

PARKING
 PARKING REQUIRED FOR NURSING HOME
 1 SPACES PER 3 RESIDENTS PLUS ONE PER EMPLOYEE
 90 UNITS / 3 = 30 RESIDENT PARKING SPACES
 EMPLOYEES = 25
 55 SPACES REQUIRED
 PER CODE 3 ACCESSIBLE SPACES REQUIRED
 TOTAL 58 SPACES
 66 PARKING SPACES ARE PROVIDED OF WHICH 3 ARE HANDICAPPED SPACES.

LOT AREA
 TOTAL LOT AREA 2.15 ACRES ±

LANDSCAPING
 FRONT YARD - 438 FEET - 219 POINTS REQUIRED
 PROVIDE 6 SHADE TREES @ 20 POINTS EA = 120 POINTS
 PROVIDE 37 SHRUBS @ 3 POINTS = 111 POINTS
 TOTAL POINTS PROVIDED = 231 POINTS

PARKING - 66 SPACES - 66 POINTS REQUIRED
 PROVIDE 3 SHADE TREES @ 20 POINTS EA = 60 POINTS
 PROVIDE 10 SHRUBS @ 3 POINTS = 30 POINTS
 TOTAL POINTS PROVIDED = 90 POINTS

TRANSITIONAL BUFFER YARD - 344 FEET - 344 POINTS REQUIRED
 PROVIDE 9 SHADE TREES @ 20 POINTS EA = 180 POINTS
 PROVIDE 58 SHRUBS @ 3 POINTS = 174 POINTS
 TOTAL POINTS PROVIDED = 354 POINTS

BUILDING AREA
 BUILDING AREA PER FLOOR (4) 16,510 SF
 TOTAL AREA = 66,040 SF

LIGHTING
 LIGHTING PHOTOMETRIC PLAN WILL BE SUBMITTED WITH BUILDING PERMIT SUBMITTAL. IN NO CASE SHALL LIGHTING EXCEED 3 FOOT CANDLES AT THE PROPERTY LINE

SETBACKS
 FOR ZONING R1
 FRONT = 35'
 INTERNAL = 12'
 REAR YARD = 25'

BUILDING SETBACK FROM STATE HIGHWAY
 25' FROM EXISTING ROW OR 100' FROM CENTERLINE OF ROADWAY TO THE GREATER OF THE TWO.

TRANSITIONAL BUFFER YARD
 SOUTH SIDE OF PROPERTY - 10% OF THE LOT WIDTH OR MAX. 25'

ZONING
 CURRENT ZONING: C1
 PROPOSED ZONING: R1 WITH A SPECIAL USE FOR A NURSING HOME

LEGAL DESCRIPTION
 PEORIA SENIOR CARE

TRACT I
 All of Lot Fourteen (14) in BRYANT AND LINDSAY'S SUBDIVISION of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, which lies South and West of the Right of Way of the Chicago, Rock Island and Pacific Railroad Company. EXCEPTING a tract of ground located in the Southwest corner of said tract and being One Hundred Ninety (190) feet along Knoxville Avenue by Two Hundred (200) feet in depth, situate, lying and being in the County of Peoria and State of Illinois.
 PIN # 14-16-451-016

TRACT II
 Part of Lot 14 in Bryant and Lindsay's Subdivision of Lots 7 and 8 in School Section 16, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the intersection of the South line of said Lot 14 with the Easterly Right - of - Way line of Knoxville Avenue (also known as State Route 88) as said Right - of - Way line is described in a dedication for public road purposes recorded on January 3, 1949, in Book 768, Page 365; thence East along the South line of said Lot 14, a distance of 160 feet to a point; thence North a distance of 190 feet to a point; thence West a distance of 200 feet to a point on the Easterly Right - of - Way line of Knoxville Avenue, as described aforesaid; thence South along the Easterly Right - of - Way line of Knoxville Avenue, a distance of 166 feet to a point; thence Easterly a distance of 40 feet to a point; thence South a distance of 24 feet, more or less, to the Place of Beginning; situated in the County of Peoria and State of Illinois.
 PIN # 14-16-451-014

SITE LAYOUT PLAN
 SCALE: 1" = 30'

M MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
 5901 N. Prospect Road, Suite 6B
 Peoria, Illinois 61614
 www.mohrlandkerr.com
 Office: (309) 692-8500
 Fax: (309) 692-8501
 Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED	SCALE
				1" = 30'
				DATE
				2-17-15

CLIENT: **CRITERION DEVELOPMENT**
 5091 N. PROSPECT ROAD, SUITE 200
 PEORIA, ILLINOIS 61614

TITLE: **PEORIA SENIOR CARE SPECIAL USE EXHIBIT**
 PROJECT NO. 14218
 SHEET 1 OF 1
 DRAWING NO. C1











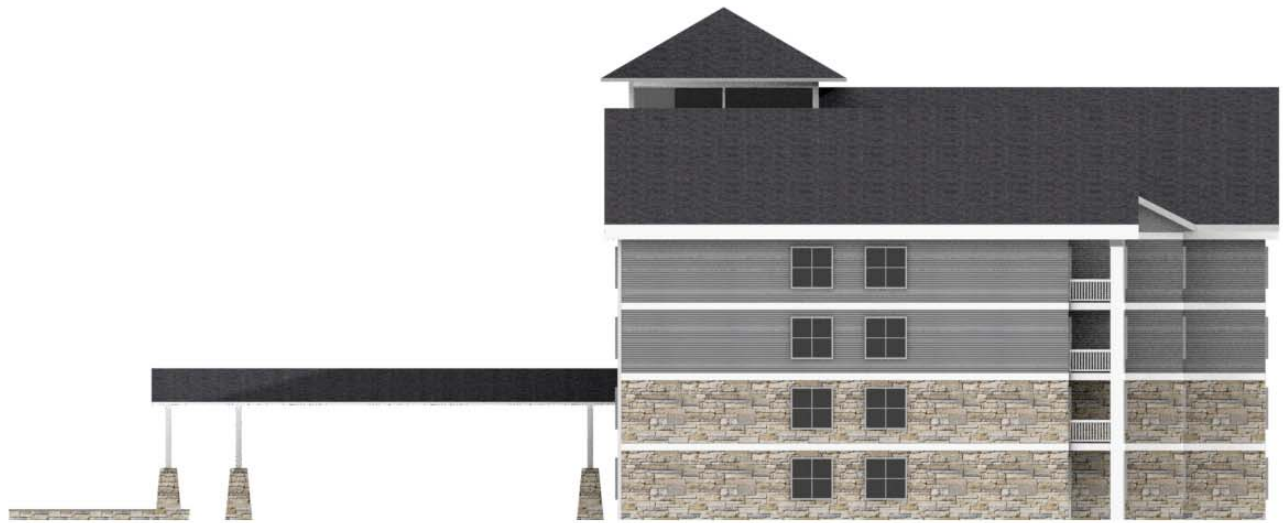
InVISION Studios

Proposed Assisted Living Facility- East Elevation



InVISION Studios

Proposed Assisted Living Facility- West Elevation



Proposed Assisted Living Facility- North Elevation



InVISION Studios

Proposed Assisted Living Facility- South Elevation