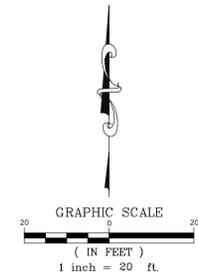


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LEGEND

XXXXXX	EXISTING ELEVATION
---	EXISTING CONTOUR
+	EXISTING SIGN
⊕	EXISTING TRAFFIC SIGNAL
⊕	EXISTING TRAFFIC SIGNAL HANDHOLE
⊕	EXISTING TRAFFIC MAST ARM SIGNAL
⊕	EXISTING TELEPHONE PEDESTAL
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
⊕	EXISTING ELECTRIC HANDHOLE
⊕	EXISTING STREET LIGHT
---	EXISTING GAS LINE
---	EXISTING WATERMAIN W/SIZE
⊕	EXISTING WATER VALVE IN VAULT
⊕	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
⊕	EXISTING MANHOLE (TYPE NOTED)
⊕	EXISTING STORM INLET
⊕	EXISTING TREE (DECIDUOUS/CONIFEROUS)
⊕	EXISTING SHRUB
---	EXISTING LANDSCAPE MULCH LIMITS
---	EXISTING CONCRETE AS NOTED
---	EXISTING BITUMINOUS ASPHALT PAVEMENT

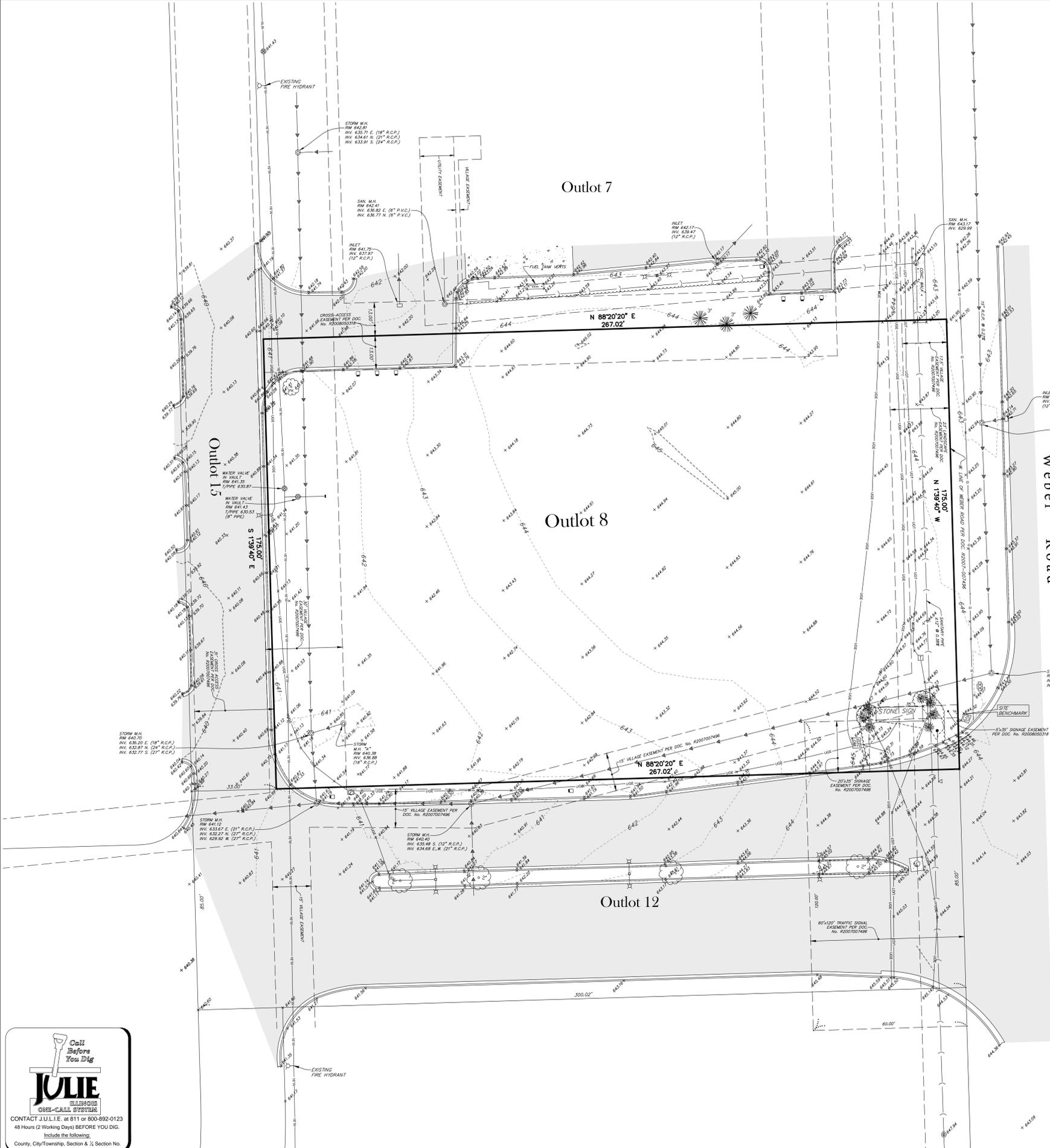
EXISTING CONDITIONS NOTE:
1.) EXISTING CONDITIONS DEPICTED HEREON ARE FROM A.L.T.A. / A.C.S.M. LAND TITLE SURVEY BY W-T LAND SURVEYING, INC., JOB NO. S15154, SHEET S-1, DATED 3-30-2016.

I, JOSEPH P. HAMMER, HEREBY CERTIFY THAT ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO THE ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES.
DATED THIS _____ DAY OF _____

JOSEPH P. HAMMER IL P.E. No. 062-053186 (EXPIRES 11-30-2017)

COUNTY OF WILL BENCHMARK:
COUNTY OF WILL CONTROL MONUMENT (STATION 421) LOCATED ON THE NORTH SIDE OF RENWICK ROAD AND APPROXIMATELY 0.5 MILES WEST OF ILLINOIS ROUTE 53.
ELEVATION = 647.338 (NAVD88)
SITE BENCHMARK:
CUT CROSS AT THE NORTHWEST CORNER OF HANDHOLE LOCATED AT THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY AND NOTED ON THE PLAN.
ELEVATION = 644.36 (NAVD88)

RT & A **Ruettiger, Tonelli & Associates, Inc.**
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH: (815) 744-6600 FAX: (815) 744-0101
website: www.ruettiger-tonelli.com
LATEST R.T.A. REVISION: 8-19-2016
FIELD BOOK & PAGE: BY OTHERS **R.T. & A. Dwg. No.: 315-0464-C1**



PRELIMINARY NOT FOR
CONSTRUCTION
8/19/2016

PROJECT
NEW DENTAL BUILDING
LOT 8 ROMEOVILLE CROSSINGS
ROMEOVILLE, ILLINOIS 60446
FOR
PROFESSIONAL RESOURCE DEVELOPMENT INC
PROJECT NUMBER | 915036

ISSUE
REVISED SITE GEOMETRY 1-25-2016
REVISED PER VILLAGE 2-01-2016
REVISED SITE PLAN 8-19-2016
RE-ISSUE

DESCRIPTION
EXISTING CONDITIONS

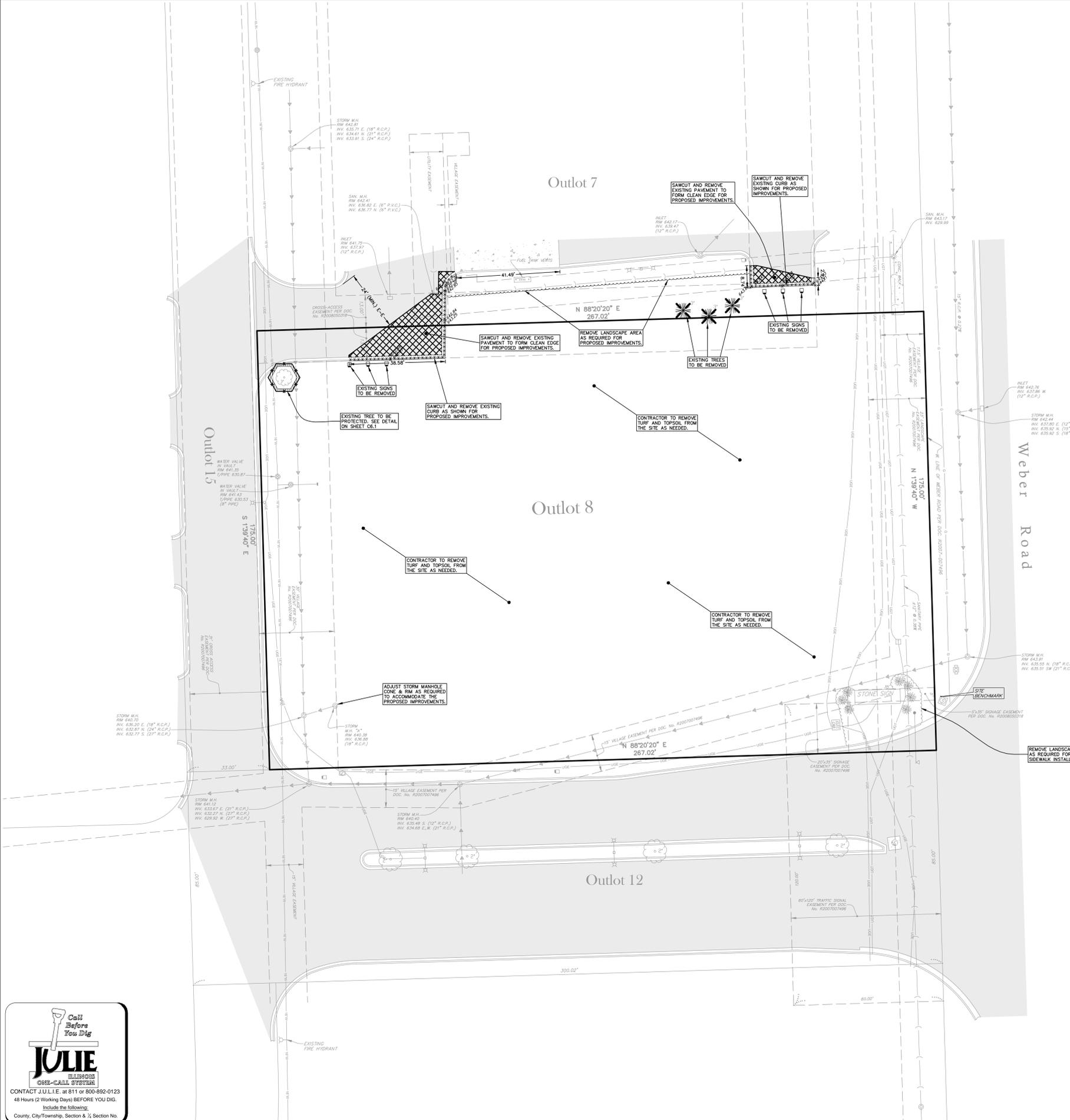
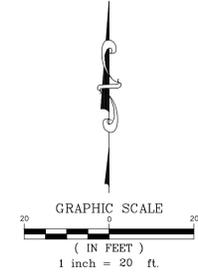
TORCH ARCHITECTURE INC
27 W. JEFFERSON AVE. STE 200 NAPERVILLE IL 60540
P 630 420 1900 TORCHARCHITECTURE.COM

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N:\Projects\2016\815036\Engineering\Plan_Sett\CT - Dental Office Site\DWG - Existing Conditions.dwg, Layout: 8/19/2016 11:42:49 AM, ppenick

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LEGEND

	EXISTING ELEVATION
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING TRAFFIC SIGNAL HANDHOLE
	EXISTING TRAFFIC MAST ARM SIGNAL
	EXISTING TELEPHONE PEDESTAL
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	EXISTING STORM INLET
	EXISTING TREE (DECIDUOUS/CONIFEROUS)
	EXISTING SHRUB
	EXISTING LANDSCAPE MULCH LIMITS
	EXISTING CONCRETE AS NOTED
	EXISTING ASPHALT PAVEMENT
	EXISTING ITEM TO BE REMOVED AS NOTED
	EXISTING CURB TO BE REMOVED AS NOTED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE PROTECTED

- DEMOLITION PLAN NOTES:**
- 1) CONTRACTOR TO VERIFY ALL QUANTITIES NOTED ON PLANS AND INCLUDE AS PART OF BID.
 - 2) SAWCUT ALL PAVEMENT, CURB AND SIDEWALK JOINTS.
 - 3) FIELD VERIFY LOCATION OF EXISTING UTILITIES. PROVIDE ADEQUATE PROTECTION OF UTILITIES TO REMAIN IN USE AND USE MUNICIPAL AND UTILITY COMPANY GUIDELINES FOR UTILITIES TO BE RELOCATED OR REMOVED. COORDINATE WITH APPROPRIATE GOVERNING ENTITIES, THE CONSTRUCTION MANAGER.
 - 4) ALL MATERIAL NOTED AS "TO BE REMOVED" SHALL BE DISPOSED OF PROPERLY OFFSITE INCLUDING TREES, STUMPS, ROOTS AND SHRUBS UNLESS OTHERWISE NOTED.
 - 5) EXISTING ROADWAY AND PARKING AREAS SHALL REMAIN CLEAR AND FREE OF ANY DEBRIS.
 - 6) CONTRACTOR TO PROVIDE TRAFFIC CONTROL TO KEEP TRAFFIC OUT OF CONSTRUCTION SITE.

COUNTY OF WILL BENCHMARK:
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SITE BENCHMARK:
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LOT 8 ROMEOVILLE CROSSINGS
ROMEOVILLE, ILLINOIS 60446
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PROJECT NUMBER | 915036

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REVISED SITE PLAN 8-19-2016
RE-ISSUE

DESCRIPTION
DEMOLITION PLAN

TORCH ARCHITECTURE INC
27 W. JEFFERSON AVE. STE 200 NAPERVILLE IL 60540
P 630 420 1900 TORCHARCHITECTURE.COM

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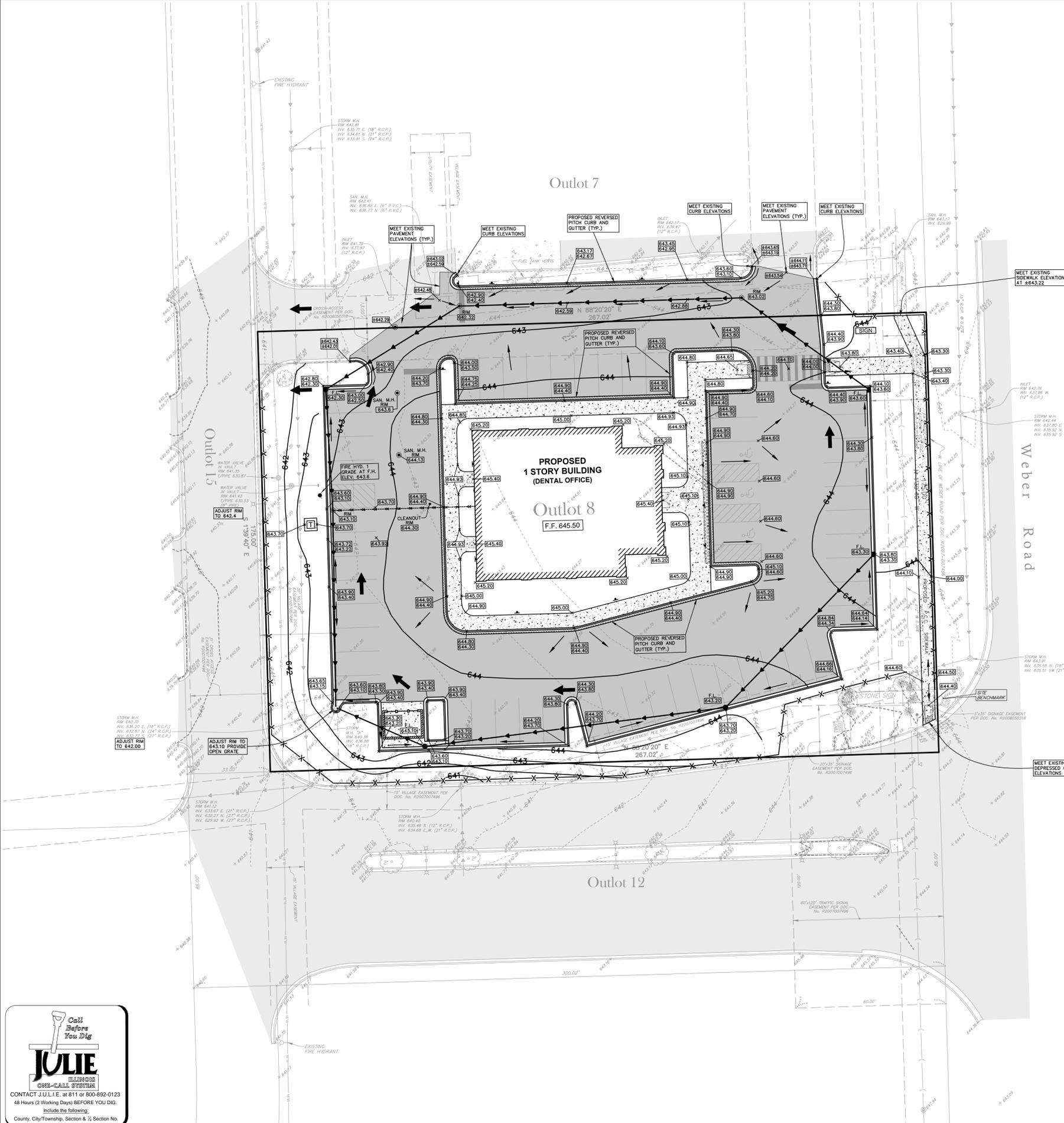
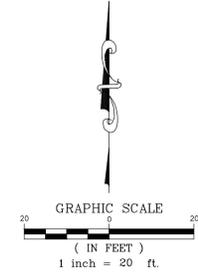
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LEGEND

- EXISTING ELEVATION
- - - - EXISTING CONTOUR
- - - - EXISTING STORM SEWER
- EXISTING MANHOLE (TYPE NOTED)
- EXISTING STORM INLET
- PROPOSED ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOW LINE ELEVATION
- - - - PROPOSED CONTOUR
- - - - PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORM INLET
- DIRECTION OF OVERLAND FLOW
- PROPOSED STORM OVERFLOW ROUTE
- - - - PROPOSED TEMPORARY EROSION CONTROL SILT FENCE
- F.F. FINISHED FLOOR
- T/C TOP OF CURB
- F.L. FLOW LINE
- R.C.P. REINFORCED CONCRETE PIPE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED REVERSED PITCH CURB
- EXISTING PAVEMENT AREA
- PROPOSED PAVEMENT AREA
- PROPOSED TRANSFORMER AND CONC. PAD

PROPOSED SITE GRADING NOTES:

- UNLESS OTHERWISE NOTED, ALL PROPOSED GRADES ARE EITHER FINISHED PAVEMENT ELEVATIONS OR FINISHED LANDSCAPE ELEVATIONS.
- CONTRACTOR TO PREVENT EROSION ONTO EXISTING PAVEMENT.
- GRADE SLOPE SHALL NOT EXCEED 4 TO 1.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL SITE AMENITIES.

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27 W. JEFFERSON AVE STE 200 NAPERVILLE IL 60540
P 630 420 1900 TORCHARCHITECTURE.COM

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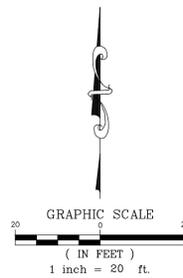
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- EXISTING CURB
- PROPOSED CURB
- PROPOSED REVERSED PITCH CURB
- EXISTING CONCRETE AS NOTED
- PROPOSED CONCRETE AS NOTED
- EXISTING ASPHALT PAVEMENT AREA
- PROPOSED TYPE "A" ASPHALT PAVEMENT AREA (STANDARD DUTY)
- PROPOSED TYPE "B" ASPHALT PAVEMENT AREA (HEAVY DUTY)
- ARC DISTANCE
- BACK OF CURB DISTANCE
- FACE TO FACE OF CURB DISTANCE
- FACE OF WALK DISTANCE
- BACK TO BACK OF CURB DISTANCE
- EDGE TO EDGE OF PAVEMENT DISTANCE
- EDGE OF PAVEMENT DISTANCE
- PROPOSED SIGN
- PROPOSED LIGHT BASE
- PROPOSED A.D.A. ROUTE
- PROPOSED TRANSFORMER AND CONC. PAD

LOT COVERAGE SUMMARY

Total Lot Area (acres) = 1.073		
EXISTING CONDITIONS		
PerVIOUS Area (acres)	ImpervIOUS Area (acres)	Lot Coverage
1.039	0.034	3.18%
PROPOSED CONDITIONS		
PerVIOUS Area (acres)	ImpervIOUS Area (acres)	Lot Coverage
0.324	0.749	69.81%

GEOMETRIC PLAN NOTES

- FOR THE FOLLOWING ITEMS, REFER TO THE LANDSCAPE PLANS:
 - FENCING AND GATES
 - ALL ITEMS ON THESE PLANS NOTED "SEE LANDSCAPE PLANS"
- ALL PARKING STALL, SAFETY ISLAND, NO PARKING AREAS AND CROSSWALK STRIPING SHALL BE 4 INCH WIDE STANDARD I.D.T. YELLOW DIAGONAL STRIPING SHALL BE 2 FT. ON CENTER.
- ALL SIGNS SHALL MEET THE REQUIREMENTS AND STANDARDS OF THE U.S. DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION; THE ILLINOIS ADMINISTRATIVE CODE, LATEST ADDITION; AND ALL LOCAL ORDINANCES.
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE SHOWN TO THE BACK OF THE CURBLINE WHERE APPLICABLE.
- UNLESS OTHERWISE SPECIFIED, ALL ON-SITE CURB AND GUTTERS ARE B-6.12
- SEE PHOTOMETRIC PLAN SHEET EP-01 FOR LIGHT LOCATIONS MOUNTED ON BUILDING AND NOT SHOWN ON THIS PLAN.

PARKING DATA SUMMARY:

PROPOSED PARKING:
Standard Parking Spaces = 49
A.D.A. Accessible Parking Spaces = 3
Total Proposed Spaces Provided = 52

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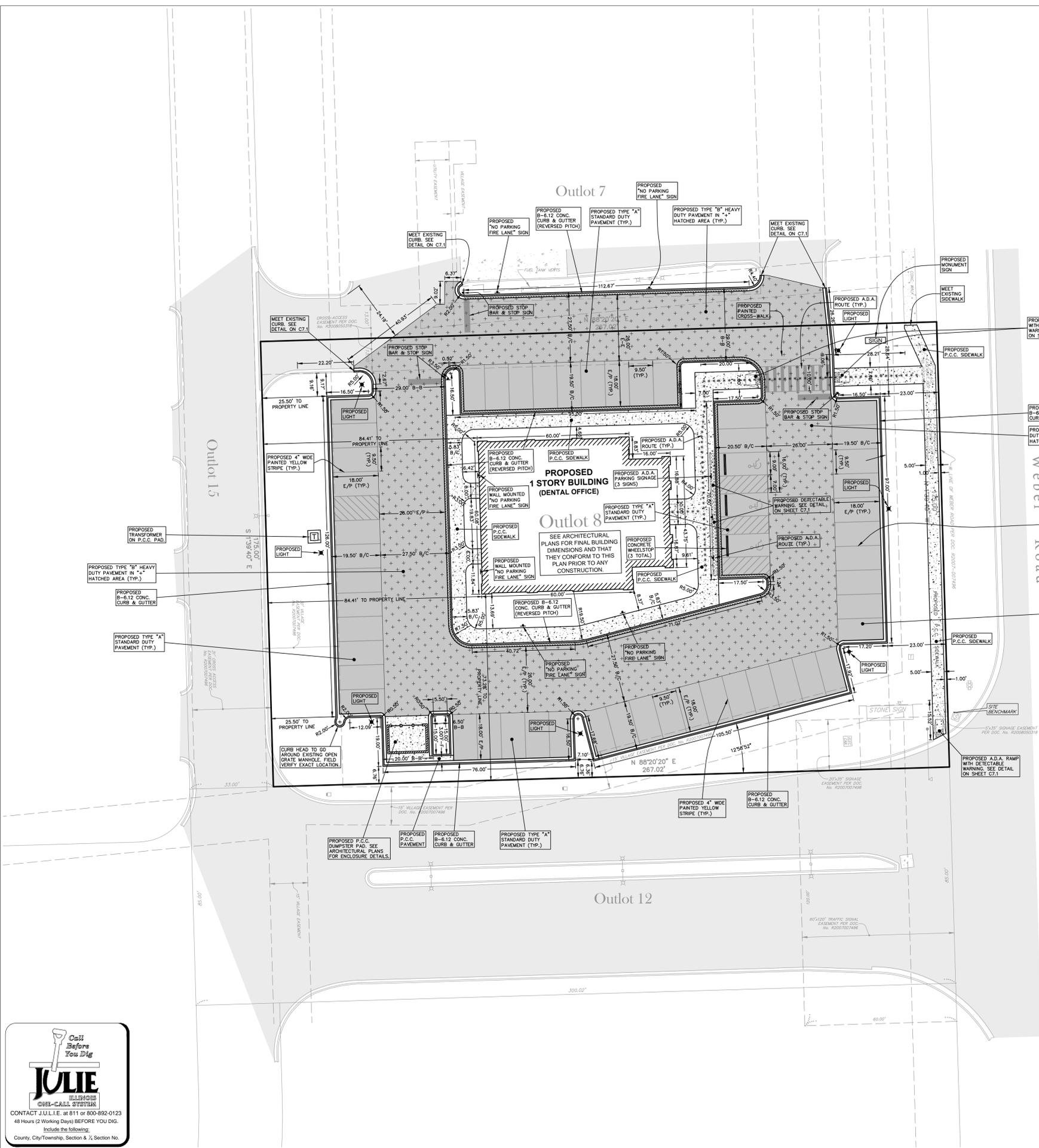
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