

- WAIVERS REQUESTED**
1. PROPOSED CANOPY IS 19' FROM R.O.W., 20' IS REQUIRED.
 2. DRIVE LANE IS ENCRANCHING ON FRONT YARD BY 8.4' MAXIMUM FOR 70.8'.
 3. BUILDING HEIGHT IS 41'-1" (58'-1" WITH COPULA), 35' IS THE MAXIMUM.

TRAFFIC GENERATION

BASED ON THE ITE MANUAL LAND USE: (254) ASSISTED LIVING AND LAND USE: (310) HOTEL WERE USED.

NUMBER OF ASSISTED LIVING BEDS = 70 BEDS

BASED UPON THE ITE MANUAL FOR LAND USE: (254) AND 70 BEDS, THE FOLLOWING TRAFFIC GENERATION HAS BEEN CALCULATED.

WEEKDAY P.M. PEAK HOUR VEHICLE TRIP ENDS - 31 VEHICLES

BASED UPON THE ITE MANUAL FOR LAND USE: (310) AND 60 ROOMS, THE FOLLOWING TRAFFIC GENERATION HAS BEEN CALCULATED.

WEEKDAY P.M. PEAK HOUR VEHICLE TRIP ENDS - 34 VEHICLES

TOTAL WEEKDAY P.M. PEAK HOUR VEHICLE TRIP ENDS - 75 VEHICLES

STORM WATER DETENTION CALCS:

TOTAL AREA = 0.66 ACRES

ALLOWABLE OUTFALL

EXISTING AREA GRASS = 0.64 ACRES, C = 0.30
 EXISTING AREA IMPERVIOUS = 0.02 ACRES, C = 0.95
 I = 4"/HR
 Qa = CIA
 Qa = (0.30 x 4 x 0.64) + (0.95 x 4 x 0.02)
 Qa = 0.84 CFS

PROPOSED OUTFALL

PROPOSED AREA GRASS = 0.30 ACRES, C = 0.30
 PROPOSED AREA IMPERVIOUS = 0.36 ACRES, C = 0.95
 I = 4"/HR
 Qp = CIA
 Qp = (0.30 x 4 x 0.30) + (0.95 x 4 x 0.36)
 Qp = 1.73 CFS

STORAGE = (Qp - Qa) x 15 MIN. x 60 SEC/MIN.
 (1.73 - 0.84) x 15 x 60 = 801 CUBIC FEET

THE 1ST INCH OVER THE NEWLY DEVELOPED AREA WILL ALSO BE STORED BEFORE ANY WATER IS RELEASED.

ZONING

LOT	ZONED C1, GENERAL COMMERCIAL DISTRICT	
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LOTS

TAX ID NO.	14-30-101-007	AU MANAGEMENT SOLUTIONS INC.
	2.63 AC.	2726 W. LAKE AVE. PEORIA, IL 61615

SETBACKS (BUILDING/PARKING)

FRONT	= 20'
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PARKING

ELDERLY HOUSING:

1 SPACE PER 3 RESIDENTS	
1 SPACE PER 1 EMPLOYEE	

70 RESIDENT ROOMS = 24 SPACES
 ASSUME 10 EMPLOYEES = 10 SPACES
 = 34 SPACES REQUIRED

HOTEL/MOTEL:

1.25 SPACES PER GUEST ROOM PLUS 12 SPACES PER 1,000 SQ. FT. CONVENTION FACILITIES	
60 ROOMS = 75 SPACES REQUIRED	

TOTAL REQUIRED PARKING SPACES = 109 SPACES

TOTAL SPACES PROVIDED	= 117 SPACES
REGULAR SPACES	= 112 SPACES
ACCESSIBLE SPACES	= 5 SPACES

LIGHTING

EXISTING LIGHTING SHALL REMAIN
 NEW LIGHTING WILL NOT EXCEED 0.5 FOOT CANDLES AT PROPERTY LINE

ADJACENT USES

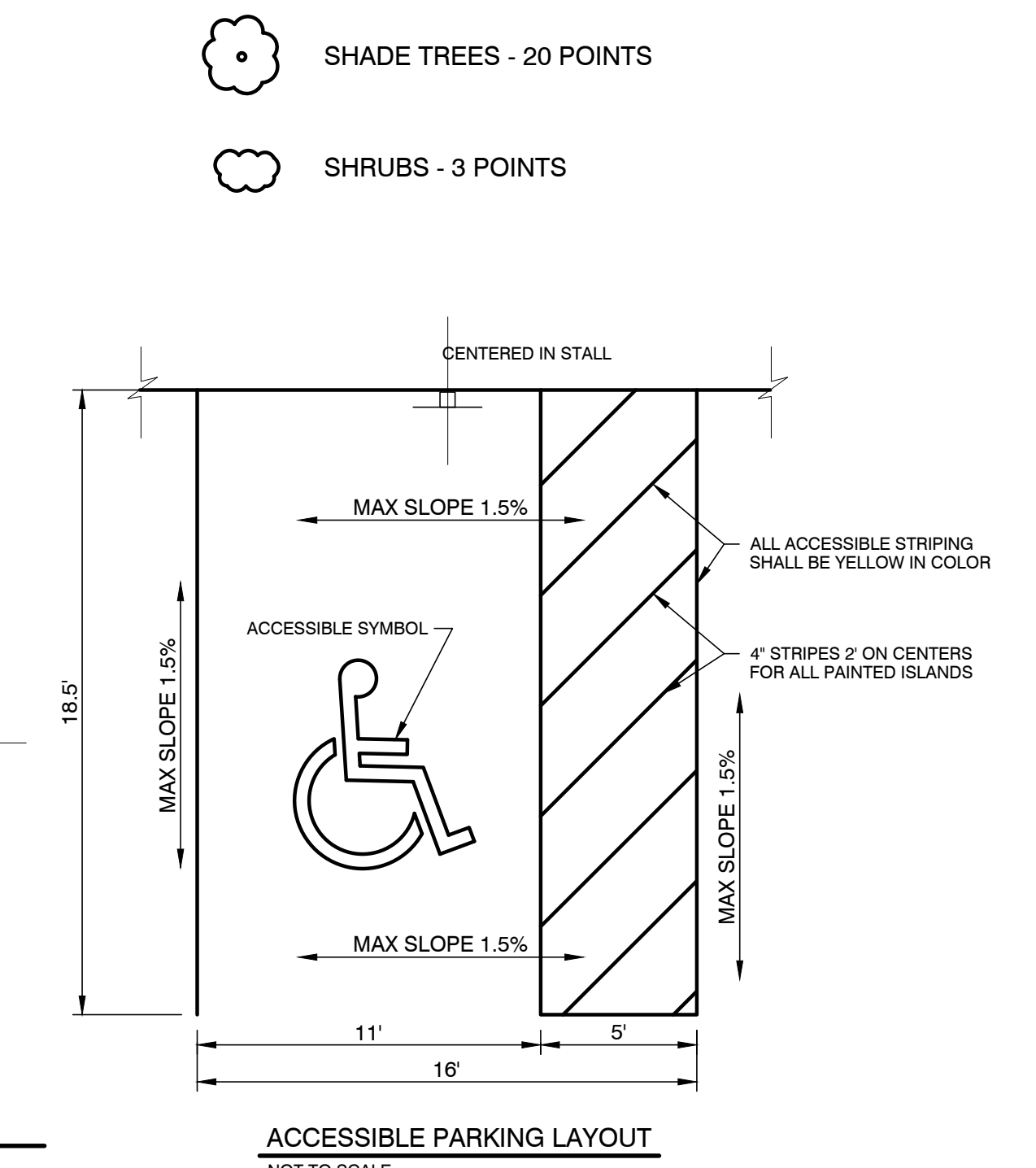
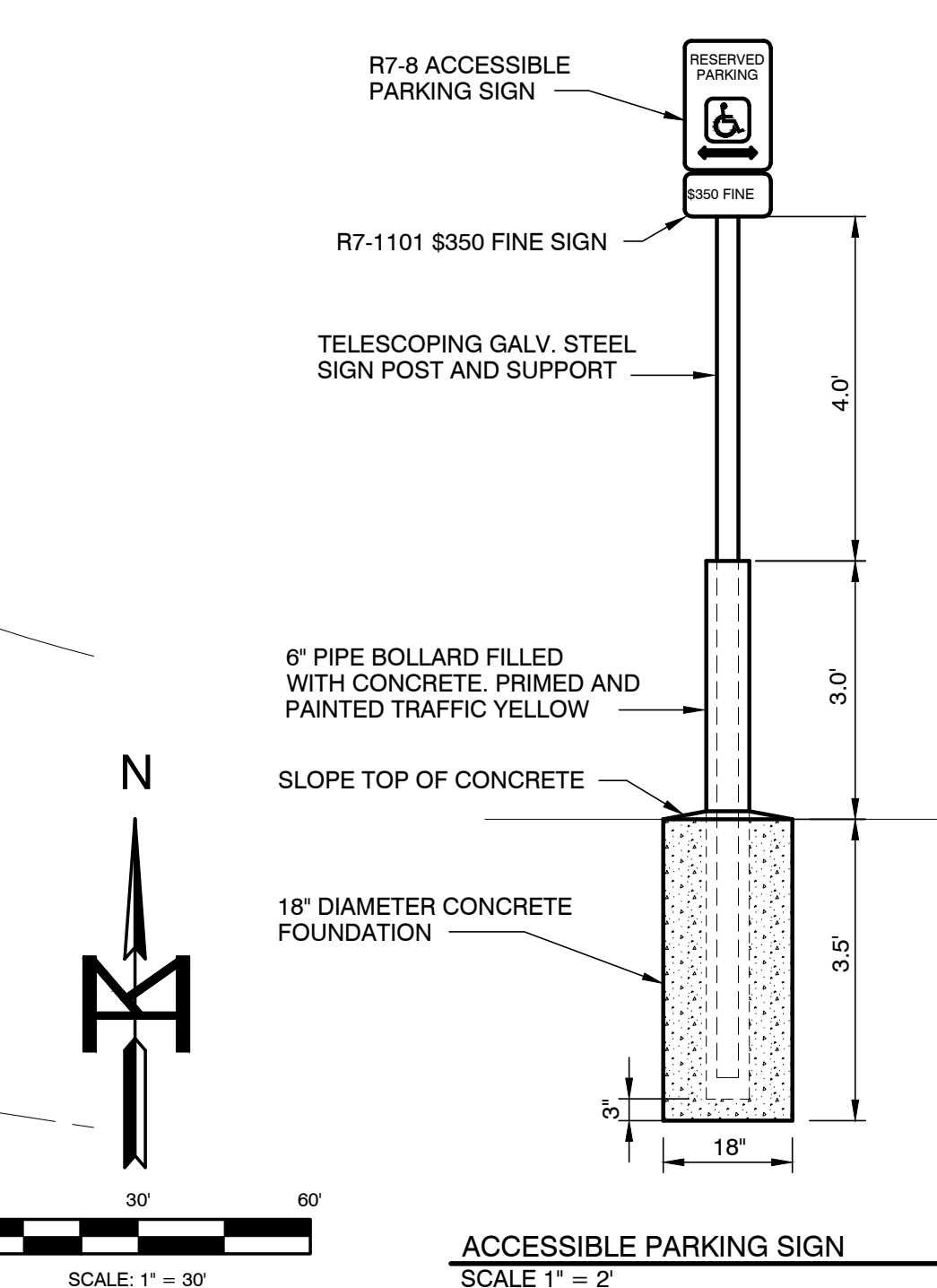
ALL ADJACENT PROPERTIES ARE ZONED C2 AND R6 AND ARE COMMERCIAL AND RESIDENTIAL USE

LANDSCAPE

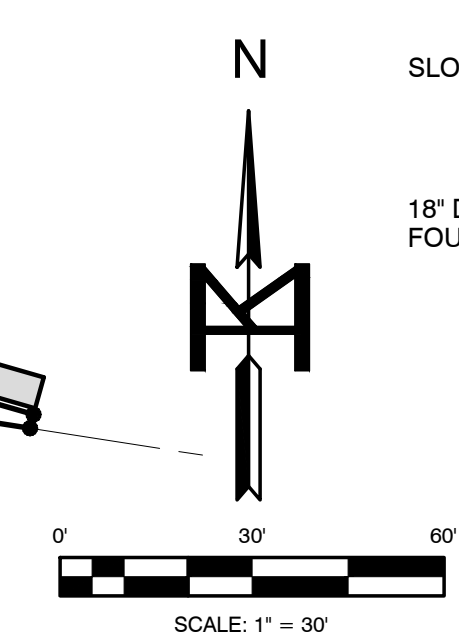
W. LAKE AVE. FRONTAGE = 715.92 FT. - 358 POINTS REQUIRED

2 EXISTING SHADE TREES	= 60 POINTS
15 NEW SHADE TREES	= 300 POINTS
TOTAL	= 360 POINTS

PARKING = 117 SPACES - 59 POINTS REQUIRED
 3 NEW SHADE TREES = 60 POINTS



OVERALL EXISTING AND NEW SITE PLAN
 SCALE: 1" = 30'



SURVEYED	CTG	CLIENT:
DRAWN	JMM	
CHECKED	SDK	
SCALE	1" = 30'	
DATE	05-25-17	

TITLE: **USMAN ASSISTED LIVING**