

**OWNER / DEVELOPER:**  
TALLGRASS ESTATES, LLC  
c/o EDWARD MATTON  
1230 W. JEFFERSON STREET  
SHOREWOOD, ILLINOIS 60404  
email: ematton@kiplingr.com

**LAND SURVEYOR / ENGINEER:**  
RUETTIGER, TONELLI & ASSOCIATES, INC.  
129 CAPISTA DRIVE  
SHOREWOOD, ILLINOIS 60404  
Ph. (815) 744-6600

# PRELIMINARY PLAT

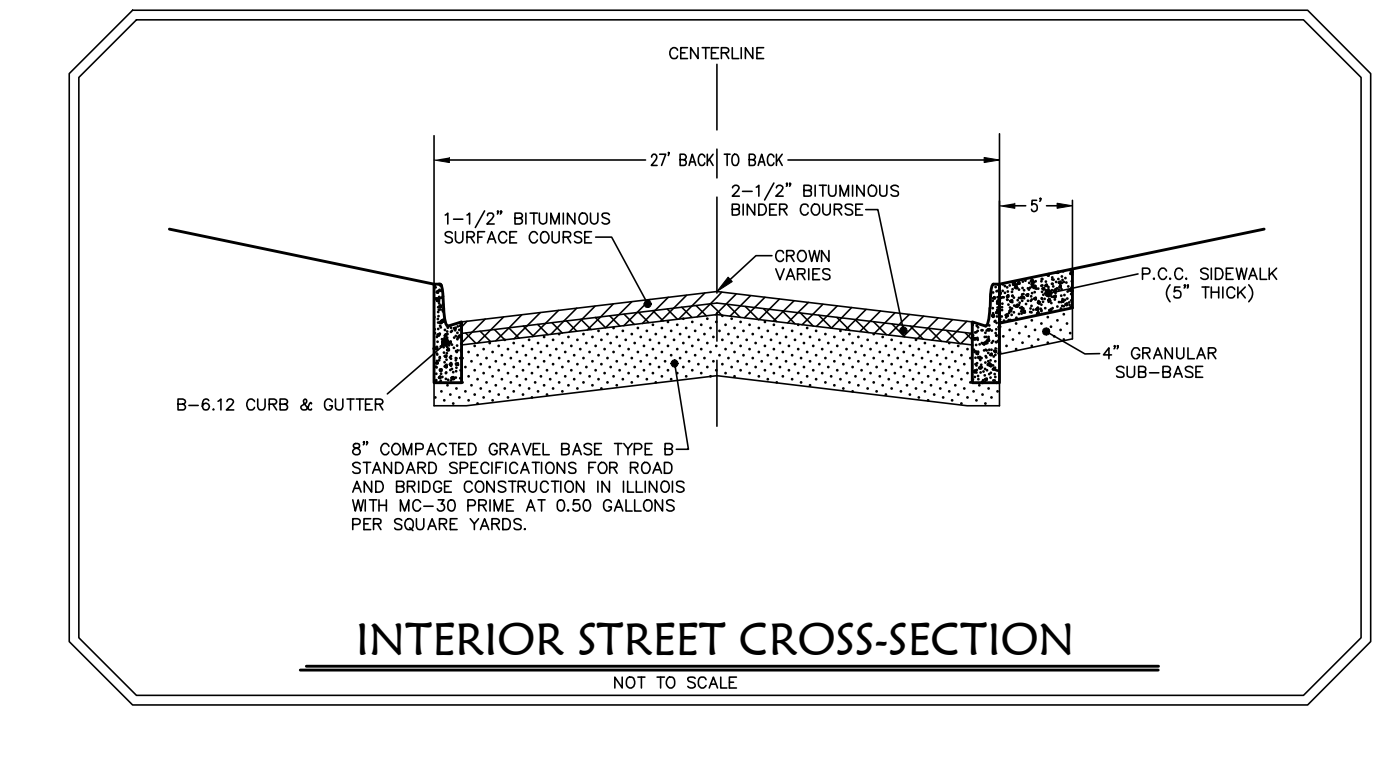
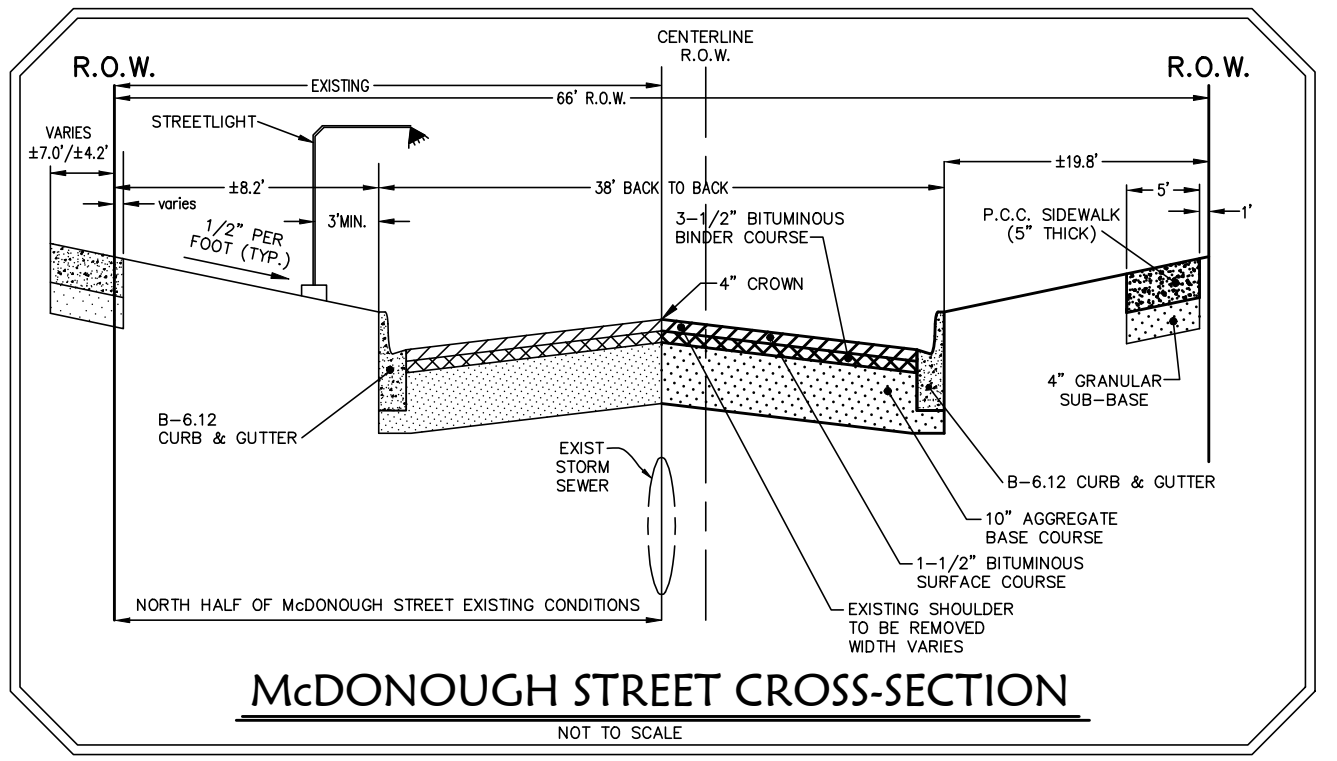
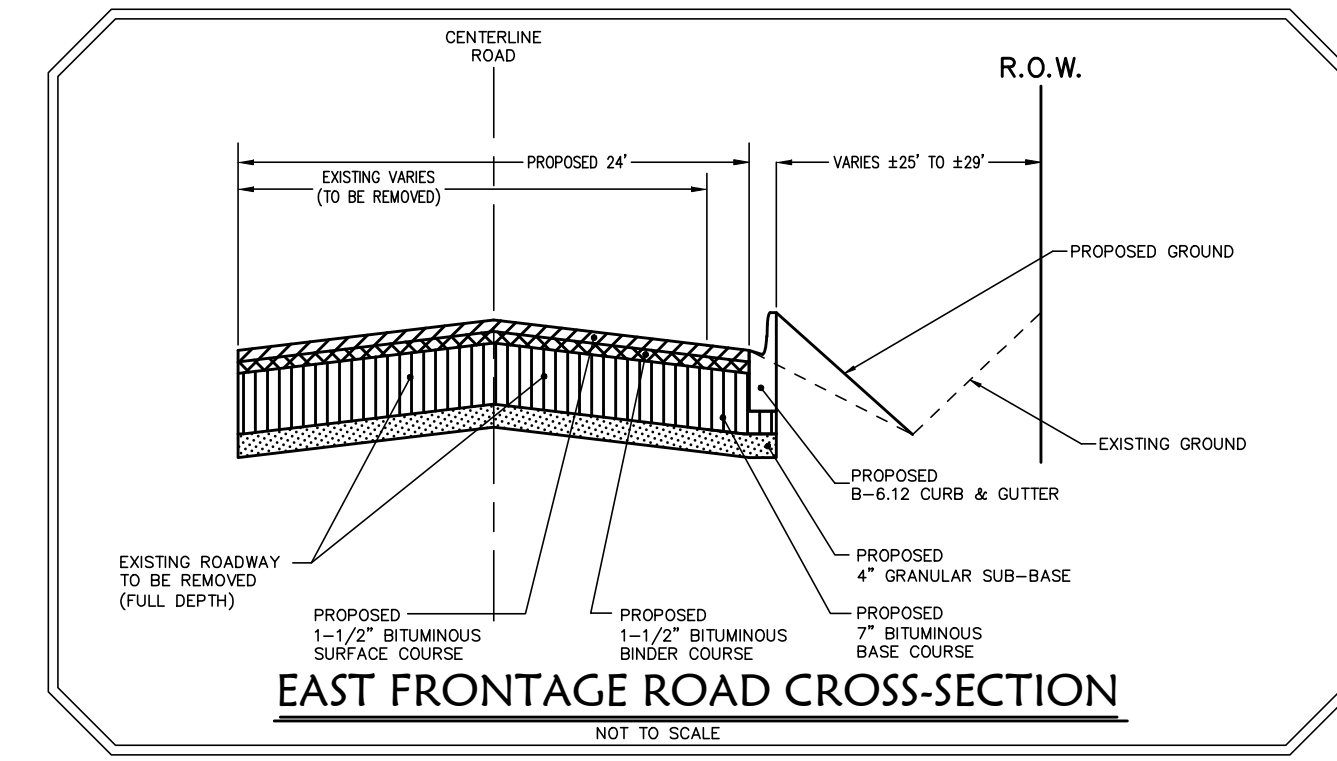
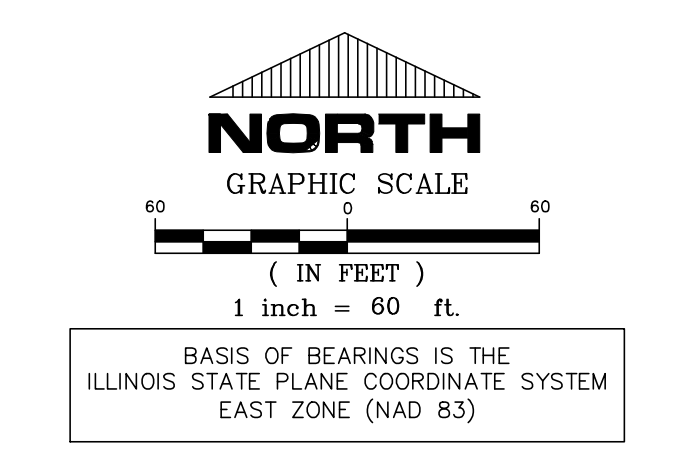
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### TIMBER POINTE UNIT 2

A Resubdivision of Lot 3 in Timber Pointe Planned Unit Development and a Resubdivision of Lot 9 of the Resubdivision of Lot 2 of Timber Pointe Planned Unit Development, a subdivision in the Northwest Quarter and the Southwest Quarter of Section 15, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois.

**P.I.N.: 06-15-302-009**  
**P.I.N.: 06-15-302-010**

**LEGAL DESCRIPTION**  
PARCEL 1:  
LOT 3 IN TIMBER POINTE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 2023 AS DOCUMENT NO. R2021-061847, IN WILL COUNTY, ILLINOIS.  
PARCEL 2:  
LOT 9 IN THE RESUBDIVISION OF LOT 2 OF TIMBER POINTE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 2023 AS DOCUMENT NO. R2023-001150, IN WILL COUNTY, ILLINOIS.



- A. P.I.N. 06-15-302-005-000 TALLGRASS ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- B. P.I.N. 06-15-302-002-000 GERRIS FAITH TRUST 3044 S ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)
- C. P.I.N. 06-15-302-016-000 TALL OAKS GROUP LLC 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- D. 06-15-119-079-0000 TIMBER POINTE APARTMENTS LLC 4478 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- E. 06-15-119-077-0000 TIMBER POINTE APARTMENTS LLC ATIN J RUSSELL & E MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60510 R-4 (CITY OF JOULET)
- F. 06-15-119-076-0000 TIMBER POINTE APARTMENTS LLC ATIN J RUSSELL & E MATTOX 1380 NAGEL BLVD BATAVIA, ILLINOIS 60510 R-4 (CITY OF JOULET)
- G. P.I.N. 06-15-119-075-0000 TIMBER RIDGE ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- H. P.I.N. 06-15-119-074-0000 TIMBER RIDGE ESTATES, LLC 1230 W. JEFFERSON ST SHOREWOOD, ILLINOIS 60404 ZONED: R-4 (CITY OF JOULET)
- I. P.I.N. 06-15-119-084-1001 DOEL DANIEL 4478 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- J. P.I.N. 06-15-119-084-1002 STRAHL MARK 4472 ALPINE WAY JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- K. P.I.N. 06-15-119-084-1003 TALL OAKS GROUP LLC 3044 S ROCK RUN DR ST CHARLES, ILLINOIS 60775 ZONED: R-4 (CITY OF JOULET)
- L. P.I.N. 06-15-119-084-1004 FISCHER DANNE TR 1-7944 4476 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- M. P.I.N. 06-15-119-084-1005 PARRA JORGE ALEJANDRO TR 4478 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- N. P.I.N. 06-15-119-084-1006 AMBERSON JOAN TR 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- O. P.I.N. 06-15-119-084-1007 PLUER LUCA 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- P. P.I.N. 06-15-119-084-1008 WHEAT DEBORAH A 4484 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- Q. P.I.N. 06-15-119-084-1009 TALL OAKS GROUP LLC VACANT S ROCK RUN DR ST CHARLES, ILLINOIS 60775 ZONED: R-4 (CITY OF JOULET)
- R. P.I.N. 06-15-119-084-1010 SANTIPELLI DALE 4486 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- S. P.I.N. 06-15-119-084-1011 LOEFFLER DANIELLE 4496 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- T. P.I.N. 06-15-119-084-1012 COLOMA RONALDO 1230 ALPINE WAY PLAINFIELD, ILLINOIS 60585 ZONED: R-4 (CITY OF JOULET)
- U. P.I.N. 06-15-119-084-1013 JACKSON ARSANTAE D 4482 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- V. P.I.N. 06-15-119-084-1014 REEDS DOMINGA A 4480 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- W. P.I.N. 06-15-119-084-1015 HELLAND CRYSTAL L 4488 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- X. P.I.N. 06-15-119-084-1016 DANCY ERIC A 4200 RONALD PAUL 4486 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)
- Y. P.I.N. 06-15-400-010-0010 MDS EAST PARCEL TRUST 20400 S ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)
- Z. P.I.N. 06-15-400-010-0020 MDS EAST PARCEL TRUST 20400 S ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)
- AA. P.I.N. 06-15-400-010-0030 CHICAGO TITLE LAND TRUST CO 20420 S ROCK RUN DR JOULET, ILLINOIS 60431 ZONED: A-1 (WILL COUNTY)
- AB. P.I.N. 06-15-119-084-1011 LOEFFLER DANIELLE 4496 TIMBER RIDGE CT JOULET, ILLINOIS 60431 ZONED: R-4 (CITY OF JOULET)

**LOT SCHEDULE**

LOT 10	52,489 S.F.
LOT 11	42,244 S.F.
LOT 12	50,470 S.F.
LOT 13	69,588 S.F.
LOT 14	168,272 S.F.
<b>TOTAL</b>	<b>383,063 SQ.FT.</b>
	<b>8.794 ACRES</b>

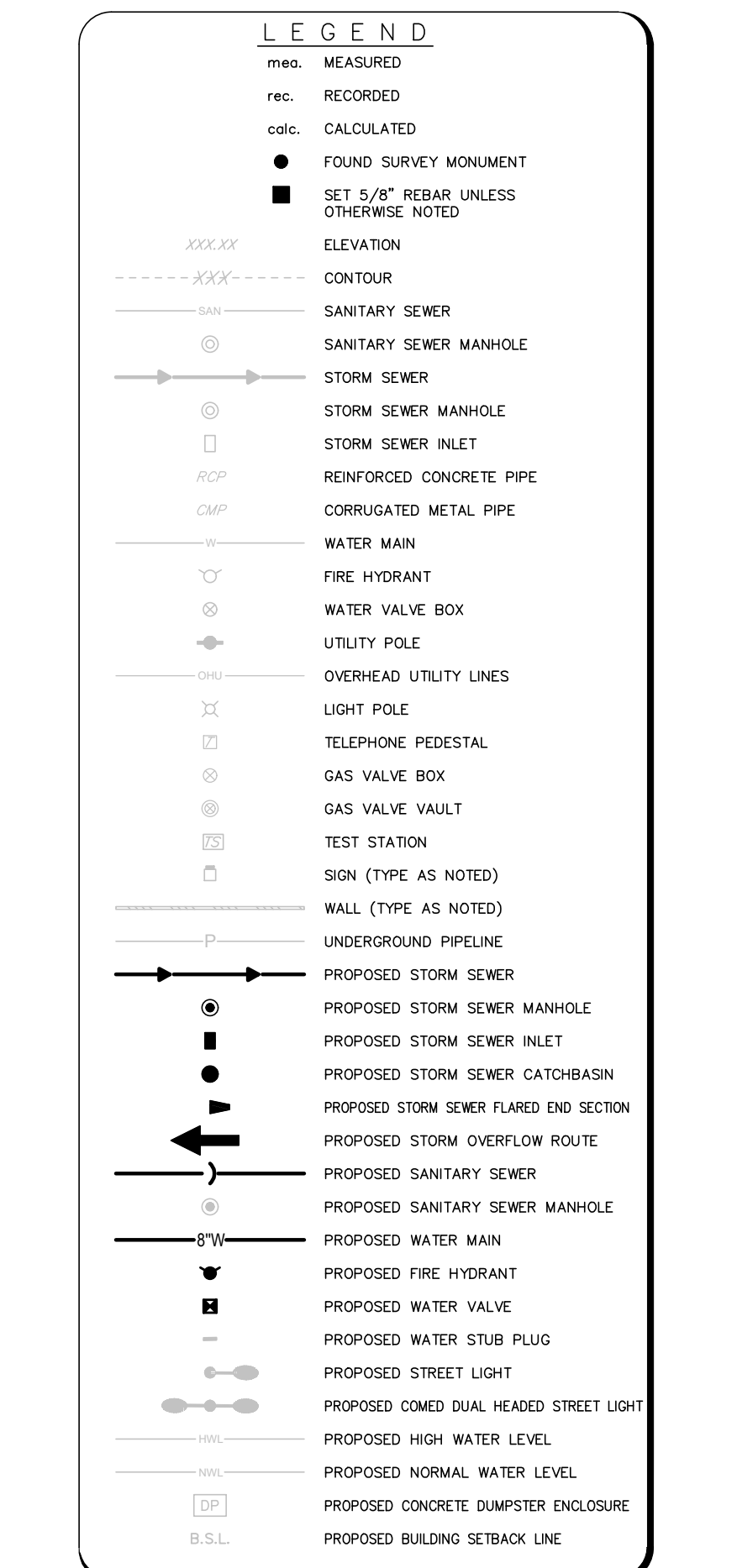
**LOT SUMMARY TABLE**

TOTAL AREA	8.794 ACRES
TOTAL DWELLING UNITS (2BPH)	32 UNITS

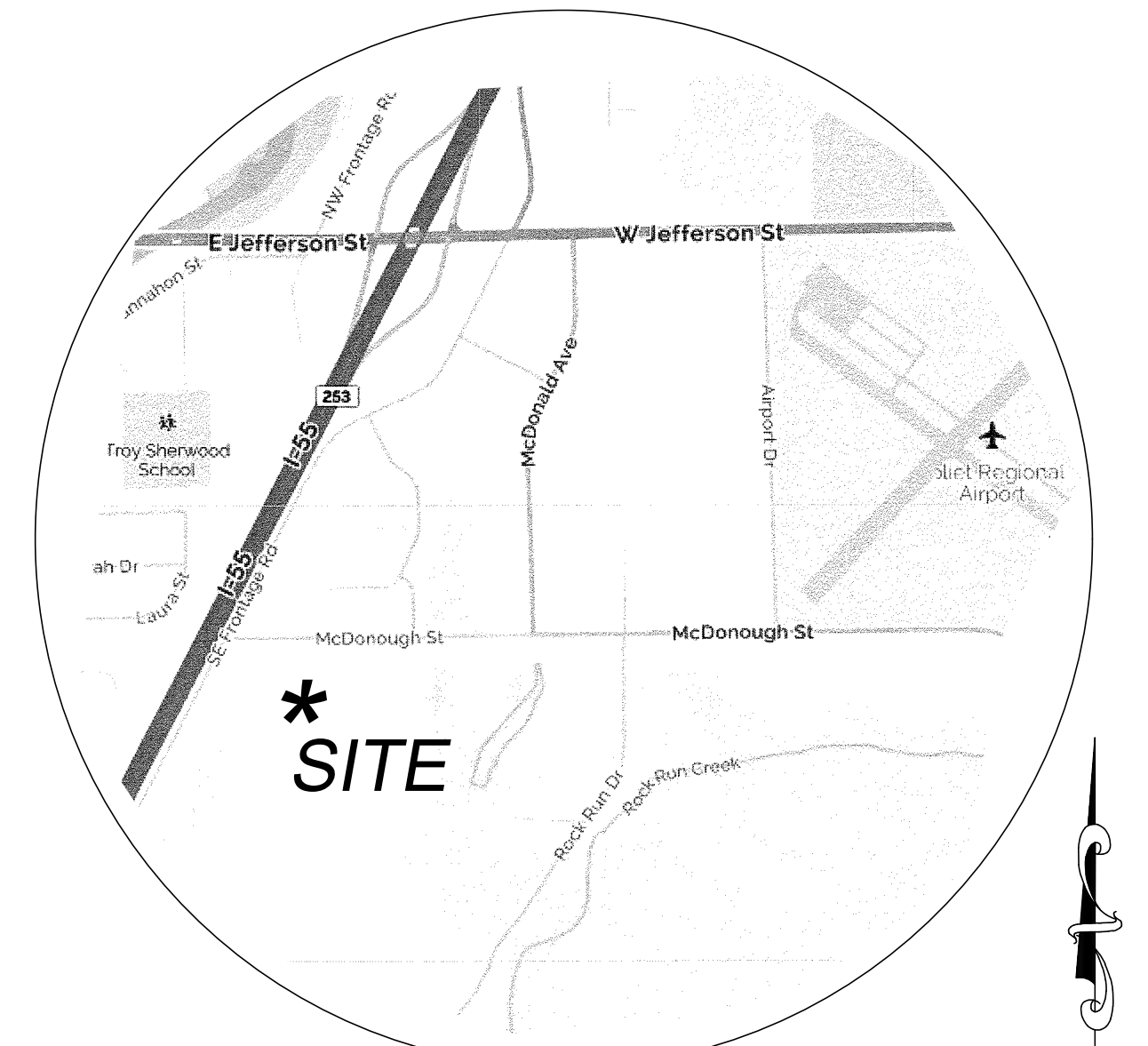
**TIMBER POINTE TOTAL DEVELOPMENT**

TOTAL AREA	19.53 ACRES
TOTAL DWELLING UNITS	152 UNITS
DENSITY	7.86 UNITS/ACRE

- GENERAL NOTES**
- THE PROPOSED SUBDIVISION CONTAINS 8.794 ACRES MORE OR FEWER.
  - CONTOURS ARE 4' (ONE FOOT) INTERVALS.
  - THE NATIONAL METRIC INVENTORY (ASSET GUARANTEED) DOES NOT DETECT THE PRESENCE OF A WETLAND ON THE SUBJECT PROPERTY. (AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN ACCORDING TO THE NATIONAL METRIC INVENTORY, ILLINOIS MAP NUMBER 171004343 & EFFECTIVE DATE FEBRUARY 15, 2019)
  - THE SUBJECT PARCEL IS CURRENTLY ZONED "R4" (CITY OF JOULET).
  - PAVEMENT SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOULET ORDINANCE (REFER TO SUBMITTED LANDSCAPE CONCEPT PLAN).
  - ALL PAVEMENT SHALL BE SURFACE DRAINAGE FOR WETLANDS SURFACE COURSE, BIRMINGHAM UNDER COURSE AND BIRMINGHAM BASE COURSE PER ILLINOIS DEPARTMENT OF TRANSPORTATION.
  - ACQUIRE ALL NECESSARY EASEMENTS/PERMITS FOR SEWER/STORMWATER ROAD CROSSINGS WITHIN PIPELINE EASEMENTS.
  - THE PRIVATE DRIVE TO THE LOTS SHALL HAVE 8" P.C.C. AT P.C.C. OVER 4" AGGREGATE BASE COURSE WITH DEPRESSED CURBS AND GUTTER ACROSS THE APPROX ADJACENT TO THE ROAD.
  - BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED INTO DETENTION BASIN DESIGN AND CONSTRUCTION (E.G. LEAF SPREADING, METAL PLANTING, BIO-SHADES AND ETC.)
  - MAINTENANCE OF THE DETENTION BASIN SHALL BE THE RESPONSIBILITY OF ALL LOTS WITHIN THE SUBDIVISION.
  - ALL LOT AREAS NOT OCCUPIED BY BUILDINGS OR GARAGES SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  - ALL DETENTION BASINS SHALL MEET SECTION 900.9-11.1 OF THE BOOD AND BRODIE MANUAL AND 11.02.01.01.01.01 OF ILLINOIS FOR DETENTION BASIN DESIGN AND CONSTRUCTION.
  - LOT 10 WILL HAVE A STORM WATER DETENTION EASEMENT OVER THE DETENTION FACILITY.
  - UTILITY EASEMENTS WILL BE PROVIDED FOR WATER MAIN AND SANITARY SEWER IN THE RECREATION PLAT.



- BENCHMARKS:**
- SITE BENCHMARK 1:**  
SOUTHWEST BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF FRONTAGE ROAD AND McDONOUGH STREET ELEVATION: 655.17 (NGVD29)
- SITE BENCHMARK 2:**  
NORTHWEST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF McDONOUGH STREET AND TALL TREE LANE ELEVATION: 654.91 (NGVD29)
- SITE BENCHMARK 3:**  
SOUTHEAST BOLT ON FIRE HYDRANT APPROXIMATELY 1/2 MILE EAST OF TALL TREE LANE ON THE NORTH SIDE OF McDONOUGH STREET ELEVATION: 673.59 (NGVD29)



**SITE LOCATION MAP**  
NOT TO SCALE

STATE OF ILLINOIS )  
COUNTY OF WILL )

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002221, 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 11-30-2024  
TO ENSURE AUTHENTICITY OF THIS DRAWING, YOU MUST BEAR THE CORRODED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

LATEST REVISION: 03/06/2023  
DATE PREPARED: 02/09/2023

**R & T** **Ruettiger, Tonelli & Associates, Inc.**  
Surveyors/Engineers/Planners/Landscape Architects/PCIS Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6600 FAX (815) 744-6001  
www.rta-engineers.com

FIELD BOOK: 20231101-20231104 / TIMBER RIDGE 20141018

STATE OF ILLINOIS )  
COUNTY OF WILL )

APPROVED BY RESOLUTION OF THE CITY OF JOULET ON PLAN COMMISSION ON \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON \_\_\_\_\_

MAYOR \_\_\_\_\_

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

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

R.T. & A. Dwg. No.: 415-0950-PU2