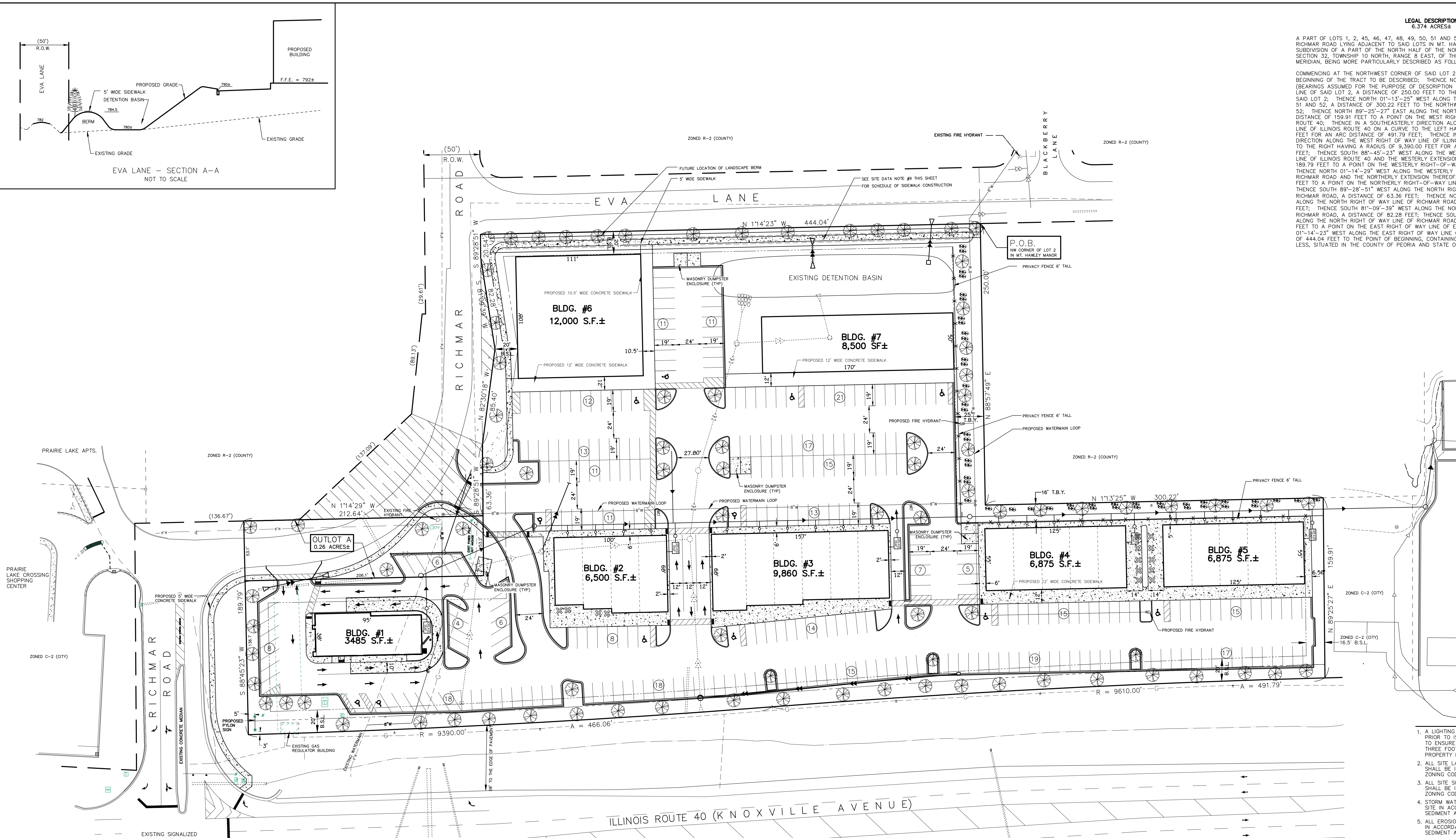


SITE LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION
6.374 ACRES ±

A PART OF LOTS 1, 2, 45, 46, 47, 48, 49, 50, 51 AND 52 AND A PART OF VACATED RICHMAR ROAD LYING ADJACENT TO SAID LOTS IN MT. HAWLEY MANOR, BEING A SUBDIVISION OF A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 8 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 AS THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE NORTH 88°-57'-49" EAST (BEARINGS ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY) ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 01°-13'-25" WEST ALONG THE WEST LINE OF SAID LOTS 51 AND 52, A DISTANCE OF 300.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 52; THENCE NORTH 89°-25'-27" EAST ALONG THE NORTH LINE OF SAID LOT 52, A DISTANCE OF 199.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 40; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 40 ON A CURVE TO THE LEFT HAVING A RADIUS OF 9,610.00 FEET FOR AN ARC DISTANCE OF 491.79 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 40 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 9,390.00 FEET FOR AN ARC DISTANCE OF 466.06 FEET; THENCE SOUTH 88°-45'-23" WEST ALONG THE WESTERLY ACCESS CONTROL LINE OF ILLINOIS ROUTE 40 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 189.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RICHMAR ROAD; THENCE NORTH 01°-14'-29" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RICHMAR ROAD AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 212.64 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMAR ROAD; THENCE SOUTH 88°-28'-51" WEST ALONG THE NORTH RIGHT OF WAY LINE OF RICHMAR ROAD, A DISTANCE OF 63.38 FEET; THENCE NORTH 82°-30'-18" WEST ALONG THE NORTH RIGHT OF WAY LINE OF RICHMAR ROAD, A DISTANCE OF 85.40 FEET; THENCE SOUTH 87°-09'-39" WEST ALONG THE NORTH RIGHT OF WAY LINE OF RICHMAR ROAD, A DISTANCE OF 82.28 FEET; THENCE NORTH 82°-30'-18" WEST ALONG THE NORTH RIGHT OF WAY LINE OF RICHMAR ROAD, A DISTANCE OF 85.40 FEET; THENCE SOUTH 87°-09'-39" WEST ALONG THE NORTH RIGHT OF WAY LINE OF RICHMAR ROAD, A DISTANCE OF 20.54 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EVA LANE; THENCE NORTH 01°-14'-29" WEST ALONG THE EAST RIGHT OF WAY LINE OF EVA LANE, A DISTANCE OF 444.04 FEET TO THE POINT OF BEGINNING, CONTAINING 6.374 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



LEGEND:

- BOUNDARY LINE OF PROPERTY
- - - EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- ☉ EXISTING FIRE HYDRANT
- ☉ PROPOSED FIRE HYDRANT
- ☉ WATER VALVE
- ☉ FIRE HYDRANT
- ☉ BALLARD
- ☉ STOP SIGN
- ☉ PARKING LOT LIGHT STANDARD
- ☉ STREET LIGHT ON UTILITY POLE
- ☉ CONCRETE SURFACE
- ☉ WATERMAIN
- ☉ FENCE LINE
- ☉ PROPOSED TREE
- ☉ PROPOSED BUSHES
- ☉ INFORMATION OF RECORD
- ☉ BUILDING SETBACK LINE
- ☉ TRANSITIONAL BUFFER YARD
- ☉ P.O.B. POINT OF BEGINNING
- ☉ FUTURE INTERGOVERNMENTAL AGREEMENT AREA WITH PEORIA TOWNSHIP FOR ACCESS CONTROL AND MAINTENANCE

- SITE CONSTRUCTION NOTES:**
- A LIGHTING PLAN MUST BE SUBMITTED FOR REVIEW. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - ALL SITE LANDSCAPING, QUANTITY, SIZE, AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - ALL SITE SIGNAGE (PYLON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
 - ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
 - AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
 - ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS.
 - ALL ROOF TOP, WALL MOUNTED, AND GROUND LEVEL MECHANICAL AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM VIEW.
 - ANY UTILITY WORK/CONNECTIONS IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY OF PEORIA. CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A SIDEWALK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A DRIVE APPROACH PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A PARKING LOT PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - THE PROPOSED ROAD RELOCATION/INTERSECTION OF RICHMAR ROAD AT THE SHOPPING CENTER ENTRANCE WAS RECOMMENDED BY THE CITY OF PEORIA TRAFFIC ENGINEERING DEPARTMENT. THE FINAL CONFIGURATION OF THESE PROPOSED IMPROVEMENTS MAY CHANGE AND THE ENTITIES THAT WILL BE RESPONSIBLE FOR MAKING THE PROPOSED IMPROVEMENTS HAS NOT BEEN DETERMINED.
 - PARKING LOT, SIDEWALK AND DRIVE APPROACH PERMITS WILL BE REQUIRED AS VARIOUS LOTS DEVELOP. CONTRACTOR'S MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - THE CONSTRUCTION OF INDIVIDUAL BUILDINGS WILL REQUIRE CITY OF PEORIA EROSION CONTROL PERMITS.
 - ALL PROPOSED REFUSE DISPOSAL AREAS MUST BE SCREENED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH A MINIMUM HEIGHT OF SIX FEET, NOT TO EXCEED SEVEN FEET. INCLUDE GATE ACCESS.

- SITE DATA:**
- THIS SITE IS: PART OF P.L.N. 09-32-126-008, P.L.N. 09-32-126-017 & P.L.N. 09-32-126-013, P.L.N. 09-32-126-020, P.L.N. 09-32-126-021, P.L.N. 09-32-126-022
 - AREA OF THIS SITE IS 6.37 ACRES ±
 - THIS SITE IS ZONED C-2 (SPECIAL USE FOR A SHOPPING CENTER)
 - BUILDING SETBACKS: FRONT = 20' OR THE AVERAGE OF ADJACENT STRUCTURES
SIDE = 5% OF WIDTH OR DEPTH OF LOT (20' MAXIMUM)
REAR = 5% OF WIDTH OR DEPTH OF LOT (20' MAXIMUM)
T.B.Y. = 10% OF WIDTH OR DEPTH OF LOT (10' MINIMUM/25' MAXIMUM)
 - PARKING SETBACKS ARE AS INDICATED ON THE PLAN.
 - AREA OF PROPOSED BUILDINGS: 54,095 SQ. FT. ±
 - A PHOTOMETRIC PLAN WILL BE REQUIRED AT THE TIME OF THE ZONING CERTIFICATE WITH THE REQUIREMENT THAT IT DOES NOT EXCEED 3 FOOT CANDLES AT THE PROPERTY LINES.
 - DESIGNATED PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN THE PARKING LOT AREAS AND THE MAIN ENTRANCES TO THE BUILDINGS ON FINAL LAYOUTS.
 - LOADING AREA DESIGNATION = DELIVERIES WILL BE LIMITED TO EARLY MORNINGS BEFORE 10AM. THE EXISTING DRIVE ANGLES WILL SERVE AS OFF-LOADING POINTS AND ACCESS TO THE UNITS WILL BE FROM THE REAR OF THE EACH BUILDING.
 - SIDEWALK EXTENSION ALONG RICHMAR ROAD AND EVA LANE TO BE SIMULTANEOUS WITH BUILDING #6 AND #7 CONSTRUCTION.
- PARKING DATA:**
- PARKING REQUIREMENTS: 4 SPACES PER 1,000 SQ. FT. OF SPACE (FOR SHOPPING CENTER)
54,095 SQ. FT. ± BUILDING SPACE
216 PARKING SPACES REQUIRED
309 PARKING SPACES PROVIDED
ALL PARKING SPACES ARE 9' x 19' MINIMUM
ALL HANDICAP PARKING SPACES ARE 16' x 19' MINIMUM.
- GRAVEL MULCH IS PROHIBITED WITHIN OR ADJACENT TO THE PARKING AREAS.
- Scale: 1" = 40'
- J.U.L.I.E. 1-800-892-0123

PLANT SCHEDULE

City of Peoria Landscape Permit Requirements

Item	Quantity	Points	Subtotal	Sum to Install	Remarks
Front Yard Landscaping - ANKENKLE					
Property Line Length (ft.)	950				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		475			
Total Points Proposed		500			
Point Difference		25			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	20	20	500	2.5' ea.	
Front Yard Landscaping - RICHMAR					
Property Line Length (ft.)	640				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		320			
Total Points Proposed		340			
Point Difference		20			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	17	20	340	2.5' ea.	
Front Yard Landscaping - EVA LANE					
Property Line Length (ft.)	444				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		222			
Total Points Proposed		240			
Point Difference		18			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	12	20	240	2.5' ea.	
T.B.Y. Landscaping - NORTH					
Property Line Length (ft.)	250				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		125			
Total Points Proposed		122			
Point Difference		3			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	4	20	80	2.5' ea.	
Straw Hat	44	3	132		
Burning Bush			12		
T.B.Y. Landscaping - WEST					
Property Line Length (ft.)	300				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		150			
Total Points Proposed		110			
Point Difference		40			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	5	20	100	2.5' ea.	
Straw Hat	50	3	150		
Burning Bush			10		
PARKING LOT LANDSCAPING					
Number of spaces	313				Per City of Peoria Code of Ordinances, 16.1 - Calculation of Minimum Requirements. Part natural 16.7
Total Points Required		313			
Total Points Proposed		320			
Point Difference		7			
Common Name					
Shade Tree(s)	Quantity	Points	Subtotal	Sum to Install	Remarks
Red Maple	16	20	320	2.5' ea.	

SPECIAL USE PLAN

UPTOWN PLAZA
PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 32, T10N, R8E OF THE 4TH PM

FOR: UPTOWN PLAZA, LLC

DATE: 4-30-15 SCALE: 1" = 40' BOOK: 7-07-15

AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
8100 North University Street
Peoria, Illinois 61615-1679
License No. 184-001143

PROJECT NUMBER: 5-28-15
REVISION: 7-07-15
SHEET NUMBER: 1 OF 1