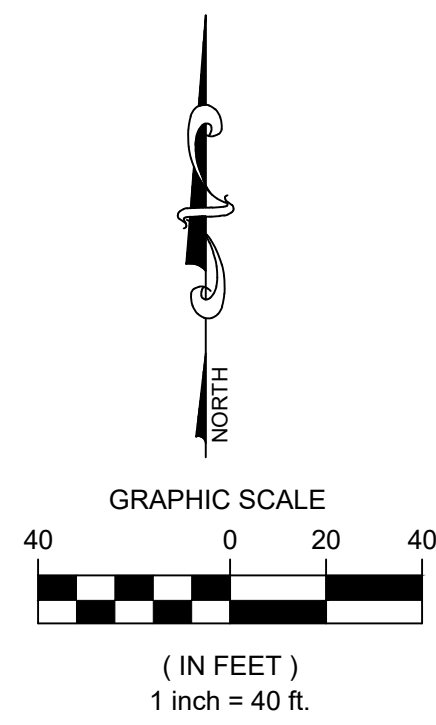


THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

VARIATIONS REQUESTED

1. VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED,
 - ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
 - ALL SIDE YARD SETBACKS SHALL BE 10' FEET
5. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
7. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
8. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
9. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.
10. A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUD IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).



SITE DATA:

TOTAL LAND AREA : 8.114 ACRES
TOTAL NO. OF LOTS: 6 & OUTLOT A
AVG. BUILDABLE LOT AREA: 42,985 SF

NOTE:

PUDE PUBLIC UTILITY &
DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
LSE LANDSCAPE EASEMENT
BSL BUILDING SETBACK

	LINE
(M)	MEASURED
(R)	RECORD

REV #4 - REVISED SANITARY ROUTING PER CITY COMMENTS 10/20/2025
REV #3 - REVISED PER CITY COMMENTS 9/18/2025
REV #2 - REVISED PER CITY COMMENTS 8/12/2025
REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025 7/14/2025

PT. OF NE1/4 OF SEC. 24, T36N-R9E			
SCALE: 1"=40'	FIELDWORK DATE:	REVISED FIELDWORK DATE:	DRAWN BY: CRR
 ROGINA ENGINEERS & SURVEYORS, LLC. 1225 Channahon Road Joliet, Illinois 815-729-0777 FAX 815-729-0782 Professional Design Firm License No. 184-008842 Exp. 4/30/2027			
VILMA KRAUS			FILE NO. R992.01