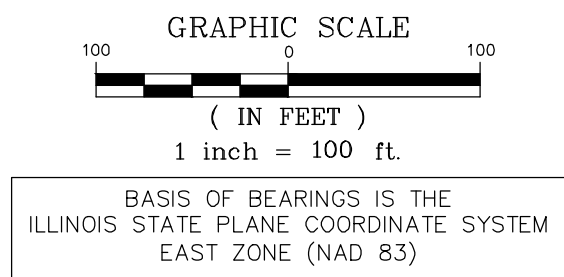


FINAL PLAT
OF
KINGSMEN INDUSTRIAL PARK
UNIT 1

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.



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

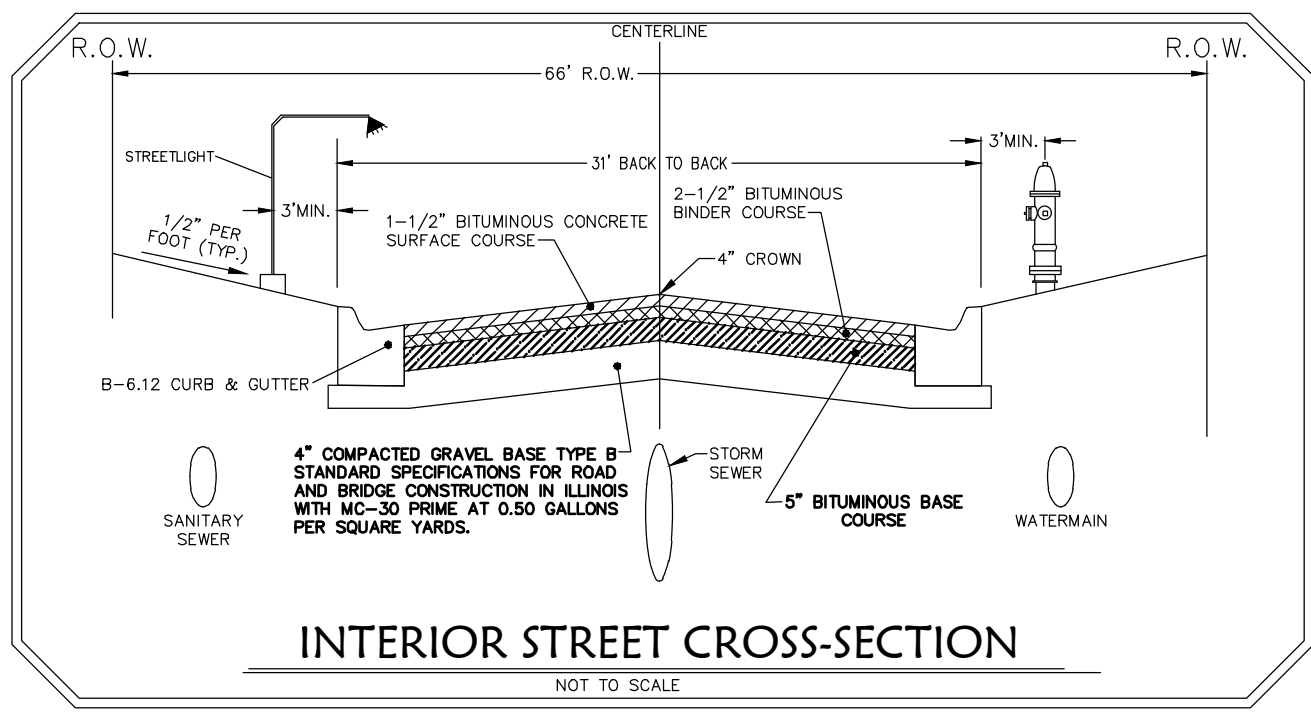
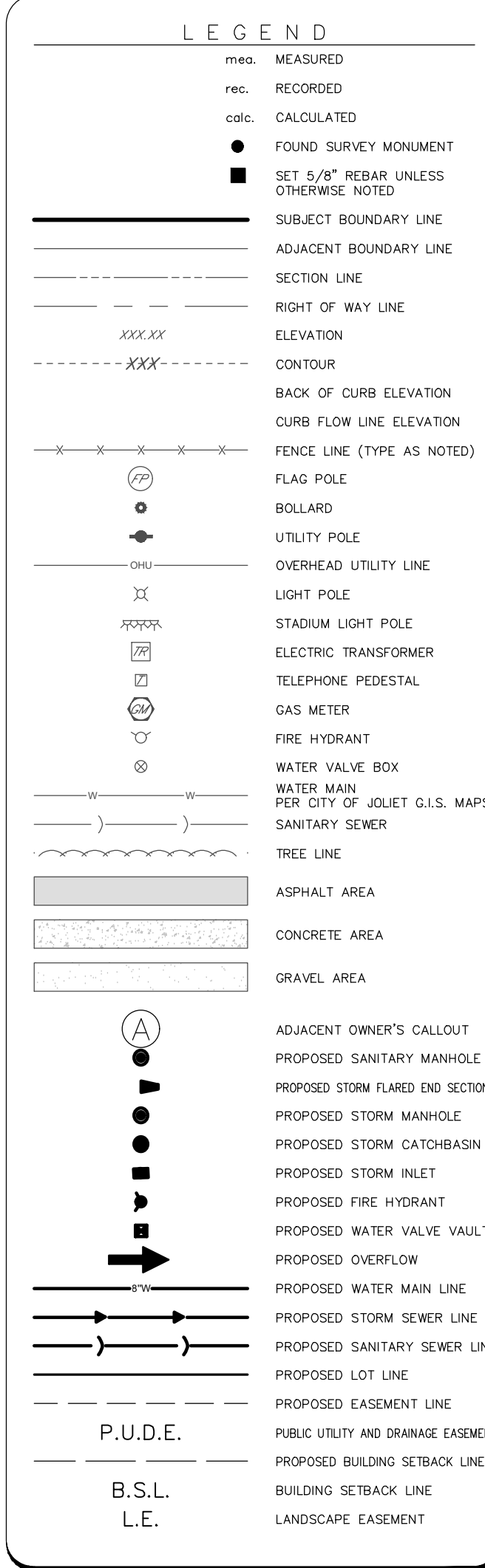
- GENERAL NOTES
1. THE PROPOSED SUBDIVISION CONTAINS 60.000 ACRES.
 2. CONTOURS ARE AT 1 (ONE) FOOT INTERVALS ON WEST 23.537 ACRES. CONTOURS ARE AT 2 (TWO) FOOT INTERVALS ON EAST 34.463 ACRES.
 3. THE NATIONAL WETLAND INVENTORY (JOULET QUADRANGLE) DOES NOT DEPICT THE PRESENCE OF A WETLAND ON THE SUBJECT 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. 1719700170 G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.
 5. THE SUBJECT PARCEL IS CURRENTLY ZONED "R-2" (CITY OF JOULET). PROPOSED ZONING IS "I-1" (CITY OF JOULET).
 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 200'.
 7. PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOULET 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 OWNER'S 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 DRAINAGE 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 SIDEWAYS.

LOTS 4 AND 5
LINE AND CURVE INFORMATION

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'	S1°48'49"W
C2	169.59'	65.00'	125.42'	N1°16'34"W



LOT AREA CHART

LOT NO.	SQUARE FEET	ACRES
1	202,223.38	4.642
2	86,380.72	1.983
3	129,568.58	2.974
4	202,223.38	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
TOTAL	1,107,652.85	25.428

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY RESOLUTION OF THE CITY OF JOULET ON PLAN COMMISSION ON _____

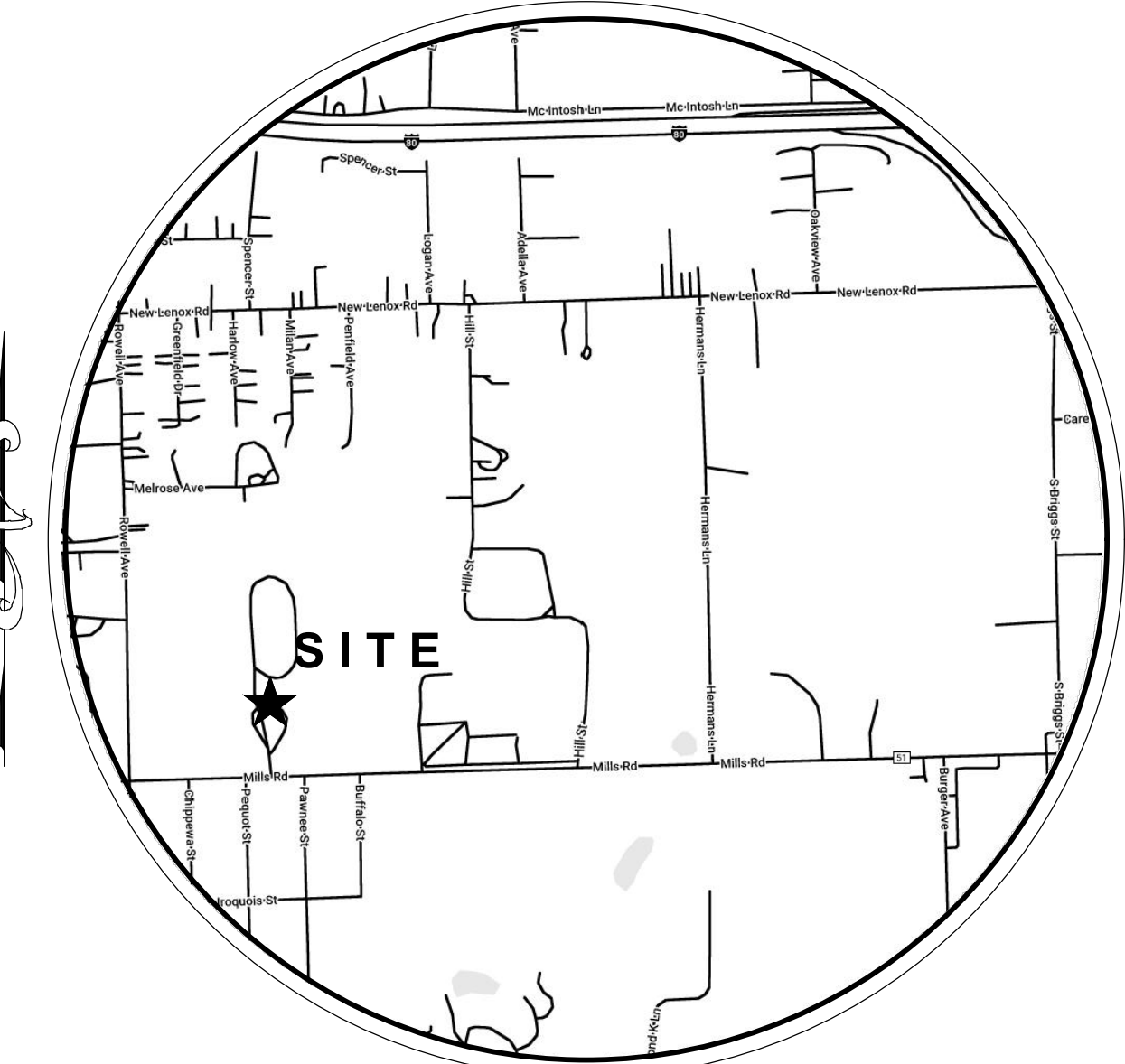
CHAIRPERSON _____

SECRETARY _____

STATE OF ILLINOIS }
COUNTY OF WILL }
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON _____

CITY CLERK _____

MAYOR _____



SITE LOCATION MAP
NOT TO SCALE

REVISIONS

No.	DATE	DESCRIPTION	BY
1	07-12-2022	REVISED PER CITY OF JOULET	ESM

Ruettiger, Tonelli & Associates, Inc.
129 CAPITOLA DRIVE - SHOREWOOD, ILLINOIS 60404-7543
TEL: 847-584-6600 FAX: 847-584-6601
www.ruettiger-tonelli.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
DRAWING NO.: 422-0448-F

ADJACENT OWNER'S TABLE

PIN	Owner Name	Owner Address	JOLIET IL 60433	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	JOULET 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 30-07-23-108-009-0000	CERBANTES MARIA G	780 N MATHER CT	ROMEDEVILLE IL 60446	R-2
I 30-07-23-107-012-0000	ORCIZO VIRGINIA	PO BOX 2547	JOLIET IL 60434	A-2
J 30-07-23-200-008-0000	CHILLINO BETTY J TRUST	825 WINTERPARK DR SOC	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	JOULET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
M 30-07-23-308-007-0000	JOULET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
N 30-07-23-308-006-0000	JOULET COUNTRY CLUB	1009 SPENCER RD	JOLIET IL 60433	C
O 30-07-23-306-005-0000	JOULET 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 PAVNEE ST	JOLIET IL 60433	R
R 30-07-23-302-023-0000	RIDS YAZMIN AWALLA	502 CHAMPLAIN ST	JOLIET IL 60433	R-5
S 30-07-23-302-048-0000	HICKS MARION %PAIGE HENRIETTA MARLYN 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

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
RUEITIGER, TONELLI & ASSOCIATES, INC.
129 CAPITOLA 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 (NAVD83)

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHALL BE PRIMARILY 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.