

PRELIMINARY PLAT OF

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

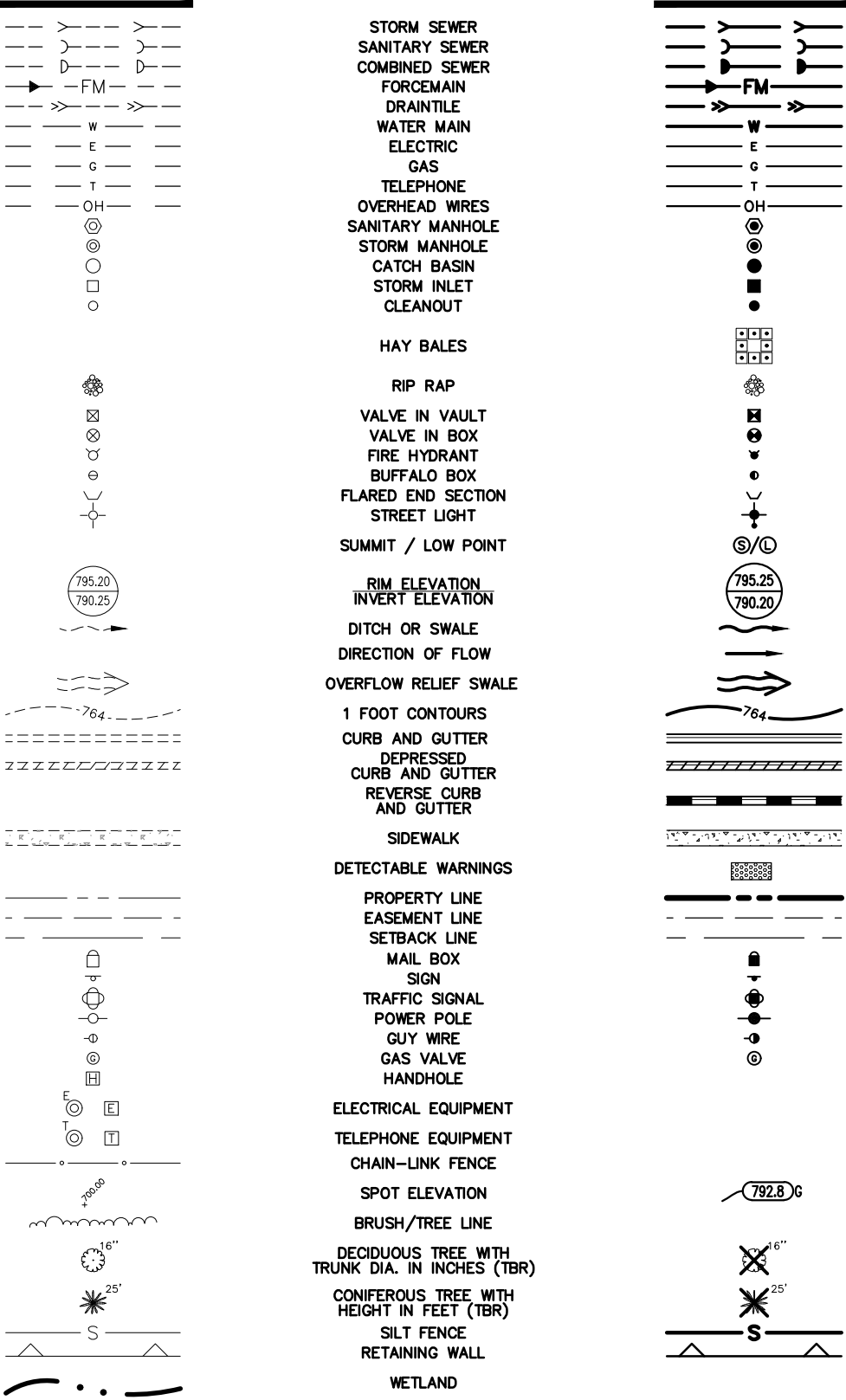
LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

STANDARD SYMBOLS

EXISTING

PROPOSED



GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ASSIGNMENT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
6. □ DENOTES CONCRETE MONUMENTS.
7. IN ACCORDANCE WITH CHAPTER 765 ILLCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS NOTED OTHERWISE.
8. MAINTENANCE OF THE DETENTION PONDS, WATER QUALITY STRUCTURE AND ANY OTHER COMMON STORMWATER MANAGEMENT FEATURES SHALL BE MAINTAINED BY COMMERCIAL ZONED B-3 LOTS 1-3 AS WELL AS ANY THE HOME OWNERS ASSOCIATION RELATED TO THE FUTURE RESIDENTIALLY ZONED PROPERTY ON LOT 5.
9. EXISTING ZONING: B-3 (GENERAL BUSINESS DISTRICT) - CITY OF JOLIET.
10. INDIVIDUAL LANDSCAPE PLANS PER LOT SHALL BE SUBMITTED IN ACCORDANCE WITH CITY ORDINANCE OR THE TERMS OF THE ANNEXATION AGREEMENT AS PART OF FUTURE INDIVIDUAL BUILDING PERMIT PLANS.
11. FUTURE BUILDINGS WILL COMPLY WITH THE CITY OF JOLIET'S RESIDENTIAL DESIGN STANDARDS OR THOSE TERMS OF THE ANNEXATION AGREEMENT.
12. NO FLOODWAY OR FLOODPLAIN ARE PRESENT WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION. THERE ARE NO EXISTING WETLANDS ON THE PROPERTY.
13. THE PROPOSED SANITARY SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING SANITARY SEWER ALONG ESSINGTON ROAD.
14. THE PROPOSED WATER SERVICE FOR THE SUBJECT DEVELOPMENT WILL CONNECT TO THE EXISTING WATER MAIN ALONG ESSINGTON ROAD.
15. STORM WATER DETENTION FOR THE SUBJECT DEVELOPMENT WILL BE PROVIDED OFFSITE WITHIN THE ADJACENT PROPERTY TO THE EAST AND IS SUBJECT TO APPROVAL OF THE OWNER OF THE ADJACENT PROPERTY. STORM WATER DETENTION FOR THE COMMERCIAL ZONED B-3 LOTS 1-3 SHALL BE PROVIDED IN THE DETENTION EASEMENT ON LOT 5 FOR A RUNOFF CURVE NUMBER OF CN=85 IF UPON DEVELOPMENT OF LOTS 1-3, THEIR CN EXCEEDS 85, THEN THE DETENTION BASIN IN THE EASEMENT ON LOT 5 WILL NEED TO BE EXPANDED OR LOTS 1, 2, 3 WILL BE REQUIRED TO PROVIDE ADDITIONAL ONSITE DETENTION. DEVELOPMENT OF LOTS 1-3, AND 3 WILL NOT BE PERMITTED UNTIL THE DETENTION EASEMENT IS PROVIDED.
16. ACCESS EASEMENT SERVING LOTS 1,2 AND 3 SHALL BE PRIVATE AND SUBJECT TO SEPARATE USE AND MAINTENANCE CONDITIONS AND RESTRICTIONS AGREEMENT.
17. ANY OTHER ROADWAYS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE DETERMINED AT THE TIME OF DEVELOPMENT OF LOT 4 & 5.
18. DEVELOPER SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF ESSINGTON ROAD AND OLD CASTLE ROAD AT THE TIME OF DEVELOPMENT OF LOT 4 & 5.
19. THE DRIVEWAY APRON IN THE RIGHT-OF-WAY OF ESSINGTON ROAD AND RUNNING BETWEEN LOTS 1 AND 3 WILL BE CONSTRUCTED WITH 8-INCH PORTLAND CONCRETE WITH WIRE MESH REINFORCEMENT AND SHALL EXTEND FROM ESSINGTON ROAD EAST ACROSS LOTS 4 & 5 TO THE EAST PROPERTY LINE OF LOT 5 OF THIS SUBDIVISION. THIS ROADWAY SHALL BE 39 FEET BACK-TO-BACK WITH 66.12 CURB AND GUTTER, STORM SEWER AND A PAVEMENT CROSS SECTION BASED ON A FUTURE TRAFFIC IMPACT STUDY DESIGN. THE ROADWAY'S TYPICAL SECTION SHALL ALSO INCLUDE AN 5 FEET WIDE SIDEWALK ON BOTH SIDES OF THE STREET AND COMED 25 FOOT MOUNTING HEIGHT WITH AN LED EQUIVALENT OF 150-WATT HIGH PRESSURE SODIUM BULB AT 200 FOOT SPACING.
20. THE DETENTION BASIN SHOWN ON LOT 5 SHALL SERVE LOTS 1,2,3,4 AND 5. DETENTION SHALL BE A WETLAND STYLE BASIN. DETENTION BASIN SHALL CONFORM TO ILLCS 605 5/9-115.1.
21. THE LIMITS OF LOT 4 SHALL BECOME A FUTURE ROADWAY RIGHT-OF-WAY DEDICATED TO THE CITY OF JOLIET, AND WILL BE CONSTRUCTED UPON FUTURE DEVELOPMENT OF LOT 5.
22. FUTURE ROADWAY WITH A MINIMUM OF 66' DEDICATED RIGHT-OF-WAY WILL ALIGN WITH OLD CASTLE ROAD AND SHALL EXTEND FROM ESSINGTON ROAD EAST ACROSS LOTS 4 & 5 TO THE EAST PROPERTY LINE OF LOT 5 OF THIS SUBDIVISION. THIS ROADWAY SHALL BE 39 FEET BACK-TO-BACK WITH 66.12 CURB AND GUTTER, STORM SEWER AND A PAVEMENT CROSS SECTION BASED ON A FUTURE TRAFFIC IMPACT STUDY DESIGN. THE ROADWAY'S TYPICAL SECTION SHALL ALSO INCLUDE AN 5 FEET WIDE SIDEWALK ON BOTH SIDES OF THE STREET AND COMED 25 FOOT MOUNTING HEIGHT WITH AN LED EQUIVALENT OF 150-WATT HIGH PRESSURE SODIUM BULB AT 200 FOOT SPACING.
22. DEVELOPMENT OF LOTS 1,2 AND 3 WILL REQUIRE A SITE PLAN APPROVAL FOR EACH LOT AT TIME OF DEVELOPMENT
23. ANY OTHER ROADWAYS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE DETERMINED AT THE TIME OF DEVELOPMENT OF LOT 5.
24. STORM WATER DETENTION FOR LOTS 4 & 5 SHALL BE PROVIDED ON LOT 5 AT THE TIME OF PLATTING AND DEVELOPMENT OF THESE LOTS.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DP5470)
STAINLESS STEEL ROD IN SLEEVE LOCATED 7 FT NORTH OF
THE EDGE OF PAVEMENT OF COUNTY ROAD 36 (RENWICK
RD), 28 FT WEST OF THE EDGE OF PAVEMENT OF A
FRONTAGE ROAD EAST OF INTERSTATE 55 AND 57 FT EAST
OF A RIGHT-OF-WAY FENCE.
ELEVATION=624.31 DATUM=NAVD88—GEOID 12B

SITE BENCHMARK (BM) #1:
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST
OF THE DEAD END OF DELROSE STREET
ELEVATION=595.50 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST
OF THE DEAD END OF VALLEY FORGE DRIVE
ELEVATION=599.80 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #3:
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHEAST
OF THE DEAD END OF THOMAS HICKEY DRIVE
ELEVATION=599.20 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #4:
ARROW BOLT ON FIRE HYDRANT LOCATED AT NORTHWEST
OF THE DEAD END OF FOXFIELD DRIVE
ELEVATION=599.14 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/18/2017

AREA SUMMARY

LOT 1 =	56,651 SQ.FT.	(1.300 AC.±)
LOT 2 =	206,186 SQ.FT.	(4.733 AC.±)
LOT 3 =	19,912 SQ.FT.	(0.457 AC.±)
LOT 4 =	54,901 SQ.FT.	(1.261 AC.±)
LOT 5 =	1,860,196 SQ.FT.	(42.704 AC.±)
TOTAL =	2,197,847 SQ.FT.	(50.455 AC.±)

SHEET INDEX

SHEET 1 OF 2	LEGAL DESCRIPTION, GENERAL NOTES & DETAILS.
SHEET 2 OF 2	PLAT AND LOT DETAILS

EXISTING P.I.N.'S

0603-36-100-031-000

OWNER
WESTSIDE JOLIET REAL ESTATE, LLC
3501 REGENT DRIVE
PALATINE, ILLINOIS 60067
PHONE: 815-727-4511
LAND SURVEYOR
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

ENGINEER
MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

DEVELOPER
WESTSIDE JOLIET REAL ESTATE, LLC
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[illegible]

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WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

JOLIET, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: SS
DRAWN BY: BAS
DATE: 11/12/20
SCALE: N/A

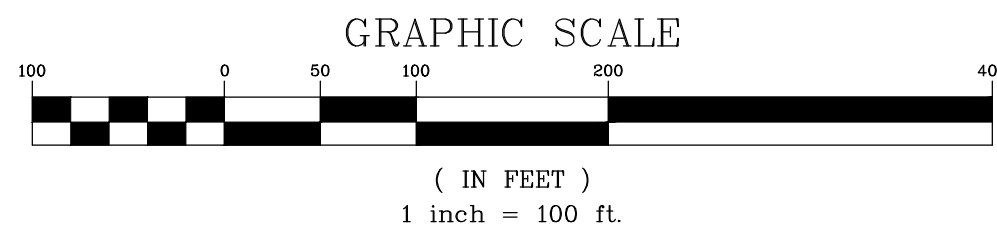
SHEET

1 OF **2**

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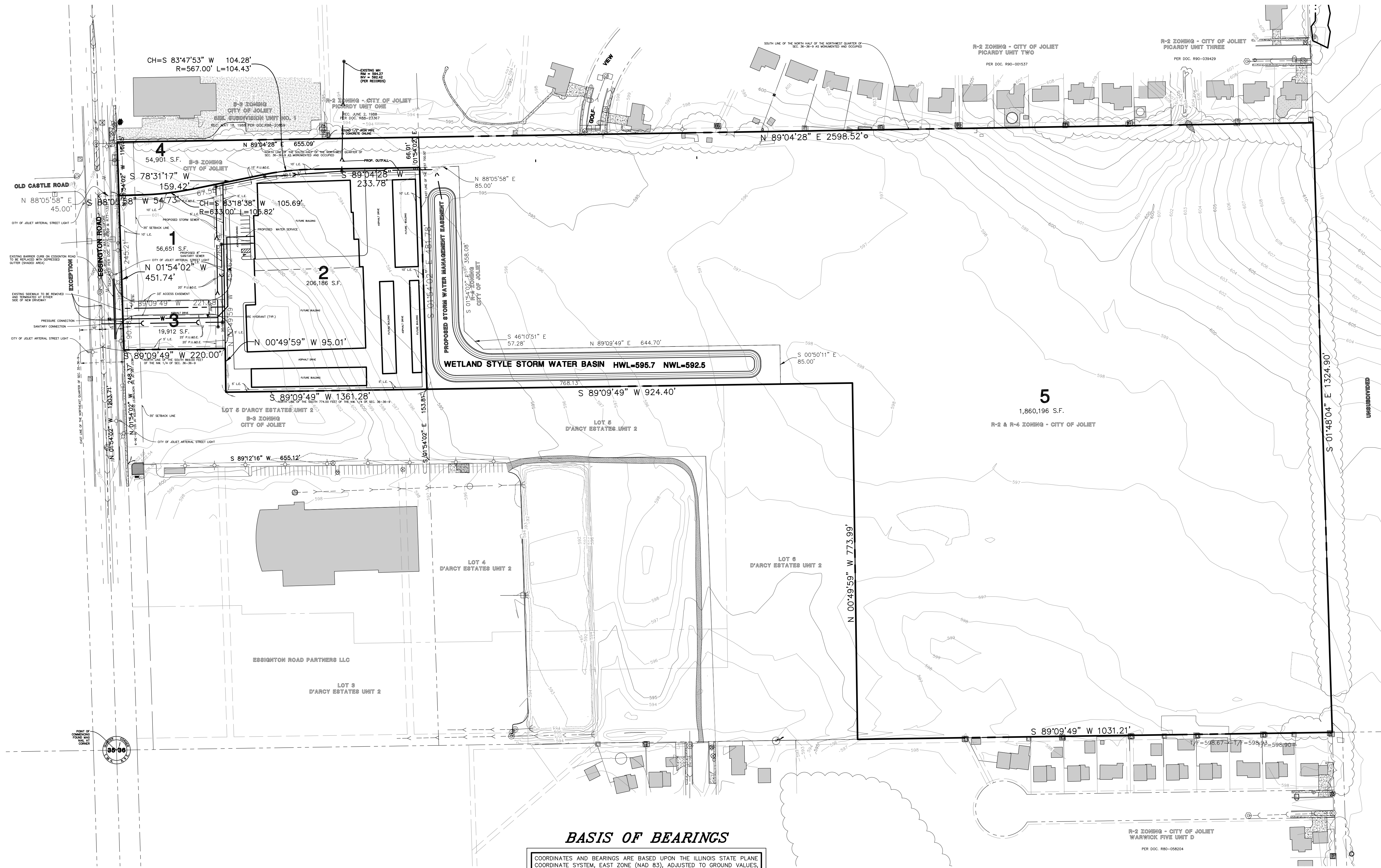
ISSUED FOR REVIEW 01/11/21

December 16, 2020 - 14:01 Dwg Name: P:\Adg\0101\Draws\Subdiv\Westside\Westside Preliminary Plat\ADG\0101-PR_2.dwg, Updated By: h101h



PRELIMINARY PLAT OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 36 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES,
AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION
SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

DATE	REVISIONS
01/11/21	REVIEW SUBMITTAL
12/18/20	CITY REVIEW COMMENTS
12/11/20	ADDITIONAL CITY REVIEW COMMENTS
12/07/20	CITY REVIEW COMMENTS

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Cell Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION
JOLIET, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: BAS
PROJ. ASSOC.: SS
DRAWN BY: BAS
DATE: 11/12/20
SCALE: 1"=50'
SHEET
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ADG.JOIL01

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ISSUED FOR REVIEW 01/11/21