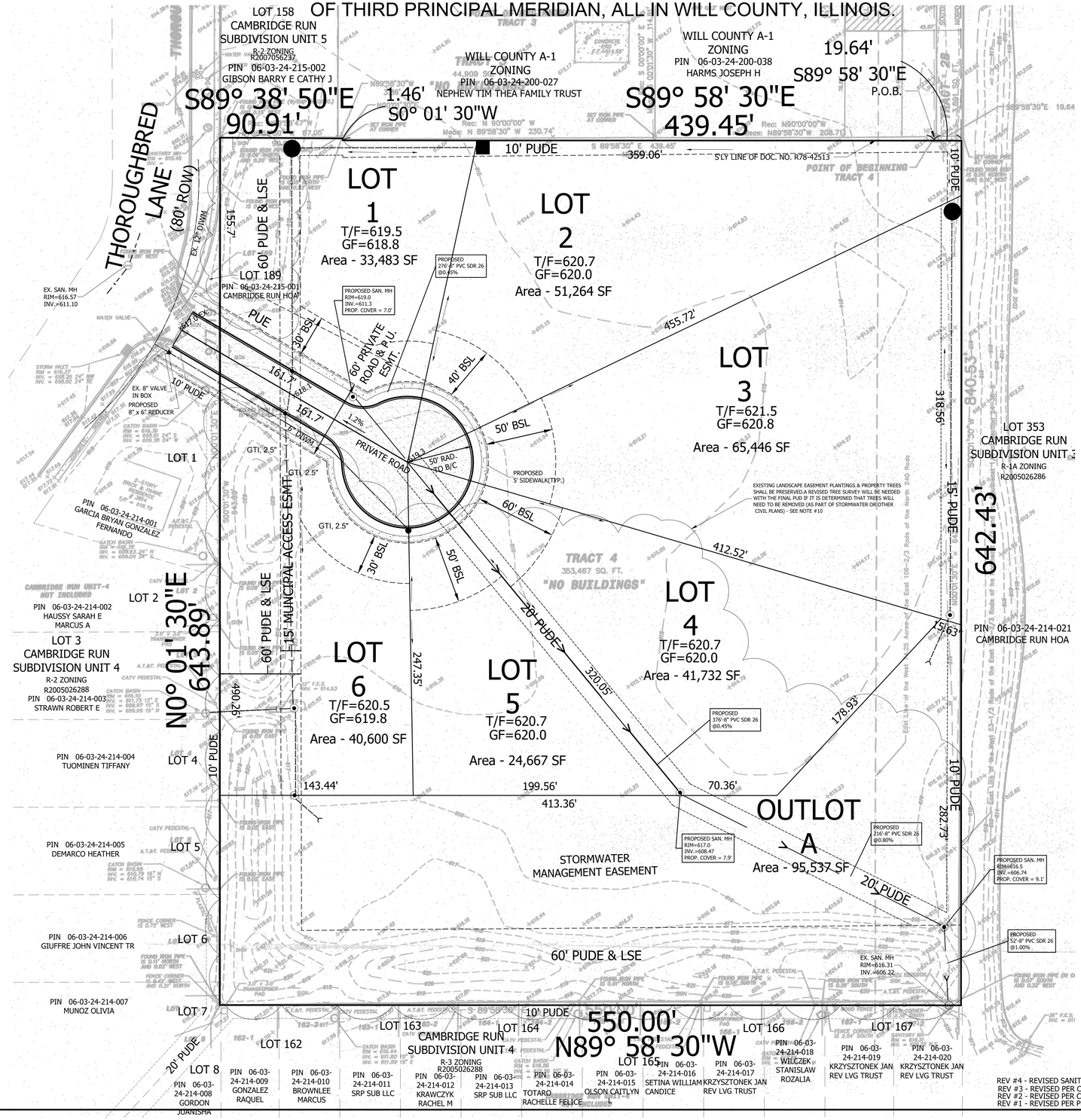
PRELIMINARY PLAT OF DELEON SUBDIVISION
A PLANNED UNIT DEVELOPMENT

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



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

NORTH

LEGEND

PROPOSED		EXISTING
	BOUNDARY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MANHOLE USE NOTED	
OR	CATCH BASIN	OR
OR	INLET	OR
	FLARED END SECTION	
	WATER VALVE IN BOX	
	WATER VALVE VAULT	
	FIRE HYDRANT	
	SANITARY CLEAN OUT	
	B-BOX	
	STORM SEWER	
	UNDER DRAIN	
	SANITARY SEWER	
	SANITARY SERVICE	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
	CURB	
	CURB & GUTTER	
	DEPRESSED CURB	
	SIDEWALK	

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).

BENCHMARKS

NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTAGE ROAD.

ELEVATION= 624.31 (NAVD88)

SITE BENCHMARK

EXISTING TOP OF CURB STORM INLET LOCATED ON EAST SIDE OF THOROUGHBRED DRIVE SOUTH OF ENTRANCE ROAD

ELEVATION= 616.27 (NAVD 88)

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

OWNER:

VILMA KRAUS
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eunicedeleon17@yahoo.com

ENGINEER & SURVEYOR:

ROGINA Engineers & Surveyors, LLC
1225 Channahon Road
Joliet, IL 60436
(815) 729-0777 phone
(815) 729-0782 fax

PRESENT ZONING: WILL COUNTY A-1
PROPOSED ZONING: CITY OF JOLIET R-1B

SITE DATA:

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

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION
AFORESAID, THIS _____ DAY OF _____, 2025

ATTEST: _____ BY: _____
CHAIRMAN SECRETARY

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE JOLIET CITY COUNCIL
DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____ , 2025, A.D.

ATTEST: _____ BY: _____
MAYOR CITY CLERK (SEAL)

DATED THIS 20TH DAY OF OCTOBER, 2025

MICHAEL R. ROGINA
ILLINOIS PROFESSIONAL ENGINEER NO. 062-052132
LICENSE EXPIRES 11-30-25

MICHAEL R. ROGINA 062-052132 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

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:	FIELDWORK DATE:	REVISED FIELDWORK DATE	DRAWN BY:
1"=40'			CRR

ROGINA
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Professional Design Firm License No. 184-006843 - Exp. 4/30/2027

VILMA KRAUS

FILE NO: R992.01

F.B.
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PrintDate: 10/20/2025 10:33 AM Layout: Preliminary PUD Plat

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