NOT FOR RECORDING

P.I.N.: 05-06-26-400-018-0000

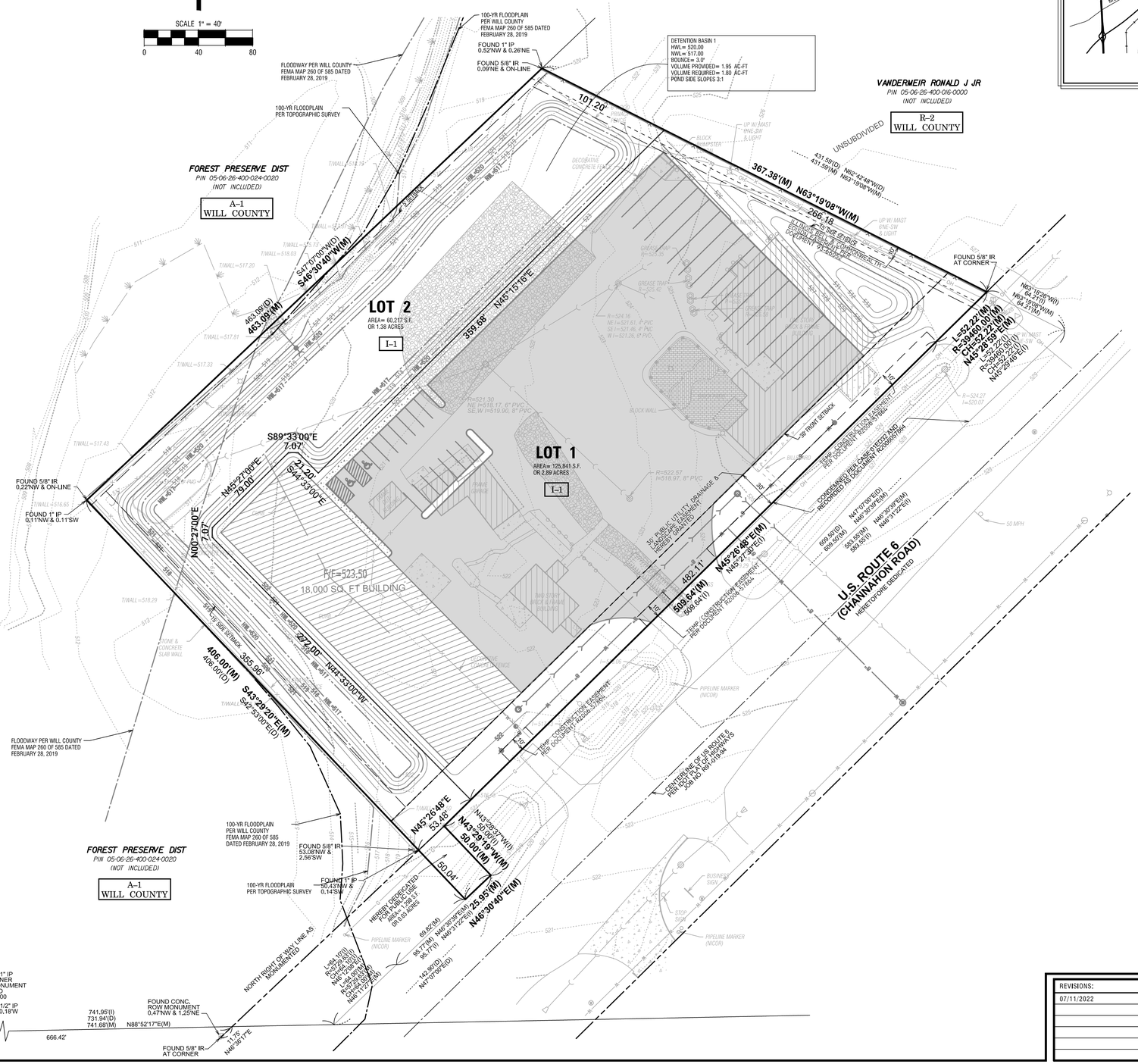
FINAL PLAT OF SUBDIVISION FOR 3501 INDUSTRIAL – JOLIET

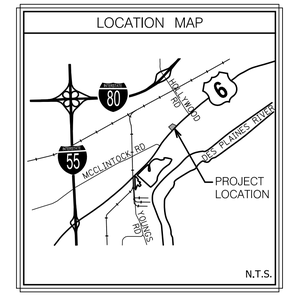
BEING A SUBDIVISION OF

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE CITY OF JOLIET.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE SDR 26 ASTM D-3034, PIPE DIAMETER SHALL BE 8" UNLESS NOTED OTHERWISE.
3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76.
4. ALL WATER MAIN SHALL BE CL 52 DUCTILE IRON PIPE.
5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
7. CURB RETURNS ARE TO HAVE MINIMUM 25' RADIUS UNLESS NOTED OTHERWISE.
8. PARKWAYS, AND NEW DITCHES SHALL BE SEEDED UNLESS NOTED OTHERWISE. DETENTION BASINS SHALL HAVE WETLAND PLANTINGS BELOW THE HWL AND NATIVE PRAIRIE PLANTINGS ON THE BANK ABOVE THE HWL.
9. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. 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.
10. STORM WATER DETENTION FACILITIES ALONG ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO SECTION 605ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO PROXIMITY OF THE DETENTION POND TO THE RIGHT-OF-WAY.
11. STREET SIGNS, PROPERTY MONUMENTS, AND PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE JOLIET SUBDIVISION ORDINANCE.
12. ADJOINING ZONING SHOWN PER WILL COUNTY INTERACTIVE GIS DATA VIEWER MAP. SITE ZONING SHOWN PER CITY OF JOLIET INTERACTIVE ZONING MAP
13. THE RECORDING OF THE FINAL PLAT, ISSUANCE OF PERMITS (CURB CUTS, BUILDING, ETC.), POSTING OF SECURITY IN ACCORDANCE WITH THE CITY OF JOLIET SUBDIVISION ORDINANCES FOR THE COMPLETION OF THOSE SUBDIVISION IMPROVEMENTS REQUIRED IN ACCORDANCE WITH JOLIET SUBDIVISION ORDINANCES SHALL BE UNDERTAKEN, ISSUED AND REQUIRED.





(M) = MEASURED DIMENSIONS
(D) = DEED DIMENSIONS
(I) = IDOT DIMENSIONS

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
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
B BOX
AUXILIARY VALVE
WELL
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
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

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 JULIE. AT 1-800-892-0123. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

TAX P.I.N.s (PER TITLE COMMITMENT):
05-06-26-400-018-0000

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0260G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD; ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE; AND ZONE AE REGULATORY FLOODWAY AS IDENTIFIED BY SAID F.I.R.M. MAP.

LAST DATE OF FIELD WORK: DECEMBER 15, 2021

PROPERTY SURVEYED CONTAINS: 186,058 SQUARE FEET, OR 4.271 ACRES, MORE OR LESS.

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON :

THIS_____ DAY OF _____ , 2022.

PLAN COMMISSION CHAIRMAN

PLAN COMMISION SECRETARY

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON:

THIS_____ DAY OF _____ , 2022.

MAYOR

CITY CLERK

PREPARED FOR

DEVELOPER & OWNER:

FLEX CAPITAL, INC
106 STEPHEN STREET, SUITE 202
LEMONT, ILLINOIS 60436

REVISIONS:
07/11/2022

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
224 ½ N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE:	06/09/2022
JOB NO:	11560-M
FILENAME:	11560SUB-FINAL
SHEET	1 OF 1

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