

VILLAGE OF DOWNERS GROVE
Report for the Village
12/11/2018

SUBJECT:	SUBMITTED BY:
Acceptance of Public Improvements for Nelson Meadow	Nan Newlon Director of Public Works

SYNOPSIS

A resolution has been prepared accepting public improvements at the Nelson Meadow Subdivision.

STRATEGIC PLAN ALIGNMENT

The Goals for 2017-2019 identified *Top Quality Infrastructure*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the December 11, 2018 Consent Agenda.

BACKGROUND

Nelson Meadow Subdivision is located northeast of the intersection of Jefferson Avenue and Brookbank Road. The subdivision consists of ten single-family homes and a stormwater management basin located on a separate lot, to be maintained by the homeowners association (HOA). The public improvements have been inspected and recommended for acceptance by staff. Public improvements include the streets, sidewalks, lighting and other infrastructure within the public right-of-way. The stormwater management basin is considered a public improvement, but will be maintained by the HOA. Per the Subdivision Ordinance, there will be a warranty period of two years for the public improvements.

ATTACHMENTS

Resolution
Plat of Subdivision
Record Drawings

RESOLUTION NO. _____**A RESOLUTION AUTHORIZING ACCEPTANCE OF
PUBLIC IMPROVEMENTS – NELSON MEADOW SUBDIVISION**

WHEREAS, The Village Council has previously approved final plans for the Nelson Meadows 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 Nelson Meadow Subdivision generally located on the east side of Brookbank Road, north of Jefferson Avenue and west of Carpenter Street, in accordance with the approved plans and specifications, as more accurately depicted on attached Exhibit A.
2. That the irrevocable standby letter of credit, in the original amount of \$1,113,280.00 submitted by TPM Real Estate, LLC, previously reduced to \$133,003.00 shall be maintained to ensure the maintenance of the Public Improvements in accordance with Section 20.407 of the Village Code.
3. 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 Resolution.
4. That all resolutions or parts of resolutions in conflict with the provisions of the Resolution are hereby repealed.
5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

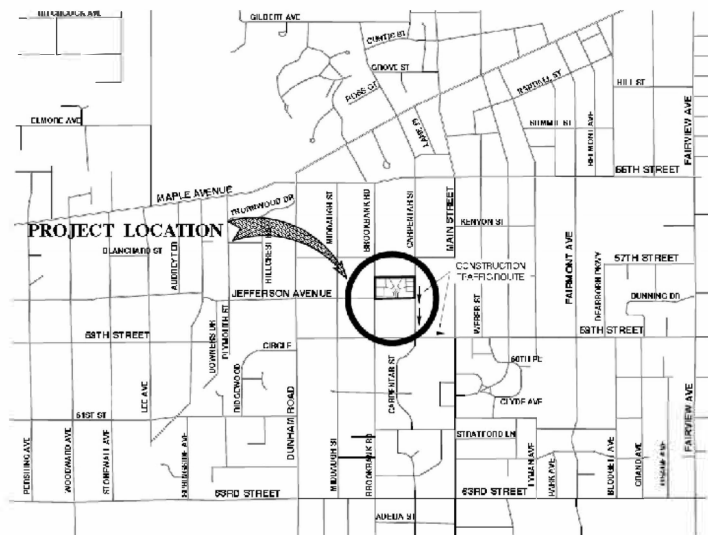
Attest: _____

Village Clerk

SECTION 17, TOWNSHIP 38, RANGE 11 E.

RECORD DRAWING FOR

NELSON MEADOW DOWNERS GROVE, ILLINOIS



LOCATION MAP

- INDEX OF SHEETS**
1. COVER SHEET
 2. GRADING PLAN
 3. UTILITY PLAN

BENCH MARK

BENCH MARK: 62417001
 BENCHMARK SYSTEM IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND 55TH STREET. STATION IS 20.5 FT. SOUTH OF THE CENTERLINE OF 55TH STREET, 30.0 FT. WEST OF THE CENTERLINE OF MAIN STREET AND 13.0 FT. EAST OF A POWER POLE MONUMENT TO A SIGNAL DISK IN THE SOUTHWEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE.
 ELEVATION=743.72

BENCH MARK

BENCH MARK: 62417001
 BENCHMARK SYSTEM IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. THESE MAPLE AVENUE TRAFFIC SIGNAL AND INCLUDES 50TH STREET TO THE SOUTH. STATION IS 85.0 FT WEST OF THE CENTERLINE OF MAPLE/DUNHAM, 33.8 FT. NORTH OF THE CENTERLINE OF MAPLE/50TH STREET, AND 14.4 FT. EAST OF A POWER POLE MONUMENT TO A SIGNAL DISK IN THE SOUTHWEST CORNER OF THE CONCRETE BASE OF A TRAFFIC SIGNAL BOX.
 ELEVATION=743.91



DATE FIELD WORK COMPLETED: 09/18/2017

I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE RECORD GRADING AND UTILITY INFORMATION SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS AN ACCURATE REPRESENTATION THEREOF AS OF THE DATE OF THIS CERTIFICATION.

DATE: SEPTEMBER 18, 2017

Steven J. Laub
 STEVEN J. LAUB, P.L.S. #045-02876-33-3160
 MY LICENSE EXPIRES NOVEMBER 30, 2018



9830 W. 190th Street, Suite L
 Mokena, Illinois 60448
 708-326-4961 voice
 708-326-4982 fax

PREPARED FOR:
CLAIRMONT DEVELOPMENT

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	01/29/18	REVIEW COMMENTS FROM THE CITY			
2.	07/18/18	REVIEW COMMENTS FROM THE CITY			
3.	09/04/18	REVIEW COMMENTS FROM THE CITY			
4.	11/01/18	REVIEW COMMENTS FROM THE CITY			
5.	11/12/18	REVIEW COMMENTS FROM THE CITY			

COVER SHEET

NELSON MEADOW

DRAFTING COMPLETED: 09/18/2017 DRAWN BY: S.J.L. PROJECT MANAGER: S.J.L.
 FIELD WORK COMPLETED: 09/18/2017 CHECKED BY: SCALE: 1" = 30'

SHEET NO.
 1 of 3
 Project No: 18-07007

SECTION 17, TOWNSHIP 38, RANGE 11 E.

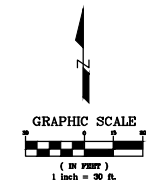
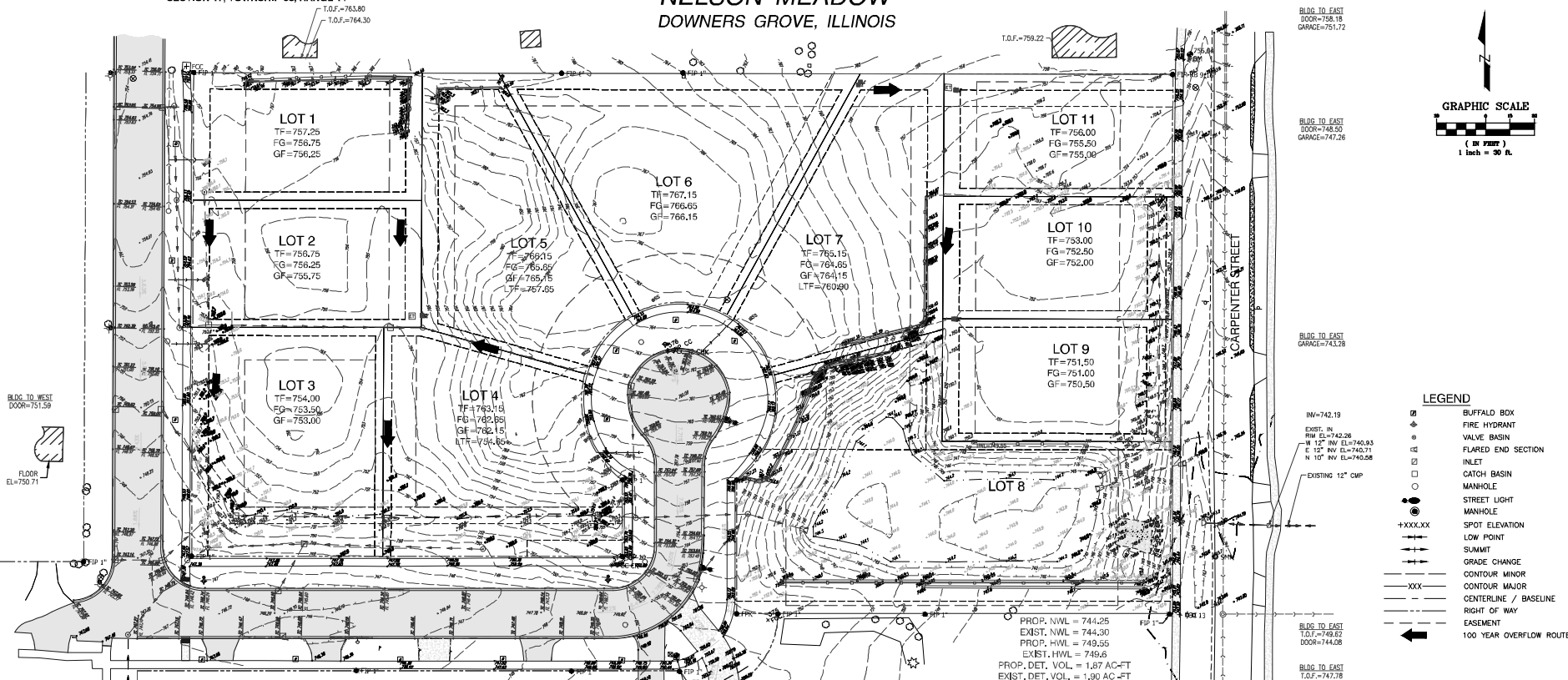
RECORD DRAWING

ALL CONTOURS SHOWN HEREON PER RECORD TOPOGRAPHY BY DESIGNTEK SURVEYING, LLC

FOR

NELSON MEADOW DOWNERS GROVE, ILLINOIS

SECTION 17, TOWNSHIP 38, RANGE 11



- LEGEND**
- BUFFALO BOX
 - ⊕ FIRE HYDRANT
 - ⊕ VALVE BASIN
 - ⊕ FLARED END SECTION
 - ⊕ INLET
 - ⊕ CATCH BASIN
 - MANHOLE
 - STREET LIGHT
 - MANHOLE
 - +XXX.XX SPOT ELEVATION
 - LOW POINT
 - SUMMIT
 - GRADE CHANGE
 - CONTOUR MINOR
 - CONTOUR MAJOR
 - CENTERLINE / BASELINE
 - RIGHT OF WAY
 - EASEMENT
 - 100 YEAR OVERFLOW ROUTE

- NOTES**
- TF = TOP OF FOUNDATION
 - GF = GARAGE FLOOR
 - FG = FINISHED GRADE
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
- SPLIT RAIL FENCINGS WILL BE REQUIRED ALONG THE TOP OF THE RETAINING WALL ONCE IT REACHES 3' IN HEIGHT.
 - ALL SUMP PUMP DISCHARGES WILL BE A MINIMUM OF 20' FROM A PROPERTY LINE AND TO EITHER A VEGETATED SWALE OR A RAIN GARDEN.

PROP. NWL = 744.25
 EXIST. NWL = 744.30
 PROP. HWL = 749.55
 EXIST. HWL = 749.6
 PROP. DET. VOL. = 1.87 AC-FT
 EXIST. DET. VOL. = 1.90 AC-FT

PROPOSED POND VOLUME CALCULATIONS

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
744.25	0.23	0.00	###	0.00	NWL
745.0	0.28	0.26	0.19	0.19	
746.0	0.32	0.30	0.39	0.49	
747.0	0.36	0.34	0.34	0.83	
748.0	0.40	0.38	0.38	1.21	
749.0	0.43	0.42	0.42	1.63	
749.55	0.44	0.44	0.24	1.87	HWL
750.0	0.45	0.45	0.20	2.07	

RECORD POND VOLUME CALCULATIONS

Notes	Pond Elev. (FL)	Area (SF)	Depth (FL)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
	744.00	4,220	0.3	1,523	0.03	0.00
NWL	744.30	5,987	0.7	5,969	0.14	0.03
	745.00	11,351	1.0	12,436	0.29	0.2
	746.00	13,553	1.0	14,549	0.33	0.5
	747.00	15,568	1.0	16,432	0.38	0.8
	748.00	17,311	1.0	18,233	0.42	1.2
	749.00	19,171	1.0	19,865	0.45	1.6
HWL	749.60	20,385	0.6	11,865	0.27	1.9
	750.00	21,195	0.4	8,315	0.19	2.1



9930 W. 190th Street, Suite L
 Mokena, Illinois 60448
 708-326-4951 voice
 708-326-4952 fax

PREPARED FOR:
 CLAIRMONT DEVELOPMENT

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1.	01/29/18	REVIEW COMMENTS FROM THE CITY				
2.	07/18/18	REVIEW COMMENTS FROM THE CITY				
3.	09/04/18	REVIEW COMMENTS FROM THE CITY				
4.	11/01/18	REVIEW COMMENTS FROM THE CITY				
5.	11/12/18	REVIEW COMMENTS FROM THE CITY				

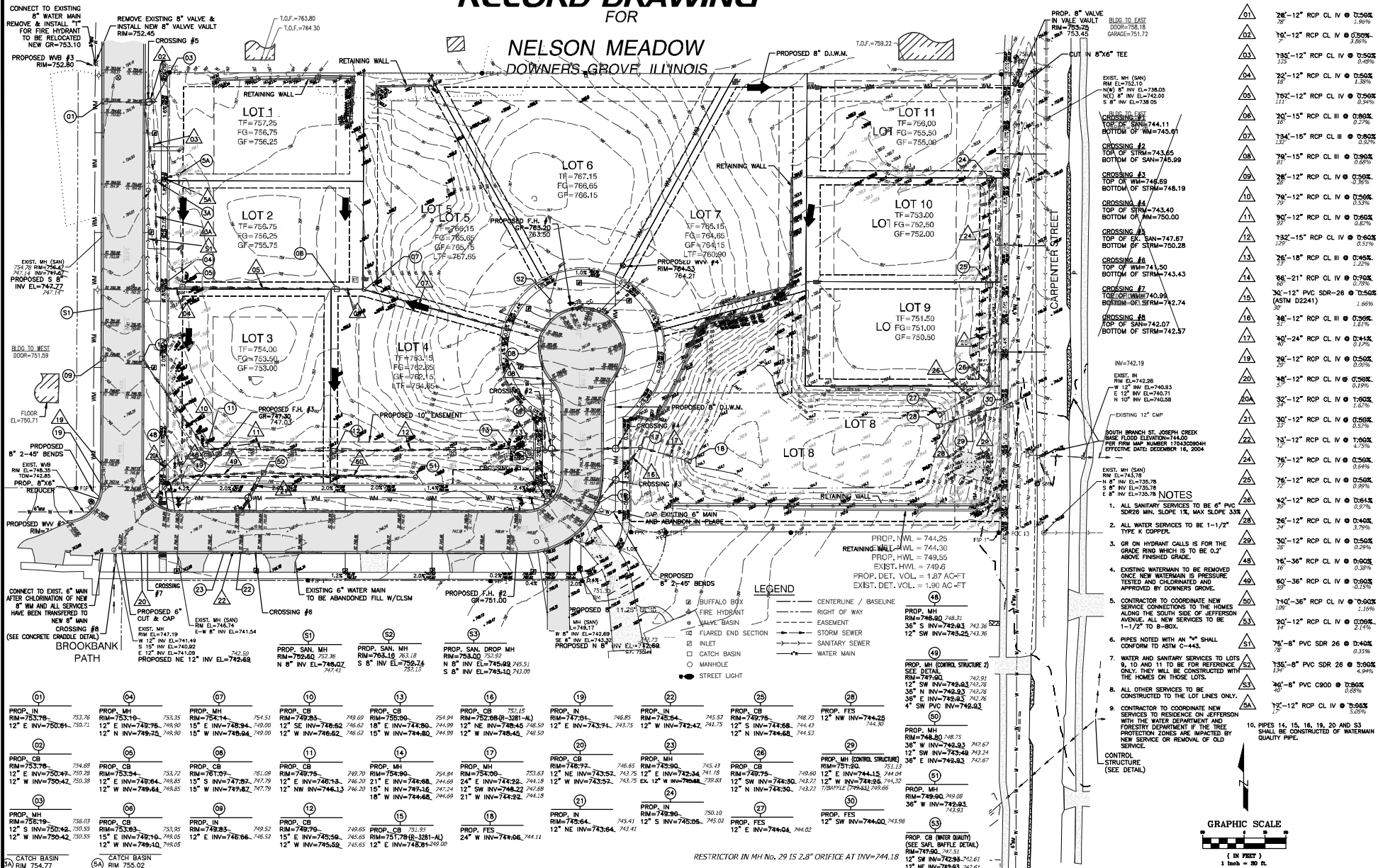
GRADING PLAN			
NELSON MEADOW			
DRAFTING COMPLETED:	09/18/2017	DRAWN BY:	SJL
FIELD WORK COMPLETED:	08/18/2017	CHECKED BY:	SJL
PROJECT MANAGER:	SJL	SCALE:	1" = 30'

SHEET NO.
 2 of 3
 Project No: 16-07007

SECTION 17, TOWNSHIP 38, RANGE 11

RECORD DRAWING FOR

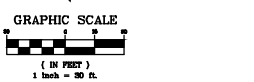
NELSON MEADOW DOWNERS GROVE, ILLINOIS



01	28'-12" RCP CL IV @ 0.50%
02	18'-12" RCP CL IV @ 0.50%
03	13'-12" RCP CL IV @ 0.50%
04	32'-12" RCP CL IV @ 1.33%
05	10'-12" RCP CL IV @ 0.50%
06	30'-15" RCP CL III @ 0.80%
07	15'-15" RCP CL III @ 0.80%
08	7'-15" RCP CL IV @ 0.68%
09	28'-12" RCP CL IV @ 0.50%
10	7'-12" RCP CL IV @ 0.50%
11	30'-12" RCP CL IV @ 0.50%
12	13'-15" RCP CL IV @ 0.60%
13	7'-18" RCP CL III @ 0.45%
14	58'-21" RCP CL IV @ 0.70%
15	30'-12" PVC SDR-26 @ 0.50% (ASTM D2241)
16	38'-12" RCP CL III @ 0.50%
17	38'-24" RCP CL IV @ 0.41%
18	30'-12" RCP CL IV @ 0.50%
19	38'-12" RCP CL IV @ 0.50%
20	30'-12" RCP CL IV @ 1.00%
21	30'-12" RCP CL IV @ 0.50%
22	13'-12" RCP CL IV @ 1.00%
23	75'-12" RCP CL IV @ 0.50%
24	75'-12" RCP CL IV @ 0.50%
25	75'-12" RCP CL IV @ 0.50%
26	43'-12" RCP CL IV @ 0.61%
27	38'-12" RCP CL IV @ 0.40%
28	30'-12" RCP CL IV @ 0.50%
29	18'-36" RCP CL IV @ 0.60%
30	30'-36" RCP CL IV @ 0.50%
31	13'-0" PVC SDR 26 @ 0.40%
32	30'-12" RCP CL IV @ 0.20%
33	30'-12" RCP CL IV @ 0.20%
34	75'-8" PVC SDR 26 @ 0.40%
35	135'-8" PVC SDR 26 @ 0.60%
36	40'-8" PVC C900 @ 0.80%
37	12'-12" RCP CL IV @ 0.50%
38	10'-12" RCP CL IV @ 0.50%

NOTES

1. ALL SANITARY SERVICES TO BE 6" PVC SDR26 MIN. SLOPE 1%, MAX SLOPE 3.3%.
2. ALL WATER SERVICES TO BE 1-1/2" TYPE K COPPER.
3. CALL ON HYDRANT CALLS IS FOR THE GRADE RING WHICH IS TO BE 0.2' ABOVE FINISHED GRADE.
4. EXISTING WATERMAIN TO BE REMOVED ONCE NEW WATERMAIN IS PRESSURE TESTED AND CHLORINATED AND APPROVED BY OWNERS GROUP.
5. CONTRACTOR TO COORDINATE NEW SERVICE CONNECTIONS TO THE HOMES ALONG THE SOUTH SIDE OF JEFFERSON AVENUE. ALL NEW SERVICES TO BE 1-1/2" TO 8"-BOX.
6. PIPES NOTED WITH AN "X" SHALL CONFORM TO ASTM C-443.
7. WATER AND SANITARY SERVICES TO LOTS 9, 10 AND 11 TO BE FOR REFERENCE ONLY. THEY WILL BE CONSTRUCTED WITH THE HOMES ON THOSE LOTS.
8. ALL OTHER SERVICES TO BE CONSTRUCTED TO THE LOT LINES ONLY.
9. CONTRACTOR TO COORDINATE NEW SERVICES TO RESIDENCE ON JEFFERSON WITH THE WATER DEPARTMENT AND FORESTRY DEPARTMENT IF THE TREE PROTECTION ZONES ARE IMPACTED BY NEW SERVICE OR REMOVAL OF OLD SERVICE.
10. PIPES 14, 15, 18, 19, 20 AND 33 SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE.



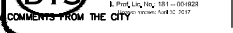
DESIGN/TEXT SURVEYING LLC
1300 S. LAMAR ST. SUITE 200
MOKENA, ILLINOIS 60448
TEL: 618.291.1000
WWW.DTSURV.COM

1930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 fax
708-326-4962 voice

PREPARED FOR:
CLAIRMONT DEVELOPMENT

NO.	DATE	DESCRIPTION	REVISIONS	NO.	DATE	DESCRIPTION
1	10/10/17	ADDED THE RESTRICTOR INFORMATION				
2	01/29/18	REVIEW COMMENTS FROM THE CITY				
3	07/18/18	REVIEW COMMENTS FROM THE CITY				
4	11/01/18	REVIEW COMMENTS FROM THE CITY				
5	11/21/18	REVIEW COMMENTS FROM THE CITY				

UTILTY PLAN			
NELSON MEADOW			
DRAFTING COMPLETED:	09/18/2017	DRAWN BY:	SUL
PROJECT MANAGER:	SUL	CHECKED BY:	SUL
SCALE:		1" = 30'	
Project No:	18-07007		

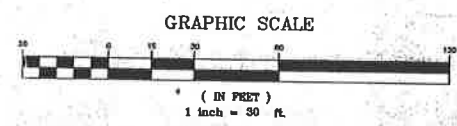
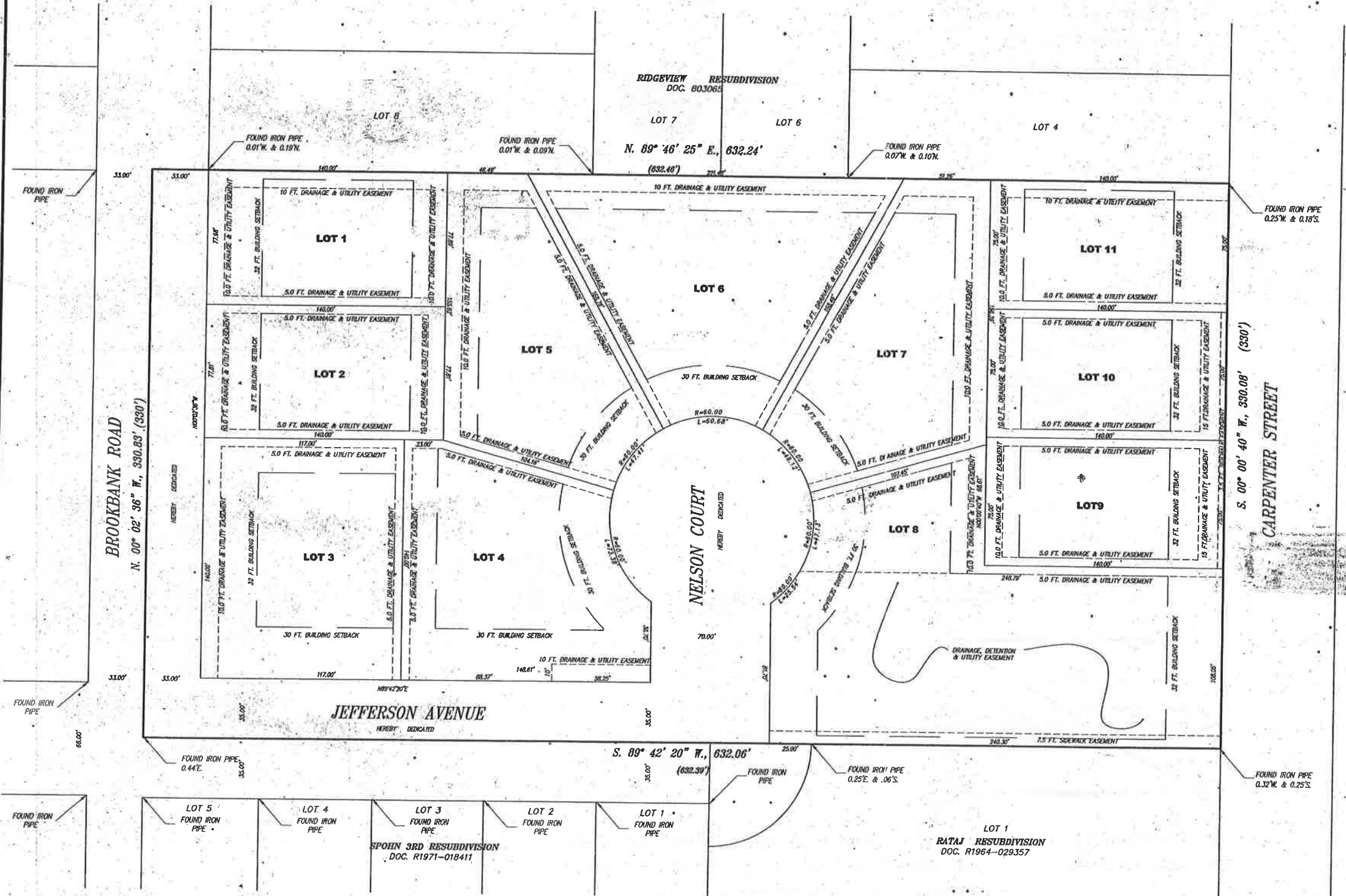


FINAL PLAT OF SUBDIVISION NELSON MEADOW

P.L.N. 09-17-108-015

LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18,
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PLAT
R2006-117953
JUN. 20. 2006
3:48 PM



© Copyright, 2005 C. M. Lavoie & Associates, Inc.
These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

Mail To: James Fruss, SR
4915 MAIN ST
Downers Grove, IL 60515

REVISED PLANS PER SITEPLAN REVISIONS RECEIVED PER ARCHITECT
FAX DATED 04-10-04

NELSON MEADOW 117953
NE CORNER OF BROOKBANK RD. & JEFFERSON AVE.
DOWNERS GROVE, ILLINOIS

FINAL PLAT OF SUBDIVISION

DRAWN BY: RAS CHECKED BY: RWS
SCALE: 1"=30' DATE: 02-03-05
JOB NUMBER: 04-239 SHEET: 1 OF 2

DATE	DESCRIPTION
1-02-05	PER CLIENT
4-12-05	VILLAGE REVIEW
6-02-05	PER VILLAGE REVIEW
8-08-05	PER VILLAGE REVIEW
9-09-05	PER VILLAGE REVIEW
9-26-05	PER VILLAGE REVIEW
3-21-06	PER VILLAGE REVIEW
5-9-06	PER VILLAGE REVIEW

C.M. Lavoie & Associates, Inc.
Consulting Civil Engineering
Land Planning & Surveying
1050 West Route 126
Plainfield, Illinois 60544
voice 815-254-0505
fax 815-436-5158

FINAL PLAT OF SUBDIVISION

NELSON MEADOW

LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 09-17-108-015

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNERS HEREBY DECLARE THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THE PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED, AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO THE RECORDING OF THIS PLAT OF SUBDIVISION.

B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND THE DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DASHED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT PROPER WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL BECOME SUCH BEFORE OR AFTER THE DATE THEREOF AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND, AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNER OR OWNERS OF ANY OF THE LOTS OF LANDS COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOMEVER OWNED, TO WIT:

1) NO IMPROVEMENT SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2) EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH A MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3) IN THE EVENT THAT ANY OWNER OR PURCHASER FAIL TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE WATER DETENTION EASEMENT.

4) IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5) THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT, THE DAY AND DATE FIRST WRITTEN THEREON.

DATED AT ILLINOIS, THIS 18th DAY OF May, 2006. BY: JOEL ANDERSEN HOMES, LTD.

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) BY: LAWRENCE C. COX COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY UNDEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS 18th DAY OF MAY 2006 BY: Lawrence C. Cox COLLECTOR



VILLAGE COLLECTOR'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) BY: RITA D. LEVINSKY COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS 8th DAY OF June 2006 BY: Rita D. Levinsky COLLECTOR

PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS 12th DAY OF February 2006 BY: J. J. De... CHAIRMAN

VILLAGE COUNCIL'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) APPROVED THIS 30th DAY OF February 2006 BY: ... MAYOR BY: ... VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) I, GARY A. KING, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS 22nd DAY OF May 2006 BY: Gary A. King COUNTY CLERK



CERTIFICATE OF COUNTY RECORDER STATE OF ILLINOIS) SS COUNTY OF DUPAGE) THIS INSTRUMENT NUMBER R0006-117953 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE 20th DAY OF May A.D. 2006 AT 3:49 O'CLOCK P.M. IN BOOK 1572 OF PLATS ON PAGE N/A

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS DAY OF

CERTIFICATE OF COUNTY RECORDER STATE OF ILLINOIS) SS COUNTY OF DUPAGE) THIS INSTRUMENT NUMBER R0006-117953 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE 20th DAY OF May A.D. 2006 AT 3:49 O'CLOCK P.M. IN BOOK 1572 OF PLATS ON PAGE N/A

BY: Fred Buchholz RECORDER

ENGINEER/OWNER CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) I, BRAD HARTZ, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND JOEL ANDERSEN HOMES, LTD. THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 170197C0904A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

DATED THIS 20th DAY OF May 2006 BY: Brad Hartz ENGINEER BY: Joel Anderson Homes, Ltd. OWNER OR ATTORNEY



SURVEYOR'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) THIS IS TO CERTIFY THAT I, ROBERT W. STASK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED, AND THAT PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 170197C0904A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

G. M. LAVOIE AND ASSOCIATES, INC. BY: Robert W. Stask DATE: FEBRUARY 3, 2005. ROBERT W. STASK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2322 LICENSE RENEWAL/DATE OF EXPIRATION: 11-30-2006



SCHOOL DISTRICT CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS BANCHORY WOODS, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DOWNERS GROVE HIGH SCHOOL DISTRICT 99, AND ELEMENTARY SCHOOL DISTRICTS OF DOWNERS GROVE NUMBER 98, IN DU PAGE COUNTY, ILLINOIS.

DATED AT ILLINOIS, THIS 18th DAY OF May, 2006. BY: JOEL ANDERSEN HOMES, LTD.

OWNER'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) THIS IS TO CERTIFY THAT JOEL ANDERSEN HOMES, LTD. IS AN OWNER OF THE LAND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT Downers Grove ILLINOIS, THIS 18th DAY OF May 2006 BY: Margaret M. Anderson ATTEST: Margaret M. Anderson TITLE: Sec

NOTARY'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF DUPAGE) I, James F. Russ, Jr., A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JOEL ANDERSEN HOMES, LTD. (TITLE) AND JOEL ANDERSEN HOMES, LTD. (TITLE) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

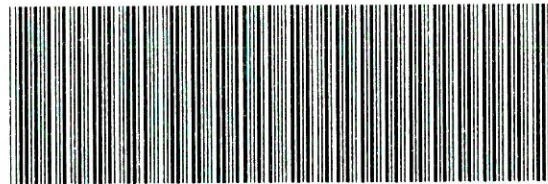
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 18th DAY OF May 2006 BY: James F. Russ, Jr. NOTARY PUBLIC



NELSON MEADOW NE COR. OF BROOKBANK RD. & JEFFERSON AVE. DOWNERS GROVE, ILLINOIS. FINAL PLAT OF SUBDIVISION. DRAWN BY: RAS. CHECKED BY: RWS. SCALE: NONE. DATE: 03-02-05. JOB NUMBER: 04-239. SHEET: 2 OF 2. C.M. Lavoie & Associates, Inc. Consulting Civil Engineering Land Planning & Surveying 1050 West Route 126 Plainfield, Illinois 60544 voice 815-254-0505 fax 815-436-5158

© Copyright, 2005 C. M. Lavoie & Associates, Inc. These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

**GRANT OF EASEMENT FOR
WATER MAINS AND STORM WATER
DRAINAGE PURPOSES**



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
 JAN. 21, 2015 3:12 PM
 OTHER \$32.00 09-17-108-018
006 PAGES R2015-006501

GRANTOR, Downers Grove TPM Real Estate, LLC., for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, grants, warrants, conveys and dedicates to the VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation (the "VILLAGE"), in the County of DuPage and State of Illinois, its successors and assigns, a perpetual easement, privilege and right of way, for purposes of storm drainage, potable water service and other public utility services, with full and free right of entry and rights of ingress and egress to install, operate, maintain, repair and remove, from time to time, facilities and equipment used in connection with the public water supply, storm drainage system, or other public utility service, and their appurtenances, together with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given on, over, along, across, under, in or through certain lands owned by the GRANTOR situated in the County of DuPage, State of Illinois as shown in the shaded area within the dotted lines and marked "proposed easement" on Exhibit A attached hereto and described as follows:

A TEN (10) FOOT STRIP OF LAND RUNNING EAST/WEST WHICH IS LOCATED TWENTY (20) FEET NORTH OF THE SOUTH PROPERTY LINE OF LOT 4 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-019 – 5742 Nelson Ct., Downers Grove, IL 60515)

THE NORTH TWENTY (20) FEET OF LOT 11 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE

THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-026 – 5732 Carpenter St., Downers Grove, IL 60515)

FIVE (5) FEET ALONG THE WEST PROPERTY LINE AND THE NORTH TWENTY (20) FEET OF LOT 7 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-022 – 5737 Nelson Ct., Downers Grove, IL 60515)

FIFTEEN (15) FEET ALONG THE EAST PROPERTY LINE OF LOT 6 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-021 – 5731 Nelson Ct., Downers Grove, IL 60515)

A TEN (10) FOOT STRIP OF LAND RUNNING EAST/WEST WHICH IS LOCATED TWENTY (20) FEET NORTH OF THE SOUTH PROPERTY LINE WHICH ANGLES UPWARD TO THE WEST PROPERTY LINE AT A 125 DEGREES 8 MINUTES 31 SECONDS ANGLE 24.5 FEET EAST OF THE WEST PROPERTY LINE OF LOT 3 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-018 – 1140 Jefferson Ave., Downers Grove, IL 60515)

A 42.30' X 95.38' X 65.72' X 98.89' AREA IN THE NORTHWEST CORNER OF LOT 8 IN NELSON MEADOW SUBDIVISION, BEING A RESUBDIVISION OF LOT 52 IN BRANIGAR BROTHERS IN DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED JUNE 20, 2006 AS DOCUMENT R2006-117953, IN DUPAGE COUNTY, ILLINOIS. (09-17-108-023 – 5743 Nelson Ct., Downers Grove, IL 60515 (Detention Facility))

GRANTOR hereby declares, covenants and agrees that the above-described property which is subject to this Grant of Easement shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions running with said property to whomsoever owned:

1. No improvements or obstructions, including detention or retention areas, shall be made or placed in or upon the Easements, as described above and shown on Exhibit A, except for landscape installation of trees, shrubs, bushes and grass and the installation of underground utility lines and driveways.
2. Each owner or purchaser shall be responsible for maintaining the Easements, including detention or retention areas, applicable to his lot in such manner as to insure the free and uninterrupted flow of storm water through the drainage system of the subdivision, and shall not destroy or modify grades or slopes without having first received prior written approval of the VILLAGE.
3. In the event any owner or purchaser fails to properly maintain the Easements, including detention or retention areas, the VILLAGE shall, upon ten (10) days' prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the Easements, including detention or retention areas, reasonably necessary to insure adequate stormwater storage and free flow of stormwater through the Easements, including detention or retention areas.
4. In the event the VILLAGE shall be required to perform, or have performed on its behalf, any maintenance work to or upon the Easements, including detention or retention areas, the cost together with the additional sum of ten percent (10%) shall, upon recordation of a notice of lien within sixty (60) days of completion of the work, constitute a lien against such lot which may be foreclosed by an action brought by or on behalf of the VILLAGE.
5. The aforesaid restrictions and covenants, and each and every one of them, are hereby expressly made an essential part of this instrument, and shall be and remain of perpetual efficacy and obligation in respect to the said premises and the parties herein designated, and each of their successors, heirs, and assigns.

Any of the above parcels shall be conveyed to purchasers subject to this Grant of Easement to the end that the restrictions imposed herein shall inure to the benefit of each and all of the purchasers of such lots whether they shall have become such purchaser before or after the date hereof, and their respective heirs and assigns.

Upon completion of any construction, maintenance or repair of any VILLAGE facilities or improvements in the Easements, the VILLAGE agrees to remove all construction-related debris and restore the ground as nearly as practicable to the condition immediately preceding the work if damaged or removed by the VILLAGE as a direct result of the work.

GRANTOR hereby represents and warrants that it will execute all documents that are reasonably necessary to perfect the VILLAGE's right, title, and interest in the Easements.

All of the provisions, restrictions, conditions, covenants, agreements, and charges herein contained shall run with and bind the land, will be recorded against the parcels listed above, and will be binding upon and inure to the benefit of GRANTOR and its respective heirs, executors, administrators, grantees, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of any of the lots shown on Exhibit A or of the Easements, or any portion thereof, and all persons claiming under them, including their respective heirs, executors, administrators, successors and assigns.

Date: 11/7/14

GRANTOR(S) *

Signature *Thomaso Wake*

Print name THOMASO WAKE

Signature _____

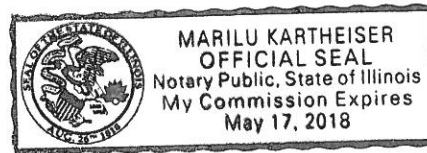
Print name _____

Signature _____

Print name _____

Subscribed and sworn to before me this 7TH day of NOVEMBER 2014.

Marilu Kartheiser
Notary Public



*Note: All persons having any type of ownership interest in the property should sign.

ACCEPTANCE CERTIFICATE FOR GRANT OF EASEMENT

By acceptance and recording of this instrument, the VILLAGE covenants and agrees that upon completion of any construction, maintenance, or repair of the drainage structures within the Easements, the VILLAGE will remove all construction-related debris and restore the ground as nearly as possible to its condition immediately preceding said work.

Approved and accepted for the VILLAGE OF DOWNERS GROVE, DuPage County, Illinois, this 19th day of November 20 14.

VILLAGE OF DOWNERS GROVE, an
Illinois municipal corporation,

BY: _____

Village Manager

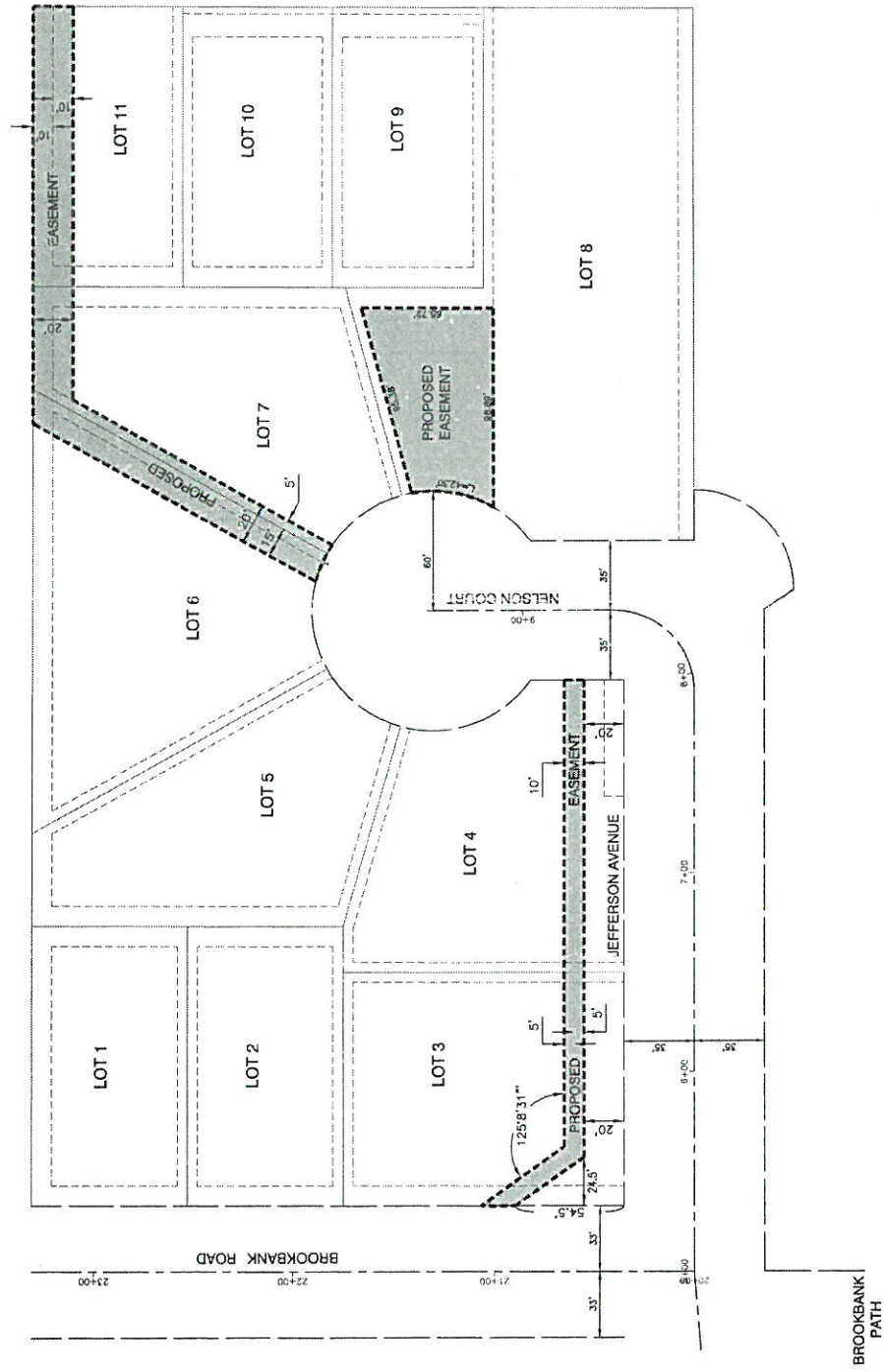
Attest:

Linda S Brown
Village Clerk
deputy



This document prepared by:
Return to:
Village of Downers Grove
Legal Department
801 Burlington Avenue
Downers Grove, IL 60515

EXHIBIT "A"



ROBINSON ENGINEERING, L.T.D.	
1000 W. JEFFERSON AVENUE, SUITE 200	CHICAGO, ILLINOIS 60627
TEL: (773) 344-1100	FAX: (773) 344-1101
ILLINOIS ENGINEERING FIRM REGISTRATION NO. 142283-01	
NELSON MEADOW	
BROOKBANK ROAD & JEFFERSON AVENUE	
EXHIBIT "A"	
DOWNERS GROVE, ILLINOIS	
Drawn by: L.L.L.	Date: 08/24/14
Checked by: W.J.C.	Scale: 1"=50'
Sheet: 8	of: 18
Project No.:	142283-01

142283-01 EASEMENT EXHIBIT - 10