

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL MEETING**  
**JUNE 4, 2013 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Acceptance of Public Improvements – O’Driscoll Subdivision	✓ Resolution Ordinance Motion Discussion Only	Nan Newlon, P.E. Director of Public Works

**SYNOPSIS**

A resolution has been prepared for the acceptance of public improvements for the O’Driscoll Subdivision, a 27 lot subdivision completed by D & D Development, Inc.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 identified *Top Quality Infrastructure*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the June 4, 2013 consent agenda.

**BACKGROUND**

The O’Driscoll Subdivision is located on Davane Ct., north of 65<sup>th</sup> Street and was completed by D & D Development, Inc. The public improvements become part of the Village’s infrastructure when completed and include streets, curbs & gutters, sidewalks, street lights, water main and storm sewers. Construction of the public improvements was completed in 2000 and they were inspected and recommended for acceptance by Village staff. A security was previously posted by the developer to cover the maintenance period.

**ATTACHMENTS**

Resolution  
Approved Engineering Plans

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF  
PUBLIC IMPROVEMENTS – O'DRISCOLL SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the O'Driscoll Subdivision; and,

WHEREAS, Naniel Newlon, Director of Public Works, has recommended acceptance of these public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of The Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the Village hereby accepts those municipal public improvements constructed as part of the O'Driscoll Subdivision generally located on Davane Court north of 65<sup>th</sup> Street, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.
3. That all resolutions or parts of resolutions in conflict with the provisions of the Resolution are hereby repealed.
4. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

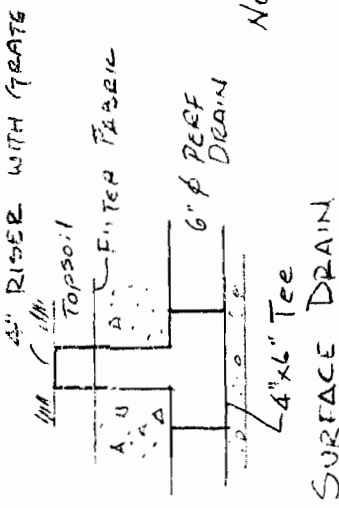
Attest: \_\_\_\_\_  
Village Clerk

# GRADING PLAN REVISION

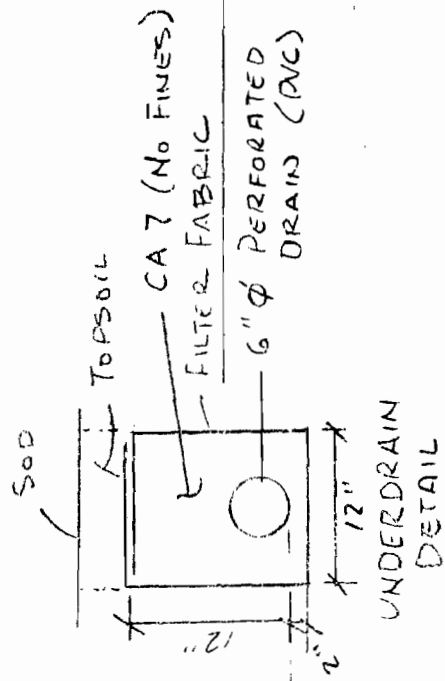
LOTS 4, 5 & 6

## O'DRISCOLL SUBDIVISION

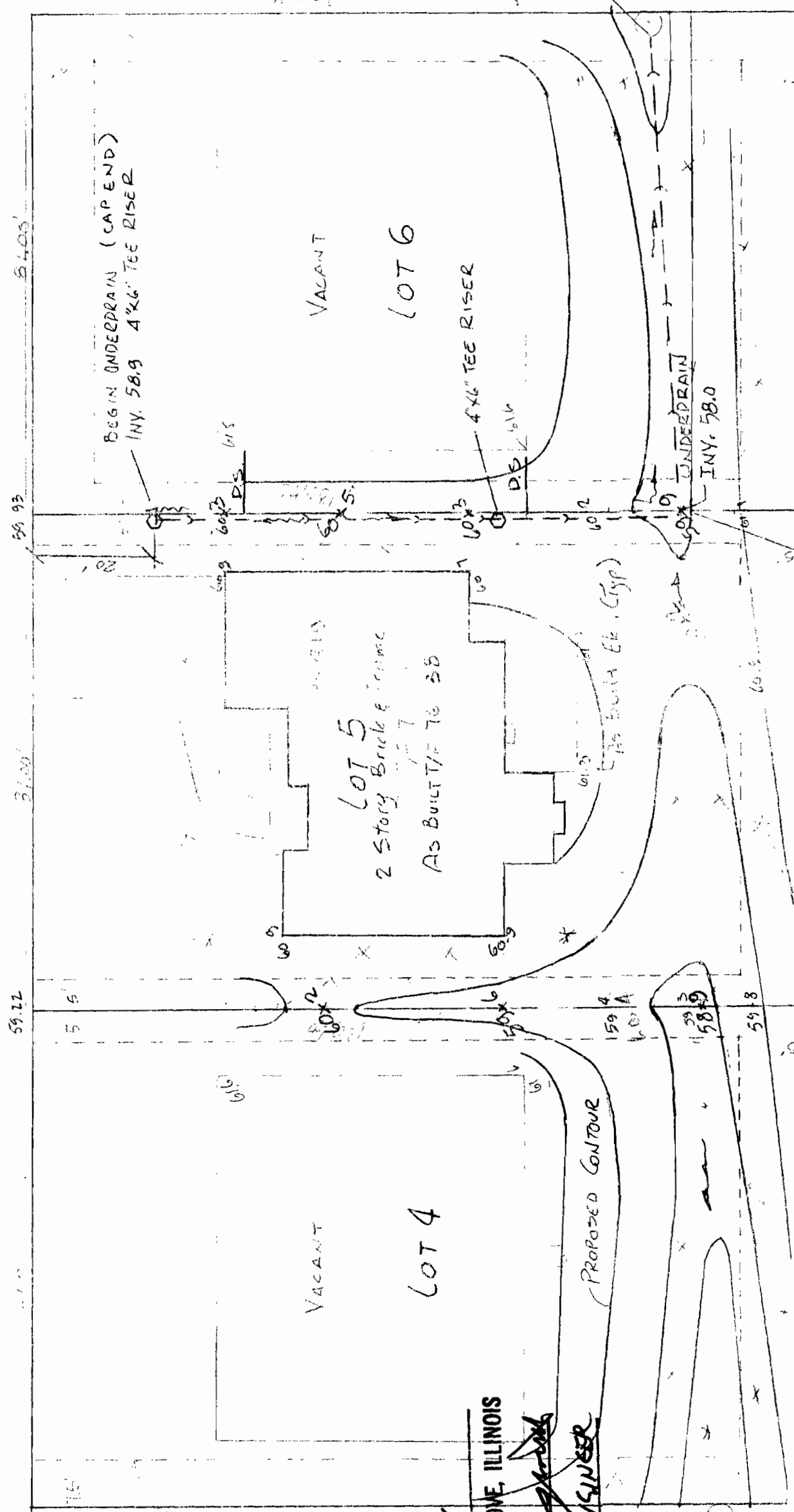
4 DAVANE COURT



NOTE  
 PROVIDE 4"x6" TEES  
 TO CONNECT DOWN-  
 SPOUTS FROM LOTS  
 5 & 6  
 GC



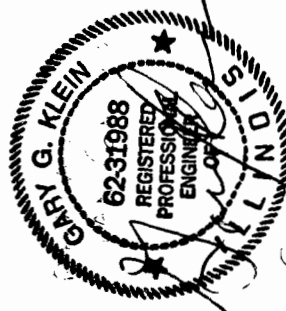
Scale 1" = 20'



*Robert T. Perry*  
 8-16-98

APPROVED 8-24-98  
 VILLAGE OF DOWNERS GROVE, ILLINOIS  
 BY *Robert T. Perry*  
 TITLE VILLAGE ENGINEER

AS-BUILT RIM 57.13



LICENSE EXPIRES: 11-30-99  
 GC UNDERDRAIN  
 INV. 57.2  
 RIM 58.66 AS-BUILT

60.1 AS-BUILT  
 60x4 PROPOSED

4.25.75  
O.D. work

# FINAL ENGINEERING PLANS

# O'DRISCOLL SUBDIVISION

DOWNERS GROVE, ILLINOIS

### SCHEDULE OF QUANTITIES

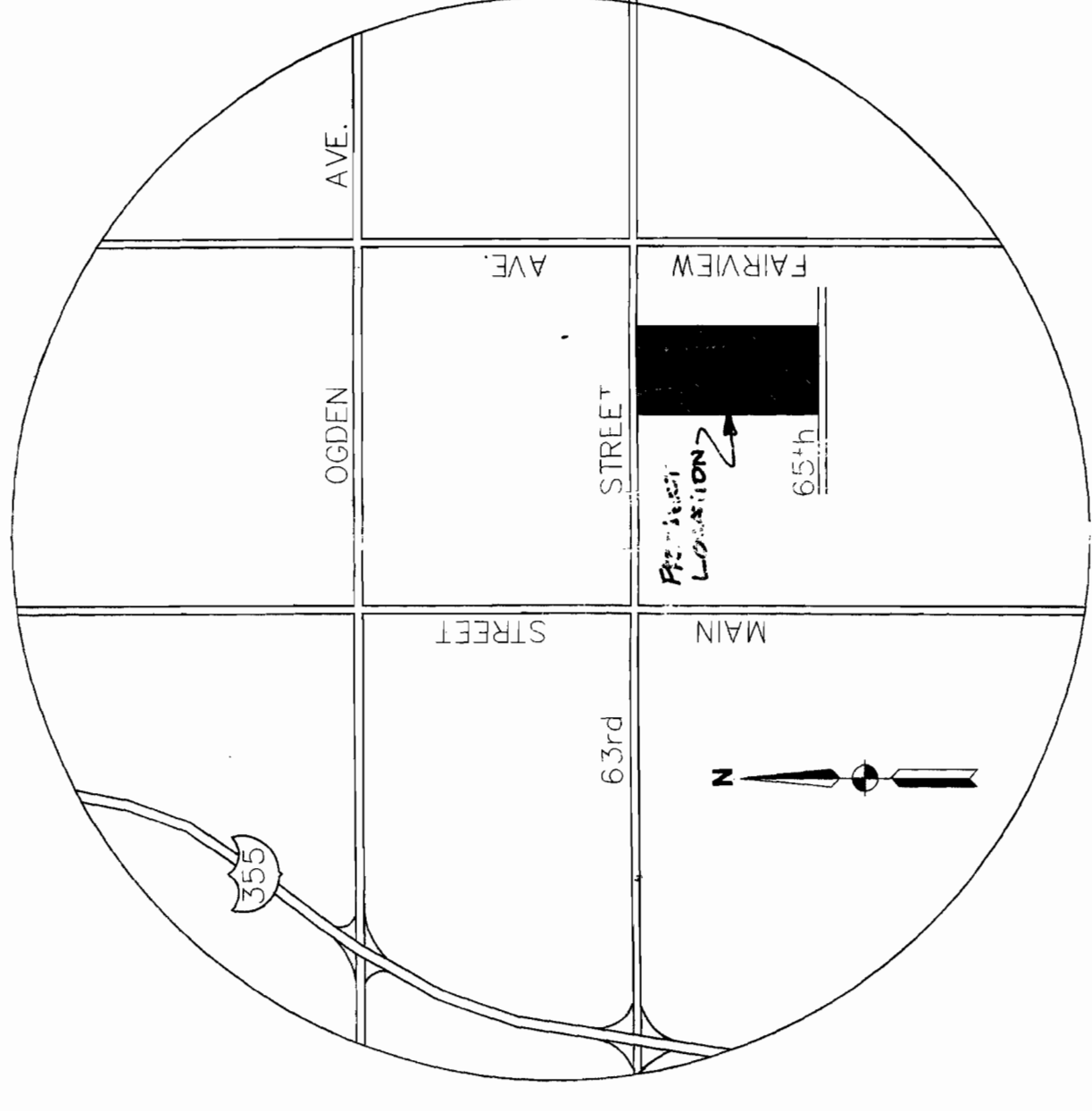
GRADING	WATERMAIN	ROADWAY
1. 6" X 12" P.C. w/V.V.	1.0 EA.	3,925.0 S.F.
2. Site Grading	1650.0 L.F.	2,540.0 L.F.
3. Tree Removal	65.0 L.F.	1,724.0 Gal.
4. Earth Excavation	6.0 EA.	
5. Topsoil Repl. 6"	3,540.0 C.Y.	3,926.0 S.Y.
6. Seeding	944.0 S.Y.	12,700.0 S.F.
7. 0.72" AC	17.0 EA.	54.0 S.Y.
8. 8" Dia. Manhole	200.0 C.Y.	
9. G.T.R. (Services)	12.0 S.Y.	
10. Excess Dirt	1.0 L.S.	

STREET LIGHTING	STORM SEWER
1. 125' Pole	370.0 L.F.
2. Rewire Street Lights for Control Usage	160.0 L.F.
	185.0 L.F.
	25.0 L.F.
	422.0 L.F.
	1,012.0 L.F.
	2.0 EA.
	1.0 EA.
	101.0 C.Y.
	2.0 EA.
	2.0 EA.
	7.0 EA.
	2.0 EA.
	68.0 EA.

SANITARY SEWER	WATERMETER
1. 8" P.V.C. SDR 26	5.0 EA.
2. 48" Dia. Manhole	Lump Sum
3. 12" Dia. Manhole	
4. 15" Dia. Manhole	
5. G.T.R. (Main)	
6. G.T.R. (Services)	
7. Manhole & Replace	
8. Manhole & Replace	
9. Tree Removal & Replace	
10. Sign Removal & Replace	



LOCATION MAP  
N.T.S.

BENCHMARK  
#735 CROSS CUT IN NORTHWEST FLANGE BOLT ON FIRE HYDRANT  
LOCATED ON NORTHWEST CORNER OF FAIRMONT AND 65TH STREET  
ELEVATION 750.73

#108 RAILROAD SPIKE SW SIDE OF POWER POLE AT NORTHEAST  
CORNER OF GRAND & 63rd STREET.

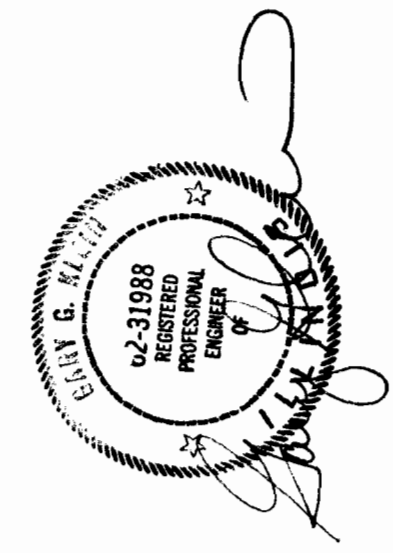
### DEVELOPER

D&D DEVELOPMENT, INC.  
DANIEL O'DRISCOLL  
1241 RICHFIELD CT.  
WOODRIDGE, ILLINOIS

ENGINEERED BY  
LASER CONSULTING ENGINEERS OF IL LTD.  
16W066 JEANS ROAD, SUITE 210  
LEMONT, ILLINOIS 60439  
(708) 850-7475

### INDEX OF SHEETS

- TITLE SHEET
- SPECIFICATIONS
- UTILITY OVERALL & LIGHTING DETAILS
- GRADING PLAN
- PLAN & PROFILE
- STORM SEWER PROFILES
- CONSTRUCTION DETAILS
- SUBDIVISION PLAT



FILE COPY. Do NOT REMOVE

CHANGE EXPRES: 11-30-97

NOTE: DOWNERS GROVE DOES NOT  
WORK WITH OR USE JULIE PRIOR  
TO THE START OF WORK. CALL  
D&D DEVELOPMENT, INC.

PRIOR TO ANY CONSTRUCTION  
CALL (708) 850-7475  
VILLAGE OF DOWNERS  
GROVE PUBLIC WORKS  
DEPT.  
(708) 434-1500

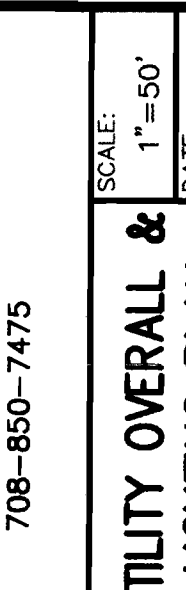
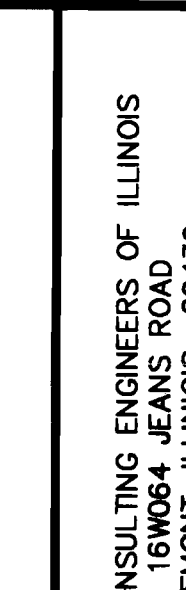
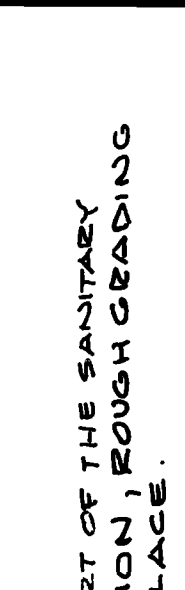
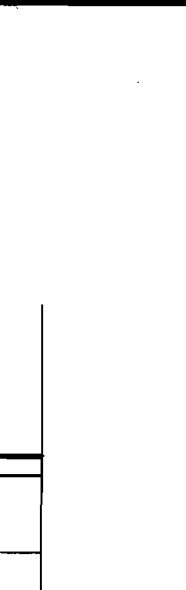
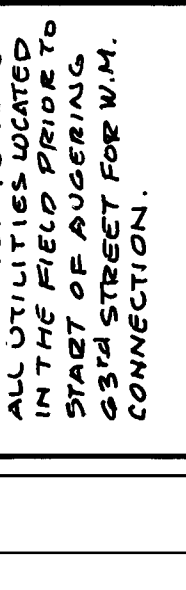
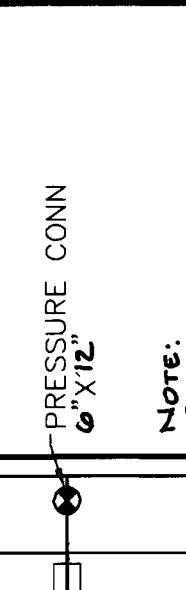
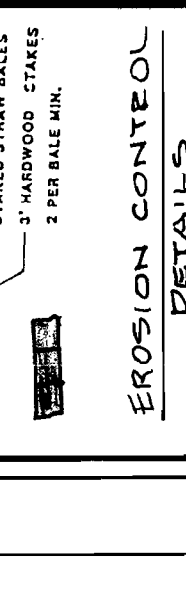
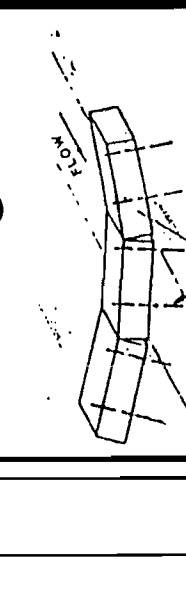
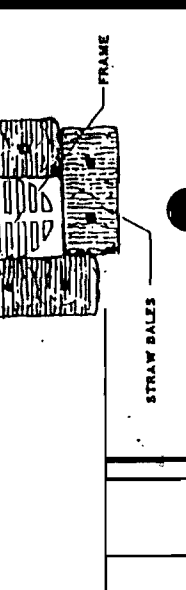
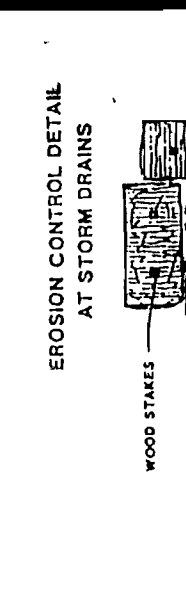
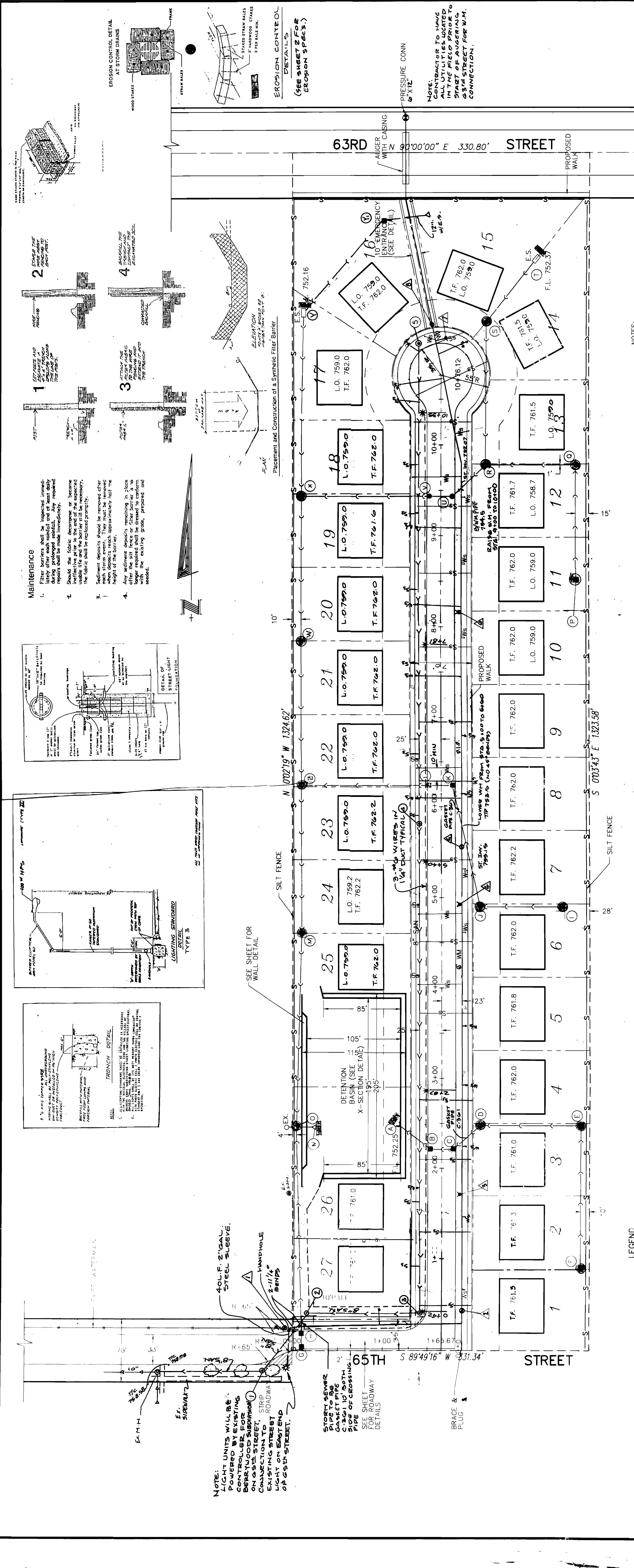
APPROVED: 15 AUGUST 96  
VILLAGE OF DOWNERS GROVE, ILLINOIS  
BY: *Robert T. Jorgensen*  
VILLAGE ENGINEER

DATE	NO.	DESCRIPTION	BY
9/18/96	1	PRELIMINARY REVIEW	JCM
9/18/96	2	PRELIMINARY REVIEW	JCM

PROJECT NO. 50195  
SHEET NO. 1 OF 8

DRAWN: TDG  
CHECKED: J.G.M.  
SCALE: 1"=50'  
DATE: 02MAR96  
COVER





**NOTE:**  
LIGHT UNITS WILL BE POWERED BY EXISTING CONTROLLER FOR EXISTING STREET LIGHTS ON EAST END OF 65TH STREET.

**NOTE:**  
STREET LIGHTS TO BE VILLAGE OF DOWNERS TYPE ONLY.

**NOTE:**  
CONTRACTOR TO HAVE ALL UTILITIES LOCATED START OF AUGUST 23RD STREET FOR W.M. CONNECTION.

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**LEGEND:**

- EXS\* PROPOSED
- SILT FENCE
- WATER MAIN
- WATER SERVICE W/B BOX
- VALVE VAULT
- FIRE HYDRANT
- STORM SEWER
- MANHOLE(SANITARY)
- MANHOLE(STORM)
- INLET
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER
- SANITARY SERVICE CONNECTION
- EXISTING CONTOUR
- STORM CULVERT WITH ENDSIGHT
- UTILITY SLEEVES
- STREET LIGHT

**NOTE:** LIGHT STOPS TO BE VILLAGE OF DOWNERS STREET LIGHTS ONLY.

1. Street lighting shall be installed in accordance with the current service rules and policies of CompuHealth Edison Co.
2. 100 watt luminaires shall be H4-HI PHOSPHOROUS FLUOROPHOSPHOR (PFC) type. Heavy wall rigid PVC conduit shall be used for all underground wiring. Conduit shall be installed in a trench, and a 1/2" aluminum drip type wire shall be installed.
3. Street crossings of electrical conduit for the street lighting system shall be subject to the following requirements:
  - a. All street crossings of conduit and/or cable will be made in a trench, and the trench shall be installed in accordance with the requirements of the street lighting system.
  - b. Duct shall be laid at the absolute minimum of 48 inches below the bottom of the curb.
  - c. Duct shall be capped at both ends.
  - d. Expense to locate (adequately) marked crossings and to install the trench and duct system, shall be the responsibility of the CONTRACTOR.
4. Red standard warning tape shall be installed on (1) feet above the street light conductor wire for the full length of all trenches.
5. Electrical contractor will submit specifications, drawings and trench notes for all materials to the Engineer for approval before construction.
6. Contract shall be given a thirty (30) day written notice to install work on the roadway if it is to be completed within a ten (10) day period.
7. The electrical contractor shall furnish one set of as-built drawings to the Engineer upon completion of the street lighting system. The drawings shall show the location of the lighting system, the location of all underground wiring, and the location of all underground wiring.
8. Payment for the street lighting shall be at the contract unit price each, for a complete in-place installation, which shall include all materials, labor, and all necessary construction and equipment.

LASER CONSULTING ENGINEERS OF ILLINOIS  
18W084 JEANS ROAD  
LEMONT, ILLINOIS 60439  
708-850-7475

PRIOR TO ANY CONSTRUCTION CALL  
VILLAGE OF DOWNERS  
GEOFFREY PUBLIC WORKS DEPT.  
(708) 494-5500

SCALE: 1"=50'  
DATE: JGM  
PROJECT NO. 50195  
SHEET NO. 3 OF 8

DATE	DESCRIPTION	BY
10/1/20	PER V.E. PER V.E.	JGM
10/1/20	PER V.E. PER V.E.	JGM
10/1/20	PER V.E. PER V.E.	JGM
10/1/20	PER V.E. PER V.E.	JGM

**WATER MAIN**

SIZE & STA.	ELEV.
48" V.V.	R = 759.8
48" V.V.	GR. = 759.4
48" V.V.	RM = 758.5
48" V.V.	GR. = 760.3
48" V.V.	GR. = 759.5
48" V.V.	GR. = 760.0
48" V.V.	GR. = 760.8
48" V.V.	GR. = 780.9
PRESSURE CONN. V.V.	RM. EXIST GRADE

**STORM SEWER**

SIZE & STA.	ELEV.
60" M.H.	RM = 758.78
60" M.H.	INV. = 752.0
60" M.H.	RM = 756.4
60" M.H.	INV. = 751.94
60" M.H.	RM = 752.16
60" M.H.	INV. = 752.40
60" M.H.	RM = 753.4
60" M.H.	INV. = 751.75

**SANITARY MANHOLES**

SIZE & STA.	ELEV.
60" M.H.	RM = 758.78
60" M.H.	INV. = 745.75
60" M.H.	RM = 752.5
60" M.H.	INV. = 752.0
60" M.H.	RM = 756.91
60" M.H.	INV. = 759.30
60" M.H.	RM = 757.01
60" M.H.	INV. = 760.4
60" M.H.	RM = 751.38

**STORM SEWER**

SIZE & STA.	ELEV.
60" M.H.	RM = 752.25
60" M.H.	INV. = 757.7
60" M.H.	RM = 752.55
60" M.H.	INV. = 757.5
60" M.H.	RM = 752.85
60" M.H.	INV. = 758.4
60" M.H.	RM = 753.25
60" M.H.	INV. = 758.9
60" M.H.	RM = 754.4
60" M.H.	INV. = 756.0
60" M.H.	RM = 759.7
60" M.H.	INV. = 759.6
60" M.H.	RM = 759.0
60" M.H.	INV. = 757.0
60" M.H.	RM = 760.4
60" M.H.	INV. = 756.65
60" M.H.	RM = 759.1
60" M.H.	INV. = 759.4
60" M.H.	RM = 755.4
60" M.H.	INV. = 755.5
60" M.H.	RM = 751.56
60" M.H.	INV. = 753.0
60" M.H.	RM = 757.5
60" M.H.	INV. = 756.4
60" M.H.	RM = 751.37
60" M.H.	INV. = 751.13
60" M.H.	RM = 756.2
60" M.H.	INV. = 754.2
60" M.H.	RM = 755.9
60" M.H.	INV. = 752.6
60" M.H.	RM = 759.7
60" M.H.	INV. = 752.09
60" M.H.	RM = 760.3
60" M.H.	INV. = 752.28
60" M.H.	RM = 752.37
60" M.H.	INV. = 758.78
60" M.H.	INV. = 752.93

LASER CONSULTING ENGINEERS OF ILLINOIS  
 16064 JEANS ROAD  
 LEMONT, ILLINOIS 60439  
 708-850-7475

PRIOR TO ANY CONSTRUCTION  
 CALL  
**VILLAGE OF DOWNERS**  
 Group Public Works  
 DEPT.  
 (708) 434-9500

SCALE 1"=50'  
 DATE  
 DRAWN: JG-V  
 CHECKED: JG-V  
 GRADING PLAN  
 SHEET NO. 4 OF 8

PROJECT NO. 50195  
 SHEET NO. 4 OF 8

DATE	NO.	DESCRIPTION	BY
9/10/04	1	PRELIM.	JG-V
5/6/04	1	PRELIM.	JG-V

LOT 16 & 17 DETENTION BASIN

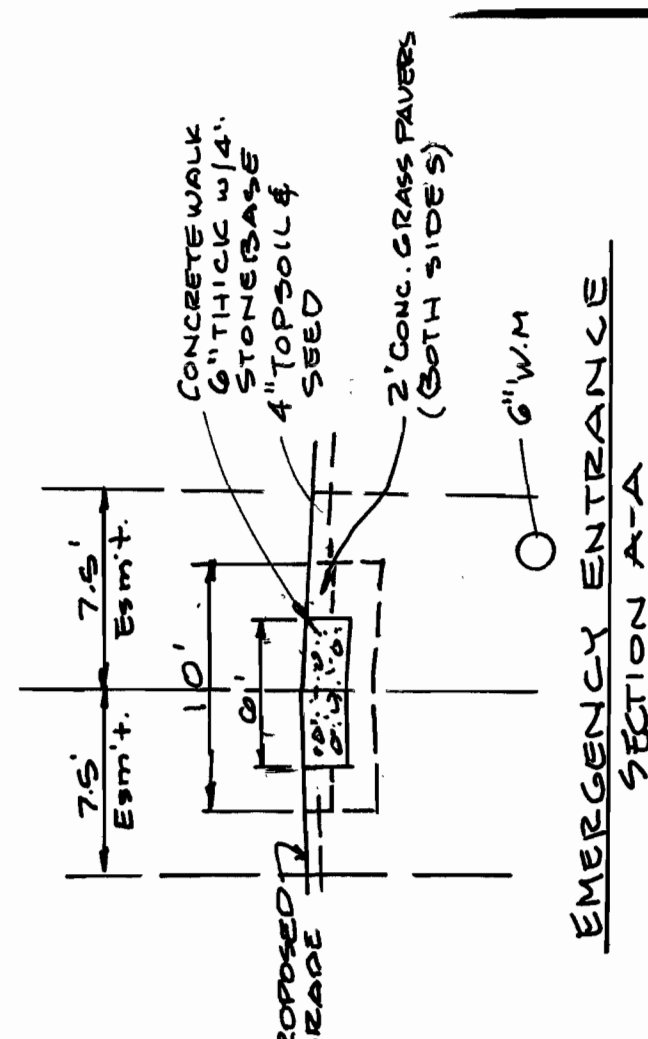
52.06	0	0
53.0	960	451
54.0	3150	2506
55.0	8250	5700
55.95	9750	8550
		16756

=0.38AC FT

LOT 25 & 26 DETENTION BASIN

51.13	0	0
52.4	20670	13125
53.0	20670	12402
54.0	20670	25527
54.25	23575	46197
55.0	23775	5531
55.95	23775	17756
		69484
		22824
		92308

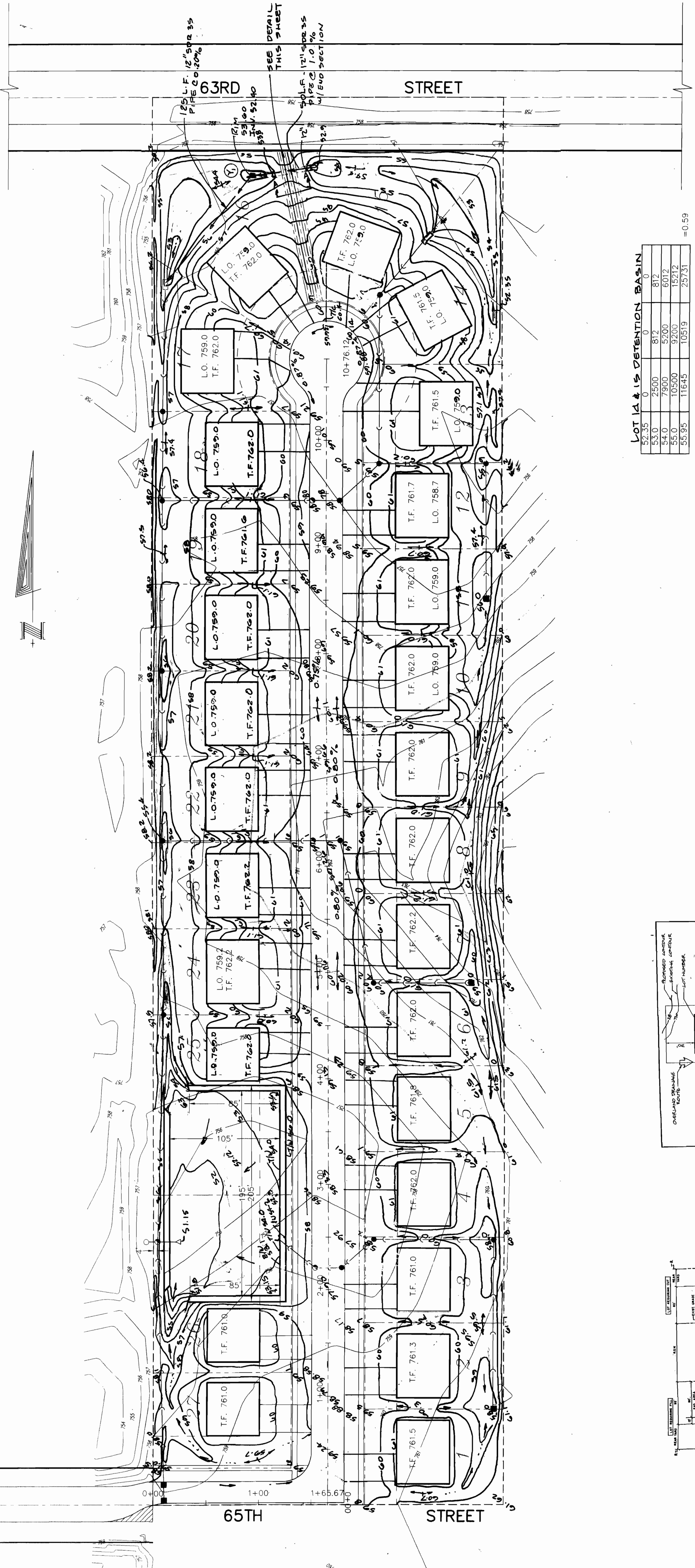
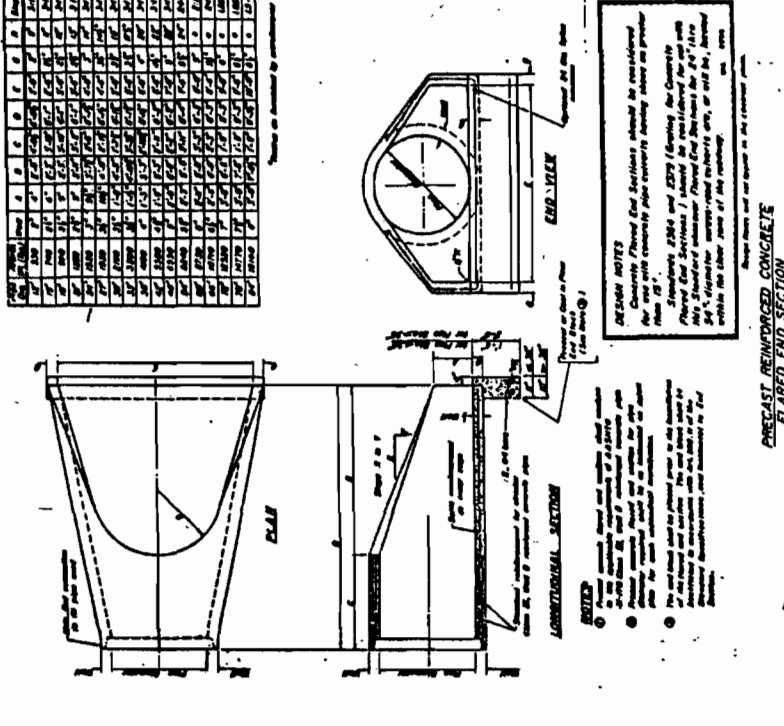
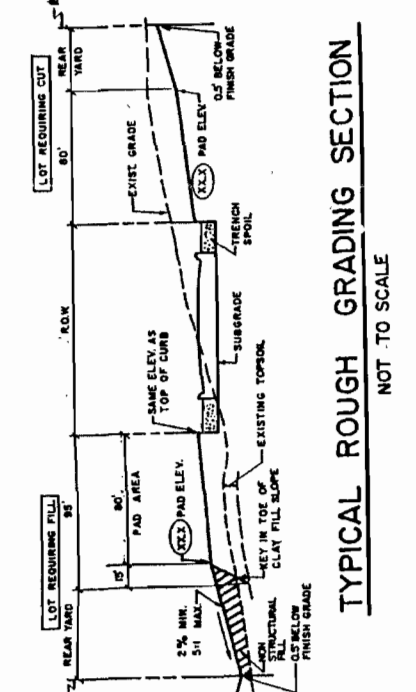
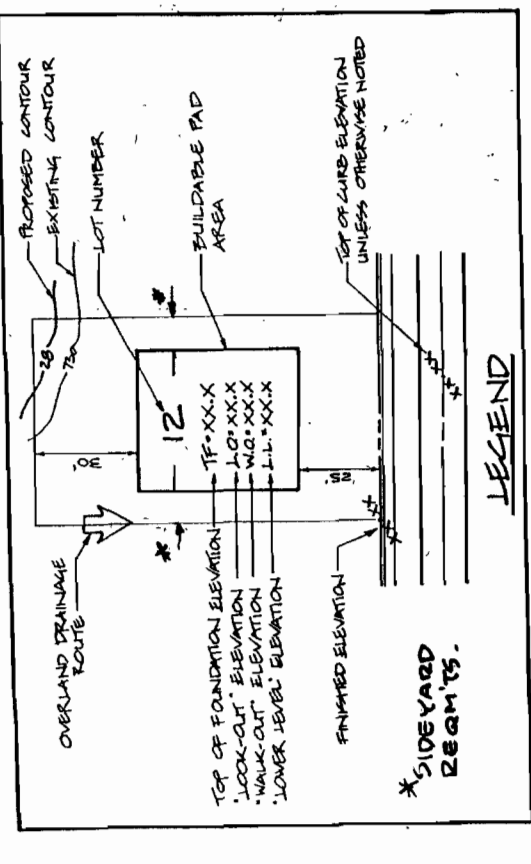
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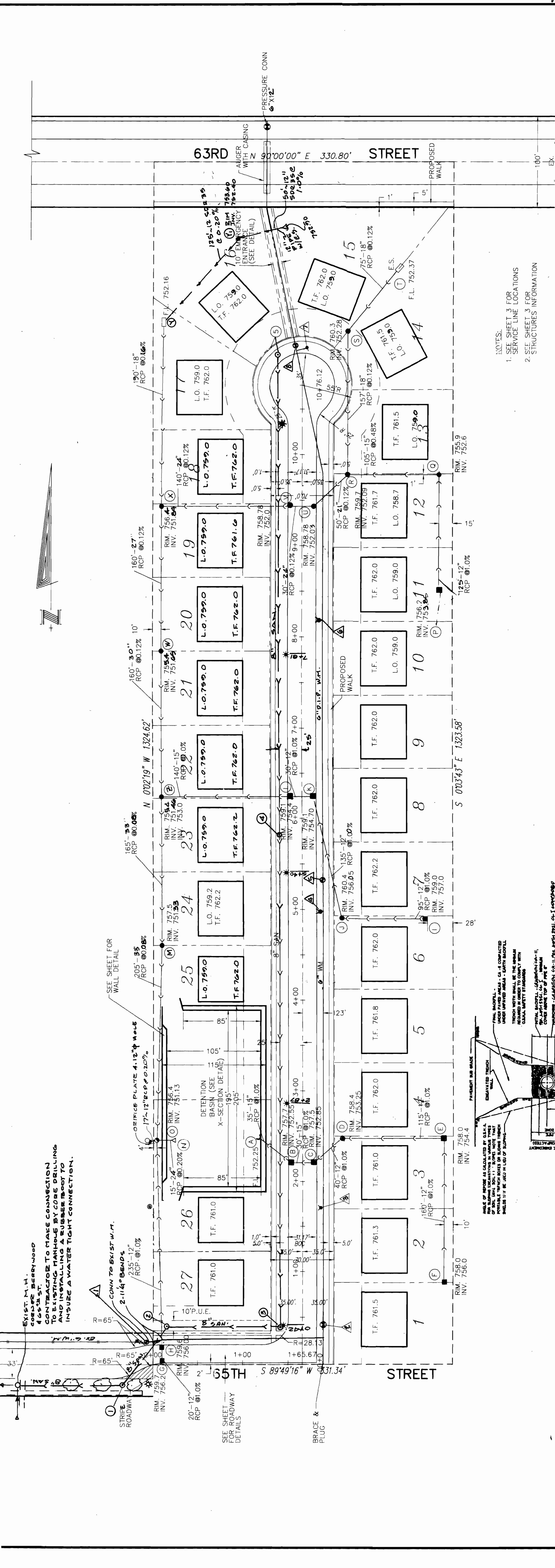


LOT 14 & 15 DETENTION BASIN

52.35	0	0
53.0	2500	812
54.0	7900	5200
55.0	10500	9200
55.95	11645	10519
		25731

=0.59



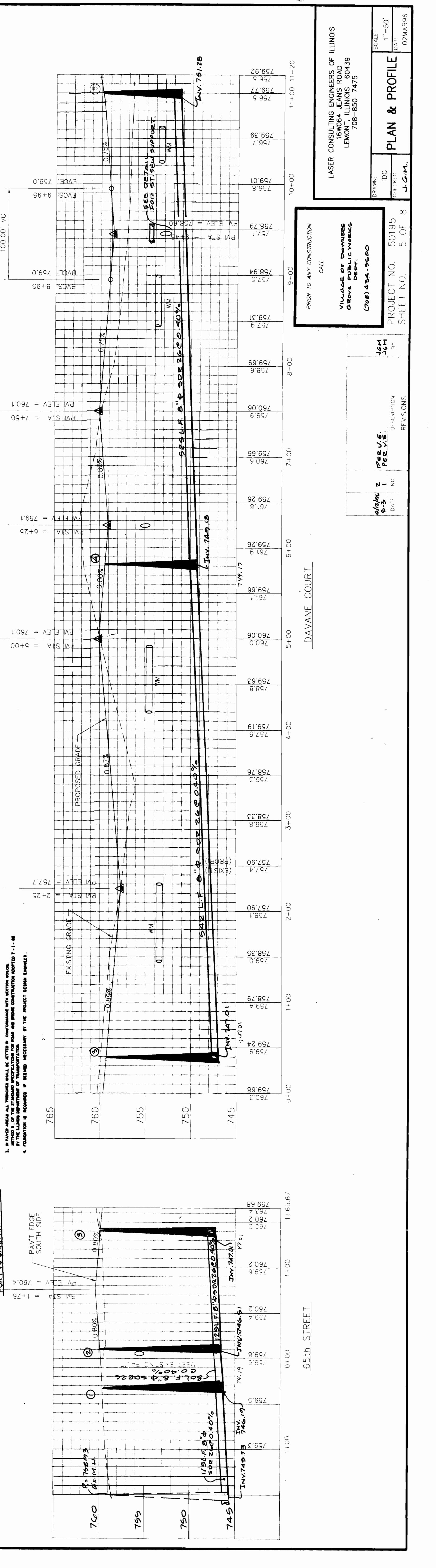


**NOTES:**

- SEE SHEET 3 FOR SERVICE LINE LOCATIONS
- SEE SHEET 3 FOR STRUCTURES INFORMATION

LOW POINT ELEV = 758.8  
 LOW POINT STA = 9+44.96  
 PVI STA = 9+45  
 PVI ELEV = 758.6  
 A.D. = 1.50  
 K = 86.72

100.00' VC



LASER CONSULTING ENGINEERS OF ILLINOIS  
 1000 N. HANCOCK ROAD  
 LEMONT, ILLINOIS 60439  
 708-850-7475

PROJECT NO. 50195  
 SHEET NO. 5 OF 8

DATE: 02/MAR/06

SCALE: 1" = 50'

PLAN & PROFILE

PROPRIETARY INFORMATION

CALL

VILLAGE OF DOWNERS GROVE PUBLIC WORKS DEPT.  
 708-434-5500

DATE: 02/11/06

BY: JCM

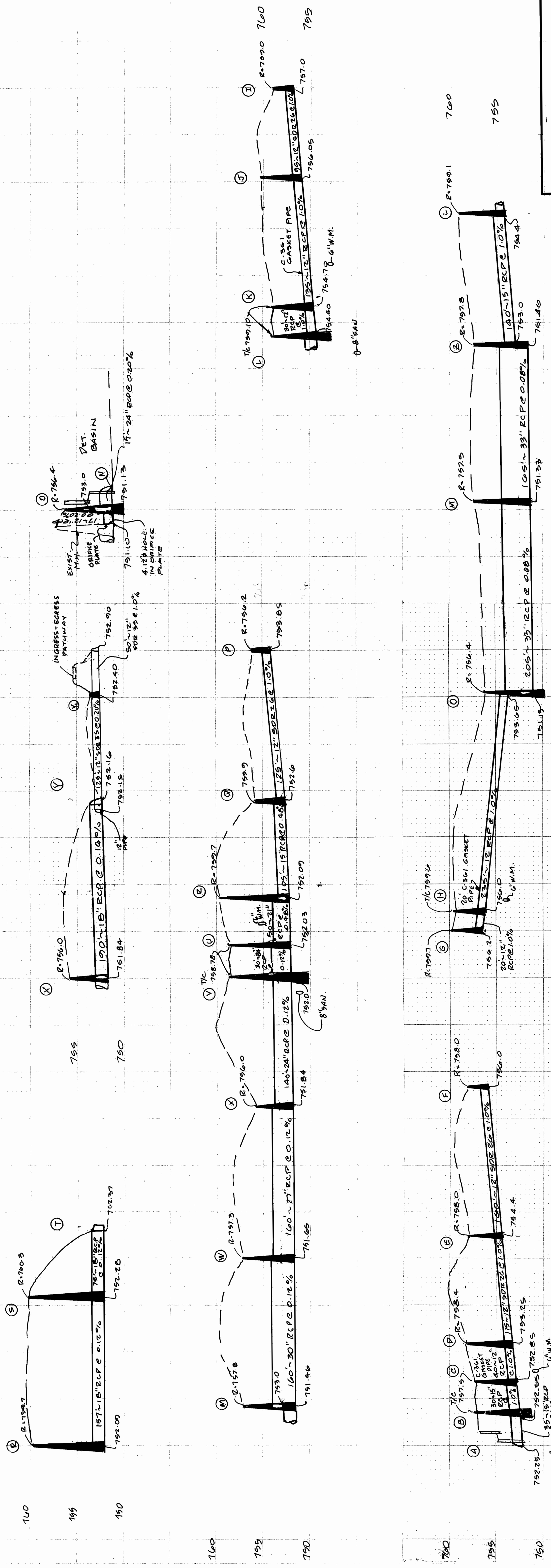
REVISIONS

63RD STREET

65TH STREET

DAVANE COURT

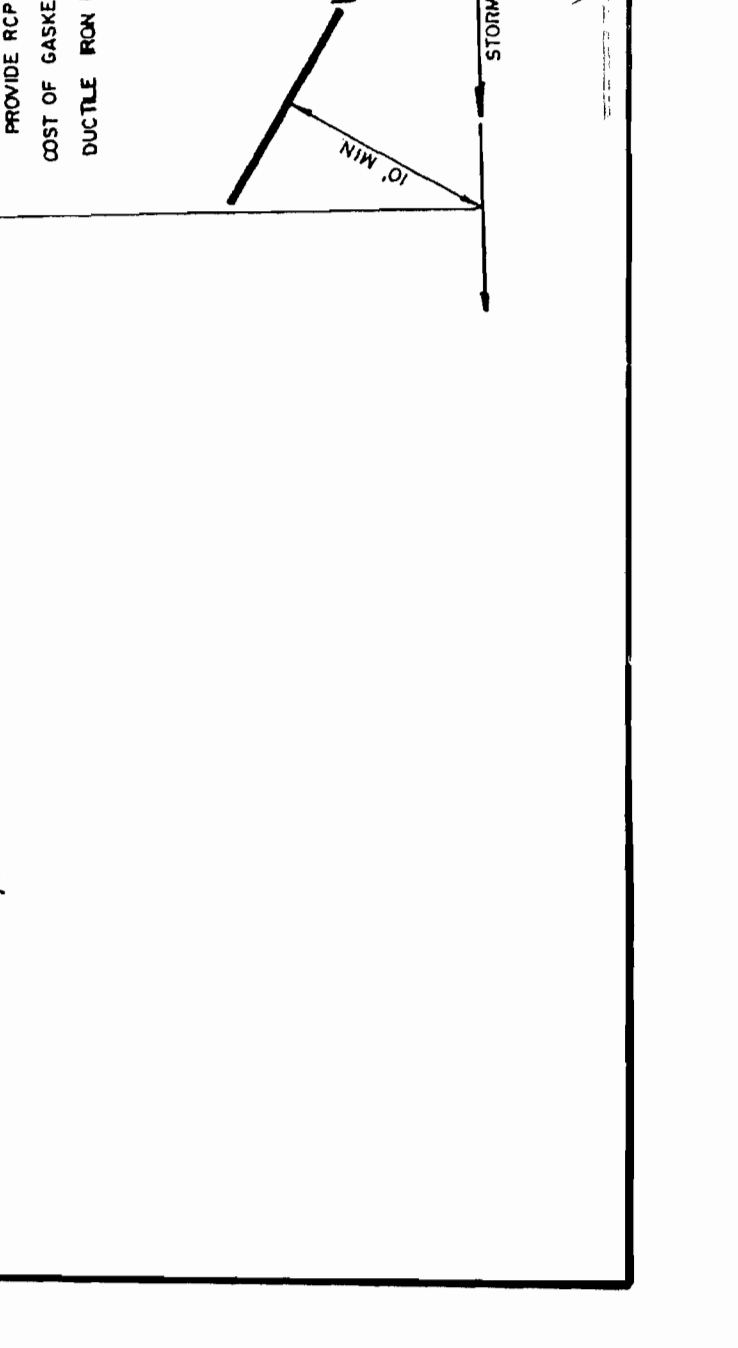
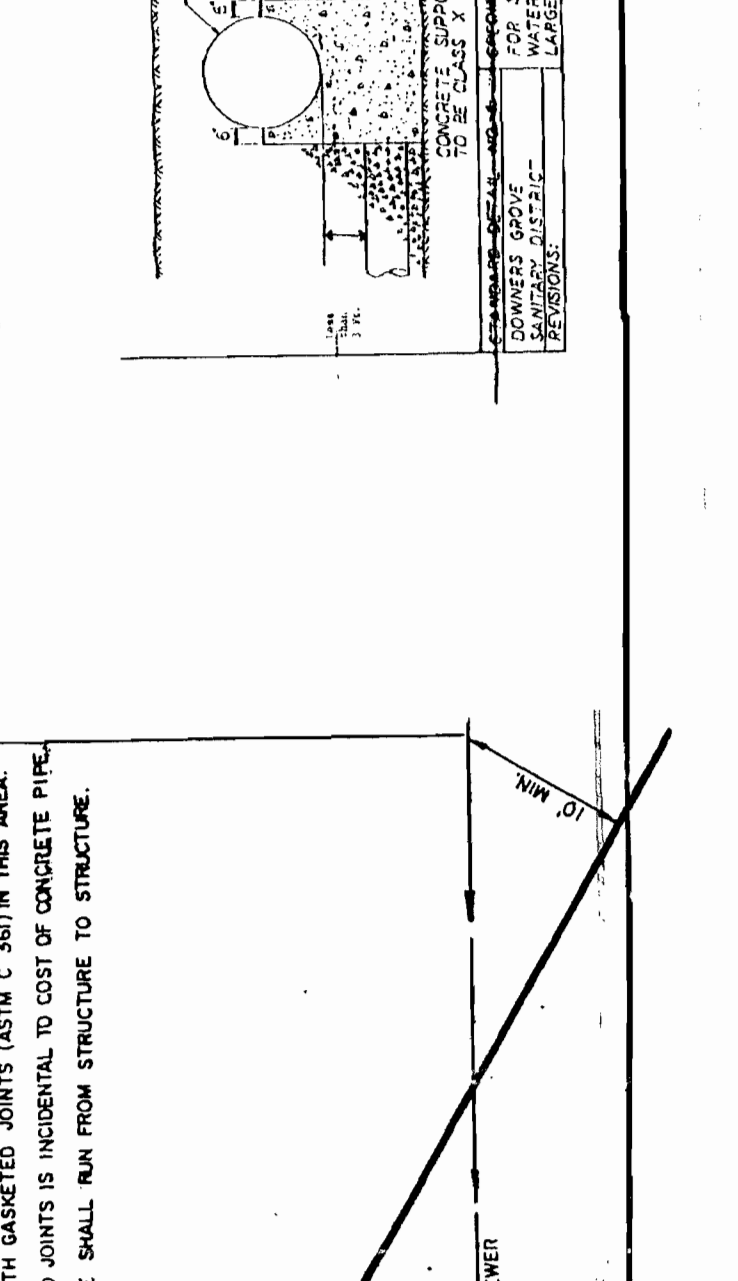
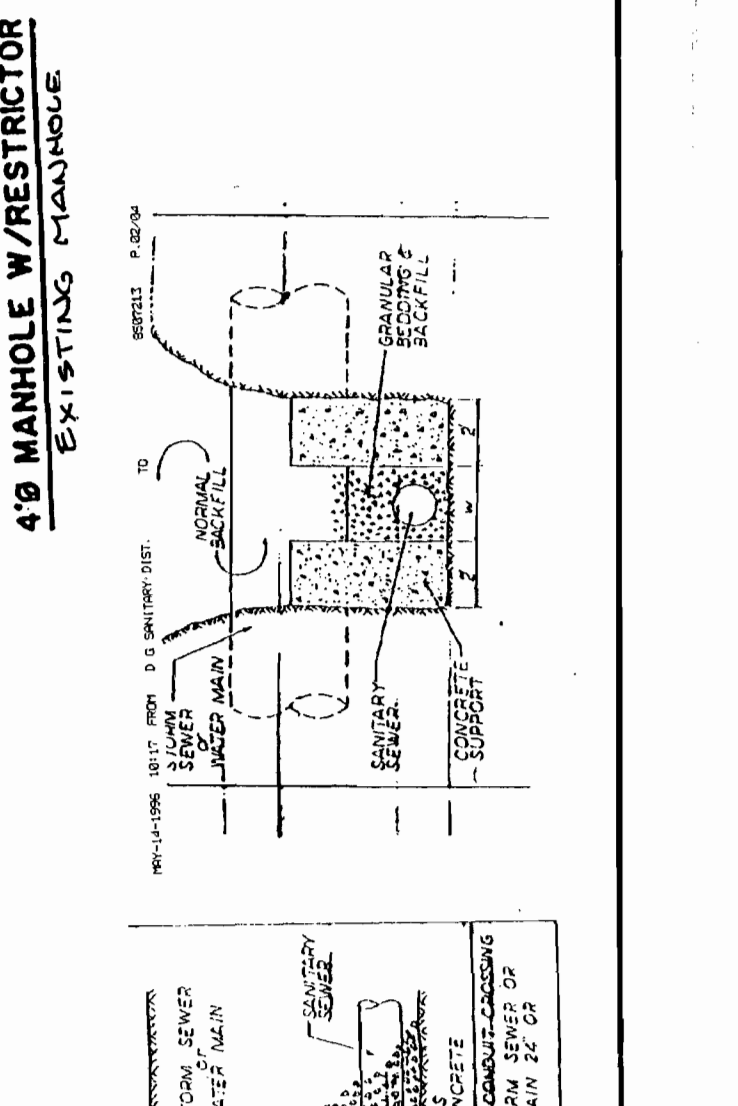
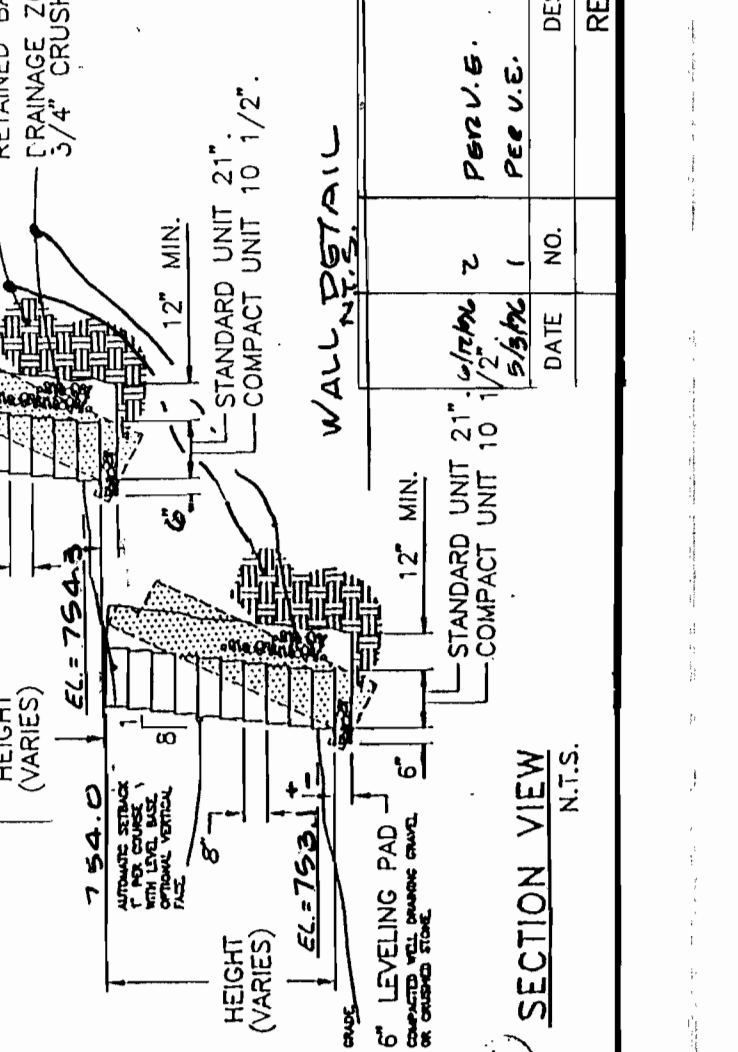
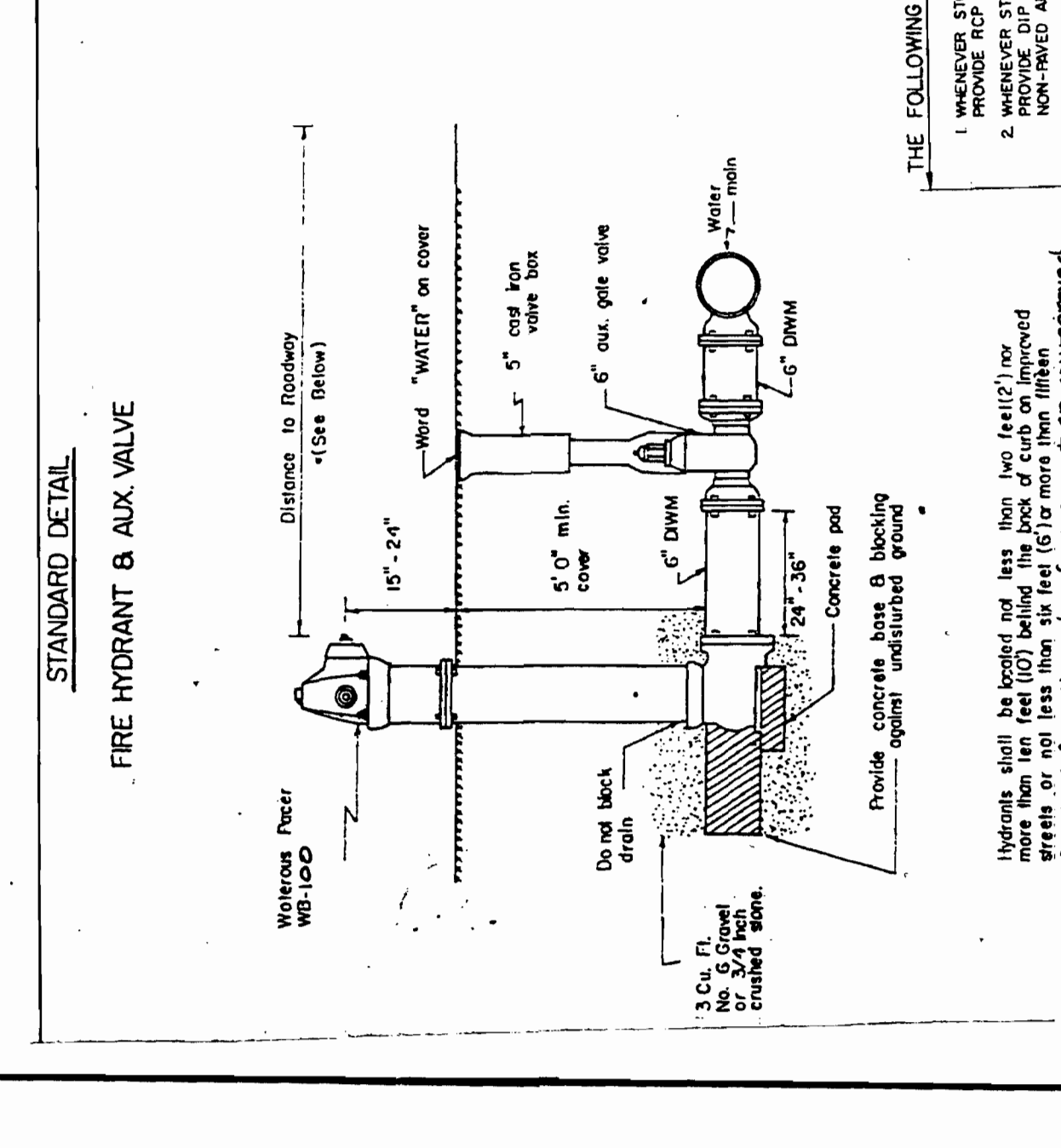
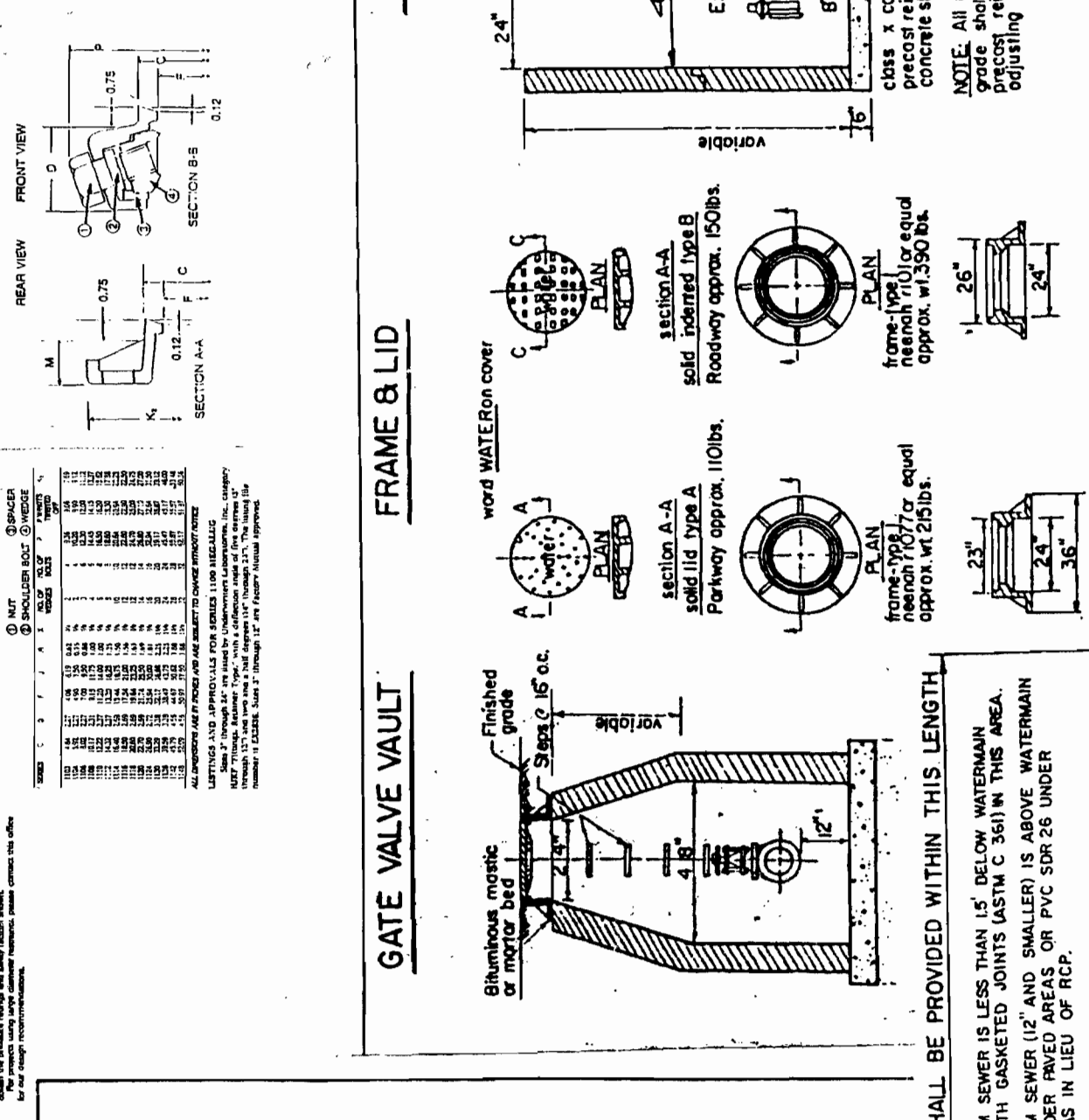
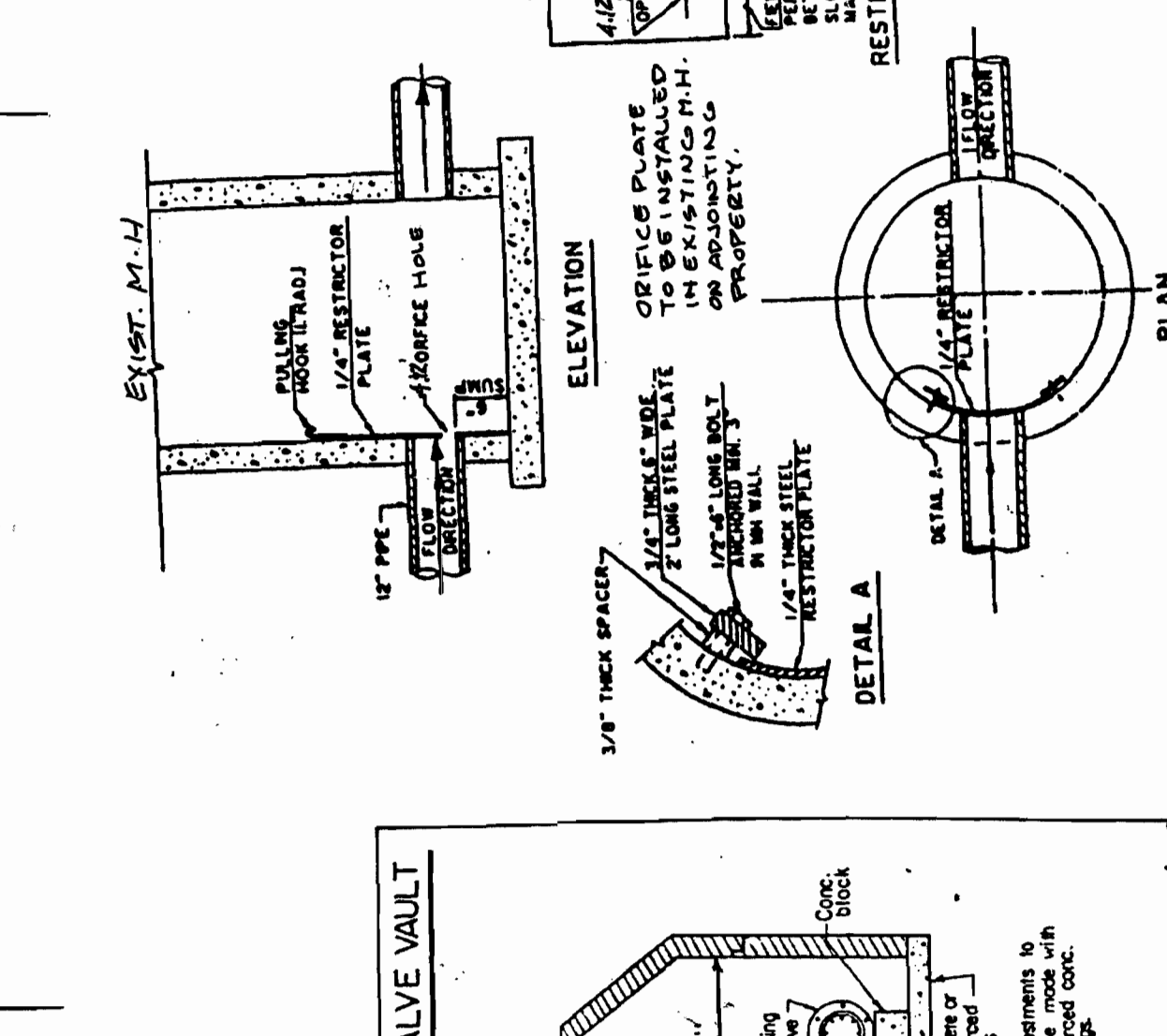
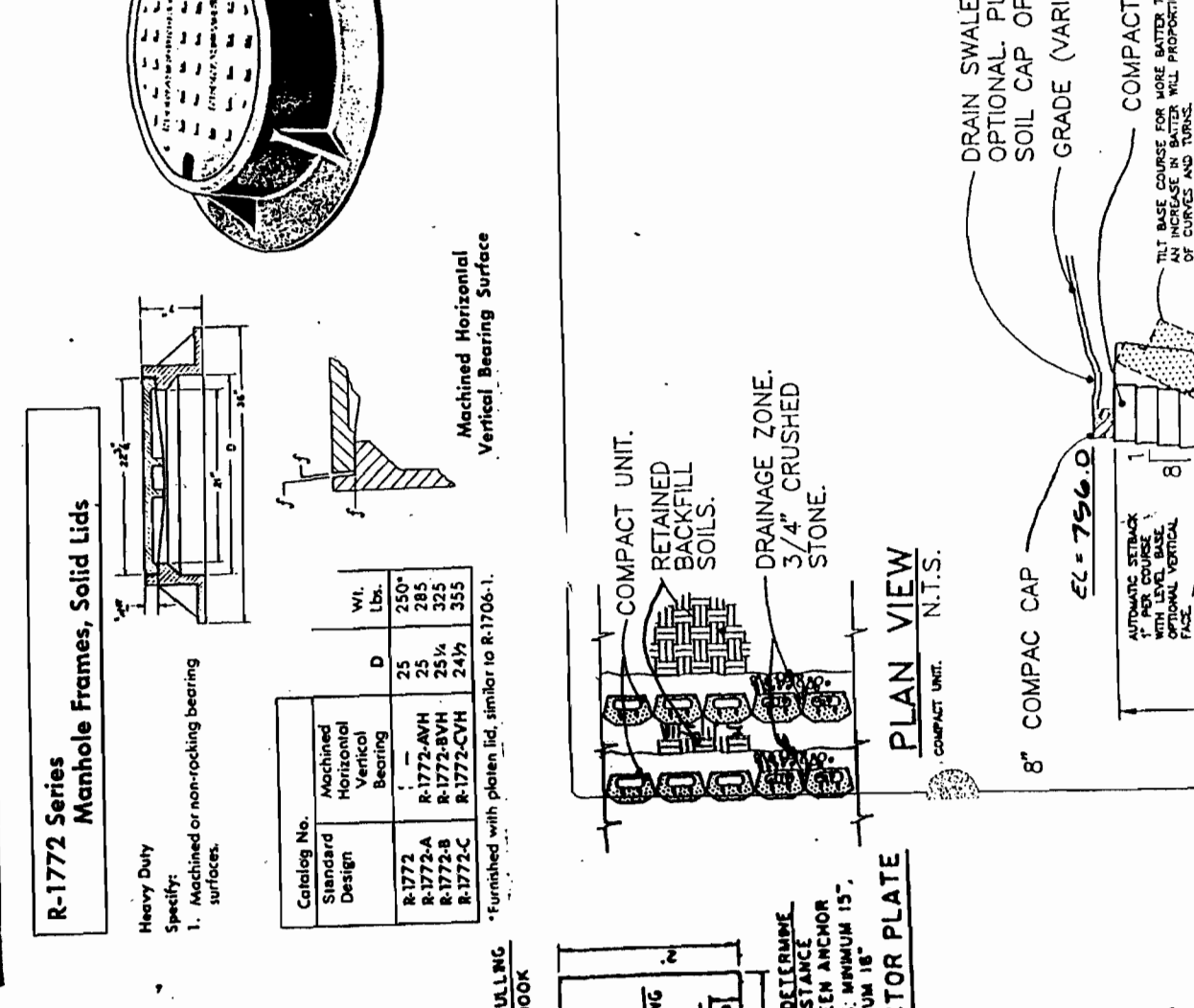
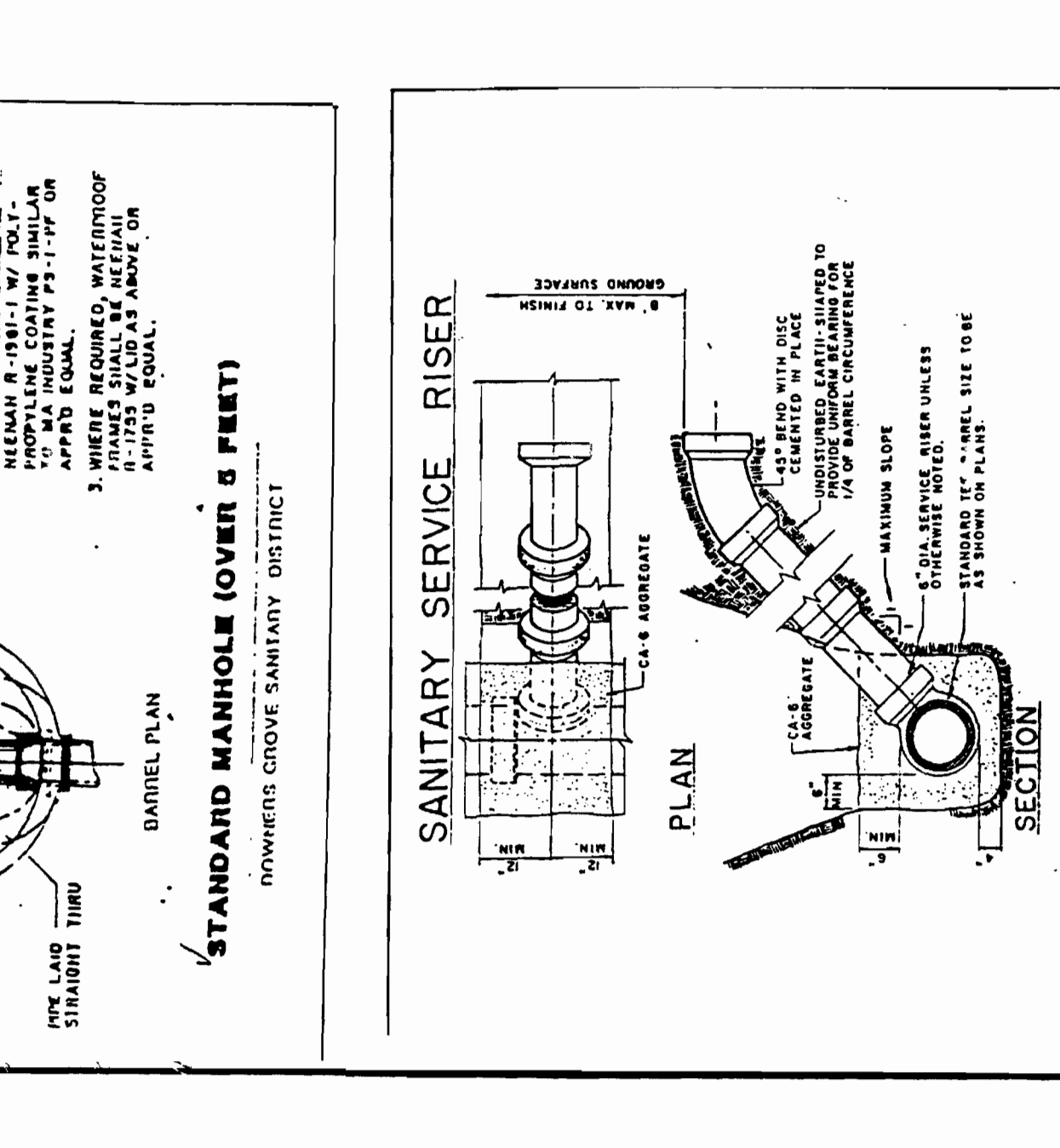
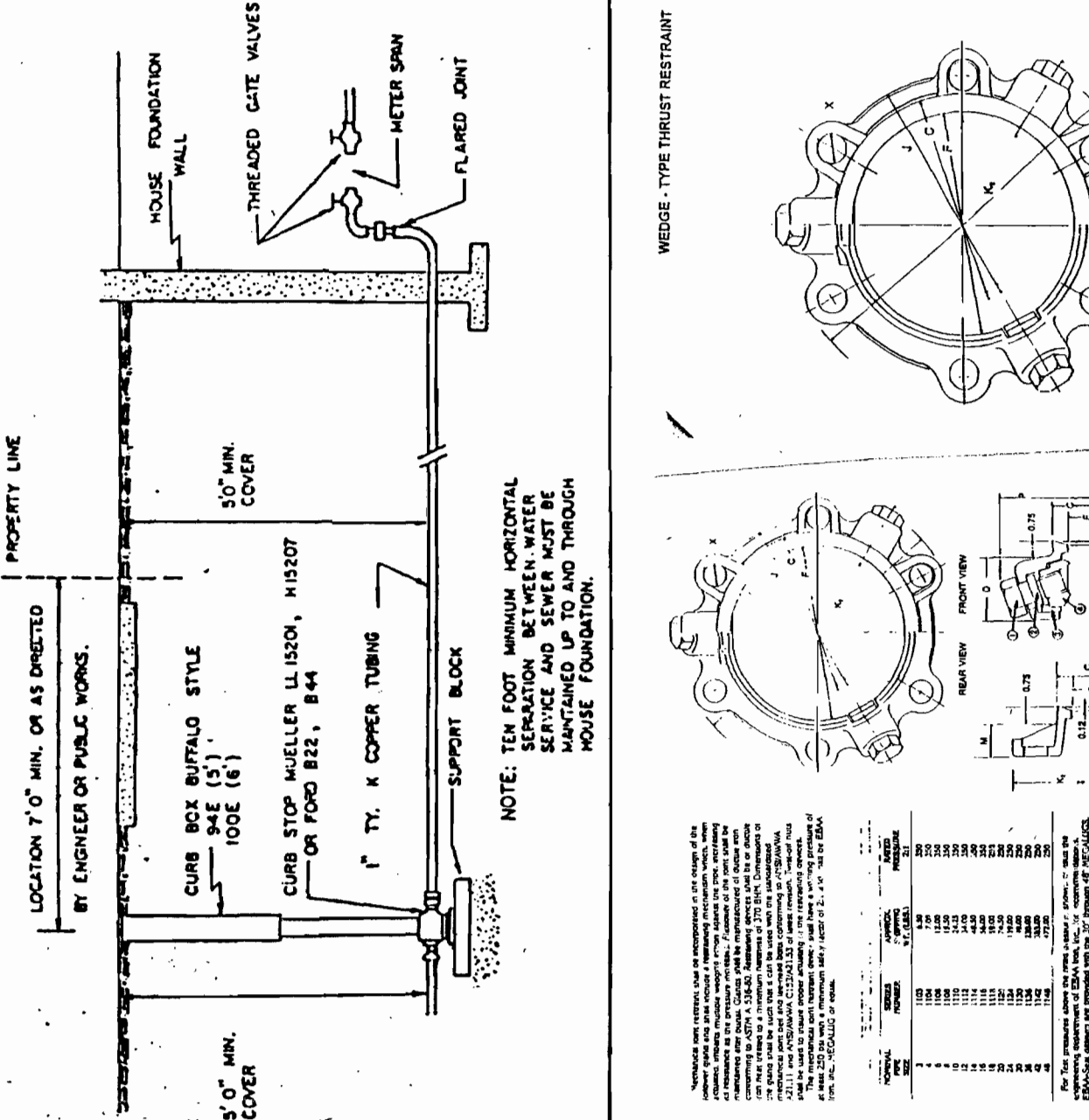
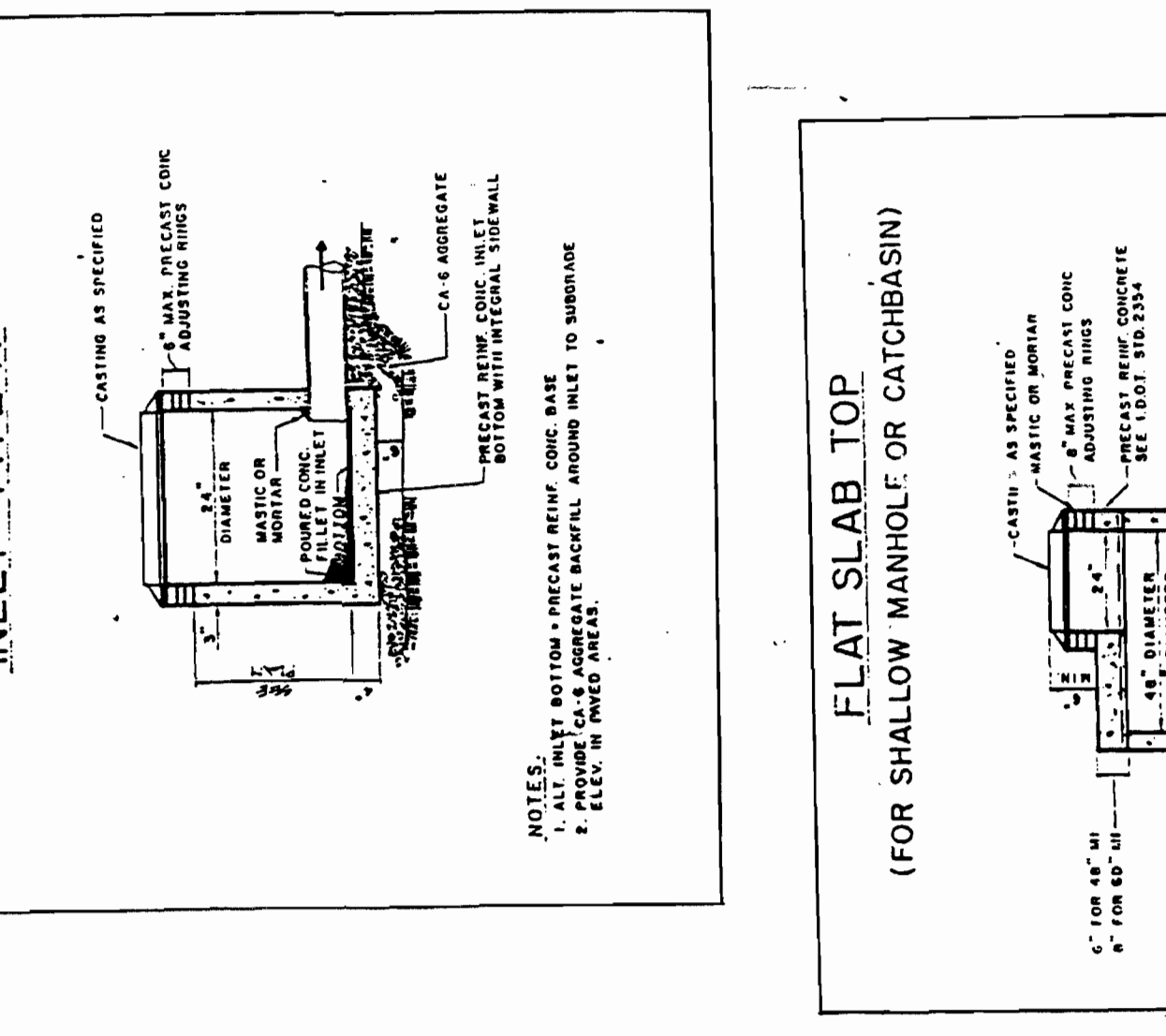
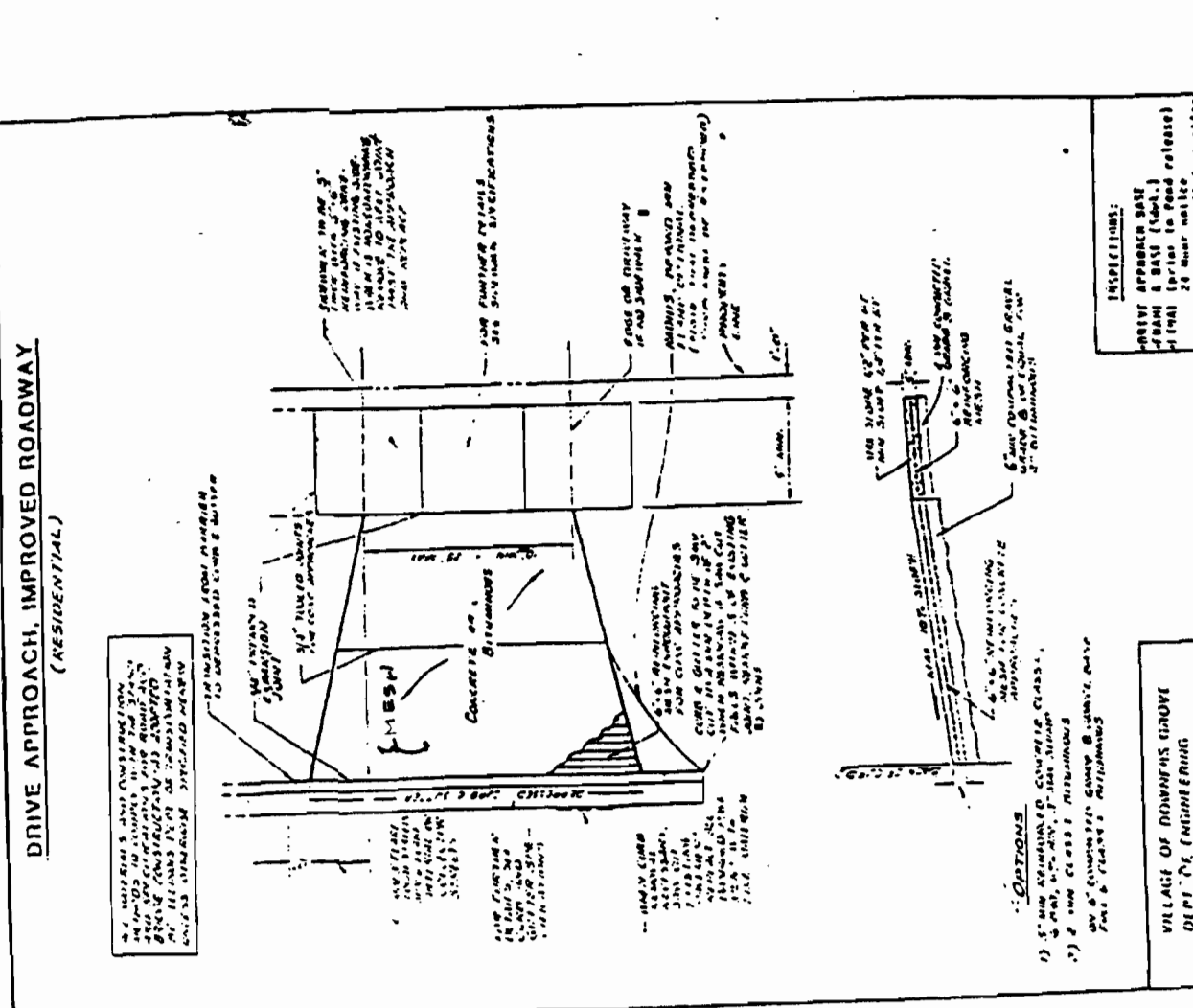
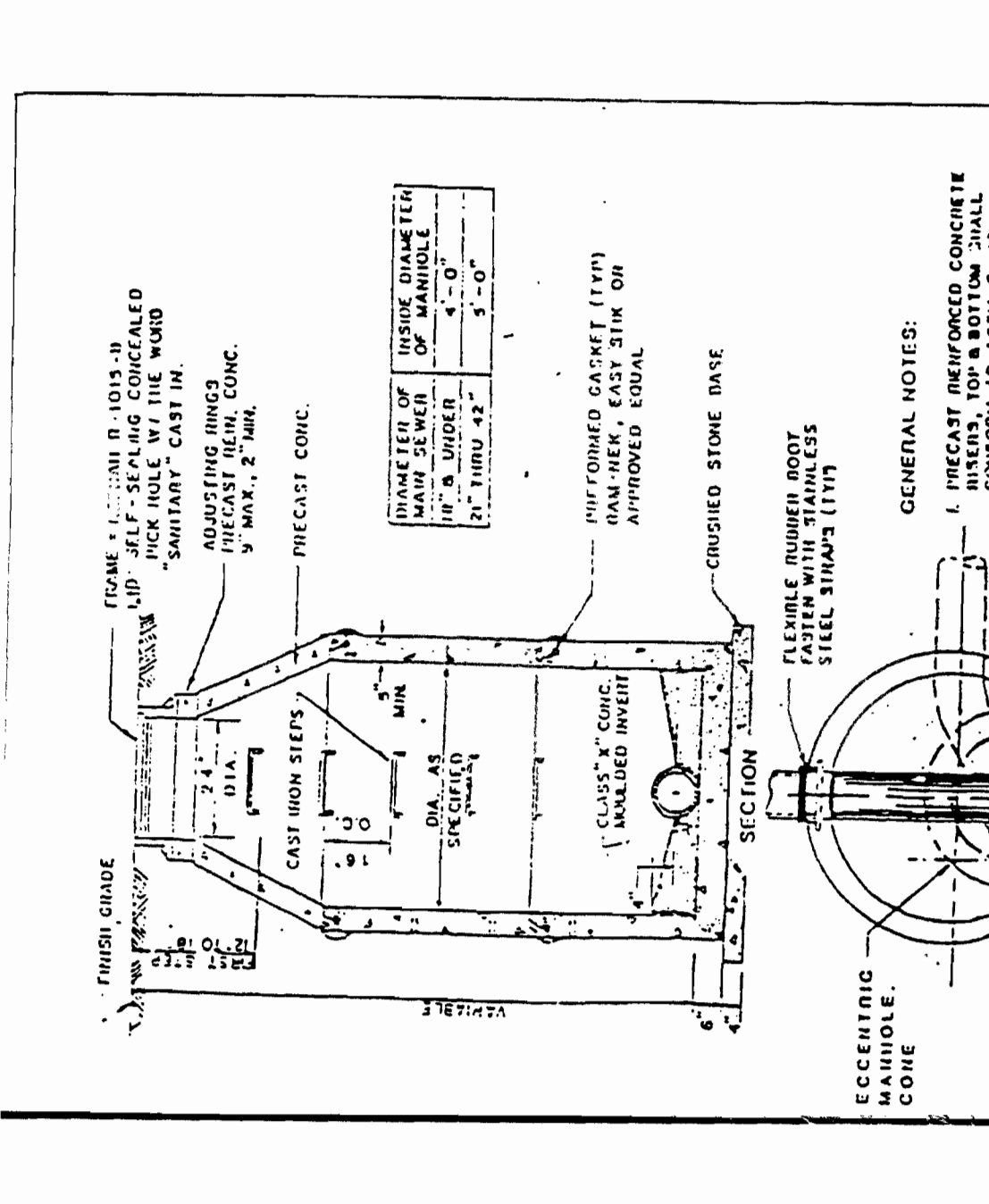
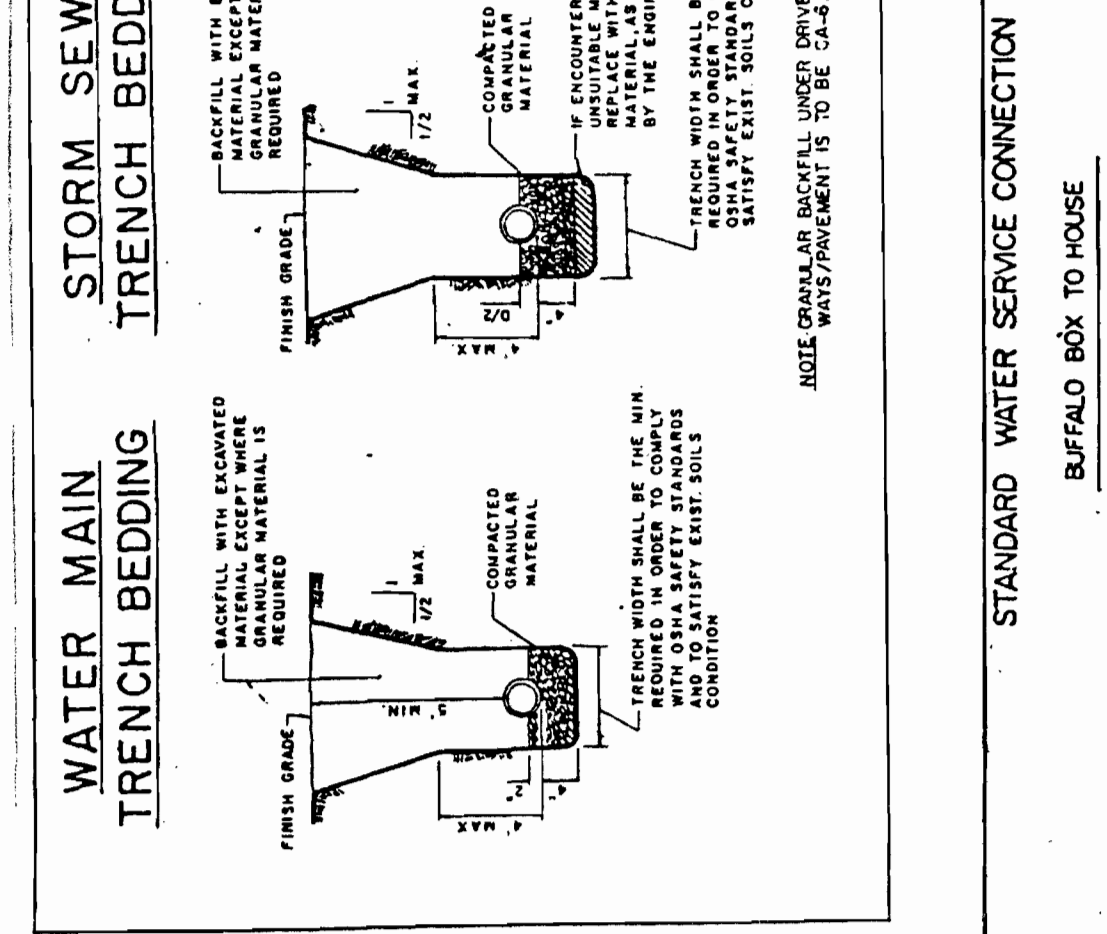
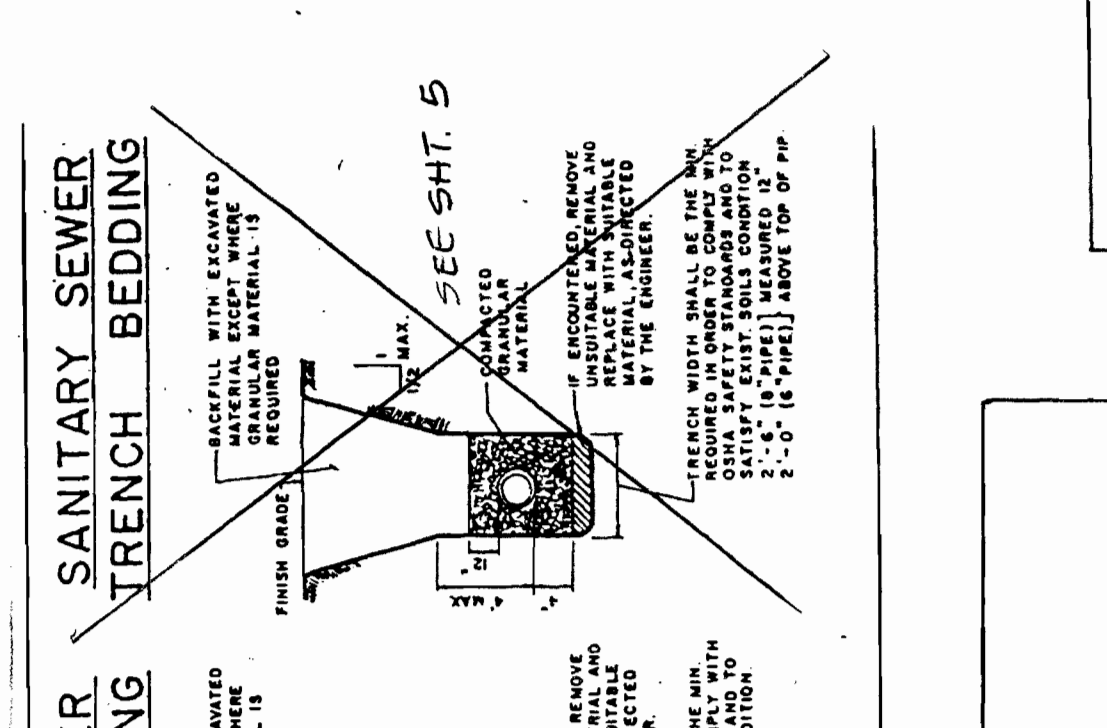
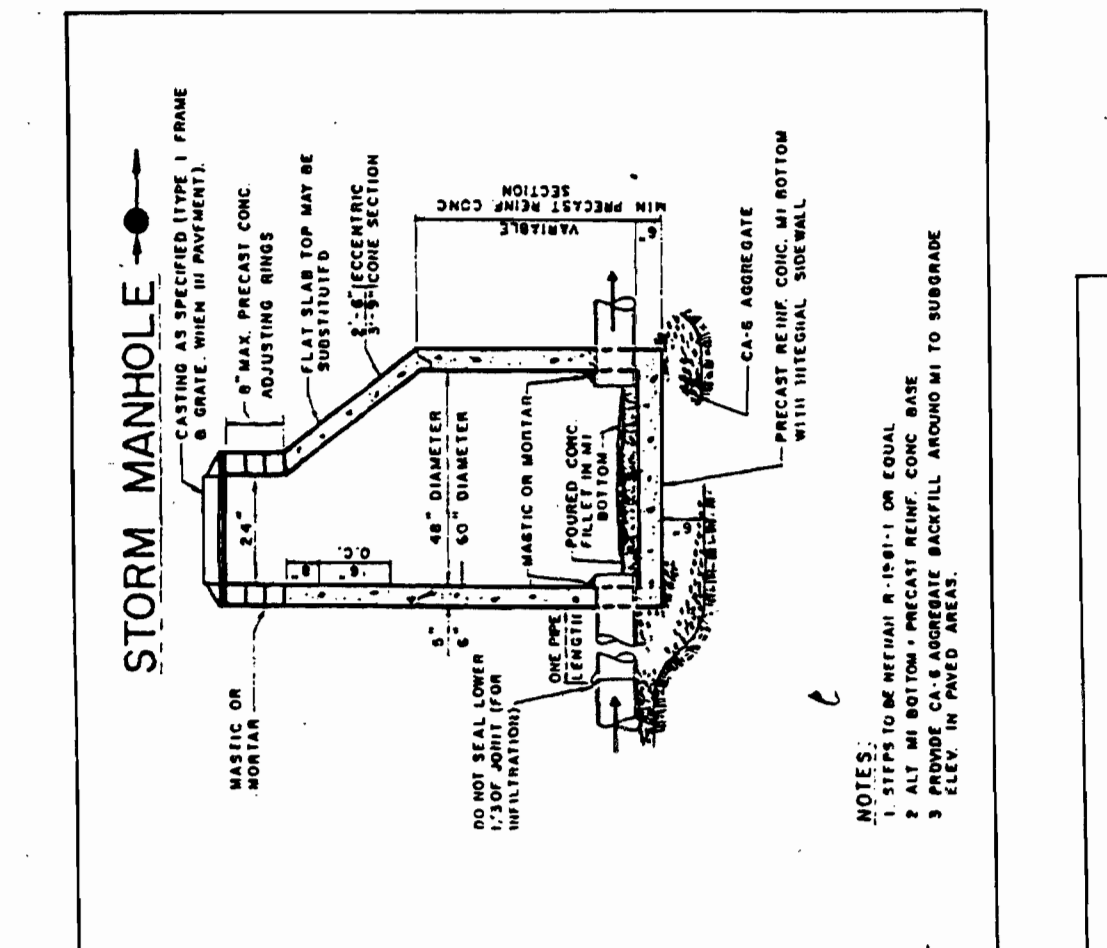
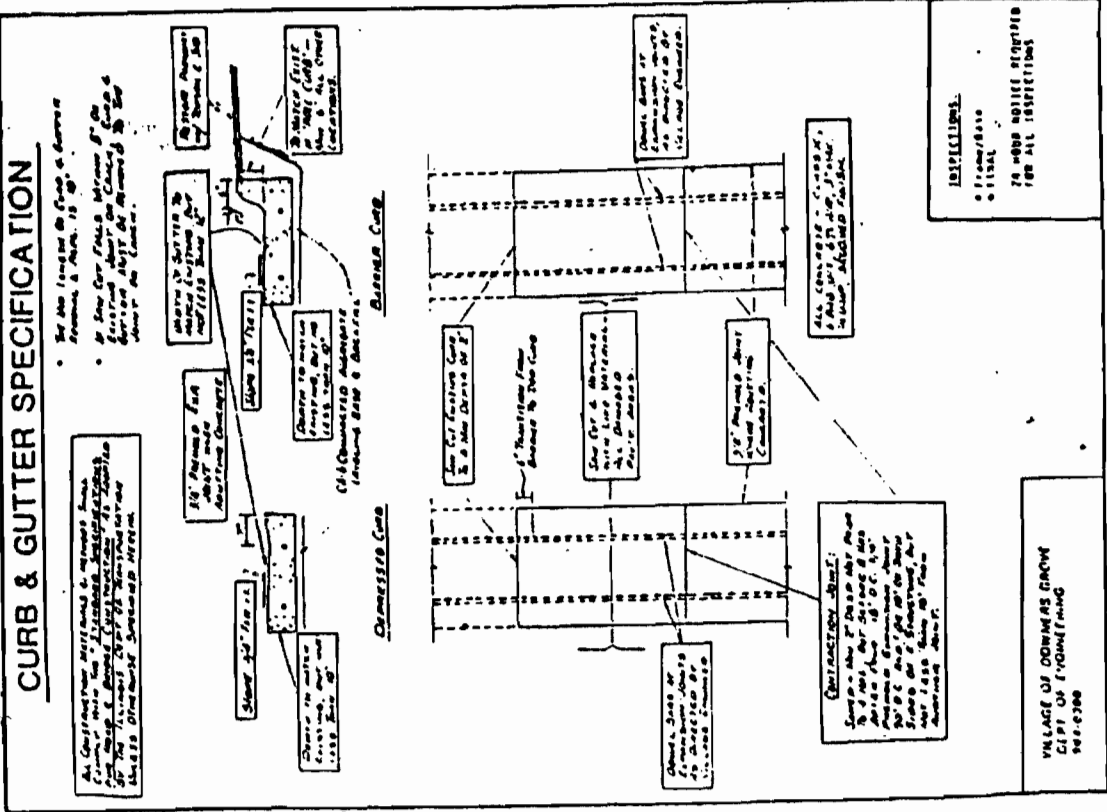




DRAWN: IDG		SCALE: 1"=50'
CHECKED: JGM		DATE: 02MARG8
PROJECT NO. 50195 SHEET NO. 8 OF 8		
STORM SEWER PROFILES		
LASER CONSULTING ENGINEERS OF ILLINOIS 16W064 JEANS ROAD LEMONT, ILLINOIS 60439 708-850-7475		

Scale: 1"=50' HORIZ  
1"=5' VERT

2.6.12.06 PWS V.E  
1.5.8.06 REV. PRC VILLAGES JGM



**LAZER CONSULTING ENGINEERS OF ILLINOIS**  
 18004 JENAS ROAD  
 LEMONT, ILLINOIS 60439  
 708-850-7475

**CALL J.U.L.I.E. TOLL FREE 1-800-892-0723**

PRIOR TO ANY CONSTRUCTION DRAWING: TDG  
 CHECKED: JCG  
 DATE: 7 OF 8  
 PROJECT NO. 50195  
 SHEET NO. 7 OF 8

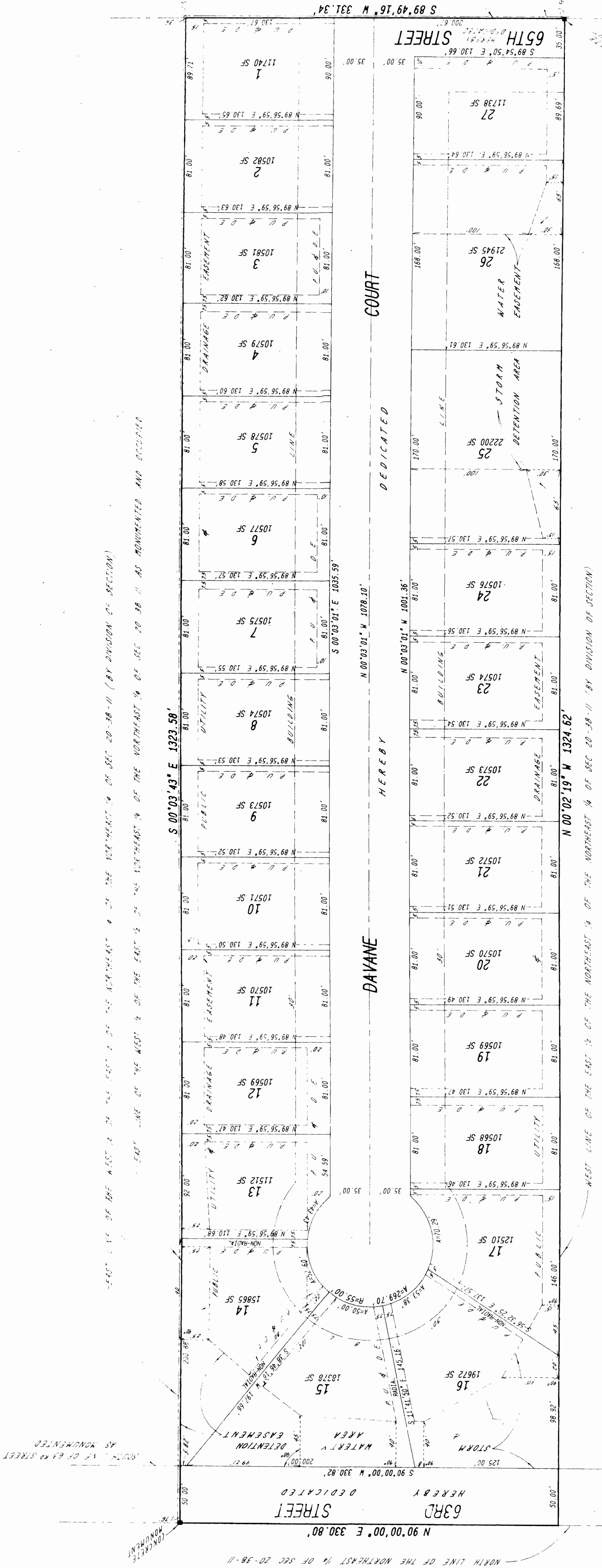
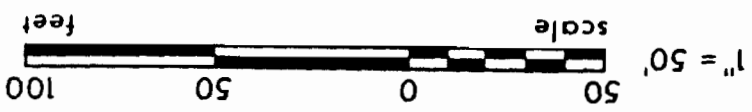
**SIDEWALK RAMPS FOR WHEEL CHAIRS (IN RESIDENTIAL AREAS)**

Notes: 1.5" TRANSITION FROM NORMAL TOP OF CURB TO DEPRESSION. 1/2" PERFORMED EXPANSION JOINT (T.P.). 6" THICK 10" CROSS WALK. CURB.

Notes: 1. ROUGHEN RAMP SURFACES BY METHODS AS APPROVED BY THE ENGINEER. 2. 1.5% MINIMUM LONGITUDINAL SLOPE.

# O'DRISCOLL SUBDIVISION

BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
 ) S.S.  
 SURVEYOR'S CERTIFICATE

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AND THAT I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT SAID PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS; AND THAT NO PART OF THE PROPERTY COVERED BY THIS PLAN OF SUBDIVISION IS SITUATED WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170197-0060B, REVISED APRIL 15, 1982.

IRON PIPES WILL BE SET UPON COMPLETION OF UNDERGROUND INSTALLATION DATED AT ORLAND PARK, ILLINOIS, THIS 28TH DAY OF FEBRUARY, 1996.

THOMAS J. CESAL

ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2205

REVISED: MAY 1, 1996  
 SCALE: 1 INCH EQUALS 50 FEET  
 ORDERED BY: AREA SURVEY COMPANY  
 ORDER NO.: 26-4550