

ZONING - B-1 EXISTING AND PROPOSED  
 SEWAGE DISPOSAL - CITY OF SPRINGFIELD  
 WATER SUPPLY - CITY OF SPRINGFIELD  
 GAS SUPPLY - AMEREN  
 ELECTRIC SUPPLY - CITY OF SPRINGFIELD  
 TELEPHONE SERVICE - AT&T  
 CATV - COMCAST  
 FIRE PROTECTION - CITY OF SPRINGFIELD  
 SCHOOL DISTRICT - BALL CHATHAM UNIT SCHOOL DISTRICT #5

**PRELIMINARY PLAN**  
**CITYSCAPE COMMONS**  
 PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN.

**TORONTO ROAD**

**ENGINEER & LAND SURVEYOR**  
 GREENE & BRADFORD, INC.  
 3501 CONSTITUTION DRIVE  
 SPRINGFIELD, ILLINOIS 62711  
 PHONE (217) 793-8844  
**CONTACT PERSON**  
 DON DEFERRAS  
 (217) 793-8844

**OWNER / SUBOWNER**  
 CITYSCAPE 2 LLC  
 3700 W. 6TH STREET  
 SPRINGFIELD, ILLINOIS 62703  
**CONTACT PERSON**  
 KIRK JEFFERS  
 (217) 971-2258  
**MEMBERS OF CITYSCAPE 2 LLC**  
 KIRK JEFFERS  
 MARYLYN JEFFERS  
 GRADY CHRONISTER

**VICINITY MAP**  
 NOT TO SCALE  
**LEGEND**

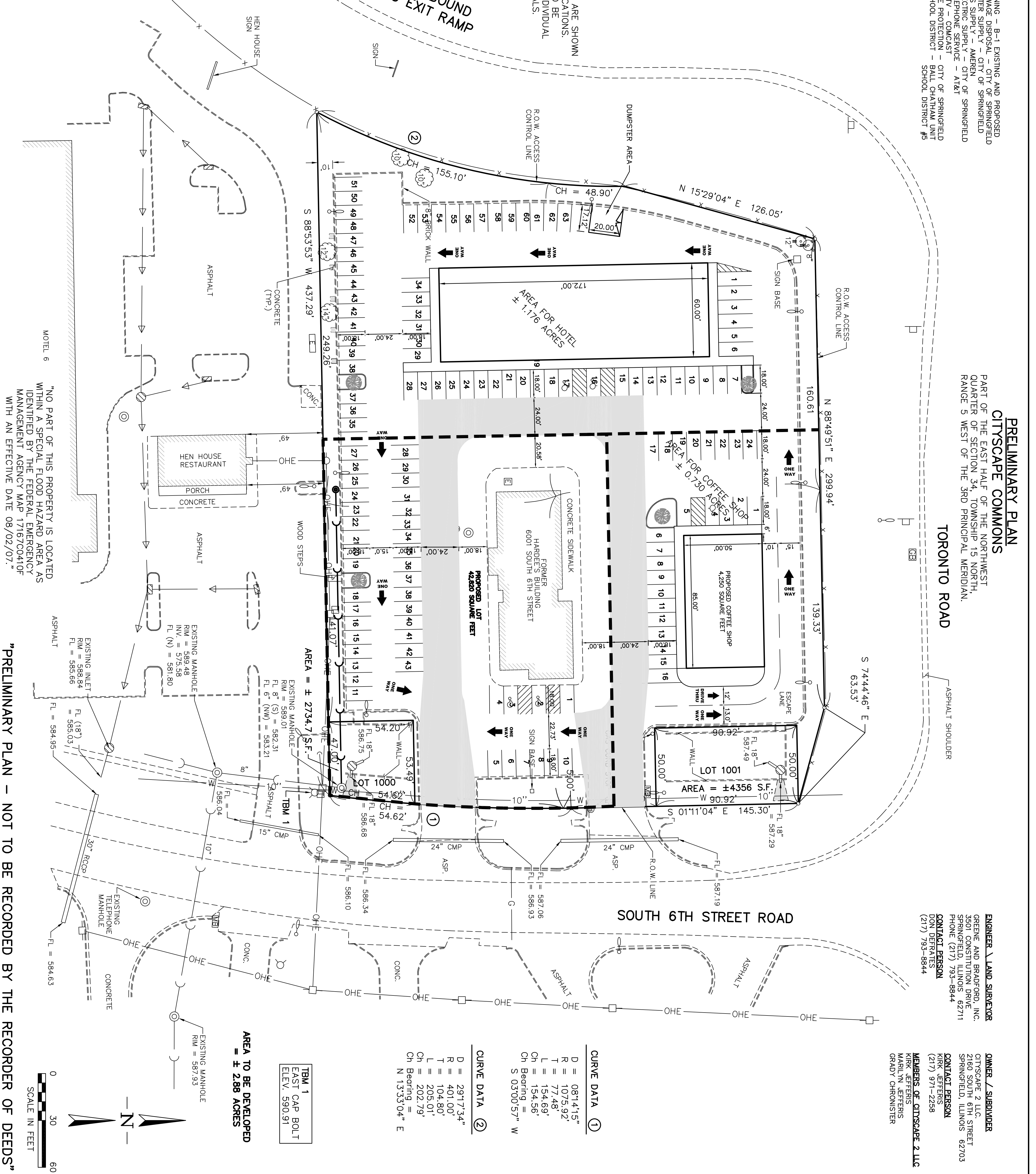
- IRON PIPE
- IRON PIN
- EVERGREEN
- TREE
- CURB STOP
- CLEANOUT
- MANHOLE
- STORM INLET
- FIRE HYDRANT
- TELEPHONE PED.
- ELECTRIC PED.
- MAILBOX
- GULFBOX
- SIGN
- LIGHT POLE
- POWER POLE
- UTILITY POLE
- FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- CONTOUR LINE
- SPOT ELEVATION
- CONTOUR INTERVAL - 0.5 FEET

**UTILITY NOTE:**  
 PROPOSED UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL ALIGNMENT TO BE DETERMINED WITH INDIVIDUAL SITE PLAN SUBMITTALS.

APPROXIMATE LOCATION OF RECIPROCAL INGRESS-EGRESS EASEMENT. ACTUAL LOCATION MAY VARY DEPENDING ON LOT DEVELOPMENT.

**NOTES:**  
 THE EXISTING CONCRETE SURFACE AND THE EXISTING METHOD OF DRAINAGE SHALL BE INCORPORATED INTO THE PROPOSED LAYOUT FOR EACH LOT.  
 LOTS 3 AND 4 SHALL HAVE ACCESS TO SOUTH SIXTH STREET FRONTAGE ROAD VIA INGRESS - EGRESS EASEMENTS.  
 THERE WILL BE NO ACCESS TO TORONTO ROAD.  
 THERE WILL BE NO ACCESS TO F.A.I. ROUTE 55 RAMP

LOTS 1, 2, 3 AND 4 SHALL HAVE A RECIPROCAL INGRESS - EGRESS ACCESS, DRAINAGE AND UTILITY EASEMENT.  
 THE EXISTING ENTRANCES SHALL REMAIN AN IN AND OUT FOR EACH ENTRANCE. ACTUAL TRAFFIC FLOW AND LOT DESIGN MAY REQUIRE ENTRANCES TO BECOME ONE WAY IN EACH DIRECTION.



**CURVE DATA ①**

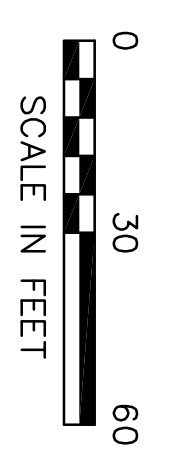
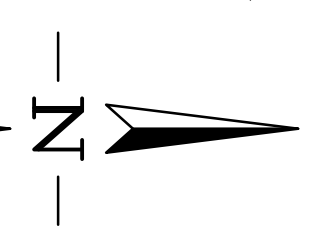
- D = 0814.15'
- R = 1075.92'
- T = 77.48'
- L = 154.69'
- Ch = 154.56'
- Ch Bearing = S 03°00'57" W

**CURVE DATA ②**

- D = 2917.34'
- R = 401.00'
- T = 104.80'
- L = 205.01'
- Ch = 202.79'
- Ch Bearing = N 13°33'04" E

**TBM 1**  
 EAST CAP BOLT  
 ELEV. 590.91

**AREA TO BE DEVELOPED**  
 = ± 2.88 ACRES



**"PRELIMINARY PLAN - NOT TO BE RECORDED BY THE RECORDER OF DEEDS"**

PRELIMINARY PLAN CITYSCAPE COMMONS TORONTO ROAD AND SOUTH SIXTH STREET FRONTAGE ROAD SPRINGFIELD, ILLINOIS	<b>GREENE &amp; BRADFORD, INC.</b> OF SPRINGFIELD CONSULTING ENGINEERS 3501 CONSTITUTION DRIVE SPRINGFIELD, ILLINOIS 62711 PHONE (217) 793-8844 PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098 (217) 793-8844, 793-6227 (F), E-MAIL = cad@greeneandbradford.com	DATE	08/19/08
		SURVEYED	TONELLATO
		DRAWN	BISHOP
		CHECKED	TONELLATO
		APPROVED	TONELLATO
PROJ. NO. 08-111 FIELD BOOK HB278 COMPUTER FILE NO. 05-14-12 exhibit 1.dwg SHEET NO. 1 OF 1 SHEETS	REVISIONS DATE BY	REVISION	