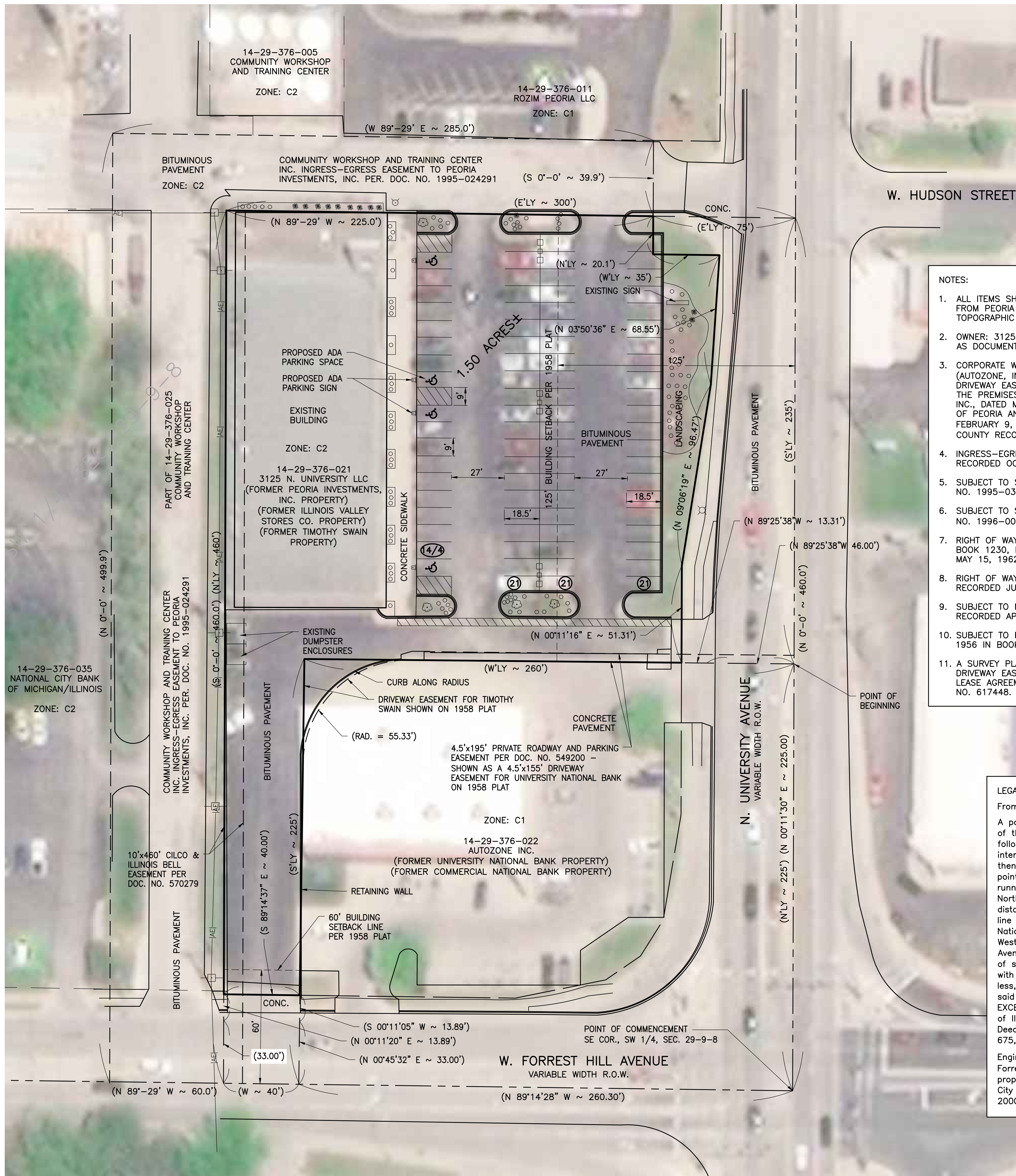
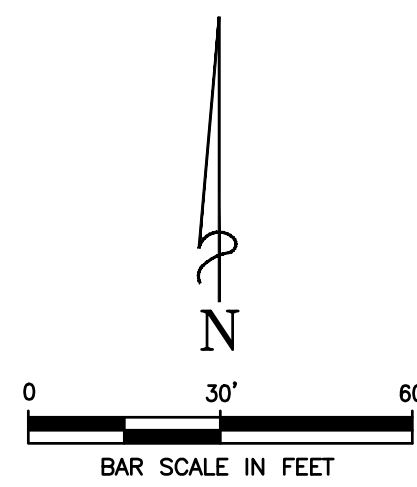


LEGEND	
---	SECTION LINE
---	DEED LINE OR PARCEL LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
--- AE ---	AERIAL ELECTRIC LINE
⊕	FIRE HYDRANT
⊕	LIGHT POLE
⊕	POWER POLE

PARKING SPACES	
REGULAR	77
ADA	4



- NOTES:
- ALL ITEMS SHOWN ON THIS DRAWING ARE BASED ON RECORD DOCUMENTS, INFORMATION FROM PEORIA COUNTY GIS WEBSITE AND AERIAL PHOTOGRAPHS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED.
  - OWNER: 3125 N. UNIVERSITY LLC PER SPECIAL WARRANTY DEED RECORDED MAY 12, 2014 AS DOCUMENT NO. 2014-008813.
  - CORPORATE WARRANTY DEED RECORDED DEC. 1, 1992 AS DOCUMENT NO. 1992-035913 (AUTOZONE, INC.) MENTIONS THAT THE AUTOZONE INC. PROPERTY IS "SUBJECT TO A DRIVEWAY EASEMENT FOR THE BENEFIT OF THE PROPERTY TO THE NORTH OVER AND ACROSS THE PREMISES IN QUESTION AS SHOWN ON THE SURVEY BY CONSOLIDATED LAND SURVEYING, INC., DATED MAY 1, 1992 AND AS CREATED BY GRANT FROM COMMERCIAL NATIONAL BANK OF PEORIA AND UNIVERSITY NATIONAL BANK TO ILLINOIS VALLEY STORES, CO., DATED FEBRUARY 9, 1955." THE SURVEY AND GRANT DOCUMENT WERE NOT FOUND IN THE PEORIA COUNTY RECORDER'S OFFICE IN A SEARCH BY MAURER-STUTZ, INC.
  - INGRESS-EGRESS EASEMENT BENEFITING THE 3125 N. UNIVERSITY LLC PROPERTY WAS RECORDED OCTOBER 2, 1995 AS DOCUMENT NO. 1995-024291.
  - SUBJECT TO SETBACK ENCROACHMENT AGREEMENT RECORDED NOV. 28, 1995 AS DOCUMENT NO. 1995-030189.
  - SUBJECT TO SETBACK ENCROACHMENT AGREEMENT RECORDED FEB. 15, 1996 AS DOCUMENT NO. 1996-004240. (RE: FREE-STANDING SIGN ON FORREST HILL ELEV.)
  - RIGHT OF WAY FOR UNIVERSITY STREET PER WARRANTY DEED RECORDED MAY 15, 1962 IN BOOK 1230, PAGE 675 AS DOCUMENT NO. 1962-005995 AND QUIT CLAIM DEED RECORDED MAY 15, 1962 IN BOOK 1230, PAGE 674 AS DOCUMENT NO 1962-005994.
  - RIGHT OF WAY FOR FORREST HILL AVENUE AND UNIVERSITY STREET PER DEDICATION DEED RECORDED JULY 21, 2000 AS DOCUMENT NO. 2000-023060.
  - SUBJECT TO NON-EXCLUSIVE EASEMENT FOR PRIVATE ROADWAY AND PARKING PURPOSES RECORDED APRIL 27, 1955 IN BOOK 1006, PAGE 248 AS DOCUMENT NO. 549200.
  - SUBJECT TO RIGHT OF WAY FOR ELECTRIC AND TELEPHONE UTILITIES RECORDED APRIL 13, 1956 IN BOOK 1046, PAGE 201 AS DOCUMENT NO. 570279.
  - A SURVEY PLAT BY HORTON ENGINEERING CO. SHOWING BUILDING SETBACK LINES AND DRIVEWAY EASEMENTS FOR TIMOTHY SWAIN AND UNIVERSITY NATIONAL BANK IS INCLUDED IN LEASE AGREEMENT RECORDED OCTOBER 31, 1958 IN BOOK 1131, PAGE 633 AS DOCUMENT NO. 617448.

**LEGAL DESCRIPTION**

From Special Warranty Deed Recorded May 12, 2014 as Doc. No. 2014-008813

A part of the Southwest Quarter of Section 29, Township 9 North, Range 8 East of the Fourth Principal Meridian, More particularly bounded and described as follows: Beginning at the Southeast corner of said Southwest Quarter in the intersection of West Forrest Hill Avenue with North University Street, running thence North along the said Quarter Section line, a distance of 225 feet to a point, which is the place of beginning of the tract to be described; thence running Westerly parallel with the South line of said Quarter Section along the Northerly line of the premises now owned by the University National Bank, a distance of 260 feet; thence parallel with the East line of said Quarter Section line Southerly along the Westerly line of said premises owned by said University National Bank, a distance of 225 feet to the South line of said Section 29 in West Forrest Hill Avenue; thence West along said Section line in West Forrest Hill Avenue, a distance of 40 feet; thence Northerly and parallel with the Easterly line of said Quarter Section line, a distance of 460 feet; thence Easterly and parallel with the South line of said Quarter Section line, a distance of 300 feet, more or less, to the center Section line in North University Street; thence Southerly along said Quarter Section line, a distance of 235 feet to the place of beginning, EXCEPT therefrom that portion of the premises in question conveyed to the State of Illinois, for the use of the Department of Public Works and Buildings, by the Deeds recorded May 15, 1962, in Book 1230, Page 674, and in Book 1230, Page 675, situated in Peoria County, Illinois.

Engineer's Note: Property is also subject to right of way of University Street and Forrest Hill Avenue along the east and west sides of the above described property, including that portion of the above described property conveyed to the City of Peoria in Dedication Deed recorded July 21, 2000 as Document No. 2000-023060.

REV	DATE	DESCRIPTION

**MAURER-STUTZ**  
ENGINEERS - SURVEYORS

3116 N. DRESSLANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7615 | FAX (309) 699-7616  
 PEORIA, IL 1670 EAST ASH STREET | CANTON, IL 61520 | (309) 647-7831 | FAX (309) 647-6355  
 MUNCIE, IN 4880 W. MILGORE AVENUE | MUNCIE, IN 47304 | (765) 773-6228 | FAX (309) 699-7616  
 ILLINOIS PROFESSIONAL DESIGN FIRMA LICENSE #188-005754  
 www.mstutz.com \*WORKING WITH YOU BY DESIGN\*

**SITE PLAN**

3125 N. UNIVERSITY STREET  
SPECIAL USE REQUEST

**3125 N. UNIVERSITY LLC**

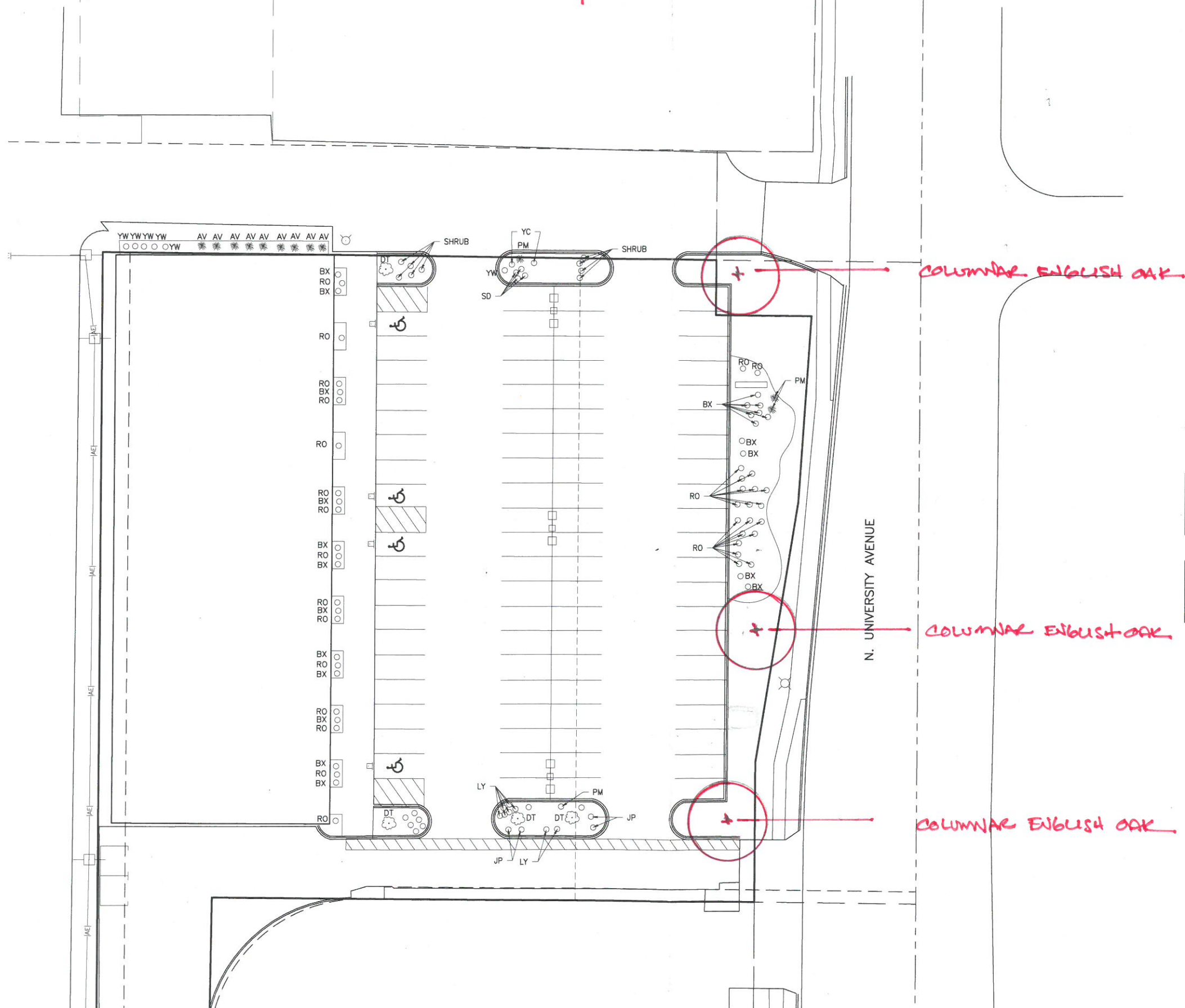
Client: 3125 N. UNIVERSITY LLC

Designed By: KJP  
 Drawn By: KDR  
 Reviewed By: KJP

Date: 12 October 2019  
 Project No.: 23119013.00  
 Drawing: 1

# Attachment A to Ordinance

3 - 2.5" CALIPER SHADE TREES = 60 POINTS



LEGEND (EXISTING)

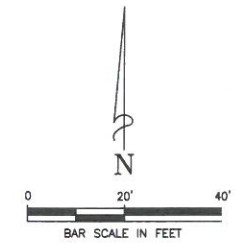
AV	ARBORVITAE (THUJA OCCIDENTALLIS)
RO	ROSE (ROSA)
LY	LILY (LILIUM)
BX	BOXWOOD (BUXUS)
YW	YEW (TAXUS)
JP	JUNIPER SHRUB (JUNIPERUS)
YC	YUCCA (YUCCA)
PM	PINE MUGO (PINUS MUGO)
SD	SEDUM
DT	DECIDUOUS TREE

LANDSCAPE REQUIREMENTS

	TREE POINTS	SHRUB POINTS
FRONT YARD	60	60
PARKING LOT		81

EXISTING LANDSCAPING

	TREE POINTS	SHRUB POINTS
FRONT YARD	0	111
PARKING LOT		219



REVISIONS

No.	Date	Description

**MAURER-STUTZ**  
ENGINEERS SURVEYORS

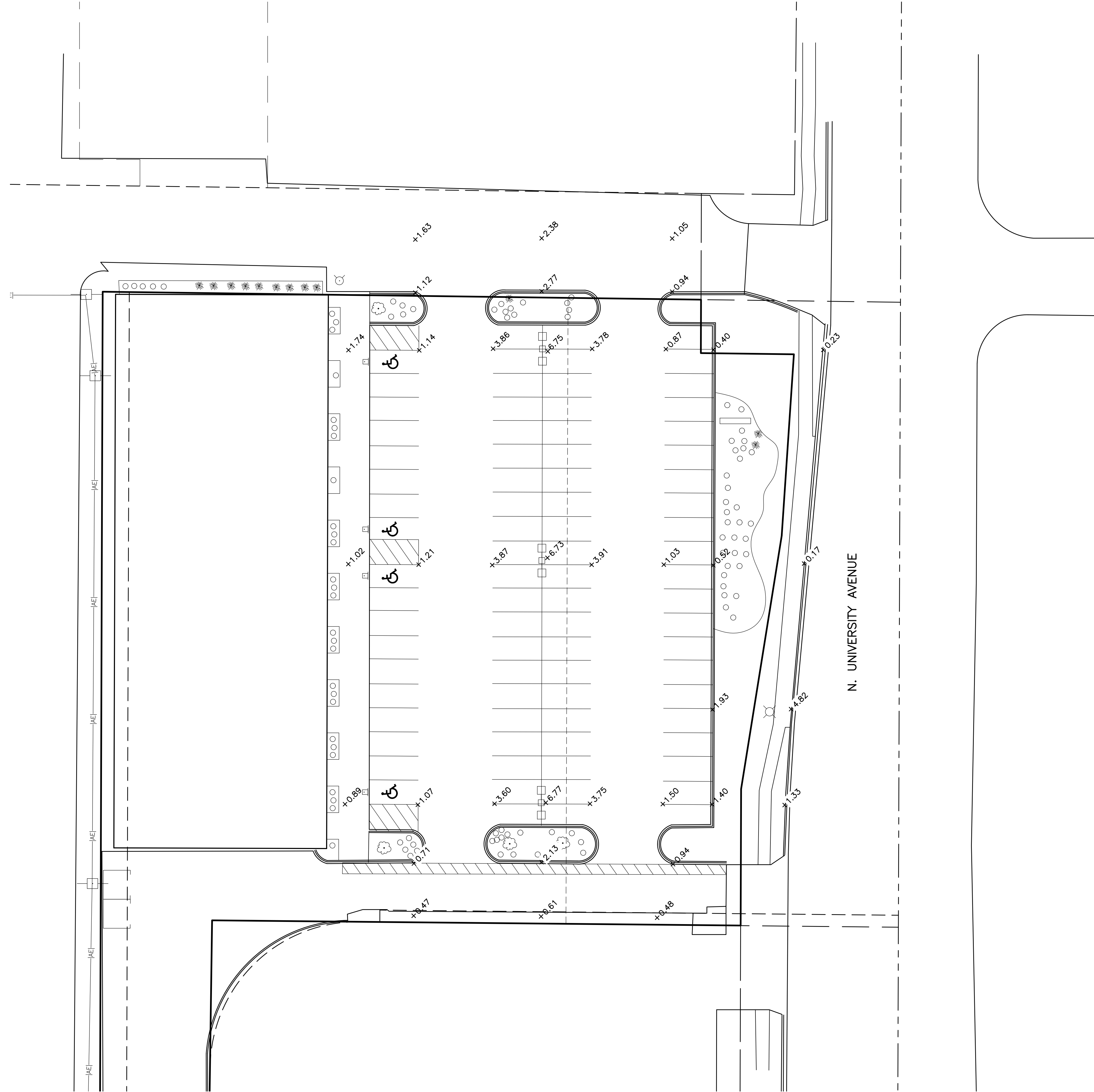
PEORIA, IL 3116 N. DRIES LANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7635 | FAX (309) 693-7636  
 CANTON, IL 1670 EAST 10TH STREET | CANTON, IL 62520 | (309) 647-7831 | FAX (309) 647-6155  
 MORGAN, IL 5850 W. KILGORE AVENUE | MORGAN, IL 62450 | (618) 273-6228 | FAX (618) 273-6228  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754

LANDSCAPE PLAN  
3125 N. UNIVERSITY STREET  
SPECIAL USE REQUEST

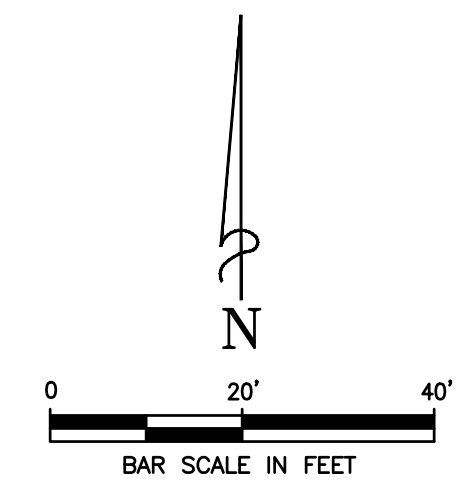
Client:  
**3125 N. UNIVERSITY LLC**

Designed By:  
KJP  
 Drawn By:  
KDR  
 Reviewed By:  
KJP  
 Date:  
12 October 2019  
 Project No.:

3125 N. University Street.dwg



LEGEND	
x3.78	FOOT CANDLE



REVISIONS	
No.	Description

**MAURER-STUTZ**  
ENGINEERS - SURVEYORS

PEORIA, IL 3116 N. DRESSLANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7615 | FAX (309) 693-7616  
 CANTON, IL 1670 EAST ASH STREET | CANTON, IL 61520 | (309) 647-7831 | FAX (309) 647-6155  
 MUNCIE, IN 5830 W. ILLINOIS AVENUE | MUNCIE, IN 47304 | (765) 773-8228 | FAX (309) 693-7616  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754  
 www.mstutz.com "WORKING WITH YOU BY DESIGN"

PHOTOMETRIC PLAN

3125 N. UNIVERSITY STREET  
SPECIAL USE REQUEST

Client: 3125 N. UNIVERSITY LLC

Designed By: KJP  
 Drawn By: KDR  
 Reviewed By: KJP  
 Date: 12 October 2019  
 Project No.: 23119013.00  
 Drawing: 2