ORDINANCE 17,459

AN ORDINANCE APPROVING A SPECIAL USE IN A CLASS R-3 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR AN ASSISTED LIVING FACILITY FOR THE PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NO. 14-19-204-014, WITH AN ADDRESS OF 5200 N HAMILTON ROAD, PEORIA, IL.

WHEREAS, the properties herein described are now zoned in a Class R-3 (Single Family Residential) District; and

WHEREAS, said Planning & Zoning Commission has been petitioned to approve a Special Use for an Assisted Living Facility under the provisions of Section 2.9 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on April 6, 2017, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such special use will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That a Special Use for an Assisted Living Facility is hereby approved for the following described property:

A part of the Northeast ¼ of Section 19 Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the center of Section 19, thence East along the South line of the Northeast Quarter of said Section 19, 165 feet to the center line of N. Hamilton Road; thence North along the said center line of N. Hamilton Road, 1381.55 feet to the place of beginning of the tract to be described; thence East along the Northerly line of Camille Street and the Northerly line of Camille Street extended, 800 feet; thence North parallel with the center line of N. Hamilton Road extended, 850 feet; thence West parallel with the Northerly line of Camille Street and the Northerly line of Camille Street extended, 800 feet to the center line of N Hamilton Road extended; thence South along the center line of N. Hamilton Road extended, 850 feet to the place of beginning; situated in the County of Peoria, in the State of Illinois.

Said Ordinance is hereby approved per the submitted Site Plan Packet (Attachment A), and with the following conditions:

1) Garbage dumpsters must be placed in a six to seven foot tall, four-sided, solid enclosure with a gate for access and as per City Code.
2) Increase the maximum number of parking spaces from 11 to 30.
3) All ground, wall, and roof top mechanical equipment must be screened from view.
4) Signage in compliance with the requirements of the Unified Development Code.
5) Installation of sidewalk along the entire property frontage on Hamilton Road, and on Camille Street from Hamilton Road to the intersection with Renwood Avenue. Timing of the installation of sidewalks will be determined by the Development Review Board.

6) Stormwater Management in accordance with the City's recently revised Erosion, Sediment and Stormwater Control Ordinance.
7) Installation of a fire hydrant at the south entrance. Specific location to be determined by Fire Dept. and IL-AWC.

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, with respect to the Class R-3 (Single Family Residential) District shall remain applicable to the above-described premises, with exception to amended Special Use herein permitted.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS

25th DAY April, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

Corporation Counsel

ALMOST HOME KIDS

5200 N. Hamilton Rd., Peoria, IL 61614

CITY OF PEORIA RESPONSE

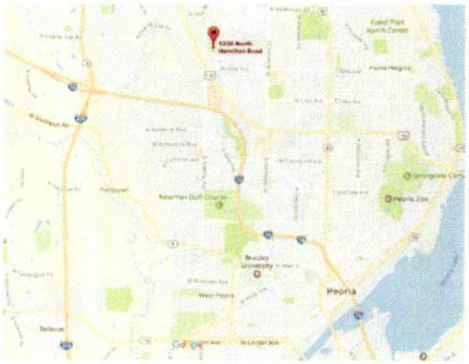
APRIL 5th, 2017

ARCHITECT
STANTEC ARCHITECTURE INC.
224 SOUTH MICHIGAN AVENUE
SUITE 1400
CHICAGO, IL 60604
312.554.1400

CIVIL ENGINEER
MAURER-STUTZ
3116 N. DRIES LANE
SUITE 100
PEORIA, IL 61604
(309) 693-7615

MEPT/ FP / STRUCTURAL
KJWW ENGINEERING CONSULTANTS
1100 WARRENVILLE ROAD
SUITE 400W
NAPERVILLE, IL 60563
630.527.2320

LANDSCAPE ARCHITECT
HITCHCOCK DESIGN GROUP
225 W. JEFFERSON AVE.
NAPERVILLE, IL 60540
630.961.1787



2 SITE MAP

1 SITE CONCEPT

ALMOST HOME KIDS PEORIA - SHEET LIST

GENERAL	
G0-001	COVER SHEET PEORIA
ARCHITECTURAL	
A1-100	KEY PLAN
A2-001	BUILDING ELEVATIONS
CIVIL	
C-101	GENERAL NOTES, LEGEND, AND INDEX OF SHEETS
C-102	DEMOLITION PLAN
C-103	SITE PLAN
C-104	GRADING PLAN
C-105	UTILITY PLAN
C-106	EROSION CONTROL AND STORM WATER PLAN
C-107	DETAILS
C-108	DETAILS
C-109	DETAILS
C-110	DETAILS
C-111	DETAILS
LANDSCAPE	
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE DETAILS

ALMOST HOME KIDS
5200 N. Hamilton Rd., Peoria, IL 61614

Almost Home Kids
Ann & Robert H. Lurie Children's Hospital of Chicago
OSF HealthCare
Stantec

Seal

SET IN PROGRESS
NOT FOR CONSTRUCTION

Description	Date	No.
City of Peoria Submittal	03/20/17	

Key Plan

Typical Graphic Scale U.N.O.:

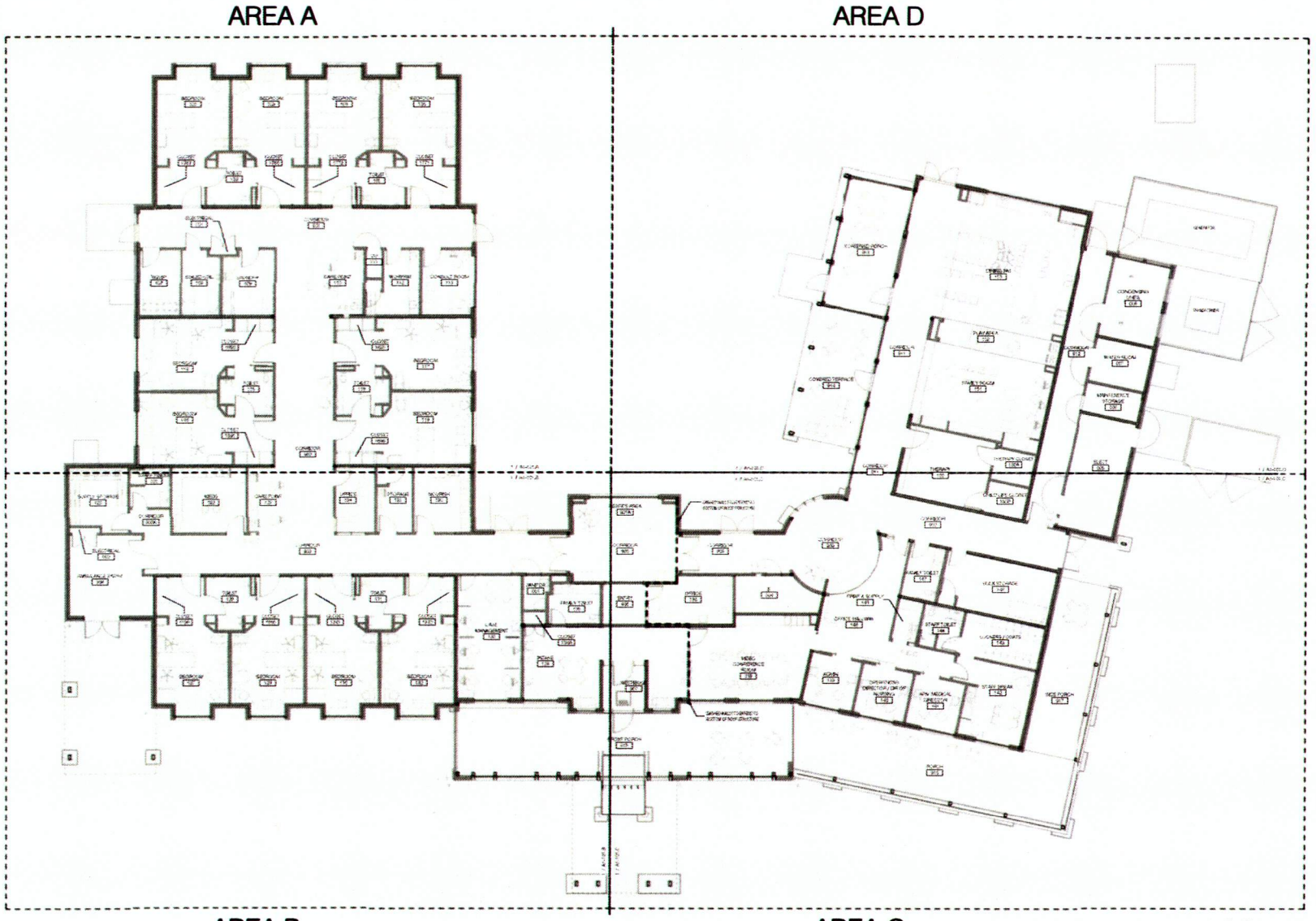
COVER SHEET PEORIA

Project No.: 222701481

Sheet No. G0-001

ATTACHMENT A TO ORDINANCE
ORDINANCE 17,459

ORDINANCE 17,459



1 Key Plan
1/8" = 1'-0"

ALMOST HOME KIDS
AHK PROTOTYPE BUILDING

Almost Home Kids
Ann & Robert H. Lurie Children's Hospital of Chicago

Stantec

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, TECHNOLOGY & STRUCTURAL

KJWW ENGINEERING CONSULTANTS
The FUTURE, built SMARTER.
1100 WARRENVILLE ROAD, SUITE 400W
NAPERVILLE, ILLINOIS 60563
630.537.2539 FAX: 630.537.2521

Seal

SET IN PROGRESS
NOT FOR CONSTRUCTION

Description	Date	No.
City of Peoria Submittal	09/20/17	
30% CD Update	12/20/17	
ISSUED FOR 95% CD	1/17/2018	
ISSUED FOR 75% CD	1/18/2018	
ISSUED FOR DD	12/27/2018	
ISSUED FOR 50% DD	10/04/2018	
50% DD REVIEW	9/07/18	

Key Plan

Typical Graphic Scale is N.O.

KEY PLAN

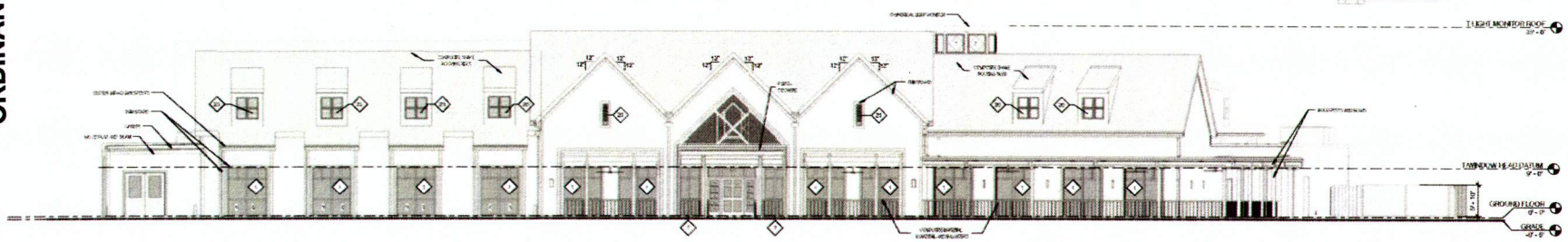
Project No. 222018481

Sheet No. A1-100

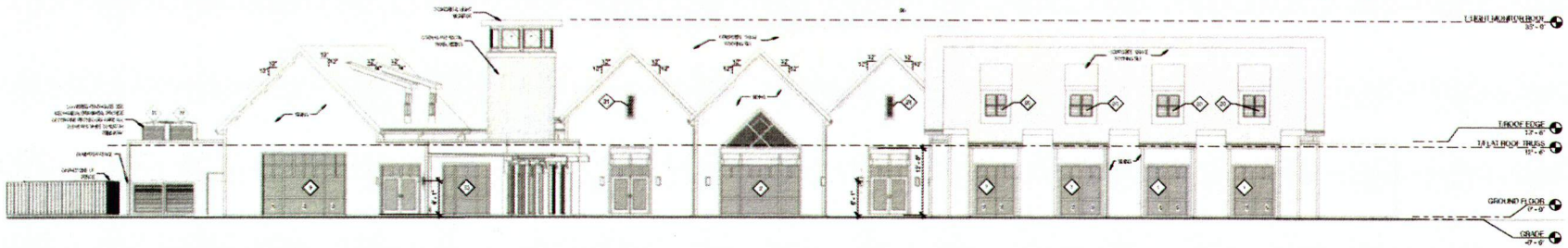
ORDINANCE 17,459

GENERAL NOTES

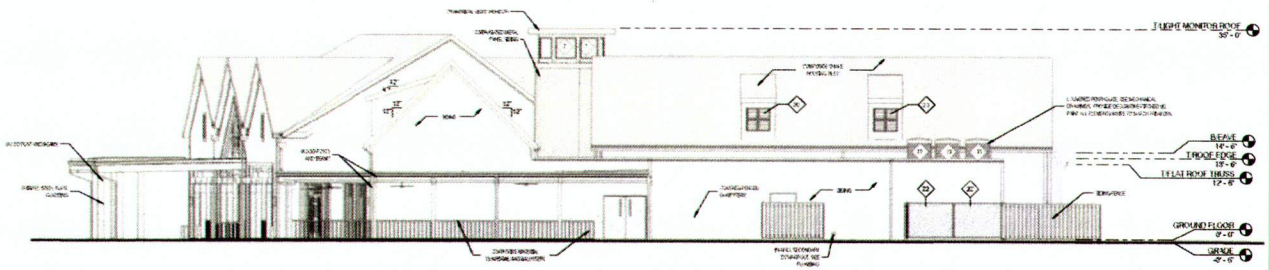
LEGEND



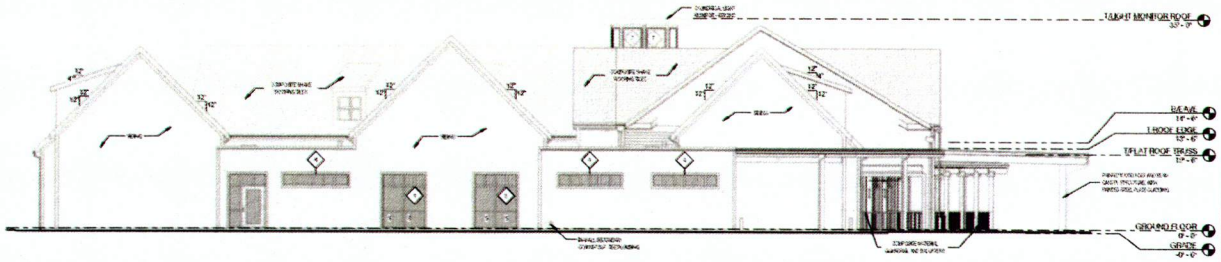
4 WEST EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



3 EAST EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

ALMOST HOME KIDS
5200 N. Hamilton Rd., Peoria, IL 61614

Almost Home Kids

Ann & Robert H. Lurie Children's Hospital of Chicago

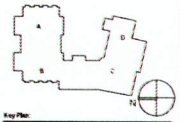
OSF HEALTHCARE

Stantec

Seal

SET IN PROGRESS
NOT FOR CONSTRUCTION

Description	Date	No.
City of Peoria Submittal	8/12/17	
90% CD Update	10/20/17	
Issued for 90% CD	11/10/17	
Issued for 75% CD	11/22/17	
Issued for DD	10/17/17	
Issued for 75% DD	11/06/17	



Key Plan

0 2 4 8 16
As indicated

Typical Graphic Scale U.N.O.

BUILDING ELEVATIONS

Project No.: 222014481

Sheet No. A2-001

ORDINANCE 17,459

GENERAL CIVIL NOTES

1. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION AND ALL APPLICABLE SUPPLEMENTAL SPECIFICATIONS (HEREINTER REFERRED TO JOINTLY AS IDOT STANDARD SPECIFICATIONS), THE CITY OF PEORIA STANDARDS, THE IPSD GENERAL SPECIFICATIONS FOR SANITARY SEWERS AND APPURTENANCES, CURRENT EDITION, AND THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS AS OUTLINED IN THE IDOT STANDARD SPECIFICATIONS. ANY UTILITIES THAT ARE DISTURBED DURING CONSTRUCTION WILL BE REPAIRED AND/OR RELOCATED AT NO COST TO THE OWNER.
3. NOT ALL EXISTING UTILITIES, SUCH AS SANITARY SEWERS, STORM SEWERS, CULVERTS, GAS MAINS, TELEPHONE CABLES, WATER MAINS, FIELD TILE, POWER LINES, ETC. AND STRUCTURES, OBJECTS, ETC., WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR SHALL ASSUME SOLE AND FULL RESPONSIBILITY FOR ALL UTILITIES OR OBJECTS WHETHER OR NOT SHOWN ON THE PLANS AND SHALL REALIZE THAT THE ACTUAL LOCATIONS OF THE UTILITIES OR OBJECTS MAY BE DIFFERENT FROM THAT SHOWN. CONTRACTORS ARE REQUIRED TO CONTACT J.U.L.I.E. BEFORE DIGGING.
4. UNLESS OTHERWISE INDICATED, EXISTING SURFACE TOPOGRAPHY AND DRAINAGE SHALL NOT BE ALTERED BY CONSTRUCTION. CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION ANY DRAINAGE FEATURE DISTURBED BY CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL COORDINATE CONNECTIONS, RELOCATIONS AND ADJUSTMENTS OF ALL UTILITIES LOCATED IN THE PUBLIC RIGHT OF WAY WITH THE RESPECTIVE UTILITY OWNER(S).
6. THE CONTRACTOR SHALL INCLUDE IN THEIR BID THE RELOCATION COSTS FOR COORDINATING AND RELOCATING/ADJUSTING THE UTILITIES THAT ARE AFFECTED BY THE CONSTRUCTION. MOST ADJUSTMENTS/RELOCATES ARE CALLED OUT, BUT THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS, WHETHER CALLED OUT OR NOT.
7. WHEN EXCAVATING UNDER EXISTING UTILITIES, CONTRACTOR SHALL SUPPORT THE EXISTING UTILITY UNTIL BACKFILL AND COMPACTION ARE COMPLETE. BACKFILL AT THESE CROSSINGS SHALL CONSIST OF MECHANICALLY COMPACTED SELECTED GRANULAR MATERIALS TO FINISHED GRADE. CONTRACTOR MAY USE FLOWABLE FILL IN LIEU OF SELECT GRANULAR FILL, BUT NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
8. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES PRIOR TO BORING AND/OR JACKING UNDER RAILROADS, STREETS, COUNTY AND TOWNSHIP ROADS, OR STATE HIGHWAYS AND COMPLY WITH ALL REQUIREMENTS OF THE CONTROLLING AGENCY INCLUDING ANY PROVISIONS IN APPLICABLE PERMITS, ETC. COSTS FOR COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT.
9. ANY DAMAGE TO STREETS DUE TO THE CONTRACTOR'S OPERATIONS (I.E., INCREASED TRUCK TRAFFIC, HEAVY EQUIPMENT TRAFFIC, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF, AND AT NO EXPENSE TO, THE OWNER OF THE DAMAGED PAVEMENT STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED UNDER THIS CONTRACT FOR SUCH REPAIRS.
10. ALL REMOVAL ITEMS SHALL BE FULL-DEPTH SAW CUT, UNLESS OTHERWISE NOTED. CURB REMOVAL AND PAVEMENT REMOVAL AT THE LOCATIONS (IF ANY) SHOWN ON THE PLANS SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
11. ALL ITEMS MARKED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL LOCATION. IN ACCORDANCE WITH PUBLIC ACT 90-761, WHICH AMENDS THE ENVIRONMENTAL PROTECTION ACT CONCERNING GENERAL CONSTRUCTION OR DEMOLITION DEBRIS, THE CONTRACTOR SHALL NOT CONDUCT ANY GENERATION, TRANSPORTATION OR RECYCLING OF CONSTRUCTION OR DEMOLITION DEBRIS, CLEAN OF GENERAL OR UNCONTAMINATED SOIL GENERATED DURING CONSTRUCTION, REMODELING, REPAIR, AND DEMOLITION OF UTILITIES, STRUCTURES AND ROADS THAT IS NOT COMMINGLED WITH ANY WASTE, WITHOUT THE MAINTENANCE OF DOCUMENTATION IDENTIFYING THE HAULER, GENERATOR, PLACE OF ORIGIN OF THE DEBRIS OR SOIL, THE WEIGHT OR VOLUME OF THE DEBRIS OR SOIL, AND THE LOCATION, OWNER AND OPERATOR OF THE FACILITY WHERE THE DEBRIS OR SOIL WAS TRANSFERRED, DISPOSED, RECYCLED OR TREATED. THIS DOCUMENTATION MUST BE MAINTAINED BY THE CONTRACTOR FOR THREE (3) YEARS.
12. EROSION CONTROL IS A REQUIREMENT OF THIS PROJECT. ANY FINES OR PENALTIES LEVIED AGAINST THIS PROJECT FOR NONCOMPLIANCE WILL BE BORNE SOLELY BY THE CONTRACTOR.
13. TRAFFIC CONTROL – ALL TRAFFIC CONTROL INCLUDING SIGNS, BARRICADES, STREET CLOSURES, EMERGENCY ACCESS, PUBLIC NOTIFICATION, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE IDOT AND MUNICIPAL STANDARDS. ALL COSTS FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
14. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RETURNED SUBSTANTIALLY TO ORIGINAL CONDITION USING LIKE MATERIAL FOR SURFACE COVERAGE. TOPSOIL SHALL BE FURNISHED AND PLACED SO THAT THE FINAL FINISHED GRADE OF THE EARTH ADJACENT TO PROPOSED CURB, SIDEWALKS, OR PROPOSED PAVEMENT SHALL BE FLUSH WITH THE FINAL GRADE OF PROPOSED CURBS, SIDEWALKS, OR PAVEMENT. THE TOPSOIL SHALL BE SEEDED ACCORDING TO THE STANDARD SPECIFICATIONS.
15. COMPACTED EARTH SUBGRADE SHALL CONFORM TO THE IDOT STANDARD SPECIFICATIONS AND COMPACTION SHALL BE NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY.
16. THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY "ILLINOIS URBAN MANUAL", LATEST EDITION, SHALL GOVERN THE EROSION CONTROL PROCEDURES FOR THIS PROJECT.
17. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER THAT EROSION, SEDIMENT AND WATER POLLUTION WILL BE MINIMIZED.
18. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES AS NEEDED AT THE TIME OF CONSTRUCTION FOR NECESSARY SERVICES.
19. THE FOLLOWING APPLICATION RATES SHALL APPLY:

BITUMINOUS CONCRETE	112 LBS/IN/SQ. YD.
BITUMINOUS MATERIALS PRIME COAT	0.375 GALLON/SQ. YD. (GRAVEL BASE)
	0.04 GALLON/SQ. YD. (FOG COAT)
GRANULAR MATERIAL	2.05 TONS/CU. YD.
NITROGEN FERTILIZER	100 LBS/AC
PHOSPHORUS FERTILIZER	100 LBS/AC
POTASSIUM FERTILIZER	100 LBS/AC
MULCH METHOD 2	2 TONS/AC

20. PAVEMENT MARKING AND PAVEMENT STRIPING SHALL CONSIST OF FURNISHING AND APPLYING PAVEMENT MARKS AT THE LOCATIONS SHOWN ON THE PLANS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL APPLY YELLOW PAINT FOR ALL PAVEMENT MARKINGS AND STRIPES AT THE LOCATIONS SHOWN ON THE PLANS. PAINT FOR HANDICAPPED SPACES SHALL BE IN ACCORDANCE WITH ADA STANDARDS AND THE MUNICIPAL STANDARDS.
21. PROPOSED P.C.C. PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL CONSIST OF PORTLAND CEMENT CONCRETE PAVEMENT, 9" THICK, CONFORMING TO ALL OF THE REQUIREMENTS OF THE IDOT STD. SPECS. PLACE WWM 6x6 W2.9 x W2.9 IN FLAT SHEETS ON CHAIR SUPPORTS TO LOCATE IN CENTER OF SLAB, OR USE STRUX 90/40 AT A 4LB/CY DOSAGE RATE WITH PLASTICIZER OR WATER REDUCER AS NECESSARY TO ACHIEVE SLUMP IN PLACE OF WELDED WIRE MESH. PLACE P.C.C. PAVEMENT OVER SUBBASE GRANULAR MATERIAL, TYPE A, 4" THICK CONFORMING TO ALL OF THE REQUIREMENTS OF THE IDOT STD. SPECS. OVER A COMPACTED EARTH SUBGRADE, CONFORMING TO THE IDOT STD. SPECS, AND COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY. CONSTRUCTION JOINTS IN PAVEMENT SHALL NOT EXCEED 10' SPACING.
22. PROPOSED P.C.C. PAVEMENT IN THE PRIVATE DRIVING AREAS SHALL CONSIST OF PORTLAND CEMENT CONCRETE PAVEMENT, 6" THICK, CONFORMING TO ALL OF THE REQUIREMENTS OF THE IDOT STD. SPECS. PLACE WWM 6x6 W2.9 x W2.9 IN FLAT SHEETS ON CHAIR SUPPORTS TO LOCATE IN CENTER OF SLAB, OR USE STRUX 90/40 AT A 4LB/CY DOSAGE RATE WITH PLASTICIZER OR WATER REDUCER AS NECESSARY TO ACHIEVE SLUMP IN PLACE OF WELDED WIRE MESH. PLACE P.C.C. PAVEMENT OVER SUBBASE GRANULAR MATERIAL, TYPE A, 4" THICK CONFORMING TO ALL OF THE REQUIREMENTS OF THE IDOT STD. SPECS. OVER A COMPACTED EARTH SUBGRADE, CONFORMING TO THE IDOT STD. SPECS, AND COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY. CONSTRUCTION JOINTS IN PAVEMENT SHALL NOT EXCEED 10' SPACING.
23. PRIOR TO LEAVING SITE, CONSTRUCTION VEHICLES SHALL CLEAN TIRES TO AVOID TRACKING SOIL ONTO PUBLIC STREETS. ANY SOIL TRACKED ONTO PUBLIC STREET SHALL BE CLEANED WITHIN FOUR HOURS.
24. PROPOSED P.C.C. SIDEWALK SHALL BE 4" THICK, CONFORMING TO ALL OF THE REQUIREMENTS OF THE IDOT STD. SPECS W/ W.W.M. 6x6 W1.4x1.4 IN FLAT SHEETS ON CHAIR SUPPORTS TO LOCATE IN CENTER OF SLAB. PLACE P.C.C.P. SIDEWALK OVER A COMPACTED EARTH SUBGRADE CONFORMING TO THE IDOT STD. SPECS AND COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT THE SITE.

SANITARY SANITARY SEWER CONSTRUCTION NOTES

1. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," CURRENT EDITION AND THE GENERAL SPECIFICATIONS FOR SANITARY SEWERS AND APPURTENANCES IN THE GREATER PEORIA SANITARY AND SEWAGE DISPOSAL DISTRICT, PEORIA COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS OR THE "STD. SPECS.") SHALL GOVERN THE CONSTRUCTION OF THE PROPOSED WORK.
2. UNLESS OTHERWISE INDICATED ON THE PLANS GRAVITY SANITARY SEWER MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING THE MATERIAL REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND SHALL HAVE A MINIMUM STANDARD DIMENSION RATIO (SDR) OF 26. HERE GRAVITY SANITARY SEWER DEPTH EXCEEDS 12 FEET OR CROSSES ABOVE WATER SERVICES THE MINIMUM SDR SHALL BE 26-PR. JOINTS SHALL BE PUSH-ON, RUBBER GASKETED (WITH AN ELASTOMERIC SEAL) MEETING THE REQUIREMENTS OF ASTM D3212 AS SPECIFIED IN THE STD. SPECS.
3. PROVIDE SANITARY SEWER SERVICE CONNECTIONS AS SHOWN ON THE PLANS. SANITARY SEWER SERVICE CONNECTIONS SHALL BE RUBBER GASKETED PVC AND SHALL BE A MINIMUM OF 6" DIAMETER AND CONNECT TO THE BUILDING. ALL CROSSINGS OF WATER MAIN SHALL MAINTAIN 18" MIN. VERTICAL SEPARATION.
4. SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STANDARD SPECIFICATIONS AND AS MODIFIED HEREIN.
5. WITHIN THE PUBLIC R.O.W., WHEN THE NEAREST INNER EDGE OF THE SIDEWALK OF THE TRENCH IS DIRECTLY UNDER OR WITHIN 3' OF AN EXISTING (OR PROPOSED) PERMANENT PAVEMENT STRUCTURE, SIDEWALK OR CURB, FLOWABLE FILL SHALL BE USED INSTEAD OF SELECT GRANULAR BACKFILL AS DETAILED IN THE CITY OF PEORIA, AND THE GREATER PEORIA SANITARY DISTRICT STANDARDS.
6. WITHIN THE SITE PROPERTY LINES GRANULAR CRADLE AND SELECT GRANULAR BACKFILL (TRENCH BACKFILL) PROPERLY COMPACTED SHALL BE REQUIRED WHERE THE EDGE OF THE TRENCH ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED SANITARY SEWER PASSES UNDER, OR WITHIN 3' OF, PERMANENT (OR ANTICIPATED FUTURE) PAVEMENT STRUCTURES (SUCH AS DRIVEWAYS, SIDEWALKS, STREETS OR OTHER PAVEMENT STRUCTURES) OR EXISTING UTILITIES AS DETAILED IN THE CITY OF PEORIA, AND THE GREATER PEORIA SANITARY DISTRICT STANDARDS.
7. ALL SANITARY MANHOLE LIDS SHALL BE MARKED "SANITARY".
8. INFILTRATION/EXFILTRATION TESTING FOR SANITARY SEWERS AND PIPING – BEFORE BEING PLACED INTO SERVICE, NEW SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
9. DEFLECTION TESTING FOR SANITARY SEWERS (FLEXIBLE THERMOPLASTIC PIPE) BEFORE BEING PLACED INTO SERVICE, NEW SANITARY SEWERS CONSTRUCTED OF FLEXIBLE THERMOPLASTIC PIPE (PVC, HDPE, ETC.) SHALL BE DEFLECTION TESTED IN ACCORDANCE WITH PROVISIONS OF THE STD. SPECS.
10. LEAKAGE TESTING – BEFORE BEING PLACED INTO SERVICE, MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH ASTM C1244-93.
11. CONTRACTOR SHALL PROVIDE AND INSTALL 3" WIDE NON-DETECTOR TYPE WARNING TAPE IN SANITARY SEWER TRENCHES. SEE DETAIL.

PERMITS AND BONDS

1. PERMITS AND/OR PROJECT SIGNOFFS HAVE BEEN OBTAINED FOR THIS PROJECT BY THE OWNER. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE APPLICABLE PROVISIONS OF ALL PERMITS OBTAINED FOR THE PROJECT.
   a. CITY OF PEORIA EROSION AND STORM WATER CONTROL PERMIT
   b. CITY OF PEORIA ZONING CERTIFICATE AND BUILDING PERMIT
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING MISCELLANEOUS CITY OF PEORIA PERMITS SUCH AS SIDEWALK, PARKING LOT, DRIVE APPROACH, EXCAVATION FOR ANY UTILITY WORK/CONNECTIONS IN THE PUBLIC RIGHT OF WAY, LANE, ROAD, SIDEWALK, ALLEY CLOSURE, STORM SEWER CONNECTION, AND GENERAL NON USE.
3. CONTRACTOR BONDED AND LICENSED WITH THE GREATER PEORIA SANITARY DISTRICT SHALL SECURE A COMMERCIAL SEWER PERMIT FOR THE PROJECT. FEES FOR THE PERMIT WILL BE STANDARD FEE ESTABLISHED BY THE GREATER PEORIA SANITARY DISTRICT BOARD OF TRUSTEE BY ORDINANCE.

WATER CONSTRUCTION NOTES

1. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," CURRENT EDITION (HEREIN AFTER REFERRED TO AS THE STANDARD SPECIFICATIONS) SHALL GOVERN THE CONSTRUCTION OF THE PROPOSED WORK.
2. ALL PIPE FITTINGS SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST OR DUCTILE IRON WITH MATERIALS MEETING THE REQUIREMENTS OF THE STD. SPECS. PIPE FITTINGS SHALL BE COATED ON THE INSIDE WITH A THERMOSETTING EPOXY COATING RESISTANT TO CORROSION AND APPROVED FOR POTABLE WATER APPLICATIONS.
3. PROVIDE A MINIMUM OF 4.5' OF COVER OVER THE TOP OF ALL WATER MAINS AND SERVICES.
4. PROVIDE APPROPRIATE THRUST BLOCKING AND/OR JOINT RESTRAINT FOR ALL WATER MAINS AND FITTINGS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. PRESSURE AND LEAKAGE TESTING FOR WATER MAIN – BEFORE BEING PLACED INTO SERVICE, THE NEW WATER SERVICE SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE STD. SPECS.
6. DISINFECTION – BEFORE BEING PLACED INTO SERVICE, NEW WATER MAIN AND SERVICES SHALL BE FLUSHED CLEAN AND THEN DISINFECTED IN ACCORDANCE WITH OF THE STANDARD SPECIFICATIONS.
7. PROTECTION OF WATER MAINS AND WATER SERVICES (INCLUDING HORIZONTAL AND VERTICAL SEPARATION OF WATER MAINS AND SERVICES FROM STORM AND SANITARY SEWERS) SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE STANDARD SPECIFICATIONS. ANY COSTS FOR PROTECTION OF THE WORK INCLUDING CASINGS, FITTINGS, THRUST BLOCKS, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF THE PROPOSED WORK.
8. CONTRACTOR SHALL PROVIDE AND INSTALL 3" WIDE, NON-DETECTOR TYPE WARNING TAPE IN WATER SERVICE TRENCHES. SEE DETAIL.

N

0 40' 80'
HORIZONTAL

LEGEND

	BOUNDARY LINE OF PROPERTY
705	EXISTING CONTOUR ELEVATION
	EXISTING MANHOLE
	EXISTING UNDERGROUND ELECTRICAL CONDUIT
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING LIGHT POLE
	EXISTING HANDHOLE
	EXISTING FENCE LINE
	EXISTING BITUMINOUS SURFACE
	PROPOSED MANHOLE
	PROPOSED WATER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELEPHONE
	PROPOSED UNDERGROUND CABLE TV
+ 705.55	PROPOSED SPOT ELEVATION
+ 705.55 SW	PROPOSED SIDEWALK ELEVATION
+ 705.55 TC	PROPOSED TOP OF CURB ELEVATION
705	PROPOSED CONTOUR ELEVATION
	PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
	PROPOSED AGGREGATE AND GRAVEL

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C101	GENERAL NOTES, LEGEND AND INDEX OF SHEETS
C102	DEMOLITION PLAN
C103	SITE PLAN
C104	GRADING PLAN
C105	UTILITY PLAN
C106	EROSION CONTROL AND STORM WATER PLAN
C107–C111	DETAILS

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CIVIL ENGINEERING

MAURER-STUTZ
CONSULTING ENGINEERS SURVEYORS

THESE PLANS PREPARED BY OR UNDER THE DIRECTION OF: MAURER-STUTZ, INC. ILLINOIS PROFESSIONAL DESIGN FIRM 184-000754

CHARLES W. BARTON III
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

Seal:

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Typical Graphic Scale U.N.O.:

GENERAL NOTES, LEGEND AND INDEX OF SHEETS

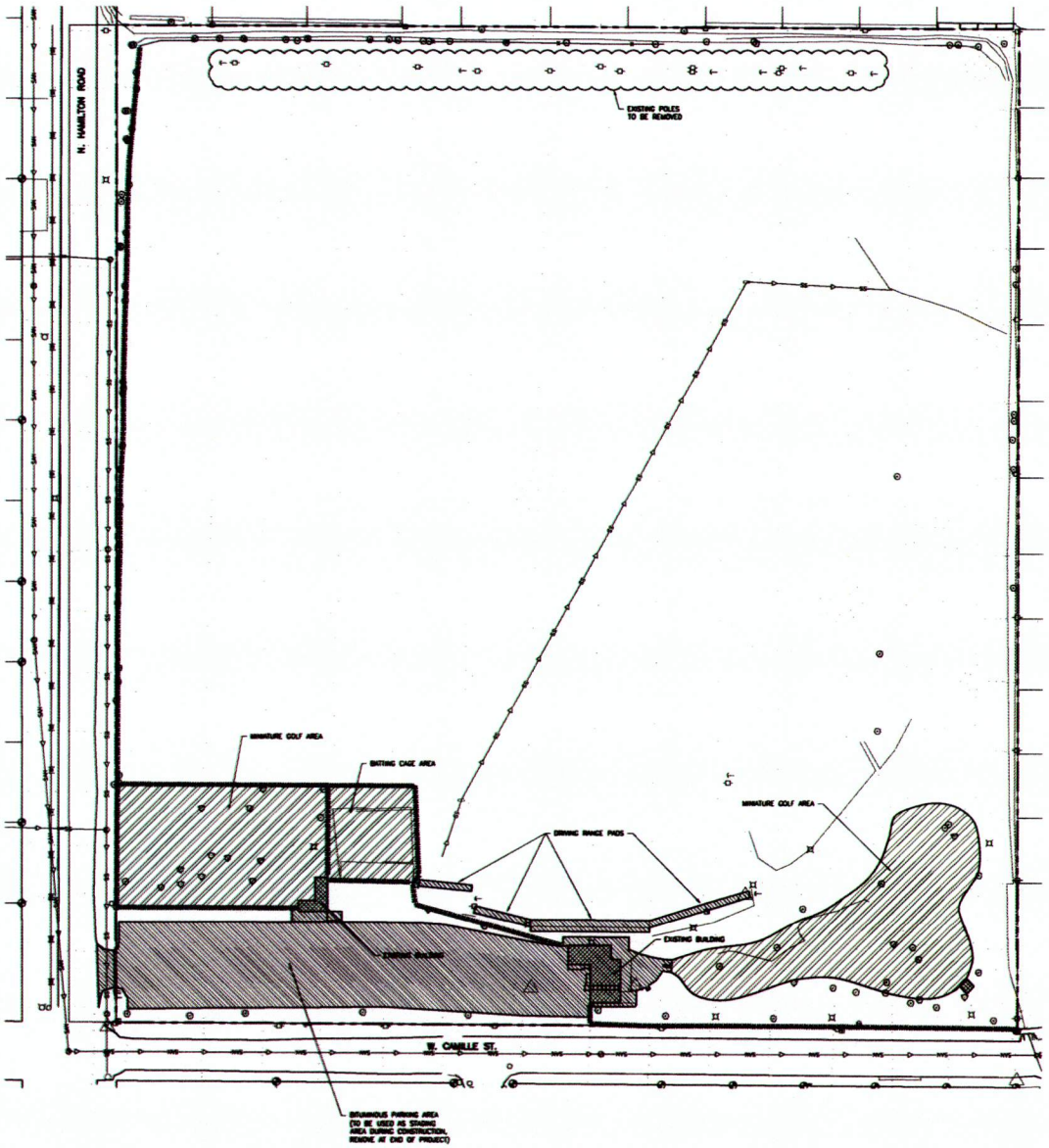
Project No.: 222701483

Sheet No.: C-101

ORDINANCE 17,459

DEMOLITION NOTES:

1. CONTRACTOR SHALL COORDINATE SHUT OFF OF EXISTING UTILITY SERVICES WITH EACH UTILITY THAT CURRENTLY SERVES THE PROPERTY.
2. CONTRACTOR SHALL CONTACT J.U.L.I.E. AND ADHERE TO ALL LAWS AND OBTAIN DEMOLITION PERMITS PRIOR TO ANY WORK.
3. REMOVE ENTIRETY OF EXISTING CONSTRUCTED FEATURES ON SITE INCLUDING PAVEMENT, SIDEWALKS, FOUNDATIONS, BUILDINGS, ARBORS, POLES, FENCES, AND RECREATIONAL FEATURES INCLUDING MINIATURE GOLF, DRIVING RANGE, AND BATTING CAGE REMS.
4. EXISTING FENCING ALONG THE NORTH AND EAST PROPERTY LINE SHALL REMAIN.
5. ALL TREES SHALL REMAIN UNLESS CALLED OUT FOR REMOVAL ON THE LANDSCAPING PLAN.



DEMOLITION LEGEND

- PAVEMENT REMOVAL
- BUILDING REMOVAL
- RECREATIONAL AREA SELECTED REMOVAL
- FENCE REMOVAL

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CHARLES W. BARTON III 062-062159 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

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Typical Graphic Scale U.N.O.:

DEMOLITION PLAN

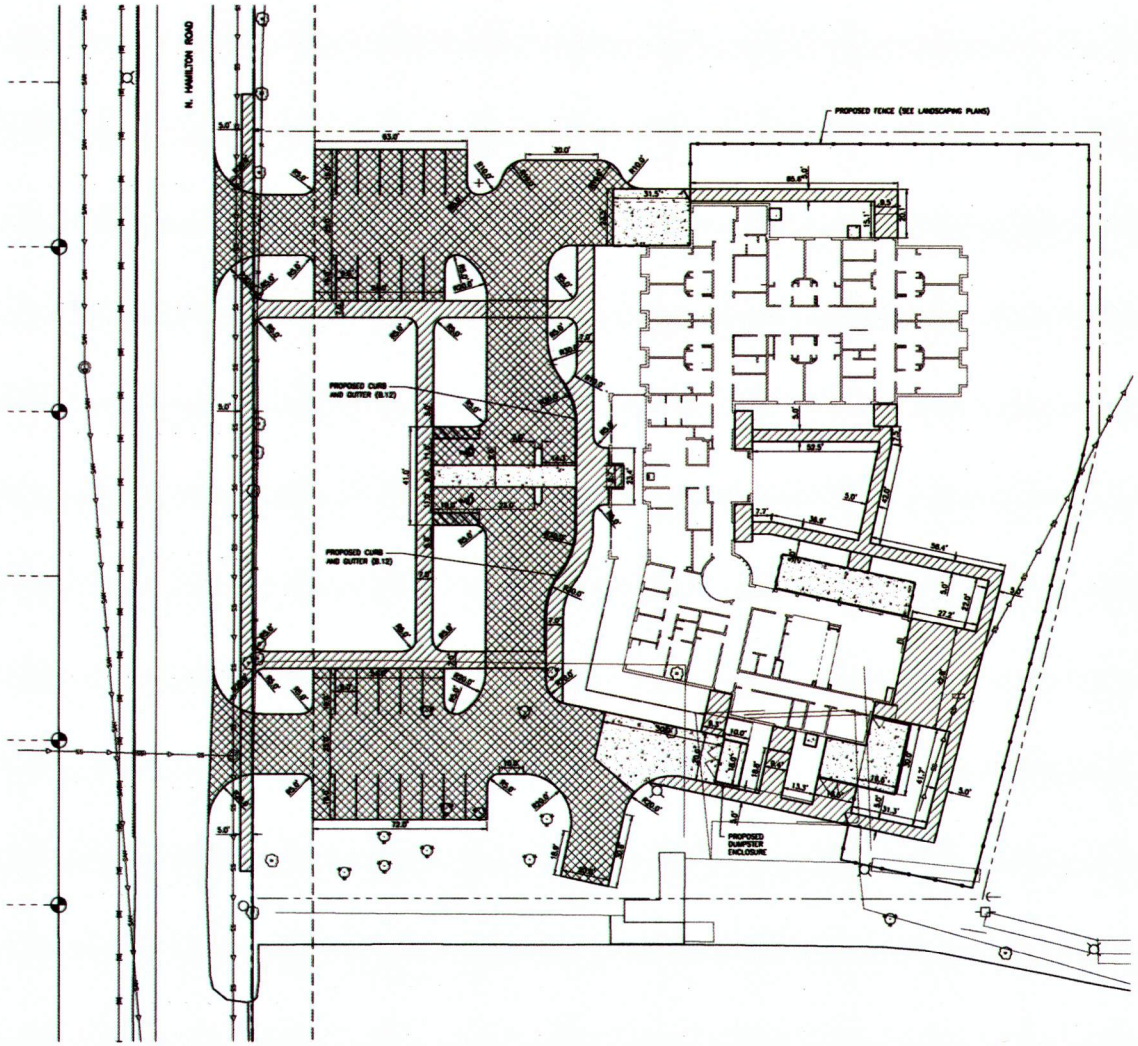
Project No.: 222701483

Sheet No.: C-102

ORDINANCE 17,459

SITE NOTES:

1. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING.
2. BITUMINOUS PAVEMENT AREAS SHALL BE 3" HMA ASPHALT OVER 8" CA-6 GRAVEL.



LEGEND

- BITUMINOUS PAVING AREAS
- CONCRETE SIDEWALK/STOOPS
- CONCRETE PAVING AREAS

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CHARLES W. BARTON
062-052190
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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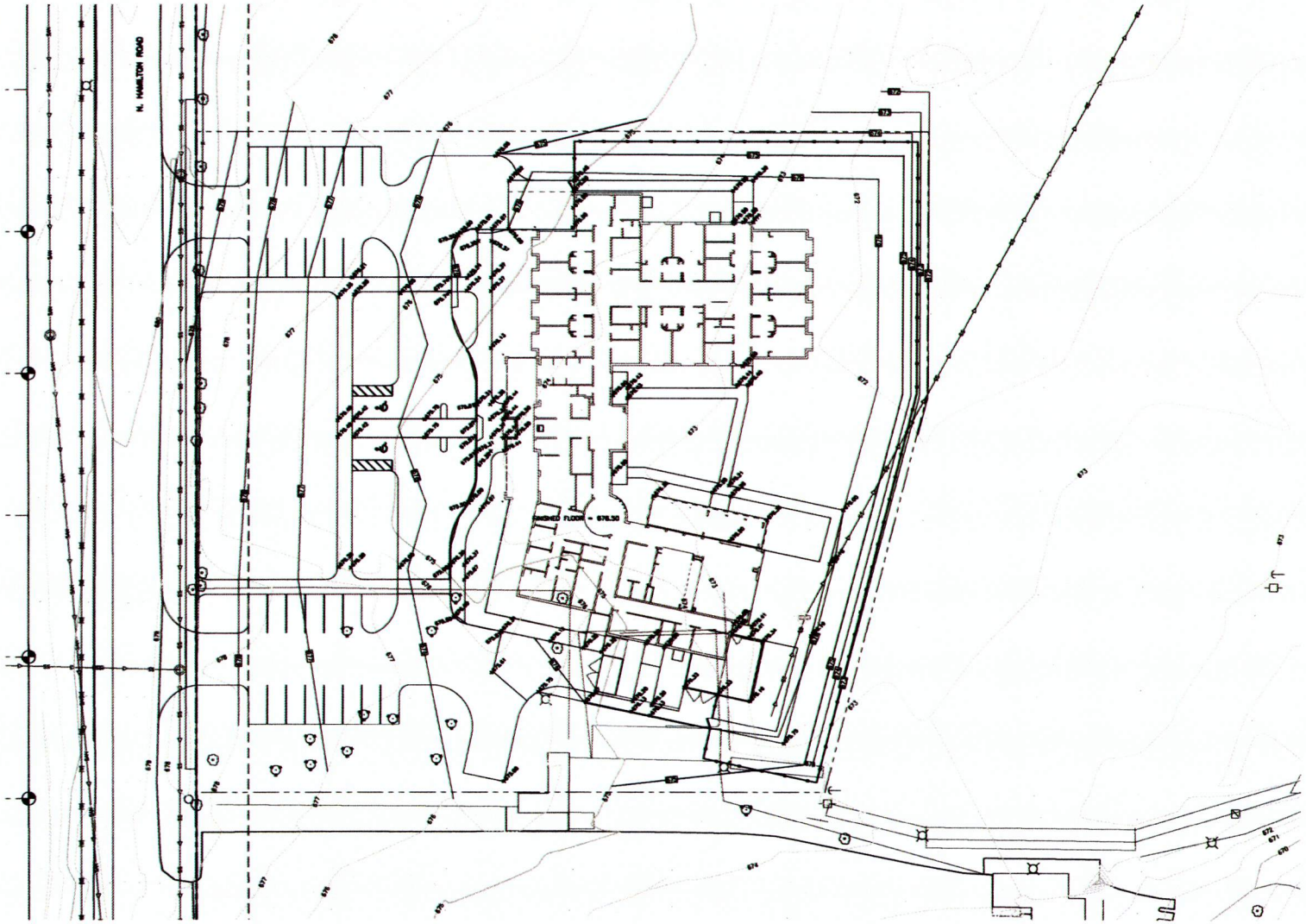
SITE PLAN

Project No.: 222701483

Sheet No.: C-103

ORDINANCE 17,459



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MAURER-STUTZ
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CHARLES W. BARTON III
184-002174
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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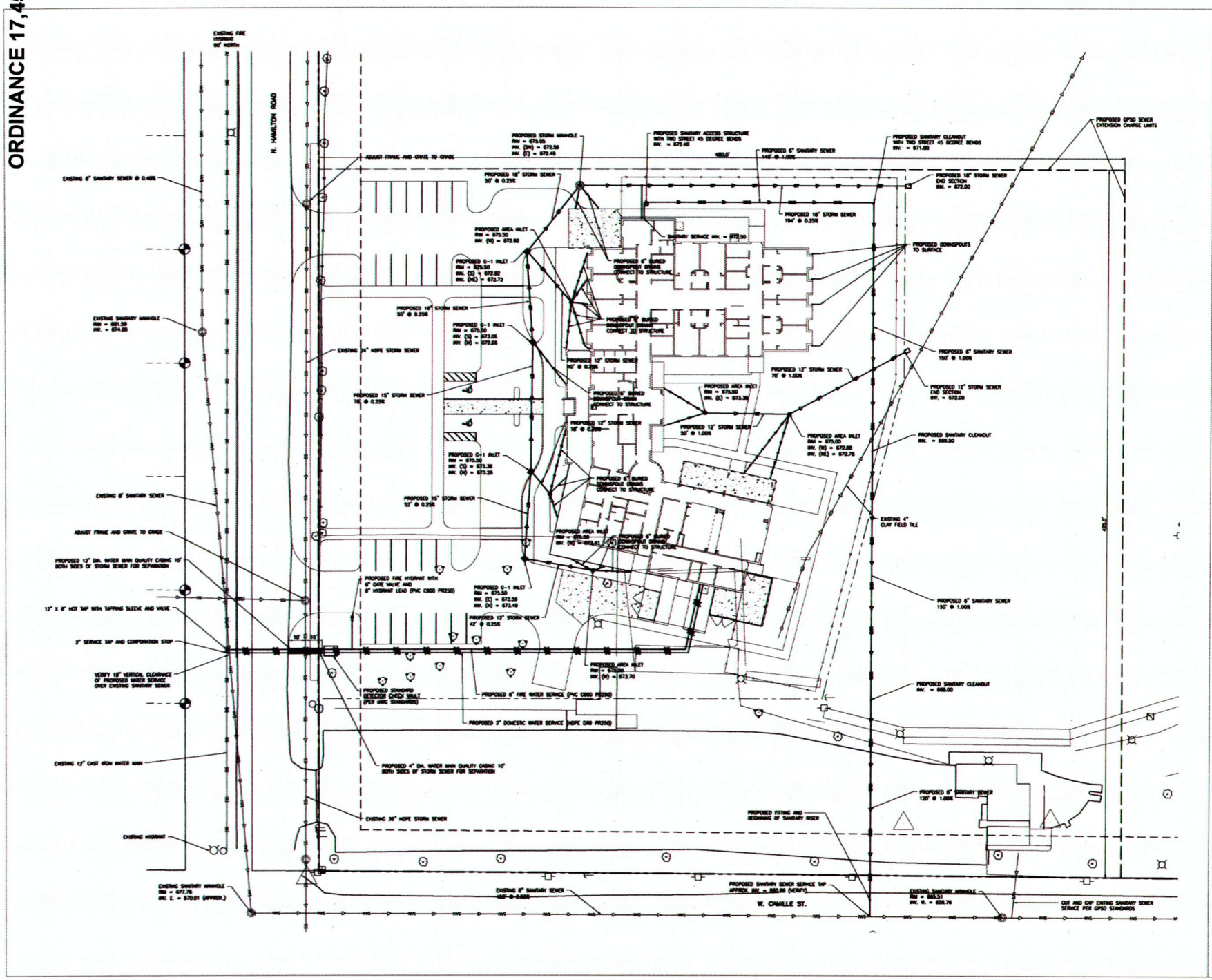
GRADING PLAN

Project No.: 222701483

Sheet No.: C-104

ORDINANCE 17,459



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MAURER-STUTZ
ENGINEERS SURVEYORS

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CHARLES W. BARTLETT III
084-036197
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

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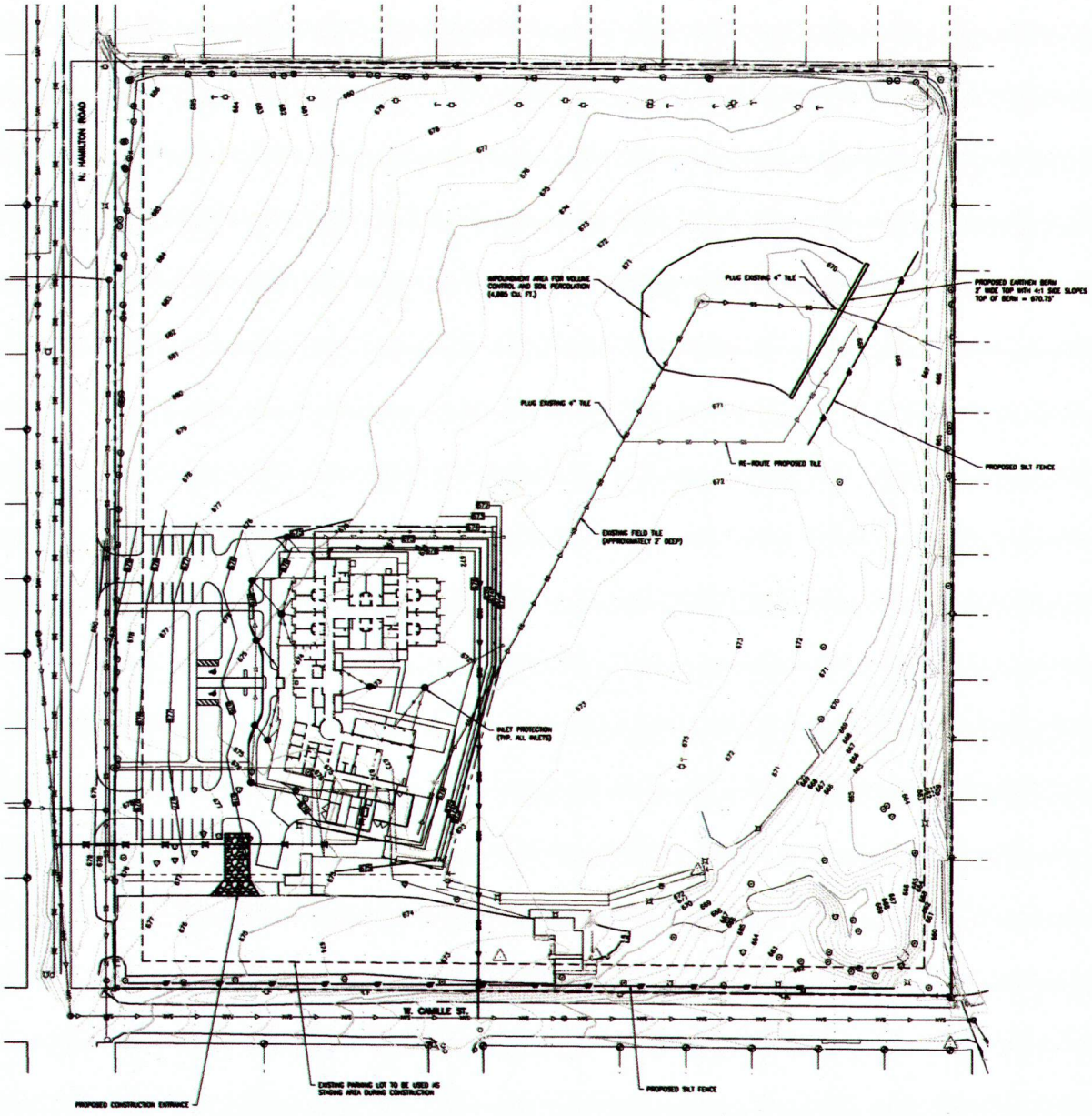
Typical Graphic Scale U.N.O.:

UTILITY PLAN

Project No.: 222701483

Sheet No.: C-105

ORDINANCE 17,459



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MAURER-STUTZ
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CHARLES W. BRESLIN
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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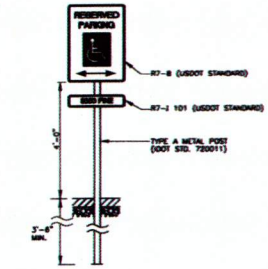
EROSION CONTROL AND STORM WATER PLAN

Project No.: 222701483

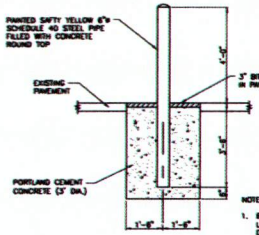
Sheet No.: C-106

ORDINANCE 17,459



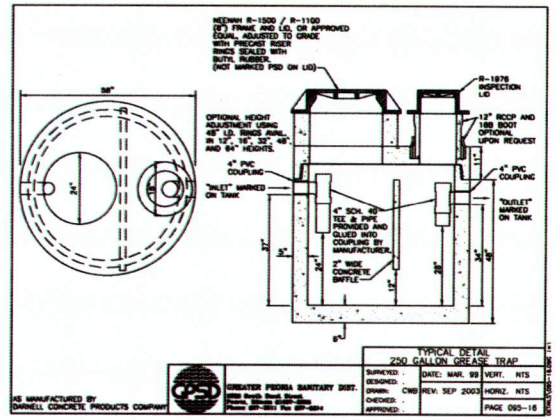
HANDICAPPED PARKING SIGN DETAIL
NO SCALE

NOTE:
WHERE A FINE IN EXCESS OF $350 IS ESTABLISHED BY MUNICIPAL ORDINANCE, THE ACTUAL AMOUNT SHOULD BE SHOWN.



BOLLARD DETAIL
NO SCALE

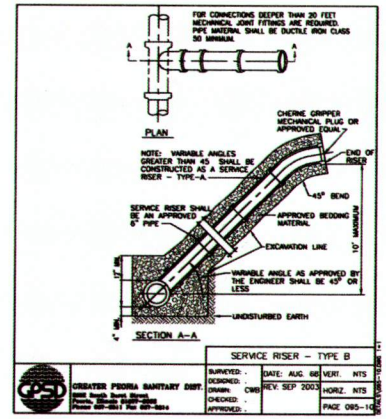
NOTES:
1. BOLLARDS BEHIND CURB IN LANDSCAPING MAY BE SET 6" DEEPER AND HAVE TOPSOIL PLACED OVER CONCRETE.
2. CONCRETE SHALL EXTEND UNDER CURB TO FULL DIAMETER.
3. BOLLARDS LOCATED IN CONCRETE SLAB SHALL HAVE P.L.C. TO FINISHED GRADE AND NO HMA.



AS MANUFACTURED BY DARNELL CONCRETE PRODUCTS COMPANY

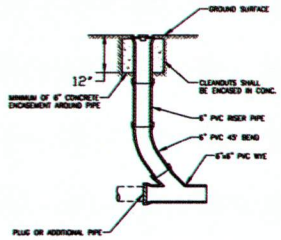
TYPICAL DETAIL 250 GALLON GREASE TRAP			
SURVEYED:	DATE: MAR. 99	VERT. NTS	
DESIGNED:			
DRAWN: CWB	REV: SEP 2003	HORZ. NTS	
CHECKED:			
APPROVED:		PAGE 095-16	

GREATER PEORIA SANITARY DIST.



SERVICE RISER - TYPE B			
SURVEYED:	DATE: AUG. 00	VERT. NTS	
DESIGNED:			
DRAWN: CWB	REV: SEP 2003	HORZ. NTS	
CHECKED:			
APPROVED:		PAGE 095-10	

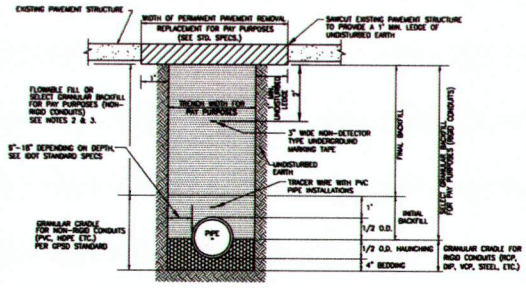
GREATER PEORIA SANITARY DIST.



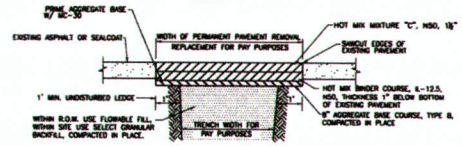
SANITARY SEWER AND STORM CLEANOUT DETAIL
NOT TO SCALE

NOTES
1. COMMERCIAL SERVICE CLEANOUTS SHALL USE A THREADED METAL CAP, OR BOLT DOWN CASTING SET IN CONCRETE, AND MUST BE TIGHTLY PLUGGED TO ELIMINATE INFLOW.
2. PVC PIPE WYE SHALL BE BACKFILLED WITH APPROVED BEDDING MATERIAL AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

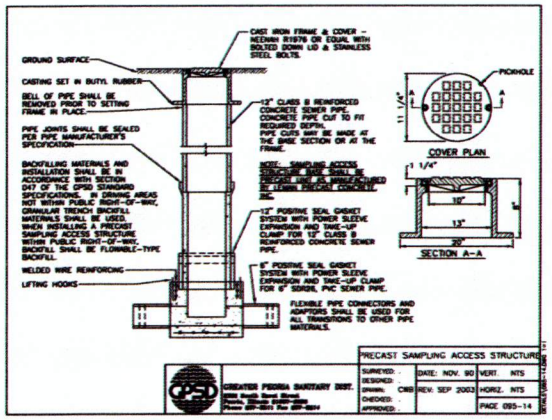
NOTES
1. INSTALLATION METHODOLOGIES (INCLUDING EXCAVATION, GRANULAR CRADLE, BACKFILL, COMPACTION, DISPOSAL OF SURPLUS MATERIAL, RESTORATION OF ALL DISTURBED SURFACES, ETC.) SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 OF THE STD. SPECS. AND AS MODIFIED BY THE SPECIAL PROVISIONS.
2. WITHIN THE PUBLIC R.O.W., WHEN THE NEAREST INNER EDGE OF THE SIDEWALL OF THE TRENCH IS DIRECTLY UNDER OR WITHIN 2' OF AN EXISTING (OR PROPOSED) PERMANENT PAVEMENT STRUCTURE, SIDEWALK OR CURB, FLOWABLE FILL SHALL BE USED INSTEAD OF SELECT GRANULAR BACKFILL.
3. WITHIN THE SITE PROPERTY LINES, WHEN THE NEAREST INNER EDGE OF THE SIDEWALL OF THE TRENCH IS DIRECTLY UNDER, OR WITHIN 2' OF AN EXISTING (OR PROPOSED) PERMANENT PAVEMENT STRUCTURE, SELECT GRANULAR BACKFILL, COMPACTED IN PLACE (FINAL BACKFILL) SHALL BE REQUIRED. WHEN THE NEAREST INNER EDGE OF THE SIDEWALL OF THE TRENCH IS NOT DIRECTLY UNDER OR WITHIN 2' OF AN EXISTING (OR PROPOSED) PERMANENT PAVEMENT STRUCTURE, NO SELECT GRANULAR BACKFILL WILL BE REQUIRED.
4. SELECT GRANULAR BACKFILL, WHERE REQUIRED, SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 20-3.21B OF THE STD. SPECS.
5. MEASUREMENT FOR SELECT GRANULAR BACKFILL SHALL BE IN ACCORDANCE WITH THE SPECIAL PROVISIONS SECTION 20-2.21, STANDARD DRAWING NO. 1 (P. 126), AND STANDARD DRAWING NO. 2 (P. 128) OF THE "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION (STD. SPECS.) AND AS MODIFIED IN THE SPECIAL PROVISIONS.
6. MATERIAL REQUIREMENTS FOR SELECT GRANULAR BACKFILL SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLES 20-2.21A AND 20-2.21B OF THE "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS."
7. PIPE SHALL BE CRADLED AT ALL LOCATIONS WITH MATERIAL MEETING THE REQUIREMENTS OF SECTION 20-2.20C OF THE STD. SPECS. COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 20-2.20B OF THE STD. SPECS.



TRENCH BACKFILL - STANDARD DETAIL
NOT TO SCALE



PAVEMENT PATCH - STANDARD DETAIL
NOT TO SCALE



PRECAST SAMPLING ACCESS STRUCTURE			
SURVEYED:	DATE: NOV. 00	VERT. NTS	
DESIGNED:			
DRAWN: CWB	REV: SEP 2003	HORZ. NTS	
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APPROVED:		PAGE 095-14	

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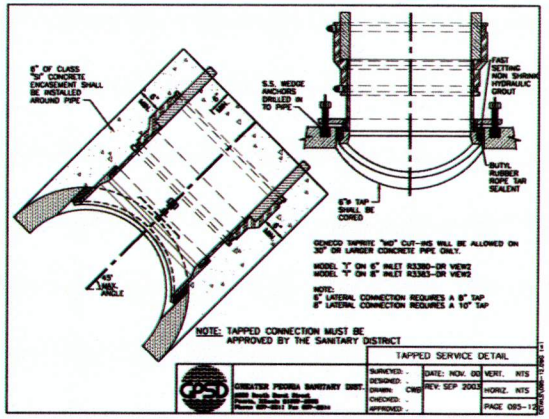

NOTE: TAPPED CONNECTION MUST BE APPROVED BY THE SANITARY DISTRICT

TAPPED SERVICE DETAIL			
SURVEYED:	DATE: NOV. 00	VERT. NTS	
DESIGNED:			
DRAWN: CWB	REV: SEP 2003	HORZ. NTS	
CHECKED:			
APPROVED:		PAGE 095-12	

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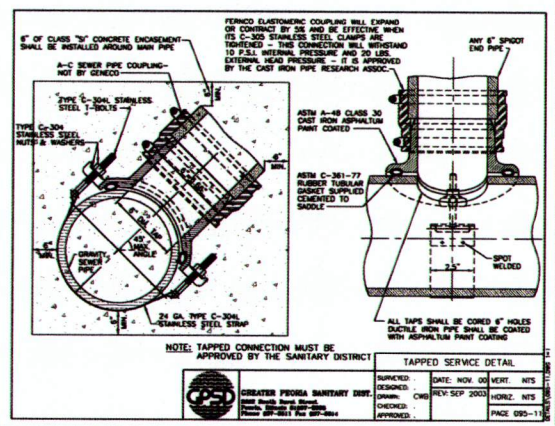

NOTE: TAPPED CONNECTION MUST BE APPROVED BY THE SANITARY DISTRICT

TAPPED SERVICE DETAIL			
SURVEYED:	DATE: NOV. 00	VERT. NTS	
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CHARLES W. BARON III
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

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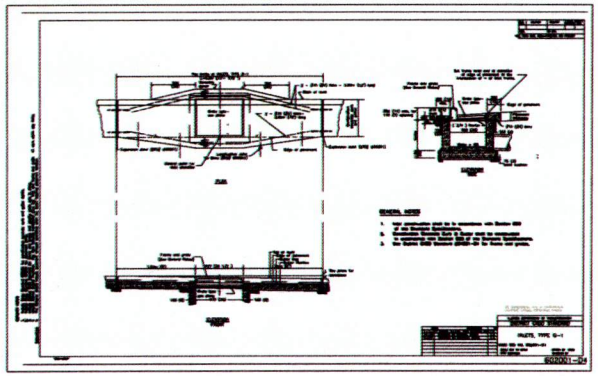
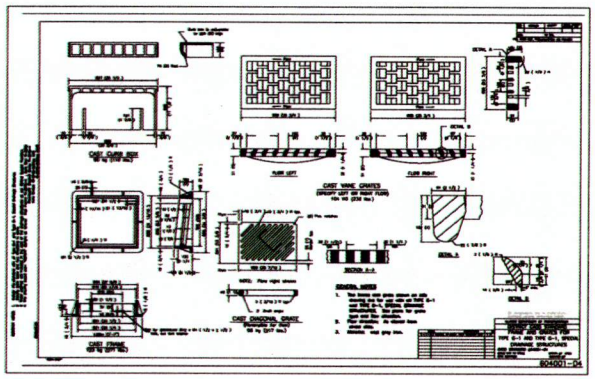
DETAILS

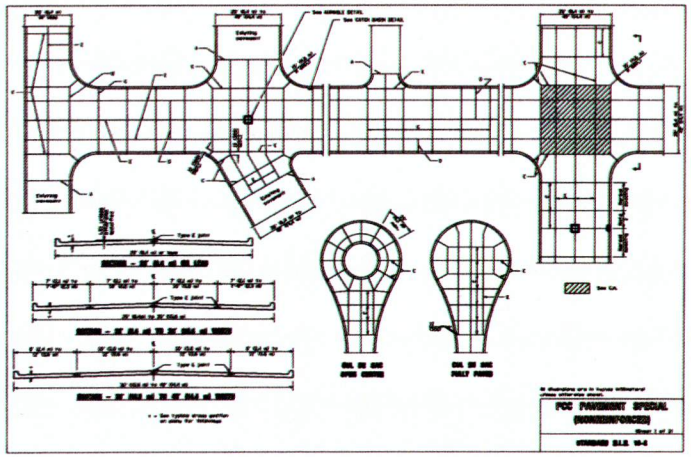
Project No.: 222701483

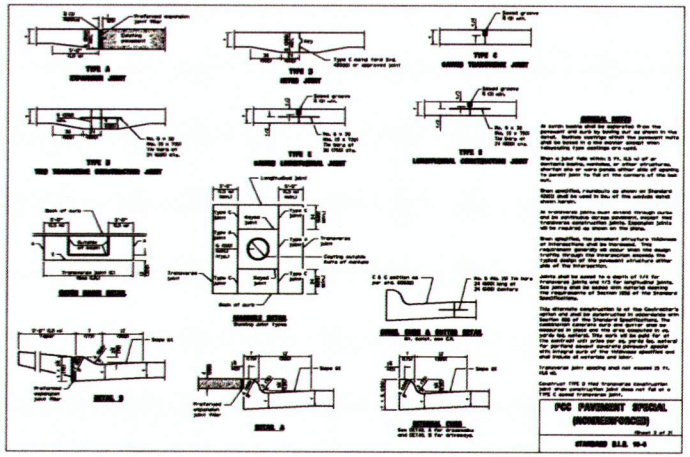
Sheet No.: C-107

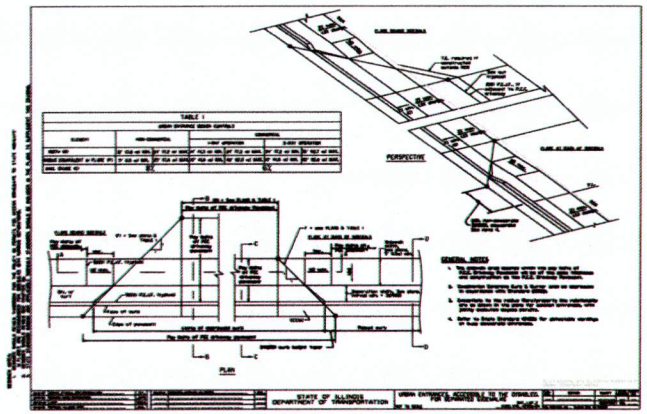
ORDINANCE 17,459

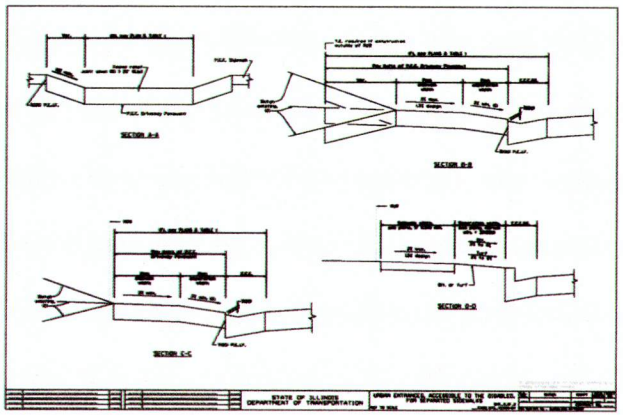












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ENGINEERS SURVEYORS

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CHARLES W. BARON III
062-056148
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

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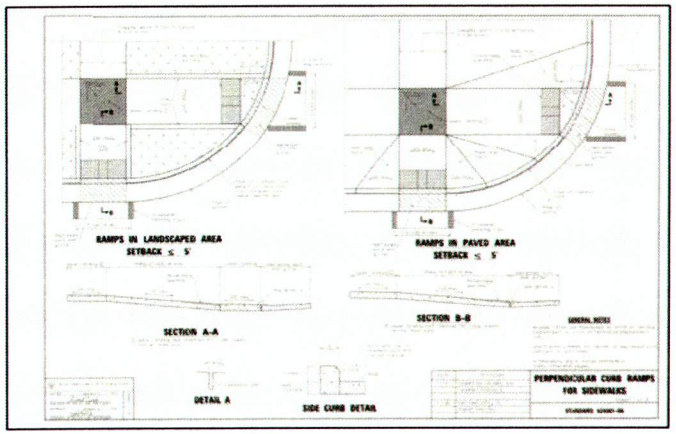
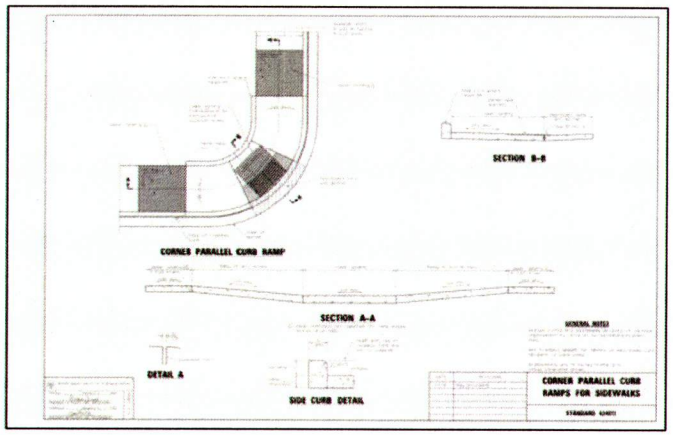
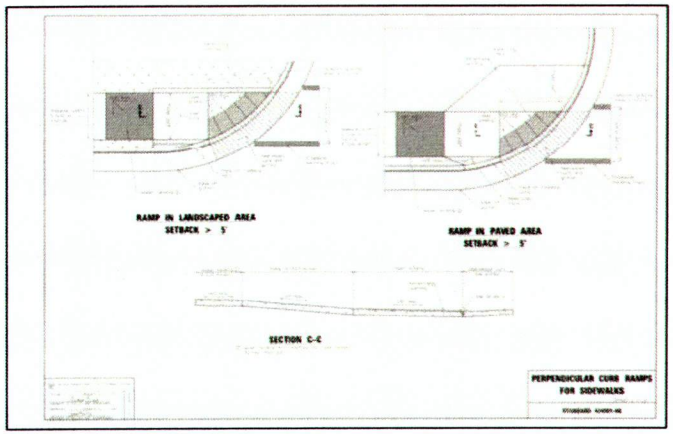
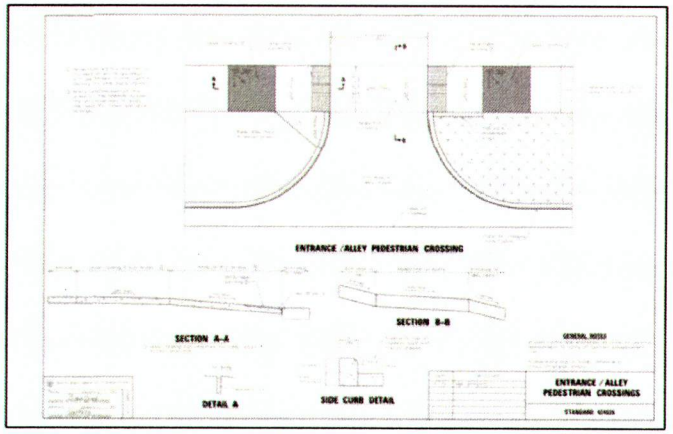
Sheet No.: C-108

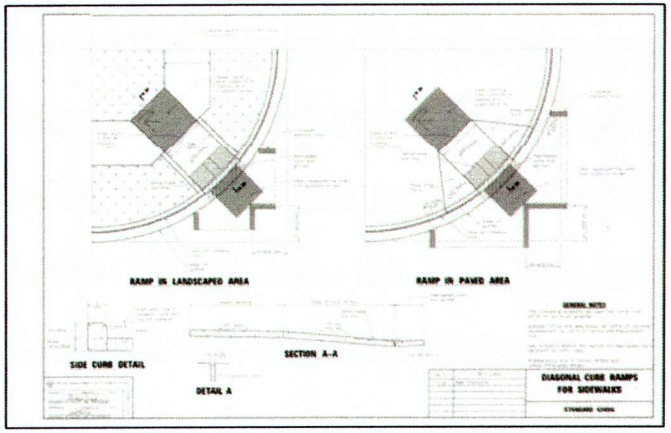
ORDINANCE 17,459

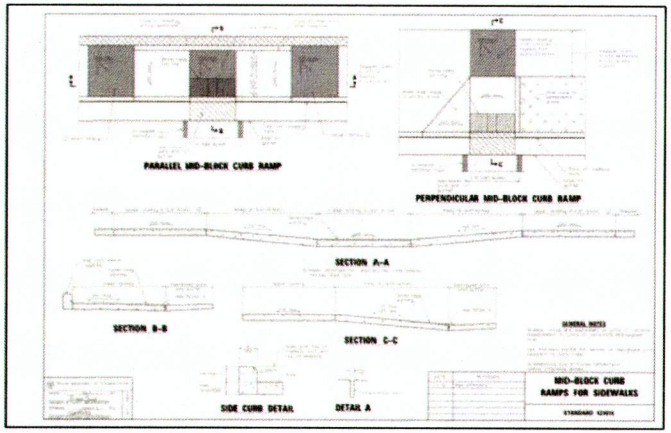












ALMOST HOME KIDS

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224 SOUTH MICHIGAN AVENUE
SUITE 1400
CHICAGO, ILLINOIS 60604-2595
(312) 554-1400
FAX (312) 554-1412

CIVIL ENGINEERING

MAURER-STUTZ
ENGINEERS SURVEYORS

THESE PLANS PREPARED BY OR UNDER THE DIRECTION OF: MAURER-STUTZ, INC. ILLINOIS PROFESSIONAL DESIGN FIRM 184-005754

CHARLES W. SMITH III
184-005754
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

Seal:

SET IN PROGRESS
NOT FOR CONSTRUCTION

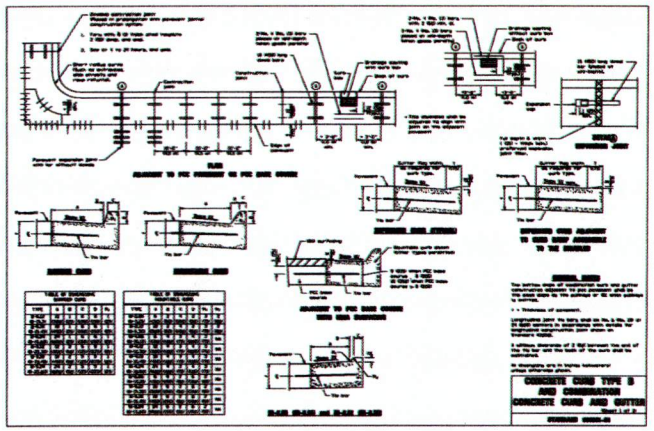
Description:	Date:	No:
City of Peoria Submittal	3/30/2017	1

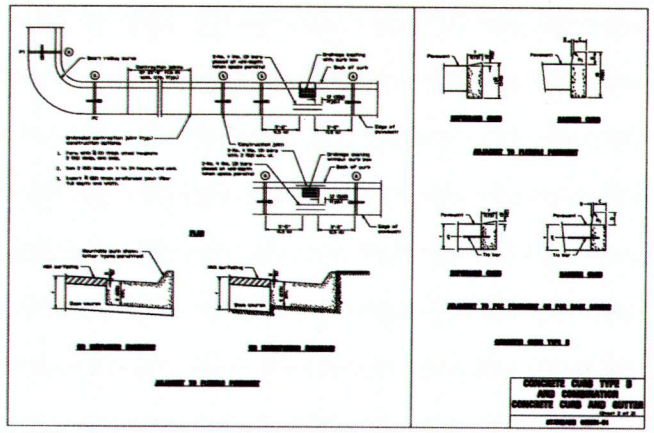
Typical Graphic Scale U.N.O.:

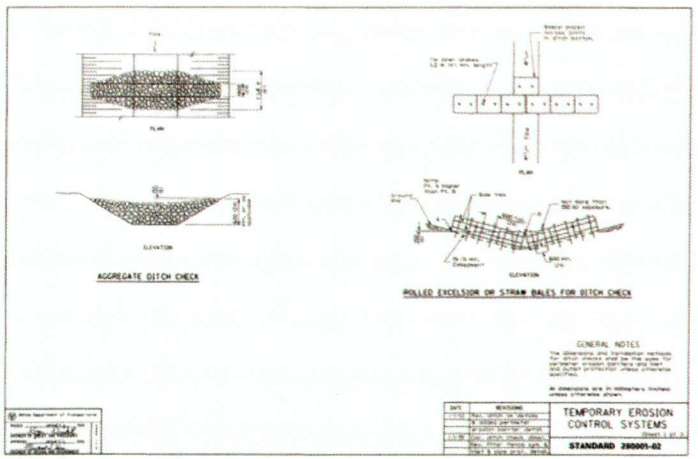
Project No.: 222701483

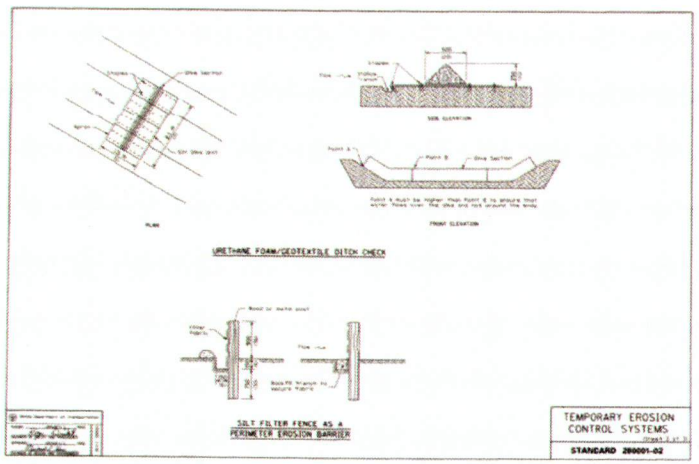
Sheet No.: C-109

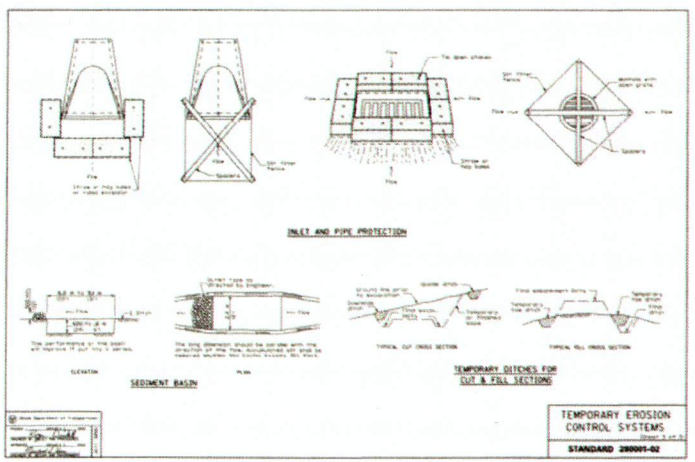
ORDINANCE 17,459

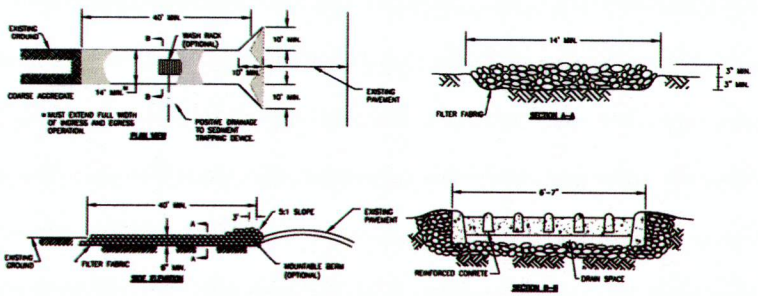












GENERAL NOTES

FILTER FABRIC SHALL MEET THE MATERIAL REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS, AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATION, CA-1, CA-2, CA-3, OR CA-4. ROCK OR RECLAIMED CONCRETE WILL BE PLACED AND COMPACTED ACCORDING TO IDOT STANDARD SPECIFICATIONS.

IF WASH ROCKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE PLAN
SCALE: NOT TO SCALE

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CIVIL ENGINEERING

MAURER-STUTZ
ENGINEERS SURVEYORS

THESE PLANS PREPARED BY OR UNDER THE DIRECTION OF: MAURER-STUTZ, INC. ILLINOIS PROFESSIONAL DESIGN FIRM 184-000754

CHARLES W. SMITH III
062-052157
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

Seal:

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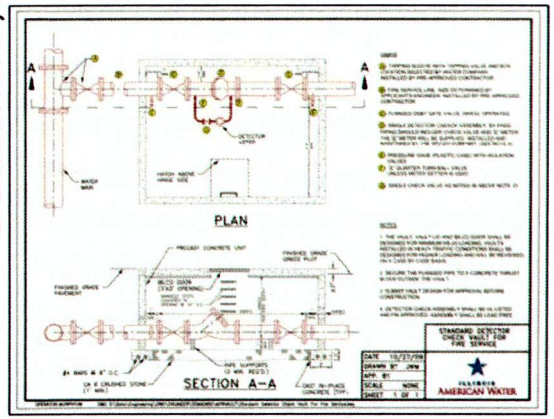
Description:	Date:	No:
City of Peoria Submittal	3/20/2017	1

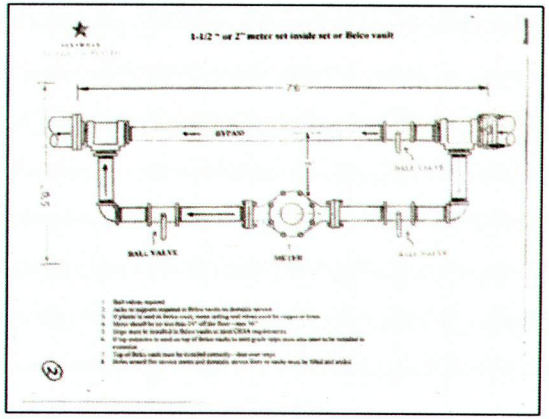
Typical Graphic Scale U.N.O.:

Project No.: 222701483

Sheet No.: C-110

ORDINANCE 17,459





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CIVIL ENGINEERING

MAURER-STUTZ
CIVIL DESIGN SURVEYING

THESE PLANS PREPARED BY OR UNDER THE DIRECTION OF: MAURER-STUTZ, INC. ILLINOIS PROFESSIONAL DESIGN FIRM 184-000754

CHARLES W. BURTON III
062-062180
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

LICENSE EXPIRES: 11/30/2017

Seal:

SET IN PROGRESS
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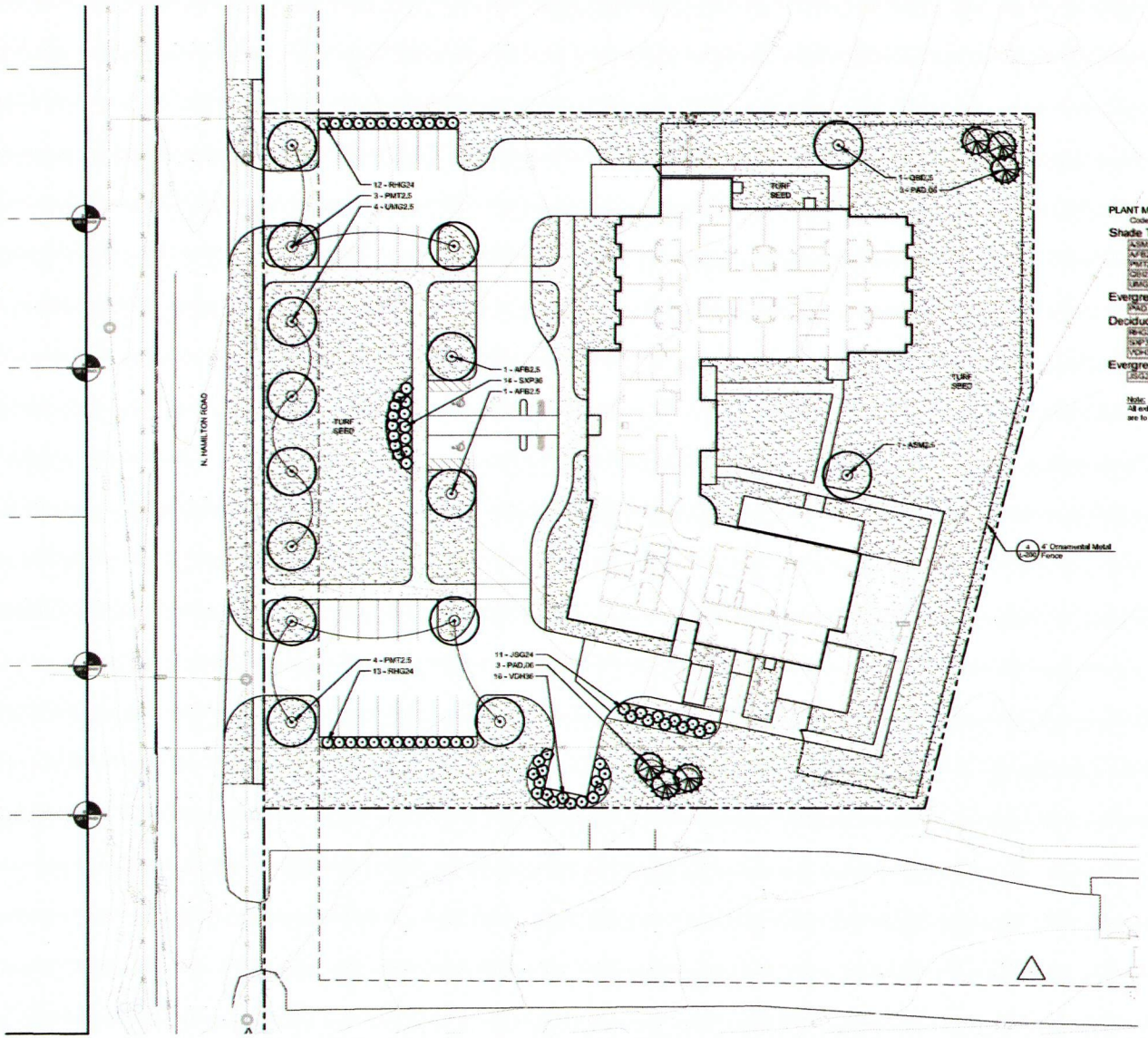
Description:	Date:	No:
City of Peoria Submittal	3/20/2017	1

Typical Graphic Scale U.N.O.:

Project No.: 222701483

Sheet No.: C-111

ORDINANCE 17,459



PLANTING NOTES

1. Road limit line is approximate. Road is limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions arise.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified.

PLANTING LEGEND

- Shade Tree, typical. See detail for installation.
- Evergreen Tree, typical. See detail for installation.
- Shrub, typical. See detail for installation.
- Turf Seed

PLANT MATERIAL LIST

Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
ASM2.5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" C	1
AFB2.5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2 1/2" C	2
PMT2.5	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2 1/2" C	7
QBE2.5	Quercus bicolor *	Swamp White Oak	2 1/2" C	1
UMG2.5	Ulmus 'Morton Glossy'	Triumph Elm	2 1/2" C	4
Evergreen Trees				
PAD.06	Picea glauca 'Densata'	Black Hills White Spruce	6' HT	6
Deciduous Shrubs				
RHG24	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT	25
SXP36	Syringa x 'Penda'	Bloomerang Purple Lilac	36" HT	14
VDH36	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	36" HT	16
Evergreen Shrubs				
JSG24	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24" HT	11

Note:
All existing trees and shrubs on site are to be removed.

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HITCHCOCK DESIGN GROUP

225 W. Jefferson Avenue
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

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Description	Date	No.
City of Plainfield Submittal	12/20/2021	1

0 20' 40'
HORIZONTAL

N

Typical Graphic Scale 1:20.0

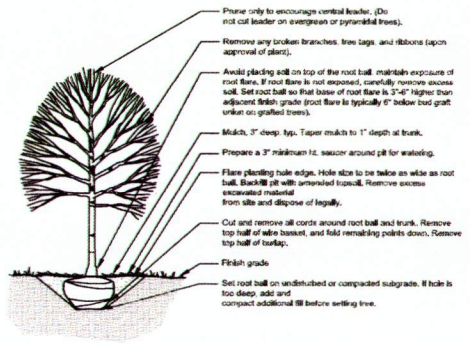
Landscape Plan

CHECKED BY: CBR
DRAWN BY: NPW

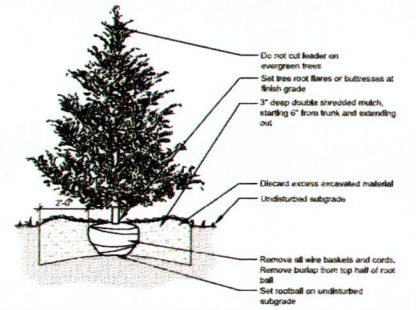
Project No.: 222773443

Sheet No.: L-100

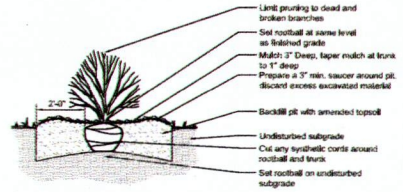
ORDINANCE 17,459



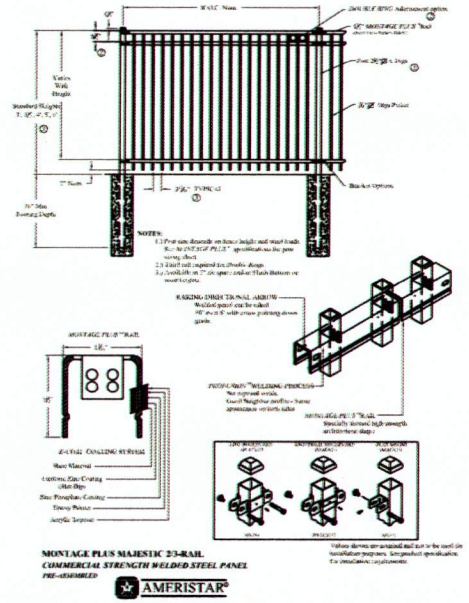
1 Deciduous Tree Planting d-tree-dec 1/2" = 1'-0"



2 Evergreen Tree Planting d-tree-ever 1/2" = 1'-0"



3 Shrub Planting d-shrub 1/2" = 1'-0"



4 4' Ornamental Metal Fence d-ornamental fence NTS

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T 630.961.1787
hitchcockdesigngroup.com

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City of Peoria Submittal

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Landscape Details

CHECKED BY CBR

DRAWN BY MPW

Project No.: 222P13443

Sheet No.: L-200