

FINAL REVISION TO PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT)

OWNER/DEVELOPER: CENTERPOINT INTERMODAL RAILROAD LLC
 1808 SWIFT DRIVE
 OAK BROOK, IL 60453-1501
 PH: 630-586-8000

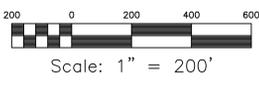
COMMON ADDRESS: LANDS NORTH OF
 3501 BRANDON RD
 JOLIET, IL

LAND SURVEYOR: GEOTECH, INC.
 C/O CHRISTOPHER PARESH
 1207 CEDARWOOD DRIVE
 CREST HILL, IL 60403
 PH: 815-730-1010

CIVIL ENGINEER: CEMCON, LTD.
 C/O MATT WURLING
 2280 WHITE OAK CIR, STE 100
 GREAT WOLF CREEK
 CREST HILL, IL 60403
 PH: 630-862-2100

P.I.N. 07-28-300-006
 07-28-300-009
 07-28-300-010
 07-28-300-018
 07-29-400-027
 07-32-200-003
 07-32-200-008
 07-32-200-012
 07-32-400-016
 07-32-400-018
 07-32-400-024
 07-32-400-026
 07-32-400-012
 07-32-400-013
 07-32-400-014
 07-32-402-001
 07-33-100-003
 07-33-100-006
 07-33-100-010
 07-33-300-001
 07-33-300-005
 07-33-300-008
 07-33-300-009
 07-33-301-001
 07-33-301-002
 11-04-102-001
 11-04-102-002
 11-04-102-004
 11-05-200-012
 11-05-200-013
 11-05-201-004

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	VALVE VAULT	
	VALVE BOX	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
	FLARED END SECTION	
	SANITARY SEWER MANHOLE	
	STREET LIGHT	



BENCHMARK:
 WILL COUNTY CONTROL STATION 716, NOS 3-D MARKER
 ELEVATION = 542.82 (NAVD83-GEOD12B)

VICINITY MAP

CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) (476.414 ACRES)

LOT NUMBER	LOT AREA (ACRES)
LOT 47 - BLOCK 1	2.367 ACRES
LOT 48 - BLOCK 1	3.038 ACRES
LOT 49 - BLOCK 1	120.180 ACRES

EXISTING PHASE 24

LOT NUMBER	LOT AREA (ACRES)
LOT 50 - BLOCK 1	1.875 ACRES
LOT 51 - BLOCK 1	2.821 ACRES
LOT 52 - BLOCK 1	58.328 ACRES
LOT 53 - BLOCK 1	58.773 ACRES

PROPOSED PHASE 25

LOT NUMBER	LOT AREA (ACRES)
LOT 54 - BLOCK 1	102.156 ACRES
LOT 55 - BLOCK 1	4.421 ACRES
LOT 56 - BLOCK 1	0.287 ACRES
LOT 57 - BLOCK 1	12.263 ACRES
LOT 58 - BLOCK 1	96.201 ACRES
LOT 59 - BLOCK 1	56.890 ACRES

BENCHMARK:
 WILL COUNTY CONTROL STATION 716,
 NOS 3-D MARKER
 ELEVATION = 542.82 (NAVD83-GEOD12B)

BRANDON AMENDMENT

RELOCATED BRANDON ROAD
 (NORTH LINE OF OLD BRANDON TO NORTH TERMINUS)
 (PRIVATE SECTION)

INGRESS/EGRESS EASEMENT (WIDTH VARIES)

EAST-WEST ACCESS DRIVE
 (OLD BRANDON TO RELOCATED BRANDON)
 (PRIVATE SECTION)

- GENERAL NOTES:**
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT SHOWN HEREON, IS THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027833.
 - THE EXISTING IMPROVEMENTS, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY GEOTECH, INC. FROM JANUARY, 2017, TO OCTOBER, 2017, AND SUPPLEMENTAL DATA COLLECTED BY CEMCON, LTD.
 - PHASE = CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE.
 - SWM = DENOTES STORM WATER MANAGEMENT.
 - THE SUBJECT PROPERTY IS LOCATED IN A CITY OF JOLIET I-7 ZONING DISTRICT.
 - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET I-7 ZONING DISTRICT REQUIREMENTS AND THE ORDINANCES THEREOF.
 - PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION MAPS AND FLOODPLAIN STUDY PREPARED BY CEMCON, LTD.
 - THERE IS NO MAPPED REGULATORY FLOODWAY WITHIN THE PROPOSED SUBDIVISION.
 - THE OWNER/DEVELOPER IS ATTEMPTING TO OBTAIN A CONDITIONAL LETTER OF MAP REVISION (CLMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO RECONFIGURE THE FLOODPLAIN LIMITS. A FINAL LETTER OF MAP REVISION BASED UPON FILL (LOW) HAS BEEN RECEIVED FROM FEMA FOR THIS DEVELOPMENT.
 - THE PROPOSED STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY ON LOT 59 - BLOCK 1 IS FOR THE NON-EXCLUSIVE USE OF THE PROPOSED SUBDIVISION.
 - MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR BRIDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
 - STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE IN CERTAIN AREAS. DETENTION BASINS WILL BE UTILIZED TO DETAIN UP TO 1.5 INCHES OF RAINFALL.
 - SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
 - BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INLET AND OUTFLOW STORM SEWERS, NATIVE PLANTING/RETAINMENT PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
 - THE STORM WATER OUTFLOW FROM THE DETENTION BASIN SHALL GENERALLY COMPLY WITH THE DRAINAGE PATTERNS AND FLOW DIRECTIONS OF THE CITY OF JOLIET'S SOUTH SIDE COMPREHENSIVE PLAN.
 - THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605.155.9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
 - PURSUANT TO THE APPROVED ANTI-CORROSION AGREEMENT AND SUBSEQUENT AMENDMENTS, ALL PROPERTY OWNERS WITHIN CENTERPOINT INTERMODAL CENTER AT JOLIET ARE RESPONSIBLE FOR MAINTAINING AND MONITORING THEIR LANDSCAPING WITHIN THE LIMITS OF THEIR RESPECTIVE LOTS. THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
 - LOT 48 - BLOCK 1, LOT 51 - BLOCK 1, AND LOT 52 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
 - LOT 47 - BLOCK 1, LOT 49 - BLOCK 1, LOT 50 - BLOCK 1, LOT 54 - BLOCK 1, AND LOT 55 - BLOCK 1 WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
 - THE PROPOSED STORM WATER MANAGEMENT FACILITY ON LOT 59 - BLOCK 1 WILL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO IDENTIFIED WETLANDS ON OR THROUGH THE PROPOSED SUBDIVISION.
 - ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET FOR SEWERAGE COVER.
 - EXISTING BRANDON ROAD THROUGH THE PREMISE SHALL BE VACATED AND RELOCATED TO A PROPOSED ROADWAY EASEMENT WITHIN EXISTING LOT 48 - BLOCK 1 AND PROPOSED LOT 1 AND LOT 55 - BLOCK 1.
 - EXISTING SCHWITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY SHALL BE VACATED ENTIRELY.
 - THE EXISTING DRY UTILIZATION AND EAST ALONG EXISTING BRANDON ROAD SHALL BE RELOCATED TO THE EAST OF THE RE-ALIGNED BRANDON ROAD INTO LOT 47 - BLOCK 1, LOT 50 - BLOCK 1, AND PROPOSED LOT 1 WITHIN THE RE-ALIGNED BRANDON ROAD RIGHT-OF-WAY EASEMENT ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003281, AND A PROPOSED PUBLIC UTILITY EASEMENT.
 - THE EXISTING BRANDON ROAD RIGHT-OF-WAY HAS BEEN SECURED AT THE SCHWITZER ROAD CROSSING ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062, AND A TRUCK TURNAROUND CUL-DE-SAC HAS BEEN CONSTRUCTED AT SAID CROSSING.
 - SINCE THE SCHWITZER ROAD CROSSING AT THE UNION PACIFIC RAILROAD HAS BEEN CLOSED, THE PUBLICLY DEDICATED PORTION OF BRANDON ROAD, NORTH OF MILLIGAN ROAD, SHALL BE VACATED AND CONVEYED TO CENTERPOINT INTERMODAL RAILROAD LLC, A PRIVATE ROAD AND A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT WILL BE RECEIVED.
 - UNLESS OTHERWISE NOTED, ALL PARCELS ABUTTING THIS PROPOSED SUBDIVISION ARE CLASSIFIED WITHIN THE CITY OF JOLIET INTERMODAL TERMINAL (I-7) DISTRICT.
 - PORTIONS OF SCHWITZER ROAD AND BRANDON ROAD WERE VACATED BY THE CITY OF JOLIET ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062.
 - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R202004660.
 - THE INGRESS/EGRESS EASEMENT ALONG THE NORTH SIDE OF LOT 52 - BLOCK 1 AND AT THE NORTHEAST CORNER OF LOT 53 - BLOCK 1 IS FOR THE BENEFIT OF SAID LOT 53 - BLOCK 1 AND THE LANDS CONVEYED BY WARRANTY DEED IN TRUST ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003311 AND THE LANDS CONVEYED BY SPECIAL WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R201044127.
 - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R202106443.

STATE OF ILLINOIS
 COUNTY OF WILL'S

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____ 2021.

CHAMPERSON SECRETARY

STATE OF ILLINOIS
 COUNTY OF WILL'S

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____ 2021.

MAYOR CITY CLERK

PREPARED BY: CHRISTOPHER W. PARESH, P.L.L.C. NO. 3369
 LICENSE EXPIRATION DATE: 11/30/2022

DATE: November 5, 2021

