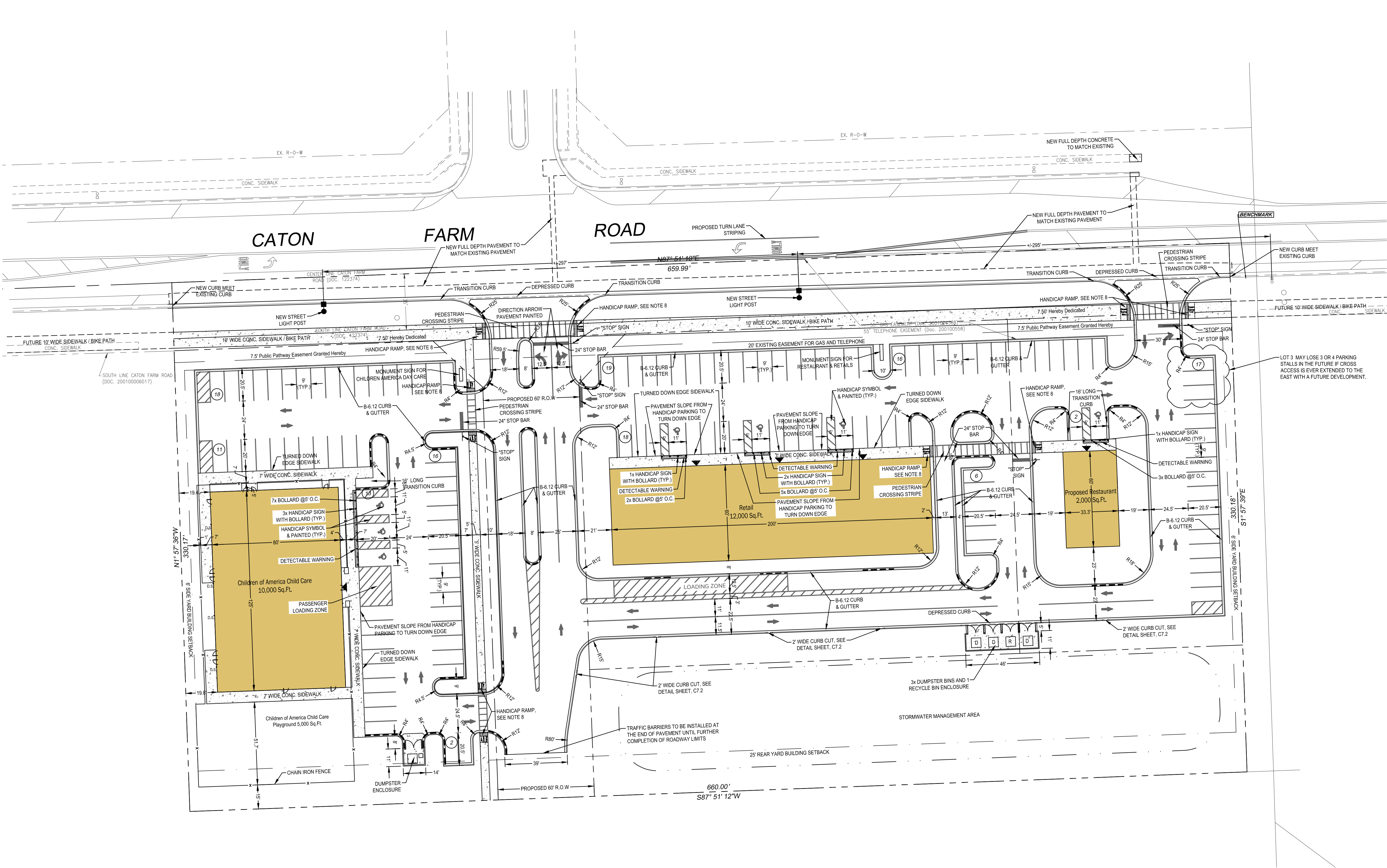
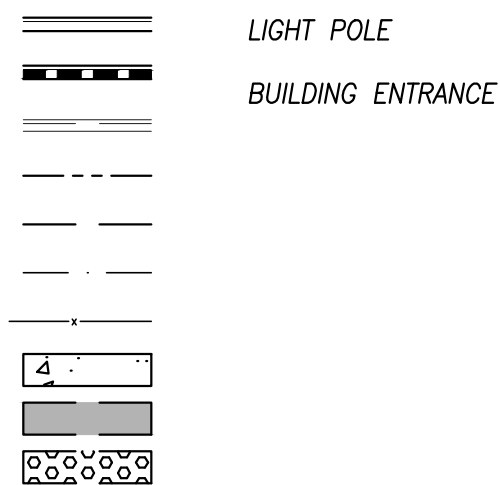




LEGEND

PROPOSED CURB & GUTTER
REVERSE PITCH CURB
EXISTING CURB & GUTTER
PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CHAIN-LINK FENCE
CONCRETE PAD
FULL DEPTH ASPHALT PAVEMENT
TRUNCATED DOMES



SITE ANALYSIS

580 CATON FARM ROAD
JOLIET, IL 60586

PARCEL AREA
R.O.W. DEDICATION
LOT 1- CHILDREN OF AMERICA CHILD CARE
LOT 2- RETAIL
LOT 3- RESTAURANT
LOT 4- STORMWATER MANAGEMENT

217,332 sf
18,160 sf
54,806 sf
55,545 sf
29,083 sf
32,271 sf

PARKING

CHILDREN OF AMERICA CHILD CARE:
QUANTITY REQ'D. 56 = 10,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 60 SPACES = 57 STANDARD + 3 ADA

PROPOSED RESTAURANT:
QUANTITY REQ'D. 12 = 2,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 12 SPACES = 12 STANDARD + 1 ADA

RETAIL:
QUANTITY REQ'D. 66 = 12,000/180 (1 SPACE / 180 SQ. FT.)
PROVIDED 66 SPACES = 65 STANDARD + 1 ADA

STALL SPACE REQUIRED 9' X 20' (STANDARD)

PROVIDED 9' X 20' (STANDARD), 13' X 20' (ADA)

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA: 10,659 SF (0.24 AC)
PROPOSED IMPERVIOUS AREA: 13,349 SF (3.08 AC)
NET NEW IMPERVIOUS AREA: 123,690 SF (2.84 AC)

SITE NOTES

- All dimensions are back of curb unless otherwise noted.
- All curb radii are back of curb unless otherwise noted.
- Contractor to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
- Sidewalk around perimeter of building shall be walk/pavement unless otherwise specified on plans.
- Contractor will be responsible for repairing all existing pavement damaged during construction.
- See details for bituminous and concrete pavement sections.
- Contractor to provide temporary traffic control measures during construction of entrance of R.O.W. in accordance w/ Illinois D.O.T. requirements.
- ADA handicap ramps shall be installed at all locations delineated on plans as well as at all locations where sidewalk abuts drives or roadways. Installing a Detectable Warning and 3' transition curb both side.
- Contractor shall compare architectural and engineering plans for interface compatibility.
- All curb and gutter shall be B6:12 unless otherwise noted on plans
- Pavement striping to be white two coats unless otherwise specified on plans.

New Construction:

580 CATON FARM

580 Caton Farm Road

Joliet, Illinois 60586

REVISIONS:

#	DESCRIPTION	DATE
1	FOR PUD	10/13/2025
2	FOR FINAL ENGINEERING	10/20/2025
3	FOR PRELIM PUD REV. 1	12/08/2025

PROJECT NUMBER: 25077
DRAWN BY: NS/SAH REVIEWED BY: ME
SHEET TITLE:
SITE PLAN
SHEET NO.
C1.1

NOT FOR CONSTRUCTION