

DATE: March 10, 2023

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-4-23: Preliminary Planned Unit Development of Timber Pointe Unit 2
Subdivision

PUD-5-23: Final Planned Unit Development of Timber Pointe Unit 2
Subdivision

GENERAL INFORMATION:

APPLICANT: Tallgrass Estates, LLC (Edward Mattox)

STATUS OF APPLICANT: Owner / Developer

REQUESTED ACTION: Approval of a preliminary and final planned unit development for Timber Pointe Unit 2

PURPOSE: To allow additional buildings within an existing residential planned unit development

EXISTING ZONING: R-4 (Multi-Family Residential)

LOCATION: SEC of McDonough Street and S.E. Frontage Road (05-06-15-302-010-0000; part of 05-06-15-302-009-0000)

SIZE: 8.794 acres

EXISTING LAND USE: Multi-family residential under development

SURROUNDING LAND USE & ZONING:

NORTH: City of Joliet R-4 (multi-family residential), residential

SOUTH: Unincorporated Will County A-1 (agricultural), undeveloped

EAST: Unincorporated Will County A-1 (agricultural), undeveloped

WEST: Unincorporated Will County R-3 (single-family residence), residential

SITE HISTORY: The Timber Pointe Preliminary and Final Planned Unit Developments were approved by City Council in September 2019. A site and grading permit was approved in 2020 to allow work to begin on the development. In March 2021, City

Council approved the record plat of Timber Pointe Subdivision (Ordinance #18198). The approved PUD consisted of 120 rental townhouse units within 8 buildings (Lot 2), a common area that included a clubhouse (Lot 2), a storm water management pond (Lot 1), and an undeveloped 3.5-acre lot (Lot 3). In September 2022, City Council approved the Resubdivision of Lot 2 Timber Pointe PUD (Ordinance #18407), which created separate lots for each of the 8 buildings (Lots 1 through 8) and a lot containing the private road and common area (Lot 9). The development is currently under construction, with three 16-unit buildings completed and occupied and two 12-unit buildings near completion. The existing zoning is R-4.

Timber Pointe Unit 2 includes Lot 3 from the original PUD and Lot 9 from the Lot 2 Resubdivision. Lot 3 was originally planned as a dog park to be donated to the Joliet Park District, but the developer's final agreement with the Park District was for a cash contribution in lieu of land dedication. Therefore, at the time of the recording plat approval, Lot 3 was left as open space for possible future development.

SPECIAL INFORMATION: The Preliminary Planned Unit Development for Unit 2 of Timber Pointe Subdivision consists of two 16-unit townhome buildings (32 units) on the original Lot 3. Six 16-unit buildings and two 12-unit buildings (120 units) were previously approved as part of the original PUD, with a density of 5.91 units per acre. The density for the entire 19.33-acre subdivision would be 7.86 units per acre with the approval of these two additional buildings (152 units total). The density requirement for the R-4 zoning district is 6 units per acre.

The proposed buildings will have the same design and layout as the previously approved 16-unit buildings. The exterior material is primarily brick, along with fiber cement siding (see attached elevations). Each unit will contain 2 bedrooms. Monthly rental rates start at \$1,950.00. The proposal includes 68 parking spaces: each building has access to two 4-car garages, and there are 52 surface parking spaces in total along the access driveways. The off-street parking requirement for 32 multi-family units is 48 spaces, so the proposed parking spaces exceed the requirement.

Timber Pointe Unit 2 consists of 5 lots. Lot 3 from the original PUD is divided into three lots: one lot for each building and a third lot containing storm detention. Lot 9 from the Lot 2 Resubdivision is split into two lots: one for the private road and one for the common area. The private road, future clubhouse, and all common areas are the responsibility of the management company. Architectural elevations, floor plans, and landscaping plans are attached. A financing and development letter is also attached.

Public improvement requirements for Timber Pointe Subdivision were previously established with the record plat (Ordinance #18198). Water and sewer connection fees, school donation fees, and development impact fees will be required. The developer is currently working with the Park District on an agreement for an additional cash contribution in lieu of any land dedication, as the original contribution agreement stated that the developer would increase their donation if the number of housing units were increased. It should be noted that the developer sent notices by certified mail to residents of Timber Oaks subdivision to the north, and also contacted the Timber Oaks Homeowners Association and management company (Bay Property Services).

The townhouse units are currently rental units but could potentially be converted to condo ownership by the developer in the future. As with the original PUD approval, the following conditions would be included with the preliminary and final PUD ordinances:

1. This is a multi-family rental development – individual units of two or more rooms occupied or intended or designed to be occupied as a family domicile in a single building. The individual units are for rent. Developer/Owner will be responsible for the maintenance of all buildings, including the proposed clubhouse, and all common areas, including but not limited to the parking lots, landscaping, snow removal and general maintenance. Developer/Owner is not required to prepare or record a declaration of covenants.
2. Notwithstanding the foregoing, Developer/Owner reserves the right to convert the buildings to condominium ownership and sell units to individual owners in the event of substantial changes in market conditions. In the event Developer/Owner elects to convert to condominium ownership, 765 ILCS 605/1 et seq., the Condominium Property Act, applies and the Developer/Owner will establish an association responsible for maintenance of the common areas, clubhouse, and all common grounds as well as the parking lots, landscaping, snow removal and general maintenance as law requires.

ANALYSIS: Approval of the Preliminary and Final Planned Unit Development of Timber Pointe Unit 2 will allow the development of an additional 32 units within Timber Pointe Subdivision.

CASE NO. PUD-4-23, PUD-5-23

DATE FILED: 2/10/23

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)**

 X Preliminary
 X Final

NAME OF PUD: Timber Pointe Unit 2

NAME OF PETITIONER: Tallgrass Estates, LLC (Edward Mattox)

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 815-693-8888 E-MAIL: emattox@kiplinggrp.com

BUSINESS ADDRESS: 1230 W. Jefferson Street

CITY, STATE, ZIP: Shorewood, IL 60404

BUSINESS PHONE: 815-927-5101

INTEREST OF PETITIONER: Developer

NAME OF LOCAL AGENT: _____

ADDRESS: _____ PHONE: _____

OWNER: Tallgrass Estates, LLC (Edward Mattox)

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 815-693-8888 E-MAIL: emattox@kiplinggrp.com

BUSINESS ADDRESS: 1230 W. Jefferson Street PHONE: 815-927-5101

CITY, STATE, ZIP: Shorewood, IL 60404

BUSINESS PHONE: _____

ENGINEER: Ruettiger, Tonelli & Associates, Inc.

ADDRESS: 129 Capista Drive, Shorewood, IL 60404 PHONE: 815-744-6600

LAND SURVEYOR: Ruettiger, Tonelli & Associates, Inc.

ADDRESS: 129 Capista Drive, Shorewood, IL 60404 PHONE: 815-744-6600

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: see attached

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 05-06-15-302-009 & 05-06-15-302-010

SIZE: 8.794 acres

NO. OF LOTS: 5

PRESENT USE: vacant/multi-family building EXISTING ZONING: R5 residential

USES OF SURROUNDING PROPERTIES: North: R-5 residential

South: A-1 (Will County)

East: A-1 (Will County)

West: B-2 community shopping dist. (Shorewood)

Name of Park District: Joliet

Date Contacted Park District: _____

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

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

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes X 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: _____

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, Edward Matfox, 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: 2/9/23 _____
Petitioner's Name

Subscribed and sworn to before me this 9th day of February, 20 23

[Signature]
Notary Public

November 22, 2026
My Commission Expires:

Official Seal
Deborah L Kilhafner
Notary Public State of Illinois
My Commission Expires 11/22/2026

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:

PIN(s): 05-06-15-302-009, 05-06-15-302-0010

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

Tallgrass Estates, LLC (Edward Mattox)

1230 W. Jefferson Street

Shorewood, IL 60404

815-927-5101 - office / 815-693-8888 - cell

E-MAIL: emattox@kiplinggrp.com

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

Tallgrass Estates, LLC (Edward Mattox)

1230 W. Jefferson Street

Shorewood, IL 60404

815-927-5101 - office / 815-693-8888 - cell

E-MAIL: emattox@kiplinggrp.com 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: Edward Mattox

DATE: 2-16-23

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

PRINT



February 13, 2023

Mr. Jim Torri
City Planner
City of Joliet
150 W Jefferson
Joliet, IL 60432

Re: Planned Unit Development Timber Pointe Resubdivision

Dear Mr. Jim:

Per your request below is the process being proposed for Timber Pointe Planned Unit Development Resubdivision.

1) **MARKET STUDY:**

We had a market study prepared by Tracy Cross, to identify the need and velocity of the absorption of these multi-family rental homes. Absorption per the Tracy Cross report is 7 units per month. We will construction this development to be build out in approximately 12 months.

2) **FINANCING:**

Financing has been approved by Wintrust Bank construct 2 buildings at a time over the course of 12 months.

3) **MANAGEMENT:**

The multi-family rental homes will be portfolioed, leased and managed by Kipling Group.

4) **DEVELOPMENT PLAN**

This Development site plan will be developed at one time. The 2 buildings will be constructed together at the same time over the course of 12 months.

If you have any further questions, or need more explanation, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward Mattox". The signature is stylized with a large initial "E" and a long horizontal stroke at the end.

Edward Mattox
Manager

Cc:

OWNER / DEVELOPER:
TALLGRASS ESTATES, LLC
c/o EDWARD MATTOX
1230 W. JEFFERSON STREET
SHOREWOOD, ILLINOIS 60404
email: emattox@kiplinggrp.com

LAND SURVEYOR / ENGINEER:
RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph: (815) 744-6600

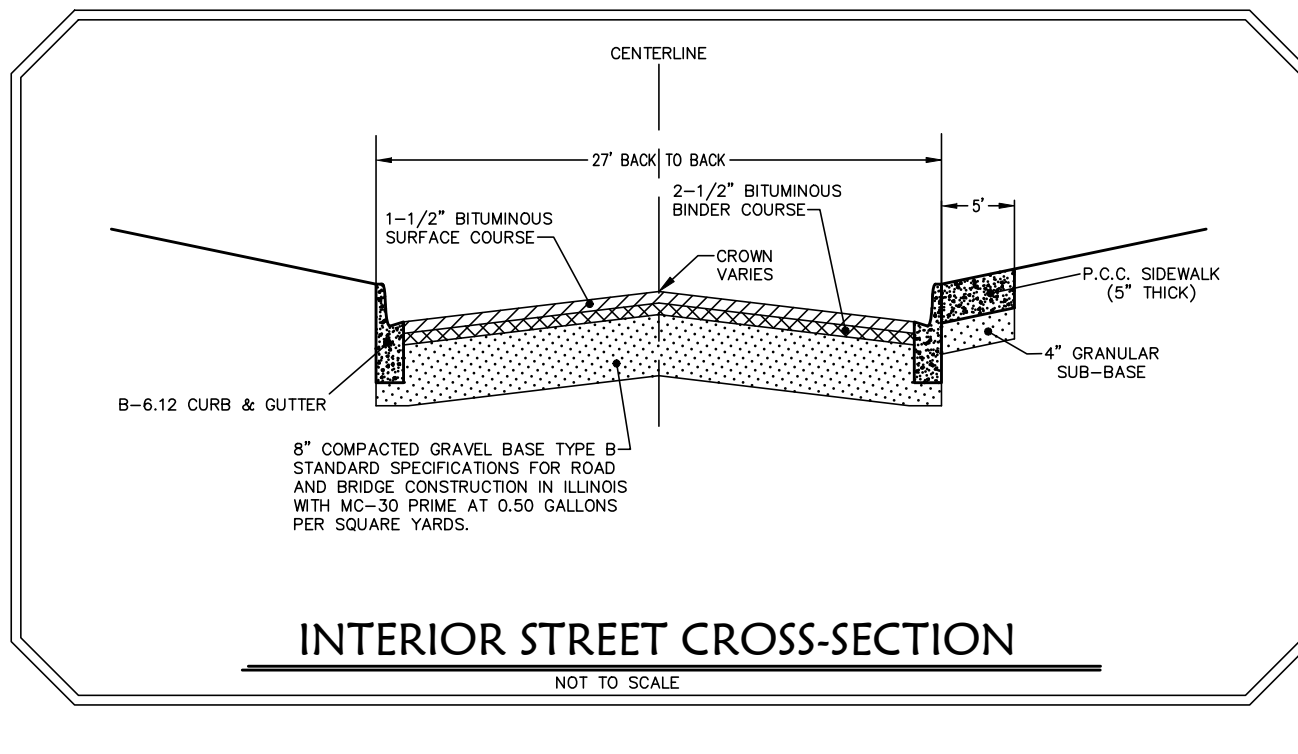
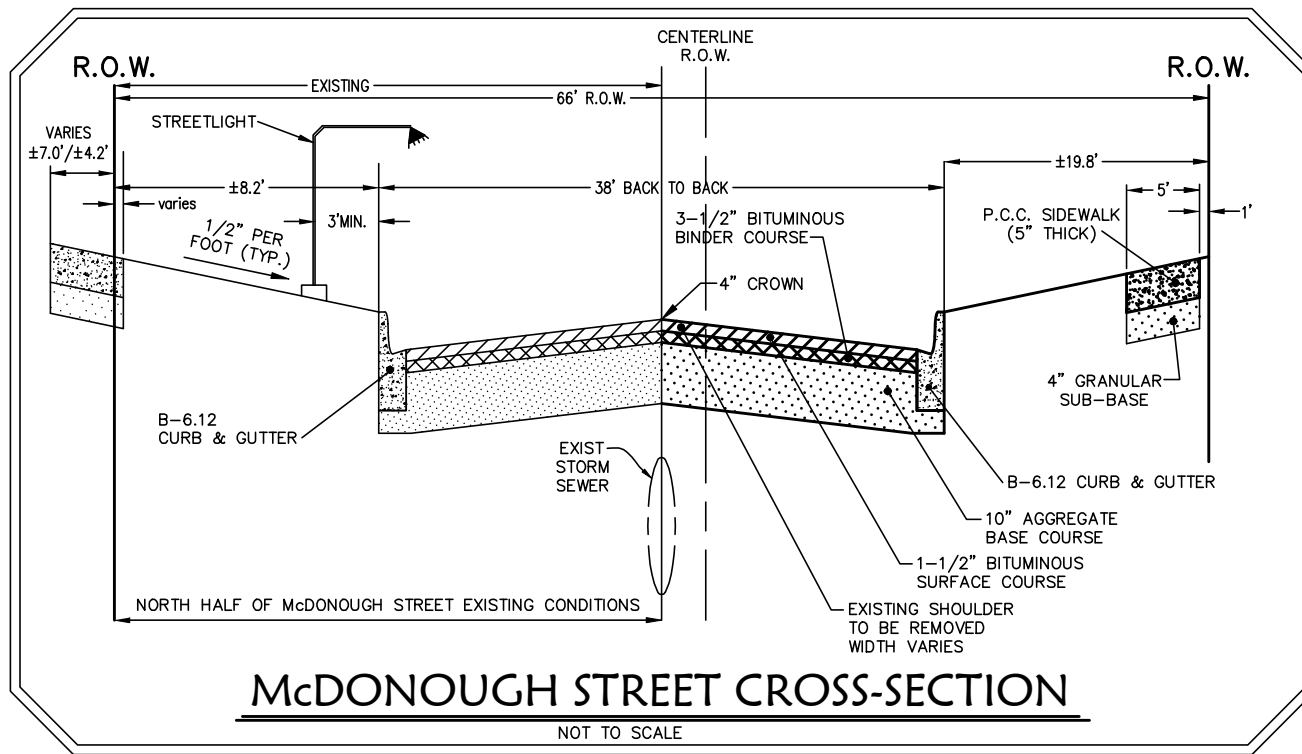
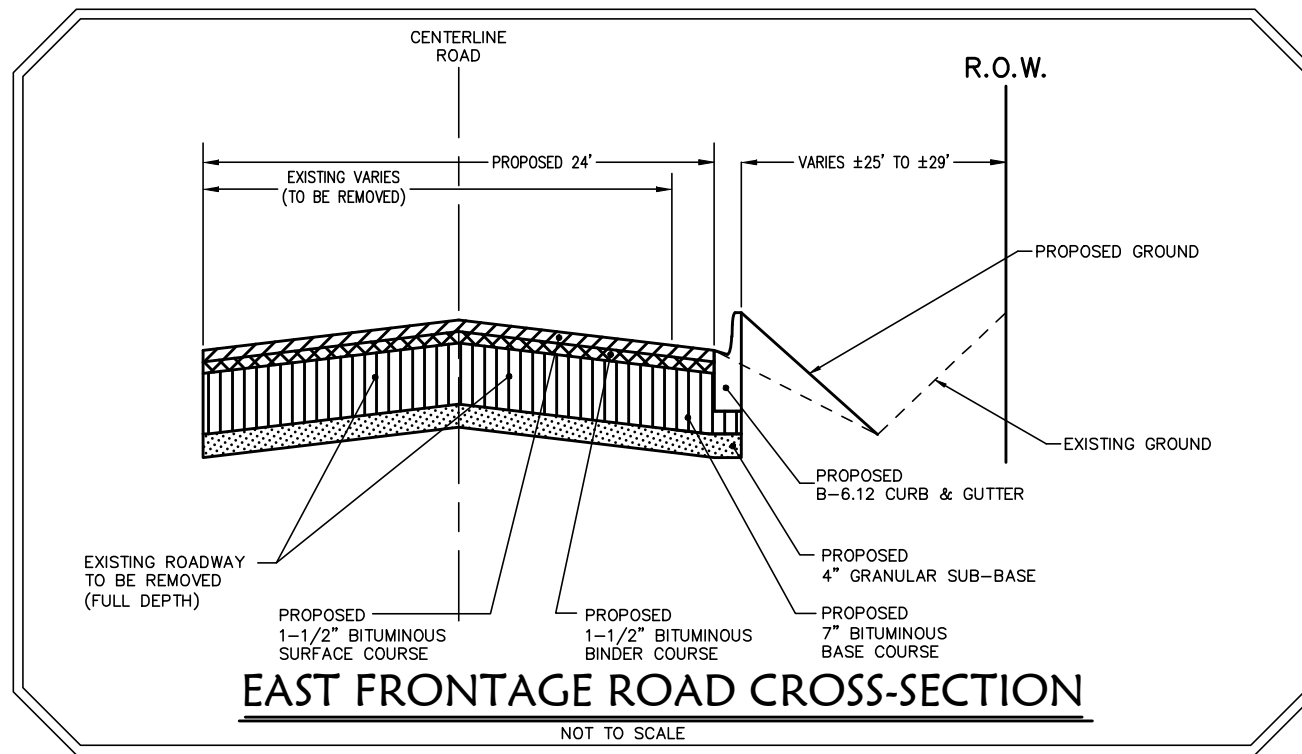
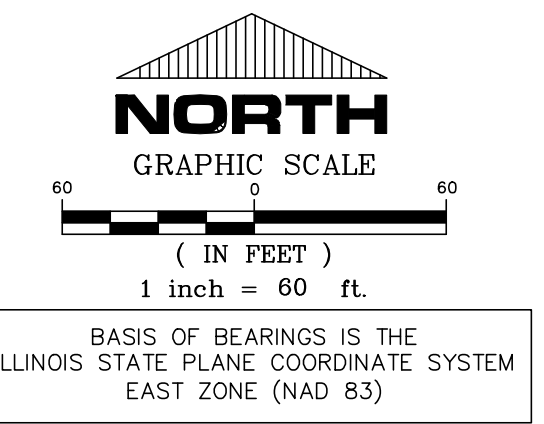
PRELIMINARY PLAT

of TIMBER POINTE UNIT 2

A Resubdivision of Lot 3 in Timber Pointe Planned Unit Development and a Resubdivision of Lot 9 of the Resubdivision of Lot 2 of Timber Pointe Planned Unit Development, a subdivision in the Northwest Quarter and the Southwest Quarter of Section 15, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois.

P.I.N.: 06-15-302-009
P.I.N.: 06-15-302-010

LEGAL DESCRIPTION
PARCEL 1:
LOT 3 IN TIMBER POINTE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 2021 AS DOCUMENT NO. R2021-061847, IN WILL COUNTY, ILLINOIS.
PARCEL 2:
LOT 9 IN THE RESUBDIVISION OF LOT 2 OF TIMBER POINTE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 2021 AS DOCUMENT NO. R2021-061847, IN WILL COUNTY, ILLINOIS.



A	P.I.N. 06-15-302-005-0000 TALLGRASS ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)	B	P.I.N. 06-15-302-002-0000 GERHIS FAITH TRUST 3545 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	C	P.I.N. 06-15-302-016-0000 TALL OAKS GROUP LLC 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	D	06-15-119-077-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	E	06-15-119-077-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	F	06-15-119-077-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	G	P.I.N. 06-15-119-075-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	H	P.I.N. 06-15-119-074-0000 TIMBER POINTE APARTMENTS LLC ATTN: J. RUSSELL & E. MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	I	P.I.N. 06-15-119-084-1001 DOLL DANIEL D 4470 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	J	P.I.N. 06-15-119-084-1002 STRAHL MARK 4470 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	K	P.I.N. 06-15-119-084-1003 TALL OAKS GROUP LLC 3545 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	L	P.I.N. 06-15-119-084-1004 FISCHER DANNE TR 1-7944 4470 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	M	P.I.N. 06-15-119-084-1005 PARRA JORGE ALEJANDRO TR 4470 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	N	P.I.N. 06-15-119-084-1006 ANDERSON JOAN TR 4480 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	O	P.I.N. 06-15-119-084-1007 PLUYER LUCIA 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	P	P.I.N. 06-15-119-084-1008 WHEAT DEBORAH A 4484 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	Q	P.I.N. 06-15-119-084-1009 TALL OAKS GROUP LLC 3545 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	R	P.I.N. 06-15-119-084-1010 SANTERRELL DALE 4488 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	S	P.I.N. 06-15-119-084-1011 LOFFLER DANIELLE 4496 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	T	P.I.N. 06-15-119-084-1012 COLOMA RONALDO 12200 ALPINE WAY PLAINFIELD, ILLINOIS 60585 ZONED: R-4 (CITY OF JOULET)	U	P.I.N. 06-15-119-084-1013 REOS DOMINIC A 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	V	P.I.N. 06-15-119-084-1014 REOS DOMINIC A 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	W	P.I.N. 06-15-119-084-1016 DANCY ERIC A 4200 RONALD PAUL 4486 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)	X	P.I.N. 06-15-400-010-0010 M25 EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)	Y	P.I.N. 06-15-400-010-0020 M25 EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)	Z	P.I.N. 06-15-400-010-0020 M25 EAST PARCEL TRUST 20400 S. ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)
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LOT SCHEDULE	
LOT 10	52,489 S.F.
LOT 11	42,244 S.F.
LOT 12	50,470 S.F.
LOT 13	69,588 S.F.
LOT 14	168,272 S.F.
TOTAL	383,063 SQ.FT. 8.794 ACRES

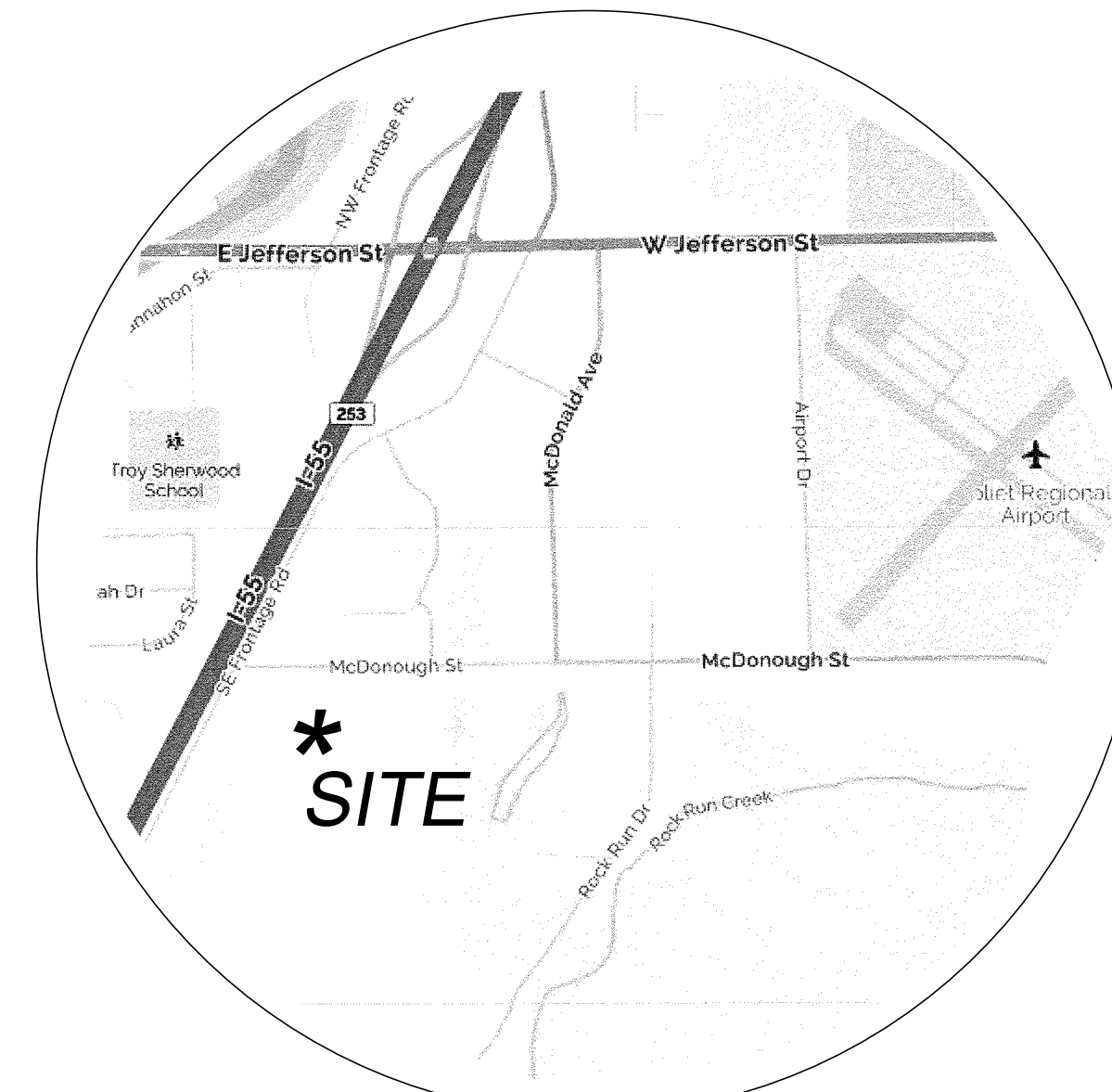
LOT SUMMARY TABLE	
TOTAL AREA	8.794 ACRES
TOTAL DWELLING UNITS (2016)	32 UNITS

TIMBER POINTE TOTAL DEVELOPMENT	
TOTAL AREA	19.53 ACRES
TOTAL DWELLING UNITS	152 UNITS
DENSITY	7.86 UNITS/ACRE

- GENERAL NOTES
- THE PROPOSED SUBDIVISION CONTAINS 8.794 ACRES MORE OR LESS.
 - CONTIGUOUS ARE 41' (ONE FOOT) MINIMUM.
 - THE NATIONAL METRIC INVENTORY (NAD 83) SHALL BE USED TO DETERMINE THE PRESENCE OF A WETLAND ON THE SUBJECT PROPERTY.
 - THE PROPOSED SUBDIVISION LIES WITHIN ZONE "R-4" (AS SHOWN ON THE 500'-X-500' FLOODPLAIN MAP OF THE CITY OF JOULET, ILLINOIS, MAP NUMBER 17101043, EFFECTIVE DATE FEBRUARY 15, 2019).
 - THE SUBJECT PARCEL IS CURRENTLY ZONED "R-4" (CITY OF JOULET).
 - PAVEMENT SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOULET ORDINANCE (REFER TO SUBMITTED LANDSCAPE CONCEPT PLAN).
 - ALL PAVEMENT SHALL BE SUPERPAVE TYPE III (AS SHOWN ON THE 500'-X-500' FLOODPLAIN MAP OF THE CITY OF JOULET, ILLINOIS, MAP NUMBER 17101043, EFFECTIVE DATE FEBRUARY 15, 2019).
 - STORM WATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE MODIFIED RATIONAL METHOD WITH A DRAINAGE RESIDUAL RETENTION FACTOR OF 1.5.
 - ACQUIRE ALL NECESSARY EASEMENTS/RIGHTS FOR SEWER/WATER MAIN, ROAD CROSSINGS WITHIN PIPELINE EASEMENTS.
 - THE PRIVATE DRIVE TO THE LOTS SHALL HAVE A P.C.C. APPROX. 10' WIDE AT AGGREGATE BASE COURSE WITH DEEPER CURB AND GUTTER ACROSS THE APPROX. ADJACENT TO THE ROAD.
 - BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED INTO DETENTION BASIN DESIGN AND CONSTRUCTION (I.E. VEGETATION, WETLAND PLANTINGS, BIO-SWALES, ETC.).
 - MAINTENANCE OF THE DETENTION BASIN SHALL BE THE RESPONSIBILITY OF ALL LOTS WITHIN THE SUBDIVISION.
 - ALL LOT AREAS NOT OCCUPIED BY BUILDINGS OR GARAGES SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - ALL DETENTION BASINS SHALL MEET SECTION 100.02(b)(1) OF THE ROAD AND BRIDGE MANUAL AND PROVIDE MINIMUM LEVELS OF LUNDS FOR DETENTION BASIN DISTANCE.
 - LOT 10 WILL HAVE A STORM WATER DETENTION EASEMENT OVER THE DETENTION BASIN.
 - UTILITY EASEMENTS WILL BE PROVIDED FOR WATER MAIN AND SANITARY SEWER IN THE RESUBDIVISION PLAT.

- LEGEND
- meas. MEASURED
 - calc. CALCULATED
 - FOUND SURVEY MONUMENT
 - SET 5/8" PEARL UNLESS OTHERWISE NOTED
 - ELEVATION
 - CONTOUR
 - SANITARY SEWER
 - SANITARY SEWER MANHOLE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER INLET
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - WATER MAIN
 - FIRE HYDRANT
 - WATER VALVE BOX
 - UTILITY POLE
 - OVERHEAD UTILITY LINES
 - LIGHT POLE
 - TELEPHONE POLE
 - GAS VALVE BOX
 - GAS VALVE VAULT
 - TEST STATION
 - BOX (TYPE AS NOTED)
 - WALL (TYPE AS NOTED)
 - UNDERGROUND PIPELINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED STORM SEWER INLET
 - PROPOSED STORM SEWER CATCHBASIN
 - PROPOSED STORM SEWER FLARED END SECTION
 - PROPOSED STORM OVERFLOW ROUTE
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED WATER STUB FLUG
 - PROPOSED STREET LIGHT
 - PROPOSED COMED DUAL HEAD STREET LIGHT
 - PROPOSED HIGH-WATER LEVEL
 - PROPOSED NORMAL WATER LEVEL
 - PROPOSED CONCRETE DUMPSTER ENCLOSURE
 - PROPOSED BUILDING DETACK LINE

- BENCHMARKS:
- SITE BENCHMARK 1:
SOUTHWEST BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF FRONTAGE ROAD AND McDONOUGH STREET
ELEVATION: 605.17 (NGVD29)
- SITE BENCHMARK 2:
SOUTHWEST BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF McDONOUGH STREET AND TALL TREE LANE
ELEVATION: 604.91 (NGVD29)
- SITE BENCHMARK 3:
SOUTHWEST BOLT ON FIRST FIRE HYDRANT APPROXIMATELY 1/4 MILE EAST OF TALL TREE LANE ON THE NORTH SIDE OF McDONOUGH STREET
ELEVATION: 573.59 (NGVD29)



SITE LOCATION MAP

NOT TO SCALE

STATE OF ILLINOIS }
COUNTY OF WILL }
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001221, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2024)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE PHYSICAL SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

LATEST REVISION: 03/06/2023
DATE PREPARED: 02/08/2023

RT & A Ruettiger, Tonelli & Associates, Inc.
Surveyors/Engineers/Planners/Landscape Architects/PCES Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH: (815) 744-6600 FAX: (815) 744-6100
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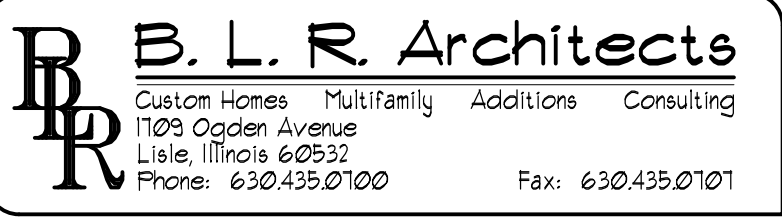
FIELD BOOK: 2021181 / 2021184 / TIMBER RIDGE 20140130

R.T. & A. Dwg. No.: 415-0950-PU2

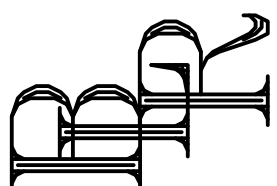
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE IMMEDIATELY REPORTED TO THE SURVEYOR FOR EVALUATION AND CORRECTION.

FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREIN REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

 KIPLING GROUP TIMBER RIDGE HOMES BUILDING "A" - UNIT C (HC) JOLIET, ILLINOIS																																																																					
STRUCTURAL ENGINEER		OWNER																																																																			
		 KIPLING GROUP 1230 West Jefferson Street Shorewood, IL, 60431 815- 725-0618																																																																			
PROJECT ARCHITECT / DESIGN FIRM		STAMPS																																																																			
 B. L. R. Architects Custom Homes Multifamily Additions Consulting 1109 Ogden Avenue Lisle, Illinois 60532 Phone: 630.435.0100 Fax: 630.435.0101 * I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.*		BUILDING CODES 2003 INTERNATIONAL BUILDING CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL RESIDENTIAL CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL MECHANICAL CODE 2003 INTERNATIONAL FUEL GAS CODE (I)B/ AMENDMENTS 2003 INTERNATIONAL FIRE CODE 2000 NFPA 101 LIFE SAFETY CODE 2014 NATIONAL ELECTRICAL CODE (NFPA 70) (I)B/ AMENDMENTS 2014 STATE OF ILLINOIS PLUMBING CODE 2003 INTERNATIONAL PROPERTY MAINTENANCE CODE 2015 ILLINOIS ENERGY CONSERVATION CODE 1991 AMERICANS WITH DISABILITIES ACT (ADA) CONSTRUCTION TYPE: 5-B UNPROTECTED COMBUSTABLE																																																																			
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		ILLINOIS ENERGY CONSERVATION CODE TABLE 303.1(2) 2015 IECC DEFAULT DOOR U-FACTORS <table> <tr> <th>DOOR TYPE</th> <th>U-FACTOR</th> </tr> <tr> <td>UNINSULATED METAL</td> <td>1.20</td> </tr> <tr> <td>INSULATED METAL</td> <td>.60</td> </tr> <tr> <td>WOOD</td> <td>.50</td> </tr> <tr> <td>INSULATED, NON-METAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE</td> <td>.32</td> </tr> </table> NOTE: A PERMANENT CERTIFICATE OF INSULATION MUST BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION IN OR ON CEILING/ROOF, WALLS, FOUNDATION, AND DUCTS OUTSIDE CONDITIONED SPACES. IT MUST ALSO LIST THE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT FOR ALL PENETRATION.		DOOR TYPE	U-FACTOR	UNINSULATED METAL	1.20	INSULATED METAL	.60	WOOD	.50	INSULATED, NON-METAL EDGE, MAX 45% GLAZING, ANY GLAZING DOUBLE PANE	.32																																																								
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KIPLING GROUP
 TIMBER RIDGE HOMES
 JOLIET, ILLINOIS
 BUILDING "C"
 COVER SHEET

REVISIONS:		
1		8/2/2018
2		8/6/2018
3		8/30/2018
4		9/14/2018
5		7/11/2019
6		8/2/2019
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14		

Drawn By:
 JM

Job No.:
 X

Date:
 7.29.2019

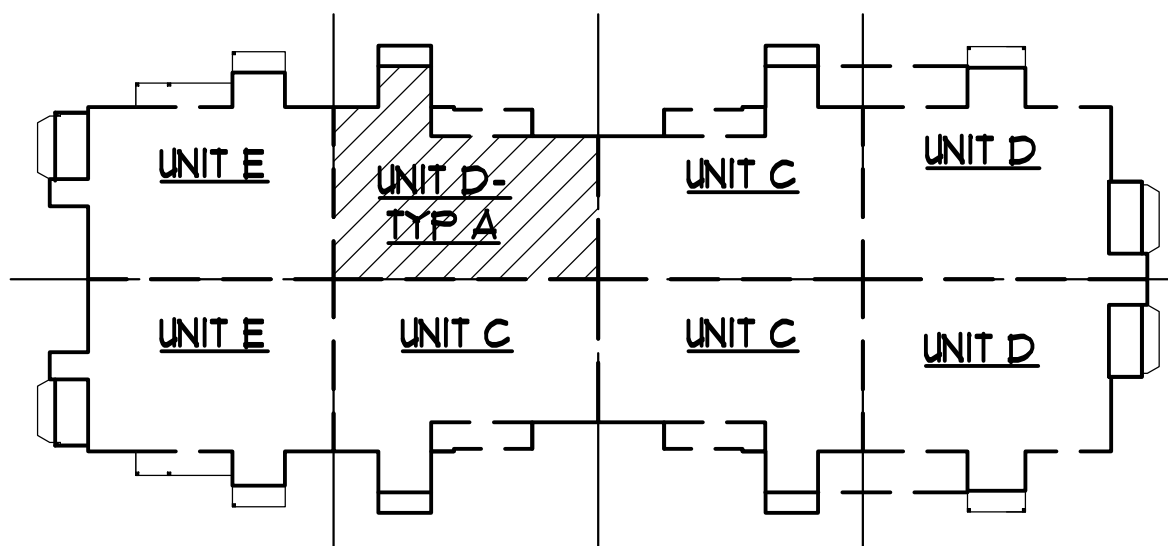
Issued For Permit:

Sheet No.
 CO

Typical Door Schedule		
Door Sizes	Door Descriptions	
①	6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
①a	6'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
②	8'-0" SLIDING GLASS DOOR	TEMPERED GLASS LOOKING HARDWARE
③	2'-6" SLUNG	METAL, INSULATED KEY LOOKING HARDWARE
④	2'-6" SLUNG	METAL, INSULATED KEY LOOKING HARDWARE
⑤	2'-0" SLUNG	METAL, INSULATED KEY LOCKING HARDWARE
⑥	3'-0" SLUNG	3 LITE METAL, INSULATED, LEVER HARDWARE KEY LOCKING HARDWARE DEAD BOLT W/ 2'-0" TRANSOM ABOVE
⑦	2'-6" SLUNG	PASSAGE, HARDWARE
⑧	2'-6" SLUNG	PASSAGE, HARDWARE
⑨	2'-6" SLUNG	PASSAGE, HARDWARE
⑩	2'-0" SLUNG	PASSAGE, HARDWARE
⑪	3'-0" SLUNG	PASSAGE, HARDWARE
⑫	1'-0" SLUNG	PASSAGE, HARDWARE
⑬	1'-6" SLUNG	PASSAGE, HARDWARE
⑭	2'-0" SLUNG	PASSAGE, HARDWARE
⑮	4'-0" SLUNG	PASSAGE, HARDWARE
⑯	5'-0" BI-FOLD	FULLS
⑰	6'-0" BI-FOLD	FULLS
⑱	3'-0" SLUNG	3 LITE METAL, INSULATED, LEVER HARDWARE KEY LOCKING HARDWARE DEAD BOLT
⑲	3'-0" SLUNG	LEVER HARDWARE
⑳	3'-0" SLUNG	METAL, INSULATED, KEY LOCKING HARDWARE, LEVER HARDWARE
㉑	3'-0" SLUNG	7 PANEL ARCH TOP METAL, INSULATED, LEVER HARDWARE DEAD BOLT PEEP HOLE W/ 3'-0" TRANSOM

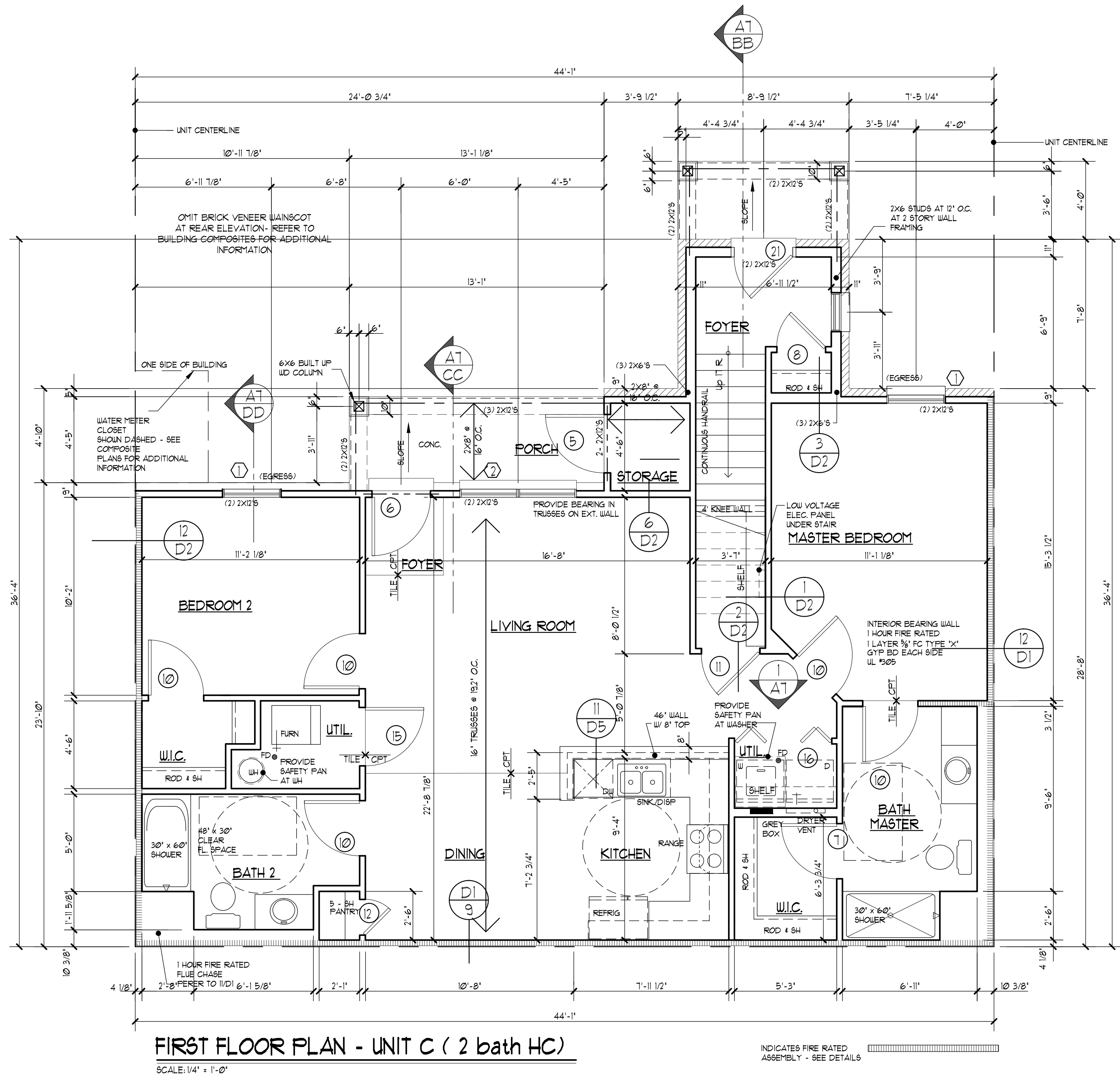
ACCESSIBILITY REQUIREMENTS FOR ALL FIRST FLOOR UNITS	
PER HUD GUIDELINES ISSUED MARCH 6 1991 VOL. 56 NO. 44	ELECTRICAL NOTES:
GENERAL NOTES:	
1. CHANGES IN LEVEL BETWEEN 1/4" TO 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2	
2. DOORWAYS TO PROVIDE MIN. 32" NOMINAL CLEAR OPENINGS TO ROOFS.	
3. WALLWAYS - MIN 36" CLEAR	
4. AT LEAST 1 (ONE) SHELF/POLE IN EACH CLOSET TO BE MOUNTED AT 54" AFF.	
5. 1/2" MAX. THRESHOLD AT FRONT DOOR UNIT TO GARAGE DOOR AND SECONDARY EXITS, SUCH AS SLING GLASS DOORS AND FRENCH DOORS.	
6. LEVER HARDWARE REQUIRED ON UNIT AND BUILDING ENTRY DOORS.	
7. SLIDING GLASS DOORS SHALL HAVE A MIN. CLEAR OPENING OF 31 3/4"	
8. IT SHALL BE THE SUPPLIER AND/OR INSTALLER RESPONSIBILITY TO PROVIDE AND/OR MAINTAIN ALL REQUIRED CLEARANCES AT APPLIANCES AND FIXTURES.	
	OUTLET MOUNTING HEIGHTS
	NOTE: ALL REINFORCEMENT TO BE 1/2" PLYWOOD, LET-IN TO STUDS.
	ALL MOLDED (FIBERGLASS, ACRYLIC, ETC) BATHTUBS AND SHOWERS WITH INTEGRAL WALL PANELS SHALL BE DESIGNED AND LABELED AS BUILT FOR GRAB BARS AND MEETING THE ANSI LOADING REQUIREMENTS.
	1/2" FOLD DOWN GRAB BAR REINFORCEMENT SHALL BE PLACED ON THE TUB SIDE OF THE WATER CLOSET PROVIDING 18" FROM CENTERLINE TO TUB FACE
	LOCATION OF REINFORCED AREA FOR GRAB BARS IN ALL BATHS

Window Schedule			
Door Sizes	Door Descriptions	SIZE	REMARKS
①	3'-0" SH	3'-0" x 6'-0"	VINYL FRAME, INSULATED
②	(2) 3'-0" SH (MUL)	(2) 3'-0" x 6'-0"	VINYL FRAME, INSULATED, MULLED
③	(2) 3'-0" SH (MUL)	(2) 3'-0" x 5'-0"	VINYL FRAME, INSULATED, MULLED
④	3'-0" SH (FIXED)	3'-0" x 5'-0"	VINYL FRAME, INSULATED
⑤	2'-0" SH	2'-0" x 4'-0"	VINYL FRAME, INSULATED
⑥	3'-0" SH	3'-0" x 5'-0"	VINYL FRAME, INSULATED
SH - SINGLE HUNG			
TEMPERED GLASS SHALL BE USED IN THE FOLLOWING CONDITIONS:			
- IN SLUNG DOORS			
- IN SLUNG GLASS DOORS (BOTH FIXED AND OPERABLE PANELS)			
- IN STORM DOORS			
- IN INDIVIDUAL FIXED OR OPERABLE PANELS TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS WITHIN 60" OF WALKING SURFACE.			
- IN PANELS GREATER THAN 9 SQ. FT. HAVING A BOTTOM EDGE WITHIN 18" OF A WALKING SURFACE AND A TOP EDGE GREATER THA 36" ABOVE THE WALKING SURFACE, AND ON OR MORE WALKING SURFACES WITHIN 36" MEASURED HORIZONTALLY OF THE GLAZING.			
- IN GUARDRAILS			
- IN TUBS OR SHOWERS ENCLOSURES			
- ADJACENT TO STAIRWAYS, LANDING, OR RAMPS WITH 36" HORIZONTALLY OF A WALKING SURFACE. WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE ADJACENT TREAD OR LANDING.			
- ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE BOTTOM TREAD.			



KEY PLAN - BUILDING # - UNIT C - FIRST (HC)

NTS.



UNIT C	
FIRST FLOOR UNIT:	1/100 Sq. Ft.

GENERAL NOTES

- ALL FRAME WALL DIMENSIONS TO BE 3'-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
- FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (U.N.O.).
- SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (U.N.O.).
- ALL ANGLE WALLS ARE 45 DEGREES (U.N.O.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
- BLOCKING ON ALL 4 SIDES.
- DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
- INSTALL MANUFACTURED JOIST HANGERS & NAILS AND FILL ALL HOLES.
- FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
- FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
- DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE: IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

NOTE: ALL GLASS (WINDOWS ETC) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS, ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

LIGHT & VENT SCHEDULE

FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	417	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	17.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

REVISIONS:

1	△	6/2/2018
2	△	8/6/2018
3	△	8/30/2018
4	△	9/14/2018
5	△	7/11/2019
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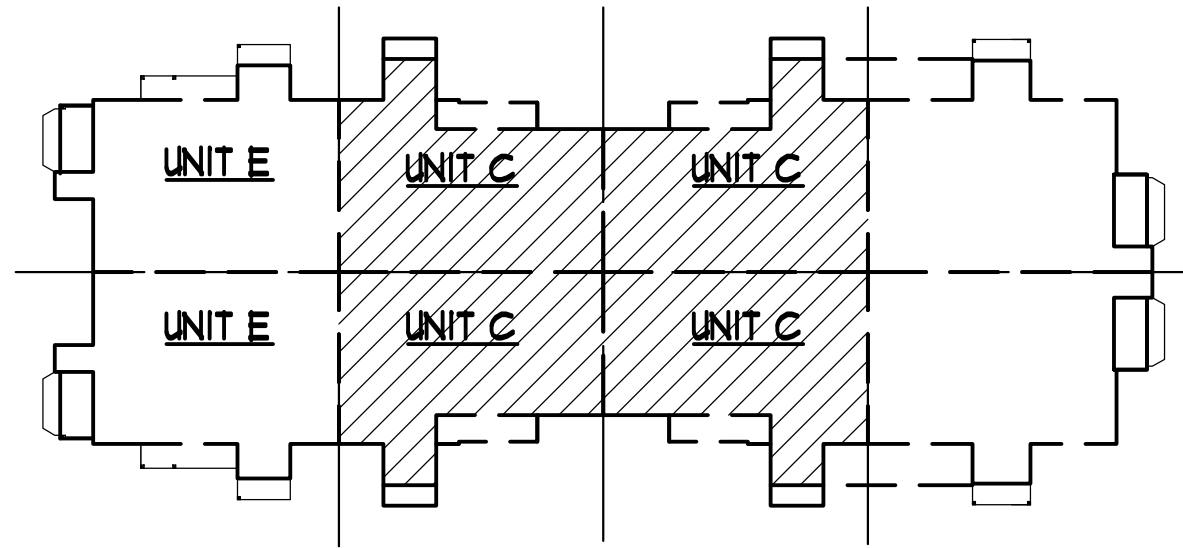
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7/29/2019

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A1



KEY PLAN - BUILDING # - UNIT C - SECOND FLOOR

N.T.S.

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 3/16"	4'-0" OR LESS
3" X 3" X 3/16"	5'-0" --- 6'-0"
4" X 3" X 3/16"	6'-0" --- 7'-0"
4" X 3" X 3/16"	7'-0" --- 8'-0"
5" X 3" X 3/16"	8'-0" --- 9'-0"
5" X 3" X 3/8"	9'-0" --- 10'-0"
6" X 3" X 3/8"	10'-0" --- 16'-0"
6" X 4" X 3/8"	16'-0"

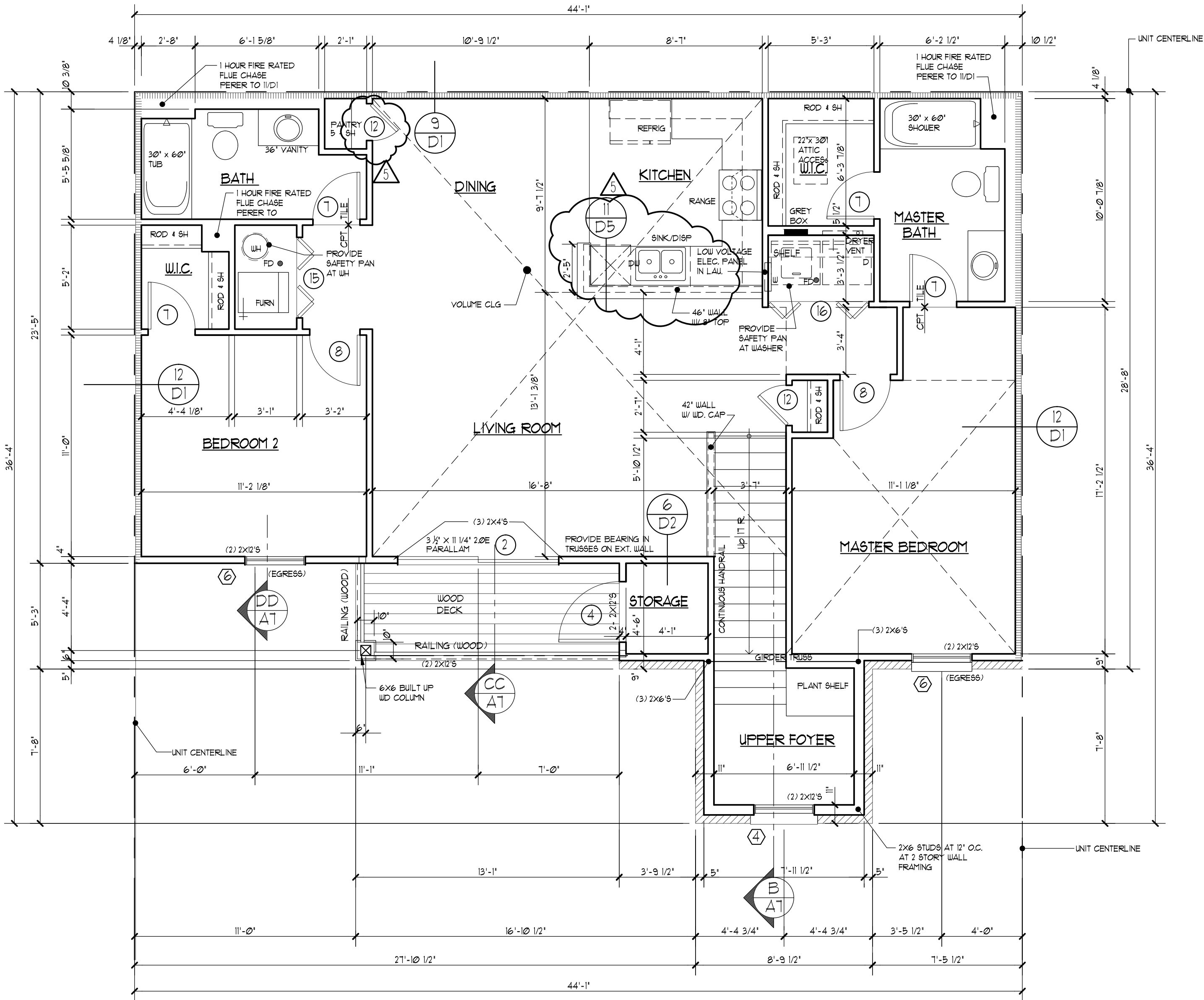
GENERAL NOTES

- ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
- FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (UNO.).
- SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
- ALL ANGLE WALLS ARE 45 DEGREES (UNO.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
- BLOCKING ON ALL 4 SIDES.
- DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS.
- INSTALL MANUFACTURED JOIST HANGERS & NAILS AND FILL ALL HOLES.
- FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
- FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
- DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR.
- ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE: IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR. SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

NOTE: ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.



SECOND FLOOR PLAN - UNIT C

SCALE: 1/4" = 1'-0"

UNIT C		
SECOND FLOOR UNIT:	1203	8q. FL.

LIGHT & VENT SCHEDULE

SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	406	33.4	40.5	16.7	20.25	-	-
M. BEDROOM	175	16.0	34.2	8.0	11.1	-	-
BEDROOM 2	129	8.4	23.0	4.2	11.4	-	-
M. BATH	60	-	-	-	-	80	100 CFM
BATH 2	55	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

REVISIONS:

1	△	8/2/2018
2	△	8/6/2018
3		8/30/2018
4	△	9/14/2018
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Job No.:

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Date:

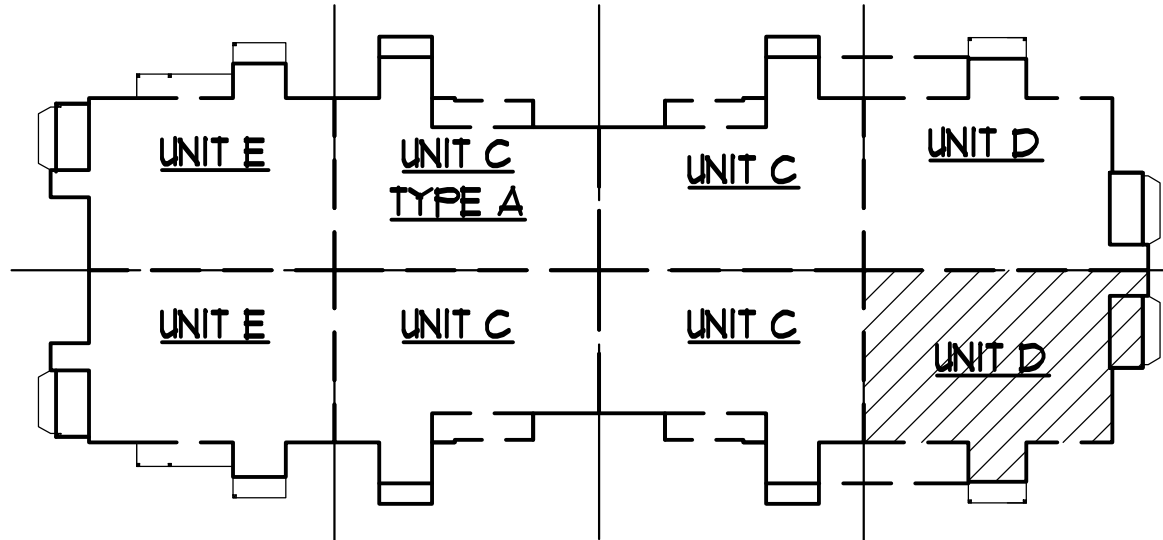
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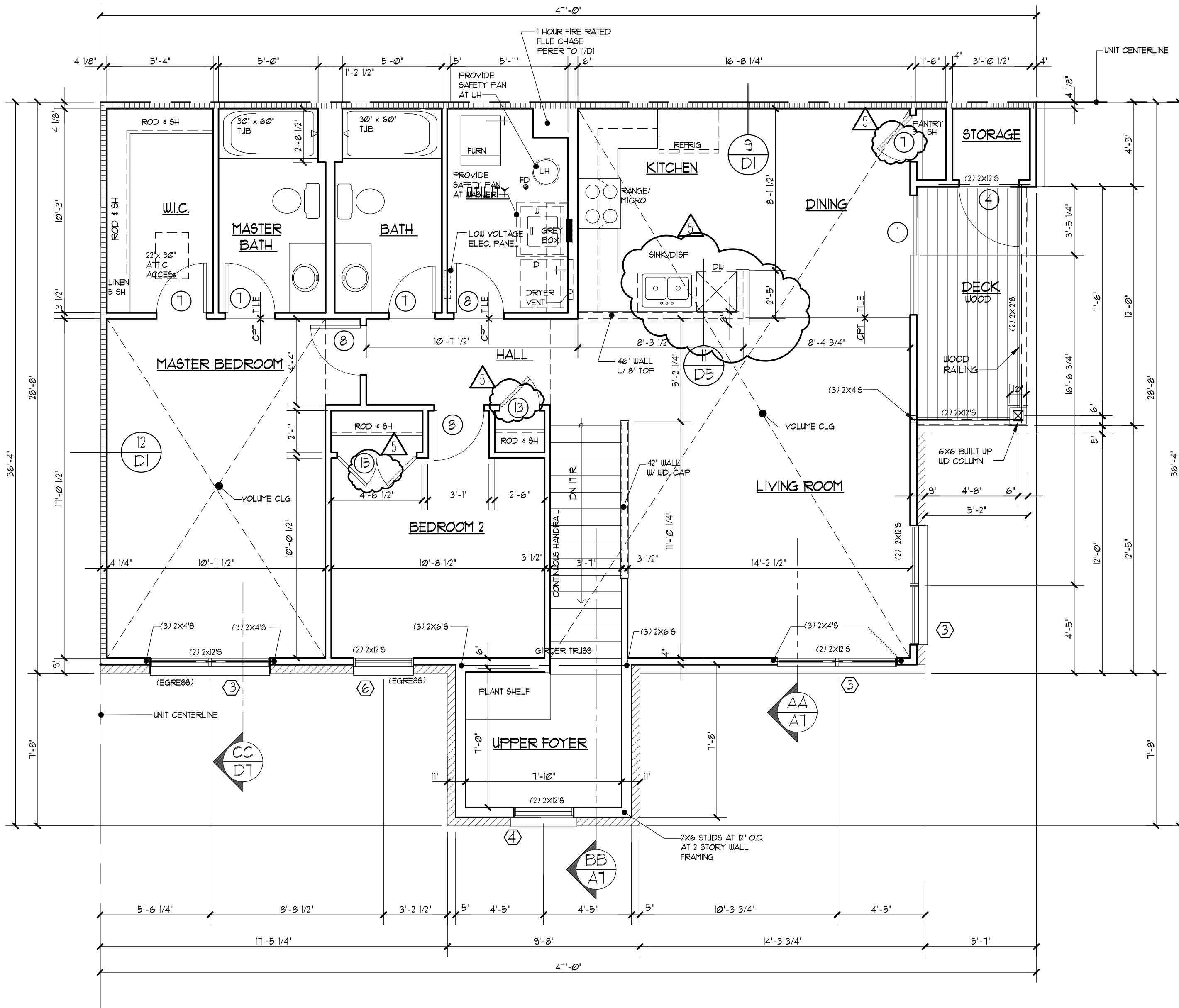
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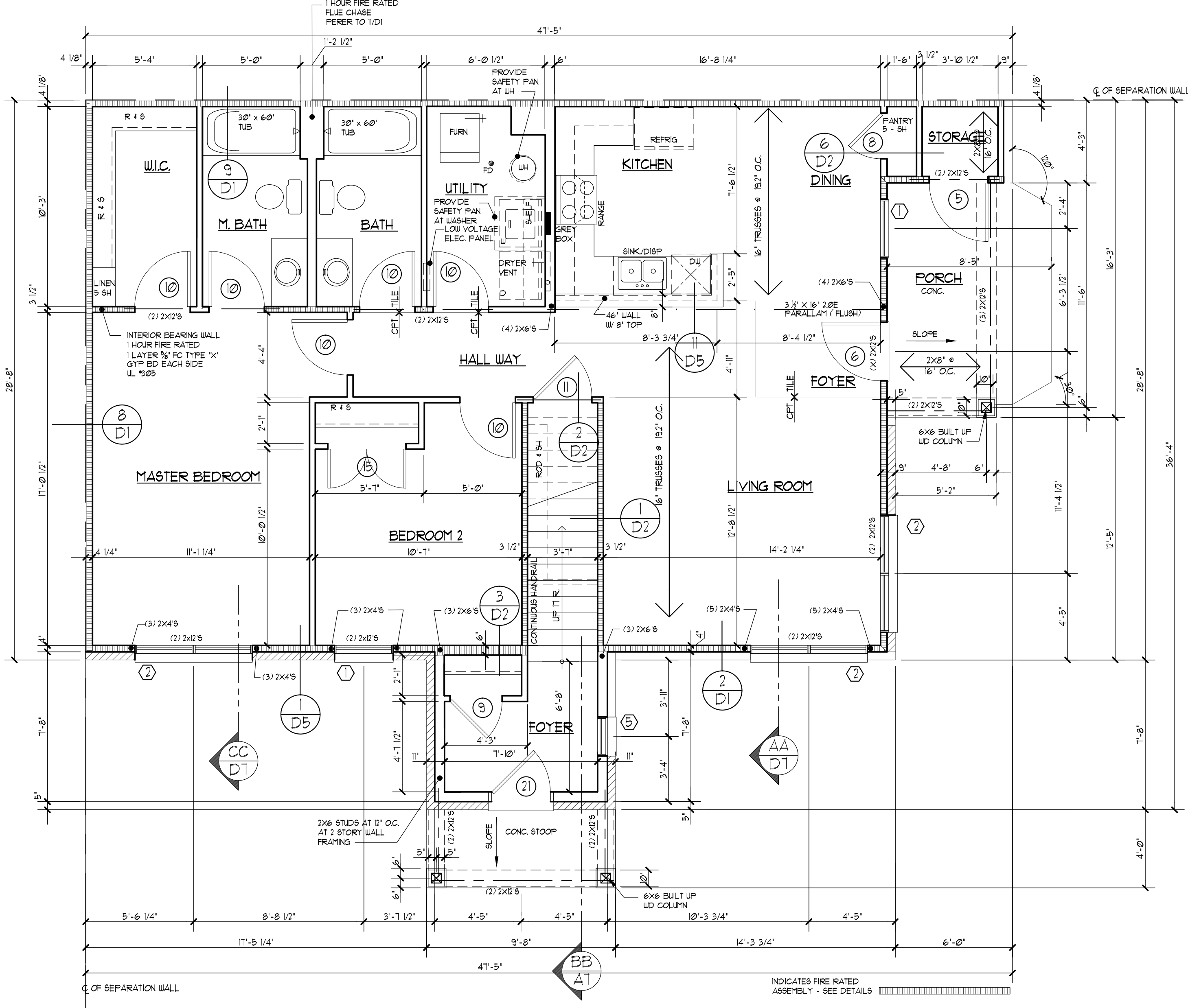
KEY PLAN - BUILDING # - UNIT D - FIRST & SECOND

N.T.S.



SECOND FLOOR PLAN - UNIT D

SCALE: 1/4" = 1'-0" (2) BATH OPTION



FIRST FLOOR PLAN - UNIT D (STANDARD 2 BED, 2 BATH)

SCALE: 1/4" = 1'-0"

UNIT D			
FIRST FLOOR UNIT:	1160	Sq. Ft.	
SECOND FLOOR UNIT:	1269	Sq. Ft.	

LIGHT & VENT SCHEDULE						
FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM
		REQ.	ACT.	REQ.	ACT.	
DINING / KITCHEN	411	33.4	40.5	16.7	2025	-
M. BEDROOM	196	16.0	34.2	8.0	111	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-
M. BATH	53	-	-	-	-	80
BATH 2	53	-	-	-	-	80

LIGHT & VENT SCHEDULE						
SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM
		REQ.	ACT.	REQ.	ACT.	
DINING / KITCHEN	411	33.4	40.5	16.7	2025	-
M. BEDROOM	196	16.0	34.2	8.0	111	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-
M. BATH	53	-	-	-	-	80
BATH 2	53	-	-	-	-	80

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

LINTEL SCHEDULE:	
STEEL ANGLE:	CLEAR OPENING:
3" X 3" X 3/16"	4'-0" OR LESS
3" X 3" X 3/16"	5'-0" --- 6'-0"
4" X 3" X 3/16"	6'-0" --- 7'-0"
4" X 3" X 3/16"	7'-0" --- 8'-0"
5" X 3" X 3/16"	8'-0" --- 9'-0"
5" X 3" X 3/16"	9'-0" --- 10'-0"
6" X 3" X 3/16"	10'-0" --- 16'-0"
6" X 4" X 3/8"	16'-0"

GENERAL NOTES	
1.	ALL FRAME WALL DIMENSIONS TO BE 3-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
2.	FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (UNO.).
3.	SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
4.	ALL ANGLE WALLS ARE 45 DEGREES (UNO.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID
5.	BLOCKING ON ALL 4 SIDES.
6.	DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS
7.	INSTALL MANUFACTURED JOIST HANGERS 4 NAILS AND FILL ALL HOLES.
8.	FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
9.	FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
10.	DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE:	
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES	
NOTE:	
IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"	
NOTE:	
ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.	

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KIPLING GROUP
 TIMBER RIDGE HOMES
 JOLETT, ILLINOIS

KIPLING
 ARCHITECTS

SECOND FLOOR PLAN - UNIT (D) - OPT L 2 BATH - SEC. FL.

REVISIONS:		
1	△	8/2/2018
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Drawn By:

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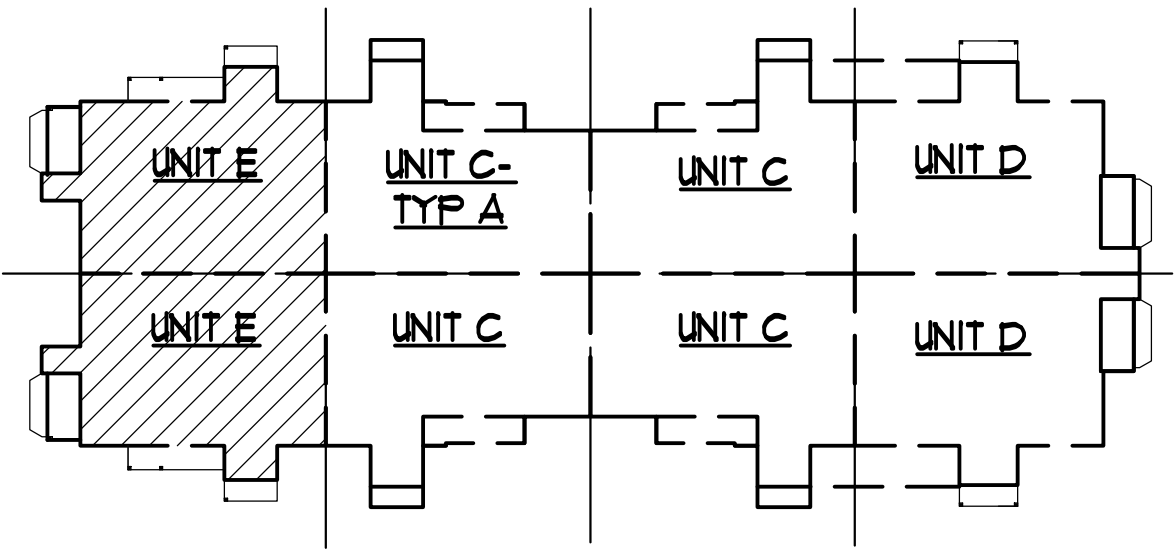
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KEY PLAN - FIRST AND SECOND FLOOR

N.T.S.

SECOND FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"

NOTE: FOR ALL STL. LINTELS OVER BRICK OPENINGS, SEE SCHEDULE BELOW

LINTEL SCHEDULE:

STEEL ANGLE:	CLEAR OPENING:
3' X 3' X 3/8"	4'-0" OR LESS
3' X 3' X 5/8"	5'-0" --- 6'-0"
4' X 3' X 3/8"	6'-0" --- 7'-0"
4' X 3' X 5/8"	7'-0" --- 8'-0"
5' X 3' X 3/8"	8'-0" --- 9'-0"
5' X 3' X 5/8"	9'-0" --- 10'-0"
6' X 3' X 3/8"	10'-0" --- 16'-0"
6' X 4' X 3/8"	16'-0"

GENERAL NOTES

- ALL FRAME WALL DIMENSIONS TO BE 3'-1/2" TYP. (UNLESS DIMENSIONED OTHERWISE).
- FIRST FLOOR WINDOW HEADER HEIGHT TO BE 1'-10" ABOVE SUB-FLOOR (UNO.).
- SECOND FLOOR WINDOW HEADER HEIGHT TO BE 6'-10" ABOVE SUB-FLOOR (UNO.).
- ALL ANGLE WALLS ARE 45 DEGREES (UNO.). THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED, SHALL PENETRATE THE SUB-FLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SILD
- BLOCKING ON ALL 4 SIDES. DOUBLE ALL FLOOR JOISTS UNDER ALL TUBS AND SHOWERS.
- INSTALL MANUFACTURED JOIST HANGERS 4 NAILS AND FILL ALL HOLES.
- FIREPLACE CHASES SHALL BE FIRE-STOPPED AT EACH FLOOR & CEILING.
- FIRE-STOPPING SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS.
- DOUBLE ALL CEILING JOISTS WHERE ALL ROOF POINT LOADS OCCUR. ALL WINDOWS WITHIN A 24" ARC OF DOOR EDGE & AT TUB AND SHOWER WINDOWS AND ENCLOSURES, SHALL BE TEMPERED GLASS.

NOTE: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES

NOTE: IF DRYER VENT IS LONGER THAN 35'-0", A BOOSTER FAN MAY BE REQUIRED PER MFR SPECS. ALSO INSTALL PERMANENT SIGN ABOVE DRYER INDICATING DRYER VENT IS LONGER THAN 35'-0"

NOTE: ALL GLASS (WINDOWS, ETC.) WITHIN 18" OF THE FINISHED FLOOR (AND SKYLIGHTS) SHALL BE TEMPERED GLASS. ALSO, ALL SIDE-LITES SHALL BE TEMPERED GLASS.

FIRST FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"

UNIT E			
FIRST FLOOR UNIT:	138	Sq. Ft.	
SECOND FLOOR UNIT:	1241	Sq. Ft.	

LIGHT & VENT SCHEDULE							
FIRST FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	411	33.4	40.5	16.1	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	11.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

ALL EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

LIGHT & VENT SCHEDULE							
SECOND FLOOR ROOM NAME	AREA	LIGHT 8%		VENT 4%		MECH. CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
DINING / KITCHEN	411	33.4	40.5	16.1	20.25	-	-
M. BEDROOM	196	16.0	34.2	8.0	11.1	-	-
BEDROOM 2	126	8.4	23.0	4.2	11.4	-	-
M. BATH	53	-	-	-	-	80	100 CFM
BATH 2	53	-	-	-	-	80	100 CFM

REVISIONS:

1		8/2/2018
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Drawn By:
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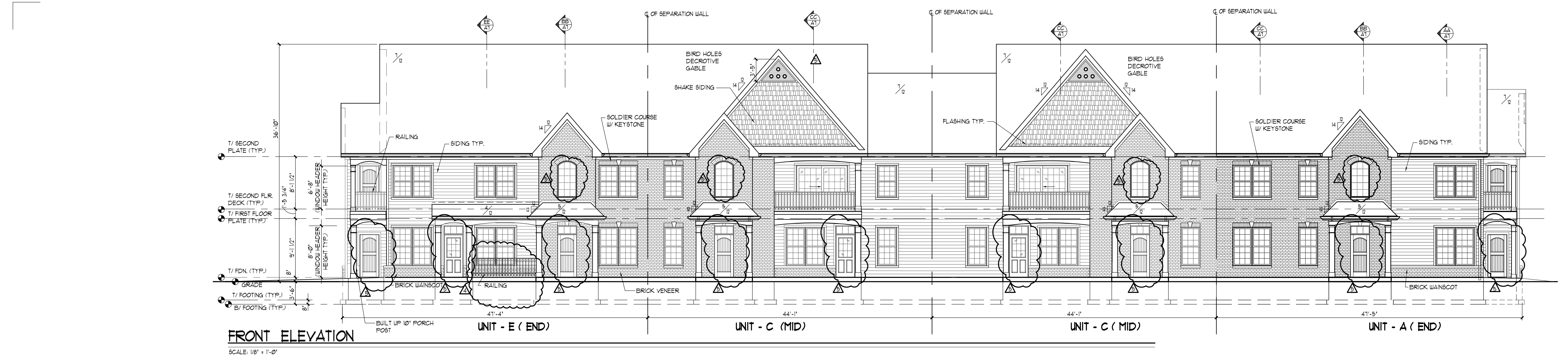
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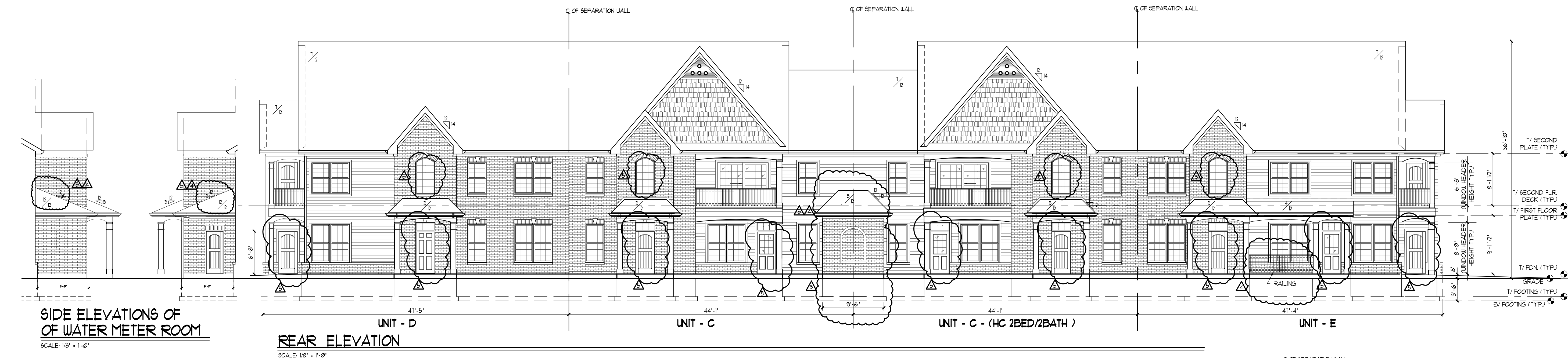
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATIONS OF
OF WATER METER ROOM

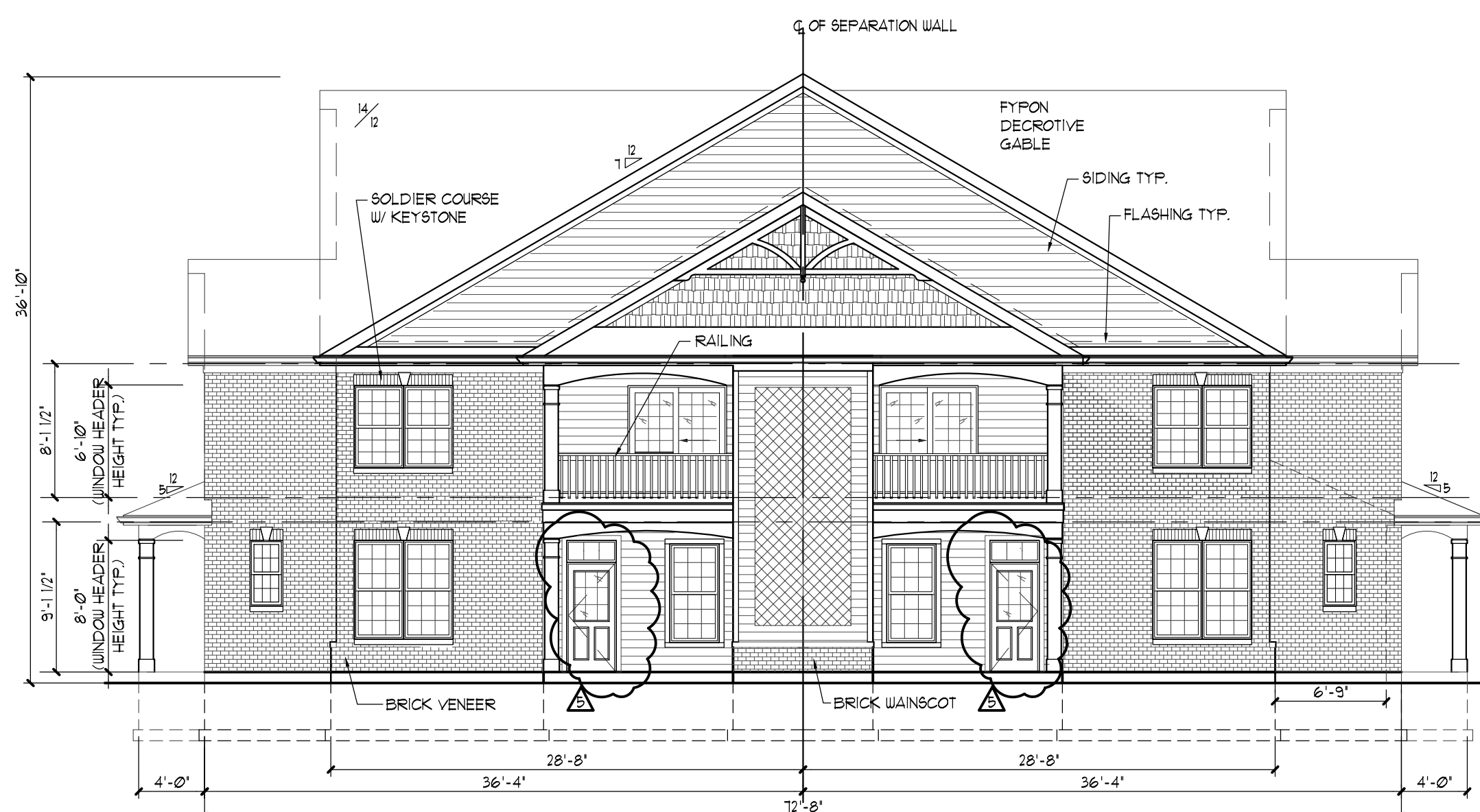
SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

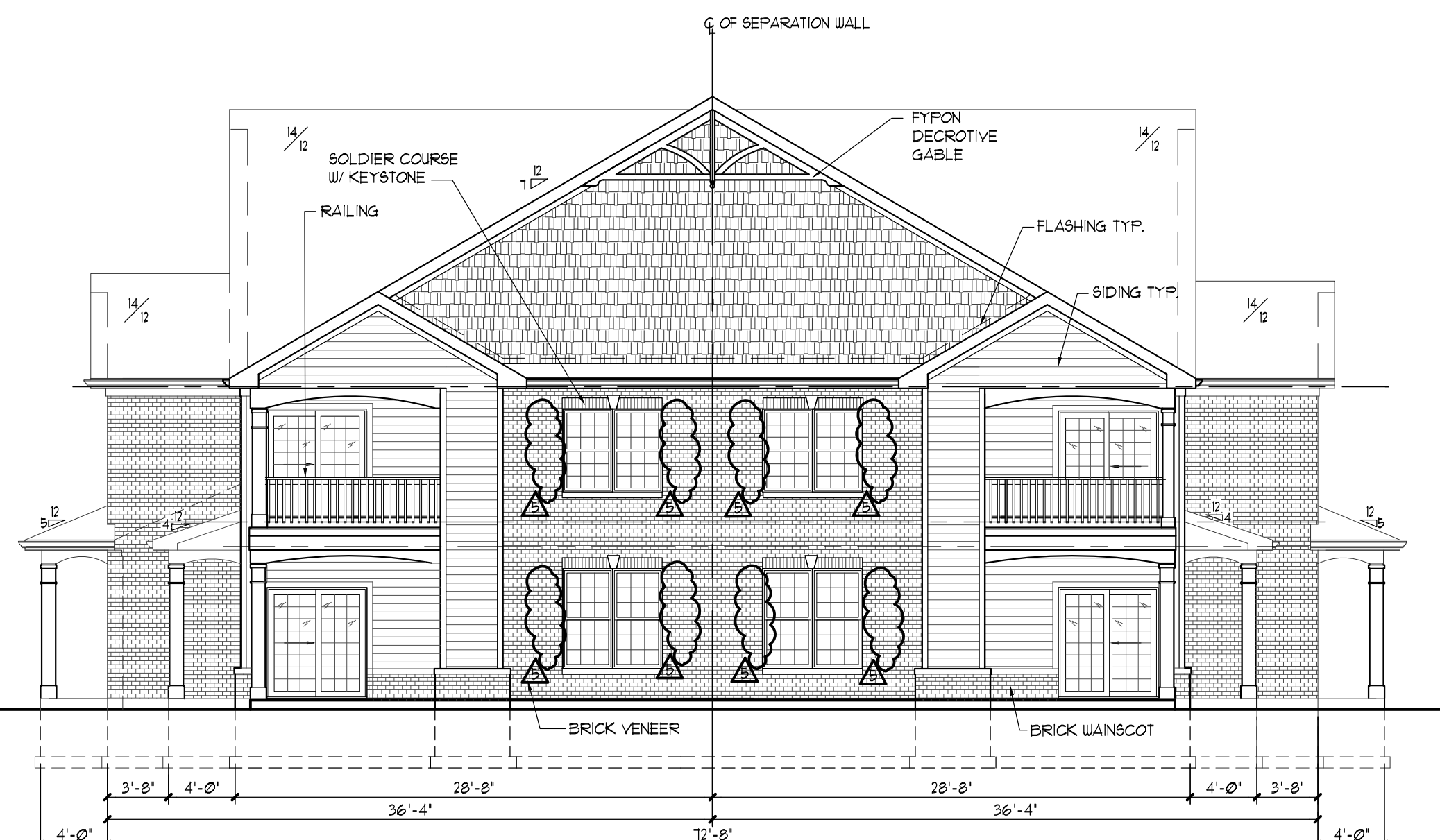
TYPICAL ELEVATION NOTES:

1. TYPICAL ROOFING - 25 YEAR ASPHALT SHINGLES (CLASS "C" OR BETTER).
2. ROOF VENTS - 51 SQ. IN. FREE AIR SOFFIT VENTS - AERATED ALUMINUM PANELS
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS TO CONC. SPLASH BLOCK AT GRADE.
4. TYPICAL SIDING TO BE FIBER CEMENT (CERTAINTED LEATHER BD. OR EQUAL).
5. TYPICAL TRIM SHALL BE NON-HYDROSCOPIC ENGINEERED WOOD UNO. FASCIA - 5 1/4" x 8 ALUMINUM WRAPPED FASCIA FRIEZE - 5 1/4" x 8 ALUMINUM WRAPPED RAKE - 5 1/4" x 8 ALUMINUM WRAPPED RAKE FRIEZE - 1x4 FIBER CEMENT
6. PROVIDE ALUMINUM DRIP CAPS AT ALL DOOR AND WINDOW HEADS.
7. PROVIDE SHEET METAL FLASHING AT ALL ROOF TO WALL CONDITIONS.
8. PROVIDE UR GRACE ICE AND WATER SHIELD UNDER SHINGLES AT ROOF PITCHES OF 4:12 AND UNDER AT EAVES AND VALLYS.
9. PROVIDE 2 1/2" LIMESTONE CAP AT BRICK VENEER WAINSCOT AND AT WINDOW SILL IN CONTRACT WITH BRICK VENEER.
10. FLUES SHALL BE A MIN. OF 2'-0" ABOVE ROOF SURFACES 10'-0" AWAY AND 3'-0" ABOVE THE POINT IF PENETRATION IN THE ROOF.
11. ALL MOLDES MILL WORK SHALL BE "TYFON" OR EQUAL.



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS



BUILDING "A" - UNIT C (HC)
ELEVATIONS - 1/8 UNIT BUILDING

REVISIONS:

1	△	6/2/2018
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Job No.:

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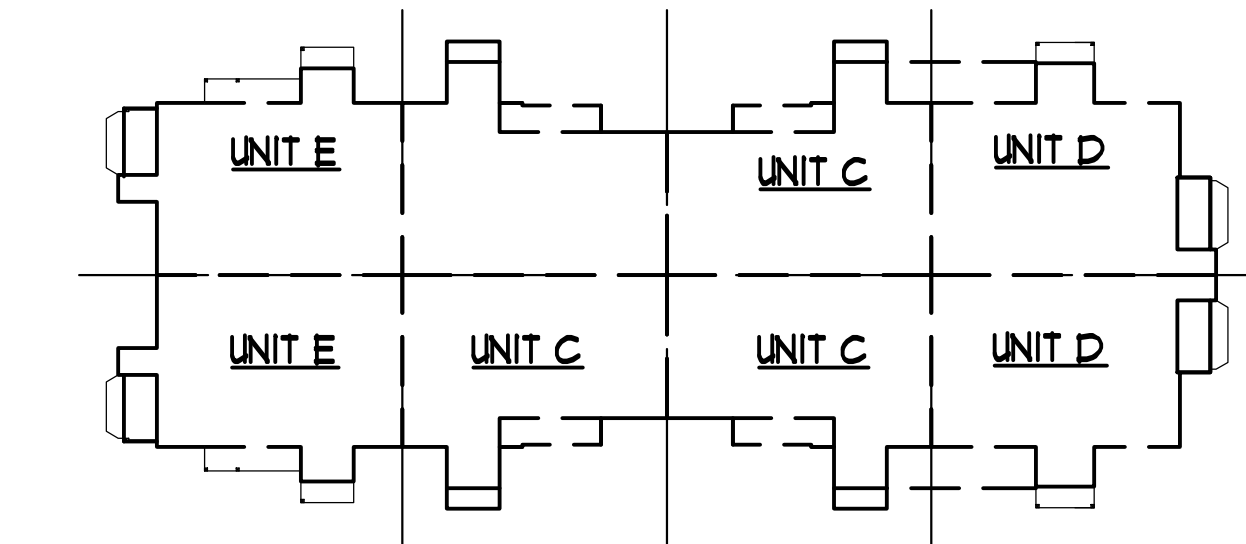
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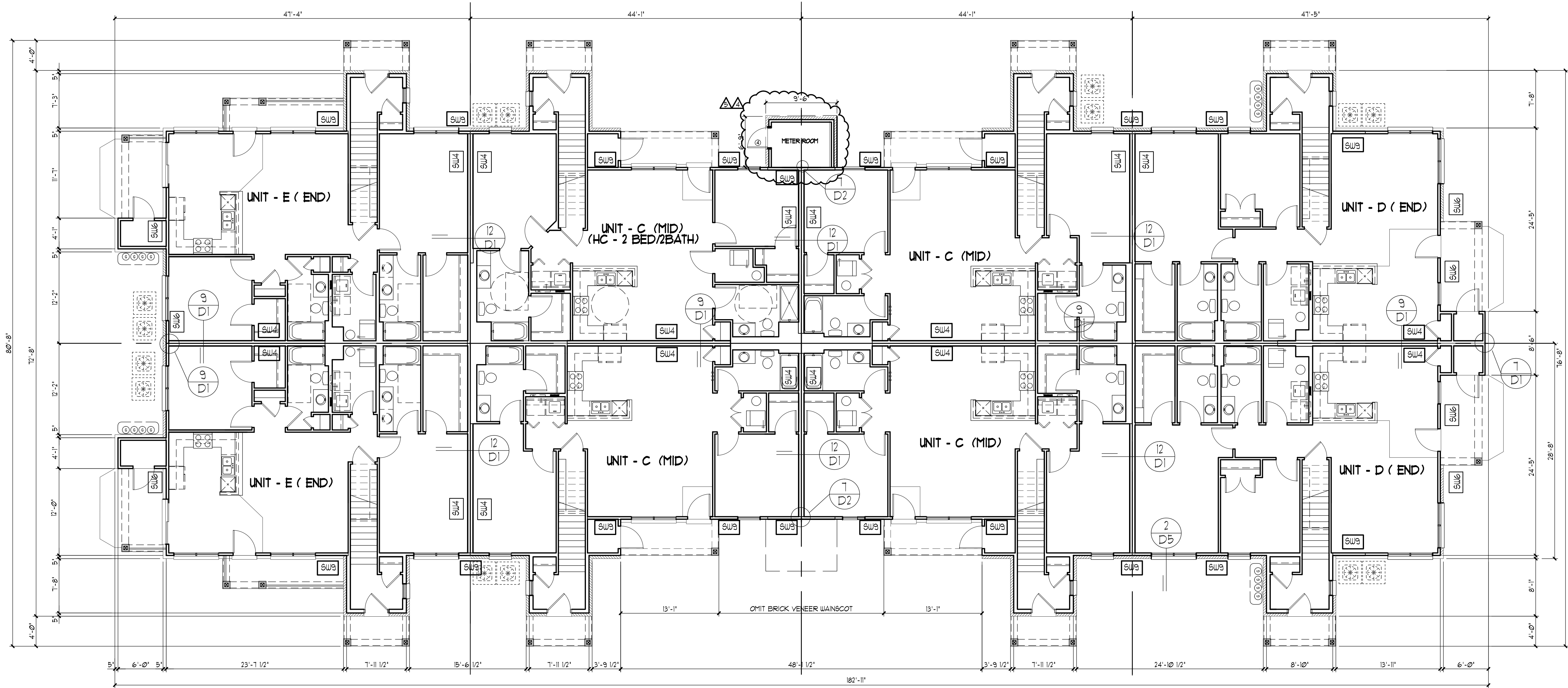
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A5



KEY PLAN - BUILDING # - UNIT - FIRST FLOOR

NTS.



FIRST FLOOR PLAN - 16 UNIT BUILDING

SCALE: 1/8" = 1'-0"

REFER TO 1/4" PLAN FOR ADDITIONAL INFORMATION

SHEAR WALL SCHEDULE

Shear Wall	Wall Stud Size & Spacing	Sheathing	Nail Size And Spacing	Sill Plate Anchor Size And Spacing	Simpson Holdown Anchor or Strap	Anchor Bolt or Strap Nails	Endwall Posts
SW1	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW2	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ϕ BOLTS @ 40" OC	HDUR-SD205	7/8" ϕ	(3) 2X6
SW3	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 7" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW4	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 4" OC @ ALL SUPPORTS	1/2" ϕ BOLTS @ 48" OC	HDUR-SD205	7/8" ϕ	(3) 2X6
SW5	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CMST 16	(29) 16d @ Each End	(3) 2X6
SW6	2x @ 16"	7/16" OSB	8d NAILS: AT 4" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ϕ BOLTS @ 24" OC	HD98	7/8" ϕ	6X6
SW7	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 4" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW8	2x @ 16"	5/8" GYPSUM (DOUBLE LAYER, BLOCKED)	6d NAILS: AT 9" OC @ ALL SUPPORTS (BASE PLY) AT 7" OC @ ALL SUPPORTS (FACE PLY) 8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ϕ BOLTS @ 48" OC	HDU4-SD205	5/8" ϕ	(3) 2x6
SW9	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" ϕ BOLTS @ 48" OC	HDU4-SD205	5/8" ϕ	(3) 2X6

- Notes: 1) All wood structural panel shear walls shall be blocked at panel edges.
2) When panels are nailed at 2" OC, framing members at adjoining panel edges shall be 3" nominal or (2) 2x and nails shall be staggered.
3) Sill Plate Anchors nails shall be 16d common nails. Drive nails into rim boards or blocking below.
4) Embedded Sill Plate Anchors shall comply with IBC Sec. 2308.6. 1/2" ϕ Simpson Titen HD Anchors may be used.
5) Anchor Bolts at Holdowns shall be either cast in place A307 headed anchor bolts or Hilti HAS-E Rods in HIT-RE 500 Epoxy.
6) Typical anchor embedment shall be as follows:
1/2" ϕ = 7" Emb.
5/8" ϕ = 7 - 1/2" Emb.
7/8" ϕ = 10 - 1/2" Emb.
1" ϕ = 12" Emb.
1-1/4" ϕ = 15" Emb.

REVISIONS:

1	Δ	8/2/2018
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Drawn By:

JM

Job No.:

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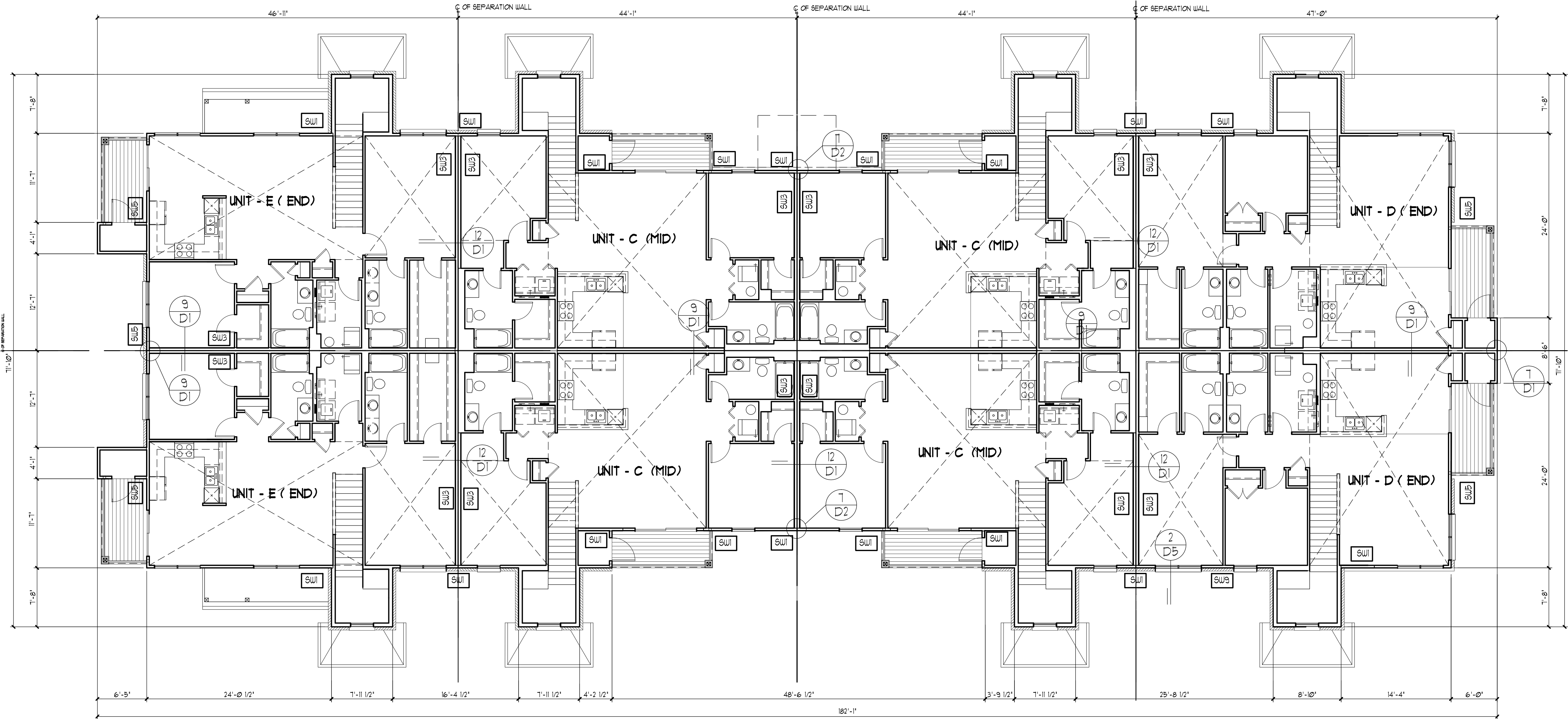
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A8



SECOND FLOOR PLAN - 16 UNIT BUILDING

SCALE: 1/8" = 1'-0"

REFER TO 1/4" PLAN FOR ADDITIONAL INFORMATION

SHEAR WALL SCHEDULE

Shear Wall	Wall Stud Size & Spacing	Sheathing	Nail Size And Spacing	Sill Plate Anchor Size And Spacing	Simpson Holdown Anchor or Strap	Anchor Bolt or Strap Nails	Endwall Posts
SW1	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW2	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" Φ BOLTS @ 40" OC	HDU8-SD205	7/8" Φ	(3) 2X6
SW3	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 7" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW4	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 4" OC @ ALL SUPPORTS	1/2" Φ BOLTS @ 48" OC	HDU8-SD205	7/8" Φ	(3) 2X6
SW5	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" Φ BOLTS @ 24" OC	CMST 16	(29) 16d @ Each End	(3) 2X6
SW6	2x @ 16"	7/16" OSB	8d NAILS: AT 4" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" Φ BOLTS @ 48" OC	HD98	7/8" Φ	6X6
SW7	2x @ 16"	5/8" GYPSUM BOARD	6d NAILS: AT 4" OC @ ALL SUPPORTS	(3) 16d Nails @ 16" OC	CS 16	(11) 10d @ Each End	(2) 2X6
SW8	2x @ 16"	5/8" GYPSUM (DOUBLE LAYER, BLOCKED)	6d NAILS: AT 7" OC @ ALL SUPPORTS (FACE PLY) AT 12" OC @ PERIMETER SUPPORTS	1/2" Φ BOLTS @ 48" OC	HDU4-SD205	5/8" Φ	(3) 2x6
SW9	2x @ 16"	7/16" OSB	8d NAILS: AT 6" OC @ PERIMETER SUPPORTS AT 12" OC @ INTERIOR SUPPORTS	1/2" Φ BOLTS @ 48" OC	HDU4-SD205	5/8" Φ	(3) 2X6

- Notes:
- 1) All wood structural panel shear walls shall be blocked at panel edges.
 - 2) When panels are nailed at 2" OC, framing members at adjoining panel edges shall be 3" nominal or (2) 2x and nails shall be staggered.
 - 3) Sill Plate Anchors shall be 16d common nails. Drive nails into rim boards or blocking below.
 - 4) Embedded Sill Plate Anchors shall comply with IBC Sec. 2308.6. 1/2" Φ Simpson Titen HD Anchors may be used.
 - 5) Anchor Bolts at Holdowns shall be either cast in place A307 headed anchor bolts or HIT-RE 500 Epoxy.
 - 6) Typical anchor embedment shall be as follows:

1/2" Φ = 7" Emb.
 5/8" Φ = 7 - 1/2" Emb.
 7/8" Φ = 10 - 1/2" Emb.
 1" Φ = 12" Emb.
 1-1/4" Φ = 15" Emb.

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1109 Ogden Avenue
Lisle, Illinois 60532

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KIPLING GROUP
TIMBER RIDGE HOMES
JOLIET, ILLINOIS

KIPLING
GROUP, LLC

SECOND FLOOR - 16 UNIT BUILDING

REVISIONS:

1	△	8/2/2018
2	△	8/6/2018
3		8/30/2018
4	△	9/14/2018
5	△	7/11/2019
6	△	8/2/2019
7		
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11		
12		
13		
14		

Drawn By:

JM

Job No.:

X

Date:

12/22/19

Issued For Permit:

Sheet No.

A9



Landscape Plans
for
TIMBER POINTE - UNIT 2
McDonough Street
City of Joliet
Will County, Illinois



SITE LOCATION MAP
NOT TO SCALE

INDEX OF LANDSCAPE SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
L0.00	COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	16-UNIT TOWNHOME LANDSCAPE PLAN - NORTH AND SOUTH
L1.02	STORMWATER MANAGEMENT AREA LANDSCAPE PLAN
L1.03	OVERALL SITE SEED/SOD LANDSCAPE PLAN
L2.00	LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS

CONTRACTOR SHALL NOTIFY
NICOR GAS IN ADVANCE OF ANY
WORK NEAR THEIR PIPELINE.

NICOR GAS CONTACT:
BRUCE KOPPANG
DOT LIAISON - ENGINEERING
1844 FERRY ROAD
NAPERVILLE, ILLINOIS 60563
Ph. (630) 368-3040 OFFICE
Ph. (708) 243-5136 MOBILE
Email: bkoppa@southernco.com

NOTES:
1.) PROPERTY LINE GEOMETRY AND EASEMENTS DEPICTED
ON THE IMPROVEMENT PLANS DO NOT NECESSARILY
REPRESENT THE FINAL GEOMETRY AND EASEMENTS SHOWN
ON THE MOST RECENT PLAT OF SUBDIVISION. REFER TO THE
PLAT OF SUBDIVISION FOR THIS INFORMATION.

2.) DUE TO THE UNCERTAINTY OF SEASONAL GROUND
WATER TABLES AND THE GEOPHYSICAL CONDITIONS
AFFECTING GROUND WATER MOVEMENT, RUETTIGER,
TONELLI & ASSOCIATES TAKES NO RESPONSIBILITY FOR
THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH
SUB-GRADE CONSTRUCTION, BASEMENTS OR OTHER LIKE
FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE
GRADE OF THE PROPERTY ARE AT THE RISK OF THE
BUILDER/OWNER.

OWNER / DEVELOPER:

TALL OAKS GROUP, L.L.C.
c/o EDWARD MATTOX
1230 W. JEFFERSON STREET
JOLIET, ILLINOIS 60404
Email: emattox@kiplinggrp.com

LAND SURVEYOR / ENGINEER:

RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

LANDSCAPE ARCHITECT:

RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600



R E V I S I O N S					
No.	DATE	DESCRIPTION	BY	No.	DATE
0	3-3-2023	Landscape Plans Created	ech		

DOCUMENTATION:
PROJECT No.: 20150950.00
DATE: 2-06-2023
FIELD BOOK: 20012161.00
20021854.00
TIMBER RIDGE
20140130
DRAWN BY: ech
CHECKED BY: J.H.

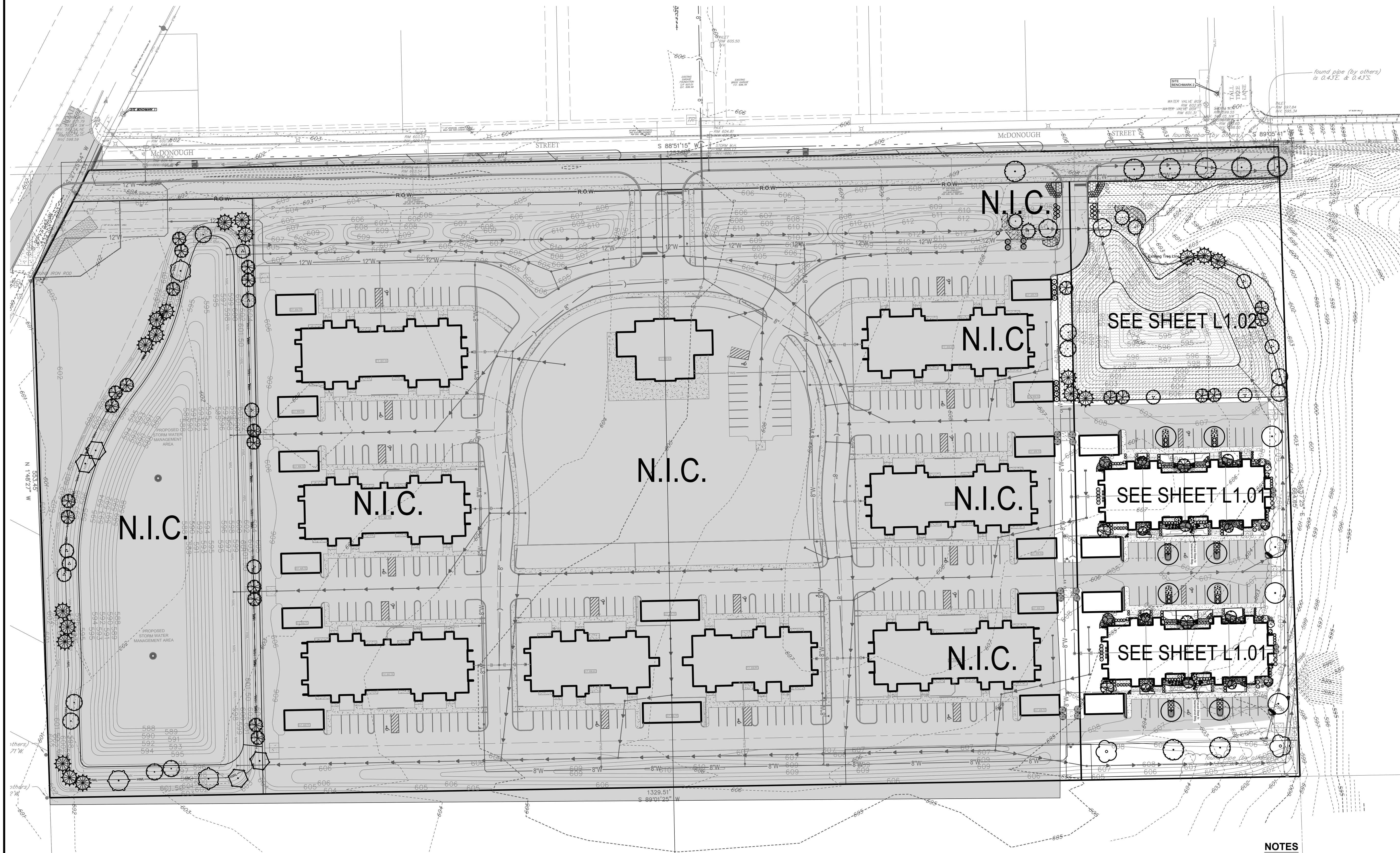


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website: www.ruettigertonelli.com

PROJECT TITLE:
TIMBER POINTE
UNIT 2 LANDSCAPE PLANS
McDONOUGH STREET
JOLIET, ILLINOIS

DRAWING TITLE:
COVER SHEET

DRAWING No.
315-0950-L3 Unit 2 LS Plans
SCALE:
AS NOTED
SHEET L0.00



NOTES

1. See Sheet L1.03 for Seed and Sod Locations.

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DOCUMENTATION:
PROJECT No.: 20150950.00
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FIELD BOOK: 200212161.00
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20140139
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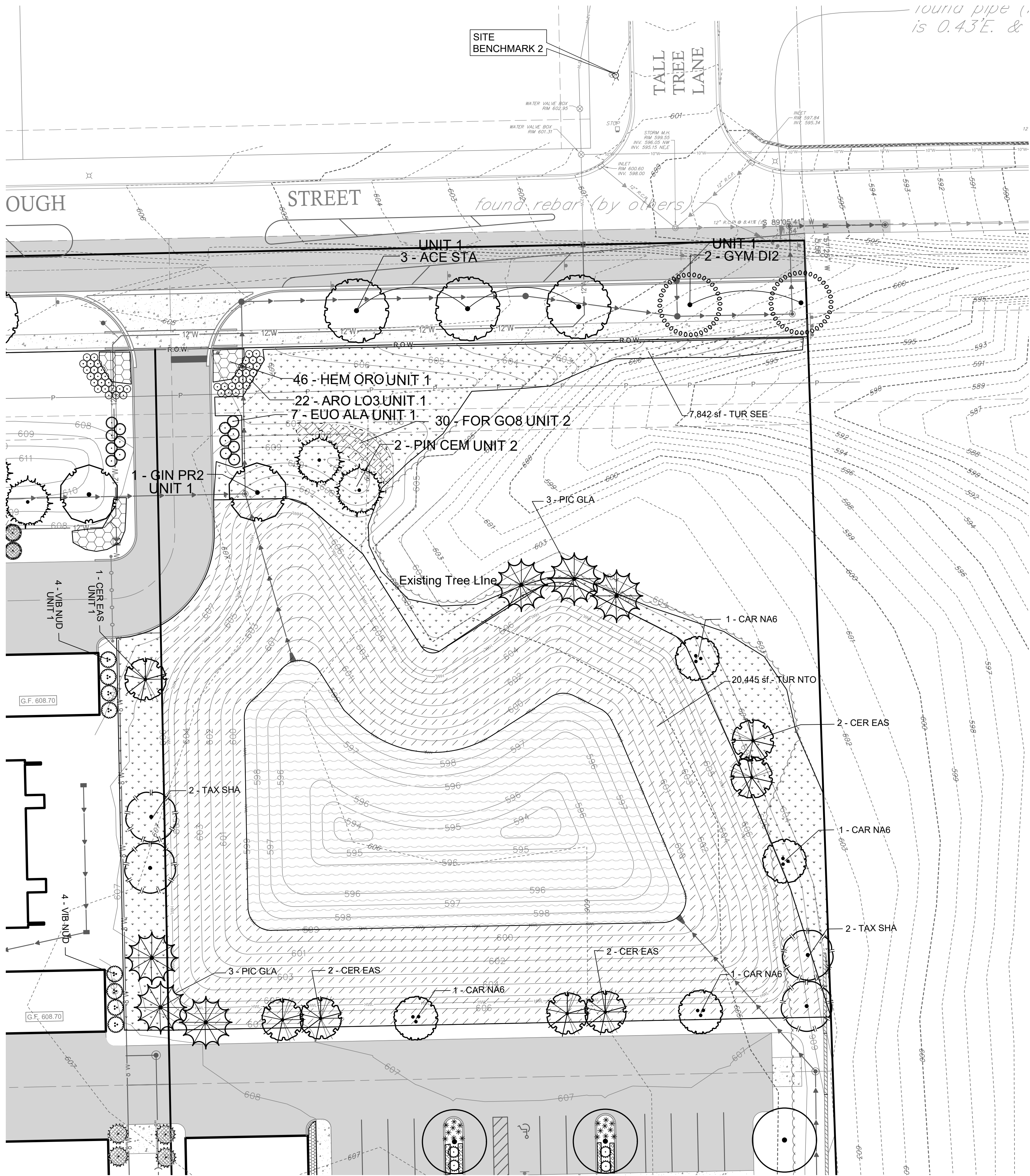
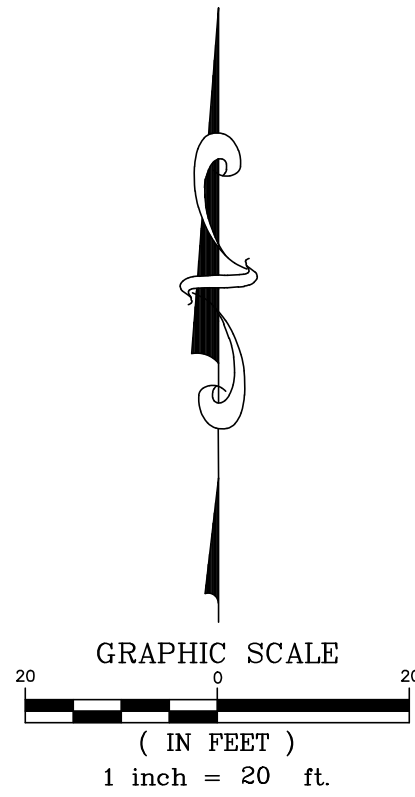
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UNIT 2 LANDSCAPE PLANS**

**McDONOUGH STREET
JOLIET, ILLINOIS**

DRAWING TITLE:

OVERALL SHEET

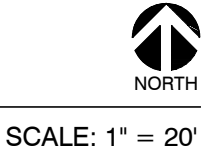
DRAWING No.	315-0950-L3 Unit 2 LS Plans
SCALE:	AS NOTED
SHEET L1.00	



PLANT SCHEDULE UNIT 2 TOWNHOME - DETENTION AREA

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
CAR NA6	4	Carpinus caroliniana `Native Flame` / Native Flame Hornbeam	8-10` Ht, BB	
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
PIC GLA	6	Picea glauca / White Spruce	6-8` Ht, BB	
TAX SHA	4	Taxodium distichum `Shawnee Brave` TM / Bald Cypress	10-12` Ht, Evg	
PIN CEM	2	Pinus cembra / Swiss Stone Pine	8-10` Ht, BB	
<u>FLOWERING TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
CER EAS	6	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht, BB	
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
VIB NUD	4	Viburnum nudum `Winterthur` / Smooth Witherod	3` Ht	
<u>SHRUB AREAS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
FOR GO8	30	Forsythia x intermedia `Gold Tide` TM / Gold Tide Forsythia	3 gal	36` o.c.
<u>SOD/SEED</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
TUR NTO	20,445 sf	Turf Seed Low Maintenance Turf Mix / Low Maintenance Turf Mix 20% Creeping Red Fescue, 20% Interm. Ryegrass, 20% Hard Fescue, 30% Bluegrass-min 2 varieties, 10% Perennial Ryegrass. Rate: 4.5 lbs/1,000 sf.	seed (sq.ft.)	
TUR SEE	9,902 sf	Turf Seed / See Specifications	seed (sq.ft.)	

UNIT 2 DETENTION AREA



NOTES

1. See Sheet L1.03 for Seed and Sod Locations.



REVISIONS							
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
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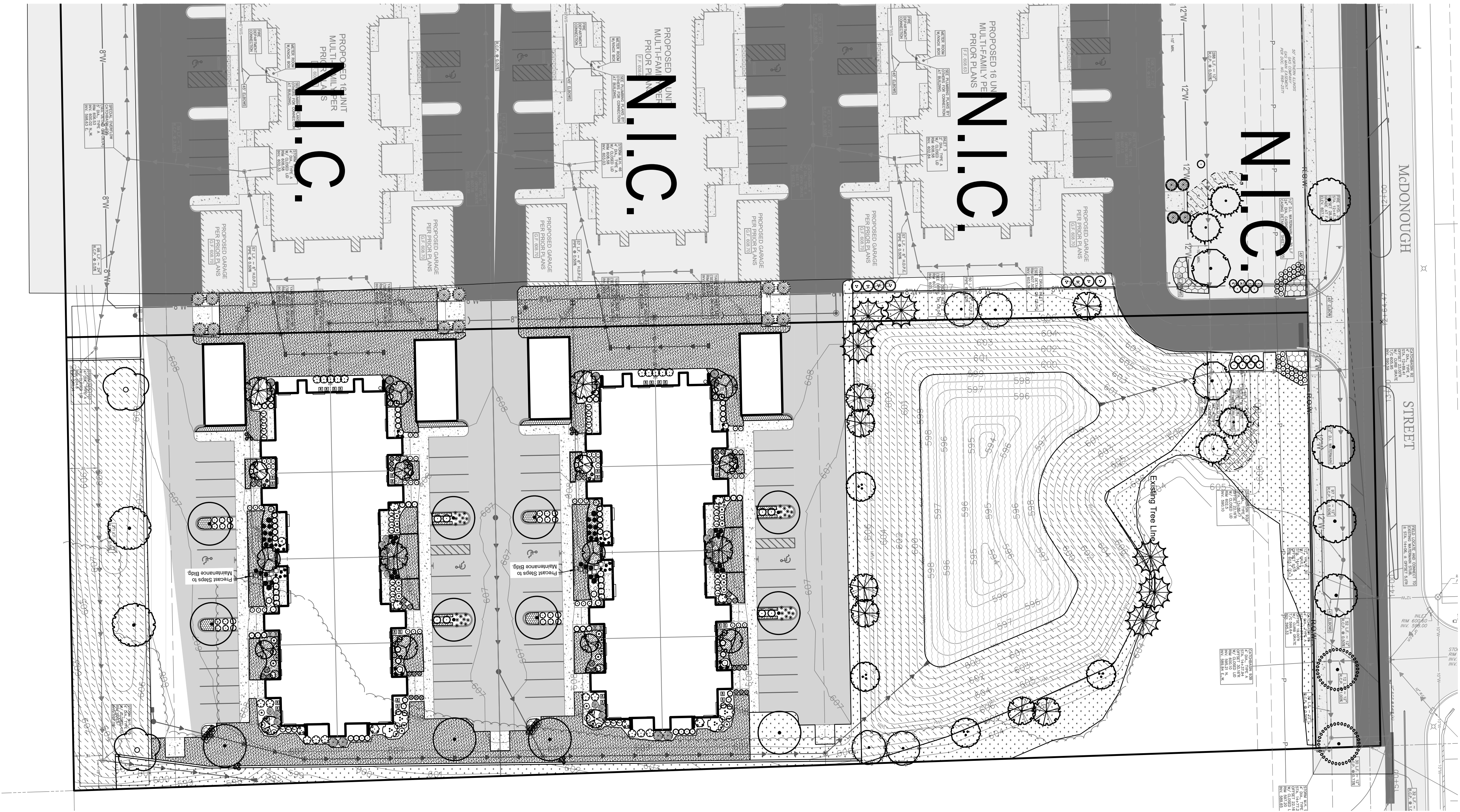
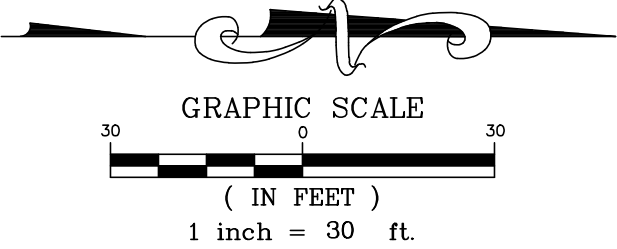


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PROJECT TITLE:
**TIMBER POINTE
UNIT 2 LANDSCAPE PLANS**
McDONOUGH STREET
JOLIET, ILLINOIS

DRAWING TITLE:
**STORM WATER MANAGEMENT
AREA
LANDSCAPE PLAN**

DRAWING No.
315-0950-L3 Unit 2 LS Plans
SCALE:
AS NOTED
SHEET L1.02



PLANT SCHEDULE UNIT 2 SEED / SOD PLAN

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	TUR SEE	4,617 sf	Turf Seed / See Specifications	seed (sq.ft.)	
	TUR NTO	8,475 sf	Turf Seed Low Maintenance Turf Mix / Low Maintenance Turf Mix 20% Creeping Red Fescue, 20% Interm. Ryegrass, 20% Hard Fescue, 30% Bluegrass-min 2 varieties, 10% Perennial Ryegrass. Rate: 4.5 lbs/1,000 sf.	seed	
	SOD	17,668 sf	Turf Sod / Min 3 varieties Bluegrass	sod (sq.ft.)	

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PROJECT TITLE:
**TIMBER POINTE
UNIT 2 LANDSCAPE PLANS**
McDONOUGH STREET
JOLIET, ILLINOIS

DRAWING TITLE:
**OVERALL SEED / SOD
LANDSCAPE PLAN**

DRAWING No.
315-0950-L3 Unit 2 LS Plans
SCALE:
AS NOTED
SHEET L1.03



LANDSCAPE SPECIFICATIONS

A. GENERAL

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, DISCREPANCIES, OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRASH AND DEBRIS FROM HIS WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL CODES AND LANDSCAPE DESIGN STANDARDS IN THE PERFORMANCE OF THE WORK.
- LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.
- MINOR ADJUSTMENTS TO PLANT LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS, FINAL GRADING, AND UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.
- NO SUBSTITUTIONS IN TYPE OR SIZE WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE. PLANTS NOT CONFORMING TO PLANT LIST SHALL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL AND MAY BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE TO STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE ILLINOIS STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA), AMERICAN ASSOCIATION OF NURSERYMAN, AND LOCAL LANDSCAPE ORDINANCES.
- CONTRACTOR SHALL PROVIDE UNIT PRICING FOR ALL MATERIALS UNLESS STATED OTHERWISE BY BID DOCUMENTS.

B. SITE PREPARATION

- FINE GRADE LANDSCAPE AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACE, FREE OF LARGE STONES, DEBRIS, AND DEPRESSIONS.
- SITE FOR SEEDING TO HAVE A MINIMUM OF 6" OF TOPSOIL APPLIED BEFORE SEEDING.
- AREAS OF WEED GROWTH SHALL BE HERBICIDED AND REMOVED OR TILLED, RAKED AND REMOVED PRIOR TO SEEDING.
- NO SEEDING SHALL START UNTIL FINAL GRADES HAVE BEEN APPROVED BY THE OWNER. SEEDING DONE WITHOUT GRADE APPROVAL MAY RESULT IN AREAS BEING RESEEDD AT CONTRACTOR'S EXPENSE.
- PLANTING AREAS CREATED WITHIN EXISTING PARKING LOTS SHALL BE EXCAVATED A MINIMUM OF 3 FEET BELOW PAVEMENT SURFACE. EXCAVATED MATERIAL SHALL BE REMOVED AND NOT MIXED WITH PLANTING MIX. PROVIDE UNDERDRAINAGE AS NECESSARY OR AS SHOWN ON PLANS AND DETAILS.

C. PLANTINGS AND TOPSOIL

- PLANTING MIX FOR TREES AND SHRUBS SHALL CONSIST OF 60% ACCEPTABLE, ORGANIC TOPSOIL AND 40% MUSHROOM COMPOST, OR OTHER MEDIUM APPROVED BY OWNER.
- ALL PLANTS SHALL BE NURSERY GROWN WITH SHAPES AND DIMENSIONS IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANTS SHALL HAVE PLANT TAGS AT TIME OF INSTALLATION.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING. THE TOP 1/3 OF BURLAP SHALL BE PULLED BACK AT PLANTING TIME AND ALL TWINES AROUND TREE TRUNKS SHALL BE CUT AND REMOVED.
- SHRUB, PERENNIAL AND GROUND COVER MASSES SHALL BE PLACED IN PLANTING BEDS PREPARED TO INCLUDE 10-10-10 FERTILIZER TO PLANTING SOIL AT THE RATE OF 1/2 POUND PER CUBIC YARD OF PLANTING SOIL. A PRE-EMERGENCE HERBICIDE SHALL BE APPLIED TO THE PLANTING BED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PLANTING BEDS SHALL BE MULCHED WITH GROUND HARDWOOD MULCH, MINIMUM 3" THICK.
- SHRUB BEDS AND TREES SHALL BE MULCHED WITH HARDWOOD MULCH AS NOTED.
- DO NOT LOCATE PLANTS WITHIN 10 FEET OF FIRE HYDRANTS, TRANSFORMERS, OR OTHER ABOVE GROUND UTILITIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND-SPADED EDGE BETWEEN LAWN AND MULCHED AREAS UNLESS NOTED OTHERWISE.
- NO BARE ROOT PLANT MATERIAL ALLOWED, UNLESS APPROVED IN WRITING FROM THE OWNER.

D. FERTILIZER AND AMENDMENTS

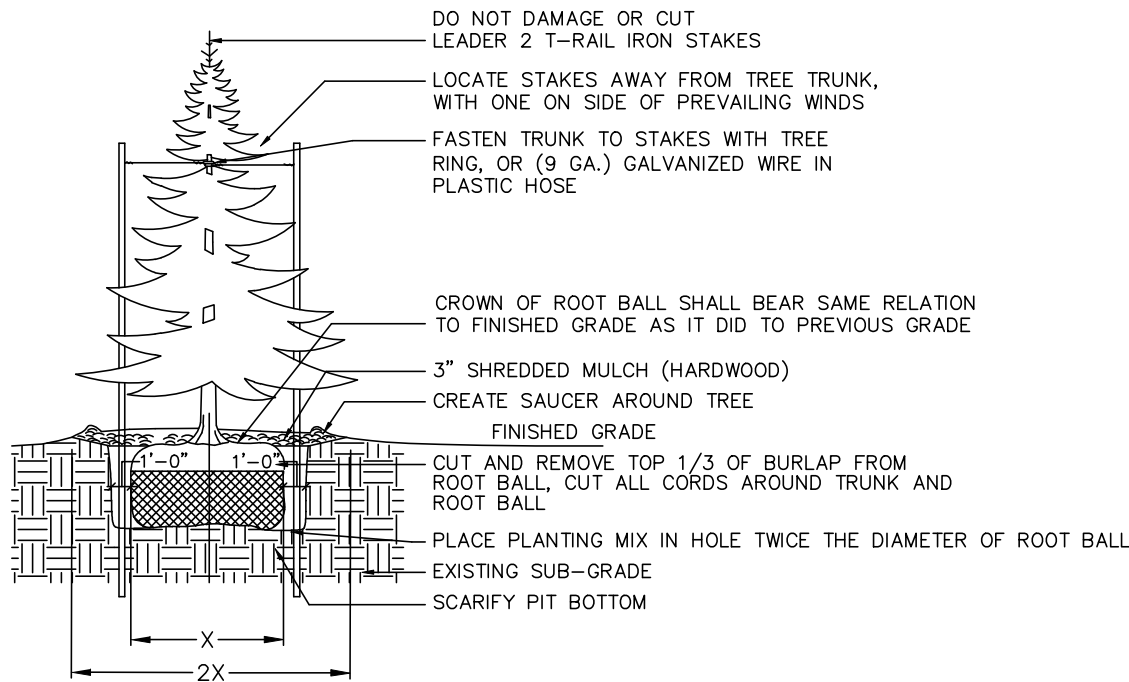
- DURING SITE PREPARATION AND PRIOR TO SEEDING, APPLY A GRANULAR, NON-BURNING FERTILIZER OF NOT LESS THAN 50% ORGANIC SLOW RELEASE PRODUCT AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET.
- STARTER FERTILIZER SHALL HAVE AN APPROXIMATE ANALYSIS OF 6:24:24 OR SIMILAR APPROVED COMPOSITION.
- APPLY FERTILIZER BY MECHANICAL MEANS THOROUGHLY AND EVENLY DISTRIBUTED WITH SOIL BY DISKING, TO A DEPTH OF 3".
- CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS BEFORE APPLICATION OF MULCH.

E. TURF

- GRASS SEED SHALL BE CLEAN, CERTIFIED SEED FREE OF NOXIOUS WEEDS AND MIXED TO THE APPROPRIATE PROPORTIONS BY WEIGHT ACCORDING TO PERCENT BY SPECIES INDICATED.
- SEED AND SOD CERTIFICATION TAGS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLING. CONTRACTOR SHALL SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES AND IDENTIFY LOCATION.
- TURF SEED MIX, UNLESS SPECIFIED OTHERWISE ON THE PLANS, SHALL CONSIST OF THE FOLLOWING SPECIES PROPORTIONED BY WEIGHT AS FOLLOWS: 40% KENTUCKY BLUEGRASS (MIN 3 VARIETIES), 25% CREEPING RED FESCUE (DAWSON), 15% TURF-TYPE PERENNIAL RYEGRASS, 20% HARD FESCUE (WARWICK).
- SEED SHALL BE APPLIED AT A RATE OF 5 LBS. PER 1,000 SQUARE FEET, UNLESS NOTED OTHERWISE.
- APPLY SEED WITH A ROTARY OR DROP-TYPE DISTRIBUTOR, OR MECHANICAL SLIT-SEEDER. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED INTO SURFACE. ROLL WITH LIGHT LAWN ROLLER.
- WITHIN 24 HOURS SEEDED AREAS SHALL BE MULCHED WITH PELLETIZED STRAW MULCH (100 LBS/1,000 SF.), MULCH BLANKETS, OR HYDRO MULCH AT THE RATE OF 1,500 LBS/ACRE. IF STRAW MULCH IS USED, IT SHALL BE SPREAD UNIFORMLY AT 2.5 TONS PER ACRE, AND CRIMPED INTO SOIL. ON SLOPES OF 5:1 OR STEEPER, LANDSCAPE MULCH BLANKETS SHALL BE USED.
- NATIVE SEED, IF SPECIFIED, SHALL BE INSTALLED WITH A COVER CROP PER SEED VENDOR RECOMMENDATIONS. NATIVE SEED AREAS SHALL NOT REQUIRE FERTILIZER.
- SOD SHALL BE A CERTIFIED TURF GRASS CONTAINING A MINIMUM OF THREE VARIETIES OF BLUEGRASS, UNLESS NOTED DIFFERENTLY ON THE PLANS AND CUT AT A UNIFORM THICKNESS OF 3/4". INSTALL SOD WITHIN 48 HOURS OF CUTTING FROM NURSERY. SOD SHALL BE MINERAL BASE ONLY. SOD SHALL BE ROLLED AND STAKED ON SLOPES.

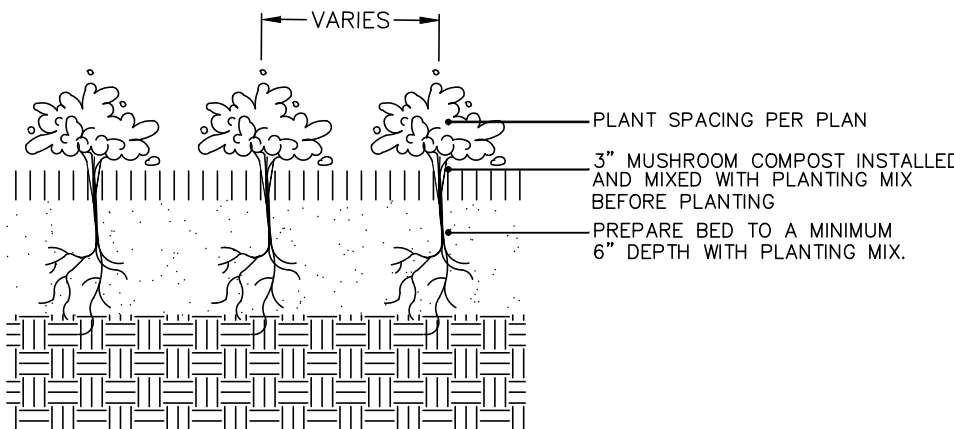
F. MAINTENANCE - WARRANTY

- MAINTENANCE PERIOD BEGINS AFTER EACH AREA IS PLANTED AND CONTINUES UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL-ESTABLISHED, BUT NOT FOR LESS THAN THE TYPICAL MAINTENANCE PERIODS NOTED BELOW:
 - TREES/SHRUBS: MINIMUM 12 MONTHS
 - PERENNIALS/GROUNDCOVERS: MINIMUM 3 MONTHS
 - SEEDED AREAS: MINIMUM 3 MONTHS (BEGINNING AFTER FIRST MOWING-2.5" HEIGHT)
- MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, ADJUSTING, REPAIRING, AND SPRAYING TO KEEP PLANTS FREE OF INSECTS AND DISEASE AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SEEDED AREAS SHALL BE WATERED AT A RATE MEETING A MINIMUM OF 1" PER WEEK DURING ESTABLISHMENT, AND THROUGHOUT THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE. WATERING OF TREES AND SHRUBS SHALL CONSIST OF A THOROUGH SOAKING EVERY 18 DAYS AT MINIMUM, BETWEEN APRIL 15 AND NOVEMBER 15, UNLESS CONDITIONS REQUIRE MORE OR LESS FREQUENT WATERING.
- PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FROM THE DATE OF SUBSTANTIAL COMPLETION AT 100% OF INSTALLED PRICE AS FOLLOWS:
 - TREES AND SHRUBS: 12 MONTHS
 - PERENNIALS/GROUNDCOVERS: 3 MONTHS
 - SEEDED AREAS: 3 MONTHS
- PLANT MATERIAL INSTALLED IN THE FALL (SEPTEMBER OR LATER) SHALL HAVE MAINTENANCE AND WARRANTY POSTPONED TO SPRING SEASON.
- LAWN/ SEEDED AREAS SHALL BE ACCEPTED PROVIDED AT THE END OF THE MAINTENANCE PERIOD A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS, DEBRIS, AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQUARE FEET AREA AND BARE SPOTS NOT EXCEEDING 5" X 5". AREAS NOT MEETING THIS CRITERIA SHALL BE RE-SEEDED AT CONTRACTOR'S EXPENSE.
- ANY NECESSARY MEANS TO MEET THE ABOVE CRITERIA IS TO BE INCLUDED IN THE COST OF INSTALLATION. WATERING FOR SEASONAL PLANTING TIMES ARE INCIDENTAL TO THE CONTRACT.
- ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR PLANT.



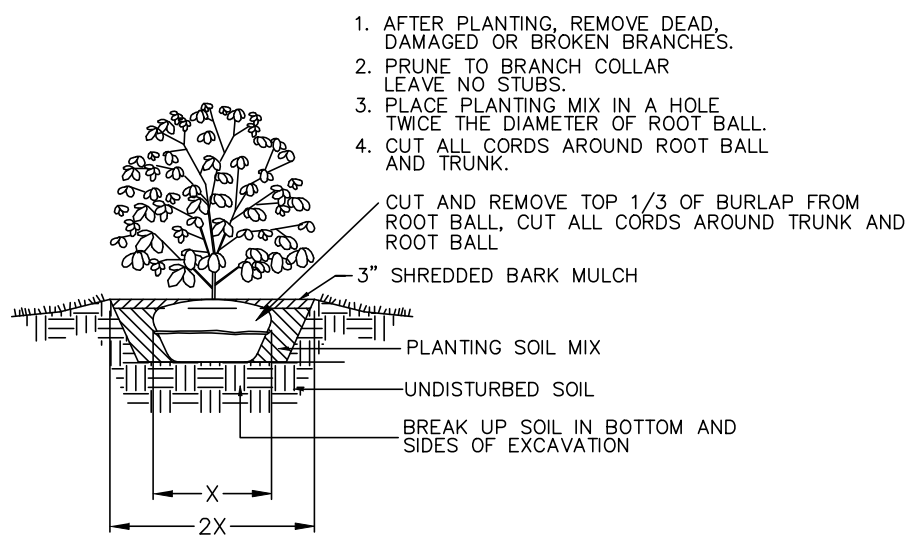
1 CONIFEROUS TREE DETAIL

SCALE: NOT TO SCALE



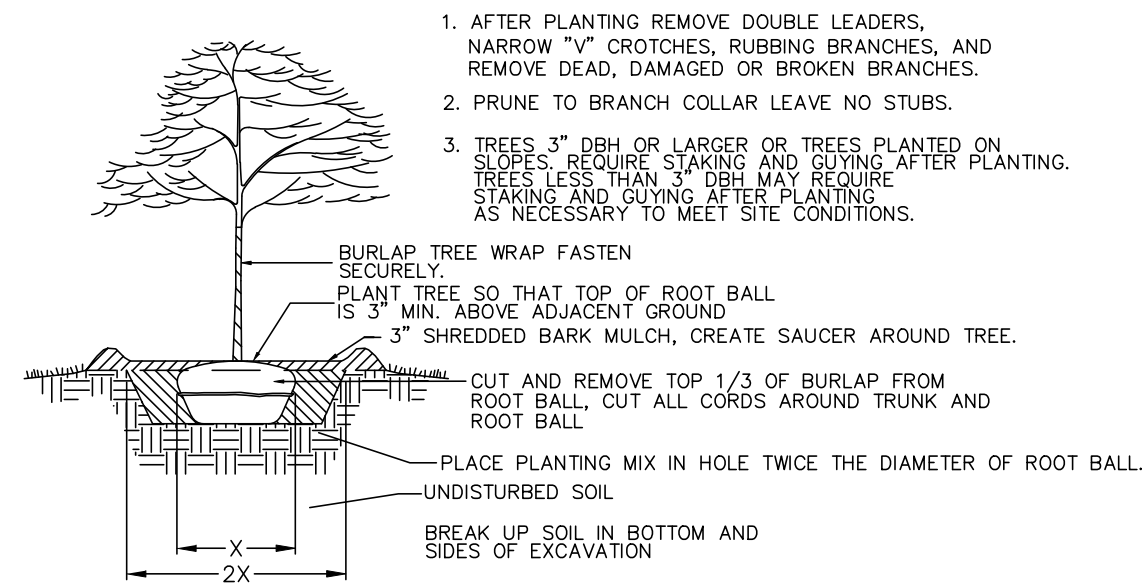
2 ANNUAL, PERENNIAL & GROUND COVER DETAIL

SCALE: NOT TO SCALE



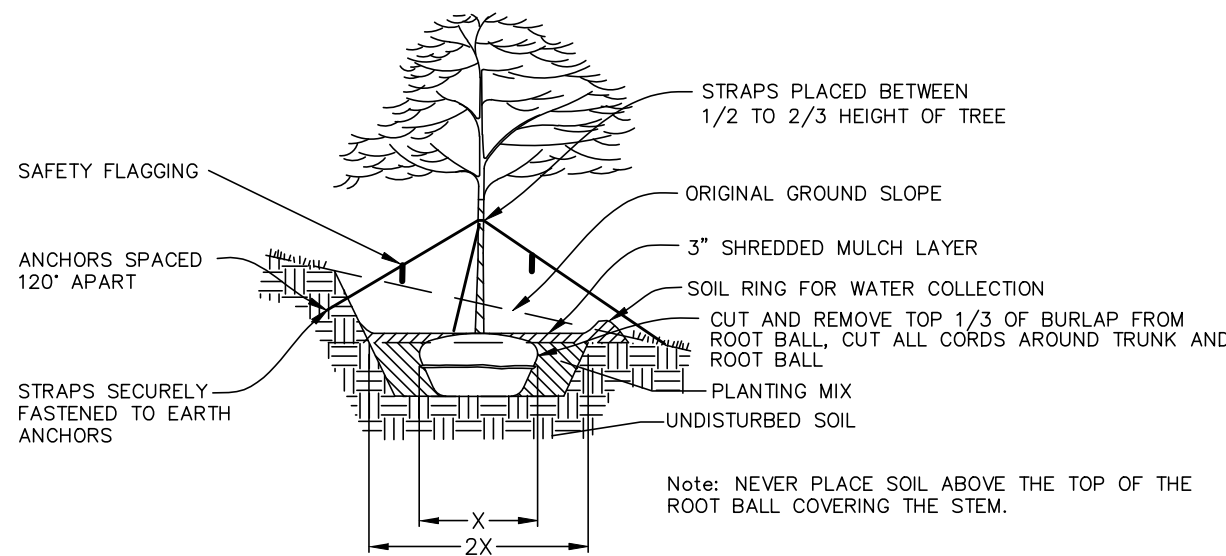
3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 TREE PLANTING DETAIL

SCALE: NOT TO SCALE



5 SLOPE PLANTING DETAIL

R E V I S I O N S					
No.	DATE	DESCRIPTION	BY	No.	DATE
0	3-3-2023	Landscape Plans Created	ech		

DOCUMENTATION:
PROJECT No.: 20150950.00
DATE: 2-06-2023
FIELD BOOK: 20012161.00
20021854.00
TIMBER RIDGE
20140139
DRAWN BY: ech
CHECKED BY: J.H.



Ruettiger, Tonelli & Associates, Inc.

Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonnelli.com

PROJECT TITLE:

TIMBER POINTE
UNIT 2 LANDSCAPE PLANS
McDONOUGH STREET
JOLIET, ILLINOIS

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS
AND PLANTING DETAILS

DRAWING No.

315-0950-L3 Unit 2 LS Plans

SCALE:

AS NOTED

SHEET L2.00

Part of P.I.N.: 05-06-15-302-009-0000
Part of P.I.N.: 05-06-15-302-010-0000





February 15, 2023

Dear Resident Unit Owners of Timber Oaks Subdivision:

We are sending you this letter to give you updated information in regards to the Development to the south of McDonough Street on the southeast corner of McDonough Street and Frontage Road, described as Timber Pointe South.

The Kipling Group has proposed to the City of Joliet to add two additional 16 unit buildings on the eastern portion of the development, south of McDonough Street. These buildings will be constructed of the same architectural style and purposed as the adjacent buildings.

This development will be in front of the Joliet Planning Commission on March 16, 2023 at 4:00 p.m., Please refer to the City of Joliet Website for confirmation of this meeting, and, if approved, this will be in front of the City of Joliet, City council for their approval shortly thereafter. please refer to the City of Joliet website to confirm such date.

If anyone has any questions or needs clarification, please contact Debbie Kilhafner or Edward Mattox at the Kipling Group, at 815-725-0678. We can also email any questions, to dkilhafner@kiplinggrp.com. We appreciate you as our neighbors and want to keep you informed.

Thank you.

Sincerely,

Edward Mattox
Manager, Kipling Group

McDONOUGH

LOT 1
Timber Pointe
REV'D 06/04/2021 AS SHD.
NO. 42007-081847

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

PARCEL 2
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69,588 S.F.

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42,226 S.F.

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39,171 S.F.

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41,991 S.F.

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35,324 S.F.

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Figure 2: East side of Timber Pointe Subdivision (Lot 3), view south from intersection of Tall Tree Lane and McDonough Street



Figure 3: Existing berm and landscaping along McDonough Street, view east from subdivision entrance



Figure 4: East side of Timber Pointe Subdivision, view southeast from subdivision entrance

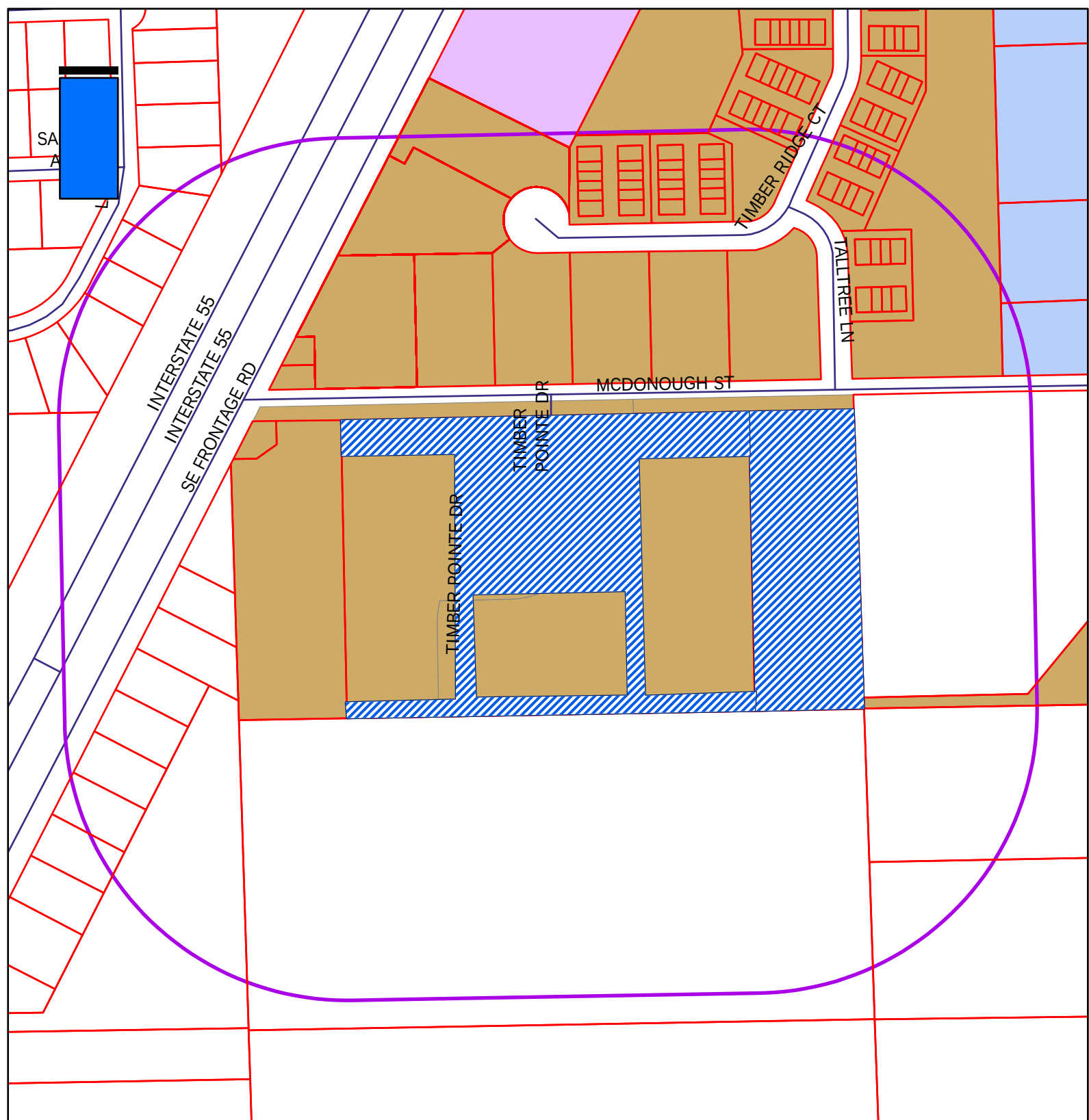


Figure 5: Existing 16-unit buildings in Timber Pointe Subdivision, completed



Figure 6: Existing 12-unit buildings in Timber Pointe Subdivision, under construction





PUD--4-23 & PUD-5-23



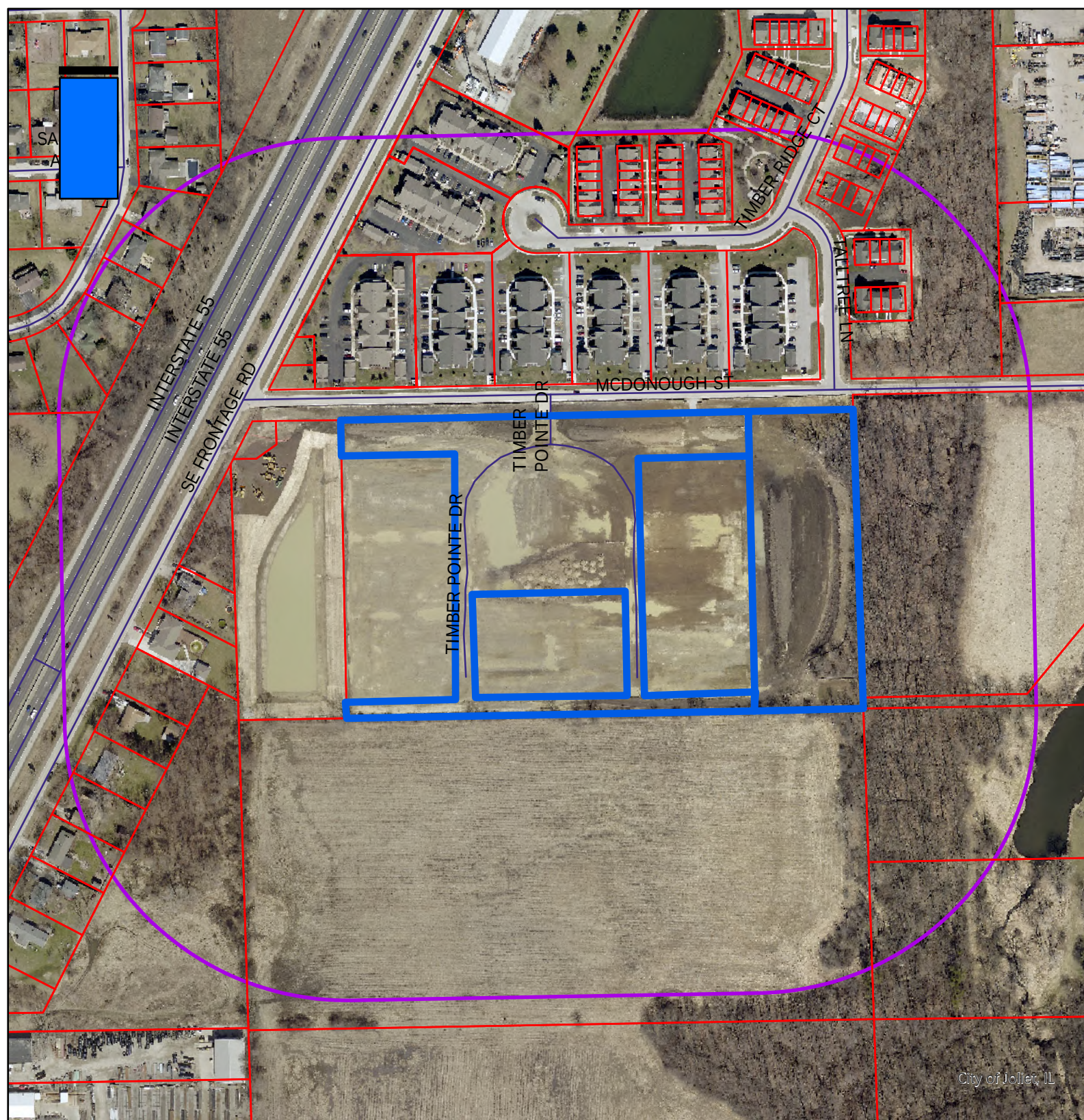
= Property in Question



= 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



PUD--4-23a & PUD-5-23a



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