

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

BUILDING AREA
EXISTING BUILDING 3,002 SF ±
PROPOSED NEW BUILDING 4,680 SF ±
TOTAL 7,682 SF ±

PARKING
TOTAL EXISTING SPACES = 2 SPACES
TOTAL PROPOSED SPACES = 20 SPACES
REGULAR SPACES = 18 SPACES
ACCESSIBLE SPACES = 2 SPACES

LANDSCAPE
LANDSCAPING SHALL MEET ZONING REQUIREMENTS LIMITED TO FRONTAGE OF DEVELOPMENT

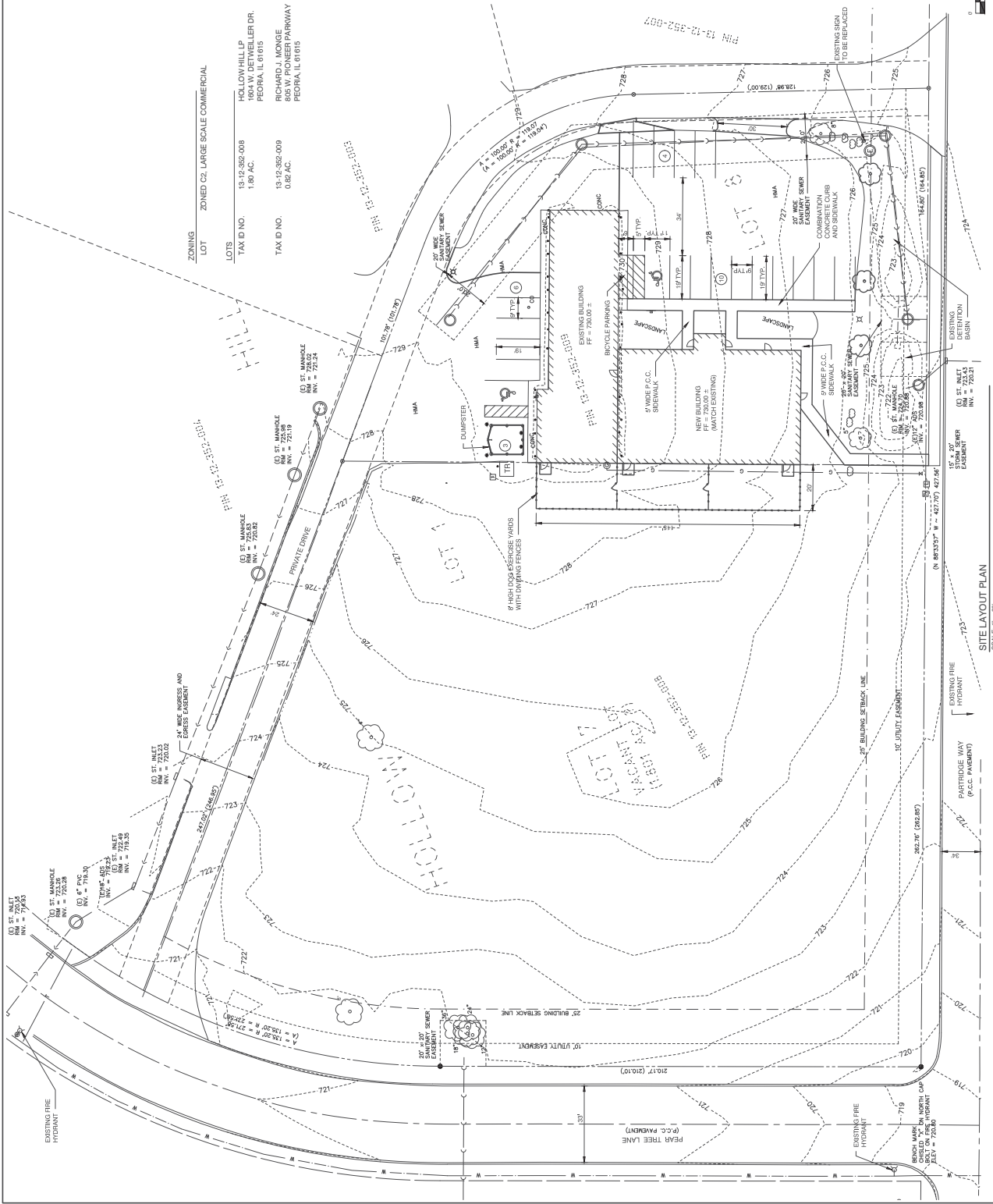
LIGHTING
EXISTING LIGHTING SHALL REMAIN
NEW LIGHTING WILL NOT EXCEED 3 FOOT CANDLES AT PROPERTY LINE
EXISTING FIRE HYDRANT LOCATION
SOUTH SIDE OF PARTRIDGE WAY, SOUTH OF VACANT LOT 7
NORTHWEST CORNER OF INTERSECTION OF PARTRIDGE WAY AND PEAR TREE LANE
WEST SIDE OF PEAR TREE LANE AT NORTHWEST CORNER OF VACANT LOT 7

ADJACENT USES
ALL ADJACENT PROPERTIES NORTH OF PARTRIDGE WAY ARE ZONED C2 AND ARE COMMERCIAL USE
ALL ADJACENT PROPERTIES SOUTH OF PARTRIDGE WAY IS ZONED C1 AND ARE COMMERCIAL USE

IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA = 0.96 AC.
PROPOSED IMPERVIOUS AREA = 0.93 AC.

TRIP GENERATION
BASED ON THE ITE MANUAL WE UTILIZED LAND USE: (60) ANIMAL HOSPITAL/VETERINARY CLINIC. THIS LAND USE'S PRIMARY ACTIVITY IS SERVING ANIMALS.
PRIOR ANIMAL HOSPITAL BEST FITS THIS LAND USE.
NUMBER OF TOTAL GROSS FLOOR AREA = 7,680 SF
BASED UPON THE ITE MANUAL FOR LAND USE 60 AND 7,680 SF GROSS FLOOR AREA, WE HAVE CALCULATED THE FOLLOWING TRIP GENERATION FOR THE COMPLETED PROJECT:
PEAK HOUR VEHICLE TRIP ENDS P.M. 7,800 S.T. x 1.72 TRIPS/1,000 S.F. GFA = 36 VEHICLES

LANDSCAPING REQUIREMENTS:
FRONTAGE - 164.85' - 164.85/2 = 82 POINTS REQUIRED
EXISTING SHADE TREES - 1 TREES @ 30 POINTS - 30 POINTS
NEW SHADE TREES - 3 TREES @ 20 POINTS - 60 POINTS
PARKING - 20 SPACES - 20 POINTS REQUIRED
PARKING LOT LANDSCAPING POINTS:
EXISTING SHADE TREES - 1 TREES @ 30 POINTS - 30 POINTS
TOTAL POINTS REQUIRED - 102 POINTS
TOTAL POINTS PROVIDED - 120 POINTS



TITLE: MID ILLINOIS VET CLINIC

NO.	DATE	BY	DESCRIPTION
1	02-23-19	JAM	ISSUED FOR PERMITS
2	02-23-19	JAM	ISSUED FOR PERMITS
3	02-23-19	JAM	ISSUED FOR PERMITS
4	02-23-19	JAM	ISSUED FOR PERMITS
5	02-23-19	JAM	ISSUED FOR PERMITS

CLIENT: MID ILLINOIS VET CLINIC, 815 S. W. 10TH ST., PEORIA, IL 61614

DATE: 02-23-19

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