



TRAFFIC GENERATION

BASED ON THE ITE MANUAL WE UTILIZED LAND USE: (140) MANUFACTURING. THIS LAND USE'S PRIMARY ACTIVITY IS THE CONVERSION OF RAW MATERIALS OR PARTS INTO FINISHED PRODUCTS.

ALCAST BEST FITS THIS LAND USE.

MAXIMUM NUMBER OF EMPLOYEES ANTICIPATED = 10

BASED UPON THE ITE MANUAL FOR LAND USE 140 AND 10 EMPLOYEES, WE HAVE CALCULATED THE FOLLOWING TRAFFIC GENERATION FOR THE COMPLETED PROJECT.

AVERAGE VEHICLE TRIP ENDS WEEKDAY - 21 VEHICLES
PEAK HOUR VEHICLE TRIP ENDS A.M. - 5 VEHICLES
PEAK HOUR VEHICLE TRIP ENDS P.M. - 4 VEHICLES

LOT ZONED I-1, MANUFACTURING WITH SPECIAL USE FOR MACHINE SHOP LOT AREA LOT 8.48 ACRES± SETBACKS FRONT, SIDES = 25' REAR = 20' **BUILDING AREA** EXISTING BUILDING 52,400 SF ± 35,300 SF ± FUTURE BUILDING ADDITION TOTAL 87,700 SF ± **PARKING** PARKING BASED ON MANUFACTURING REQUIREMENTS 1 SPACES PER 2 EMPLOYEES AND 1 SPACE PER COMPANY VEHICLE ASSUMING 20 EMPLOYEES AND NO COMPANY VEHICLES

ZONING

ATTACHMENT A

INDUSTRIAL RD / PIONEER ROAD LANDSCAPING REQUIREMENTS:

FRONTAGE - 1882' - 941 POINTS REQUIRED PARKING - 25 SPACES - 25 POINTS REQUIRED TOTAL POINTS REQUIRED AT FULL DEVELOPMENT- 966 POINTS

> FRONTAGE LANDSCAPING POINTS: SHADE TREES - 48 TREES @ 20 POINTS -960 POINTS

PARKING LOT LANDSCAPING POINTS: SHADE TREES - 2 TREES @ 20 POINTS - 40 POINTS

TOTAL POINTS PROVIDED - 420 POINTS

TREES/POINTS ARE PROPOSED TO BE PLACED AT 1 SHADE TREE FOR EVERY 40' OF PROPOSED IMPROVEMENTS FACING THE FRONATGE.

TREES SHALL BE TREES SHALL BE

10 TOTAL PARKING REQUIRED

WILL PROVIDE A TOTAL OF 25 SPACES

1 SPACES REQUIRED TO BE ACCESSIBLE

CHANTICLEER PEARS - (Pyrus calleryana 'Chanticleer')

AUTUMN BLAZE MAPLE TREE - (Acer x Freemani)AUTUMN BLAZE

MAPLE TREE - (Acer x Freemani)

TREES MUST BE 7' HIGH AFTER PLANTING.

SHADE TREES - 20 POINTS

LIGHTING

EXISTING FIRE HYDRANT LOCATION

EXISTING LIGHTING SHALL REMAIN

SOUTHWEST CORNER OF N. INDUSTRIAL RD. / PIONEER RD. EAST SIDE OF PIONEER RD. WEST SIDE OF N. INDUSTRIAL RD.

ADJACENT USES

ALL ADJACENT PROPERTIES ARE ZONED I1

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| SURVEYED | CLIENT:
DRAWN	SDK				
CHECKED	SDK				
REV.	DATE	NATURE OF REVISION	CHECKED	SCALE	1" = 30'
FILE NAME: SPRB EXHIBIT 15-149.dwg Sep 23, 2015	DATE	08-26-15			

ALCAST CO. 8600 N. INDUSTRIAL RD. PEORIA ILLINOIS, 61615

SITE PLAN REVIEW BOARD PLAN SPECIAL USE EXHIBIT PROJECT NO. 15-149 SHEET 1 OF 1 DRAWING NO. 1