



LOCATION MAP  
NOT TO SCALE

# PRELIMINARY PLAT OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXISTING P.I.N.'S

0603-36-100-031-0000

## LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

## STANDARD SYMBOLS

<b>EXISTING</b>	STORM SEWER SANITARY SEWER COMBINED SEWER FORCEMAIN GRANITE WATER MAIN ELECTRIC GAS TELEPHONE OVERHEAD WIRES SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT HAY BALES RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT BUFFALO BOX FLARED END SECTION STREET LIGHT SUMMIT / LOW POINT RIL ELEVATION INVERT ELEVATION DITCH OR SWALE DIRECTION OF FLOW OVERFLOW RELIEF SWALE 1 FOOT CONTOURS CURB AND GUTTER DEPRESSED CURB AND GUTTER REVERSE CURB AND GUTTER DETECTABLE WARNINGS PROPERTY LINE EASEMENT LINE SETBACK LINE MAIL BOX SIGN TRAFFIC SIGNAL POWER POLE 60V WIRE GAS VALVE MANHOLE ELECTRICAL EQUIPMENT TELEPHONE EQUIPMENT CHAIN-LINK FENCE SPOT ELEVATION BRUSH/TREE LINE DEODOROUS TREE WITH TRUNK DIA. IN INCHES (TBR) CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL WETLAND	<b>PROPOSED</b>
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## GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS NOTED OTHERWISE.
- MAINTENANCE OF THE DETENTION PONDS, WATER QUALITY STRUCTURE AND ANY OTHER COMMON STORMWATER MANAGEMENT FEATURES SHALL BE MAINTAINED BY COMMERCIAL ZONED B-3 LOTS 1-3 AS WELL AS ANY THE HOME OWNERS ASSOCIATION RELATED TO THE FUTURE RESIDENTIALLY ZONED PROPERTY ON LOT 5.
- EXISTING ZONING: B-3 (GENERAL BUSINESS DISTRICT) - CITY OF JOLIET.
- INDIVIDUAL LANDSCAPE PLANS PER LOT SHALL BE SUBMITTED IN ACCORDANCE WITH CITY ORDINANCE OR THE TERMS OF THE ANNEXATION AGREEMENT AS PART OF FUTURE INDIVIDUAL BUILDING PERMIT PLANS.
- FUTURE BUILDINGS WILL COMPLY WITH THE CITY OF JOLIET'S RESIDENTIAL DESIGN STANDARDS OR THOSE TERMS OF THE ANNEXATION AGREEMENT
- NO FLOODPLAIN OR FLOODPLAIN ARE PRESENT WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION. THERE ARE NO EXISTING WETLANDS ON THE PROPERTY.
- THE PROPOSED SANITARY SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING SANITARY SEWER ALONG ESSINGTON ROAD.
- THE PROPOSED WATER SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING WATER MAIN ALONG ESSINGTON ROAD.
- STORM WATER DETENTION FOR THE SUBJECT DEVELOPMENT WILL BE PROVIDED OFFSITE WITHIN THE ADJACENT PROPERTY TO THE EAST AND IS SUBJECT TO APPROVAL OF THE OWNER OF LOT 5. STORM WATER DETENTION FOR THE COMMERCIAL ZONED B-3 LOTS 1-3 SHALL BE PROVIDED IN THE DETENTION EASEMENT ON LOT 5 FOR A RUNOFF CURVE NUMBER OF CN=85. IF UPON DEVELOPMENT OF LOTS 1-3, THEIR CN EXCEEDS 85, THEN THE DETENTION BASIN IN THE EASEMENT ON LOT 5 WILL NEED TO BE EXPANDED OR LOTS 1-3 WILL BE REQUIRED TO PROVIDE ADDITIONAL ONSITE DETENTION. DEVELOPMENT OF LOTS 1, 2, AND 3 WILL NOT BE PERMITTED UNTIL THE DETENTION EASEMENT IS PROVIDED.
- ACCESS EASEMENT SERVING LOTS 1, 2 AND 3 SHALL BE PRIVATE AND SUBJECT TO SEPARATE USE AND MAINTENANCE CONDITIONS AND RESTRICTIONS AGREEMENT.
- ANY OTHER ROADWAYS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE DETERMINED AT THE TIME OF DEVELOPMENT OF LOT 4 & 5.
- DEVELOPER SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF ESSINGTON ROAD AND OLD CASTLE ROAD AT THE TIME OF DEVELOPMENT OF LOT 4 & 5.
- THE DRIVEWAY APRON IN THE RIGHT-OF-WAY OF ESSINGTON ROAD AND RUNNING BETWEEN LOTS 1 AND 3 WILL BE CONSTRUCTED WITH 8-INCH PORTLAND CONCRETE WITH WIRE MESH REINFORCEMENT OVER 4-INCH AGGREGATE BASE COURSE, AND DEVELOPER SHALL PROVIDE ADA RAMPS AT THE END OF THE SIDEWALK ALONG THE EAST SIDE OF ESSINGTON ROAD TERMINATING INTO THE DRIVEWAY.
- THE DETENTION BASIN SHOWN ON LOT 5 SHALL SERVE LOTS 1,2,3,4 AND 5. DETENTION SHALL BE A WETLAND STYLE BASIN. DETENTION BASIN SHALL CONFORM TO ILCS 605 5/9-115.1.
- THE LIMITS OF LOT 4 SHALL BECOME A FUTURE ROADWAY RIGHT-OF-WAY DEDICATED TO THE CITY OF JOLIET, AND WILL BE CONSTRUCTED UPON FUTURE DEVELOPMENT OF LOT 5. A FUTURE ROADWAY WITH A MINIMUM OF 66' DEDICATED RIGHT-OF-WAY WILL ALIGN WITH OLD CASTLE ROAD AND SHALL EXTEND FROM ESSINGTON ROAD EAST ACROSS LOTS 4 & 5 TO THE EAST PROPERTY LINE OF LOT 5 OF THIS SUBDIVISION. THIS ROADWAY SHALL BE 39 FEET BACK-TO-BACK WITH B6.12 CURB AND GUTTER, STORM SEWER AND A PAVEMENT CROSS SECTION BASED ON A FUTURE TRAFFIC IMPACT STUDY DESIGN. THE ROADWAY'S TYPICAL SECTION SHALL ALSO INCLUDE 5 FEET WIDE SIDEWALK ON BOTH SIDES OF THE STREET AND COMED 25 FOOT MOUNTING HEIGHT WITH AN LED EQUIVALENT OF 150-WATT HIGH PRESSURE SODIUM BULB AT 200 FOOT SPACING.
- DEVELOPMENT OF LOTS 1,2 AND 3 WILL REQUIRE A SITE PLAN APPROVAL FOR EACH LOT AT TIME OF DEVELOPMENT
- ANY OTHER ROADWAYS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE DETERMINED AT THE TIME OF DEVELOPMENT OF LOT 5.
- STORM WATER DETENTION FOR LOTS 4 & 5 SHALL BE PROVIDED ON LOT 5 AT THE TIME OF PLATTING AND DEVELOPMENT OF THESE LOTS.

## BENCHMARKS

**REFERENCE BENCHMARK:** (NGS PID:DP5470)  
STAINLESS STEEL ROD IN SLEEVE LOCATED 7 FT NORTH OF THE EDGE OF PAVEMENT OF COUNTY ROAD 36 (RENNICK RD), 28 FT WEST OF THE EDGE OF PAVEMENT OF A FRONTAGE ROAD EAST OF INTERSTATE 55 AND 57 FT EAST OF A RIGHT-OF-WAY FENCE.  
ELEVATION=624.31      DATUM=NAVD88-GEOD 12B

**SITE BENCHMARK (BM) #1:**  
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST OF THE DEAD END OF DELROSE STREET  
ELEVATION=595.50      DATUM=NAVD88-GEOD 12B

**SITE BENCHMARK (BM) #2:**  
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST OF THE DEAD END OF VALLEY FORGE DRIVE  
ELEVATION=599.80      DATUM=NAVD88-GEOD 12B

**SITE BENCHMARK (BM) #3:**  
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST OF THE DEAD END OF THOMAS HICKEY DRIVE  
ELEVATION=599.20      DATUM=NAVD88-GEOD 12B

**SITE BENCHMARK (BM) #4:**  
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHWEST OF THE DEAD END OF FOXFIELD DRIVE  
ELEVATION=599.14      DATUM=NAVD88-GEOD 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/18/2017

## ZONING ORDINANCE & SUBDIVISION REGULATION DEVIATIONS

- SECTION 47-13 B-2 GENERAL BUSINESS DISTRICT**
- SECTION 47-13.4 YARD AND REQUIREMENTS
    - REQUIRED MINIMUM FRONT YARD SETBACK - NO FRONT YARD SHALL BE REQUIRED. WHERE THE FRONTAGE ON ONE SIDE OF THE BLOCK IS DIVIDED BETWEEN B-3 (GENERAL BUSINESS DISTRICT) AND A RESIDENTIAL DISTRICT, THE FRONT YARD REQUIREMENTS OF THE RESIDENTIAL DISTRICT SHALL APPLY TO THE AREA IN THE GENERAL BUSINESS DISTRICT.
    - REQUIRED MINIMUM SIDE YARD SETBACK - NO FRONT YARD SHALL BE REQUIRED EXCEPTING:
      - A YARD NOT LESS THAN SIX (6) FEET IN WIDTH SHALL BE PROVIDED WHERE A SIDE LOT LINE OF A GENERAL BUSINESS DISTRICT ABUTS A RESIDENTIAL ZONE.
      - IN ALL OTHER CAUSES NO SIDE YARD SHALL BE REQUIRED FOR A BUSINESS BUT IF SUCH A YARD IS VOLUNTARILY PROVIDED, IT SHALL BE NOT LESS THAN SIX (6) FEET IN WIDTH.
    - REQUIRED MINIMUM REAR YARD SETBACK - REAR YARDS SHALL NOT BE REQUIRED EXCEPTING WHERE A REAR LOT LINE OF A GENERAL BUSINESS DISTRICT ABUTS A RESIDENTIAL ZONE. THERE SHALL BE PROVIDED A REAR YARD OF TWENTY-FIVE (25) FEET FOR A ONE OR TWO STORY BUILDING. AN ADDITIONAL ONE FOOT OF REAR YARD SHALL BE PROVIDED FOR EACH TWO FEET OF HEIGHT OVER TWENTY-FIVE (25) FEET, SUCH YARD MAY BE MEASURED FROM THE CENTER LINE OF AN INTERVENING ALLEY.
  - SECTION 47.13.5 BUILDING HEIGHT REGULATIONS  
NO BUILDING IN THIS DISTRICT SHALL EXCEED THREE (3) STORIES OR 50 FEET IN HEIGHT.
  - SECTION 47-13.6 ACCESSORY PARKING  
SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 47-17.17.
  - SECTION 47-13.7 OFF-STREET LOADING  
SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISION OF SECTION 47-17.16.
  - SECTION 47-13.8 SIGNS  
SEE SECTION 47-17.21 FOR SIZE AND LOCATION OF PERMITTED SIGNS.
  - SECTION 47-13.9 SCREENING  
SEE SECTION 47-17.18 FOR SCREENING REGULATIONS FOR USES ADJOINING RESIDENTIAL DISTRICTS.
  - SECTION 47-13.10 PROHIBITED USES  
ALL USES NOT EXPRESSLY PERMITTED AS OF RIGHT BY SECTION 47-13.1 OR AS A PERMITTED ACCESSORY USE UNDER SECTION 47-13.2 OR PURSUANT TO SECTION 47-13.2A ARE PROHIBITED IN B-3 ZONING DISTRICT. \* ORD. #11215; 7/16/96
  - SECTION 47-13.11 MINIMUM BUILDING DESIGN STANDARDS  
ALL NON-RESIDENTIAL STRUCTURES ERRECTED WITHIN A B-3 ZONING DISTRICT SHALL CONFORM TO THE DESIGN GUIDELINES SET FORTH IN SECTION 47-15H. \*ORD. #15794; 2/20/07

ADJOINING LAND OWNERS LIST:

UNSUB. 06-03-36-100-032	ESSINGTON ROAD PARTNERS INC.
UNSUB. 06-03-36-202-001	ALICE HERON (CITY OF CREST HILL)

SEIL SUBDIVISION UNIT 1 (R88-020859)

LOT 13	06-03-36-101-001	ARCHLAND PROPERTIES II LP
LOT 14	06-03-36-101-002	SHAH SANDHYA BHATT RENUKA

D'ARCY ESTATES UNIT ONE (R2004-124133)

LOT 1	06-03-36-105-001	ESSINGTON ROAD PARTNERS INC.
LOT 2	06-03-36-105-002	ESSINGTON ROAD PARTNERS INC.

PICARDY UNIT ONE (R88-23367)

LOT 1	06-03-36-101-010	JUDY GARDNER
LOT 2	06-03-36-101-009	JUDY GARDNER
LOT 9	06-03-36-104-005	MIROSLAW & MARIA LECH
LOT 10	06-03-36-104-004	JOHN & DONNA CIELINSKI
LOT 14	06-03-36-104-006	EDGAR & SARAH ROJOS
LOT 15	06-03-36-104-007	MIKE & KRISTIN PECORA
LOT 16	06-03-36-104-008	JOSE MONTALVO
LOT 17	06-03-36-104-009	SAMUEL FLORES & HILDELISA DURAN
LOT 18	06-03-36-104-010	JEFFREY CLEMENTS
LOT 19	06-03-36-104-011	JENNIFER & JEFFREY CLEMENTS

PICARDY UNIT TWO (R90-001537)

LOT 32	06-03-36-104-012	WARREN & KATHLEEN LINDSAY TRUST
LOT 33	06-03-36-104-013	JONGA & MERLITA RAMOS
LOT 34	06-03-36-104-014	RICHARD & LOUANN MADISON
LOT 35	06-03-36-104-015	ERIC SITZES
LOT 36	06-03-36-104-016	KECK FAMILY JOINT TRUST

PICARDY UNIT THREE (R90-039429)

LOT 37	06-03-36-104-017	HAROLD HARTY
LOT 39	06-03-36-104-018	JAMES & SHARON MAHER
LOT 40	06-03-36-104-019	ANTHONY BROMLEY
LOT 41	06-03-36-104-020	LESLIE KRUIZICH

WEXFORD EAST UNIT ONE (R99-017232)

LOT 16	06-03-36-405-001	ABIGAIL ZARCO
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WEXFORD UNIT 5 (R95-099362)

LOT 19	06-03-35-204-012	SALVADOR PEREZ
LOT 20	06-03-35-204-011	KEISHA MERRITT-GRANT

WEXFORD UNIT 4 (R95-052455)

LOT 21	06-03-35-204-010	JEROME & DEBRA MARTIN
LOT 22	06-03-35-204-009	THEODORE JEZIORNY
LOT 23	06-03-35-204-008	DUSTIN & JENNIFER SPINAZOLA
LOT 24	06-03-35-204-007	JEFFERY & SUSAN SCHRAM

WEXFORD UNIT 3 (R95-8447)

LOT 25	06-03-35-204-006	DANIEL & CONCEPTION MURPHY
LOT 26	06-03-35-204-005	TIMOTHY & MICHELLE NORRIS
LOT 27	06-03-35-204-004	MICHAEL ANDERSON & LAURIE POPLAWSKI
LOT 28	06-03-35-204-003	TYLER & CANDICE HAYMOND

WEXFORD UNIT 1 (R93-28213)

LOT 29	06-03-35-204-002	PANTALIS & NANCY DEDETSINAS
LOT 30	06-03-35-204-001	RAYMOND & JOANNE NAVARRO
LOT 31	06-03-35-202-002	TIMOTHY & DEBBIE KRALLUDIS
LOT 32	06-03-35-202-001	STELLA HERNANDEZ TRUST

WARWICK FIVE UNIT D (R90-058204)

LOT 468	06-03-36-331-003	TERRY & EILEEN BIEGER
LOT 469	06-03-36-328-009	ROBERT & PAMELA JONES
LOT 277	06-03-36-328-013	JOSE & MARIA GONZALEZ
LOT 278	06-03-36-328-014	LEROY & YOLANDA RANGLER
LOT 275	06-03-36-328-015	RICHARD ZEITZ II
LOT 274	06-03-36-326-026	JOSE CRUZ ZAVALA
LOT 273	06-03-36-326-025	JAVIER LAZARO
LOT 272	06-03-36-326-024	JAMES & BARBARA SKALA
LOT 271	06-03-36-326-023	ROBERT & LISA JACOBUS
LOT 270	06-03-36-326-022	JAMES & DEBRA SLABOSZEWSKI
LOT 269	06-03-36-326-021	JAMES IVERSON
LOT 268	06-03-36-326-020	JAMES & MARY IVERSON
LOT 267	06-03-36-326-019	DAVID & SHARON BURGE
LOT 266	06-03-36-326-018	ZACHARY GREEN
LOT 265	06-03-36-326-017	KEVIN & DELYN MCDANIEL
LOT 264	06-03-36-326-036	PLAINFIELD TOWNSHIP PARK DISTRICT

## AREA SUMMARY

LOT 1 =	56,651 SQ.FT. (1,300 AC.±)
LOT 2 =	206,186 SQ.FT. (4,733 AC.±)
LOT 3 =	19,912 SQ.FT. (0,457 AC.±)
LOT 4 =	54,901 SQ.FT. (1,261 AC.±)
LOT 5 =	1,860,196 SQ.FT. (42,704 AC.±)
<b>TOTAL =</b>	<b>2,197,847 SQ.FT. (50,455 AC.±)</b>

## SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, GENERAL NOTES & DETAILS.
SHEET 2 OF 2	PLAT AND LOT DETAILS

DATE	REVISIONS
01/11/20	REVIEW SUBMITTAL
12/18/20	CITY OF JOLIET REVIEW
12/17/20	ADDITIONAL CITY REVIEW COMMENTS
12/07/20	CITY REVIEW COMMENTS

**Manhard CONSULTING LTD.**  
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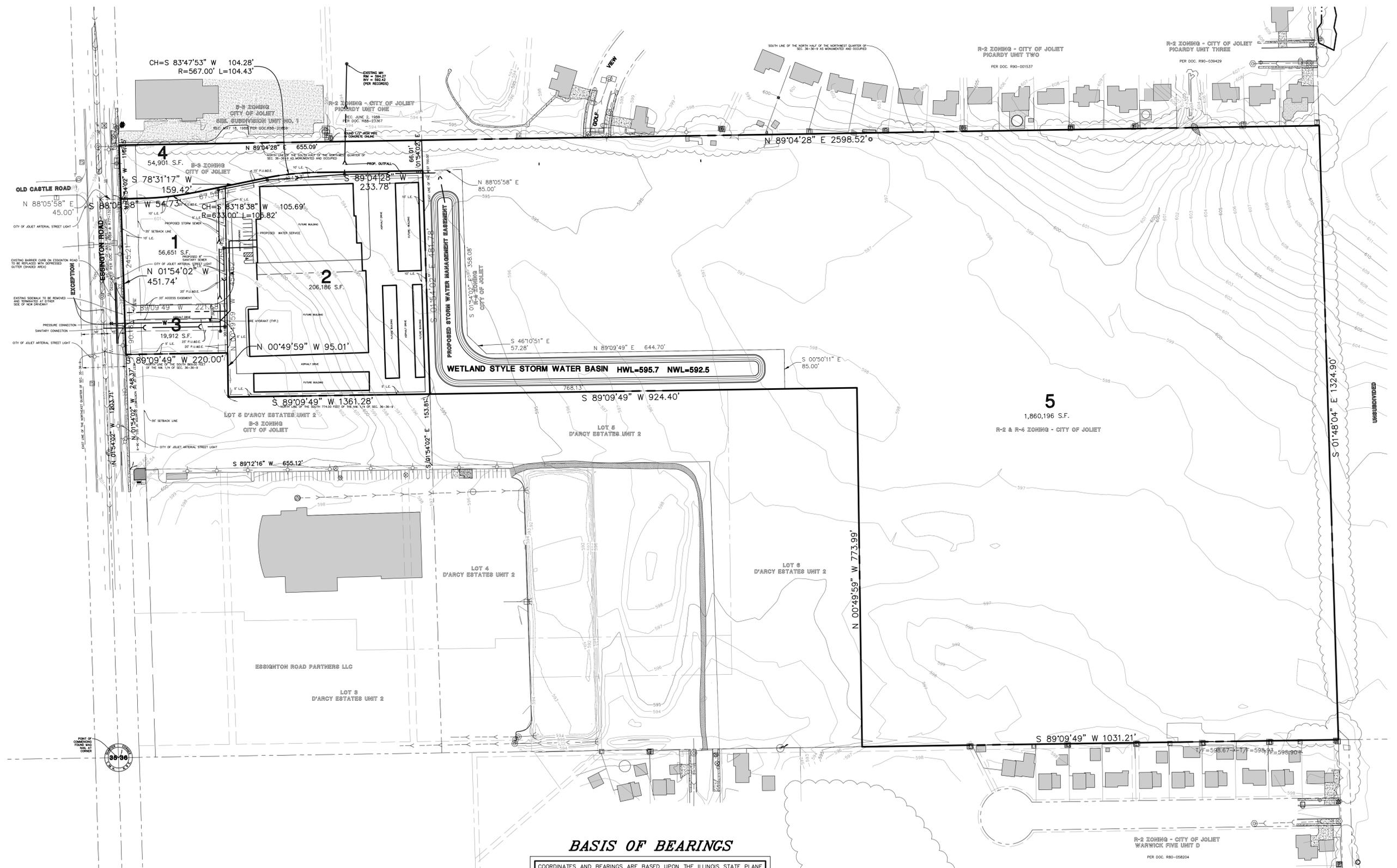
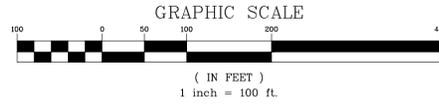
WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION  
JOLIET, ILLINOIS  
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	BAS
PROJ. ASSOC.:	SS
DRAWN BY:	BAS
DATE:	11/12/20
SCALE:	N/A
SHEET	1 OF 2
ADG.JOIL01	

ISSUED FOR REVIEW 01/11/21

# PRELIMINARY PLAT OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE  
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,  
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION  
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

December 16, 2020 - 14:01 Draw Name: P:\449101\WestSide\Subdivision\Drawings\Plat\ADG\JOL1-PR\_2.dwg, Updated By: bstrahl

DATE	REVISIONS
01/11/21	REVIEW SUBMITTAL
12/18/20	CITY REVIEW COMMENTS
12/11/20	ADDITIONAL CITY REVIEW COMMENTS
12/07/20	CITY REVIEW COMMENTS

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

**WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION**  
JOLIET, ILLINOIS

**PRELIMINARY PLAT OF SUBDIVISION**

PROJ. MGR:	BAS
PROJ. ASSOC.:	SS
DRAWN BY:	BAS
DATE:	11/12/20
SCALE:	1"=50'

SHEET  
**2** OF **2**  
ADG.JOL1

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ISSUED FOR REVIEW 01/11/21