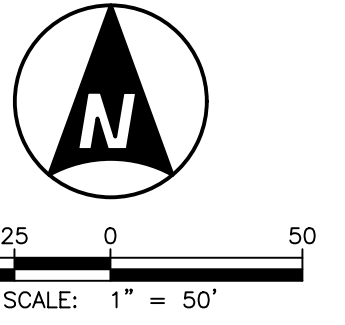
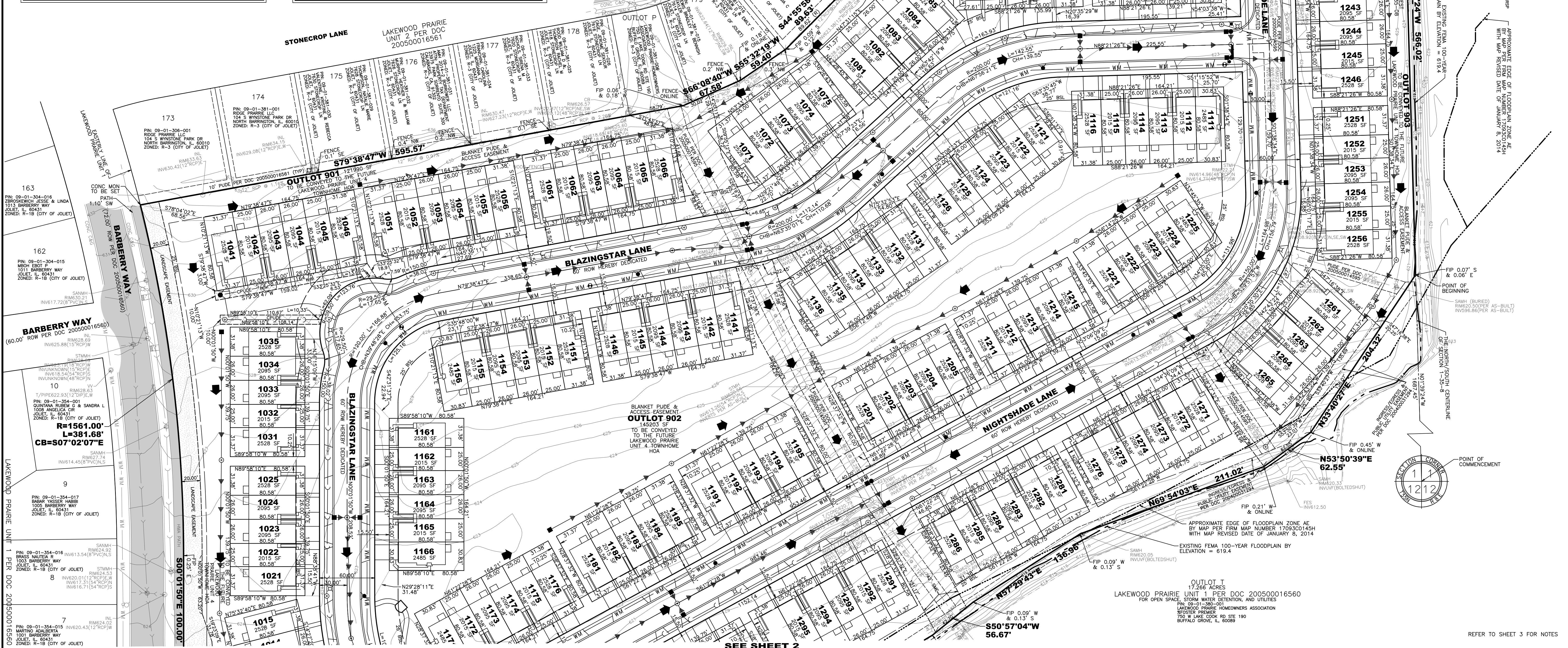
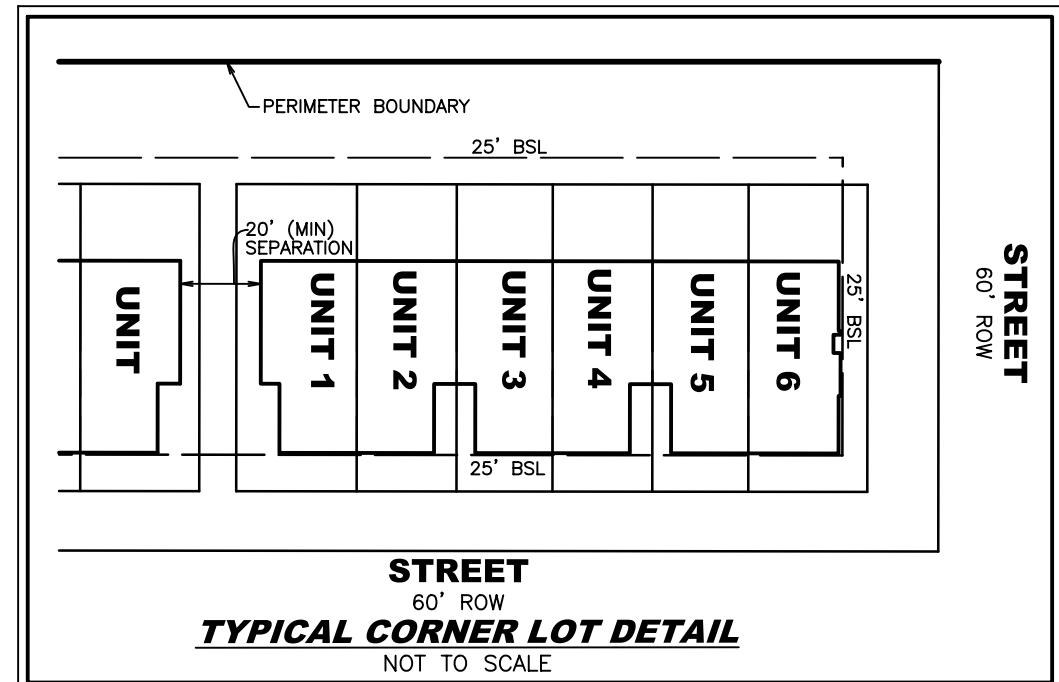
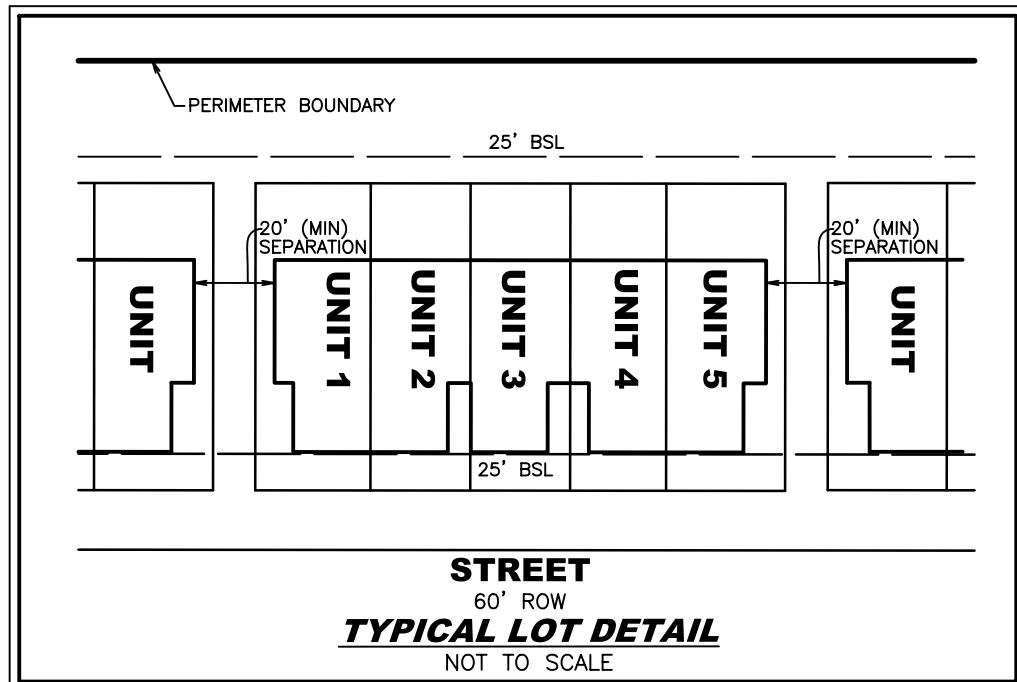
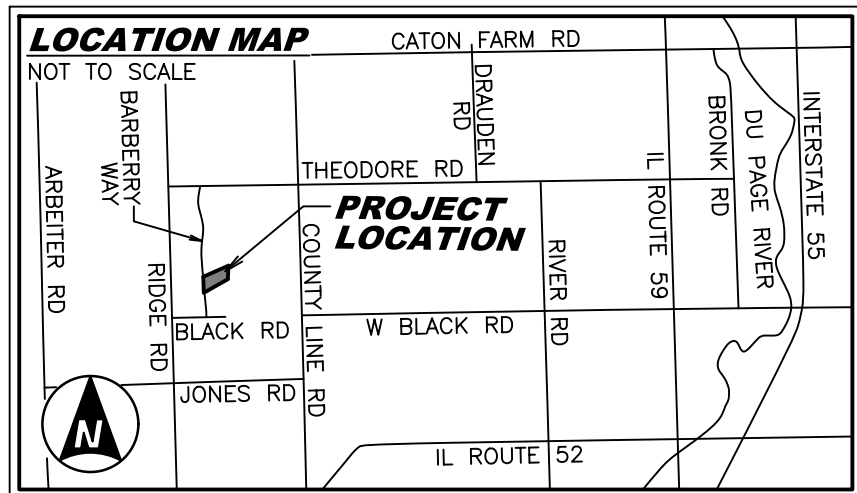


FINAL PLANNED UNIT DEVELOPMENT LAKEWOOD PRAIRIE SUBDIVISION UNIT 4

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



P.L.N.: 09-01-300-008
AREA: PROPERTY CONTAINS 996.456 SQUARE FEET OF 22.187 ACRES MORE OR LESS.

LAND SURVEY/ENGINEER - MAIL TO:

OWNER/DEVELOPER - MAIL TAX BILL TO:

SEE SHEET 2

REFER TO SHEET 3 FOR NOTES

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	09/15/2023
SCALE	1" = 50'

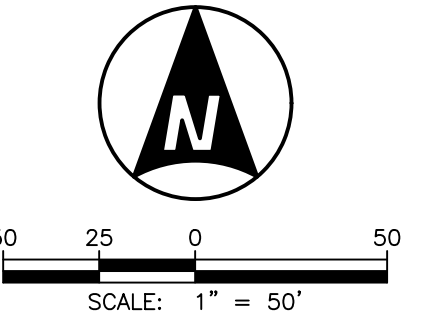
DATE	DESCRIPTION OF REVISION	BY
03-12-24	REVISED PER COMMENTS	KMF
01-19-24	ISSUE FINAL PUD PLAT	AJM
11-07-23	REVISED PER CITY COMMENTS	AJM
11-03-23	REVISED PER CITY COMMENTS	MJF
DATE		

**FINAL PUD PLAT
LAKEWOOD PRAIRIE UNIT 4
JOLIET, ILLINOIS**

SHEET 1 OF 3
PROJECT NUMBER: 3667A
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694

FINAL PLANNED UNIT DEVELOPMENT LAKEWOOD PRAIRIE SUBDIVISION UNIT 4

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



BARBERRY WAY
(60.00' ROW PER DOC 200500016560)

10
R=1561.00'
L=381.68'
CB=S07°02'07"E

9
PIN: 09-01-354-017
BARBAR VASSER HARRIS
1000 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

8
PIN: 09-01-354-016
BARBAR VASSER HARRIS
1000 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

7
PIN: 09-01-354-015
MARTIN ADAMER
1001 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

6
PIN: 09-01-354-014
NURRY JOSE & LISA
915 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

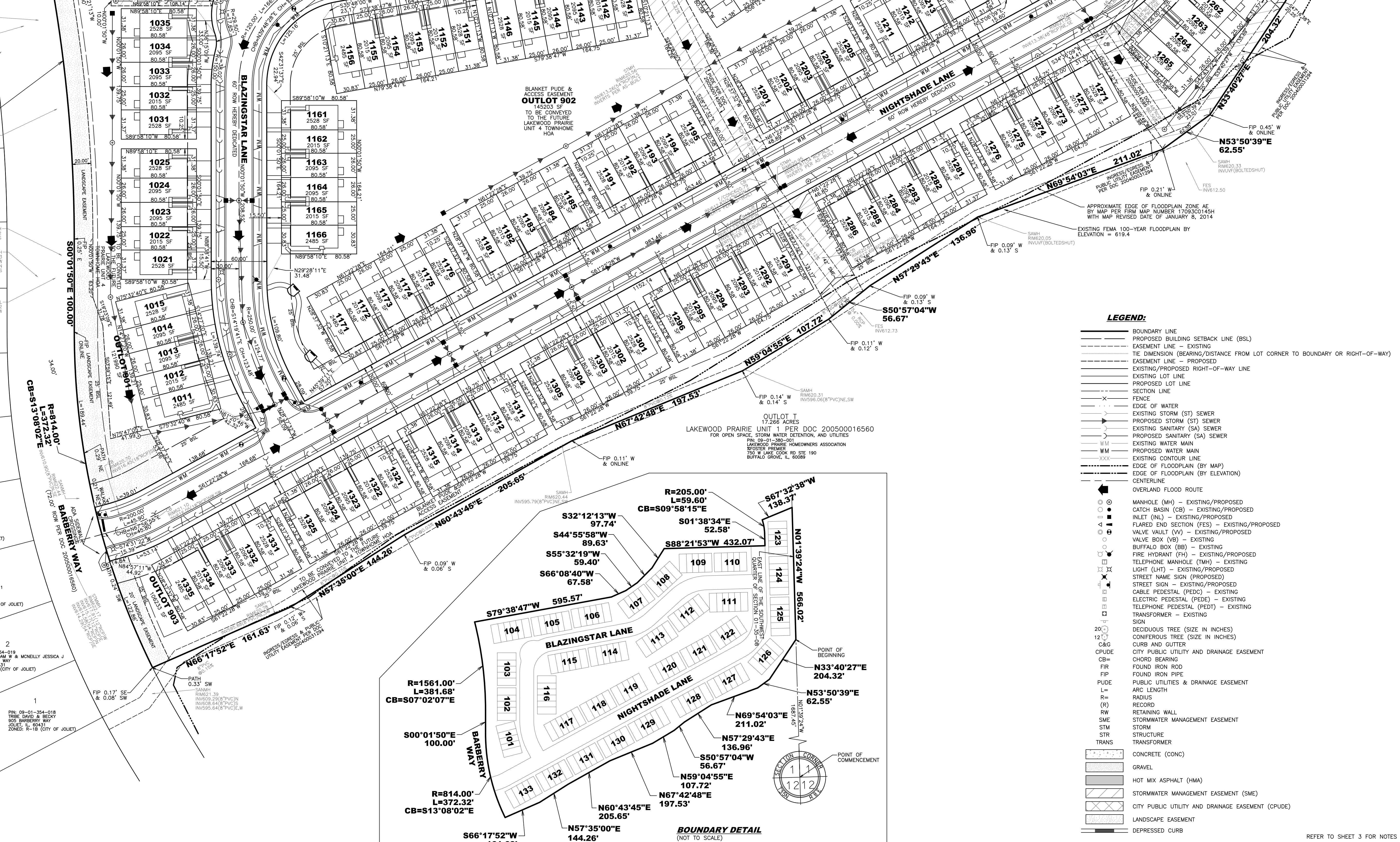
5
PIN: 09-01-354-013
JONES PERRY
915 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

4
PIN: 09-01-354-012
SHERN DWYNE
911 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

3
PIN: 09-01-354-011
RAPAZZ AMANDA
909 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

2
PIN: 09-01-354-010
JOHNSTON ADAM W & MCNEILLY JESSICA J
907 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)

1
PIN: 09-01-354-018
TRIBE DAVID & BECKY
899 BARBERRY WAY
JOLIET, IL 60431
ZONED: R-1B (CITY OF JOLIET)



LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE - EXISTING
- THE DIMENSION (BEARING/DISTANCE FROM LOT CORNER TO BOUNDARY OR RIGHT-OF-WAY)
- EASEMENT LINE - PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CONTOUR LINE
- EDGE OF FLOODPLAIN (BY MAP)
- EDGE OF FLOODPLAIN (BY ELEVATION)
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) - EXISTING/PROPOSED
- CATCH BASIN (CB) - EXISTING/PROPOSED
- INLET (INL) - EXISTING/PROPOSED
- FLARED END SECTION (FES) - EXISTING/PROPOSED
- VALVE VAULT (VV) - EXISTING/PROPOSED
- VALVE BOX (VB) - EXISTING
- BUFFALO BOX (BB) - EXISTING
- FIRE HYDRANT (FH) - EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) - EXISTING
- LIGHT (LHT) - EXISTING/PROPOSED
- STREET NAME SIGN (PROPOSED)
- STREET SIGN - EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) - EXISTING
- ELECTRIC PEDESTAL (PEDE) - EXISTING
- TELEPHONE PEDESTAL (PEDT) - EXISTING
- TRANSFORMER - EXISTING
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CURB AND GUTTER
- CPUDE
- CITY PUBLIC UTILITY AND DRAINAGE EASEMENT
- CHORD BEARING
- FOUND IRON ROD
- FOUND IRON PIPE
- PUDE
- PUBLIC UTILITIES & DRAINAGE EASEMENT
- ARC LENGTH
- RADIUS
- RECORD
- RETAINING WALL
- SME
- STORMWATER MANAGEMENT EASEMENT
- STM
- STRUCTURE
- TRANS
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- CITY PUBLIC UTILITY AND DRAINAGE EASEMENT (CPUDE)
- LANDSCAPE EASEMENT
- DEPRESSED CURB

REFER TO SHEET 3 FOR NOTES

LAND SURVEYOR/ENGINEER - MAIL TO:

OWNER/DEVELOPER - MAIL TAX BILL TO:



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:



LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	09/16/2023
SCALE	1" = 50'

DATE	REVISION	DESCRIPTION
03-12-24	REVISED PER COMMENTS	
01-19-24	ISSUE FINAL PUD PLAT	
11-07-23	REVISED PER CITY COMMENTS	
11-03-23	REVISED PER CITY COMMENTS	
DATE	DESCRIPTION OF REVISION	

FINAL PUD PLAT
LAKEWOOD PRAIRIE UNIT 4
JOLIET, ILLINOIS

SHEET

2 OF 3

PROJECT NUMBER: 3667A
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694

FINAL PLANNED UNIT DEVELOPMENT

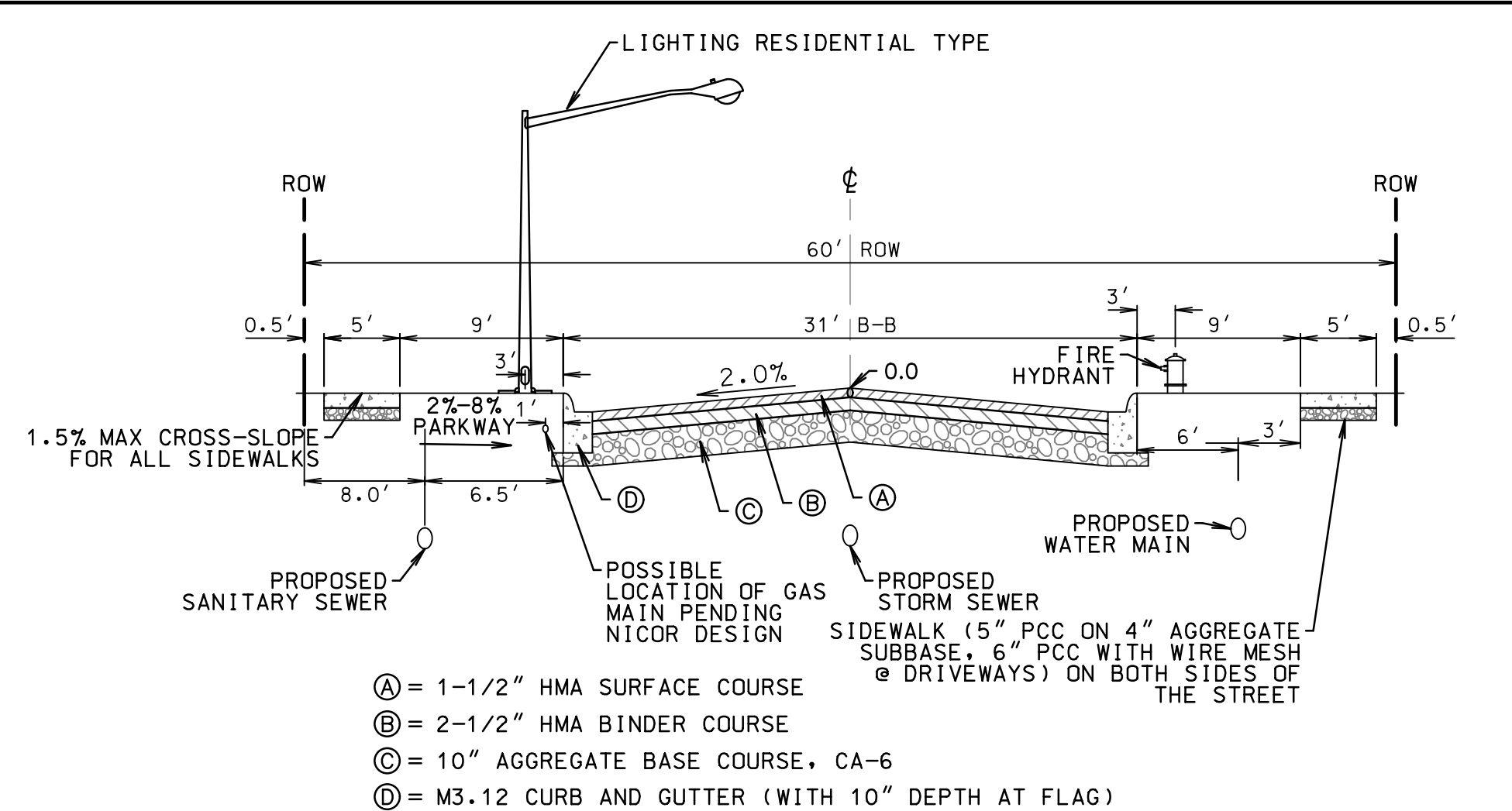
LAKEWOOD PRAIRIE SUBDIVISION

UNIT 4

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

LOT AREA TABLE

LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)	LOT No.	AREA (SF)	AREA (ACRES)
1011	2,485	0.057	1065	2,015	0.046	1123	2,095	0.048	1173	2,095	0.048	1232	2,015	0.046	1284	2,095	0.048
1012	2,015	0.046	1066	2,528	0.058	1124	2,095	0.048	1174	2,095	0.048	1233	2,095	0.048	1285	2,015	0.046
1013	2,095	0.048	1071	2,528	0.058	1125	2,015	0.046	1175	2,015	0.046	1234	2,095	0.048	1286	2,528	0.058
1014	2,095	0.048	1072	2,015	0.046	1126	2,528	0.058	1176	2,528	0.058	1235	2,528	0.058	1291	2,528	0.058
1015	2,528	0.058	1073	2,095	0.048	1131	2,528	0.058	1181	2,528	0.058	1241	2,528	0.058	1292	2,015	0.046
1021	2,528	0.058	1074	2,095	0.048	1132	2,015	0.046	1182	2,015	0.046	1242	2,015	0.046	1293	2,095	0.048
1022	2,015	0.046	1075	2,528	0.058	1133	2,095	0.048	1183	2,095	0.048	1243	2,095	0.048	1294	2,095	0.048
1023	2,095	0.048	1081	2,528	0.058	1134	2,095	0.048	1184	2,095	0.048	1244	2,095	0.048	1295	2,015	0.046
1024	2,095	0.048	1082	2,015	0.046	1135	2,015	0.046	1185	2,528	0.058	1245	2,015	0.046	1296	2,528	0.058
1025	2,528	0.058	1083	2,095	0.048	1136	2,528	0.058	1191	2,528	0.058	1246	2,528	0.058	1301	2,528	0.058
1031	2,528	0.058	1084	2,095	0.048	1141	2,528	0.058	1192	2,015	0.046	1251	2,528	0.058	1302	2,015	0.046
1032	2,015	0.046	1085	2,524	0.058	1142	2,015	0.046	1193	2,095	0.048	1252	2,015	0.046	1303	2,095	0.048
1033	2,095	0.048	1091	2,520	0.058	1143	2,095	0.048	1194	2,095	0.048	1253	2,095	0.048	1304	2,095	0.048
1034	2,095	0.048	1092	2,015	0.046	1144	2,095	0.048	1195	2,528	0.058	1254	2,095	0.048	1305	2,528	0.058
1035	2,528	0.058	1093	2,095	0.048	1145	2,015	0.046	1201	2,528	0.058	1255	2,015	0.046	1311	2,528	0.058
1041	2,528	0.058	1094	2,095	0.048	1146	2,528	0.058	1202	2,015	0.046	1256	2,528	0.058	1312	2,015	0.046
1042	2,015	0.046	1095	2,528	0.058	1151	2,528	0.058	1203	2,095	0.048	1261	2,528	0.058	1313	2,095	0.048
1043	2,095	0.048	1101	2,528	0.058	1152	2,015	0.046	1204	2,095	0.048	1262	2,015	0.046	1314	2,095	0.048
1044	2,095	0.048	1102	2,095	0.048	1153	2,095	0.048	1205	2,528	0.058	1263	2,095	0.048	1315	2,528	0.058
1045	2,015	0.046	1103	2,095	0.048	1154	2,095	0.048	1211	2,528	0.058	1264	2,095	0.048	1321	2,528	0.058
1051	2,528	0.058	1104	2,015	0.046	1155	2,015	0.046	1212	2,015	0.046	1265	2,528	0.058	1322	2,015	0.046
1052	2,015	0.046	1105	2,485	0.057	1156	2,485	0.057	1213	2,095	0.048	1271	2,528	0.058	1323	2,095	0.048
1053	2,095	0.048	1111	2,485	0.057	1161	2,528	0.058	1214	2,095	0.048	1272	2,015	0.046	1324	2,095	0.048
1054	2,095	0.048	1112	2,015	0.046	1162	2,015	0.046	1215	2,528	0.058	1273	2,095	0.048	1325	2,528	0.058
1055	2,015	0.046	1113	2,095	0.048	1163	2,095	0.048	1221	2,528	0.058	1274	2,095	0.048	1331	2,528	0.058
1056	2,528	0.058	1114	2,095	0.048	1164	2,095	0.048	1222	2,095	0.048	1275	2,015	0.046	1332	2,095	0.048
1061	2,528	0.058	1115	2,015	0.046	1165	2,015	0.046	1223	2,095	0.048	1276	2,528	0.058	1333	2,095	0.048
1062	2,015	0.046	1116	2,528	0.058	1166	2,485	0.057	1224	2,015	0.046	1281	2,528	0.058	1334	2,015	0.046
1063	2,095	0.048	1121	2,528	0.058	1171	2,485	0.057	1225	2,485	0.057	1282	2,015	0.046	1335	2,485	0.057
1064	2,095	0.048	1122	2,015	0.046	1172	2,015	0.046	1231	2,528	0.058	1283	2,095	0.048			



PROPOSED ONSITE ROADWAY TYPICAL LOCAL ROADWAY SECTION

NOT TO SCALE

PROPOSED PAVEMENT STRUCTURAL NUMBER
(1.5 X 0.40) + (2.5 X 0.33) + (10 X 0.13) = 2.73

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "PUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

AN EXCLUSIVE EASEMENT (EXCEPT FOR PERPENDICULAR CROSSINGS OF UNDERGROUND UTILITIES WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) PER THE PUDE PROVISIONS HEREON THAT DO NOT INTERFERE WITH SAID EASEMENT) IS HEREBY RESERVED FOR AND GRANTED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 4 TOWNHOMES HOMEOWNERS' ASSOCIATION ("H.O.A.") AS MAY BE FURTHER DEFINED IN THE HOMEOWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND THE CITY OF JOLIET, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORMWATER MANAGEMENT EASEMENT (SME) FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER INCLUDING BUT NOT LIMITED TO STORM SEWER, OVERLAND FLOOD ROUTES AND DETENTION BASINS IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, INCLUDING THE RIGHT TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER PLANTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE HOME FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED. THE MUNICIPAL ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITHIN THE EASEMENT AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT, IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND AFTER THE CITY OF JOLIET FAILS TO MAKE THE REQUIRED REPAIRS AND TO MAKE THE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE TOWN TO MAKE THE REPAIR AND/OR FILE A LITIGATION AGAINST THE OWNER.

CITY PUBLIC UTILITY AND DRAINAGE EASEMENT (CPUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "CITY PUBLIC UTILITY & DRAINAGE EASEMENT" OR "CPUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM, AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U.D.E.", "COMMON AREA OR AREAS" OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY,
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES, (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "P.U.D.E.", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH SAID FACILITIES AND COMMON AREA OR AREAS, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES, (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT", "PUDE", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ICS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDED REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DEDICATION OF OUTLOTS

OUTLOTS 901, 902, AND 903 ARE HEREBY DEDICATED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 4 TOWNHOMES HOMEOWNERS' ASSOCIATION ("H.O.A."), THE H.O.A. SHALL MAINTAIN THE OUTLOTS WHICH INCLUDE BUT NOT BE LIMITED TO BICYCLE PATHS, PARK EQUIPMENT, OUTLET STRUCTURES, EMERGENCY SPILLWAYS AND ALL APPURTENANCES SOLELY RELATED TO THE FUNCTIONAL OPERATION OF THE DETENTION FACILITY, SUBJECT TO THE LAKEWOOD PRAIRIE UNIT 4 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

ACCESS EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED AND RESERVED TO THE OWNERS FROM TIME TO TIME OF ALL LOTS HEREBY CREATED BY THE ATTACHED PLAT AND THEIR RESPECTIVE BENEFICIARIES, SUCCESSORS, TENANTS, OCCUPANTS, INVITEES, AND CUSTOMERS FOR INGRESS AND EGRESS FOR VEHICLES AND PEDESTRIANS OVER, UPON, AND ACROSS THOSE PORTIONS OF OUTLOTS 901, 902, AND 903 CONSTRUCTED AS DRIVEWAYS FOR VEHICULAR TRAFFIC AND SIDEWALKS FOR PEDESTRIANS, SUBJECT TO REASONABLE RESTRICTIONS FOR SAFETY AND MAINTENANCE.

LANDSCAPE EASEMENT PROVISIONS

THE FUTURE LAKEWOOD PRAIRIE UNIT 4 TOWNHOMES HOMEOWNERS' ASSOCIATION ("H.O.A."), AND THEIR RESPECTIVE LICENSEES, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE EXCLUSIVE RIGHT TO MAINTAIN AND REPLACE THE LANDSCAPING ON THAT PORTION OF THE OUTLOTS SHOWN HEREON AS "LANDSCAPE EASEMENT".

SITE DATA

	SQUARE FOOTAGE	ACRES
NET SITE AREA	966,456	22.187
TOTAL SITE AREA*	1,718,573	39.453
TOWN HOME UNITS	180	
DENSITY	4.56 DU/ACRE	
AVERAGE LOT AREA	2,230 SF	
BUILDING COVERAGE	216,492	4.970
TOTAL BUILDING FLOOR AREA	1,847,948	N/A
PAVEMENT COVERAGE	SQUARE FOOTAGE	ACRES
DRIVEWAYS	82,396	1.892
WALKS	14,160	0.325
-PATIOS	8,640	0.198
COVERED STOOPS	3,200	0.073
TOTAL PAVEMENT	108,648	2.494
TOTAL IMPERVIOUS COVERAGE	SQUARE FOOTAGE	ACRES
	325,140	7.464
OPEN SPACE		
COMMON AREAS	449,778	10.325
TOTAL OPEN SPACE	449,778	10.325
DEDICATED RIGHT-OF-WAY	191,538	4.397
PARKING		
2 CAR GARAGE	360 SPACES	
DRIVEWAY	360 SPACES	
TOTAL PARKING	720 SPACES	
TOTAL CARS / UNIT	4.34	
NET SITE + OUTLOT 2 = TOTAL SITE AREA	22,187 AC + 17,266 AC =	39.453 AC
* TOTAL SITE AREA = NET SITE AREA PLUS OUTLOT 2 OF LAKEWOOD PRAIRIE UNIT 1 PER DOC 200500018275		

LAND OWNER ENDORSEMENT

STATE OF _____ } SS
COUNTY OF _____ }

SIGN _____ SIGN _____
TITLE _____ TITLE _____
PRINTED NAME _____ PRINTED NAME _____
DATE _____ DATE _____

PLAN COMMISSION AND SECRETARY

STATE OF ILLINOIS } SS
COUNTY OF WILL }
KENDALL
APPROVED BY RESOLUTION OF THE CITY OF JOLIET ON PLAN COMMISSION ON _____

CHAIRPERSON

SECRETARY

MAYOR AND CITY CLERK

STATE OF ILLINOIS } SS
COUNTY OF WILL }
KENDALL
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____

MAYOR

CITY CLERK

NOTES:

- THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE ORDER NUMBER 23003775WF WITH A COMMITMENT DATE OF APRIL 27, 2023 (REVISED AUGUST 16, 2023), AND HAS BEEN USED AS A BASIS FOR THE LEGAL DESCRIPTION.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONCRETE MONUMENTS (PER SUBDIVISION REGULATIONS) WILL BE SET PRIOR TO RECORDING FOR TWO OF THE EXTERIOR BOUNDARY CORNERS AT LOCATIONS INDICATED HEREON, UPON COMPLETION OF CONSTRUCTION, 5/8" DIA REBAR SHALL BE PLACED AT ALL INTERIOR LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
- OUTLOTS 901, 902, AND 903 ARE INTENDED TO BE CONVEYED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 4 TOWNHOMES HOMEOWNERS' ASSOCIATION BY THE DEVELOPER.
- THE SUBJECT PARCEL IS CURRENTLY ZONED R-4 PUD (CITY OF JOLIET).
- THE SUBJECT PARCEL IS CURRENTLY WITHIN THE FOLLOWING SCHOOL DISTRICTS:
-MINOOKA COMMUNITY CONSOLIDATED SCHOOL DISTRICT 201
-MINOOKA COMMUNITY HIGH SCHOOL DISTRICT 111
- THERE SHALL BE NO DIRECT ACCESS FROM ANY OUT