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'

SURVEYED	-	CLIENT:	
DRAWN	RDJ		
CHECKED	SDK		
SCALE	1" = 30'		
DATE	2-17-15		

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

REV.   DATE   NATURE OF REVISION   CHECKED
FILE NAME: JUNCTION CITY CONCEPT.dwg, Feb 26, 2015

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

TITLE:
PEORIA SENIOR CARE
SPECIAL USE EXHIBIT

PROJECT NO. 14-216
SHEET 1 OF 1
DRAWING NO. C1