



SITE LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

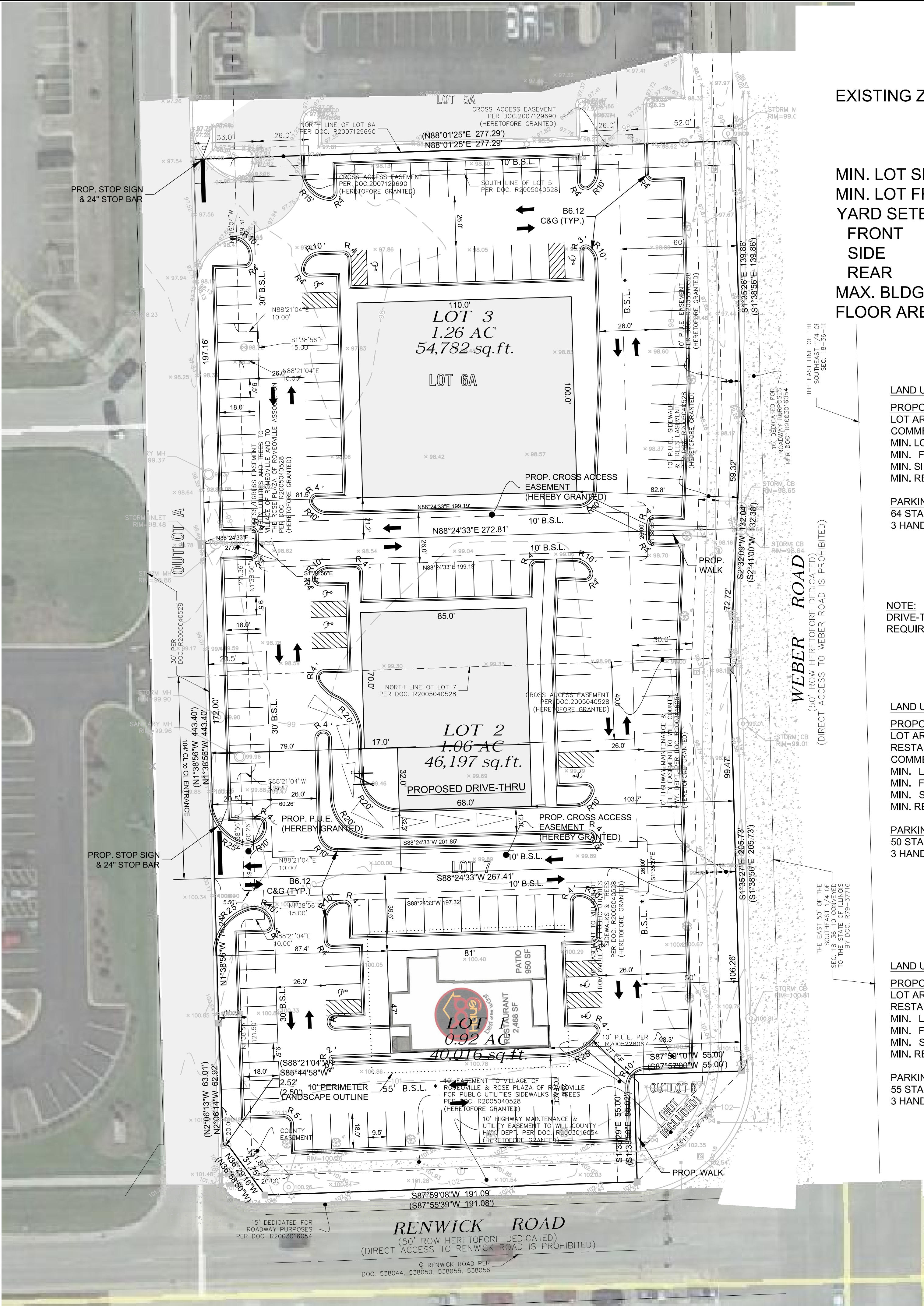
LOT 7 IN ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2005 AS DOCUMENT NO. R2005040528, IN WILL COUNTY, ILLINOIS. AND LOT 6A IN ROSE RESUBDIVISION #2 BEING A RESUBDIVISION OF LOTS 5 & 6 IN ROSE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2007 AS DOCUMENT NO. R2007-129690, IN WILL COUNTY, ILLINOIS.

LEGEND

✕	FOUND CUT CROSS
□	FOUND IRON ROD
7.77'	MEASURED DATA
(7.77')	RECORDED DATA
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
T/F	TOP OF FOUNDATION ELEVATION
FGF	FINISHED GARAGE FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
⊙	STORM SEWER MANHOLE
⊞	CURB INLET
⊙	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⬢	LIGHT POLE LOCATION
→	SANITARY SEWER
→	STORM SEWER
— W —	WATER MAIN

NOTES:

- ALL DIMENSIONS ARE TO PROPOSED EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- A heavy-duty pavement section must be provided for the fire lane (drive aisles) and the trash collection areas. The Village requires the heavy-duty pavement section have a minimum structural design number of 3.0 if asphalt pavement, or it must be a minimum of 8-inches of Class SI concrete (4,000 psi) with 6x6 welded wire mesh, on 4-inches of compacted CA-6.
- Handicap sidewalk ramps must be provided for access from the handicap parking stalls to the buildings. A detail for the handicap ramp must be shown on the final engineering plans. Proper signage must be provided for each handicapped parking stall. Details must be provided for handicapped stall pavement markings and signage. We request that the striped access area be to the right of each accessible parking stall. Wheel stops might be required for spaces adjacent to the sidewalk to prevent vehicle overhang into the accessible route. Additionally, a striped crosswalk must be provided for the accessible route from the 2 stalls that are across a drive aisle and without direct access to a sidewalk. Please note that the Illinois ADAAG does NOT allow shared access aisles.
- Proposed curb and gutter should be dowelled into existing curb and gutter that has been sawcut and removed. Please include the following note on final engineering plans: "Three (3) drilled and grouted No. 5 reinforcing bars or expansion tie anchors, 5/8" in diameter, shall be used to tie the new curb and gutter to the existing curb and gutter on each side."
- "No Parking Fire Lane" signs must be provided along the length of the fire lanes. The signage must be included in the cost estimates.



EXISTING ZONING: B-3 HIGHWAY/REGIONAL
SHOPPING DISTRICT

MIN. LOT SIZE	REQUIRED 15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
YARD SETBACKS	
FRONT	60 FT
SIDE	10 FT
REAR	30 FT
MAX. BLDG. HEIGHT	40 FT
FLOOR AREA RATIO	0.8

LAND USE

PROPOSED LOT 3
LOT AREA - 54,782 S.F.
COMMERCIAL/RETAIL UNITS - 11,000 SF±
MIN. LOT FRONTAGE - 197 FT
MIN. FRONT YARD - 82.8-FT
MIN. SIDE YARD - 21.2-FT
MIN. REAR YARD - 81.5-FT

PARKING SPACES PROVIDED

64 STANDARD STALLS
3 HANDICAPPED STALLS

NOTE:
DRIVE-THRU LANES SHALL COMPLY WITH VILLAGE
REQUIREMENTS FOR BY-PASS LANES.

LAND USE

PROPOSED LOT 2
LOT AREA - 46,198 S.F.
RESTAURANT w/ DRIVE-THRU - 2,176 SF±
COMMERCIAL/RETAIL UNITS - 5,940 SF±
MIN. LOT FRONTAGE - 172 FT
MIN. FRONT YARD - 103.7-FT
MIN. SIDE YARD - 32.3-FT
MIN. REAR YARD - 79.0-FT

PARKING SPACES PROVIDED

50 STANDARD STALLS
3 HANDICAPPED STALLS

LAND USE

PROPOSED LOT 1
LOT AREA - 40,016 S.F.
RESTAURANT - 3,500 SF±
MIN. LOT FRONTAGE - 161 FT
MIN. FRONT YARD - 98.3-FT
MIN. SIDE YARD - 39.6-FT
MIN. REAR YARD - 87.4-FT

PARKING SPACES PROVIDED

55 STANDARD STALLS
3 HANDICAPPED STALLS

DATE	BY	DESCRIPTION
8/26/2017	BRH	ISSUE TO CLIENT
11/1/2017	BRH	PER VILLAGE / CLIENT REVIEW
11/20/2017	REV	PER VILLAGE

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DESIGN: BRH	PROFESSIONAL DESIGN FIRM #184.005003
DRAWING: BRH	
CHECKED: -	
APPROVED: -	

ROSE RE-SUBDIVISION #3 ROMEIOVILLE, ILLINOIS	PRELIMINARY SITE PLAN
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SHEET NO. C1 OF C1	JOB NO. 17-191
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