

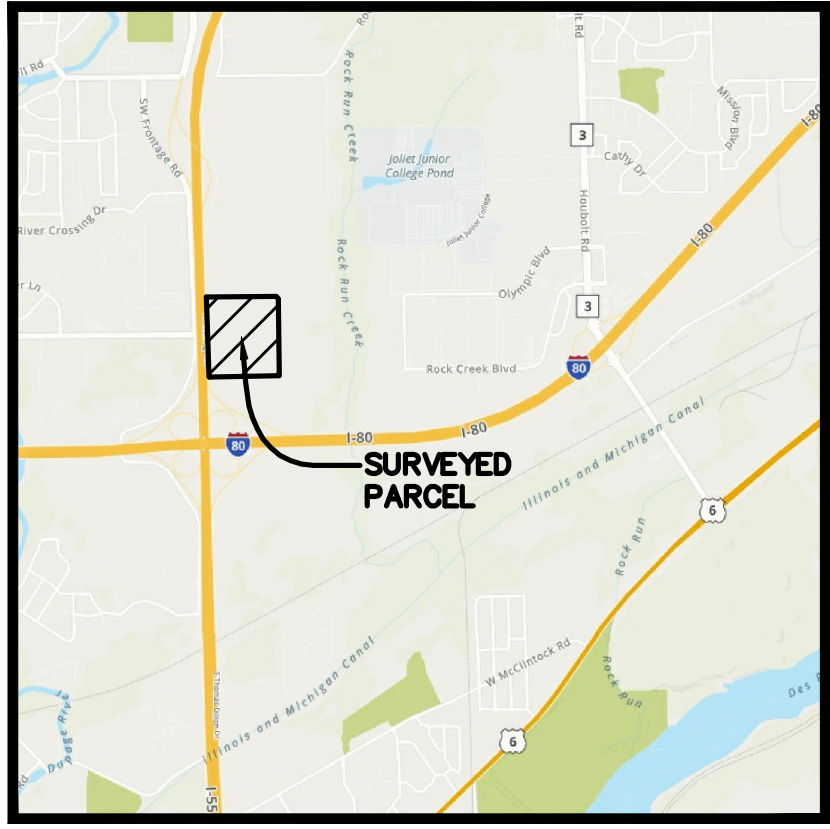
SHEET INDEX:

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

**PRELIMINARY PLAT
FOR**

**SHALE ROAD SUBDIVISION
IN ROCK RUN CROSSINGS**

PERMANENT INDEX NUMBER:
 05-06-22-304-001-0000
 05-06-22-304-004-0000



VICINITY MAP

LOT 4 IN THE RECORDING PLAT OF ROCK RUN CROSSINGS LOT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2024 AS DOCUMENT R2024013413, IN WILL COUNTY, ILLINOIS.

AND ALSO,

LOT 2 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2025 AS DOCUMENT R2025060345, IN WILL COUNTY, ILLINOIS.

SHALE ROAD SUBDIVISION (±19.825 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.498 ACRES
LOT 2	1.318 ACRES
LOT 3	16.963 ACRES
AVERAGE	6.593 ACRES
R.O.W. DEDICATION 0.046 ACRES	

100 50 0 100
 SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
 C/O DIANE CULLINAN
 OBERHELMAN
 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	31.00'
L2	N 51°13'46" E	57.00'
L3	S 38°46'14" E	36.11'
L4	N 17°24'28" E	66.20'
L5	S 38°46'14" E	36.11'
L6	N 17°24'28" E	66.20'
L7	N 64°42'55" E	26.55'
L8	S 44°18'18" W	28.28'

SURROUNDING OWNERSHIP

CULLINAN JOLIET, LLC EXCEPT:
 - LOT 2 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
 OWNER: CHIC-FIL-A
 - LOT 1 IN ROCK RUN CROSSINGS LOT 1 RESUBDIVISION
 OWNER: RR JOLIET, LLC

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 '+' 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 - DECEMBER 2025.
- 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 ILCS5/9-115.1 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 17197C0255G.
- FULL ACCESS TO PROPOSED LOTS 1 AND 2 SHALL BE AFFORDED VIA CONNECTION TO SHALE ROAD, AND FULL ACCESS TO PROPOSED LOT 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, SHALE ROAD AND OLYMPIC BOULEVARD. 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____

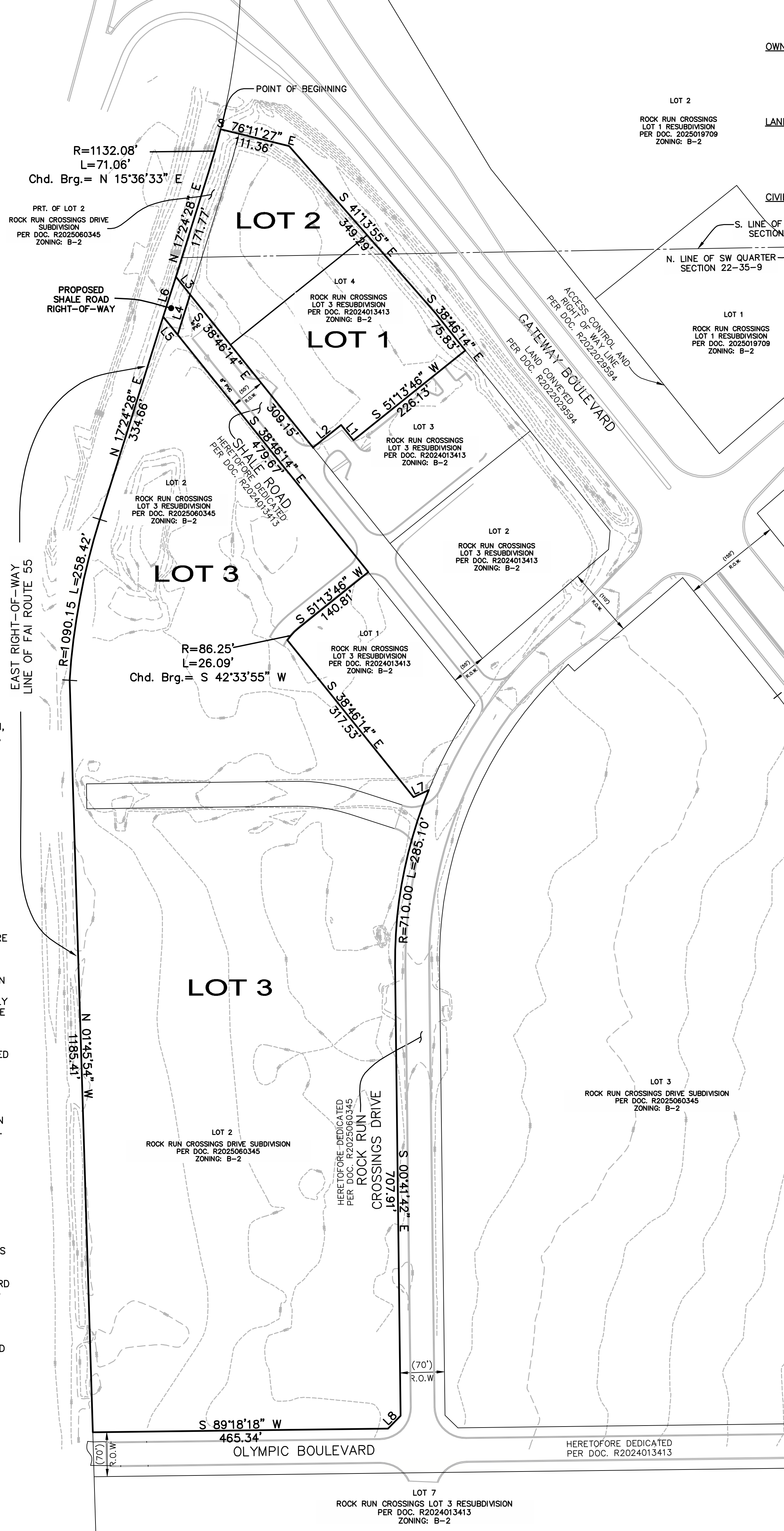
MAYOR CITY CLERK

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



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

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

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



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
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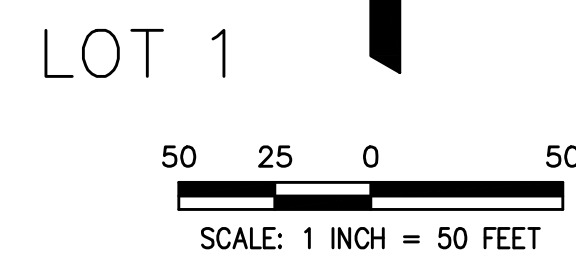
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 DRAWN BY: KMS FLD. BK. / PG. NO.: -----
 COMPLETION DATE: 01-16-26 JOB NO.: 849.014
 XREF : BENG TOPO PROJECT MANAGER : MMW
 REVISED 02-26-26,DFM PER CITY REVIEW

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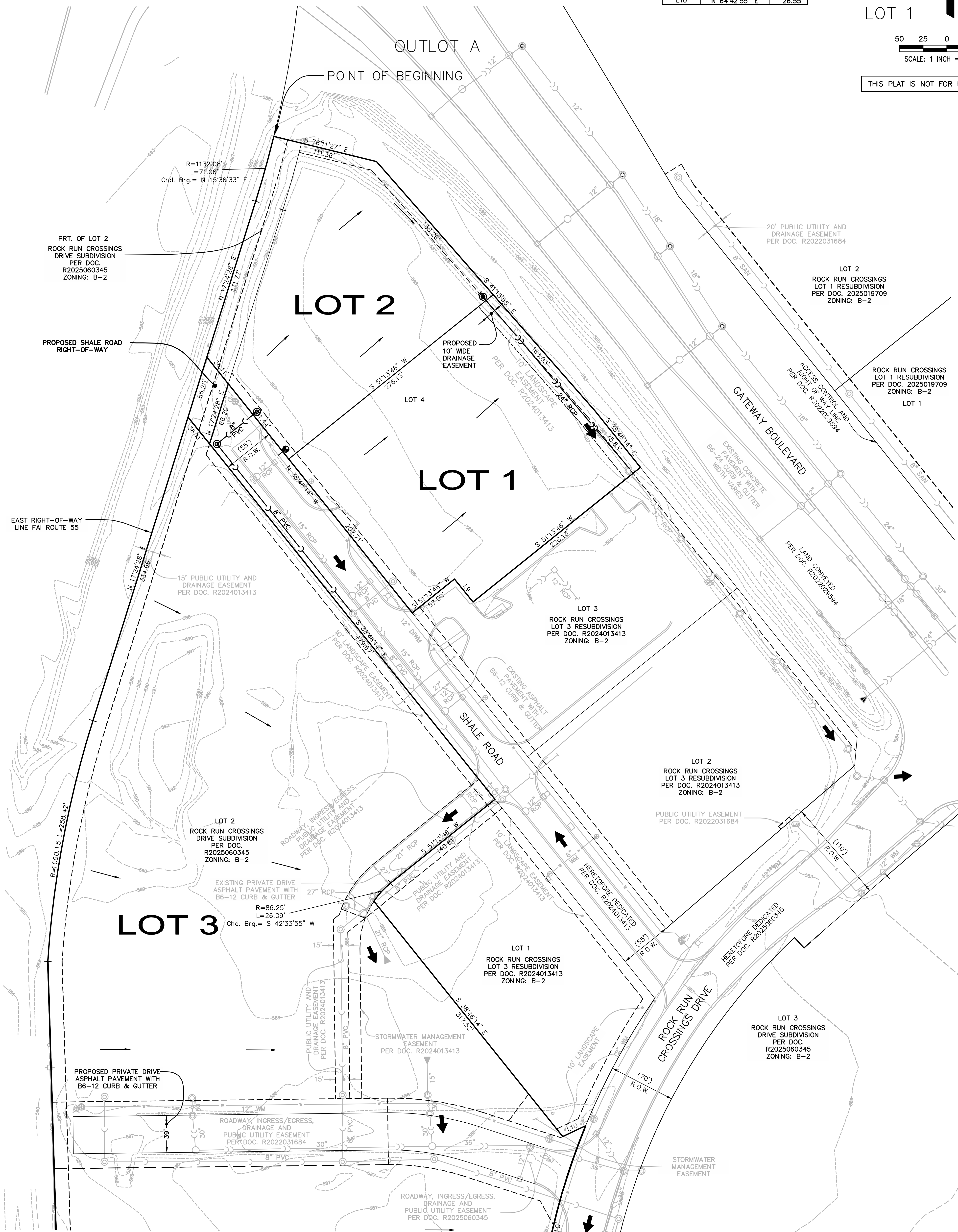
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PRELIMINARY PLAT FOR **SHALE ROAD SUBDIVISION IN ROCK RUN CROSSINGS**

LINE	BEARING	LENGTH
L9	N 38°46'14" W	31.00'
L10	N 64°42'55" E	26.55'



THIS PLAT IS NOT FOR RECORDING.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
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		WATER VALVE IN VAULT
		FIRE HYDRANT
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		ELEVATIONS

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DRAWING PATH: P:\849014\DRAWINGS\PRELIM\SHALE RD SUB PRELIM PLAT.DWG

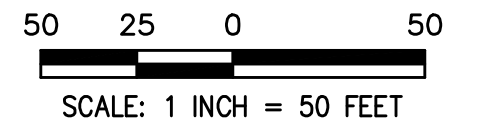
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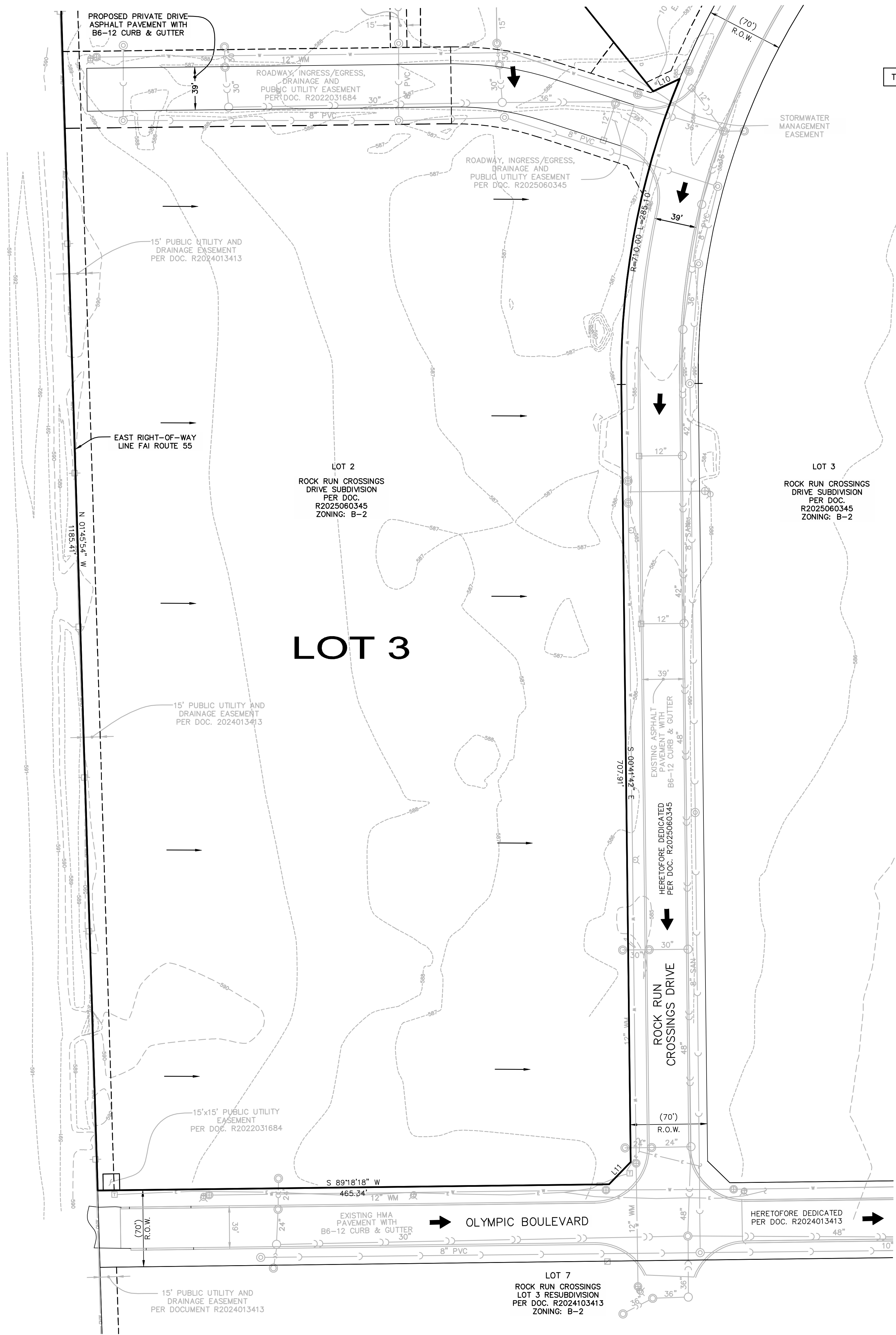
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LINE	BEARING	LENGTH
L10	N 64°42'55" E	26.55'
L11	S 44°18'18" W	28.28'



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LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
—▲—	—▲—	INLET
—C—	—C—	END SECTION
—C—	—C—	STORM SEWER
—W—	—W—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	⊗	VALVE & BOX
⊕	⊕	WATER VALVE IN VAULT
⊙	⊙	FIRE HYDRANT
---	---	CONTOURS
(ELEV)	ELEV	ELEVATIONS

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