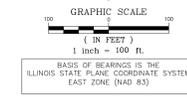
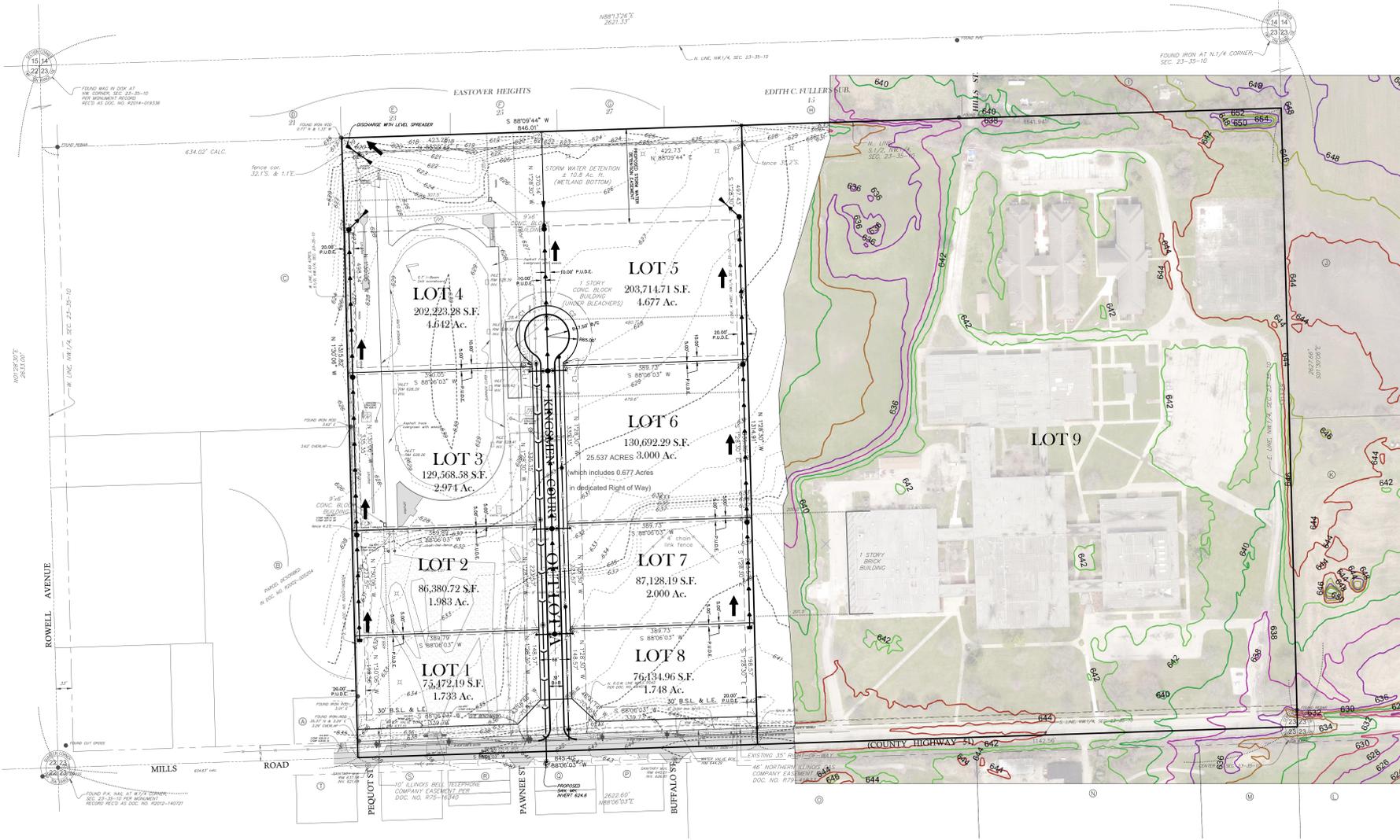


PRELIMINARY PLAT OF KINGSMEN INDUSTRIAL PARK

A Proposed Subdivision of the
South Half of the Northwest Quarter of Section 23,
Township 35 North, Range 10 East of the Third Principal Meridian,
All In Will County, Illinois.

Said Parcel Containing 59.891 Acres, More or Less.



- ### GENERAL NOTES
1. THE PROPOSED SUBDIVISION CONTAINS 60,000 ACRES.
 2. CONTOURS ARE AT 1 (ONE) FOOT INTERVALS ON WEST 25.537 ACRES. CONTOURS ARE AT 2 (TWO) FOOT INTERVALS ON EAST 34.463 ACRES.
 3. THE NATIONAL WETLAND INVENTORY (NWI) QUADRANGLE DOES NOT DEPICT THE PRESENCE OF A WETLAND ON THE SUBJECT PROPERTY.
 4. THE PROPOSED SUBDIVISION LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE "OUTSIDE" THE 500-YEAR FLOOD PLAIN) PER THE FEMA FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NO. 17182002G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.
 5. THE SUBJECT PARCEL IS CURRENTLY ZONED "R-2" (CITY OF JOLIET). PROPOSED ZONING IS "I-1" (CITY OF JOLIET).
 6. MILLS ROAD AND INTERIOR STREET SHALL HAVE COM ED, 25' MOUNTING HEIGHT, WITH LED EQUIVALENT TO 150 WATT HIGH PRESSURE SODIUM BULBS, SPACED AT 50'.
7. PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOLIET ORDINANCE.
 8. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE ESTABLISHMENT OF A PARCEL OWNER'S ASSOCIATION IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS. UPON THE ESTABLISHMENT OF THE PARCEL OWNERS ASSOCIATION, THE PARCEL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. MAINTENANCE 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.
 9. ALL PAVEMENT SHALL BE SUPERPAVE MIXTURES FOR BITUMINOUS SURFACE COURSE, BITUMINOUS BINDER COURSE AND BITUMINOUS BASE COURSE PER ILLINOIS DEPARTMENT OF TRANSPORTATION.
 10. STORMWATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE MODIFIED RATIONAL METHOD WITH THE ORDINANCE REQUIRED INCREASE FACTOR OF 1.3.
 11. MAINTENANCE OF THE LANDSCAPE AREAS AND SIGNAGE SHALL BE THE RESPONSIBILITY OF PARCEL OWNERS ASSOCIATION.
 12. LANDSCAPE PROVISIONS AND POND LANDSCAPING WILL BE INSTALLED AT TIME OF 1st BUILDING PERMIT.
 13. THE INDIVIDUAL LOTS SHALL BE DEVELOPED WITH A FACTOR EQUAL TO OR LESS THAN 0.82. IF C FACTOR FOR AN INDIVIDUAL LOT EXCEEDS 0.82 THEN THE LOT SHALL PROVIDE ADDITIONAL DETENTION.
 14. OUTLOT A SHALL BE AN INGRESS AND EGRESS EASEMENT AS WELL AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
 15. EACH LOT SHALL HAVE A 10' WIDE LANDSCAPE EASEMENT ALONG THE FRONT OF THE LOT AND A 5' WIDE LANDSCAPE EASEMENT ALONG THE SIDWAYS.

LOTS 4 AND 5 LINE AND CURVE INFORMATION

LINE	LENGTH	BEARING
L1	6.99'	N 1°28'30" W
L2	6.50'	N 1°28'30" W

Curve #	Length	Radius	Chord	Chord Brg.
C1	169.59'	65.00'	125.42'	S1°34'49" W
C2	169.59'	65.00'	125.42'	N16°43'48" W

LEGEND

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- CS. CONCRETE SURVEY MONUMENT
- FS. FINE SURVEY MONUMENT
- SET 5" x 8" REBAR UNLESS OTHERWISE NOTED
- ADJACENT BOUNDARY LINE
- SUBJECT BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- ELEVATION
- CONTOUR
- BACK OF CURB ELEVATION
- CURB FLOW LINE ELEVATION
- PROPOSED STORM DRAINAGE
- FLAG POLE
- BOLLARD
- UTILITY POLE
- CONCRETE UTILITY LINE
- LIGHT POLE
- STADIUM LIGHT POLE
- ELECTRIC TRANSFORMER
- TELEPHONE POLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE BOX
- WATER MAIN
- SEE CITY OF JOLIET GIS MAPS
- SEWER MANHOLE
- TREE LINE
- ASPHALT AREA
- CONCRETE AREA
- GRAVEL AREA
- ADJACENT OWNER'S CALLOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM FLOW NO. SECTION
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED STORM INLET
- PROPOSED WATER VALVE VALVE
- PROPOSED OVERFLOW
- PROPOSED WATER MAIN LINE
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- PROPOSED BUILDING SETBACK LINE
- B.S.L. BUILDING SETBACK LINE
- L.E. LANDSCAPE EASEMENT

ADJACENT OWNER'S TABLE

PIN	Owner Name	Owner Address	Zoning
A	30-07-23-108-009-0000	TURNER ZITA	1410 ADA ST JOLIET IL 60433 R
B	30-07-23-108-008-0000	SELLERS JIMME E CHENITA	815 MILLS RD JOLIET IL 60433 R
C	30-07-23-108-001-0000	JOLIET PUBLIC SCHOOLS SCHOOL DIST 86	420 N RAYMOR AVE JOLIET IL 60435 E
D	30-07-23-105-003-0000	WINTERS DONNA SUE	906 ROWELL AVE JOLIET IL 60433 R-4
E	30-07-23-105-004-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE JOLIET IL 60433 R-4
F	30-07-23-105-005-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE JOLIET IL 60433 R-4
G	30-07-23-105-006-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE JOLIET IL 60433 R-4
H	30-07-23-105-008-0000	CERBANTES MARIA G	780 N MATHER CT ROMEOVILLE IL 60446 R-2
I	30-07-23-07-012-0000	ORCIZO VIRGINA	PO BOX 3547 JOLIET IL 60434 A-2
J	30-07-23-200-009-0000	CHELLINO BETTY J TRUST	825 WINTERPARK DR 59C NEW LENOX IL 60451 F
K	30-07-23-200-010-0000	GUZMAN JORGE CHAVEZ MACLOVIO	908 W PARK AVE JOLIET IL 60436 A-1
L	30-07-23-400-020-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD JOLIET IL 60433 C
M	30-07-23-308-007-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD JOLIET IL 60433 C
N	30-07-23-308-006-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD JOLIET IL 60433 C
O	30-07-23-308-005-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD JOLIET IL 60433 C
P	30-07-23-303-046-0000	SHAW JAMES KATHERINE	1205 BUFFALO ST JOLIET IL 60433 R
Q	30-07-23-303-001-0000	CRONAN HARVEY	1200 PAWNEE ST JOLIET IL 60433 R
R	30-07-23-302-023-0000	RDS YAZMIN AWALLA	902 CHAMPLAIN ST JOLIET IL 60433 R-5
S	30-07-23-302-048-0000	HICKS MARION %PAIGE HENRIETTA MARILYN A	312 LAKEWOOD BLVD PARK FOREST IL 60466 R-5
T	30-07-23-301-024-0000	SELLERS JIMME E CHENITA	1031 MAGNOLIA AVE JOLIET IL 60432 R

LOT AREA CHART

LOT NO.	SQUARE FEET	ACRES
1	75,472.19	1.733
2	86,380.72	1.983
3	129,568.58	2.974
4	202,223.28	4.642
5	203,714.71	4.677
6	130,692.29	3.000
7	87,128.19	2.000
8	76,124.96	1.748
9	1,481,225.40	33.545
OUTLOT A	60,010.27	1.378
TOTAL		
2,608,887.44 59.891		

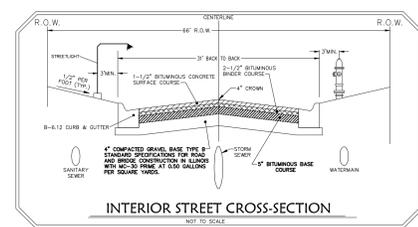
CO-OWNER
PATRIOT CAPITAL VENTURES, LLC.
c/o RYAN HILL
21464 S. REDWOOD LANE
SHOREWOOD, ILLINOIS 60404-7543

CO-OWNER
UNITED STATES OF AMERICA
1101 MILLS ROAD
JOLIET, ILLINOIS 60433

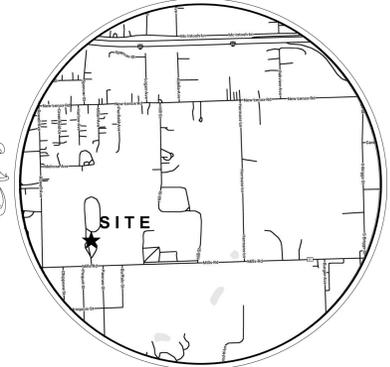
DEVELOPER
PATRIOT CAPITAL VENTURES, LLC.
c/o RYAN HILL
21464 S. REDWOOD LANE
SHOREWOOD, ILLINOIS 60404-7543

LAND SURVEYOR / ENGINEER
RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404

BENCHMARKS:
SITE BENCHMARK:
BOLT THAT ARROW POINTS TO ON FIRST FIRE HYDRANT EAST OF THE ENTRANCE TO GRAVEL PARKING LOT ON NORTH SIDE OF MILLS ROAD. (AS SHOWN)
ELEVATION: 642.72 (NAVD85)



STATE OF ILLINOIS
COUNTY OF WILL
RUETTIGER, TONELLI & ASSOCIATES, INC. (ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-00251, HEREBY CERTIFIES THAT IT HAS PRELIMINARILY PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CATION AND AS SHOWN ON THE ANNEXED PLAN.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.



SITE LOCATION MAP
NOT TO SCALE

REVISIONS

No.	DATE	DESCRIPTION	BY
1	10-10-2022	REVISED PER CITY OF JOLIET	JSM

R T Ruettiger, Tonelli & Associates, Inc.
Surveying Engineers Planners Landscape Architects GIS Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
TEL: (815) 366-6800 FAX: (815) 366-8101
www.rta-engineers.com

DATE: 6-15-2022 SCALE: 1" = 100' DRAWN BY: oep CHECKED BY: JPH
PREPARED FOR: PATRIOT CAPITAL VENTURES, LLC. FIELD BOOK: _____
c/o RYAN HILL PAGE: _____
21464 S. REDWOOD LANE DRAWING NO.: _____
SHOREWOOD, ILLINOIS 60404-7543 PREPARED BY: _____
DRAWING TITLE: PRELIMINARY PLAT 422-0449-P

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHALL BE REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
FOR MEASURING LINE AND OTHER RESTRICTIONS NOT SHOWN REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.