N. UNIVERSITY ST. (VARIABLE WIDTH) N00'35'00"W 141.92' 0 9 FLORENCE (66') S0079'00"E 195.60' DESCRIP N0079'00"W 210.00' ADDRESS: 1123 W. FLORENCE AVE. OWNER: ANNETTE JOCKISCH PIN: 14-29-401-017 USE: EMPTY LOT ZONED: 0-1 N0079'00"W 141.96' N0079'00"W 438.60 WEST LINE LOT 6 ADDRESS: 3605 PARISH AVE.
OWNER: ROBERT A JOCKISCH
PIN: 14-29-401-012 USE: DISTRIBUTION/MANUFACTURING ZONED: C-1

PARKING:

DMETRICS PLAN FOR BOTH TRACT 1 & ... BE SUBMITTED AS A PART OF THE CTURAL PLANS HING AND PHOTOMETRICS SHALL BE IN ANCE WITH THE CITY OF PEORIA'S RDS AND PROVISIONS NG NOTES

THE MINIMUM AREA WITHIN CURBED ISLANDS TO PLANT A SHADE TREE IS 157.25 SF. ALL SHADE TREES SHALL HAVE A 2.5" MINIMUM CALIPER. OINTS REQUIRED:
PT/ PARKING SPACE = 49 POINTS
41' FOR CREDIT CENTER = 271 PTS

ANDSCAPE NOTES:

TORM SEWER, SANITARY SEWER AND WATER UTILITY PLAN WILL ROVAL. EQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION MATER DETENTION AND VOLUME CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA'S ARDS AND PROVISIONS. STORM WATER CONTROL CALCULATIONS SHALL BE SUBMITTED AS PART OF ONSTRUCTION PLANS. RAFFIC WAYFINDING SIGNS SHALL

DUMPSTER PADS PROVISIONS.

ROPOSED DEVELOPMENT FOR BOTH TRACT 1 & 2 ARE LOCATED IN FLOOD ZONE "C", AREAS OF AL FLOODING, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND NON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 170536 0015B. WHICH BEARS PISED DATE OF FEBRUARY 1, 1980.

SHOPPING CENTER PLAN

3624 N. UNIVERSITY STREET, PEORIA, IL CLIENT: KM REAL PROPERTIES LLC AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143

LEGEND

PROPERTY LINE BETWEEN TRACT 1

BUILDING/PARKING

BOUNDARY LINE

THE BOUNDARY OF 14-29-401-021

PROPOSED SHOPPING CENTER FOR

TRACT 1 ENCOMPASSES ALL OF PIN

LOCATION N

OUNDARY OF THE PROPOSED SHOPPING CENTER FOR TRACT 2 ENCOMPASSES ALL OF PIN-401-008, 14-29-401-007, 14-29-401-026, 14-29-401-024 AND 14-29-401-020

AREA TRACT 1 ≈

401-

ERAL

NOTES:

SHOPPING CENTER PLAN