

**BOARD OF LOCAL IMPROVEMENTS  
DOWNERS GROVE SANITARY DISTRICT**

PROPOSED AGENDA  
September 21, 2021  
6:45 p.m.

- I. Approve Minutes of July 20, 2021
- II. Public Comment
- III. P706: 926 Maple Avenue, Downers Grove – Proposed 167 Unit Multi-Family Residential Building
- IV. P707: 297/299 60<sup>th</sup> Street, Downers Grove – Proposed Sanitary Main Extension for Two New Construction Single Family Homes

BOARD OF LOCAL IMPROVEMENTS  
MINUTES

July 20, 2021

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, July 20, 2021. The meeting was held at the District's Administration Center, 2710 Curtiss Street, Downers Grove. Present were Board Members Kenneth J. Rathje and Robert T. Jungwirth and General Manager Amy R. Underwood, Sewer Construction Supervisor Keith W. Shaffner, Information Coordinator Alyssa J. Caballero and Attorney for the District Michael G. Philipp, Trustees Amy. E Senjost and Paul W. Coultrap. President Rathje called the meeting to order at 6:45 p.m. Trustee Mark J. Scacco was absent.

A motion was made by Jungwirth seconded by Rathje to move the Election of Officers agenda item to the end of the agenda for the meeting. The motion carried.

Minutes of May 18, 2021 Meeting

A motion was made by Jungwirth seconded by Rathje approving the minutes as revised of the meeting held on May 18, 2021. The motion carried.

Public Comment – None

P704 – 4014, 4017, 4018 and 4025 Venard Rd., Downers Grove

The Board reviewed a request for sanitary sewer service from John Athans, owners of 4017 Venard, for four single family homes on a 3.03 gross acreage parcels at 4014, 4017, 4018 and 4025 Venard Rd, Downers Grove. These properties are within the District's Facilities Planning Area, but are not within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 1,400 gallons per day or a density of 4.6 PE per acre. Service can be provided to this project by extension of the Sanitary District sewers located on 4003 Venard. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Trustee Jungwirth inquired about the acreage of the four lots. President Rathje inquired if there is a chance to extend the sewer further to the South, referencing the District's Unsewered Area plan. A motion was made by Jungwirth seconded by Rathje approving this request subject to annexation, receipt of Illinois EPA permit, construction of necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

P705 – 1055 63<sup>rd</sup> St., Downers Grove

The Board reviewed a request for sanitary sewer service from Demetrios Panos, developer and owner, for two single family homes on a 0.60 gross acre parcel at 1055 63<sup>rd</sup> Street, Downers Grove. The properties are within the District's Facilities Planning Area, but are not entirely within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 700 gallons per day or a density of 11.7 PE per acre which is above the District design flow allocation of 10 PE per acre for residential parcels by 1.7 PE. Trunk Sewer Service Charge will be collected to offset the PE per acre overage. This is based on a flow factor of 3.5 PE per house. Service can be provided to this project by extension of the Sanitary District sewers located at Carpenter and Adelia. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. President Rathje inquired about the size of these lots and the

alley located behind them. He also asked if there are any recaptures available. Staff noted there is no recapture available for this area. Trustee Jungwirth noted the site plan and inquired about the location of the sewer pipe in the street and separation with the existing water main. A motion was made by Jungwirth seconded by Rathje approving this request subject to annexation, receipt of Illinois EPA permit, construction of necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

#### Election of Officers

A motion was made by Jungwirth seconded by Rathje nominating Kenneth J. Rathje as President of the Board of Local Improvements, closing the nominations and electing Kenneth J. Rathje as President. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.) A motion was made by Rathje seconded by Jungwirth nominating Robert T. Jungwirth as Vice President, closing the nominations, and electing Robert T. Jungwirth as Vice President. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.) A motion was made by Jungwirth seconded by Rathje nominating Mark J. Scacco as Clerk, closing the nominations, and electing Mark J. Scacco as Clerk. The motion carried. (Votes recorded: Ayes–Rathje and Jungwirth.)

Upon a motion by Jungwirth seconded by Rathje, the meeting was adjourned at 7:04 p.m. The motion carried.

Approved: September 21, 2021

\_\_\_\_\_  
President

Attest: \_\_\_\_\_  
Clerk

**BOARD OF LOCAL IMPROVEMENTS**  
**September 21, 2021**  
**STAFF BRIEFING**

**P706: 926 Maple Avenue, Downers Grove**

**REQUEST:**

Michael P. Yungerman of Opus Development Company LLC, developer, is requesting sanitary sewer service for a 167 Unit multi-family residential building on a 1.7 gross acre parcel at the above location. The property is within the District's Facilities Planning Area (FPA), and within the District's current corporate limits. The existing commercial and residential buildings on this property will be disconnected from the Sanitary District main and demolished. The proposed use of 926 Maple will generate an estimated wastewater flow of 30,300 gallons per day or a density of 178.24 PE per acre. The District's design allocation for this site is 25 PE per acre. A trunk sewer service charge will be assessed to offset the PE overage for the project. The flow estimate is based on 25 studio residential units, 94 one bedroom residential units, 43 two bedroom units and 5 three bedroom units. The flow factors are 100 gallons per day for studio units, 150 gallons per day for one bedroom units and 300 gallons per day for two and three bedroom units.

**SUMMARY:**

Service can be provided to this property by connection to the Sanitary District sewer located in Washington Street to the East. Based on modeling results provided by Baxter & Woodman the downstream trunk sewers have adequate reserve capacity to serve this request. The District is aware of the rapidly expanding Downtown area and its effect on the available downstream capacity. The District will continue to eliminate I&I and conduct property investigations to maintain or increase our available downstream reserve capacity. Staff recommends approval of this request to a maximum flow of 21.04 gallons per minute (30,300 gallons per day), and subject to receipt of an Illinois EPA permit, payment of all fees per ordinance, and compliance with all District ordinances and standard conditions.

P706

DATE \_\_\_\_\_

DOWNERS GROVE SANITARY DISTRICT  
2710 CURTISS STREET  
DOWNERS GROVE, ILLINOIS 60515  
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location \_\_\_\_\_

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

\_\_\_\_\_ P.I.N. \_\_\_\_\_

Name of Owner on Deed \_\_\_\_\_ Phone No. \_\_\_\_\_

Developer \_\_\_\_\_ Phone No. \_\_\_\_\_

Name of Person Making Request \_\_\_\_\_ Phone No. \_\_\_\_\_

E mail: \_\_\_\_\_

Address (we will be sending information regarding this request; please be sure address is legible)

This Applicant's Interest in This Property \_\_\_\_\_  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved \_\_\_\_\_ Present Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Is the Property (A) Improved \_\_\_\_\_ (B) Vacant \_\_\_\_\_

(A) If Improved, Describe Improvements \_\_\_\_\_

Number & Type of Units \_\_\_\_\_

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe \_\_\_\_\_

\_\_\_\_\_ Number & Type of Units \_\_\_\_\_

Estimated Starting Date of Project \_\_\_\_\_

If You Propose to Annex to a Community, Which One \_\_\_\_\_

**NOTE:** If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

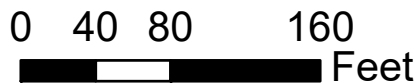
**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

**Downers Grove Sanitary District  
Board of Local Improvements  
926 Maple Avenue  
P706**



**Legend**

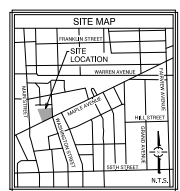
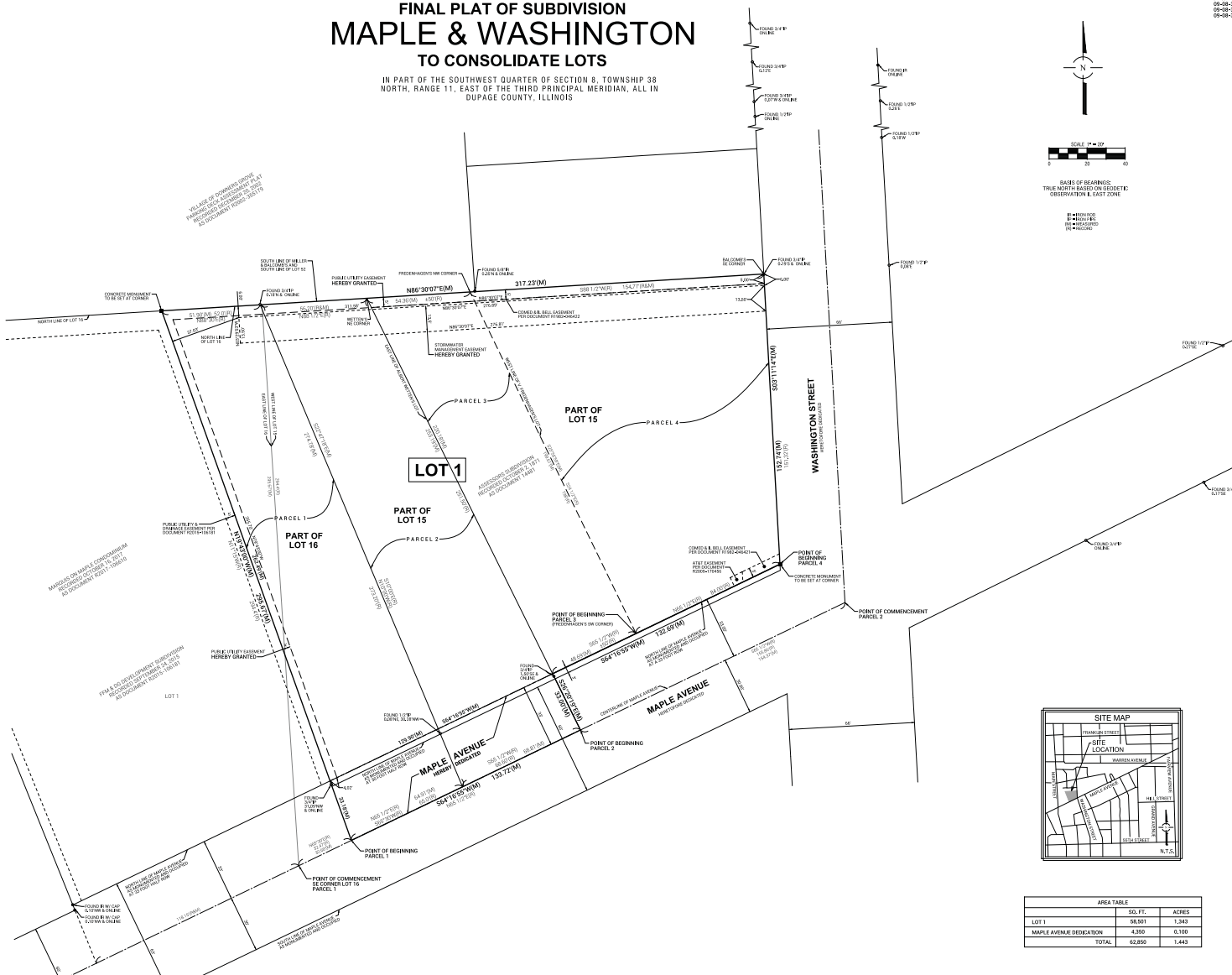
- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary



# FINAL PLAT OF SUBDIVISION MAPLE & WASHINGTON TO CONSOLIDATE LOTS

IN PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38  
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN  
DUPAGE COUNTY, ILLINOIS

P&L:  
09-08-206-033  
09-08-206-034  
09-08-206-035



AREA TABLE		
	SQ. FT.	ACRES
LOT 1	98,501	2.249
MAPLE AVENUE DEDICATION	4,350	0.100
<b>TOTAL</b>	<b>102,851</b>	<b>2.349</b>

PREPARED FOR:  
ORIS DESIGN BUILD, LLC  
9750 WEST HENSING RD  
SUITE 100  
ROSEMONT, IL 60018

SUBMITTED BY:  
\_\_\_\_\_

**FOR REVIEW  
PURPOSES ONLY**

REVIEWED: DATE: _____ BY: _____		<b>CONSULTING ENGINEERS</b> <b>S&amp;S CONSULTING ENGINEERS</b> 1075 N. Highgate Road, Suite 100 Rosemont, IL 60018 Phone: (847) 696-6000 Fax: (847) 696-6005	DATE: 09/25/2021 JOB NO.: 14187 PROJECT: 1075 Highgate SHEET: 1 OF 3
---------------------------------------	--	---	---

**BOARD OF LOCAL IMPROVEMENTS**  
**September 21, 2021**  
**STAFF BRIEFING**

P707: 297/299 60th Street, Downers Grove, IL

**REQUEST:**

John Daly, Owner and Developer, is requesting sanitary sewer service for two single family homes on two lots with a combined gross acreage of .91 acre at the above locations. These properties are within the District's Facilities Planning Area (FPA), but are not within the District's current corporate limits. The proposed development will generate an estimated wastewater flow of 700 gallons per day or a density of 7.7 PE per acre, which is below the District design flow allocation of 10 PE per acre for residential parcels. This is based on a flow factor of 3.5 PE per house.

**SUMMARY:**

Service can be provided to these properties by extension of the District's existing sewer located to the West 370 feet in the South right of way. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, payment of all fees per ordinance and construction of the necessary sewer extension that is compliant with District ordinances and standard conditions.



DATE 09/15/21

**P707**

DOWNERS GROVE SANITARY DISTRICT  
2710 CURTISS STREET  
DOWNERS GROVE, ILLINOIS 60515  
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location 297 W 60th Street & 299 W 60th Street Westmont, IL

Legal Description Lot 5 & 6 Block 3 Subdivision Fairview Acres

P.I.N. 09-16-302-12 09-16-302-13

Name of Owner on Deed S E Construction Phone No. (708) 515-8375

Developer S E Construction Phone No. (708) 515-8375

Name of Person Making Request John Daly Phone No. (630) 248-9554

E mail: dbi72755@gmail.com

Address (we will be sending information regarding this request; please be sure address is legible)

John Daly /JD&Associates 183 Cascade Drive, Indian Head Park, IL 60525

This Applicant's Interest in This Property Owner/Developer  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved .8 Present Zoning R3 Proposed Zoning R3 - no change

Is the Property (A) Improved x (B) Vacant x (299 W 60th Street)

(A) If Improved, Describe Improvements Currently served by municipal water

Single family home currently exists on 297 W 60th Street

Number & Type of Units Demolish existing home and build new single family home on each lot

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe \_\_\_\_\_

Build new single family home

Number & Type of Units \_\_\_\_\_

Estimated Starting Date of Project Fall 2021

If You Propose to Annex to a Community, Which One \_\_\_\_\_

**NOTE:** If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

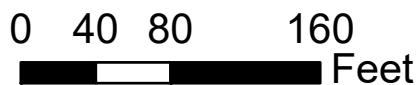
**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

# Downers Grove Sanitary District Board of Local Improvements 297/299 W. 60th Street P707

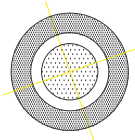


## Legend

- ⊙ Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

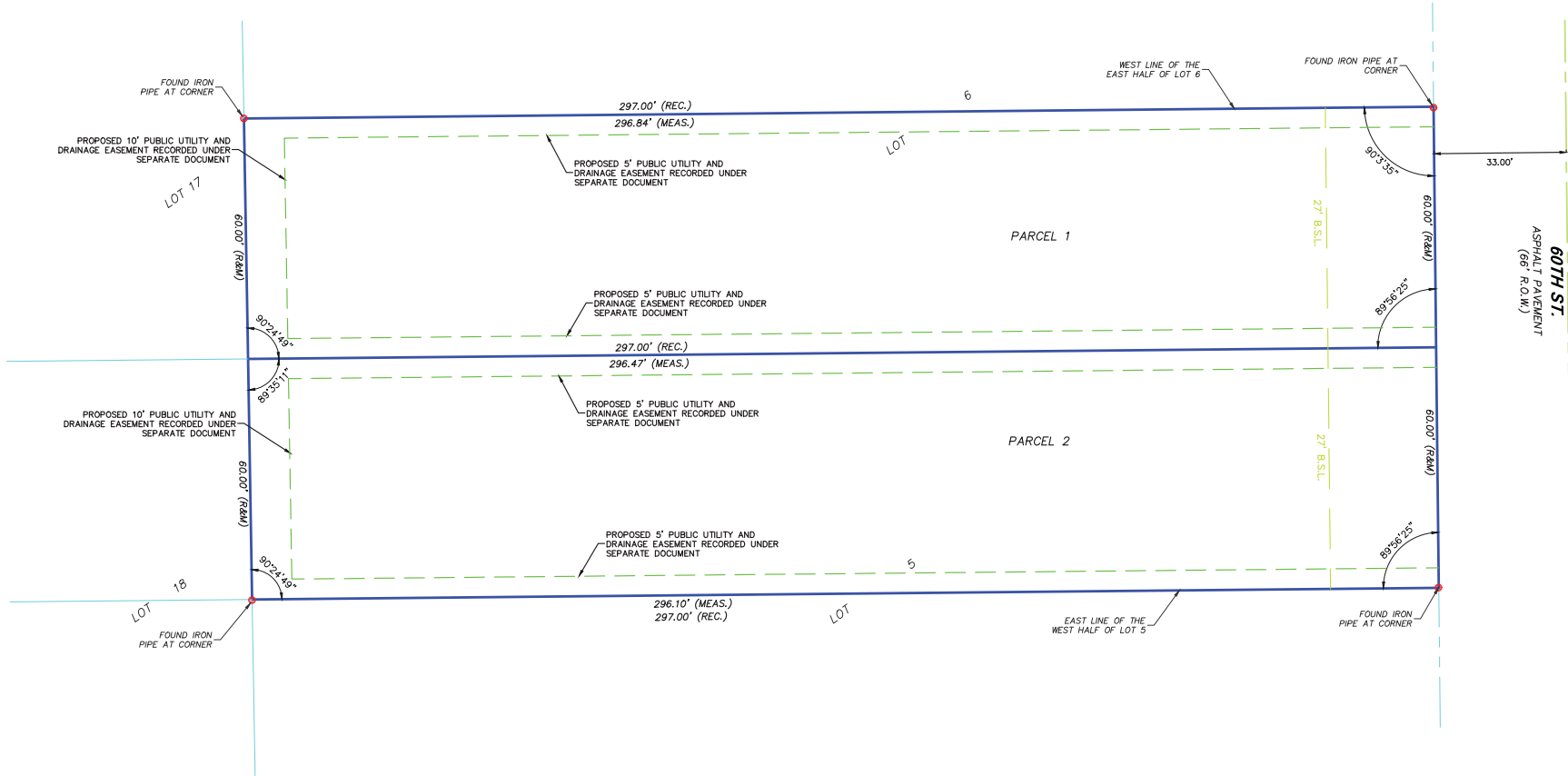


# PLAT OF EASEMENT



PARCEL 1: THE EAST HALF OF LOT 6 IN BLOCK 3 IN FAIRVIEW ACRES, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHWEST QUARTER (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT NO. 368165, IN DUPAGE COUNTY, ILLINOIS. PIN#09-16-302-012-0000

PARCEL 2: THE WEST HALF OF LOT 5 IN BLOCK 3 IN FAIRVIEW ACRES, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHWEST QUARTER (ALSO KNOWN AS LOT 6) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1936 AS DOCUMENT NO. 368165, IN DUPAGE COUNTY, ILLINOIS. PIN#09-16-302-013-0000



**LEGEND**

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

**PROPERTY ADDRESS**

297 60TH STREET  
DOWNERS GROVE, IL

**PROPERTY P.I.N. NUMBERS**

PARCEL 1: 09-16-302-012-0000  
PARCEL 2: 09-16-302-013-0000

**CURRENT ZONING**

R-3: SINGLE FAMILY DETACHED DWELLING

**NOTE:**

RETURN TO THE VILLAGE OF WESTMONT COMMUNITY DEVELOPMENT DEPARTMENT 31 W. QUINCY STREET WESTMONT, IL 60559

**ABBREVIATIONS:**

P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DROP SIDING
BL	BRICK LEDGE
SP	SUMP PUMP

**PROFESSIONAL SURVEYORS CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, BRIAN MALONE, REGISTERED ILLINOIS PROFESSIONAL SURVEYOR, HEREBY STATE THAT I HAVE HAD THIS PLAT PREPARED FROM EXISTING PLATS AND RECORD FOR THE PURPOSE OF EASEMENT GRANT. I ALSO CERTIFY THAT THESE LOTS LIE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY ARTICLE II, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED, DATED IN WESTMONT, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
REGISTERED ILLINOIS PROFESSIONAL SURVEYOR # 35.3974



**NOTARY PUBLIC**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS(ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS (HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PUPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_

NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

BY: \_\_\_\_\_  
RECORDER OF DEEDS  
DUPAGE COUNTY

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

WE, MARTIN M. ENGINEERING, INC. (PDF LICENSE # 184.005285-0010) CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MOKENA, ILLINOIS.



LICENSE EXPIRES 11/30/22  
PROFESSIONAL LAND SURVEYOR NO. 035.003974  
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS**

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND (FLAGG CREEK RECLAMATION DISTRICT OR DOWNERS GROVE SANITARY DISTRICT) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR MARKED "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDS AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, THAT INTERFERE WITH THE OPERATION OF THE DRAINAGE PATH OR UTILITY, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION(S) SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

**OWNER'S CERTIFICATE**

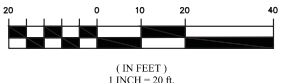
STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THE UNDERSIGNED, \_\_\_\_\_ AND \_\_\_\_\_ DO HEREBY CERTIFY THAT HE/SHE/THEY ARE THE OWNER(S) OR AGENTS OF THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF EASEMENT GRANT TO THE VILLAGE OF WESTMONT AS SHOWN BY THE PLAT HEREON DRAWN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20 \_\_\_\_\_

BY: \_\_\_\_\_

**GRAPHIC SCALE**



**MARTIN M. Engineering, Inc.**

SITE DESIGN CIVIL ENGINEERS & SURVEYORS  
20123 OAKWOOD DRIVE  
MOKENA, ILLINOIS 60448  
VOICE: (708) 955-1223  
FAX: (708) 955-1284  
LICENSE NO. 184.005285-0010

ORDERED BY: ELLIOTT BUILDERS  
SCALE: 1"=20' JOB NO. 20-480; PLAT OF EASEMENT  
BASIS OF BEARINGS: ASSUMED