVIDED
  - SHRUBS (192 POINTS) 80 REQUIRED
    - EVERGREEN — 41 PROVIDED
    - DECIDUOUS — 49 PROVIDED
- INTERIOR PARKING REQUIREMENTS (1.5 POINTS PER PARKING SPACE) (50% TREES, 50% SHRUBS) 87 SPACES= 131 POINTS (20% INCREASE)= 158 POINTS
  - SHADE TREE (79 POINTS) 5 REQUIRED — 6 PROVIDED
  - SHRUBS (79 POINTS) 39 REQUIRED — 39 PROVIDED



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE		QTY
ACE AU2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2"Cal			9
COR TUR	Corylus colurna / Turkish Filbert	B & B	1.5"-2.0"			1
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2"Cal			11
PIC CUP	Picea obies 'Cupressina' / Norway Spruce	B & B		6' H.		5
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**FIELD2**	**FIELD3**		**QTY**
AZA KA2	Azalea x 'Karen' / Azalea	3 gal	24" H.			5
CLE HUM	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24" H.			22
COR B25	Cornus sericea 'Bailey' / Red Twig Dogwood	5 gal	24" H.			3
COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5 gal	24" H.			3
HYD L75	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	5 gal	24" H.			51
ITE VIR	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	5 gal	24" H.			7
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	24" H.			60
ROS RAD	Rosa x 'Knockout' TM / Rose	3 gal	24" H.			28
TAX NIG	Taxus cuspidata 'Nigra' / Nigra Japanese Yew	B & B	4'H			12
TAX TAU	Taxus x media 'Tauntonii' / Tauton Yew	B & B	4'H			3
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	4'H			36
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**FIELD2**	**FIELD3**	**SPACING**	**QTY**
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			24" o.c.	16
HEM APA	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal			24" o.c.	39
HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			24" o.c.	148
HEU PUR	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal			18" o.c.	177
PEN HAM	Pennisetum alopecuroides 'Hameln' / Hamein Dwarf Fountain Grass	1 gal			24" o.c.	91
SED AU6	Sedum spectabile 'Autumn Joy' / Stonecrop	1 gal			24" o.c.	14

NORTH

SURVEY INFORMATON PROVIDED BY OTHERS

20 0 20 40 60

SCALE: 1" = 20'

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www.design-perspectives.net

REV.	COMMENT	DATE

SEAL:

LANDSCAPE ARCHITECT — Tod J. Stanton — 157-001070 — STATE OF ILLINOIS

DATE: 11/16/2017
JOB NO.: 17-378
DRAWN BY: CE
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-100

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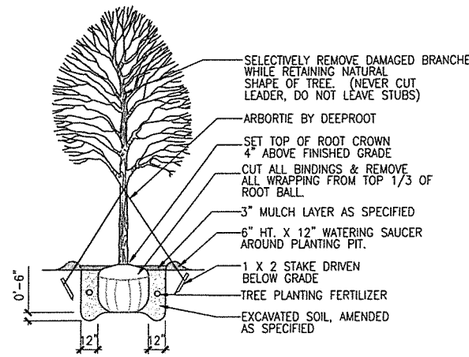
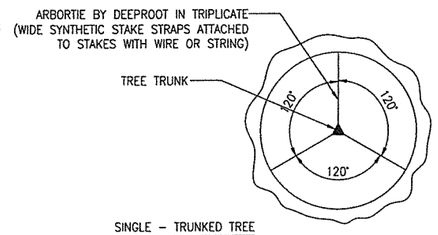


SHADE TREE PLANTING

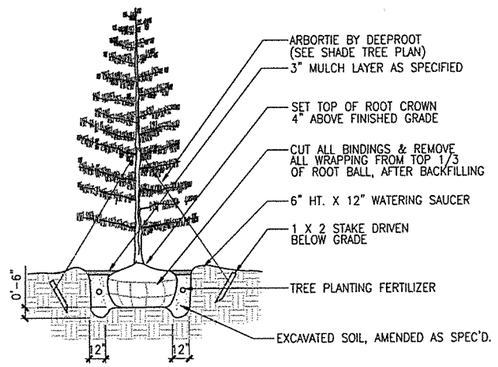
SCALE: 1/4"=1'-0" DT-tree-w-wire-gyn



SINGLE – TRUNKED TREE
PLAN VIEW

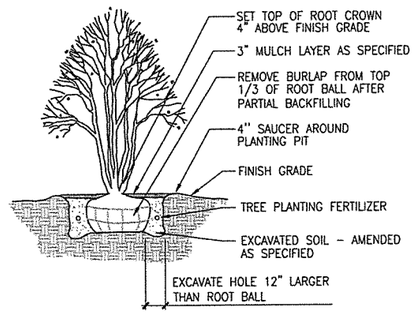
TREE GUYING DETAIL – SHADE TREE

SCALE: 1/4"=1'-0" DT-tree-w-wire-gyn-plan



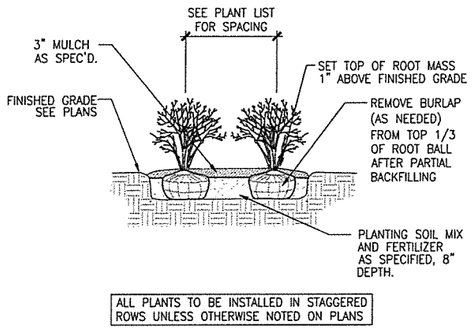
EVERGREEN TREE PLANTING

SCALE: 1/4"=1'-0" DT-evergreen-gyn



ORNAMENTAL TREE PLANTING

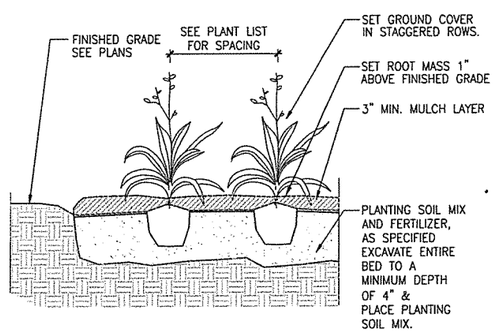
SCALE: 1/4"=1'-0" DT-ornamentaltree-gyn



ALL PLANTS TO BE INSTALLED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON PLANS

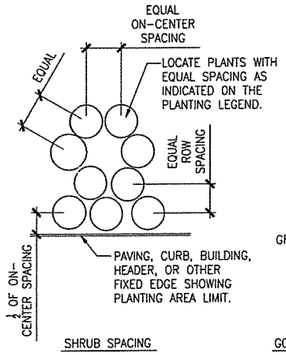
SHRUB PLANTING DETAIL

SCALE: 1/2"=1'-0" DT-shrub-gyn

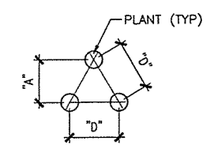


GROUNDCOVER PLANTING

SCALE: 1"=1'-0" DT-groundcover-gyn



SHRUB SPACING



TRIANGULAR PLANT SPACING CHART FOR GROUNDCOVERS AND PERENNIALS

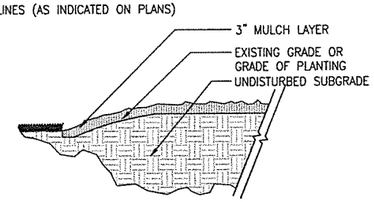
ROW "D"	"A"
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GOUNDCOVER & PERENNIAL SPACING

PLANT SPACING DETAIL

SCALE: 1/2"=1'-0" DT-plantspace-gyn

NOTES:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES AND AT EDGES OF MULCHED AREAS (FOR CONTAINMENT)
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS, AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON PLANS)



TRENCH EDGE DETAIL

SCALE: 1"=1'-0" DT-ls-trench-gyn

1. THE LANDSCAPE CONTRACTOR SHALL BE REPSONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS – LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES – STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE SHREDDED HARDWOOD MULCH.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIORDS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 4/1 – 6/15
2. FALL PLANTING: 9/1 – 11/1

PLANTING NOTES

SCALE: NTS DT-plantnote-gyn

DECATUR SITE

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REV.	COMMENT	DATE

SEAL:

DATE: 11/16/2017
JOB NO.: 17-378
DRAWN BY: CE
CHECKED BY: TS

DRAWING TITLE:

LANDSCAPE DETAILS

SHEET NO.:

LP-500

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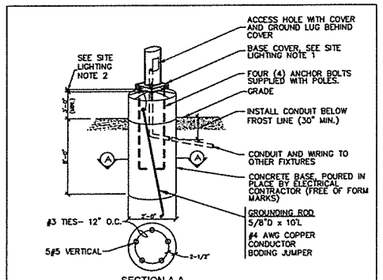
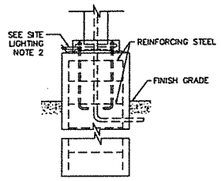


SECTION A-A
NOT TO SCALE

1 LIGHTING POLE BASE DETAIL

SCALE: N.T.S.



2 ENLARGE CROW DETAIL

SCALE: N.T.S.

NOTES

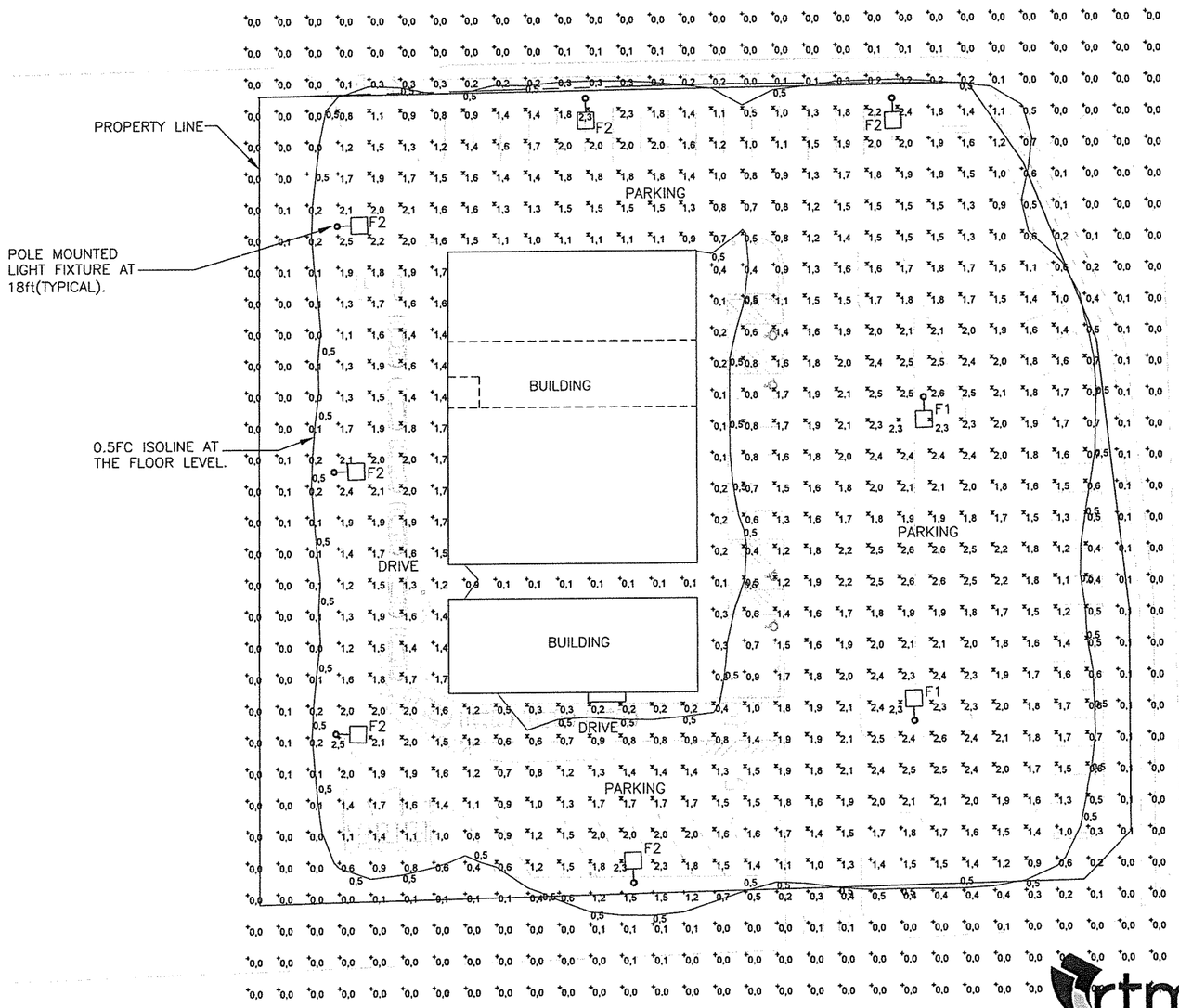
1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
2. 1/2" (MIN) AIRGAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.
3. LOCATE LUMINAIRE ON THE DRAWNG; AND VERIFY LUMINAIRE CATALOG NUMBER, POSITION OF LAMP SOCKET AND DIRECTON.
4. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWNG.

LIGHTING FIXTURE SCHEDULE

FIXTURE TAG	SYMBOL	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING	NOTES
F1		PHILLIPS	ECF-APD-MRI-1-5-215LA-NW-UNV-BLP-MS-A-277V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTER FOR OWNER FINAL SELECTION)	LED 20874Lm/EACH 4000K-70CRI	120V-277V	210W	POLE	(1) POLE LIGHT, 17FT POLE, WITH 1 POLE HEAD, DRILLING PATTERN AS REQUIRED BY POLE HEAD, BLACK OR BRONZE IN COLOR AS SELECTED BY OWNER (PROVIDE MANUFACTURER COLOR SAMPLE). PROVIDE 15FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 90M WIND
F2		PHILLIPS	ECF-APD-MRI-1-4-75LA-NW-UNV-BLP-MS-A-277V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTER FOR OWNER FINAL SELECTION)	LED 9086Lm/EACH 4000K	120V-277V	77W	POLE	(1) POLE LIGHT, 17FT POLE, WITH 1 POLE HEAD, DRILLING PATTERN AS REQUIRED BY POLE HEAD, BLACK OR BRONZE IN COLOR AS SELECTED BY OWNER (PROVIDE MANUFACTURER COLOR SAMPLE). PROVIDE 15FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 90M WIND

PARKING AREA STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING	1.6fc	2.6fc	0.4fc	6.5:1	4.0:1
DRIVE	1.2fc	2.0fc	0.2fc	10.0:1	4.0:1
ALL SITE	0.6fc	2.6fc	0.0fc	N/A	N/A



1 SITE PLAN - PHOTOMETRIC

1" = 20'-0"

N

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DECATUR MULTI-TENANT BUILDING
N. WATERS ST. & ASH AVE., DECATUR, IL 62526

GMX REAL ESTATE GROUP

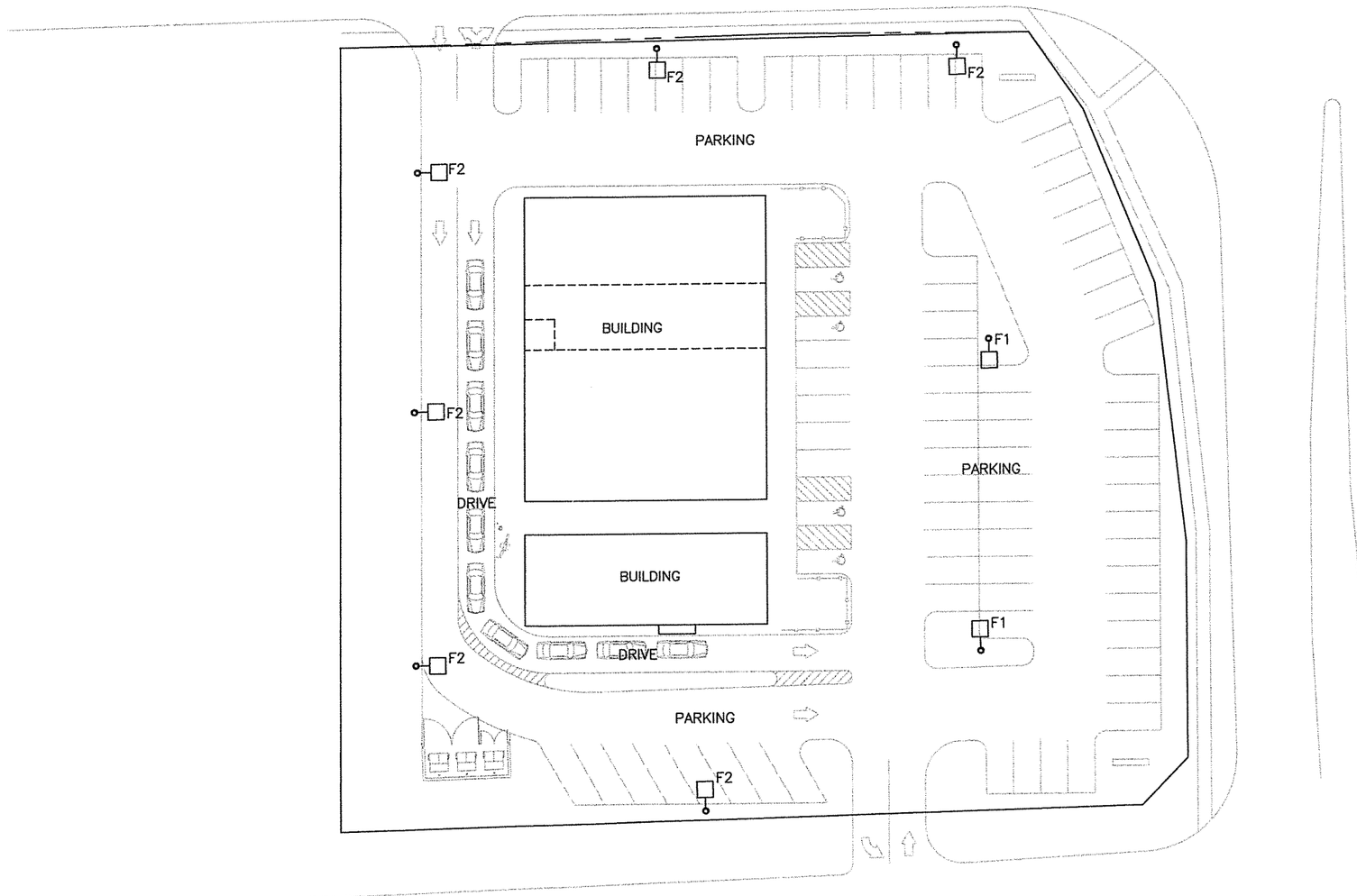
DATE	SUBMITTED FOR

SHEET TITLE
SITE PLAN - PHOTOMETRIC

DATE
11/02/2017

JOB NO.
17.JTS.004

SHEET
E1.0



1 SITE PLAN - ELECTRICAL
1" = 20'-0"

N

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