

**SHEET INDEX:**  
**SHEET 1:** OVERALL SUBDIVISION, LEGAL DESCRIPTION, LOT AREAS, OWNER INFORMATION, APPROVAL CERTIFICATION; NOTES  
**SHEET 2:** DETAIL PAGE  
**SHEET 3:** DETAIL PAGE



**VICINITY MAP**

LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W

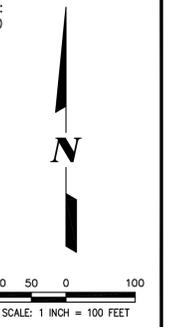
# FINAL PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

PERMANENT INDEX NUMBER:  
05-06-22-302-001-0020

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST, 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFORESAID SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 28 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION 1,867 ACRES



**OWNER/DEVELOPER:** CULLINAN JOLIET, LLC  
 C/O MICHAEL GOLD  
 420 N. MAIN STREET  
 EAST PEORIA, IL 61611  
 PH: 309-999-1700

**LAND SURVEYOR:** CEMCON, LTD.  
 C/O JEFFREY R. PANKOW  
 2280 WHITE OAK CIRCLE  
 SUITE 100  
 AURORA, IL 60502  
 PH: 630-862-2100

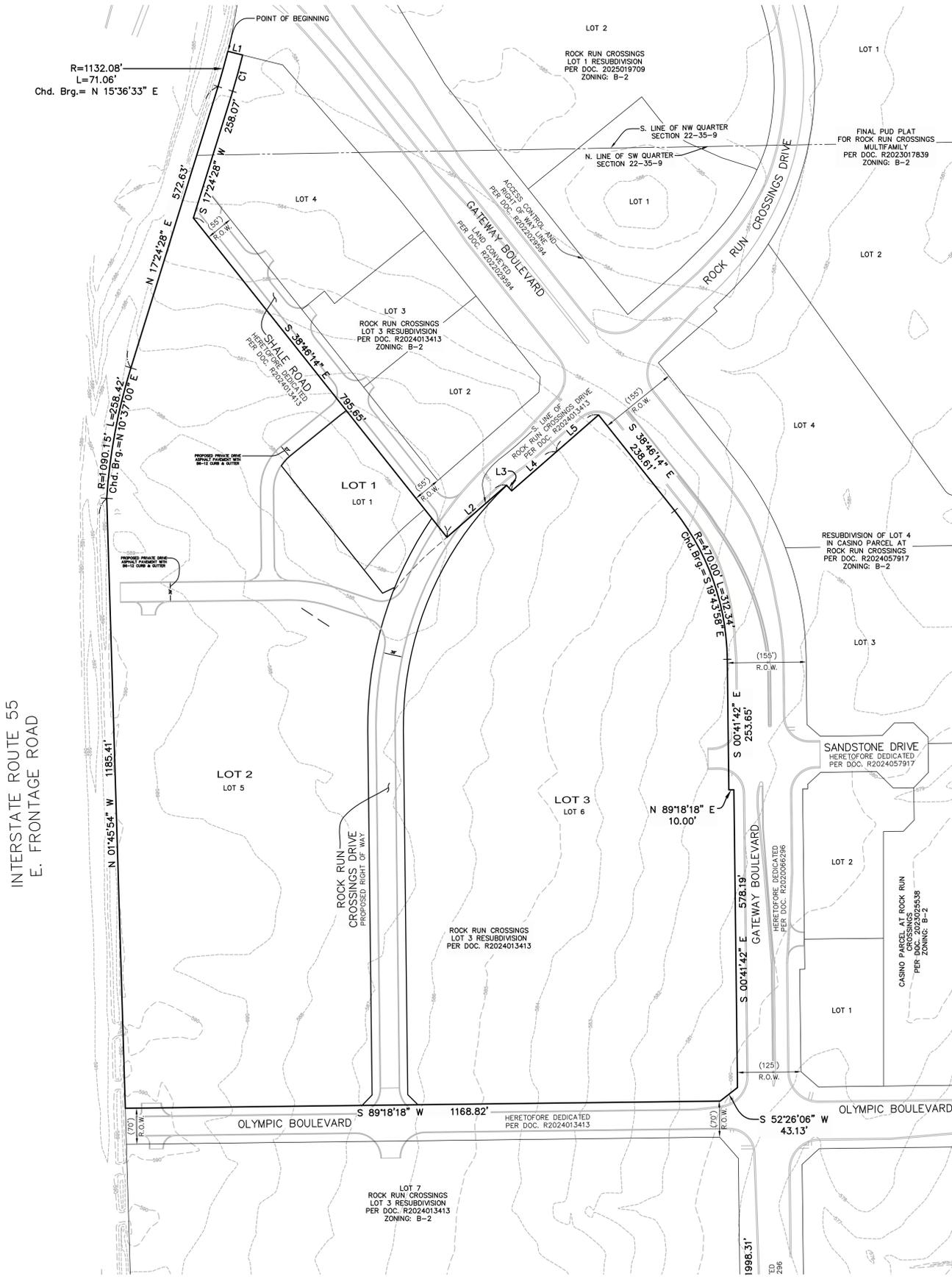
**CIVIL ENGINEER:** CEMCON, LTD.  
 C/O MATTHEW WORLINE  
 2280 WHITE OAK CIRCLE  
 SUITE 100  
 AURORA, IL 60502  
 PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

**BENCHMARK**  
**ELEVATION REFERENCE MARK**  
 NGS MONUMENT WRL 023 (PID DP5478); THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.  
 ELEVATION: 614.12 NAVD88

**SITE BENCHMARK:**  
 CP #101: SET "4" IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.  
 NORTHING: 1759974.60  
 EASTING: 1022595.01  
 ELEVATION: 583.80 NAVD88

- GENERAL NOTES:**
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.
  - THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
  - PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
  - PUE = DENOTES PUBLIC UTILITY EASEMENT.
  - THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
  - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
  - MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
  - STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
  - BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
  - THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCSS/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
  - ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
  - EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).
  - STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255C.
  - FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.



STATE OF ILLINOIS) SS  
 COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF ILLINOIS) SS  
 COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_, 20\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

STATE OF ILLINOIS) SS  
 COUNTY OF DUPAGE)

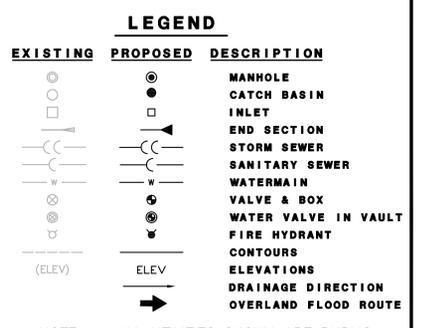
MATTHEW M. WORLINE  
 LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS) SS  
 COUNTY OF DUPAGE)

JEFFREY R. PANKOW  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

SITE DATA TABLE				
LOT #	1	2	3	
ZONING	B-2	B-2	B-2	
PUD	YES	YES	YES	
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK	
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED	
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.	
CURRENT IMPERVIOUS	0%	0%	0%	
PROPOSED RCN	94	94	94	
EXISTING TREE COVERAGE	0%	0%	0%	
BUILDING SQ. FT.	TBD	TBD	TBD	

\* SUBJECT TO CHANGE



NOTE: ALL UTILITIES SHOWN ARE PUBLIC ALL STORM SEWER IS RCP.

PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

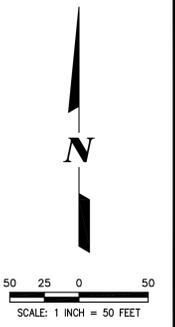
DISC NO.: 849001 FILE NAME: FINAL PLAT-5  
 DRAWN BY: AJB FLD. BK. / PG. NO.: D992-12  
 COMPLETION DATE: 06-05-25 JOB NO.: 849.001  
 XREF: 849.001 & 849.004 PROJECT MANAGER: MMW  
 CHECKED BY:  
 REVISED 07-09-25 A,B PER CITY REVIEW COMMENTS  
 Copyright © 2025 Cemcon, Ltd. All rights reserved.

BENCHMARK PATH: P:\MAPS\JOLIET\SUBDIVISIONS\2025\06\Rock Run Crossings Drive Subdiv\PLAT.DWG  
 PLOT FILE CREATED: 7/9/2025 BY: TOMI BUIS



**SHEET INDEX:**  
 SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION;  
 LOT AREAS; OWNER INFORMATION; APPROVAL  
 CERTIFICATION; NOTES  
 SHEET 2: DETAIL PAGE  
 SHEET 3: DETAIL PAGE

# FINAL PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION



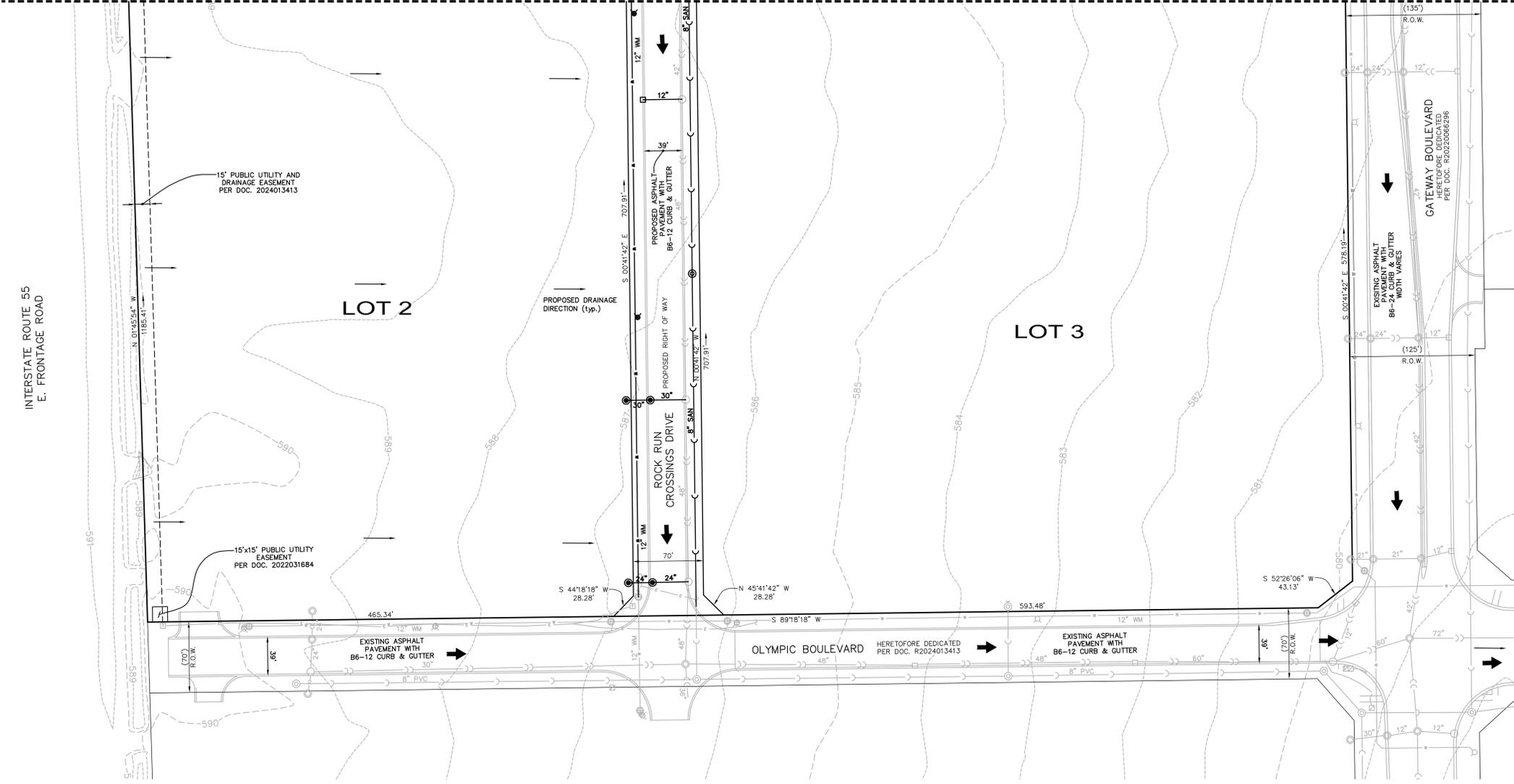
THIS PLAT IS NOT FOR RECORDING.

**LEGEND**

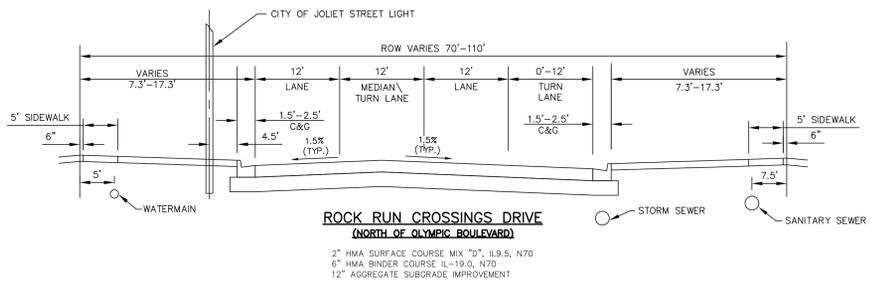
EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	MANHOLE
□	□	CATCH BASIN
○	○	INLET
—	—	END SECTION
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
⊙	⊙	VALVE & BOX
⊙	⊙	WATER VALVE IN VAULT
⊙	⊙	FIRE HYDRANT
—	—	CONTOURS
—	—	ELEVATIONS
→	→	DRAINAGE DIRECTION
→	→	OVERLAND FLOOD ROUTE

**NOTE:** ALL UTILITIES SHOWN ARE PUBLIC  
 ALL STORM SEWER IS RCP.

**MATCH LINE-SEE SHEET 2**



STORM SEWER AND  
 OVERLAND FLOOD ROUTE  
 TRIBUTARY TO  
 DETENTION FACILITY AT  
 EAST PROPERTY LINE OF  
 ROCK RUN CROSSINGS



DRAWN BY: JRP/2025 BY: TONY BLUS

PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: FINAL PLAT-5  
 DRAWN BY: AJB FLD. BK. / PG. NO.: D99V2-12  
 COMPLETION DATE: 06-05-25 JOB NO.: 849.001  
 XREF : 849.001 & 849.004 PROJECT MANAGER : MMW  
 CHECKED BY: JRP 06-04-25  
 REVISED 07-09-25 V.A.B PER CITY REVIEW  
 Copyright © 2025 Cemcon, Ltd. All rights reserved.