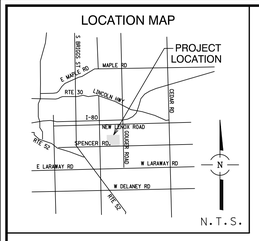
# PRELIMINARY PLAT OF SUBDIVISION OF
# CHERRY HILL BUSINESS PARK WEST UNIT 6

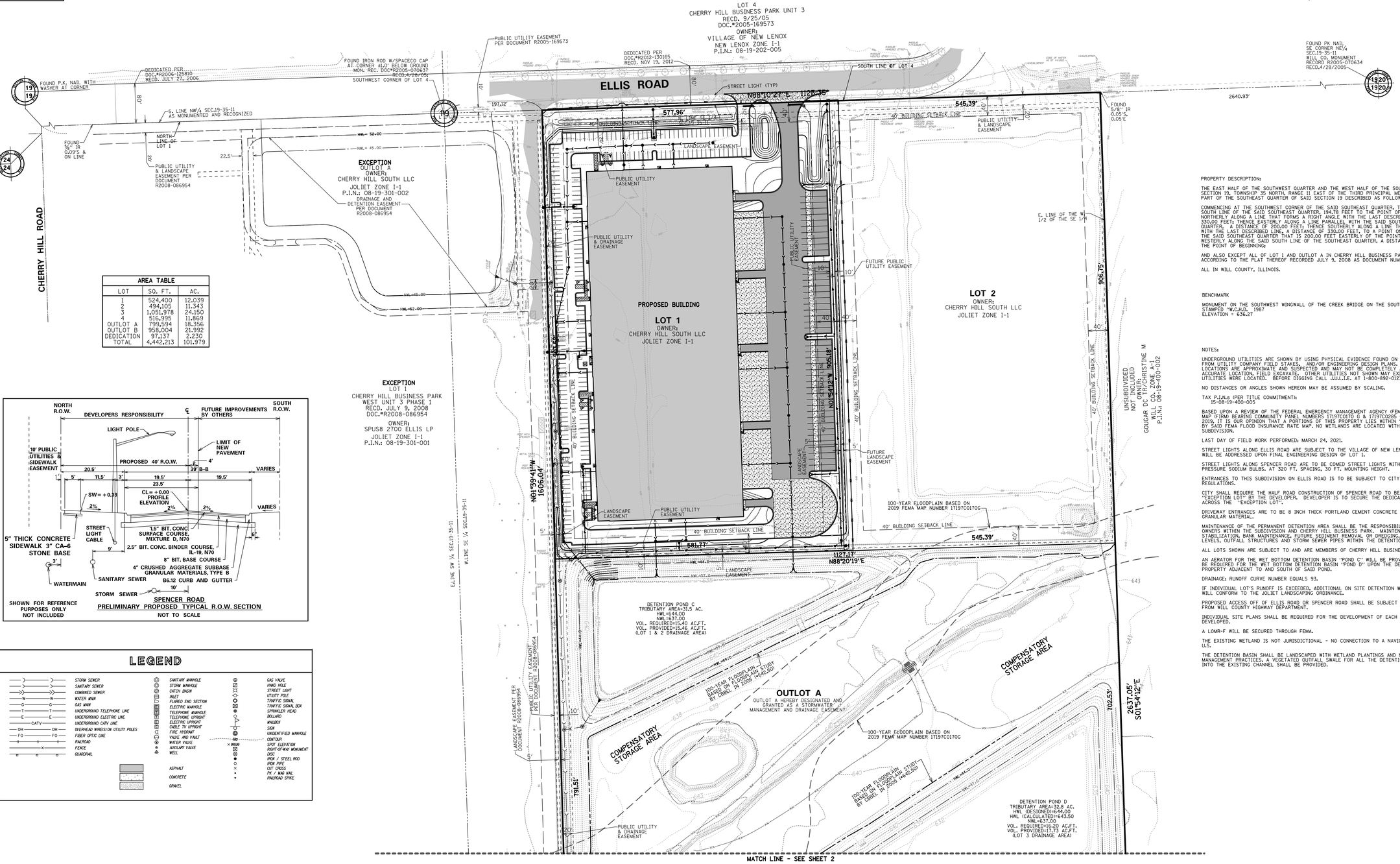
BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**NOT FOR RECORDING**

LOCATION MAP




SCALE 1" = 80'
0 80 160
N
TRUE NORTH
BASED ON GEODETIC
OBSERVATION IL EAST ZONE




| AREA TABLE | | |
|---|---|---|
| LOT | SQ. FT. | AC. |
| 1 | 524,400 | 12.039 |
| 2 | 494,105 | 11.343 |
| 3 | 1,061,978 | 24.150 |
| 4 | 516,995 | 11.869 |
| OUTLOT A | 799,594 | 18.356 |
| OUTLOT B | 958,004 | 21.992 |
| DEDICATION | 97,137 | 2.230 |
| TOTAL | 4,442,213 | 101.979 |




## LEGEND

| | | |
|---|---|---|
| STORM SEWER | SANITARY MANHOLE | GAS VALVE |
| SANITARY SEWER | STORM MANHOLE | HAND HOLE |
| COMBINED SEWER | CATCH BASIN | STREET LIGHT |
| WATER MAIN | INLET | UTILITY POLE |
| GAS MAIN | FLARED END SECTION | TRAFFIC SIGNAL |
| UNDERGROUND TELEPHONE LINE | ELECTRIC MANHOLE | TRAFFIC SIGNAL BOX |
| UNDERGROUND ELECTRIC LINE | TELEPHONE MANHOLE | SPRINKLER HEAD |
| UNDERGROUND CATV LINE | TELEPHONE UPRIGHT | BOLLARD |
| OVERHEAD WIRE(SOM UTILITY POLES | ELECTRIC UPRIGHT | MAILBOX |
| FIBER OPTIC LINE | CABLE TV UPRIGHT | SIGN |
| RAILROAD | FIRE HYDRANT | UNIDENTIFIED MANHOLE |
| FENCE | VALVE AND VAULT | CONTOUR |
| GUARDRAIL | WATER VALVE | SPOT ELEVATION |
| | AUXILARY VALVE | RIGHT-OF-WAY MONUMENT |
| | WELL | DISC |
| | | IRON / STEEL ROD |
| | | IRON PIPE |
| | ASPHALT | CUT CROSS |
| | CONCRETE | PK / MAG NAIL |
| | GRAVEL | RAILROAD SPIKE |

PROPERTY DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, 194.78 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 330.00 FEET, TO A POINT ON THE SAID SOUTH LINE OF THE SAID SOUTHEAST QUARTER THAT IS 200.00 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING;

AND ALSO EXCEPT ALL OF LOT 1 AND OUTLOT A IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954;

ALL IN WILL COUNTY, ILLINOIS.

BENCHMARK

MONUMENT ON THE SOUTHWEST WINGWALL OF THE CREEK BRIDGE ON THE SOUTH SIDE OF SPENCER ROAD STAMPED "W.C.H.D. 1987
ELEVATION = 636.27

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER TITLE COMMITMENT):
15-08-19-400-005

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBERS 17197C0170 G & 17197C0285 G DATED FEBRUARY 15, 2019, IT IS OUR OPINION THAT A PORTIONS OF THIS PROPERTY LIES WITHIN "ZONE A" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAP. NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED: MARCH 24, 2021.

STREET LIGHTS ALONG ELLIS ROAD ARE SUBJECT TO THE VILLAGE OF NEW LENOX DESIGN CODE AND WILL BE ADDRESSED UPON FINAL ENGINEERING DESIGN OF LOT 1.

STREET LIGHTS ALONG SPENCER ROAD ARE TO BE COMED STREET LIGHTS WITH 250 WATT HIGH PRESSURE SODIUM BULBS, AT 320 FT. SPACING, 30 FT. MOUNTING HEIGHT.

ENTRANCES TO THIS SUBDIVISION ON ELLIS ROAD IS TO BE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

CITY SHALL REQUIRE THE HALF ROAD CONSTRUCTION OF SPENCER ROAD TO BE COMPLETED ACROSS THE "EXCEPTION LOT" BY THE DEVELOPER. DEVELOPER IS TO SECURE THE DEDICATION FOR SPENCER ROAD ACROSS THE "EXCEPTION LOT".

DRIVEWAY ENTRANCES ARE TO BE 8 INCH THICK PORTLAND CEMENT CONCRETE OVER 4 INCH SUB-BASE GRANULAR MATERIAL.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND CHERRY HILL BUSINESS PARK. 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.

ALL LOTS SHOWN ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "POND C" WILL BE PROVIDED. AN AERATOR WILL BE REQUIRED FOR THE WET BOTTOM DETENTION BASIN "POND D" UPON THE DEVELOPMENT OF THE PROPERTY ADJACENT TO AND SOUTH OF SAID POND.

DRAINAGE: RUNOFF CURVE NUMBER EQUALS 93.

IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON SITE DETENTION WILL BE PROVIDED. LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE.

PROPOSED ACCESS OFF OF ELLIS ROAD OR SPENCER ROAD SHALL BE SUBJECT TO RECEIPT OF PERMIT FROM WILL COUNTY HIGHWAY DEPARTMENT.

INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

A LOMR-F WILL BE SECURED THROUGH FEMA.

THE EXISTING WETLAND IS NOT JURISDICTIONAL - NO CONNECTION TO A NAVIGABLE WATERWAY OF THE U.S.

THE DETENTION BASIN SHALL BE LANDSCAPED WITH WETLAND PLANTINGS AND NATIVE GRASSES FOR BEST MANAGEMENT PRACTICES. A VEGETATED OUTFALL SWALE FOR ALL THE DETENTION BASINS OUTFALLING INTO THE EXISTING CHANNEL SHALL BE PROVIDED.

**NOT FOR RECORDING**

PREPARED FOR:
OWNER/DEVELOPER

**northern**

NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

FOR REVIEW PURPOSES ONLY

*PRELIMINARY PLAT OF SUBDIVISION OF*
*CHERRY HILL BUSINESS PARK WEST UNIT 6*

| REVISIONS: |
|---|
| 06/30/2021 |
| 07/06/2021 |
| 07/26/2021 |
| 08/09/2021 |


SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065


DATE: 06/11/2021
JOB NO: 3943
FILENAME: 3943.21PRESUB
SHEET 1 OF 2

# PRELIMINARY PLAT OF SUBDIVISION OF
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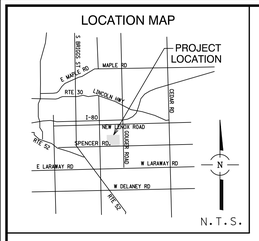


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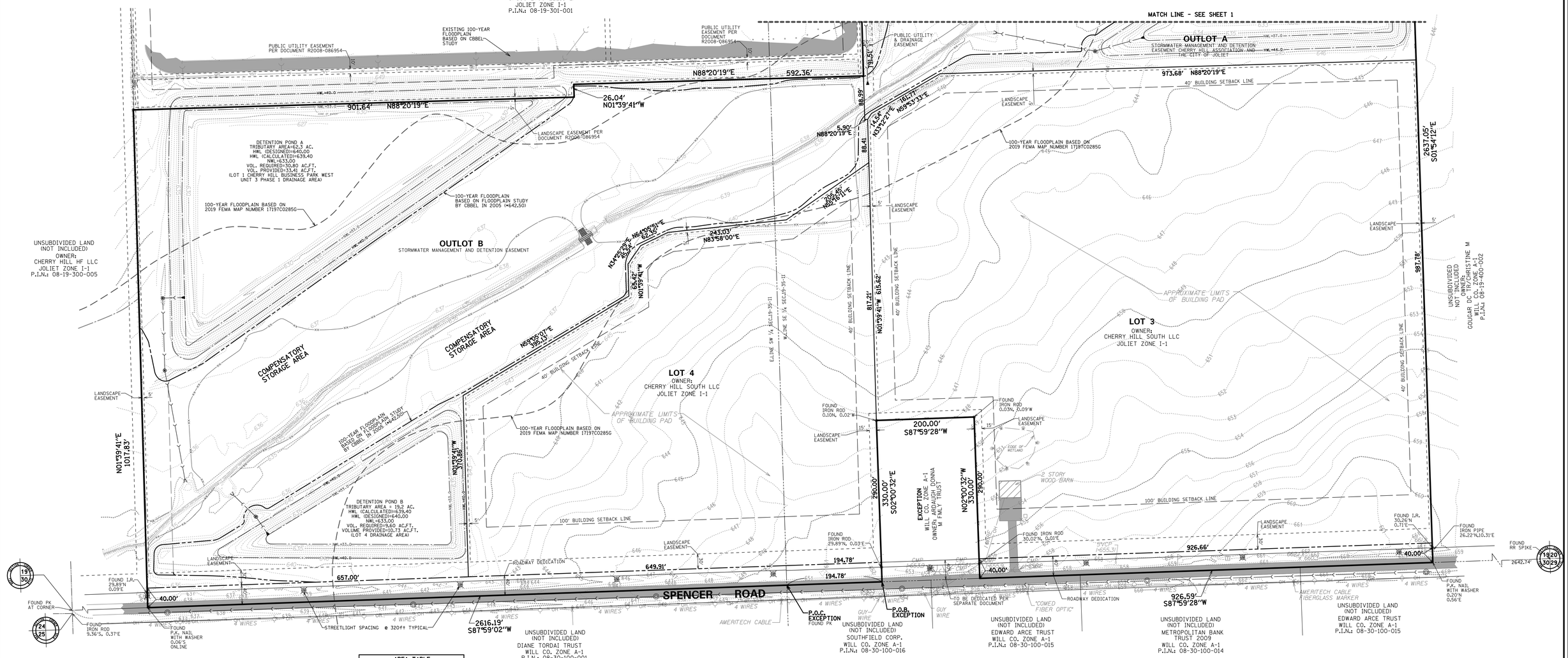


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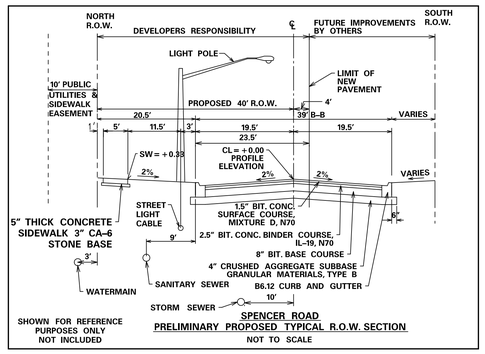


SPENCER ROAD
PRELIMINARY PROPOSED TYPICAL R.O.W. SECTION
NOT TO SCALE

## LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRES(OR UTILITY POLES)
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
AUXILARY VALVE
WELL
ASPHALT
CONCRETE
GRAVEL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
MAILBOX
SIGN
UNIDENTIFIED MANHOLE
CONTOUR
SPOT ELEVATION
RIGHT-OF-WAY MONUMENT
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / MAG NAIL
RAILROAD SPIKE

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