

LEGEND

⊕	EXISTING CATCHBASIN
⊗	EXISTING LIGHT POLE
⊙	EXISTING MANHOLE
⊕	EXISTING POWER POLE
⊞	EXISTING TELEPHONE BOX
- x - x -	PROPOSED FENCE
— — —	EXISTING SEWER
▨	EXISTING BUILDING
▨	PROPOSED BUILDING

FOR UNDERGROUND UTILITY LOCATIONS CALL J.U.L.I.E. TOLL FREE 1-800-892-0123 BEFORE STARTING CONSTRUCTION

STORM WATER DETENTION
NO NEW STORM WATER DETENTION IS PROPOSED.

BUILDING DESIGN CRITERIA
USE GROUP:
CONSTRUCTION TYPE:

ZONING
ZONED M-1: INTENSE COMMERCIAL - LIGHT INDUSTRIAL DISTRICT SECTION XVI (B-7 RECYCLING CENTER)
SETBACK REQUIREMENTS:
FRONT YARD = 25'
REAR YARD = 0'
SIDE YARD = 0'

LANDSCAPE REQUIREMENTS
NO NEW LANDSCAPING IS PROPOSED

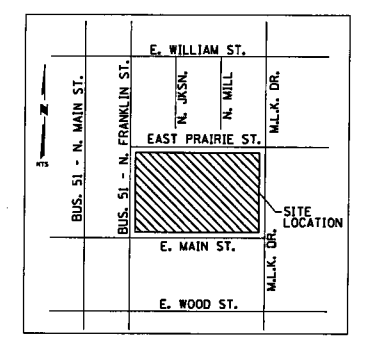
PARKING

NOTES:

1. PROPERTY LINES BASED ON RECORDED DATA. NO FIELD SURVEY WAS DONE.
2. NO ADDITIONAL PARKING LOT LIGHTING IS PLANNED.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C". AREAS OF MINIMAL FLOODING PER COMMUNITY PANEL NO 170429 0015 C, DATED AUG. 1, 1979.
4. ALL WORK SHALL CONFORM TO THE CITY OF DECATUR AND/OR STATE OF ILLINOIS CONSTRUCTION STANDARDS.
5. UTILITY LINES WERE PLOTTED FROM INFORMATION PROVIDED BY VARIOUS UTILITY COMPANIES. ACCURACY SHOULD BE CONSIDERED APPROXIMATE ONLY. CONTACT J.U.L.I.E. FOR UNDERGROUND UTILITY LOCATIONS.
6. CONTRACTORS WORKING ON PUBLIC R.O.W. MUST BE LICENSED AND BONDED WITH THE CITY OF DECATUR.

LEGAL DESCRIPTION (Per Warranty Deed Book 3863 Page 987)

Lots 1, 2, 3, 4, 5 and 6 of Brown and Gehrman's Subdivision of Lots 1 and 2 of Block 10 of Allen, McReynolds & Company's Addition to the City of Decatur, as per the plats recorded in Book "G", page 365 and Book "H", page 106 of the records in the Recorder's Office in Macon County, Illinois, and all the land, including vacated streets and alleys in Block 10 and Block 15 of Allen, McReynolds & Company's Addition to the City of Decatur, as per the plats recorded in Book "G", page 365 and Book "H", page 106 of the records in the Recorder's Office in Macon County, Illinois, except the East 127 feet of the vacated alley lying between Lots 9, 10, 11, 12, 13 and 14 in Block 15, and also except the East 107 feet of Lot 12 in Block 15.



REVISIONS		
NO.	DATE	REMARKS

DESIGN	PREPARED
CWG	07/28/09
DRAWN	APPROVED
TJH	
CHECKED	APPROVED

BWC BLANK, WESSELINK, COOK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
2623 EAST PERSHING ROAD DECATUR, IL 62524-2910 217-428-0973 FAX 217-428-8934

PRELIMINARY CIVIL SITE PLAN
BWC PROJECT NO. 453-0901
DATE 07/28/09
SHEET NO. C1
130 NORTH FRANKLIN STREET DECATUR, ILLINOIS