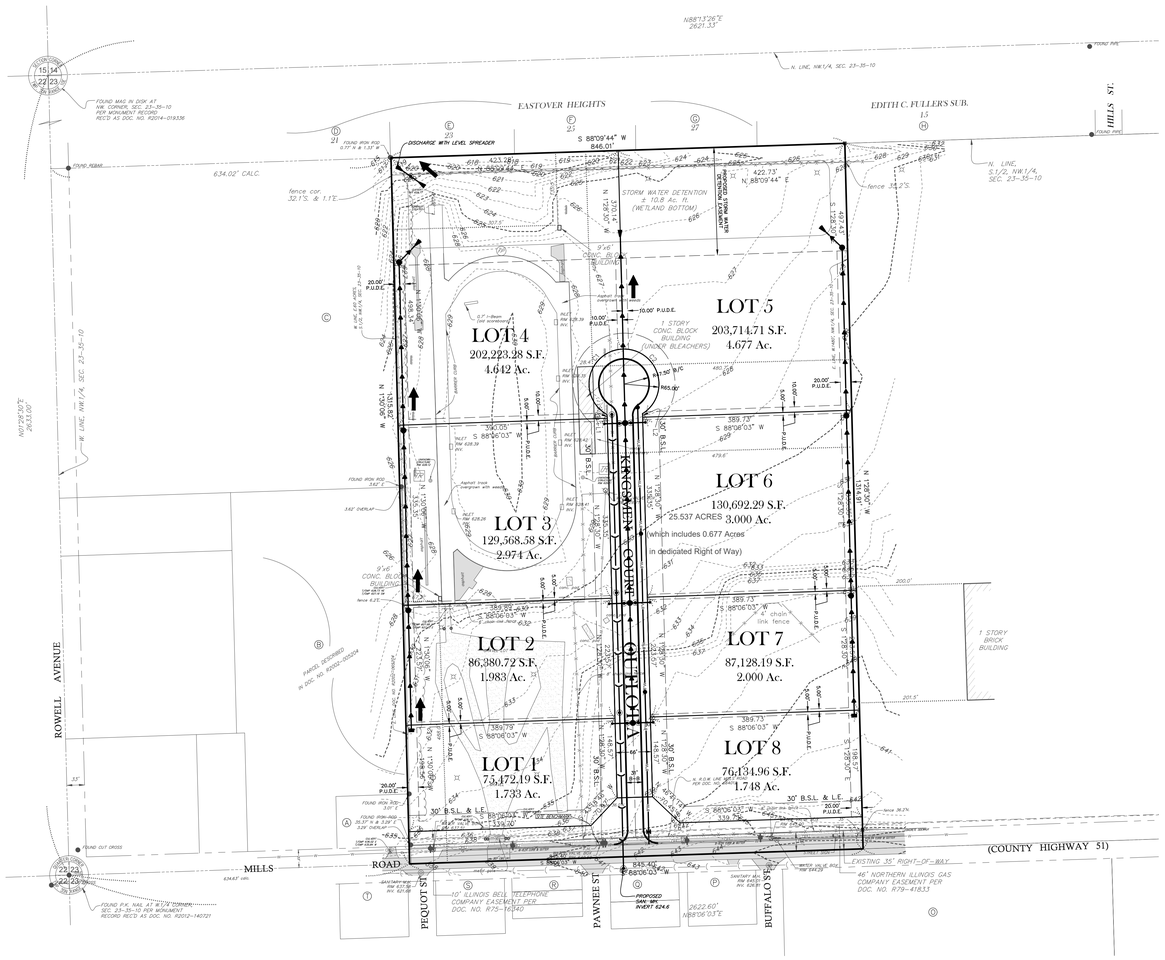
P.I.N.: 30-07-23-108-007-0000

FINAL PLAT OF KINGSMEN INDUSTRIAL PARK UNIT 1

A Proposed Subdivision of
Of Part of the Half of the Northwest Quarter of Section 23,
Township 35 North, Range 10 East of the Third Principal Meridian,
All In Will County, Illinois.

Said Parcel Containing
25.428 Acres, More or Less.



GRAPHIC SCALE

100 0 100
(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83)

GENERAL NOTES

1.) THE PROPOSED SUBDIVISION CONTAINS 60.000 ACRES.

2.) CONTOURS ARE AT 1 (ONE) FOOT INTERVALS ON WEST 25.537 ACRES. CONTOURS ARE AT 2 (TWO) FOOT INTERVALS ON EAST 34.463 ACRES.

3.) THE NATIONAL WETLAND INVENTORY (JOLIET QUADRANGLE) DOES NOT DEPICT THE PRESENCE OF A WETLAND ON THE SUBJECT PROPERTY.

4.) THE PROPOSED SUBDIVISION LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER THE FEMA FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP No. 17197C0170 G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

5.) THE SUBJECT PARCEL IS CURRENTLY ZONED "R-2" (CITY OF JOLIET). PROPOSED ZONING IS "I-1" (CITY OF JOLIET)

6.) MILLS ROAD AND INTERIOR STREET SHALL HAVE COM ED, 25' MOUNTING HEIGHT, WITH LED EQUIVALENT TO 150 WATT HIGH PRESSURE SODIUM BULBS, SPACED AT 250'.

7.) PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOLIET ORDINANCE.

8.) MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE ESTABLISHMENT OF A PARCEL OWNER'S ASSOCIATION IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS. UPON THE ESTABLISHMENT OF THE PARCEL OWNERS ASSOCIATION, THE PARCEL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. MAINTENANCE 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.

9.) ALL PAVEMENT SHALL BE SUPERPAVE MIXTURES FOR BITUMINOUS SURFACE COURSE, BITUMINOUS BINDER COURSE AND BITUMINOUS BASE COURSE PER ILLINOIS DEPARTMENT OF TRANSPORTATION.

10.) STORMWATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE MODIFIED RATIONAL METHOD WITH THE ORDINANCE REQUIRED INCREASE FACTOR OF 1.3

11.) MAINTENANCE OF THE LANDSCAPE AREAS AND SIGNAGE SHALL BE THE RESPONSIBILITY OF PARCEL OWNERS ASSOCIATION.

12.) LANDSCAPE PROVISIONS AND POND LANDSCAPING WILL BE INSTALLED AT TIME OF 1st BUILDING PERMIT.

13.) THE INDIVIDUAL LOTS SHALL BE DEVELOPED WITH C FACTOR EQUAL TO OR LESS THAN 0.82. IF C FACTOR FOR AN INDIVIDUAL LOT EXCEEDS 0.82 THEN THE LOT SHALL PROVIDE ADDITIONAL DETENTION.

14.) OUTLOT A SHALL BE AN INGRESS AND EGRESS EASEMENT AS WELL AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

15.) EACH LOT SHALL HAVE A 10' WIDE LANDSCAPE EASEMENT ALONG THE FRONT OF THE LOT AND A 5' WIDE LANDSCAPE EASEMENT ALONG THE SIDEYARDS.

LOTS 4 AND 5 LINE AND CURVE INFORMATION

LINE TABLE

LINE	LENGTH	BEARING
L1	6.99'	N 1°28'30" W
L2	6.50'	N 1°28'30" W

Curve Table

Curve #	Length	Radius	Chord	Chord Brg.
C1	169.59'	65.00'	125.42'	S13°46'49"W
C2	169.59'	65.00'	125.42'	N16°43'48"W

LEGEND

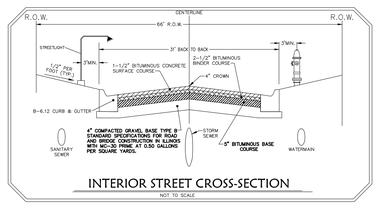
meas. MEASURED
rec. RECORDED
calc. CALCULATED
FOUND SURVEY MONUMENT
SET 5/8" REBAR UNLESS OTHERWISE NOTED
SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE
SECTION LINE
RIGHT OF WAY LINE
XXX.XX ELEVATION
XXX CONTOUR
BACK OF CURB ELEVATION
CURB FLOW LINE ELEVATION
FENCE LINE (TYPE AS NOTED)
FLAG POLE
BOLLARD
UTILITY POLE
OHW OVERHEAD UTILITY LINE
LIGHT POLE
STADIUM LIGHT POLE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
GM GAS METER
FIRE HYDRANT
WV WATER VALVE BOX
WATER MAIN PER CITY OF JOLIET G.I.S. MAPS
SANITARY SEWER
TREE LINE
ASPHALT AREA
CONCRETE AREA
GRAVEL AREA
A ADJACENT OWNER'S CALLOUT
PROPOSED SANITARY MANHOLE
PROPOSED STORM FLARED END SECTION
PROPOSED STORM MANHOLE
PROPOSED STORM CATCHBASIN
PROPOSED STORM INLET
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE VAULT
PROPOSED OVERFLOW
PROPOSED WATER MAIN LINE
PROPOSED STORM SEWER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED BUILDING SETBACK LINE
B.S.L. BUILDING SETBACK LINE
L.E. LANDSCAPE EASEMENT

ADJACENT OWNER'S TABLE

	PIN	Owner Name	Owner Address		Zoning
A	30-07-23-108-009-0000	TURNER ZITA	1410 ADA ST	JOLIET IL 60433	R
B	30-07-23-108-008-0000	SELLERS JIMMIE E CHENITA	815 MILLS RD	JOLIET IL 60433	R
C	30-07-23-108-001-0000	JOLIET PUBLIC SCHOOLS SCHOOL DIST 86	420 N RAYNOR AVE	JOLIET IL 60435	E
D	30-07-23-105-003-0000	WINTERS DONNA SUE	906 ROWELL AVE	JOLIET IL 60433	R-4
E	30-07-23-105-004-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE	JOLIET IL 60433	R-4
F	30-07-23-105-005-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE	JOLIET IL 60433	R-4
G	30-07-23-105-006-0000	FENN D L S J JOINT TENANCY TR	902 MELROSE AVE	JOLIET IL 60433	R-4
H	30-07-23-106-009-0000	CERBANTES MARIA G	780 N MATHER CT	ROMEOVILLE IL 60446	R-2
I	30-07-23-107-012-0000	CROZEO VIRGINIA	PO BOX 3547	JOLIET IL 60434	A-2
J	30-07-23-200-009-0000	CHELLINO BETTY J TRUST	825 WINTERPARK DR 59C	NEW LENOX IL 60451	F
K	30-07-23-200-010-0000	GUZMAN JORGE CHAVEZ MACLOVIO	908 W PARK AVE	JOLIET IL 60436	A-1
L	30-07-23-400-020-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
M	30-07-23-308-007-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
N	30-07-23-308-006-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
O	30-07-23-308-005-0000	JOLIET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
P	30-07-23-303-046-0000	SHAW JAMES KATHERINE	1205 BUFFALO ST	JOLIET IL 60433	R
Q	30-07-23-303-001-0000	CRONAN HARVEY	1200 PAWNEE ST	JOLIET IL 60433	R
R	30-07-23-302-023-0000	RIOS YAZMIN AMALLA	502 CHAMPLAIN ST	JOLIET IL 60433	R-5
S	30-07-23-302-048-0000	HICKS MARION %PAIGE HENRIETTA MARILYN A	312 LAKEWOOD BLVD	PARK FOREST IL 60466	R-5
T	30-07-23-301-024-0000	SELLERS JIMMIE E CHENITA	1031 MAGNOLIA AVE	JOLIET IL 60432	R

LOT AREA CHART

LOT NO.	SQUARE FEET	ACRES
1	75,472.19	1.733
2	86,380.72	1.983
3	129,568.58	2.974
4	202,223.28	4.642
5	203,714.71	4.677
6	130,692.29	3.000
7	87,128.19	2.000
8	76,134.96	1.748
OUTLOT A	60,010.27	1.378
R.O.W.		
MILLS RD	29,474.52	0.677
NEW MILLS RD	26,853.14	0.616
TOTAL	1,107,652.85	25.428



INTERIOR STREET CROSS-SECTION

NOT TO SCALE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY RESOLUTION OF THE CITY OF JOLIET ON PLAN COMMISSION ON

_____ , _____

CHAIRPERSON

SECRETARY

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE

CITY OF JOLIET ON _____ , _____

MAYOR

CITY CLERK

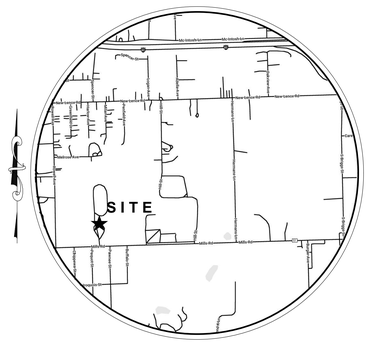
STATE OF ILLINOIS)
COUNTY OF WILL) SS

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , _____

BY _____

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.



SITE LOCATION MAP

NOT TO SCALE

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

OWNER
PATRIOT CAPITAL VENTURES, LLC.
c/o RYAN HILL
21464 S. REDWOOD LANE
SHOREWOOD, ILLINOIS 60404-7543

DEVELOPER
PATRIOT CAPITAL VENTURES, LLC.
c/o RYAN HILL
21464 S. REDWOOD LANE
SHOREWOOD, ILLINOIS 60404-7543

LAND SURVEYOR / ENGINEER
RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404

BENCHMARKS:
SITE BENCHMARK:
BOLT THAT ARROW POINTS TO ON FIRST FIRE HYDRANT EAST OF THE ENTRANCE TO GRAVEL PARKING LOT ON NORTH SIDE OF MILLS ROAD. (AS SHOWN)
ELEVATION: 642.72 (NAVD88)

REVISIONS

No.	DATE	DESCRIPTION	BY
1.	07.12.2022	REVISED PER CITY OF JOLIET	ESM

Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

DATE: 6-15-2022 | SCALE: 1" = 100' | DRAWN BY: ech | CHECKED BY: JPH

PREPARED FOR: PATRIOT CAPITAL VENTURES, LLC. c/o RYAN HILL 21464 S. REDWOOD LANE SHOREWOOD, ILLINOIS 60404-7543

FIELD BOOK:
PAGE:

DRAWING No.: 422-0449-F

DRAWING TITLE: FINAL PLAT