

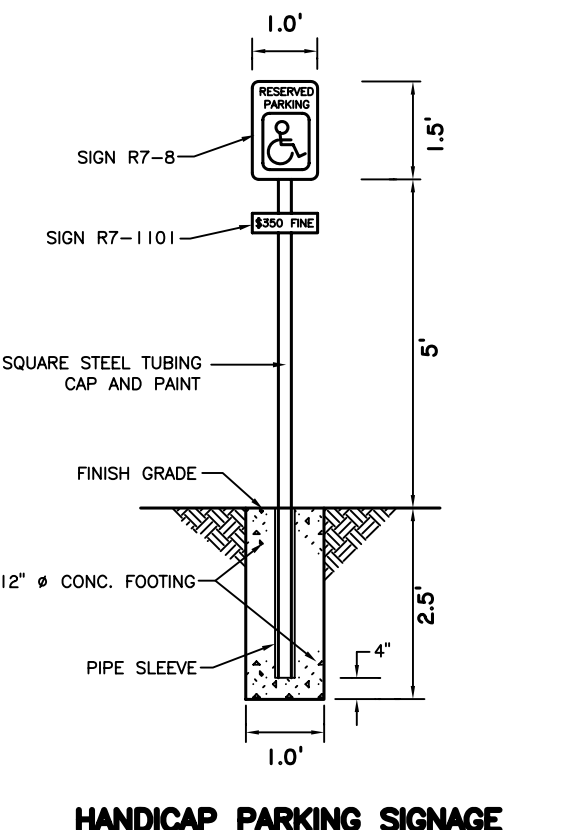
LEGAL DESCRIPTION  
10.043 ACRES±

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°-01'-00" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1008.86 FEET; THENCE SOUTH 89°-51'-20" WEST, A DISTANCE OF 35.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°-51'-20" WEST, A DISTANCE OF 746.60 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK; (THE FOLLOWING 21 COURSES FOLLOW ALONG THE APPROXIMATE CENTERLINE OF FARGO RUN CREEK)  
THENCE SOUTH 29°-51'-23" EAST, A DISTANCE OF 73.19 FEET; THENCE SOUTH 24°-01'-03" EAST, A DISTANCE OF 51.14 FEET; THENCE SOUTH 75°-41'-11" EAST, A DISTANCE OF 70.28 FEET; THENCE SOUTH 33°-12'-08" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 28°-17'-58" WEST, A DISTANCE OF 119.20 FEET; THENCE SOUTH 47°-09'-19" EAST, A DISTANCE OF 40.60 FEET; THENCE SOUTH 19°-57'-24" EAST, A DISTANCE OF 140.06 FEET; THENCE NORTH 87°-02'-36" EAST, A DISTANCE OF 53.33 FEET; THENCE NORTH 62°-28'-39" EAST, A DISTANCE OF 83.38 FEET; THENCE SOUTH 18°-14'-43" EAST, A DISTANCE OF 80.25 FEET; THENCE SOUTH 12°-13'-44" EAST, A DISTANCE OF 40.60 FEET; THENCE SOUTH 67°-35'-05" WEST, A DISTANCE OF 74.32 FEET; THENCE SOUTH 27°-57'-28" EAST, A DISTANCE OF 60.53 FEET; THENCE SOUTH 07°-19'-58" WEST, A DISTANCE OF 61.80 FEET; THENCE SOUTH 56°-08'-33" EAST, A DISTANCE OF 83.93 FEET; THENCE NORTH 89°-36'-46" EAST, A DISTANCE OF 85.84 FEET; THENCE SOUTH 44°-24'-35" EAST, A DISTANCE OF 57.66 FEET; THENCE SOUTH 15°-34'-09" WEST, A DISTANCE OF 78.80 FEET; THENCE SOUTH 45°-23'-16" EAST, A DISTANCE OF 111.80 FEET; THENCE NORTH 53°-10'-31" EAST, A DISTANCE OF 50.72 FEET; THENCE NORTH 87°-37'-28" EAST, A DISTANCE OF 145.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91; (THE FOLLOWING 3 COURSES FOLLOW ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 91)  
THENCE NORTH 09°-08'-01" EAST, A DISTANCE OF 243.92 FEET; THENCE NORTH 09°-06'-04" EAST, A DISTANCE OF 50.49 FEET; THENCE NORTH 00°-08'-01" EAST, A DISTANCE OF 561.25 FEET TO THE POINT OF BEGINNING, CONTAINING 10.043 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

SITE LOCATION MAP  
NOT TO SCALE

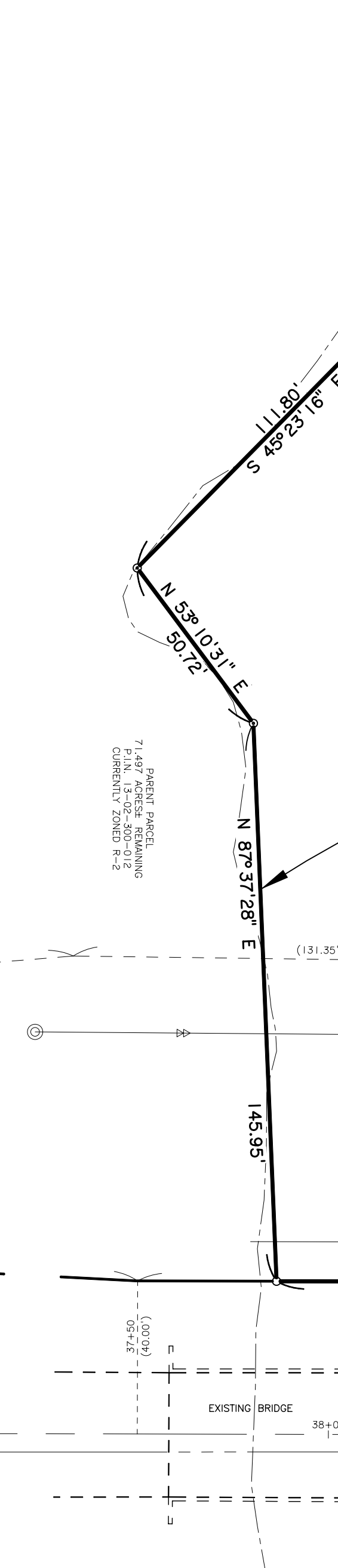
LEGEND

- BOUNDARY LINE OF PROPERTY
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- IRON ROD SET
- SURVEY PIPE OR ROD FOUND
- "T" FENCE POST SET IN DITCH
- EXISTING VALVE
- HANDICAP SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED MANHOLE
- UTILITY POLE
- TELEPHONE PEDESTAL
- PROPOSED CLEANOUT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WATERMAN
- GASMAN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE SURFACE
- GRAVEL SURFACE
- FENCE LINE
- TREE
- BUSH
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- RECORD DISTANCE
- MEASURED DISTANCE
- RECORD BEARING
- MEASURED BEARING
- P.O.B. POINT OF BEGINNING

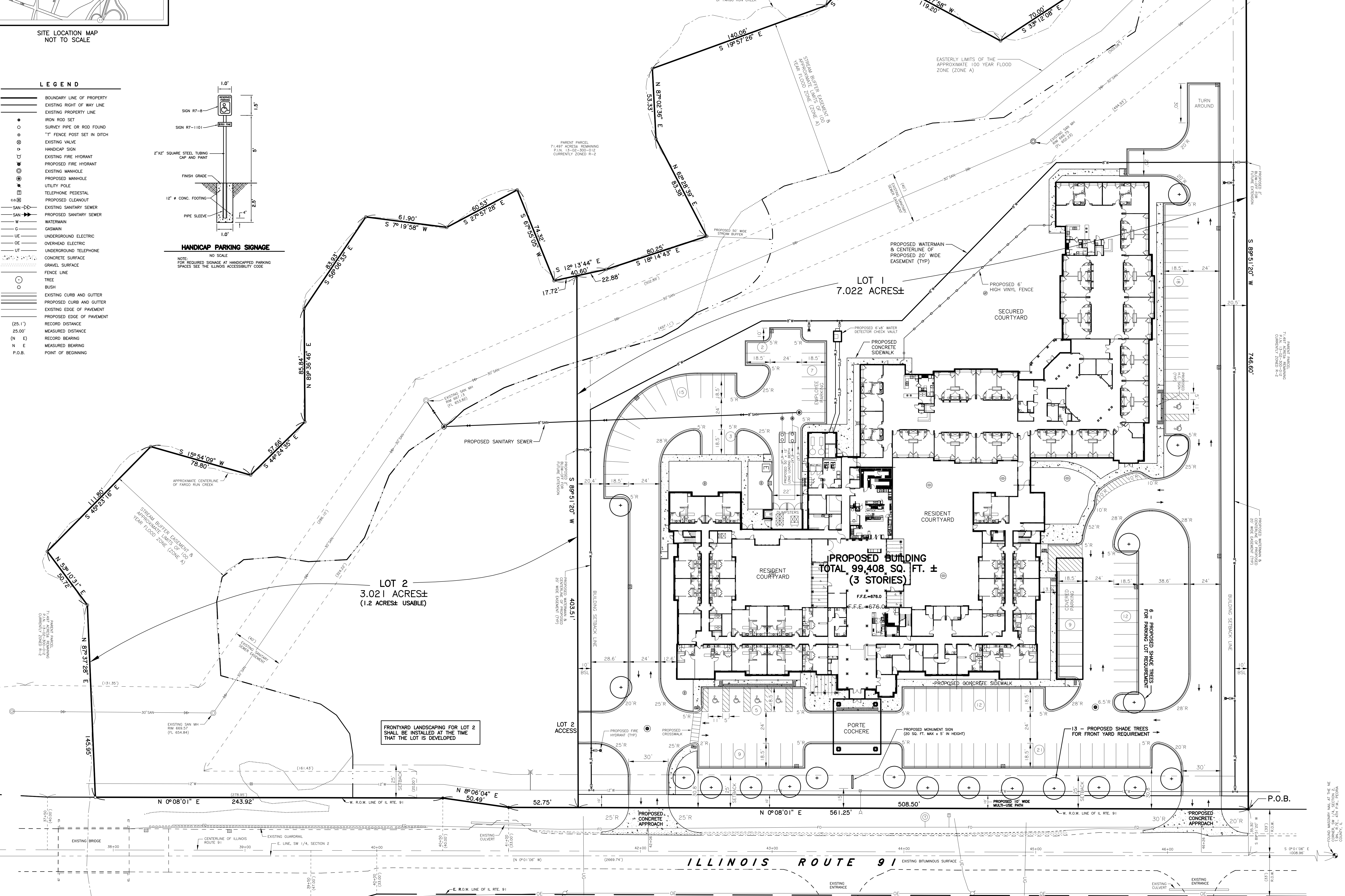


HANDICAP PARKING SIGNAGE  
NOTE: FOR REQUIRED SIGNAGE AT HANDICAPPED PARKING SPACES SEE THE ILLINOIS ACCESSIBILITY CODE

- (25.1)
- 25.00'
- (N E)
- N E
- P.O.B.



FRONTYARD LANDSCAPING FOR LOT 2  
SHALL BE INSTALLED AT THE TIME  
THAT THE LOT IS DEVELOPED



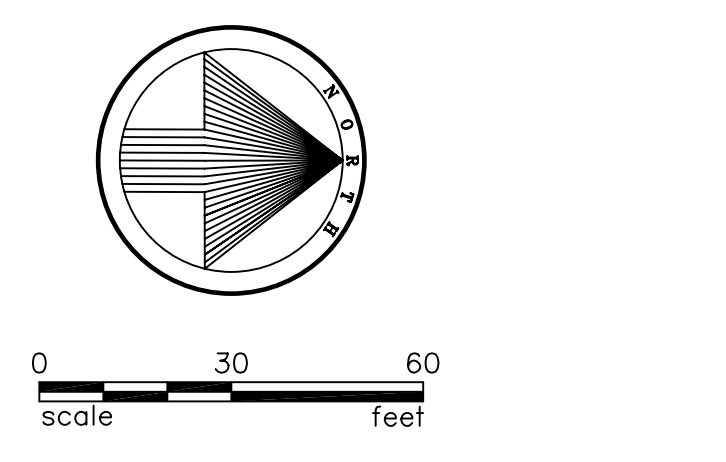
- SITE CONSTRUCTION NOTES:**
1. ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE ENVELOPE AND BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
  2. ALL SITE LANDSCAPING, QUANTITY, SIZE, AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
  3. ALL SITE SIGNAGE (Pylon, Directional and Building) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
  4. STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
  5. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
  6. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
  7. ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH I.D.O.T. STANDARDS.
  8. ALL ROOF, GROUND AND WALL MOUNTED MECHANICAL EQUIPMENT AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM VIEW OF ANY PUBLIC RIGHTS OF WAY OR RESIDENTIAL DISTRICT IN ACCORDANCE WITH ARTICLE 16.10 OF THE CITY OF PEORIA ZONING ORDINANCE.
  9. ANY UTILITY WORK IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM I.D.O.T.
  10. DRIVE APPROACH CONTRACTOR MUST BE LICENSED AND BONDED WITH I.D.O.T. AND THE CITY OF PEORIA. A PERMIT FROM I.D.O.T. WILL BE REQUIRED PRIOR TO ANY WORK.
  11. PARKING LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO ANY WORK.
  12. SITE LANDSCAPING INDICATED IS ONLY INTENDED TO INDICATE MINIMUM LANDSCAPE REQUIREMENTS. A DETAILED LANDSCAPE PLAN WITH TREES AND SHRUBS SHOULD BE SUBMITTED BY THE CONTRACTOR WHICH INCORPORATES THE INTENDED MINIMUM FRONT YARD AND PARKING LOT REQUIREMENTS. AN IRRIGATION SYSTEM SHOULD ALSO BE INCLUDED FOR FULL COVERAGE FOR ALL LANDSCAPED AREAS. ALL LANDSCAPED AREAS SHALL BE MULCHED, SOODED OR SEEDED. PLEASE SUBMIT PROPOSAL TO OWNER REPRESENTATIVE FOR APPROVAL.
  13. THE CONTRACTOR SHALL CONTACT THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT (309-484-8818) FOR PERMITS AND TO SCHEDULE DRIVEWAY APPROACH B SIDEWALK CONSTRUCTION.
  14. THE LANDSCAPING CONTRACTOR SHALL INCLUDE THE IRRIGATION IN THE LANDSCAPING ALLOWANCE. A LANDSCAPING PLAN AND IRRIGATION PLAN SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
  15. THE CONTRACTOR SHALL SUBMIT A PLAN AND BID FOR ELECTRIC SERVICE TO THE PARKING LOT LIGHTS AND THE SIGNAGE TO THE OWNER FOR APPROVAL.
  16. A SEPARATE PHOTOMETRIC PLAN SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL.
  17. AN EROSION, SEDIMENT AND STORM WATER CONTROL PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
  18. AN NPDES CONSTRUCTION PERMIT FROM THE ILLINOIS EPA WILL BE REQUIRED FOR THIS PROJECT.

**LANDSCAPING DATA:**

ITEM	POINTS PROVIDED
LOT 1 FRONT YARD LANDSCAPING - IL. ROUTE 91 (500' FRONTAGE)	295 POINTS REQUIRED 280 POINTS PROVIDED
13 - PROPOSED SHADE TREES	260 POINTS
PARKING LOT LANDSCAPING (115 PROPOSED PARKING SPACES)	115 POINTS REQUIRED 120 POINTS PROVIDED
6 - PROPOSED SHADE TREES	120 POINTS

- SITE DATA:**
1. THIS SITE IS P.L.N. 13-02-300-002, P.L.N. 13-02-300-003 AND PART OF P.L.N. 13-02-300-012
  2. AREA OF LOT 1 IS 7.022 ACRES ±  
AREA OF LOT 2 IS 3.021 ACRES ±  
TOTAL AREA OF THIS SITE IS 10.043 ACRES ±
  3. THIS SITE IS PRESENTLY ZONED R-2
  4. BUILDING SETBACKS:  
FRONT = 25' OR THE AVERAGE OF ADJACENT STRUCTURES  
SIDE = 8' (20' COMBINED)  
REAR = 25'
  5. AREA OF PROPOSED BUILDING GROUND FLOOR = 99,408 SQ. FT. ±  
TOTAL AREA OF BUILDING = 99,408 SQ. FT. ± (ALL 3 STORIES)
  6. THE BASE FLOOR ELEVATION FOR THIS SITE IS 670.9

- PARKING DATA:**
1. PARKING REQUIREMENTS: (ELDERLY HOUSING)  
ONE (1) SPACE PER THREE (3) RESIDENTS PLUS ONE (1) SPACE PER EMPLOYEE
  2. PARKING SUPPLIED:  
117 RESIDENTS = 39 SPACES REQUIRED  
30 EMPLOYEES = 30 SPACES REQUIRED  
69 TOTAL PARKING SPACES REQUIRED INCLUDING 3 HANDICAP PARKING SPACES  
114 TOTAL PARKING SPACES PROVIDED INCLUDING 6 HANDICAP PARKING SPACES  
ALL STANDARD PARKING SPACES SHALL BE 9' WIDE X 18.5' DEEP.  
ALL HANDICAP PARKING SPACES SHALL BE 16' WIDE BY 18.5' DEEP W/ HANDICAP PARKING SIGNAGE.  
ALL DRIVE ISLES SHALL BE A MINIMUM OF 24' WIDE.



**ILLINOIS ROUTE 91**

SCALE: 1" = 30'  
DRAWN BY: JMG  
SURVEY BY: MCH  
DESIGN BY: HRL  
CHECKED BY: RMD

REVISED PER 5988 COMMENTS 03-25-15 BY: JMG  
REVISED PER 5988 COMMENTS 03-19-15 BY: JMG

**CLS**  
CONSOLIDATED LAND SURVEYING, INC.  
1300 W. COMMERCE DR. STE. 700 - PEORIA, ILLINOIS 61615  
LAND SURVEYORS AND PROFESSIONAL ENGINEERS  
309-692-3434  
PROFESSIONAL DESIGN FIRM NO. 184-021796

**SITE PLAN**  
FOR  
**HEARTIS ASSISTED LIVING**

DATE: 03-25-15  
SHEET 1 OF 1