Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS
1661 Aucutt Road · Montgomery · IL 60538
Tel: (630) 801-7927 · Fax: (630) 701-1385

May 2nd, 2024

IHPA

Re: 1312 S. Meyers Rd., Lombard, IL

To whom it may concern:

I am filing for the historical consultation for the subject project as required by the Village of Lombard. The project involves proposed 24 single family houses, infrastructures as well as stormwater management facilities over existing 6 zoning lots.

5 out of 6 existing zoning lots in question are un-incorporated in DuPage County while the remaining 1 lot is in Village of Lombard. These 5 un-incorporated lots will be annexed to the Village of Lombard as a part of the development and rezoned to R-2 zoning district. Total project area, excluding the public rights of way, is 3.8 acres approximately.

Underground Detention storage as well as Post Construction Best Management Practice are required per DuPage County Stormwater Management Ordinance.

This is a private undertaking and no public funding is involved. The project contact is Mr. Ahmed Khan of AFSAR developer LLC at 201 E. Army Trail Rd., Suite 204, Bloomingdale, IL and his phone number is 312-446-1163. There are existing structures on site and these structures will be demolished to make room for the proposed improvements. Photos of these existing structures are included in this submittal. Feel free and call my cell 630-915-1747 if you have any questions or comments.

Thank you,
Ridgeline Consultants LLC

Jiun-Guang Lin, P.E., CFM

DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
(630) 407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
https://dupage.maps.arcgis.com/home

DuPage County, Illinois Web Site:
www.dupagecounty.gov
This map is for assessment purposes only.

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East Face of House at 1320 S. Meyers Road

South Face of House at 1320 S. Meyers Road

Part of West Face of House 1320 S. Meyers Road

Part of East Face of Outbuilding at 1320 S. Meyers Road

South Face of Outbuilding at 1320 S. Meyers Road

West Face of Outbuilding at 1320 S. Meyers Road

North Face of Outbuilding at 1320 S. Meyers Road

East Face of House at 1312 S. Meyers Road

South Face of House at 1312 S. Meyers Road

West Face of House at 1312 S. Meyers Road

North Face of House at 1312 S. Meyers Road

East Face of House at 1308 S. Meyers Road

South Face of House at 1308 S. Meyers Road

West Face of House at 1308 S. Meyers Road

North Face of House at 1308 S. Meyers Road

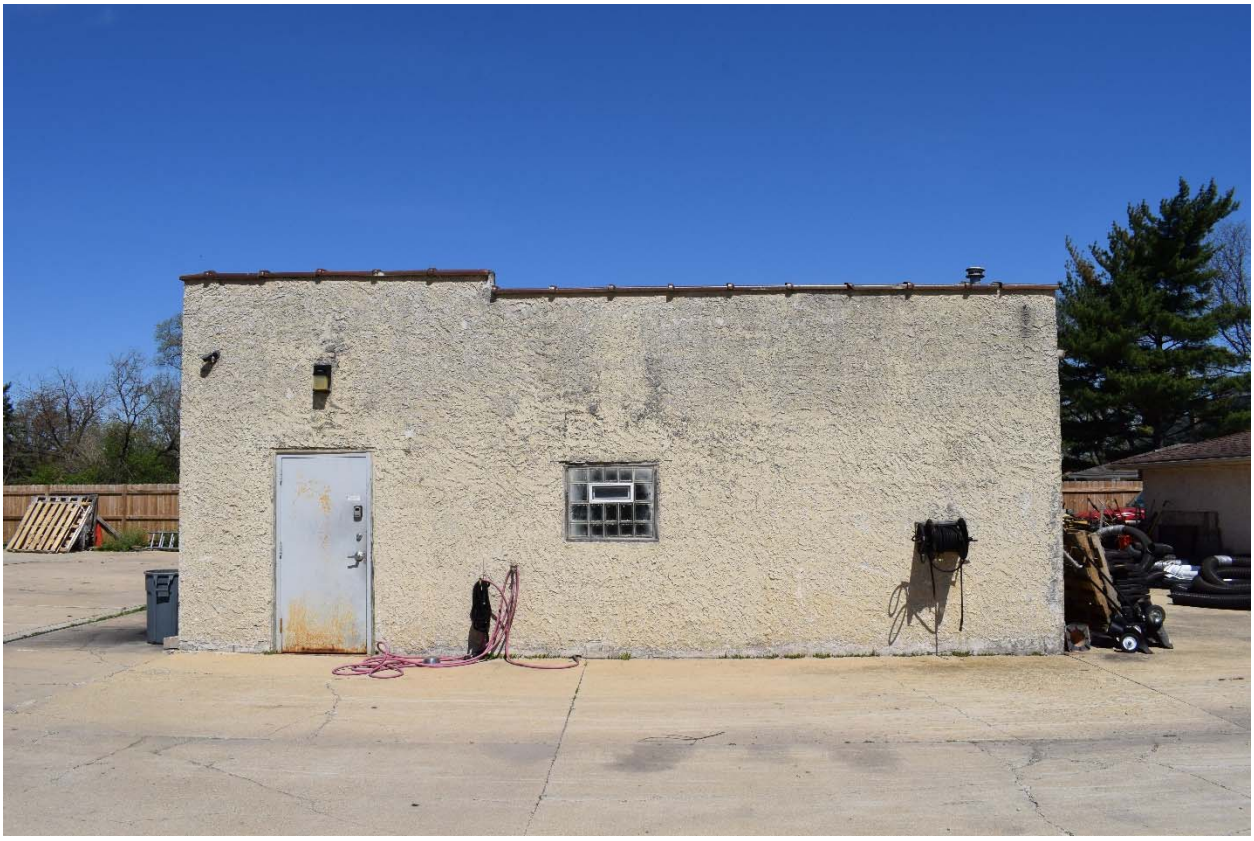
East Face of Garage at 1308 S. Meyers Road

South Face of Garage at 1308 S. Meyers Road

West Face of Garage at 1308 S. Meyers Road

North Face of Garage at 1308 S. Meyers R

East Face of Outbuilding at 1308 S. Meyer Road



South Face of Outbuilding at 1308 S. Meyers Road

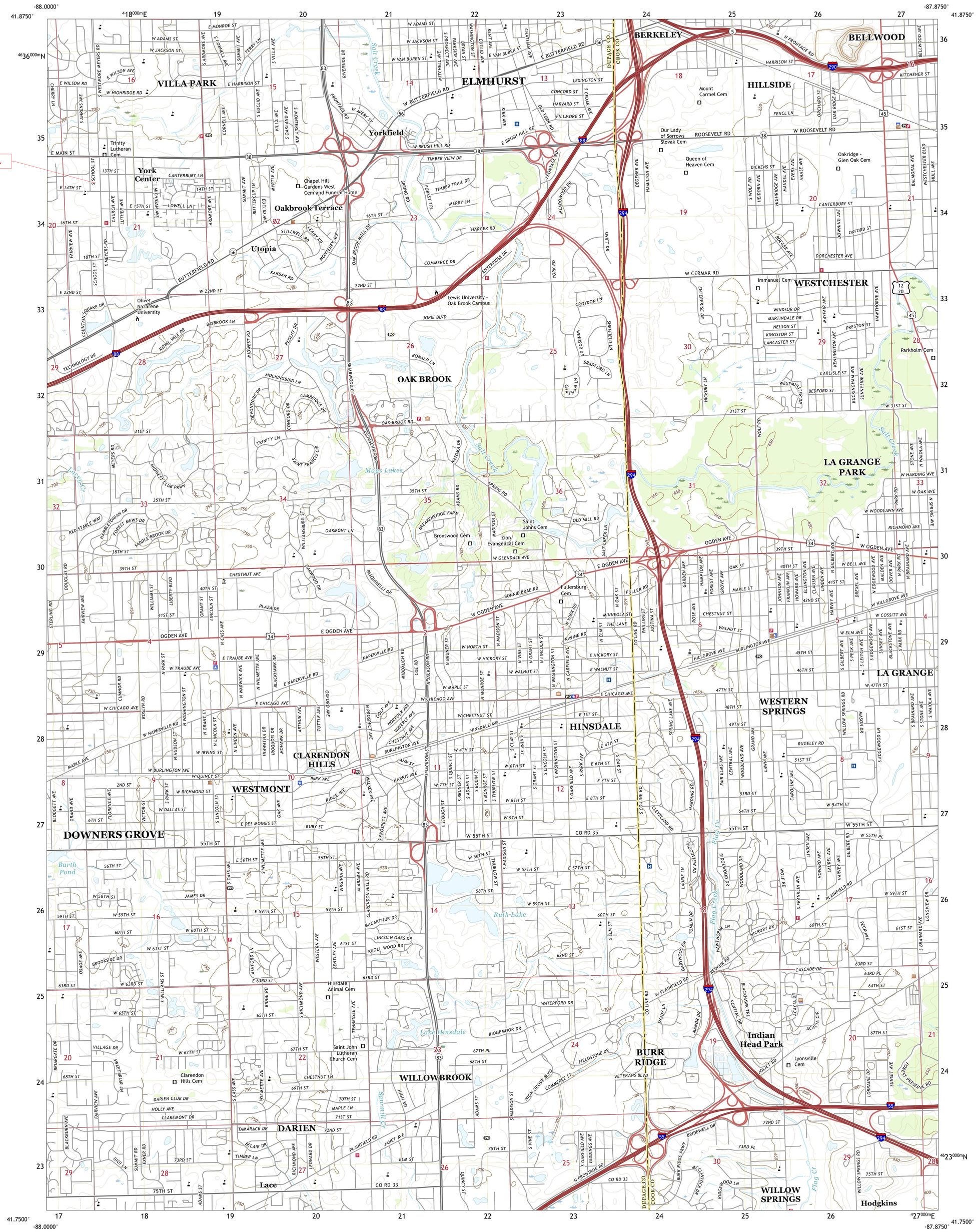
West Face of Outbuilding at 1308 S. Meyers Road

North Face of Outbuilding at 1308 S. Meyers Road

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

HINSDALE QUADRANGLE
ILLINOIS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 16T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery....NAIP, August 2019 - August 2019
Roads....U.S. Census Bureau, 2017
Names....GNIS, 1980 - 2021
Hydrography....National Hydrography Dataset, 2002 - 2020
Contours....National Elevation Dataset, 2003
Boundaries....Multiple sources; see metadata file 2018 - 2019
Public Land Survey System....BLM, 2020
Wetlands....FWS National Wetlands Inventory Not Available

MN
GN
3°41′
65 MILS
0°38′
11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
DM
Grid Zone Designation 16T

SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ILLINOIS
QUADRANGLE LOCATION

1 Lombard
2 Elmhurst
3 River Forest
4 Wheaton
5 Berwyn
6 Romeoville
7 Sag Bridge
8 Palos Park
ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

HINSDALE, IL
2021

NSN. 7643016365367
NGA REF NO. USGSX24K25548

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION OF PROPERTY

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

LOT 7 IN DIECKE'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 DIECKE'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 DIECKE'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.

North
Scale 1" = 10'

10' 0' 10' 20'

ABBREVIATION LEGEND

(C) = CALCULATED
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
E = EAST
E/C = EDGE OF CONCRETE
E'LY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
N'LY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
T/WW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
W'LY = WESTERLY

SYMBOL LEGEND

= ASPHALT
= AIR CONDITIONER
= B BOX
= BRICK
= CONCRETE
= DECIDUOUS TREE
= DOWNSPOUT
= ELECTRIC METER
= ELECTRIC PEDESTAL
= GAS METER
= HYDRANT
= PINE TREE
= SANITARY MANHOLE
= SET IRON PIPE 1/2" DIA x 24"
= SIGN
= WATER MANHOLE
= WATER VALVE
= WOOD UTILITY POLE

LINE TYPE LEGEND

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

NOTES:

1) 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 TRIMBLES VRS NETWORK AND EQUIPMENT.

2) CONTOUR INTERVAL = 1.0'

3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

4) 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

5) THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S. 24CCO059035SK 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").

6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.

7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.

8) THIS PROPERTY MAY BE WITHIN THE LIMITS OF UNINCORPORATED DUPAGE COUNTY AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.

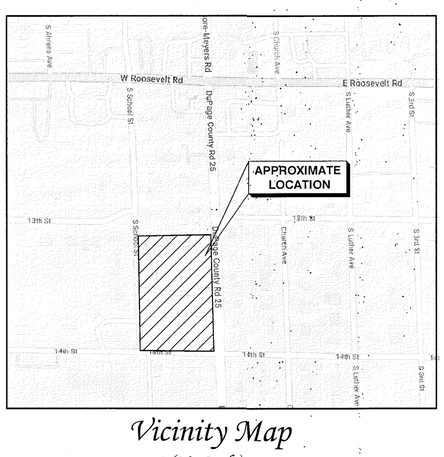
9) ORIGINAL SURVEY FIELD WORK COMPLETED ON 12-21-2023. ADDITIONAL SURVEY FIELD WORK COMPLETED ON APRIL 19, 2024.

10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.

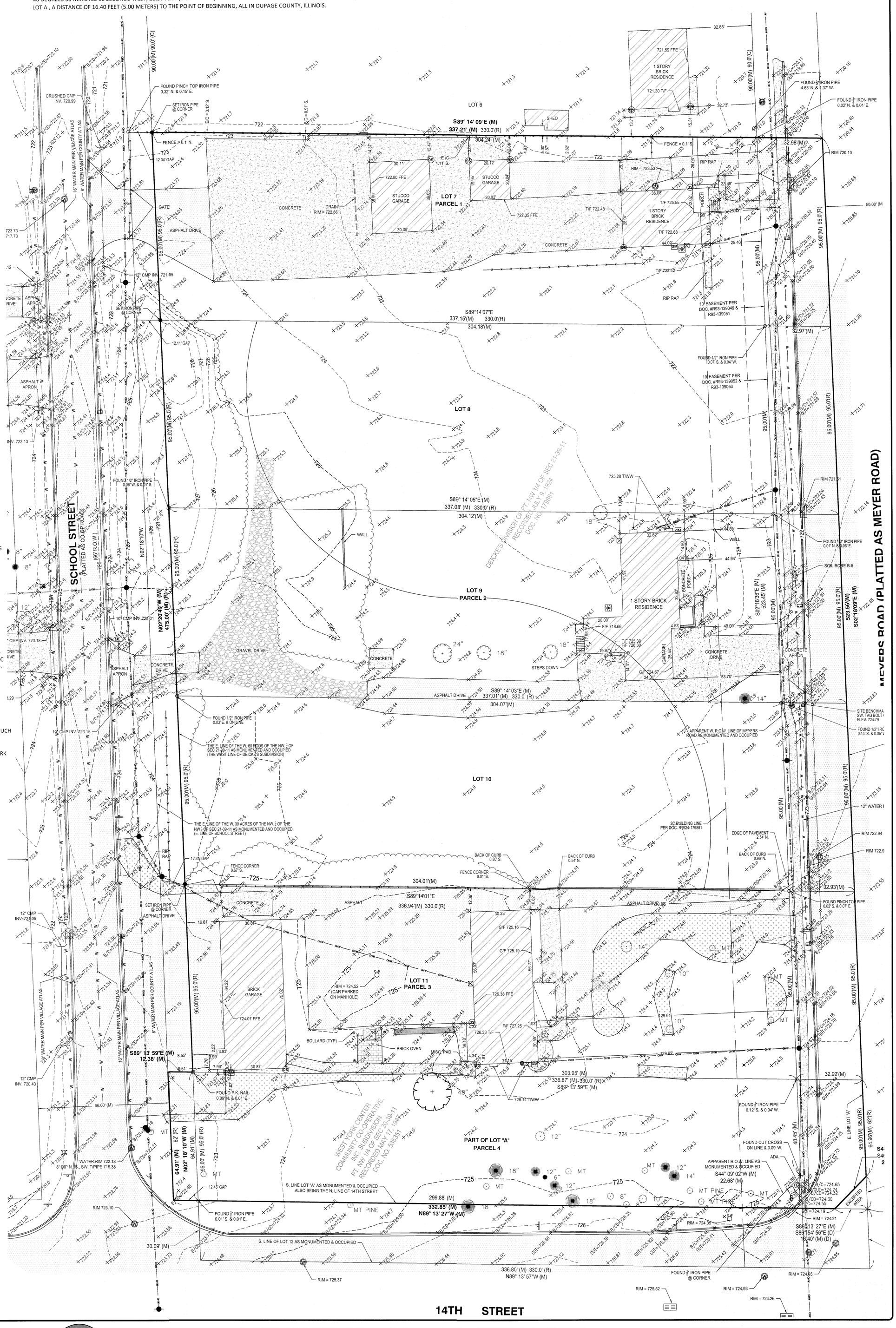
11) PARCEL CONTAINS APPROXIMATELY 182,374 SQUARE FEET (4.19 ACRES) MORE OR LESS. (INCLUDING APPARENT MEYERS ROAD R.O.W.)

PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS. (EXCLUDING APPARENT MEYERS ROAD R.O.W.)

12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



Vicinity Map
(No Scale)



SHEET	OF
1	3

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua 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
#1	4/23/24	ADDITIONAL TOPO AND BOUNDARY NORTH & SOUTH

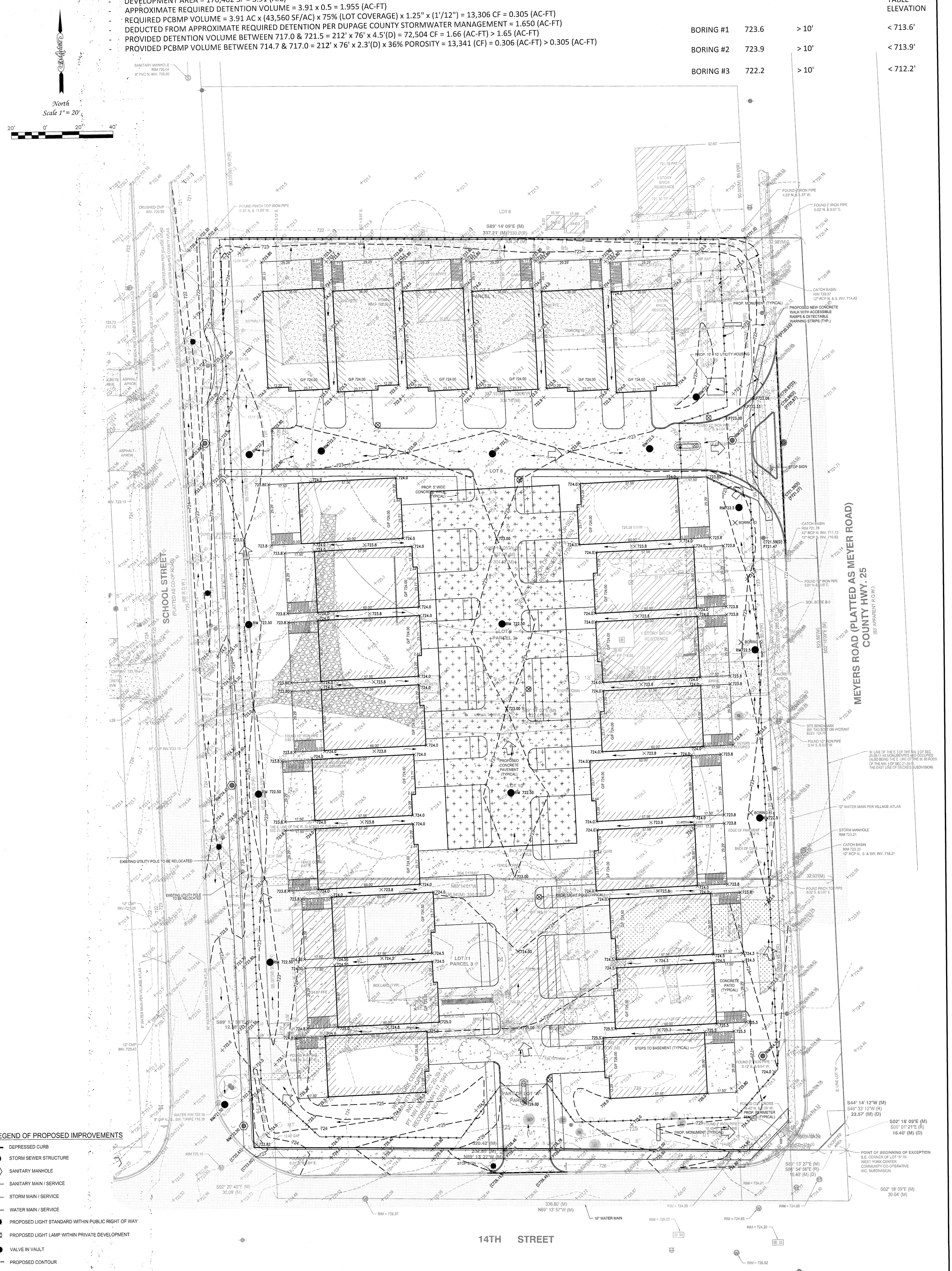
BOOK:	DWG. SIZE: E1
DRAWN: REW / TLC	CHECKED: JH / MH
REFERENCE:	
DATE: 04/23/2024	
PROJECT NO.	2023-0528

PRELIMINARY GRADING PLAN

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)

SEASONAL GROUND WATER TABLE DETERMINATION

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



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
- 723 PROPOSED CONTOUR
- G / F GARAGE FLOOR

SHEET 2 OF 3

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1312 S. MEYERS ROAD,
LOMBARD, ILLINOIS

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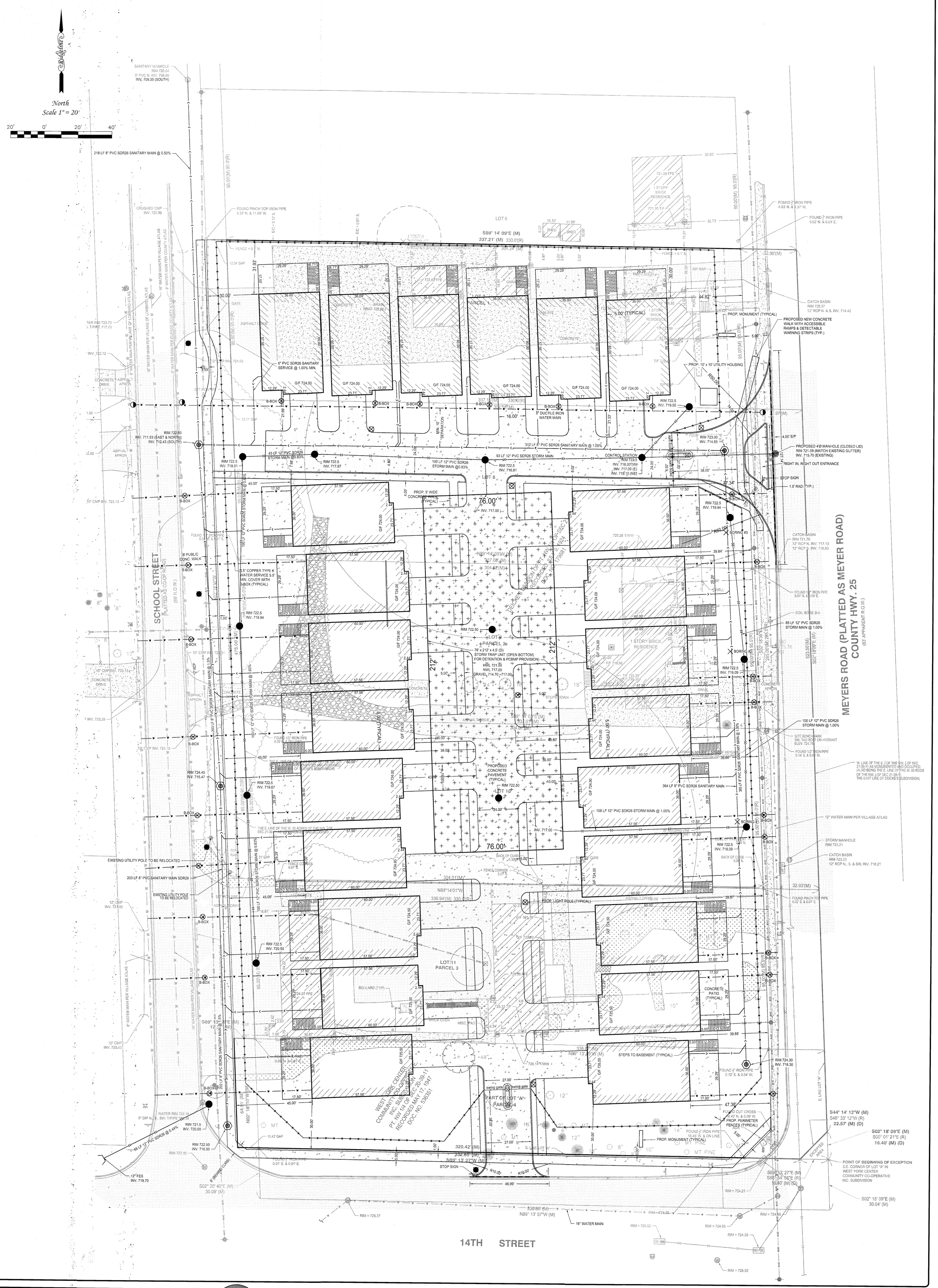
BOOK:	DWG. SIZE: E1
DRAWN: YCL	CHECKED: JGL
REFERENCE:	
DATE: 04/04/2024	
PROJECT NO.	2023-0528

PRELIMINARY SITE & UTILITY PLAN



SHEET	OF
3	3

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