

BUCKHEAD ESTATES

A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST
QUARTER(SE1/4) OF SECTION 31, T.16 N.,R.3 E. OF THE 3rd P.M.

OWNER
ROMANO FAMILY
LIMITED PARTNERSHIP

SUBDIVIDER
ROMANO COMPANY

DRAINAGE STATEMENT

We, the undersigned respectively a Registered Professional Engineer and the Owner or Owners of the land subdivided hereby or the duly authorized attorney of such owner or owners, state that to the best of our knowledge and belief the drainage of the surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage is changed, reasonable provision has been made for the collection and diversion of surface waters into public areas, or drains which the subdivider or subdividers have a right to use, and that such surface waters will be planned for in accordance with the generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

OWNER
ROMANO FAMILY
LIMITED PARTNERSHIP

PHILIP W. COCHRAN
Illinois Registered
Professional Engineer
No. 32393



DESIGN ENGINEER

PHILIP W. COCHRAN
ENGINEER

DATED 5-19-08

NOTES

- ALL CORNERS ARE MARKED WITH IRON PINS.
- ALL EASEMENTS ARE FOR DRAINAGE & PUBLIC UTILITIES UNLESS OTHERWISE DESIGNATED.
- NO PART OF THIS PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS WITHIN 500 FEET OF A SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- ALL OF THIS SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MT. ZION.
- SIDEWALKS TO BE PROVIDED FOR ALL LOTS.
- STORM DETENTION TO BE PROVIDED IN THE STORM DETENTION EASEMENT AREA. LOT OWNERS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA ON THEIR PROPERTY.
- LOT 35 SHALL HAVE ACCESS TO HARRYLAND ROAD.
- ALL STREETS SHALL BE PRIVATE.

NUMBER	CHORD DIRECTION	TANGENT (FT)	RADIUS (FT)	ARC LENGTH (FT)	CHORD LENGTH (FT)
CURVE #1	N 12°33'22" E	114.18	500.00	224.51	222.63
CURVE #2	N 69°17'44" W	115.23	300.00	220.04	215.14
CURVE #3	S 79°52'37" E	93.17	500.00	184.23	183.19

VILLAGE PLAN COMMISSION

DATE 5/4/08

APPROVED BY *John Gamm*

CHAIRMAN

ATTESTED BY *Anna Maise*

SECRETARY

MT. ZION VILLAGE BOARD

DATE 5/19/08

APPROVED BY *John Gamm*

PRESIDENT

ATTESTED BY *Anna Maise*

VILLAGE CLERK

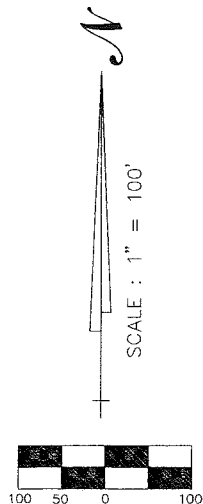
FINAL PLAT

BUCKHEAD ESTATES
MT. ZION, ILLINOIS

PWC

philip w. cochran consulting engineer
5130 hickory point frontage road, suite #2
decatur, ill 62526
phone (217) 875-3333 fax 875-3371

drawn by	date	revision	description	project no.
4-1-08	7125			
plan by	1	mso	5/8 revised note #5	field book no.
date				260-A
checked by				sheet no.
date				F-1



LOCATION MAP

