PLANNED DEVELOPMENT SITE PLAN

North
Scale 1" = 20'
20' 0' 20' 40'

LOT 1 6,951 SF/ 0.160 AC
LOT 2 4,634 SF/ 0.106 AC
LOT 3 4,634 SF/ 0.106 AC
LOT 4 4,634 SF/ 0.106 AC
LOT 5 4,634 SF/ 0.106 AC
LOT 6 6,714 SF/ 0.154 AC
LOT 7 5,070 SF/ 0.116 AC
LOT 8 5,349 SF/ 0.123 AC
LOT 9 5,349 SF/ 0.123 AC
LOT 10 5,349 SF/ 0.123 AC
LOT 11 5,349 SF/ 0.123 AC
LOT 12 5,349 SF/ 0.123 AC
LOT 13 5,350 SF/ 0.123 AC
LOT 14 5,350 SF/ 0.123 AC
LOT 15 5,301 SF/ 0.122 AC
LOT 16 6,701 SF/ 0.154 AC
LOT 18 5,523 SF/ 0.127 AC
LOT 19 5,523 SF/ 0.127 AC
LOT 20 5,523 SF/ 0.127 AC
LOT 21 5,523 SF/ 0.127 AC
LOT 22 5,523 SF/ 0.127 AC
LOT 23 5,523 SF/ 0.127 AC
LOT 24 5,464 SF/ 0.125 AC
OUTLOT A 39,561 SF 0.908 AC (CROSS HATCHED)

10' P.U.,D.& D.E. HEREBY GRANTED
20' P.U. & D.E. HEREBY GRANTED
6.00' (TYPICAL)
PROP. MONUMENT (TYPICAL)
PROPOSED NEW CONCRETE WALK WITH ACCESSIBLE RAMPS & DETECTABLE WARNING STRIPS (TYP.)
PROP. 10' x 10' UTILITY HOUSING
10.00' WATERMAIN EASEMENT HEREBY GRANTED
PROP. 5' WIDE CONCRETE WALK (TYPICAL)
PROP. GATE (TYPICAL)
RIGHT IN, RIGHT OUT ENTRANCE
STOP SIGN
1.0' RAD (TYP.)
4.00' E/P
5' PUBLIC CONC. WALK
76' x 212' x 4.5' (D) STORM TRAP UNIT (OPEN BOTTOM FOR DETENTION & PCBMP PROVISION)
HWL 721.50 NWL 717.00 GRAVEL 714.70 - 717.00
PROPOSED 86' X 290' UNDERGROUND DETENTION/EASEMENT
PROPOSED CONCRETE PAVEMENT (TYPICAL)
PROP. LIGHT POLE (TYPICAL)
PROP. 3' WIDE PAVER WALK (TYPICAL)
EXISTING UTILITY POLE TO BE RELOCATED
EAST RIGHT OF WAY LINE OF SCHOOL STREET
20' P.U. & D.E. HEREBY GRANTED
6' BLANKET EASEMENT ON BEHALF OF VILLAGE OF LOMBARD HEREBY GRANTED
6' P.U. & D.E. HEREBY GRANTED
6' SOLID FENCE (TYPICAL)
PROP. PERIMETER FENCES (TYPICAL)
4' METAL FENCE (OPEN) (TYPICAL)
PROP. MONUMENT (TYPICAL)
STEPS TO BASEMENT (TYPICAL)
CONCRETE PATIO (TYPICAL)
6" (BEHIND CURB)
STOP SIGN
20' P.U. & D.E. HEREBY GRANTED

SCHOOL STREET (PLATTED AS CO-OP ROAD) (66' R.O.W.)
MEYERS ROAD (PLATTED AS MEYER ROAD) COUNTY HWY. 25 (83' APPARENT R.O.W.)
14TH STREET

SHEET	1
OF	1

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	5/21/24	GENERAL REVISION

BOOK:	DWG. SIZE: E1
DRAWN: YCL	CHECKED: JGL
REFERENCE:	
DATE: 05/01/2024	
PROJECT NO.	2023-0528