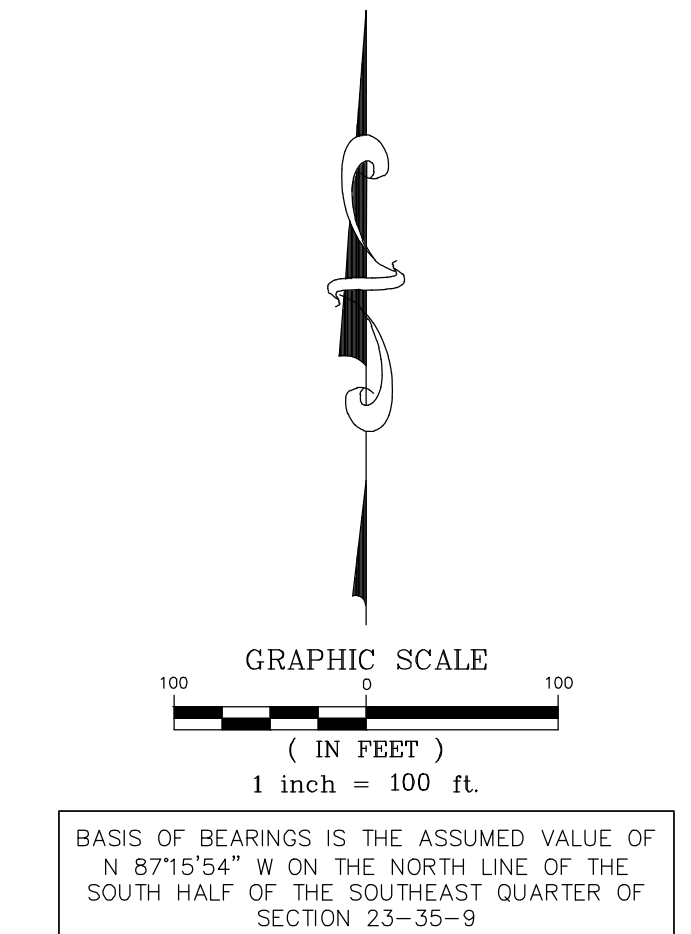
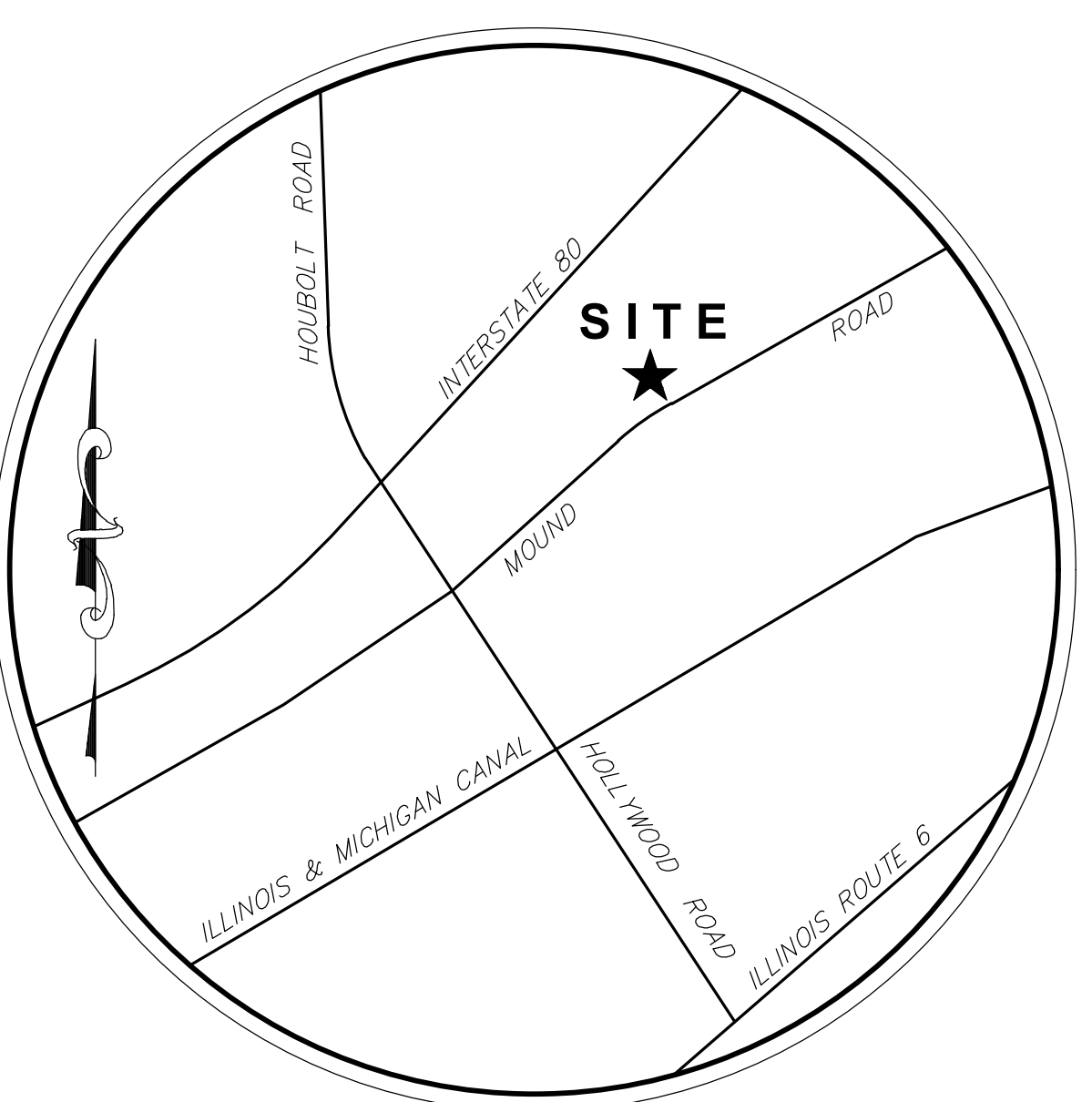
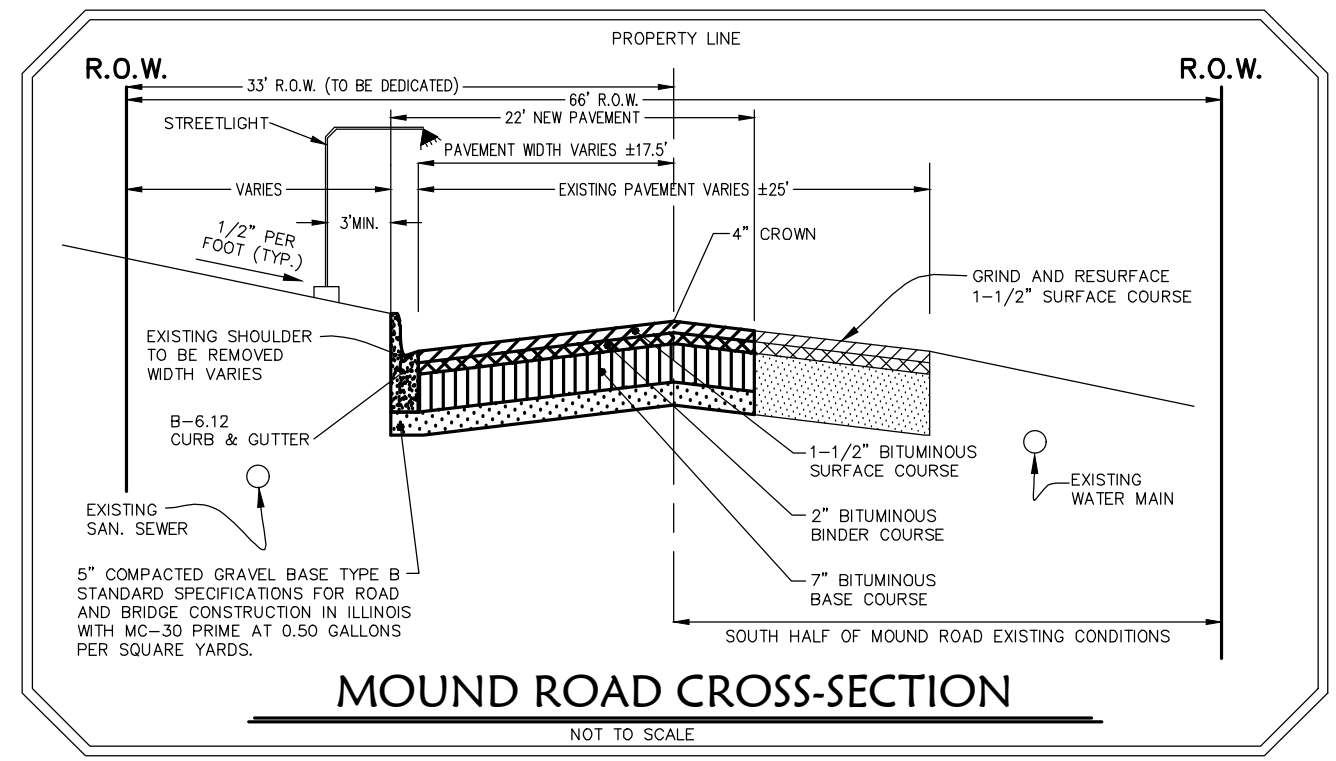


FINAL PLAT of MOUND ROAD LOGISTICS CENTER

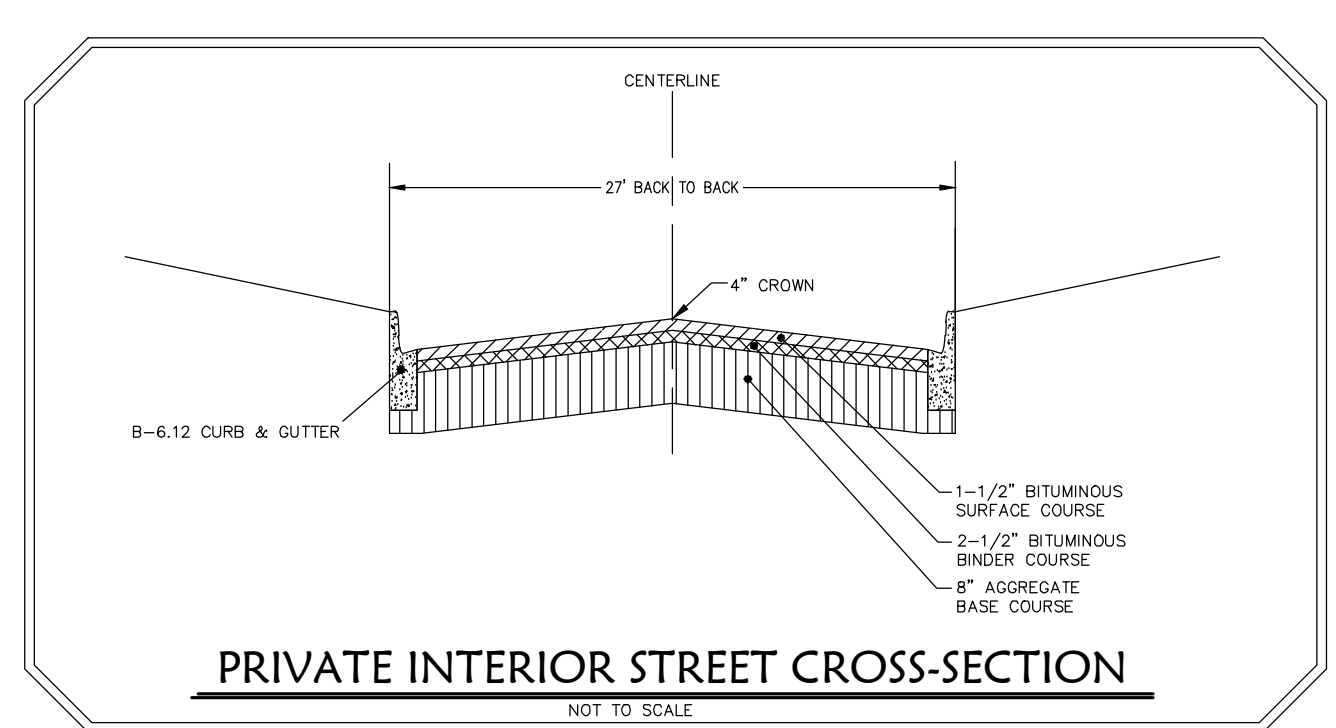
A Subdivision of
Part of the South 1/2 and North 1/2 of the Southeast 1/4 of Section 23,
Township 35 North, Range 9 East of the Third Principal Meridian,
in Will County, Illinois.



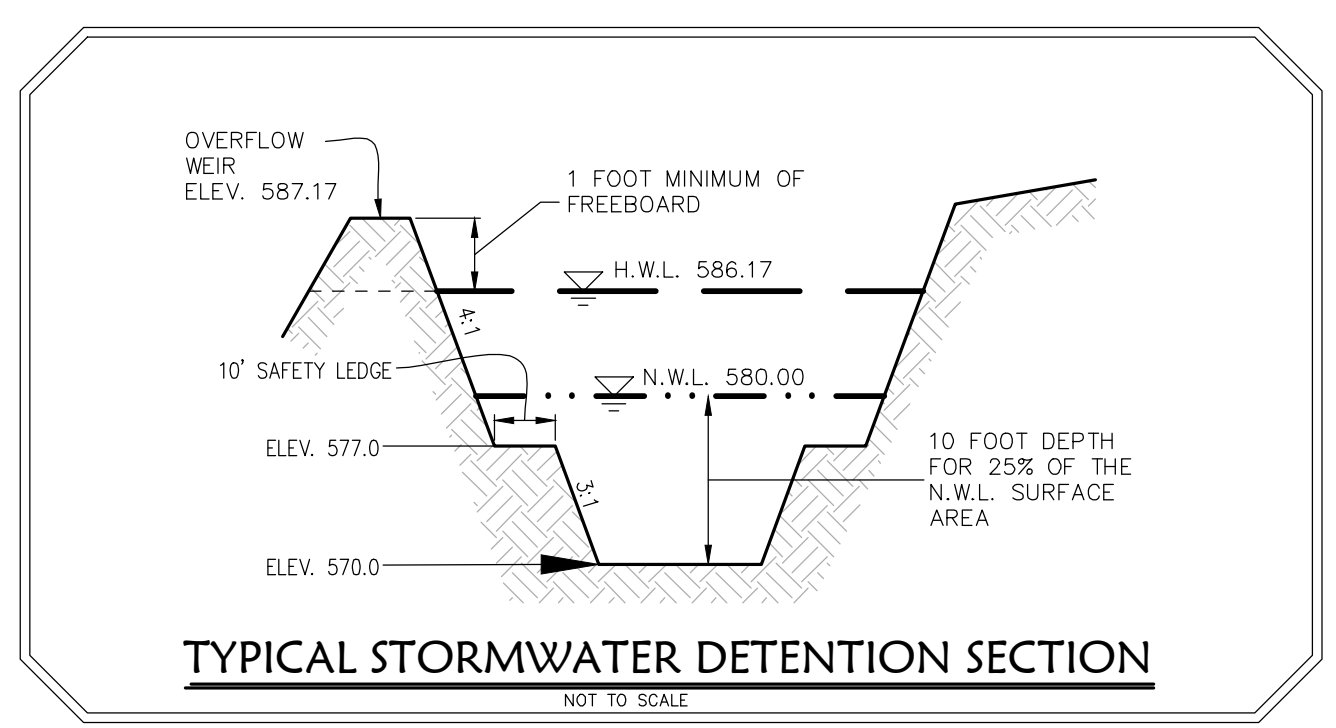
SITE LOCATION MAP
NOT TO SCALE



MOUND ROAD CROSS-SECTION
NOT TO SCALE



PRIVATE INTERIOR STREET CROSS-SECTION
NOT TO SCALE



TYPICAL STORMWATER DETENTION SECTION
NOT TO SCALE

- GENERAL NOTES**
- 1) THE PROPOSED SUBDIVISION CONTAINS 23.975 ACRES PER 1/4 SEC.
 - 2) CONTOURS ARE AT 1 (ONE) FOOT INTERVALS.
 - 3) THE NATIONAL WETLAND INVENTORY (OWET QUADRANGLE) INDICATES THE PRESENCE OF A FRESH WATER POND ON THE SUBJECT PROPERTY. CHECKS DETERMINED TO BE OUTSIDE THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NUMBER STP000018, DATED FEBRUARY 15, 2008.
 - 4) THE SUBJECT PARCEL IS CURRENTLY ZONED "I-2" (CITY OF JOULET).
 - 5) PARKWAY TREES SHALL BE ASSIGNED IN ACCORDANCE WITH CITY OF JOULET ORDINANCE NUMBER 10000.
 - 6) ALL PLACEMENT SHALL BE SUPERIMPOSED UPON THE EXISTING SURFACE COURSE AND FINISH GRADE.
 - 7) STORM WATER DETENTION FACILITIES HAVE BEEN DESIGNED USING THE UNIFORM RATIONAL METHOD WITH THE ORGANIC INCREASE FACTOR OF 1.3.
 - 8) ANY IMPROVEMENTS WITHIN THE INTERSTATE 80 R.O.W. SHALL REQUIRE I.D.O.T. APPROVAL.
 - 9) BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED INTO DETENTION BASIN DESIGN AND CONSTRUCTION (E.G. LEVEL SPREADING, WETLAND PLANTING, SO-SHALES AND ETC.)
 - 10) MAINTENANCE OF THE DETENTION BASINS SHALL BE THE RESPONSIBILITY OF ALL LOTS WITHIN THE SUBDIVISION.
 - 11) ALL DETENTION BASINS SHALL MEET SECTION 405(C)(2)(b)-(1)(c) OF THE ROAD AND BRIDGE BONDING AND OTHER RELATED LAWS OF ILLINOIS FOR DETENTION BASIN DISTANCE AWAY FROM ROADWAY RIGHT-OF-WAY.
 - 12) OUTLOT A SHALL HAVE A NEGRO/EGRESS EASEMENT OVER THE ENTIRE LOT. MAINTENANCE OF THE NEGRO/EGRESS ROAD WILL BE THE RESPONSIBILITY OF ALL THE LOT OWNERS.
 - 13) OUTLOT B WILL HAVE A STORM WATER DETENTION EASEMENT OVER THE DETENTION FACILITY. MAINTENANCE OF THE STORM WATER DETENTION EASEMENT WILL BE THE RESPONSIBILITY OF ALL THE LOT OWNERS.
 - 14) UTILITY EASEMENTS WILL BE PROVIDED FOR WATER MAIN AND SANITARY SEWER IN THE RECORDING PLAT.
 - 15) STREET LIGHTS SHALL BE PROVIDED ALONG THE NORTH SIDE OF MOUND ROAD. SHALL BE 30' SPACED STREET LIGHTS WITH LED EQUIVALENT OF 250-WATT HIGH PRESSURE SODIUM BULB SPACES AT 200 FEET.
 - 16) DEVELOPER MAY OPT TO HAVE MOUND ROAD PAVEMENT CORES TO DEMONSTRATE CROSS SECTION COMPLIANCE WITH THE RECORDING WATER AREA. IF EITHER SECTION IS DIFFERENT DEVELOPER WILL BE REQUIRED TO SOEN AND RE-SURFACE THE NORTH-SIDE OF ROAD IN CASE OF RECONSTRUCTION.
 - 17) STORM WATER DETENTION PROVIDED IS FOR ALL LOTS WITHIN THE SUBDIVISION, INCLUDING IMPROVED AREAS OF:
 LOT 1 = 304,197 SF.
 LOT 2 = 234,284 SF.
 LOT 3 = 80,231 SF.
 - 18) ANY ADDITIONAL IMPROVED AREAS ON THE NOTED LOTS MAY REQUIRE ADDITIONAL STORM WATER DETENTION.
 - 19) A FLOODPLAIN ADEQUACY SHALL BE PROVIDED FOR THE WET BOTTOM STORM WATER MANAGEMENT POND.

LOT SCHEDULE

LOT 1	439,522.11 SQ.FT.
LOT 2	313,742.42 SQ.FT.
LOT 3	112,954.03 SQ.FT.
OUTLOT A (ACCESS DRIVE)	28,039.62 SQ.FT.
OUTLOT B (STORM WATER DETENTION)	137,198.82 SQ.FT.
RIGHT-OF-WAY (DEDICATION)	12,874.87 SQ.FT.
TOTAL	1,044,331.87 SQ.FT.
	23.975 ACRES

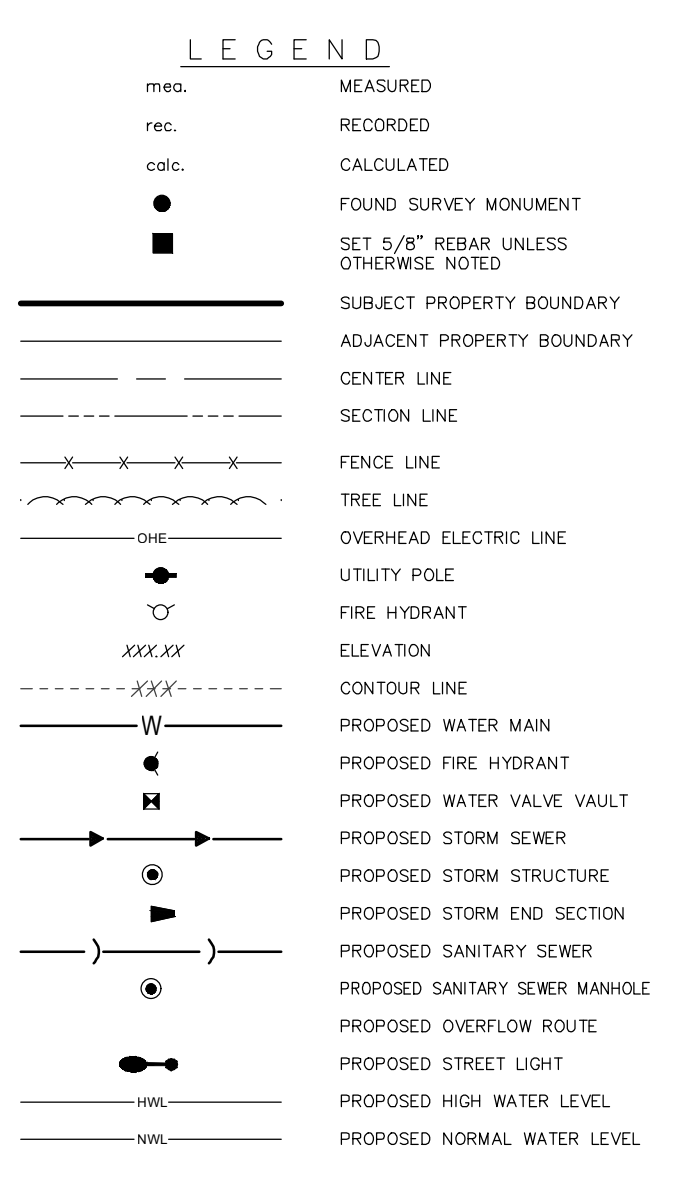
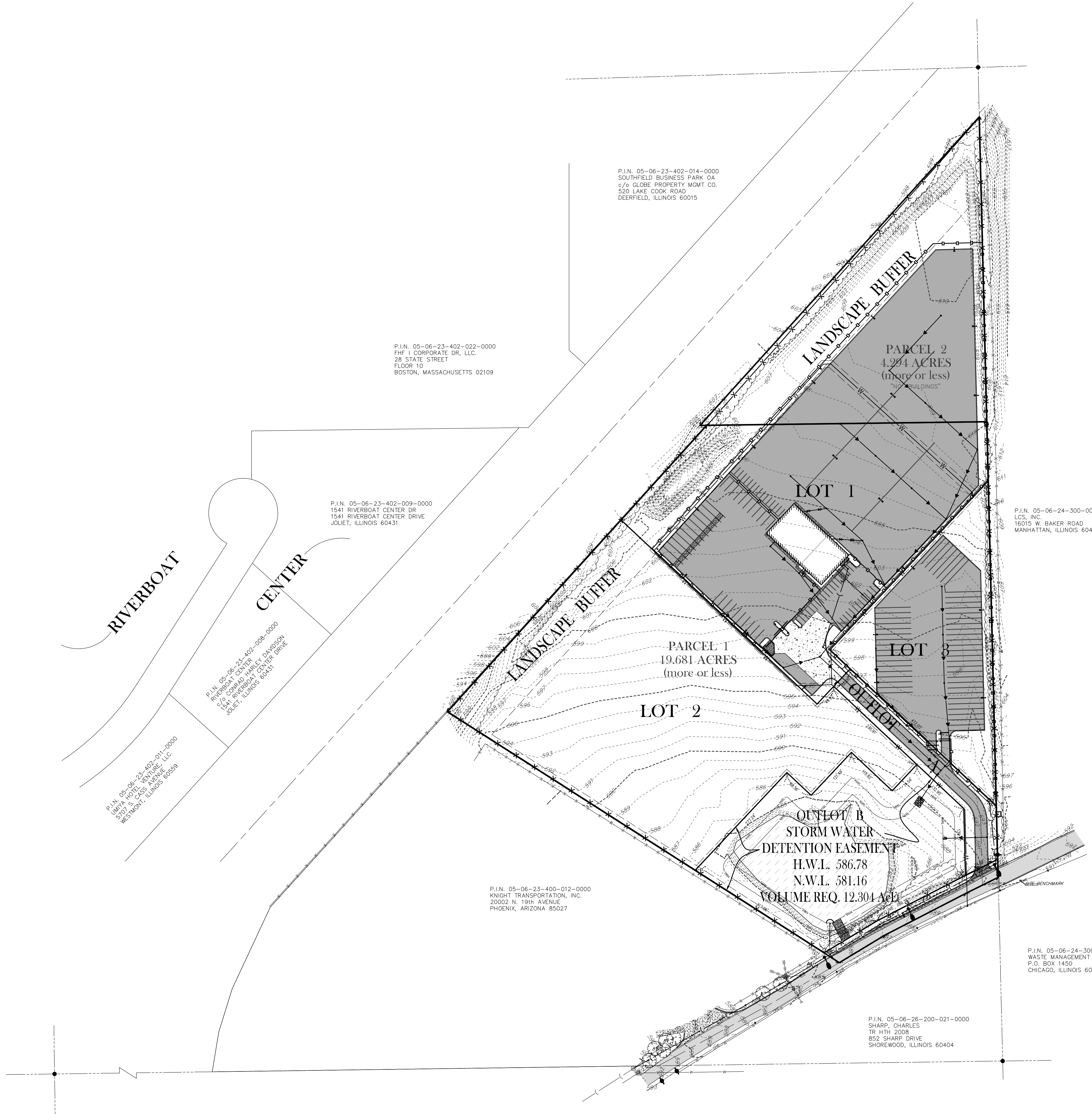
1. OUTLOT A AND OUTLOT B ARE HEREBY GRANTED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2. ALL LOT OWNER'S WITH THE SUBDIVISION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY LOCATED ON OUTLOT B.

ACREAGE TABLE

PARCEL 1	19.681 ACRES (more or less)
PARCEL 2	4.294 ACRES (more or less)
TOTAL	23.975 ACRES (more or less)

BENCHMARKS:
PROJECT BENCHMARK:
WILL COUNTY STATION NUMBER 718
ELEVATION: 628.47 (NAVD88)

SITE BENCHMARK:
NORTHWEST BOLT ON FIRE HYDRANT ON SOUTH SIDE OF MOUND ROAD NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY (AS SHOWN)
ELEVATION: 592.25 (NAVD88)



STATE OF ILLINOIS }
COUNTY OF WILL }
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251, HEREBY CERTIFIES THAT IT HAS PRELIMINARILY PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____

LATEST REVISION: 7-12-2021 - Per City Review
DATE PREPARED: 5-12-2021

RT & A Ruettiger, Tonelli & Associates, Inc.
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH: (815) 346-6600 FAX: (815) 346-6601
WWW: www.ruettigerandtonelli.com
FIELD BOOK: B-644 P66-67

OWNER:
TP MOUND ROAD, LLC
980 N. MICHIGAN AVENUE
SUITE 1280
CHICAGO, ILLINOIS 60611
Ph: ()

DEVELOPER:
TRANSPORT PROPERTIES, LLC
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph: ()

LAND SURVEYOR / DESIGN ENGINEER:
RUETTIGER, TONELLI & ASSOCIATES, INC.
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph: (815) 744-6600

BY ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)
TO ENSURE AUTHORITY OF THIS DRAWING, I AFFID SWEAR TO THE ACCURACY OF THE DESIGN FROM MY PROFESSIONAL LICENSE AND PREPARED THIS DRAWING.