



1. BUILDINGS DIMENSIONS AND ADJACENT IMPROVEMENTS (WALKS, DOORS, RAMPS, PLANTING, DUMPSTERS, TRANSFORMERS, WALKS, CURBS, ETC.) HAVE BEEN SHOWN AND LOCATED BASED ON LATEST AERIAL PHOTOGRAPHS. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING EXACT LOCATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS, ETC.
2. PROVIDE DERESSED CURBS, RAMPS, AND DETECTABLE WARNING SURFACE AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS. SEE DETAIL SHEET FOR STANDARD DETAIL DETAILS.
3. ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
4. PROVIDE FULL DEPTH SAWCUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
5. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
6. EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM PLAN FOR CLARITY. SEE EXISTING CONDITIONS & DEMOLITION PLAN FOR ITEMS DELETED.
7. ALL PROPOSED CURB & GUTTER SHALL BE CONNECTED TO EXISTING CURB & GUTTER WITH 2-8" BARS x 18" LONG DOWNELD INTO EXISTING CURB.
8. ACCESSIBLE PARKING STALLS SHALL BE STRIPED WITH YELLOW PAINT. NON-ACCESSIBLE PARKING STALLS SHALL BE STRIPED WITH HIGH-QUALITY WHITE PAINT. ALL PAINT USED FOR MARKINGS SHALL BE MANUFACTURED SPECIFICALLY FOR PAVEMENT STRIPING.
9. DETECTABLE WARNING PLATES SHALL BE EAST JORDAN INSERTS, HEAVY DUTY PATING, BROOK RED POWDER COATING AL30.616.

TOTAL SITE AREA:	1.97 AC
DEVELOPABLE AREA:	1.97 AC
F.A.R.:	13.1%
PROPOSED IMPERVIOUS AREA:	1.50 AC (76.14%)

1. PROVIDE CURB RAMP (PARALLEL TO CURB) WITH DEPRESSIONED CURB, DETECTABLE WARNING PLATES, LANDING, AND SIDE CURB PER IDOT STANDARD DETAIL 2401B-05 (SEE DETAIL SHEET). DETECTABLE WARNING PLATES SHALL BE EAST JORDAN INSERTS, HEAVY DUTY RATING, BRICK RED POWDER COATING FAL3016, TWO 30"X24" PLATES ARE REQUIRED FOR 5' WALKS.
2. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
3. STOP SIGN, RT-1, 30" X 30" W/ 12" WHITE STOP BAR.
4. "NO PARKING OR STANDING - BIKE LANE" SIGN.
5. DO NOT ENTER SIGN.

RESTAURANT SPACE (UNITS 1,4,7)
1 SPACE PER 50 SF
PROPOSED SF = 2,958 SF
REQUIRED STALLS = 59 + 4 A.D.A.

RETAIL SPACE (UNITS 2,4,5,6)
1 SPACE PER 250 SF
PROPOSED SF = 2,400 SF
REQUIRED STALLS = 10 STANDARD

TOTAL REQUIRED STALLS = 73 TOTAL
PROPOSED STALLS = 83 STANDARD + 4 A.D.A.

BITUMINOUS PAVEMENT (STANDARD):

- 1.5" HMA SURFACE, MIX D, N50
- 2.5" HMA BINDER, IL19, N50
- 8" AGGREGATE, TYPE B, CA-6

BITUMINOUS PAVEMENT (HEAVY DUTY): (DRIVE AISLE & ENTRANCE)

- 2.0" HMA SURFACE, MIX D, N50
- 3.0" HMA BINDER, IL19, N50
- 10" AGGREGATE, TYPE B, CA-6

P.C.C. PAVEMENT (4,000 PSI):

- 8" PORTLAND CEMENT CONCRETE W/6"x6"-2.9x2.9 W.W.F.
- 4" AGGREGATE BASE, TYPE B, CA-6

PCC SIDEWALK:

- 5" PCC, 4,000 PSI
- 4" AGGREGATE, CA-7

B6.12 CURB & GUTTER

B6.12 CURB & GUTTER (REVERSE PITCH)

DEPRESSED CURB & GUTTER

NO.	DATE	REVISION
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**PROPOSED COMMERCIAL LOT
S. WEBER RD.
ROMEIOVILLE, WILL COUNTY, IL**

GEOMETRIC PLAN



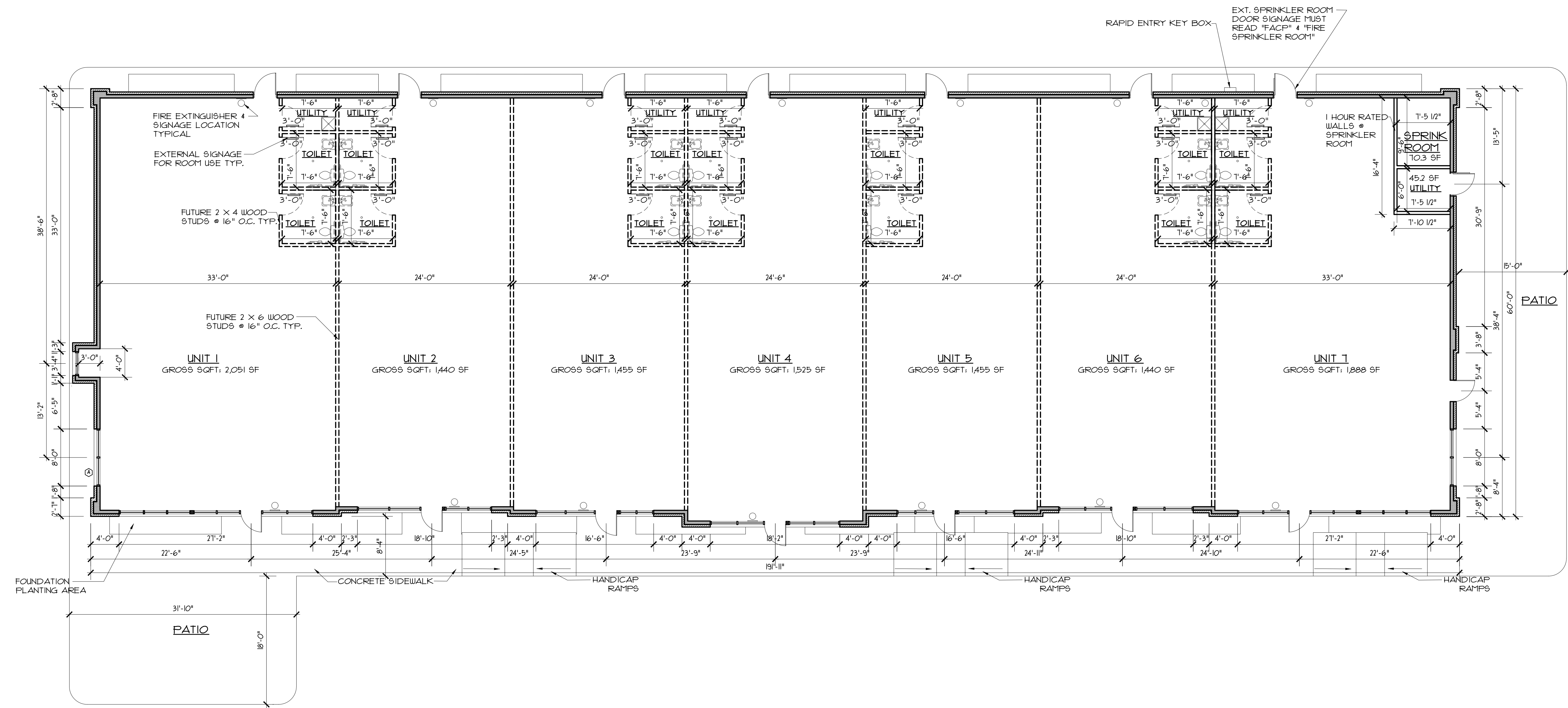
GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21999
DATE: 11.6.25
DRAWN BY: TC
CHECKED BY: CP

SHEET NO.

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PROPOSED FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



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ISSUED FOR CONCEPT PLAN NOVEMBER 26, 2025

PROPOSED RENWICK RD. PLAZA

FOR: MR. DEFFALA

790-800 S. WEBER ROAD, ROMEOVILLE, IL

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : NOVEMBER 26, 2025

PROJECT NO: 25-CII

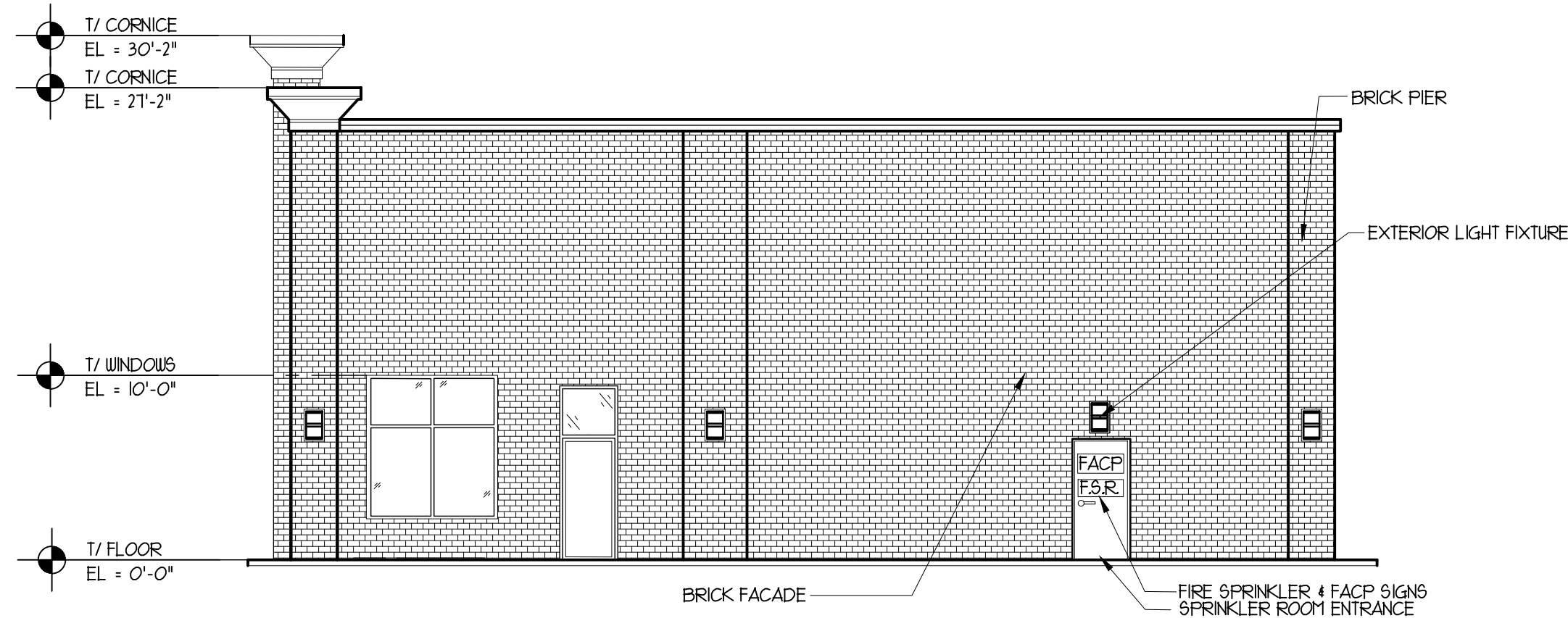
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SHEET
A-1

REVISION NO. -DATE- -REMARKS-

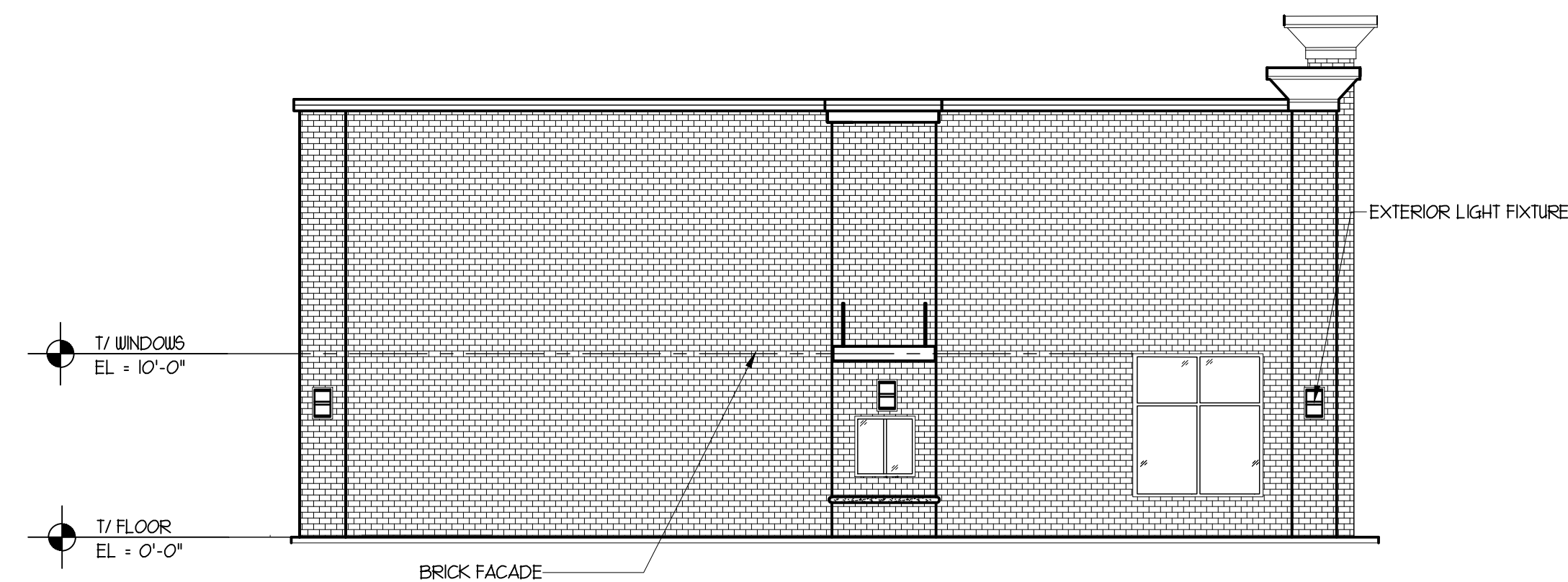


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PROFESSIONAL DESIGN FIRM # 184-002965



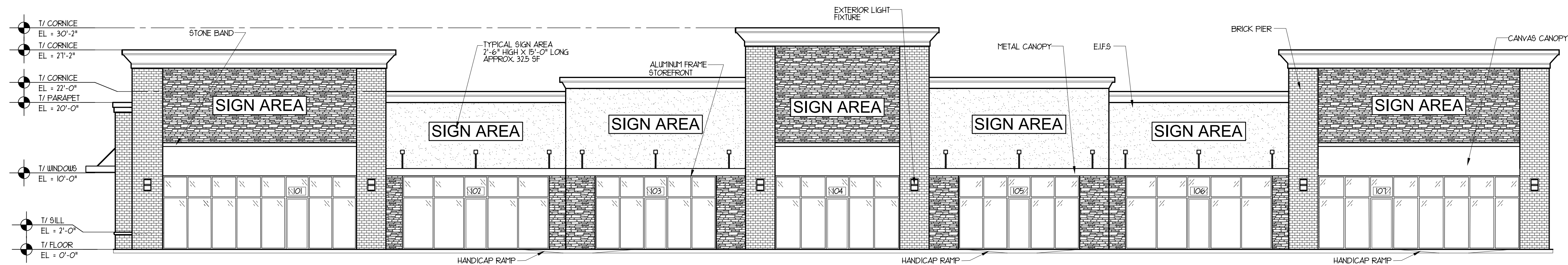
PROPOSED NORTH ELEVATION

SCALE : 1/8" = 1'-0"



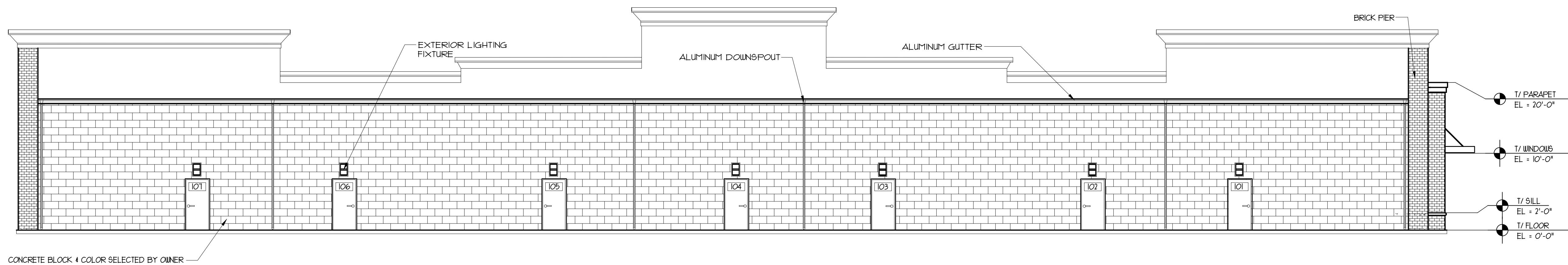
PROPOSED SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE : 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE : 1/8" = 1'-0"

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PROPOSED RENWICK RD. PLAZA

FOR: MR. DEFFALA

790-800 S. WEBER ROAD, ROMEOVILLE, IL

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : NOVEMBER 26, 2025

PROJECT NO: 25-CII

TITLE: PROPOSED ELEVATIONS

SHEET
A-2