

BOUNDARY & TOPOGRAPHIC SURVEY



Scale 1" = 10'



LEGAL DESCRIPTION OF PROPERTY

PARCEL ONE (1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO (1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)

LOT 8, 9, AND 10 IN DICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)

LOT 11 IN DICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR (1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)

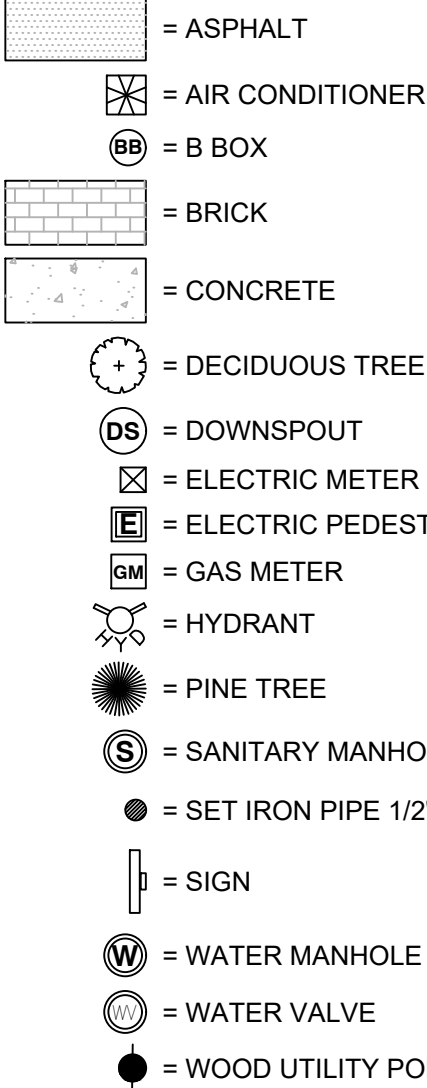
LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A, A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ABBREVIATION LEGEND

(C) = CALCULATED
CIL = CENTERLINE
CMP = CORRUGATED METAL PIPE
E = EAST
E/C = EDGE OF CONCRETE
ELY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
TWW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
WLY = WESTERLY

SYMBOL LEGEND



LINE TYPE LEGEND

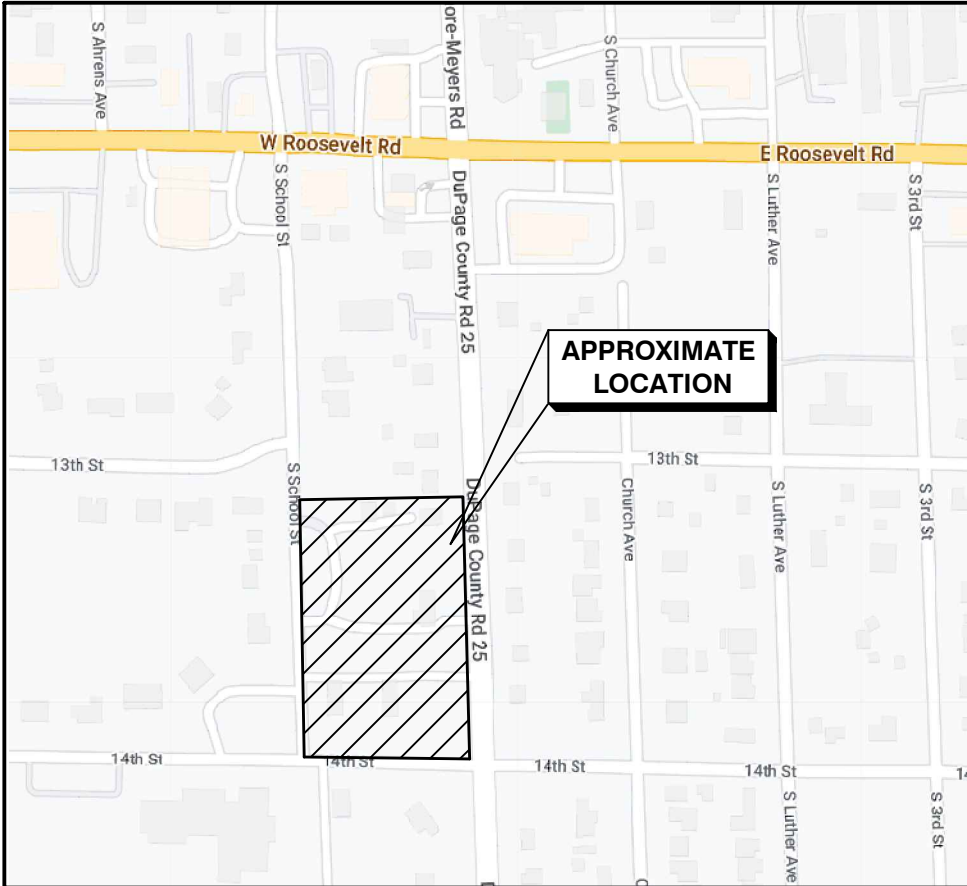
ADJACENT LOT LINE =
BOUNDARY LINE =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =
SANITARY SEWER =
STORM SEWER =
WATER MAIN =

NOTES:

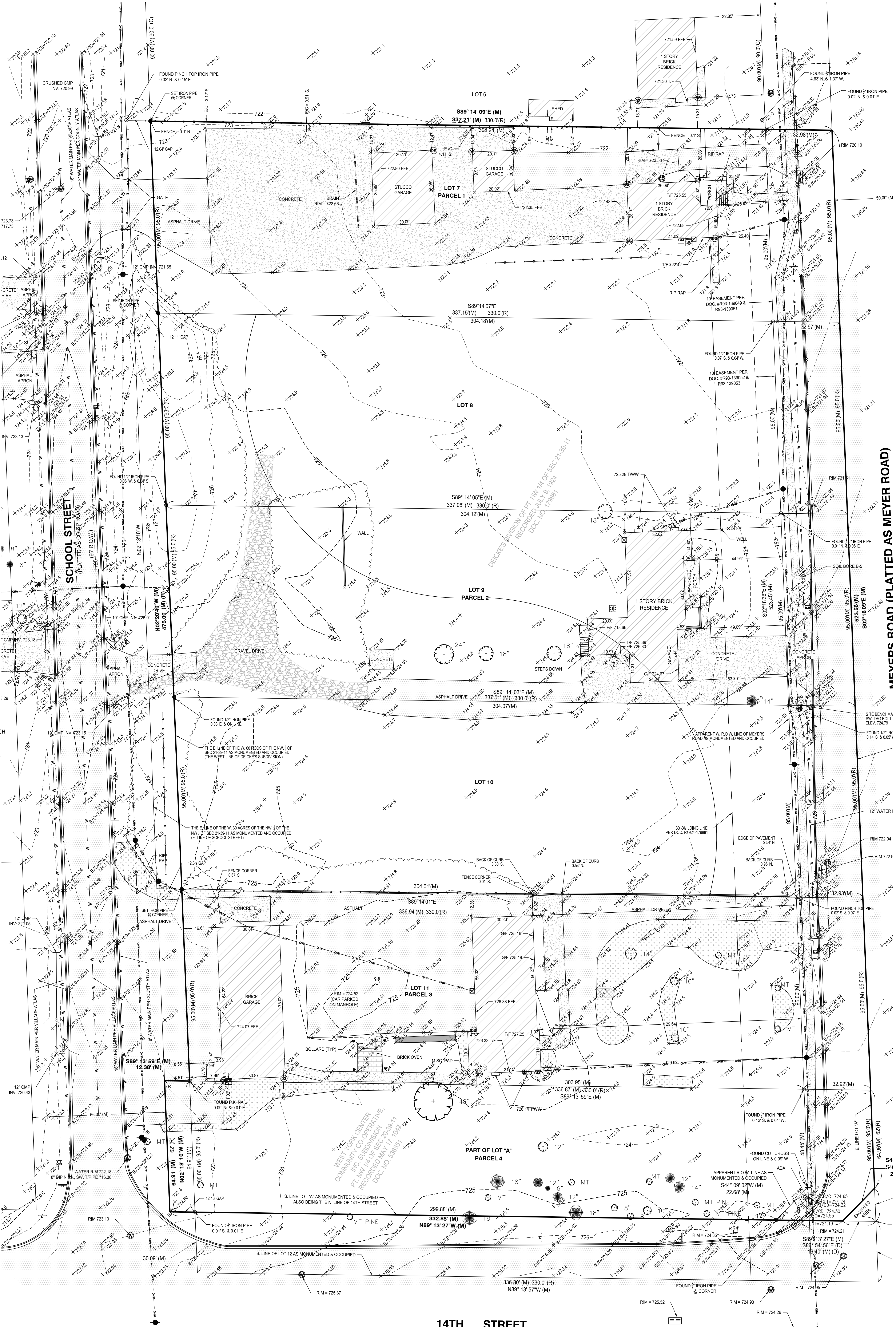
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLER VRS NETWORK AND EQUIPMENT.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF NGS OPUS-RS SOLUTION.

SITE BENCHMARK: SW. TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF MEYERS ROAD (SEE PLAN FOR EXACT LOCATION).
ELEVATION = 724.79
- THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S. 24CC00590355K DATED APRIL 4, 2024, (LOT 7), 23GNW431053WC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 24ST00526SK, DATED APRIL 5, 2024, (LOT 11) AND 24ST00429SK DATED MARCH 18, 2024. (FORMER LOT 12 OR LOT "A").
- ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- THIS PROPERTY MAY BE WITHIN THE LIMITS OF UNINCORPORATED DUPAGE COUNTY AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- ORIGINAL SURVEY FIELD WORK COMPLETED ON 12-21-2023. ADDITIONAL SURVEY FIELD WORK COMPLETED ON APRIL 19, 2024.
- ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- PARCEL CONTAINS APPROXIMATELY 182,374 SQUARE FEET (4.19 ACRES) MORE OR LESS. (INCLUDING APPARENT MEYERS ROAD R.O.W.).

PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS. (EXCLUDING APPARENT MEYERS ROAD R.O.W.).
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



Vicinity Map
(No Scale)



14TH STREET

SHEET
1
OF
3

PREPARED FOR
AFSAR DEVELOPER, LLC
PROPERTY ADDRESS
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS



Ridgeline Consultants LLC
Illinois Professional Design Firm No. 194-004766
1687 Aurora Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.791.1385
Jared H. Hsu P.L.S. 4071 Expiration Date 11/30/2024
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISION	DATE	DESC	BOOK	DWG. SIZE: E1
#1	4/23/24	ADDITIONAL TOPO AND BOUNDARY NORTH & SOUTH	DRAWN, REV./TLC	CHECKED: JH/ MH
#2	5/21/24	GENERAL REVISION	REFERENCE:	
			DATE: 04/23/2024	
			PROJECT NO:	2023-0528

PRELIMINARY GRADING PLAN

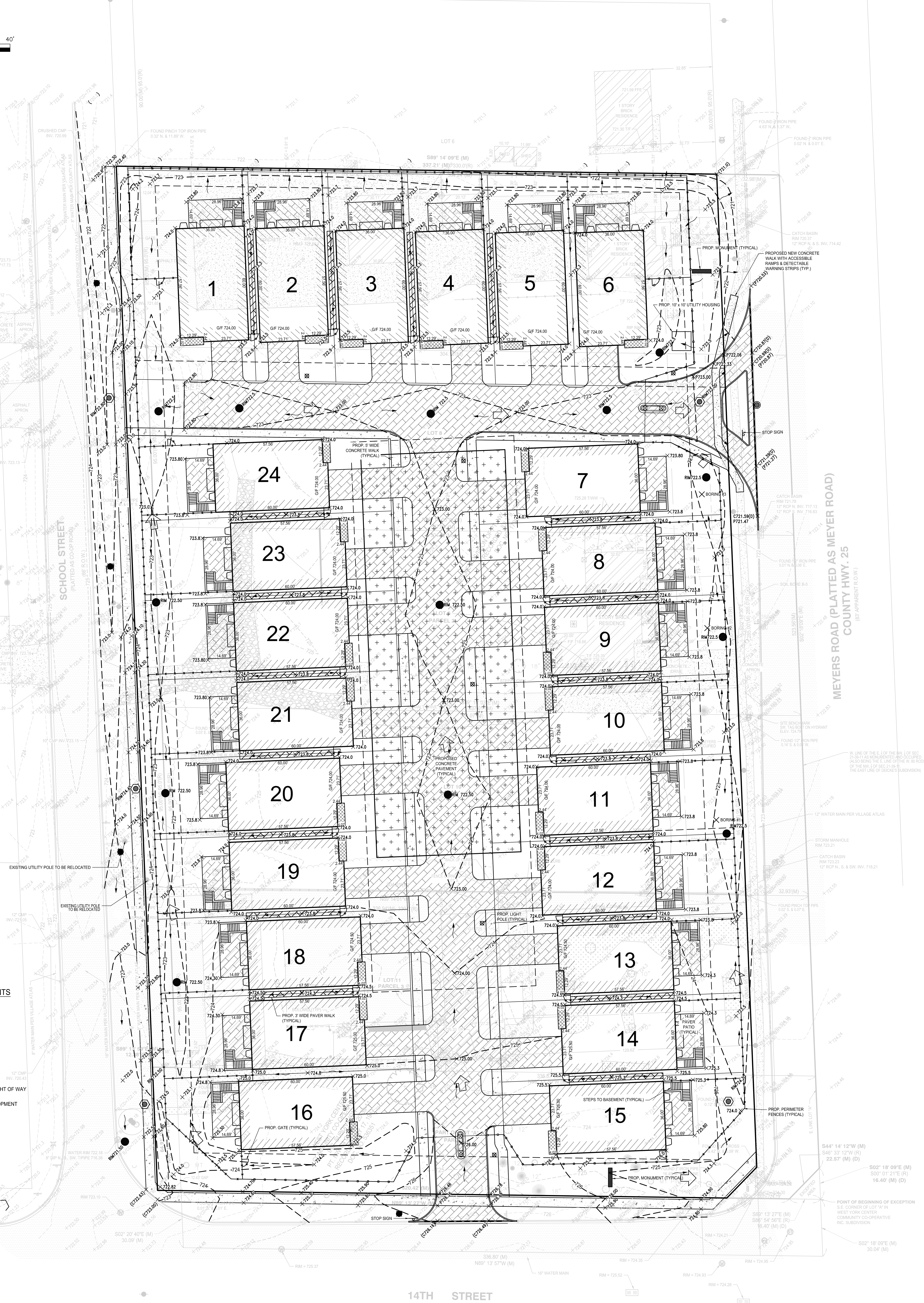
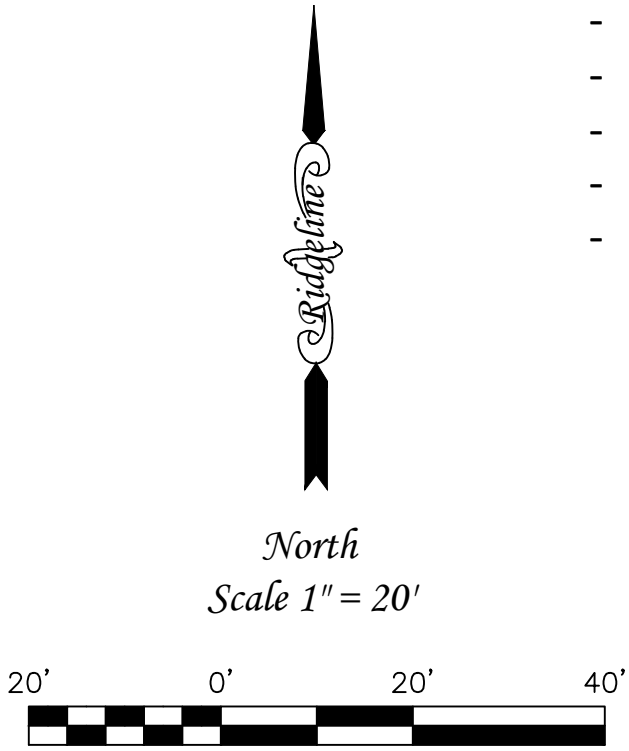
SEASONAL GROUND WATER TABLE DETERMINATION

PRELIMINARY DETENTION & PCBMP DESIGN

- DEVELOPMENT AREA = 170,402 SF = 3.91 (A.C)
- APPROXIMATE REQUIRED DETENTION VOLUME = 3.91 x 0.5 = 1.955 (AC-FT)
- REQUIRED PCBMP VOLUME = 3.91 AC x (43,560 SF/AC) x 75% (LOT COVERAGE) x 1.25' x (1'/12") = 13,306 CF = 0.305 (AC-FT)
- DEDUCTED FROM APPROXIMATE REQUIRED DETENTION PER DUPAGE COUNTY STORMWATER MANAGEMENT = 1.650 (AC-FT)
- PROVIDED DETENTION VOLUME BETWEEN 717.0 & 721.5 = 212' x 76' x 4.5'(D) = 72,504 CF = 1.66 (AC-FT) > 1.65 (AC-FT)
- PROVIDED PCBMP VOLUME BETWEEN 714.7 & 717.0 = 212' x 76' x 2.3'(D) x 36% POROSITY = 13,341 (CF) = 0.306 (AC-FT) > 0.305 (AC-FT)

	SURFACE ELEVATION	DEPTH TO SEASONAL GROUND WATER TABLE DETERMINATION	SEASONAL GROUND WATER TABLE ELEVATION
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BORING #1	723.6	> 10'	< 713.6'
BORING #2	723.9	> 10'	< 713.9'
BORING #3	722.2	> 10'	< 712.2'



IMPERVIOUS AREA TABLE:	
LOT = 170,401 SF	
PROPOSED CONDITIONS:	
BUILDINGS	52,307 SF
PATIOS / STEPS TO BASEMENTS	9,938 SF
WINDOW WELLS	643 SF
PAVER DRIVE / DRIVEWAYS	30,685 SF
CONC. WALKS	4,177 SF
PAVER WALKS	3,006 SF
MONUMENTS	48 SF
PROPOSED IMPERVIOUS	100,696 SF (59.1%)

LEGEND OF PROPOSED IMPROVEMENTS

- DEPRESSED CURB
- STORM SEWER STRUCTURE
- SANITARY MANHOLE
- SANITARY MAIN / SERVICE
- STORM MAIN / SERVICE
- WATER MAIN / SERVICE
- PROPOSED LIGHT STANDARD WITHIN PUBLIC RIGHT OF WAY
- PROPOSED LIGHT LAMP WITHIN PRIVATE DEVELOPMENT
- VALVE IN VAULT
- PROPOSED CONTOUR
- G/F GARAGE FLOOR
- 6" SOLID FENCE
- 4" SOLID FENCE
- CONCRETE WALK
- PAVER DRIVE / DRIVEWAYS
- PAVER PATIOS

