

# PRELIMINARY PLAT FOR ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION

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

**PERMANENT INDEX NUMBER:**  
05-06-22-302-002-0000

LOT 3 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION PER DOCUMENT R2025060345 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION (±17.061 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	4.397 ACRES
LOT 2	12.664 ACRES
AVERAGE	8.5305 ACRES

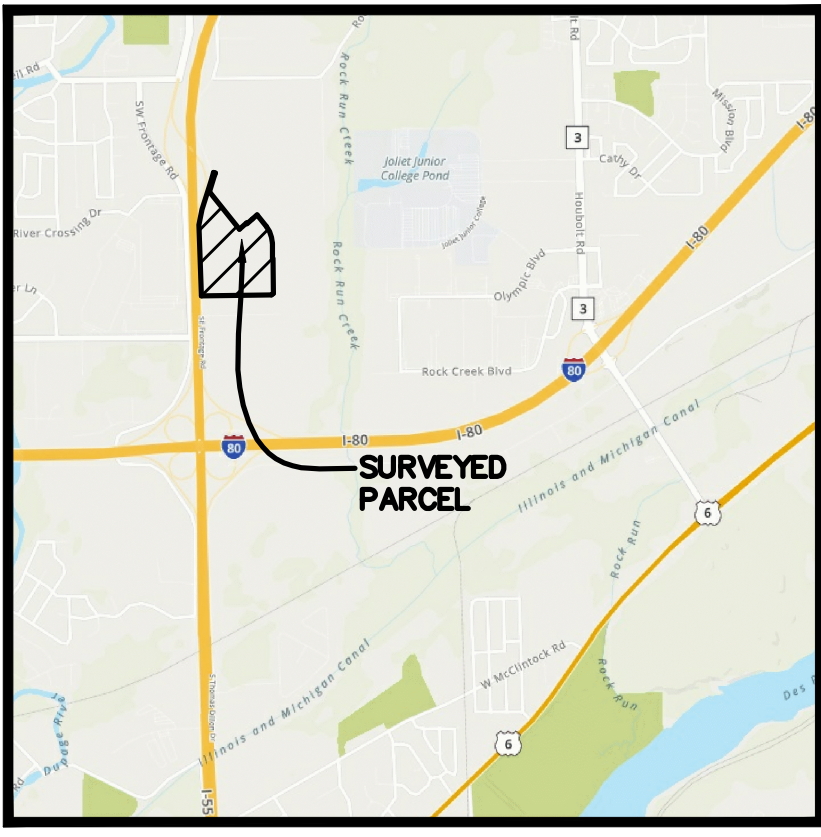
100 50 0 100  
SCALE: 1 INCH = 100 FEET

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

**LAND SURVEYOR:** CEMCON, LTD.  
C/O JEFFREY R. PANKOW  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502  
PH: 630-862-2100

**CIVIL ENGINEER:** CEMCON, LTD.  
C/O MATTHEW WORLINE  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502  
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.



### VICINITY MAP

LINE	BEARING	LENGTH
L1	S 43°03'49" E	14.43'
L2	N 49°10'29" E	115.65'
L3	N 49°10'44" E	109.81'

### SURROUNDING OWNERSHIP

CULLINAN JOLIET, LLC EXCEPT:

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

### BENCHMARK

#### ELEVATION REFERENCE MARK

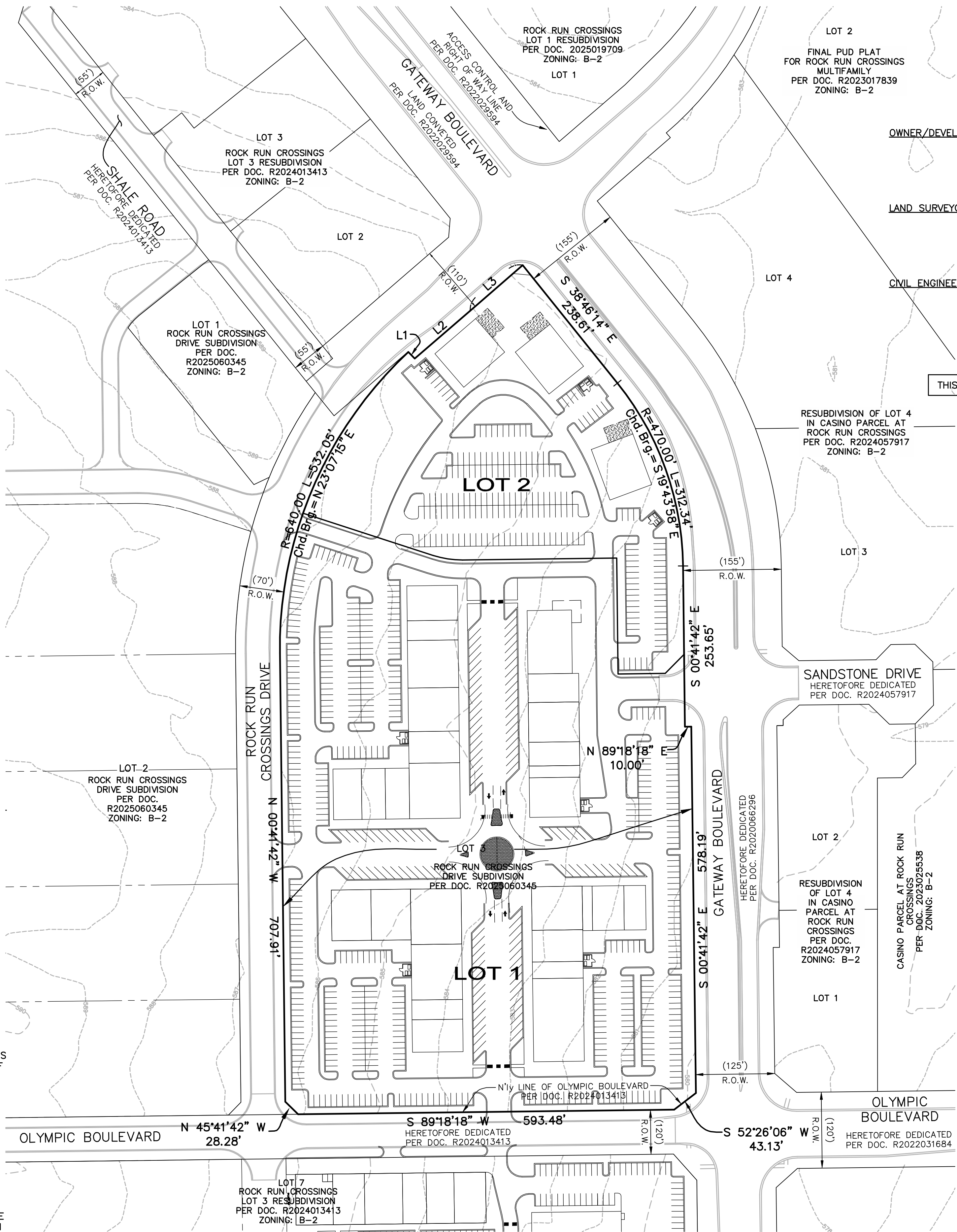
**NGS MONUMENT WRI 023 (PID DP5478):** THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK.  
**NOTE--ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.**  
**ELEVATION:** 614.12 NAVD88

#### SITE BENCHMARK:

**CP #101:** SET '+ ' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.  
**NORTHING:** 1759974.60  
**EASTING:** 1022595.01  
**ELEVATION:** 583.80 NAVD88

### GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.
2. THE EXISTING TOPOGRAPHY DEPICTED HEREON IS BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
4. PUE = DENOTES PUBLIC UTILITY EASEMENT.
5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS 9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
12. EXISTING ZONING FOR PROPOSED LOTS 1 AND 2 IS B-2 (CENTRAL BUSINESS).
13. STORMWATER DETENTION FOR PROPOSED LOTS 1 AND 2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).
14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.
15. FULL ACCESS TO PROPOSED LOTS 1 AND 2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY BOULEVARD, AND OLYMPIC BOULEVARD.



SITE DATA TABLE		
LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTING TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

\* SUBJECT TO CHANGE

### LEGEND

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

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

#### PREPARED BY:

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 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

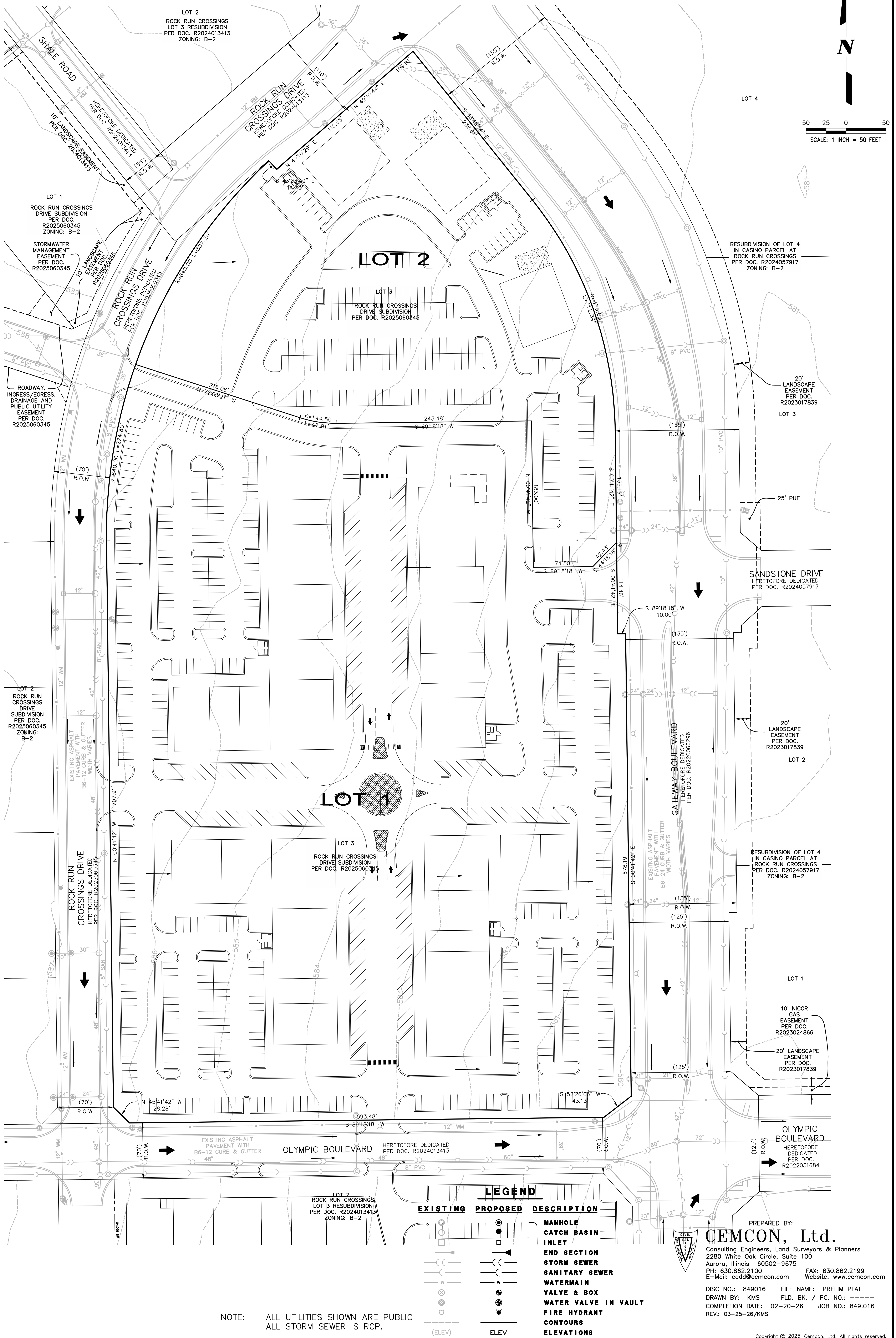
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 DRAWN BY: KMS FLD. BK. / PG. NO.: ----  
 COMPLETION DATE: 02-20-26 JOB NO.: 849.016  
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