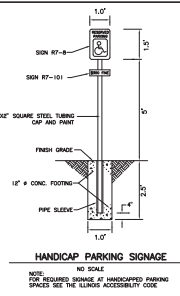
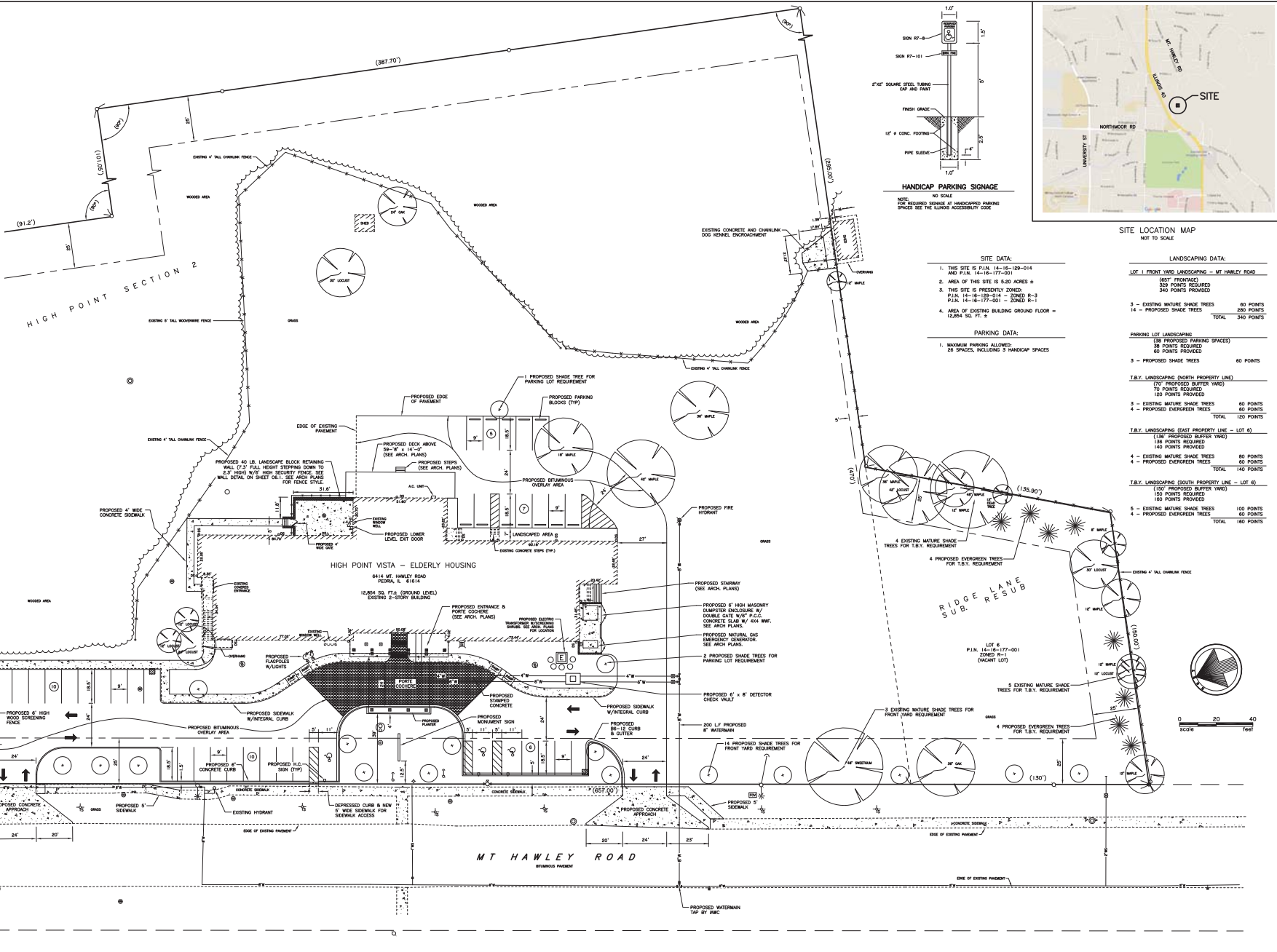


SITE CONSTRUCTION NOTES:

1. ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE BOUNDARY AND BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
2. ALL SITE LANDSCAPING, QUANTITY, SIZE AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. A SPERMATOPHYTES PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
3. ALL SITE STORAGE (PILON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE. A STORAGE PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
4. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL, ORDINANCE.
5. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
6. ALL CONCRETE STRUCTURAL APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
7. ALL ROCK, GRASS AND WALL MOUNTED MECHANICAL, ELECTRICAL AND UTILITY STRUCTURES SHALL BE FULLY CONCEALED FROM THE VIEW OF ANY PUBLIC RIGHTS OF WAY OR RESIDENTIAL DISTRICT IN ACCORDANCE WITH ARTICLE 16.10 OF THE CITY OF PEORIA ZONING ORDINANCE.
8. ANY UTILITY WORK IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY.
9. DRIVE APPROACH CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
10. PAVED LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE CITY WILL BE REQUIRED PRIOR TO ANY WORK.
11. SITE LANDSCAPING PROVIDED IS ONLY INTENDED TO INDICATE MINIMUM LANDSCAPE REQUIREMENTS. AN IRRIGATION SYSTEM SHOULD ALSO BE PROVIDED OR FULL CONTRACT FOR ALL LANDSCAPED AREAS. ALL LANDSCAPED AREAS SHALL BE MAINTAINED, SOODED OR SEEDS.
12. THE CONTRACTOR SHALL CONTACT THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT (309-444-3813) FOR PERMITS AND TO BE IN ACCORDANCE WITH CITY STANDARDS CONSTRUCTION.
13. THE LANDSCAPING CONTRACTOR SHALL INCLUDE THE INFORMATION IN THE LANDSCAPING ALLOWANCE. A LANDSCAPING PLAN AND IRRIGATION PLAN SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
14. A SEPARATE PHOTOGRAPHIC PLAN SHALL BE SUBMITTED AT A LATER DATE FOR APPROVAL.
15. AN EROSION, SEDIMENT AND STORM WATER CONTROL PERMIT WILL BE REQUIRED FROM THE CITY OF PEORIA.
16. AN ERECTION CONSTRUCTION PERMIT FROM THE ILLINOIS WILL BE REQUIRED FOR THIS PROJECT.
17. A LAKE/PAVEMENT/SEWERAGE/STORM PERMIT MAY BE REQUIRED FROM THE CITY OF PEORIA FOR THIS PROJECT.
18. ANY PAVING OR RESURFACING OF THE LOT SHALL BE COMPLETED BY A CONTRACTOR WHO IS LICENSED AND BONDED WITH THE CITY OF PEORIA. SEAL COAT DOES NOT REQUIRE A PERMIT. REPAIRS, ALL E-STRIPS MUST COMPLY WITH THE CURRENT CODE.



SITE DATA:

1. THIS SITE IS P.L.N. 14-16-129-014 AND P.L.N. 14-16-177-001
2. AREA OF THIS SITE IS 5.00 ACRES ±
3. THIS SITE IS PRESENTLY ZONED: P.L.N. 14-16-129-014 - ZONED R-3 P.L.N. 14-16-177-001 - ZONED R-1
4. AREA OF EXISTING BUILDING GROUND FLOOR = 12,854 SQ. FT. ±

LANDSCAPING DATA:

LOT #	PROPOSED LANDSCAPING	POINTS PROVIDED	POINTS REQUIRED
1	1 FRONT YARD (50' FRONTAGE)	340	340
3	3 - EXISTING MATURE SHADE TREES	60	60
14	14 - PROPOSED SHADE TREES	280	280
		TOTAL	680 POINTS

PARKING DATA:

1. MAXIMUM PARKING ALLOWED: 28 SPACES, INCLUDING 3 HANDICAP SPACES

PARKING LOT LANDSCAPING:

PROPOSED PARKING SPACES	POINTS PROVIDED	POINTS REQUIRED	
150	80	80	
3	60	60	
		TOTAL	140 POINTS

T.B.Y. LANDSCAPING (NORTH PROPERTY LINE - LOT #3)

PROPOSED BUFFER VARD	POINTS PROVIDED	POINTS REQUIRED	
120	60	60	
4	80	80	
		TOTAL	140 POINTS

T.B.Y. LANDSCAPING (EAST PROPERTY LINE - LOT #3)

PROPOSED BUFFER VARD	POINTS PROVIDED	POINTS REQUIRED	
136	60	60	
4	80	80	
		TOTAL	140 POINTS

T.B.Y. LANDSCAPING (SOUTH PROPERTY LINE - LOT #3)

PROPOSED BUFFER VARD	POINTS PROVIDED	POINTS REQUIRED	
150	60	60	
5	100	100	
		TOTAL	160 POINTS

NOT TO SCALE
DATE: 02-25-16
SCALE: 1" = 20'
DRAWN BY: JMC
CHECKED BY: MCH
DESIGNED BY: JMC
DATE: 02-25-16

<p>REVIEW AND APPROVE CONSTRUCTION COMMENTS</p> <p>ISSUED FOR BID PROPOSED BY 04-04-16</p> <p>REVIEW FOR ARCH COMMENTS 04-04-16 BY JMC</p> <p>REVIEW FOR ARCH COMMENTS 04-04-16 BY JMC</p> <p>REVIEW FOR SITE COMMENTS 04-04-16 BY JMC</p>	<p>SCALE: 1" = 20'</p> <p>DRAWN BY: JMC</p> <p>CHECKED BY: MCH</p> <p>DESIGNED BY: JMC</p> <p>DATE: 02-25-16</p>	<p>CIS COMMERCIAL INTERIORS, INC. 1300 W. COMMERCE DR., STE. 200 - PEORIA, ILLINOIS 61615 LAND SURVEYING AND PROFESSIONAL ENGINEERS 309-699-8348 PEORIA, ILLINOIS 61615</p>	<p>SITE PLAN FOR HIGH POINT VISTA</p>	<p>SHEET C1</p>



ARCHITECT OF RECORD
 DEMONICA KEMPER ARCHITECTS
 125 N HALSTED STREET, SUITE 301
 CHICAGO, IL 60661
 P: 312.496.0000

STRUCTURAL
 HANSON PROFESSIONAL SERVICES INC
 7625 N UNIVERSITY ST, SUITE 200
 PEORIA, ILLINOIS 61614
 T: 309.691.0902

MEP
 HEFM CONSULTING ENGINEERS
 128 EAST 23RD AVE
 COAL VALLEY, ILLINOIS 61240
 T: 309.799.5150

**High Point Vista Memory Care Facility
 For Petersen Health Care**

6413 N MT HAWLEY RD, PEORIA, IL 61614

DKA PROJECT NO: 15 - 027



KEY PLAN

SHEET STATUS: 03/30/16
 99% CD PROGRESS
 PRINT

NO.	DESCRIPTION	DATE
1	BRD PACKAGE 1	3/4/2016
2	BRD PACKAGE 2	3/17/2016

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

SHEET NUMBER:
 A4.00



DEMONICA KEMPER ARCHITECTS