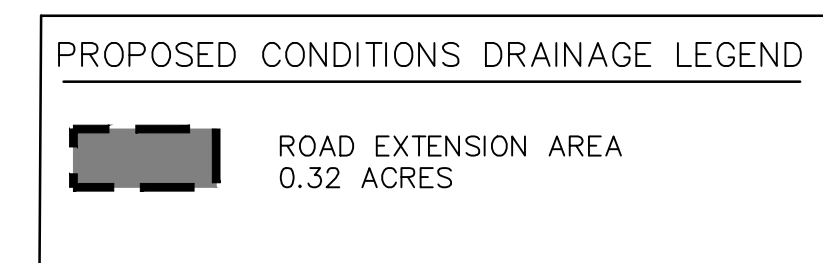
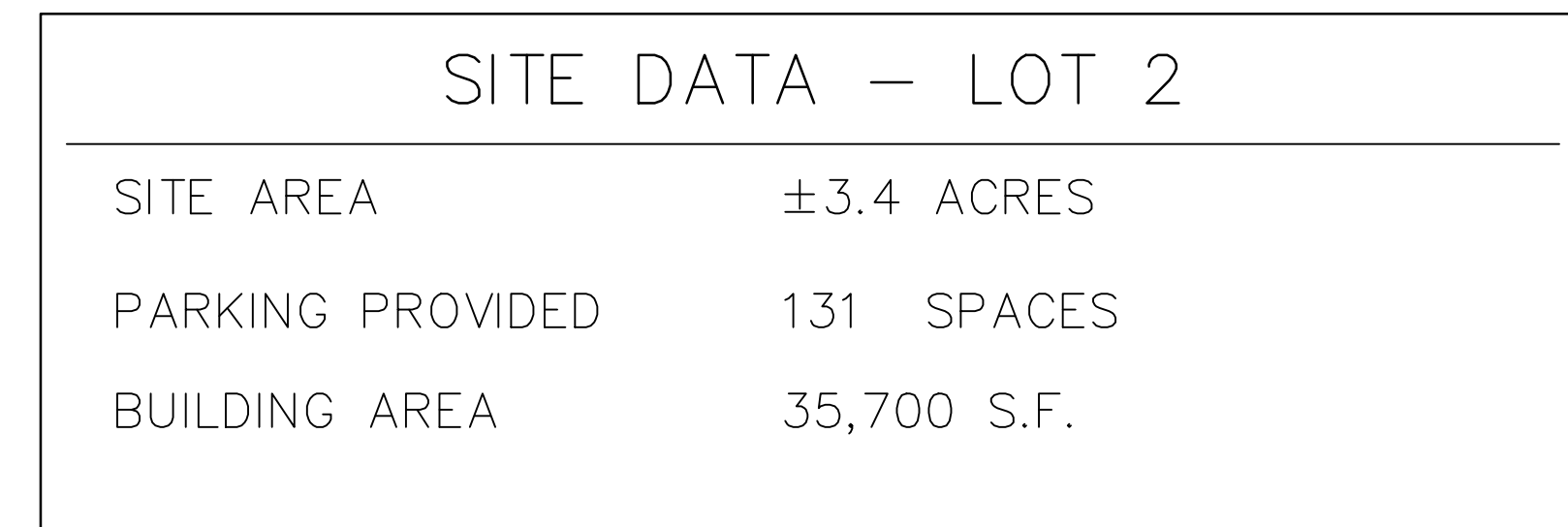


SEE SHEET 2 FOR LOT 3 CONTINUATION



PROPOSED CONDITIONS DRAINAGE LEGEND

	APPROX. BUILDABLE AREA 6.13 ACRES
	APPROX. RIGHT IN/RIGHT OUT AREA 0.25 ACRES
	ROAD EXTENSION AREA 0.32 ACRES

WETLAND IMPACT:
0.27 ACRES
FROM ROAD EXTENSION - 0.19 ACRES

IF MINIMAL IMPACT ON SITE, BUILDABLE AREA
WOULD DECREASE BY 0.39 ACRES

SITE DATA - LOT 3

SITE AREA	±19.8 ACRES
PARKING PROVIDED	896 SPACES
BUILDING AREA	N/A

LOT 3 DRAINAGE AREA (10-YEAR FLOODPLAIN TO
PROPERTY LIMITS)
= 10.63 ACRES
REQ. DETENTION = 5.29 AC-FT
PROV. DETENTION = 5.56 AC-FT
COMPOSITE CN = 96 (ASSUMES 90% IMPERVIOUS)
Tc = 15 MIN

SEE SHEET 1 FOR LOT 2 CONTINUATION

**APPROXIMATE LIMITS OF
10-YEAR FLOODPLAIN**

**APPROXIMATE
WETLAND LIMITS**

**APPROXIMATE
WETLAND LIMITS**

COMP
STORAGE
AREA

APPROXIMATE LIMITS OF
10-YEAR FLOODPLAIN

BASIN
HWL=±643.75
NWL=±637.75
VOL PROV.=±5.56 AC-FT

COMP
STORAGE
AREA

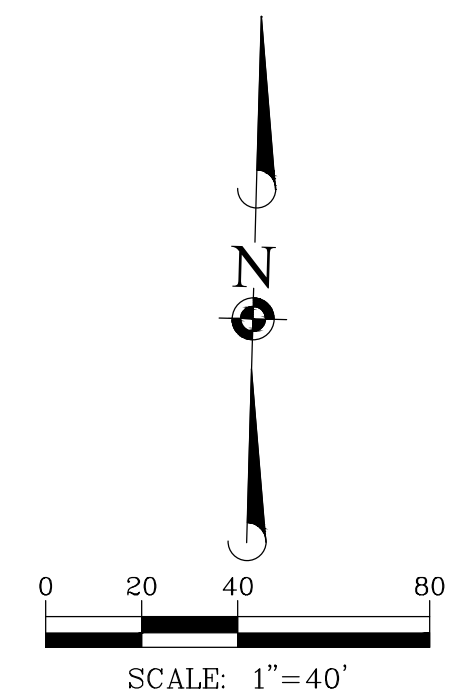
APPROXIMATE
75' WETLAND BUFFER

COMP STORAGE AREA

POSSIBLE RIGHT-IN /
--- RIGHT OUT

**AREA RESERVED FOR
ADDITIONAL DETENTION**

LOT 3
APPROX. BUILDABLE AREA = 6.13 ACRES
APPROX. RIGHT IN/RIGHT OUT AREA = 0.25 ACRES
ROAD EXTENSION AREA = 0.32 ACRES



COMMERCIAL OUTLOT - MERCEDES-BENZ

VILLAGE OF ROMEOVILLE, ILLINOIS

LOT 3 CONCEPTUAL EXHIBIT

PROJ. MGR.: JSP
PROJ. ASSOC.: JCM
DRAWN BY: LES
DATE: 07-06-20
SCALE: 1"=40'

SHEET

2

FRD.RVL01

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