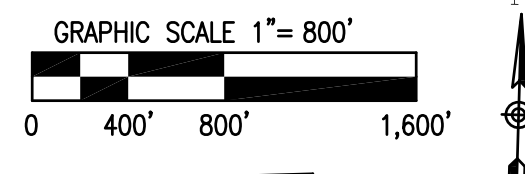
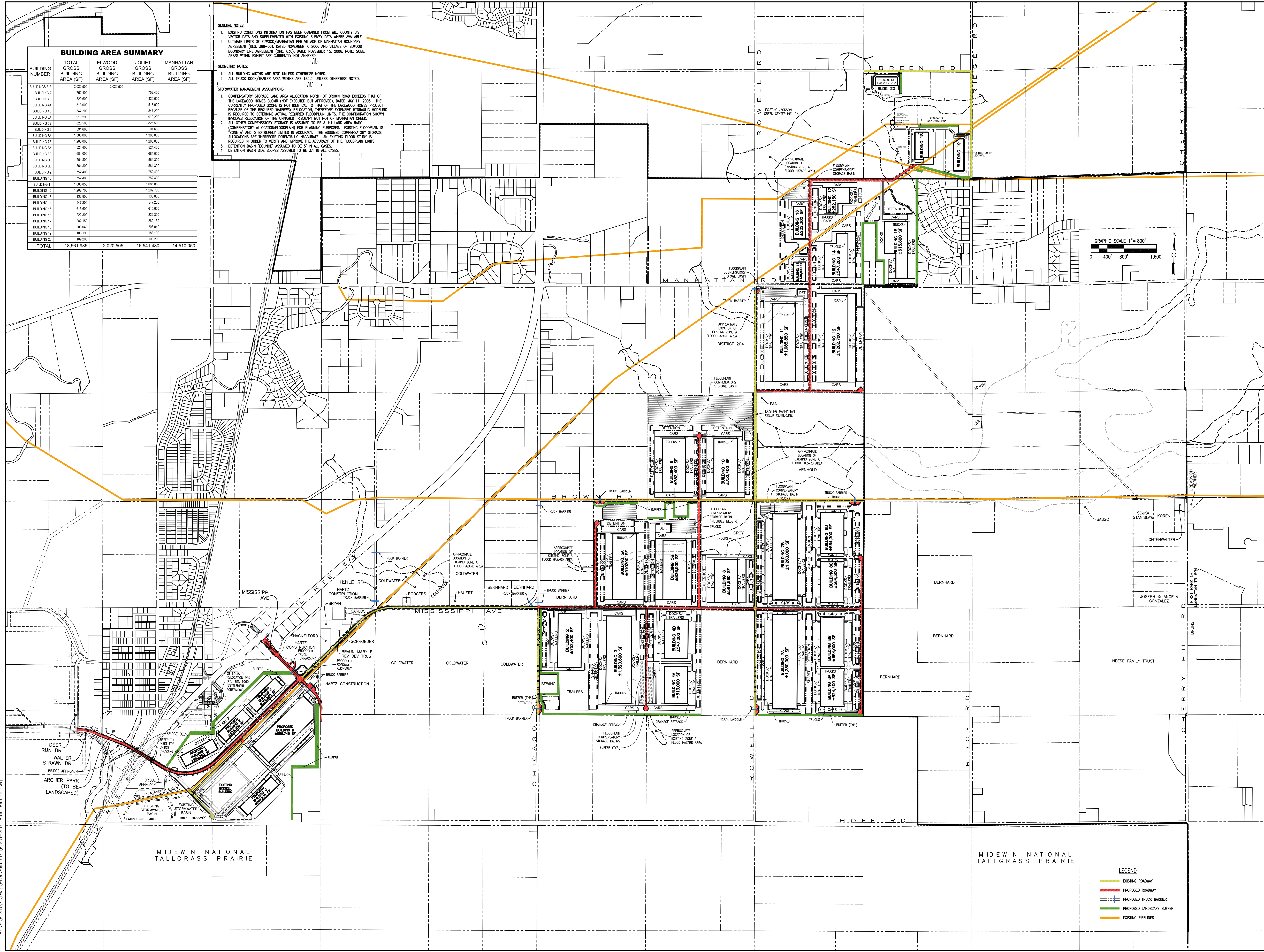


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BUILDING AREA SUMMARY			
BUILDING NUMBER	TOTAL GROSS BUILDING AREA (SF)	ELWOOD GROSS BUILDING AREA (SF)	JOLIET GROSS BUILDING AREA (SF)
BUILDING 1	752,400		752,400
BUILDING 2	1,320,000		1,320,000
BUILDING 3	513,000		513,000
BUILDING 4A	547,200		547,200
BUILDING 4B	910,200		910,200
BUILDING 5A	626,500		626,500
BUILDING 5B	591,960		591,960
BUILDING 6	1,380,000		1,380,000
BUILDING 7B	1,260,000		1,260,000
BUILDING 8A	524,400		524,400
BUILDING 8B	684,000		684,000
BUILDING 8C	564,300		564,300
BUILDING 8D	564,300		564,300
BUILDING 9	752,400		752,400
BUILDING 10	752,400		752,400
BUILDING 11	1,085,850		1,085,850
BUILDING 12	1,202,700		1,202,700
BUILDING 13	136,800		136,800
BUILDING 14	547,200		547,200
BUILDING 15	616,800		616,800
BUILDING 16	222,300		222,300
BUILDING 17	282,150		282,150
BUILDING 18	208,040		208,040
BUILDING 19	188,190		188,190
BUILDING 20	109,200		109,200
TOTAL	18,561,985	2,020,505	16,541,480

- GENERAL NOTES:**
- EXISTING CONDITIONS INFORMATION HAS BEEN OBTAINED FROM WILL COUNTY GIS VECTOR DATA AND SUPPLEMENTED WITH EXISTING SURVEY DATA WHERE AVAILABLE.
 - ULTIMATE LIMITS OF ELWOOD/MANHATTAN PER VILLAGE OF MANHATTAN BOUNDARY AGREEMENT (RES. 388-06), DATED NOVEMBER 7, 2006 AND VILLAGE OF ELWOOD BOUNDARY LINE AGREEMENT (ORD. 836), DATED NOVEMBER 15, 2006. NOTE: SOME AREAS WITHIN EXHIBIT ARE CURRENTLY NOT ANNEXED.
- GEOMETRIC NOTES:**
- ALL BUILDING WIDTHS ARE 570' UNLESS OTHERWISE NOTED.
 - ALL TRUCK DOCK/TRAILER AREA WIDTHS ARE 185.5' UNLESS OTHERWISE NOTED.
- STORMWATER MANAGEMENT ASSUMPTIONS:**
- COMPENSATORY STORAGE LAND AREA ALLOCATION NORTH OF BROWN ROAD EXCEEDS THAT OF THE LAKEWOOD HOMES CLONAR (NOT EXECUTED BUT APPROVED), DATED MAY 11, 2005. THE CURRENTLY PROPOSED SCOPE IS NOT IDENTICAL TO THAT OF THE LAKEWOOD HOMES PROJECT BECAUSE OF THE REQUIRED WATERWAY RELOCATION, THEREFORE EXTENSIVE HYDRAULIC MODELING IS REQUIRED TO DETERMINE ACTUAL REQUIRED FLOODPLAIN LIMITS. THE CONFIGURATION SHOWN INVOLVES RELOCATION OF THE UNNAMED TRIBUTARY BUT NOT OF MANHATTAN CREEK.
 - ALL OTHER COMPENSATORY STORAGE IS ASSUMED TO BE A 1:1 LAND AREA RATIO (COMPENSATORY ALLOCATION/FLOODPLAIN) FOR PLANNING PURPOSES. EXISTING FLOODPLAIN IS "ZONE A" AND IS EXTREMELY LIMITED IN ACCURACY. THE ASSUMED COMPENSATORY STORAGE ALLOCATIONS ARE THEREFORE POTENTIALLY INACCURATE. AN EXISTING FLOOD STUDY IS REQUIRED IN ORDER TO VERIFY AND IMPROVE THE ACCURACY OF THE FLOODPLAIN LIMITS.
 - DETENTION BASIN "BOUNCE" ASSUMED TO BE 2' IN ALL CASES.
 - DETENTION BASIN SIDE SLOPES ASSUMED TO BE 3:1 IN ALL CASES.



- LEGEND**
- EXISTING ROADWAY
 - PROPOSED ROADWAY
 - PROPOSED TRUCK BARRIER
 - PROPOSED LANDSCAPE BUFFER
 - EXISTING PIPELINES

DRAFT CONCEPTUAL SITE PLAN - JOLIET & ELWOOD

COMPASS BUSINESS PARK
NORTHPOINT DEVELOPMENT
JOLIET/ELWOOD, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4000, FAX: (630) 652-4001
www.jacobandhefner.com

COMPASS BUSINESS PARK

1" = 800'
F345
EXHIBIT A

No.	Description	Date
1	DRAFT	1/13/20