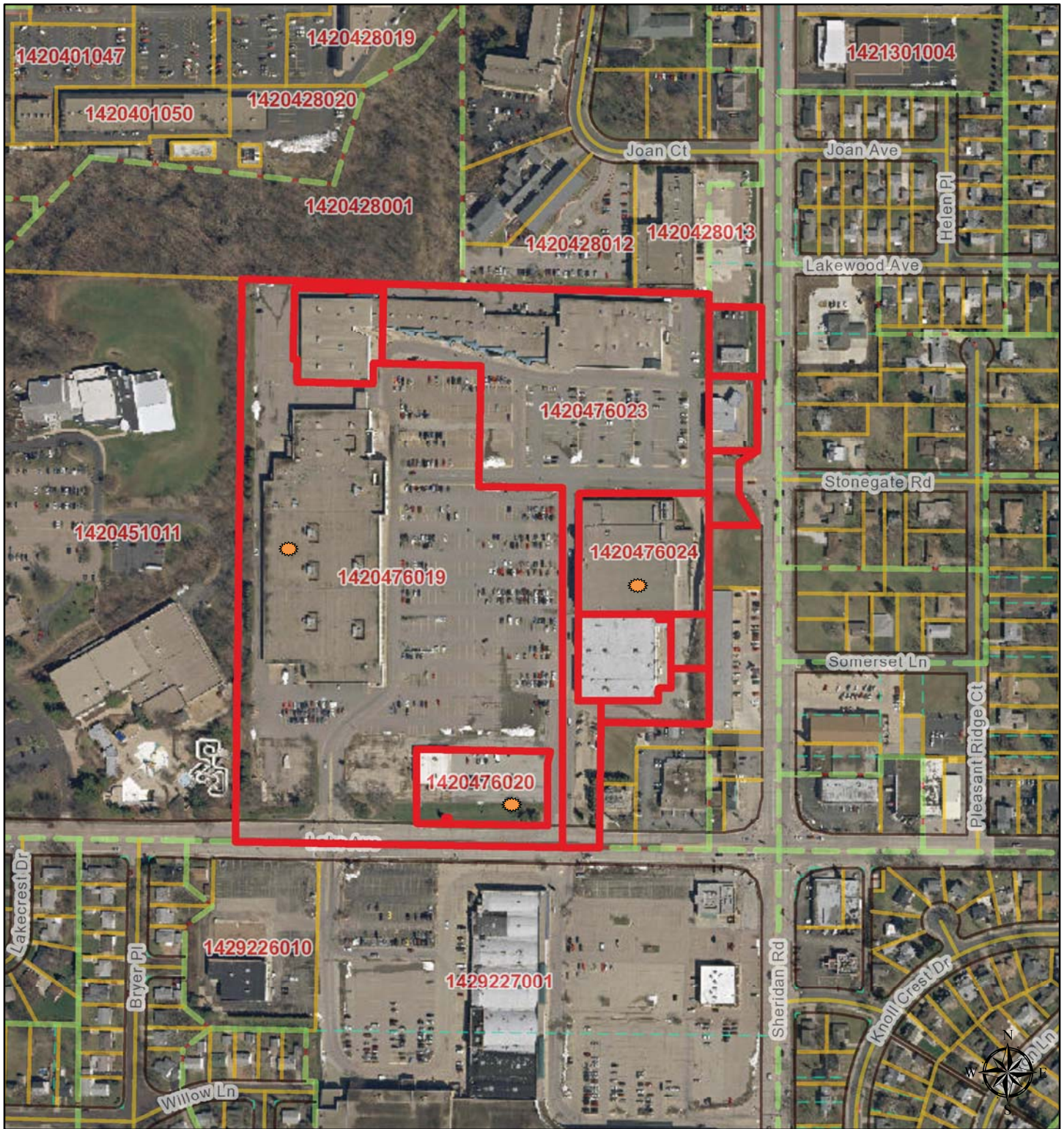
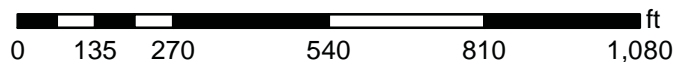


# Evergreen Shopping Center - Kroger Parcels



1 inch = 333 feet



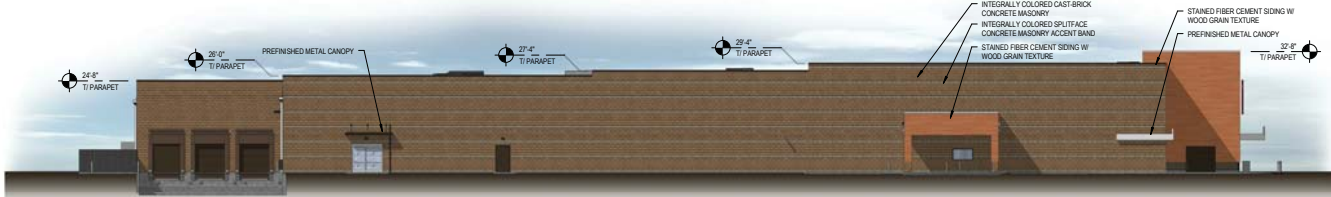
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL, HERE, USGS  
County of Peoria, IL and the Sanborn Map Company, Inc.





EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

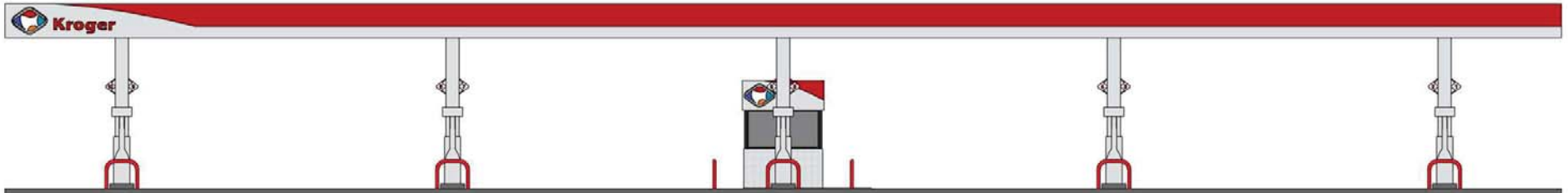
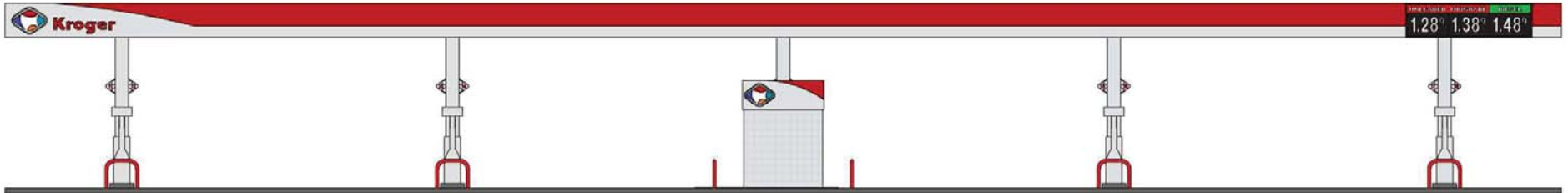


September 14, 2015

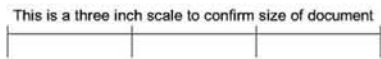
Kroger J717

Peoria, IL





Scale: 3/32"=1'-0"



**LEGAL DESCRIPTION**

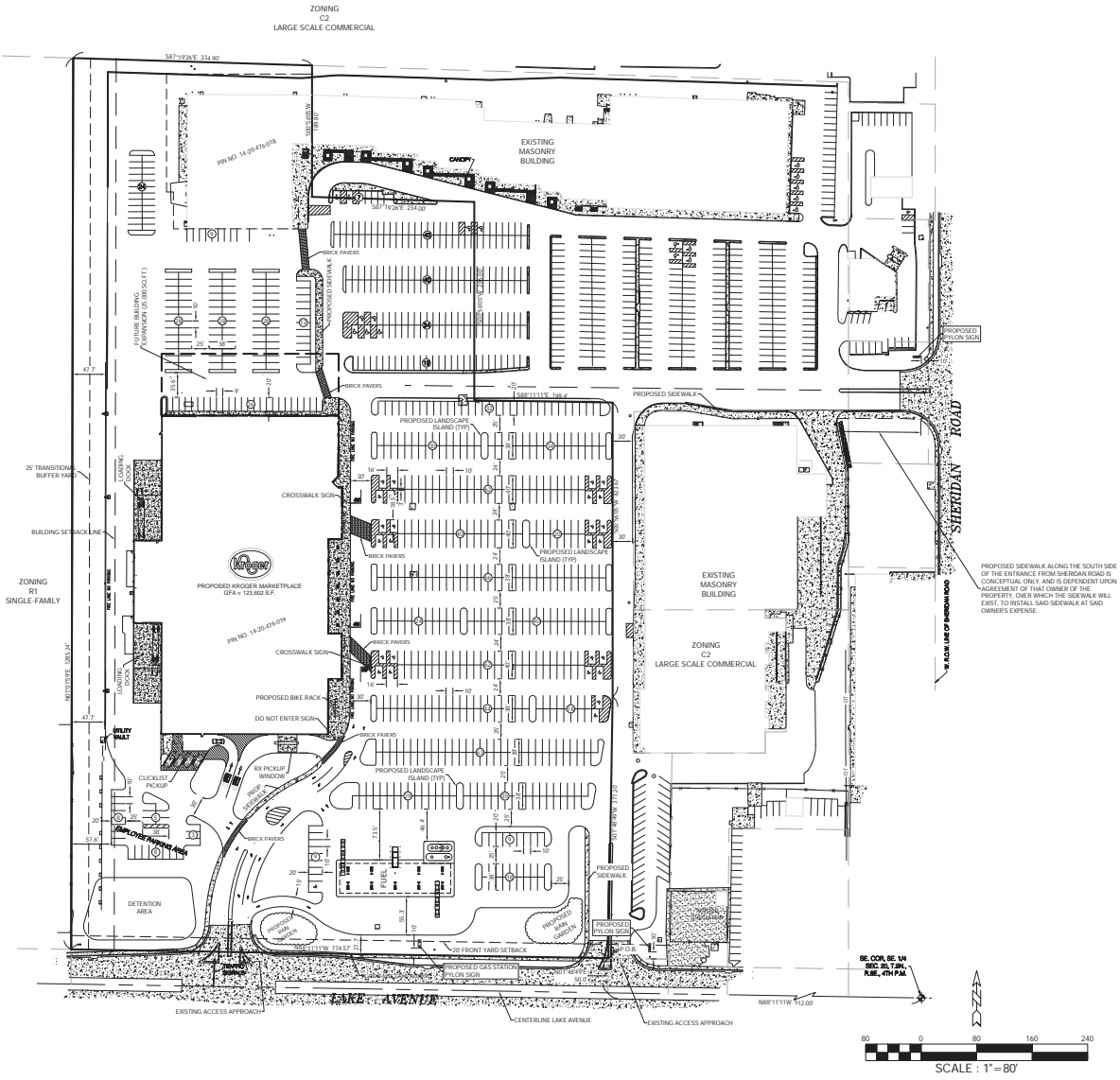
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST 512.00 FEET ALONG THE CENTERLINE OF LAKE AVENUE AS MONUMENTED, THENCE NORTH 01 DEGREES 48 MINUTES 49 SECONDS EAST 50.00 FEET TO THE NORTH R.O.W. LINE OF SAID LAKE AVENUE, AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST 774.57 FEET ALONG THE NORTH R.O.W. LINE OF SAID LAKE AVENUE, THENCE NORTH 01 DEGREES 51 MINUTES 59 SECONDS EAST 1285.24 FEET, THENCE SOUTH 87 DEGREES 19 MINUTES 28 SECONDS EAST 334.00 FEET, THENCE SOUTH 00 DEGREES 58 MINUTES 09 SECONDS WEST 188.80 FEET, THENCE SOUTH 87 DEGREES 19 MINUTES 28 SECONDS EAST 234.00 FEET, THENCE SOUTH 00 DEGREES 58 MINUTES 09 SECONDS WEST 281.00 FEET, THENCE SOUTH 88 DEGREES 11 MINUTES 11 SECONDS EAST 199.4 FEET, THENCE SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST 428.67 FEET, THENCE SOUTH 01 DEGREES 48 MINUTES 49 SECONDS WEST 373.20 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SITE DATA**

1. APPLICANT: KROGER LIMITED PARTNERSHIP I  
MICHELE BEZON  
5941 CASTLEWAY WEST DRIVE  
PEORIA, ILLINOIS 61614-4250
2. PIN NOS:  
14-20-478-018  
14-20-478-019  
14-20-478-020
3. TOTAL BUILDING AREA = 154,949 SF
4. PARKING DATA:  
REGULAR PARKING SPACES 923  
HANDICAP PARKING SPACES 34  
TOTAL PARKING SPACES 957
5. PARKING RATIO / 1000 = 6.18
6. CURRENT ZONING = C2 LARGE SCALE COMMERCIAL
7. TOTAL ACREAGE = 19.67+ ACRES

**GENERAL NOTES**

- 1. THE DISPLAY AREAS FOR OUTSIDE SALES WILL BE IN THE SIDEWALK AREA IN FRONT OF THE NEW PROPOSED STORE. NO OUTSIDE SALES ALONG THE SIDEWALK AREA WOULD BE PLACED IN SUCH A MANNER TO IMPROVE OR IMPAIR THE OUTSIDE PERIMETER OF THIS SIDEWALK AREA TO BE USED FOR PEDESTRIAN PASSAGE.
- 2. DISPLAY AREAS ASSOCIATED WITH THE FUEL CENTER WILL BE ONLY THAT AREA IMMEDIATELY BELOW THE OUTSIDE PERIMETER OF THE OVERHEAD CANOPY FOR THE FUEL CENTER.
- 3. THERE WILL BE NO INTENTION TO HAVE SUCH DISPLAY AREAS IN ANY FRONT, REAR OR SIDE YARD AREAS OF THE SHOPPING CENTER.



PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	9-28-15 ADDED BIKE RACK AND SIDEWALK ALONG NORTH SIDE OF EXISTING KROGER BUILDING
DATE: OCTOBER 23, 2015	10-5-15 ADDED LANDSCAPE ISLANDS, RAIN GARDENS AND DETENTION AREA
DWG: 20336-SHEET 1 OF 2 WITH DETENTION	10-12-15 ADDED TRUCK TURNING MOVEMENTS
SURVEY BY: MJF	

**ZUMWALT & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
 1040 W. OLYMPIA DRIVE  
 PEORIA, ILLINOIS 61614-3074  
 DESIGN FIRM REGISTRATION NO. 184-003189

**KROGER MARKETPLACE**  
 PEORIA, IL

**SITE PLAN**  
 EVERGREEN SQUARE - PEORIA, IL

SHEET NO.  
**1/2**



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**LEGAL DESCRIPTION**

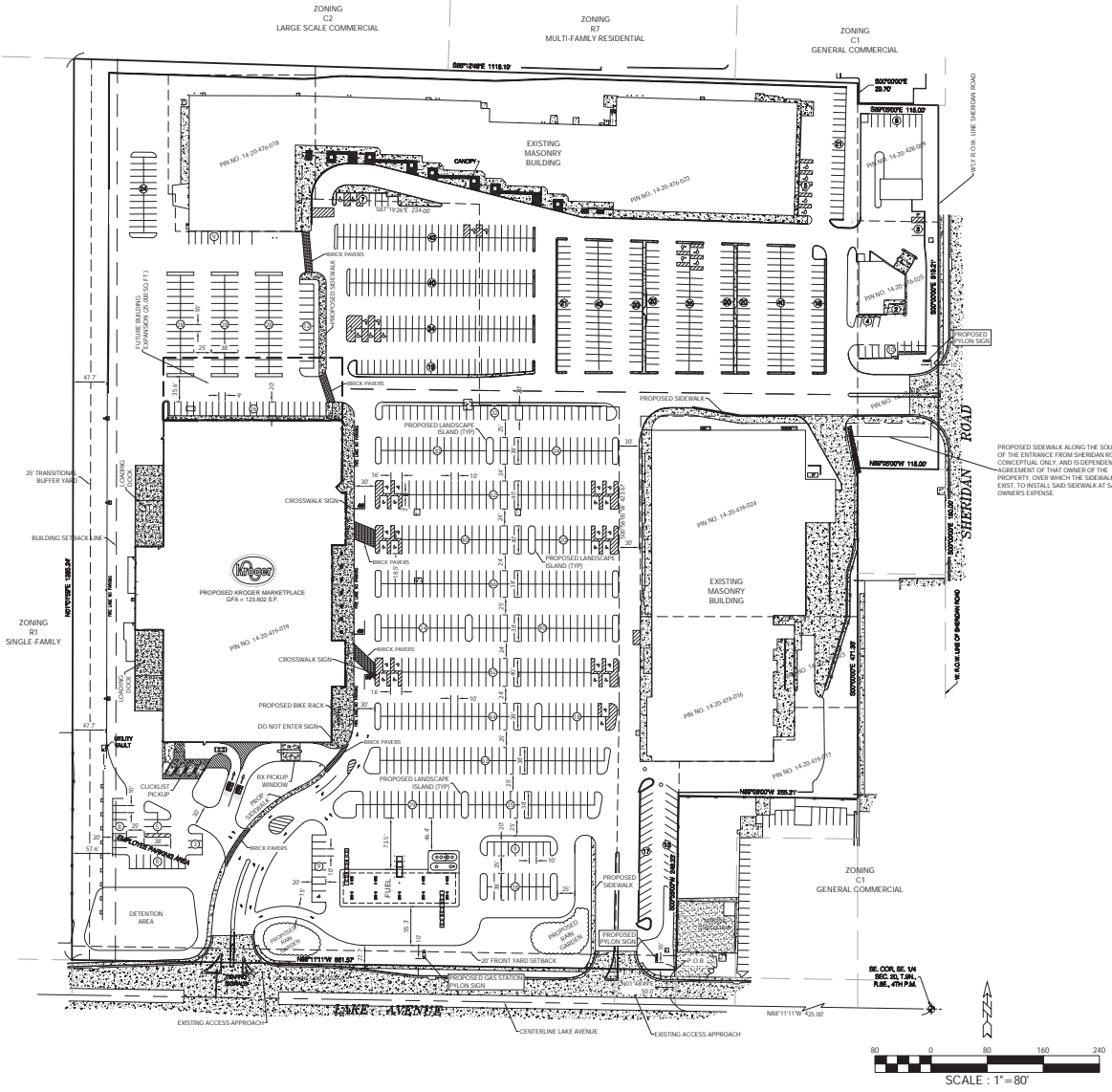
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST 425.00 FEET ALONG THE CENTERLINE OF LAKE AVENUE AS MONUMENTED, THENCE NORTH 00 DEGREES 55 MINUTES 00 SECONDS EAST 50.0 FEET TO THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF SAID LAKE AVENUE 801.57 FEET, THENCE NORTH 01 DEGREES 01 MINUTES 59 SECONDS EAST 1285.24 FEET, THENCE SOUTH 88 DEGREES 12 MINUTES 45 SECONDS EAST 1118.19 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 23.70 FEET, THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 115.00 FEET TO THE WESTERN R.O.W. LINE OF SHERIDAN ROAD, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS ALONG THE WESTERN R.O.W. LINE OF SAID SHERIDAN ROAD 519.21 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 115.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 471.36 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 200.21 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 248.23 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SITE DATA**

1. APPLICANT: KROGER LIMITED PARTNERSHIP I  
MIDWEST REGION  
5940 CASTLEWAY WEST DRIVE  
PEORIA, ILLINOIS 61614-4250
2. PIN NOS: 14-20-478-009; 14-20-478-006; 14-20-478-016; 14-20-478-017; 14-20-478-018; 14-20-478-019; 14-20-478-020; 14-20-478-023; 14-20-478-024; 14-20-478-025
3. TOTAL BUILDING AREA = 338,584 SF
4. PARKING DATA:  
REGULAR PARKING SPACES: 1291  
HANDICAP PARKING SPACES: 45  
TOTAL PARKING SPACES: 1336
5. PARKING RATIO / 1000 = 3.95
6. CURRENT ZONING = C2 LARGE SCALE COMMERCIAL
7. TOTAL ACRES = 32.71+ ACRES

**GENERAL NOTE**

- THE DISPLAY AREAS FOR OUTSIDE SALES WILL BE IN THE SIDEWALK AREA IN FRONT OF THE NEW PROPOSED STORE. NO OUTSIDE SALES ALONG THE SIDEWALK AREA WOULD BE PLACED IN SUCH A MANNER TO IMPROVE OR IMPAIR THE OUTSIDE PERIMETER OF THIS SIDEWALK AREA TO BE USED FOR PEDESTRIAN PASSAGE.
- DISPLAY AREAS ASSOCIATED WITH THE FUEL CENTER WILL BE ONLY THAT AREA IMMEDIATELY BELOW THE OUTSIDE PERIMETER OF THE OVERHEAD CANOPY FOR THE FUEL CENTER.
- THERE WILL BE NO INTENTION TO HAVE SUCH DISPLAY AREAS IN ANY FRONT, REAR OR SIDE YARD AREAS OF THE SHOPPING CENTER.



PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	9-28-15 ADDED BIKE RACK AND SIDEWALK ALONG NORTH SIDE OF EXISTING KROGER BUILDING
DATE: OCTOBER 23, 2015	10-5-15 ADDED LANDSCAPE ISLANDS, RAIN GARDENS AND DETENTION AREA
DWG: 2013A-SHEET 2 OF 2 WITH DETENTION	
SURVEY BY: MJF	

**ZUMWALT & ASSOCIATES, INC.**  
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
1040 W. OLYMPIA DRIVE  
PEORIA, ILLINOIS 61614-3074  
DESIGN FIRM REGISTRATION NO. 184-003189

**KROGER MARKETPLACE**  
PEORIA, IL

**OVERALL SITE PLAN**  
EVERGREEN SQUARE - PEORIA, IL

SHEET NO: **2/2**  
JOB NO: 201336



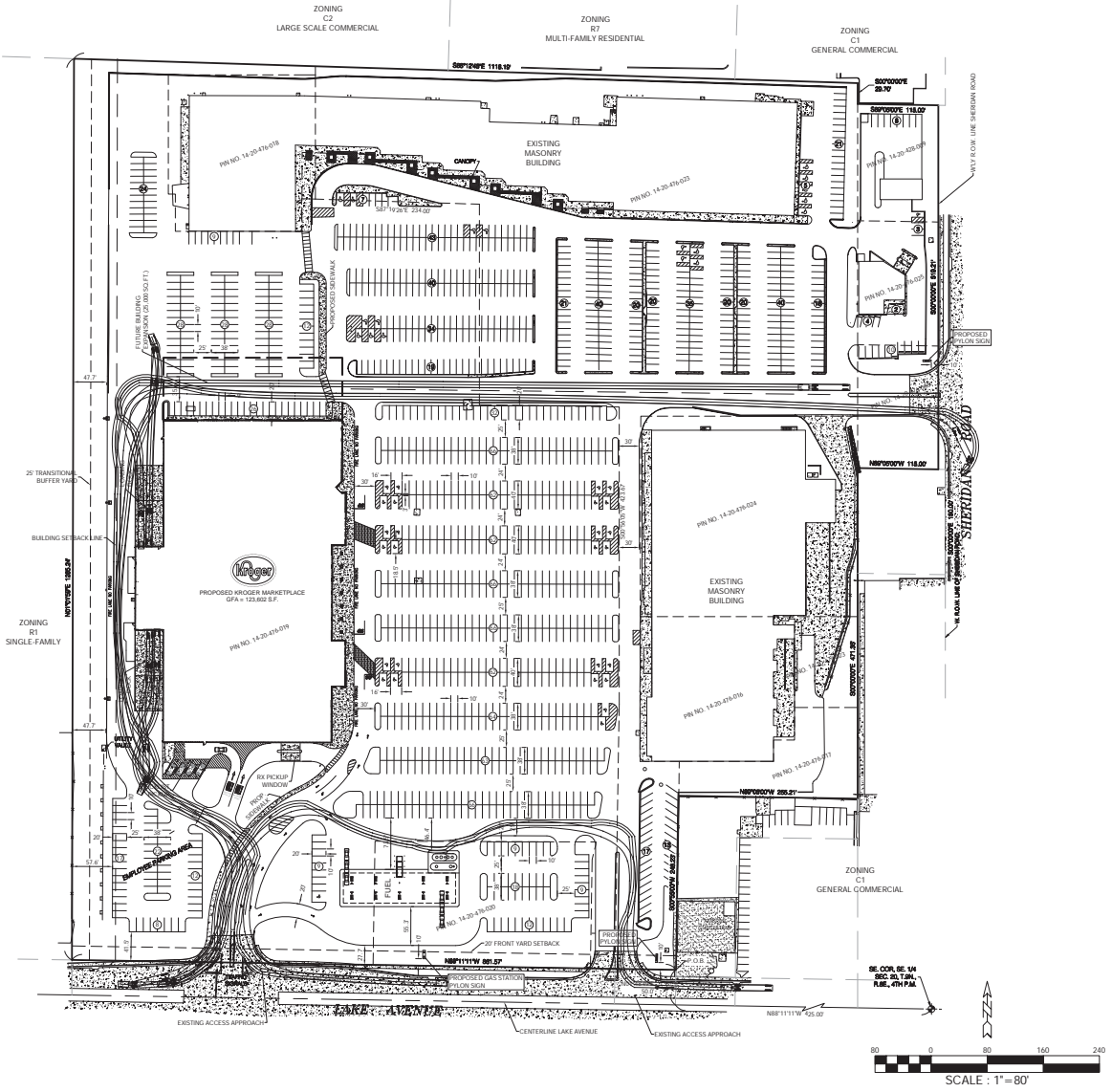
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**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST 425.00 FEET ALONG THE CENTERLINE OF LAKE AVENUE AS MONUMENTED, THENCE NORTH 00 DEGREES 55 MINUTES 00 SECONDS EAST 50.00 FEET TO BE DESCRIBED, THENCE NORTH 88 DEGREES 11 MINUTES 11 SECONDS WEST ALONG THE NORTH R.O.W. LINE OF SAID LAKE AVENUE 801.57 FEET, THENCE NORTH 01 DEGREES 01 MINUTES 59 SECONDS EAST 1285.24 FEET, THENCE SOUTH 88 DEGREES 12 MINUTES 45 SECONDS EAST 1118.19 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.70 FEET, THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 115.00 FEET TO THE WESTERLY R.O.W. LINE OF SHERIDAN ROAD, THENCE SOUTH 00 DEGREES 00 SECONDS ALONG THE WESTERLY R.O.W. LINE OF SAID SHERIDAN ROAD 519.21 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 115.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 471.36 FEET, THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 200.21 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 248.23 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

**SITE DATA**

1. APPLICANT: KROGER LIMITED PARTNERSHIP I  
MIDWEST REGION  
5940 CASTLEWAY WEST DRIVE  
PEORIA, ILLINOIS 61614-4250
2. P/N NOS: 14-20-478-009; 14-20-478-006; 14-20-478-016; 14-20-478-017; 14-20-478-018; 14-20-478-019; 14-20-478-020; 14-20-478-023; 14-20-478-024; 14-20-478-025
3. TOTAL BUILDING AREA = 338,594 SF
4. PARKING DATA:  
REGULAR PARKING SPACES 1357  
HANDICAP PARKING SPACES 45  
TOTAL PARKING SPACES 1402
5. PARKING RATIO / 1000 = 4.14
6. CURRENT ZONING = C2 LARGE SCALE COMMERCIAL
7. TOTAL ACREAGE = 32.71+ ACRES



PROJECT MANAGER:	REVISIONS:
APPROVED BY: GAZ	
DATE: SEPTEMBER 11, 2015	
DWG: 20136-T1 TURNING	
SURVEY BY: MJF	

**ZUMWALT & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
 1040 W. OLYMPIA DRIVE  
 PEORIA, ILLINOIS 61614-4250  
 DESIGN FIRM REGISTRATION NO. 184-003189

KROGER MARKETPLACE  
 PEORIA, IL

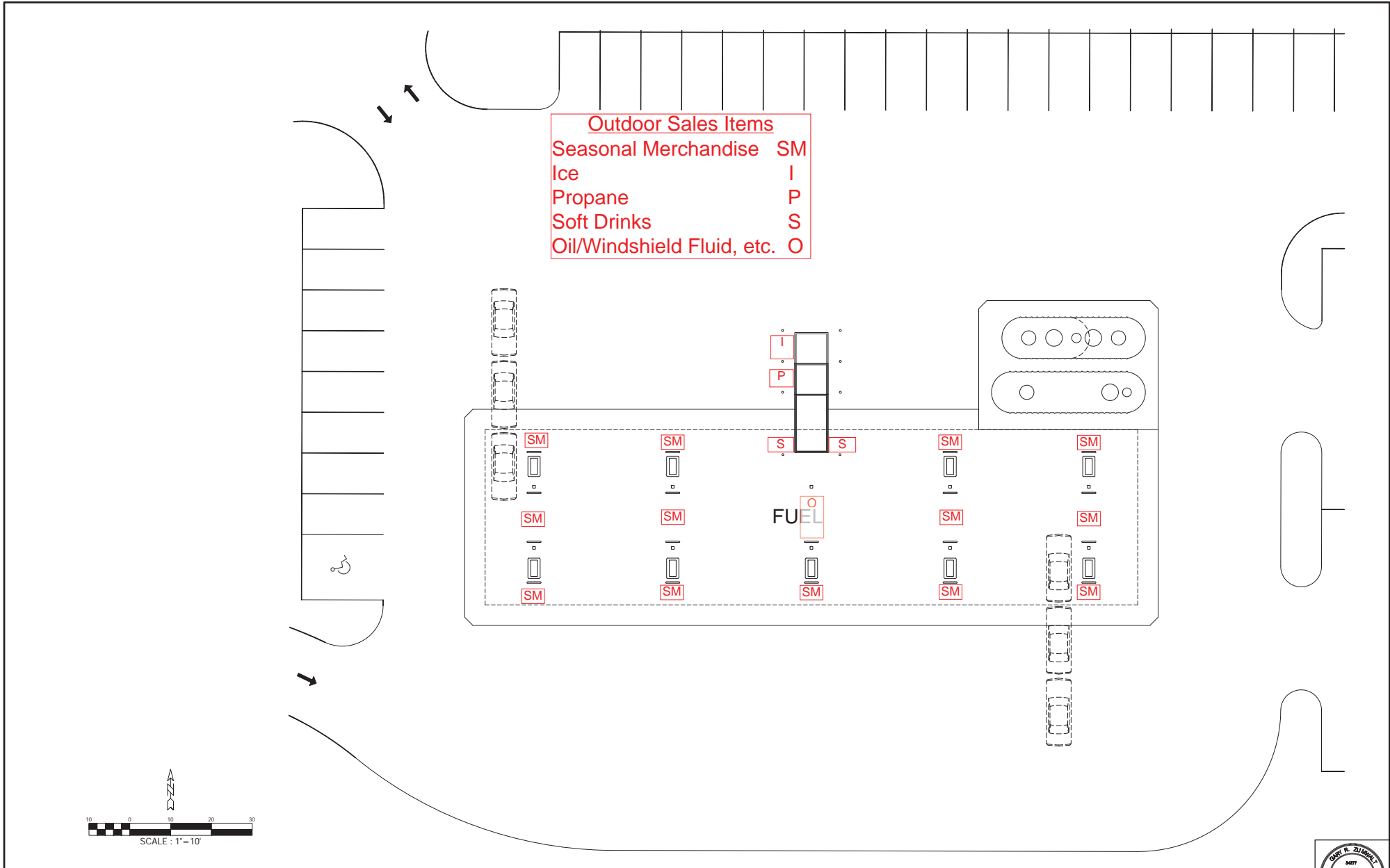
OVERALL SITE PLAN  
 TRUCK TURNING MOVEMENTS  
 EVERGREEN SQUARE - PEORIA, IL

SHEET NO. **T1**

JOB NO. 20136

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PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	
DATE: SEPTEMBER 23, 2015	
DWG: 20336-FUEL CENTER	
SURVEY BY: M.J.F.	

ZUMWALT & ASSOCIATES, INC.  
 PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS  
 1040 W. OLYMPIA DRIVE  
 PEORIA, ILLINOIS • (309) 692-5074  
 DESIGN FIRM REGISTRATION NO. 184-003189

KROGER MARKETPLACE  
 PEORIA, IL

SITE PLAN  
 EVERGREEN SQUARE - FUEL CENTER

Sheet No. **1/1**

JOB NO. 20336

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Notes

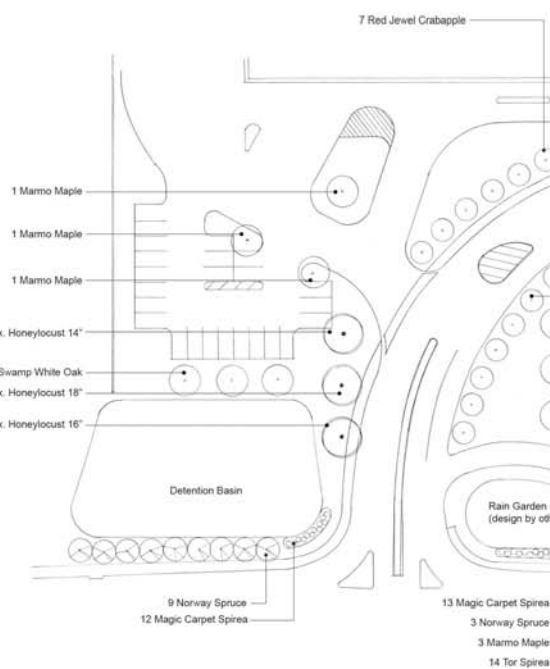
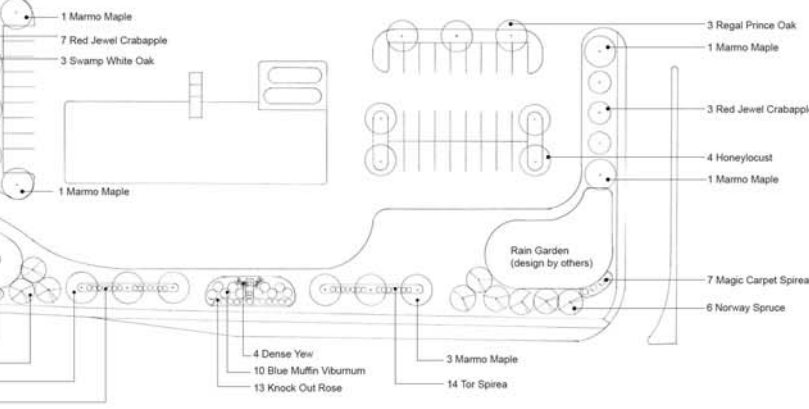
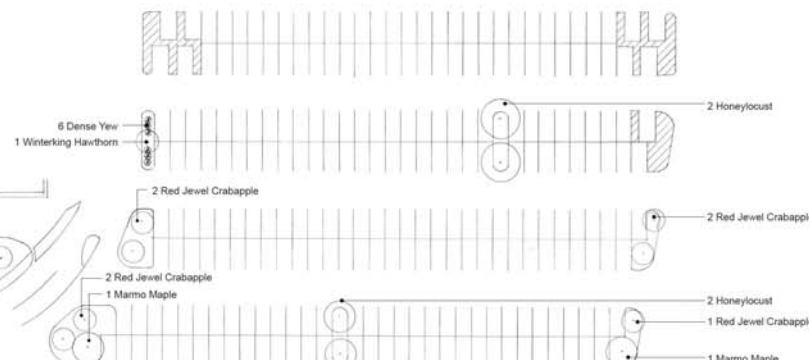
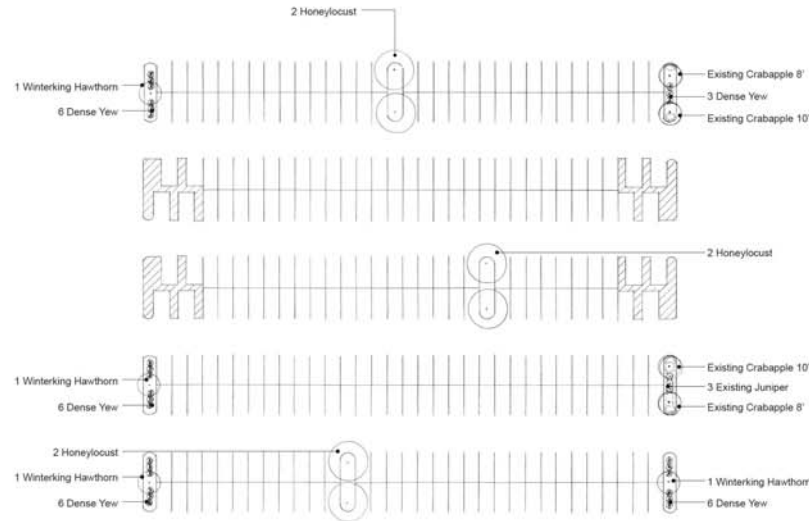


Scale	1" = 40'
Date	October, 2015
Drawn By	JLJ
Checked By	George Pieper
Job Number	
Revisions: #, Date, Description	
<b>#4 Rain gardens 10/21</b>	

Evergreen Square

	POINTS REQUIRED	POINTS PROVIDED
<b>Lake Street Frontage 860'</b>		
total	860/2	430
tree points	430/2	215
shrubs points	430/2	215
<b>New Plant Material</b>		
shade trees	6 x 20	120
evergreen trees	18 x 15	270
shrubs	87 x 3	261
<b>Parking Lot 1381 spaces</b>		
total		957
in curbed islands		476
1361		1449
<b>Existing plant material</b>		
24" Junipers (3)	3 x 3	9
10' Crabapple (6) 15x10	2 x 25	50
8' Crabapple 15	12 x 15	30
14" Honeylocust 20+10+20	1 x 58	58
16' Honeylocust 20+10+32	1 x 62	62
18' Honeylocust 20+10+36	1 x 66	66
total for existing trees & shrubs		275
<b>New Plant Material</b>		
shade trees	32 x 20	640
intermediate trees	29 x 15	435
evergreen shrubs	33 x 3	99
total for new plant material		1174

Evergreen Square Plant List		SIZE	QUANTITY
<b>SHADE TREES</b>			
Acer x franseri 'Marmo'	Marmo Maple	2.5'	15
Gleditsia triacanthos var inermis 'Skyline'	Skyline Locust	2.5'	14
Gleditsia triacanthos var inermis	Existing Honeylocust	varies	3
Quercus bicolor	Swamp White Oak	2.5'	6
Quercus x 'Regal Prince'	Regal Prince English Oak	2.5'	3
<b>EVERGREEN TREES</b>			
Picea abies	Norway Spruce	6'	18
<b>INTERMEDIATE TREES</b>			
Crataegus viridis 'Winterking'	Winterking Hawthorn	1.5'	5
Malus 'Red Jewel'	Red Jewel Crabapple	1.5'	24
Malus sp.	Existing Crabapple	varies	4
<b>DECIDUOUS SHRUBS</b>			
Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24"	28
Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spirea	24"	32
Viburnum dentatum 'Christov'	Blue Muffin Viburnum	24"	10
<b>EVERGREEN SHRUBS</b>			
Juniperus x	Existing Juniper	24"	3
Taxus x media	Dense Yew	24"	37
<b>NOTES:</b>			
All plantings to be mulched with Hardwood Bark Mulch			







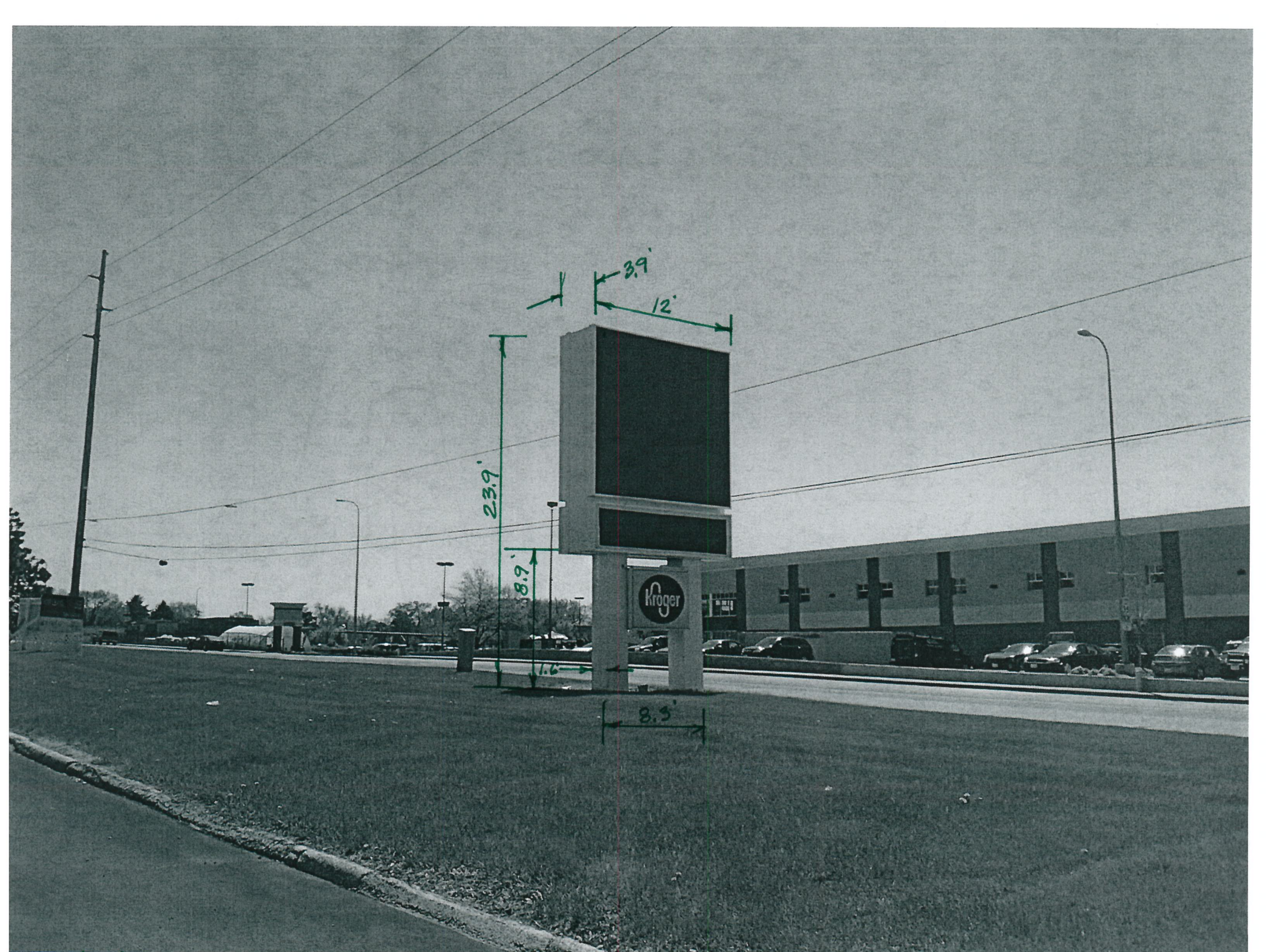
9/29/15

SHERIDAN PARK ENTRANCE



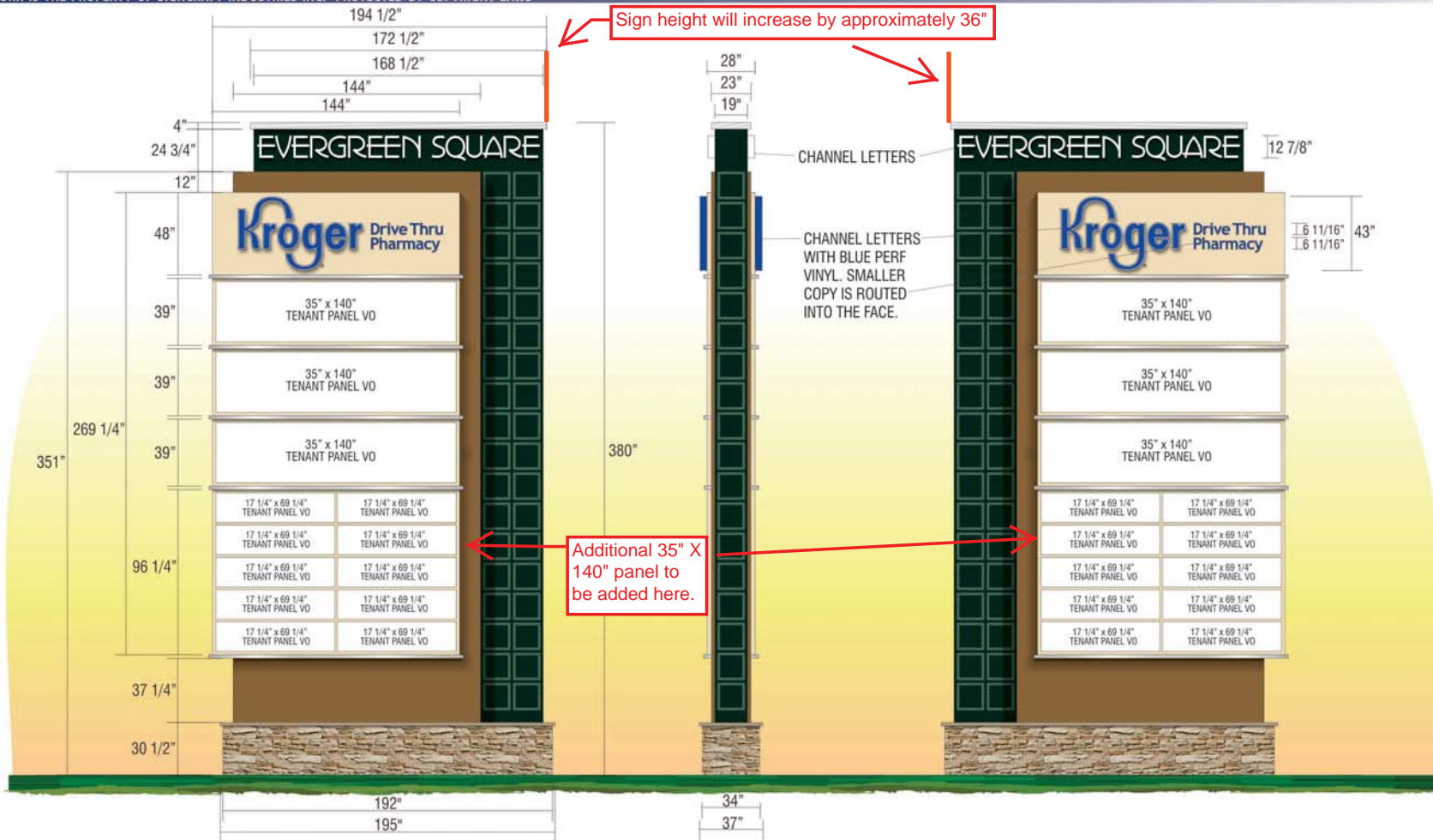
9/29/15

LAKE AVENUE ENTRANCE



9/29/15

LAKE AVENUE - MID PROPERTY



**FABRICATE AND INSTALL 1 D/F INTERNALLY ILLUMINATED PYLON SIGN**

CONSTRUCTED OUT OF ALUMINUM ANGLE AND SKINNED IN ALUMINUM, PAINTED IN A COLOR SCHEME TBD.  
 TENANT PANELS HAVE 2" RETAINERS AND 1 1/2" DIVIDERS, WITH 3/16" POLYCARB FACES WITH VINYL GRAPHICS.  
 STONE BASE AND LANDSCAPING BY OTHERS  
 LIGHTING WILL BE WITH LEDS

WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT, COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.



IMAGE SOLUTIONS

www.signcraftind.com

8816 CORPORATION DR.  
 INDIANAPOLIS, IN 46256  
 Office 317.842.8664  
 Fax 317.842.3015

PREPARED FOR  
 KROGER

PEORIA, IL

SKETCH NAME  
 LARGE PYLON

SCALE  
 3/16" = 1'-0"

DATE  
 SEPT 24, 2015

S. C. REPRESENTATIVE  
 CHRISTINA BEYERL

INDEX NUMBER  
 1015-0215A

DESIGNER  
 SLM

REVISIONS  
 1-10/5/15 5-10/30/15  
 2-10/6/15 6-  
 3-10/23/15 7-  
 4- 10/26/15 8-

COLOR SPECS

- A \_\_\_\_\_
- B \_\_\_\_\_
- C \_\_\_\_\_
- D \_\_\_\_\_
- E \_\_\_\_\_
- F \_\_\_\_\_

COLOR APPROVAL

DRAWING APPROVAL

WORK ORDER NO.





**31'-9" HIGH EXISTING PYLON AT SHERIDAN ROAD ENTRANCE**  
**35'-1" HIGH NEW PYLON AT SHERIDAN ROAD ENTRANCE**

[www.signcraftind.com](http://www.signcraftind.com)

8816 CORPORATION DR.  
 INDIANAPOLIS, IN 46256  
 Office 317.842.8664  
 Fax 317.842.3015

**PREPARED FOR**

KROGER

PEORIA, IL

**SKETCH NAME**

PYLON COMPARISON

**SCALE**

3/32" = 1'-0"

**DATE**

NOV 5, 2015

**S. C. REPRESENTATIVE**

CHRISTINA BEYERL

**INDEX NUMBER**

1115-0076

**DESIGNER**

SLM

**REVISIONS**

1-	5-
2-	6-
3-	7-
4-	8-

**COLOR SPECS**

- A \_\_\_\_\_
- B \_\_\_\_\_
- C \_\_\_\_\_
- D \_\_\_\_\_
- E \_\_\_\_\_
- F \_\_\_\_\_

**COLOR APPROVAL**

**DRAWING APPROVAL**

**WORK ORDER NO.**





**FABRICATE AND INSTALL 1 D/F INTERNALLY ILLUMINATED PYLON SIGN**

CONSTRUCTED OUT OF ALUMINUM ANGLE AND SKINNED IN ALUMINUM, PAINTED IN A COLOR SCHEME TBD.  
 TENANT PANELS HAVE 2" RETAINERS AND 1 1/2" DIVIDERS, WITH 3/16" POLYCARB FACES WITH VINYL GRAPHICS.  
 STONE BASE AND LANDSCAPING BY OTHERS

**WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT, COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

www.signcraftind.com

8816 CORPORATION DR.  
 INDIANAPOLIS, IN 46256  
 Office 317.842.8664  
 Fax 317.842.3015

**PREPARED FOR**

KROGER  
 PEORIA, IL

**SKETCH NAME**

LARGE PYLON

**SCALE**

3/16" = 1'-0"

**DATE**

SEPT 24, 2015

**S. C. REPRESENTATIVE**

CHRISTINA BEYERL

**INDEX NUMBER**

0915-0186

**DESIGNER**

SLM

**REVISIONS**

1-	5-
2-	6-
3-	7-
4-	8-

**COLOR SPECS**

A	_____
B	_____
C	_____
D	_____
E	_____
F	_____

**COLOR APPROVAL**

**DRAWING APPROVAL**

**WORK ORDER NO.**

