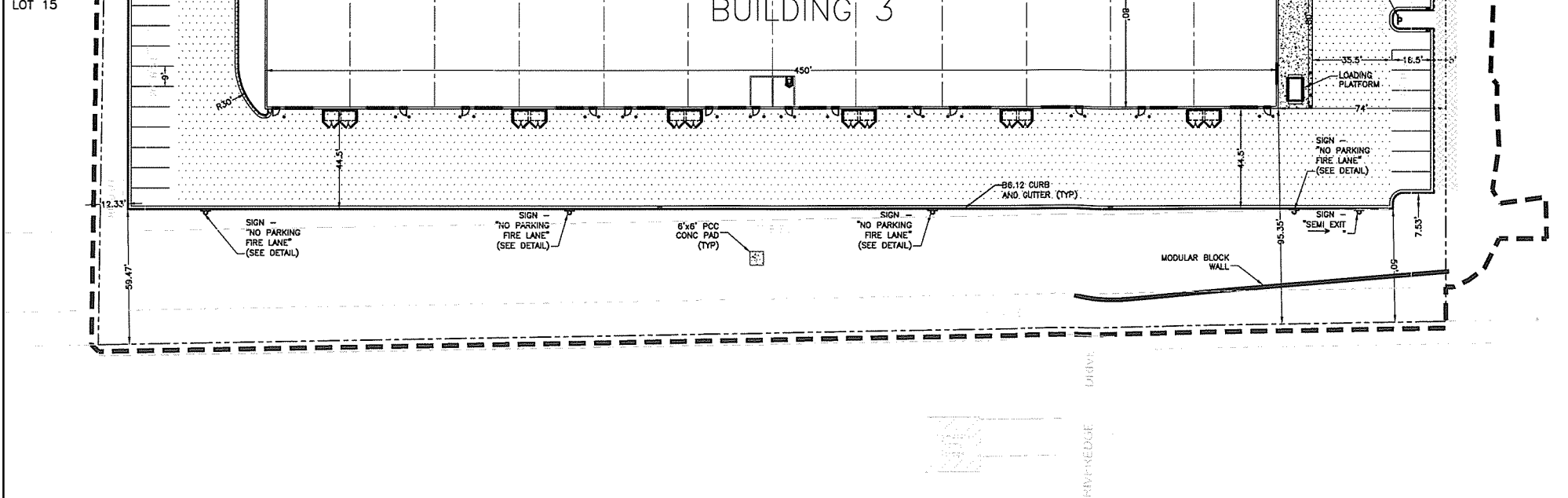


Original
Approved
Plans



- NOTES:
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
 2. EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
 4. EXISTING CONDITIONS INFORMATION BASED ON SURVEY DATA OBTAINED BY JACOB AND HEFNER ASSOCIATES, P.C., DATED JULY 12, 2005.
 5. ALL DIMENSIONS ARE TO BACK OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
 6. B6.12 CURB AND GUTTER TO BE INSTALLED ADJACENT TO ALL PROPOSED PARKING AND DRIVEWAY PAVEMENTS UNLESS OTHERWISE NOTED.
 7. ALL PROPOSED CURB AND GUTTER SHALL BE REVERSE PITCHED WHERE DRAINAGE IS INDICATED AWAY FROM THE FLOW LINE. REFER TO GRADING PLANS.
 8. PROPOSED CURB AND GUTTER SHALL BE DOWELED INTO EXISTING CURB AND GUTTER THAT HAS BEEN SAWCUT OR REMOVED.
 9. ALL PROPOSED STRIPING SHALL BE 4" WIDE YELLOW PAINT. PAVEMENT SYMBOLS SHALL BE PER THE M.U.T.C.D.
 10. ANY DAMAGE OR DISTURBANCE TO ADJACENT IMPROVEMENTS INTENDED TO REMAIN SHALL BE REPAIRED OR REPLACED AS NECESSARY AT THE CONTRACTOR'S EXPENSE BEFORE FINAL OCCUPANCY IS APPROVED.

PAVEMENT LEGEND

-
- PARKING LOT PAVEMENT:**
- 1.5" SURFACE COURSE, MIX. O, CLASS I, TYPE 2
 - 2.25" BINDER COURSE, MIX. B, TYPE 2
 - 8" STONE (CA-6)
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR (SN=2.5)
- HEAVY DUTY PAVEMENT:**
- 2" SURFACE COURSE, MIX. O, CLASS I, TYPE 2
 - 2.5" BINDER COURSE, MIX. B, TYPE 2
 - 10" STONE (CA-6)
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR (SN=3.1)
- PCC PAVEMENT(DOCKS):**
- 8" PCC: 4,000 PSI W/ WWF 6X6 W2.9XW2.9
 - 4" STONE (CA-7)
 - CONTRACTION JOINT @ 15' C-C
 - EXPANSION JOINT @ 60' C-C
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- PRIVATE & PUBLIC SIDEWALKS:**
- 6" CLASS SI CONCRETE
 - 4" STONE (CA-7)
 - CONTRACTION JOINT @ 5' C-C
- REVERSED PITCH CURB & GUTTER**

SITE AREA STATISTICS

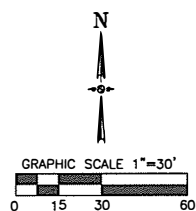
TOTAL SITE:	6.72 ACRES	
BUILDINGS:	1.99 ACRES	29.6%
PAVEMENTS/CURB:	3.29 ACRES	48.9%
GREEN SPACE:	1.44 ACRES	21.5%

PARKING SUMMARY

STANDARD SPACES:	209
HANDICAP SPACES:	<u>7</u>
TOTAL SPACES:	216

LEGEND

	FORCE LINE		PROPOSED SEWER MANHOLE
	GUARD RAIL		EXISTING SEWER MANHOLE
	PROPOSED STORM MANHOLE		EXISTING STORM MANHOLE
	EXISTING SEWER SECTION		EXISTING MANHOLE STRUCTURE
	PROPOSED SEWER		EXISTING MANHOLE STRUCTURE
	EXISTING STORM LINE		PROPOSED STORM MANHOLE
	PROPOSED STORM LINE		PROPOSED STORM MANHOLE
	EXISTING TELEPHONE		PROPOSED STORM MANHOLE
	EXISTING WATER LINE		PROPOSED STORM MANHOLE
	PROPOSED 1/2\"/>		PROPOSED STORM MANHOLE
	EXISTING 1/2\"/>		PROPOSED STORM MANHOLE
	EXISTING OVERHEAD ELECTRIC		PROPOSED STORM MANHOLE
	EXISTING GAS LINE		PROPOSED STORM MANHOLE
	PROPOSED PROPERTY LINE		PROPOSED STORM MANHOLE
	EXISTING RAILROAD TRACKS		PROPOSED STORM MANHOLE
	EXISTING SPOT		PROPOSED STORM MANHOLE
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	EXISTING CONTOUR		PROPOSED STORM



DIMENSIONAL CONTROL AND PAVING PLAN

WARE MALCOMB
ROMEIOVILLE, ILLINOIS

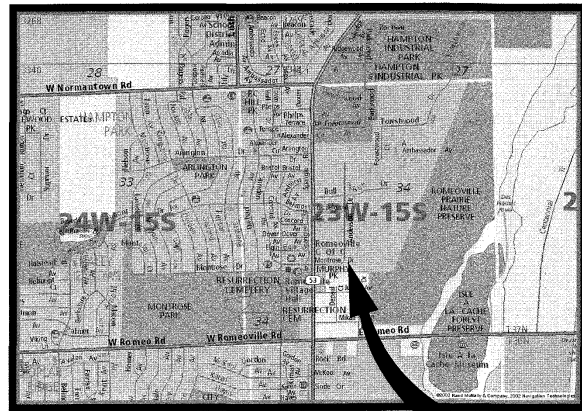
JACOB & HEFNER ASSOCIATES, P.C.

ENGINEERS • SURVEYORS
1901 S. MEYERS ROAD, SUITE 350
DANBROOK TERRACE, ILLINOIS 60161
PHONE: (630) 942-9000
FAX: (630) 942-1774

$$1'' = 30'$$

D608

C4



LOCATION MAP
NOT TO SCALE

SITE

ALTA/ACSM LAND TITLE SURVEY

OF

LOT 13 IN ROMEOVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION 34, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1997, AS DOCUMENT NUMBER R97-81160, IN WILL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 525 ANDERSON DRIVE, ROMEOVILLE, ILLINOIS

SCALE: 1" = 30'
BASIS OF BEARING - ASSUMED

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

EXISTING	
— W —	WATERMAIN
— E —	UNDERGROUND ELECTRIC LINE
— G —	GAS LINE
— T —	TELEPHONE LINE
— F —	FENCE
⊙	FIRE HYDRANT
⊗	VALVE IN VAULT
⊕	INLET
⊖	MANHOLE WITH CLOSED LID
⊙	MANHOLE WITH OPEN LID
⊕	LIGHT POLE
⊕	PEDESTAL
⊕	SIGN
⊕	CURB & GUTTER

SITE AREA: 130,191 S.F. = 2.9888 ACRES

ZONING:

THE PROPERTY IS ZONED M-1, MEDIUM MANUFACTURING DISTRICT, VILLAGE OF ROMEOVILLE, ILLINOIS.

SITE AND STRUCTURE REQUIREMENTS:

- MIN. INDIVIDUAL LOT AREA: 20,000 SQ.FT.
- MIN. INDIVIDUAL LOT WIDTH/FRONTAGE: 100 FEET, CORNER LOT 125 FEET
- MIN. LOT DEPTH: 200 FEET
- LOT COVERAGE/IMPERVIOUS SURFACE: LOT COVERAGE SHALL NOT EXCEED 60%, LOT COVERAGE PLUS IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED A TOTAL OF 85%
- BUILDING HEIGHT: NO STRUCTURE SHALL EXCEED 40 FEET OR 3 1/2 STORIES, WHICHEVER IS LESS.
- SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 20 FEET
REAR YARD: 25 FEET
- MAX. FLOOR AREA RATIO: 0.80

SEE VILLAGE OF ROMEOVILLE WEB SITE (WWW.ROMEOVILLE.ORG) FOR ADDITIONAL ZONING INFORMATION AND SPECIFICS.

REFERENCE IS MADE TO VILLAGE OF ROMEOVILLE ORDINANCE NUMBER 06-0444, DATED SEPTEMBER 20, 2006. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN, FOR LOTS 13 AND 14 IN ROMEOVILLE COMMERCIAL PARK UNIT NUMBER TWO.

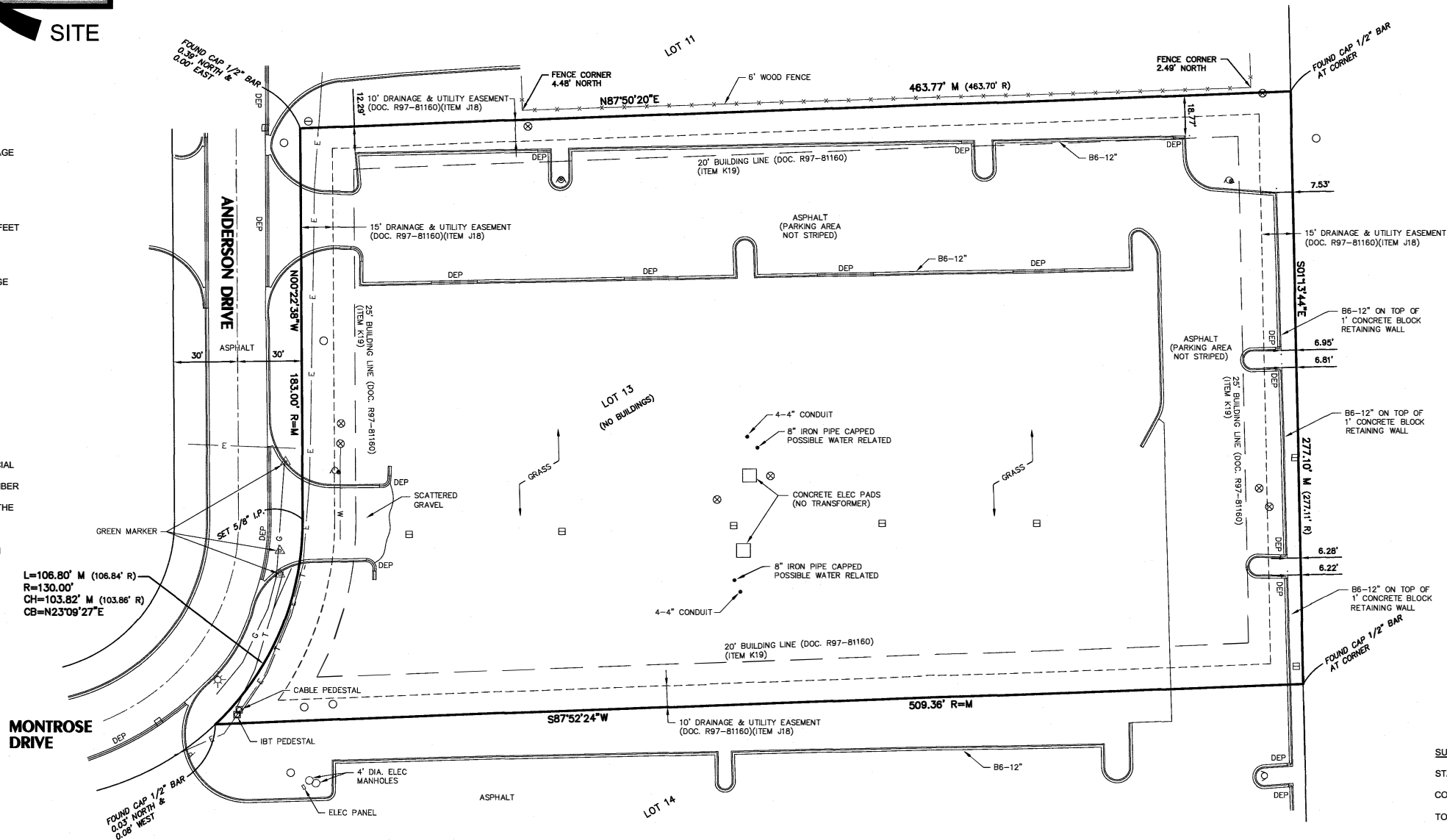
THIS DOCUMENT CONSISTS OF THE ORDINANCE, REVIEW LETTER FROM THE VILLAGES DEVELOPMENT REVIEW COMMITTEE, A REPORT FROM THE PLANNING AND ZONING COMMISSION, A DRAINAGE LICENSE AGREEMENT RESOLUTION #06-55, LICENSE #06-14 AND A SET OF THE PLANNED UNIT DEVELOPMENT PLANS SHOWING THE PLANNED IMPROVEMENTS TO BOTH LOTS 13 AND 14.

FLOOD ZONE:

UPON INVESTIGATION OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17197C0065F, MAP REVISED SEPTEMBER 22, 1999, THIS PROPERTY FALLS IN FLOOD ZONE X (UNSHADED) BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN".

SURVEYOR NOTES:

- THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE TITLE COMPANY TITLE COMMITMENT NUMBER 1412 003311438 NLN, EFFECTIVE DATE SEPTEMBER 20, 2013. ANY EASEMENT OR ENCUMBRANCES ON THE PROPERTY SHOWN ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
- UTILITIES SHOWN ARE BASED ON VISUAL INSPECTION ONLY. ALL BURIED UTILITY LINES ARE CONSIDERED APPROXIMATE IN LOCATION. FOR EXACT LOCATION CONTACT J.U.L.I.E. AT 1-800-892-0123, PRIOR TO ANY DESIGN OR CONSTRUCTION.
- REFERENCE IS MADE TO RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (ITEM 117) (NOT PLOTTABLE)
- 3" SNOW COVER ON SITE AT TIME OF THIS SURVEY.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

TO: 525 ANDERSON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
DSI INTERESTS L.L.C.
OLD SECOND NATIONAL BANK
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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6A, 8, 9 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2013.

DATE OF PLAT OR MAP: DECEMBER 9, 2013

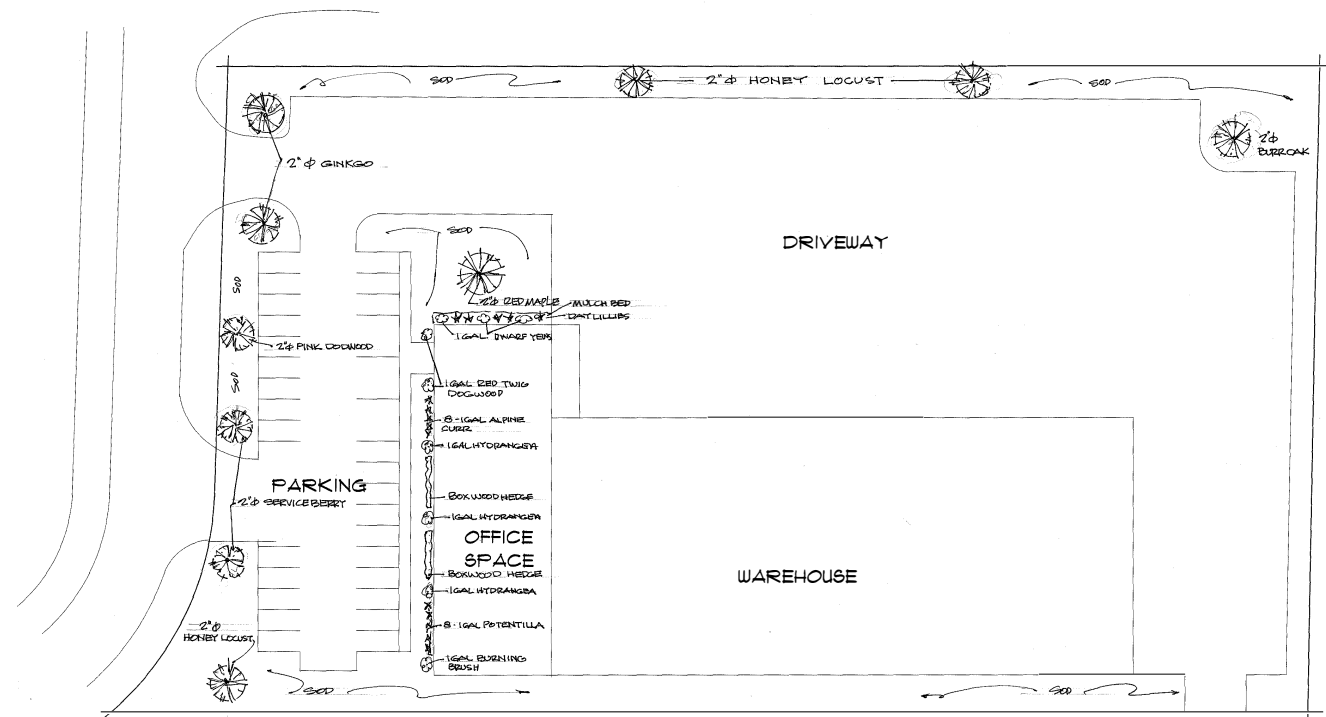
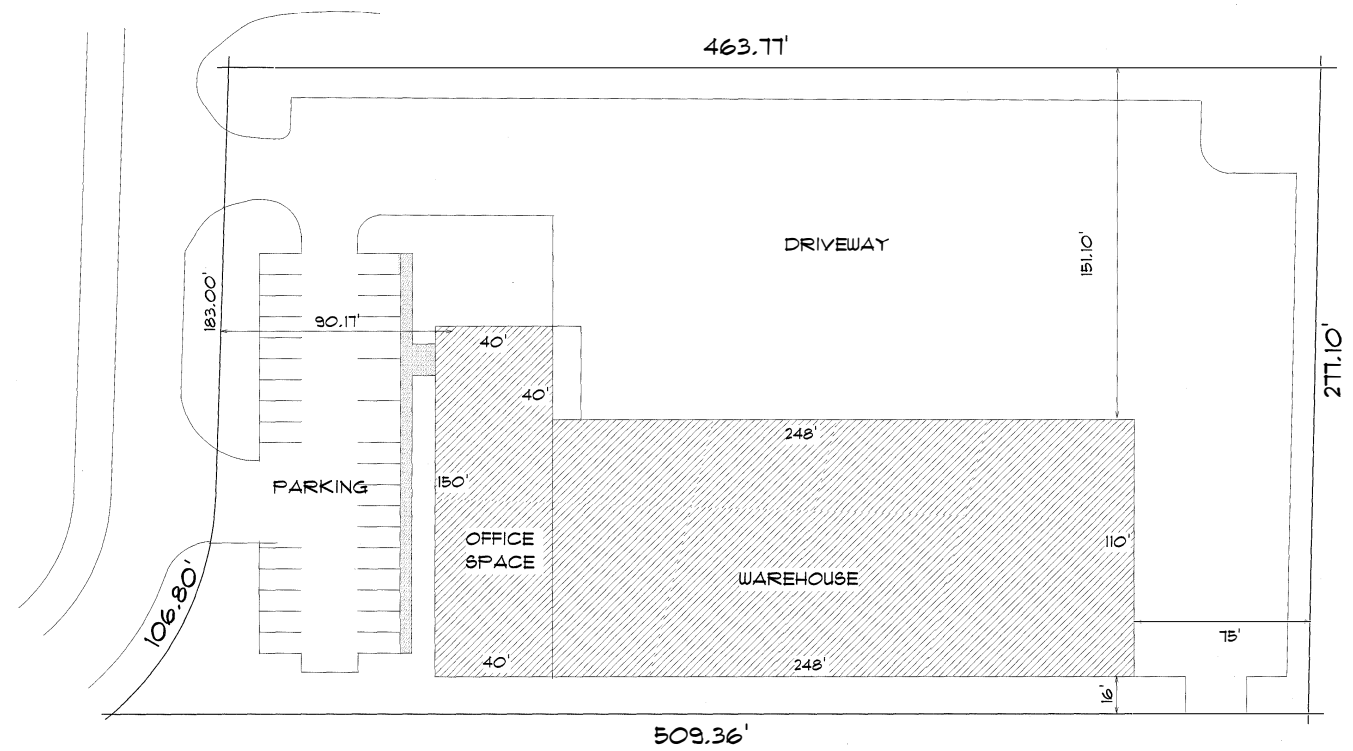
BY: *Mark S. Stinson*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
MY LICENSE EXPIRES/RENEWS 11-30-2014

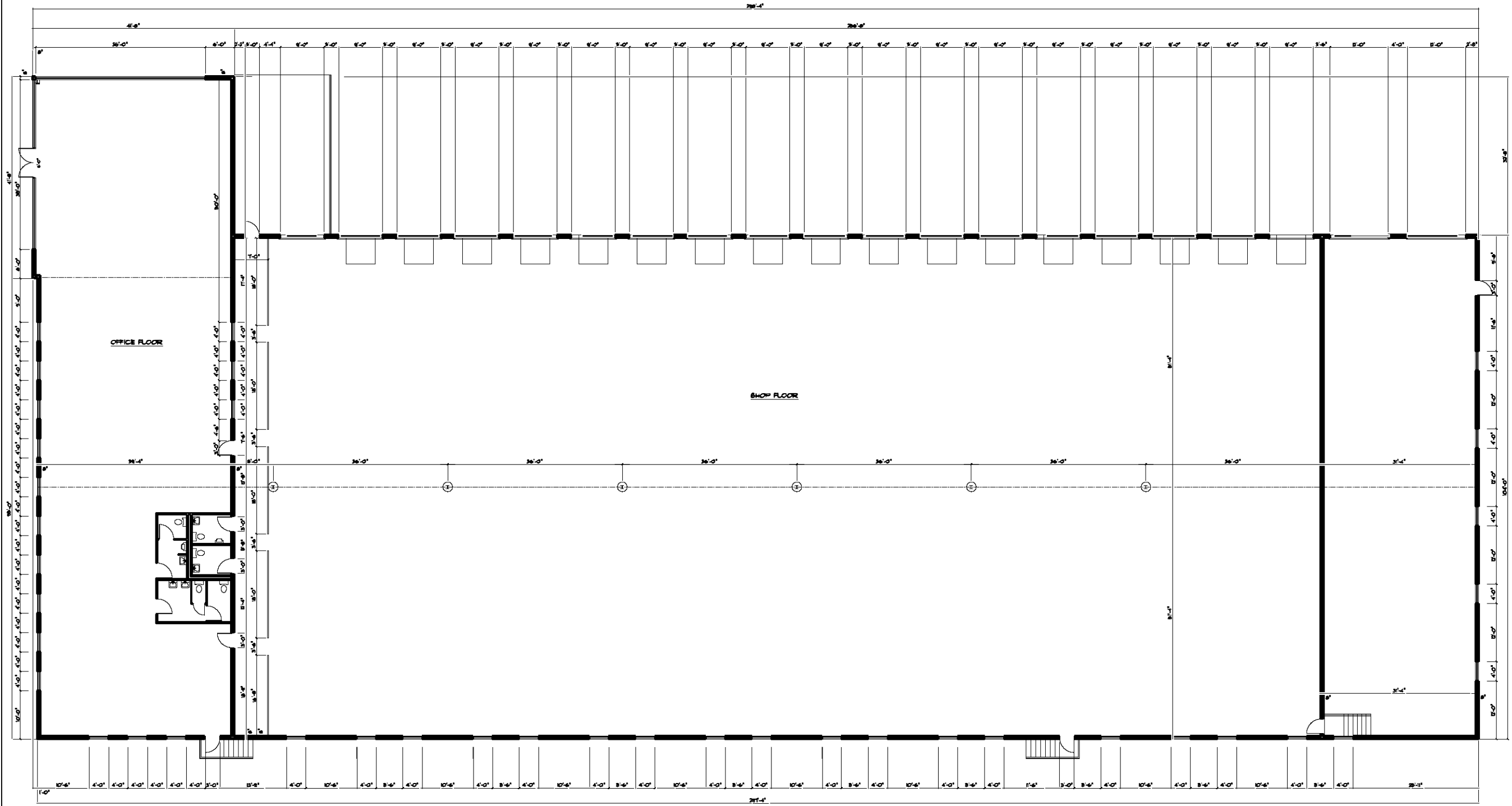


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1989 UNIVERSITY LANE, SUITE D Lisle, ILLINOIS
TEL: (630) 964-5656 FAX: (630) 964-5052
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

REVISED: 5-1-14
REVISED: 1-14-14
PREPARED: 12-9-13

SHEET No. 1 of 1 JOB No.: 6783





FIRST FLOOR PLAN SCALE 1/8"=1'-0"

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PRAIRIE TECH, LTD
ARCHITECTS • DEVELOPERS • BUILDERS
416 SOUTH MIDDLETON AVENUE
PALATKA, ILLINOIS 60067
(815) 232-9223

COMMERCIAL BUILDING FOR:
CN GROUP 525 ANDERSON
525 ANDERSON DRIVE ROMEVILLE, ILLINOIS

REVISIONS

DATE
AUG 9, 2016

JOB #

SHEET #

A1