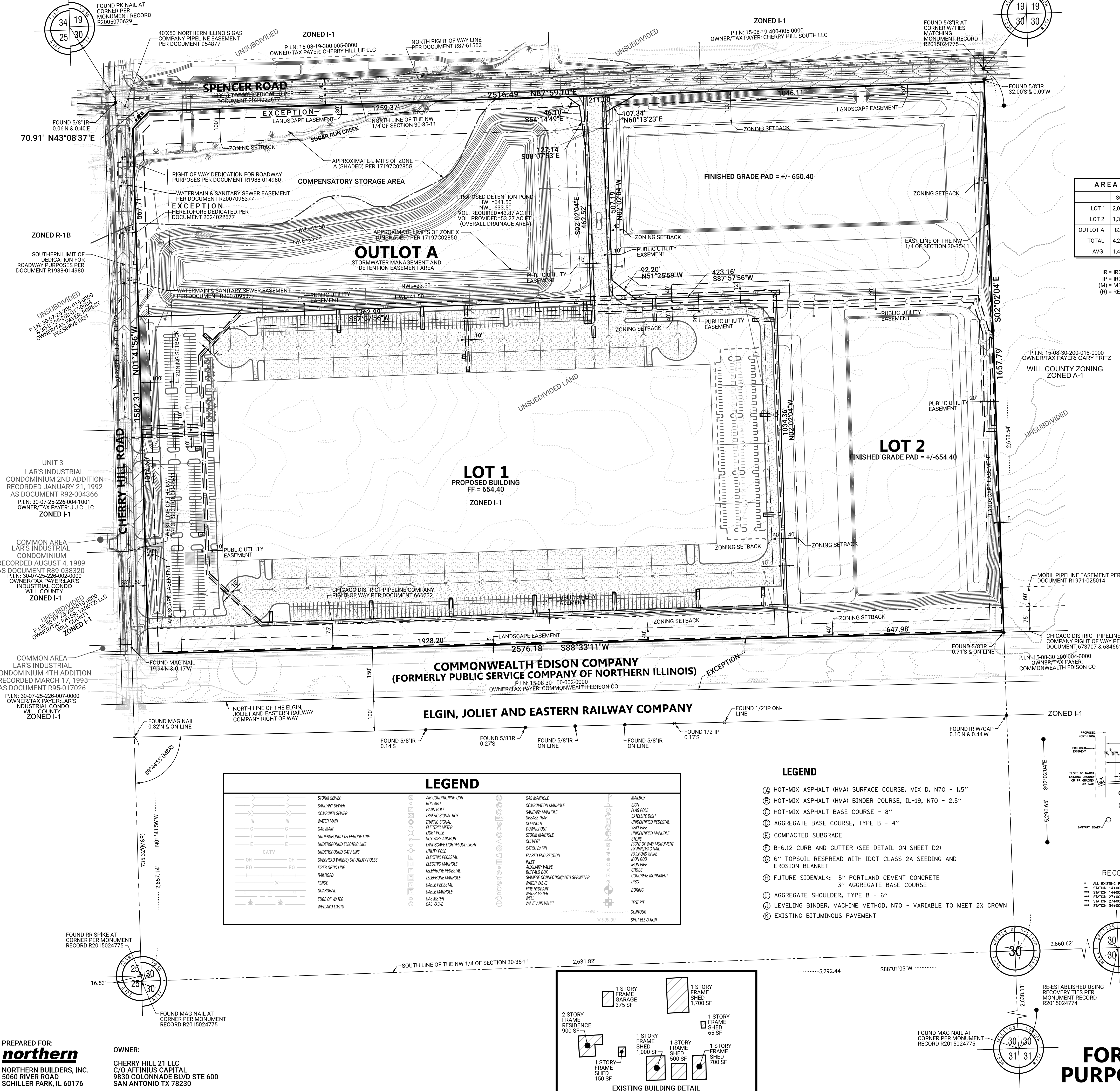


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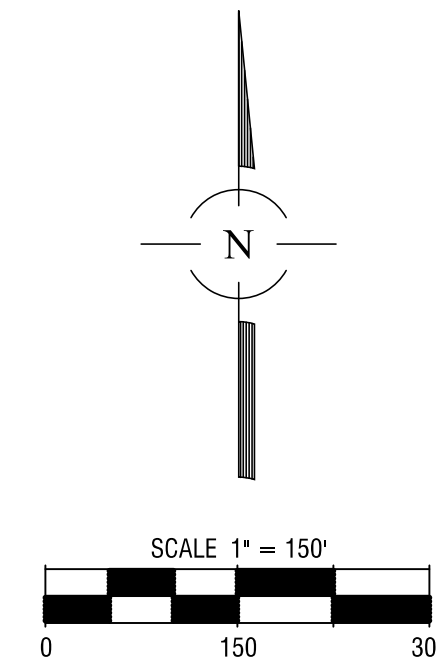
PRELIMINARY PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OVERALL BOUNDARY INFORMATION

AREA	SQ. FT.	ACRES
LOT 1	2,019,228	46.356
LOT 2	1,371,939	31.500
OUTLOT A	837,470	19.226
TOTAL	4,228,637	97.076
AVG.	1,409,546	32.359

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, ALL SITUATED IN THE COUNTY OF WILL, STATE OF 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 J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-001.

THE PROPERTY IS CURRENTLY ZONED WILL COUNTY I-1 LIGHT INDUSTRIAL.

THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A. THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

ALL LOTS ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

LAST DAY OF FIELD WORK PERFORMED:
TOPOGRAPHIC SURVEY: MARCH 24, 2022
ALTA/NSPS LAND TITLE SURVEY: NOVEMBER 18, 2021

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 1719702085 D DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A" "SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.

THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND CHERRY HILL BUSINESS PARK. 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.

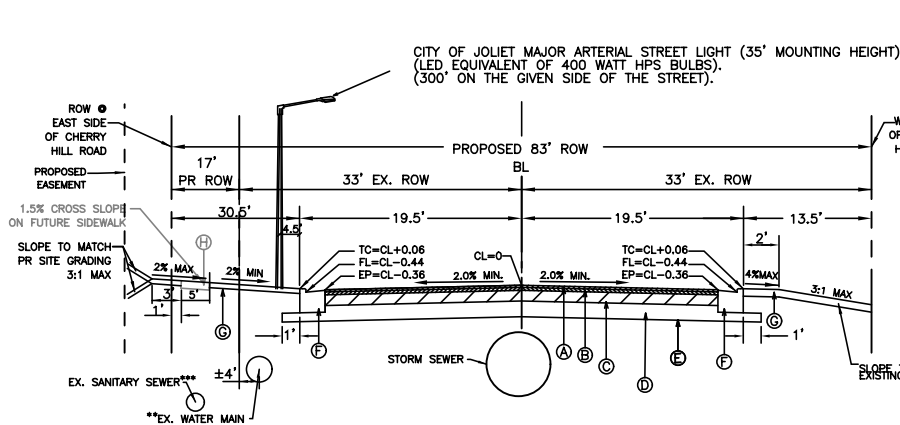
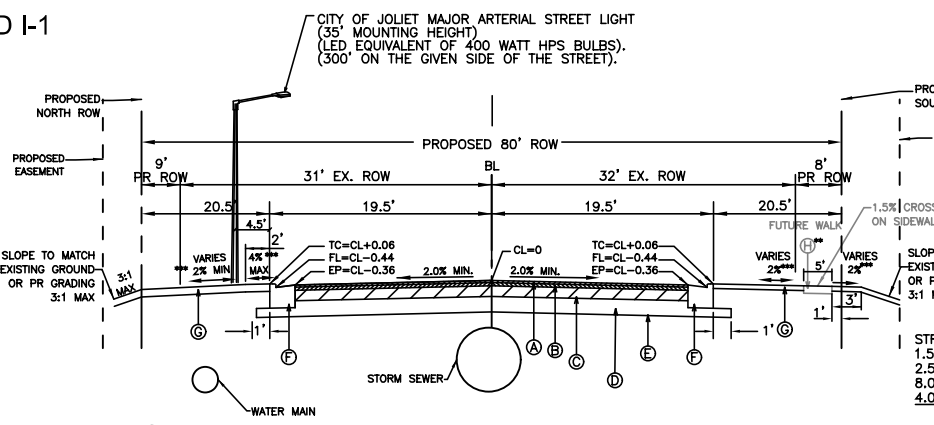
LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.

CHERRY HILL AND SPENCER ROAD CROSS SECTIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES, AS THEY ARE CURRENTLY UNDER CONSTRUCTION.

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.



NOT FOR RECORDING
PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21)
SUBDIVISION

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

OWNER:
CHERRY HILL 21 LLC
C/O AFFINUS CAPITAL
9630 COLONADE BLVD STE 600
SAN ANTONIO TX 78230

FOR REVIEW
PURPOSES ONLY

REVISIONS:
07/11/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 06/14/2024
JOB NO: 9672.02
FILENAME: 9672.02PRESUB-01
SHEET 1 OF 1