

1 SITE PLAN  
A1.1 1" = 20'-0"



LAKESIDE DRIVE

INTERLAND TRANSPORTATION  
1305 Lakeside Drive, Romeoville, IL  
SITE PLAN

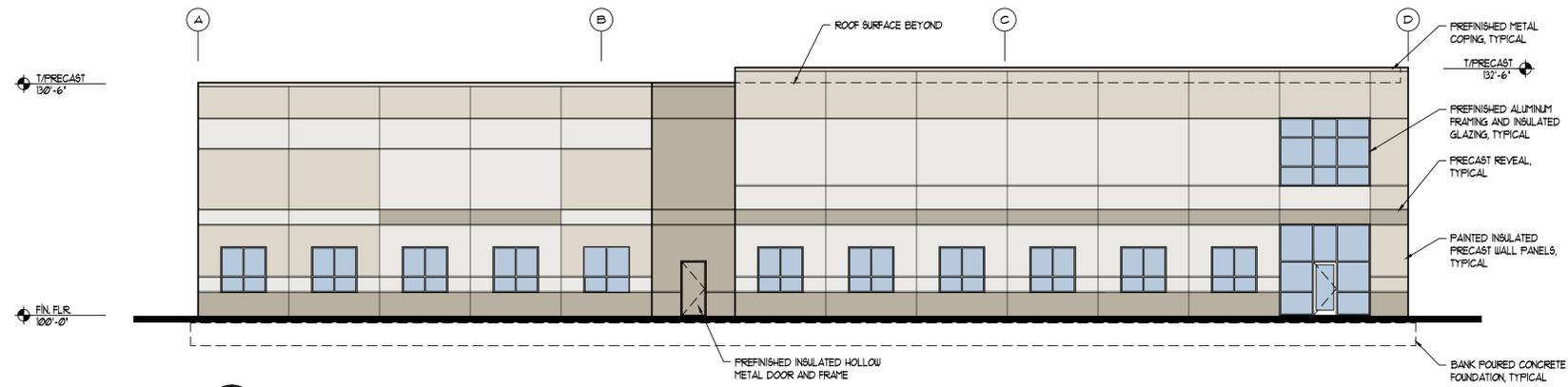
2610 Lake Cook Road  
Suite 280  
Riverside, IL 60015  
Ph: (847)940-0300  
Fax: (847)940-1045

Partners in Design  
ARCHITECTS

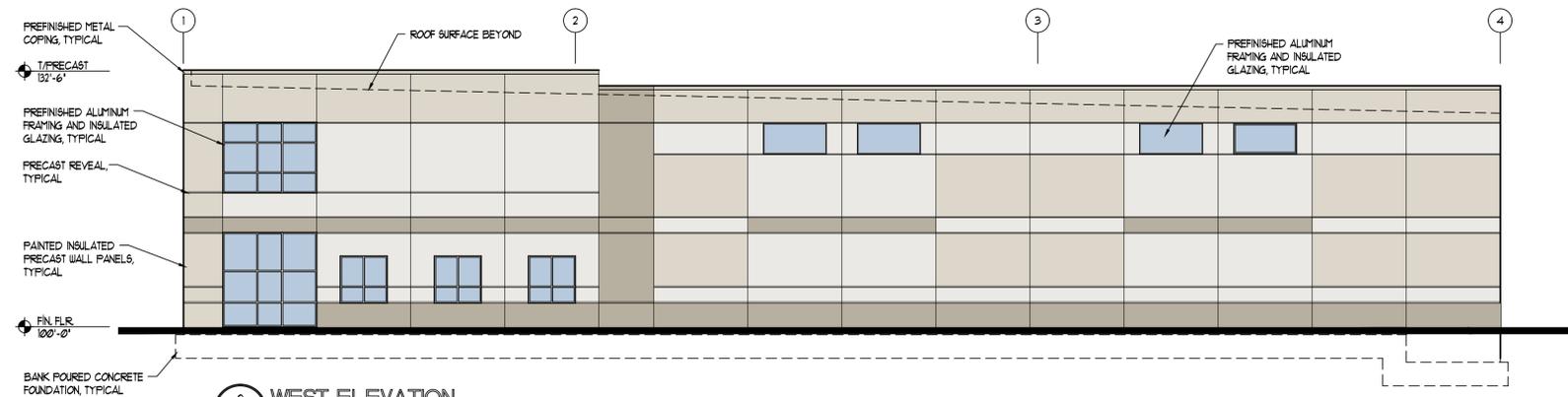


PROJECT NO.:  
535.15.163  
DRAWN BY: TSD CHECKED BY: CTS  
DATE: 05.03.18  
SHEET NO.:

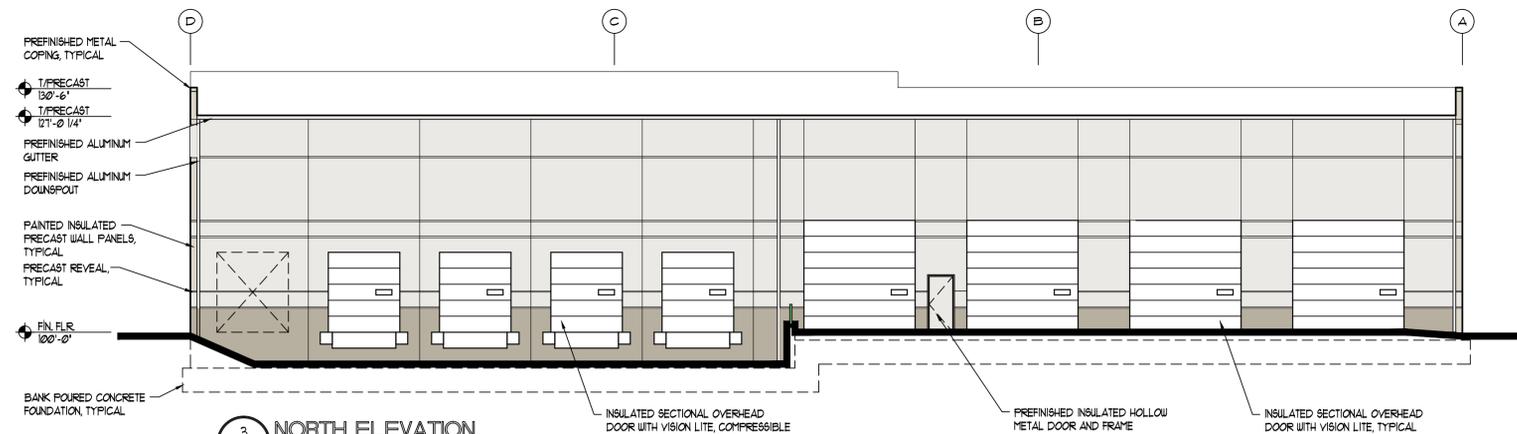
A1.1



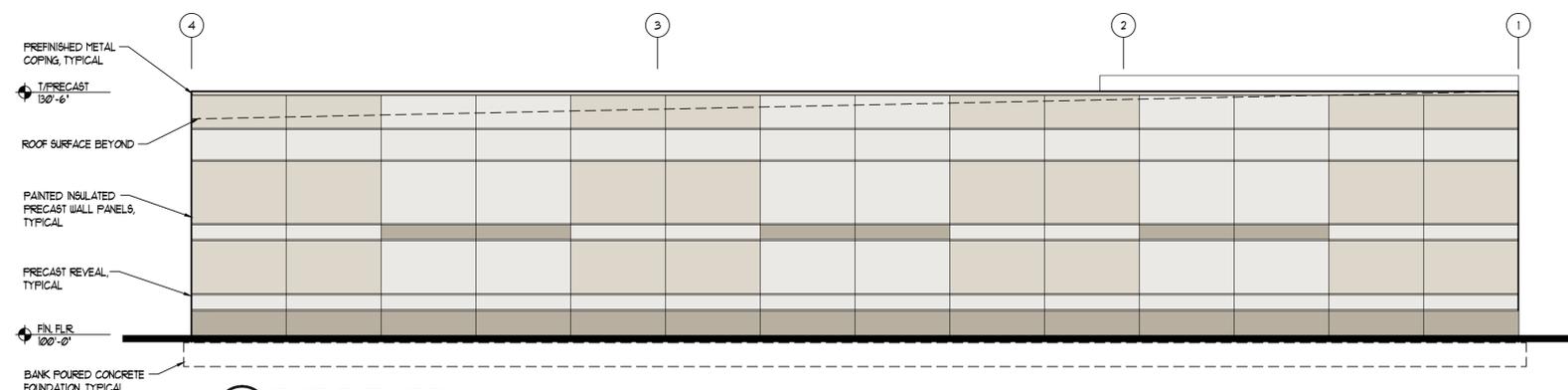
1 SOUTH ELEVATION  
A4.1 3/32" = 1'-0"



2 WEST ELEVATION  
A4.1 3/32" = 1'-0"



3 NORTH ELEVATION  
A4.1 3/32" = 1'-0"



4 EAST ELEVATION  
A4.1 3/32" = 1'-0"

INTERLAND TRANSPORTATION  
1305 Lakeside Drive, Romeoville, IL  
EXTERIOR ELEVATIONS

2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
Ph: (847)946-0300  
Fax: (847)946-1045

Partners in Design  
ARCHITECTS



PROJECT NO.:  
535,15163  
DRAWN BY: CT6  
CHECKED BY: WJB  
DATE: 05.03.18  
SHEET NO.:

A4.1



**FLOOD STATEMENT:**  
The described parcels lie within "Zone X". Zone X are Areas Determined to be Outside the 0.2% Annual Chance Floodplain; as said parcels plot by scale on the Federal Emergency Management Agency - Federal Insurance Administration's Flood Insurance Rate Map (FIRM) for the County of Will, Illinois and Incorporated Areas, Community Panel Number 17197 C 00626 E, effective date September 6, 1995. This flood statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, this flood statement does not represent this surveyor's opinion of the probability of flooding. Note: The accuracy of the flood hazard statement shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate maps.

**NOTE:** CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 15WNW20509WC WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2015 WAS USED BY THE SURVEYOR IN PREPARING THE SURVEY  
K20 - INDICATES ITEM NUMBER FROM SCHEDULE B

**ALTA/ACSM LAND TITLE SURVEY**

Prepared By  
**MARCHESE AND SONS, Inc.**

land - marine - construction surveys

10 Monaco Drive Roselle, Illinois 60172 Phone : (630) 894-5680 FAX : (630) 894-8869

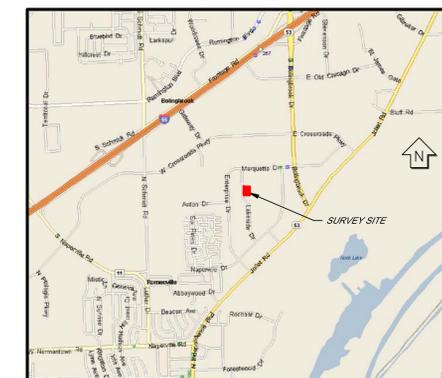
**PROPERTY DESCRIPTION**

LOTS 48 AND 49 IN MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK RESUBDIVISION NO. 3, A SUBDIVISION OF PART OF SECTIONS 22 AND 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17 1989 AS DOCUMENT NO. R89-002594, IN WILL COUNTY, ILLINOIS.  
CONTAINING 92440 SQUARE FEET OR 2.122 ACRES, MORE OR LESS

**LEGEND**

- ⊙ = AREA LIGHT (AL)
- ⊕ = CATCH BASIN (CB)
- ⊖ = CABLE TV (CATV)
- ⊓ = CURB DRAIN (CD)
- ⊔ = ELECTRIC METER (EM)
- ⊕ = FIRE HYDRANT (FH)
- ⊖ = GAS METER (GM)
- ⊕ = MANHOLE COVER (MH)
- ⊖ = PIPE BOLLARD (PB)
- ⊕ = SIGN (S)
- ⊖ = STREET LIGHT STANDARD (SLS)
- ⊕ = WATER VALVE (WV)
- ⊖ = TREE
- ⊕ = TELEPHONE EQUIPMENT (TEL)
- = PROPERTY BOUNDARY
- = PARCEL LINES
- = EASEMENTS

**SITE LOCATION MAP**  
(NOT TO SCALE)



SHEET : 1 OF 2

PIN NO.: 12-02-22-403-010-0000 (LOT 48)  
12-02-22-403-011-0000 (LOT 49)

ADDRESS: LAKESIDE DRIVE (VACANT LOTS)  
ROMEOVILLE, ILLINOIS 60446

SCALE: ONE INCH = TWENTY FEET

ORDER NO.: 15-16060

ORDERED BY: BRIAN D. JOHNSON  
PINNACLE ENGINEERING GROUP

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS  
COUNTY OF DUPAGE

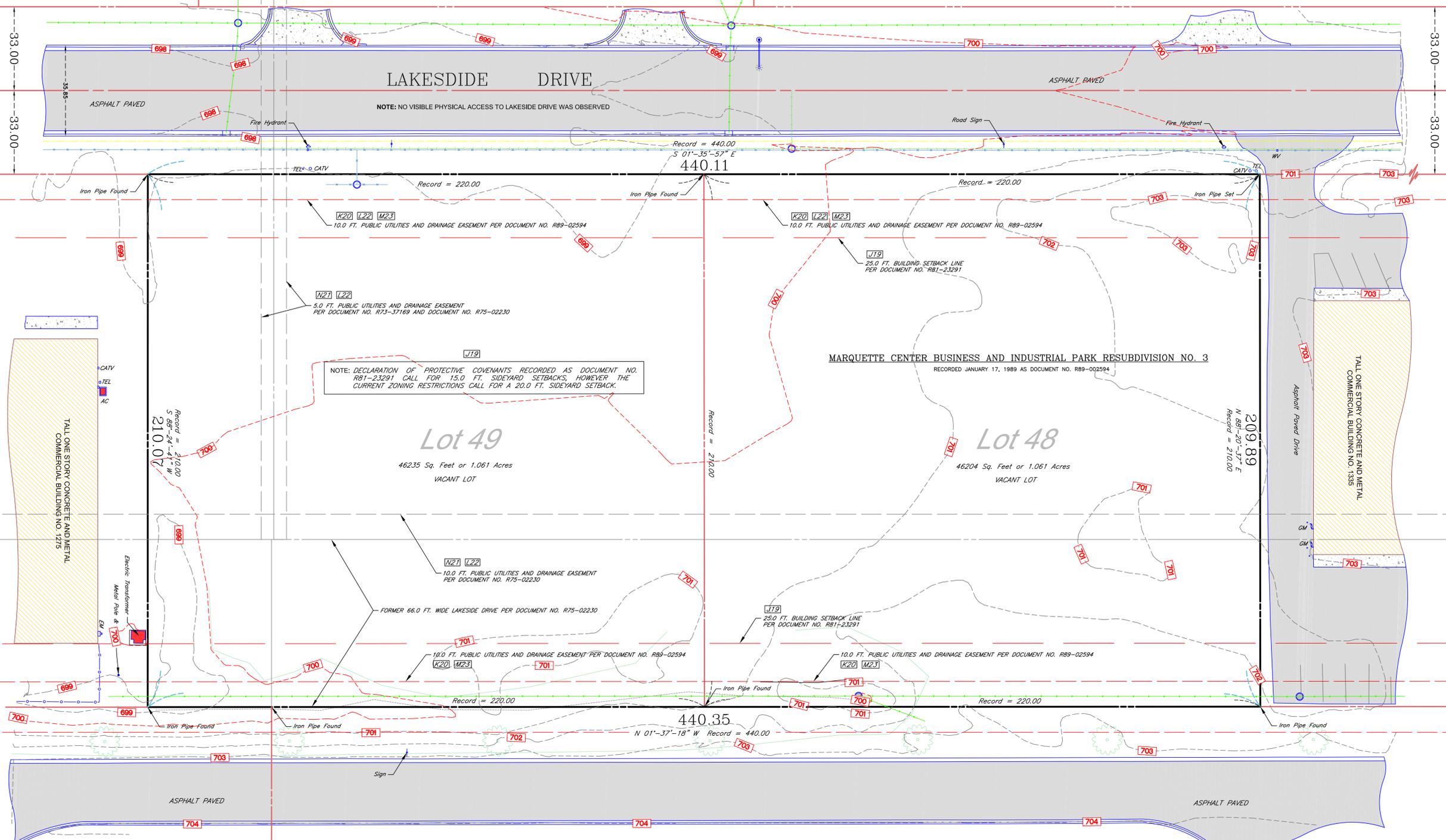
TO: CHICAGO TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7a, 8, 9, 11(b) AND 21 OF TABLE A THEREOF.

DATE OF PLAT OR MAP, NOVEMBER 27, 2015

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2461  
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2016  
THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2015

"The Surveyor has reviewed the Public Records as well as a visual review of the site and to the best of his ability has shown the Easements pertaining thereto. However we do not warrant against any Easements or claims of easements not shown in the public records or easements that cannot be seen by a visual inspection of the property."

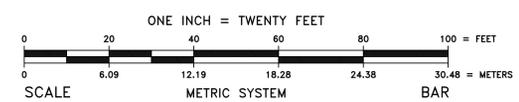


**M1 = MEDIUM MANUFACTURING DISTRICT**  
**Site and Structure Requirements:**  
(1) Minimum area. The minimum area for the district shall be not less than ten (10) acres.  
(2) Individual Lot Area. Individual lots within a district shall have a minimum area of twenty thousand (20,000) square feet.  
(3) Individual Lot Width/Frontage. Individual lot width shall be a minimum of one hundred feet, corner lots shall be a minimum of one hundred twenty-five (125) feet.  
(4) Lot Depth. The minimum lot depth for each lot shall not be less than two hundred (200) feet.  
(5) Lot Coverage/Impervious Surface. Lot coverage shall not exceed sixty percent (60%) of the lot. Lot coverage plus impervious surface coverage shall not exceed a total of eighty-five percent (85%) of the total lot.  
(6) Building Height. No building or structure shall be erected or altered to exceed a maximum height of forty (40) feet or three and one-half (3-1/2) stories, whichever is less.  
(7) Setbacks:  
(a) Front yards. A twenty-five (25) foot front yard shall be required, from the property line. For properties having multiple frontages, a front yard setback shall be provided along each such street. For properties whose front yard abuts a residential district, the front yard setback shall be not less than fifty (50) feet;  
(b) Side yards. Side yard areas shall be not less than twenty (20) feet in width, except that a side yard which abuts a residential district shall be not less than thirty (30) feet;  
(c) Rear yards. Not less than twenty-five (25) feet, except when a rear lot line adjoins a railroad right-of-way including also spur or team track right-of-way, a rear yard need not be provided. Where abutting or across from a residential district, a fifty (50) foot rear lot line shall be required.  
(8) Floor Area Ratio (F.A.R.). For all uses the Floor Area Ratio (F.A.R.) for each lot shall not exceed eight-tenths (0.80).

**MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK RESUBDIVISION NO. 2**

RECORDED SEPTEMBER 9, 1976 AS DOCUMENT NO. R76-029157

**NOTE:** UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT J.U.L.I.E. BY CALLING 811 OR 1-800-892-0123.



DATE	REVISION	MARK
12/11/15	Added Flood Note & Review Items	1

REVISION SCHEDULE

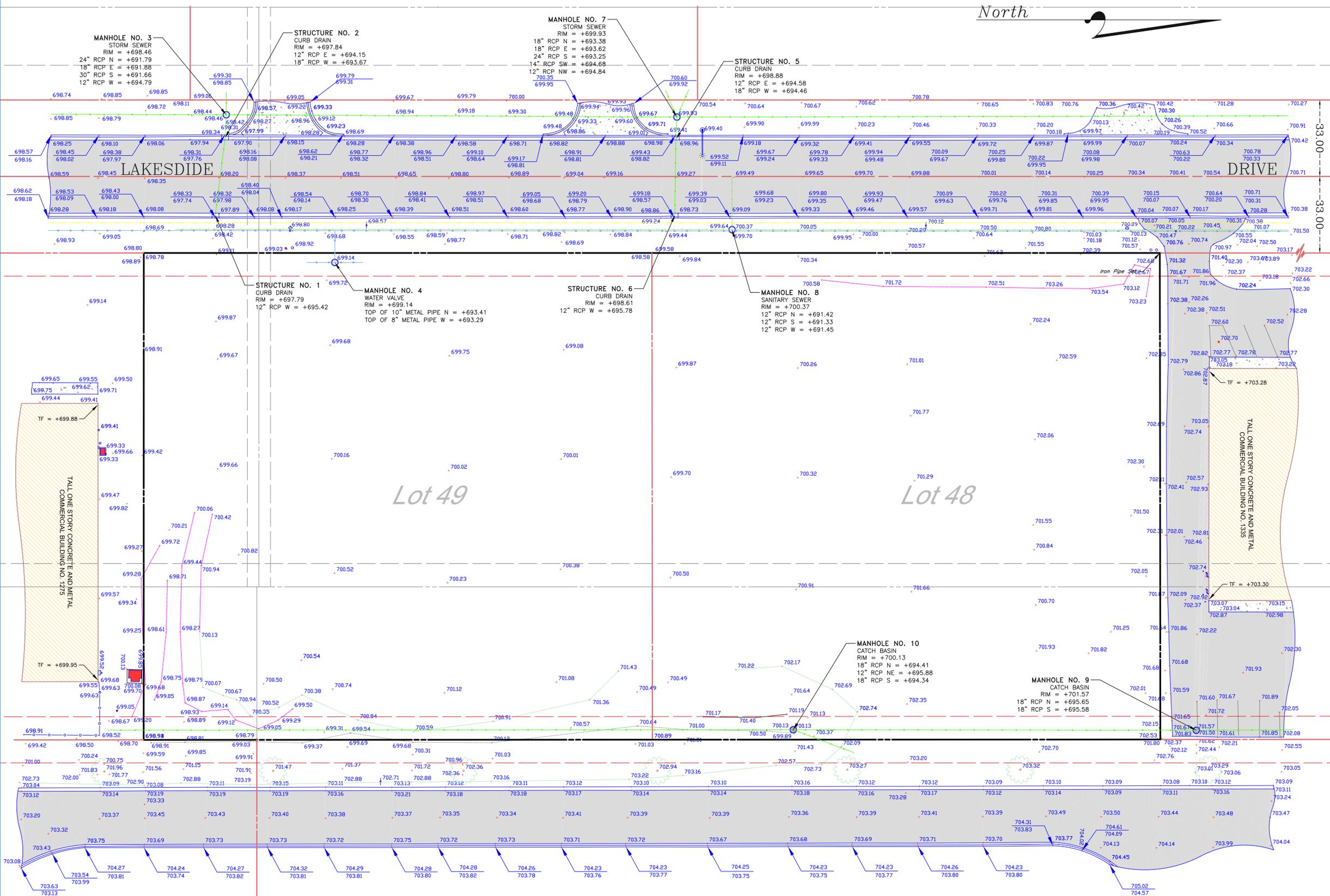
TOPOGRAPHIC SURVEY  
 MARCHESE AND SONS, Inc.

land - marine - construction surveys

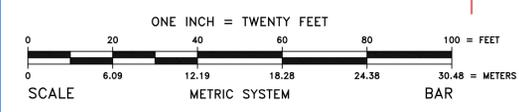
10 Monaco Drive Roselle, Illinois 60172 Phone : (630) 894-5680 FAX : (630) 894-8869

BENCH MARK

VRS - This is a GPS Virtual Reference Station.  
 TRIMBLE VRS NOW (TRADEMARK)  
 STATION DESIGNATION IL Chicago  
 STATION CODE ILCH  
 STATION ID (IDENTIFIER) 402  
 LATITUDE NAD83(CORS) 41 50 42.98075(N)  
 LONGITUDE NAD83(CORS) 87 39 34.51702(W)  
 STATION ORTHOMETRIC HEIGHT 160.026 METERS  
 DESCRIBED BY TRIMBLE VRS NOW (TRADEMARK) NETWORK SURVEY 2012  
 STATION IS A GPS VRS. LATEST INFORMATION INCLUDING POSITIONS AND VELOCITIES ARE AVAILABLE IN THE COORDINATE AND LOG FILES ACCESSIBLE THROUGH THE TRIMBLE VRS NOW (TRADEMARK) NETWORK.



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SHEET : 2 OF 2

PIN NO.: 12 - 02 - 22 - 403 - 010 (LOT 48)  
 12 - 02 - 22 - 403 - 011 (LOT 49)

ADDRESS: LAKESIDE DRIVE (VACANT LOTS)  
 ROMEOVILLE, ILLINOIS 60446

SCALE : ONE INCH = TWENTY FEET

ORDER NO.: 15-16060

ORDERED BY: BRIAN D. JOHNSON  
 PINNACLE ENGINEERING GROUP

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