



1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREON.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT 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 SET.
7. IN ACCORDANCE WITH CHAPTER 765 ILCS 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 COMMERCIALLY 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 LOT 5. STORM WATER DETENTION FOR THE COMMERCIALLY 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 1-3 WILL BE REQUIRED TO PROVIDE ADDITIONAL ONSITE DETENTION. DEVELOPMENT OF LOTS 1, 2, 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. 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 OVER 4-INCH AGGREGATE BASE COURSE, AND DEVELOPER SHALL PROVIDE ADA RAMP(S) AT THE END OF THE SIDEWALK ALONG THE EAST SIDE OF ESSINGTON ROAD TERMINATING INTO THE DRIVEWAY.
18. THE DETENTION BASIN SHOWN ON LOT 5 SHALL SERVE LOTS 1,2,3,4 AND 5. DETENTION SHALL BE A WETLAND STYLE DETENTION BASIN. DETENTION BASIN SHALL CONFORM TO ILCS 605 5/9-115.1.
19. DEVELOPMENT OF LOTS 1,2 AND 3 WILL REQUIRE A SITE PLAN APPROVAL FOR EACH LOT AT TIME OF DEVELOPMENT.
20. E.L. DENOTES LANDSCAPE EASEMENT HEREBY GRANTED  
P.U. & D.E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED

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.±)
<b>TOTAL =</b>	<b>282,749 SQ.FT.</b>	<b>(6.490 AC.±)</b>

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

# UNIT 1 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.

SEIL SUBDIVISION UNIT NO. 1  
REC. MAY 18, 1988 PER DOC.R88-20859

# PICARDY UNIT ONE

REC. JUNE 2, 1988  
PER DOC. R88-23367

FOUND 1/2" IRON PIPE  
IN CONCRETE ONLINE

EXISTING P.I.N.'S

06-03-36-100-03

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.  
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**DEVELOPER**  
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3501 REGENT DRIVE  
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[illegible]

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Engineering • Environmental • Construction Management • Landscaping • Architecture • Engineers  
• Construction Management • Environmental Services • Landscape Architects • Engineers

UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION

JOLIET, ILLINOIS

RECORDING PLAT OF SUBDIVISION

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

**SHEET**

**1 OF 2**

**ADG.JOIL01**

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.

**ISSUED FOR REVIEW 01/11/21**

January 11, 2021 - 10:06 Dwg Name: P:\Adq\j01\dwg\Surv\Final Drawings\Plot of Subdivision\Recording Plot\ADGJ01L01-RPS 2.dwg Updated By: bstrohl

