



GENERAL NOTES:

ZONED = R-3

PROPERTY PARCEL NUMBER = P.L.N. 14-16-129-014

AREA OF ENTIRE DEVELOPMENT BOUNDARY = 4.73 ACRES

APPROXIMATE AREA OF EXISTING BUILDING = 13,945 SF

DEVELOPMENT SIGNAGE REQUESTED AT ONE LOCATION IN FRONT OF THE PROPOSED ASSISTED LIVING FACILITY ON THE EAST SIDE N. MOUNT HAWLEY ROAD.

LIGHTING WILL BE PROVIDED WITH WALL PACKS ON THE PARKING LOT SIDE OF THE BUILDING. ALL WALL PACKS SHALL BE DOWN-SHIELDED WITH APPROPRIATE LENS ATTACHMENTS TO ELIMINATE GLARE TO SURROUNDING PROPERTIES.

DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED PER CITY OF PEORIA ORDINANCE REQUIREMENTS.

MATERIALS USED IN THE CONSTRUCTION OF THE PROPOSED PORTICO AND MONUMENT SIGN WILL MATCH THE EXISTING BUILDING MATERIALS.

THE NORTHERLY PROPERTY LINE AT EXISTING PARKING LOT REQUIRES A 6 FEET FENCE BETWEEN THE PARKING OF TEMPORARY & PERMANENT VEHICLES.

THE DUMPSTERS, MECHANICAL EQUIPMENT AND UTILITIES ARE LOCATED AT THE REAR OF THE BUILDING.

PARKING REQUIREMENTS

EXISTING PARKING SPACES PROVIDED:	STANDARD = 25 SPACES
	HANDICAPPED = 1 SPACE
	TOTAL 26 SPACES
PARKING SPACES REQUIRED:	30 UNITS = 10 SPACES
	10 EMPLOYEES = 10 SPACES
	HANDICAPPED = 1 SPACE
	TOTAL 21 SPACES
PARKING SPACES PROVIDED:	26 - (25 EXISTING EXTERIOR SPACES
	+ 1 EXISTING HANDICAPPED)

LANDSCAPING POINTS

POINTS REQUIRED:

- * FRONT YARD LANDSCAPING = 657 FT/2 = 328.5 - (253) = 75.5 PNTS
- ** T.B.Y. LANDSCAPING = 350.9 FT - 350.9 - (80) = 270.9 PNTS
- PARKING LOT LANDSCAPING = 1 PT/ PARKING SPACE = 26 PNTS

TOTAL POINTS REQUIRED = 372.4 PNTS

NOTE: SIZE AND SPECIES OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.

POINTS PROPOSED:

- SHADE TREE = 2 @ 20 PNTS/EA = 40 PNTS
- EVERGREEN TREE = 8 @ 15 PNTS/EA = 120 PNTS
- DECIDUOUS SHRUB = 77 @ 3 PNTS/EA = 231 PNTS

TOTAL POINTS PROPOSED = 391 PNTS

LANDSCAPING POINTS BREAKDOWN

*** FRONT YARD LANDSCAPING REQUIRED POINTS (75.5 PNTS):**

- SHADE TREE = 1 @ 20 PNTS/EA = 20 PNTS
- EVERGREEN TREE = 1 @ 15 PNTS/EA = 15 PNTS
- DECIDUOUS SHRUB = 15 @ 3 PNTS/EA = 45 PNTS

TOTAL POINTS PROPOSED = 80 PNTS

**** T.B.Y. LANDSCAPING REQUIRED POINTS (270.9 PNTS):**

- SHADE TREE = 1 @ 20 PNTS/EA = 20 PNTS
- N. LINE = 1 @ 20 PNTS/EA = 20 PNTS
- S. LINE = 0 @ 20 PNTS/EA = 0 PNTS
- E. LINE = 0 @ 20 PNTS/EA = 0 PNTS
- EVERGREEN TREE = 6 @ 15 PNTS/EA = 90 PNTS
- N. LINE = 1 @ 15 PNTS/EA = 15 PNTS
- S. LINE = 3 @ 15 PNTS/EA = 45 PNTS
- E. LINE = 2 @ 15 PNTS/EA = 30 PNTS
- DECIDUOUS SHRUB = 59 @ 3 PNTS/EA = 177 PNTS
- N. LINE = 12 @ 3 PNTS/EA = 36 PNTS
- S. LINE = 25 @ 3 PNTS/EA = 75 PNTS
- E. LINE = 23 @ 3 PNTS/EA = 69 PNTS

TOTAL POINTS PROPOSED = 290 PNTS

PARKING LOT LANDSCAPING REQUIRED POINTS (26 PNTS):

- SHADE TREE = 0 @ 20 PNTS/EA = 0 PNTS
- EVERGREEN TREE = 1 @ 15 PNTS/EA = 15 PNTS
- DECIDUOUS SHRUB = 4 @ 3 PNTS/EA = 12 PNTS

TOTAL POINTS PROPOSED = 27 PNTS

**** THERE ARE EXISTING LANDSCAPING POINTS ALONG THE FRONT OF THE EXISTING BUILDING TOTALS 253 POINTS THAT WILL COUNT TOWARDS MEETING THE POINT REQUIREMENTS OF THE ORDINANCE AND REDUCING THE PROPOSED POINT TOTAL FROM 328.5 TO 75.5 POINTS. STAFF SUPPORTS THE ALTERNATE COMPLIANCE REQUESTED TO ALLOW THE EXISTING FRONT YARD LANDSCAPING AT THE BUILDING COUNT TOWARDS THE FRONT YARD LANDSCAPING POINTS BY PLACING THE REMAINING LANDSCAPING POINTS WITHIN THE GRASS AREA WHERE THE EXISTING SIGN IS LOCATED.**

**** THERE ARE APPROXIMATELY FOUR (4) EXISTING SHADE TREES ALONG THE SOUTH & EAST PROPERTY LINES FOR P.L.N. 14-16-177-001 TOTALING 80 POINTS THAT WILL COUNT TOWARDS MEETING THE POINT REQUIREMENTS OF THE T.B.Y. REDUCING THE PROPOSED POINT TOTAL FROM 350.9 TO 270.9 POINTS.**

SPECIAL USE EXHIBIT PROJECT ID: #14-27

LOTS 98, 99 & 100 OF HIGH POINT SUBDIVISION
PROPOSED ASSISTED LIVING FACILITY
6413 N. MOUNT HAWLEY ROAD
PEORIA, IL

DATE 2/19/14 SCALE 1" = 20" SHEET NO. 1 OF 1

DATE 2/28/14
DATE 3/05/14

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