

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

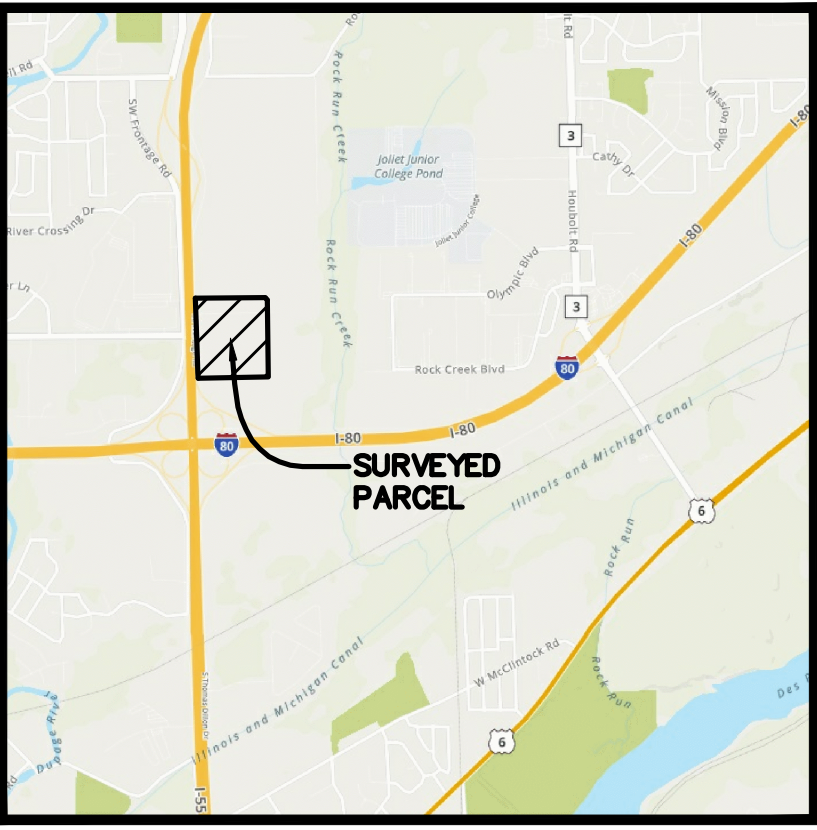
PRELIMINARY PLAT

FOR

ROCK RUN CROSSINGS DRIVE - PHASE 2 SUBDIVISION

LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FORMER RIGHT OF WAY OF ROCK RUN CROSSINGS DRIVE VACATED PER DOCUMENT R2025058040; QUARTZ DRIVE DEDICATED PER DOCUMENT R202066296 LYING SOUTH OF AND ADJACENT TO AFOREMENTIONED LOT 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

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



VICINITY MAP

Table with 3 columns: LINE, BEARING, LENGTH. Lists lines L1 through L6 with their respective bearings and lengths.

SURROUNDING OWNERSHIP:

CULLINAN JOLIET, LLC EXCEPT: - LOT 1 & LOT 2 ROCK RUN CROSSINGS IDI RESUBDIVISION OF LOT 1 OWNER: IDI ROCK RUN CROSSINGS, 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 "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&DE = 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) WITH A PUD.
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 17197C02555C.
15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY BOULEVARD AND OLYMPIC BOULEVARD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

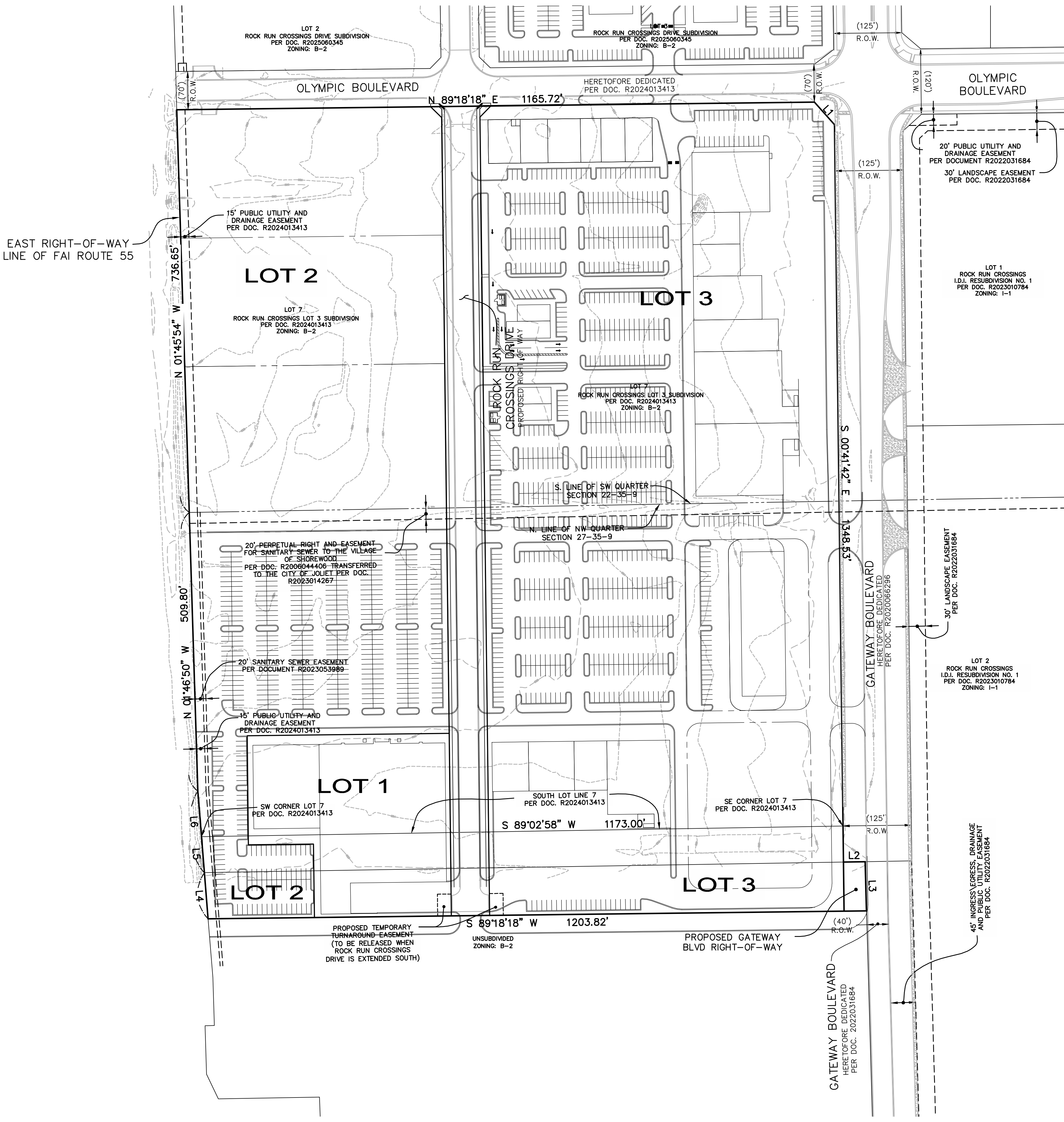
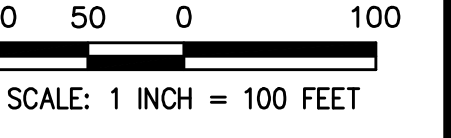


Table with 2 columns: LOT NUMBER, LOT AREA (ACRES). Lists Lot 1 (2.463), Lot 2 (13.476), Lot 3 (22.077), and Average (12.672). Also includes R.O.W. DEDICATION: 2.387 ACRES.



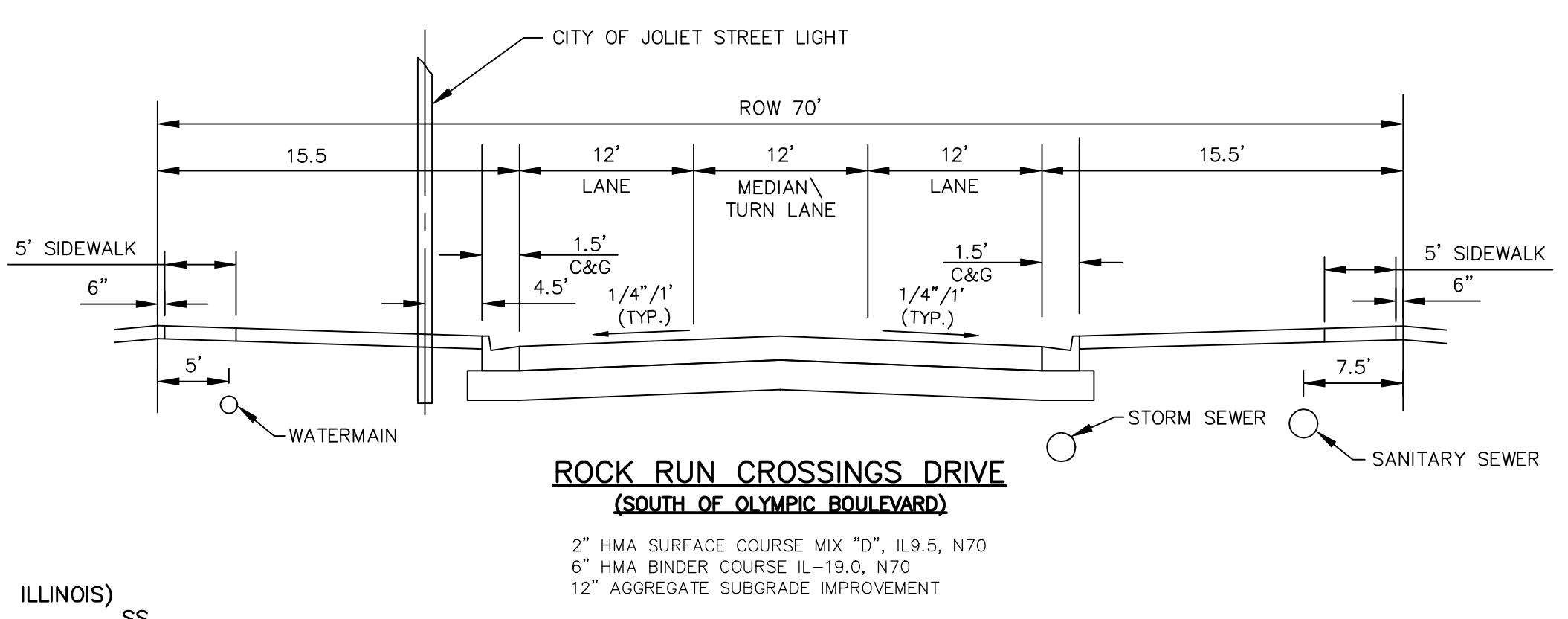
OWNER/DEVELOPER: CULLINAN JOLIET, LLC C/O DANE CULLINAN OSBERHELMAN 420 N. MAIN STREET EAST PEORIA, IL 61611 PH: 309-999-1700
LAND SURVEYOR: CEMCON, LTD. C/O JEFFREY R. PANKOW 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502 PH: 630-862-2100
CIVIL ENGINEER: CEMCON, LTD. C/O MATTHEW WORLINE 2280 WHITE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

THIS PLAT IS NOT FOR RECORDING.

LEGAL DESCRIPTION

LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FORMER RIGHT OF WAY OF ROCK RUN CROSSINGS DRIVE VACATED PER DOCUMENT R2025058040; QUARTZ DRIVE DEDICATED PER DOCUMENT R202066296 LYING SOUTH OF AND ADJACENT TO AFOREMENTIONED LOT 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLYMPIC BOULEVARD DEDICATED PER SAID DOCUMENT; THE FOLLOWING TWO COURSES ARE ALONG THE SOUTHERLY LINE OF SAID OLYMPIC BOULEVARD; 1) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 1165.72 FEET; 2) THENCE SOUTH 41 DEGREES 43 MINUTES 29 SECONDS EAST, 55.30 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R202006296; THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 1348.53 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, 39.65 FEET TO THE WEST LINE OF GATEWAY DRIVE AS DEDICATED PER DOCUMENT R2022031684; THENCE SOUTH 01 DEGREE 37 MINUTES 28 SECONDS EAST, 89.94 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1203.82 FEET TO THE EASTERLY LINE OF FAI ROUTE 55 PER DOCUMENT; THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE; 1) THENCE NORTH 04 DEGREES 38 MINUTES 02 SECONDS WEST, 84.73 FEET; 2) THENCE NORTH 01 DEGREE 33 MINUTES 26 SECONDS WEST, 149.57 FEET; 3) THENCE NORTH 01 DEGREE 46 MINUTES 50 SECONDS WEST, 509.80 FEET; 4) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 736.65 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

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. Rows for lots 1, 2, and 3.



LEGEND table with columns: EXISTING, PROPOSED, DESCRIPTION. Lists symbols for Manhole, Catch Basin, Inlet, End Section, Storm Sewer, Sanitary Sewer, Watermain, Valve & Box, Water Valve in Vault, Fire Hydrant, Contours, Elevations.

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
MATTHEW M. WORLINE LICENSED PROFESSIONAL ENGINEER NO. 062-048134
JEFFREY R. PANKOW ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 E-Mail: cco@cemcon.com Website: www.cemcon.com
DISC NO.: 849013 FILE NAME: LOT 7 RESUB PREPLAT DRAWN BY: AUB FLD. BK. / PG. NO.: D992-12 COMPLETION DATE: 11-10-25 JOB NO.: 849.013 XREF : 849.001 & 849.004 PROJECT MANAGER : MMW CHECKED BY: REV: 12-12-25/KMS, 01-12-26/KMS, 03-02-26/DFM Copyright © 2025 Cemcon, Ltd. All rights reserved.

