



VICINITY MAP
(NOT TO SCALE)

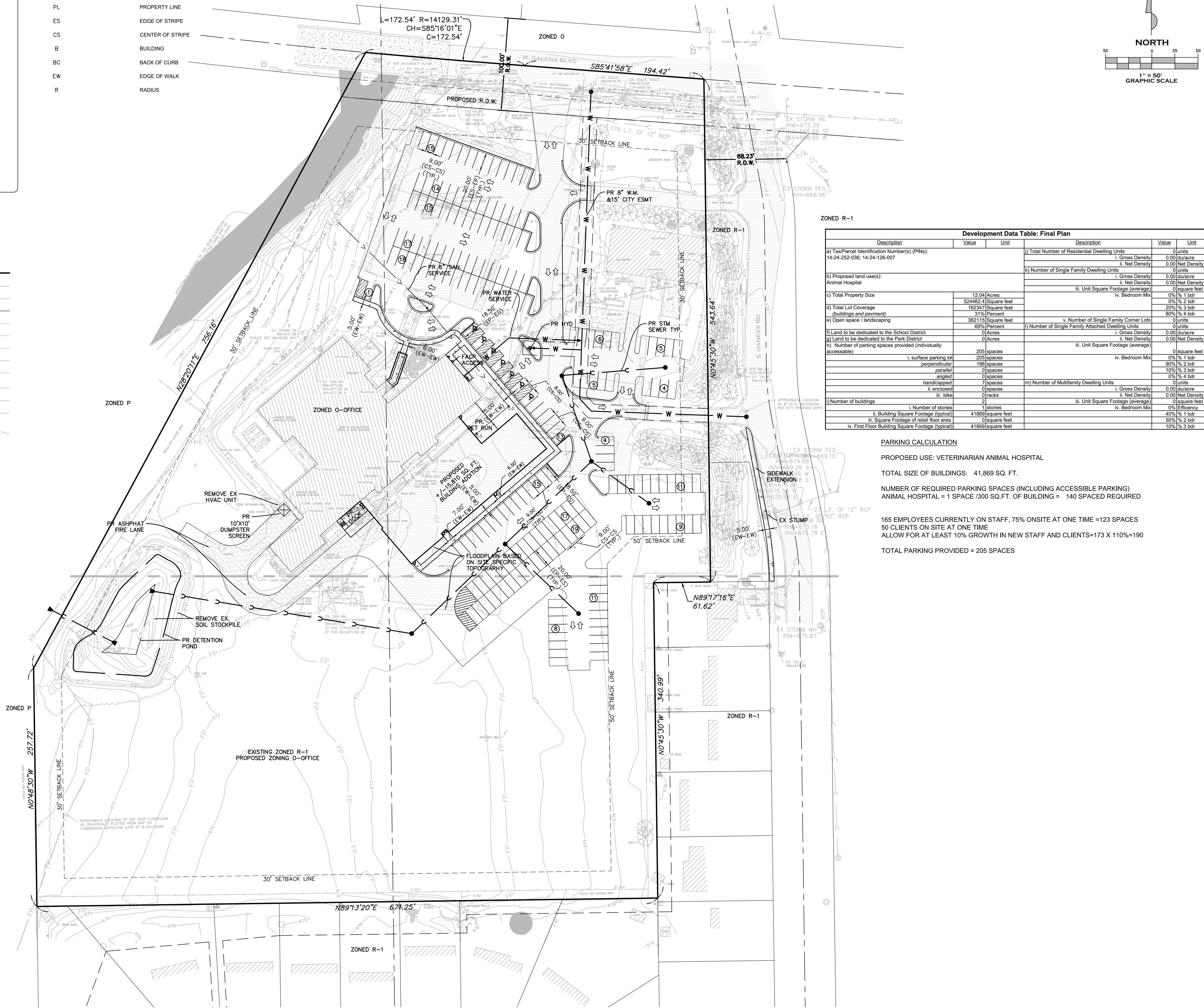
SYMBOL LEGEND

PROPOSED	EXISTING

ABBREVIATIONS

PL	PROPERTY LINE
ES	EDGE OF STRIPE
CS	CENTER OF STRIPE
B	BUILDING
BC	BACK OF CURB
EW	EDGE OF WALK
R	RADIUS

FINAL PLAN



ZONED R-1

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-252-036; 14-24-126-007			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			i. Net Density	0.00	Net Density
			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			i. Net Density	0.00	Net Density
b) Proposed land use(s): Animal Hospital			iii. Unit Square Footage (average)	0	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				20%	% 3 bdr
				80%	% 4 bdr
c) Total Property Size	12.04	Acres	v. Number of Single Family Corner Lots	0	units
d) Total Lot Coverage (buildings and pavement)	524462.4	Square feet	i. Gross Density	0.00	du/acre
	162347	Square feet	i. Net Density	0.00	Net Density
e) Open space / landscaping	362115	Square feet	iii. Unit Square Footage (average)	0	square feet
	69%	Percent	iv. Bedroom Mix	0%	% 1 bdr
f) Land to be dedicated to the School District	0	Acres		0%	% 2 bdr
g) Land to be dedicated to the Park District	0	Acres		0%	% 3 bdr
				0%	% 4 bdr
h) Number of parking spaces provided (individually accessible)	205	spaces	m) Number of Multifamily Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
i. surface parking lot	205	spaces	i. Net Density	0.00	Net Density
perpendicular	198	spaces	iii. Unit Square Footage (average)	0	square feet
parallel	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
angled	0	spaces		0%	% 2 bdr
handicapped	7	spaces		0%	% 3 bdr
ii. enclosed	0	spaces		0%	% 4 bdr
iii. bike	0	spaces			
j) Number of buildings	1	building			
i. Number of stories	1	stories			
ii. Building Square Footage (typical)	41869	square feet			
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	41869	square feet			

PARKING CALCULATION

PROPOSED USE: VETERINARIAN ANIMAL HOSPITAL

TOTAL SIZE OF BUILDINGS: 41,869 SQ. FT.

NUMBER OF REQUIRED PARKING SPACES (INCLUDING ACCESSIBLE PARKING)
ANIMAL HOSPITAL = 1 SPACE / 300 SQ.FT. OF BUILDING = 140 SPACED REQUIRED

165 EMPLOYEES CURRENTLY ON STAFF, 75% ONSITE AT ONE TIME =123 SPACES
50 CLIENTS ON SITE AT ONE TIME
ALLOW FOR AT LEAST 10% GROWTH IN NEW STAFF AND CLIENTS=173 X 110%=190

TOTAL PARKING PROVIDED = 205 SPACES

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MeritCorp

DESCRIPTION:
DATE: 05-08-2021
ISSUED TO CITY OF AURORA

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2600 W. GALENA BOULEVARD
AURORA, ILLINOIS

FINAL PLAN

PROJECT NO. M18122

DRAWN BY: MCG

CHECKED BY: TDR

SHEET NO. 1/1