

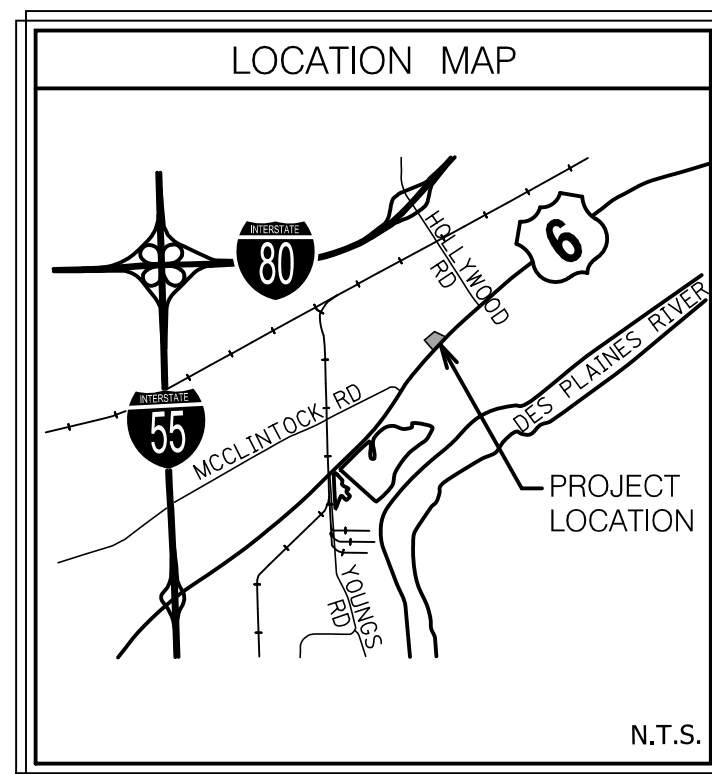
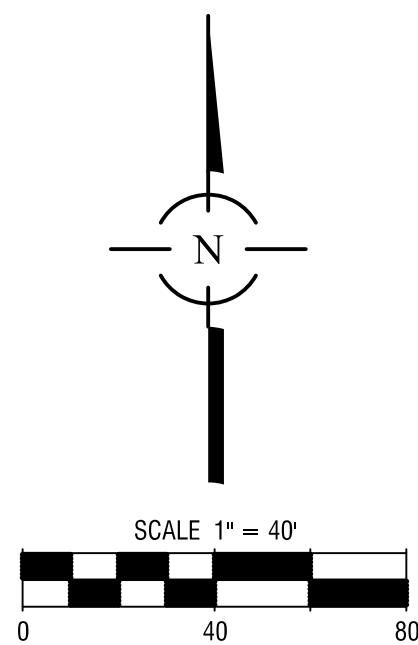
BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0260G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) AREA OF MINIMAL FLOOD HAZARD; ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE; AND ZONE AE REGULATORY FLOODWAY AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBURBAN COMMUNITIES OF THE CITY OF JOLIET.
2. ALL STORM SEWERS SHALL BE 30" MINIMUM DIAMETER. 30" MINIMUM DIAMETER SHALL BE 36" UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76.
4. ALL MAINS SHALL BE 18" MINIMUM DIAMETER.
5. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL CONSTRUCTION AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
6. PROPOSED SEWERS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, SHALL BE SHOWN ON THE ATTACHED PLANS AND SHALL BE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
7. CURBS SHALL BE 18" HIGH MINIMUM 2' GRADES UNLESS NOTED OTHERWISE.
8. PARKWAYS, AND NEW DITCHES SHALL BE SEPARATED UNLESS NOTED OTHERWISE. DETENTION BASINS SHALL HAVE WELL-PLANTED PLANTINGS BEYOND THE HWL AND PLANTINGS SHALL BE PLANTED WITHIN THE DETENTION BASIN.
9. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBURBANS. MAINTENANCE SHALL INCLUDE: MAINTAINING FERTILIZATION, WEED CONTROL, MOWING, GRASS OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND OTHER TYPES WITHIN THE DETENTION AREA.
10. STORM WATER DETENTION FACILITIES ALONG ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO SECTION 606.5C-11.5 OF THE ILLINOIS HIGHWAY CODE IN ORDER TO MAINTAIN THE INTEGRITY OF THE DETENTION AREA.
11. STREET SIGNS, PROPERTY MONUMENTS, AND PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE JOLIET SUBURBAN ORDINANCES.
12. ADDITIONAL WORK NOT SHOWN BUT REQUIRED INTERACTIVE GIS DATA VIEWER MAP SITE ZONING SHOWN PER CITY OF JOLIET INTERACTIVE ZONING MAP.
13. THE RECORDING OF THE FINAL PLAT, ISSUANCE OF PERMITS CUBING MAT, BUILDING PERMITS, POSTING PERMITS, AND THE RECORDING OF THE CITY OF JOLIET SUBURBAN ORDINANCES FOR THE COMPLETION OF THOSE SUBURBAN ORDINANCES REQUIRED IN ACCORDANCE WITH JOLIET SUBURBAN ORDINANCES SHALL BE UNDER TAKEN BY THE OWNER.

FLEX CAPITAL, INC
106 STEPHEN STREET, SUITE 202
LEMONT, ILLINOIS 60436

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	CATV
	OVERHEAD WIRES ON UTILITY POLE
	FIRE HYDRANT
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AERIAL VALVE
	WATER VALVE
	GAS VALVE
	HAND POLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNDERGROUND MANHOLE
	CONTROLLER
	SIGN ELEVATION
	RIGHT-OF-WAY ADJUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CURT CROSS
	PK (MAG) NAIL
	RAISED SPOKE
	SO. BORING
	TREE WITH SIZE
	FIRE TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

MEASURED DIMENSIONS
 DEED DIMENSIONS
 DOT DIMENSIONS

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

SITE DATA: LOT 1	
SITE AREA	
SITE AREA	125,841 SQ.FT.
	2.89 ACRES
BUILDING AREA	
TOTAL BUILDING AREA	18,000 SQ.FT.
PARKING DATA	
AUTO PARKING PROVIDED	18 STALLS
(INCLUDES TWO HANDICAPPED STALLS)	
TRAILER PARKING (12' 0" C.)	17 STALLS

SITE DATA: LOT 2	
SITE AREA	60,217 SQ.FT.
	1.38 ACRES

APPROVED BY RESOLUTION OF THE JOLIET PLAN COMMISSION,
THIS DAY OF , 20 .

PLAN COMMISSION CHAIRMAN

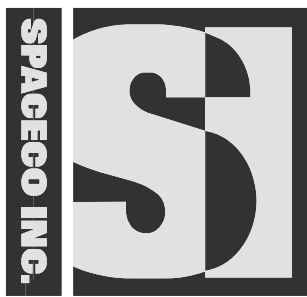
PLAN COMMISSION SECRETARY

APPROVED BY ORDINANCE OF THE CITY OF JOLIET COUNCIL,
THIS DAY OF , 20 .

MAYOR

CITY CLERK

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 06/09/2022

JOB NO: 11560-M

FILENAME:
11500001.A7

SHEET