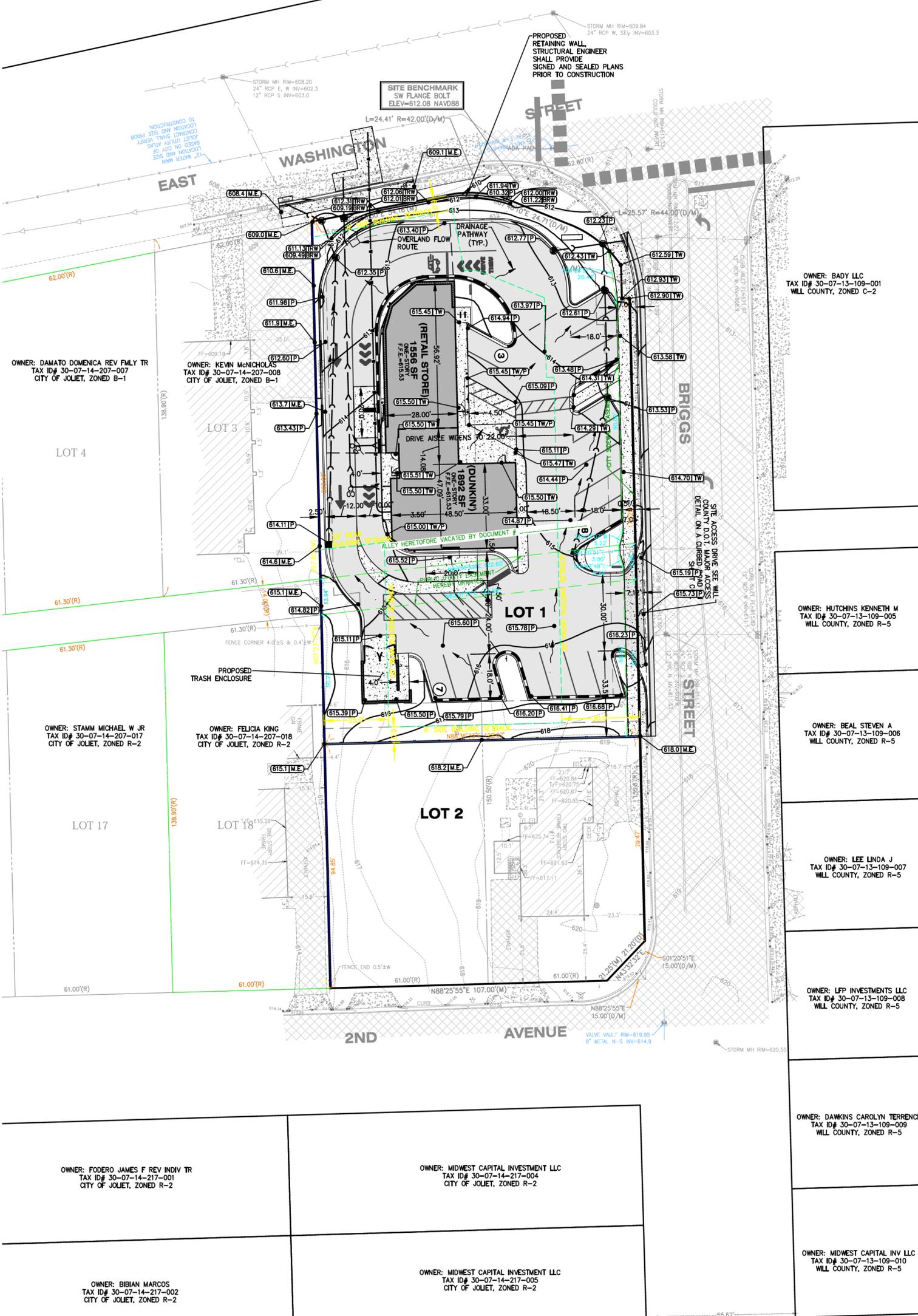
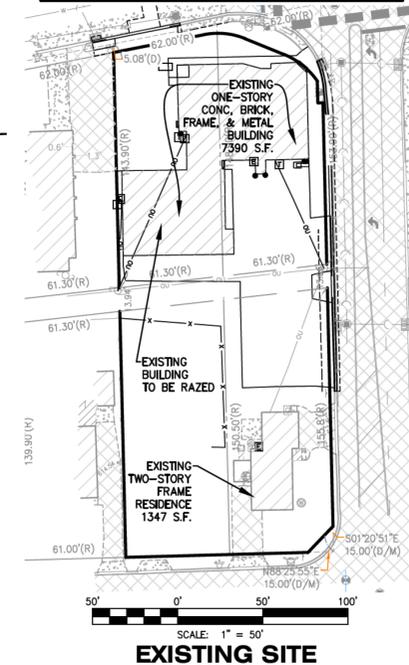
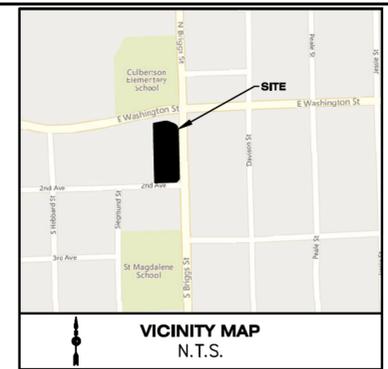


PRELIMINARY PLAT OF BRIGGS STREET SUBDIVISION

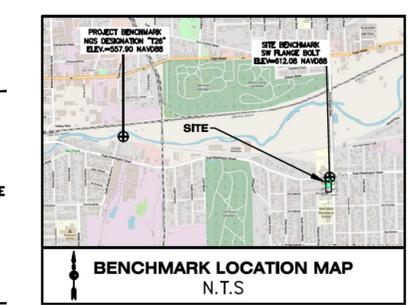
OWNER: JOLIET PUBLIC SCHOOLS
TAX ID# 30-07-14-201-019
CITY OF JOLIET, ZONED R-2



EXISTING LOT INFORMATION		
EXISTING LOT #	LOT SIZE, ACRES (S.F.)	ZONING
LOT 1	0.180 (7,853)	B-1 (NEIGHBORHOOD BUSINESS DISTRICT)
LOT 2	0.198 (8,632)	B-1 (NEIGHBORHOOD BUSINESS DISTRICT)
LOT 19	0.207 (9,029)	R-2 (SINGLE FAMILY RESIDENTIAL DISTRICT)
LOT 20	0.212 (9,220)	R-2 (SINGLE FAMILY RESIDENTIAL DISTRICT)
TOTAL	0.797 (34,733)	

PROPOSED LOT INFORMATION		
PROPOSED LOT #	LOT SIZE, ACRES (S.F.)	ZONING
LOT 1	0.574 (24,984)	B-1 (NEIGHBORHOOD BUSINESS DISTRICT)
LOT 2	0.263 (11,439)	R-2 (SINGLE FAMILY RESIDENTIAL DISTRICT)
TOTAL	0.836 (36,423)	

SITE INFORMATION		
	SQ. FT.	ACRES
EXISTING TOTAL CONTIGUOUS PROPERTY AREA	36,423	0.84
EXISTING IMPERVIOUS AREA	21,528	0.49
IMPERVIOUS AREA TO BE REMOVED	18,772	0.43
PROPOSED IMPERVIOUS AREA	20,290	0.47
NET IMPERVIOUS ADDED	1,518	0.03
TOTAL SITE IMPERVIOUS AFTER CONSTRUCTION	23,046	0.53
TOTAL DISTURBED (PROJECT AREA)	24,984	0.57



PROJECT BENCHMARK
NGS DESIGNATION "T26"
ELEV.=557.90 NAVD88
SITE BENCHMARK
SW FLANGE BOLT
ELEV.=612.08 NAVD88

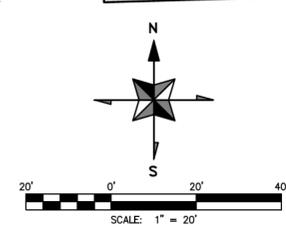
PARKING STALL TABLE	
ON-SITE	17
HANDICAP	1
TOTAL	18

LEGEND			
EX	PRO	EX	PRO

LEGEND	
	FULL DEPTH ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	ADA CROSSWALK
	REVERSE PITCH CURB
	DEPRESSED CURB

SPOT GRADE LEGEND	
P	PAVEMENT
G	GROUND
TW	TOP OF WALK
TW/P	ELEVATION WHERE TOP OF WALK MEETS PAVEMENT
TRW	TOP GRADE AT WALL
BRW	BOTTOM GRADE AT WALL
RIM	TOP OF MANHOLE
M.E.	MATCH EXISTING

INDEX OF SHEETS	
Sheet Number	Sheet Title
SUB1	PRELIMINARY PLAT OF SUBDIVISION P1
SUB2	PRELIMINARY PLAT OF SUBDIVISION P2



PRELIMINARY PLAT OF SUBDIVISION P1
DUNKIN' & RETAIL PROJECT
101-107 S. BRIGGS ST., JOLIET IL

Date 10/31/25	Designed By MJC/TPS	REV. DATE	NO.
Job Number CE25.014	Drawn By TPS		
Sheet Number SUB1	Checked By MJC		

CELT D
Caldwell Engineering, Ltd.
1316 N. Madison St. Woodstock IL
(815)902-5504 www.caldwellengineering.com

PRELIMINARY

