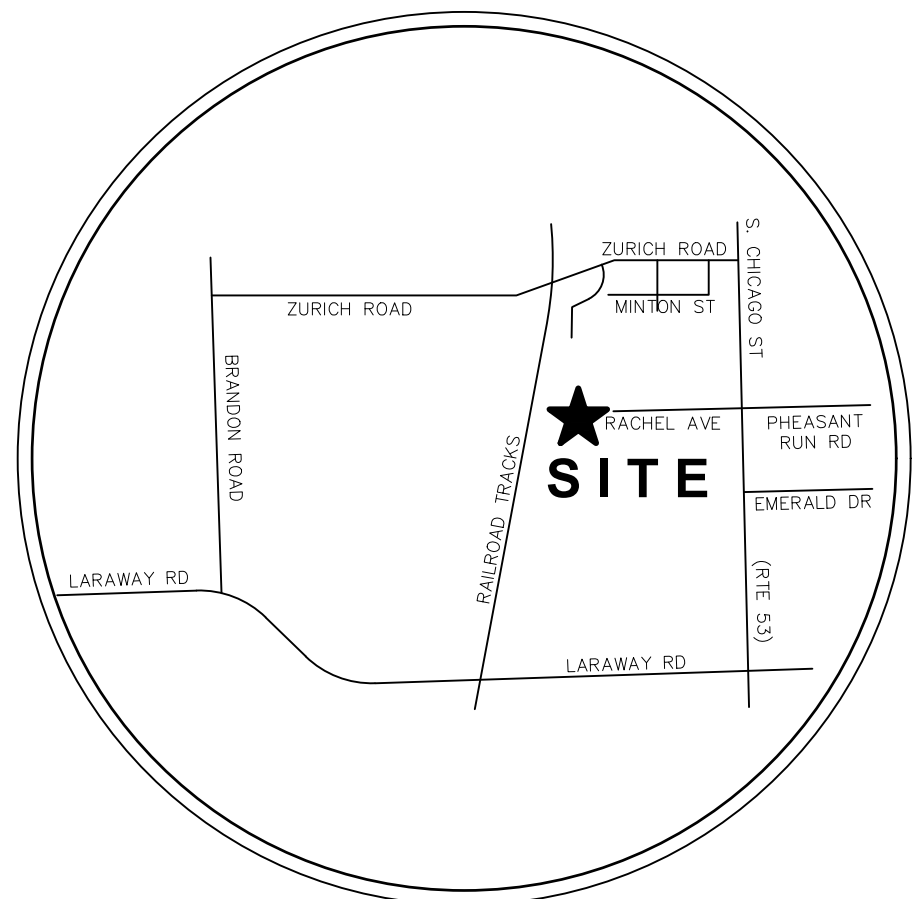


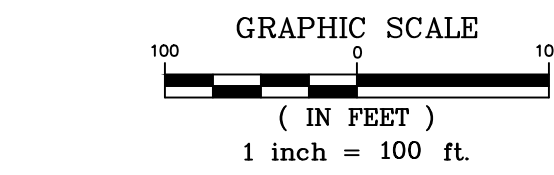
FINAL PLAT OF SUBDIVISION
of
CADENCE CROSSINGS - UNIT 1

A Subdivision of
Part of the East 1/2 of Section 28,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

P.I.N.: 07-28-400-004-0010
P.I.N.: 07-28-400-004-0020
P.I.N.: 07-28-400-004-0030



SITE LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
1 inch = 100 feet

BENCHMARKS:
PROJECT BENCHMARK:
WILL COUNTY STA. # 716
ELEVATION: 542.817 (NAVD 88)
SITE BENCHMARKS:
SOUTHEAST BOLT ON FIRE HYDRANT, SOUTH SIDE OF
LABARAY ROAD, 1ST HYDRANT EAST OF THE RAILROAD
RIGHT OF WAY.
ELEVATION 635.22 (NAVD 88)
X IN AN I-BEAM IN CONCRETE AT THE NORTHEASTLY
CORNER OF THE SURVEYED PARCEL.
ELEVATION 625.18 (NAVD 88)
TOP OF WELL HEAD AT 114 RACHEL AVE
ELEVATION 630.46 (NAVD 88)
TOP OF WELL HEAD AT 2021 CHICAGO AVE
ELEVATION 638.28 (NAVD 88)
TOP OF WELL HEAD AT 110 RACHEL AVE
ELEVATION 631.86 (NAVD 88)

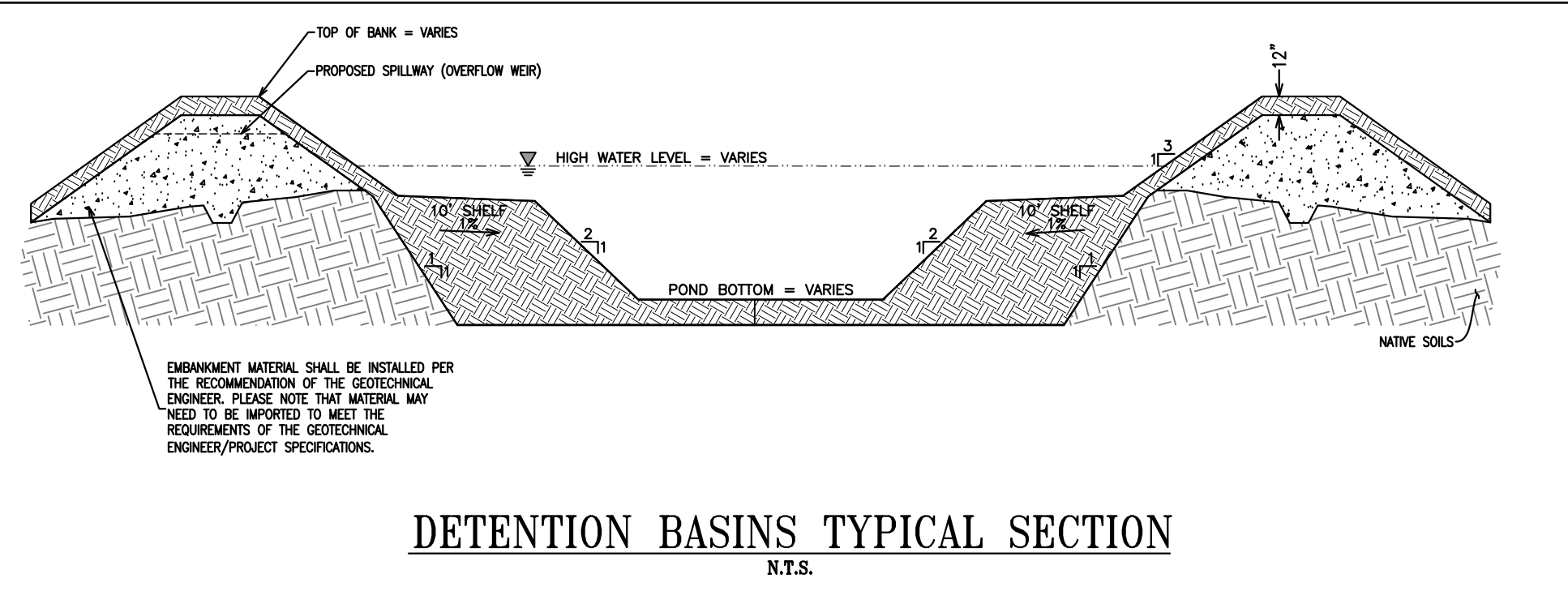
LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY
OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY
(FORMERLY GULF, MOBILE AND OHIO RAILROAD COMPANY) AND LYING SOUTHWESTERLY OF THE
SOUTHEASTLY RIGHT OF WAY OF THE PUBLIC SERVICE COMPANY OF NORTHERN
ILLINOIS AS CONVEYED BY DOCUMENT NO. 298450, IN BOOK 502, PAGE 614, AND BY
DOCUMENT NO. 378865, IN BOOK 605, PAGE 81, AND ALL THAT PART OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, LYING EASTERLY OF THE
EASTERLY RIGHT OF WAY LINE OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY; AND
EXCEPTING THE SOUTH 179.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF
CONVEYED TO TERRY JOHNSON AND ELAINE JOHNSON BY DEED RECORDED FEBRUARY 14,
1984 AS DOCUMENT NO. 884-04466; AND FURTHER EXCEPTING THAT PART THEREOF
CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 AS
DOCUMENT NO. R2016056143, ALL IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

- NOTES:**
1. PROPOSED ZONING FOR ALL LOTS IS I-1, LIGHT INDUSTRIAL.
 2. EXISTING ZONING WITHIN SUBJECT PARCEL IS I-1, LIGHT INDUSTRIAL.
 3. METAD AREA PER WETLAND DELINEATION REPORT FOR CADENCE PREMIER PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED OCTOBER 27, 2021. NO WETLANDS WERE FOUND WITHIN PROPOSED LOTS 1, 2, AND 3. PER WETLAND DETERMINATION REPORT - NEGATIVE FINDINGS, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED APRIL 26, 2021.
 4. THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #171020200, EFFECTIVE FEBRUARY 15, 2019.
 5. UNLESS OTHERWISE SPECIFIED, A 5-FT WIDE LANDSCAPE STRIP EASEMENT SHALL BE PROVIDED ALONG ALL INTERNAL LOT LINES.
 6. A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 2 AND 3. MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 7. STORMWATER DETENTION FACILITIES LOCATED ON LOTS 2 AND 3 WILL BE FOR THE BENEFIT OF LOT 1.
 8. PER SPEEDWAY'S ANNEXATION AGREEMENT, SPEEDWAY SHALL BE REQUIRED TO DEDICATE AND CONSTRUCT EMERALD DRIVE BETWEEN CHICAGO STREET AND MARCELLA AVENUE, AND OTHER PUBLIC UTILITIES TO THE WESTERN EXTENS OF THEIR PROPERTY.
 - 8.1. CADENCE CROSSINGS UNIT 1 IS SUBSEQUENTLY REQUIRED TO COMPLETE A PRIMARY DRAINAGE CONNECTION TO EMERALD DRIVE, AT SUCH REASONABLE TIME AS IS MUTUALLY AGREEABLE TO CADENCE CROSSINGS UNIT 1 AND THE CITY.
 - 8.2. CADENCE CROSSINGS UNIT 1 IS NOT REQUIRED TO CONNECT TO UTILITIES WITHIN EMERALD DRIVE.
 9. UNTIL SUCH TIME AS A PRIMARY DRAINAGE CONNECTION TO EMERALD DRIVE IS OPERATIONAL, PRIMARY ACCESS TO CADENCE CROSSINGS UNIT 1 IS PROPOSED FROM MARCELLA AVENUE.
 10. ALL IN CAMPUS, LLC IS NOT REQUIRED TO DEDICATE ANY RIGHT-OF-WAY AS PART OF UNIT 1.
 11. CADENCE CROSSINGS UNIT 1 UTILITY CONNECTIONS ARE PROPOSED WITH MARCELLA AVENUE.
 12. AN ADEQUATE SHALL BE PROVIDED IN ANY NET BOTTOM STORMWATER DETENTION BASIN.
 13. BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR STORMWATER DETENTION BASINS AS FEASIBLE.
 14. WETLAND AND DEEPER PLANTINGS ARE REQUIRED AROUND THE PERIMETER OF THE DETENTION POND. A CERTIFIED CONSERVATION PLANNER SHALL ESTABLISH A MANAGEMENT PLAN FOR ONGOING MAINTENANCE OF THE DETENTION AREA.
 15. VEGETATED SLOPES TO BE PLACED ON ALL INFLOW AND OUTFLOW LINES FOR ALL DETENTION BASINS WHERE FEASIBLE.
 16. STORMWATER DETENTION BASINS WERE SIZED USING CN-2.
 17. EXISTING CONDITIONS BASED ON A TOPOGRAPHIC SURVEY DATED 4/21/21, PREPARED BY RUETIGER, TONELLI & ASSOCIATES, INC. UTILIZED WERE WORKED FOR THE SURVEY WORK, BASED ON JULY 15, 2021 REQUESTS #A0871534, #A0871544, AND #A0871551, WORKED BY OCTOBER 2021. ADDITIONAL EXISTING UTILITY LOCATIONS BASED ON MAPS PROVIDED FROM JULIE DR. REQUEST #A0411170, PLACED IN MAP 2021.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
—	STORM SEWER	—
—	WATER MAIN WITH SIZE	—
—	SANITARY SEWER	—
—	UNDERGROUND PIPELINE	—
—	FORSE MAIN	—
—	UNDERGROUND TELEPHONE	—
—	UNDERGROUND ELECTRIC	—
—	OVERHEAD UTILITY	—
—	UNDERGROUND GAS LINE	—
—	RIGHT-OF-WAY/PROPERTY LINE	—
—	CONTOUR	—
—	SANITARY MANHOLE	—
—	STORM MANHOLE	—
—	STORM INLET	—
—	STORM CATCH BASIN	—
—	FIRE HYDRANT	—
—	PRESSURE CONNECTION	—
—	GATE VALVE W/MULT	—
—	LIGHT POLE	—
—	STREET LIGHT W/MST	—
—	UTILITY POLE	—
—	ROAD SIGN	—
—	FENCE LINE	—

PROPOSED LOT SCHEDULE		
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	400-004-0010	1,154,479 SQ.FT. (26.50 AC)
	400-004-0020	
LOT 2 DETENTION FACILITY	400-004-0030	225,745 SQ.FT. (5.18 AC)
	400-004-0010	
LOT 3 DETENTION FACILITY	400-004-0020	119,680 SQ.FT. (2.75 AC)
	400-004-0030	
TOTAL AREA:		1,499,903 SQ.FT. (34.43 AC)
AVERAGE LOT AREA:		499,968 SQ.FT. (11.48 AC)



DETENTION BASINS TYPICAL SECTION
N.T.S.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHALL BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

OWNER :

ALL IN CAMPUS, LLC
2250 S. CHICAGO STREET
JOLIET, ILLINOIS 60436
Ph. (877) 833-3444

DEVELOPER:

CADENCE PREMIER
1333 BUTTERFIELD ROAD
JOLIET, ILLINOIS 60436
Ph. (877) 833-3444

ENGINEER:

JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD
DOWNERS GROVE, ILLINOIS 60515
Ph. (630) 652-4600

LAND SURVEYOR:

TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

STATE OF ILLINOIS }
COUNTY OF WILL }
RUETIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM
No. 194-000251, HEREBY CERTIFIES THAT IT HAS FINAL PLATTED THE
PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED
PLAT.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

RT & TWIG
Ruettiger, Tonelli & Associates, Inc. & TWIG Technologies
Surveyors - Engineers - Planners - GIS Consultants
129 Capista Drive - Shorewood, Illinois 60404
Ph. (815) 744-6600 Website: www.ruettiger-tonelli.com
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FILED: 04-20-2021
PAGE: 1
SHEET: 1
REVISION: 1
BY: J.T.A. (J.T.A.)
CHECKED: J.T.A. (J.T.A.)
DATE: 04-20-2021
TIME: 10:00 AM
SHEET 1 OF 1