PRELIMINARY PLAT

KINGSMEN INDUSTRIAL PARK

A Proposed Subdivision of the South 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 59.891 Acres, More or Less.

1 inch = 100 ft.

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

GENERAL NOTES) THE PROPOSED SUBDIVISION CONTAINS 60.000 ACRES.

- CONTOURS ARE AT 1 (ONE) FOOT INTERVALS ON WEST 25.537 ACRES.
- 4.) THE PROPOSED SUBDIVISION LIES WITHIN ZONE "X" (AREAS DETERMINED TO EFFECTIVE DATE OF FEBRUARY 15, 2019.

HEIGHT, WITH LED EQUIVALENT TO 150 WATT HIGH PRESSURE SODIUM BULBS,

PROPOSED ZONING IS "I-1" (CITY OF JOLIET) 6.) MILLS ROAD AND INTERIOR STREET SHALL HAVE COM ED, 25' MOUNTING

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

-) PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOLIET
- 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
- 9.) ALL PAVEMENT SHALL BE SUPERPAVE MIXTURES FOR BITUMINOUS SURFACE COURSE, BITUMINOUS BINDER COURSE AND BITUMINOUS BASE COURSE PER ILLINOIS DEPARTMENT OF TRANSPORTATION.

STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

THE LOT SHALL PROVIDE ADDITIONAL DETENTION.

SIDEYARDS.

LOT AREA CHART

R.O.W.

UNDEVELOPED

75,472.19

86,380.72 1.98

129,568.58 2.97 202,223.28 4.642

203,714.71 4.67

29,474.52 0.6 26,853.14 0.6

STATE OF ILLINOIS)

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN F No. 184-001251, HEREBY CERTIFIES THAT IT HAS PRELIMINARILY PLATTED

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _

PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEX

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.

TOTAL 2,608,867.44 59.89

130,692.29 87,128.19 76,134.96 1,461,225.40 3

- 10.) STORMWATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE MODIFIED RATIONAL METHOD WITH THE ORDINANCE REQUIRED INCREASE
- .) MAINTENANCE OF THE LANDSCAPE AREAS AND SIGNAGE SHALL BE THE 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
- 14.) OUTLOT A SHALL BE AN INGRESS AND EGRESS EASEMENT AS WELL AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

FRONT OF THE LOT AND A 5' WIDE LANDSCAPE EASEMENT ALONG THE

15.) EACH LOT SHALL HAVE A 10' WIDE LANDSCAPE EASEMENT ALONG THE

LINE	AND	CURVE	INFORMATION
	LINE TA	ABLE	

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 |

LOTS 4 AND 5

- rec. RECORDED calc. CALCULATED
- FOUND SURVEY MONUMENT SET 5/8" REBAR UNLESS OTHERWISE NOTED
- ----- RIGHT OF WAY LINE XXX.XX ELEVATION ----*XXX*-----BACK OF CURB ELEVATION CURB FLOW LINE ELEVATION
- BOLLARD UTILITY POLE OVERHEAD UTILITY LINE LIGHT POLE STADIUM LIGHT POLE
 - ELECTRIC TRANSFORMER TELEPHONE PEDESTAL GAS METER WATER VALVE BOX

SANITARY SEWER

TREE LINE CONCRETE AREA GRAVEL AREA 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 VAUL PROPOSED OVERFLOW

PROPOSED SANITARY SEWER L PROPOSED LOT LINE

PUBLIC UTILITY AND DRAINAGE EASEMEI BUILDING SETBACK LINE

SITE LOCATION MAP

NOT TO SCALE REVISIONS No. DATE 1. 07-12-2022

DESCRIPTION REVISED PER CITY OF JOLIET 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404 PH. (815) 744-6600 FAX (815) 744-0101 website: www.ruettigertonelli.com

Ruettiger, Tonelli & Associates, Inc. REPARED FOR: PATRIOT CAPITAL VENTURES, LLC. LD BOOK:

SHOREWOOD, ILLINOIS 60404-7543

PRELIMINARY PLAT

DRAWING No.:

422-0449-P



ADJACENT OWNER'S TABLE Owner Address 30-07-23-108-009-0000 | TURNER ZITA 30-07-23-108-008-0000 | SELLERS JIMMIE E CHENITA 815 MILLS RD JOLIET IL 60433 C | 30-07-23-108-001-0000 | JOLIET PUBLIC SCHOOLS SCHOOL DIST 86 420 N RAYNOR AVE JOLIET IL 60435 D 30-07-23-105-003-0000 WINTERS DONNA SUE 906 ROWELL AVE JOLIET IL 60433 30-07-23-105-004-0000 | FENN D L S J JOINT TENANCY TR 902 MELROSE AVI JOLIET IL 60433 = |30-07-23-105-005-0000 | FENN D L S J JOINT TENANCY TR 902 MELROSE AVE JOLIET IL 60433 G 30-07-23-105-006-0000 FENN D L S J JOINT TENANCY TR 902 MELROSE AVE JOLIET IL 60433 H | 30-07-23-106-009-0000 | CERBANTES MARIA G 780 N MATHER CT ROMEOVILLE IL 60446 30-07-23-107-012-0000 | OROZCO VIRGINIA PO BOX 3547 JOLIET IL 60434 J | 30-07-23-200-009-0000 | CHELLINO BETTY J TRUST 825 WINTERPARK DR 59C NEW LENOX IL 60451 K 30-07-23-200-010-0000 GUZMAN JORGE CHAVEZ MACLOVIO 908 W PARK AVE JOLIET IL 60436 30-07-23-400-020-0000 JOLIET COUNTRY CLUB 1009 SPENCER RD JOLIET IL 60433 M 30-07-23-308-007-0000 JOLIET COUNTRY CLUB 1009 SPENCER RD JOLIET IL 60433 N 30-07-23-308-006-0000 JOLIET COUNTRY CLUB 1009 SPENCER RD JOLIET IL 60433 O 30-07-23-308-005-0000 JOLIET COUNTRY CLUB JOLIET IL 60433 1009 SPENCER RD P 30-07-23-303-046-0000 SHAW JAMES KATHERINE 1205 BUFFALO ST JOLIET IL 60433 Q 30-07-23-303-001-0000 CRONAN HARVEY JOLIET IL 60433 1200 PAWNEE ST R 30-07-23-302-023-0000 RIOS YAZMIN AMALLA 502 CHAMPLAIN ST R-5 JOLIET IL 60433

1031 MAGNOLIA AVE

S 30-07-23-302-048-0000 HICKS MARION %PAIGE HENRIETTA MARILYN A 312 LAKEWOOD BLVD

T 30-07-23-301-024-0000 SELLERS JIMMIE E CHENITA

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

PARK FOREST IL 60466

JOLIET IL 60432

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

CO-OWNER UNITED STATES of AMERICA 1101 MILLS ROAD JOLIET, ILLINOIS 60433

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)

