

# 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:  
SOUTHWEST CORNER OF FIRE HYDRANT, SOUTH SIDE OF  
LABARWAY 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 623.18 (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:**

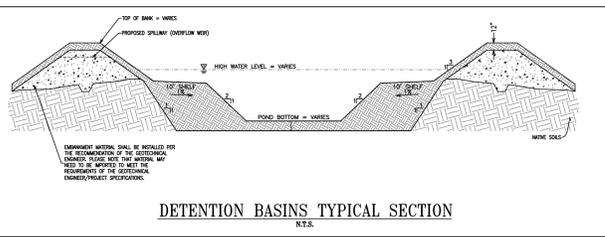
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY (FORMERLY GULF, MOBILE AND OHIO RAILROAD COMPANY) AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AS CONVEYED BY DOCUMENT NO. 298400, IN BOOK 502, PAGE 614, AND BY DOCUMENT NO. 378868, IN BOOK 608, 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 OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY; AND EXCEPTING THE SOUTH 170.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF EASTERLY OF THE RIGHT OF WAY OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY, AND EXCEPTING THE SOUTH 170.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016, AS DOCUMENT NO. 824-04406; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016, AS DOCUMENT NO. 82016556143, ALL IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**NOTES:**

- PROPOSED ZONING FOR ALL LOTS IS I-1, LIGHT INDUSTRIAL.
- EXISTING ZONING WITHIN SUBJECT PARCEL IS I-1, LIGHT INDUSTRIAL.
- METLAND AREAS PER METLAND DELINEATION REPORT FOR CADENCE PREMIER PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED OCTOBER 27, 2021. NO METLANDS WERE FOUND WITHIN PROPOSED LOTS 1, 2, AND 3. PER METLAND DELINEATION REPORT - NEGATIVE FINDINGS PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED APRIL 26, 2021.
- THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #171702020G, EFFECTIVE FEBRUARY 15, 2019.
- UNLESS OTHERWISE SPECIFIED, A 5-FIT WIDE LANDSCAPE STRIP EASEMENT SHALL BE PROVIDED ALONG ALL INTERNAL LOT LINES.
- 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.
- STORMWATER DETENTION FACILITIES LOCATED ON LOTS 2 AND 3 WILL BE FOR THE BENEFIT OF LOT 1.
- PER SPEEDWAY'S ANNEXATION AGREEMENT, SPEEDWAY SHALL BE REQUIRED TO IDENTIFY AND CONSTRUCT SHOULD DRIVE BETWEEN CHICAGO STREET AND MARCELLA AVENUE, AND OTHER PUBLIC UTILITIES TO THE WESTERN END OF THEIR PROPERTY.
- 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.
- CADENCE CROSSINGS UNIT 1 IS NOT REQUIRED TO CONNECT TO UTILITIES WITHIN EMERALD DRIVE.
- UNTIL SUCH TIME AS A PRIMARY DRAINAGE CONNECTION TO EMERALD DRIVE IS OPERATIONAL, PRIMARY ACCESS TO CADENCE CROSSINGS UNIT 1 IS PROVIDED FROM MARCELLA AVENUE.
- ALL IN CAMPUS, LLC IS NOT REQUIRED TO REDEVELOP ANY RIGHT-OF-WAY AS PART OF UNIT 1.
- CADENCE CROSSINGS UNIT 1 UTILITY CONNECTIONS ARE PROPOSED WITHIN MARCELLA AVENUE.
- AN ANCHOR SHALL BE PROVIDED IN ANY NET BOTTOM STORMWATER DETENTION BASIN.
- BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR STORMWATER DETENTION BASINS AS FEASIBLE.
- METLAND AND EROSION PROTECTINGS ARE REQUIRED AROUND THE FORMER OF THE DETENTION POND. A CERTIFIED CONSERVATION PLANNER SHALL ESTABLISH A MANAGEMENT PLAN FOR ONGOING MAINTENANCE OF THE DETENTION AREA.
- VEGETATED SWALES TO BE PLACED ON ALL INFLOW AND OUTFLOW LINES FOR ALL DETENTION BASINS WHERE FEASIBLE.
- STORMWATER DETENTION BASINS WERE SIZED USING CN-2.
- EXISTING CONDITIONS BASED ON A TOPOGRAPHIC SURVEY DATED 4/21/21, PREPARED BY RUEITIGER, TONELLI & ASSOCIATES, INC. UTILIZED WERE MARKED FOR THE SURVEY WORK BASED ON JULY 15E REQUESTS #A2871534, #A2871534, AND #A2871531, MARKED BY OCTOBER 2021. ADDITIONAL EXISTING SURVEY LOCATIONS BASED ON MAPS PROVIDED FROM JULIE OUR ROBERT #A1411170, PLACED IN MAY 2021.

PROPOSED	DESCRIPTION	EXISTING
—	STORM SEWER	—
—	WATER MAIN WITH SIZE	—
—	SANITARY SEWER	—
—	UNDERGROUND TELEPHONE	—
—	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/VAULT	—
—	LIGHT POLE	—
—	STREET LIGHT W/VAULT	—
—	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	119,880 SQ.FT. (2.75 AC)
	400-004-0030	
<b>TOTAL AREA:</b>		<b>1,499,903 SQ.FT. (34.43 AC)</b>
<b>AVERAGE LOT AREA:</b>		<b>499,968 SQ.FT. (11.48 AC)</b>



**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.

BOUNDARY LINES 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  
2250 S. CHICAGO STREET  
JOLIET, ILLINOIS 60436  
Ph. (877) 833-3444

**ENGINEER:**  
JACOB & HEFNER ASSOCIATES, INC.  
1333 BUTTERFIELD ROAD  
SUITE 300  
DOWNERS GROVE, ILLINOIS 60515  
Ph. (630) 652-4600

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

**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**  
Ruetigier, Tonelli & Associates, Inc. & TWiG Technologies  
Surveyors - Engineers - Planners - GIS Specialists  
120 Copley Blvd., Suite 100, Downers Grove, IL 60515  
PH: (630) 744-6600 Website: www.ruetigierandtwig.com

DATE: 08/24/2024  
PROJECT: CADENCE CROSSINGS UNIT 1  
SHEET: 1 OF 1  
SCALE: AS SHOWN  
DRAWN BY: JACOB & HEFNER  
CHECKED BY: JACOB & HEFNER  
DATE: 08/24/2024