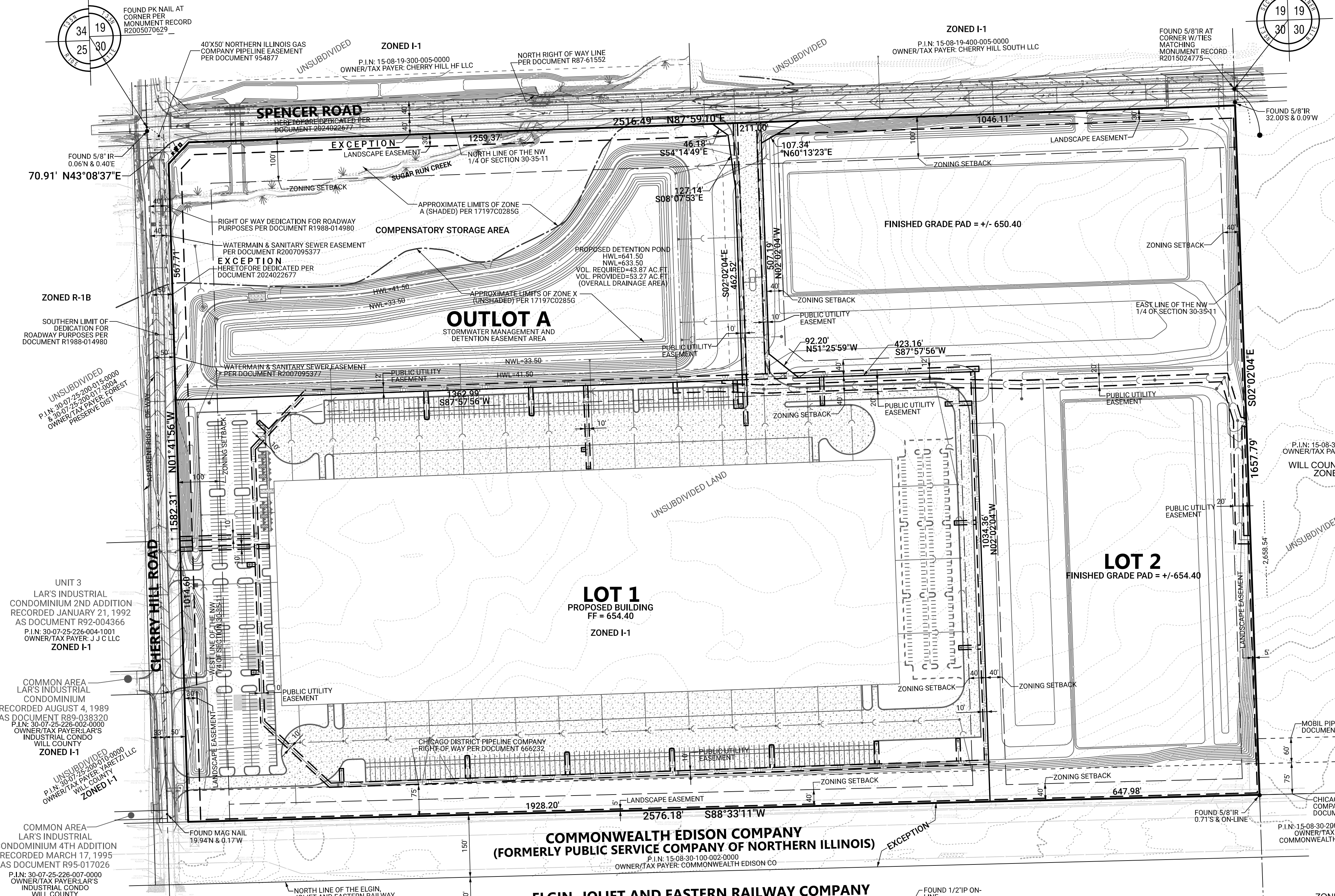


NOT FOR RECORDING

# PRELIMINARY PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

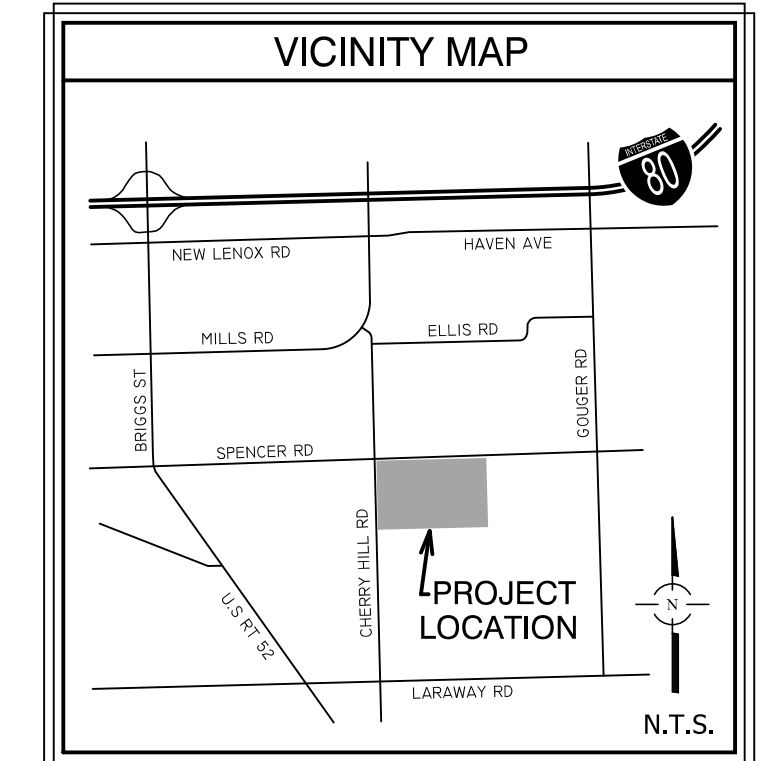
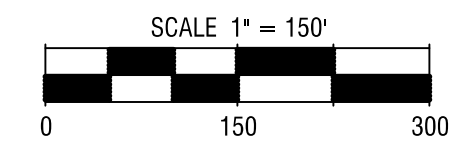
## OVERALL BOUNDARY INFORMATION



AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	2,019,228	46.356
LOT 2	1,371,939	31.500
OUTLOT A	837,470	19.226
TOTAL	4,228,637	97.076
AVG.	1,409,546	32.359

IR = IRON ROD  
 IP = IRON PIPE  
 (M) = MEASURED  
 (R) = RECORD

BASIS OF BEARINGS:  
 BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETive RTK NETWORK.



NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

### PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, ALL SITUATED IN THE COUNTY OF WILL, STATE OF ILLINOIS.

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.L.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-001.

THE PROPERTY IS CURRENTLY ZONED WILL COUNTY I-1 LIGHT INDUSTRIAL.

THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A. THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

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

LAST DAY OF FIELD WORK PERFORMED: TOPOGRAPHIC SURVEY: MARCH 24, 2022 ALTA/NSPS LAND TITLE SURVEY: NOVEMBER 18, 2021

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 1719702055 D DATED FEBRUARY 15, 2015, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A" SHADED AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK. THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND CHERRY HILL LEVELS, OUTFALL STRUCTURES, AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

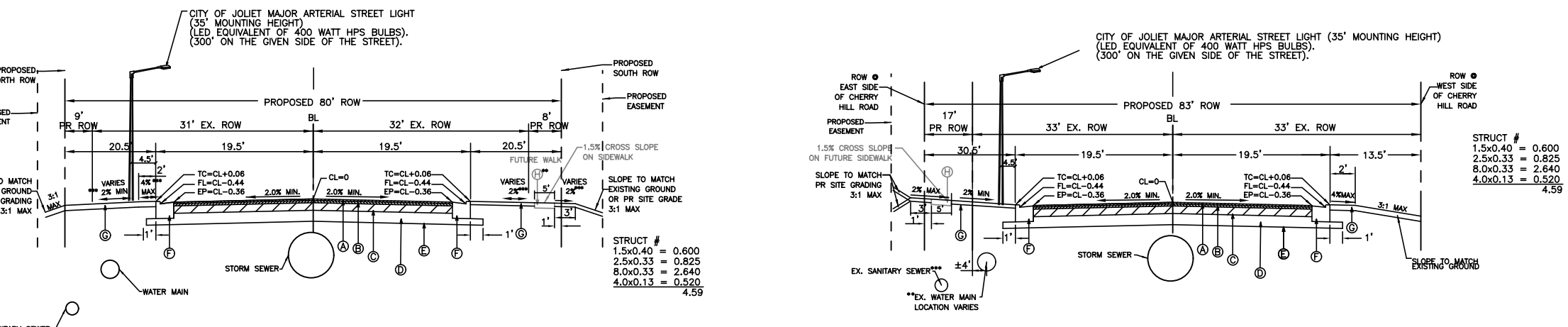
IF INDIVIDUAL LOTS RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.

LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

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

CHERRY HILL AND SPENCER ROAD CROSS SECTIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES, AS THEY ARE CURRENTLY UNDER CONSTRUCTION. ENTRANCES TO THE LOTS IN THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.



RECONSTRUCTION STA. 14+00 TO STA. 39+50

RECONSTRUCTION STA. 108+80 TO STA. 120+72

ALL EXISTING PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS SHOWN ABOVE.

STATION 14+00 TO STATION 39+50: FUTURE SIDEWALK IN SOUTH ROW (1' EX. 24" IN 24" IN NORTH ROW).

STATION 14+00 TO STATION 39+50: PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH AND SOUTH ROW (LEFT AND RIGHT SIDE).

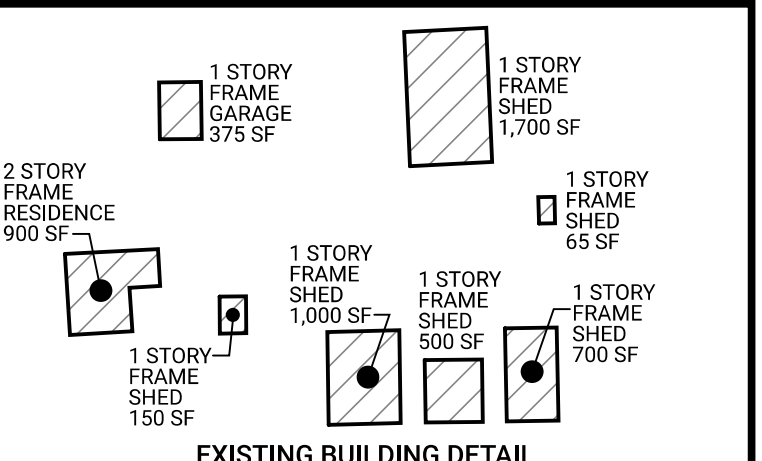
STATION 39+50 TO STATION 108+80: PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH ROW (LEFT SIDE).

STATION 39+50 TO STATION 108+80: PARALLEL SLOPES TOWARD ROADWAY FROM SOUTH ROW (RIGHT SIDE).

STATION 108+80 TO STATION 120+72: PARALLEL SLOPES TOWARD ROADWAY FROM NORTH ROW (LEFT SIDE).

LEGEND			
STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	MANHOLE
SAWTOOTH SEWER	ROLLWAY	COMBINATION MANHOLE	SOB
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAS POLE
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE POLE
GAS MAIN	TRAFIC SIGNAL	CLEANOUT	UNDRERSTED PEDESTAL
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNPOUT	VENT PIPE
UNDERGROUND ELECTRIC LINE	LIGHT POLE	STORM MANHOLE	UNDRERSTED MANHOLE
UNDERGROUND GAS LINE	LANDSCAPE LIGHT/FLOOD LIGHT	OLIVER	STONE
FIBER OPTIC LINE	UNDERGROUND LIGHT	CATCH BASIN	RIGHT OF WAY MONUMENT
RAILROAD	UNDERGROUND TELEPHONE POLES	FLARED END SECTION	FRAMING SIGN
FENCE	UNDERGROUND ELECTRIC POLES	WATER VALVE	RAILROAD SPIKE
EDGE OF WATER	UNDERGROUND GAS POLES	WATER VALVE	IRON PIPE
WETLAND LIMITS	UNDERGROUND TELEPHONE POLES	WATER VALVE	CROSS
	UNDERGROUND GAS POLES	WATER VALVE	CONCRETE MONUMENT
	UNDERGROUND TELEPHONE POLES	WATER VALVE	DISC
	UNDERGROUND GAS POLES	WATER VALVE	SPRING
	UNDERGROUND TELEPHONE POLES	WATER VALVE	TEST PIT
	UNDERGROUND GAS POLES	WATER VALVE	CONTOUR
	UNDERGROUND TELEPHONE POLES	WATER VALVE	SPOT ELEVATION

- Ⓐ HOT-MIX ASPHALT (HMA) SURFACE COURSE, MIX D, N70 - 1.5"
- Ⓑ HOT-MIX ASPHALT (HMA) BINDER COURSE, IL-19, N70 - 2.5"
- Ⓒ HOT-MIX ASPHALT BASE COURSE - 8"
- Ⓓ AGGREGATE BASE COURSE, TYPE B - 4"
- Ⓔ COMPACTED SUBGRADE
- Ⓕ B-6.12 CURB AND GUTTER (SEE DETAIL ON SHEET D2)
- Ⓖ 6" TOPSOIL RESPREAD WITH IDOT CLASS 2A SEEDING AND EROSION BLANKET
- Ⓖ FUTURE SIDEWALK: 5" PORTLAND CEMENT CONCRETE 3" AGGREGATE BASE COURSE
- Ⓗ AGGREGATE SHOULDER, TYPE B - 6"
- Ⓘ LEVELING BINDER, MACHINE METHOD, N70 - VARIABLE TO MEET 2% CROWN
- Ⓚ EXISTING BITUMINOUS PAVEMENT



PREPARED FOR:  
**northern**  
 NORTHERN BUILDERS, INC.  
 5060 RIVER ROAD  
 SCHILLER PARK, IL 60176

OWNER:  
 CHERRY HILL 21 LLC  
 C/O AFFINIUS CAPITAL  
 9630 COLONNADE BLVD STE 600  
 SAN ANTONIO TX 78230

**FOR REVIEW PURPOSES ONLY**

REVISIONS: 07/11/2024		CONSULTING ENGINEERS	DATE: 06/14/2024
		SITE DEVELOPMENT ENGINEERS	JOB NO: 9672.02
		LAND SURVEYORS	FILENAME: 9672.02PRESUB-01
		224 1/2 N. Liberty Street, Morris, Illinois 60450	SHEET 1 OF 1
		Phone: (815) 941-0260 Fax: (815) 941-0263	