

DATE: April 16, 2026
TO: Joliet Plan Commission
FROM: Ray Heitner - Planner
SUBJECT: P-3-26: Preliminary Plat of Shale Road Subdivision

GENERAL INFORMATION:

APPLICANT: Cullinan Joliet, LLC
STATUS OF APPLICANT: Developer
REQUESTED ACTION: Approval of a preliminary plat
PURPOSE: To create a three-lot commercial subdivision
EXISTING ZONING: B-2 (Central Business District)
LOCATION: 1301 Shale Road
SIZE: 19.825 Acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; County A-1 (Agricultural)
SOUTH: Future Commercial; B-2 (Central Business District)
EAST: Future Multi-Family Residential; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood
ORI (Office, Research, Light Industrial)

SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District ("TIF District") since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant, entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

SPECIAL INFORMATION: The subject property is a 19.8-acre assemblage of Lots 2 and 4 of the Rock Run Crossings Lot 3 Resubdivision. The applicant wishes to subdivide Lot 4 into two lots to create space for future restaurant uses along the western end of Shale

Road. The remaining portion of the subject subdivision consists of Lot 3 (Lot 4 of the Rock Run Crossings Lot 3 Resubdivision), which consists of the remainder of the Commercial Retail and Service District functional use zone from the master Planned Unit Development (PUD). This area will be developed with a mixture of restaurant and retail uses and will likely be subdivided further as development plans are finalized. All three new lots would have frontage along Shale Road, with access to sanitary sewer and water mains. Each lot would have a 10-foot landscaping easement along the Shale Road frontage.

The division of the existing Lot 4 from the Rock Run Crossings Lot 3 Resubdivision into two new lots for future restaurant uses is a departure in use from the original PUD Site Plan, which showed a hotel use at the western end of Shale Road. However, eating and drinking establishments are a permitted use within the Commercial Retail and Service District functional use zone. Because of this, staff view the proposed modification as a minor change that does not require reapproval of the PUD.

The applicant has also submitted for approval of a recording plat for the Shale Road Subdivision, which will be put before the City Council at a future meeting.

ANALYSIS: Approval of the preliminary plat of Shale Road Subdivision will allow for future development of a three-lot commercial subdivision. While the intention of subdividing the existing Lot 4 into two separate lots for future restaurant use is a departure from the original PUD Site Plan, staff views the modification as a minor change, that is permitted without further formal review of the PUD. The proposed uses are allowed within the applicable functional use zone. Other sites within the greater development can also potentially accommodate an additional future hotel use.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of the Preliminary Plat of Shale Road Subdivision to the City Council.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒ Preliminary Plat
☐ Final Plat
☒ Recording Plat

NAME OF SUBDIVISION: Shale Road Subdivision in Rock Run Crossing

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: N/A E-MAIL: [REDACTED]

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: [REDACTED]

INTEREST OF PETITIONER: Preliminary Plat Resubdivision and Recording Plat of Lot 4 and Lot 2

NAME OF LOCAL AGENT: Jim Testin

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: [REDACTED]

OWNER: Cullinan Joliet LLC; Contact: Jim Testin - Development Manager

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Ste. 200B PHONE: [REDACTED]

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: N/A E-MAIL: [REDACTED]

ENGINEER: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: [REDACTED]

LAND SURVEYOR: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: [REDACTED]

ATTORNEY: Rick Joseph

ADDRESS: 416 Main Street, Peoria, IL 61602 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: Attached

COMMON ADDRESS: 1301 Shale Rd, Joliet, IL 60431 and Unaddressed Area

PERMANENT INDEX NUMBER (Tax No.): 0506223040010000 and 0506223040040000

SIZE: 2.8 acres and 17 acres

NO. OF LOTS: 3 and ROW Dedication

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: B-2 Vacant

South: B-2 Vacant

East: B-2 Restaurant and Vacant

West: 155

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No, commercial lots

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes ☒ No ☐ If yes, list the Case number and name: PUD-7-23, PUD-8-23

Is any variance from the Subdivision Regulations being requested? Yes ☐ No ☒

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

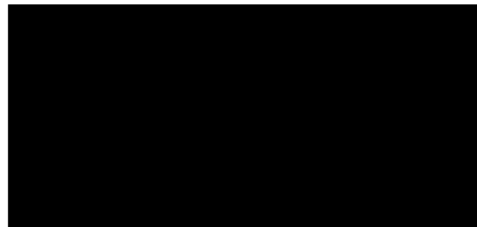
I, [REDACTED], hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 11-20-25

[REDACTED]
Petitioner's Name

Subscribed and sworn to before me this 20 day of November, 20 25

[REDACTED] - February 7, 2028
My Commission Expires:



LEGAL DESCRIPTION

LOT 4 IN THE RECORDING PLAT OF ROCK RUN CROSSINGS LOT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2024 AS DOCUMENT R2024013413, IN WILL COUNTY, ILLINOIS.

AND ALSO,

LOT 2 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2025 AS DOCUMENT R 2025060345, IN WILL COUNTY, ILLINOIS.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1301 Shale Rd, Joliet, IL 60431 and areas with no address assigned

PIN(s): Lot 4 of the Rock Run Crossings Lot 3 Resubdivision (R2024013413), Part of 0506223040010000 and Lot 2 of the Rock Run Crossings Drive Subdivision (R2025060345), 0506223040040000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL:

FAX:

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1301 Shale Rd, Joliet, IL 60431 and areas with no address assigned

PIN(s): Lot 4 of the Rock Run Crossings Lot 3 Resubdivision (R2024013413), Part of 0506223040010000 and Lot 2 of the Rock Run Crossings Drive Subdivision (R2025060345), 0506223040040000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: _____

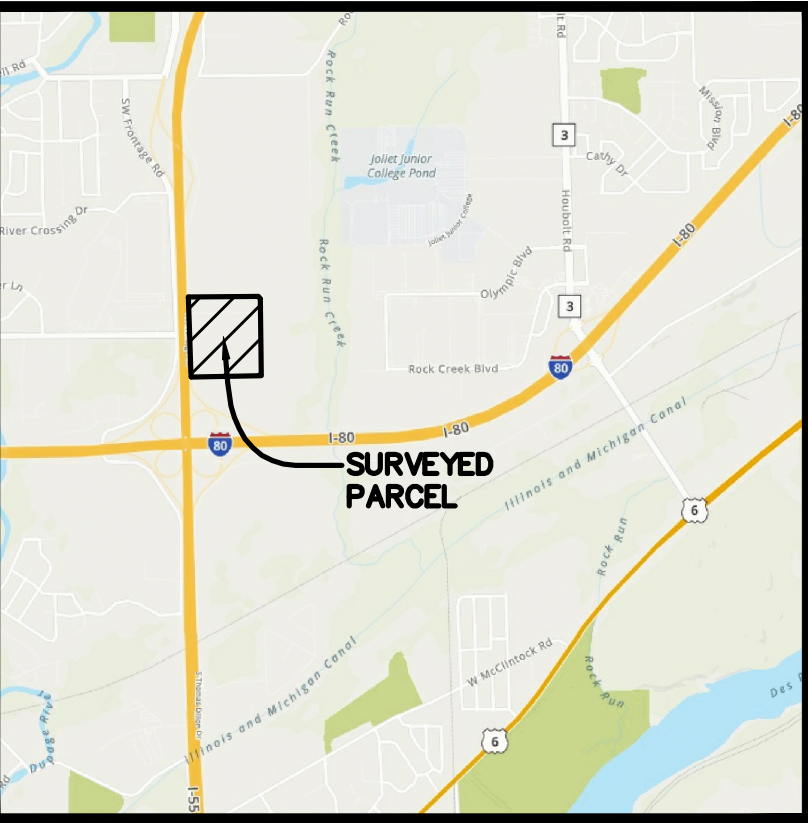
DATE: 1/20/26

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

PRINT

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

SURROUNDING OWNERSHIP

CULLINAN JOLIET, LLC EXCEPT:

- LOT 2 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
OWNER: CHIC-FIL-A
- LOT 1 IN ROCK RUN CROSSINGS LOT 1 RESUBDIVISION
OWNER: RR JOLIET, 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 '+' 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:

- 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.
- THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019 - DECEMBER 2025.
- P.U.D.E = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- P.U.E = DENOTES PUBLIC UTILITY EASEMENT.
- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
- THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
- 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.
- 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.
- 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.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- 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.
- EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS).
- 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).
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.
- FULL ACCESS TO PROPOSED LOTS 1 AND 2 SHALL BE AFFORDED VIA CONNECTION TO SHALE ROAD, AND FULL ACCESS TO PROPOSED LOT 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, SHALE ROAD AND OLYMPIC BOULEVARD. 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 WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET
ON _____, 20____

MAYOR CITY CLERK

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

PRELIMINARY PLAT
FOR

SHALE ROAD SUBDIVISION
IN ROCK RUN CROSSINGS

LOT 4 IN THE RECORDING PLAT OF ROCK RUN CROSSINGS LOT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2024 AS DOCUMENT R2024013413, IN WILL COUNTY, ILLINOIS.

AND ALSO,

LOT 2 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2025 AS DOCUMENT R2025060345, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:
05-06-22-304-001-0000
05-06-22-304-004-0000

SHALE ROAD SUBDIVISION (±19.825 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.498 ACRES
LOT 2	1.318 ACRES
LOT 3	16.963 ACRES
AVERAGE	6.593 ACRES
R.O.W. DEDICATION	0.046 ACRES

100 50 0 100
SCALE: 1 INCH = 100 FEET

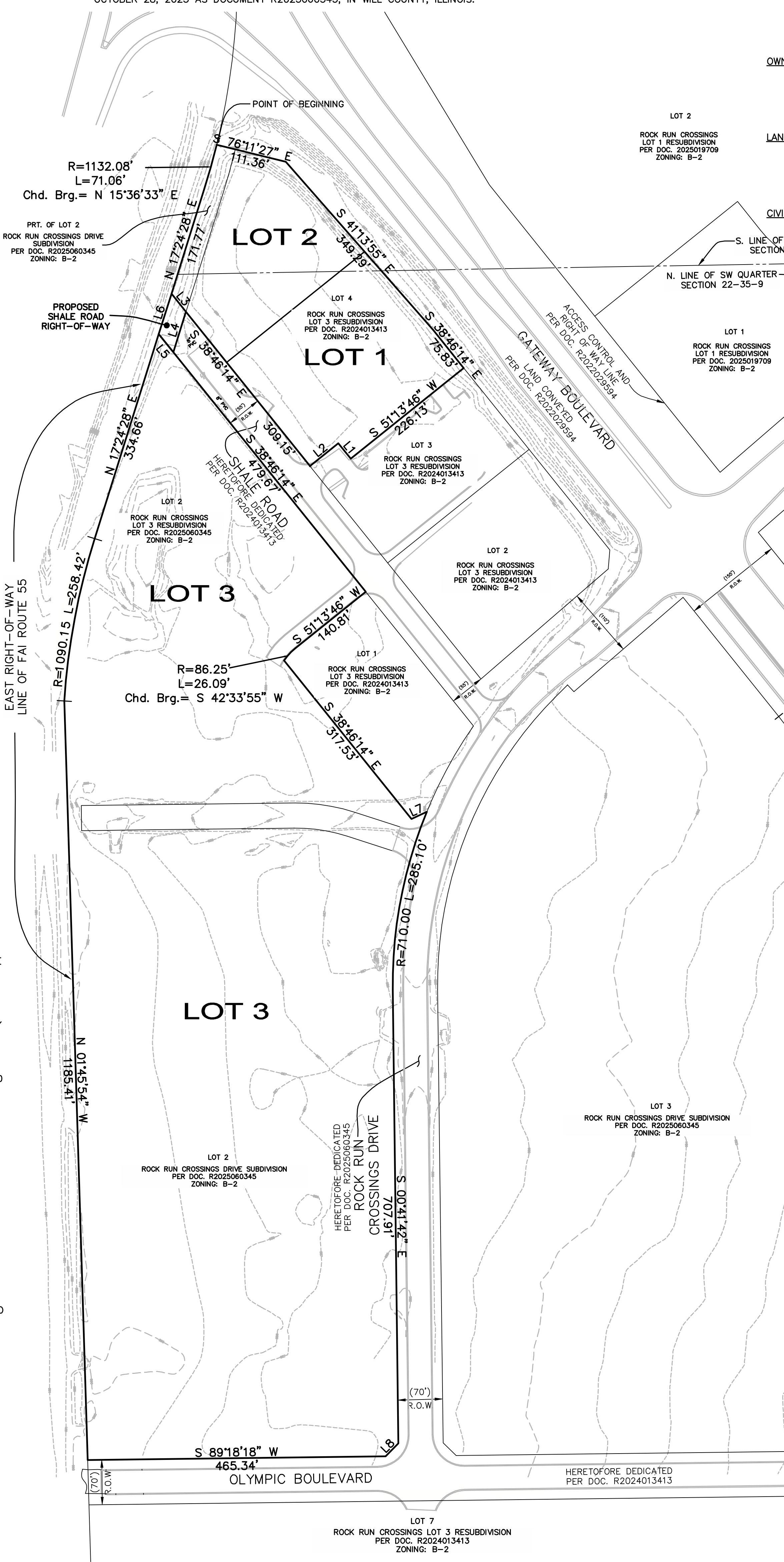
OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O DIANE CULLINAN
OBERHELMAN
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	31.00'
L2	N 51°13'46" E	57.00'
L3	S 38°46'14" E	36.11'
L4	N 17°24'28" E	66.20'
L5	S 38°46'14" E	36.11'
L6	N 17°24'28" E	66.20'
L7	N 64°42'55" E	26.55'
L8	S 44°18'18" W	28.28'



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.



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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849014 FILE NAME: SHALE RD SUB PRELIM PLAT
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 01-16-26 JOB NO.: 849.014
XREF : BENG TOPO PROJECT MANAGER : MMW
REVISED 02-26-26\DFM PER CITY REVIEW

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

SHALE ROAD SUBDIVISION
IN ROCK RUN CROSSINGS

SHEET 2 OF 3

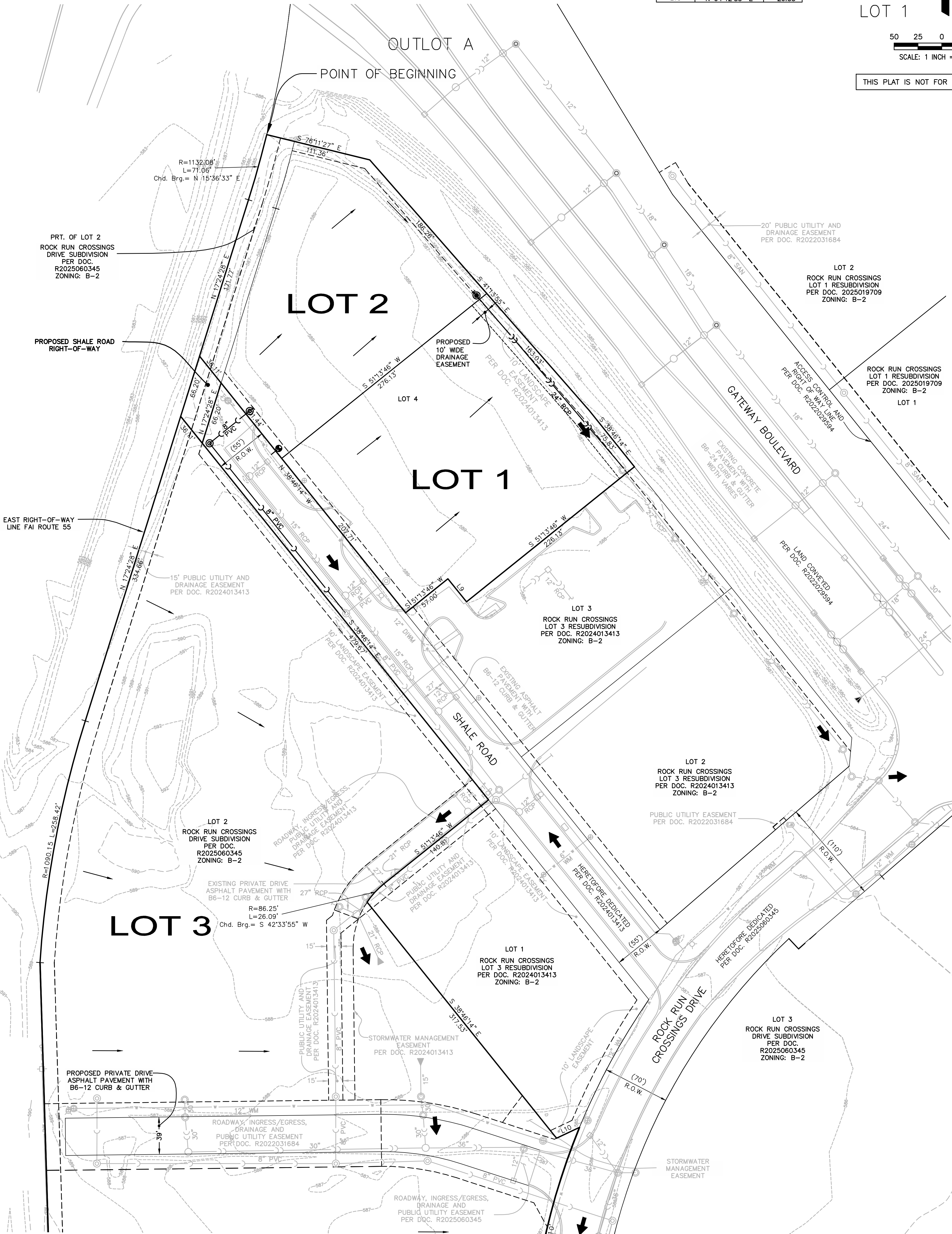
N

LOT 1

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LINE TABLE		
LINE	BEARING	LENGTH
L9	N 38°46'14" W	31.00'
L10	N 64°42'55" E	26.55'



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
		(ELEV)
		ELEV

NOTE:

ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.



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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849014 FILE NAME: SHALE RD SUB PRELIM PLAT
DRAWN BY: KMS FLD. BK. / PG. NO.: ----
COMPLETION DATE: 01-16-26 JOB NO.: 849.014
XREF : BENG TOPO PROJECT MANAGER : MMW
REVISED 02-26-26\DFM PER CITY REVIEW

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

SHALE ROAD SUBDIVISION
IN ROCK RUN CROSSINGS

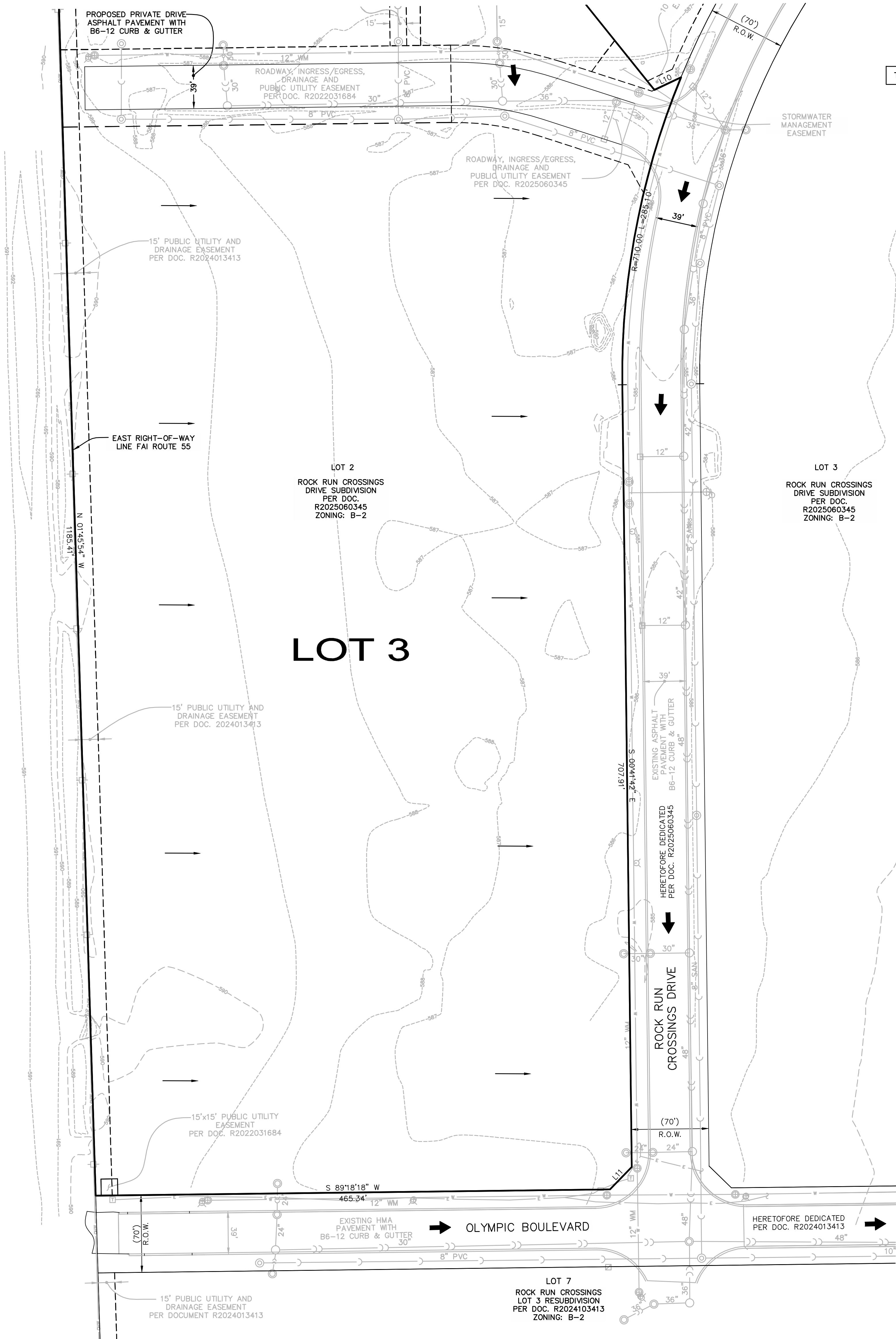
SHEET 3 OF 3



50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LINE TABLE		
LINE	BEARING	LENGTH
L10	N 64°42'55" E	26.55'
L11	S 44°18'18" W	28.28'



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

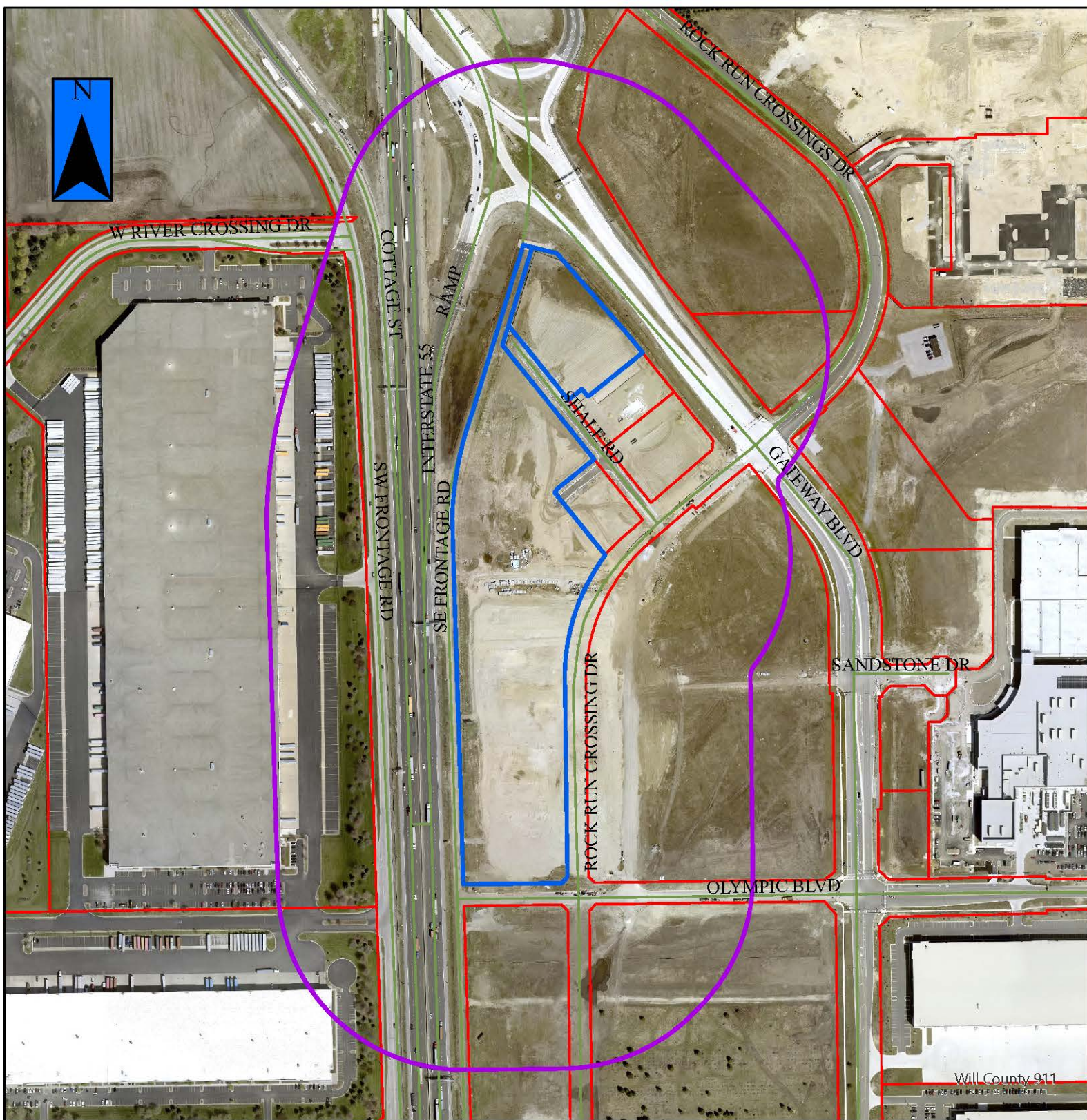
NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.



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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849014 FILE NAME: SHALE RD SUB PRELIM PLAT
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 01-16-26 JOB NO.: 849.014
XREF : BENG TOPO PROJECT MANAGER : MMW
REVISED 02-26-26\DFM PER CITY REVIEW

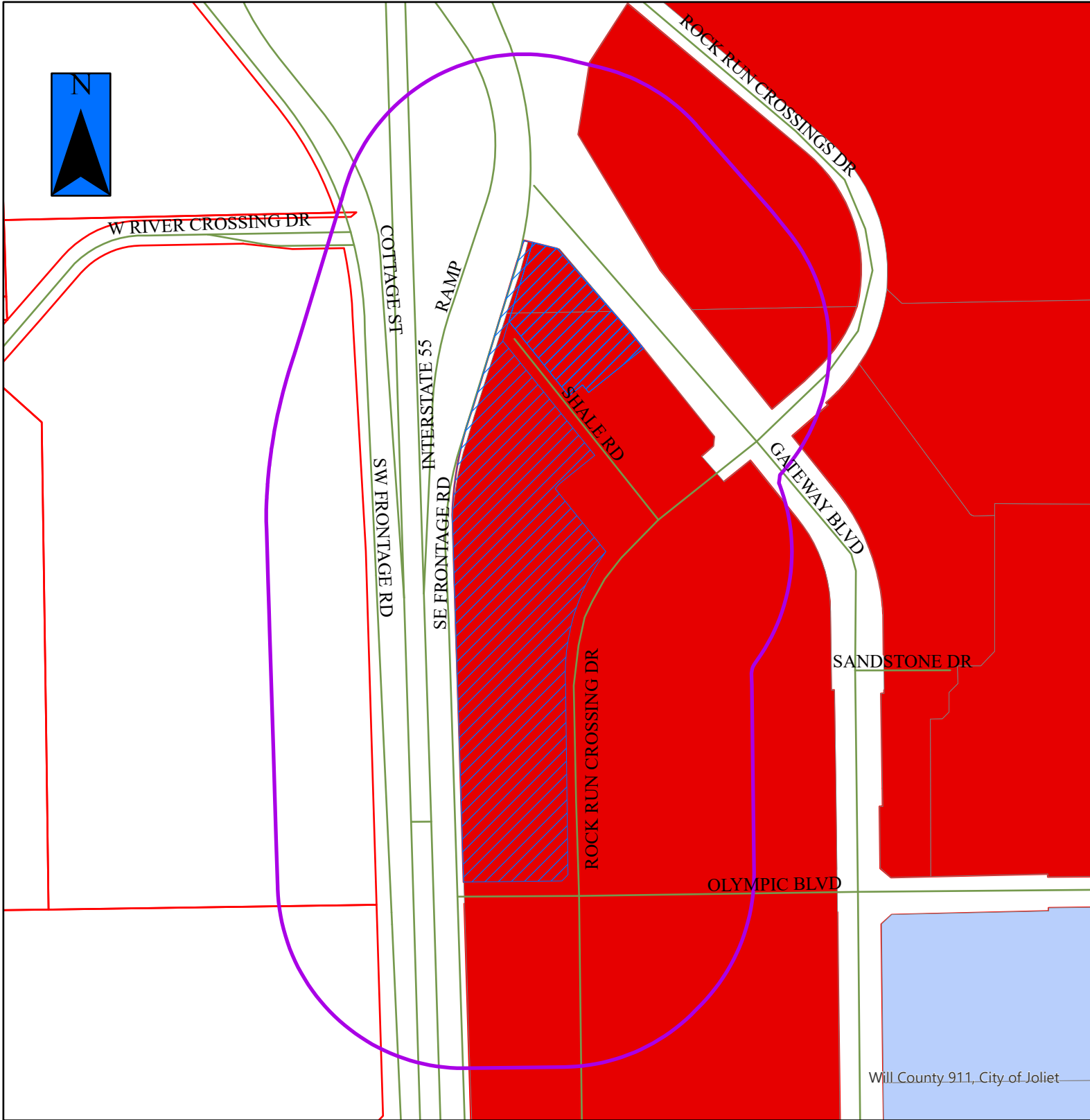


P-3-26a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



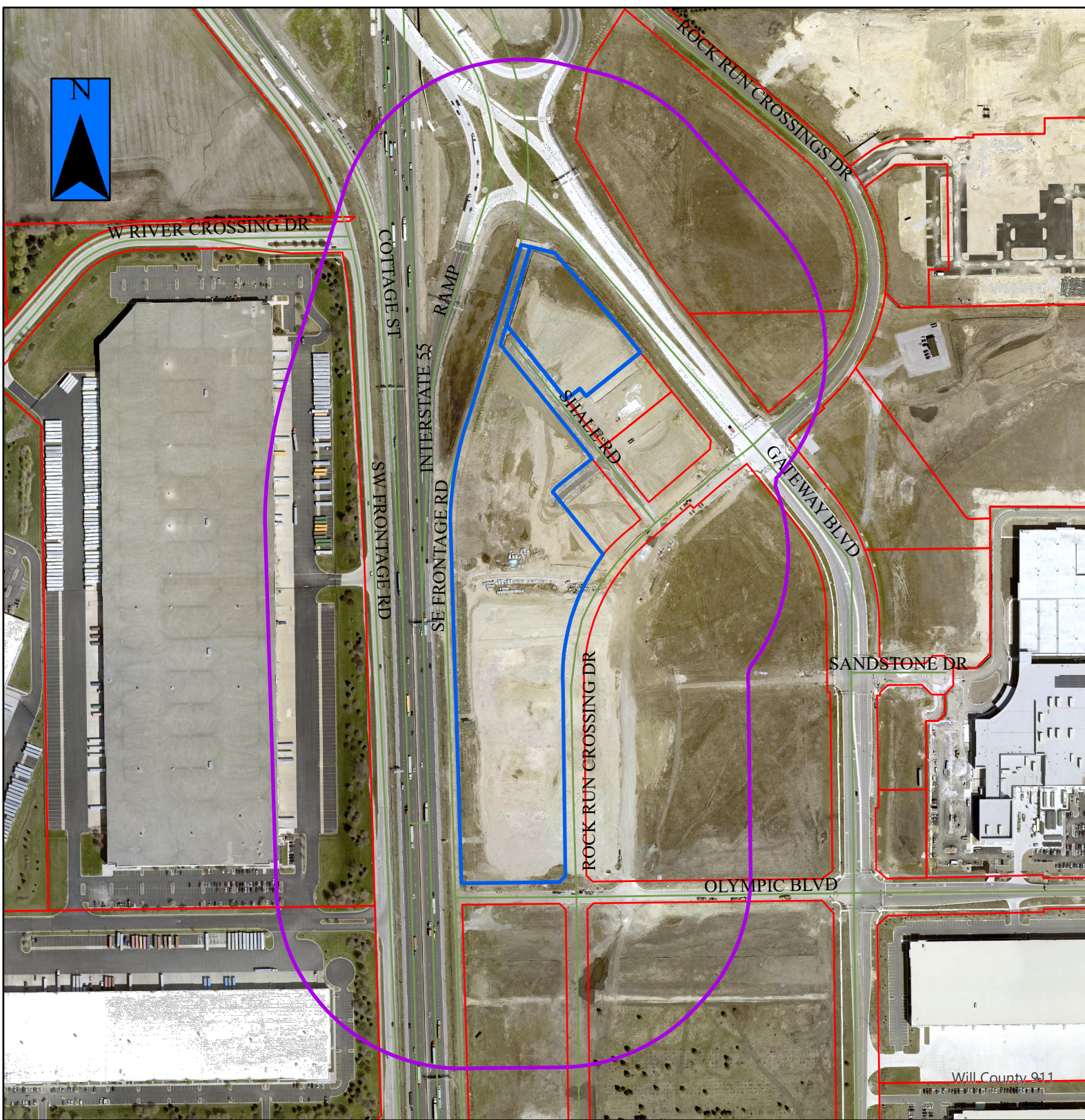
P-3-26



= Property in Question
= 600' Public Notification
Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



P-3-26a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)