

BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0260G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD; ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE; AND ZONE AE REGULATORY FLOODWAY AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

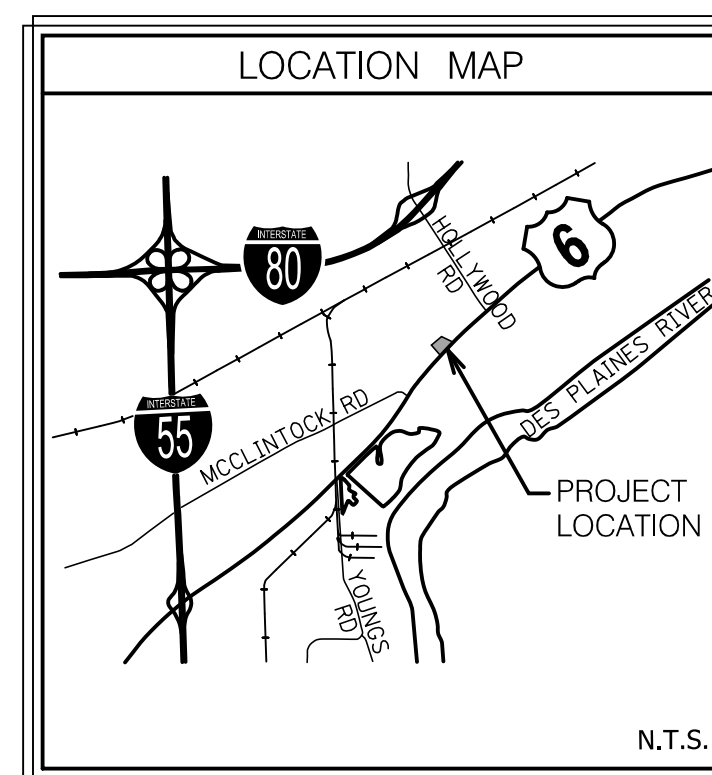
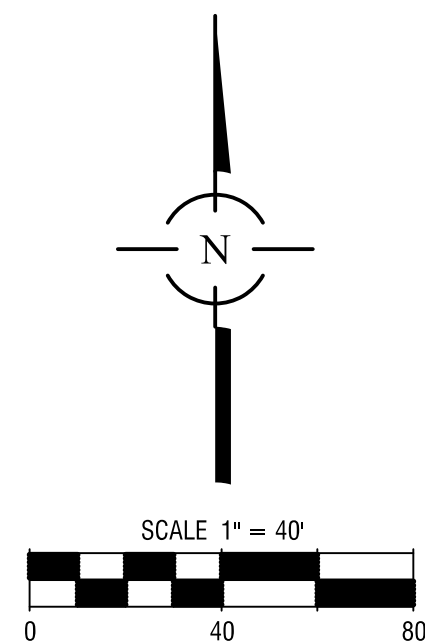
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBURBANO ORDINANCES FOR THE CITY OF JOLIET.
2. ALL WATER SEWERS SHALL BE 36" MINIMUM DIAMETER. 36" DIAMETER SHALL BE 8" UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76.
4. ALL MAINS SHALL BE 12" MINIMUM DIAMETER UNLESS OTHERWISE NOTED.
5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AND PROPOSED SECTIONS ARE FOR INFORMATION ONLY. THE FINAL DESIGN AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
7. CULVERTS SHALL HAVE MINIMUM 25' SPAN UNLESS NOTED OTHERWISE.
8. PARKWAYS, AND NEW DITCHES SHALL BE GRADED UNLESS NOTED OTHERWISE. DETENTION BASINS SHALL HAVE WETLAND PLANTINGS BELOW THE HORIZONTAL CENTERLINE OF THE DITCHES.
9. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBURBAN. MAINTENANCE SHALL INCLUDE: MAINTAINING THE DETENTION AREA FREE OF WEEDS, BRUSH, AND OTHER UNDESIRABLE GROWTH; STABILIZING OF EROSION; STABILIZING OF EROSION; AND DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND OTHER NECESSARY MAINTENANCE.
10. STORM WATER DETENTION FACILITIES ALONG ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO SECTION 805.55-11.5 OF THE ILLINOIS HIGHWAY CODE IN THE JURISDICTION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
11. STREET SIGNS, PROPERTY MONUMENTS, AND PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE JOLIET SUBURBAN ORDINANCES.
12. ALL INFORMATION SHOWN PER LOCAL COUNTY INTERACTIVE GIS DATA VIEWER MAP SITE ZONING SHOWN PER CITY OF JOLIET INTERACTIVE ZONING MAP.

THE RECORDING OF THE FINAL PLAT, ISSUANCE OF PERMITS CURBING CUTS, BUILDING PERMITS, EXISTING UTILITIES, AND THE CITY OF JOLIET SUBURBAN ORDINANCES FOR THE COMPLETION OF THOSE SUBURBAN IMPROVEMENTS REQUIRED IN ACCORDANCE WITH JOLIET SUBURBAN ORDINANCES AND THE ILLINOIS HIGHWAY CODE, SHALL BE REQUIRED.

FLEX CAPITAL, INC
106 STEPHEN STREET, SUITE 202
LEMONT, ILLINOIS 60436

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CATV LINE
	OVERHEAD WIRES ON UTILITY POLE
	FIBER OPTIC LINE
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	MANHOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BILLBOARD
	MAILBOX
	SNOW
	UNVENTED MANHOLE
	RIGHT-OF-WAY
	SPOT ELEVATION
	ARCHWAY MONUMENT
	DGC
	IRON STEEL ROD
	PVC PIPE
	CAST IRON PIPE
	PVC MANHOLE
	RAILROAD SPIKE
	SOIL BORING
	TREE WITH SIZE
	BARE TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

(M) = MEASURED DIMENSIONS
(D) = DEED DIMENSIONS
(I) = IDOT DIMENSIONS

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

SITE DATA: LOT 1	
SITE AREA	
SITE AREA	125,841 SQ. FT. 2.89 ACRES
BUILDING AREA	
TOTAL BUILDING AREA	18,000 SQ. FT.
PARKING DATA	
AUTO PARKING PROVIDED	18 STALLS
(INCLUDES TWO HANDICAPPED STALLS)	
TRAILER PARKING (12' O.C.)	17 STALLS

SITE DATA: LOT 2	
SITE AREA	60,217 SQ.FT. 1.38 ACRES

APPROVED BY RESOLUTION OF THE JOLIET PLAN COMMISSION,
THIS _____ DAY OF _____, 20 ____.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

APPROVED BY ORDINANCE OF THE CITY OF JOLIET COUNCIL,
THIS _____ DAY OF _____, 20 ____.

MAYOR

CITY CLERK

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 06/09/2022

JOB NO: 11560-M

FILENAME:
11560PPLAT

SHEET
1 OF 1