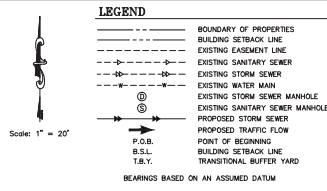


PARKING DATA:

- PARKING REQUIREMENTS:**
 PLASMA CENTER: 100 SEATS + 1 SPA/4 SEATS
 75 SPA REQUIRED (3 HAC)
 CHURCH: 13 PARKING SPACES (1 HAC)
 SHARED PARKING: 24 PARKING SPACES
 ALL PARKING SPACES ARE 10' x 18.5' (EXCEPT AS NOTED)
 ALL HANDICAP PARKING SPACES ARE 10' x 18.5' MINIMUM.
 GRAVEL W/LOI IS PROHIBITED WITHIN OR ADJACENT TO THE PARKING AREAS.
- PARKING PROVIDED:**
 PLASMA CENTER: 12 PARKING SPACES (3 HAC)
 CHURCH: 13 PARKING SPACES (1 HAC)
 SHARED PARKING: 24 PARKING SPACES



LEGAL DESCRIPTION OF SPECIAL USE AREA:

LOTS 1, 2, 3, AND A PART OF THE VACATED ALLEY LYING ADJACENT TO LOTS 1, 2, 3, IN 'DITLER'S SUBDIVISION', A SUBDIVISION OF A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF PEORIA, STATE OF ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1) IN DITLER'S SUBDIVISION, THENCE NORTH 00°-29'-45" EAST, (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF SAID LOTS ONE (1), TWO (2), THREE (3), ALSO BEING THE EAST LINE OF NORTH SHERIDAN ROAD, 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE SOUTH 89°-28'-21" EAST, ALONG THE NORTH LINE OF LOT THREE (3) AND SAID LINE EXTENDED, 158.00 FEET TO THE CENTERLINE OF THE VACATED ALLEY LYING ADJACENT TO SAID LOTS ONE (1), TWO (2), AND THREE (3); THENCE SOUTH 00°-29'-45" WEST, ALONG SAID CENTERLINE, 150.00 FEET TO THE NORTH LINE OF WEST NEBRASKA AVENUE; THENCE NORTH 89°-28'-21" WEST, ALONG SAID NORTH LINE OF WEST NEBRASKA AVENUE, 158.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.480 ACRES, MORE OR LESS.



LANDSCAPING POINT REQUIREMENTS

POINTS REQUIRED:

- INTERIOR PARKING LOT: 1PT/PARKING SPACE = 66 PTS
- FRONT YARD: 360 LF/2' = 180 PTS
- TRANSITIONAL BUFFER: 1PT/LF OF YARD = 508 PTS
- TOTAL POINTS REQUIRED = 754 POINTS

POINTS PROVIDED:

- INTERIOR PARKING LOT:
 - SHADE TREES = 4 @ 20 PTS/EA = 80 PTS
- FRONT YARD:
 - SHADE TREES = 10 @ 20 PTS/EA = 200 PTS
- TRANSITIONAL BUFFER:
 - SHADE TREES = 14 @ 20 PTS/EA = 280 PTS
 - SHRUB = 86 @ 3 PTS/EA = 258 PTS
- TOTAL POINTS PROVIDED = 818 PTS

*THE HEART OF PEORIA LAND DEVELOPMENT CODE REQUIRES THAT THE PERIMETER OF THE PARKING LOT BE SCREENED WITH A CONTINUOUS HEDGE.

NOTE: SIZE & TYPE OF PLANTINGS TO BE SUBMITTED BY THE OWNER WITH THE FINAL CONSTRUCTION PLANS.

- SITE DATA:**
- THIS SITE IS P.L.A. 14-33-302-008 & P.L.A. 14-33-302-009
 - AREA OF 185 SITE IS 3.77 ACRES ± (AREA OF SPECIAL USE = 0.480 ACRES)
 - THIS SITE IS ZONED ON PL 14-33-302-008 (SPECIAL USE FOR A PLASMA CENTER ON ON)
 - EXISTING SETBACKS: FRONT = 15' ON THE AVERAGE OF ADJACENT STRUCTURES
 - T.A.V. = 10% OF WIDTH OR DEPTH OF LOT (OF MINIMUM 6' MINIMUM)
 - AREA OF PROPOSED BUILDING: 6,000 SQ. FT.
 - A PHOTOGRAPHIC PLAN WILL BE REQUIRED AT THE TIME OF THE ZONING OFFICIALS WITH THE REQUIREMENT THAT IT DOES NOT EXCEED 3 FOOT CANDLES AT THE PROPERTY LINES
 - REQUIRED FREIGHTWAY ACCESS SHALL BE PROVIDED BETWEEN THE PARKING LOT AREAS AND THE MAIN ENTRANCES TO THE BUILDING ON FINAL LAYOUTS
- THE DEVELOPER MAY TURN IN A SEPARATE LANDSCAPING PLAN AT A LATER DATE, ANY CHANGE TO THE LANDSCAPING PLAN AT THAT APPROVAL BY THE CITY COUNCIL REQUIRES ZONING APPROVAL.

- SITE CONSTRUCTION NOTES:**
- A LIGHTING PLAN MUST BE SUBMITTED FOR REVIEW FROM THE CITY ENGINEER. ALL ZONING OFFICIALS MUST BE NOTIFIED. ALL LIGHTING FIXTURES MUST BE SHIELDED THREE FOOT CANDLES WHEN MEASURED AT THE PROPERTY LINE.
 - ALL SITE LANDSCAPING, QUANTITY, SIZE AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - ALL SITE SIGNAGE (Pylon, Directional and Building) SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE AND STORM WATER CONTROL ORDINANCE.
 - ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE AND STORM WATER CONTROL ORDINANCE.
 - APPROVED FIRE PROTECTION PLAN SHALL BE SUBMITTED WITH THIS SITE IN ACCORDANCE WITH THE CITY OF PEORIA FIRE DEPARTMENT REQUIREMENTS.
 - ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEORIA ZONING CODE.
 - ANY UTILITY WORK CONNECTIONS IN THE RIGHT OF WAY SHALL REQUIRE A COPY OF ANY GRADING PERMIT FROM THE CITY OF PEORIA. CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A SIDEWALK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A DRIVE APPROACH PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - A PARKING LOT PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF PEORIA.
 - ALL PROPOSED REFUSE DISPOSAL AREAS MUST BE SCREENED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH A MINIMUM HEIGHT OF 50 FEET. NOT TO EXCEED 18 INCH FEET. INCLUDE GATE ACCESS.
 - ALL PARKING AREAS WILL BE FINISHED AND PAVED PER LAND DEVELOPMENT CODE REQUIREMENTS AND BE MAINTAINED AS AN OPEN PAVED SURFACE.

- WAIVERS REQUESTED:**
- A WAIVER WILL BE REQUIRED TO ALLOW THE PARKING AREA TO ENDSHIFT INTO THE REQUIRED 15 FOOT SETBACK.
 - A WAIVER WILL BE REQUIRED TO ALLOW ONLY CONTINUOUS HEDGE PLACEMENT IN THE FRONT YARD OF THE EXISTING PLASMA BUILDING.
 - A WAIVER WILL BE REQUIRED FOR THE PLACEMENT OF THE BUILDING ADDITION, AS THE CODE REQUIRES BUILDINGS TO BE PLACED BETWEEN 10 TO 15 FEET FROM THE FRONT PROPERTY LINE IN THE CHD DISTRICT.
 - A WAIVER WILL BE REQUIRED FROM APPENDIX C, ARTICLE 4.2.4.2.5.A. AS THE BUILDING FACADE WILL NOT BE SET TO THE REQUIRED BUILDING LINE FOR AT LEAST 80% OF STREET (SHERIDAN ROAD).

SPECIAL USE PLAN

GRIFOL'S PLASMA CENTER

1902 N. SHERIDAN RD
 PEORIA, ILLINOIS

FOR: RIVER RANCH COMPANY

DATE: 7-15-15

SCALE: 1" = 20'

DATE: 7-23-15

SCALE: 1" = 20'

DATE: 7-15-15

SCALE: 1" = 20'

DATE: 7-15-15

SCALE: 1" = 20'

DATE: 7-15-15

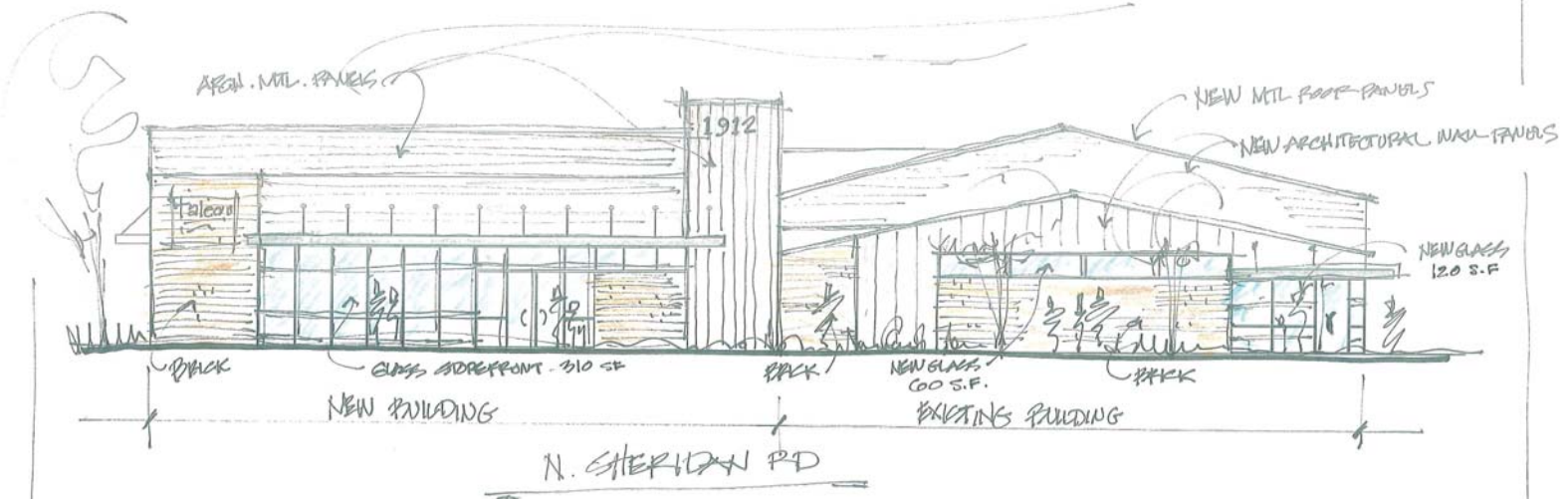
SCALE: 1" = 20'



AUSTIN ENGINEERING CO., INC.

Consulting Engineers & Surveyors
 8700 North University Street
 Peoria, Illinois 61615-1979
 License No. 198-001124

NOTE: TOTAL FACADES SF = 1064 SF
GLAZING = 46%



TOTAL FACADES, APC

0.25.10

*NOTE: TOTAL FACADE SF 796 SF.
: GLAZING = 40%



AFKAL ARCHITECT

8.25.15