

PRELIMINARY PLAT
FOR

**ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION**
JOLIET, ILLINOIS

SHEET INDEX:

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



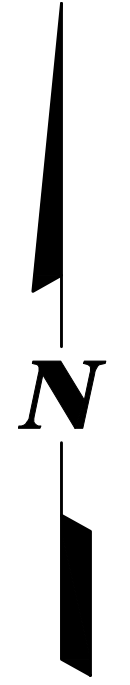
VICINITY MAP

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | N 09°52'24" E | 235.18' |
| L2 | N 31°17'04" E | 225.39' |
| L3 | S 45°34'29" W | 80.37' |
| L4 | S 49°10'44" W | 136.85' |

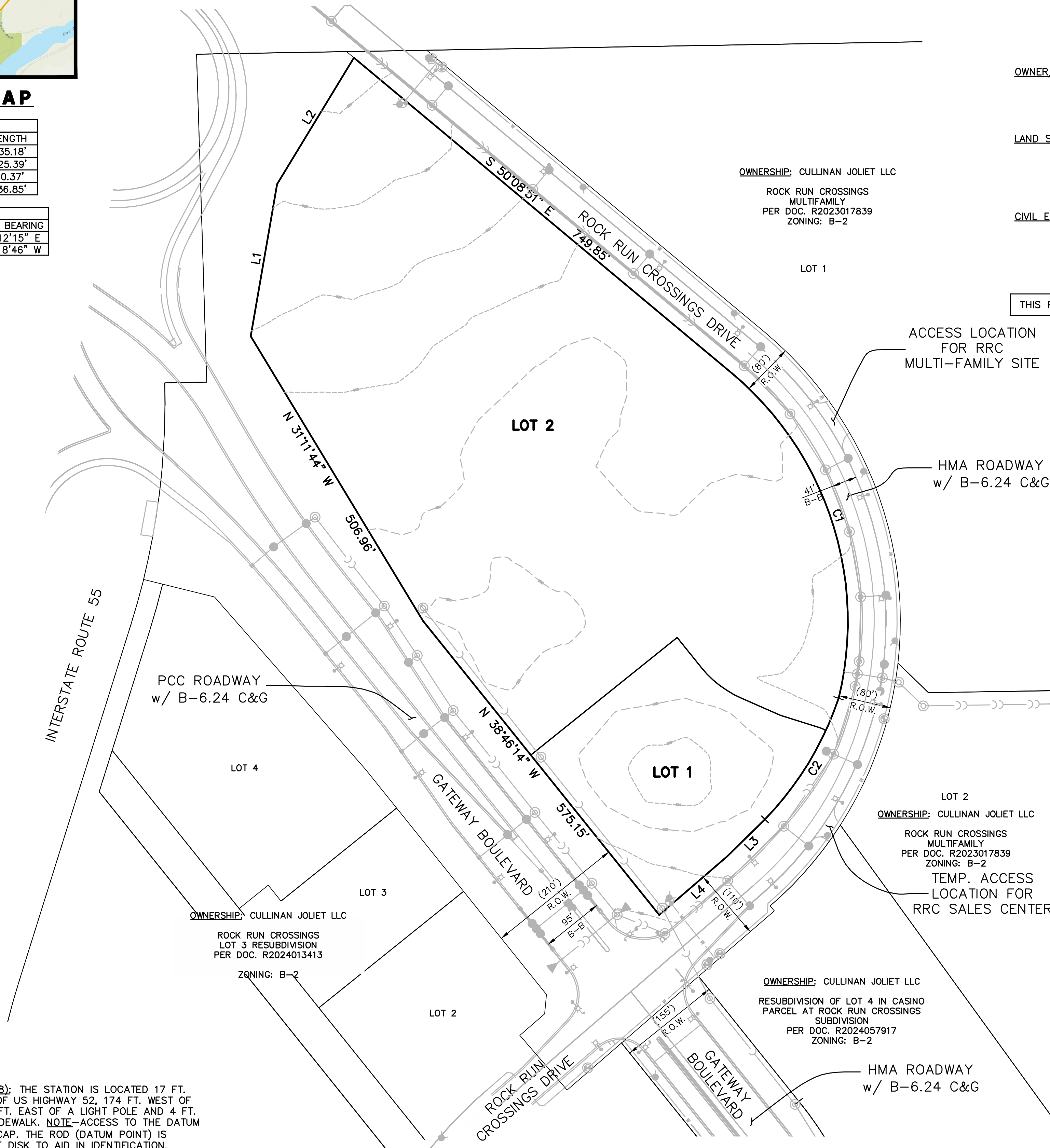
| CURVE | LENGTH | RADIUS | CHORD BEARING |
|-------|---------|---------|---------------|
| C1 | 549.71' | 493.00' | S 18°12'15" E |
| C2 | 217.89' | 485.73' | S 31°18'46" W |

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

| LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS (±14.334 ACRES) | |
|--|------------------|
| LOT NUMBER | LOT AREA (ACRES) |
| LOT 1 | 2.187 ACRES |
| LOT 2 | 12.148 ACRES |
| AVERAGE | 7.167 ACRES |



SCALE: 1 INCH = 100 FEET



OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
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.

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:

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
- PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- PUE = DENOTES PUBLIC UTILITY EASEMENT.
- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
- THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
- MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
- EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).
- STORMWATER DETENTION FOR PROPOSED LOTS 1-2 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).
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.
- FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS) SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 20____.

CHAIRPERSON SECRETARY

STATE OF ILLINOIS) SS
COUNTY OF WILL)

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

MAYOR CITY CLERK

| 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 |
| (ELEV) | ELEV | ELEVATIONS |

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



PREPARED BY:
CEMCON, Ltd.

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

DISC NO.: 849004 FILE NAME: LOT 1 PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED: 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25,
03-04-25/KMS

PRELIMINARY PLAT FOR

ROCK RUN CROSSINGS LOT 1 RESUBDIVISION

JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST
HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 38°46'14" E | 57.96' |
| L2 | S 66°24'00" E | 64.85' |
| L3 | S 72°32'31" E | 63.26' |
| L4 | N 51°13'46" E | 32.00' |
| L5 | S 38°46'14" E | 57.96' |
| L6 | S 82°07'21" E | 20.42' |
| L7 | S 72°32'31" E | 60.17' |
| L8 | S 82°19'06" E | 20.00' |

| CURVE | LENGTH | RADIUS | CHORD BEARING |
|-------|--------|---------|---------------|
| C1 | 78.84' | 163.50' | S 52°35'07" E |
| C2 | 9.42' | 30.00' | S 63°32'54" E |
| C3 | 99.50' | 131.50' | S 60°26'48" E |
| C4 | 9.20' | 55.00' | S 77°19'56" E |
| C5 | 6.98' | 465.73' | N 18°59'32" E |
| C6 | 49.20' | 473.00' | N 10°39'34" E |
| C7 | 12.40' | 25.00' | S 86°45'10" E |



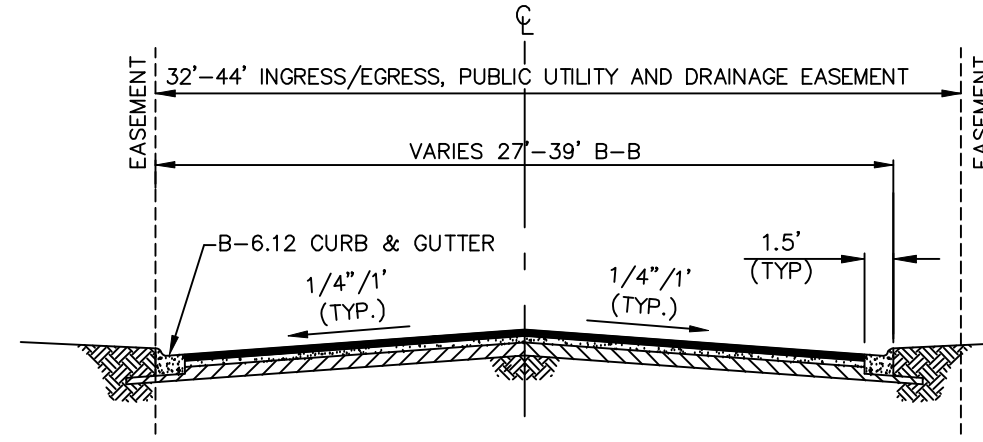
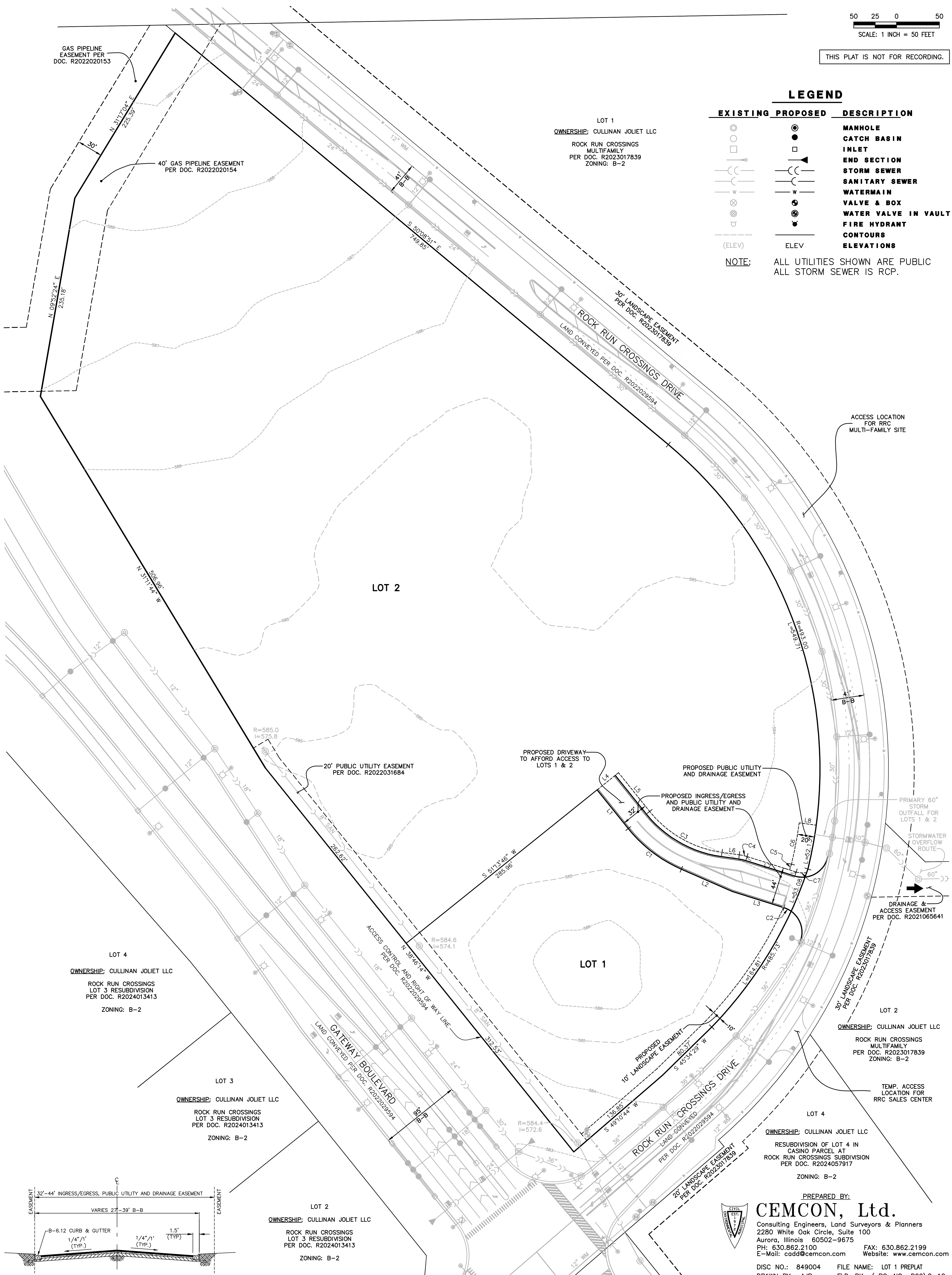
50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

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.



DRAWING PATH: P:\MAGDOVA\DWG\DRAWINGS\PRELIMINARY\LOT 1 PREPLATING

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

DISC NO.: 849004 FILE NAME: LOT 1 PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED: 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25,
03-04-25/KMS