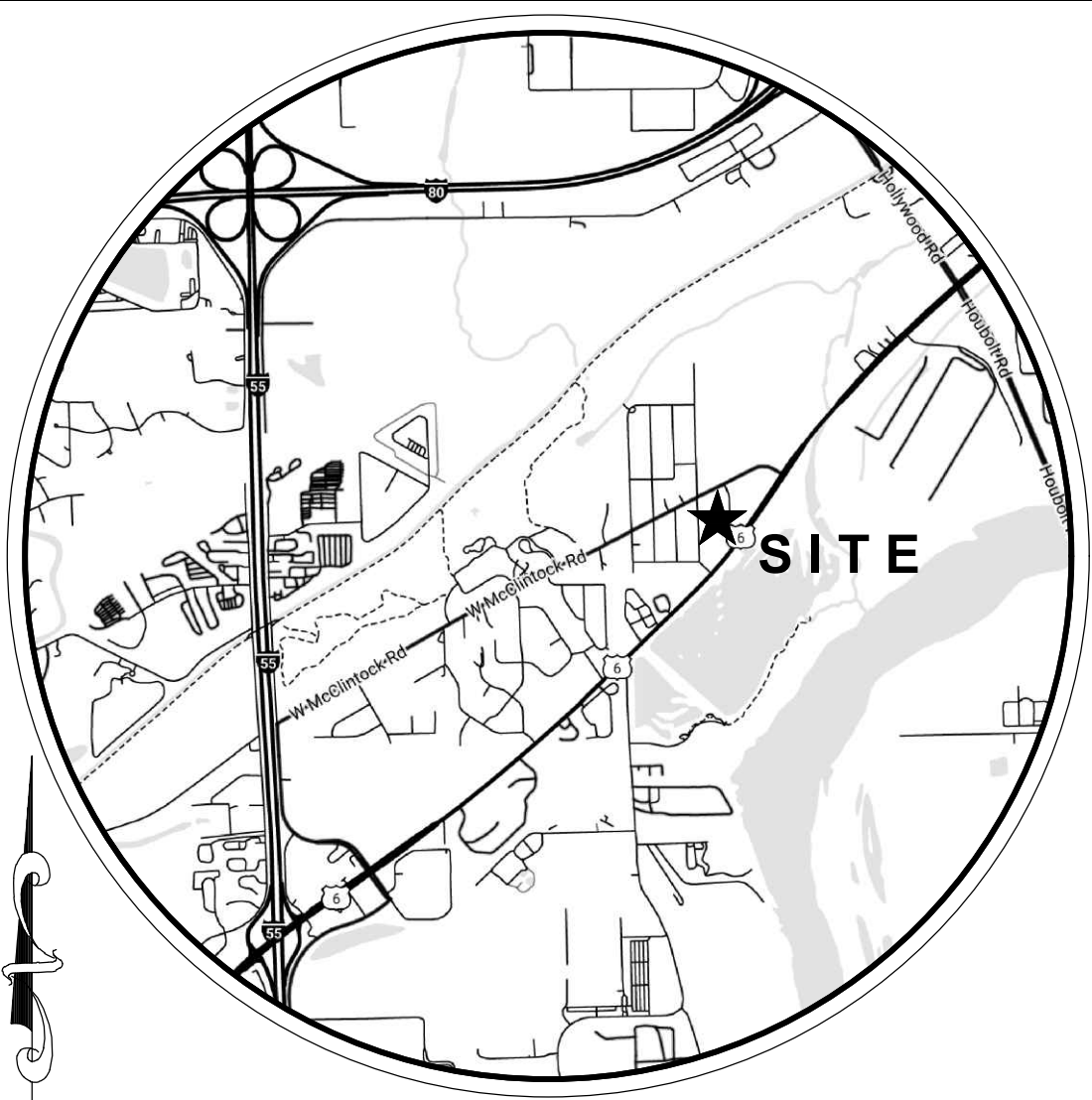
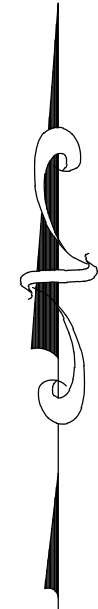




SITE LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.  
BASIS OF BEARING IS THE ILLINOIS STATE  
PLANE COORDINATE SYSTEM EAST ZONE  
(NAD83)

STATE OF ILLINOIS )  
COUNTY OF WILL )  
RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
PLAN COMMISSION CHAIRMAN      DATE  
  
\_\_\_\_\_  
PLAN COMMISSION SECRETARY      DATE  
  
STATE OF ILLINOIS )  
COUNTY OF WILL )  
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
MAYOR      DATE  
  
\_\_\_\_\_  
CITY CLERK      DATE

BENCHMARKS.

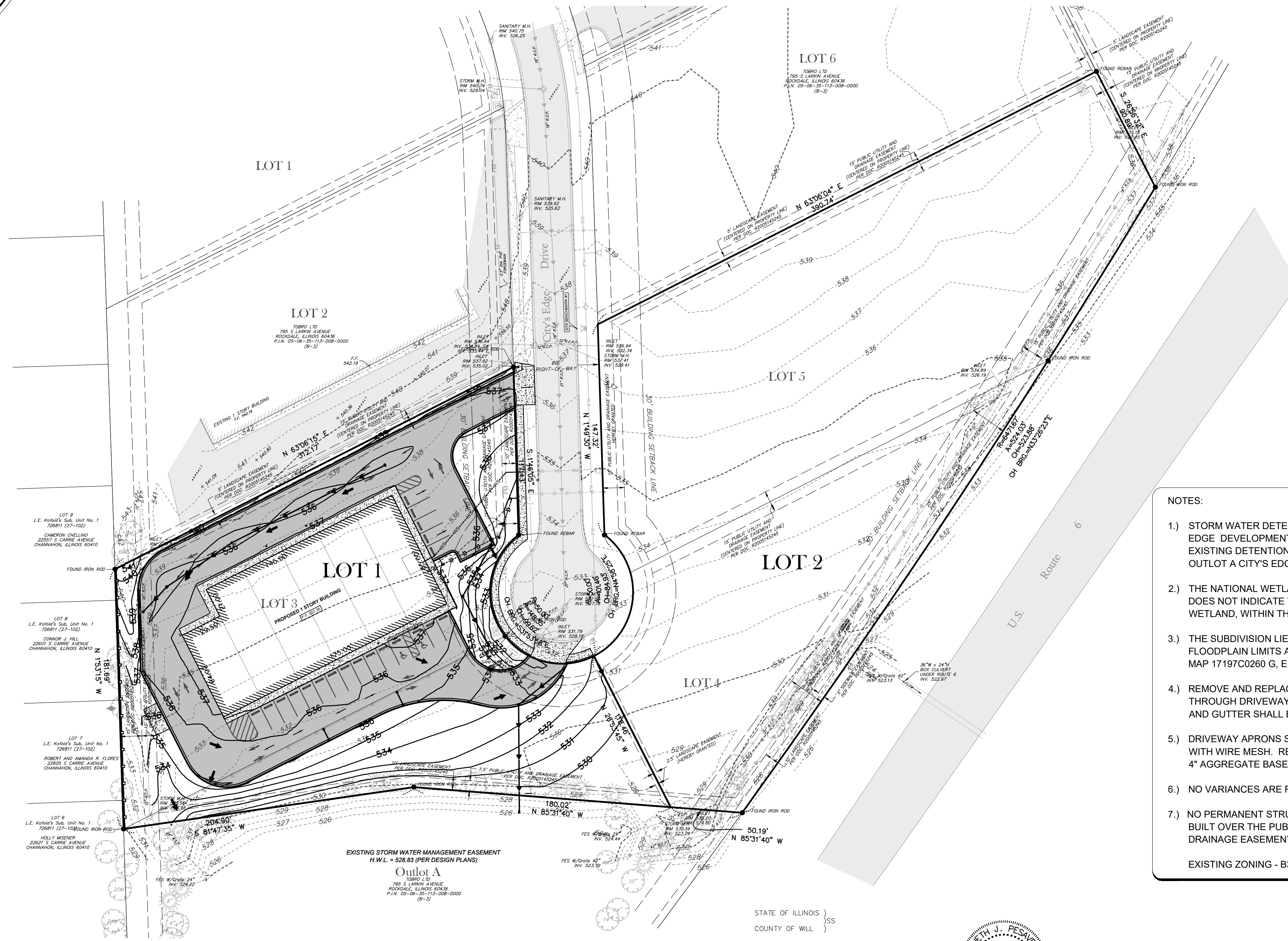
SITE BENCHMARK #1:  
CUT CROSS IN TOP OF CONCRETE CURB OPPOSITE FIRE  
HYDRANT ON THE EAST SIDE OF CITY'S EDGE DRIVE AT  
LOTS 3-5 IN CITY'S EDGE SUBDIVISION.  
ELEVATION = 537.67 (NAVD 83)

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND  
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION  
OR CORRECTION.  
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER

PRELIMINARY PLAT  
of

CITY'S EDGE SOUTH SUBDIVISION

A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6,  
EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.



**LEGEND**

|        |                                               |
|--------|-----------------------------------------------|
| XXXXXX | EXISTING ELEVATION                            |
| ---    | EXISTING CONTOURS                             |
| ---    | EXISTING STORM SEWER                          |
| ⊙      | EXISTING MANHOLE (TYPE NOTED)                 |
| □      | EXISTING STORM INLET                          |
| ---    | EXISTING FLARED END SECTION (F.E.S.)          |
| ---    | EXISTING WATERMAIN (SIZE NOTED)               |
| ---    | EXISTING WATER SERVICE (SUSPECTED LOCATION)   |
| ---    | EXISTING FIRE HYDRANT                         |
| ---    | EXISTING WATER VALVE BOX                      |
| ---    | EXISTING WATER SERVICE BUFFALO BOX            |
| ---    | EXISTING SANITARY SEWER (SIZE NOTED)          |
| ---    | EXISTING SANITARY SEWER FORCEMAIN (2.5" DIA.) |
| ---    | EXISTING SANITARY SEWER SERVICE               |
| ---    | EXISTING ELECTRICAL TRANSFORMER BOX           |
| ---    | EXISTING TELEPHONE PEDESTAL                   |
| ---    | EXISTING FENCE                                |
| ---    | EXISTING CONCRETE CURB AND GUTTER             |
| ---    | EXISTING AREA OF ASPHALT                      |
| ---    | EXISTING AREA OF P.C.C. PAVEMENT/SIDEWALK     |
| ---    | PROPOSED AREA OF ASPHALT                      |
| ---    | PROPOSED AREA OF P.C.C. PAVEMENT/SIDEWALK     |
| ---    | PROPOSED CONCRETE CURB AND GUTTER             |
| XXXXXX | PROPOSED ELEVATION                            |
| XXXXXX | PROPOSED TOP OF CURB ELEVATION                |
| XXXXXX | PROPOSED FLOW LINE ELEVATION                  |
| ---    | PROPOSED CONTOUR                              |
| ---    | PROPOSED DIRECTION OF OVERLAND FLOW           |
| ---    | PROPOSED STORM SEWER                          |
| ⊙      | PROPOSED MANHOLE (TYPE NOTED)                 |
| □      | PROPOSED CATCH-BASIN                          |
| ---    | PROPOSED STORM INLET                          |
| ---    | PROPOSED SANITARY SEWER SERVICE               |
| ---    | PROPOSED CLEANOUT (AS NOTED)                  |
| ---    | PROPOSED WATER SERVICE                        |

- NOTES:**
- 1.) STORM WATER DETENTION FOR THE CITY'S EDGE DEVELOPMENT IS PROVIDED IN THE EXISTING DETENTION FACILITY LOCATED IN OUTLOT A CITY'S EDGE SUBDIVISION.
  - 2.) THE NATIONAL WETLAND INVENTORY DOES NOT INDICATE THE PRESENCE OF WETLAND, WITHIN THE SUBDIVISION.
  - 3.) THE SUBDIVISION LIES OUTSIDE OF ANY FLOODPLAIN LIMITS ACCORDING TO FIRM MAP 17197C0260 G, EFFECTIVE 2-15-2019.
  - 4.) REMOVE AND REPLACE CURB AND GUTTER THROUGH DRIVEWAY APRONS. NEW CURB AND GUTTER SHALL BE DEPRESSED B-6.12.
  - 5.) DRIVEWAY APRONS SHALL BE 8" P.C.C. WITH WIRE MESH. REINFORCEMENT OVER 4" AGGREGATE BASE COURSE.
  - 6.) NO VARIANCES ARE REQUESTED
  - 7.) NO PERMANENT STRUCTURES CAN BE BUILT OVER THE PUBLIC UTILITY & DRAINAGE EASEMENT ON LOT 2
- EXISTING ZONING - B3 GENERAL BUSINESS

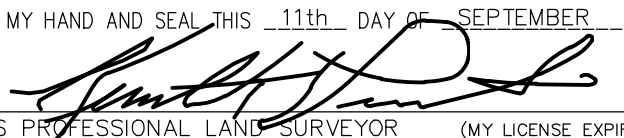
**LOT AREA SUMMARY**

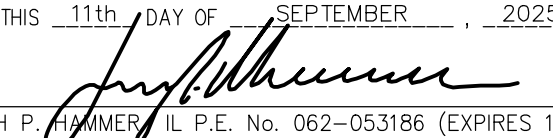
|                        |
|------------------------|
| LOT 1 = 103,498.6 S.F. |
| LOT 2 = 72,413.43 S.F. |

**OWNERS:**

TOBRO LTD  
798 S. LARKIN AVENUE  
ROCKDALE, ILLINOIS 60436  
Ph. (815) 725-9205

THIS PLAT IS NOT FOR RECORDING

STATE OF ILLINOIS )  
COUNTY OF WILL )  
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS  
PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY  
CERTIFIES THAT IT HAS SURVEYED THE PROPERTY  
DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON  
THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT  
REPRESENTATION OF SAID SURVEY.  
SURVEY FIELD WORK COMPLETED 03-07-2025  
GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF SEPTEMBER, 2025.  
BY   
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2025)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL

I, JOSEPH P. HAMMER, A REGISTERED PROFESSIONAL  
ENGINEER IN THE STATE OF ILLINOIS, HEREBY  
CERTIFY THAT THIS DETAILED GRADING PLAN HAS  
BEEN PREPARED UNDER MY SUPERVISION  
BY RUETTIGER, TONELLI & ASSOCIATES, INC.,  
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251.  
DATED THIS 11th DAY OF SEPTEMBER, 2025.  
  
JOSEPH P. HAMMER, IL P.E. No. 062-053186 (EXPIRES 11-30-2025)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL

**RT & TWiG**  
Ruettinger, Tonelli & Associates, Inc. & TWiG Technologies  
Surveyors - Engineers - Planners - G.I.S. Consultants  
129 Capita Drive - Shorewood, Illinois 60404  
Ph. (815) 744-6600 Website: www.ruettingertonelli.com

|                          |                         |                         |                    |
|--------------------------|-------------------------|-------------------------|--------------------|
| DATE CREATED: 04-01-2025 | LAST R.T. & A. REVISION | BY                      | R.T. & A. Dwg. No. |
| FIELD BK: *              | NO. DATE                | DESCRIPTION             | BY                 |
| PAGE *                   | A 09-12-2025            | REVISED PER CITY REVIEW | ESM 324-1422-P     |
| DRAWN BY: eam            |                         |                         |                    |