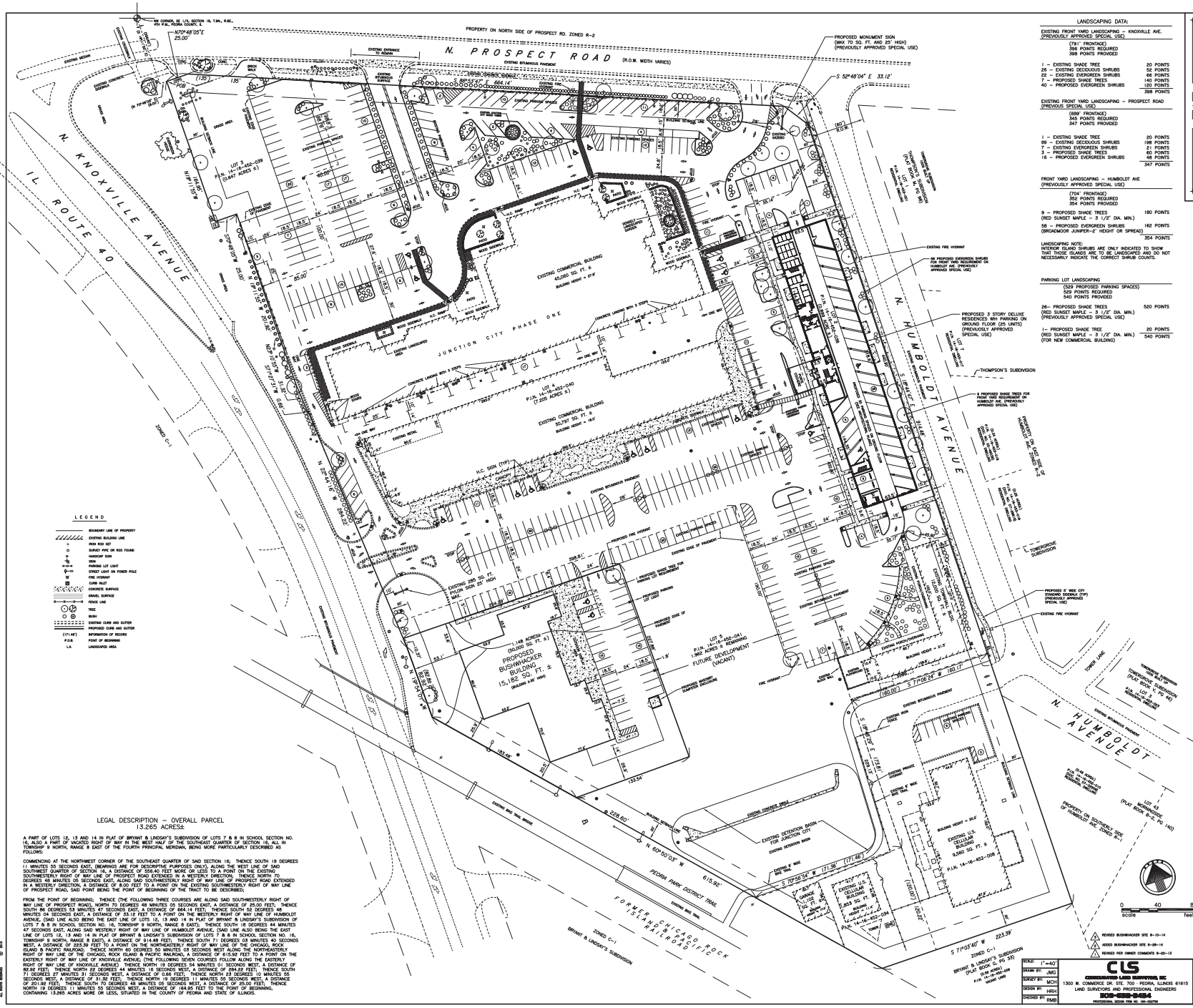


LANDSCAPING DATA:

EXISTING FRONT YARD LANDSCAPING – KNOXVILLE AVE. (PREVIOUSLY APPROVED SPECIAL USE)

(79±' FRONTAGE)
396 POINTS REQUIRED
398 POINTS PROVIDED

1 – EXISTING SHADE TREE	20 POINTS
26 – EXISTING DECIDUOUS SHRUBS	52 POINTS
22 – EXISTING EVERGREEN SHRUBS	66 POINTS
7 – PROPOSED SHADE TREES	140 POINTS
40 – PROPOSED EVERGREEN SHRUBS	120 POINTS
	398 POINTS

EXISTING FRONT YARD LANDSCAPING – PROSPECT ROAD (PREVIOUS SPECIAL USE)

(689' FRONTAGE)
345 POINTS REQUIRED
347 POINTS PROVIDED

1 – EXISTING SHADE TREE	20 POINTS
99 – EXISTING DECIDUOUS SHRUBS	198 POINTS
7 – EXISTING EVERGREEN SHRUBS	21 POINTS
3 – PROPOSED SHADE TREES	60 POINTS
16 – PROPOSED EVERGREEN SHRUBS	48 POINTS
	347 POINTS

FRONT YARD LANDSCAPING – HUMBOLDT AVE (PREVIOUSLY APPROVED SPECIAL USE)

(704' FRONTAGE)
352 POINTS REQUIRED
354 POINTS PROVIDED

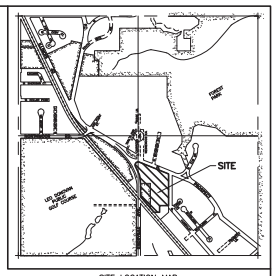
9 – PROPOSED SHADE TREES (RED SUNSET MAPLE – 3 1/2" DIA. MIN.)	180 POINTS
58 – PROPOSED EVERGREEN SHRUBS (BROADMOOR JUNIPER–2' HEIGHT OR SPREAD)	162 POINTS
	354 POINTS

LANDSCAPING NOTE:
INTERIOR ISLAND SHRUBS ARE ONLY INDICATED TO SHOW THAT THOSE ISLANDS ARE TO BE LANDSCAPED AND DO NOT NECESSARILY INDICATE THE CORRECT SHRUB COUNTS.

PARKING LOT LANDSCAPING

(529 PROPOSED PARKING SPACES)
529 POINTS REQUIRED
540 POINTS PROVIDED

26– PROPOSED SHADE TREES (RED SUNSET MAPLE – 3 1/2" DIA. MIN.) (PREVIOUSLY APPROVED SPECIAL USE)	520 POINTS
1– PROPOSED SHADE TREE (RED SUNSET MAPLE – 3 1/2" DIA. MIN.) (FOR NEW COMMERCIAL BUILDING)	20 POINTS
	540 POINTS



SITE LOCATION MAP
NOT TO SCALE

SITE CONSTRUCTION NOTES:

1. ALL SITE LIGHTING SHALL BE CONTAINED WITHIN THE SITE ENVELOPE AND BE IN ACCORDANCE THE CITY OF PEORIA ZONING CODE.
2. ALL SITE LANDSCAPING, QUANTITY, SIZE, AND SPECIES SHALL BE IN ACCORDANCE THE CITY OF PEORIA ZONING CODE.
3. ALL SITE SIGNAGE (PYLON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE THE CITY OF PEORIA ZONING CODE.
4. STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
5. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE THE CITY OF PEORIA EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
6. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
7. ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE THE CITY OF PEORIA STANDARDS.
8. ALL GROUND AND ROOF-TOP MECHANICAL AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM VIEW AS SEEN FROM 6' ABOVE GROUND LEVEL.
9. ANY UTILITY WORK IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT PER THE CITY OF PEORIA CODE, CHAPTER 26.
10. SIDEWALK AND DRIVE APPROACH CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO ANY WORK.
11. PARKING LOT CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA. A PERMIT FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO ANY WORK.
12. SITE LANDSCAPING INDICATED IS ONLY INTENDED TO INDICATE MINIMUM LANDSCAPE REQUIREMENTS. A DETAILED LANDSCAPE PLAN WITH TREES AND SHRUBS SHOWN TO SCALE AND A PLANTING SCHEDULE WHICH INCORPORATES THE INTENDED MINIMUM FRONT YARD AND PARKING LOT REQUIREMENTS; AN IRRIGATION SYSTEM SHOULD ALSO BE INCLUDED FOR FULL COVERAGE FOR ALL LANDSCAPED AREAS. ALL LANDSCAPED AREAS SHALL BE MULCHED, SODDED OR SEEDED. PLEASE SUBMIT PROPOSAL TO OWNER REPRESENTATIVE FOR APPROVAL.
13. THE CONTRACTOR SHALL CONTACT THE CITY OF PEORIA PUBLIC WORKS DEPARTMENT (309-494-8815) FOR PERMITS AND TO SCHEDULE DRIVEWAY APPROACH & SIDEWALK CONSTRUCTION.
14. THE LANDSCAPING CONTRACTOR SHALL INCLUDE THE LANDSCAPING PLAN, LANDSCAPING DRAWINGS, AND IRRIGATION PLAN. LANDSCAPING PLAN SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
15. THE CONTRACTOR SHALL SUBMIT A PLAN AND BID FOR ELECTRIC SERVICE TO THE PARKING LOT LIGHTS AND THE SIGNAGE TO THE OWNER FOR APPROVAL.
16. ANY PARKING LOT OR EXTERIOR LIGHTING SHALL BE SHIELDED TO ELIMINATE GLARE AND LIGHT TRESPASS ONTO HUMBOLDT AVENUE AND ADJACENT RESIDENTIAL PROPERTIES.
17. ALL UTILITIES ARE AVAILABLE TO THIS SITE.
18. STORM WATER FROM THIS SITE SHALL BE TAKEN TO THE EXISTING DETENTION BASIN FOR JUNCTION CITY.

SITE DATA:

1. THIS SITE IS:
   P.I.N. 14-16-452-038, P.I.N. 14-16-452-039,
   P.I.N. 14-16-452-040, P.I.N. 14-16-452-041,
   14-16-452-034 & P.I.N. 14-16-452-008
2. TOTAL AREA OF THIS SITE IS 13.265 ACRES ±
3. THIS SITE IS PRESENTLY ZONED C-2.
4. AREA OF PROPOSED RESIDENTIAL BUILDING
   = 20,173 SQ. FT. ± (GROUND FLOOR)
   TOTAL AREA OF PROPOSED RESIDENTIAL BUILDING
   = 60,519 SQ. FT. ± (3 FLOORS)
5. EXISTING GROSS AREA OF COMMERCIAL BUILDINGS
   = 100,372 SQ. FT. ±
   PROPOSED GROSS AREA OF NEW COMMERCIAL BUILDING
   = 15,182 SQ. FT. ±
   TOTAL GROSS AREA OF COMMERCIAL BUILDINGS
   = 115,554 SQ. FT. ±
6. BUILDING SETBACKS:
   FRONT = 20' OR THE AVERAGE OF ADJACENT STRUCTURES
   SIDE = 5% OF THE AVERAGE WIDTH OR DEPTH
   REAR = 5% OF THE AVERAGE WIDTH OR DEPTH
7. EXISTING PROPERTY OWNERS:

NEW JUNCTION VENTURES, LLC 5901 N. PROSPECT ROAD PEORIA, IL 61614 (309) 740-0808	JUNCTION CITY RESIDENCES, LLC 5901 N. PROSPECT ROAD PEORIA, IL 61614 (309) 740-0808

   U.S. CELLULAR COMPANY
   8410 W. BRYN MAWR
   CHICAGO, IL 60631
   (773) 399-8900
8. NO PART OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOOD PLAIN

PARKING DATA:

1. PARKING REQUIREMENTS:
   4 SPACES PER 1,000 SQ. FT. OF GROSS BUILDING AREA FOR A SHOPPING CENTER
   2 SPACES PER UNIT FOR THE RESIDENCES
2. PARKING SUPPLIED:
   115,554 SQ. FT. COMMERCIAL = 462 SPACES REQUIRED
   25 RESIDENTIAL UNITS = 50 SPACES REQUIRED
   512 TOTAL PARKING SPACES REQUIRED
   INCLUDING 9 HANDICAP PARKING SPACES
   529 TOTAL PARKING SPACES PROVIDED
   (INCLUDING 30 SPACES ON GROUND FLOOR OF PROPOSED RESIDENTIAL BUILDING)
   INCLUDING 19 HANDICAP PARKING SPACES

LEGAL DESCRIPTION – OVERALL PARCEL
13.265 ACRES±

A PART OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, ALSO A PART OF VACATED RIGHT OF WAY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 19 DEGREES 11 MINUTES 55 SECONDS EAST, (BEARINGS ARE FOR DESCRIPTIVE PURPOSES ONLY), ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 556.40 FEET MORE OR LESS TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD EXTENDED IN A WESTERLY DIRECTION; THENCE NORTH 70 DEGREES 48 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD EXTENDED IN A WESTERLY DIRECTION, A DISTANCE OF 8.00 FEET TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING, THENCE (THE FOLLOWING THREE COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROSPECT ROAD), NORTH 70 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 664.14 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 04 SECONDS EAST, A DISTANCE OF 33.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HUMBOLDT AVENUE, (SAID LINE ALSO BEING THE EAST LINE OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, TOWNSHIP 9 NORTH, RANGE 8 EAST); THENCE SOUTH 18 DEGREES 44 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HUMBOLDT AVENUE, (SAID LINE ALSO BEING THE EAST LINE OF LOTS 12, 13 AND 14 IN PLAT OF BRYANT & LINDSAY'S SUBDIVISION OF LOTS 7 & 8 IN SCHOOL SECTION NO. 16, TOWNSHIP 9 NORTH, RANGE 8 EAST), A DISTANCE OF 914.48 FEET; THENCE SOUTH 71 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 223.39 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC (RAILROAD); THENCE NORTH 60 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD, A DISTANCE OF 615.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE; (THE FOLLOWING SEVEN COURSES FOLLOW ALONG THE EASTERLY RIGHT OF WAY LINE OF KNOXVILLE AVENUE) THENCE NORTH 19 DEGREES 54 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.92 FEET; THENCE NORTH 22 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 294.82 FEET; THENCE SOUTH 71 DEGREES 27 MINUTES 31 SECONDS WEST, A DISTANCE OF 0.66 FEET; THENCE NORTH 23 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 31.52 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 70 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 164.95 FEET TO THE POINT OF BEGINNING, CONTAINING 13.265 ACRES MORE OR LESS, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

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REVISED BUSHWHACKER SITE 9-10-14
ADDED BUSHWHACKER SITE 8-28-14
REVISED PER OWNER COMMENTS 8-22-13

SCALE:	1"=40'
DRAWN BY:	JMG
SURVEY BY:	MCH
DESIGN BY:	HRH
CHECKED BY:	RMB

CLS
CONSULTING LAND SURVEYING, INC.
1300 W. COMMERCE DR. STE. 700 · PEORIA, ILLINOIS 61615
LAND SURVEYORS AND PROFESSIONAL ENGINEERS
800-536-8884
PROFESSIONAL DESIGN FIRM NO. 184-002794

SPECIAL USE SITE PLAN
FOR
NEW JUNCTION VENTURES, LLC

DATE: 6-6-12
CLS NO. LU-BUSHWHACKER SP-1024
7654-9-8-16B-04

SHEET 1 OF 1