

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

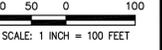
Table with 2 columns: LINE TABLE and CURVE TABLE. Line table lists bearings and lengths for lines L1-L5. Curve table lists curve data for C1.

PRELIMINARY PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

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, 258.07 FEET; 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 26 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, 238.42 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.

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

Table with 2 columns: LOT NUMBER and LOT AREA (ACRES). Lists lots 1, 2, and 3 with their respective areas and an average.



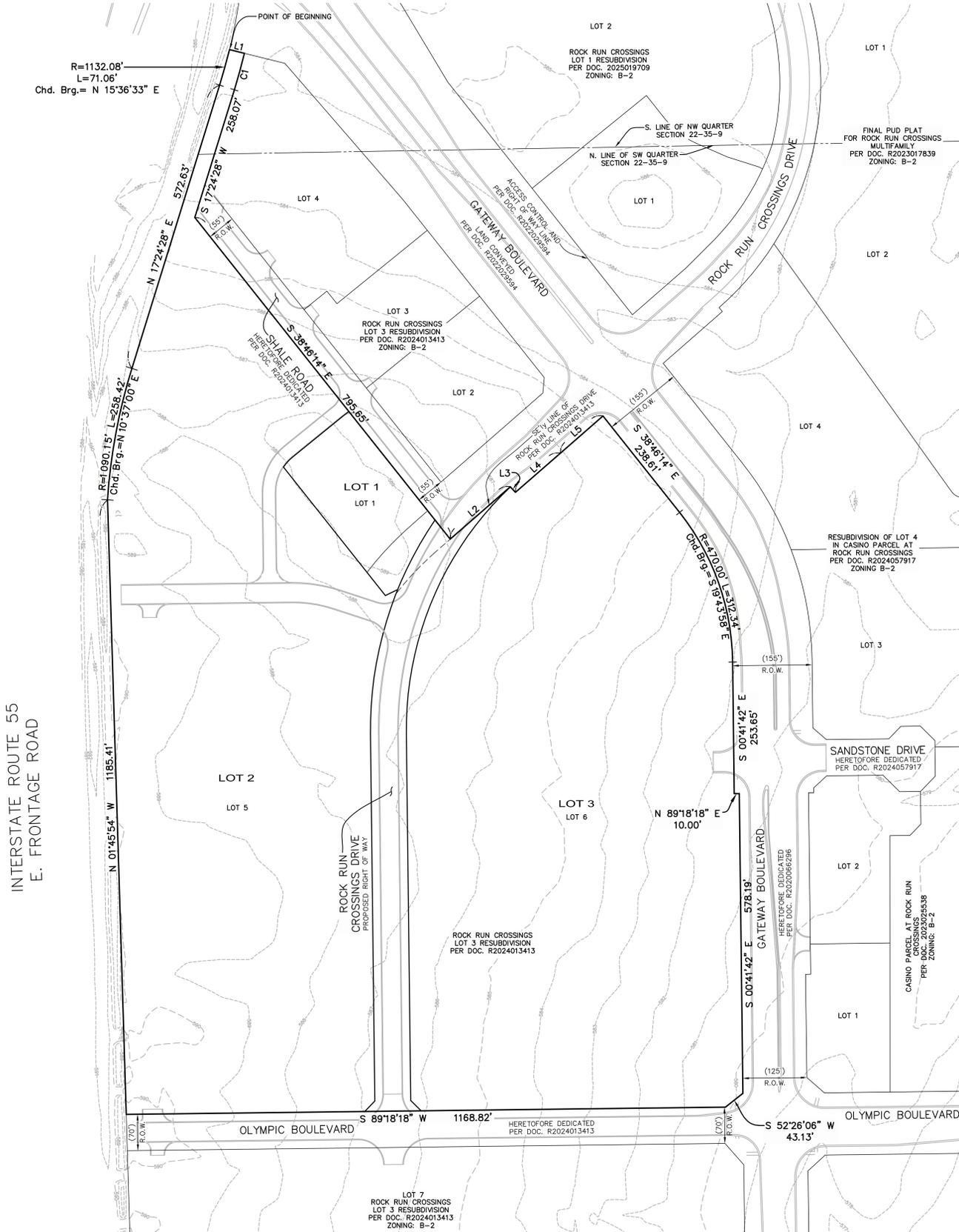
OWNER/DEVELOPER: CULLINAN JOLIET, LLC C/O MICHAEL GOLD 420 N. MAIN STREET EAST PEORIA, IL 61611 PH: 309-999-1700 LAND SURVEYOR: CEMCON, LTD. C/O JEFFREY R. PANKOW 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502 PH: 630-862-2100 CIVIL ENGINEER: CEMCON, LTD. C/O MATTHEW WORLINE 2280 WHITE OAK CIRCLE SUITE 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

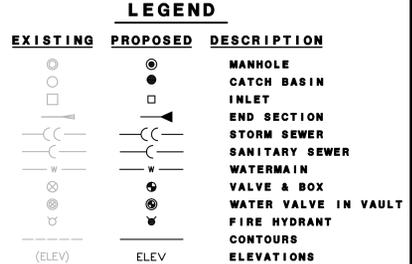
- GENERAL NOTES: 1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684. 2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019. 3. PU&E = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT. 4. PUE = DENOTES PUBLIC UTILITY EASEMENT. 5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT. 6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS. 7. 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. 8. 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. 9. 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. 10. 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. 11. 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. 12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS). 13. 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). 14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G. 15. 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 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 with columns for LOT #, ZONING, PUD, RIVER BASIN, CURRENT USE, PROPOSED USE, PARKING, CURRENT IMPERVIOUS, PROPOSED RCN, EXISTING TREE COVERAGE, BUILDING SQ. FT.



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

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors and Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 Ph: 630.862.2100 Fax: 630.862.2199 E-Mail: cemd@cemcon.com Website: www.cemcon.com

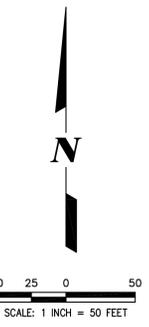
Vertical text on the left margin: SHEET INDEX: SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION; LOT AREAS, OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES SHEET 2: DETAIL PAGE SHEET 3: DETAIL PAGE

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

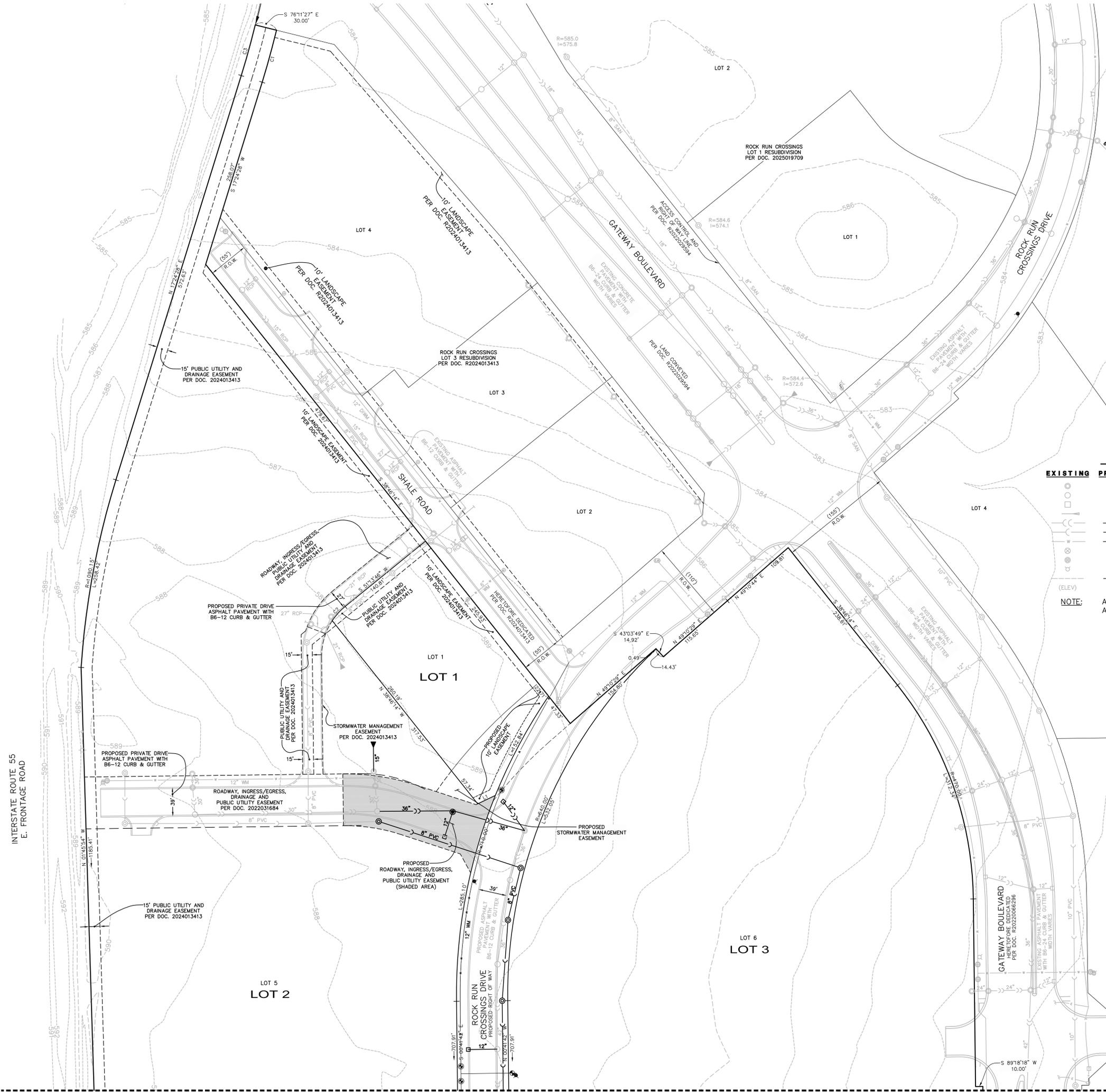
PRELIMINARY PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

LINE TABLE		
LINE	BEARING	LENGTH
LT	S 64°42'55" W	26.55'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E



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

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

MATCH LINE-SEE SHEET 3

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: cemd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 095/2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF: 849.001 & 849.004 PROJECT MANAGER: MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25/AJB PER CITY REVIEW
Copyright © 2025 Cemcon, Ltd. All rights reserved.

DRAWING PATH: P:\Projects\2025\Rock Run Crossings Drive\Rock Run Crossings Drive PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BULL

