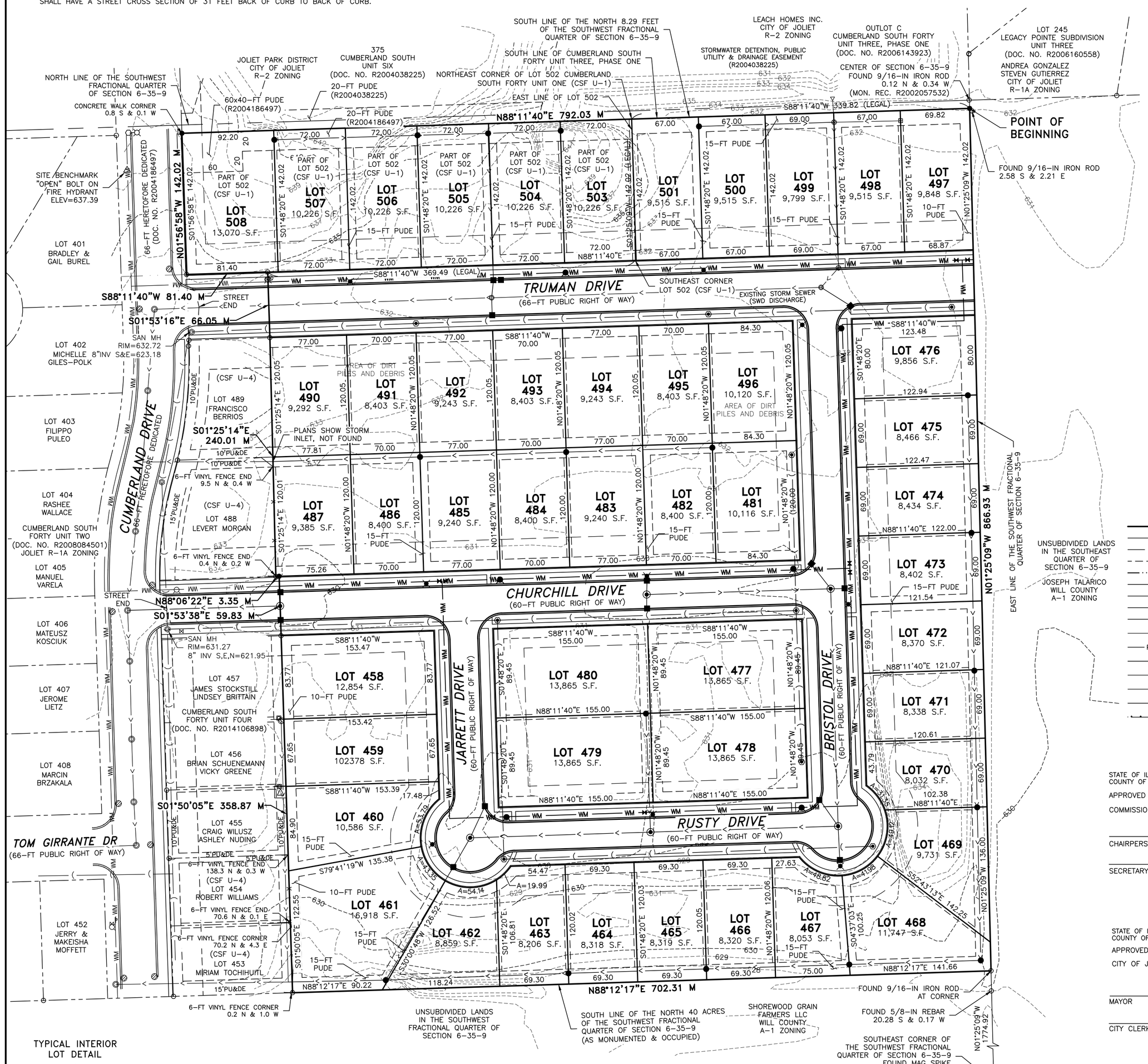
REQUESTED VARIANCES

1. A VARIANCE FROM PUBLIC WORKS CONSTRUCTION STANDARDS TO REDUCE THE REQUIRED RIGHT OF WAY FROM 66 FEET TO 60 FEET FOR CHURCHILL, BRISTOL, RUSTY AND JARRETT DRIVES.
2. A VARIANCE FROM PUBLIC WORKS CONSTRUCTION STANDARDS FOR THE 66-FT RIGHT OF WAY OF TRUMAN DRIVE SHALL HAVE A STREET CROSS SECTION OF 38 FEET BACK OF CURB TO BACK OF CURB.
3. A VARIANCE FROM PUBLIC WORKS CONSTRUCTION STANDARDS FOR THE 60-FT RIGHT OF WAYS OF CHURCHILL, BRISTOL, RUSTY AND JARRETT DRIVES, SHALL HAVE A STREET CROSS SECTION OF 31 FEET BACK OF CURB TO BACK OF CURB.

OWNER & DEVELOPER:
LEACH HOMES INC.
C/O JANE WINGER
2407 MAYFAIR COURT
JOLIET, ILLINOIS 60433
(815) 722-3552

SURVEYOR & ENGINEER:
GEOTECH, INC.
1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
(815) 730-1010

60-FT RIGHT OF WAY: CHURCHILL DRIVE, RUSTY DRIVE, JARRETT DRIVE AND BRISTOL DRIVE.



EXISTING SYMBOLS LEGEND

- FOUND SURVEY MONUMENT
- SURVEY MONUMENT – R.O.W. MARKER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL – MAST ARM
- UTILITY CONTROL CABINET
- UTILITY POLE GUY WIRE
- UTILITY POLE
- STREET LIGHT
- SIGN
- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICE BOX – GENERAL
- UTILITY SPLICE BOX – TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- WATER – POST INDICATOR VALVE (PIV)
- WATER – FIRE HYDRANT
- WATER – VALVE BUFFALO BOX
- WATER – VALVE BOX
- WATER – VALVE VAULT
- WATER – SIAMESE FIRE CONNECTION
- RAILROAD SIGNAL
- RAILROAD SIGNAL WITH STOP GATE
- VEGETATION – TREE STUMP
- VEGETATION – DECIDUOUS TREE
- VEGETATION – EVERGREEN TREE
- VEGETATION – SHRUB/HEDGEROW
- CONCRETE BOLLARD
- FLAG POLE
- MAIL BOX
- AIR CONDITIONER UNIT
- GENERATOR UNIT
- ELECTRICAL TRANSFORMER
- AUTOMATED TELLER MACHINE (ATM)

LINE LEGEND

- PRIMARY SURVEYED PARCEL
- SECTION LINE
- OFF-SITE PARCEL LINE
- EASEMENT LINE
- FLOOD HAZARD LIMITS
- OW — OVERHEAD UTILITY LINE(S)
- E — E — UNDERGROUND ELECTRIC LINE
- T — T — UNDERGROUND TELECOM LINE
- FO — FO — UNDERGROUND FIBER OPTIC LINE
- WM — WATERMAIN
- PL — PL — UNDERGROUND PIPELINE
- GAS — UNDERGROUND GAS LINE
-) —) — SANITARY SEWER
- > — > — STORM SEWER
- X — X — FENCE LINE
- GUARDRAIL

STATE OF ILLINOIS) ss
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 2025.

_____
CHAIRPERSON

_____
SECRETARY

STATE OF ILLINOIS) ss
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 2025.

_____
MAYOR

_____
CITY CLERK

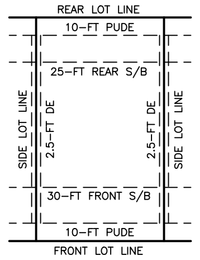
PREPARED BY: _____
CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369
LICENSE EXPIRATION DATE 11/30/2026
cpapesh@geotechincorp.com

DATE: *August 11, 2025*

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003369
CREST HILL, ILLINOIS
STATE OF ILLINOIS

THIS PLAT IS NOT FOR RECORDING

TYPICAL INTERIOR LOT DETAIL



A 2.5-FT DRAINAGE EASEMENT (DE) ALONG ALL SIDE LOT LINES. A 10-FT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ALONG ALL FRONT AND REAR LOT LINES ON INTERIOR LOTS. A 10-FT FRONT YARD AND A 15-FT REAR YARD PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ALONG PERIMETER LOTS. ON CORNER LOTS, WHERE THE SIDE YARD FRONTS A STREET RIGHT OF WAY, THE BUILDING SETBACK ALONG THAT LINE SHALL BE 20 FEET.

EXISTING ZONING IS R-1A; S/B DENOTES SETBACK. THE SIDE YARD SETBACKS VARY (SEE ZONING TABLE)

ZONING TABLE

ZONING DISTRICT	= CITY OF JOLIET R-1A
MINIMUM AREA	= 8,000 SQ. FT.
MINIMUM WIDTH	= 65 FEET
FRONT SETBACK	= 30 FEET
REAR SETBACK	= 25 FEET
SIDE SETBACK	= 6 FEET (1-1.5 STORY)
	= 8 FEET (2-2.5 STORY)
SUM/SIDE YARDS	= 15 FEET (1-1.5 STORY)
	= 20 FEET (2-2.5 STORY)

ABBREVIATIONS LEGEND

N	= NORTH
E	= EAST
S	= SOUTH
W	= WEST
U	= UNIT
FT	= FEET
IN	= INCH
DR	= DRIVE
S.F.	= SQUARE FEET
SQ. FT.	= SQUARE FEET
S/B	= SETBACK
CSF	= CUMBERLAND SOUTH FORTY
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
DE	= DRAINAGE EASEMENT
INV	= INVERT

GJN21857

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

CUMBERLAND SOUTH FORTY UNIT FIVE

PRELIMINARY PLAT PLANNED UNIT DEVELOPMENT

DRAWN BY: CP JOB # GJN21857
CHECKED BY: CT/CP DATE: 08/11/2025

DATE	BY	REVISION
11.3.2025	CP	REVISED PER COJ REVIEW #2
09.16.2025	CP	REVISED PER COJ REVIEW #1