



ZONING
 LOT ZONED CN, COMMERCIAL NEIGHBORHOOD WITH SPECIAL USE FOR AUTOMOTIVE SHOP. ZONED C-2 WHEN CONSTRUCTED

LOT AREA
 LOT 0.65 ACRES±

BUILDING AREA
 EXISTING BUILDING 2,400 SF ±
 EXISTING BAYS 1,795 SF ±
 TOTAL AREA 4,195 SF ±

PARKING
 REGULAR SPACES = 5 SPACES
 ACCESSIBLE SPACES = 1 SPACES
 TOTAL PARKING SPACES = 6 SPACES

JEFFERSON AVE. LANDSCAPING REQUIREMENTS:
 JEFFERSON AVE. FRONTAGE - 196' - 98 POINTS REQUIRED
 CENTER ST. FRONTAGE - 130' - 65 POINTS REQUIRED
 PARKING - 6 SPACES - 6 POINTS REQUIRED
 TOTAL POINTS REQUIRED AT FULL DEVELOPMENT- 169 POINTS

EXISTING LANDSCAPING POINTS:
 SHADE TREES - 3 TREES @ 20 POINTS - 60 POINTS
 EVERGREEN TREES - 1 TREES @ 15 POINTS - 15 POINTS
 SHRUBS - 26 SHRUBS @ 3 POINTS - 78 POINTS

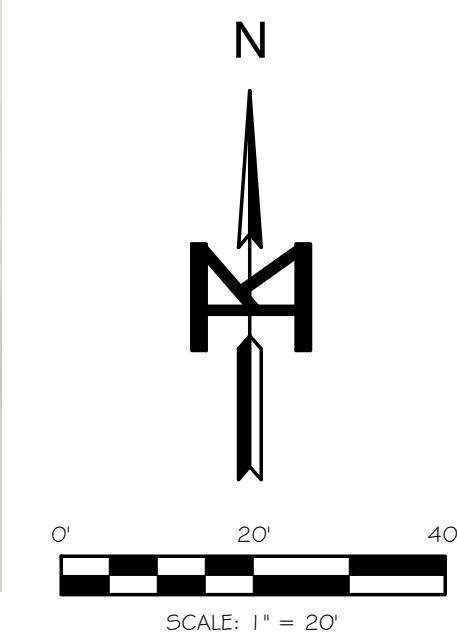
TOTAL POINTS PROVIDED - 153 POINTS OF EXISTING LANDSCAPING TO REMAIN

LIGHTING
 EXISTING LIGHTING SHALL REMAIN

EXISTING FIRE HYDRANT LOCATION
 SOUTHWEST CORNER OF JEFFERSON ST. / LINCOLN AVE.
 NORTHEAST CORNER OF CENTER ST. / McCALL ST.

ADJACENT USES
 WEST PROPERTY IS ZONED R-4 AND VACANT
 EAST PROPERTY IS ZONED CN

TRAFFIC GENERATION
 10-15 VEHICLES



SITE LAYOUT EXHIBIT
 SCALE: 1" = 20'

REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: _____

SURVEYED	-
DRAWN	BWR
CHECKED	SDK
SCALE	1" = 20'
DATE	6-26-20

CLIENT: _____
PLAZA TIRE
 TITLE: _____

PROJECT NO. 20-195
 SHEET 1 OF 1
 DRAWING NO. C1
PLAZA TIRE SPECIAL USE EXHIBIT
 1610 SW JEFFERSON AVE., PEORIA