

THE LASALLE ESTATES SUBDIVISION

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

2019

LEGEND

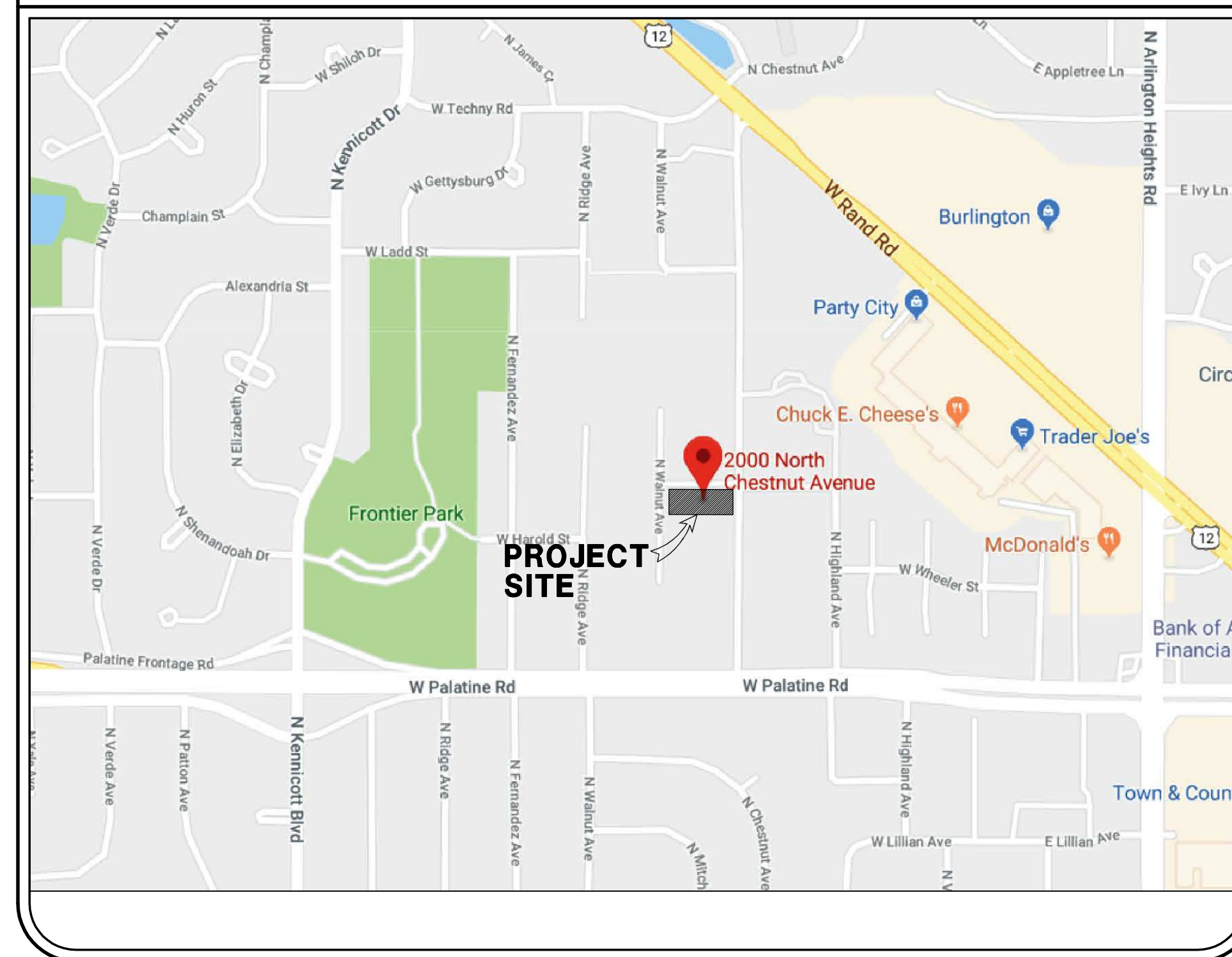
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM INLET	
	FLARED END SECTION	
	FIRE HYDRANT	
	WATER VALVE	
	WATER VAULT	
	MITER DRAIN	
	LIGHT POLE	
	UTILITY POLE	
	GAS VALVE	
	WATER SHUT-OFF	
	CATV RISER	
	AMERITECH RISER	
	TOP OF CURB & GUTTER ELEVATION	T/CXXX.XX XXX.XX
	EDGE OF PAVEMENT	
	CURB & GUTTER	
	DEPRESSED CURB & GUTTER	
	DRAINAGE FLOW	
	TOP OF PAVEMENT ELEVATION	x XXX.XX

SITE BENCHMARK:
NORTHERLY BONNET BOLT ON FIRE HYDRANT LOCATED
APPROX. 20.7' SOUTHWEST OF THE NORTHWEST CORNER
OF THE SUBJECT PROPERTYLINE.

ELEVATION=719.90 (NAVD 88)

**THE CONTRACTOR MUST CALL DIGGER
FOR THE LOCATION AND STAKING OF
EXISTING UNDERGROUND UTILITIES
(GAS, ELECTRIC, TELEPHONE, ETC.) AT
1-312-742-9070 48 HOURS PRIOR
TO CONSTRUCTION.**

LOCATION MAP



COOK COUNTY, SECTION 18, TOWNSHIP 42 N, RANGE 11 E

INDEX

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- 3 - SITE DEVELOPMENT PLAN
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- 6 - PROJECT NOTES & SPECIFICATIONS
- 7 - DETAILS

NOTE:
CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL
CONFLICTS PRIOR TO BIDDING AND CONSTRUCTING THE PROPOSED
IMPROVEMENTS. SUCH VERIFICATION SHALL ALSO INCLUDE FACILITIES OWNED
AND OPERATED BY VARIOUS UTILITY COMPANIES.

ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL
AMENDMENTS THERETO AS ADOPTED BY THE STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION (I.D.O.T.)

STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL
CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN
CONSTRUCTION IN ILLINOIS (STANDARD SPECIFICATIONS). LATEST ISSUE

DATE	DESCRIPTION	DRAWN BY	D.D.D.
09/20/19	VILLAGE REVIEW		

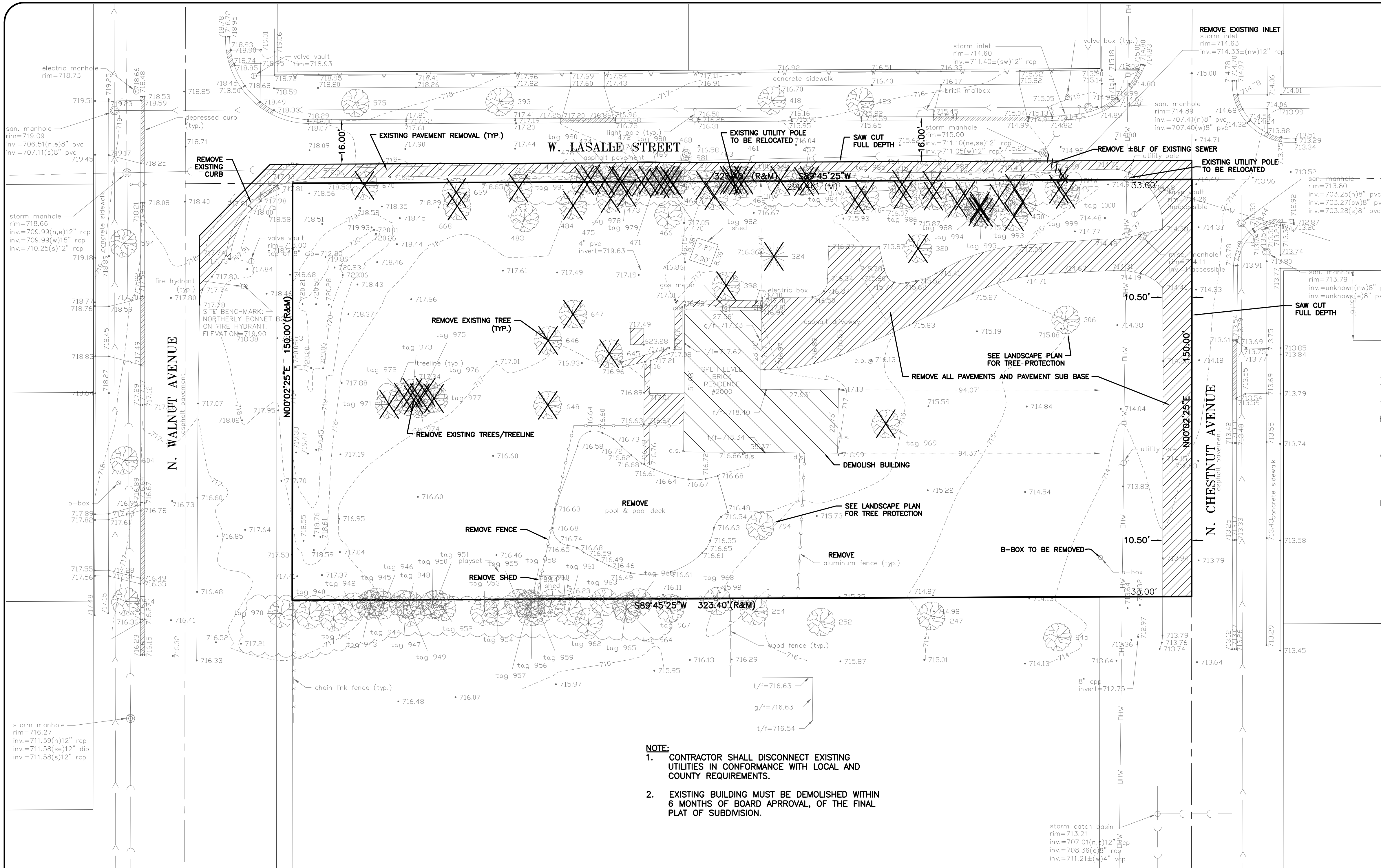
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 WARDLORD DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

COVER SHEET
DESIGN: J.K.
DRAFTING: D.D.D.
SCALE: N/A
DATE: 06/13/2019
FIRM NO. 184-001330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

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PROJECT No.
19642
1 of 7



TREE PRESERVATION DURING CONSTRUCTION

- Grading and construction equipment – All grading and construction equipment shall be forbidden from encroaching upon the tree's drip line.
- Material detrimental to trees – Crushed limestone and other materials detrimental to trees shall not be dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
- Installation of snow fencing – Snow fencing shall be installed during construction at the periphery of the tree's drip line. In areas where a tree is in the construction zone and fencing the drip line is not possible, two by six inch by eight foot long boards banded or wired around each trunk shall be provided as protection to adequately prevent scarring.
- During construction – If trees have their roots exposed, the roots are to be pruned. If exposed roots are greater than two inches, the tree crown is to be pruned to compensate for the root loss. Also, the tree shall be watered and fertilized.

- NOTE:**
- CONTRACTOR SHALL DISCONNECT EXISTING UTILITIES IN CONFORMANCE WITH LOCAL AND COUNTY REQUIREMENTS.
 - EXISTING BUILDING MUST BE DEMOLISHED WITHIN 6 MONTHS OF BOARD APPROVAL, OF THE FINAL PLAT OF SUBDIVISION.

TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
245	31"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
247	*	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		* = MULTI LIMB 35" AT 1' AGL, BLACK TAR SPOT DISEASE
252	27"	HONEY LOCUST	<i>Gleditsia triacanthos</i>	3	3	X		
254	32"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
306	27"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
320	7", 7", 7", 5"	COMMON CRABAPPLE	<i>Malus</i>	4	3		X	TRUNK ROT
324	10"	BLACK SPRUCE	<i>Picea mariana</i>	4	4	X		
328	16", 11"	DEAD/DYING		5	4	X		TRUNK ROT
449	9"	AMERICAN ELM	<i>Ulmus americana</i>	3	4	X		OVERHEAD WIRES THROUGH CANOPY
450	9"	AMERICAN ELM	<i>Ulmus americana</i>	4	3	X		TRUNK ROT, 10% DIEBACK
454	12"	BOX ELDER	<i>Acer negundo</i>	4	4	X		OVERHEAD WIRES THROUGH CANOPY, 20% DIEBACK
455	8"	AMERICAN ELM	<i>Ulmus americana</i>	3	4	X		COMPETING TREE FOR TRUNK SPACE
457	10"	AMERICAN ELM	<i>Ulmus americana</i>	4	4	X		LIMB DAMAGE
458	10"	BOX ELDER	<i>Acer negundo</i>	3	3	X		
459	14", 11"	DEAD		5	5	X		DEAD
461	12"	AMERICAN ELM	<i>Ulmus americana</i>	4	4	X		20% DIEBACK
462	16"	AMERICAN ELM	<i>Ulmus americana</i>	3	3	X		
463	8"	AMERICAN ELM	<i>Ulmus americana</i>	3	3	X		
464	8"	BOX ELDER	<i>Acer negundo</i>	3	4	X		
466	8"	MULBERRY	<i>Morus alba</i>	3	3	X		
467	8"	BOX ELDER	<i>Acer negundo</i>	3	4	X		
468	12"	AMERICAN ELM	<i>Ulmus americana</i>	5	5	X		DEAD
469	6"	AMERICAN ELM	<i>Ulmus americana</i>	3	4	X		COMPETING WITH ADJACENT TREE
471	26"	AMERICAN ELM	<i>Ulmus americana</i>	3	3	X		COMPETING WITH ADJACENT TREE
472	23", 14"	AMERICAN ELM	<i>Ulmus americana</i>	3	3	X		COMPETING WITH ADJACENT TREE
473	9"	BOX ELDER	<i>Acer negundo</i>	3	4	X		>30' LEAN
474	9"	AMERICAN ELM	<i>Ulmus americana</i>	4	3	X		COMPETING WITH ADJACENT TREE
475	18"	AMERICAN ELM	<i>Ulmus americana</i>	4	3	X		COMPETING WITH ADJACENT TREE
478	9"	AMERICAN ELM	<i>Ulmus americana</i>	3	3	X		
479	26"	AMERICAN ELM	<i>Ulmus americana</i>	4	3	X		
483	19"	BLACK WALNUT	<i>Juglans nigra</i>	2	3	X		
484	6"	MULBERRY	<i>Morus alba</i>	4	4	X		50% DIEBACK
645	24"	HONEY LOCUST	<i>Gleditsia triacanthos</i>	3	3	X		
646	10"	BUTTERNUT	<i>Juglans cinerea</i>	5	4	X		50% DIEBACK
647	18"	BUTTERNUT	<i>Juglans cinerea</i>	4	3	X		30% DIEBACK
648	36"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		
668	33"	BOX ELDER	<i>Acer negundo</i>	4	5	X		TRUNK ROT
669	6", 4"	BUCKTHORN	<i>Rhamnus cathartica</i>	4	4	X		

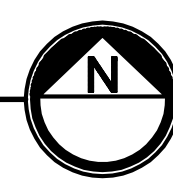
TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
670	21"	CORKSCREW WILLOW	<i>Salix matsudana</i>	3	4		X	20% DIEBACK
670	13"	AMERICAN ELM	<i>Ulmus americana</i>	3	4		X	
794	29"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
940	*	BUCKTHORN	<i>Rhamnus cathartica</i>	4	4	X		* = MULTI LIMB 4" & SMALLER
941	5"	DEAD		5	5		X	
942	48"	SILVER MAPLE	<i>Acer saccharinum</i>	2	2	X		
943	4", 4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
944	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
945	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
946	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
947	3", 3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
948	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
949	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
950	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
951	5", 4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
952	6"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
953	7", 6"	BUCKTHORN	<i>Rhamnus cathartica</i>	4	4	X		INCLUDED BARK TRUNK DAMAGE
954	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
955	4"	AMERICAN ELM	<i>Ulmus americana</i>	3	4	X		
956	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
957	19"	AMERICAN ELM	<i>Ulmus americana</i>	4	4	X		COMPETING WITH ADJACENT TREE
958	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	4	4	X		COMPETING WITH ADJACENT TREE
959	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
960	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
961	4", 3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
962	19"	DEAD		5	5		X	
963	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		HIGHRISE TREE TO PRIVATE PROPERTY
964	5"	SILVER MAPLE	<i>Acer saccharinum</i>	3	4	X		
965	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
966	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
967	3", 3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
968	5", 3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		
969	*	COMMON CRABAPPLE	<i>Malus</i>	4	3	X		* = MULTI LIMB 10" AT 1' AGL
970	*	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3	X		* = MULTI LIMB 3" & SMALLER
971	9"	SILVER MAPLE	<i>Acer saccharinum</i>	3	4	X		BLACK TAR SPOT DISEASE
972	14"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
973	12"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE
974	15"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3	X		BLACK TAR SPOT DISEASE

TAG #	DBH (INCHES)	Common Name	Scientific Name	COND.	Form	REMAIN	REMOVED	NOTES
975	10", 7"	SILVER MAPLE	<i>Acer saccharinum</i>	4	4		X	7" TRUNK DEAD, BLACK TAR SPOT DISEASE
976	10"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3		X	BLACK TAR SPOT DISEASE
977	6"	SILVER MAPLE	<i>Acer saccharinum</i>	3	4		X	BLACK TAR SPOT DISEASE
978	5"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
979	4"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
980	4"	BOX ELDER	<i>Acer negundo</i>	4	4		X	
981	5"	DEAD		5	5		X	
982	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
983	5"	DEAD		5	5		X	
984	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
985	*	DEAD/DYING		5	5		X	* = MULTI LIMB 3" & SMALLER
986	4"	DEAD		5	5		X	
987	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	4		X	
988	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
989	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
992	3" & SMALLER	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
993	3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	4		X	
994	6"	SILVER MAPLE	<i>Acer saccharinum</i>	3	3		X	BLACK TAR SPOT DISEASE
995	4", 4", 3"	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	
996	5"	BOX ELDER	<i>Acer negundo</i>	5	5		X	DEAD/DYING
997	5", 5"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
998	4"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD
999	5"	BUCKTHORN	<i>Rhamnus cathartica</i>	5	5		X	DEAD/DYING
1000	3" & SMALLER	BUCKTHORN	<i>Rhamnus cathartica</i>	3	3		X	

TREE INVENTORY PERFORMED BY DERRICK JENNER, ISA CERTIFICATION NUMBER IL-9131A ON AUGUST 16, 2019

EXISTING CONDITIONS & TREE PRESERVATION PLAN

- PLAT OF TOPOGRAPHY PREPARED BY IGC CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



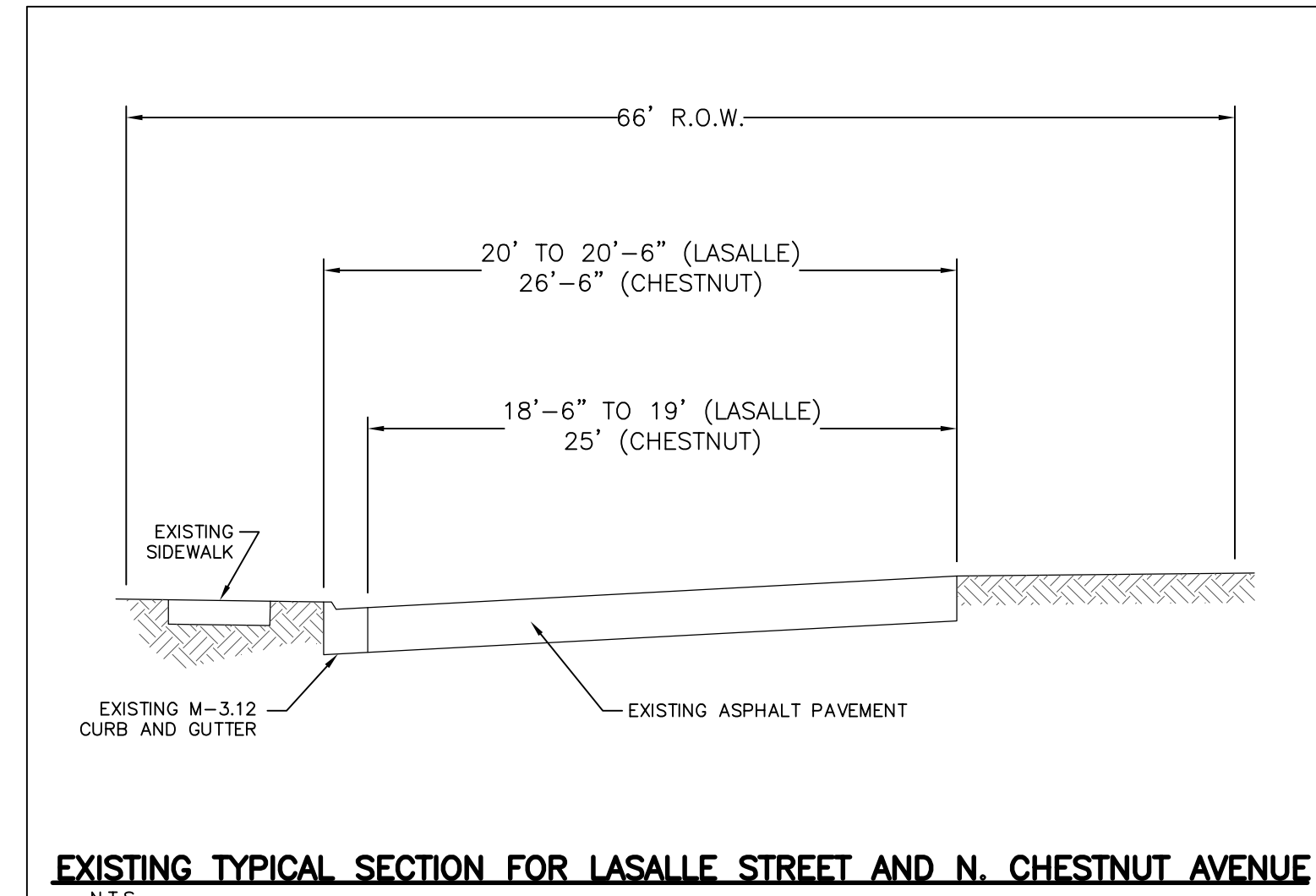
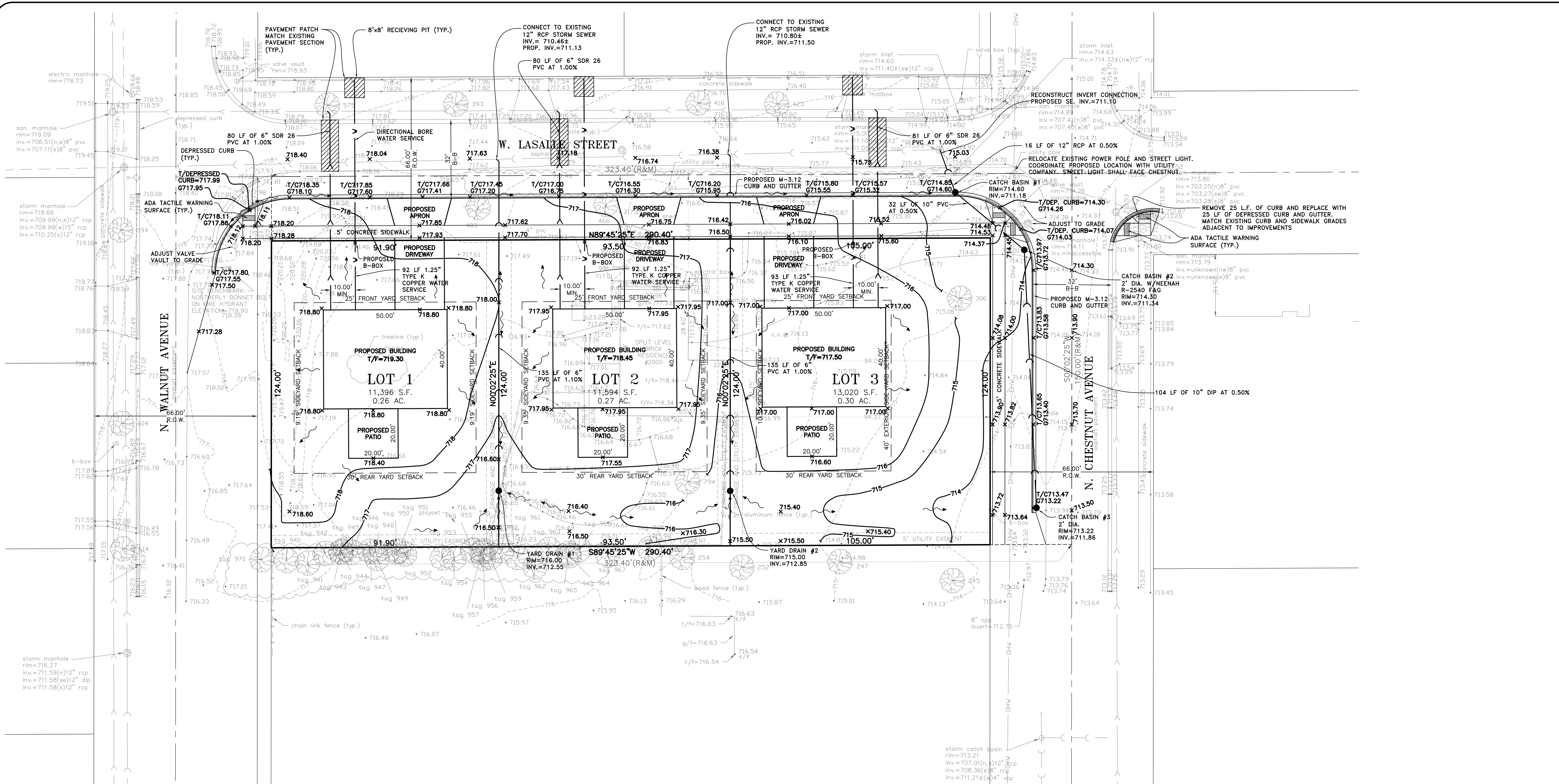
REVISIONS

DATE	DESCRIPTION	DRAWN BY
09/20/19	VILLAGE REVIEW	D.D.D.

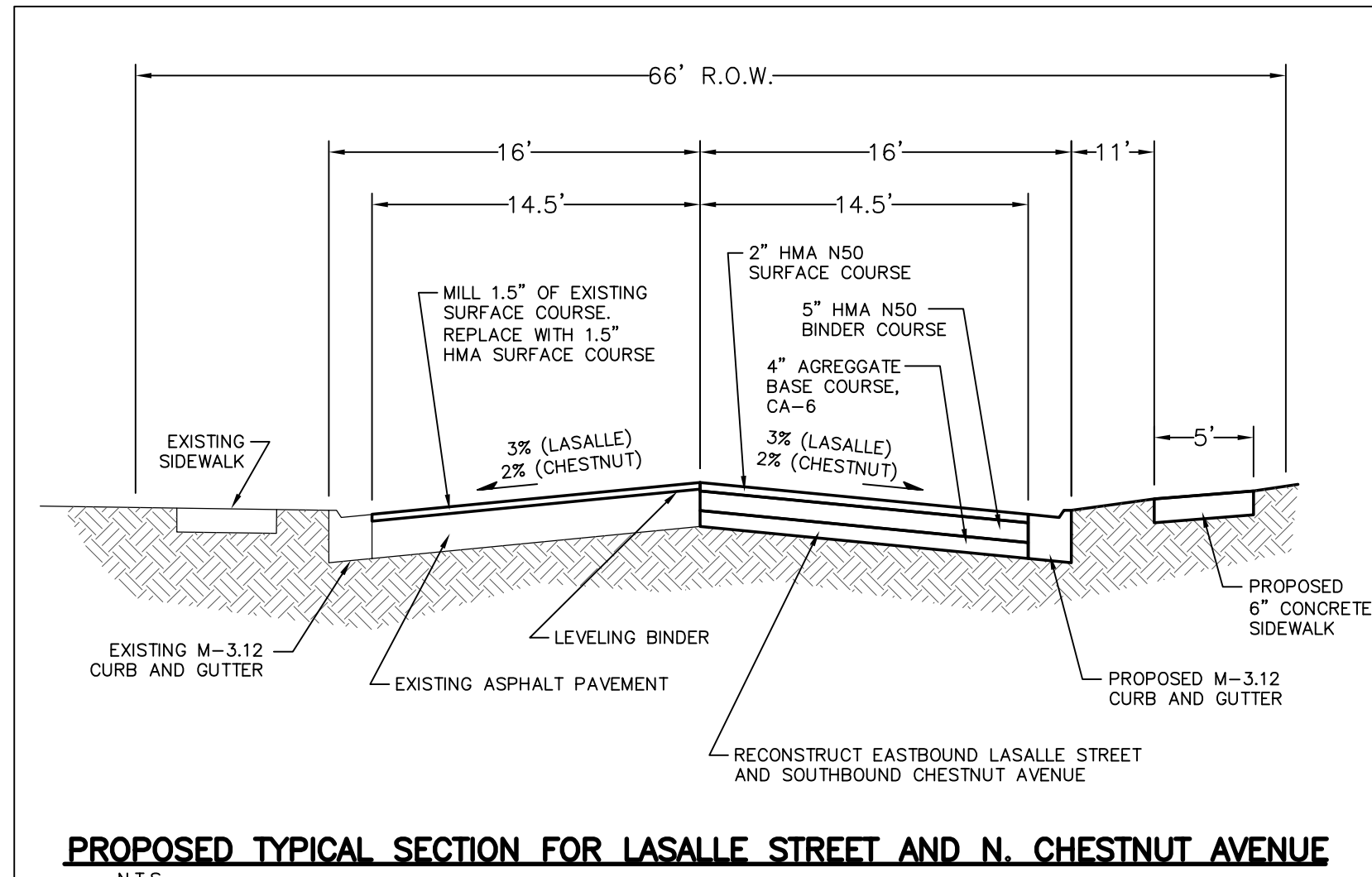
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

EXISTING CONDITIONS & TREE PRESERVATION PLAN
DESIGN: J.K. DATE: 06/13/2019
SCALE: 1"=20'
FIRM NO. 184-001330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS



EXISTING TYPICAL SECTION FOR LASALLE STREET AND N. CHESTNUT AVENUE
N.T.S.



PROPOSED TYPICAL SECTION FOR LASALLE STREET AND N. CHESTNUT AVENUE
N.T.S.

SITE DEVELOPMENT PLAN

1. PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642

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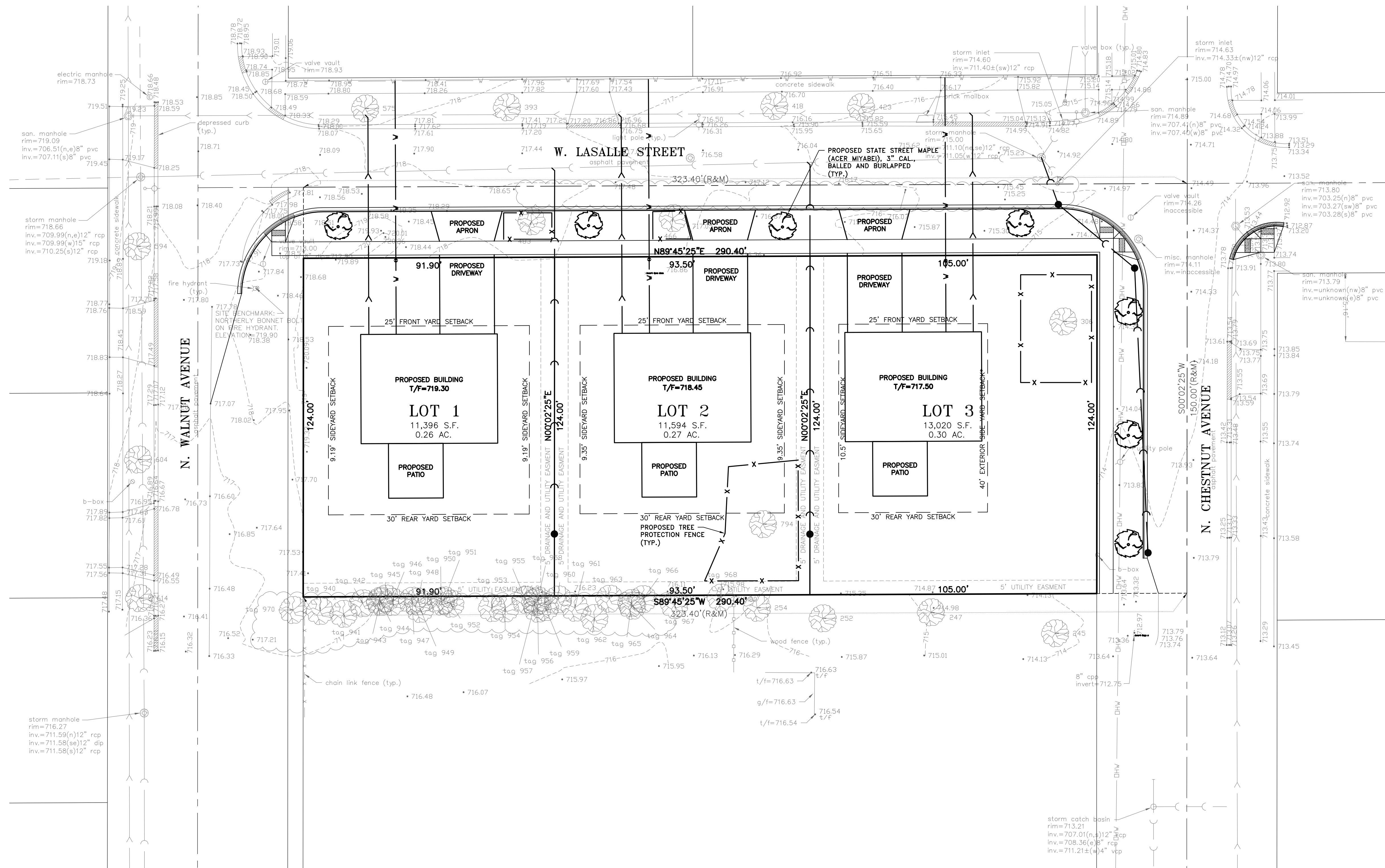
SITE DEVELOPMENT PLAN
SCALE: 1"=20'
DATE: 06/13/2019
DRAWING: D.D.D.

LASALLE ESTATES

WEST LASALLE STREET

ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
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TREE PRESERVATION DURING CONSTRUCTION

- A. Grading and construction equipment – All grading and construction equipment shall be forbidden from encroaching upon the tree's drip line.
- B. Material detrimental to trees – Crushed limestone and other materials detrimental to trees shall not be dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
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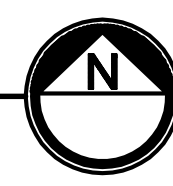
LANDSCAPE PLAN
DESIGN: J.K. DATE: 06/13/2019
SCALE: 1"=20'
FIRM NO. 184-001330

LASALLE ESTATES
WEST LASALLE STREET
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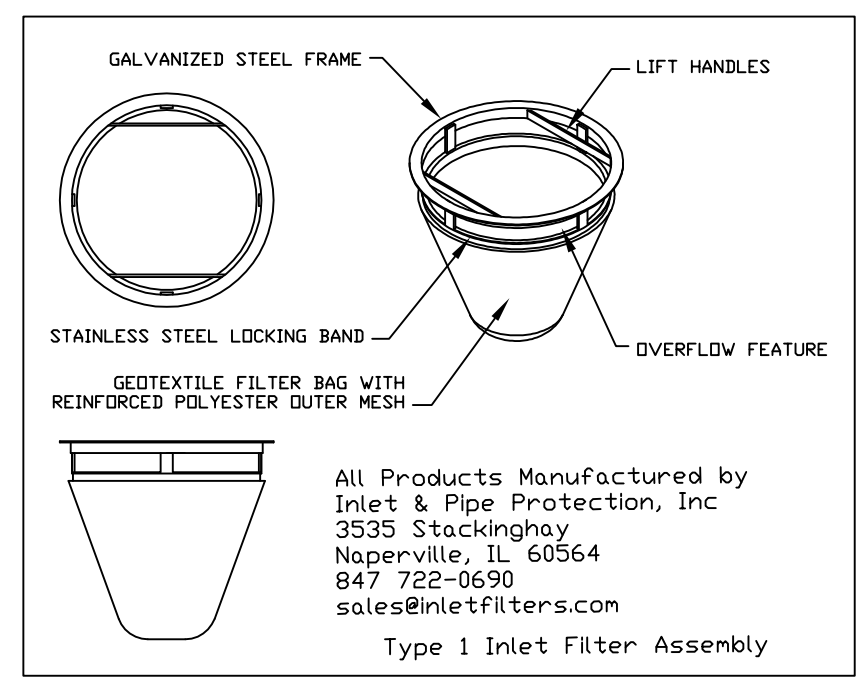
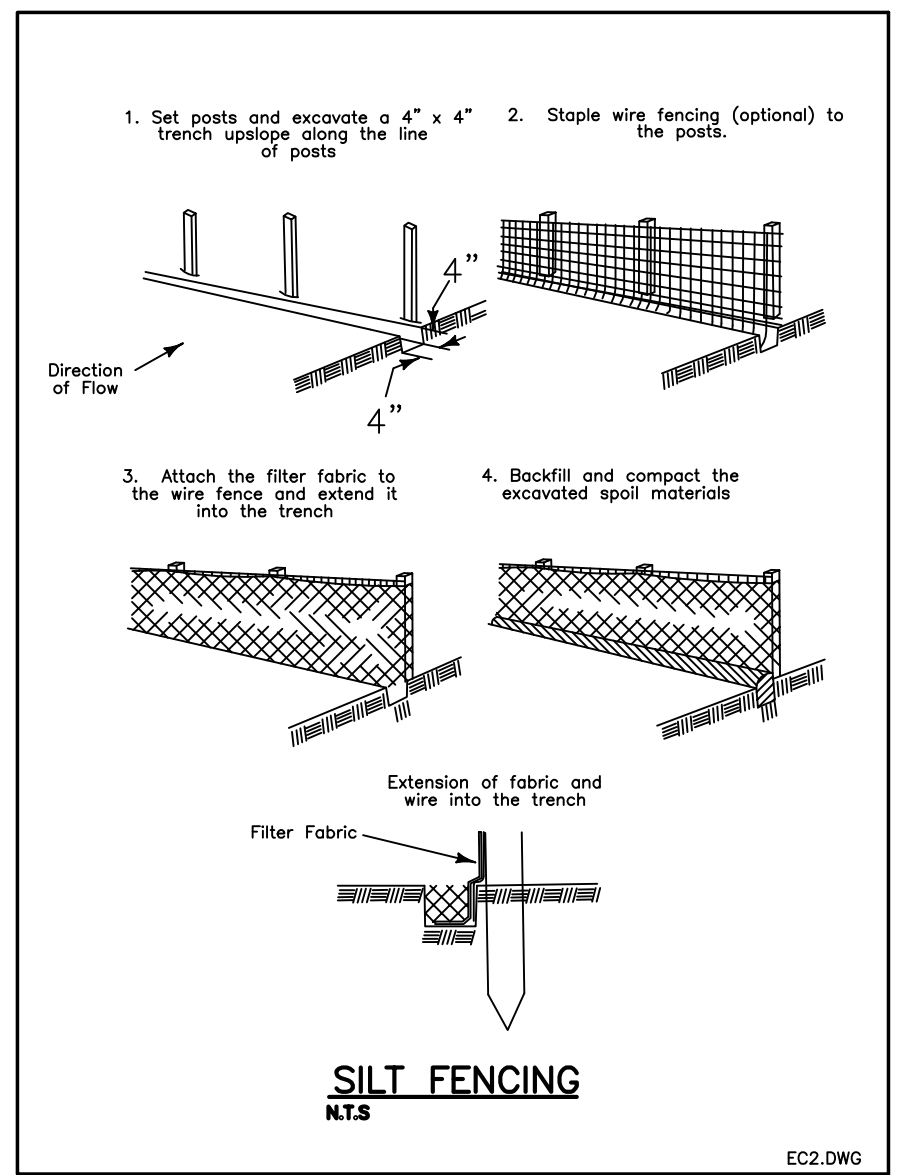
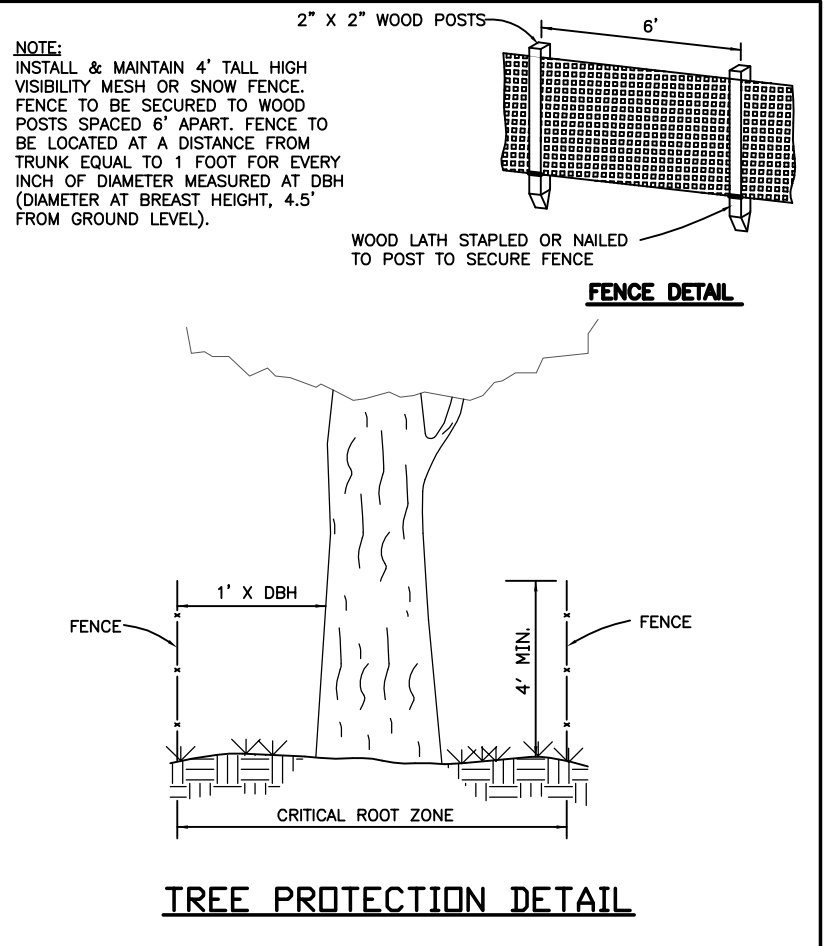
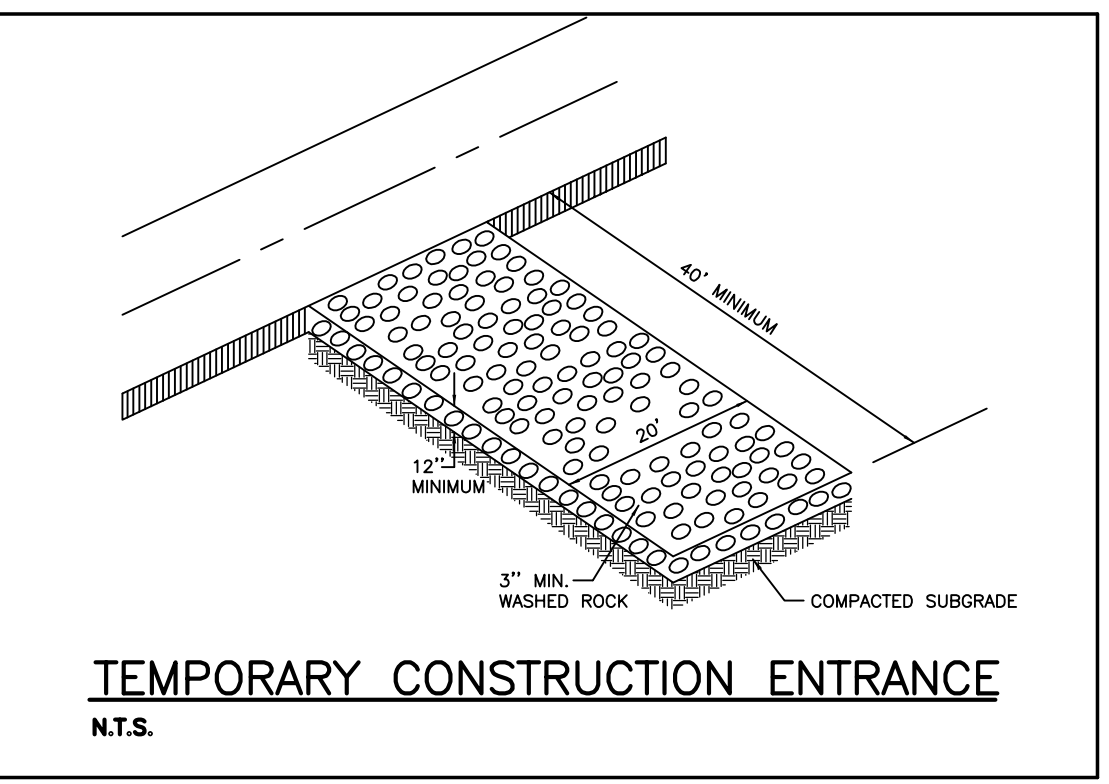
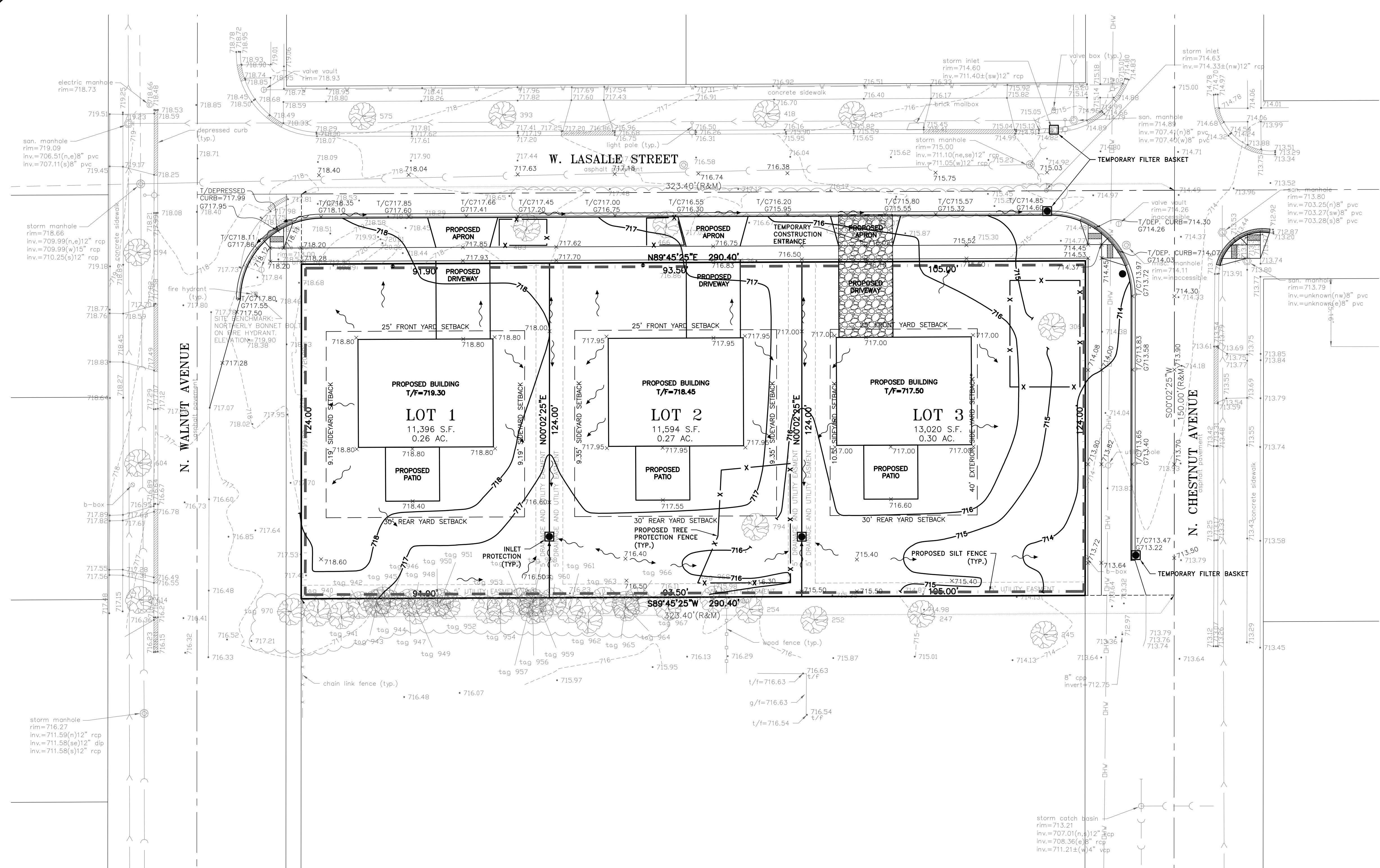
PROJECT No. 19642
4 of 7

LANDSCAPE PLAN

1. PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



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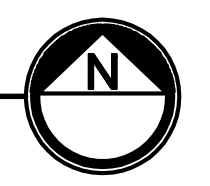


SEQUENCE OF CONSTRUCTION

- A. THE SITE WILL BE ACCESSED FROM THE LOCATIONS INDICATED ON THIS PLAN. FOR ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTION TO REMOVE ALL DIRT AND DEBRIS FROM RIDGE AVENUE DURING THE COURSE OF CONSTRUCTION.
- B. INSTALL SILT FENCE AS SHOWN ON PLAN. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
- C. TEMPORARY PARKING OF CONSTRUCTION VEHICLES SHALL BE ON SITE, ONLY AS NECESSARY. STORAGE OF CONSTRUCTION MATERIALS WILL BE ONSITE AND SHALL NOT OBSTRUCT VEHICLE MOVEMENT.
- D. STRIP TOPSOIL AND STOCKPILE. SEED AND STABILIZE STOCKPILE IMMEDIATELY UPON COMPLETION OF STOCKPILE. GRADE THE PROPOSED IMPROVEMENT AREAS. EXCESS SOIL OVERBURDEN SHALL BE REMOVED AS NECESSARY. ONSITE AND OFFSITE DRAINAGE SHALL NOT BE BLOCKED. DRAINAGE SHALL BE ROUTED TO PERMANENT OR TEMPORARY SWALES DURING CONSTRUCTION. INLET PROTECTION WILL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS SURROUNDING THE CONSTRUCTION AREA. STOCKPILES, IF ANY, SHALL BE PROTECTED WITH PERIMETER SILT FENCING AND MUST BE STABILIZED WITH SEEDING.
- E. INSTALL UNDERGROUND UTILITIES AND FRANCHISE UTILITIES. CONSTRUCT PAVEMENT AND WALKS.
- F. CATCH BASINS LOCATED IN GRASS (PERVIOUS) AREAS SHALL HAVE TEMPORARY FILTER BASKETS AND/OR SILT FENCE (INLET PROTECTION) SURROUNDING EACH INLET. SEE DETAIL.

EROSION CONTROL PLAN

1. PLAT OF TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 19642



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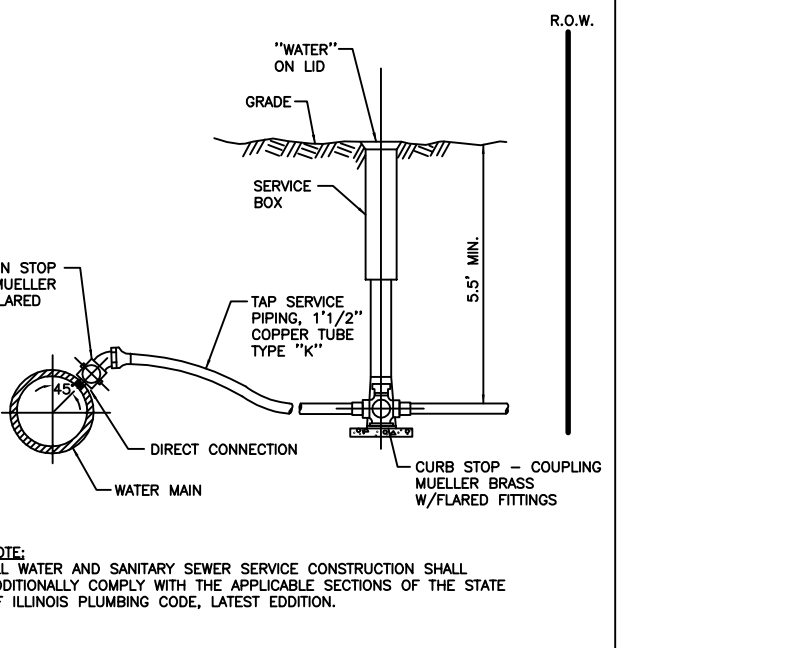
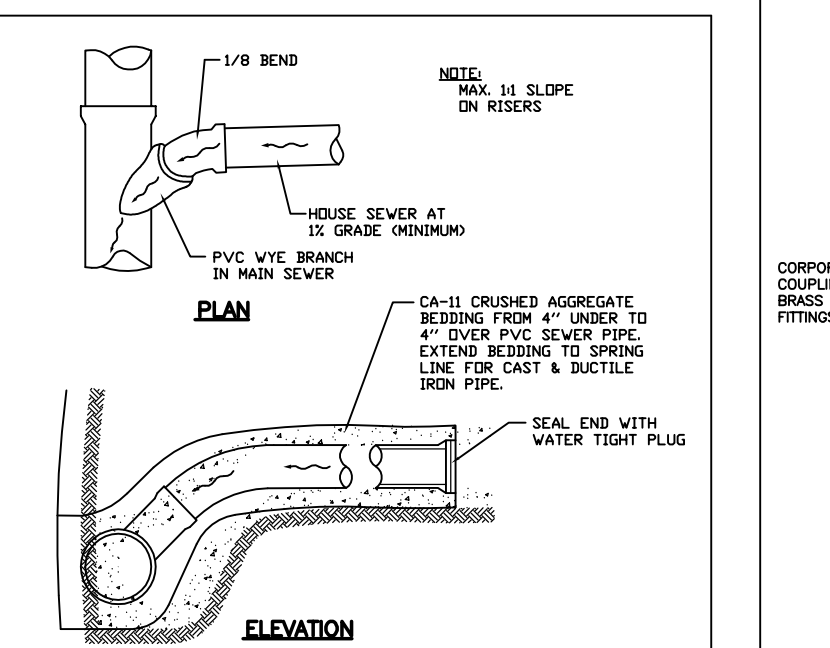
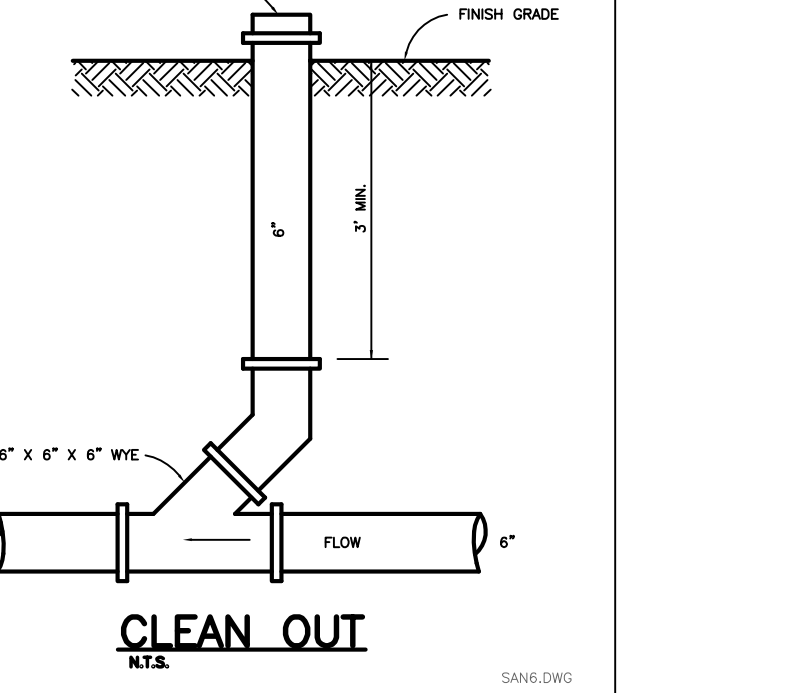
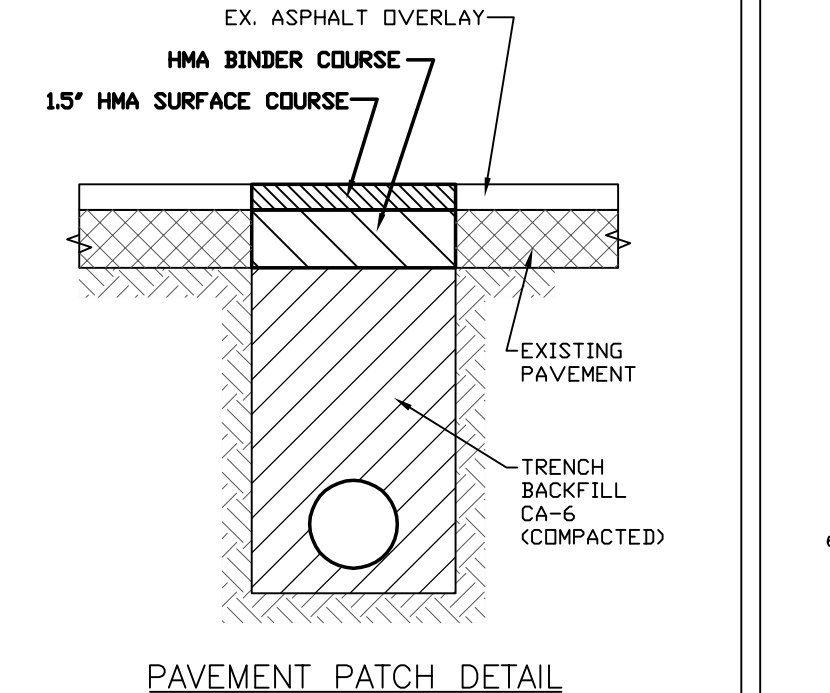
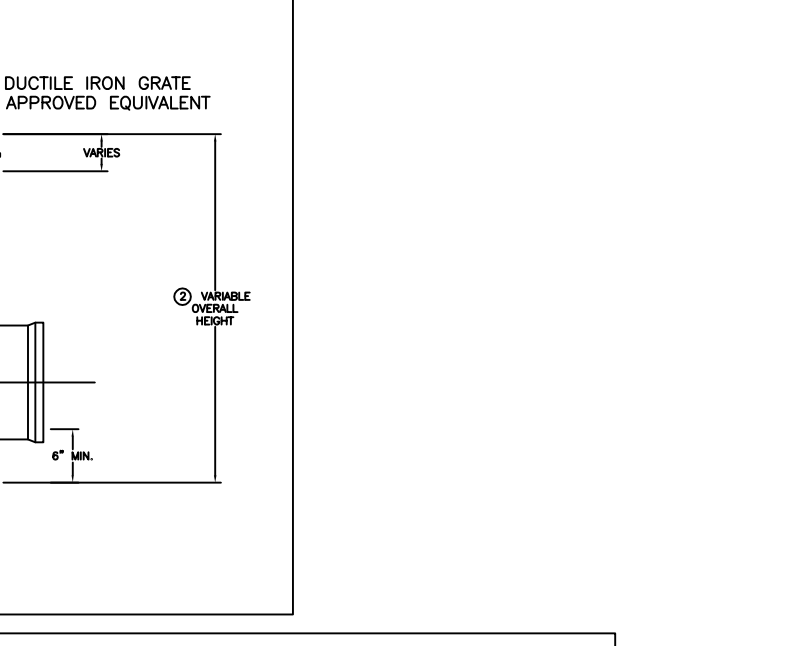
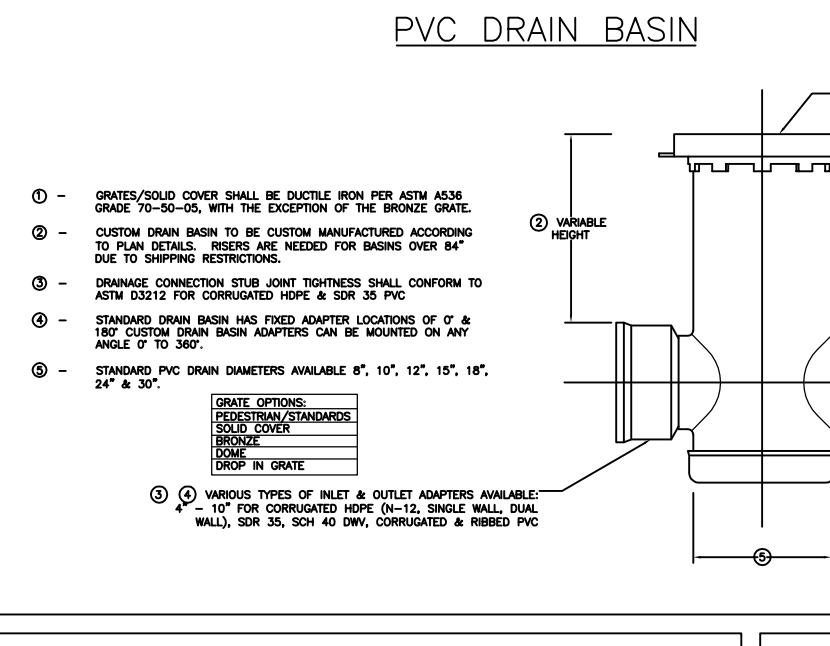
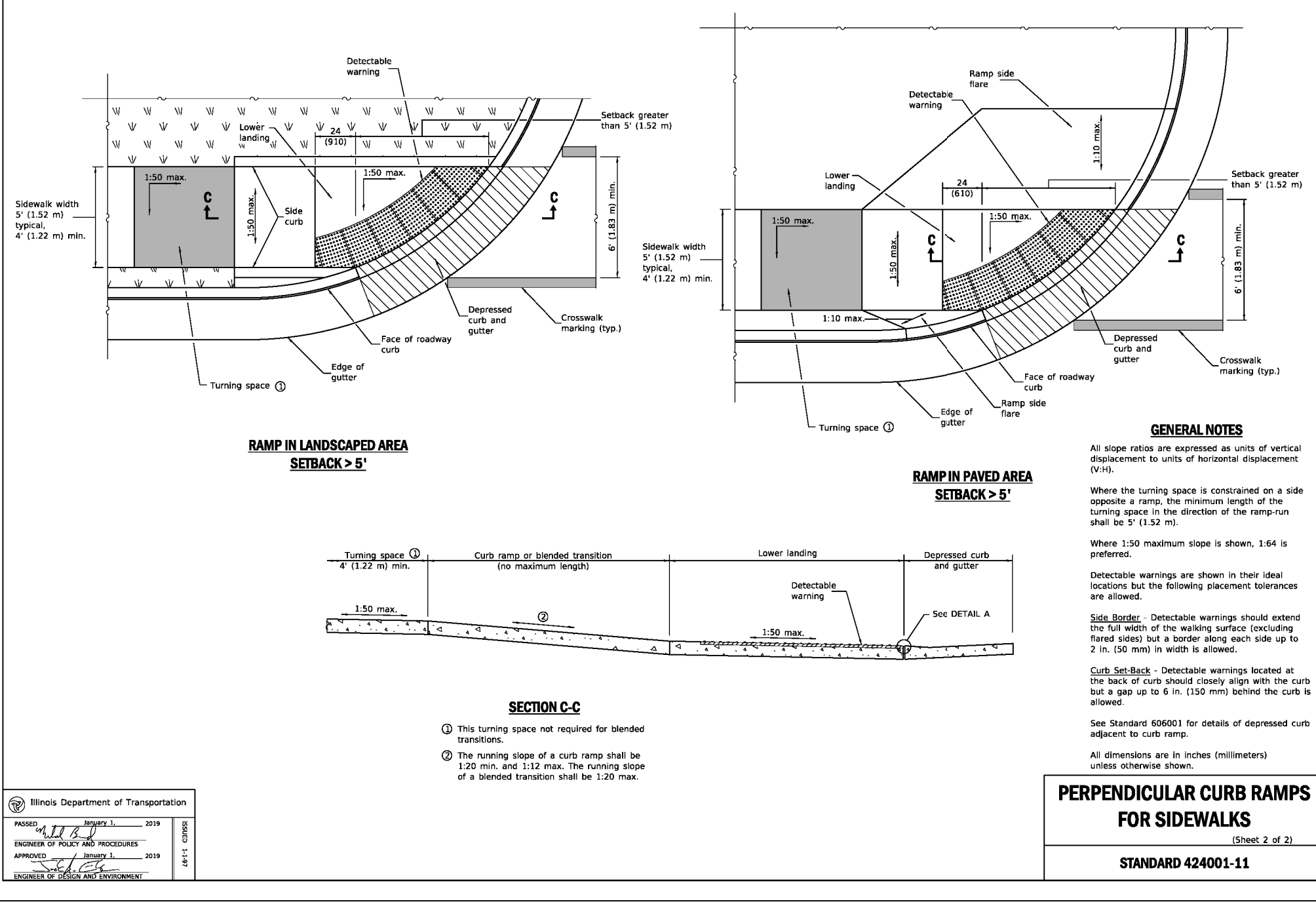
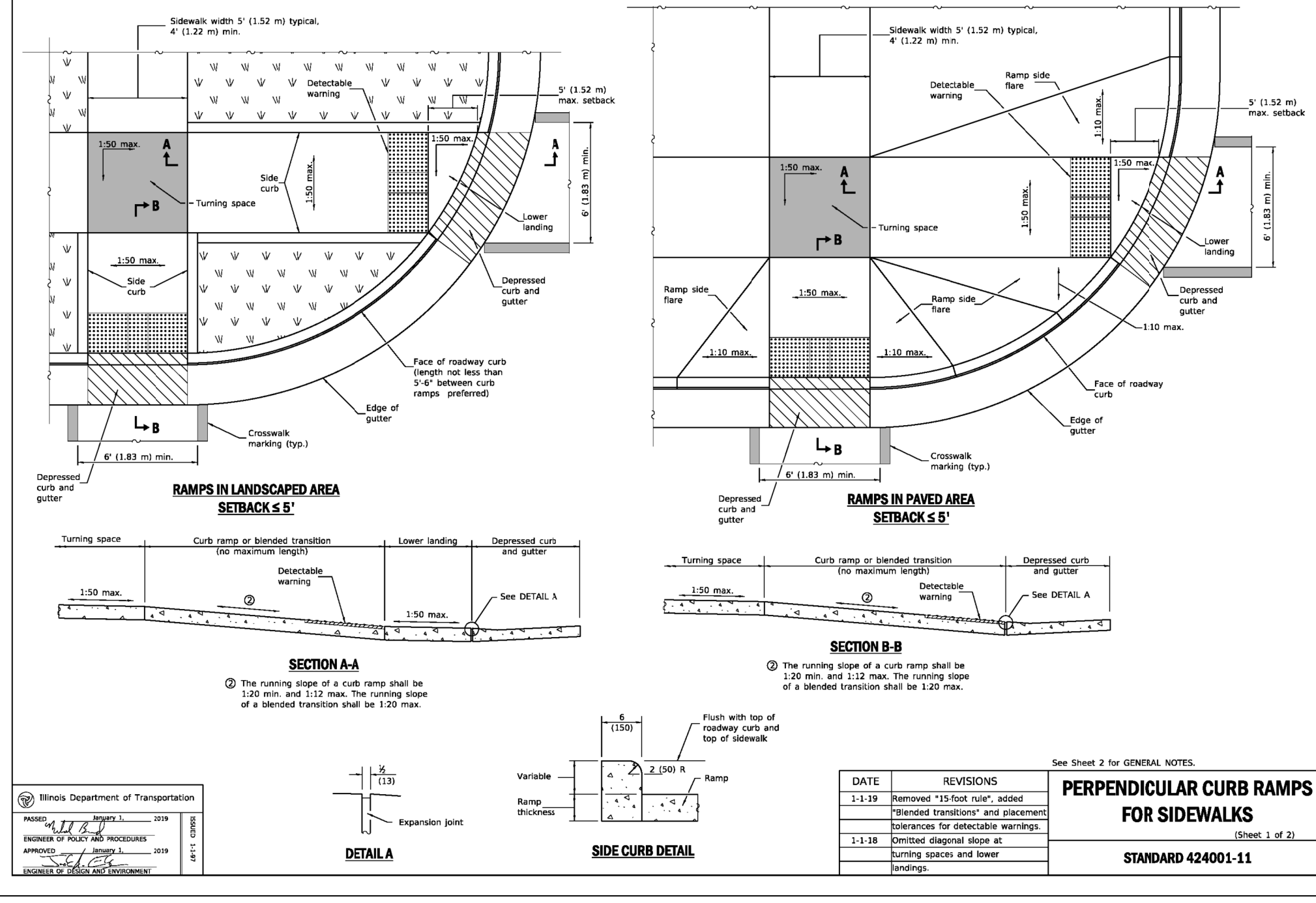
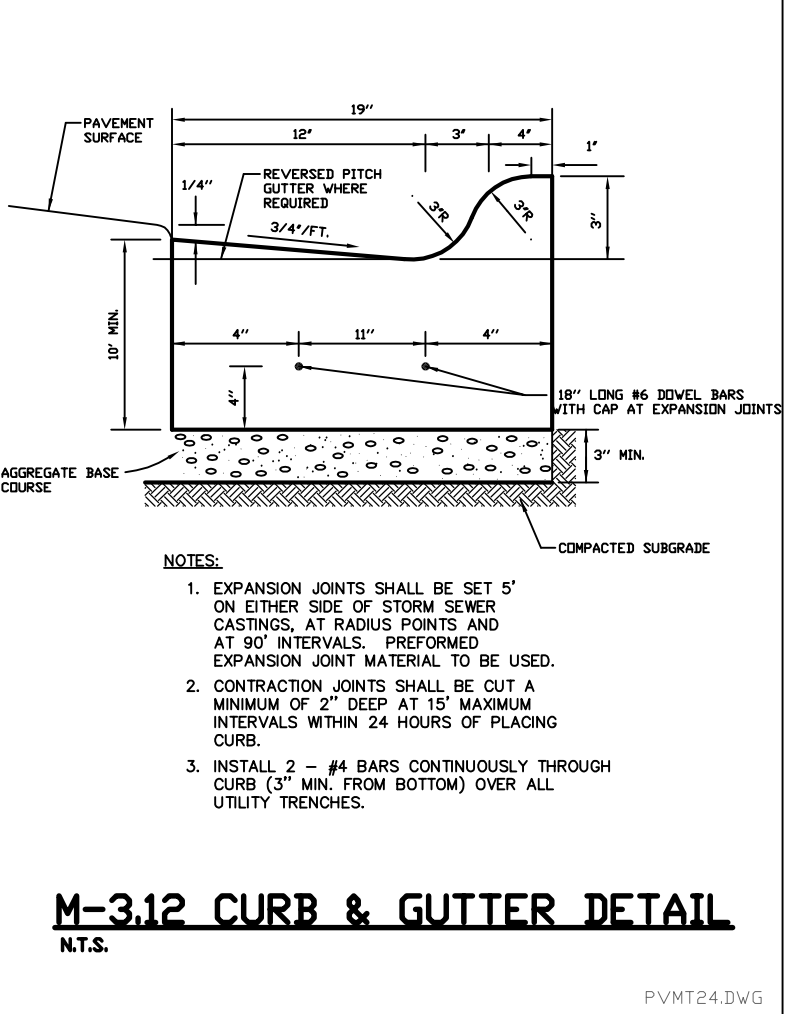
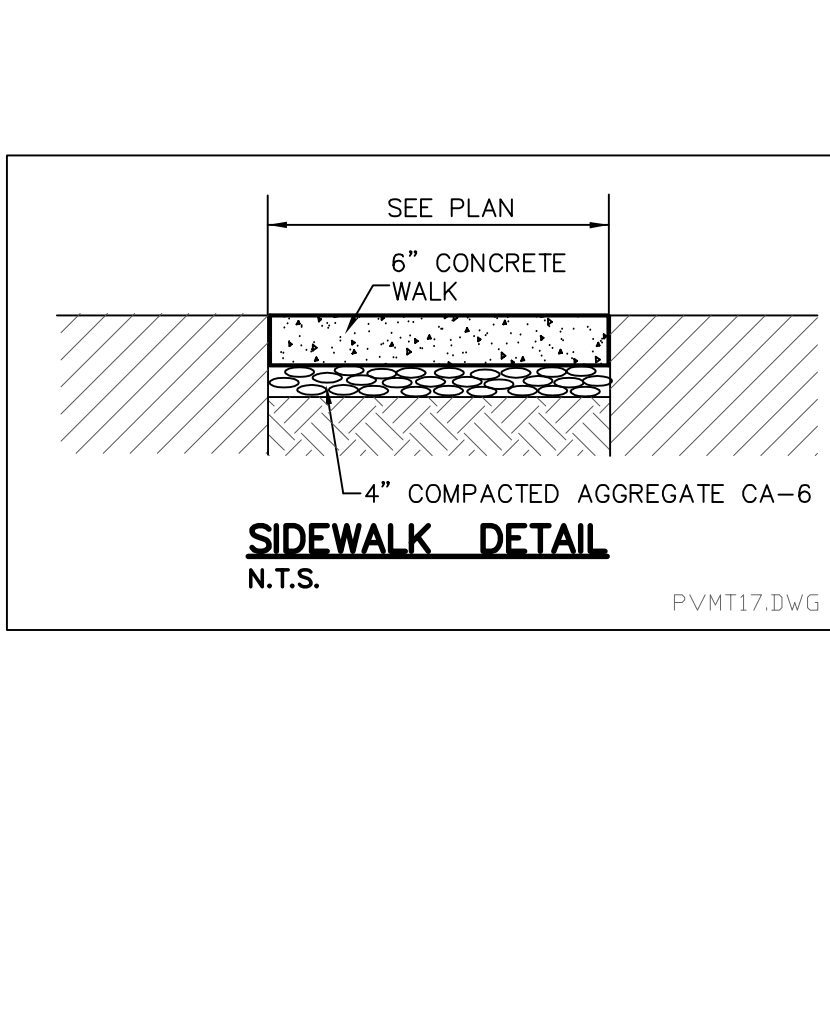
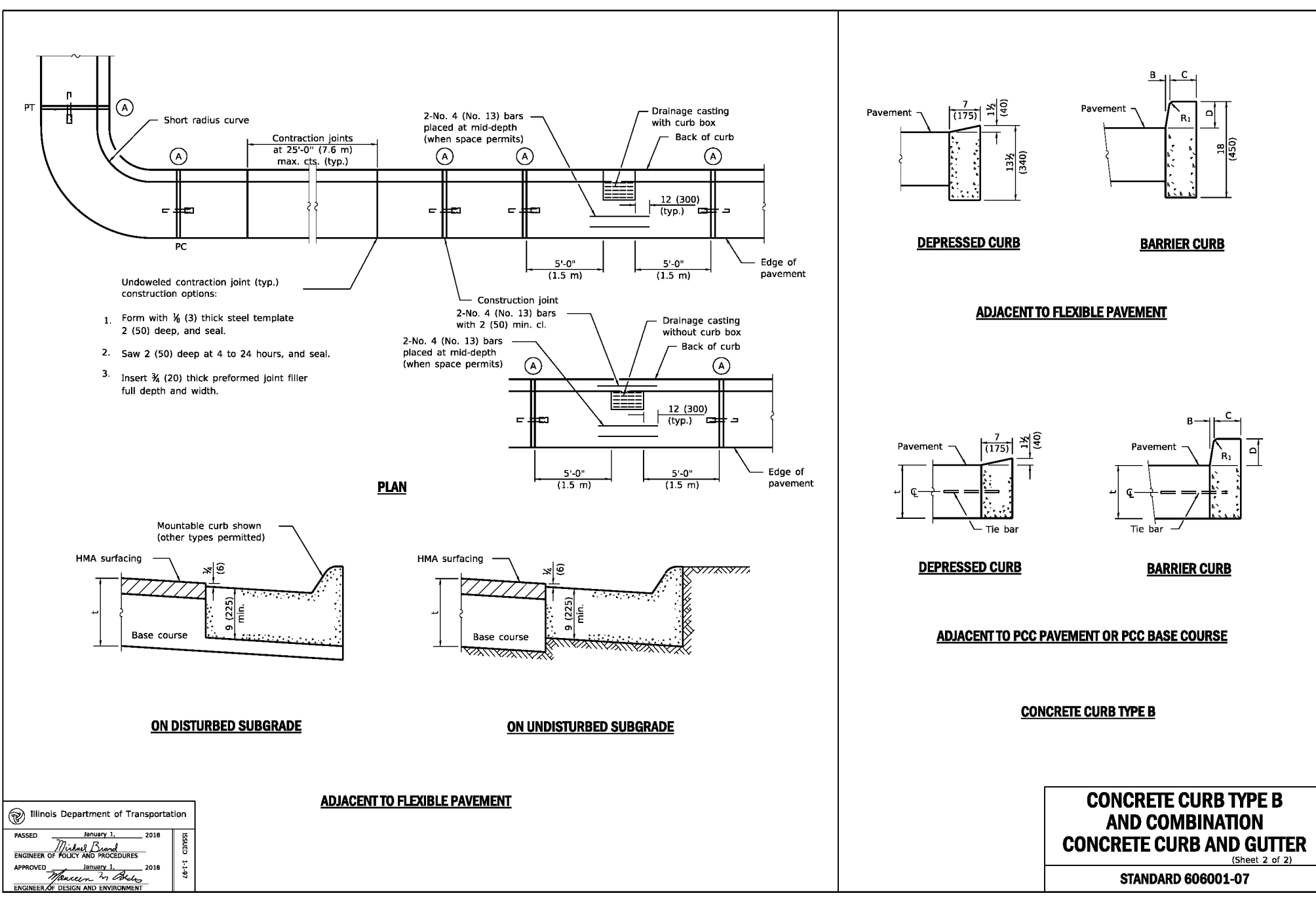
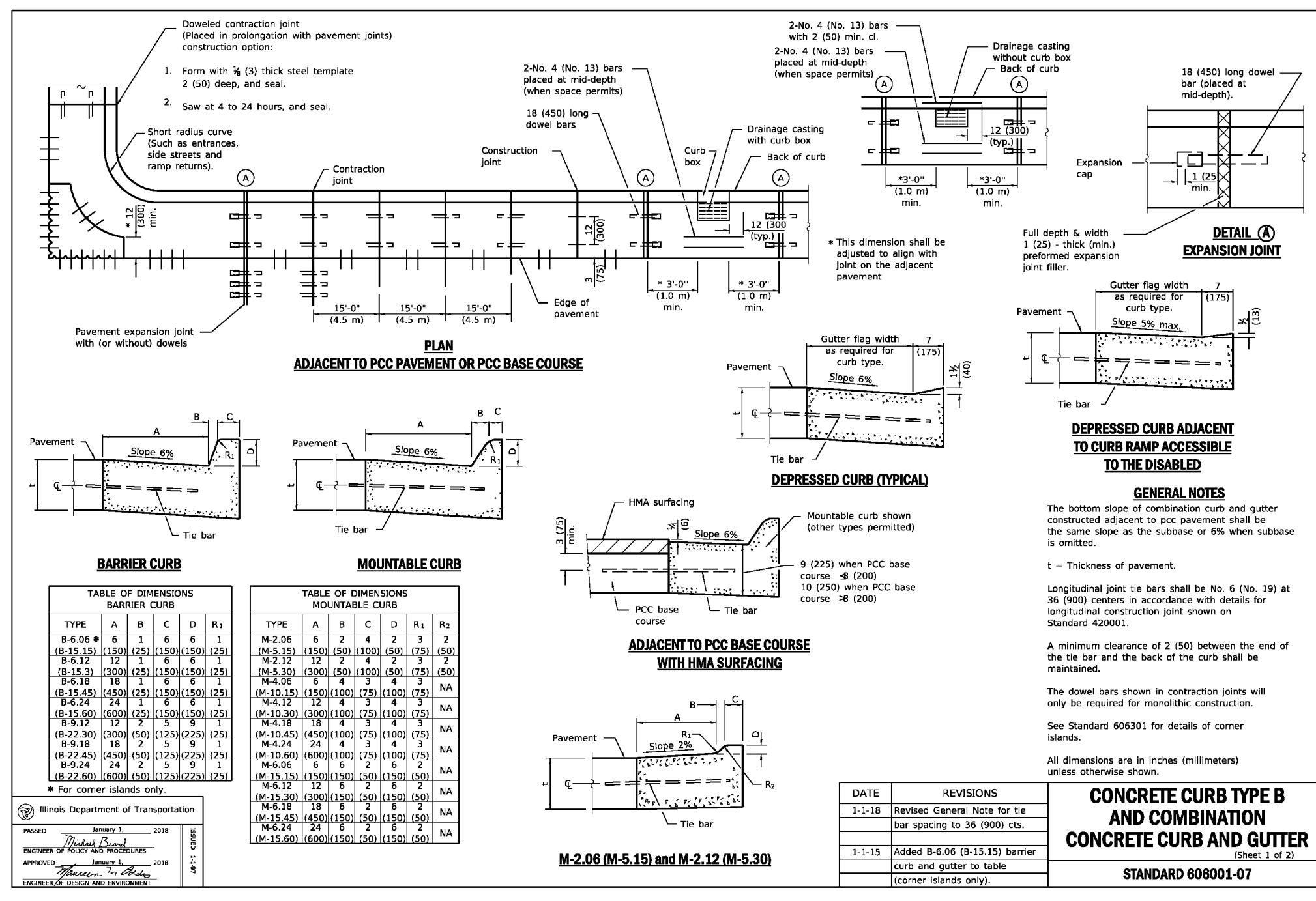
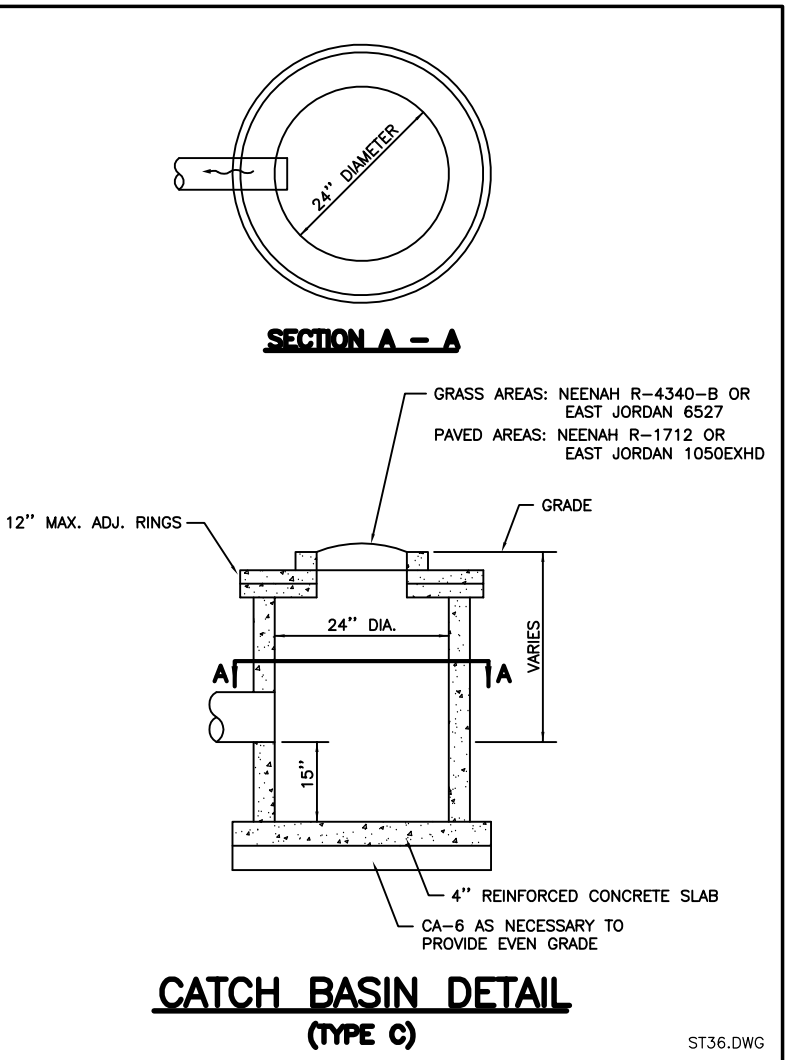
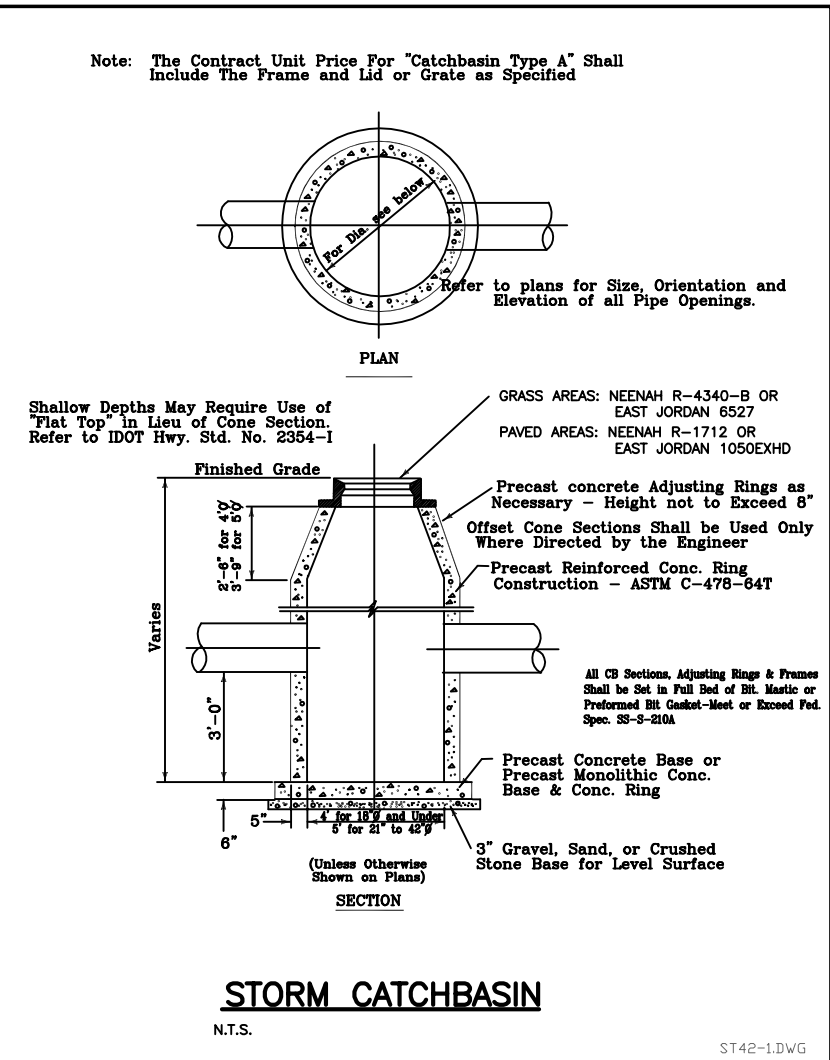
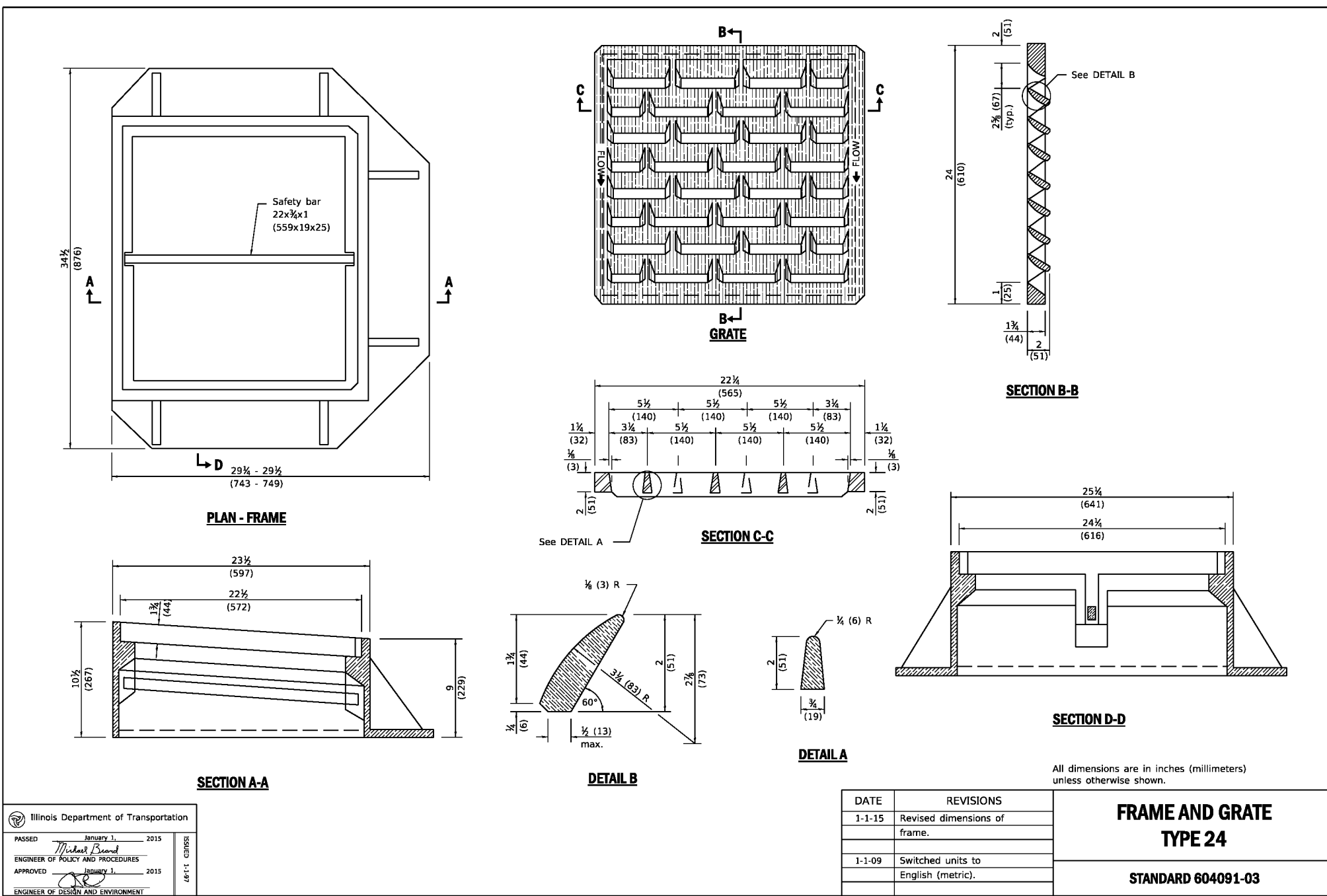
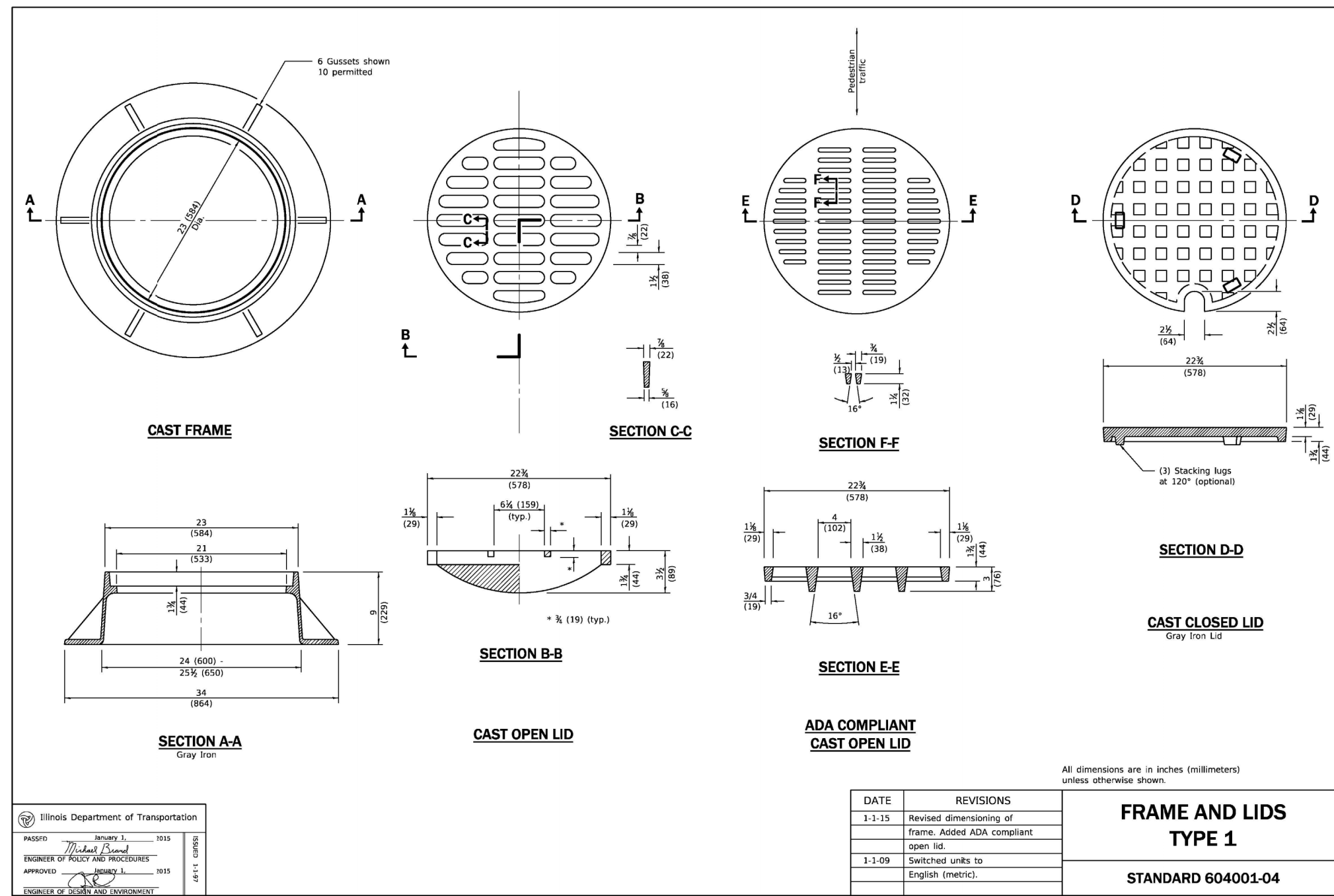
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

EROSION CONTROL PLAN
SCALE: 1"=20'
DATE: 06/13/2019
FIRM NO. 184-001330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS

PROJECT No.
19642

5 of 7



REVISIONS

DATE	DESCRIPTION	DRAWN BY	D.D.D.
09/20/19	VILLAGE REVIEW		

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 WARDLAW DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 IG@igconsulting.net

PROJECT No. 19642

DATE: 06/13/2019

SCALE: N/A

DRAWING: D.D.D.

DESIGNING: J.K.

DETAILS

FIRM NO. 184-001330

LASALLE ESTATES
WEST LASALLE STREET
ARLINGTON HEIGHTS, ILLINOIS