

HALL
DECATUR, ILLINOIS 62521

WEBSTER
1942 EAST CANTRELL STREET

CANTRELL
AND ALTERATIONS TO

KROMM
9374 OLIVE

RIKIMARU
ARCHITECTS

AND

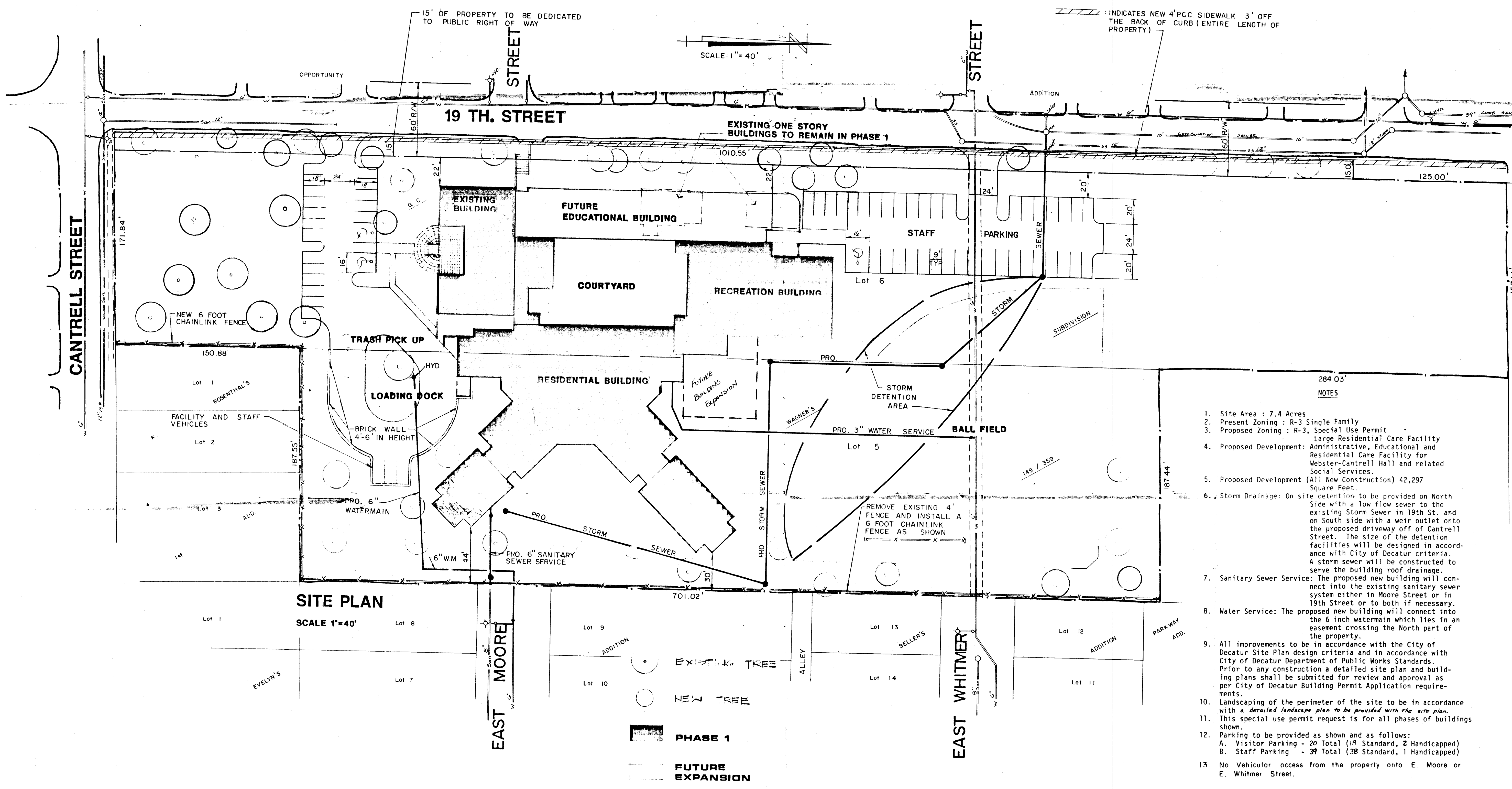
JOHANSEN
PLANNERS

INC.
INTERIORS

OLIVETTE, MISSOURI 63132

LEGAL DESCRIPTION

1. Lot 6 of G.C. Wagner's Subdivision as per Plat recorded in Book 149, Page 359 of the Records in the Recorder's Office, Macon County, Illinois, except that part along the West side dedicated for Public Right of Way.
2. Lot 5 of G.C. Wagner's Subdivision as per Plat recorded in Book 149, Page 359 of the Records in the Recorder's Office, Macon County, Illinois, except the North 284.56 feet thereof and except the South 180.00 feet thereof (also known as K. Rosenthal's First Addition.)



SITE PLAN
SCALE 1"=40'

- EXISTING TREE
- NEW TREE
- PHASE 1**
- FUTURE EXPANSION**

- NOTES**
1. Site Area : 7.4 Acres
 2. Present Zoning : R-3 Single Family
 3. Proposed Zoning : R-3, Special Use Permit
 4. Proposed Development: Administrative, Educational and Residential Care Facility for Webster-Cantrell Hall and related Social Services.
 5. Proposed Development (All New Construction) 42,297 Square Feet.
 6. Storm Drainage: On site detention to be provided on North Side with a low flow sewer to the existing Storm Sewer in 19th St. and on South side with a weir outlet onto the proposed driveway off of Cantrell Street. The size of the detention facilities will be designed in accordance with City of Decatur criteria. A storm sewer will be constructed to serve the building roof drainage.
 7. Sanitary Sewer Service: The proposed new building will connect into the existing sanitary sewer system either in Moore Street or in 19th Street or to both if necessary.
 8. Water Service: The proposed new building will connect into the 6 inch watermain which lies in an easement crossing the North part of the property.
 9. All improvements to be in accordance with the City of Decatur Site Plan design criteria and in accordance with City of Decatur Department of Public Works Standards. Prior to any construction a detailed site plan and building plans shall be submitted for review and approval as per City of Decatur Building Permit Application requirements.
 10. Landscaping of the perimeter of the site to be in accordance with a detailed landscape plan to be provided with the site plan.
 11. This special use permit request is for all phases of buildings shown.
 12. Parking to be provided as shown and as follows:
A. Visitor Parking - 20 Total (15 Standard, 2 Handicapped)
B. Staff Parking - 39 Total (38 Standard, 1 Handicapped)
 13. No Vehicular access from the property onto E. Moore or E. Whitmer Street.

SITE PLAN - PROPOSED REZONING
R-3 - SPECIAL USE PERMIT
LARGE RESIDENTIAL CARE

SCALE
JOB NUMBER 9102
PHILLIP W. COCHRAN
CONSULTING ENGINEER
270 WEST PRAIRIE SUITE 4
DECATUR, ILLINOIS 62523

SHEET NUMBER