

**WHEELING PLAN COMMISSION
THURSDAY, AUGUST 24, 2017 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 17-34](#)
Anir Nail & Spa
228 McHenry Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. PC 17-14](#)
Burger King
425 W. Dundee Road
Site Plan & Appearance Approval of Building and Site Modifications
 - B) [Docket Nos. 2017-9 & PC 17-15](#)
Wolf Crossing
411-415 N. Wolf Road
(2017-9) Special Use-Site Plan Approval of a Final Planned Unit
Development for Multi-Family Residences
(PC 17-15) Approval of a Final Plat of Subdivision
- 8. APPROVAL OF MINUTES – [August 10, 2017](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE
AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847)
459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

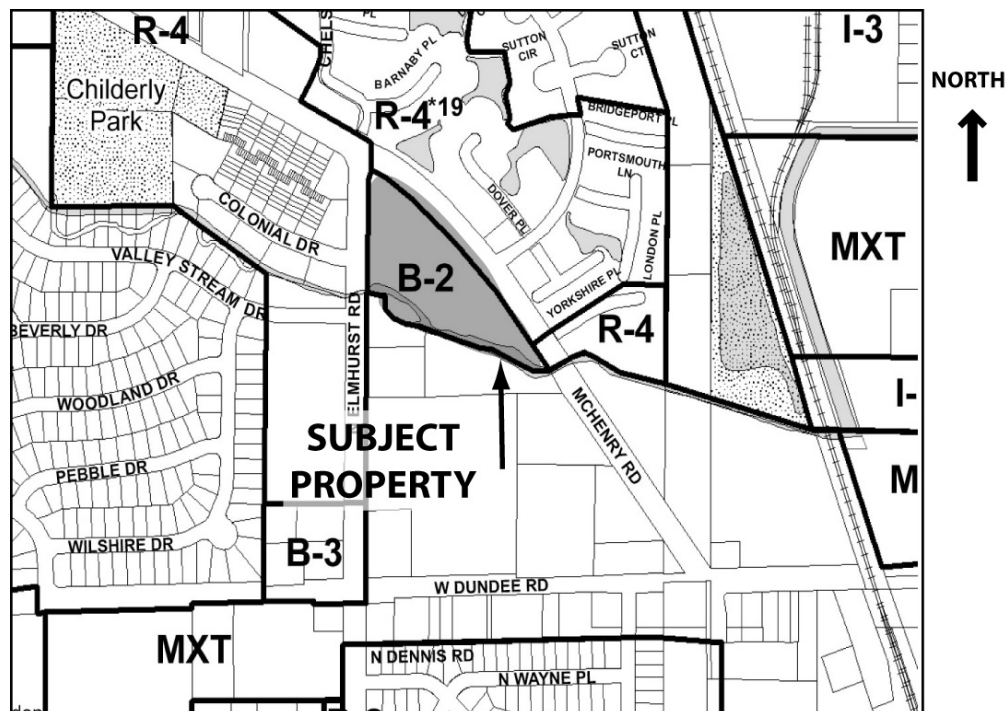
RE: **Docket No. SCBA 17-32**
Anir Nail & Spa
228 McHenry Road
Appearance Approval of a Wall Sign

DATE OF REPORT: August 14, 2017

DATE OF MEETING: August 24, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a wall sign for a new nail salon.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	S.M. Deluxe Sign
<u>Property Owner:</u>	Creekside Partnership LLC
<u>Common Property Address:</u>	Creekside Plaza

Existing Use of Property:

Personal Service Establishment

Existing Property Zoning:

B-2 Neighborhood Commercial District

DESCRIPTION OF PROPOSAL

The petitioner is requesting appearance approval to install a wall sign for a new nail salon.

SIGN REVIEW

Sign Location: The proposed wall sign is located in the designated sign band above the storefront windows and awnings of the subject unit.

Sign Type, Material and Size: The sign is comprised of two sign types: a raceway sign and a box sign. The business name “Anir” is displayed on the box sign along with a graphic. The words “Nail & Spa” are displayed as internally illuminated white letters on a raceway. The total area of the sign is 24 sq. ft., of which approximately 5.2 sq. ft. is the box sign. The unit has a frontage of 20 linear feet. The Code offers a maximum 50% bonus for the use of a graphic element. Therefore, the proposed sign meet the size requirements of the Sign Code.

STAFF REVIEW

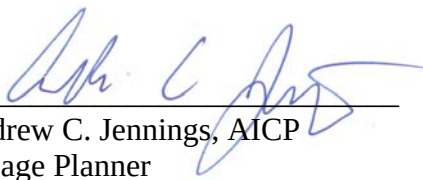
Impact on adjacent uses: No impact on adjacent uses is expected.

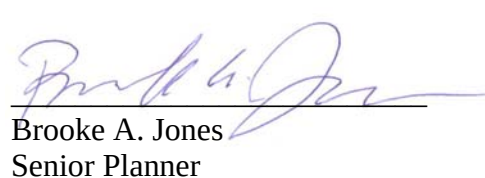
Staff Recommended Action: Staff recommends approval of the wall sign.

PROPOSED MOTION

If the Plan Commission approves of the requested wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-32 to grant appearance approval for the wall sign in accordance with the sign plan submitted August 9, 2017 by S.M. Deluxe Sign, on behalf of Anir Nail & Spa, located at 228 McHenry Road, Wheeling, Illinois.


Andrew C. Jennings, AICP
Village Planner


Brooke A. Jones
Senior Planner

Attachments:

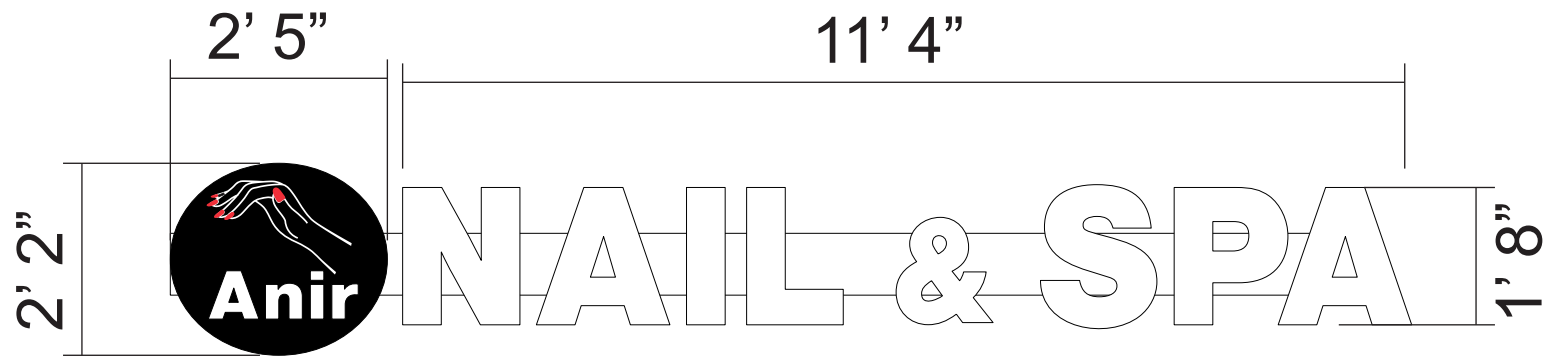
[Photo of existing conditions \(staff\)](#)

[Wall sign plan](#)

Anir Nail & Spa– 228 McHenry Road
Docket No. SCBA 17-32 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – August 24, 2017



Existing conditions of front façade – looking south



* Graphics : 26" (h) x 29" (w) = 2.16' x 2.41' = 5.2 sq. ft.
 words : 20'(h) x 136" = 1.66' x 11.33' = 18.8 sq. ft.
 Total sign area: 5.2 + 18.8 = 24 sq. ft.

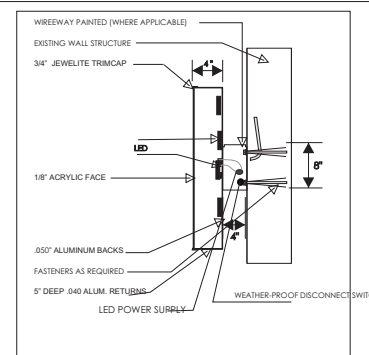
INDIVIDUALLY ILLUMINATED CHANNEL LETTER
 WITH WIREWAY (TO BE MATCHED WITH FASCIA)
 LOCATION : FRONT OF THE STORE



SIGN TYPE	IND. CHANNEL LETTER	IND. CHANNEL LETTER
FACE	BLACK BACK W/ WHITE & RED	WHITE
RETURNS	BLACK	BLACK
TRIM CAP	BLACK	BLACK
ILLUMINATION	WHITE LED	WHITE LED

Customer: _____ Revision: _____
 Project: anir nail & spa Date revised: _____
 Address: 228 McHenry rd., Wheeling, IL. Sales contact: _____

750 BONNIE LN ELK GROVE VILLAGE IL 60007
 847-806-7740 FAX 847-806-7741 SHADLUXDESIGNS@GLOMAIL.NET



I, as property owner, approve this signage .

Name _____

Address _____

Phone # _____

Signature _____

Exhibit received August 9, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

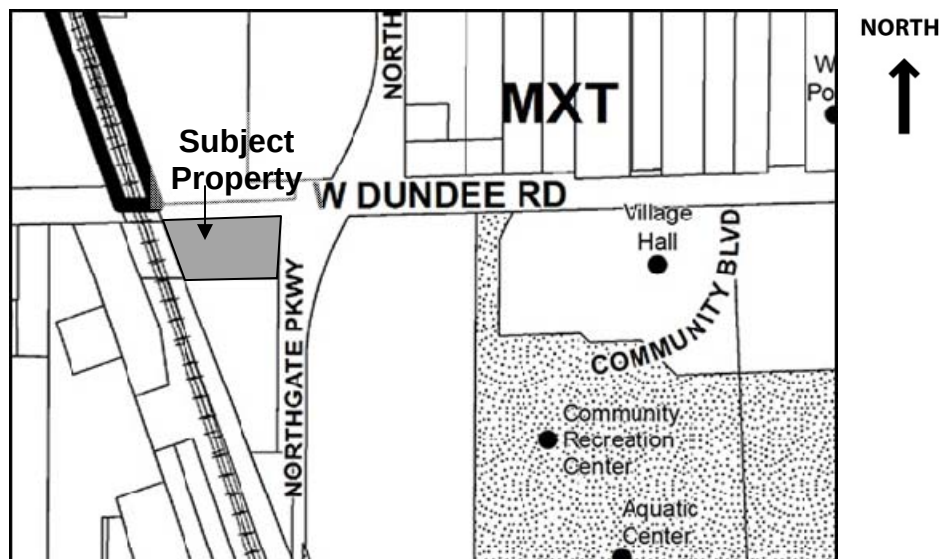
DATE OF REPORT: August 17, 2017

DATE OF MEETING: August 24, 2017

RE: **Docket Nos. PC 17-14 and SCBA 17-31**
Burger King
425 W. Dundee Road
(PC 17-14) Site Plan Change to Special Use Ordinance No.
1997 for Building and Site Modifications to an
Existing Drive-Thru Restaurant
(SCBA 17-31) Appearance Approval of Wall Signs

PROJECT OVERVIEW: The petitioner is seeking a site plan change to Special Use Ordinance No. 1997 for building and site modifications to the existing Burger King Restaurant, which is zoned MXT Transit-Oriented Mixed Use District. The petitioner is also seeking appearance approval of new wall signs. Both items for review were tabled at the August 10th Plan Commission Meeting.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Development Name: Burger King

Applicant Name: Tracy Willie, Warren Johnson Architects

<u>Property Owner:</u>	Maria Alvarado
<u>Common Property Address:</u>	425 W. Dundee Road
<u>Common Location:</u>	Located at the southwest corner of Dundee Road and Northgate Parkway
<u>Neighboring Property Land Use(s):</u>	North: MXT Transit Oriented Mixed Use (Vacant) South: MXT Transit Oriented Mixed Use (Metra Parking and Wheeling Town Center Development) East: MXT Transit Oriented Mixed Use (Wheeling Town Center Development) West: MXT Transit Oriented Mixed Use (Metra Parking and Wheeling Town Center Development)
<u>Comprehensive Plan Designation:</u>	Transit-Oriented Mixed Use
<u>Property Size:</u>	41,453 sq. ft.
<u>Building Size:</u>	3,396 sq. ft.
<u>Existing Use of Property:</u>	Drive-through restaurant
<u>Proposed Use of Property:</u>	No change
<u>Existing Property Zoning:</u>	MXT Transit Oriented Mixed Use
<u>Previous Zoning Action on Property:</u>	
1983-9	Ordinance No. 1997, passed September 6, 1983, granted Special Use-Site Plan Approval for a drive-through restaurant.

DESCRIPTION OF PROPOSAL

The petitioner (Burger King) is requesting site plan and appearance changes to the existing drive-through restaurant. The property is being completely remodeled, including minor site and landscape modifications, a new building façade, new wall signs, and a revised floor plan with upgraded finishes.

UPDATE SINCE AUGUST 10, 2017 PLAN COMMISSION MEETING

At the August 10, 2017 Plan Commission meeting, Docket Nos. PC 17-14 and SCBA 17-31 were tabled so that the petitioner could address the following suggestions made by the Plan Commission (**staff update provided in bold**):

1. The fence shall be made of cedar. **The plans have been revised to reflect this detail.**
2. The fence rails shall be 2" x 6". **The plans have been revised to reflect this detail.**
3. The fence vertical boards shall be 5/4" thick. **The plans have been revised to reflect this detail.**
4. Irrigate plantings excluding islands. **An irrigation plan has been provided.**

5. Provide alternatives to painting existing brick and painting new fiber cement brick panel. **The plans have been revised so that no painted wall materials will be used. All existing brick will be replaced with Nichiha fiber cement panels.**
6. Consider the Wheeling Town Center plan to verify safe access in and out of the subject property. **The proposed site configuration has been adjusted to accommodate the new Northgate Parkway configuration.**
7. Reconsider vehicle access out of the drive-thru. **The existing curb peninsula has been removed and signs and pavement markings have been added to the drive-thru to provide for safe traffic throughout the site.**
8. Consider installing new light poles that would complement the town center. New LED light fixtures will be added to the existing light poles to compliment the site lighting in the Town Center development.
9. Revise the sign plans to meet Code. **The plans have been revised to meet the Sign Code.**

SITE PLAN REVIEW

Scale of Site Plan: 1' = 20'

General Site Layout: The general site layout will remain the same, but some minor site changes are proposed. The curb and radius of the drive-thru lane will be slightly modified, causing the loss of three parking stalls near the trash enclosure. The outdoor patio will also be removed.

Floor plan: The floor plan indicates indoor seating for 66. There will be no outdoor seating with the proposed modifications.

Total Number of Parking Spaces: The existing special use ordinance specifically states there shall be no more than 95 seats. The proposed floor plan has 66 seats. While there is a loss of three parking stalls, the proposed 48 stalls provided is more than adequate (per Code and the existing special use ordinance) to park the 66 seats and employees.

Bicycle Parking: Three bike racks will be provided at the northeast corner of the building, which will provide bicycle parking for 6. The bike rack details are provided on [Sheet SP-3](#).

Fencing: The existing cedar board on board fence along the south property line will be replaced. A fence detail is provided on [Sheet SP-3](#). As requested by the Plan Commission on August 10th, the fence will be made of cedar, the rails will be 2" x 6" and the vertical boards will be 5/4" thick.

Site Lighting: The existing parking lot light poles and bases will be repainted. As requested by the Plan Commission on August 10th, the petitioner is proposing lights that will complement the Town Center development. New LED light fixtures are proposed. Details of these light fixtures have been provided. New wall-mounted lights will also be added to the building.

Trash Enclosure: The existing masonry trash enclosure will be recovered in unpainted Nichiha fiber cement brick panels on the bottom and smooth face Nichia fiber cement horizontal panels on the top. The enclosure wall materials will match the building. The existing gates will also be replaced. Enclosure details and elevations are provided on [Sheet SP-1](#).

APPEARANCE REVIEW

Elevation Plan Review: The proposed elevation modifications will create a new architectural style for the existing building. The mansard roof will be replaced with a flat roofs and tower elements. As requested by the Plan Commission on August 10th, the petitioner has addressed paint maintenance issues. The existing brick walls will not be painted. They will be replaced by Nichiha fiber cement panels in both unpainted brick panels and smooth face horizontal boards. Horizontal fiber cement panels in “tanners taupe” color will be located at and above the windows. Wall areas below the existing windows, which were clad in wood panels, will be replaced with unpainted fiber cement brick panels. The existing brick on the lower portion of the building will also be clad in unpainted fiber cement brick panels. New storefront windows and doors are proposed for the drive-through window and the entry doors on the north and east facades. Metal canopies will provide additional architectural detailing above the windows and doors. Two sheets of rendered elevation plans have also been provided.

Material Samples: Samples will be provided at the meeting.

Existing Landscaping: The existing landscaping is minimal. The existing daylilies in the parking islands will remain. Four existing pine trees along Dundee Road, which block the visibility of the building and are in fair condition, will be removed. The existing river birch tree, which is dying, located along the south property line will be removed.

Proposed Landscaping: New decorative grasses, perennial flowers, and evergreen shrubs are proposed for the landscaped islands. A new hedge of viburnum and privet is proposed that will screen the parked vehicles from Dundee Road. The existing patio area along Dundee Road will be replaced with sod and perennial flowers. Additional foundation plantings, including Knockout Rose, salvia, decorative grasses, and shrubs will surround the building. The proposed landscaping will be a vast improvement over the existing landscaping.

Landscape Irrigation: As requested by the Plan Commission on August 10th, the applicant is proposing to irrigating plantings, excluding parking lot islands. An irrigation plan is provided on [Sheet L2](#).

SIGN PLAN REVIEW

Sign Locations: The existing freestanding sign along Dundee Road will remain. The pole and cabinet will be repainted. The existing directional sign faces will be replaced and the posts will be repainted. The existing drive-thru menu board will be relocated. All existing wall signs will be removed and replaced with new wall signs for the north and east elevations.

Sign Types and Sizes: New wall signs are proposed. The plans have been revised since the August 10th meeting to meet the size requirements of the Sign Code. Two cabinet logo signs are proposed that are 4 feet in diameter (12.56 sq. ft.). The primary wall sign is made of individual letters and is located on the north façade. It is 24.16 sq. ft. in size. A cabinet logo sign is also located on the north façade. The total combined area of the north façade signs is 36.72 sq. ft. of which 34 percent is the cabinet logo sign. The second logo sign is located on the east façade.

The revised plans now meet the requirements of the Sign Code.

STAFF REVIEW

Fire Department Review: The Fire Department has provided a comment memo dated August 8, 2017. The Fire Department has reviewed the revised plans and has no additional comments. The comments of the August 4th memo will be addressed at permit.

Engineering Division Review: The Engineering Division has provided a memo dated August 3, 2017. These comments can be addressed at permit. Additionally, the Engineering Division has indicated that civil drawings will be required at permit.

Health Division Review: The Health Division has reviewed the plans and has provided the following comments, which shall be addressed at permit:

- The ceiling in the kitchen, ware-washing, storage rooms and bathroom shall not be acoustical. They must be vinyl clad gypsum board for easy cleanability.

Impact on Adjacent Uses: There is no significant impact anticipated on adjacent uses.

Staff Recommended Action: Prior to making a motion for building and site modifications, staff recommends the Plan Commission review the revisions since the August 10th meeting. Upon review of the materials, staff suggests the PC recommend approval of Docket No. PC 17-14 and Docket No. SCBA 17-31.

PROPOSED MOTIONS

If the Plan Commission approves of the requested site plan change to the existing special use and approves of the proposed signage, appropriate motions would be to:

Recommend Approval of Docket No. PC 17-14 to grant a site plan change to Special Use Ordinance No. 1997 as shown on the following exhibits submitted August 15, 2017 (except as noted), by Warren Johnson Architects, for Burger King located at 425 W. Dundee Road, Wheeling, Illinois:

- Cover letter (2 pages)
- Demo site plan, SP-0.1
- Site plan, SP-1
- Site details, SP-2, July 19, 2017

Wheeling Plan Commission

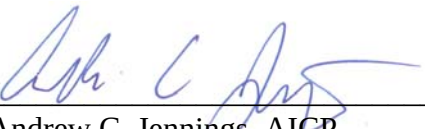
Meeting date: August 24, 2017

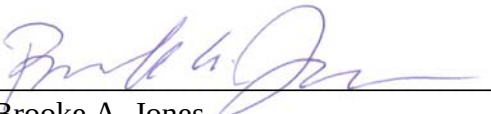
RE: Docket Nos. PC 17-14 and SCBA 17-31

- Site details, SP-3
- Demo plans, DM-1, July 19, 2017
- Floor plan, A-1, July 19, 2017
- Floor plan and seating plan, ID-2, July 19, 2017
- Existing elevations, A-3
- Proposed east elevation, A-4
- Proposed west, north and south elevations, A-4.1
- Landscape plan, L1, July 19, 2017
- Landscape irrigation plan
- Elevation renderings (2 sheets)
- Light fixture details (7 sheets)
- Photos of remodeled Shorewood examples (5 sheets)

And Approve Docket No. SCBA 17-31 to grant appearance approval for the proposed sign modifications as shown on the following exhibits submitted August 15, 2017 for Burger King, located at 425 W. Dundee Road, Wheeling Illinois:

- Channel letter sign plan
- Cabinet sign plans (2 sheets)
- Proposed east elevation, A-4
- Proposed west, north and south elevations, A-4.1



Andrew C. Jennings, AICP
Director of Community Development

Brooke A. Jones
Senior Planner

Attachments:

[Memo from Fire Department, dated 8.8.2017](#)

[Memo from Engineering Division, dated 8.3.2017](#)

[Photos of existing conditions \(staff\)](#)

[Cover letter \(2 pages\)](#)

[Demo site plan, SP-0.1](#)

[Site plan, SP-1](#)

[Site details, SP-2](#)

[Site details, SP-3](#)

[Demo plans, DM-1](#)

[Floor plan, A-1](#)

[Floor plan and seating plan, ID-2](#)

[Existing elevations, A-3](#)

[Proposed east elevation, A-4](#)

[Proposed west, north and south elevations, A-4.1](#)

[Landscape plan, L1](#)

[Landscape irrigation plan, L2](#)

[Rendering elevations \(2 sheets\)](#)

[Channel letter sign plan](#)

[Cabinet sign plans \(5 sheets\)](#)

[Light fixture details \(7 sheets\)](#)

[Photos of remodeled Shorewood examples \(5 sheets\)](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: August 8, 2017
SUBJECT: Proposed Site Improvements and Interior Remodeling – 425 West Dundee Road – Burger King Restaurant – Plans received for review by the Fire Department, July 19, 2017.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The proposed plans show various minor site improvements to the drive through, trash enclosure and adjacent parking area, and outdoor seating area. These changes have no effect to the existing Fire Department access to the site.

425 West Dundee Road – Remodeled Interior

1. Based on the documents submitted for review, there are no changes to the Use Group for the building as defined in the 2012 Editions of the International Building (IBC) and Fire Prevention Codes (IFC).
2. All construction for interior remodeling shall comply with the Village's Building and Fire Prevention Codes (2012 Editions of the International Building Code & International Fire Code – with amendments).

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.



MEMORANDUM

TO: Brooke Jones, Senior Planner

FROM: Kyle Goetzelmann, Civil Engineer I

COPY: Jon Tack, Village Engineer

DATE: August 3rd, 2017

SUBJECT: Burger King Building/Site Improvements
425 W. Dundee Rd. - Review Comments

The Engineering Division received a cover letter, architectural drawings, building photos, landscape plan, plat of survey, remodel examples, and signage drawings for the subject project on July 19th, 2017. The Engineering Division has completed a review of the above referenced submittal and offers the following comments at this time:

1. The following flatwork will need an Engineering permit.
 - a. Sidewalk removal and replacement.
 - b. Oversized curb section remove and replacement.
 - c. New curbs along drive through lane.
 - d. New ADA ramps.
 - e. Parking lot restriping.
 - f. New asphalt overlay in parking lot.
2. All parking lot, curb and sidewalk must follow all Village standard details.

Burger King – 425 W. Dundee Road

Docket No. PC 17-14 and SCBA 17-31 (Site Plan & Appearance Approval of Building and Site Modifications and Appearance Approval of Wall Signs)
Plan Commission Meeting – August 27, 2017



Existing conditions of subject property along Dundee Road (looking north)

Burger King – 425 W. Dundee Road

Docket No. PC 17-14 and SCBA 17-31 (Site Plan & Appearance Approval of Building and Site Modifications and Appearance Approval of Wall Signs)
Plan Commission Meeting – August 27, 2017



Existing conditions of front (east) building façade (looking west)

Burger King – 425 W. Dundee Road

Docket No. PC 17-14 and SCBA 17-31 (Site Plan & Appearance Approval of Building and Site Modifications and
Appearance Approval of Wall Signs)
Plan Commission Meeting – August 27, 2017



Existing conditions of side (south) building façade (looking north)

Burger King – 425 W. Dundee Road

Docket No. PC 17-14 and SCBA 17-31 (Site Plan & Appearance Approval of Building and Site Modifications and Appearance Approval of Wall Signs)
Plan Commission Meeting – August 27, 2017



Existing conditions drive-thru configuration (looking southwest)



19 North Greeley Street | Palatine, Illinois 60067
T (847) 359-9616 | F (847) 359-9641
www.wjarch.com

August 15, 2017

Village of Wheeling Community Development
Appearance Review
2 Community Development
Wheeling, IL 60090

Re: Burger King 3953 Remodel
425 W. Dundee Road
Response to Recommendations and/or Conditions on Decision and Comment Form

Dear Plan Commission:

This letter is to serve as a response letter to the current recommendations and/or conditions listed in the Decision and Comment Form that we received after the Plan Commission meeting on 8/10/17:

1. The privacy fence along the south property line will be of cedar. We have updated detail 6/SP-3.
2. The fence rails of the above-mentioned privacy fence will be 2"x6" and the vertical boards will be 1/4" thick. We have updated detail 6/SP-3.
3. An Irrigation Plan has been provided. See Sheet L2. The plantings, excluding any islands, will be irrigated.
4. We have addressed all maintenance concerns by eliminating the painting of the existing face brick on the exterior of the existing building and on the exterior of the existing trash enclosure. We will be covering all the existing face brick with Nichiha panels (EF-1G & EB-1AG) as shown on the updated exterior elevations. The existing trash enclosure will be covered in the same materials. All new Nichiha brick panels (EB-1AG) will not be painted. See updated exterior elevations and Sheet SP-1 for more information. I have also included exterior photos from a previously completed Burger King remodel in Shorewood. The Shorewood location is very similar to what we are proposing for this Wheeling location.
5. The vehicular access in and out of the Burger King property has been updated and revised per the Wheeling Town Center roadwork. The directional arrows for vehicular traffic at the Burger King parking lot have also been updated and revised because of the Wheeling Town Center roadwork.
6. We have addressed all concerns regarding vehicle access out of the drive-thru by eliminating the existing curb peninsula. We have shown a new concrete curb layout that will better direct drive-thru lane vehicles. The drive-thru lane exit is to be Right Turn

Exhibit received August 15, 2017



19 North Greeley Street | Palatine, Illinois 60067
T (847) 359-9616 | F (847) 359-9641
www.wjarch.com

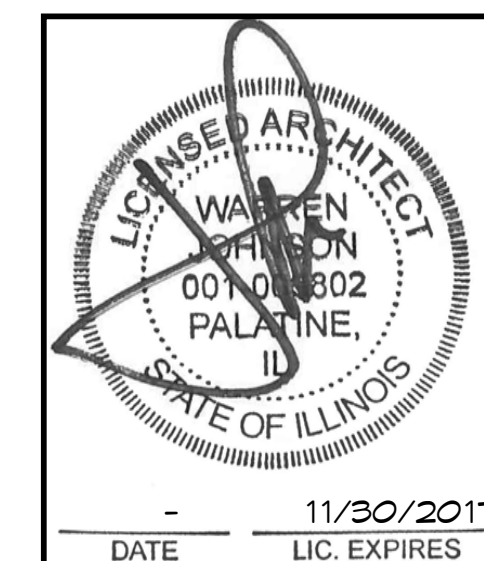
Only in order to provide safe vehicular access around the Burger King parking lot. See updated SP-0.1 and SP-1.

7. The parking lot currently has (1) single head pole light fixture, (1) quad-head pole light fixture and (1) triple-head pole light fixture. The existing heads will be replaced with new LED heads that will complement the lighting at the new Wheeling Town Center. See attached spec sheets and updated Sheet SP-1 for more information.

Sincerely,

Tracy L. Willie
Senior Project Manager
Warren Johnson Architects, Inc.

Exhibit received August 15, 2017



BURGER KING



ISSUE DATES / REVISIONS		
	PERMIT SUBMITTAL	
	BID SET	7.24.1
NO.	DESCRIPTION	DATE

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FROM THE AUTHOR.

DRAWN BY:	T. WILLIE
CHECKED BY:	W. JOHNSON
DATE:	4.4.2017
PROJECT No:	17010

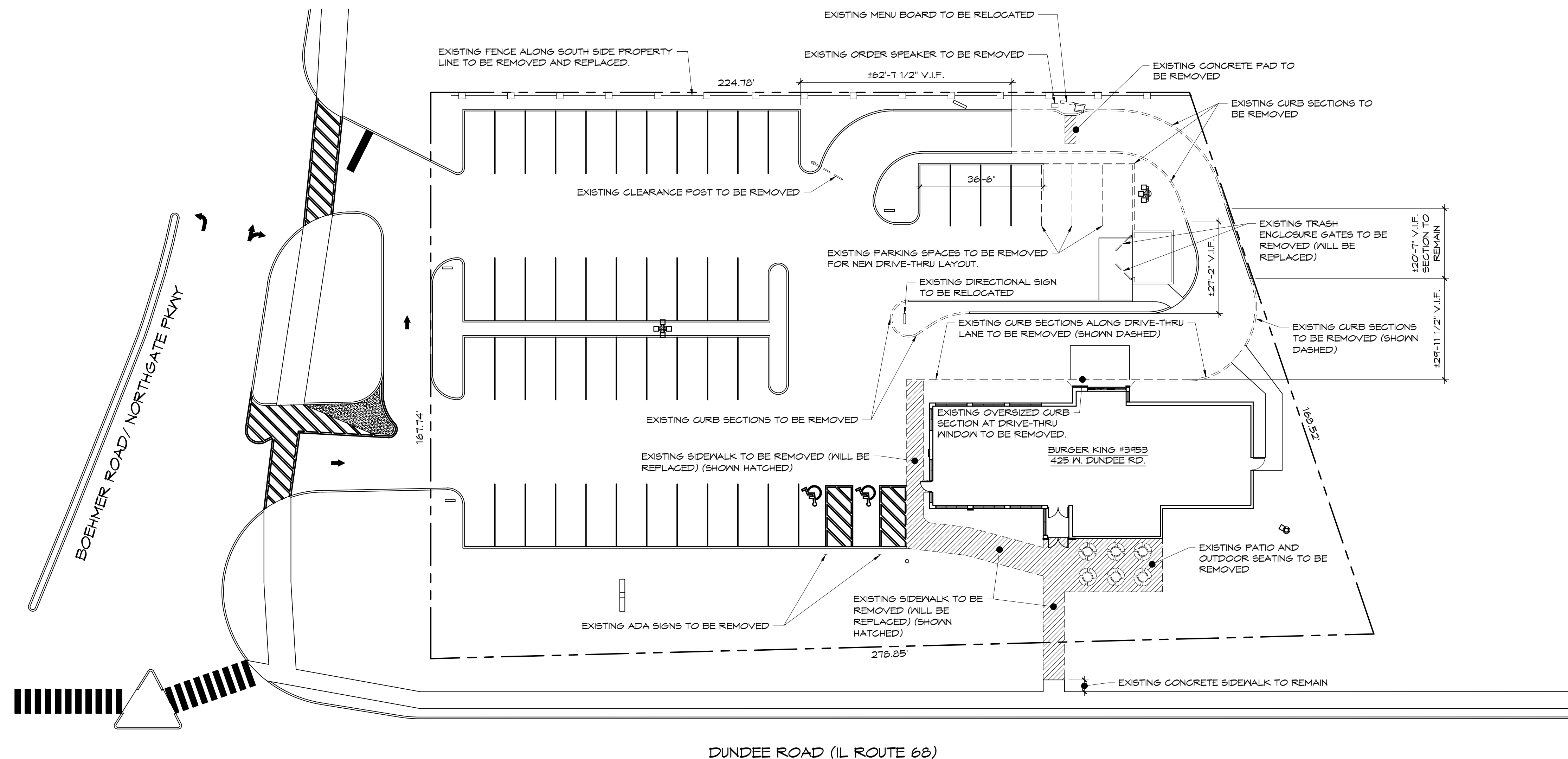
BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

DEMO SITE PLAN

SHEET

SP-0.1

ONE OF FOUR



G.C. NOTE:
G.C. TO PROVIDE ASPHALT OVERLAY. ASPHALT TO BE REMOVED TO 4.5", APPLY 2" BASE AND 2.5" COMPACTED ON +/- 4,5000 SQ. FT. THE REMAINING CAN BE MILLED TO 3.5" AND OVERLAID. (COORDINATE WITH OWNER). SEE DETAIL 9/SP2. ENTIRE PARKING LOT TO BE RE-STRIPED. RE-SEAL REMAINING PARKING LOT AREAS THAT ARE NOT TO BE OVERLAID. G.C. RESPONSIBLE FOR MAINTAINING, CORRECTING AND/OR ADJUSTING EXISTING GRADES FOR PROPER DRAINAGE AND ADA REQUIREMENTS.

G.C. NOTE:
G.C. TO REPLACE +/- 50 LINEAL FT. OF DAMAGED CURBS.
DAMAGED CURBS TO BE OUTLINED BY TRI-CITY REPRESENTATIVE
AT PRE-CONSTRUCTION MEETING. SEE DETAIL 8/SP2.

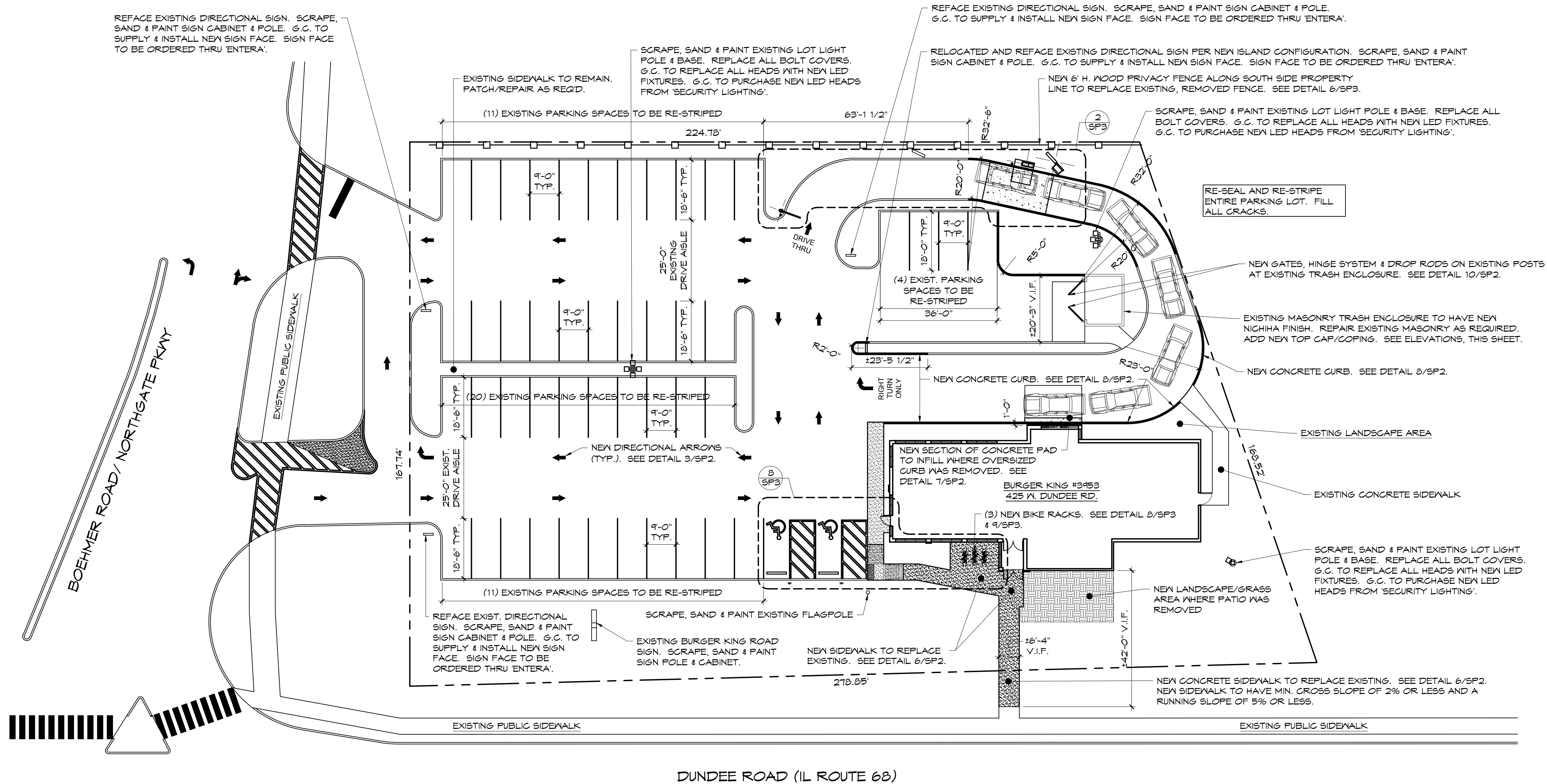
NOTE:
G.C. TO INSURE ALL EXTERIOR FIXTURES ARE
PROPERLY POWERED. G.C. TO TEST AND MAKE
ALL FIXTURE CIRCUITS OPERATIONAL.

NOTE:
ALL FOOTINGS FROM ABANDONED SIGNAGE TO
BE REMOVED 6" BELOW GRADE AND
LANDSCAPED OVER.



DEMO SITE PLAN

SCALE: 1" = 20'



G.C. NOTE:
G.C. TO PROVIDE ASPHALT OVERLAY. ASPHALT TO BE REMOVED TO 4.5", APPLY 2" BASE AND 2.5" COMPACTED ON +/- 4,5000 SQ. FT. THE REMAINING CAN BE MILLED TO 3.5" AND OVERLAID. (COORDINATE WITH OWNER). SEE DETAIL 9/SP2. ENTIRE PARKING LOT TO BE RE-STRIPED. RE-SEAL REMAINING PARKING LOT AREAS THAT ARE NOT TO BE OVERLAID. G.C. RESPONSIBLE FOR MAINTAINING, CORRECTING AND/OR ADJUSTING EXISTING GRADES FOR PROPER DRAINAGE AND ADA REQUIREMENTS.

G.C. NOTE:
G.C. TO REPLACE +/- 50 LINEAL FT. OF DAMAGED CURBS. DAMAGED CURBS TO BE OUTLINED BY TRI-CITY REPRESENTATIVE AT PRE-CONSTRUCTION MEETING. SEE DETAIL 8/SP2.

LEGEND	
EXISTING CURB. REPAIR DAMAGED CURBS AS REQUIRED.	
NEW CURB. SEE DETAIL 8/SP2.	
NEW CONCRETE SIDEWALK. SEE DETAIL 6/SP2.	
NEW CONCRETE DRIVE-THRU PAD. SEE DETAIL 5/SP2 & 7/SP2.	

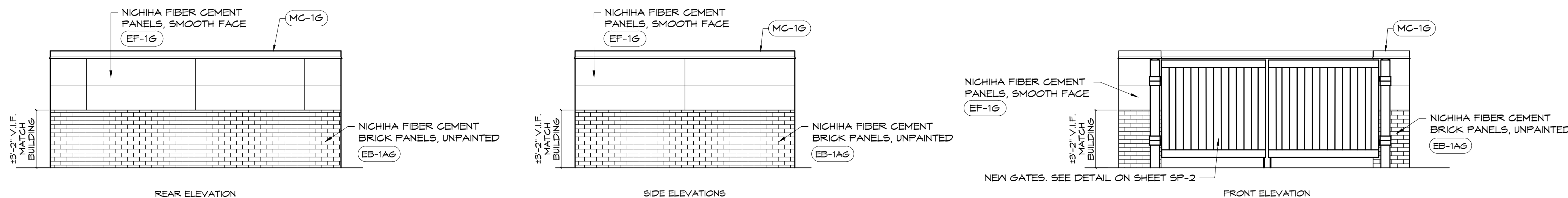
NOTE:
G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.

NOTE:
ALL FOOTINGS FROM ABANDONED SIGNAGE TO BE REMOVED 6" BELOW GRADE AND LANDSCAPED OVER.

NOTE:
AT THE ADA PATH OF EGRESS SIDEWALKS, IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THAT THE EXISTING/NEW GRADES MEET ADA COMPLIANCE. IT IS THE RESPONSIBILITY OF THE G.C. TO MODIFY THE GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ADDITIONAL ENGINEERING (IF NEEDED) ON DAY (1) OF CONSTRUCTION.

NOTE:
AT THE ADA PARKING STALLS AND ACCESSIBLE AISLES, IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THAT THE EXISTING/NEW GRADES MEET ADA COMPLIANCE OF LESS THAN 2% SLOPE IN ALL DIRECTIONS. IT IS THE RESPONSIBILITY OF THE G.C. TO MODIFY THE ASPHALT GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ADDITIONAL ENGINEERING (IF NEEDED) ON DAY (1) OF CONSTRUCTION.

PROPOSED SITE PLAN
SCALE: 1" = 20'

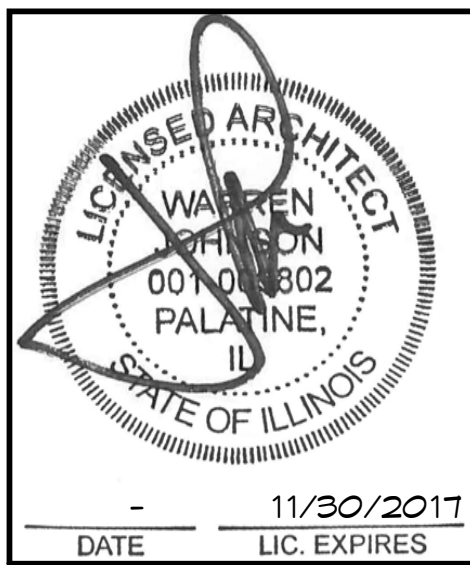


TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



G.C. TO REPLACE ALL HEADS AT EXISTING LIGHT POLES WITH NEW LED FIXTURES. G.C. TO PURCHASE THRU 'SECURITY LIGHTING'. NEW LED FIXTURE SPEC: VP-L/96NB-280/5K/T4/UNV/RA

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616



BURGER KING



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DRAWN BY:	T. WILLIE
CHECKED BY:	N. JOHNSON
DATE:	4.4.2017
PROJECT NO:	17010

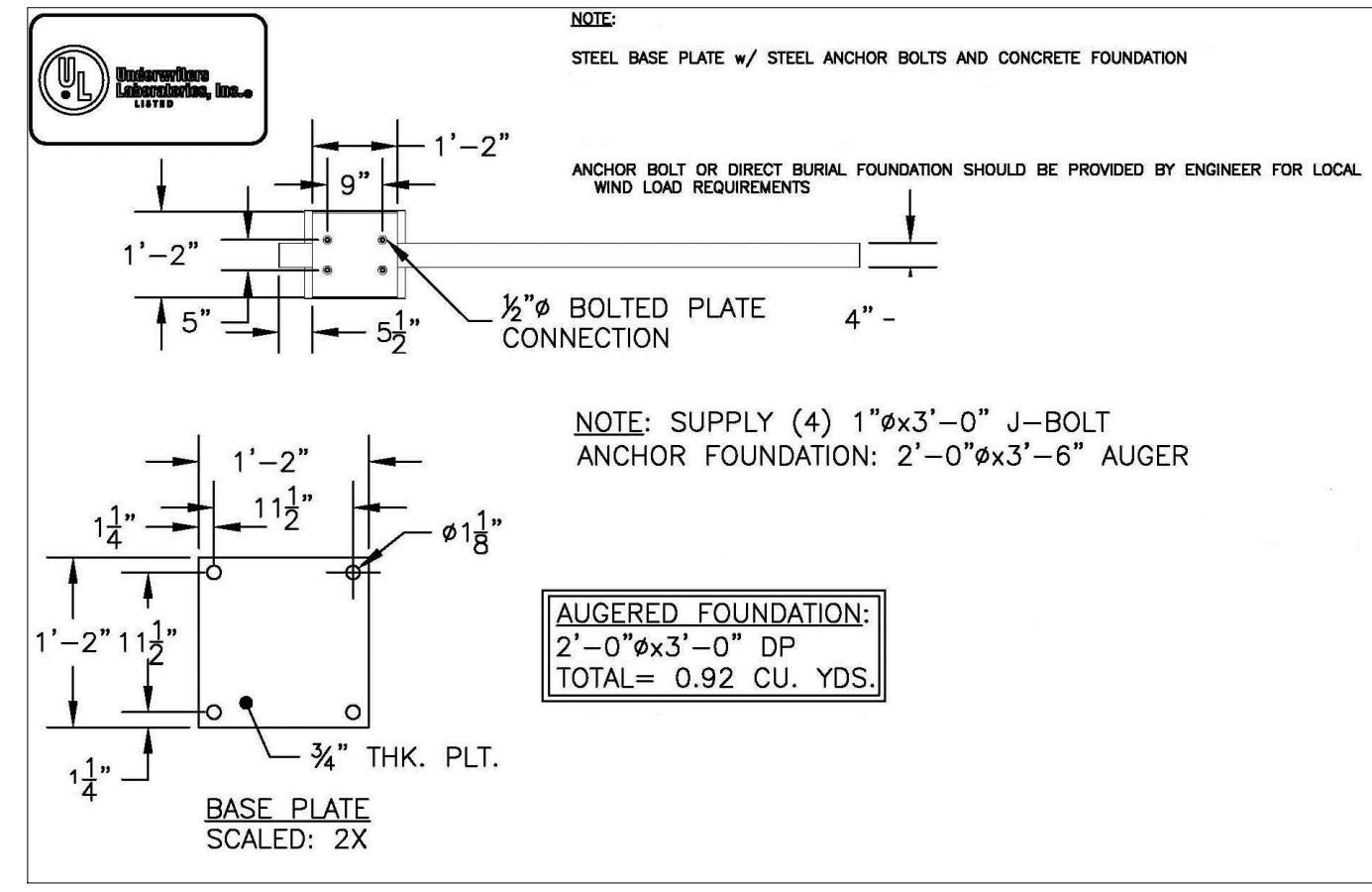
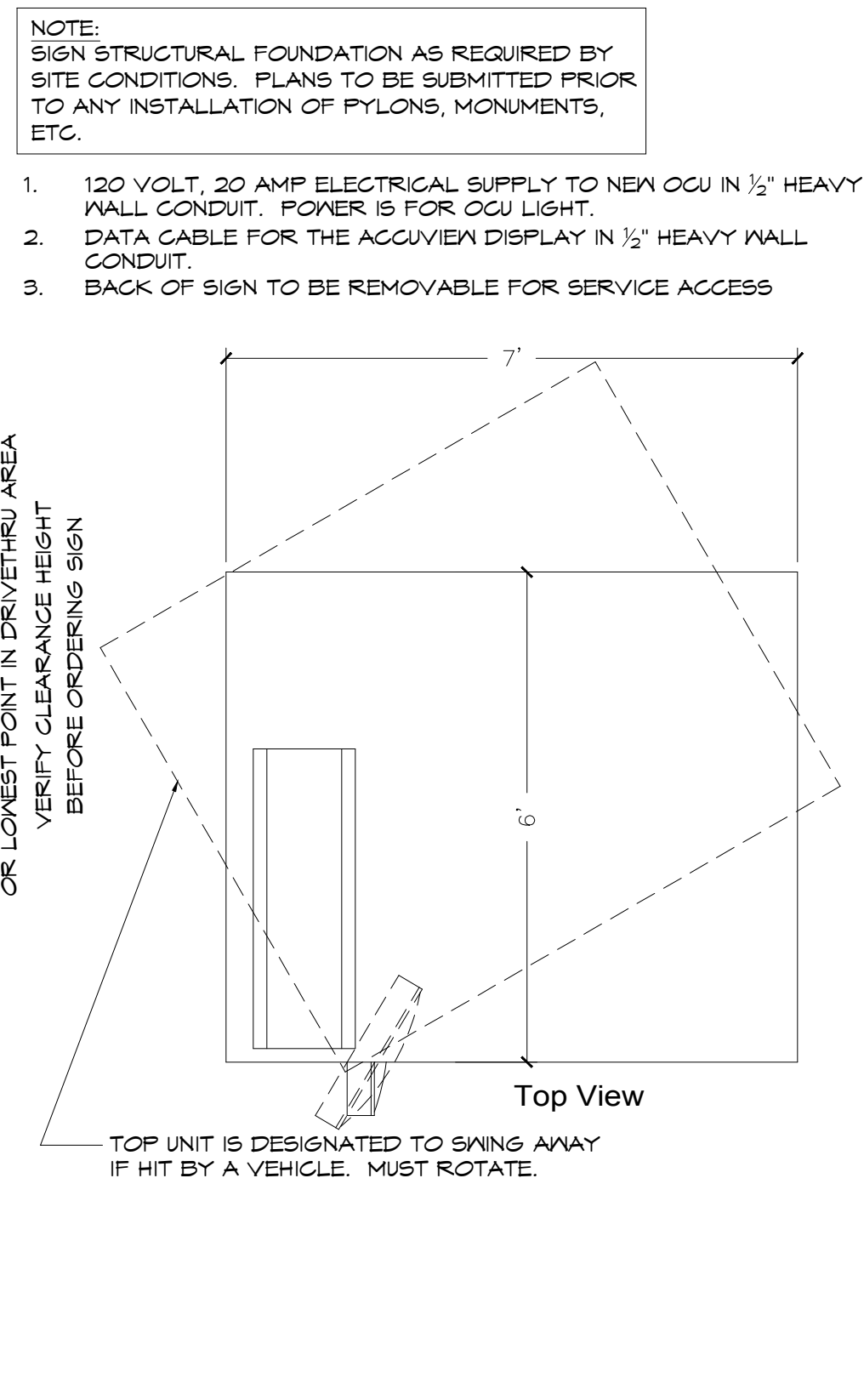
BURGER KING
STORE #3953
425 N. DUNDEE RD.
WHEELING, IL 60090

SITE PLAN

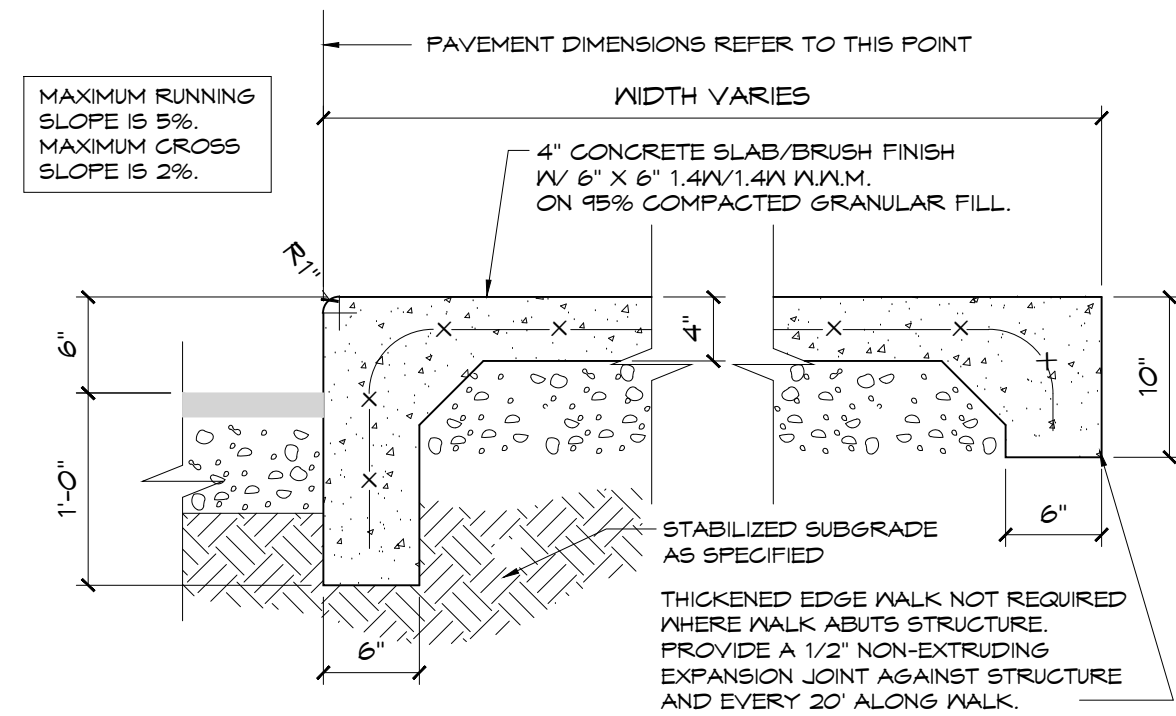
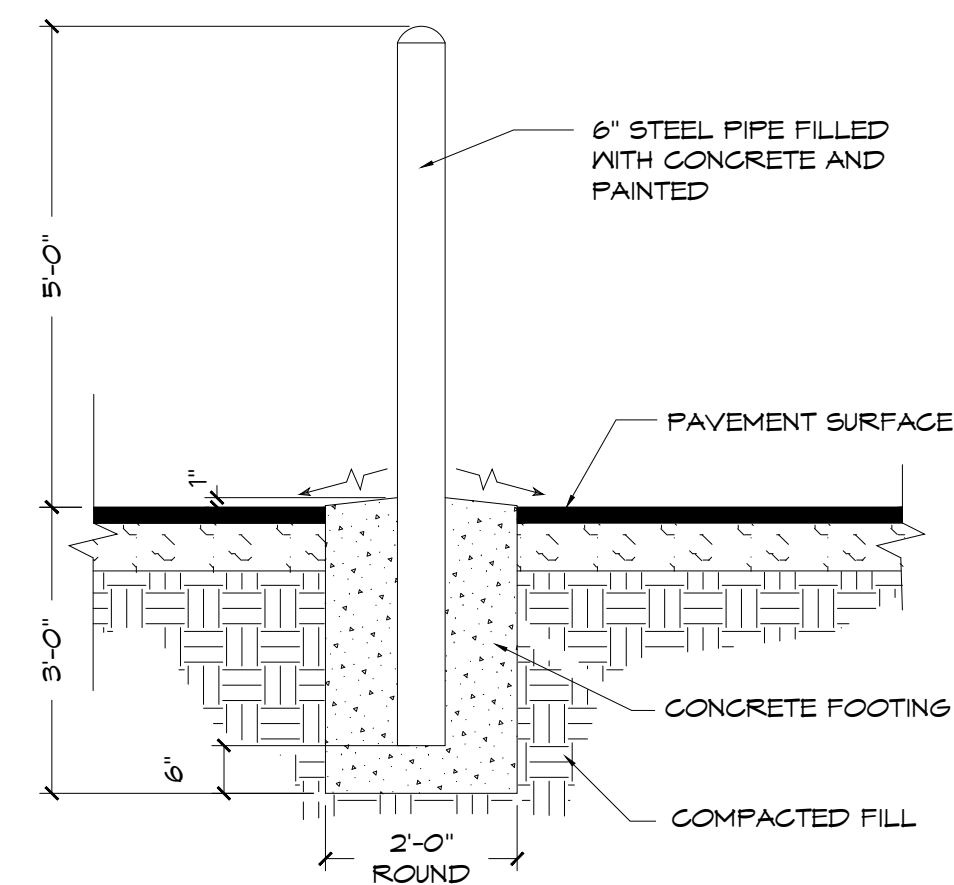
SHEET

SP-1

TWO OF FOUR



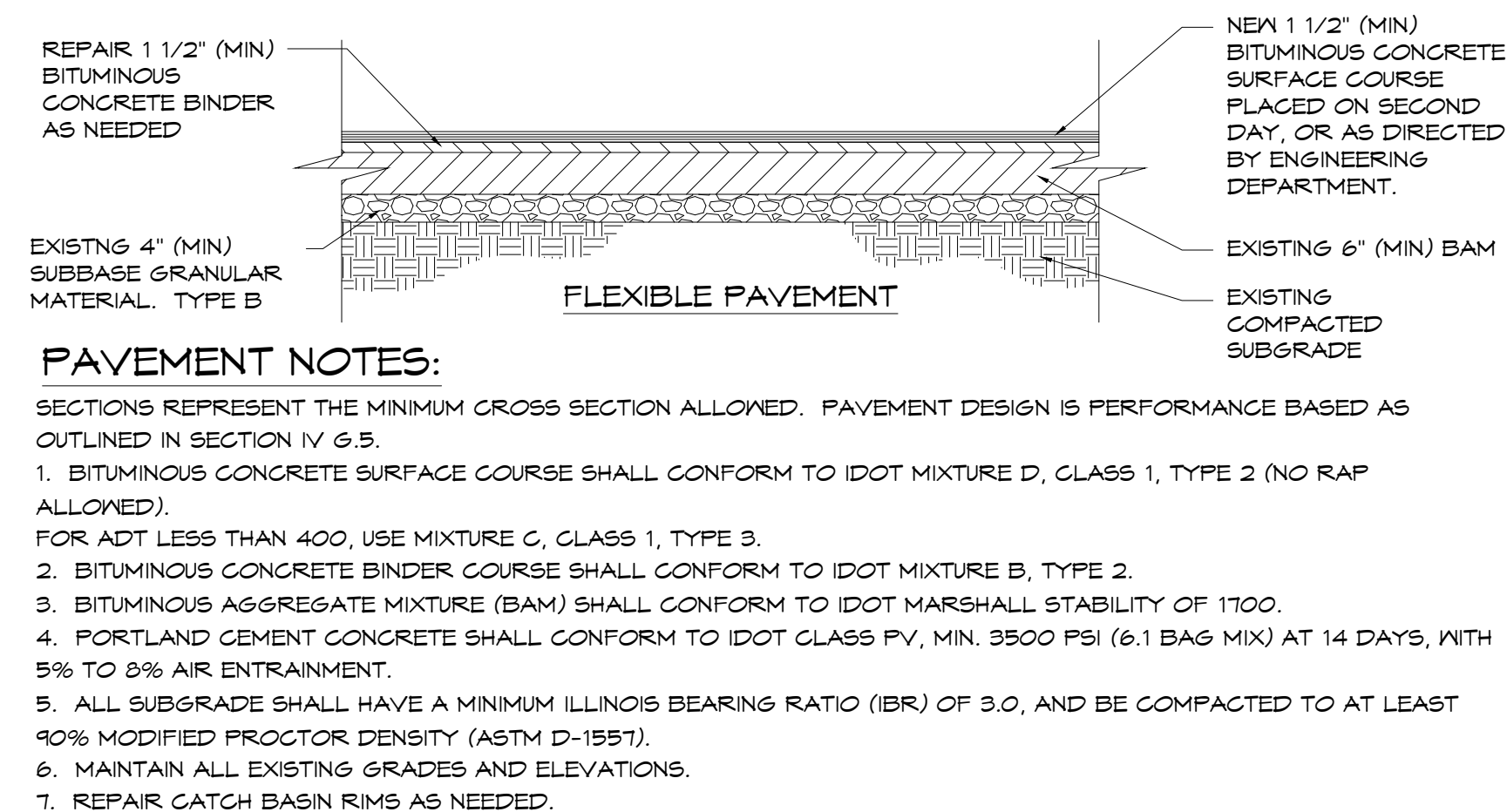
2 CLEARANCE POST DETAILS
SP-2 SCALE: 1/2" = 1'-0"



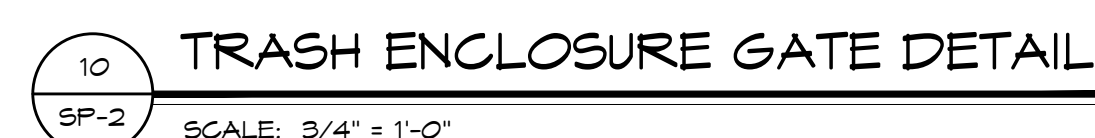
4 BOLLARD DETAIL
SP-2
SCALE: 1/2" = 1'-0"



7 CONCRETE DRIVE-THRU PAD DETAIL
SP-2 SCALE: 1" = 1'-0"



9 PAVEMENT DETAIL
SP-2 SCALE: 1/2" = 1'-0"



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DATE:	4.4.2017	
PROJECT NO:	17010	

BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

SITE DETAILS



BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

-GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

-ALL INTERIOR AND STOREFRONT CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE WITHIN THE JURISDICTION OF THE WORK.

-RESTORE ALL DAMAGED FIRE PROTECTION AT
STRUCTURE (IF NECESSARY)

-PATCH AND REPAIR ALL PENETRATIONS IN EXISTING FLOOR WITH LIKE MATERIALS. PROVIDE A SMOOTH SURFACE TO ACCEPT NEW FINISHES.

-DO NOT SCALE PLANS.

-CORING OF STRUCTURAL SLAB, AS REQUIRED TO BE IN ACCORDANCE WITH BASE BUILDING ENGINEERING SPECIFICATIONS. SUBMIT ACTUAL PROCEDURES TO LANDLORD PRIOR TO ANY WORK.

-THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS.

-CONTRACTOR REMOVED ITEMS SHALL BE
DISPOSED OF PROPERLY OFF-SITE AND IN AN
EXPEDITIOUS MANNER.

-IF STOREFRONT DOORS ARE TO REMAIN, G.C. IS RESPONSIBLE FOR THEIR CONDITION DURING THE REMODEL PROCESS.

-PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF THE DEMOLITION AND MODIFICATIONS. SHORE & PROTECT AS REQUIRED.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

SHORING OF STRUCTURE, CORE DRILLING AND/OR TRENCING REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IS CONSIDERED A METHOD OR TECHNIQUE AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF A REGULATORY AGENCY REQUIRES A LICENCED ENGINEER OR ARCHITECT TO SUPERVISE, APPROVE AND/OR PROVIDE DRAWINGS FOR SHORING, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTRACT FOR THIS SERVICE AS PART OF THE BASE BID.

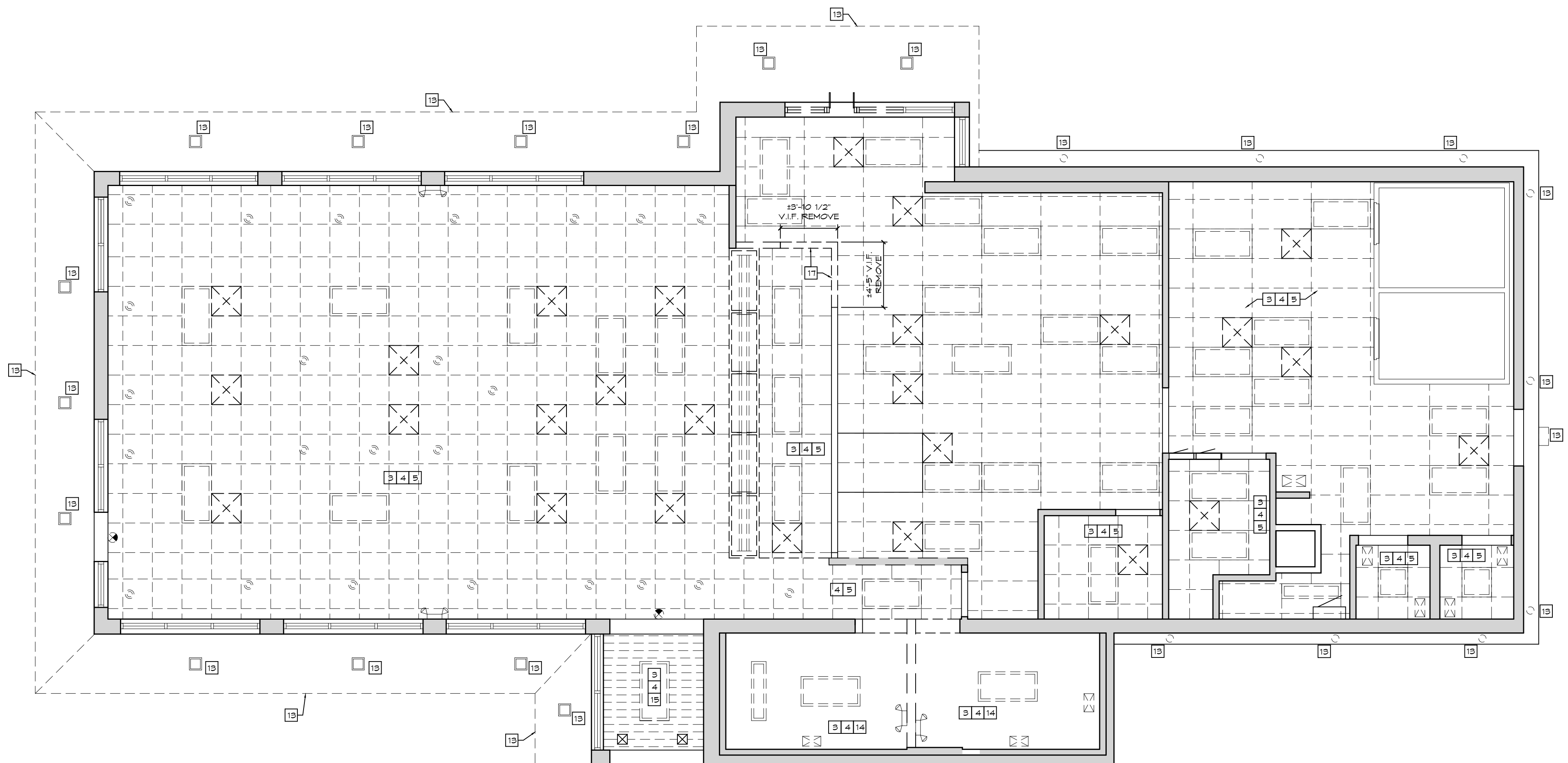
CONTRACTOR ENCOUNTER SUSPICIOUS MATERIAL OR BECOME AWARE OF THE PRESENCE OF ASBESTOS CONTAINING MATERIALS, THEN THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BURGER KING OF SUCH CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN THESE AREAS UNTIL BURGER KING HAS RETAINED A QUALIFIED SPECIALIST CONTRACTOR TO ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE ASBESTOS-CONTAINING MATERIALS AND WARRANT TO THE CONTRACTOR THAT THE WORK CAN PROCEED IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

- 3 REMOVE EXISTING INTERIOR WALLS AS SHOWN. REMOVE ALL ELECTRICAL RECEPTACLES. REMOVE WIRE BACK TO PANEL. CAP & SEAL CONDUITS BELOW SLAB, ABOVE NEW CEILING OR IN WALL.
- 2 REMOVE ALL EXISTING MILLWORK.
- 3 REMOVE EXISTING HVAC DIFFUSERS IN DINING ROOM, RESTROOMS, VESTIBULE, OFFICE, GYM ROOM, DRIVE-THRU, KITCHEN, STORAGE, EMPLOYEE RESTROOMS & SERVICE AREA (WILL BE REPLACED).
- 4 REMOVE ALL EXISTING LIGHT FIXTURES, EXIT SIGNS & EMERGENCY LIGHTS THROUGHOUT DINING ROOM, RESTROOMS, VESTIBULE, CORRIDOR, DRIVE-THRU, KITCHEN, STORAGE, OFFICE, GYM ROOM, EMPLOYEE RESTROOMS & SERVICE AREA (WILL BE REPLACED).
- 5 REMOVE EXISTING CEILING GRID AND CEILING TILES THROUGHOUT DINING ROOM, CORRIDOR, DRIVE-THRU, KITCHEN, STORAGE, OFFICE, GYM ROOM & SERVICE AREA.
- 6 REMOVE EXISTING FLOOR TILE. PREP SLAB TO RECEIVE NEW FINISHES.
- 7 REMOVE EXISTING FRONT SERVICE COUNTER AND HALF WALL.
- 8 REMOVE EXISTING DOOR & FRAME.
- 9 REMOVE EXISTING DECORATIVE INTERIOR HALF WALLS, BOOTHS, CORE-DRILLED TABLES, CHAIRS & MILLWORK THROUGHOUT. REPAIR SUB-FLOOR AS REQUIRED TO ACCEPT NEW FINISHES.
- 10 REMOVE EXISTING WALL FINISHES.
- 11 REMOVE EXISTING TOILET ACCESSORIES, PLUMBING FIXTURES, HAND DRYERS, PARTITIONS AND GRAB BARS.
- 12 REMOVE EXISTING DRIVE-THRU WINDOW. G.C. TO PROVIDE TEMPORARY SUPPORT OF EXISTING CONSTRUCTION, IF REQUIRED.
- 13 REMOVE EXISTING MANSARD, MANSARD SOFFIT LIGHTING, EXTERIOR WALL PACKS & EXTERIOR REAR SOFFIT CAN LIGHTS
- 14 REMOVE EXISTING GYP. BOARD CEILING.
- 15 REMOVE EXISTING CEILING IN VESTIBULE.
- 16 REMOVE EXISTING STOREFRONT. G.C. TO PROVIDE TEMPORARY SUPPORTS OF EXISTING CONSTRUCTION, IF REQUIRED.
- 17 REMOVE PORTION OF MENU BOARD BULKHEAD FOR NEW CONSTRUCTION.
- 18 REMOVE EXISTING WALL TILE IN DRIVE-THRU, SERVICE AREA AND KITCHEN.
- 19 REMOVE EXISTING GROUT AT QUARRY FLOOR TILE. RE-GROUT ENTIRE QUARRY, TILE FLOOR THROUGHOUT SERVICE AREA, DRIVE-THRU, KITCHEN, STORAGE, OFFICE, GYM ROOM AND EMPLOYEE RESTROOMS.
- 20 REMOVE ANY AND ALL ROTTED AND DAMAGED DRYWALL AND/OR FRP.

G.C. HVAC NOTE:
G.C. TO INSURE THAT ALL HVAC RETURN AIR DUCTS ARE COVERED DURING THE CONSTRUCTION PROCESS TO MINIMIZE CONSTRUCTION DUST FROM ENTERING THE HVAC SYSTEM.

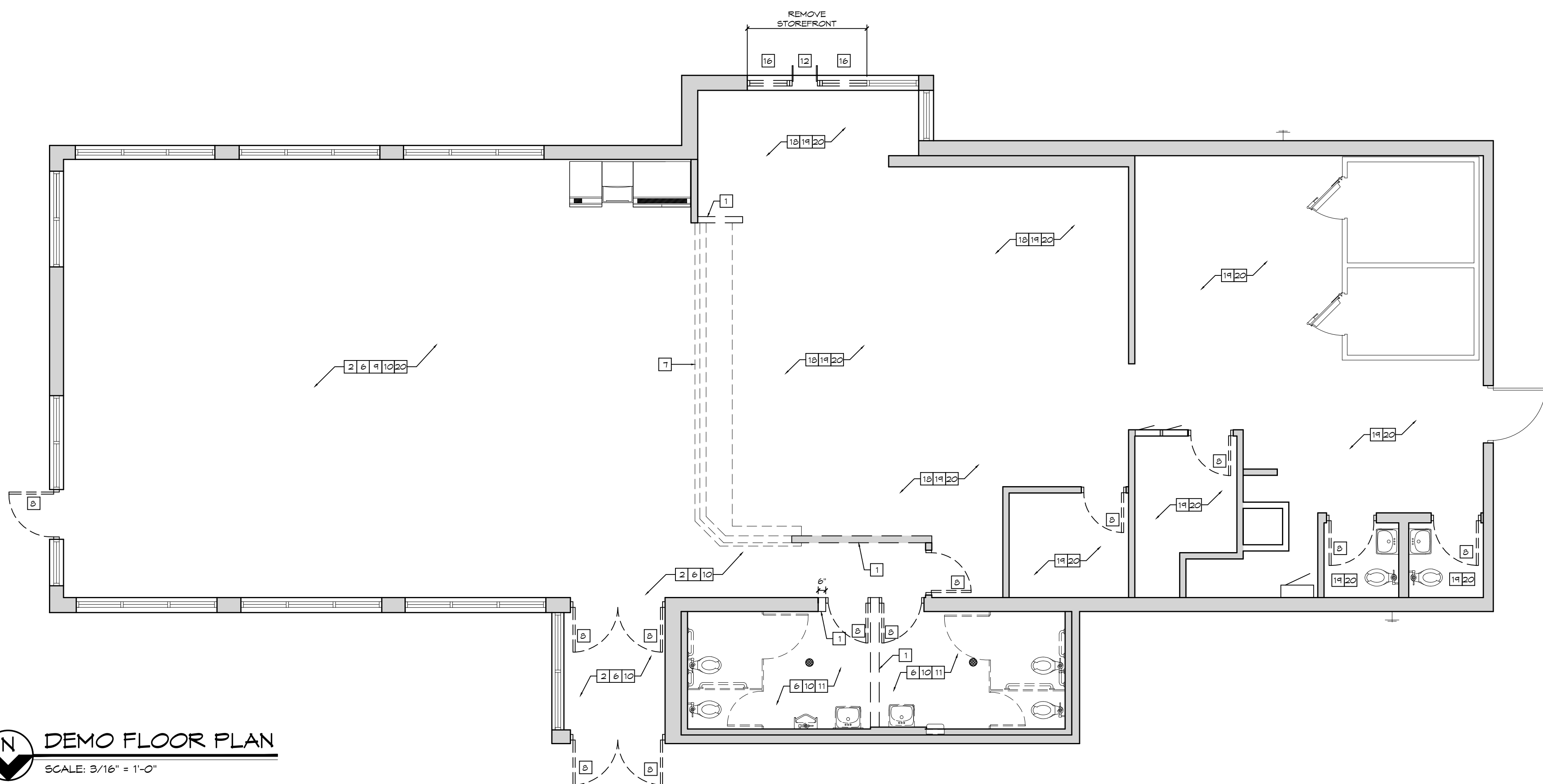
G.C. HVAC NOTE:
G.C. TO CHANGE FILTERS AND CLEAN HVAC UNITS AT THE
END OF THE CONSTRUCTION PROJECT.

G.C. DUST BARRIER NOTE:
G.C. TO BUILD A DUST BARRIER PRIOR TO THE START OF CONSTRUCTION, SEPARATING THE KITCHEN AREAS FROM THE CONSTRUCTION AREAS. IF A SECONDARY EXIT DOES NOT EXIST, G.C. TO PROVIDE A STUD & PLYWOOD DUST BARRIER WALL WITH A DOOR FOR ACCESS OUT OF THE KITCHEN. THIS WALL NEEDS TO PROVIDE A COMPLETE DUST BARRIER. A PLASTIC BARRIER IS NOT ACCEPTABLE.



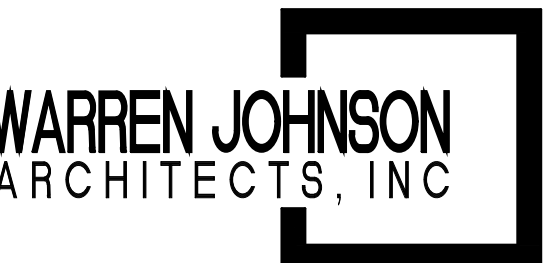
DEMO CEILING PLAN

SCALE: 3/16" = 1'-0'



DEMO FLOOR PLAN

SCALE: 3/16" = 1'-0"



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BURGER KING



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	CHECKED BY: W. JOHNSON	
	DATE: 4.4.2017	
	PROJECT No: 17010	

BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

DEMO PLANS

SHEET

DM-1

ONE OF ONE

- (1) NEW DOOR FRAME & FRAME. SEE SHEET A-1.
- (2) SUBSTRATE PANELS:
KITCHEN - CREN - RESTROOMS
5/8" USG 'DUROCK' PANELS AT FINISH FLOOR TO 2'-0" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 6" ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG 'FIBEROCK' PANELS IN LIEU OF DUROCK.
DINING ROOM - CORRIDOR
5/8" TYPE USG 'SHEETROCK', 'X' GYPSUM WALL BOARD.
FINISH: CORONADO PAINT - LIGHT ORANGE PEEL APPLIED W/CORONADO AIR ASSIST TIP (Z-122KD) OR EQUAL.
- (3) NEW SERVICE COUNTER. SEE DECOR SHEETS.
- (4) PROVIDE AND INSTALL NEW URINAL. SEE SHEET P-1.
- (5) PROVIDE AND INSTALL NEW LAVATORY, WRAP ALL EXPOSED PIPE. SEE SHEET P-1.
- (6) PROVIDE AND INSTALL NEW WATER CLOSET. SEE SHEET P-1.
- (7) PROVIDE ADDITIONAL BLOCKING IN WALL BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYP.)
- (8) EXISTING SELF-SERVICE BEVERAGE STATION WITH STAINLESS STEEL TOP TO REMAIN.
- (9) LINE OF NEW AWNING ABOVE. OWNER SUPPLIED & INSTALLED.
SEE DETAIL 11/A-5. ALL AWNING DIMENSIONS ARE TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.
- (10) PROVIDE NEW FLOOR AND BASE TILE. SEE DECOR DRAWINGS.
- (11) NEW STOREFRONT WITH 1" INSULATED, TEMPERED GLASS. FIELD VERIFY OPENING SIZE PRIOR TO ORDERING WINDOW.
- (12) NEW DRIVE THRU WINDOW. READY ACCESS MODEL NO. 275 (SINGLE PANEL SLIDER SERIES - SLIDER SIZE: 47 1/2" W. X 43 1/2" H.). VERIFY WITH OWNER. FIELD VERIFY OPENING SIZE PRIOR TO ORDERING WINDOW. SILL HEIGHT TO MATCH EXISTING.
- (13) EXISTING HOSE BIB TO REMAIN.
- (14) ICEE MACHINE TO BE INSTALLED ON THE SELF-SERVE DRINK COUNTER. G.C. TO INSURE POWER IS RUN TO MACHINE. G.C. TO VERIFY EXACT LOCATION OF MACHINE WITH OWNER.
- (15) EXISTING KITCHEN FLOOR TILE AND BASE TO REMAIN. PATCH/REPAIR/REPLACE FLOOR AND BASE TILE AS REQUIRED PER NEW CONSTRUCTION, RE-GROUT ENTIRE QUARRY TILE FLOOR THROUGHOUT SERVICE AREA, DRIVE-THRU, KITCHEN, OFFICE, CREN ROOM, STORAGE, & EMPLOYEE RESTROOMS. SEE FINISH SCHEDULE, THIS SHEET.
- (16) PROVIDE AND INSTALL NEW FRP IN DRIVE-THRU, SERVICE & KITCHEN AREA PER FINISH SCHEDULE, THIS SHEET. NEW FRP TO BE INSTALLED AT AREAS WHERE EXISTING WALL TILE WAS REMOVED.
- (17) PROVIDE AND INSTALL NEW DRYWALL AND/OR FRP AT AREAS WHERE ROTTED OR DAMAGED DRYWALL AND/OR FRP WAS REMOVED. NEW DRYWALL PER KEY NOTE #2. SEE FINISH SCHEDULE, THIS SHEET FOR FRP SPEC.



* SEE INTERIOR BUILDING SPECIFICATIONS OR
ID SHEETS FOR MORE INFORMATION.

EXISTING EXTERIOR 4" INTERIOR WALL TO REMAIN
FINISH AS SCHEDULED

NEW FRAMING FOR TOWER
TYPEK BUILDING WRAP
1/2" EXTERIOR GRADE PLYWOOD
REFER TO STRUCTURAL DWGS. FOR FRAMING INFO.
*NEW TOWER LEG TO EXTEND 4" PAST EXISTING,
ADJACENT WALL SURFACE. FURR-OUT AS REQ'D.
TO ACHIEVE 5" BUILD-OUT
1/2" EXTERIOR GRADE PLYWOOD
FINISH AS SCHEDULED

NEW INTERIOR WALL
4" OR 6" MTL. STUD FRAMING @ 16" O.C. (PER PLAN)
1/2" SUBSTRATE (AS SCHEDULED)
FINISH AS SCHEDULED

G.C. DUST BARRIER NOTE:
G.C. TO BUILD A DUST BARRIER PRIOR TO THE START OF CONSTRUCTION, SEPARATING THE KITCHEN AREAS FROM THE CONSTRUCTION AREAS. IF A SECONDARY EXIT DOES NOT EXIST, G.C. TO PROVIDE A STUD & PLYWOOD DUST BARRIER WALL WITH A DOOR FOR ACCESS OUT OF THE KITCHEN. THIS WALL NEEDS TO PROVIDE A COMPLETE DUST BARRIER. A PLASTIC BARRIER IS NOT ACCEPTABLE.

- A. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH.
- B. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- C. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- D. ON DAY (1) OF CONSTRUCTION & UPON COMPLETION OF CONSTRUCTION, G.C. TO JET ALL DRAIN LINES, CAMERA AND IDENTIFY ANY UNDERGROUND ISSUES & PROVIDE CHANGE ORDER FOR REPAIRS.
- E. IF STOREFRONT DOORS ARE TO REMAIN, G.C. IS RESPONSIBLE TO THEIR CONDITION DURING THE REMODEL PROCESS.



OWNER SUPPLIED, G.C. INSTALLED:

- DECOR PACKAGE (G.C. TO USE SEATING CONCEPTS FOR INSTALL)
- LIGHT FIXTURES (INTERIOR, EXTERIOR, SITE)
- EXTERIOR CLEARANCE POST

OWNER SUPPLIED & OWNER INSTALLED:

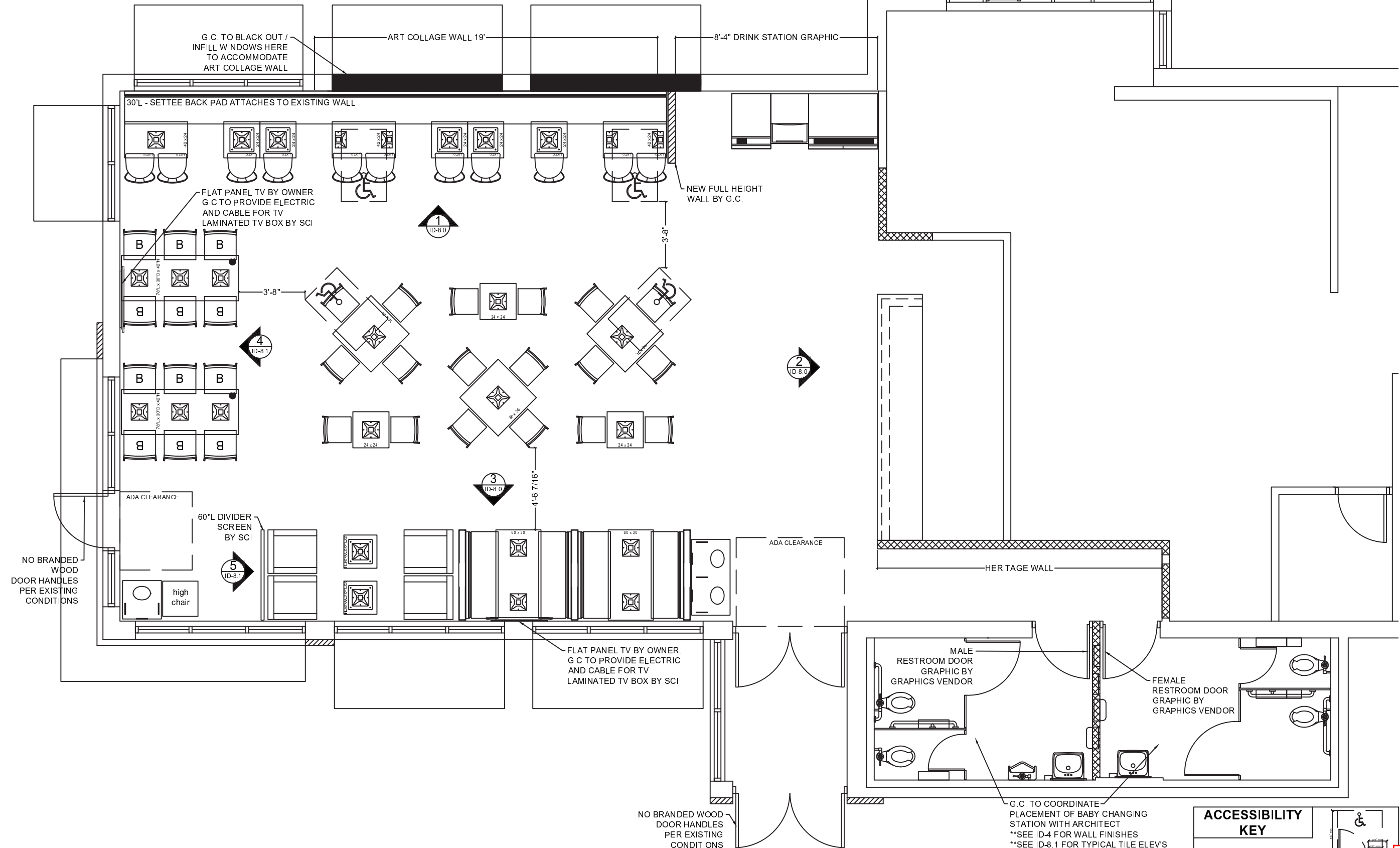
- EXTERIOR LIGHT BAND (E.G. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS)
- EXTERIOR SIGNAGE (EXCEPT CLEARANCE POST)
- EXTERIOR AWNINGS
- TVs (G.C. TO PROVIDE POWER)

[illegible]

FLOOR PLAN AND DETAILS

STEEL KEY	CORE DRILLED			FREE STANDING		MISC. SYMBOLS				
NOTE: THIS KEY REPRESENTS GENERAL STEEL SYMBOLS. REFERENCE PROJECT SPECIFICATIONS FOR PRODUCT DESCRIPTIONS DETAILED IN PLAN.										

**** PLEASE SEE ID-3 FOR TABLE TOP LAMINATE GRAIN DIRECTION****



SEATING AND TABLE SCHEDULE	TABLE TOP STYLES	SINGLES	2 TOPS	3 TOPS	4 TOPS	5 TOPS	6 TOPS	8 TOPS	10 TOPS	12 TOPS
	TABLE TOP QUANTITY	2	8	-	6	-	4	-	-	-
	SEAT QUANTITY	4	16	-	28	-	24	-	-	-
ADA ACCESSIBLE SEATING: 4				TOTAL NUMBER OF SEATS: 68						

ACCESSIBILITY KEY

ADA COMPLIANT MIN. CLEARANCES AT TABLES

MANEUVERING CLEARANCES AT DOORS

 **SEATING** *Concepts*

125 Connell Ave
Rockdale, IL 60436

www.seating-concepts.com

T: 815.730.7980 F: 815.730.7969

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Project Contacts:

Please contact one of the following
Seating Concepts team members to
address any concerns you may have:

Customer Service:

Ken Hibben	815.730.7980 x 2253
Mel Randall	815.730.7980 x 2234
Krista Bagley	815.730.7980 x 2219

Interior Design:

Samantha Utte	815.730.7980 x 2251
Lori Manion	815.730.7980 x 2242
Kimberly Sea	815.730.7980 x 2252
Rita Gear	815.730.7980 x 2235
Deb Paulik	815.730.7980 x 2262

****After delivery of decor if you have any
questions please contact customer service at
815.730.7980**

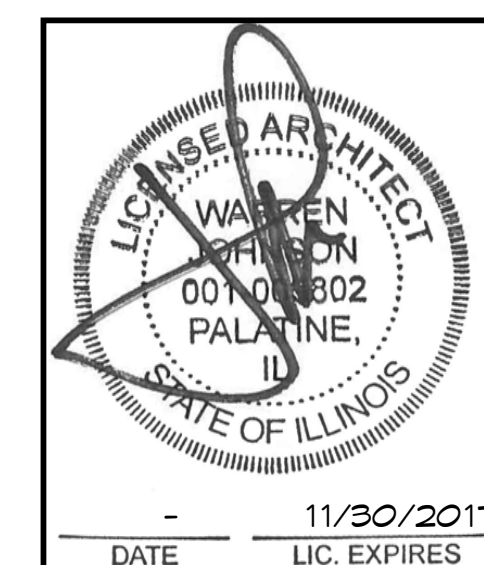


PROJECT: Garden Grill	
LOCATION:	Wheeling, IL 60090
ADDRESS:	425 W. Dundee Street
STORE #:	3953
DRAWN BY:	Lori C. Manion
PROJECT MANAGER:	Zach DePyssler
SALES MANAGER:	Mei Randall

[illegible]

DRAWING TITLE: Seating Layout	
SCALE:	
Exhibit received July 19, 20	
ID-2	
11 x 17 SIZE FORMAT	

Exhibit received July 19, 2017



BURGER KING



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DATE:	4.4.2011	
PROJECT No:	17010	

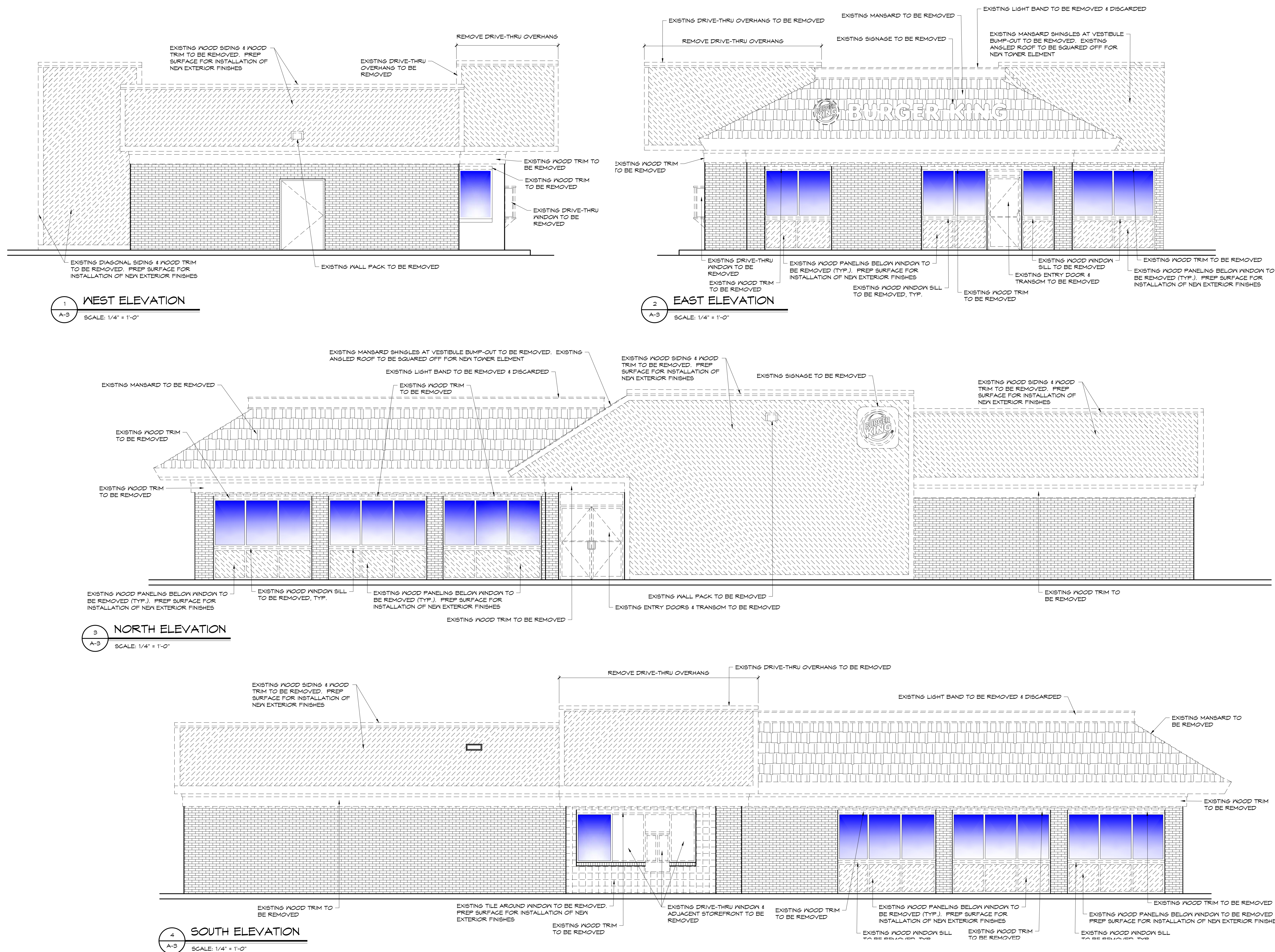
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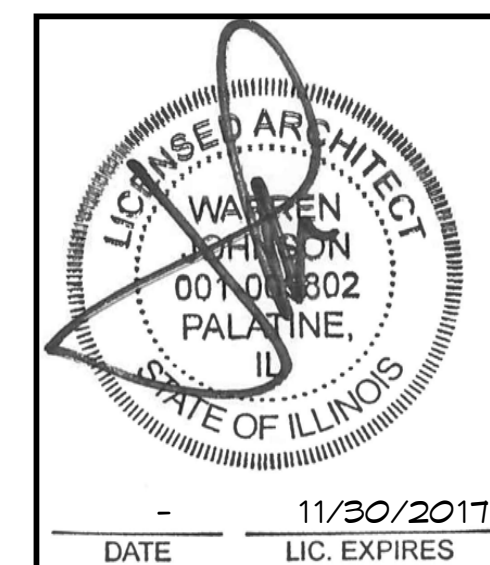
EXISTING EXTERIOR
ELEVATIONS

SHEET

A-3

THREE OF NINE





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	CHECKED BY:	M. JOHNSON
	DATE:	4.4.2017
	PROJECT NO:	17010

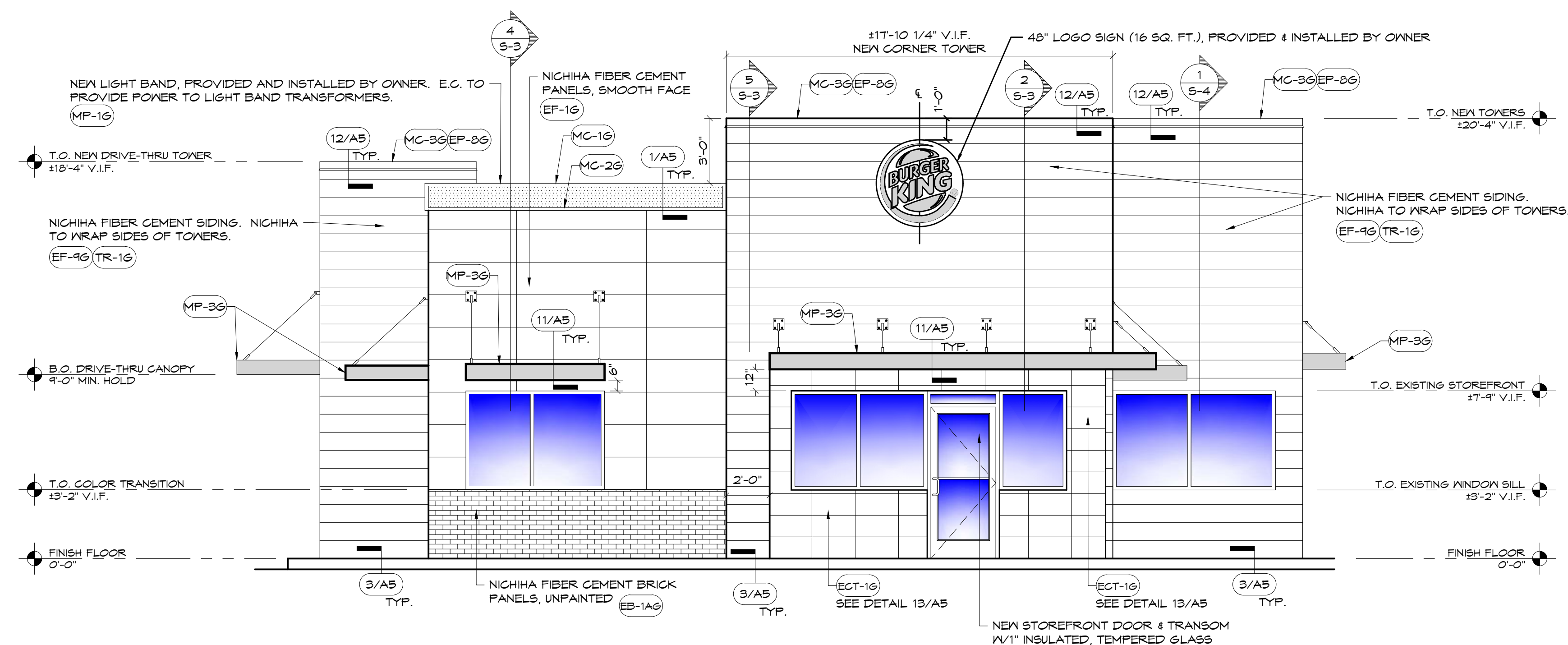
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STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

PROPOSED EXTERIOR ELEVATIONS

SHEET

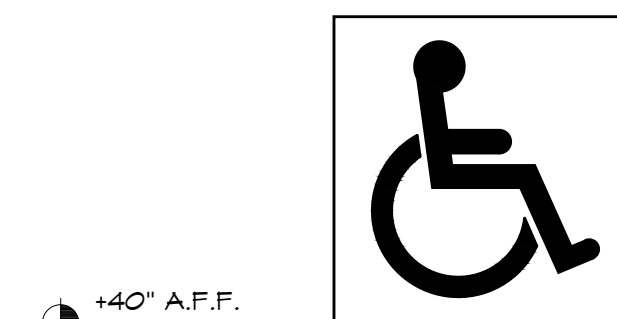
A-4

FOUR OF NINE



1 EAST ELEVATION
A-4 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1A6	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED	18" X 6"	CONTACT: NICHIHA CUSTOMER SERVICE T10.805.9466 EMAIL: BKENICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
ECT-16	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITE FIANDRE/EUROWEST	SENSIBLE STONE EDS052 (USE WITH EGR-46)	RED NATURAL STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST PHONE: 714.304.9551 CONTACT: JOY KLEIN AT TRANS CERAMICA EMAIL: JKLEIN@TRANSCERAMICA.COM PHONE: 818.334.3302
EF-16	FIBER CEMENT SIDING PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-26 PPG "TANNERS TAUPE" STACKED BOND PATTERN	18" X 6"	CONTACT: NICHIHA CUSTOMER SERVICE T10.805.9466 EMAIL: BKENICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
EF-46	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	CEDAR	18" X 10"	CONTACT: NICHIHA CUSTOMER SERVICE T10.805.9466 EMAIL: BKENICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-16	ALUMINUM TRIMS						
EP-26	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"TANNERS TAUPE" CUSTOM FORMULA		CONTACT: RICK GARLIN, PPG CORPORATE NATIONAL ACCOUNTS MANAGER PHONE: 317.318.5800 EMAIL: GARLIN@PPG.COM
EP-46	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	MONTERREY CLIFFS 10YY 14/080		
EP-86	EXTERIOR PAINT	METAL COPING AT ARCHON TONERS		PRIMER: 17-921 PAINT: 6-2045XI	"CEDAR" CUSTOM FORMULA		
EXT-6	EXTERIOR PAINT	POLES & SIGNS		PRIMER: 90-112 PAINT: 90-353 PPG PITT-TECH 90-533 BLACK GLOSS ACRYLIC	BLACK		
EGR-36	GROUT	WAINSCOT BRICK	MAPEI	#5 CHAMOIS (USE WITH EB-16)	#5 CHAMOIS		NOTE: USE WITH EB-1A6 ON EXTERIOR FINISH SCHEDULE
EGR-46	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED (USE WITH ECT-16)	#335 WINTER GRAY		NOTE: USE WITH ECT-16 ON EXTERIOR FINISH SCHEDULE
MC-16	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: W.P. HICKMAN COMPANY PHONE: 828.676.1100 WEBSITE: WWW.WPH.COM
MC-26	METAL COPING	BELOW LIGHT BAND			FACTORY FINISH TO MATCH EP-26 PPG "TANNERS TAUPE"		
MC-36	METAL COPING	TOP OF ARCHON			COPING TO BE PAINTED EP-86 PPG "CEDAR"		
MP-16	PARAPET LIGHT BAND		LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: CONTACT: JOHN FITZNILSON AT LEKTRON PHONE: 800.634.4059 OR 918.622.4978, EXT. 302 EMAIL: FITZNILSON@LEKTRONINC.COM
MP-36	METAL CANOPY	ABOVE DOORS & WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	OWNER SUPPLIED, OWNER INSTALLED; ALL AWNING DIMENSIONS TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.



ADA SYMBOL OF ACCESSIBILITY (ISA)
DECAL TO BE LOCATED ON
STOREFRONT GLASS ADJACENT TO
ALL ACCESSIBLE DOORS.

2
A-4

ISA SIGN DECAL DETAIL

SCALE: N.T.S.

1. G.C. TO INSURE ALL EXISTING ROOF DRAINS ARE CLEAR AND PROPERLY CONNECTED.
2. LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. ANNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.C. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
3. SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
4. ALL ANNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
5. SIGNS ARE OWNER SUPPLIED & INSTALLED. SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMIT BY THE SIGN MANUFACTURER / INSTALLER.
6. G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
7. G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.



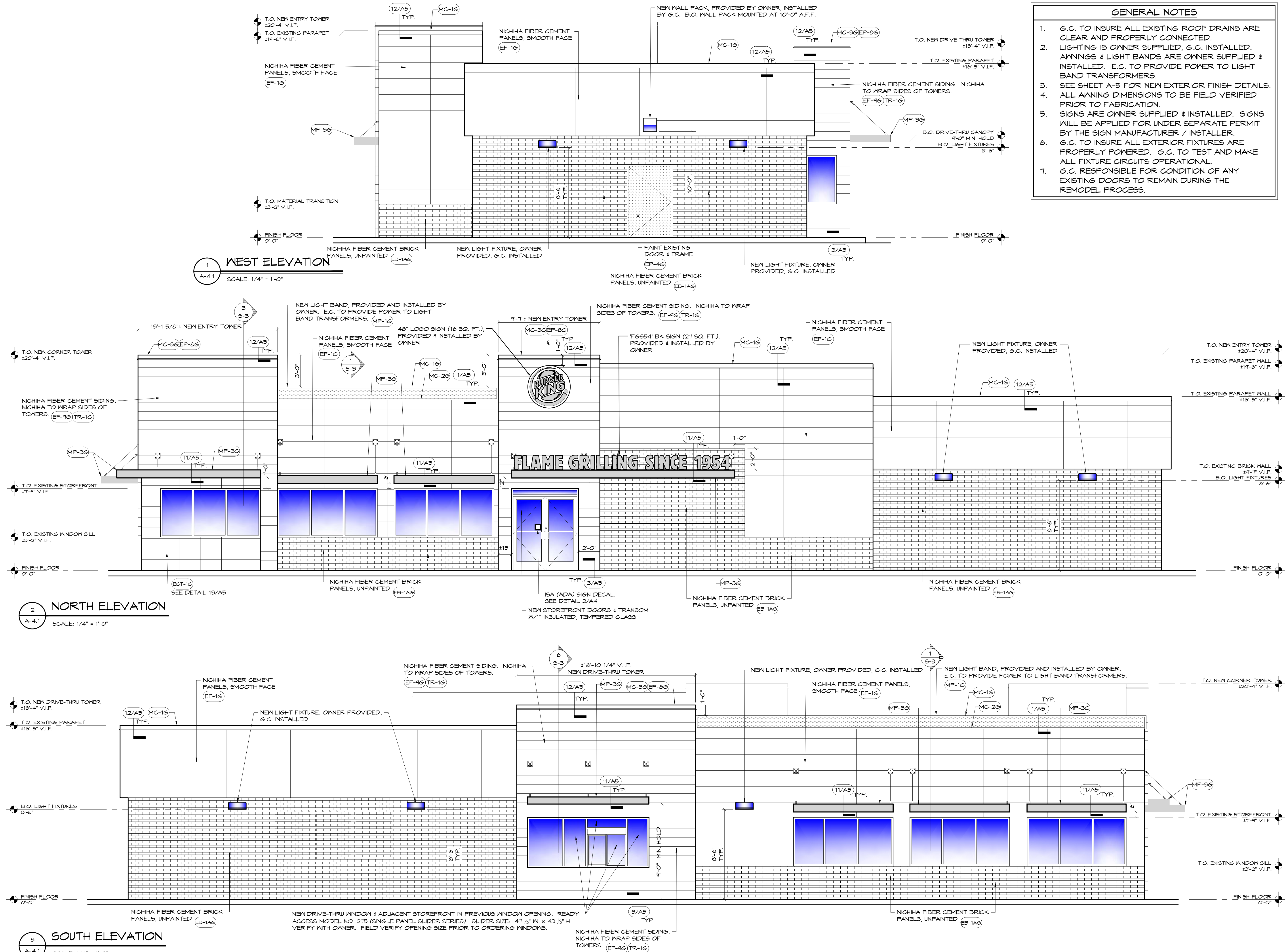
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DATE:	4.4.2017	
PROJECT No:	17010	

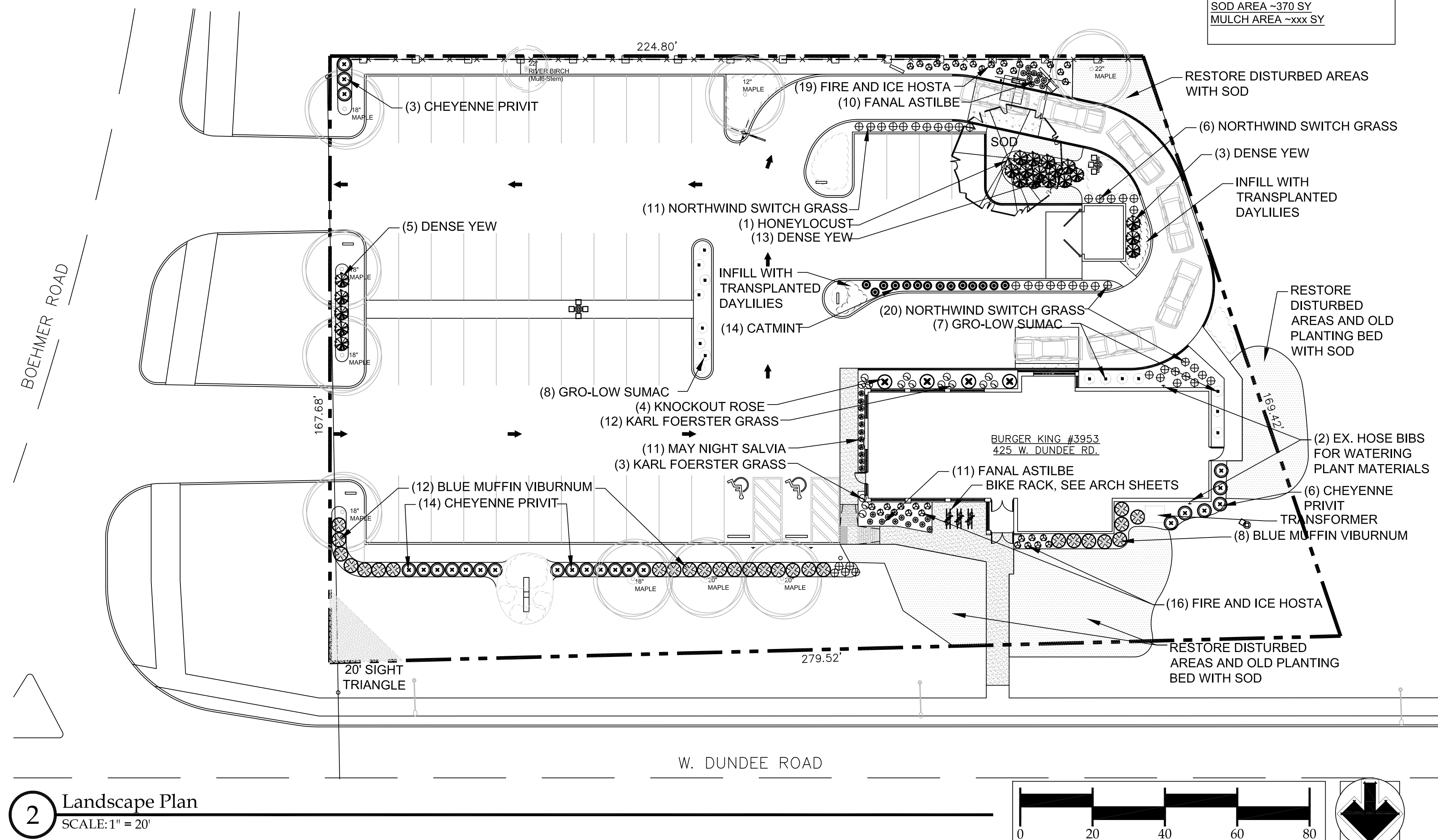
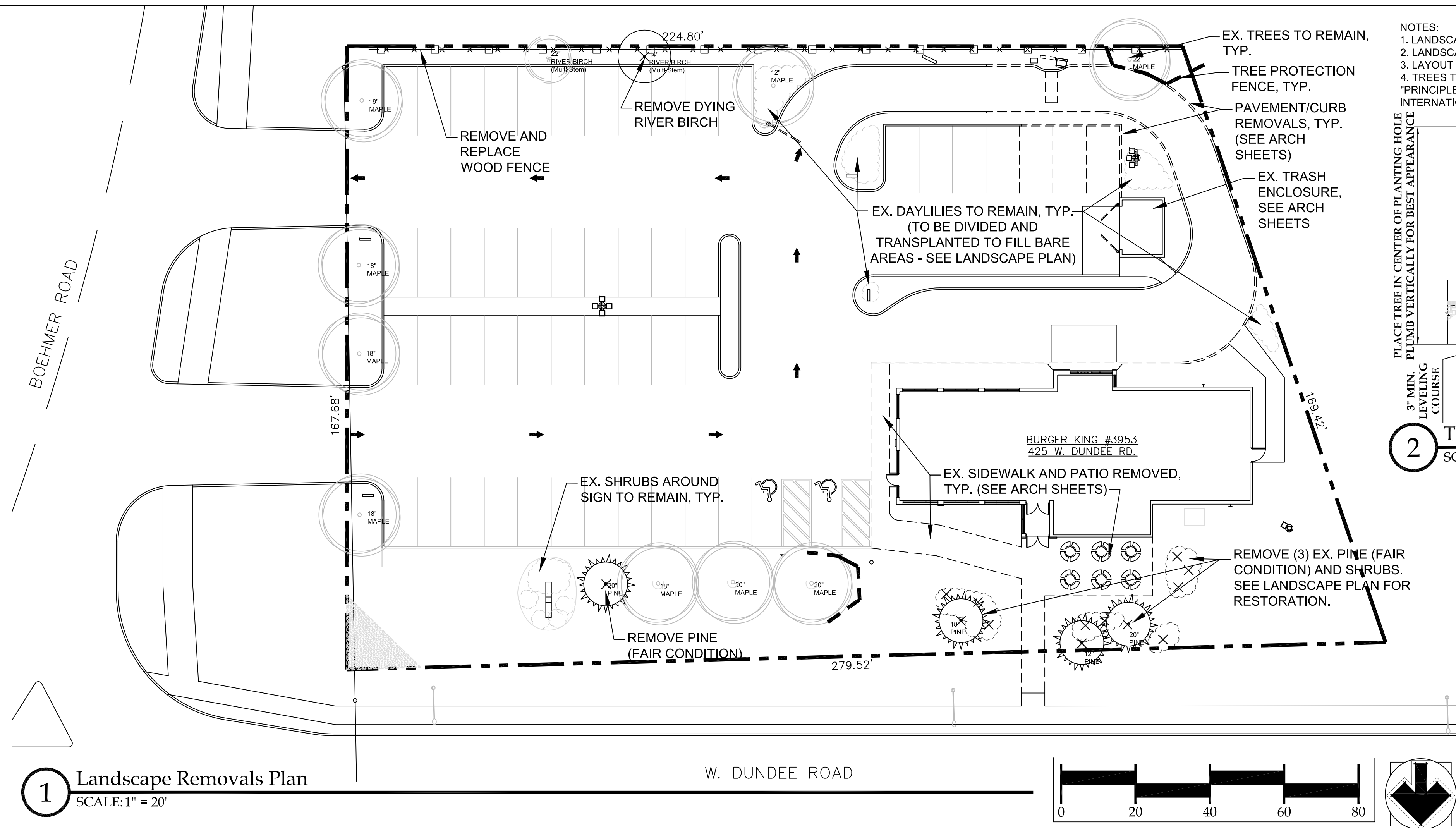
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SHEET

A-4.1

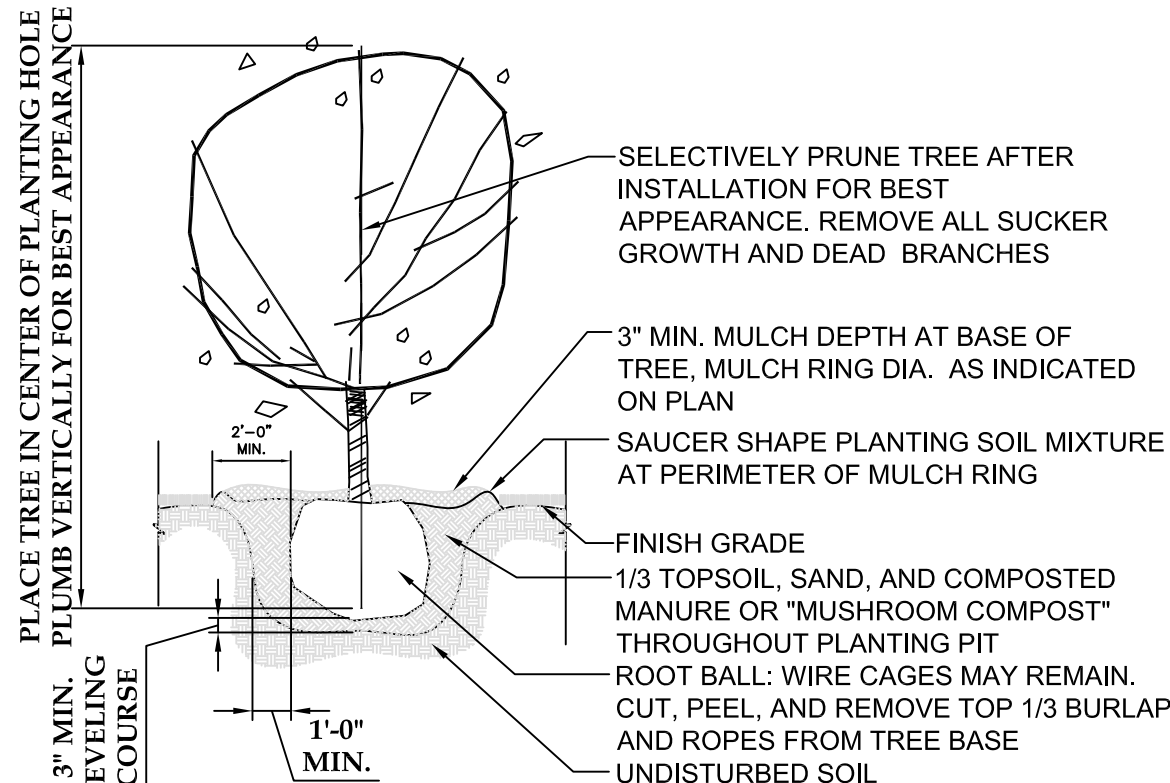
FIVE OF NINE





NOTES:

1. LANDSCAPE CONTRACTOR SHALL CONFIRM TREE PIT DOES NOT HOLD WATER.
2. LANDSCAPE CONTRACTOR TO INSTALL TREE AT ELEVATION OF NURSERY GRADE
3. LAYOUT AS INDICATED ON THE PLANTING PLAN.
4. TREES TO BE PLANTED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN "PRINCIPLES AND PRACTICE OF PLANTING TREES AND SHRUBS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.



LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE, ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
2. ALL TREE / SHRUB BEDS SHALL RECEIVE MIN. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED. PERENNIAL PLANTINGS SHALL HAVE MIN. 1" OF MULCH. SPADE EDGE ALL PLANTING BEDS NOT ABUTTING CURB OR PAVEMENT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED, AFTER INSTALLATION MULCH AS SPECIFIED ABOVE.
- CONTRACTOR MUST ALSO WORK INTO SOIL.
- TERRA-SORB HB AT A RATE PER THE MANUFACTURER'S RECOMMENDATION ALL SHRUB AND NON-IRRIGATED TREE AND PERENNIAL BEDS. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO IMPLEMENTATION.
5. ALL PLANTING BEDS SHALL BE PROVIDED WITH WEED BARRIER FABRIC.

Plant List SHRUBS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
'Skyline' Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> "Skyline"	1	3' BB
SHRUBS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
'Cheyenne' Privet	<i>Ligustrum vulgare</i> "Cheyenne"	23	24" BB
'Gro-Low' Sumac	<i>Rhus aromatica</i> "Gro-Low"	15	24" BB
'Knockout' Rose	<i>Rosa</i> "Knockout"	4	#5 Cont.
Dense Yew	<i>Taxus media</i> "Densiformis"	21	24" BB
'Blue Muffin' Viburnum	<i>Viburnum dentatum</i> "Blue Muffin"	27	24" BB
PERENNIALS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
'Fanal' Astilbe	<i>Astilbe</i> "Fanal"	21	#1 Cont.
'Karl Foerster' Grass	<i>Calamagrostis acutiflora</i> "Karl Foerster"	15	#1 Cont.
'Fire and Ice' Hosta	<i>Hosta</i> "Fire and Ice"	35	#1 Cont.
'Walker's Low' Catmint	<i>Nepeta racemosa</i> "Walker's Low"	14	#1 Cont.
'Northwind' Switch Grass	<i>Panicum virgatum</i> "Northwind"	42	#1 Cont.
'May Night' Salvia	<i>Salvia superba</i> "May Night"	41	#1 Cont.

Wheeling, IL
Landscape Requirements
<u>Off-Street Parking Landscape</u>
Requirement - One tree for every 15 parking stalls. 48 Parking stalls require 3.2 trees. Provided : (5) existing trees to remain in end parking lot islands and one new tree provided in
Requirement - 20 SF of interior landscape island per parking stall. 48 parking stalls require 960 SF. Min. 25% evergreen plants. Provided : 1793 SF of interior parking lot islands provided. 64 new plants provided in the (4) interior islands with 16 being evergreen (25%).
Requirement - 8' wide greenbelt along street frontage and with a height of 30" at maturity. Provided : 30 new and 5 existing provided along the north property line. Provided : 11 shrubs provided along east property line.
<u>Foundation Plantings</u>
Requirement - Plantings to be include on building façades facing public R.O.W. Provided : New foundation plantings provided on all sides of the building façade.
<u>Bufferyards</u>
Requirement - Plantings between incompatible uses. Provided : Neighboring properties are in the same zoning district so buffer planting are not required.
<u>Tree Removals</u>
(4) Heavily limbed pines in fair condition and (1) dying River Birch.

LANDSCAPE CONTRACTOR TO
INSTALL SHRUB(S) TO REFLECT
NURSERY GRADE(S)

LAYOUT AS INDICATED ON THE
PLANTING PLAN

PLACE SHRUB IN CENTER
OF PLANTING HOLE
PLUMB VETICALLY FOR
BEST APPEARANCE

—SELECTIVELY PRUNE ALL SHRUBS AFTER
INSTALLATION FOR BEST APPEARANCE.
REMOVE ALL UNDESIREABLE GROWTH AND
DEAD BRANCHES

Shrub Planting Detail

3 SCALE: 1"=6'

3" MIN. MULCH DEPTH
WITHIN PLANTING BED,
MULCH BED LAYOUT/
SIZING AS INDICATED ON
PLAN

SELECTIVELY PRUNE PERENNIALS AFTER INSTALLATION FOR BEST APPEARANCE. REMOVE ALL UNDESIRABLE GROWTH AND DEAD MATERIAL

Perennial Planting Detail

(4) SCALE: 1"=6'

WARREN JOHNSON
ARCHITECTS, INC

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Landscape Concepts Management
www.landscapeconcepts.com



529 N. BARRON BLVD.
GRAYSLAKE, IL 60030
847.223.1891
847.223.1892 (FAX)
info@3ddesignstudio.com

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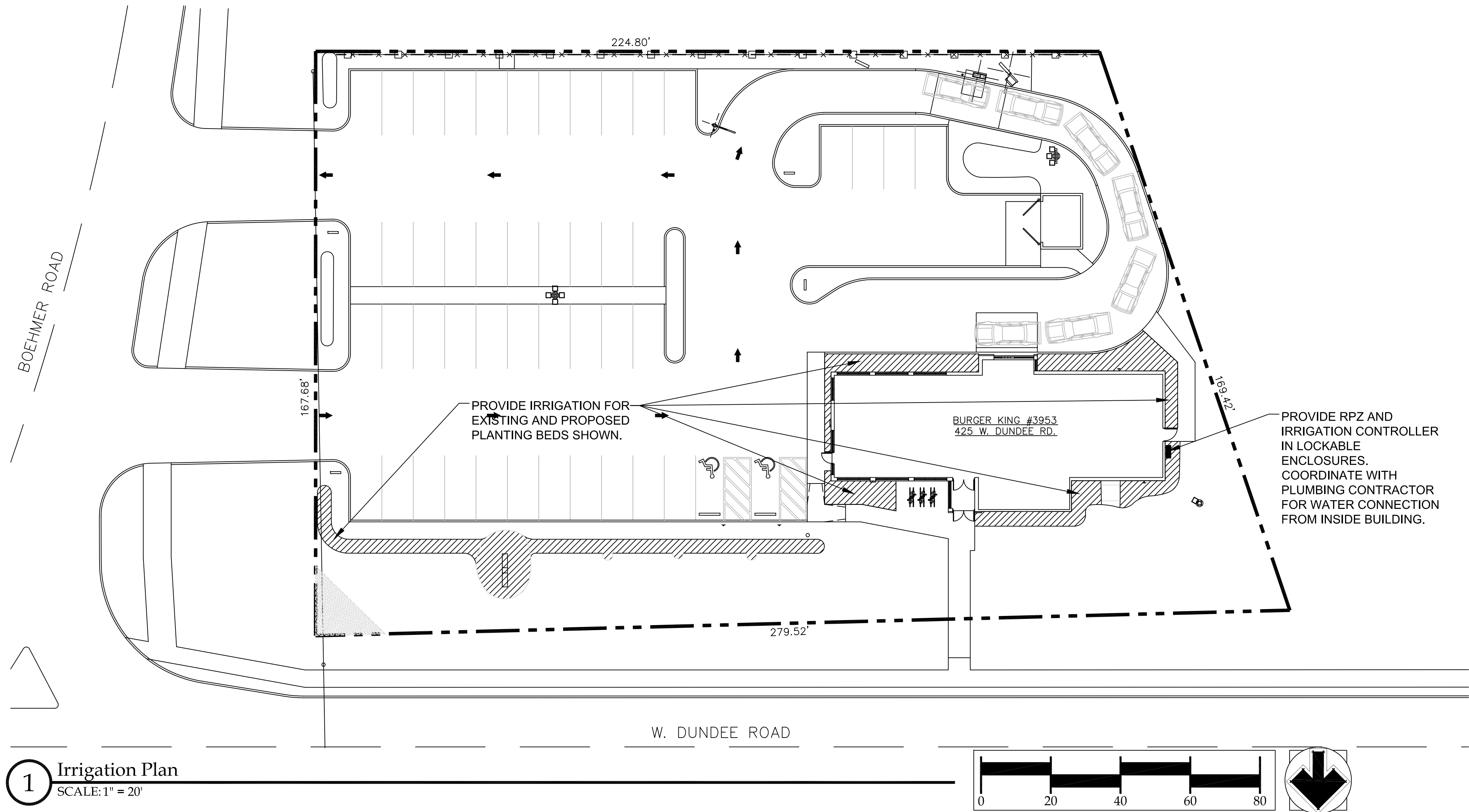
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CHECKED BY:	W. JOHNSON	
DATE:	4.4.2017	
PROJECT No:	17010	

BURGER KING
STORE #3953
425 W. DUNDEE RD.
WHEELING, IL 60090

LANDSCAPE PLAN

S H E E T

L1



1 Irrigation Plan
SCALE: 1" = 20'

DESIGN BUILD GENERAL IRRIGATION NOTES

1. ALL TURF AND LANDSCAPE BEDS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED. CONTRACTOR SHALL SUPPLY COMPLETE **DESIGN/BUILD** DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ORDERING ANY MATERIALS OR COMMENCING ANY WORK. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO HAVE SEPARATE SPRAY HEADS AND ZONES FOR TURF AND PLANTING BED AREAS.
2. ALL IRRIGATION CONTROLLERS, HEADS AND LINES SHALL BE HUNTER, RAIN BIRD OR APPROVED EQUAL. DESIGN IS RESPONSIBLE FOR ALL SCHEDULE 80 SLEEVES FOR WATER AND ELECTRIC LINES UNDER PAVEMENT. ALL SLEEVES UNDER PAVEMENTS SHALL RECEIVE FULL DEPTH PIPE BEDDING BACKFILL.
3. ALL BIDDERS SHALL VISIT AND REVIEW THE SITE AND FAMILIAR THEMSELVES WITH THE SITE PRIOR TO SUBMITTING A BID.
4. MAINTAIN ALL CODES REQUIRED BY THE LOCAL MUNICIPALITY.
5. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AND ACQUIRING ALL PERMITS.
6. CONTACT ALL UTILITIES AND GENERAL CONTRACTOR AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION. COORDINATE ELECTRICAL HOOKUP WITH GENERAL CONTRACTOR, ELECTRICIAN AND OWNER
7. PRIOR TO INSTALLATION, FIELD TEST THE SYSTEM PRESSURE AT THE POINT OF CONNECTION AND DESIGN/BUILD THE SYSTEMS BASED ON THAT PRESSURE. IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR CONNECTION TO IRRIGATION WATER SUPPLY.
8. ALL EXISTING UTILITIES WHICH ARE NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
9. CONTRACTOR TO PROVIDE AN 1" WATER METER, RPZ, BALL VALVE AND BLOW OUT TAP NEAR THE IRRIGATION CONTROLLER LOCATION. THE CONTROLLER SHALL BE PLACED IN THE UTILITY ROOM. EXACT LOCATION SHOULD BE COORDINATED WITH THE PLUMBING PLAN.
10. SLEEVE UNDER ROAD, WALLS, PAVERS, AND DRIVES -SLEEVE WIRE AND PIPING SEPARATELY. ALL 24 VOLT WIRING TO BE SLEEVED IN A MINIMUM 2" SLEEVE
11. MAINLINE PIPING SHALL BE INSTALLED AT MINIMUM DEPTH OF 12". LATERAL LINES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12"
12. INSTALL ALL PIPING AND FITTINGS USING GLUE METHODS CONSISTENT WITH MANUFACTURERS RECOMMENDATIONS.
13. CAP OR PLUG ALL OPENINGS AS SOON AS LINES ARE INSTALLED TO PREVENT DEBRIS IN THE LINE.
14. ALL VALVES ARE TO BE INDIVIDUALLY WIRED AT THE CONTROLLER.
15. ALL GASKETED PRESSURE PIPE AND FITTINGS SHALL BE THRUST BLOCKED.
16. INSTALL WIRES A MIN. OF 10" BELOW GRADE. SPLICES ARE NOT ALLOWED IN THE TRENCH. -PROVIDE A 24" EXPANSION LOOP AT EACH CHANGE IN DIRECTION. -WIRES SHALL BE BUNDLED AND TAPED EVERY 15 FEET.
17. THOROUGHLY FLUSH ALL LINES PRIOR TO THE OPERATION OF SPRINKLER HEADS.
18. THE IRRIGATION SYSTEM SHALL BE TESTED AT OPERATING PRESSURE FOR A MINIMUM OF 4 HOURS. REPAIR ALL LEAKS AND RETEST AFTER CURING. UPON COMPLETION OF TEST, COMPLETE ASSEMBLY OF ALL EQUIPMENT AND SPRINKLERS FOR PROPER DISTRIBUTION.
19. CONTRACTOR SHALL BE REQUIRED TO START-UP AND REVIEW THE SYSTEM CONTROLS WITH THE OWNER AFTER INSTALLATION IS COMPLETED.
20. CONTRACTOR SHALL BE REQUIRED TO WINTERIZE THE SYSTEM AT THE END OF THE SEASON WITH THE OWNER PRESENT.
21. PROVIDE 'AS BUILT' DRAWINGS SHOWING ALL COMPONENTS OF THE SYSTEM PRIOR TO FINAL PAYMENT. PROVIDE FINAL GPM OF Z

LANDSCAPE ARCHITECT

3d design studio

529 N. BARRON BLVD.
GRAYSLAKE, IL 60030
847.223.1891
847.223.1892 (FAX)
3ddesignstudio@3ddesignstudio.com

STATE OF ILLINOIS
DANIEL D. DALZIEL
REGISTERED LANDSCAPE ARCHITECT
157-000543

Daniel D. Dalziel

DANIEL D. DALZIEL, REGISTERED LICENSED ARCHITECT, IL
LICENSE # 157-000543
8.14.2017
DATE

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19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Landscape Concepts Management
www.landscapeconcepts.com

3d design studio

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CHECKED BY:	W. JOHNSON	
DATE:	4.4.2017	
PROJECT No:	17010	

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IRRIGATION PLAN

SHEET

L2



EAST ELEVATION



BURGER KING

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19 N Greeley Street, Palatine, Illinois 60067.5025 Tel: 1.847.359.9616 Fax: 1.847.359.9641

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NORTH ELEVATION

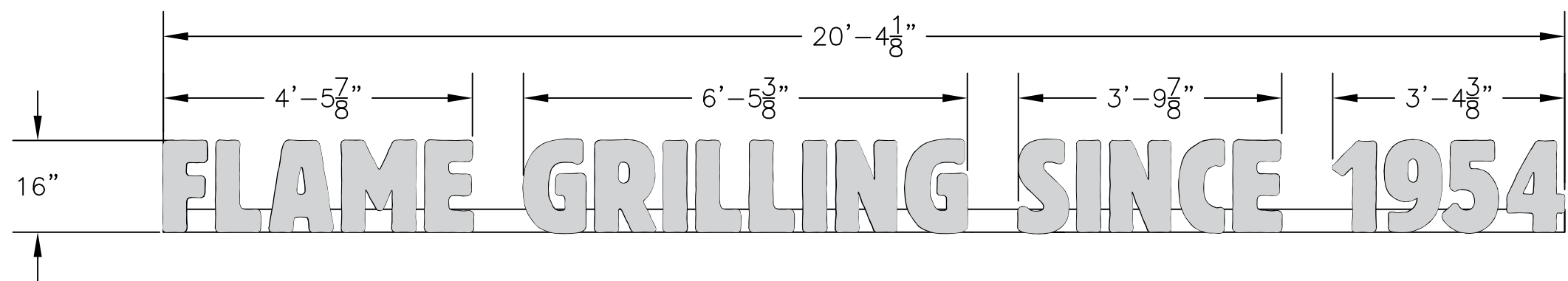
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16" CHANNEL LETTERS



COLOR NOTES:

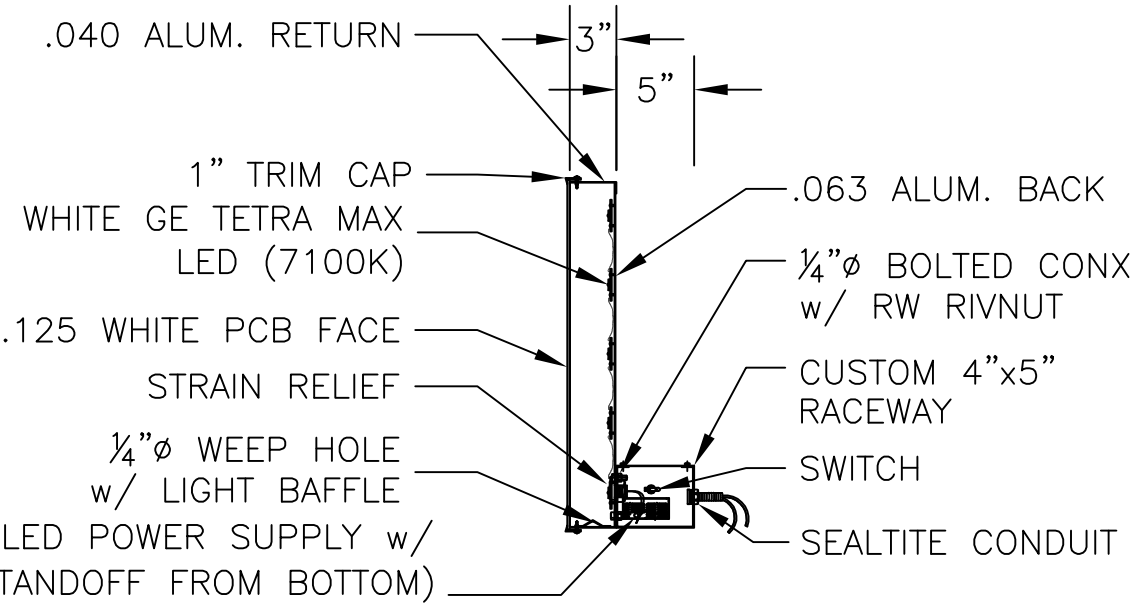
BACKS: .063 ALUM. PAINT BACKS BRUSHED ALUM. SILVER
PAINT INSIDE LEP WHITE
RETURNS: 3"x.040 PAINTED BRUSHED ALUM. SILVER/
WHITE (STAPLE & CAULK)
TRIM CAP: 1" SILVER JEWELITE TO MATCH RETURNS
FACE: .125 7328 WHITE PCB w/ SILVER PERFORATED
DAY/NIGHT VINYL TO BE APPLIED 1st SURFACE
RACEWAY: .090 ALUM. PAINTED BRUSHED ALUM. SILVER
ILLUMINATION: WHITE GE TETRA MAX LED'S (7100K)

ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE
DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 1.3

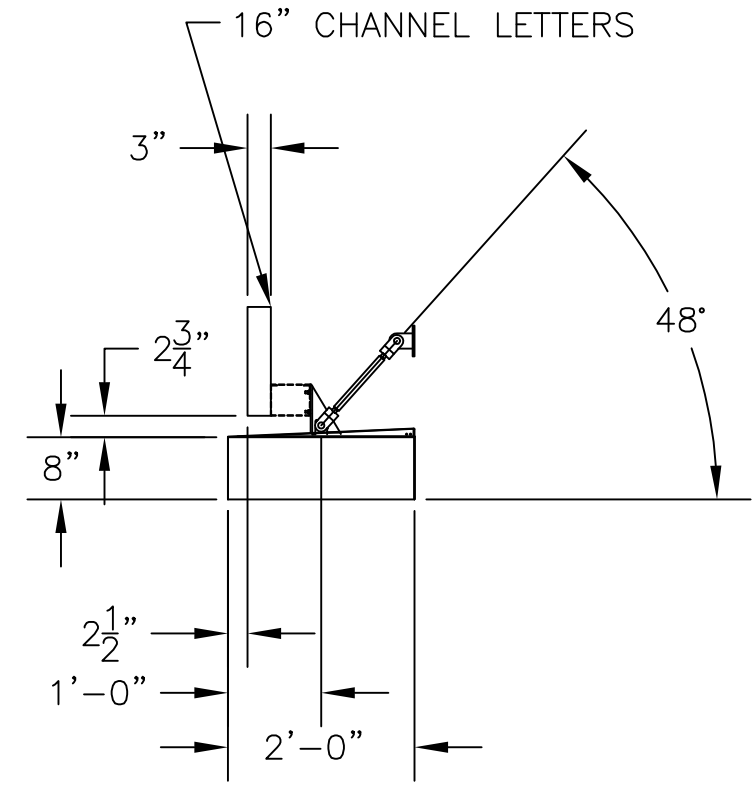
OF CKTS: 1 @ 20 AMP(RECOMMENDED)
VOLTS: 120

ELECTRICAL CONNECTION AS FOLLOWS:

GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK
TO BLACK (POWER)
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND
CARRY (U.L.) LABELS.



SECTION VIEW
NOT TO SCALE
EQUIPMENT GROUNDED



*NOTE:
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.

CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / FLAME GRILLING.cdr

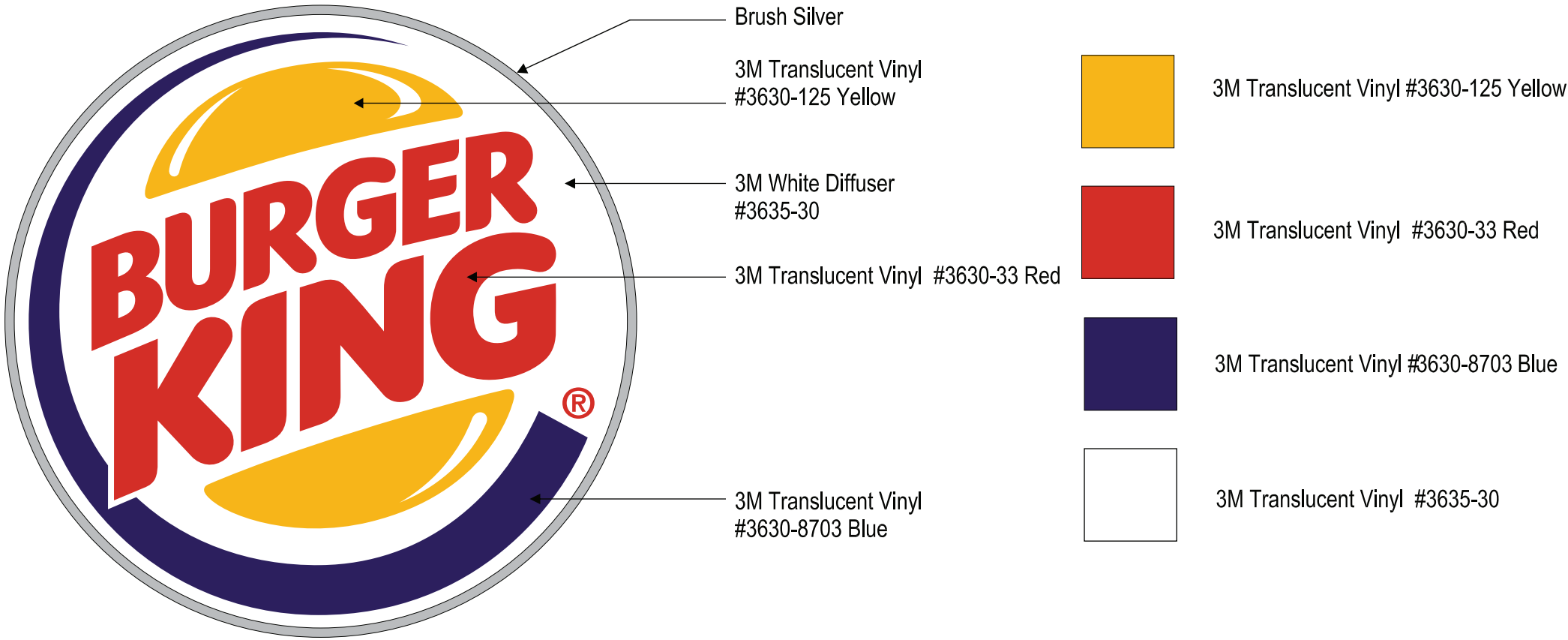


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CLIENT:	BURGER KING
LOCATION:	VARIOUS
DRAWN BY:	JMH

SCALE:	1" = 1'-0"	REV.1	xxxx
DATE:	3.31.15	REV.2	xxxx
DWG. NO.:	FLAME GRILLING	REV.3	xxxx
		REV.4	xxxx

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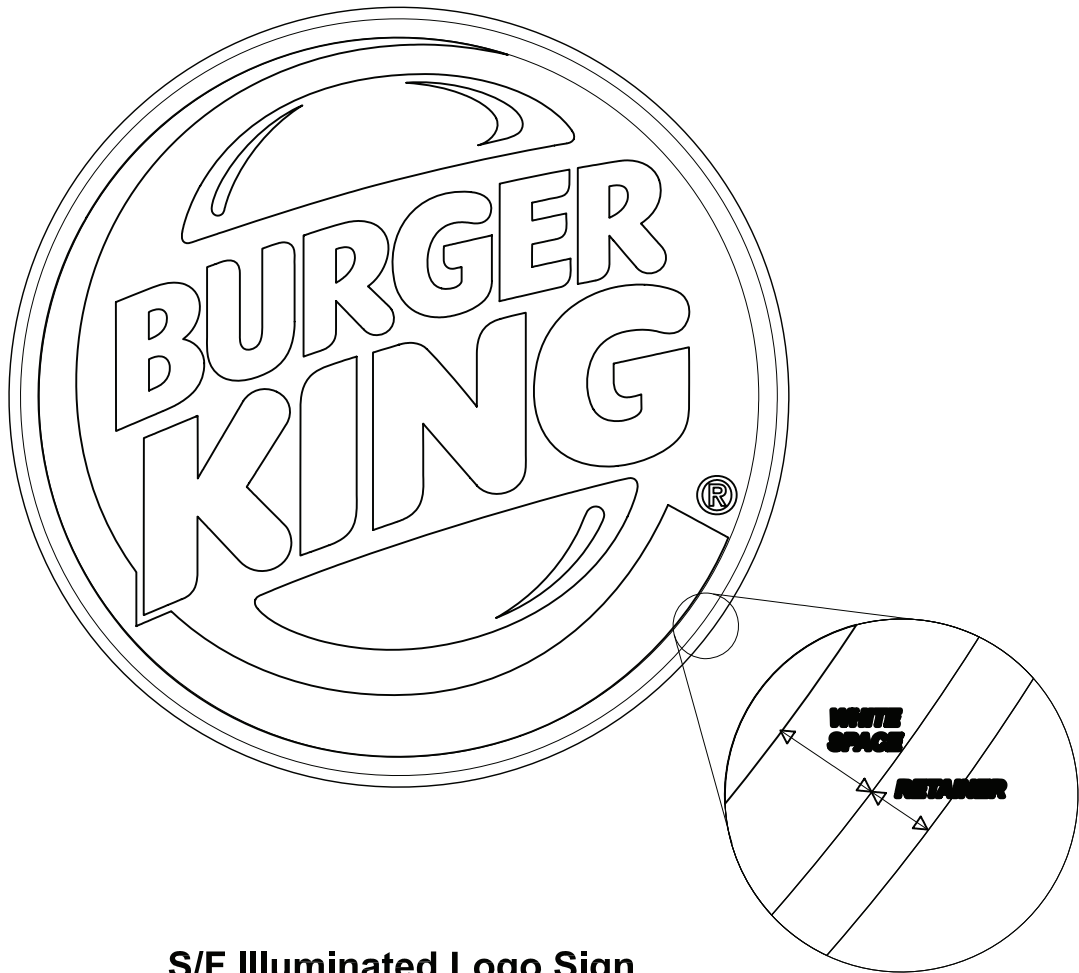
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Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

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☐ Revise & Resubmit

Name
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S/F Illuminated Logo Sign

FRONT ELEVATION - SCALE: NOT TO SCALE

Note: Refer to page 1 for colors

20/20 & Standard 1999 Size Specifications

dia. of sign	retainer	white space
2'	.5"	.5"
2'-6"	.5"	.75"
3'	.5"	1"
4'	1"	2"
5'	1"	2.5"
6'	1"	3"
8'	2.5"	3.5"
10'	2.5"	4"
12'	2.5"	4.5"
16'	3"	5"

TOLERANCE FOR RETAINER: 1/8"

NOTE:
All LED lighting to meet GE lighting specifications or Equal to.

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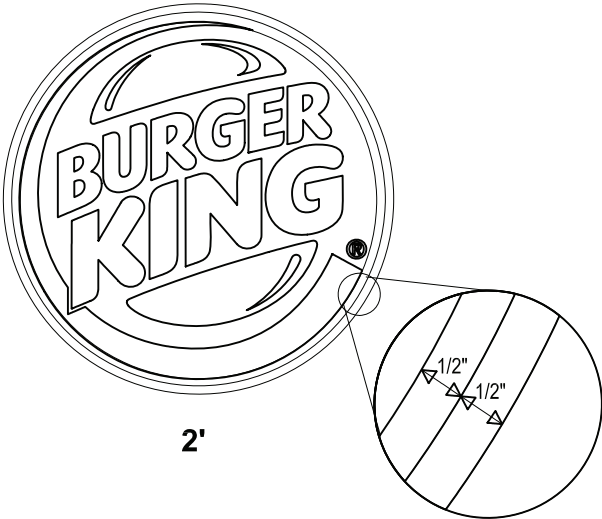
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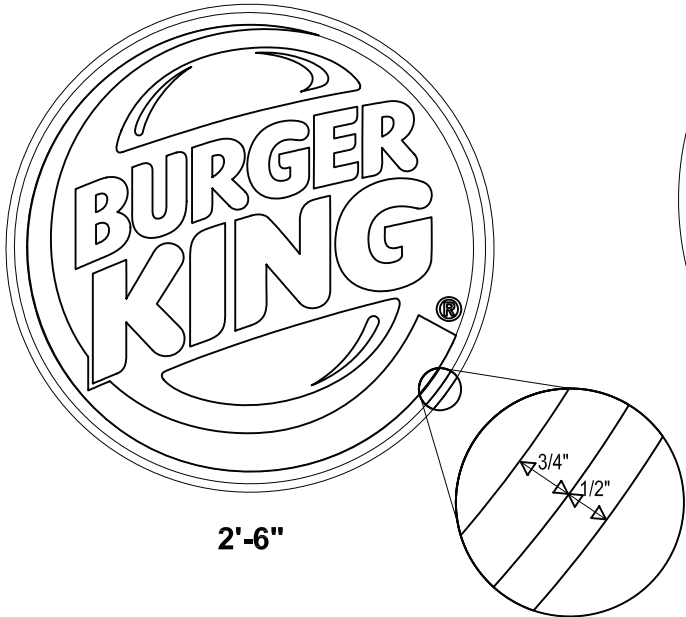
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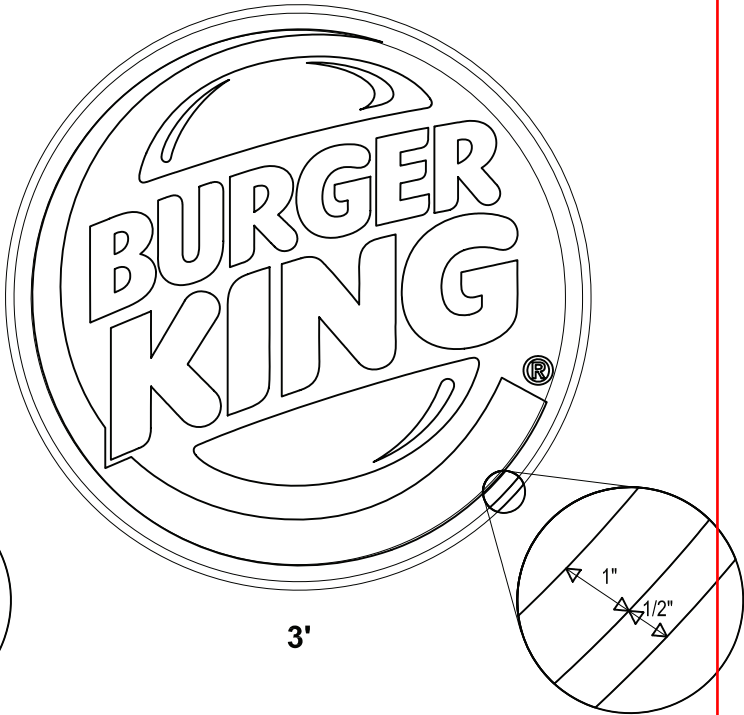
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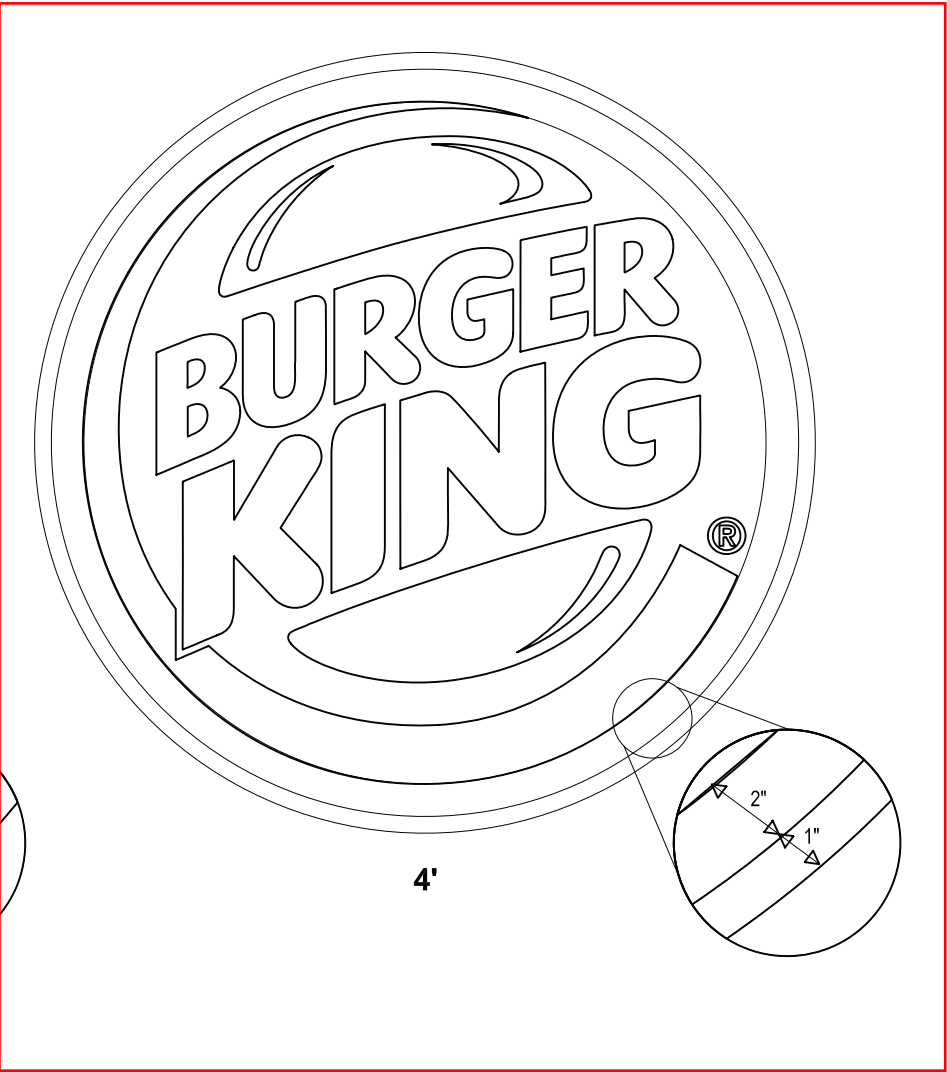
2'



2'-6"



3'



4'

S/F Illuminated Logo Sign

FRONT ELEVATION - SCALE: 1" = 1'

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☐ Approved

☐ Revise & Resubmit

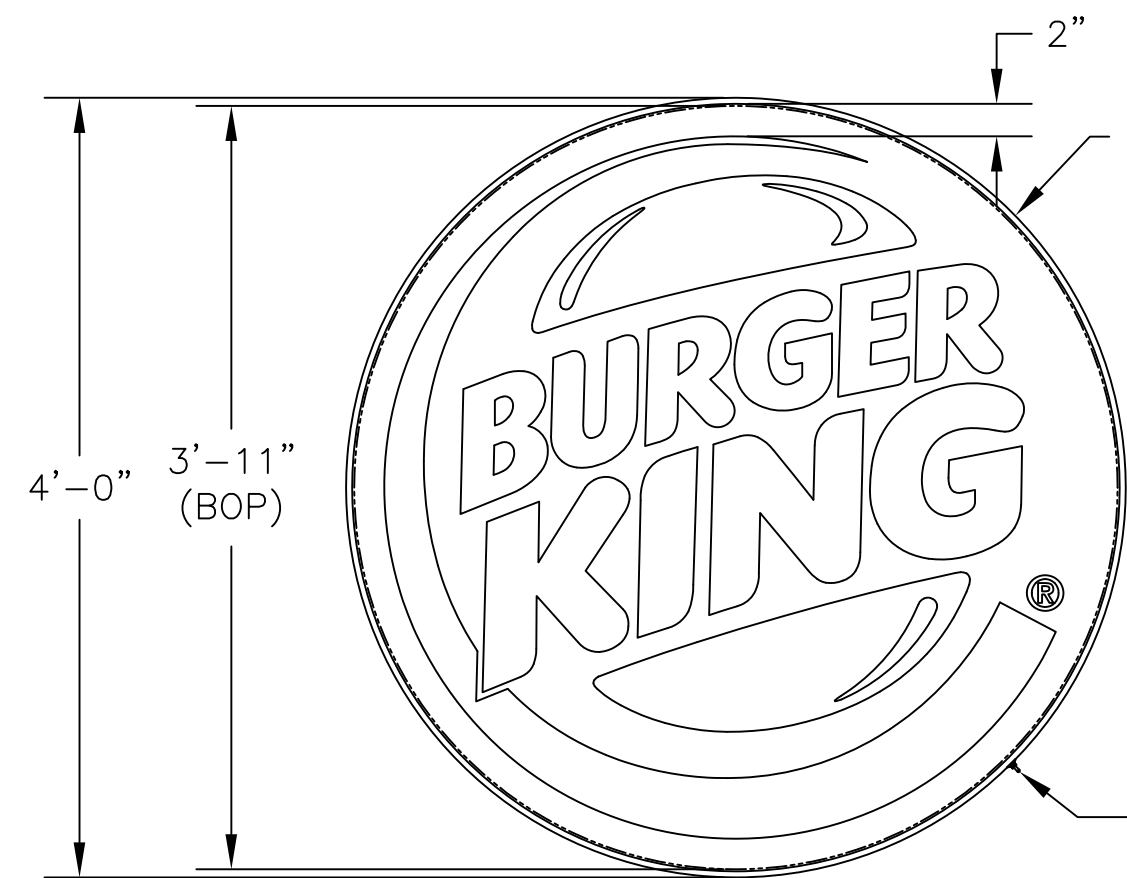
Name

Title

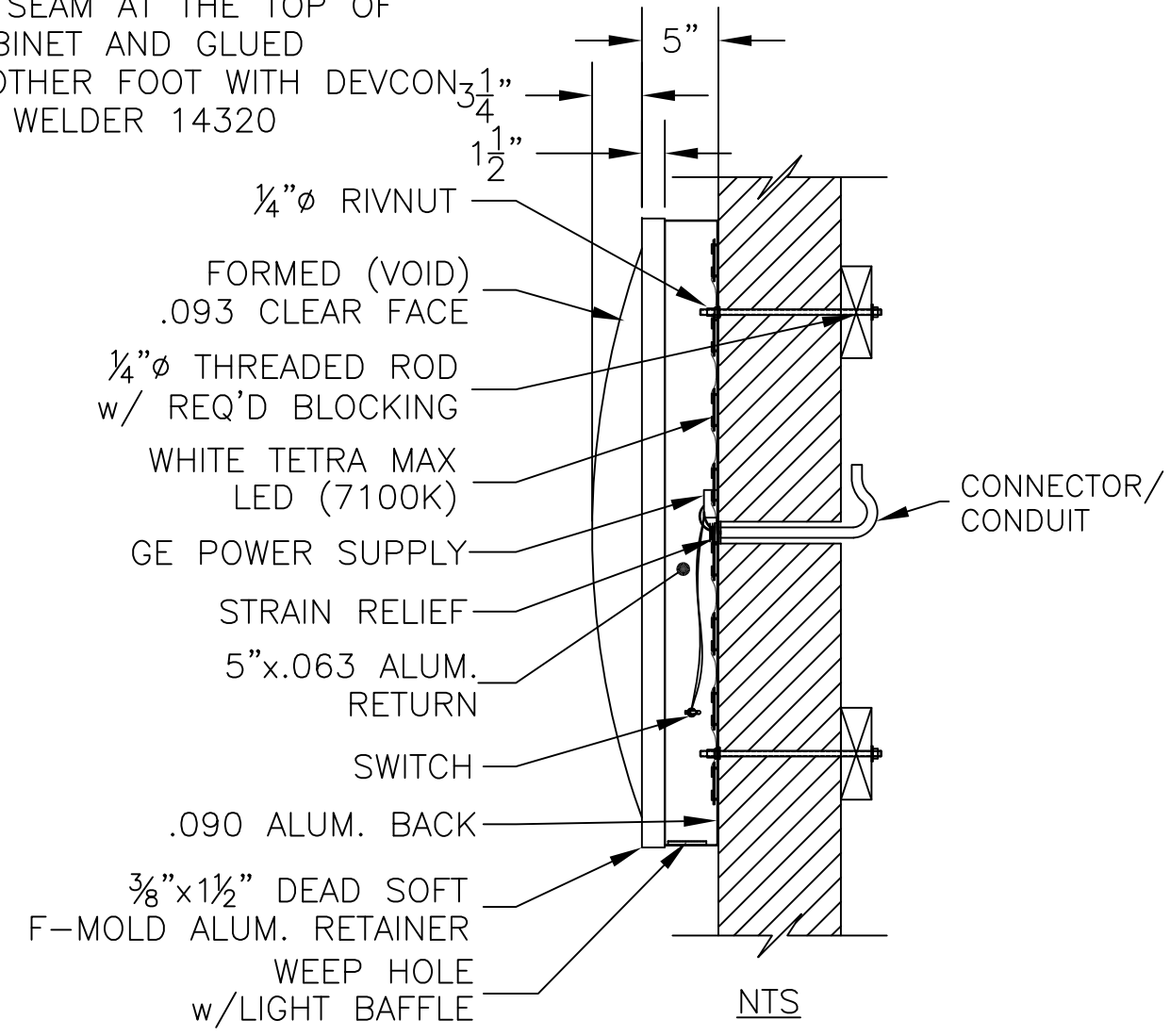
Exhibit received August 15, 2017



LOGO
12.6 SQUARE FEET

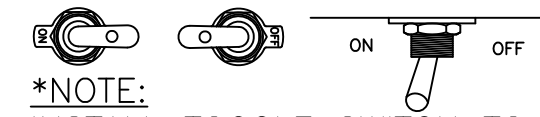


3/8"x1 1/2" DEAD SOFT F-MOLD
ALUM. RETAINER ATTACHED WITH
(2) 1/8" POP-RIVETS LOCATED
AT THE SEAM AT THE TOP OF
THE CABINET AND GLUED
EVERY OTHER FOOT WITH DEVCON
PLASTIC WELDER 14320



COLOR NOTES:
BACKS: .090 ALUM. w/ WHITE FINISH
RETURNS/ RETAINER: 5"x.063 ALUM. (STAPLED & CAULKED)
PRE-FINISHED BK SILVER/ WHITE
FACE: FORMED (VOID) .093 CLEAR PCB
BUN LOGO: 3630-125 YELLOW
ACCENT RING: 3630-8703 BLUE
COPY/ RTM: 3630-33 RED
BKG'D/ BUN ACCENT: 3635-30 WHITE DIFFUSER
ILLUMINATION: GE TETRA MAX (7100K)
VINYL TO BE APPLIED 2nd SURFACE

ELECTRICAL NOTE—Actual # of circuits to be determined by a Licensed Electrical Contractor.
TOTAL AMPS: 0.9
OF CKTS: 1 20 AMP(RECOMMENDED)
VOLTS: 120
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161
COMPLIANT AND CARRY (U.L) LABELS.



***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

BURGER KING® In the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.



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	File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011		☐ Approved		Name	
			☐ Revise & Resubmit		Title	
					Date	

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[illegible]

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Project Information

BURGER KING
Custom Exterior Signage Systems

File **Burger King Design Doc RFP #1** **Design** **_** **Date** **12/8/2011**

Client Review Status

Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved☐ **Revise & Resubmit**

Name

Title

Date _____

Exhibit received August 15, 2017

VP-L

Viper (Large)

AREA/SITE



- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric.

ORDERING INFORMATION

VPL										
SERIES	ENGINE-WATTS	LED COLOR	VOLTAGE	ELECTRICAL OPTIONS	HOUSE SIDE SHIELD OPTIONS					FINISH
VPL viper-large	64NB-135 135W, LED array 80NB-180 180W, LED array 80NB-235 235W, LED array 96NB-220 220W, LED array 96NB-280 280W, LED array 96NB-395 395W, LED array	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 347V 347V 480V 480V	PCR-TL 7 pin twist lock receptacle with photo control PCR-SC 7 pin twist lock receptacle with shorting cap 2PF ⁷ dual power feed PCRU 7 pin twist lock receptacle	HSS-90 house side shield 90° HSS-180 house side shield 180° BLC ⁹ backlight control					
		OPTICS ⁴ T1 type I T2 type II T3 type III T4 type IV T5R type V, rectangular T5QM type V, square medium T5W type V, round wide FR front row auto optic		CONTROL OPTIONS GENI-XX ⁶ energeni BCW ^{1,5} beaconnect	SENSOR OPTIONS BMD ^{2,5} motion sensor for beaconnect MDD ^{2,5} motion dimming detector	MOUNTING OPTIONS RA rectangular arm for round or square pole mount. RPA included. SF2 2 3/8" OD slip-fitter PK2 2 3/8" adjustable knuckle AD Decorative Arm with universal mounting slot RPA ordered separately WB wall bracket (use with SF2 or PK2), SF2 standard				BBT basic black textured BMT black matte textured WHT white textured MBT metallic bronze textured BZT bronze textured DBT dark bronze textured GYS gray smooth DPS dark platinum smooth GNT green textured MST metallic silver textured MTT metallic titanium textured OWI old world iron RAL _____

MDD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

VPL / 80NB-235 / 5K / T5W / UNV / MDD - 1 to 30 min. - 33% or 50% - ?? / MT

High to Dim Delay Low Level Mounting Height (ft.)

BEACONNECT ORDERING INFORMATION: When ordering a fixture with the Beaconnect lighting control options please specify the appropriate group and sensor information. Please provide dimming schedule information in either the Beaconnect excel spreadsheet or Beaconnect software. For more detailed information please visit www.beaconproducts.com/beaconnect or contact beacon tech support at (800) 345-4928. These settings are specified in the ordering as shown in the example below. (Family) / 24NB-55 / 5K / T3 / UNV / BCW-(Group 1-16) ____ - (Optional Zone 1-250) ____ /BMD - ____ Time Delay(1 to 255) ____ - ____ Dimming%(1 to 100) ____ - ____ mounting height(1-20ft) ____ / Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /BMD-30M-50%-10F/DBT for luminaires without sensors in the group omit the BMD ordering logic Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /DBT

Catalog Number	Description
VPL-AD-RPA3	3.5" - 4.125"
VPL-AD-RPA4	4.188" - 5.25"
VPL-AD-RPA5	5.5" - 6.5"

Order Separately

Catalog Number	Description
ASM-USB-BCW	Beaconnect Software loaded on USB flash drive* (Windows based only)
ASM-TABLET-BCW	Beaconnect 7" Windows Tablet*

*Includes USB Radio

¹ Must specify group and zone information at time of order. See www.beaconproducts.com/controls/beaconnect for further details

² Specify time delay; dimming level and mounting height.

³ T4 optic only.

⁴ To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.

⁵ Not available with other control or sensor options.

⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

⁷ Not available for 347V or 480V input.



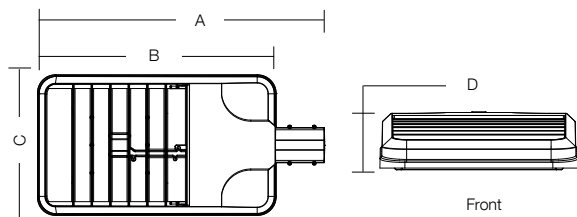
DesignLights Consortium qualified.
Consult DLC website for more details:
<http://www.designlights.org/QPL>

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VP-L

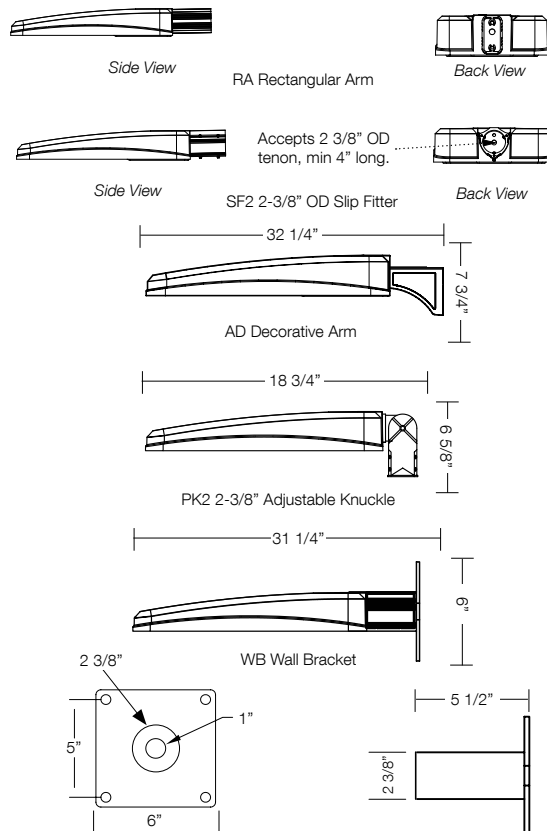
Viper (Large)

DIMENSIONS



A	B	C	D	Weight:	EPA
29.12"	24.19"	14.25"	4.13"	25.0 lbs	1.0 ft ²
(704 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS



VIPER L SERIES

LARGE VIPER LUMINAIRE

Cat.#

Job

Type

Approvals



BEACON
design . performance . technology

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is $\geq .90$ at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellinglighting.com/sitesync

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598 and CSA C22.2 No. 250.0 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications with SF2 mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viper_large

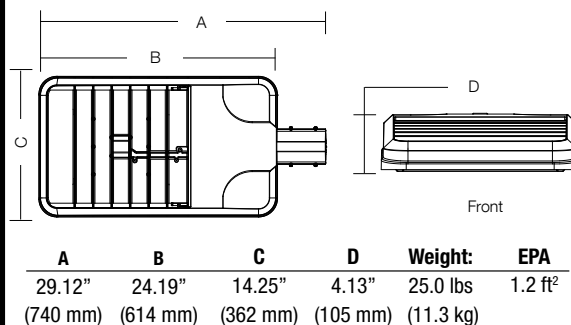
Warranty:

Five year limited warranty for more information visit: www.hubbellinglighting.com/resources/warranty

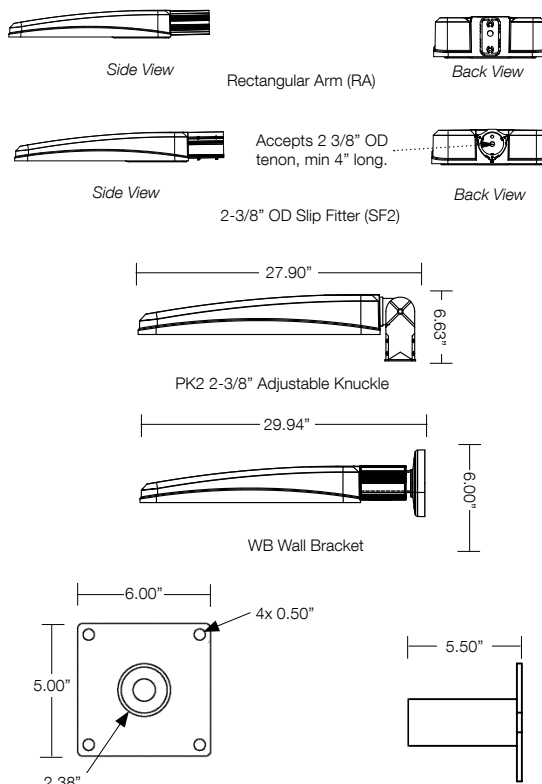
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

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Exhibit received August 15, 2017

ORDERING INFORMATION ORDERING EXAMPLE: VP-L/96NB-280/4K/T4/UNV/PCR-TL/BLC/RA/BBT

SERIES	ENGINE-WATTS	LED COLOR ⁹	VOLTAGE	ELECTRICAL OPTIONS	BIRD DETERRENT	FINISH
VP-L Viper	64NB-135 135W LED array 80NB-180 180W LED array 80NB-235 235W LED array 96NB-220 220W LED array 96NB-280 280W LED array 96NB-395 395W LED array	3K 3000K 4K 4000K 5K 5000K	UNV 120-277V 347V 347K 480V 480V	PCR-TL 7 pin twist lock receptacle with photo control PRC-SC 7 pin twist lock receptacle with shoring cap 2PF ⁷ dual power feed PCRU 7 pin twist lock receptacle	BSP bird spike	BBT Basic Black Textured BMT Black Matte Textured WHT White Textured MBT Metallic Bronze Textured BZT Bronze Textured DBT Dark Bronze Textured GYS Gray Smooth DPS Dark Platinum Smooth GNT Green Textured MST Metallic Silver Textured MTT Metallic Titanium Textured OWI Old World Iron RAL _____

OPTICS ⁴	LEFT RIGHT OPTICS ⁴	CONTROL OPTIONS	OPTIONS	MOUNTING OPTIONS
T1 Type I T2 Type II T3 Type III T4 Type IV T5R Type V, rectangular T5QM Type V, square medium T5W Type V, round wide FR Front row auto optic	T1L Type 1 left T1R Type 1 right T2L Type 2 left T2R Type 2 right T3L Type 3 left T3R Type 3 right T4L Type 4 left T4R Type 4 right FRL Front row left FRR Front row right	GENI-XX ⁶ Energeni SWF ⁵ SiteSync Field Commission SWFM ^{2,5} SiteSync Field Commission with Motion Sensor SWP ^{1,5} SiteSync Wireless Pre-Commission SWPM ^{1,2,5} SiteSync Wireless Pre-Commission w/ Motion Detection SCP/_F ^{2,5,8} Programmable Occupancy Sensor w/ daylight control (120-277 volts only) WSP/_F ^{2,5} WASP Occupancy Sensor w/ daylight control	BLC ⁹ Backlight Control	RA rectangular arm for round or square pole mount. Round Pole Adapter included. SF2 2 3/8" OD slip-fitter PK2 2 3/8" adjustable knuckle WB wall bracket (use with SF2 or PK2), SF2 standard

HOUSE SIDE SHIELD ACCESSORIES
HSS/VP-L/90-FB/XXX 90° shield front or back HSS/VP-L/90-LR/XXX 90° shield left or right HSS/VP-L/270-FB/XXX 270° shield front or back HSS/VP-L/270-LR/XXX 270° shield left or right HSS/VP-L/360/XXX Full shield (Replace XXX with notation for desired finish color) (Refer to page 5 for shield images)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG*	SiteSync Wireless Bridge Node
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control

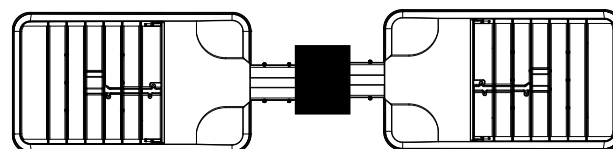
*When ordering with SiteSync, one of the interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
+ If needed, an additional Bridge Node can be ordered.



DesignLights Consortium qualified.
Consult DLC website for more details:
<http://www.designlights.org/QPL>

LEFT ROTATED OPTIC

RIGHT ROTATED OPTIC



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone
Due to our continued efforts to improve our products, product specifications are subject to
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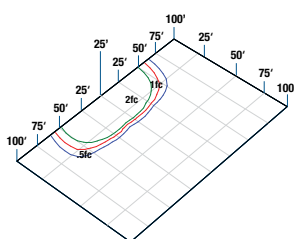
Exhibit received August 15, 2017

PERFORMANCE DATA				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G	LUMENS	LPW ¹	B	U	G
64	625 mA	136W	FR/T1	15922	116	2	0	1	15762	115	2	0	1	13534	99	2	0	1
			T2	14274	104	3	0	3	14131	103	3	0	3	12133	89	3	0	3
			T3	14137	103	3	0	3	13996	102	3	0	3	12017	88	3	0	3
			T4	15511	113	2	0	4	15356	112	2	0	3	13184	96	2	0	3
			T5QM	15511	113	4	0	2	15356	112	4	0	2	13184	96	3	0	2
			T5R	15785	115	4	0	4	15627	114	4	0	4	13417	98	4	0	4
			T5W	15372	112	4	0	2	15217	111	4	0	2	13067	95	4	0	2
80	700 mA	180W	FR/T1	21132	117	2	0	2	20322	113	2	0	2	17447	97	2	0	2
			T2	18888	105	3	0	4	18699	104	3	0	4	16055	89	3	0	3
			T3	18700	104	3	0	3	18513	103	3	0	3	15895	88	3	0	3
			T4	20571	114	3	0	4	20365	113	3	0	4	17485	97	3	0	3
			T5QM	20571	114	4	0	2	20365	113	4	0	2	17485	97	4	0	2
			T5R	20944	116	4	0	4	20733	115	4	0	4	17803	99	4	0	4
			T5W	20290	113	5	0	3	20088	112	5	0	3	17065	95	4	0	2
80	875 mA	235W	FR/T1	24866	106	2	0	2	24615	105	2	0	2	21136	90	2	0	2
			T2	23070	98	3	0	4	22839	97	3	0	4	19609	83	3	0	4
			T3	21947	93	3	0	4	21725	92	3	0	4	18655	79	3	0	3
			T4	24360	103	3	0	4	24028	102	3	0	5	20632	88	3	0	4
			T5QM	23138	98	4	0	2	22905	97	4	0	2	19667	84	4	0	2
			T5R	24779	105	5	0	5	24541	104	5	0	5	21070	90	4	0	4
			T5W	24175	103	5	0	3	23931	102	5	0	3	20548	87	5	0	3
96	700 mA	220W	FR/T1	25358	113	2	0	2	25104	112	2	0	2	21554	96	2	0	2
			T2	22665	101	3	0	4	22438	100	3	0	4	19265	86	3	0	4
			T3	22440	100	3	0	4	22216	99	3	0	4	19134	86	3	0	3
			T4	24685	110	3	0	5	24438	109	3	0	5	20982	94	3	0	4
			T5QM	24685	110	4	0	2	24438	109	4	0	2	20982	94	4	0	2
			T5R	25133	112	5	0	5	24882	111	5	0	5	21363	96	4	0	4
			T5W	24349	109	5	0	3	24106	108	5	0	3	20803	93	5	0	3
96	875 mA	280W	FR/T1	29839	106	3	0	2	29541	105	3	0	2	25363	90	2	0	2
			T2	27369	98	4	0	5	27096	97	4	0	5	23264	83	3	0	4
			T3	26336	93	3	0	4	26073	92	3	0	4	22365	79	3	0	4
			T4	29129	102	3	0	5	28837	103	3	0	5	24759	88	3	0	5
			T5QM	28890	103	5	0	3	28601	102	5	0	3	24556	88	4	0	2
			T5R	29185	105	5	0	5	28893	104	5	0	5	24809	89	5	0	5
			T5W	29011	102	5	0	4	28720	101	5	0	4	24263	86	5	0	3
96	1225mA	395W	FR/T1	39653	101	3	0	2	39260	100	3	0	2	33371	85	3	0	2
			T2	35997	91	4	0	5	35641	90	4	0	5	30295	77	4	0	5
			T3	35840	91	4	0	5	35485	90	4	0	5	30162	77	3	0	4
			T4	35455	90	3	0	5	35104	89	3	0	5	29839	76	3	0	4
			T5QM	38388	97	5	0	3	38008	96	5	0	3	32306	82	5	0	2
			T5R	39117	99	5	0	5	38730	98	5	0	5	32921	83	5	0	5
			T5W	36984	93	5	0	4	36528	93	5	0	4	31049	79	5	0	4

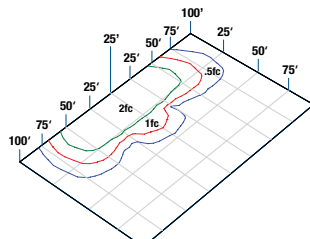
¹ Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PHOTOMETRICS

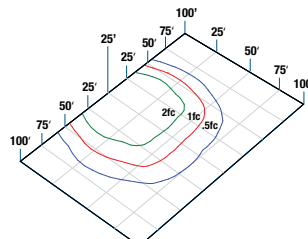
Type I
VP-L-96NB-280-5K-T1



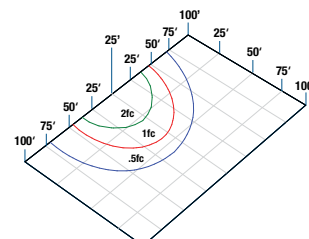
Type II
VP-L-96NB-280-5K-T2



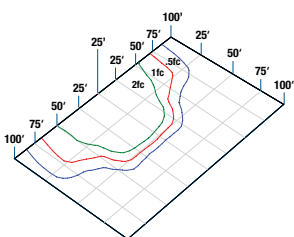
Type IV
VP-L-96NB-280-5K-T4



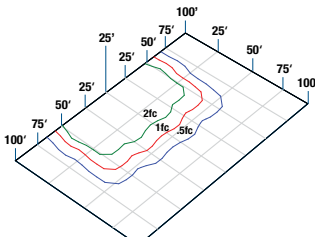
Type V Round Wide
VPL-96NB-280-5K-T5W



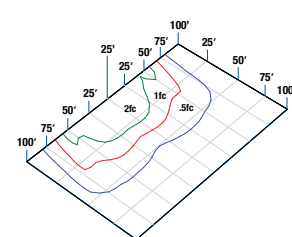
Type III
VP-L-96NB-280-5K-T3



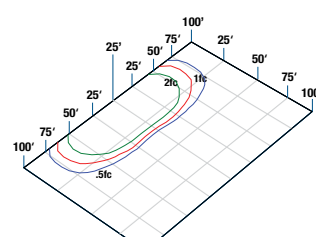
Type V Square Medium
VP-L-96NB-280-5K-TQM



Type V Rectangular
VP-L-96NB-280-5K-T5R



Front Row Auto Optic / Type I
VP-L-96NB-280-5K-FR
VP-L-96NB-280-5K-T1



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1.0
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1.0
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1.0
			480		0.7
96	2	1225 mA	120	395	4.0
			277		1.7
			347		1.4
			480		1.0

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1	0.95	0.93	0.93	0.89	>377,000

¹ Projected per IESNA TM-21-11

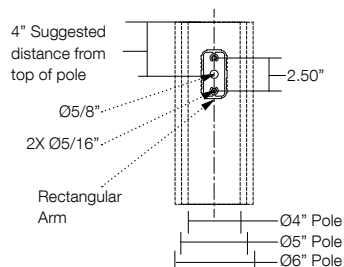
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0°C 32°F	1.02
10°C 50°F	1.01
20°C 68°F	1.00
25°C 77°F	1.00
30°C 86°F	0.98
40°C 104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DRILL PATTERN

Compatible with Pole drill pattern B3



EPA

Config.	EPA	Config.	EPA
1	1.2	3 @ 120°	3.0
2 @ 90°	1.9	3 @ 90°	3.1
2 @ 180°	2.4	4 @ 90°	3.8



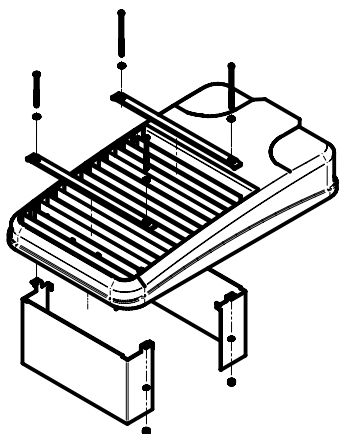
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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

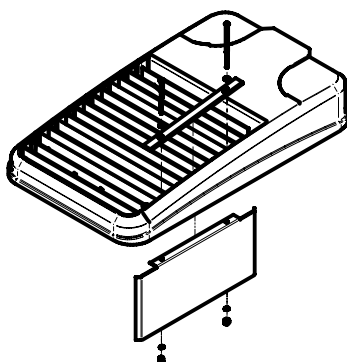
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Exhibit received August 15, 2017

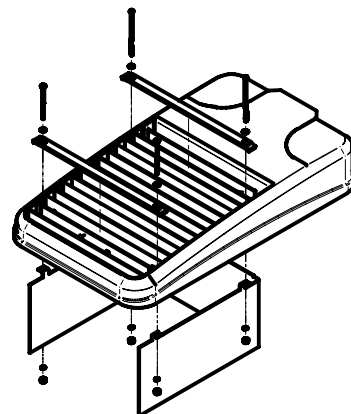
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



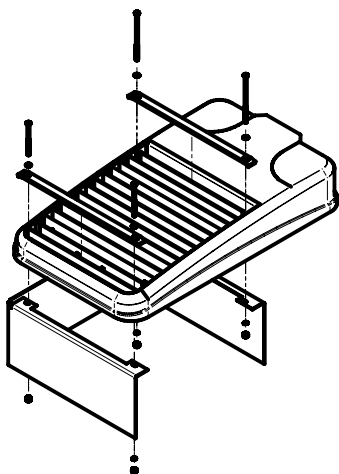
HSS/VP-L/90-FB/XXX
90° shield front or back
(2 shields shown)



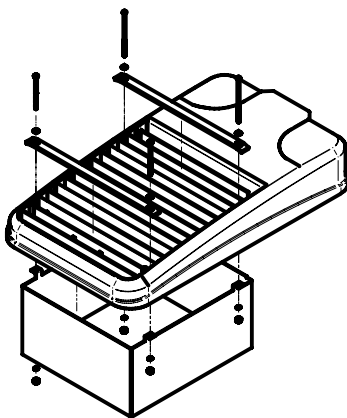
HSS/VP-L/90-LR/XXX
90° shield left or right
(1 shield shown in left orientation)



HSS/VP-L/270-FB/XXX
270° shield front or back
(1 shield shown in back orientation)



HSS/VP-L/270-LR/XXX
270° shield left or right
(1 shield shown in right orientation)



HSS/VP-L/360/XXX
Full shield
(1 shield shown)



Exhibit received August 15, 2017



Exhibit received August 15, 2017



Exhibit received August 15, 2017



Exhibit received August 15, 2017



Exhibit received August 15, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

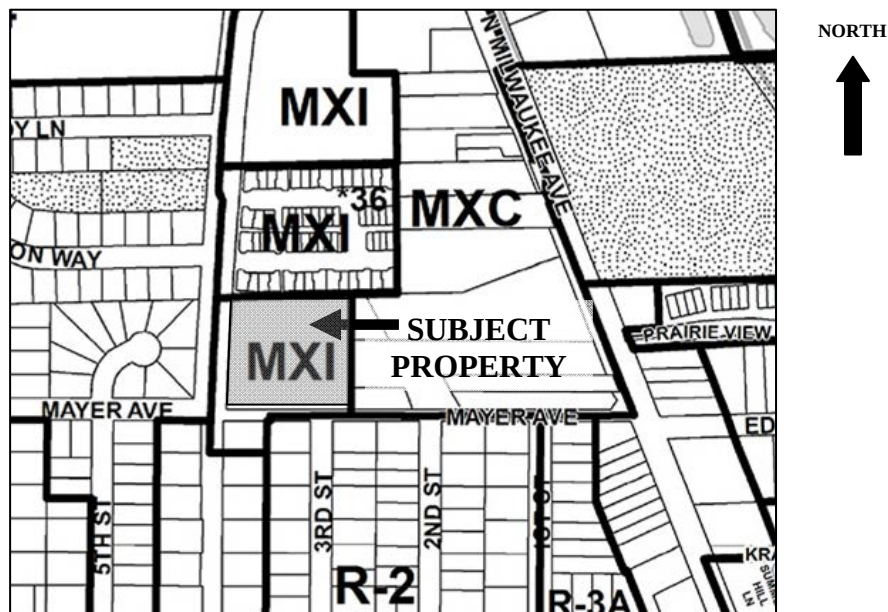
RE: **Docket Nos. 2017-9 & PC 17-15**
Wolf Crossing
411-415 N. Wolf Road
(2017-9) **Special Use-Site Plan Approval of a Final
Planned Unit Development for Multi-Family
Residences**
(PC 17-15) **Approval of a Final Plat of Subdivision**

DATE OF REPORT: August 18, 2017

DATE OF MEETING: August 24, 2017

PROJECT OVERVIEW: The petitioner is seeking Final Planned Unit Development (PUD) approval to construct a townhome development at the Deerfield Moving & Storage site, which is zoned MXI Mixed Use Industrial District. The proposed development consists of 39 townhome units. The petitioner is also seeking approval of a Final Plat of Subdivision.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	DRH Cambridge Homes
<u>Property Owner:</u>	Larry Petrie (trust beneficiary)
<u>Common Property Address:</u>	Located on the northeast corner of Wolf Road and Mayer Avenue.
<u>Neighboring Property Land Use(s):</u>	North: Multi-Family (Millbrook Point) South: Commercial & Single-Family Residential West: Single-Family Residential East: Commercial
<u>Comprehensive Plan Designation:</u>	Commercial-Residential Mixed Use
<u>Property size:</u>	2.842 acres (existing lot only) 3.136 acres (including vacated Mayer Avenue)
<u>Existing Use of Property:</u>	Warehouse & outdoor storage
<u>Proposed Use of Property:</u>	Multi-family residential (townhomes)
<u>Existing Property Zoning:</u>	MXI Mixed Use Industrial District
<u>Previous Zoning Action on Property:</u>	
2017-6	Ord. No. 5104, passed 8.07.2017, granted Preliminary PUD approval of townhomes.
PC 17-12	Res. No. 17-099, passed 8.07.2017, approved Preliminary Plat of Subdivision for Wolf Crossing.
SCBA 17-29	Appearance approval of a monument sign for Wolf Crossing (7.27.2017).

DESCRIPTION OF PROPOSAL

The petitioner is requesting Final Planned Unit Development approval of a 39-unit townhome development on the existing Deerfield Moving & Storage site at 415 N. Wolf Road, which is zoned Mixed Use Industrial. These three-story units all have frontloading garages that access a looped private street. While the architectural style and materials of the units are cohesive, there are multiple different elevations provided for the units. The petitioner is also requesting review of a Final Plat of Subdivision.

The applicant provided a detailed [Project Narrative](#), which discusses most aspects of the project.

SUMMARY OF UPDATES SINCE PRELIMINARY PUD APPROVAL

On August 7, 2017 the Village Board passed Ordinance No. 5104, granting Preliminary PUD approval for Wolf Crossing. The following is the list of conditions attached to Ordinance No. 5104 **with staff updates provided in bold:**

1. Prior to the issuance of a site permit, a plat of vacation for Mayer Avenue shall be executed.

Wheeling Plan Commission

Meeting date: August 24, 2017

RE: Docket Nos. 2017-9 & PC 17-15

2. The brick shall not be veneer as labeled in the plans and shall be standard nomenclature brick. **The elevation plans are no longer say “veneer.”**
3. The Final PUD submittal shall include downspouts on elevation plans. **The cover letter indicates this condition is met. But staff has been unable to locate the downspouts on plans.**
4. The Final PUD submittal shall provide a detail that shows each unit having an outside water spigot in the rear and a water spigot in the garage. **The cover letter indicates this condition is met.**
5. The Final PUD submittal shall include bigger patios. **The cover letter indicates that the patios have been enlarged from 10’ x 10’ to 10’ x 12’.**
6. The Final PUD submittal shall include decks off the second floor. **The elevation plans have been revised to indicate the location of second story decks.**
7. Irrigation is required for the entire property. The Final PUD submittal shall include an irrigation plan. **An irrigation plan has been provided. The plan indicates that only the frontage along Wolf Road will be irrigated.**
8. The mailboxes shall have canopies. The Final PUD submittal shall include details of the canopy. **A photograph of the appearance of the proposed mailbox canopy has been provided.**
9. The Final PUD submittal shall provide alternate building-mounted light fixtures. **Cut sheets for two new wall-mounted light fixtures have been provided.**
10. The Final PUD submittal shall include building-mounted lighting in the photometric plan. **The photometric plan only provides data for the street lights.**
11. The downspouts shall be buried in the front yards. **The cover letter indicates that the downspouts will be buried.**
12. The Final PUD submittal shall provide additional landscape screening between units. **The landscape plan has been revised to include additional screening between units.**

ROLE OF PRELIMINARY AND FINAL PUD REVIEW

The purpose of the preliminary Planned Unit Development (PUD) approval is to provide a formal approval of the basic elements of the plans that have been discussed in the informal Concept Review. Please see the following excerpt from the Zoning Code for a more detailed description of the role of the preliminary and final PUD approval. Final PUD plans must be in substantial conformance with the materials attached to the preliminary approval ordinance.

The following table summarizes the differences between a preliminary and final PUD plan. For a complete description of the requirements for each type of application, see Chapter 9 of the Zoning Code:

Wheeling Plan Commission

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RE: Docket Nos. 2017-9 & PC 17-15

Preliminary PUD	Final PUD
Written plan describing the project and how the various standards for a PUD are to be met.	Same.
Maximum projected figures for the following elements: dwelling units, buildings, bedrooms, paved area. Projected number of parking spaces and bike parking spaces. Minimum amount of land to be landscaped open space.	Actual count of the items listed for preliminary review plus the amount of land to be devoted to accessory structures areas.
A map of features within 500'	A map of features within 1000'
Plat of survey	Same.
Scaled existing conditions plan.	Same.
A site plan showing general locations of buildings, building uses, approx. building heights, open spaces, setbacks, buffers, access to existing and proposed streets, pedestrian and vehicular circulation, parking and loading.	Actual locations of items listed for preliminary review plus refuse collection facilities and exterior lighting.
General information on proposed signage.	Detailed sign information.
Preliminary landscaping plan.	A final landscape plan showing details of all proposed plantings and screening elements including parkway trees.
Pictures of the site and surrounding context	Same.
Any additional materials required by staff.	Materials required as a condition of preliminary approval.
Preliminary list of code relief (variations).	Final list of code relief (variations).
Preliminary elevations	Final exterior elevations for all buildings.
Preliminary engineering	Detailed engineering (Site Grading Plan & Site Utility Plan)

The petitioner has met the submittal requirements for review of Final PUD.

DESCRIPTION OF PROPOSAL

The petitioner is requesting a special use for a Preliminary and Final Planned Unit Development of a 39-unit townhome development on the existing Deerfield Moving & Storage site at 415 N. Wolf Road, which is zoned Mixed Use Industrial. These three-story units all have frontloading garages that access a looped private street. While the architectural style and materials of the units are cohesive, there are multiple different elevations provided for the units.

The petitioner is also requesting review of a Final Plat of Subdivision and appearance approval of a monument sign.

The applicant provided a detailed [Project Narrative](#), which discusses most aspects of the project.

CODE RELIEF REQUESTED

In conjunction with most Planned Unit Developments, the petitioner requests some form of code relief from Title 19 (Zoning) and/or Title 17 (Planning, Subdivision, and Developments) in order to provide for a development of a particular character or layout. A complete list of the required code relief must be submitted with a Final PUD plan, while a projection of the code relief is sufficient for a preliminary PUD plan. The petitioner discusses the project's code variations in the List of Departures section of the Project Narrative. The following is a projected list of code relief:

1. Building Setbacks: The applicant lists three setback variations in the project narrative, which are consistent with the proposed site plan. The required building setback for all yards is 30 feet. The proposed setback variations are as follows:
 - Front/street side setback: 9'11.5" (which equates to a variation of 20'0.5").
 - Rear setback: 16'7" (which equates to a variation of 13'5").

- North interior side setback: 15'2" (which equates to a variation of 14'10").
- 2. The project also requires a variation from the required distance between buildings. For three-story buildings, the required distance is 40 feet. The proposed minimum distance is 13'2" (wall to wall), which equates to a 26'8" variation.
- 3. Residential Density: The proposed density is 16.7 units per net acre. The maximum allowed density is 14.

SITE PLAN REVIEW

Scale of Site Plan: 1"= 32'

Proposed General Site Layout: Access to the site would be provided by two full access drives from Wolf Road that lead to a private looped street. All townhomes are front-loading, with driveways extending to the street. Guest parking is provided on the north and south sides of the looped street. Open space is evenly distributed throughout the property.

Unit Density: The overall site area, including the proposed acquisition of Mayer Avenue, is 3.14 acres. A total of 39 units is proposed. That equates to 12.5 units per gross area. The maximum allowed unit density is 14 units per net acre. If the right-of-way areas are excluded from the unit density calculation, the net unit density is 16.7 units/acre.

Traffic Study: A traffic study has been provided. It finds that the townhome traffic generated can be accommodated on the adjacent roads without the need for any road or intersection improvements. In addition, IDOT has planned and programmed an improvement to construct a center turn lane and sidewalks on both sides of Wolf Road.

Total Number of Parking Spaces: As the petitioner reports, the development provides for the required amount of parking per the Zoning Code: 4.0 parking stalls/ unit, plus 0.4 stalls/unit for guest parking. Each unit has two garage stalls and two parking pads outside the garage. Additionally, there are 16 guest spaces.

Floor Plans: Floor plans have been submitted for both types of units (Auburn and Royal). Plans are provided for the lower level, first floor, second floor and garage of each unit type. A garage parking exhibit has also been provided.

Site Lighting: A photometric plan is provided. It details the location, size and style of the proposed street lights and provides illumination data for all roadway and guest parking areas. Additional details regarding building-mounted lights are provided on the floor plans and on the light fixture exhibit. At the Plan Commission's request, two alternate building-mounted light fixtures have been provided in addition the three units that were presented at Preliminary PUD. However, the light from these fixtures is not displayed on the photometric plan, which only provides data for the street lights.

Ownership: The applicant has the subject property under contract for purchase.

Sidewalks / Pedestrian Access: A five-foot wide public sidewalk will be installed in the Wolf Road right-of-way. The applicant is also proposing to acquire the 33-feet of unimproved Mayer Avenue, which is adjacent to the south property line of the subject property. To do so, Mayer Avenue would need to be vacated by the Village (condition has been added to the Motion). Staff suggests, and the applicant agrees, that the Village should maintain an easement on this vacated right-of-way for future pedestrian and utility access. Upon the vacation of this portion of Mayer Avenue, there will continue to be an approximately 200-foot strip of unimproved Mayer Avenue west of the subject property. There are no plans for installation of a sidewalk on the unimproved Mayer Avenue at this time.

LANDSCAPING PLAN REVIEW

Existing Landscaping to Remain: An existing conditions survey is provided as Sheet 2 of 16 in the [Civil Engineering Plans](#). The existing trees throughout the site and in the parkway will be removed.

Proposed Landscaping: The [Landscape Plan](#) includes shade trees, evergreen trees, large flowering shrubs, low shrubs, ornamental grasses, perennials, and groundcovers. While there is limited open space on the site, the plan shows that the open space will be adequately landscaped. Substantial foundation plantings are provided, especially those along the end units. Per the request of the Plan Commission, additional landscape screening has been provided between units.

Buffers and Screening: Attractive screening is provided around the guest parking areas and along Wolf Road. Per the request of the Plan Commission, additional landscape screening has been provided between units.

Patios: A condition of the Preliminary PUD approval is that the size of the patios shall be enlarged. The Preliminary PUD plan indicated 10' x 10' patios. The cover letter notes that the size of the patios has been increased to 10' x 12'. However, the site plan still indicates 10' x 10' patios. It appears that the landscape and civil engineering drawings have been revised to show 10' x 12' patios. For consistency, staff suggests adding a condition of approval that the patios shall be 10' x 12' in size.

Landscape Irrigation: A condition of the Preliminary PUD approval is that the entire site be irrigated. The applicant is proposing to only irrigate areas along Wolf Road. A [Landscape Irrigation Plan](#) is provided. The Plan Commission should discuss if this proposal is acceptable.

APPEARANCE REVIEW

Elevation Plan Review: Two styles of units are proposed: Royal and Auburn. The location of each unit type is noted on the site plan. Each the Royal and Auburn units have three different elevations. As such, there will be six different building elevations represented in the subdivision, thereby eliminating a monotonous character. All buildings are three-stories and have a height of

Wheeling Plan Commission

Meeting date: August 24, 2017

RE: Docket Nos. 2017-9 & PC 17-15

39'8 7/8", thereby meeting the height limitations of the R-4 District. While different elevations are proposed, the materials and architectural style of each are in harmony. A single brick, "Keeneland Tutor brick" will be used throughout the development. The plans no longer reference "brick veneer." Two styles of Hardieboards are also proposed: horizontal siding and board and batton siding. All units have attached garages on the front elevation. Architectural shingles are used throughout. The windows have attractive trims, headers, and brick soldiering. Some third story windows include shutters. Additional architectural features that add visual interest include traditional roof pitches, bay windows, and covered entries. The buildings meet the building material standards of the design guidelines for rowhomes/townhomes. Specifically, each building elevation is at least 60% brick.

Materials Samples Provided: Details regarding the exterior finishes are provided in the [Exterior and Interior Specifications Exhibit](#) and the [Exterior Color Exhibit](#). Samples will also be provided at the meeting.

HVAC/Mechanical Components Screened: The landscape plans show the screening the AC condensers by shrubs and decorative grasses.

Location of Building Lights/Shielding: Wall-mounted light fixtures will be located at each front and rear entry. Cut sheets for the fixtures have been provided.

Exterior Downspouts: It does not appear that downspouts are noted on the plans. However, the cover letter indicates they are shown. The Plan Commission may wish to clarify this issue.

STAFF REVIEW

Fire Department Review: The Fire Department has submitted a comment memo dated July 20, 2017. The Fire Department has reviewed the Final PUD submittal and has no additional comments.

Engineering Division Review: The Engineering Division has received the Final PUD submittal and will have comments prior to the meeting.

Impact on adjacent uses: The proposed use is consistent with the Comprehensive Plan.

Staff Recommended Action: Staff suggests the Plan Commission review the following issues before making a motion to approve the Final PUD and Final Plat of Subdivision for Wolf Crossing:

1. Clarify the location and appearance of the downspouts;
2. Review the proposed enlarged patio size;
3. Consider the request to irrigate per the proposed irrigation plan (as opposed to the entire property);
4. Decide which units are the most appropriate building-mounted light fixtures;

PROPOSED MOTIONS

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of approval for a Final PUD and approval of Final Plat of Subdivision, appropriate motions would be to:

Recommend approval of Docket No. 2017-9, FINAL Review of Planned Unit Development for Wolf Crossing, consisting of a 39-unit townhome development, as required under Chapter 19-05, Mixed-Use and Overlay Districts, Chapter 19-09 Planned Unit Developments, Chapter 19-10 Use Regulations, and Chapter 19-12 Site Plan Approval Requirements, as shown on the following plans/exhibits submitted on August 11, 2017 (except as noted), for the Wolf Crossing Planned Unit Development to be located on the property currently known as 411-415 N. Wolf Road, Wheeling, Illinois:

- Cover Letter (3 sheets)
- Project Narrative, 8.18.2017 (9 sheets)
- Zoning Statistics (3 sheets)
- Vicinity Exhibit
- Site Plan
- Rendering, Front
- Rendering, Rear
- Elevation Plans (16 sheets)
- Floor Plans, Auburn (4 sheets)
- Detailed Lower Level Floor Plan, Auburn
- Floor Plans, Royal (4 sheets)
- Detailed Lower Level Floor Plan, Royal
- Garage Parking Exhibit
- Civil Engineering Plans (18 sheets)
- Fire Hydrant Coverage Exhibit
- Fire Truck Turning Radius Exhibit
- Snow Removal Exhibit
- Photometrics Plan
- Light Fixture Preliminary PUD Exhibit
- Light Fixture Alternates (2 sheets)
- Exterior and Interior Specifications Exhibit (4 sheets)
- Exterior Color Exhibit
- Landscape Plans (7 sheets)
- Landscape Irrigation Plans (2 sheets)
- Mailbox Canopy Exhibit
- Draft Declaration for HOA (51 pages)

Including the following relief from the Wheeling Municipal Code:

1. Reduce the minimum required building setback (front) for the townhomes from 30 feet to 9'11.5" (Section 19.04.060 F);

Wheeling Plan Commission

Meeting date: August 24, 2017

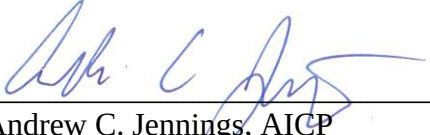
RE: Docket Nos. 2017-9 & PC 17-15

2. Reduce the minimum required building setback (north interior side) for the townhomes from 30 feet to 15'2" (Section 19.04.060 F);
3. Reduce the minimum required building setback (rear) for the townhomes from 30 feet to 16'7" (Section 19.04.060 F);
4. Reduce the minimum required distance between two 3-story buildings from 40 feet to 13'2" (Section 19.04.060 F); and
5. Increase the maximum townhome density from 14 units per net acre to 16.7 (Section 19.04.060 H).

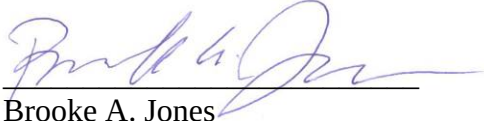
And with the following conditions of approval:

1. Prior to the issuance of a site permit, a plat of vacation for Mayer Avenue shall be executed;
2. The patios shall be 10' x 12' in size; and
3. Others that may develop at the hearing...

And Recommend approval of Docket No. PC 17-15; Approving Final Plat of Subdivision for the Wolf Crossing Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Final Plat received August 11, 2017, prepared by Bradley A. Strohl, Illinois Professional Land Surveyor No. 184003350, on behalf of DRH Cambridge Homes, for 411-415 N. Wolf Road, located in Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Fire Department review, dated 7.20.2017](#)

[Photo of existing conditions \(staff\)](#)

[Cover Letter \(3 sheets\)](#)

[Project Narrative \(9 sheets\)](#)

[Zoning Statistics \(3 sheets\)](#)

[Vicinity Exhibit](#)

[Site Plan](#)

[Rendering, Front](#)

[Rendering, Rear](#)

[Elevation Plans \(14 sheets\)](#)

[Floor Plans, Auburn \(4 sheets\)](#)

[Detailed Lower Level Floor Plan, Auburn](#)

[Floor Plans, Royal \(4 sheets\)](#)

[Detailed Lower Level Floor Plan, Royal](#)

[Garage Parking Exhibit](#)

[Civil Engineering Plans \(18 sheets\)](#)

[Fire Hydrant Coverage Exhibit](#)

[Fire Truck Turning Radius Exhibit](#)

[Snow Removal Exhibit](#)

[Photometrics Plan](#)

[Light Fixture Preliminary PUD Exhibit](#)

[Light Fixture Alternates \(2 sheets\)](#)

[Exterior and Interior Specifications Exhibit \(4 sheets\)](#)

[Exterior Color Exhibit](#)

[Landscape Plans \(7 sheets\)](#)

[Landscape Irrigation Plans \(2 sheets\)](#)

[Final Plat of Subdivision \(2 sheets\)](#)

[Draft Declaration for HOA \(51 pages\)](#)

[Mailbox Canopy Exhibit](#)



MEMO – Fire Prevention Bureau

TO: Brooke Jones, Village Planner
FROM: Ronald S. Antor, Fire Inspector
CC: Andrew Jennings, Director of Community Development
Keith MacIsaac, Fire Chief
FPB File
DATE: July 20, 2017
SUBJECT: Proposed PUD - Wolf Crossing Townhomes – 411-415 N. Wolf Road – Plans received for review by the Fire Department, April 25, 2016. June 20, 2017 and July 13, 2017.

The Wheeling Fire Department has reviewed the submittals received related to the above referenced project and has the following comments:

Site Plan

1. The site plan documents submitted for review included:
 - a. Development plans for a 39 unit townhome residential project.
 - b. Fire hydrant locations to serve the property.
 - c. Snow storage plans.
 - d. Fire apparatus turning radius analysis for the site.
2. The documents submitted for review are a result of meetings between the petitioner and Village Staff, including the Fire Department to address concerns from prior concept plan submittals.
3. The petitioner's snow removal plan as shown may not be effective in providing sufficient storage of snow removed from the site. Two areas of storage in front of parking spaces number 1 through 16 may not be accessible for placing snow storage due to vehicles parked in those spaces during a snow event.
4. The fire apparatus access routes shall be capable of supporting fire apparatus with a gross vehicle weight of 85,000 pounds.
5. Fire lanes shall be posted as required by the Fire Department.
6. Trees and light fixtures along the drives that are fire access routes shall not hang over the drive in a manner that hinders Fire Department access. A minimum of 13'6" overhead clearance shall be provided over the fire apparatus access routes.
7. A clear space of at least 4-feet shall be maintained around the circumference of any fire hydrants. This includes light fixtures, transformers, and landscaping.

Ms. Brooke Jones

SUBJECT: Proposed PUD - Wolf Crossing Townhomes – 411-415 N. Wolf Road – Plans received for review by the Fire Department, April 25, 2016. June 20, 2017 and July 13, 2017.

July 20, 2017

Page 2

- a. The Fire Department still has concerns related to the locating of hydrants in the areas by the mailboxes as well as the fact that the hydrants are not located on the same side of the street throughout the complex.

Wolf Crossing Townhomes - Proposed PUD Residential Units

1. The construction of the townhome units would be required to comply with the Village's Residential Building and Fire Prevention Codes (2012 Editions of the International Residential Code & International Fire Code – with amendments).
2. As noted in Comment #1, the proposed townhome buildings will need to comply with the Village's Building and Fire Prevention Codes. Some of the items that this would include are:
 - a. Complete automatic fire sprinkler protection throughout the individual townhome units.

At this time there are no other Fire Department comments related to the project as presented in the documents reviewed.

Wolf Crossing – 411-415 N. Wolf Road

Docket Nos. 2017-9 & PC 17-15 (Approval of a Final Planned Unit Development for Multi-Family Residences & Approval of Final Plat of Subdivision)

Plan Commission Meeting – August 24, 2017



Existing conditions of the property (looking east)

August 11, 2017

Mr. Andrew C. Jennings, AICP
Director of Community Development
Village of Wheeling
2 Community Boulevard, Wheeling, IL 60090

RE: Supplemental Letter
D.R. Horton Cambridge Homes, Inc.
415 N. Wolf Road ("Property")
Wolf Crossing Townhome Development ("Wolf Crossing" or "Project")

Dear Mr. Jennings:

Please allow this instant letter to supplement our letter to you dated June 16, 2017.

As you are aware, on July 27, 2017, the Applicant presented and sought concurrent Preliminary and Final PUD approvals with certain zoning departures, and approvals for Sign Appearance and Preliminary and Final Plat of Subdivision. During our hearing, the Plan Commission made a favorable recommendation for preliminary plat and preliminary PUD approval with several conditions.

On August 7, 2017, the Village board unanimously accepted the Plan Commission's recommendations. The Plan Commission did not take a vote on our Final Plat or Final PUD application. Accordingly, this letter will serve as our confirmation that DR Horton will accept all of the Conditions required by the Plan Commission with the exception of irrigating entire development site. A copy of said Conditions are attached to this letter for reference. We have submitted all of the final plans to the Village's ftp site which we believe are necessary for Final PUD approval, along with revised documents which specifically address the manner in which the Plan Commission's comments and conditions have been met.

More specifically and as evident by the revised and updated plans,

- ***The brick shall not be veneer as labeled in the plans. It shall be standard nomenclature brick:*** The "veneer" labeling on the plans refers to its location on the wood framing. Applicant has always planned to install conventional standard size brick on the exterior of the proposed units in locations indicated on the renderings. The plans had been updated to avoid any confusion.
- ***Include downspouts on elevation plans:*** The unit elevations have been updated to show the location of the downspouts as part of DR Horton's Final PUD submittal.

Exhibit received August 11, 2017

- ***Units shall have outside water spigots (one in rear and one in garage):*** The Applicant confirmed at the Plan Commission meeting, and the plans reflect, that the units will have said spigots in the rear of each unit and garage.
- ***Bigger patios:*** Applicant has enlarged the patios from 10x10 to 10x12.
- ***Units shall have decks off the second floor:*** Decks off the second floor of the units have been incorporated into the plans. Elevations for the units have been updated and are included as part of the Final PUD submittal.
- ***Bury downspouts in front yard:*** The Applicant will bury the downspouts on the front of the units.
- ***The mailboxes shall have canopies:*** The Applicant has designed and will construct canopies over the mailboxes. A photo representation of the proposed mailbox canopies has been included as part of the Final PUD submittal.
- ***Provide alternative light fixtures:*** The Applicant has provided alternative light fixtures as part of its Final PUD submittal.
- ***Include Building Lighting on Photometric Plan:*** An updated Photometric Plan has been submitted to the Village during the final submittal process and include in the Final PUD Submittal. This plan meets the requirements in the Village Engineering Code for “Marginal Access Roads – Residential”. The Photometric Plan is only based on the street lights and not on the luminaires on the home as is typical practice.
- ***Additional landscaping between the units:*** The Applicant has worked with its landscape architect to modify and enhance the plantings between the units. A revised Landscape Plan has been included as part of the Final PUD submittal.
- ***Irrigation for the entire property:*** As to irrigating the entire development site, we believe that given the testimony provided and type of plantings proposed for the site, additional irrigation is neither cost beneficial for the future homeowners, nor necessary. That said, the Applicant has now included plans to irrigate the landscaped areas along Wolf Road. Detailed irrigation plans have been submitted reflecting these most recent changes. Furthermore, rainwater runoff from the structures have been designed to flow across the sodded portions in between the units, providing adequate water throughout the summer for vegetation to thrive. Moreover, each unit will have rear water spigots, in addition to water spigots in each garage, should the unit owner wish to water individual plantings, such as potted plants on their patios.

Wolf Crossing will be a remarkable improvement to the Property, providing 39 upscale 3-bedroom townhomes with easy connectivity to the Milwaukee Restaurant Corridor, and simultaneously

enhancing the neighborhood and the Village's supply of for sale housing. At the same time, the Wolf Crossing is consistent with the Village's Comprehensive and Future Land Use Policy Plans.

We look forward to presenting Wolf Crossing to the Plan Commission on August 24, 2017.

Very truly yours,

SHAPIRO & ASSOCIATES LAW

By: 
Daniel C. Shapiro

DCS/jas

cc: Mark A. Fields
Derrick J. Hoffman
Bruce Mellen

Exhibit received August 11, 2017

Wolf Crossing Townhome Development

FINAL PUD PLAN

August 11, 2017, Revised on August 18, 2017

I. OVERVIEW

The Planned Development

DRH Cambridge Homes, Inc. (“D.R. Horton” or “Applicant”), is seeking a residential planned unit development, consisting of thirty-nine (39) luxury townhomes as depicted on the Site Plan, attached hereto. Each townhome will consist of three-stories, with attached garages at grade level, capable of accommodating 2 vehicles and Garage Exhibit. In addition, each unit’s floor plan provides for 3 bedrooms and 2.5 bathrooms, and range in size from 2,270 to 2,471 sq.ft.

For a detailed description of exterior and interior building materials, see attached Architectural and Interior Specifications, Elevations and Floor Plans provide herein.

Location

The property is located south of Lake Cook Road between Wolf Road and Milwaukee Avenue, with ingress and egress off of Wolf Road. The Property’s common address is 415 N. Wolf Road, Wheeling, Illinois (“Property” or “Site”).

Site

After Land Assembly, as discussed below, the redevelopment Site will encompass approximately 3.125 acres with roughly 365 feet of frontage on the east side of Wolf Road.

Use

The use for the Property will be residential. Specifically, thirty-nine (39) luxury townhomes, collectively known as Wolf Crossing.

The Property is zoned Mixed Use Industrial (“MXI”) and therefore requires a Special Use Permit for a residential Planned Unit Development (“PUD”) for the redevelopment of an existing commercial/industrial property into the proposed townhome development.

Exhibit received August 18, 2017

II. **BUILDINGS ON THE LOT, DENSITY, MINIMUM AREA, SPACE BETWEEN STRUCTURES, SETBACKS**

Buildings on the Lot

Per the Final PUD Plat of Wolf Crossing Subdivision, attached hereto as DRHWIL01, there will be a total of 42 Lots. Lots 1-39 each contain a dwelling unit, while Lots 40-42 consists of Outlots (public and drive areas) containing no buildings.

Within the Site, there will be a total of 8 buildings which will comprise of the 39 dwelling units.

3 – 4 Unit Buildings
3 – 5 Unit Buildings
2 – 6 Unit Buildings
8 Buildings - 39 Units

Density

Gross Acreage

Total unit density for the site is **12.48 dwelling units per Gross acre.**

Gross land area is 3.125 acres or 136,125 sq.ft.

In contrast, Millbrook Point Townhomes, directly north of the Site, has a total unit density of 13.82 dwelling units per gross acre.

Net Acreage

Total unit density for the site is **16.66 dwelling units per Net acre.**

Net Acreage is 2.34 acres or 102,020 sq.ft.

See Statistical Sheet, attached hereto, for a more detailed analysis of density and building statistics.

Minimum Area

After Land Assembly, the site for Wolf Crossing is approximately 3.13 acres of land, well in excess of the minimum one acre lot area required for a PUD.

Setbacks & Space Between Structures

As provided in Section XII below, among other departures from R-4 Zoning District, the Applicant is seeking relief for front, rear and side setback requirements for the planned development. Further, the Applicant seeks a departure under same for space between structures.

III. CIRCULATION & LOADING, PARKING, TRAFFIC, AND SNOW REMOVAL

Circulation & Loading

The Site Plan provides two entrances off of Wolf Road. The two entrances feed into the on-site drive lanes that connect to form a u-shaped drive lane which provides access to each dwelling unit's driveway.

After appearing before the Village Board for a concept review meeting on February 21, 2017, the Applicant made significant changes to the Site Plan including modifications to circulation, parking and the loading within. First, the Applicant changed the configuration of the buildings to accommodate wider private streets. Second, per the Fire Department's requests, building separation was increased to 13 feet to provide better access in the event of emergency. Additionally, the Applicant increased the turning radius on the private streets per the Fire Department's requests. *See Fire Hydrant Coverage and Auto Turn Analysis for Fire Ladder Truck Plans, attached herein.*

These modifications provide for more than adequate circulation onsite for emergency vehicles, large trucks, access to all parking and dwelling unit driveways, and any temporary loading/unloading of moving or delivery trucks.

Parking

At the request of the Village Board and the Fire Department, guest parking has been reconfigured to eliminate street parking as provided on the attached Site Plan.

The proposed parking for Wolf Crossing exceeds Village Code which requires 4 parking spaces per unit (2 of which must be garaged) and 0.4 guest parking spaces per unit.

Each dwelling unit has an attached 2 car garage and a driveway which can accommodate 2 additional parked cars. Therefore, 39 units x 4 spaces = 156 parking spaces. Additionally, there are two separate onsite visitor parking areas which allow for 16 parking spaces, including 2 ADA spaces (.41 per unit provided).

$156 + 16 = 172$ Parking Spaces

$172 / 39 = 4.4$ Spaces per Dwelling Unit

Traffic

Gewalt Hamilton Associates, Inc. ("GHA") conducted a traffic impact study for the proposed development at the Property. A copy of the GHA's Traffic Impact Study, dated June 15, 2017, is attached herein. In summary, GHA found the adjacent roadways can accommodate the proposed development since (i) the site's location among the area's major roadways, such as Dundee Road (IL 68) to the south, Lake-Cook Road to the north, and Milwaukee Avenue (IL 21) to the east provide excellent accessibility, (ii) when taking the traffic count, Deerfield Moving & Storage was still operating on the Site

and its traffic was not discounted to help ensure that the maximum Wolf's Crossing impacts were tested, (iii) the nearby intersections on Wolf Road at Legacy Lane / Meyerson Way and Mayer Avenue, currently and will continue to function efficiently; and (iv) IDOT has an improvement planned along this portion of Wolf Road to provide a center left turn lane and sidewalks on both sides of the street. It is programmed and funded in their current multi-year plan.

Snow Storage

As indicated on the attached Snow Storage Plan, snow storage and/or piling will be placed throughout the Site's Snow Removal Area. The Snow Removal Areas have a capacity to hold of 21,225 CF of snow if piled 3 feet high. Based on a total Plowed Area of 45,300 SF, the Snow Removal Area have enough capacity to handle a snow fall of approximately half a foot.

In the unlikely event that onsite snow storage has been exceeded, as provide in the HOA Declaration, additional snow will be removed by truck, on an as needed basis.

IV. LANDSCAPING

It is apparent to visitors and residents of D.R. Horton's Projects that landscaping and maintenance are very important. Foundation planting, trees and seasonal flowers (together with architecturally attractive residences) are an essential part of demonstrating to prospective residents the quality of D.R. Horton's construction.

Per the Landscaping Plan, DRH.WHIL01, Sheets L1-L8, there is an array of canopy and evergreen trees, deciduous shrubs, evergreen shrubs, ornamental grasses, perennials, and groundcovers planned throughout the Property. All materials shall be consistent with the quality standards of the American Association of Nurserymen (ANSI 260.1). Additional landscaping between the units has been added since preliminary PUD submittal as requested by the Plan Commission and included as a Condition to PUD approval

As indicated on the Landscape Plans, extensive landscaping is planned between the buildings themselves and Wolf Road, providing and aesthetically appealing view from Wolf Road, as well as within the Site. Additionally, the guest parking areas have been shielded with a variety of plant materials. Individual plant beds are planned for each unit's front entry way and rear entrances, with the rear landscaping specifically designed to shield each unit's air conditioner condenser. All landscaping includes indigenous plant materials that can thrive in local climate conditions.

V. LIGHTING

All lighting on the planned development will conform to the requirement of the Village of Wheeling Municipal Code, Section 19.11.040. As provided in the attached Photometric Plan, which now includes building lighting, parking and drive areas will

have adequate lighting with no light spilling on to neighboring properties. In addition to the parking and drive area lighting, dwelling units with have customary porch lighting in the front and rear entrances. Fixture details are provided on the attached Stephan Exterior Fixtures sample page as well as alternative light fixtures as requested by the Plan Commission.

VI. MECHANICAL, ELECTRICAL, COMMUNICATIONS AND SERVICE EQUIPMENT

Although most mechanical, electrical, communications and service equipment shall be located inside the townhomes or their respective building, there are several items that are to be located outside. The accompanying Utility and Landscaping Plans, show the locations of said items mentioned here.

- AC condensers
- Ground level utility meters
- Other mechanical devices

VII. SIGNS

Monument Sign

The proposed monument sign for Wolf Cross, as detailed in the attached DRH.WHIL01, Sheet L6 of L8, complies with Title 21 of the Village of Wheeling Municipal Code. As provided on the plans, it will be a located near the south entry way of Wolf Road. The monument sign shall be constructed of precast and veneer limestone with HDPE raised letters or black coated aluminum stating, “Wolf Crossing” in Lombardic narrow bold font type. The actual sign, excluding support columns, is approximately 37 sq. ft. With the support columns, the monument sign is approximately 15 feet long and 5 feet, 6 inches at its tallest point.

As proposed, the monument sign is appropriate in size and complimentary in its design with the Property and surrounding properties.

Street Signs

The proposed street signs for Wolf Crossing are detailed in DRHWHIL01, Sheet 10 of 16, and include stop signs, no parking signs, and street name signs.

VIII. ESTABLISHMENT OF AN OWNER’S ASSOCIATION

The Wolf Crossing Homeowners Association (“HOA”), shall be incorporated as a nonprofit and governed by the Declaration for the Wolf Crossing Townhomes (“Declaration”), a draft of which have been provided herein. Each purchaser

automatically becomes a member of the HOA as the Declaration is recorded against the individual property titles.

IX. LONG TERM MAINTENANCE

Pursuant to the Declaration, the HOA will maintain certain common elements of the Project, such as landscaping, roadways, driveways, and street lighting. Water and sanitary are private as well – per Village Engineering. Funding for this long-term maintenance is provided by each HOA member generally as monthly dues.

As for the long-term maintenance of each individual unit, certain items, those generally within or directly servicing a unit, shall be maintained by the individual unit owner.

The Applicant's building materials, as provide herein in its Architectural Specifications, are carefully chosen for attractive design, while also utilizing the latest in building technologies in order to reduce home maintenance. Furthermore, the Applicant has complied with Village Code requirements, including adequate percentage of masonry on the buildings. In addition to written descriptions of the major building materials, actual samples of the materials will be provided to the Village and members of the Plan Commission.

X. LAND ASSEMBLY

When D.R. Horton originally met with the Village staff, they discussed the possibility that D.R. Horton consider the underutilized Mayer Avenue, running along the south Property line, be vacated and integrated into the Project ("Mayer Avenue Parcel"). The Village staff further expressed some interest in the possibility of retaining ingress/egress for pedestrians and utility access over the Mayer Avenue Parcel. To that end, the Applicant has included the Mayer Avenue Parcel in its development plans which will provide for an easement for a future walkway or bike path along said parcel.

By including the Mayer Avenue Parcel to the existing 2.84 acres under contract by the Applicant, the total acreage for the Property becomes approximately 3.13 acres. The Applicant has proceeded as if the Mayer Avenue Parcel will be vacated and, understands that such vacation and transfer of ownership may be conditional on the instant PUD approval.

As approved by Village Staff, the Plat of Vacation for the Mayer Avenue Parcel shall be provided on or before August 18, 2017.

XI. EASEMENT

As previously discuss, a perpetual nonexclusive easement for a future pedestrian walkway and/or bike path connecting Wolf Road with Milwaukee Avenue, over and across the now existing unimproved Mayer Avenue Parcel, will be granted by the D.R.

Horton and/or the Wolf Crossing Homeowners Association to the Village of Wheeling should same be a condition of approval The easement would be granted in conjunction with the Village vacating the Mayer Avenue Parcel to the Applicant, a Plat of Vacation, and Final PUD approval.

XII. LIST OF DEPARTURES FROM THE UNDERLYING BULK ZONING & WAIVER CONCERNING IRRIGATION SYSTEM

List of Departures for R-4 Zoning:

Section 19.04.060 (f) Setbacks and Height Restrictions – Principal Building

Minimum Front and Street Side Yard Setbacks	30 feet
<i>Proposed:</i>	<i>9.'11.5'' -Difference of 20'0.5''</i>

Minimum Rear Yard Setback	30 feet
<i>Proposed:</i>	<i>16'7'' - Difference of 13'5''</i>

Interior Side Yard Setback (North)	30 feet
<i>Proposed:</i>	<i>15'2'' - Difference of 14'10''</i>

Three-Story - Distance Between Buildings	40 feet
<i>Proposed Face-to-Face:</i>	<i>13'2'' - Difference of 26'10''</i>
<i>Proposed Roof Overhang to Overhang:</i>	<i>12'2'' – Difference of 27'10''</i>

Section 19.04.060 (h) Density Limited

Maximum Density Townhome	14 Units per Net Acre
<i>Proposed:</i>	<i>12.48 Units per Gross Acre</i>
	<i>16.7 Units per Net Acre</i>

List of Departures for MXI Zoning (if applicable):

Section 19.05.010 (g)

Front Yard Setback Exceptions. In the mixed use districts, the front yard setback requirements of this Title shall not apply to any lots where the average existing setback on lots located wholly or in part within one hundred feet on each side of such lot, within the same block and zoning district, and fronting on the same side of the street as such lot, is less than the minimum setback required. In such cases, setback on such lots may be less than the required setback but not less than the average of the existing setbacks on the aforementioned lots or ***within ten feet***, whichever is greater.

<i>Proposed:</i>	<i>9.'11.5'' feet -Difference of 20'0.5''</i>
-------------------------	--

Exhibit received August 18, 2017

Proposed Development Standards:

- (i) Minimum Lot Area = **1,166 sq.ft.**
- (ii) Maximum Lot Coverage = **77.5%**
- (iii) Minimum Open Space = **36.1% (49,222.8 sq.ft.)**
- (iv) Minimum Setbacks (Buildings)
 - Rear to Property Line or ROW = **16'7"**
 - Front to ROW = **19.5'**
 - Side (building to building) = **13'**
 - Side (building to Property Line) = **9.5'**
- (v) Maximum Building Height = **N/A**
- (vi) Dwelling Unit Density = **12.48 (Gross), 16.7 (Net)**
- (vii) Minimum Dwelling Unit Living Area = **2,000 sq.ft.**

Waiver of Irrigation System for Entire Property:

The Applicant is requesting approval of the Village of Wheeling to approve a waiver for an irrigation system of the entire site because the planned landscaping and plant materials, as designed, are indigenous species and thus will not require such an irrigation system. Requiring an irrigation system for the proposed landscaping plan is unnecessary because the proposed plant materials thrive naturally in our local climate. Additionally, each unit has its own water spigots in the rear yard and one in each garage.

The Applicant shall include an irrigation system for the property along the Wolf Road corridor, including the entrance monument, as provided in the Irrigation Plan L8 of L8. This area will be primary visual window to the development. The Applicant believes that given the testimony and type of plantings for the site, entire irrigation for the property is neither cost beneficial, nor necessary.

XIII. STORM WATER MANAGEMENT

The most efficient and effective solution for storm water management would be to utilize the existing adjacent detention area directly east of the Property. D.R. Horton has contacted the neighboring property owner on numerous occasions with regard to expanding the adjacent detention area for the benefit of Wolf Crossing. To date, no shared detention easement has been negotiated and thus, as a secondary option, the Applicant is submitting the instant engineering plans providing for an east and west

underground vault storm water detention system which will comply with Village and MWRD regulations.

As referred to above, the underground detention areas are identified in DRHWHIL01, Utility Plan, Sheet 6 of 18. Whereas construction details and specific engineering plans for the underground detention chambers are provide in DRHWHIL01, Construction Details, Sheet 15 of 18, attached hereto.

XIV. UTILITIES

Water and Sewer - Potable water and sanitary sewer is already available at the Property.

Electricity – Electricity is already available at the Property. ComEd engineers are verifying that service is adequate.

Gas – Natural gas is already at the Property. NICOR service to each unit, and the costs associated with same, has not yet been determined.

See Utility Plan and Street Profile Plans attached hereto as DRHWHIL01, Sheets 6-9 of 18, showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations.

Statistical Analysis Sheet

Wheeling, Illinois

Dated: 6-13-17

A statistical sheet indicating the following in square feet, acres and percentage of the total tract, where applicable:

(i)

Gross land area = **136,125 sq. ft. = 3.125 Acres / 100%**

(ii)

Land covered by principal buildings;

Total: 36,467 sq. ft. = 0.84 Acres / 26.8%

(iii)

Land covered by accessory buildings;

Zero Accessory Buildings on Site

2-Car Garages located in each Unit

(iv)

Land devoted to parking, drives and parking structures;

Pedestrian/Sidewalk Areas = 4,145 sq. ft.

Parking Lot Areas = 3,051 sq. ft.

Drive Areas = 21,760 sq. ft.

Driveways & Miscellaneous Impervious = 17,760 sq. ft.

Zero Parking Structures on Site (39 – 2 Car Garages in each Unit)

Total: 46,716 sq. ft. = 1.07 Acres / 34.2%

(v)

Land devoted to landscaped open space;

Landscaped Open Space: 52,940 sq. ft. = 1.22 Acres / 39.0%

(vi)

Proposed dwelling unit density, and/or total square footage devoted to nonresidential uses;

136,125 sq. ft. – 34,105 Public Use Area & Drive Area = 102,020 sq. ft.

Net Acreage = 2.34 acres

39 Units / 2.34 Acres = 16.66 Units per Net Acre

39 Units / 3.125 Acres (gross) = 12.48 Units per Gross Acre

(vii)

Proposed number of buildings;

3 – 4 Unit Buildings

3 – 5 Unit Buildings

2 – 6 Unit Buildings

8 Buildings Total on Site -

39 Units located on Site

(viii)

Dwelling units per building;

3 Dwelling Units per building

(ix)

Bedrooms per unit;

Each Unit has 3 Bedrooms

(x)

Parking spaces provided for motor vehicles and bicycles, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if nonresidential. Ordinance requires 4 parking spaces per unit (2 of which must be garaged) and 0.4 guest parking spaces per unit.

Each Building Unit has a 2 Car Garage and 2 Spaces on Driveways

39 Units x 4 Spaces = 156 Spaces

16 Visitor Parking Spaces Provided - including 2 ADA Spaces (.41 per unit provided)

156 + 16 = 172 Parking Spaces on Site

172 / 39 = 4.4 Spaces per Dwelling Unit

List of Variations for R-4 Zoning:

Section 19.04.060 (f) Setbacks and Height Restrictions – Principal Building (Lot Line)

Minimum Front and Street Side Yard Setbacks Proposed:	30 feet 8.39 feet - Difference of 21.61'
Minimum Rear Yard Setback Proposed:	30 feet 15.31 feet - Difference of 14.69'
Interior Side Yard Setback (North) Proposed:	30 feet 10 feet - Difference of 20'
Three-Story - Distance Between Buildings Proposed:	40 feet 11 feet - Difference of 29'

Section 19.04.060 (h) Density Limited

**Maximum Density Townhome
Proposed:**

**14 Units per Net Acre
12.48 Units per Gross Acre
16.66 Units per Net Acre**

List of Variations for MXI Zoning:

Section 19.05.010 (g)

Front Yard Setback Exceptions. In the mixed use districts, the front yard setback requirements of this Title shall not apply to any lots where the average existing setback on lots located wholly or in part within one hundred feet on each side of such lot, within the same block and zoning district, and fronting on the same side of the street as such lot, is less than the minimum setback required. In such cases, setback on such lots may be less than the required setback but not less than the average of the existing setbacks on the aforementioned lots or **within ten feet**, whichever is greater.

Proposed:

8.39 feet - Difference of 1.61'

Proposed Development Standards for PUD:

- (i)
Minimum Lot Area = **1,166 sf**
- (ii)
Maximum Lot Coverage = **77.5%**
- (iii)
Minimum Open Space = **38.9% (52,905 sf)**
- (iv)
Minimum Setbacks (Buildings)
 - Rear to Property Line or ROW = 15'**
 - Front to ROW= 19.5'**
 - Side (building to building)= 13'**
 - Side (building to Property Line) = 9.5'**
- (v)
Maximum Building Height = **XXXX**
- (vi)
Dwelling Unit Density = **12.48 (Gross), 16.66 (Net)**
- (vii)
Minimum Dwelling Unit Living Area = **2,000 sf**

Vicinity Map

Wolf Crossing



Exhibit received August 11, 2017

1000 ft

Google earth

© 2017 Google

WOLF ROAD

MAYER AVENUE

3rd STREET

LEGEND

OPEN SPACE
AREA
= 49,390 SF
= 1.13 AC

PROPOSED RESIDENTIAL BLDG
AREA
= 36,467 SF
= 0.84 AC

PEDESTRIAN WAY
ONSITE AREA = 4,145 SF
= 0.10 AC
OFFSITE AREA = 1,445 SF
= 0.03 AC

VEHICULAR CIRCULATION
ONSITE AREA = 21,760 SF
= 0.50 AC
OFFSITE AREA = 3,259 SF
= 0.07 AC

PARKING AREA
AREA = 3,051 SF
= 0.07 AC

MISCELLANEOUS IMPERVIOUS
AREA = 21,310 SF
= 0.49 AC

SITE DATA- PROPOSED PLAN

TOTAL OPEN SPACE	1.13 AC	36.1%
TOTAL LAND - BUILDINGS	0.84 AC	26.8%
TOTAL PEDESTRIAN IMP.	0.10 AC	3.2%
TOTAL VEHICULAR IMP.	0.50 AC	16.0%
TOTAL PARKING IMP.	0.07 AC	2.2%
TOTAL MISC. IMPERVIOUS	0.49 AC	15.7%
TOTAL SITE AREA	3.125 AC	100%
TOTAL UNITS	39 (8 BUILDINGS)	
DENSITY	12.48 DU/AC	
GUEST PARKING REQ.	15.6 SPACES	
TOTAL GUEST PARKING	16 SPACES	

Manhard CONSULTING LTD

700 Parkway Drive, Wheeling, IL 60090-1000
Civil Engineers • Surveyors • Water Resource Engineers • Vistas & Visualization Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WOLF CROSSING

VILLAGE OF WHEELING, ILLINOIS

SITE DATA EXHIBIT

PROJ. MGR.: JPD

PROJ. ASSOC.: ODH

DRAWN BY: ODH

DATE: 06-15-17

SCALE: 1"=20'

SHEET 1 OF 1

DRHWHIL01

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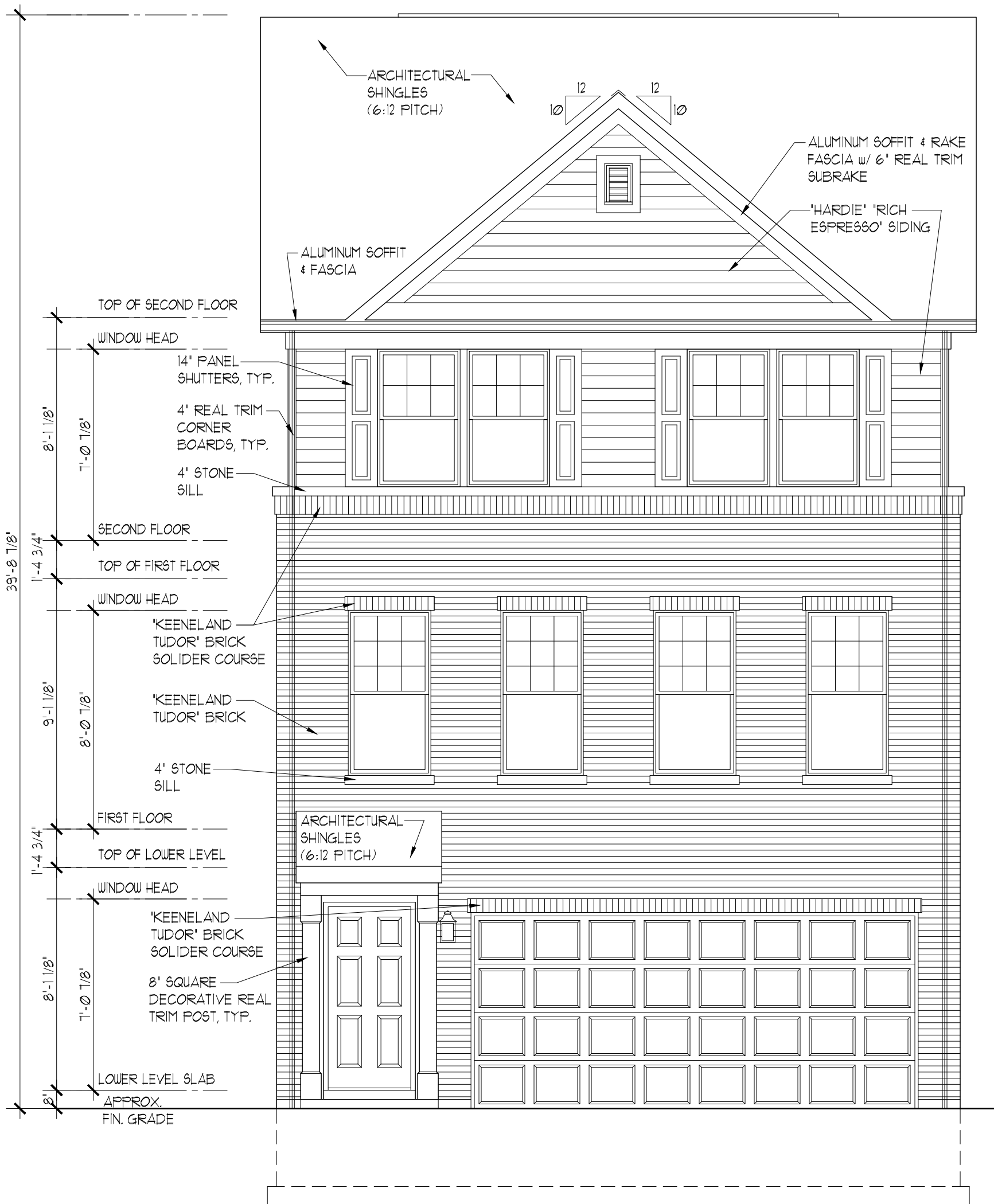
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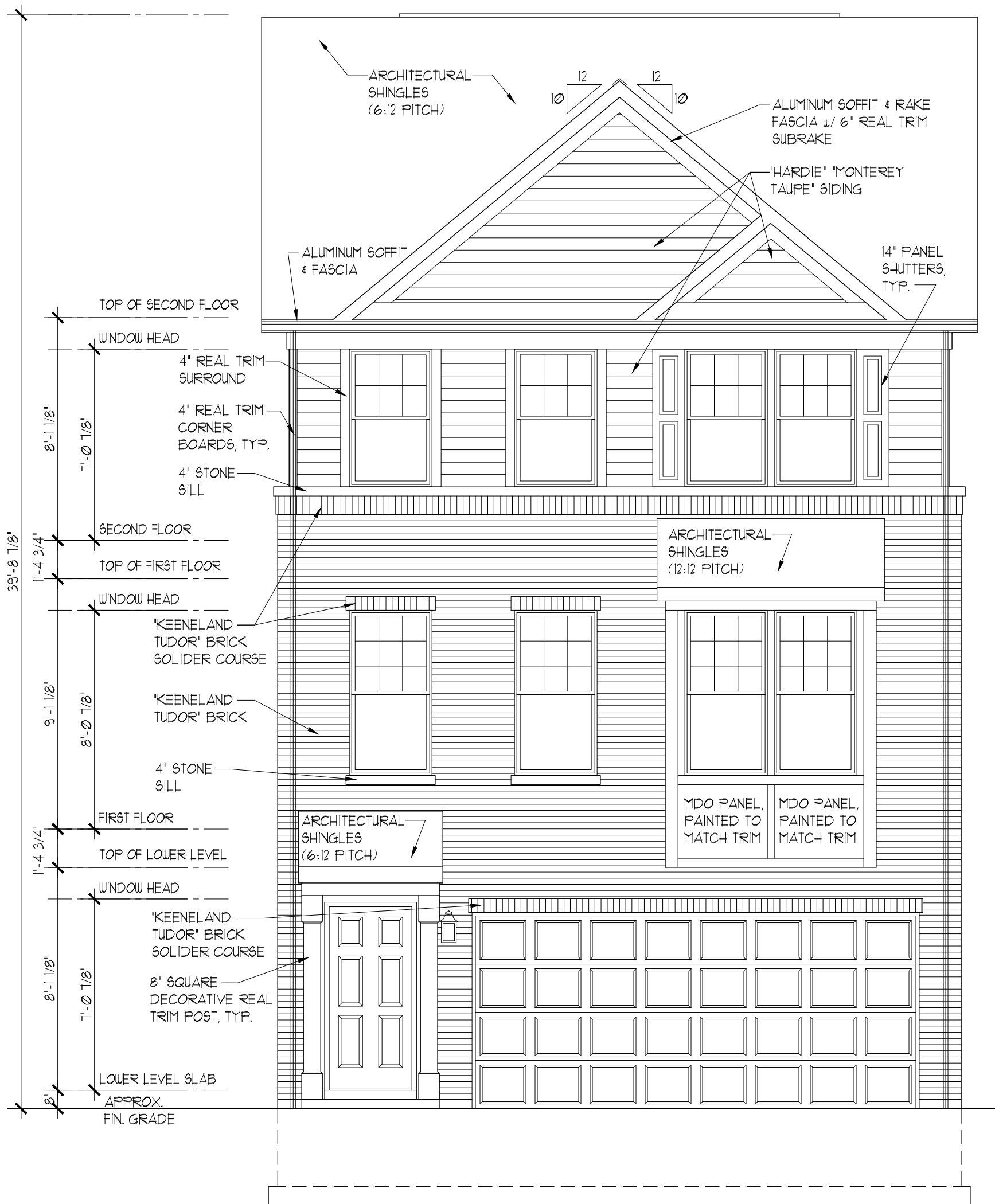
Exhibit received August 11, 2017



ROYAL FRONT ELEVATION "A"

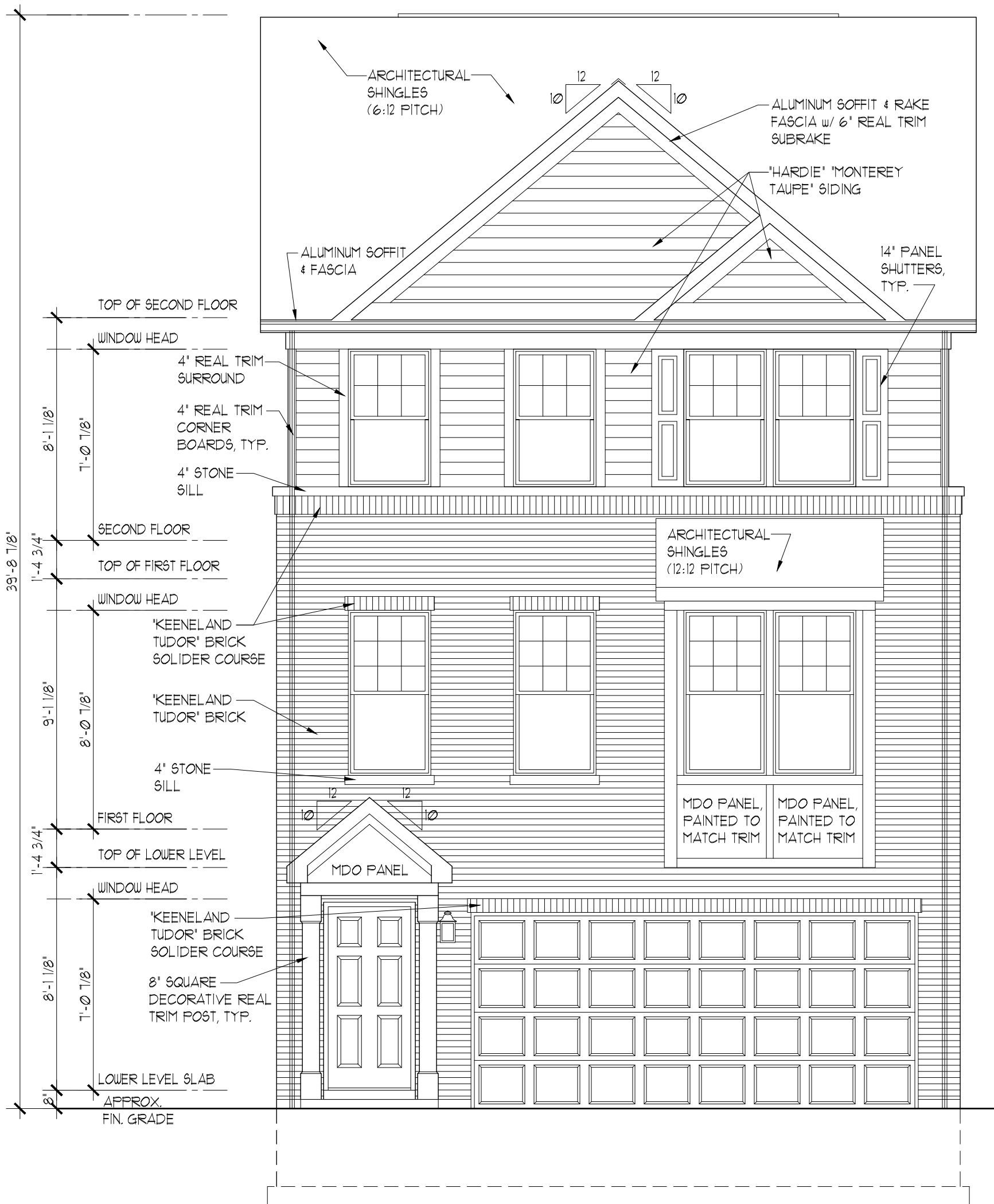
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Exhibit received August 11, 2017



ROYAL FRONT ELEVATION "B"

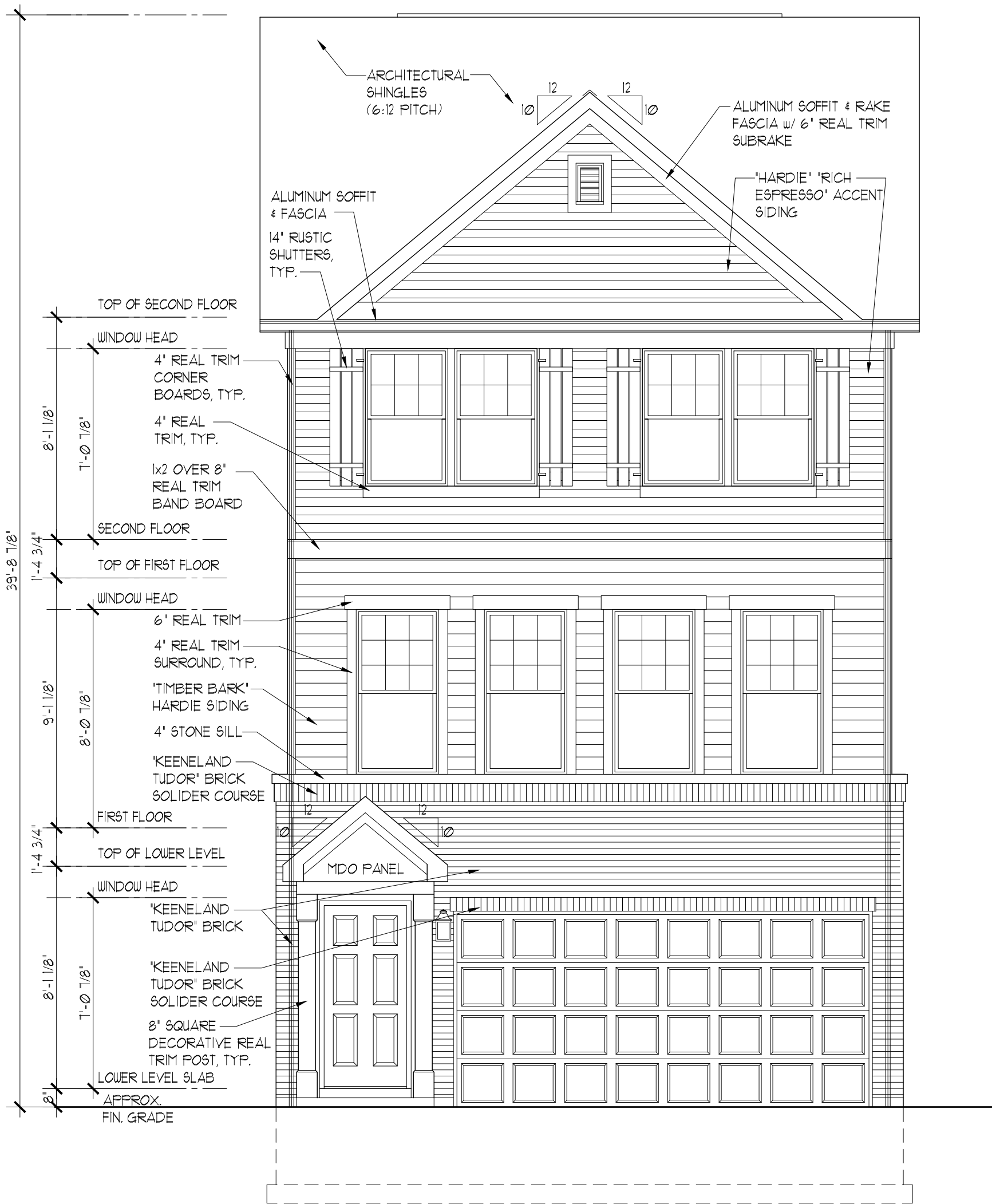
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ROYAL FRONT ELEVATION "C"

SCALE: 1/4"=1'-0"

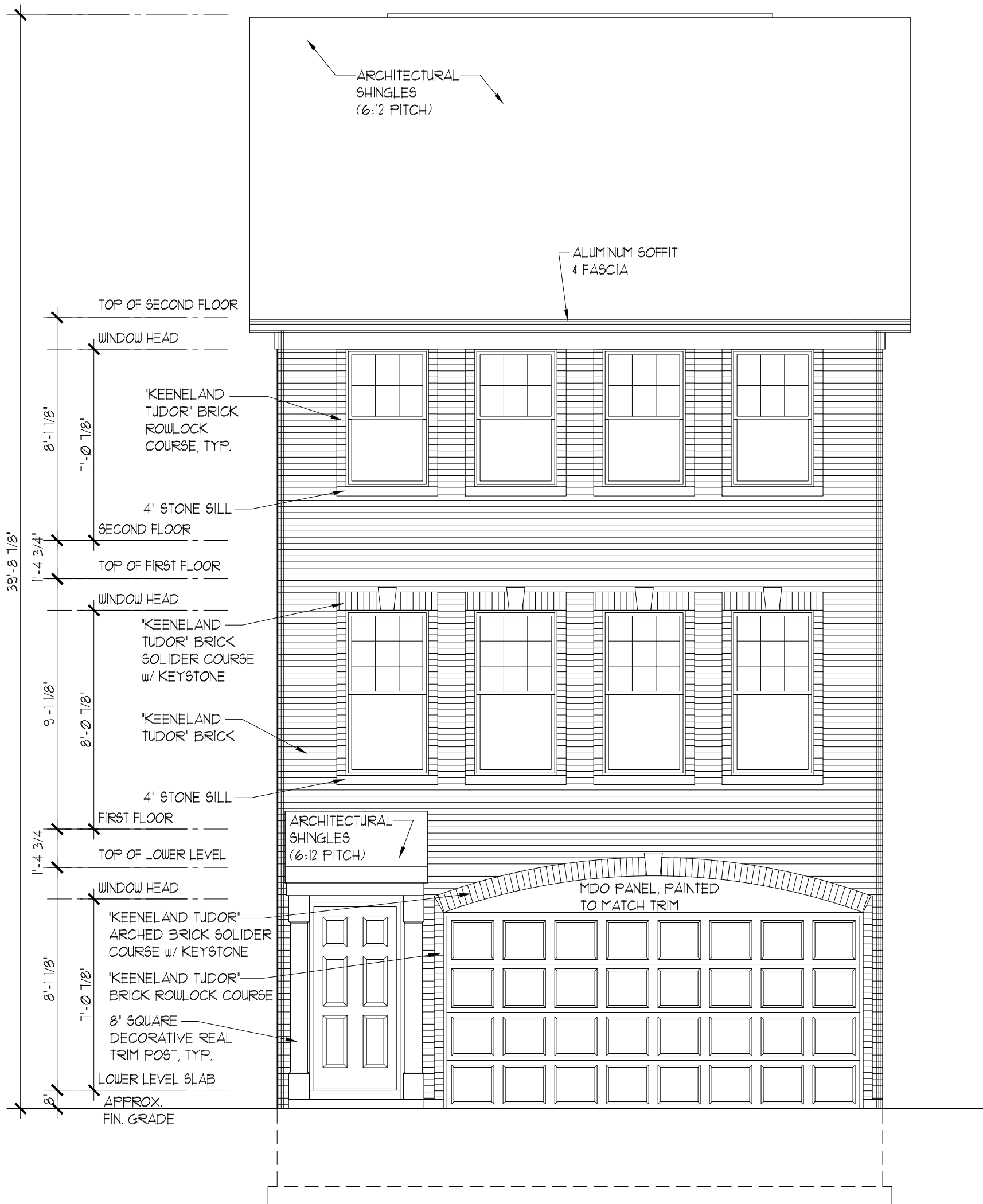
Exhibit received August 11, 2017



AUBURN FRONT ELEVATION "A"

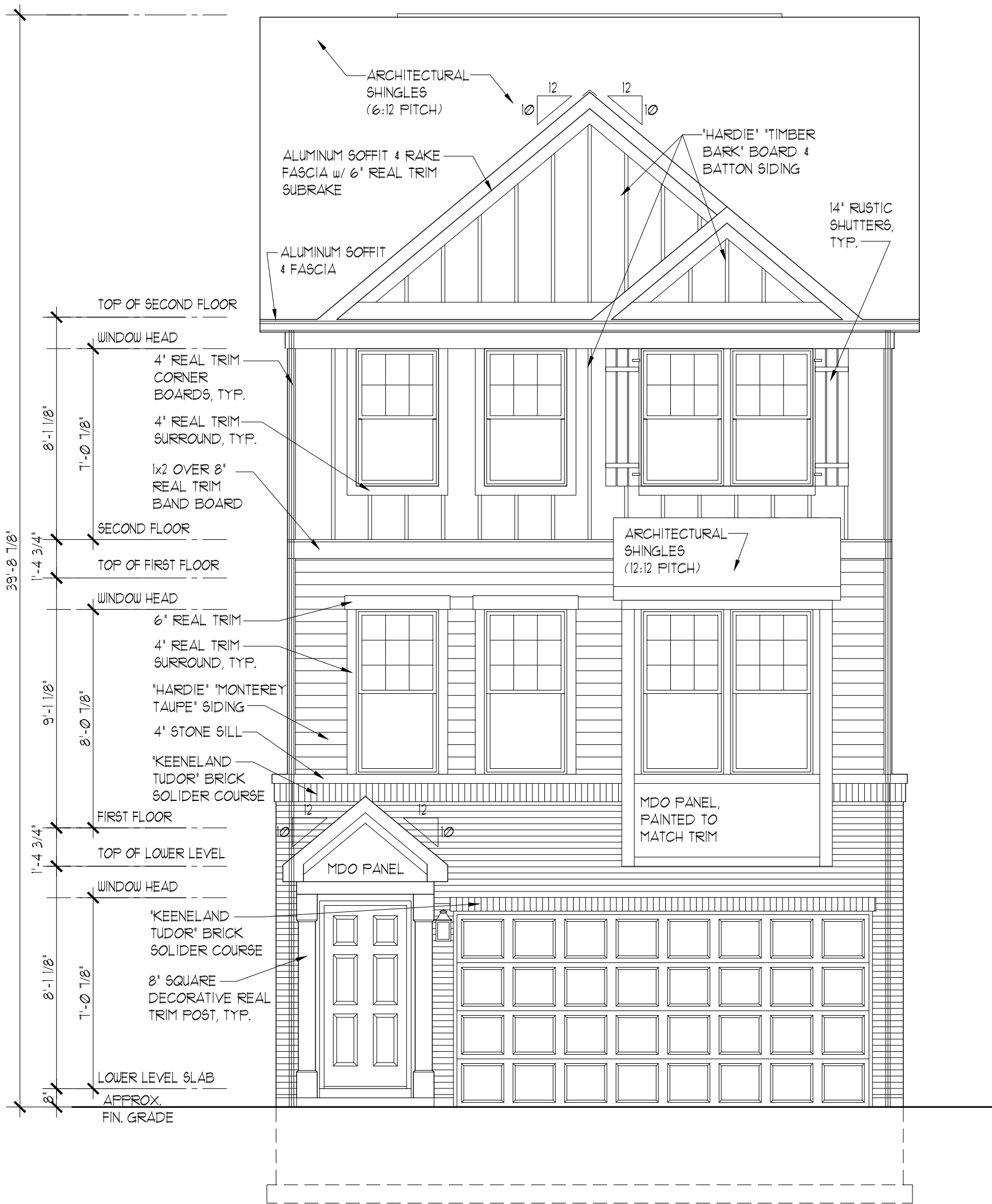
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Exhibit received August 11, 2017



AUBURN FRONT ELEVATION "B"

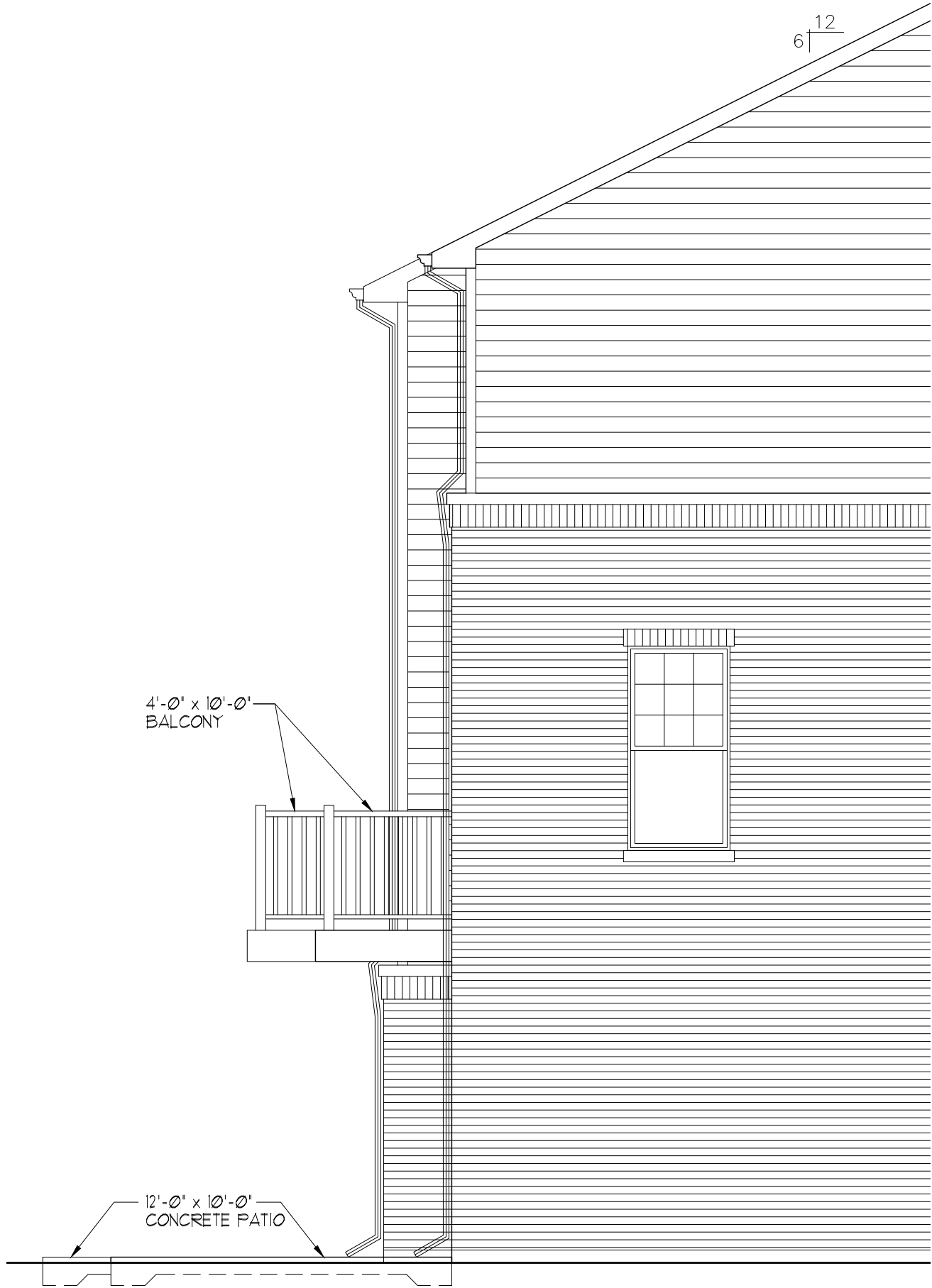
SCALE: 1/4"=1'-0"



AUBURN FRONT ELEVATION "C"

SCALE: 1/4"=1'-0"

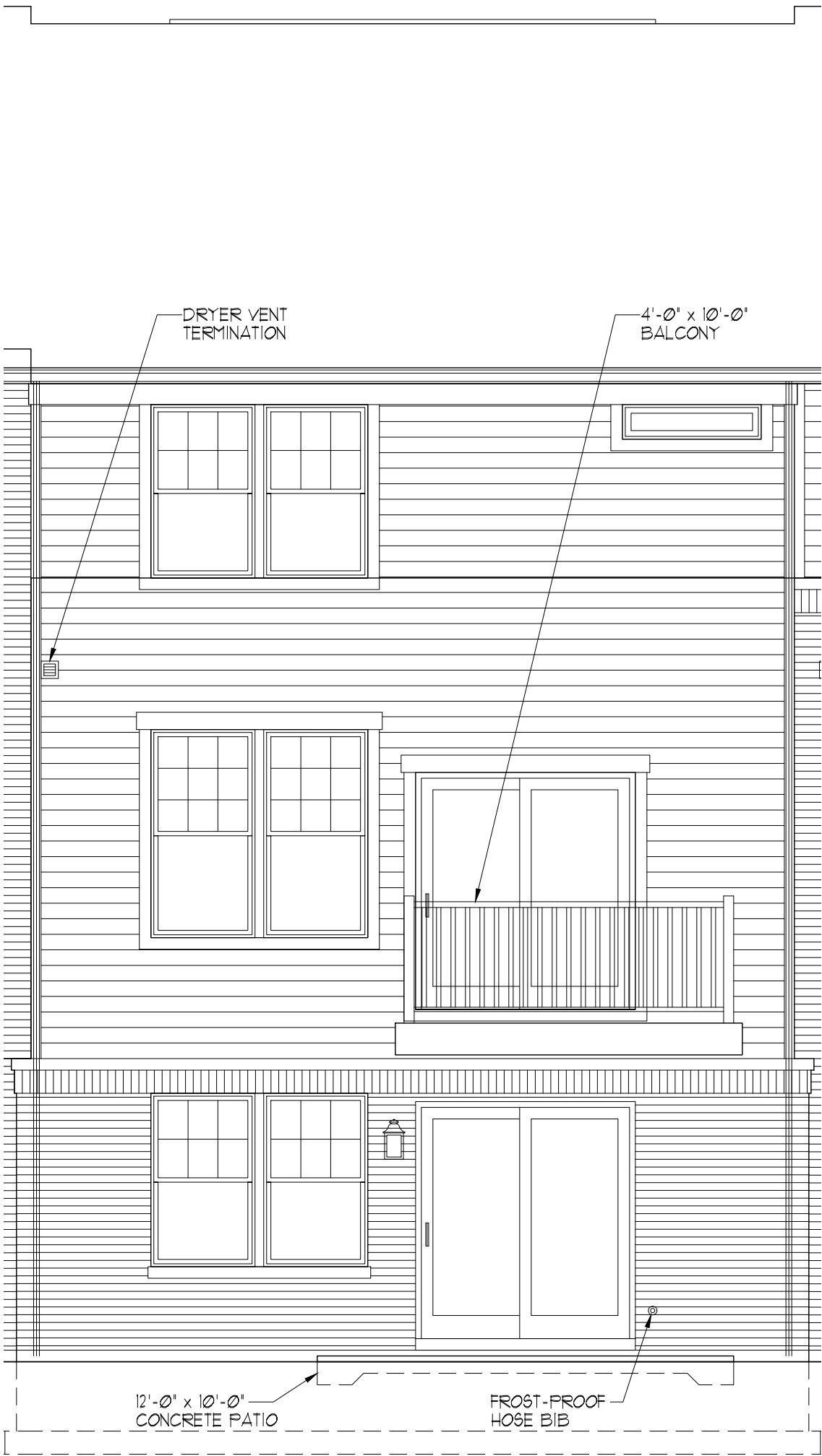
Exhibit received August 11, 2017



PARTIAL SIDE ELEVATION

Exhibit received August 11, 2017

WOLF CROSSING
WHEELING, IL



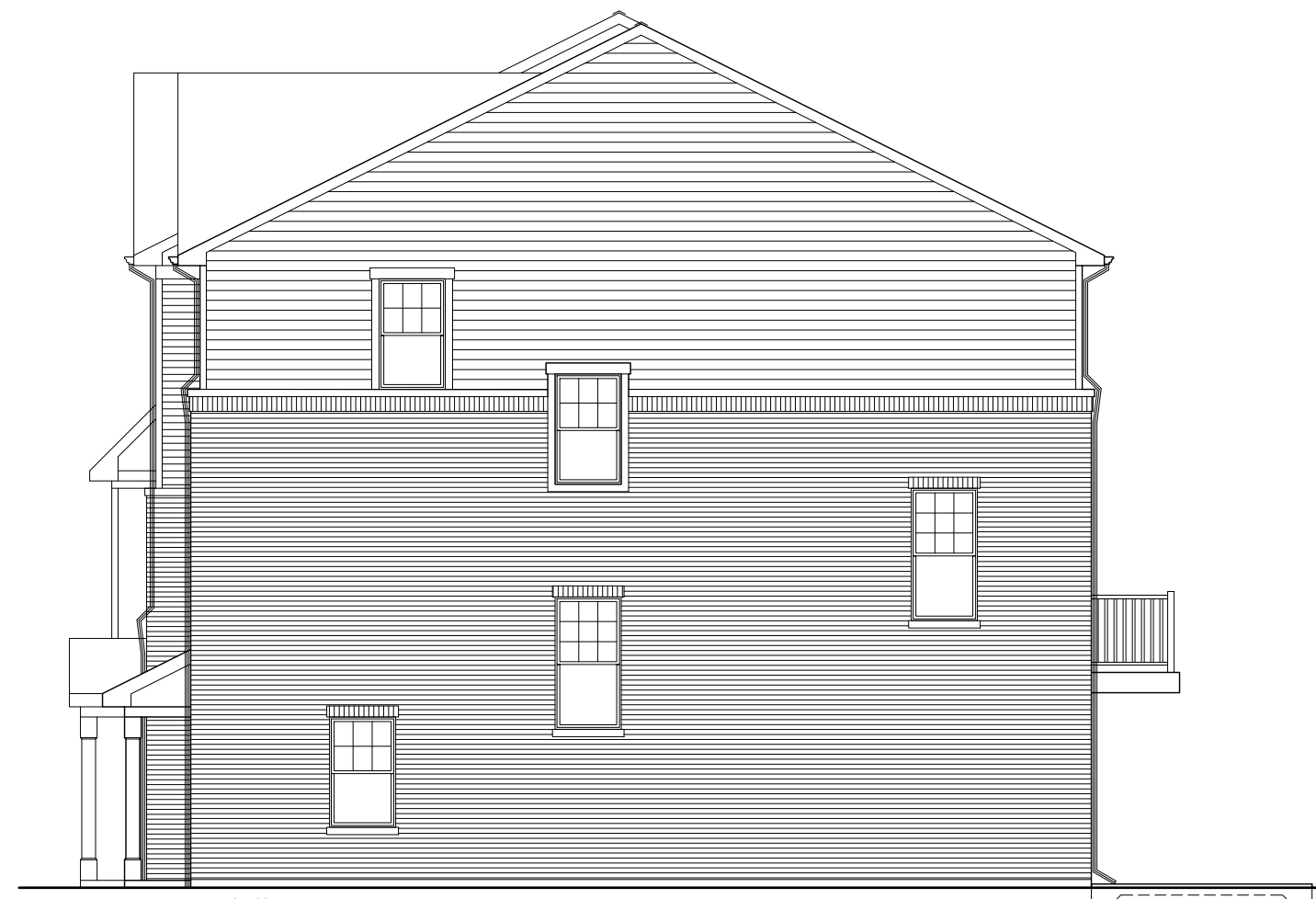
AUBURN REAR ELEVATION "1"
(ROYAL REAR ELEVATION SIMILAR)

TYPICAL REAR ELEVATION

Exhibit received August 11, 2017



ROYAL LEFT ELEVATION 'C'
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



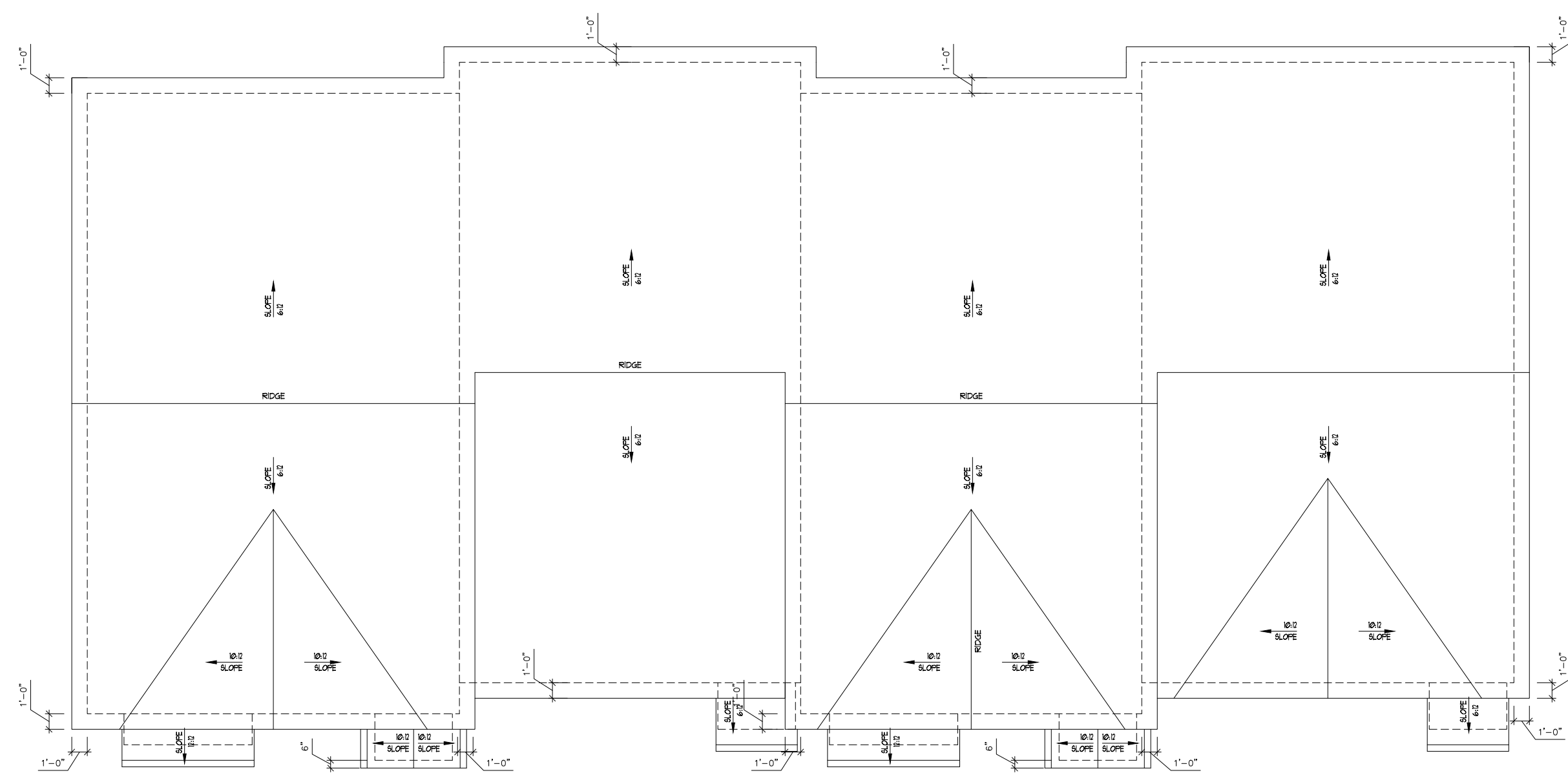
ROYAL RIGHT ELEVATION 'A'
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'C' AUBURN FRONT ELEVATION 'B' AUBURN FRONT ELEVATION 'C' ROYAL FRONT ELEVATION 'A'
FRONT ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1



ROYAL REAR ELEVATION '1' AUBURN REAR ELEVATION '1' AUBURN REAR ELEVATION '3' ROYAL REAR ELEVATION '1'
REAR ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1



ROOF PLAN
SCALE: 1/8" = 1'-0" BUILDING 1

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Date:	Proj. No.:	Drawn By:	Chkd. By:
06-22-17	701-802	JUK/RJW	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21

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America's Builder
CANTERBURY SERIES
Wheeler, Illinois
BUILDING 1
ELEVATIONS

Sheet No.:
B1

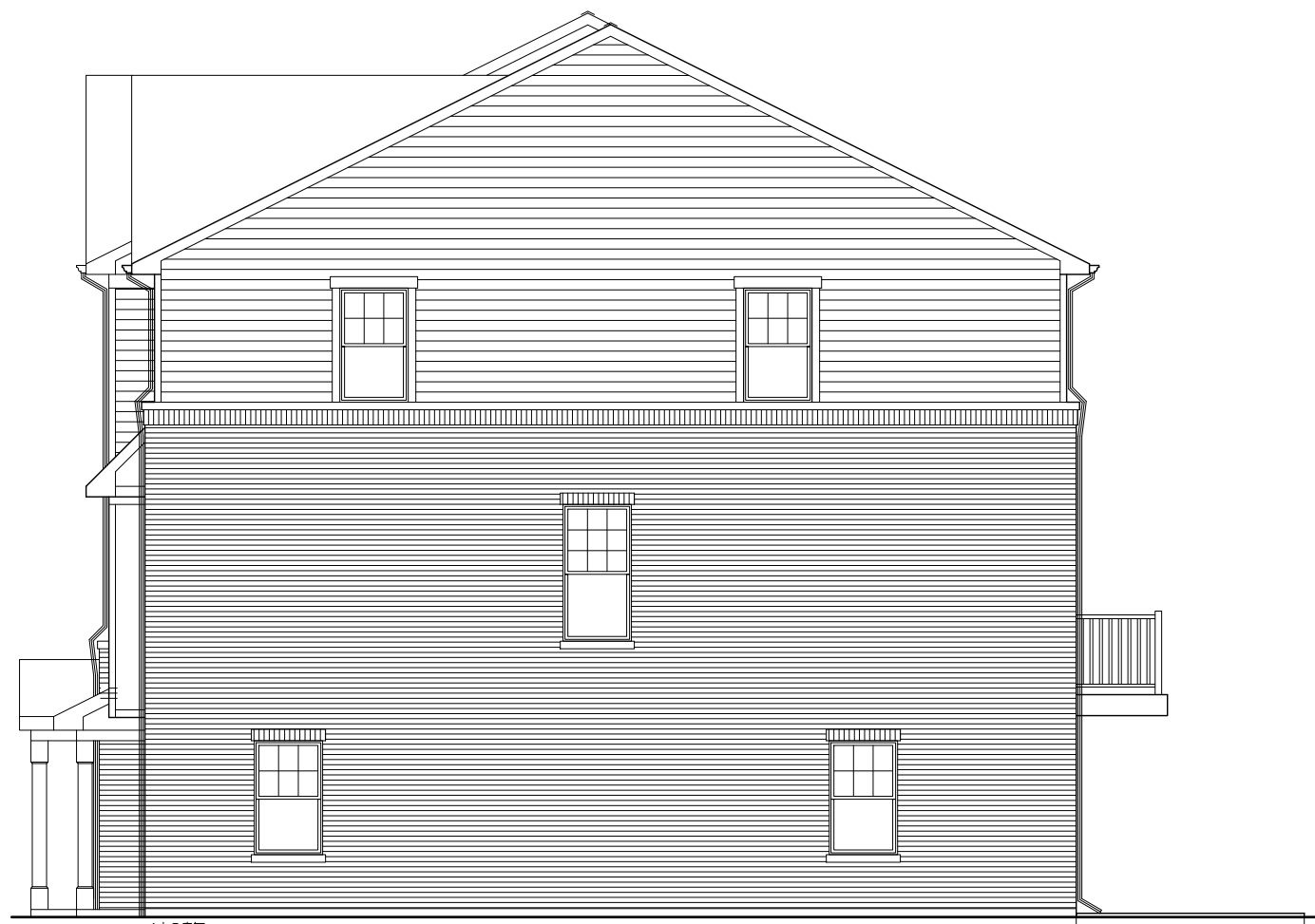


NOTE:
SIZE INDICES SHOWN ARE SCALED FOR OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL LEFT ELEVATION 'A'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
SIZE INDICES SHOWN ARE SCALED FOR OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL RIGHT ELEVATION 'B'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

ROYAL FRONT ELEVATION 'B'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 2



ROYAL REAR ELEVATION '1'

AUBURN REAR ELEVATION '1'

AUBURN REAR ELEVATION '3'

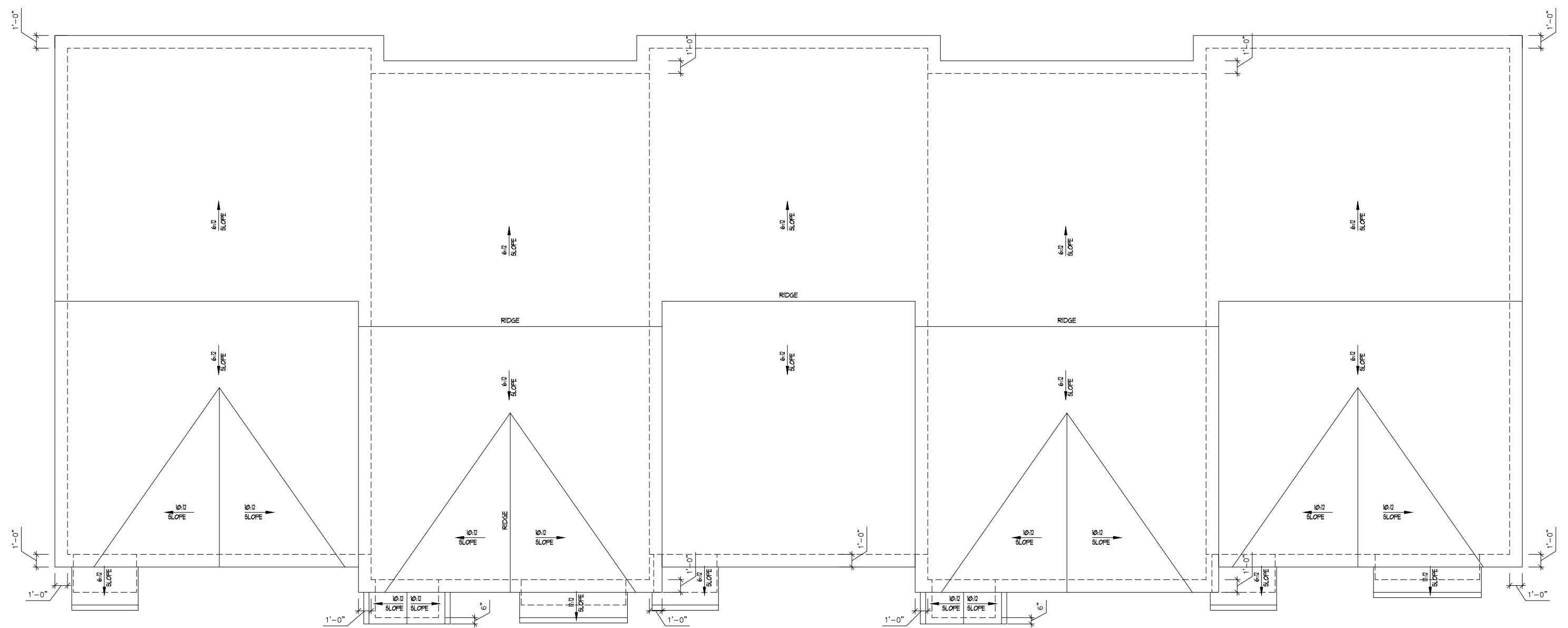
AUBURN REAR ELEVATION '1'

ROYAL REAR ELEVATION '1'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 2



ROOF PLAN

SCALE: 1/8" = 1'-0"

BUILDING 2

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1	08-04-17	VILLAGE REQUESTED UPDATE	8	15
2			9	16
3			10	17
4			11	18
5			12	19
6			13	20
7			14	21

Date:	06-22-17
Proj. No.:	701-802
Drawn By:	JUK/RJW
Chkd. By:	

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mier Architecture, Inc.
678 HUNTLEY, IL 60142
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BUILDING 2

ELEVATIONS

Sheet No.:

B2

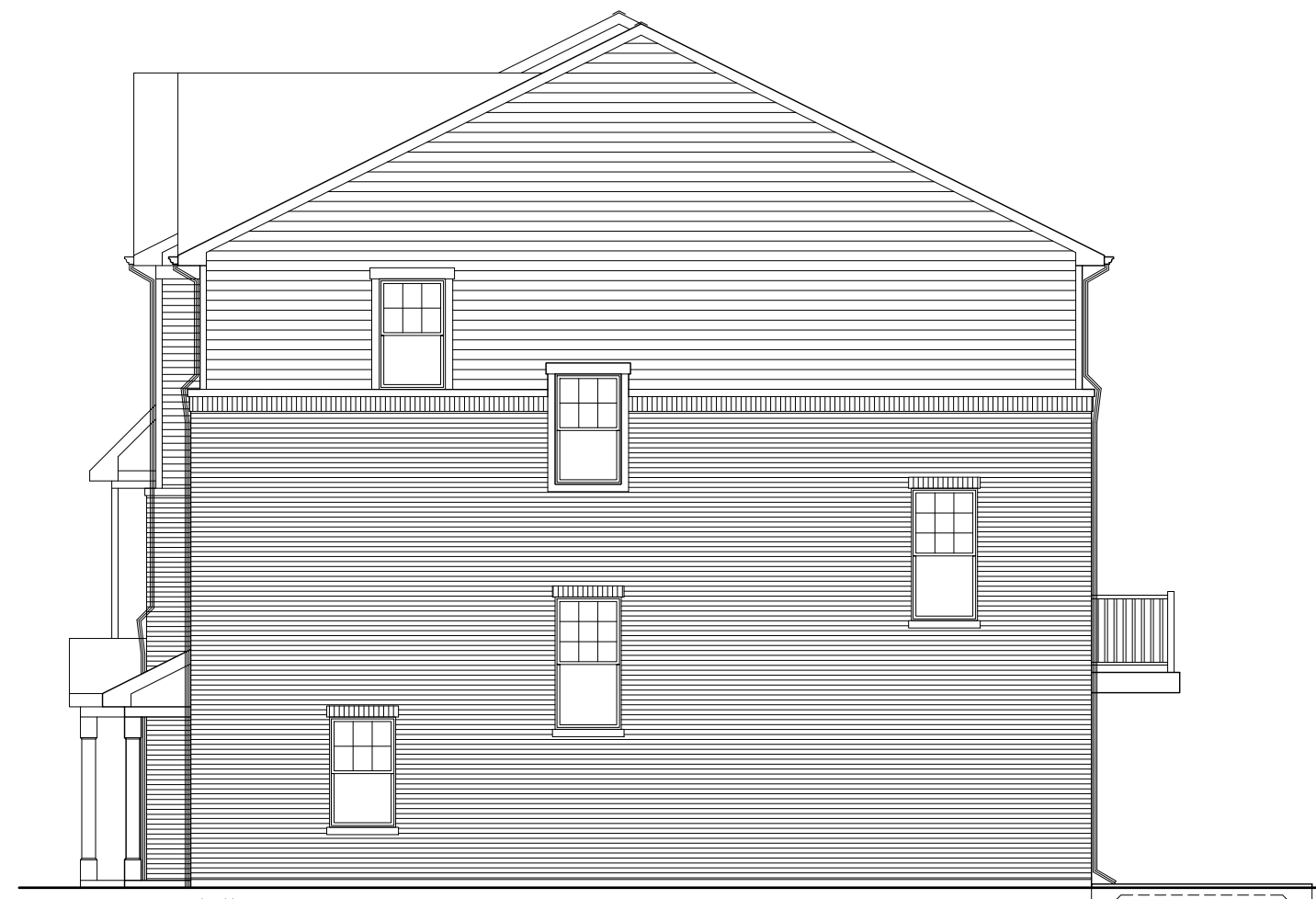
B2



ROYAL LEFT ELEVATION 'C'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL RIGHT ELEVATION 'A'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'C'

ROYAL FRONT ELEVATION 'A'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 3



ROYAL REAR ELEVATION '1'

AUBURN REAR ELEVATION '1'

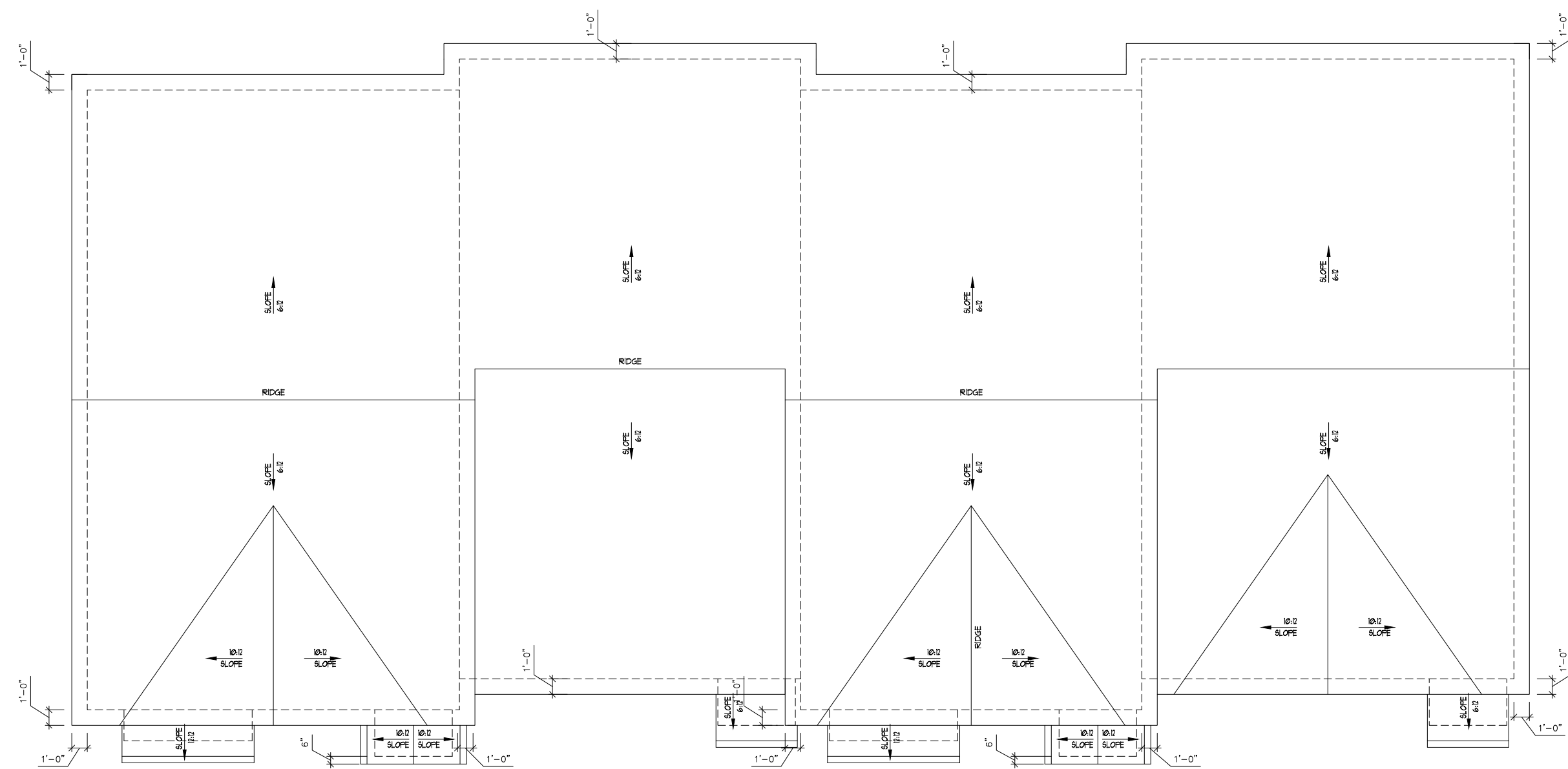
AUBURN REAR ELEVATION '3'

ROYAL REAR ELEVATION '1'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 3



ROOF PLAN

SCALE: 1/8" = 1'-0"

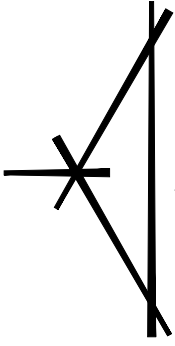
BUILDING 3

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Date:	06-22-17
Proj. No.:	701-802
Drawn By:	JUK/RJW
Chkd. By:	

1	08-04-17	VILLAGE REQUESTED UPDATE	8	15
2			9	16
3			10	17
4			11	18
5			12	19
6			13	20
7			14	21

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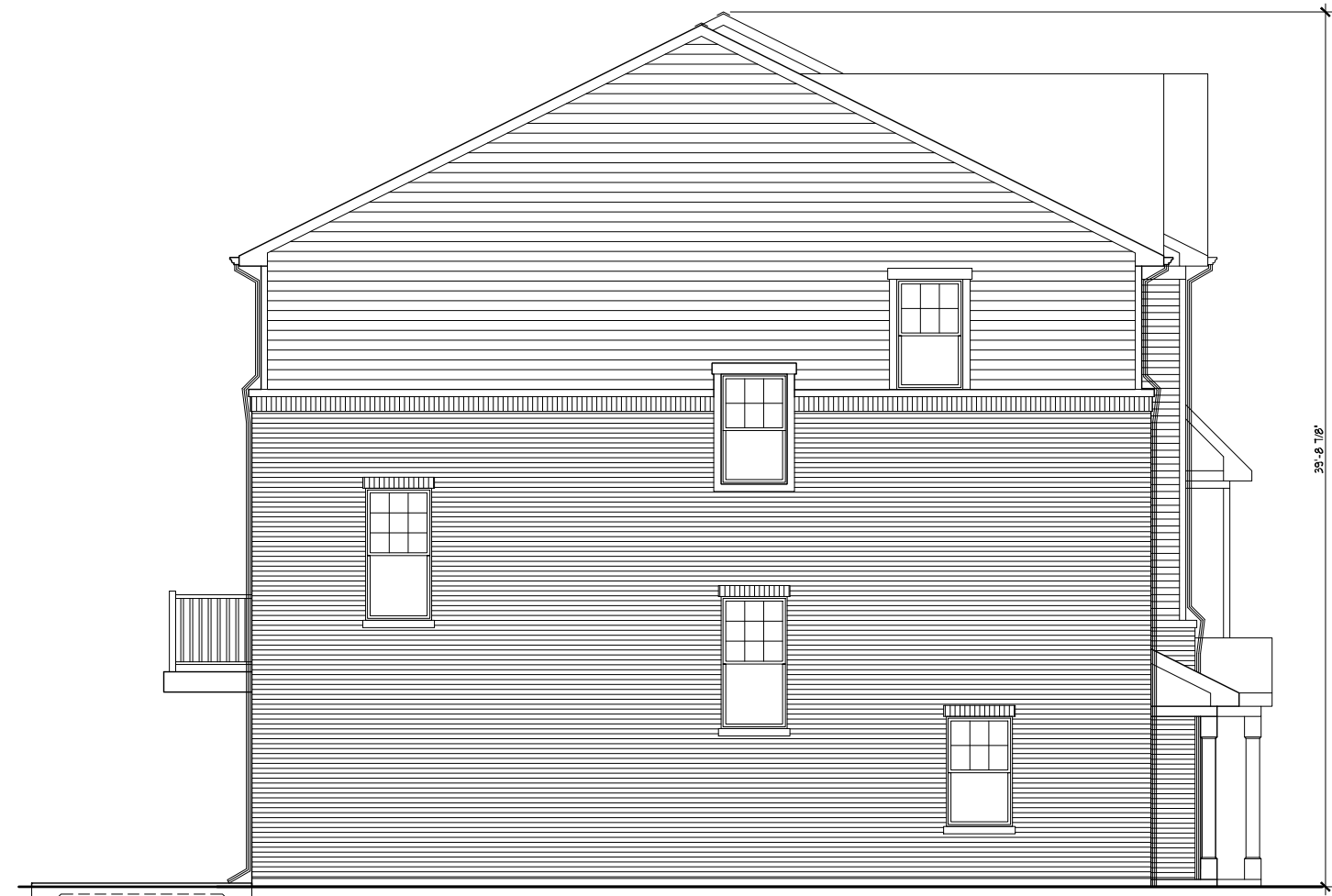
CANTERBURY SERIES
ELEVATIONS
BUILDING 3

D.R. HORTON
America's Builder
Wheeling, Illinois

Sheet No.:

B3

B3



NOTE:
SIZE AND/OR SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL LEFT ELEVATION 'A'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
SIZE AND/OR SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL RIGHT ELEVATION 'C'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'B'

ROYAL FRONT ELEVATION 'C'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 4



ROYAL REAR ELEVATION '1'

AUBURN REAR ELEVATION '1'

AUBURN REAR ELEVATION '3'

AUBURN REAR ELEVATION '3'

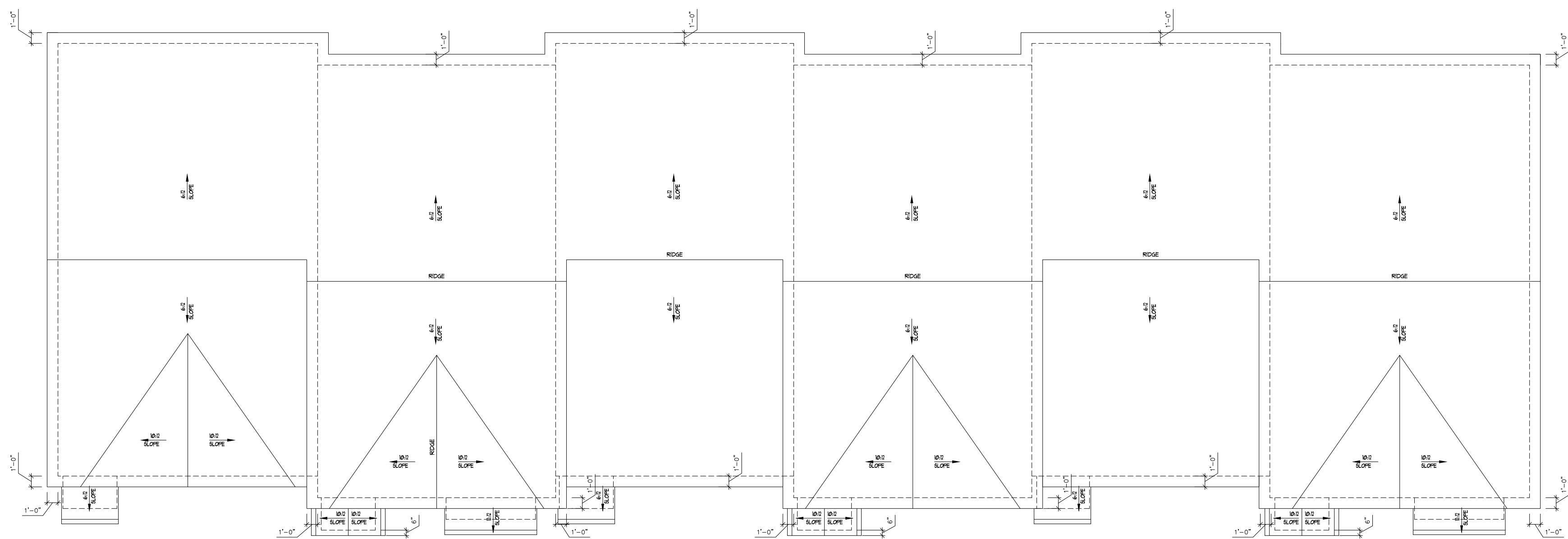
AUBURN REAR ELEVATION '1'

ROYAL REAR ELEVATION '1'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 4



ROOF PLAN

SCALE: 1/8" = 1'-0"

BUILDING 4

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21

Date:	Proj. No.:	Drawn By:	Chkd. By:
06-22-17	701-802	JUK/RJW	

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P.O.

Canterbury Series

Wheeling, Illinois

D-R Horton America's Builder

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Canterbury Series

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P.O.

Canterbury Series

Wheeling, Illinois

D-R Horton America's Builder

Sheet No.:

B4

B4

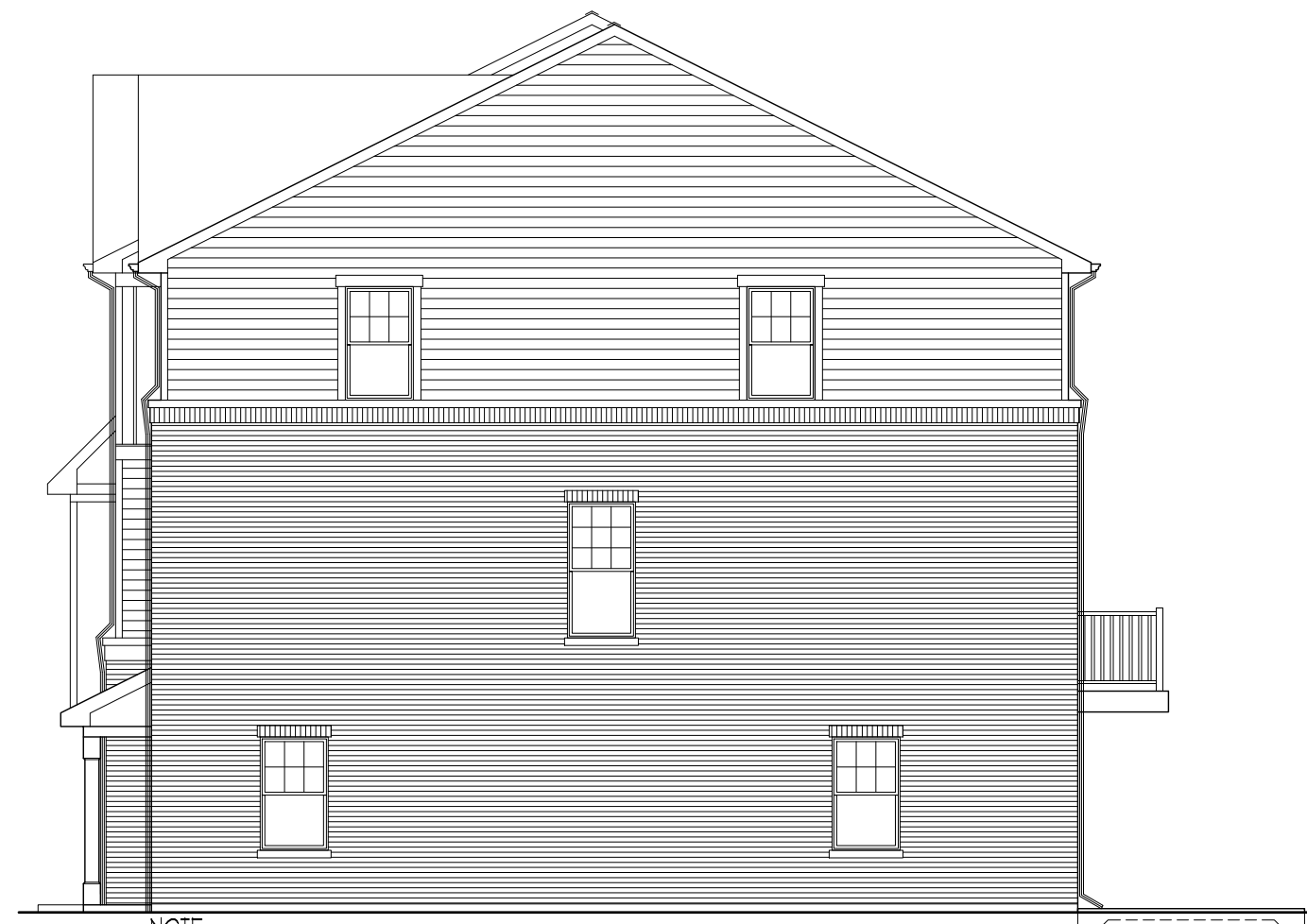


NOTE:
SIZE UNIFORMS SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR FINISHMENT

ROYAL LEFT ELEVATION 'C'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
SIZE UNIFORMS SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR FINISHMENT

ROYAL RIGHT ELEVATION 'A'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'C'

ROYAL FRONT ELEVATION 'A'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 5



ROYAL REAR ELEVATION 'I'

AUBURN REAR ELEVATION 'I'

AUBURN REAR ELEVATION '3'

AUBURN REAR ELEVATION '3'

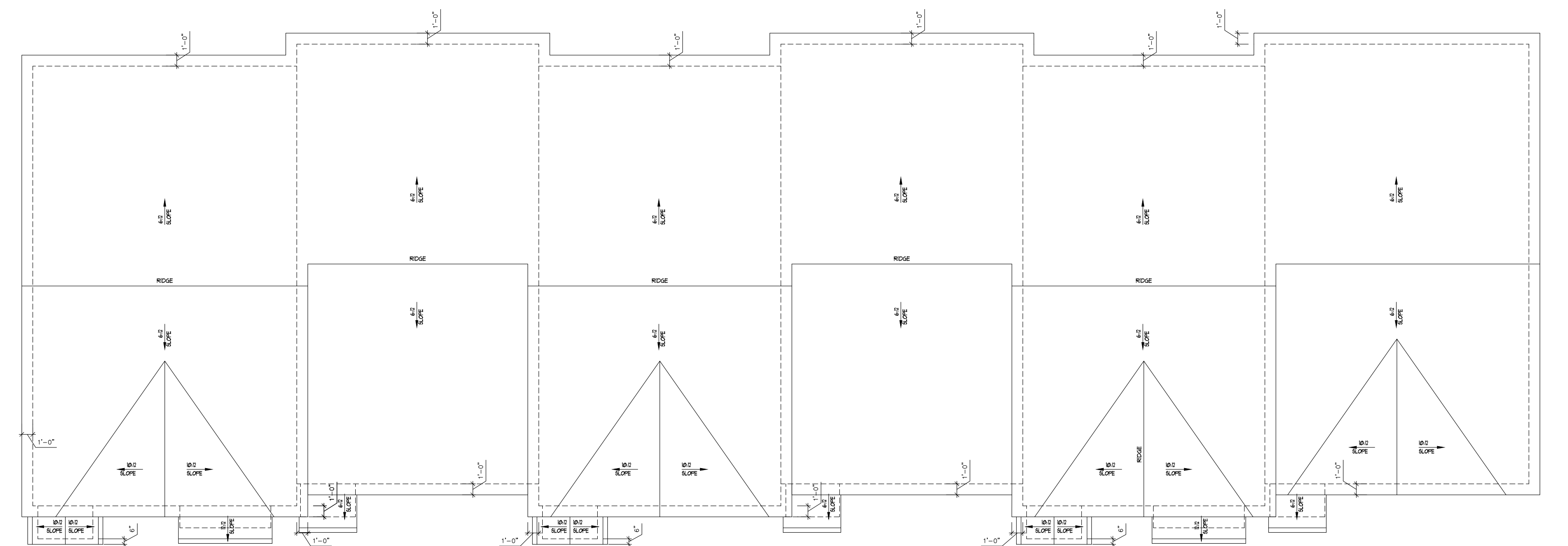
AUBURN REAR ELEVATION 'I'

ROYAL REAR ELEVATION 'I'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 5



ROOF PLAN

SCALE: 1/8" = 1'-0"

BUILDING 5

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
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Date:	Proj. No.:	Drawn By:	Chkd. By:
06-22-17	701-802	JUK/RJW	

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America's Builder

CANTERBURY
SERIES

Wheeling,
Illinois

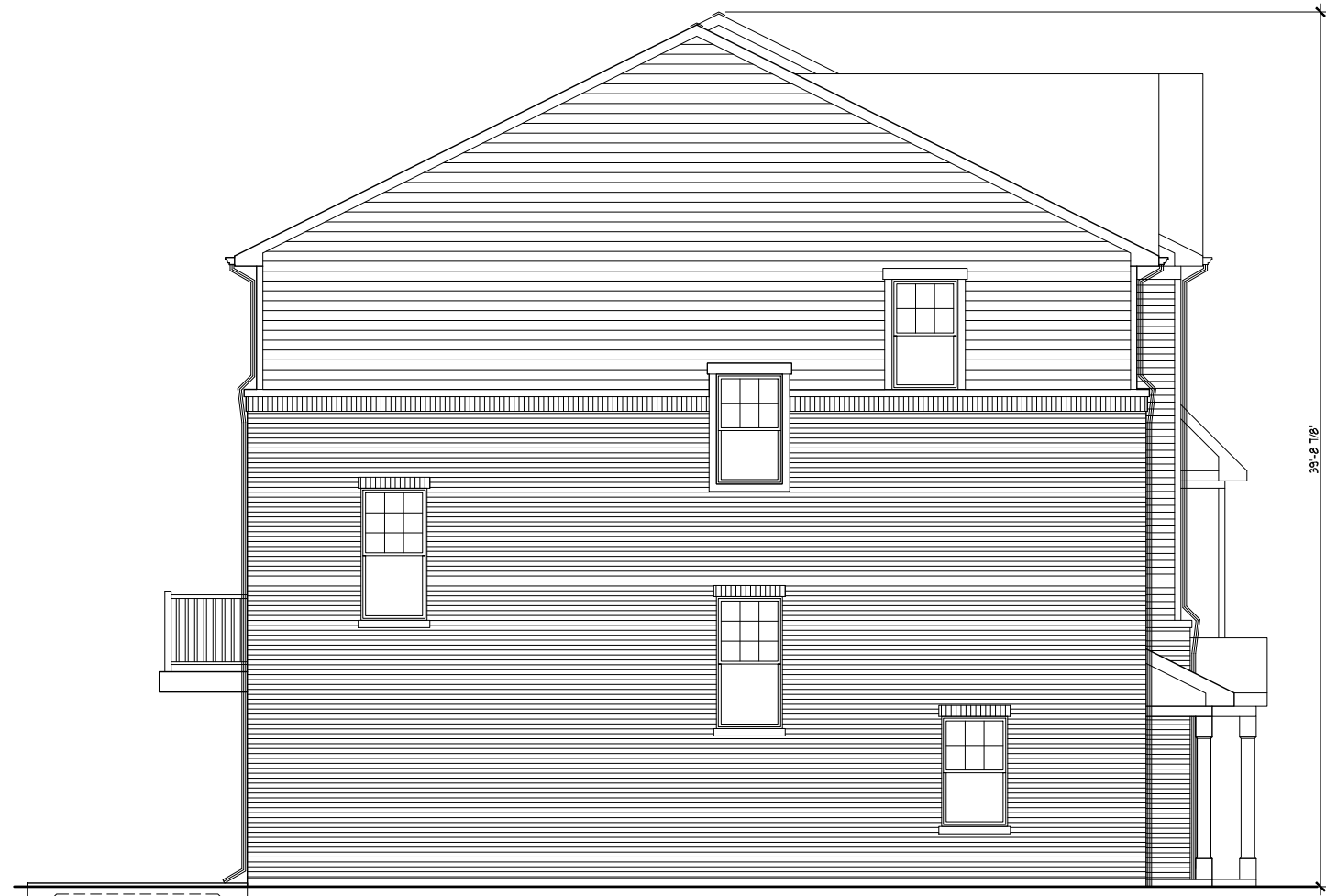
BUILDING 5

ELEVATIONS

Sheet No.:
B5

B5

Exhibit received August 11, 2017



ROYAL LEFT ELEVATION 'A'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL RIGHT ELEVATION 'B'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

ROYAL FRONT ELEVATION 'B'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 6



ROYAL REAR ELEVATION '1'

AUBURN REAR ELEVATION '1'

AUBURN REAR ELEVATION '3'

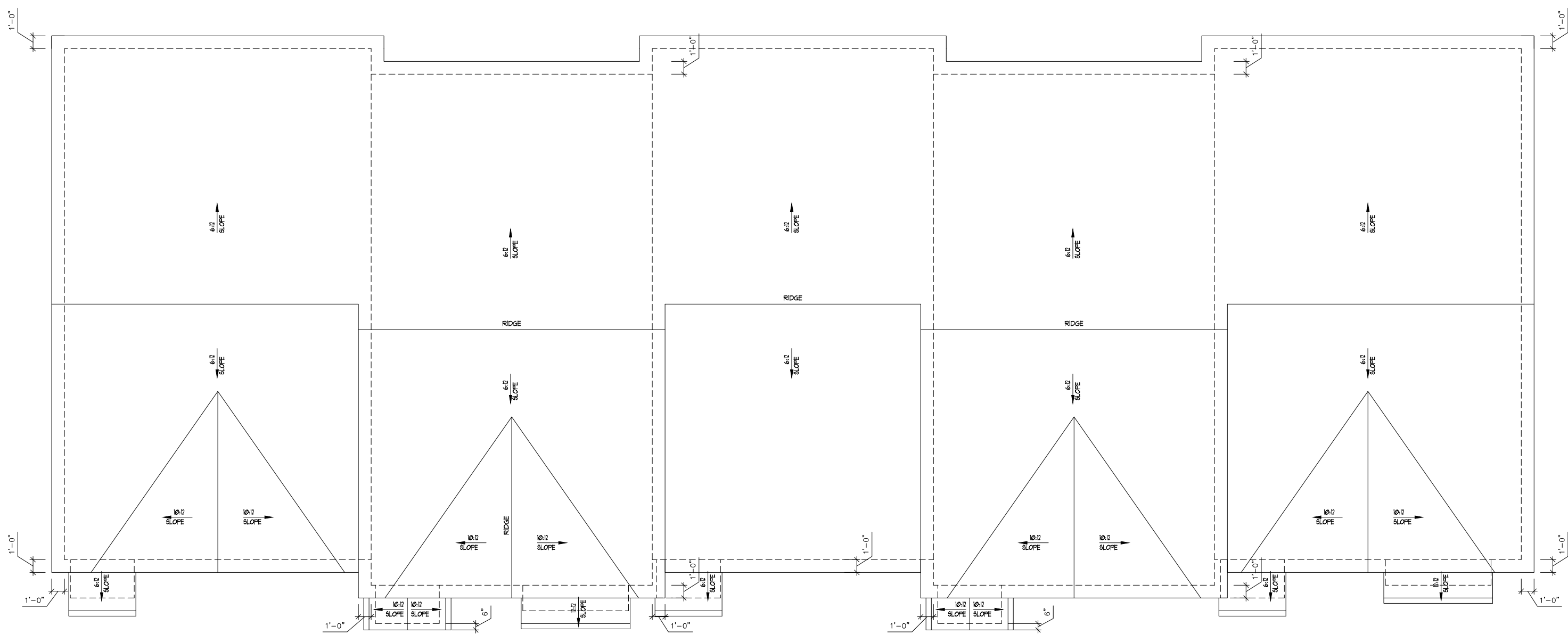
AUBURN REAR ELEVATION '1'

ROYAL REAR ELEVATION '1'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 6



ROOF PLAN

SCALE: 1/8" = 1'-0"

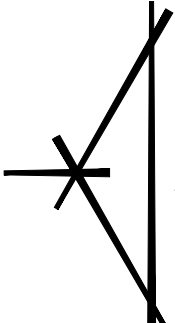
BUILDING 6

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Date:	Proj. No.:	Drawn By:	Chkd. By:
06-22-17	701-802	JUK/RJW	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21

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Wheeler, Illinois

Building 6

ELEVATIONS

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Sheet No.:

B6



NOTE:
SIZE AND/OR SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

AUBURN LEFT ELEVATION 'B'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
SIZE AND/OR SHOWN ARE INDICATED OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

AUBURN RIGHT ELEVATION 'C'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'C'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 1



AUBURN REAR ELEVATION '2'

AUBURN REAR ELEVATION '3'

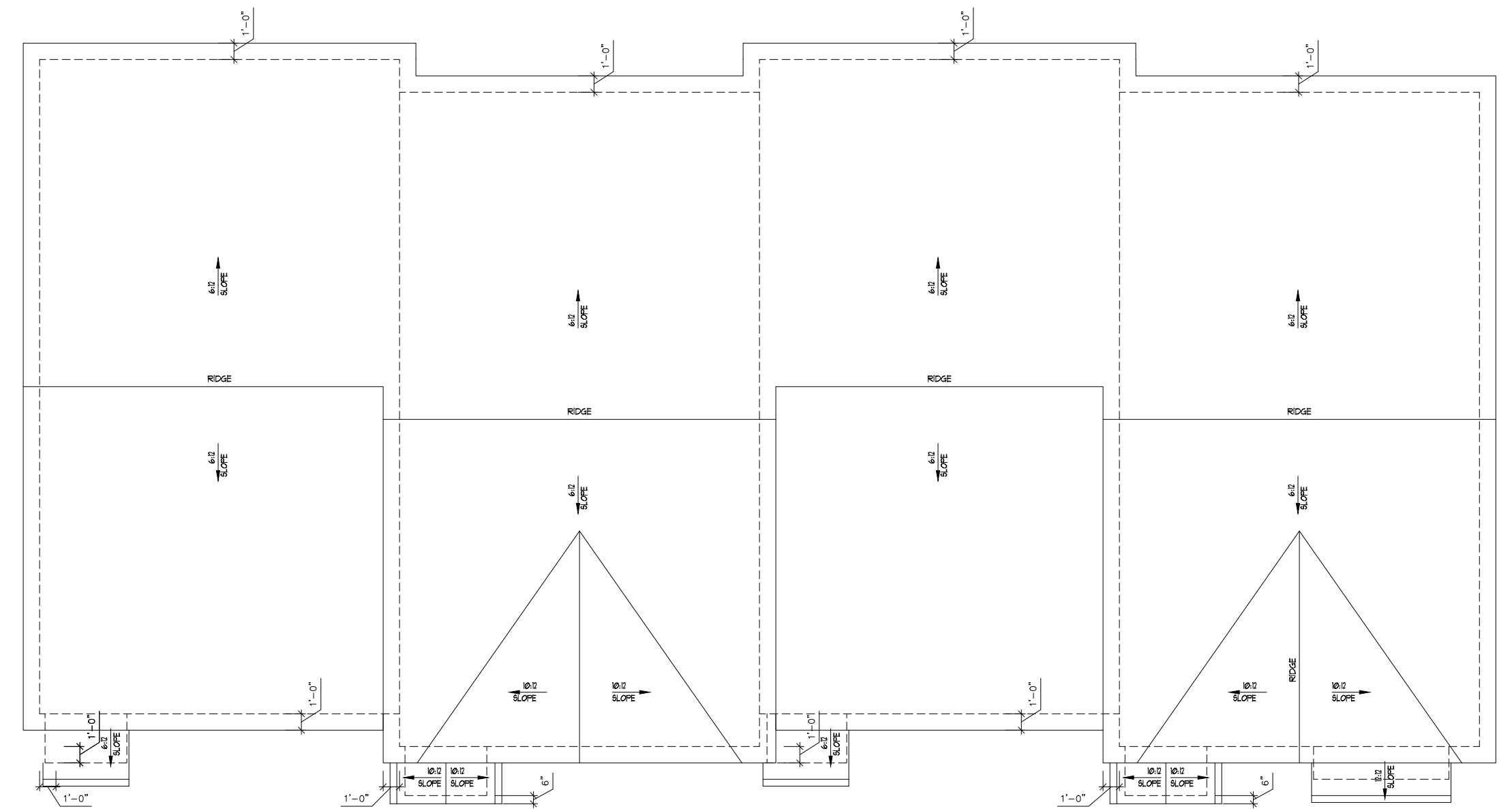
AUBURN REAR ELEVATION '1'

AUBURN REAR ELEVATION '2'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 1



ROOF PLAN

SCALE: 1/8" = 1'-0"

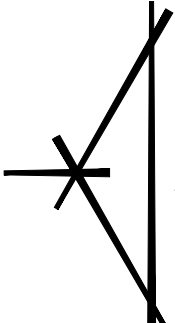
BUILDING 1

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Date:	06-22-17
Proj. No.:	701-802
Drawn By:	JUK/RJW
Chkd. By:	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
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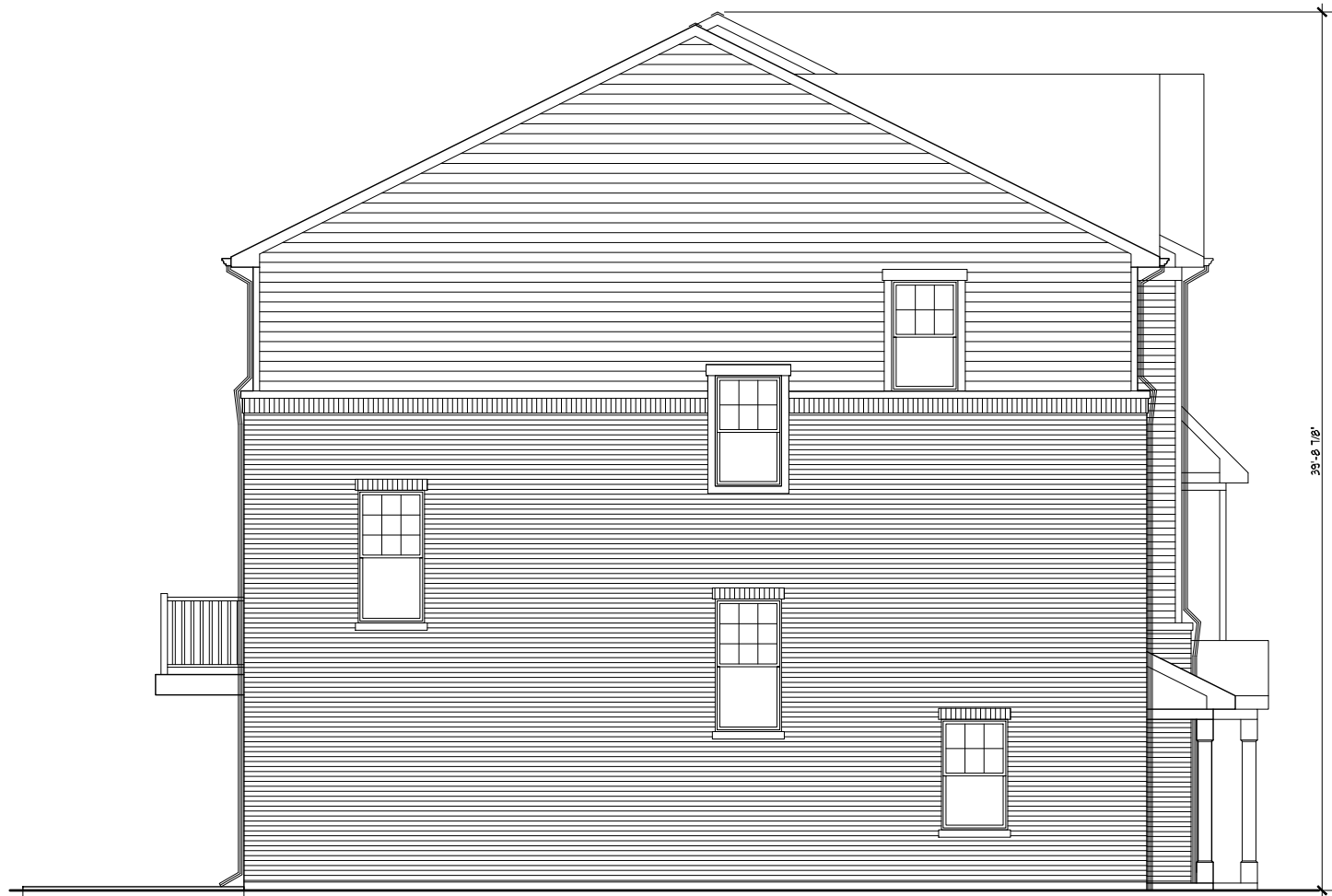
ELEVATIONS

BUILDING 7

Sheet No.:

B7

B7

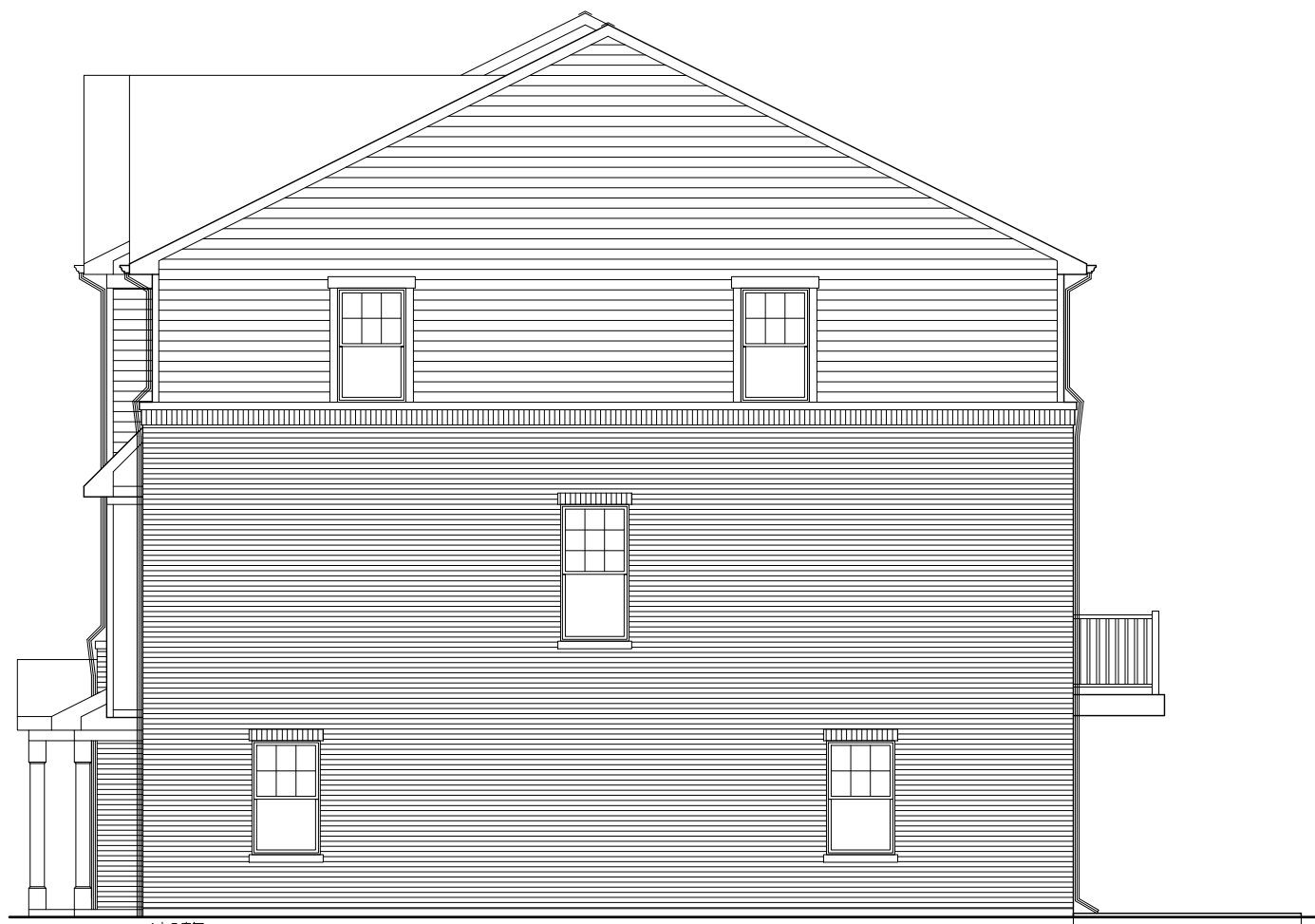


NOTE:
SIZE INDICED SHOWN ARE INDIVIDUAL OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL LEFT ELEVATION 'A'

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NOTE:
SIZE INDICED SHOWN ARE INDIVIDUAL OPTIONS AND
AVAILABILITY MAY VARY BASED ON FLOOR ARRANGEMENT

ROYAL RIGHT ELEVATION 'B'

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROYAL FRONT ELEVATION 'A'

AUBURN FRONT ELEVATION 'C'

AUBURN FRONT ELEVATION 'B'

AUBURN FRONT ELEVATION 'A'

ROYAL FRONT ELEVATION 'B'

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 8



ROYAL REAR ELEVATION '1'

AUBURN REAR ELEVATION '1'

AUBURN REAR ELEVATION '3'

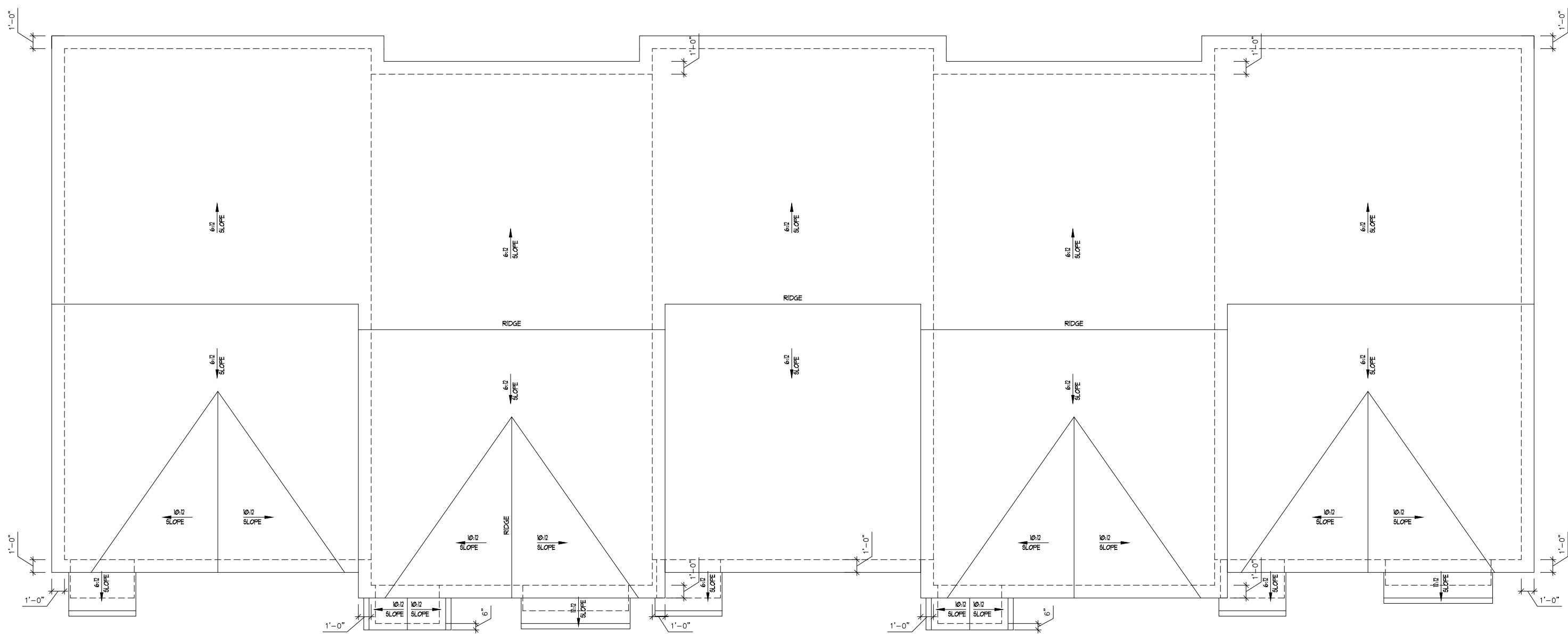
AUBURN REAR ELEVATION '1'

ROYAL REAR ELEVATION '1'

REAR ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 8



ROOF PLAN

SCALE: 1/8" = 1'-0"

BUILDING 8

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1	08-04-17	VILLAGE REQUESTED UPDATE	8	15
2			9	16
3			10	17
4			11	18
5			12	19
6			13	20
7			14	21

Date:	06-22-17
Proj. No.:	701-802
Drawn By:	JUK/RJW
Chkd. By:	

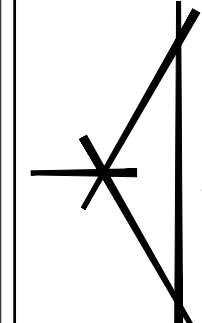

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SERIES

Wheeling,
Illinois

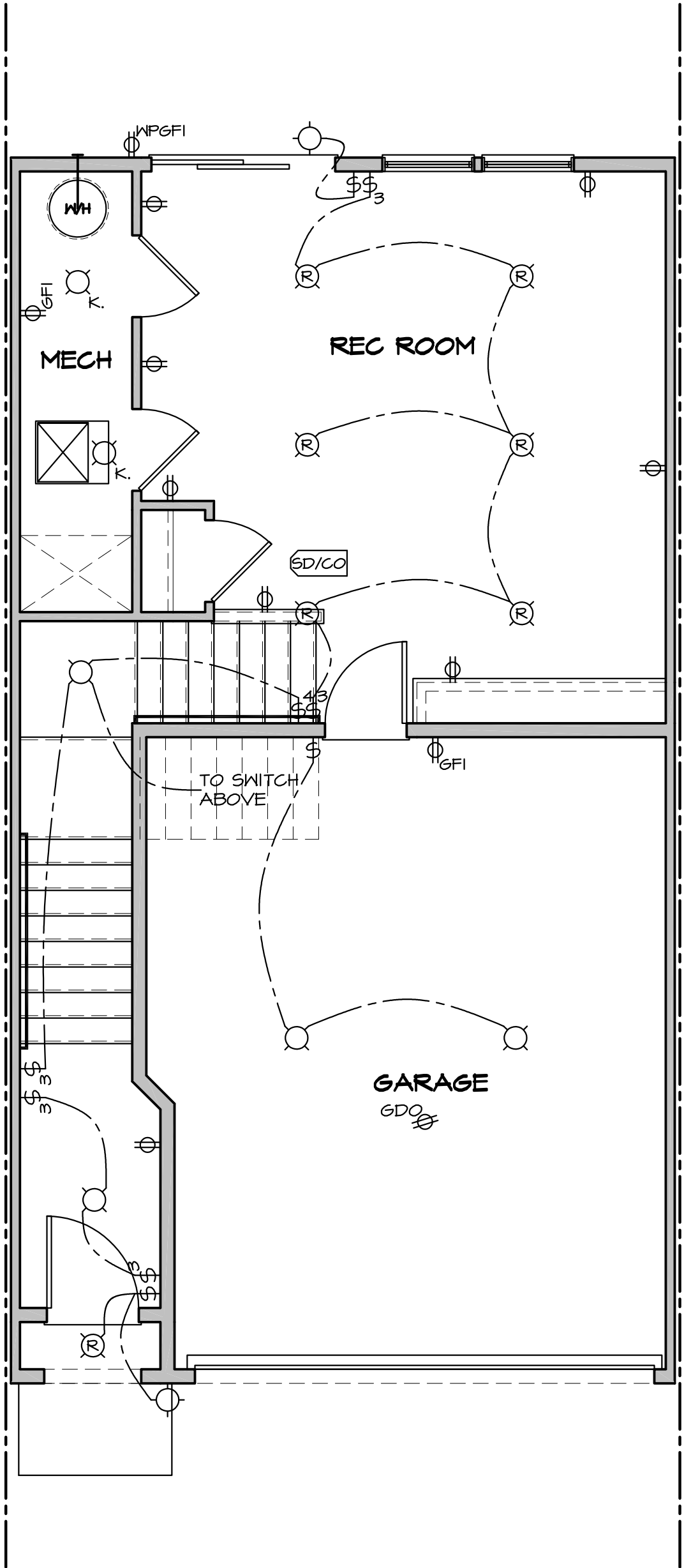
BUILDING 8

ELEVATIONS

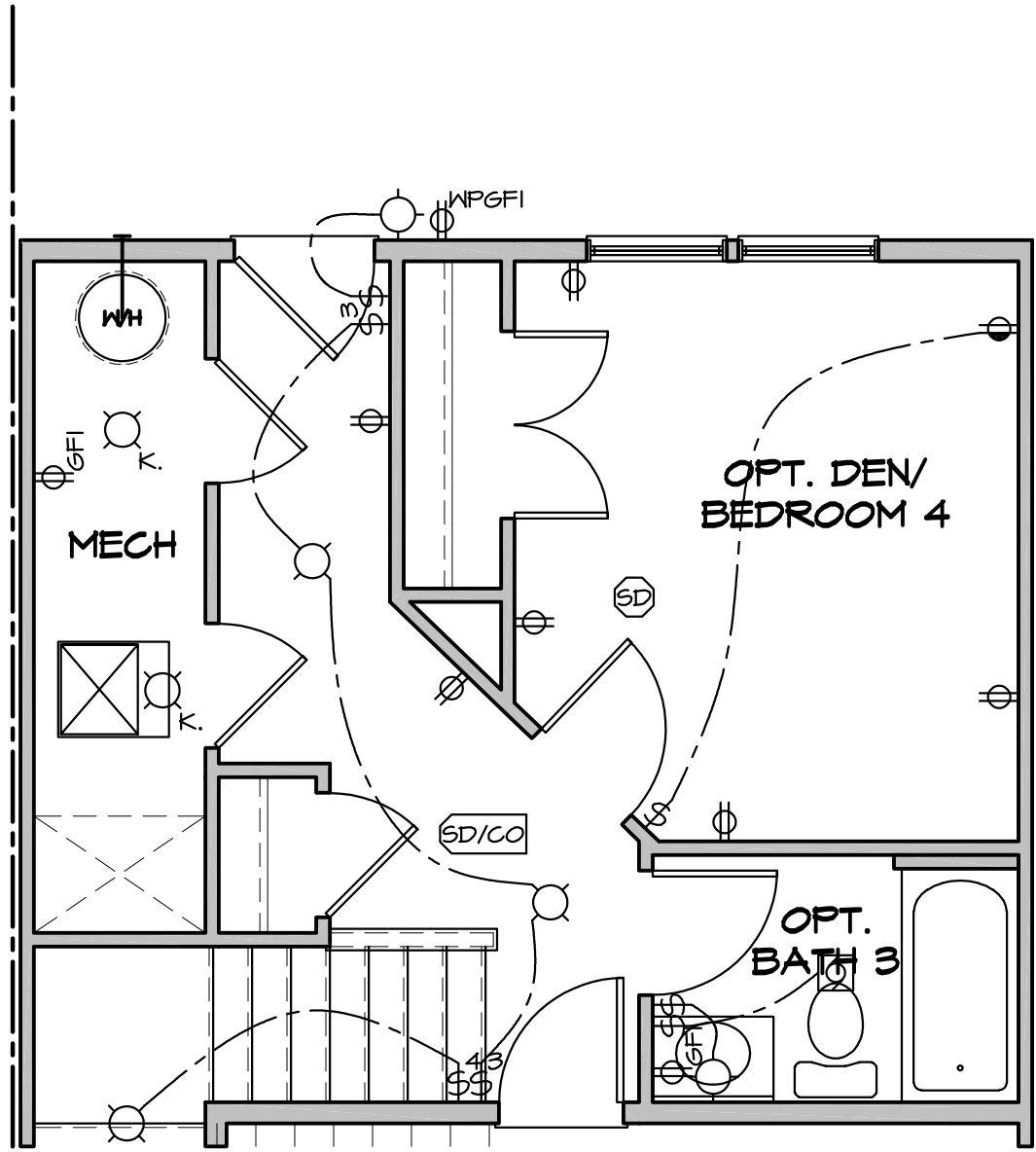
Sheet No.:

B8

B8



LOWER LEVEL FLOOR
ELECTRICAL PLAN

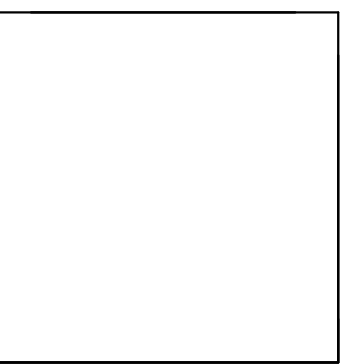


LOWER LEVEL FLOOR
ELECTRICAL PLAN
OPT. DEN/BEDROOM 4

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.

- APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
- CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
- ALL KITCHEN RECEPTACLES ARE TO BE GFI PROTECTED.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.



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240-452-4638

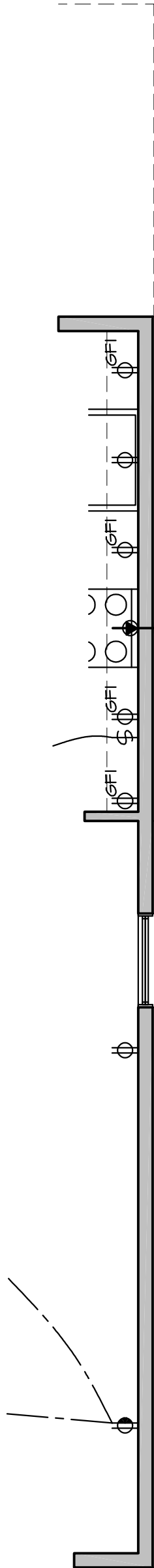
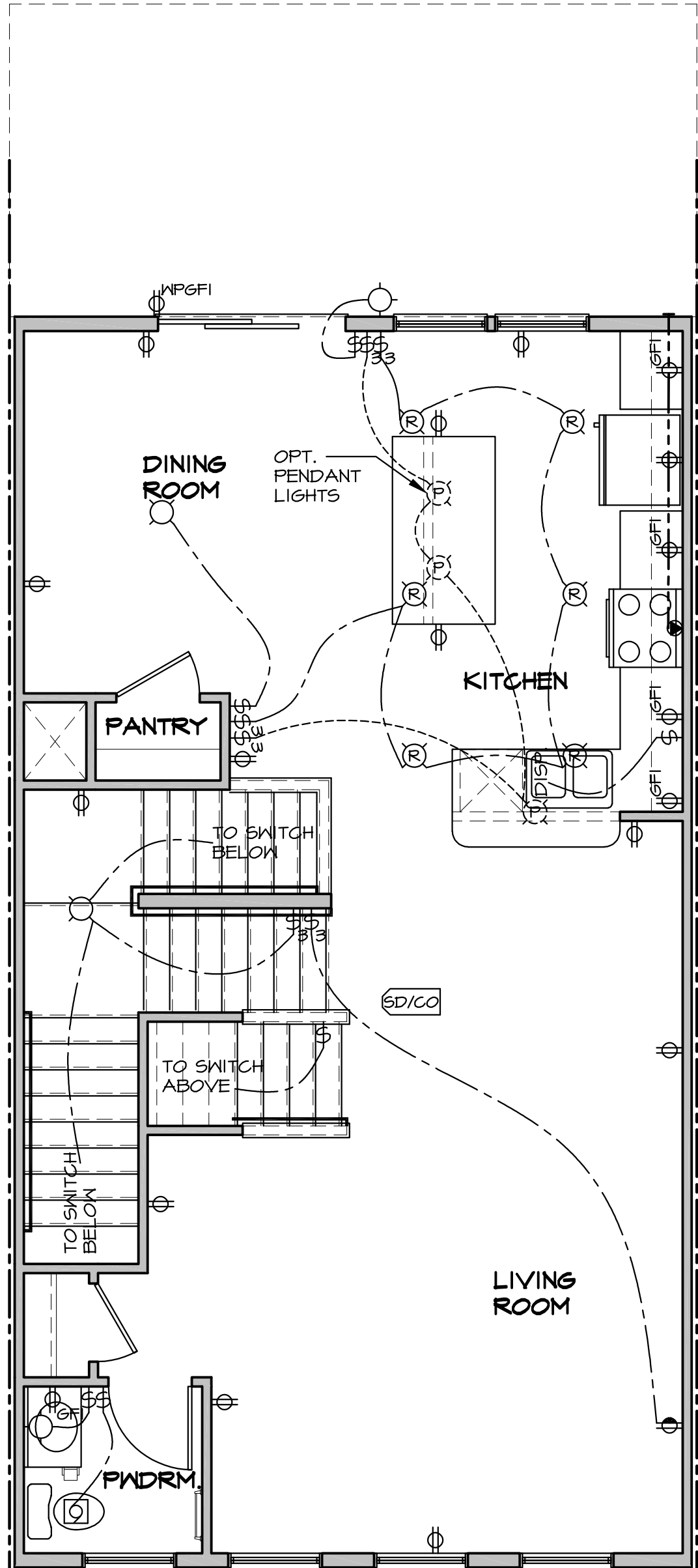
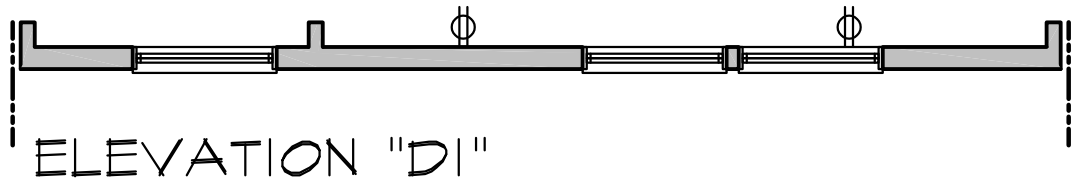
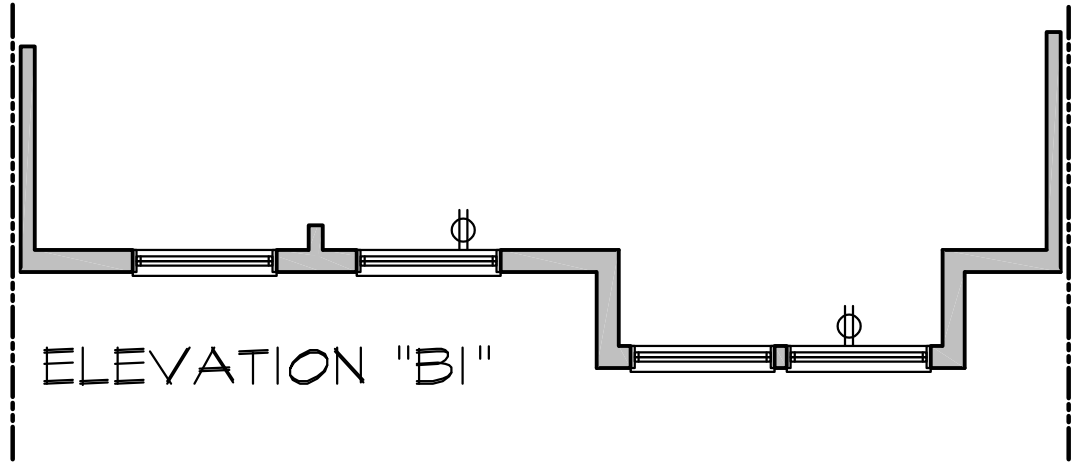
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DRAWN BY:	W. MILES
DATE:	08/29/16
PROJECT NO.	DT02
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME:	AUBURN
DRAWING TITLE	LOWER LEVEL ELECTRICAL

SHEET No.	11
-----------	----



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

- NOTES:**
- ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.
1. APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
2. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
3. ALL KITCHEN RECEPTACLES ARE TO BE GFI PROTECTED.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.



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DRAWN BY:
M. HOWELL
DATE:
08/29/16
PROJECT NO.
DT02
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

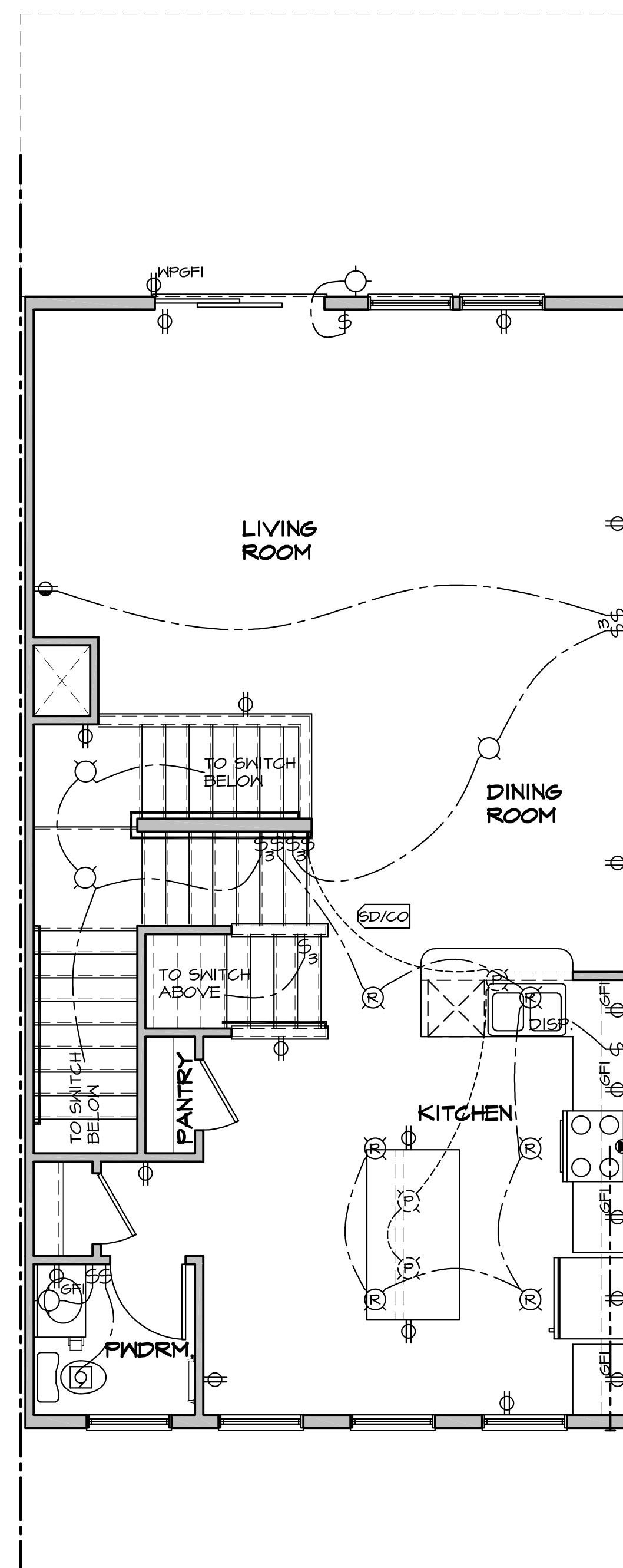
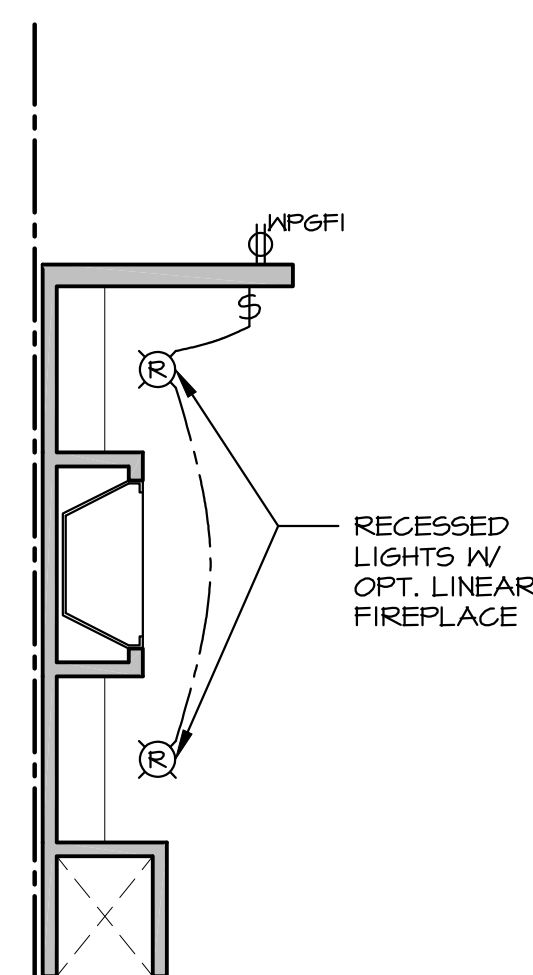
HOUSE NAME:
AUBURN
DRAWING TITLE
**FIRST FLOOR
ELECTRICAL PLAN**

SHEET No.
E.2

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULL-CHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

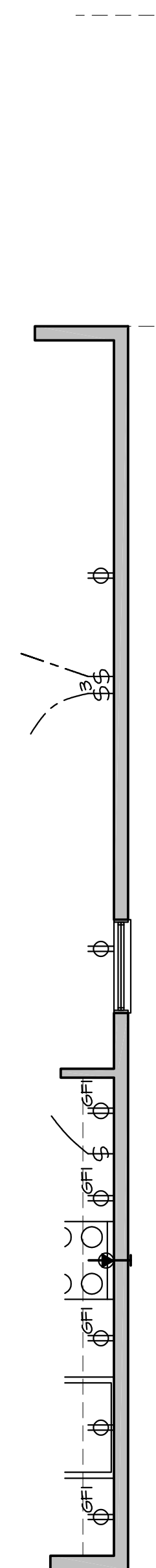
ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.

1. APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS, WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTOR SHALL BE INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
2. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
3. ALL KITCHEN RECEPTACLES ARE TO BE GFI PROTECTED.
4. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.



ELECTRICAL PLAN

OPT. FRONT KITCHEN



ELECTRICAL PLAN

END UNIT CONDITION



WADE ARCHITECTURE
13024 PENNSYLVANIA A
SUITE E
HAGERSTOWN, MD 2174
240-452-4638

D·R·HORTON®
America's Builder

Exhibit received August 11, 2017

DATE: 08/29/16

PROJECT NO.	DT02
-------------	------

11 X 17 SCAL
1/8" = 1'-0"

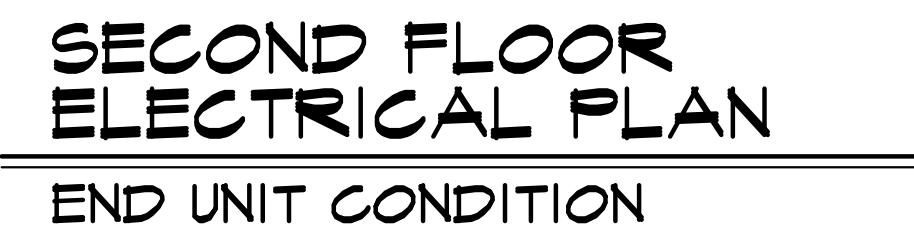
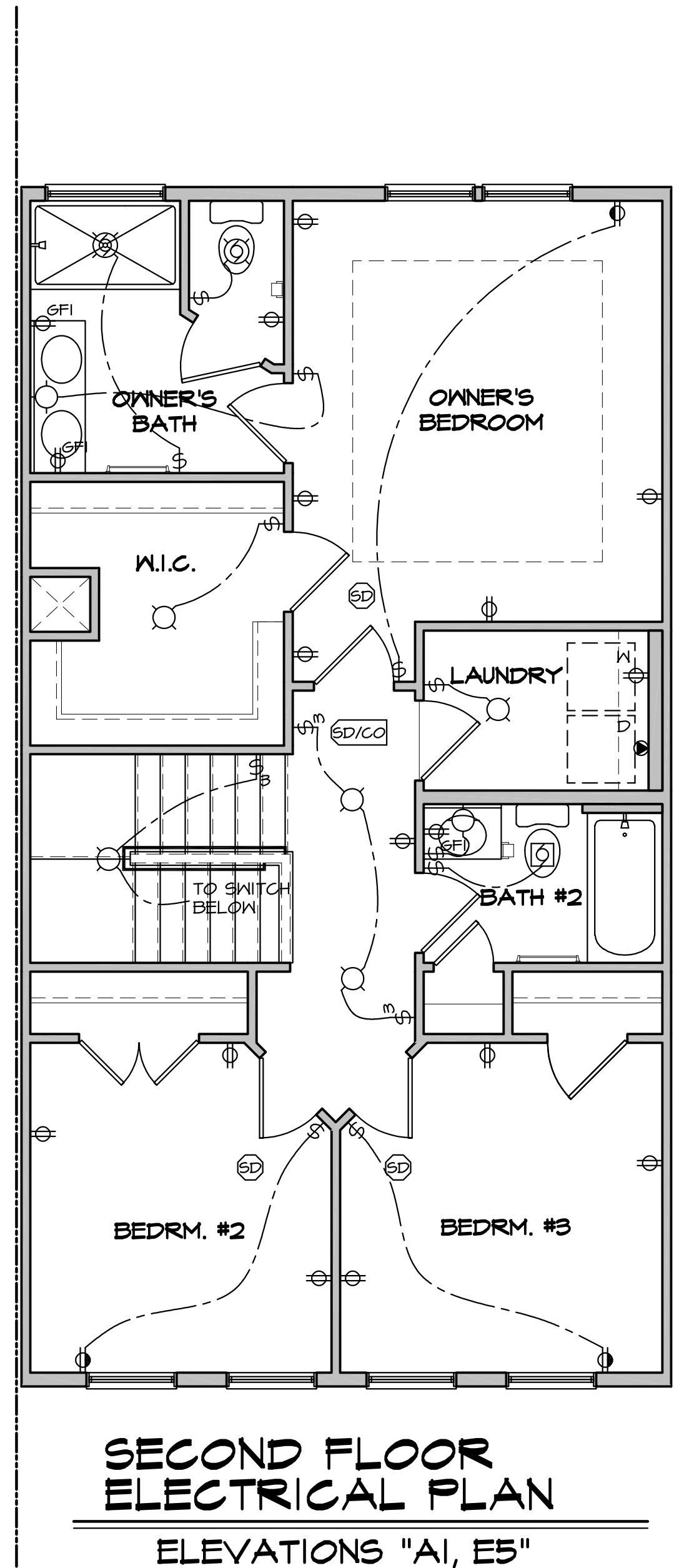
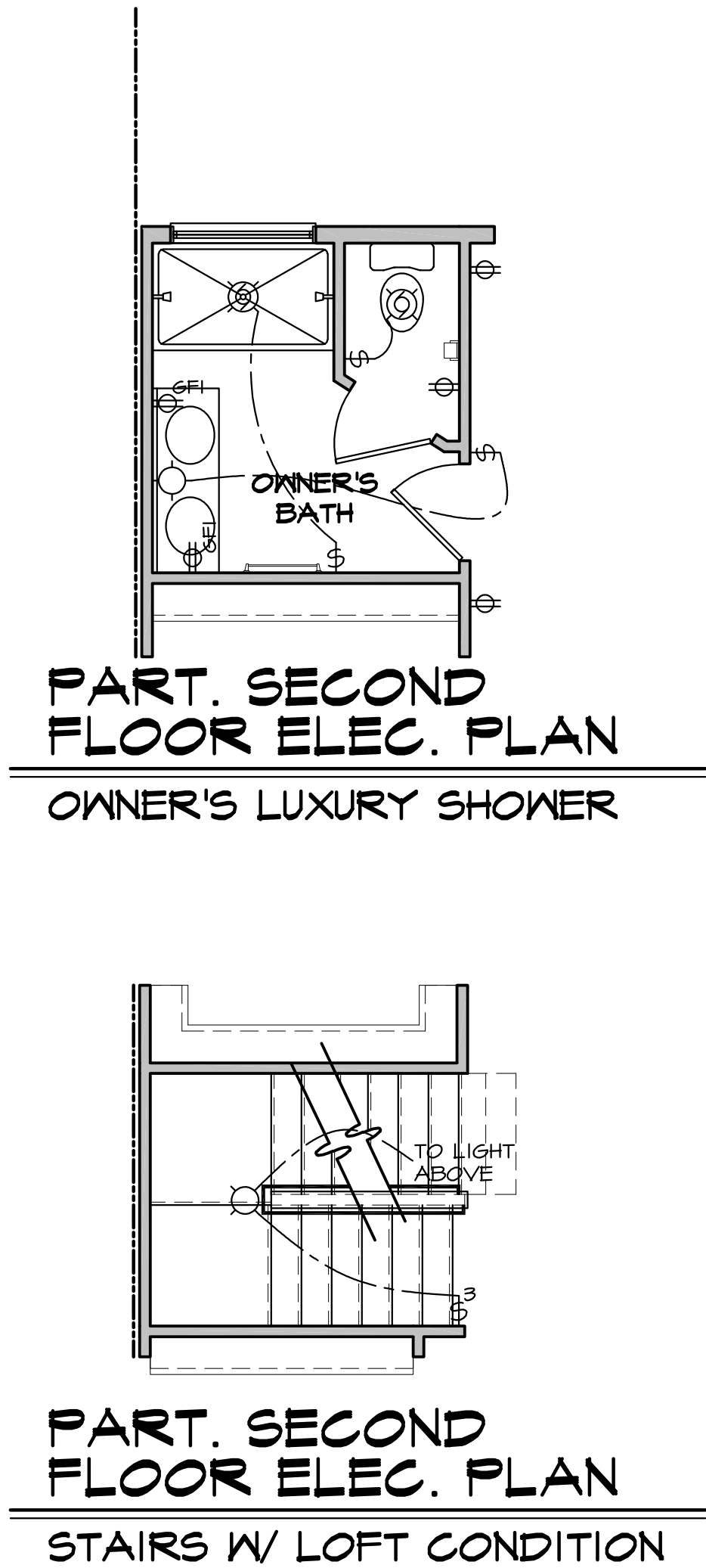
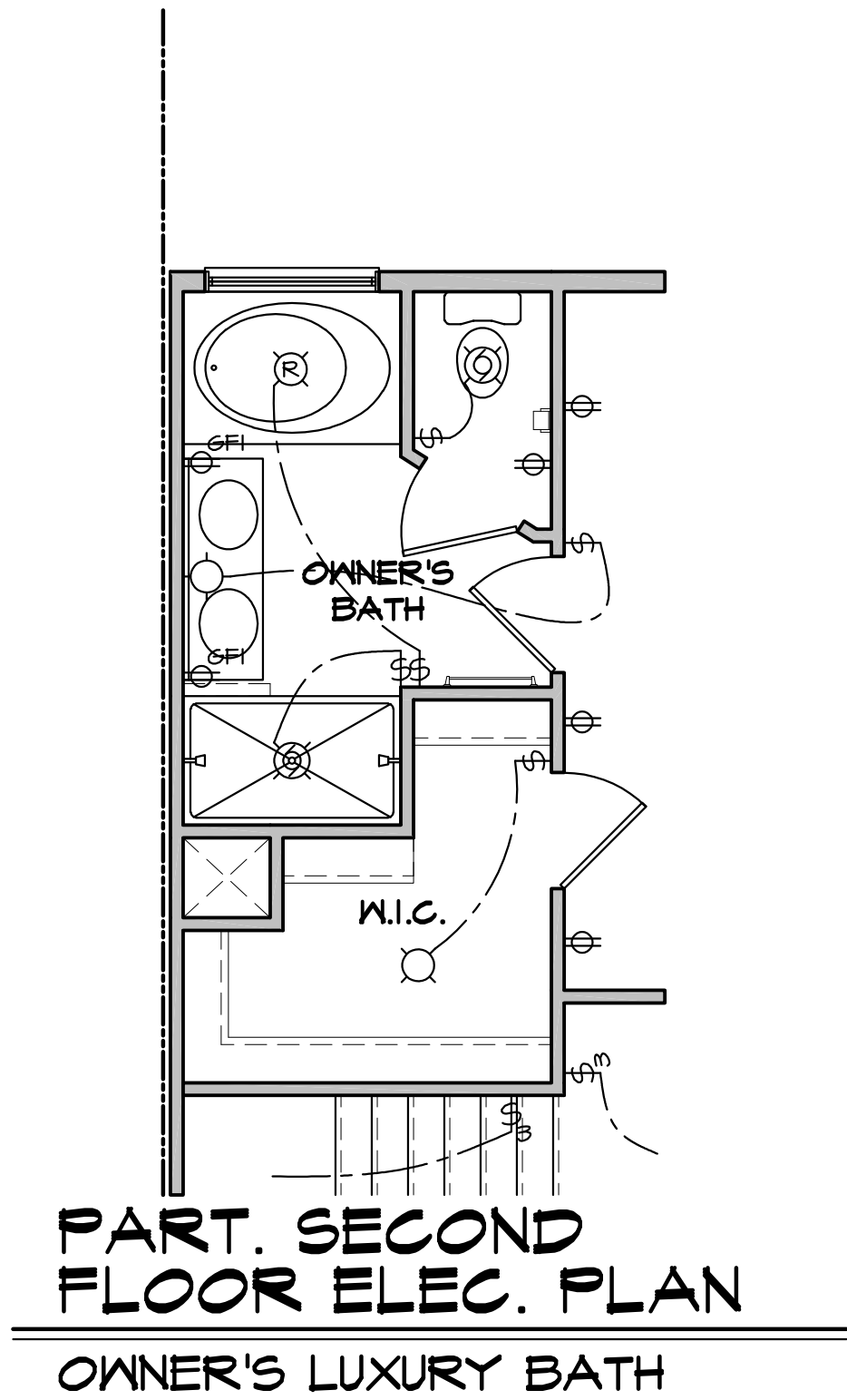
24	X	36	SCAL
1/4"	=	1'-0"	

HOUSE NAME: **ALBUEN**

DRAWING TITLE
FIRST FLOOR OPTIONS
ELECTRICAL PLAN

SHEET No.

E.2.



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

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WADE ARCHITECTURE
13024 PENNSYLVANIA AVE
SUITE 2
HAGERSTOWN, MD 21742
240-452-4638

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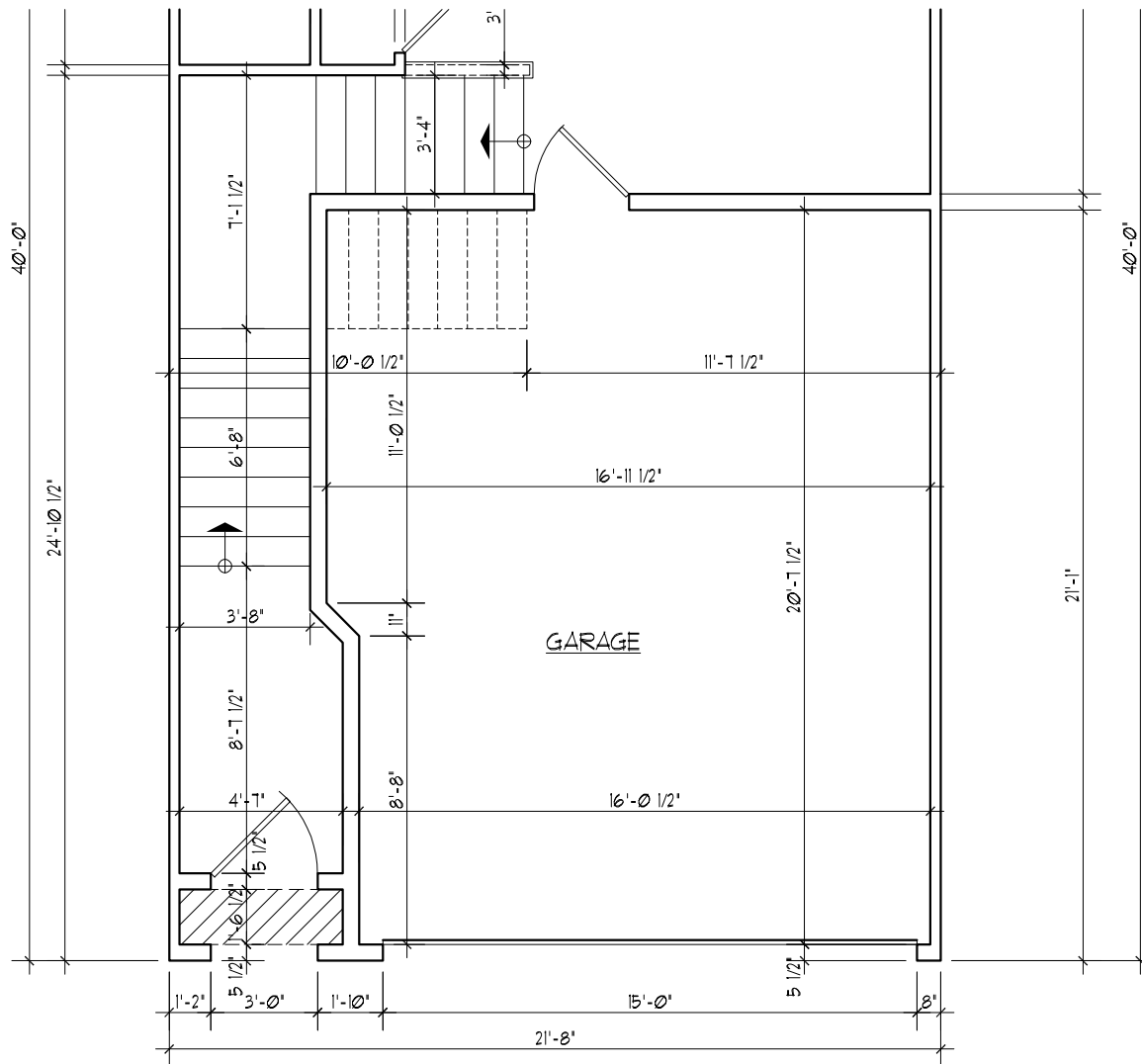
HOUSE NAME:
AUBURN

DRAWING TITLE:
SECOND FLOOR ELECTRICAL PLAN

SHEET No.
III.3

Exhibit received August 11, 2017

DRAWN BY:
K. GROSSNICKLE
DATE:
08/29/16
PROJECT NO.
DT02
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

SK-1

Sheet No.:

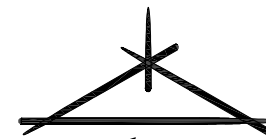
CANTERBURY
TOWNHOMES

D·R·HORTON
America's Builder

WHEELING,
ILLINOIS

LOWER LEVEL FLOOR PLAN

AUBURN



Premier Architecture, Inc.

P.O. BOX 578, HUNTLEY, IL 60142 (847) 877-6150

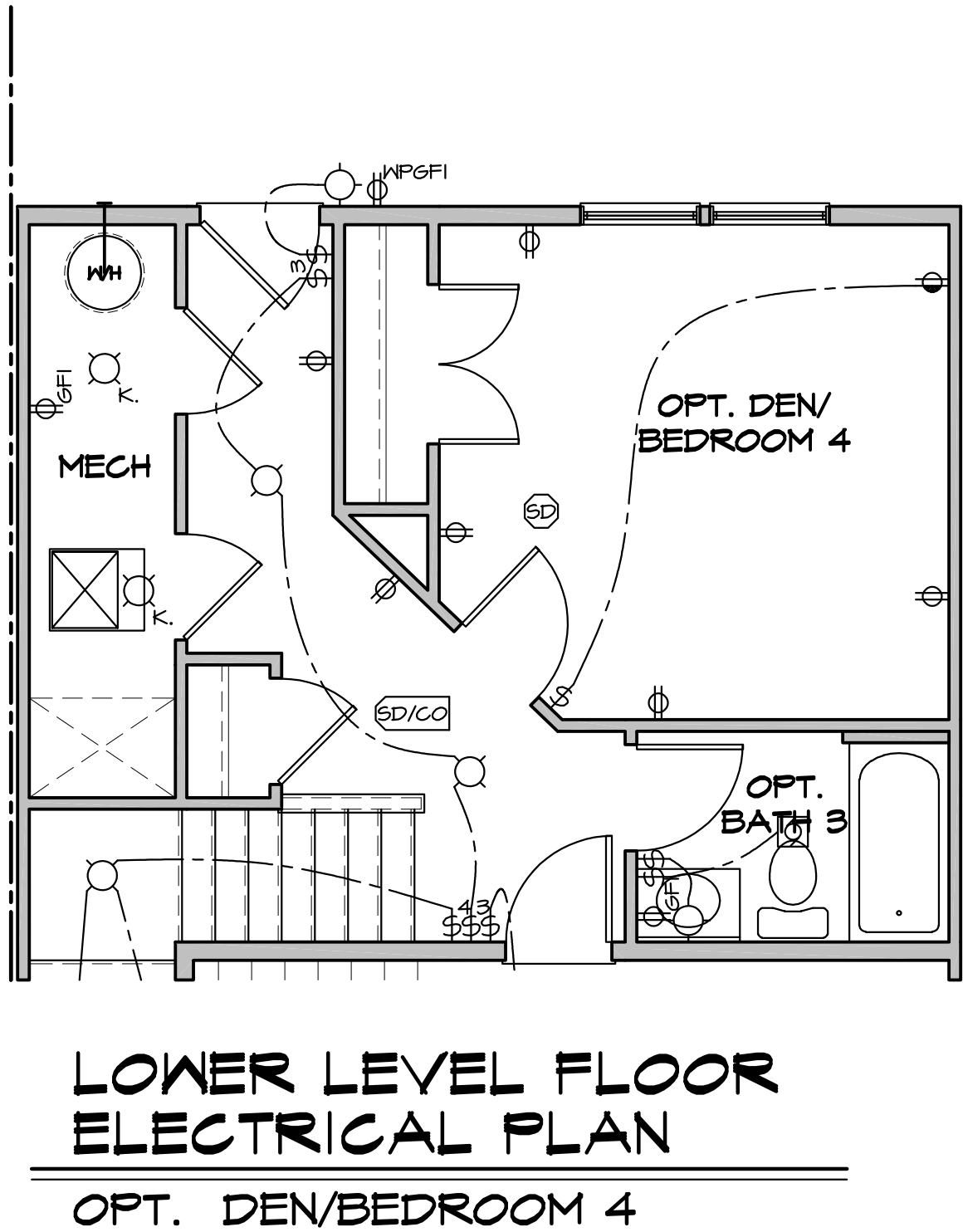
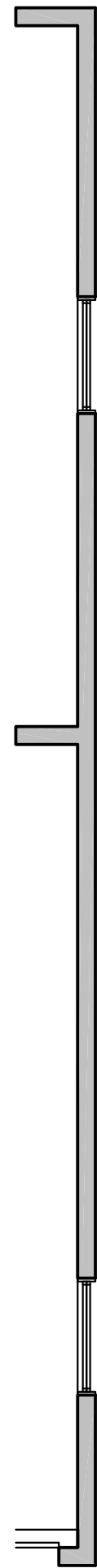
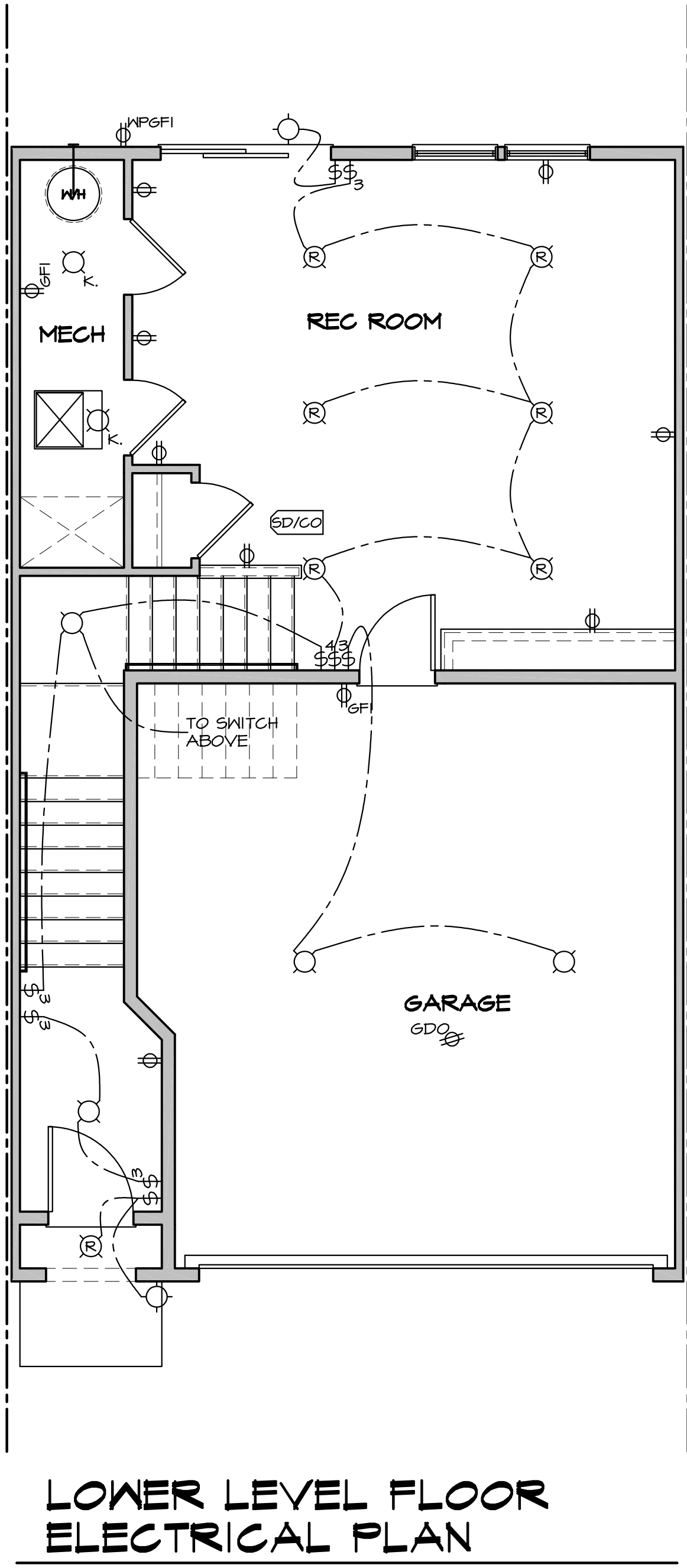
07-12-17 Date:

701-802 Proj. No.:

RJW/JJK Drwn. By:

Chk. By:

Exhibit received August 11, 2017



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

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- PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.

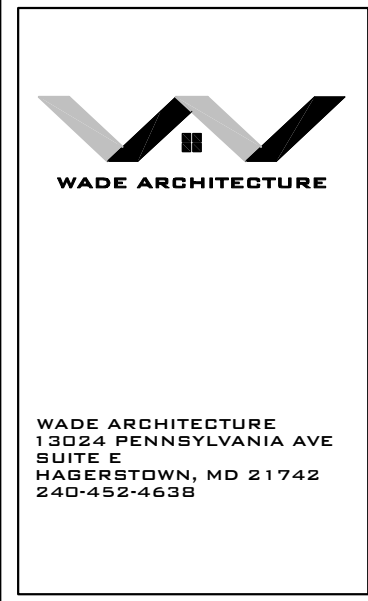
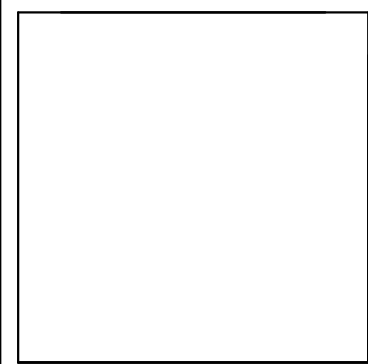


Exhibit received August 11, 2017

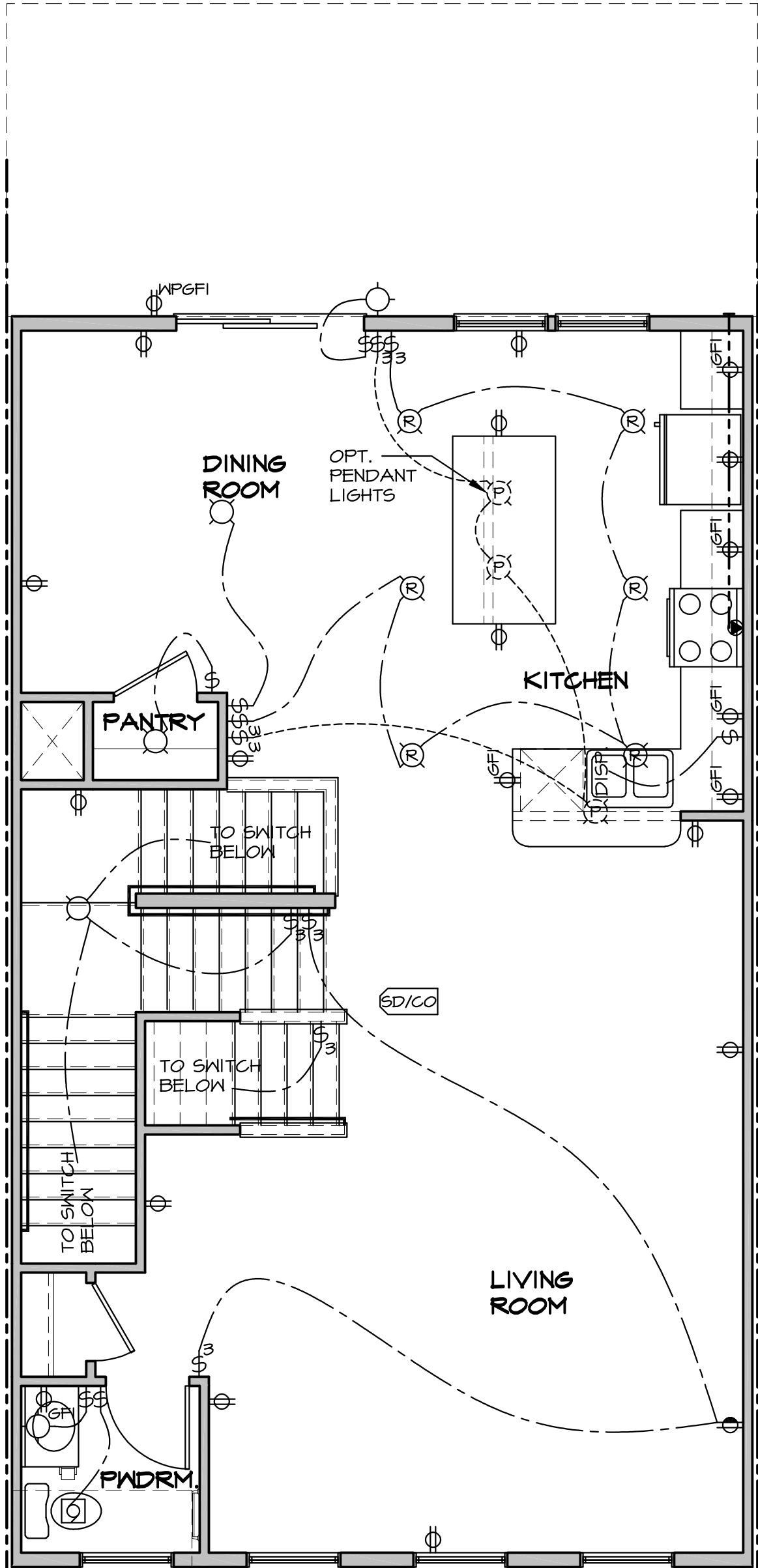
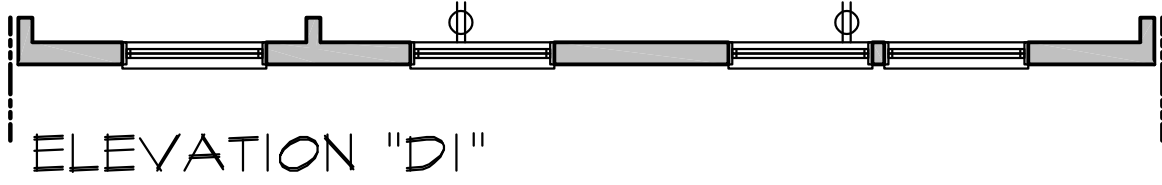
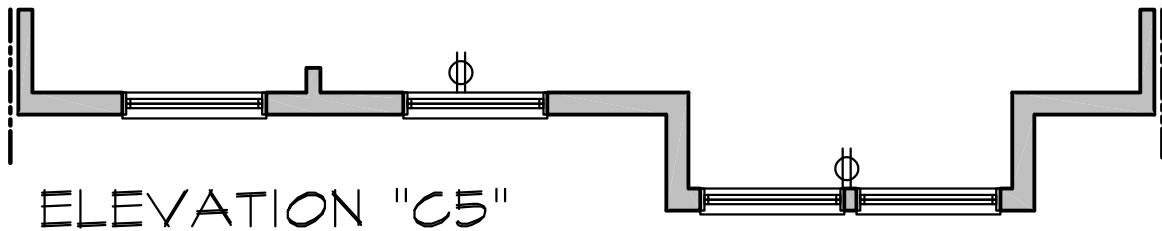
DRAWN BY:	W. MILES
DATE:	10/06/16
PROJECT NO.	DT03
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME:	ROYAL
DRAWING TITLE	LOWER LEVEL ELECTRICAL

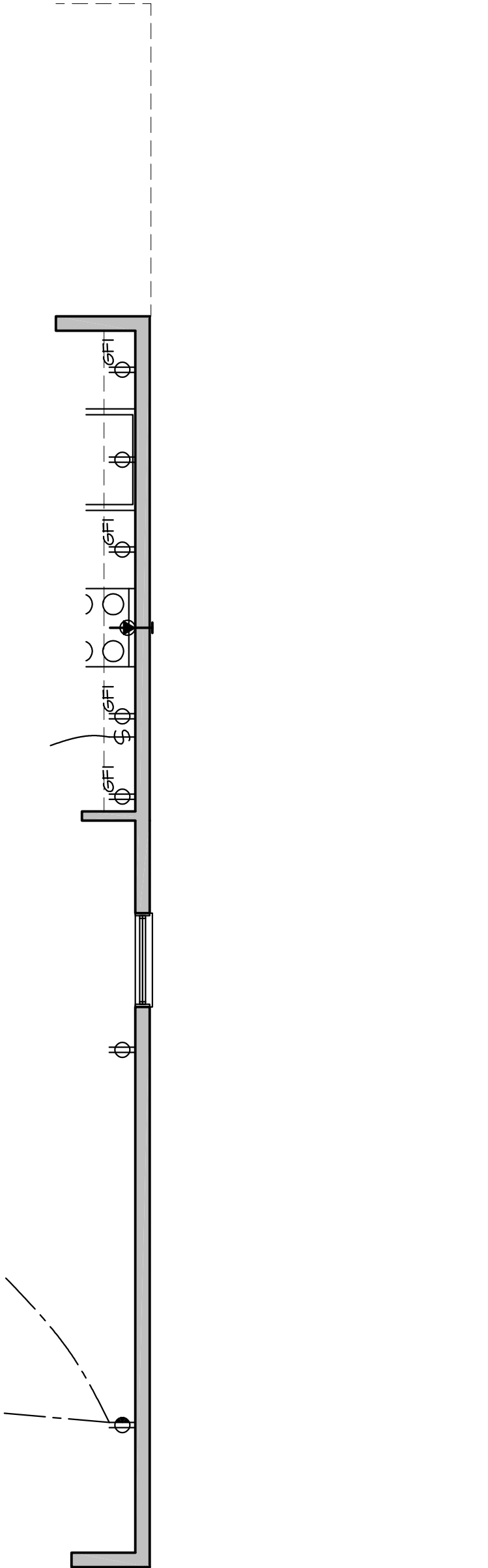
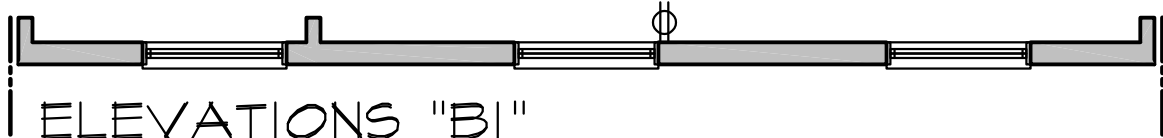
SHEET No.	1
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ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	PULLCHAIN LAMPHOLDER
	KEYLESS LAMPHOLDER
	OPTIONAL CEILING FAN
	UNDER CABINET LIGHT
	FLUORESCENT
	CABLE TV
	TELEPHONE
	KEYPAD
	CHIME
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME

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FIRST FLOOR ELECTRICAL PLAN
ELEVATIONS "A1, E5, F5"



FIRST FLOOR ELECTRICAL PLAN
END UNIT CONDITION



WADE ARCHITECTURE
13024 PENNSYLVANIA AVE
SUITE 2
HAGERSTOWN, MD 21742
240-452-4638

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America's Builder

Exhibit received August 11, 2017

DRAWN BY: M. HOWELL
DATE: 10/06/16
PROJECT NO. DT03
11 X 17 SCALE 1/8" = 1'-0"
24 X 36 SCALE 1/4" = 1'-0"

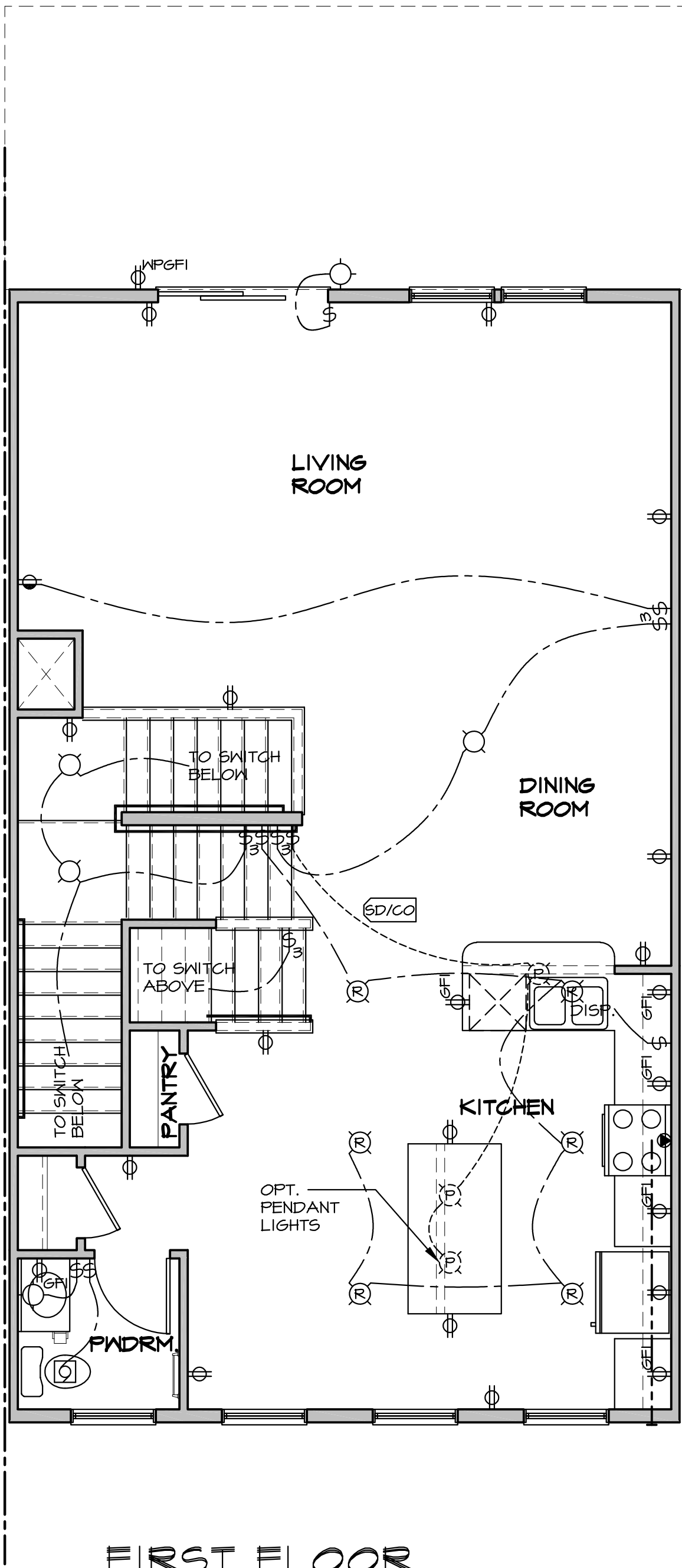
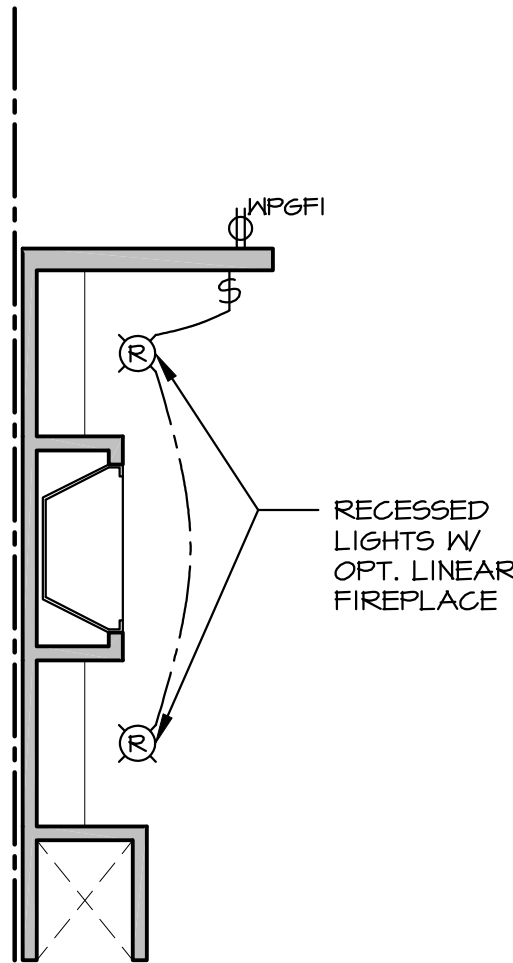
HOUSE NAME:
ROYAL

DRAWING TITLE
FIRST FLOOR ELECTRICAL PLAN

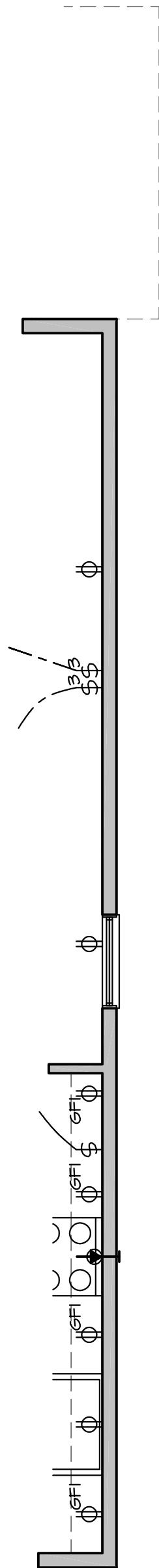
SHEET No.
E.2

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - GFI
	DUPLEX RECEPTACLE - WEATHERPROOF GFI
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
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FIRST FLOOR ELECTRICAL PLAN
OPT. FRONT KITCHEN



FIRST FLOOR ELECTRICAL PLAN
END UNIT CONDITION



WADE ARCHITECTURE
13024 PENNSYLVANIA AVE
SUITE 2
HAGERSTOWN, MD 21742
240-452-4638

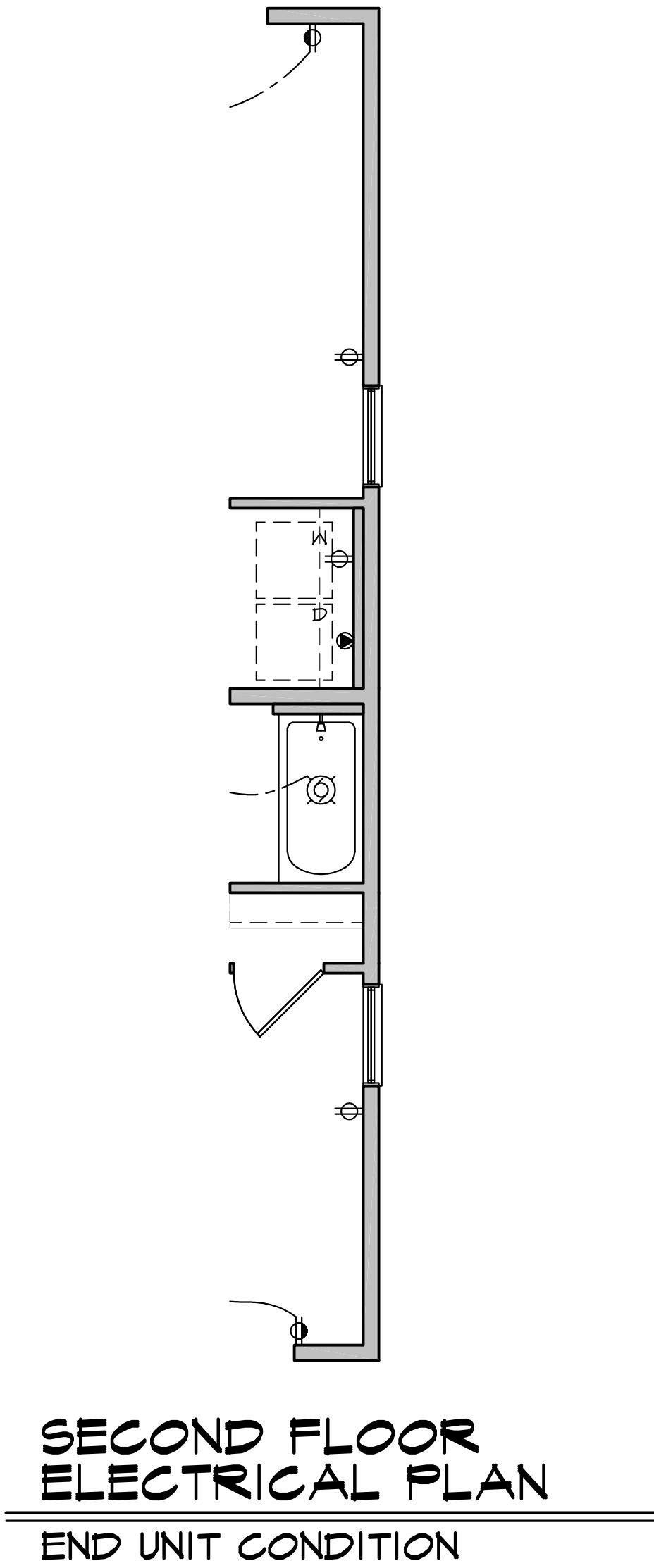
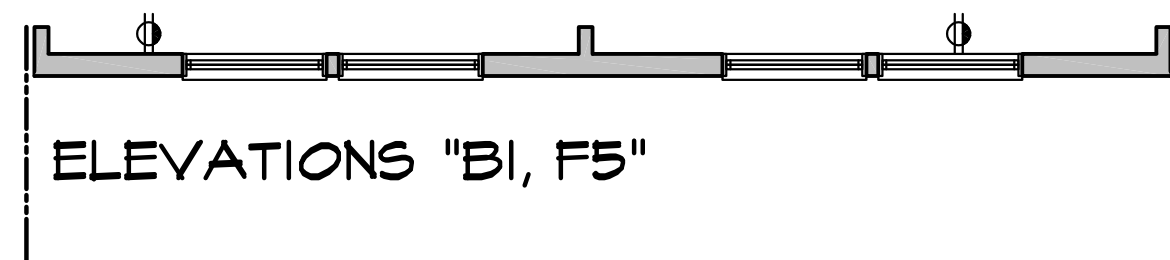
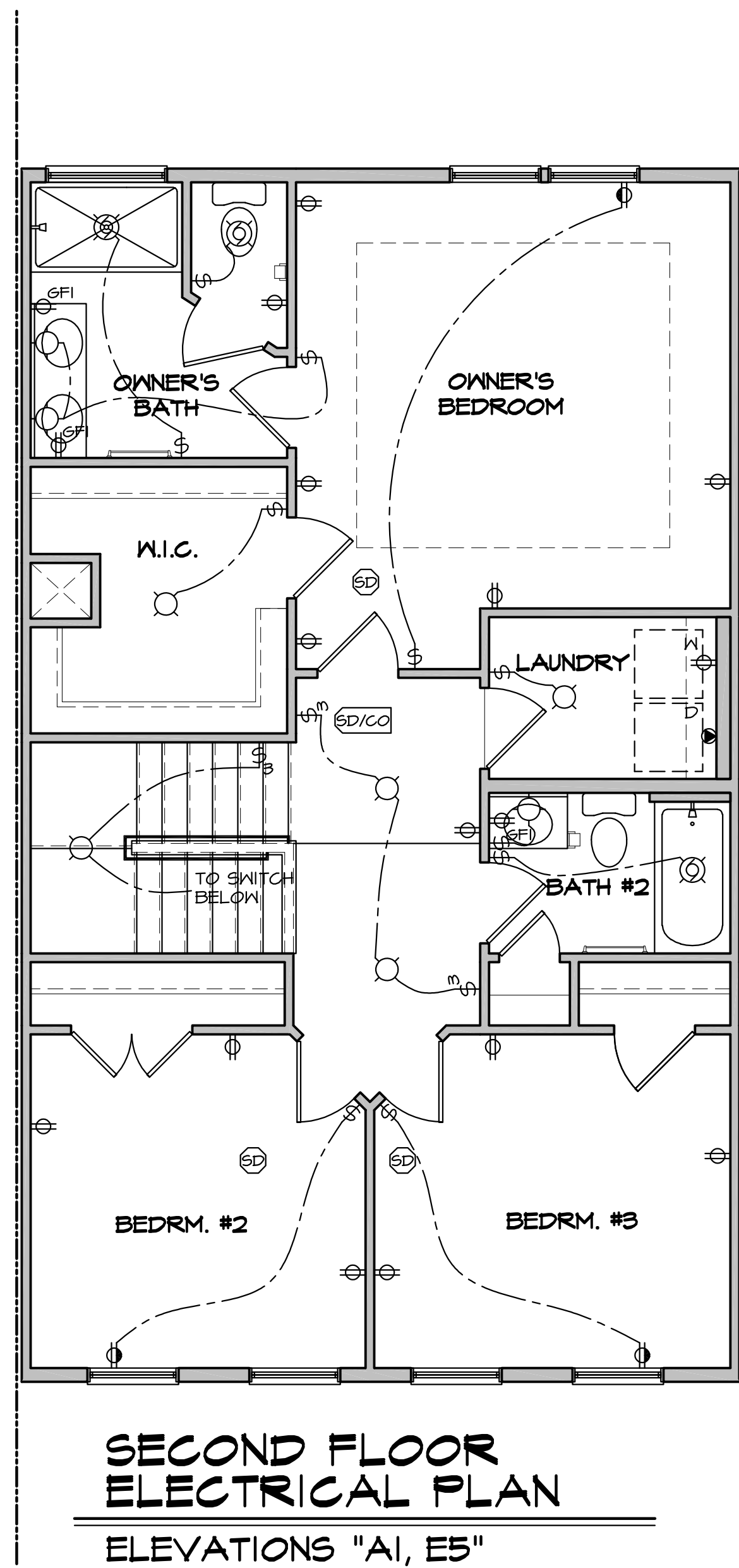
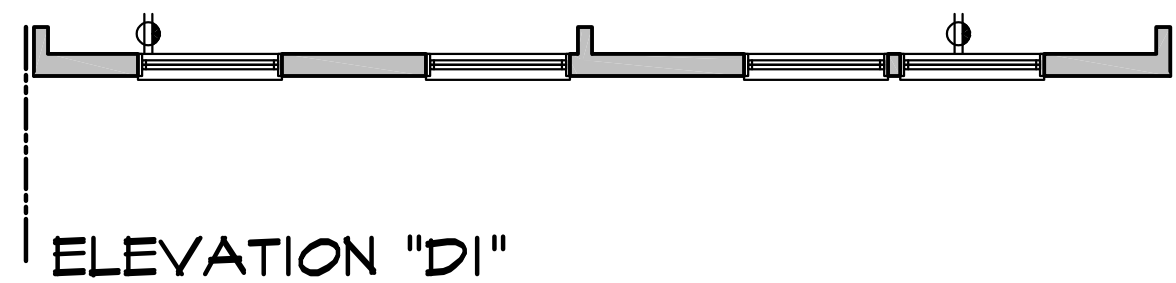
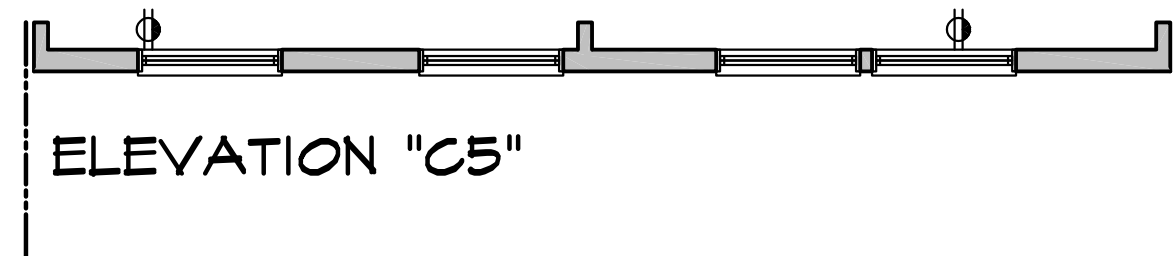
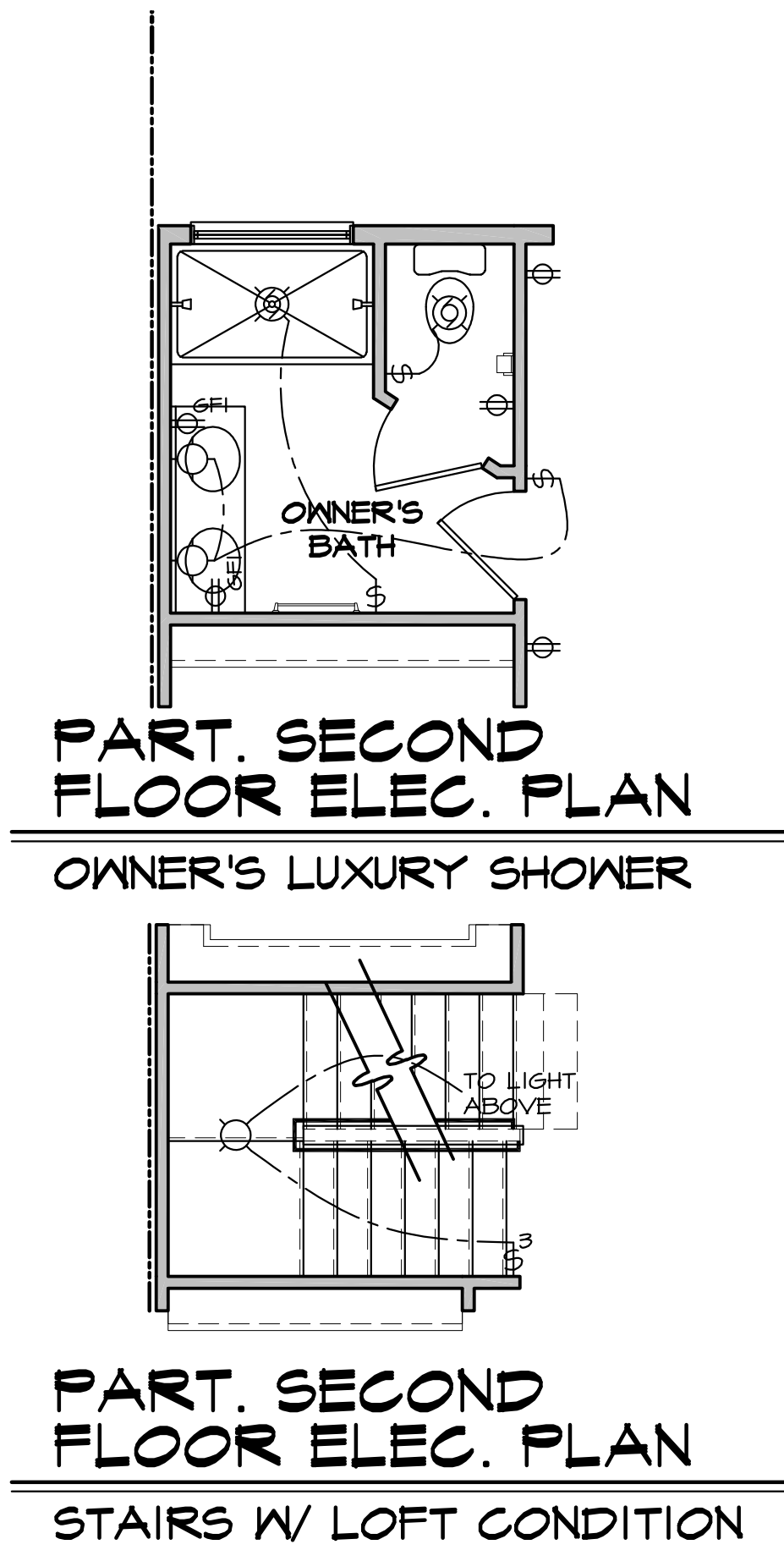
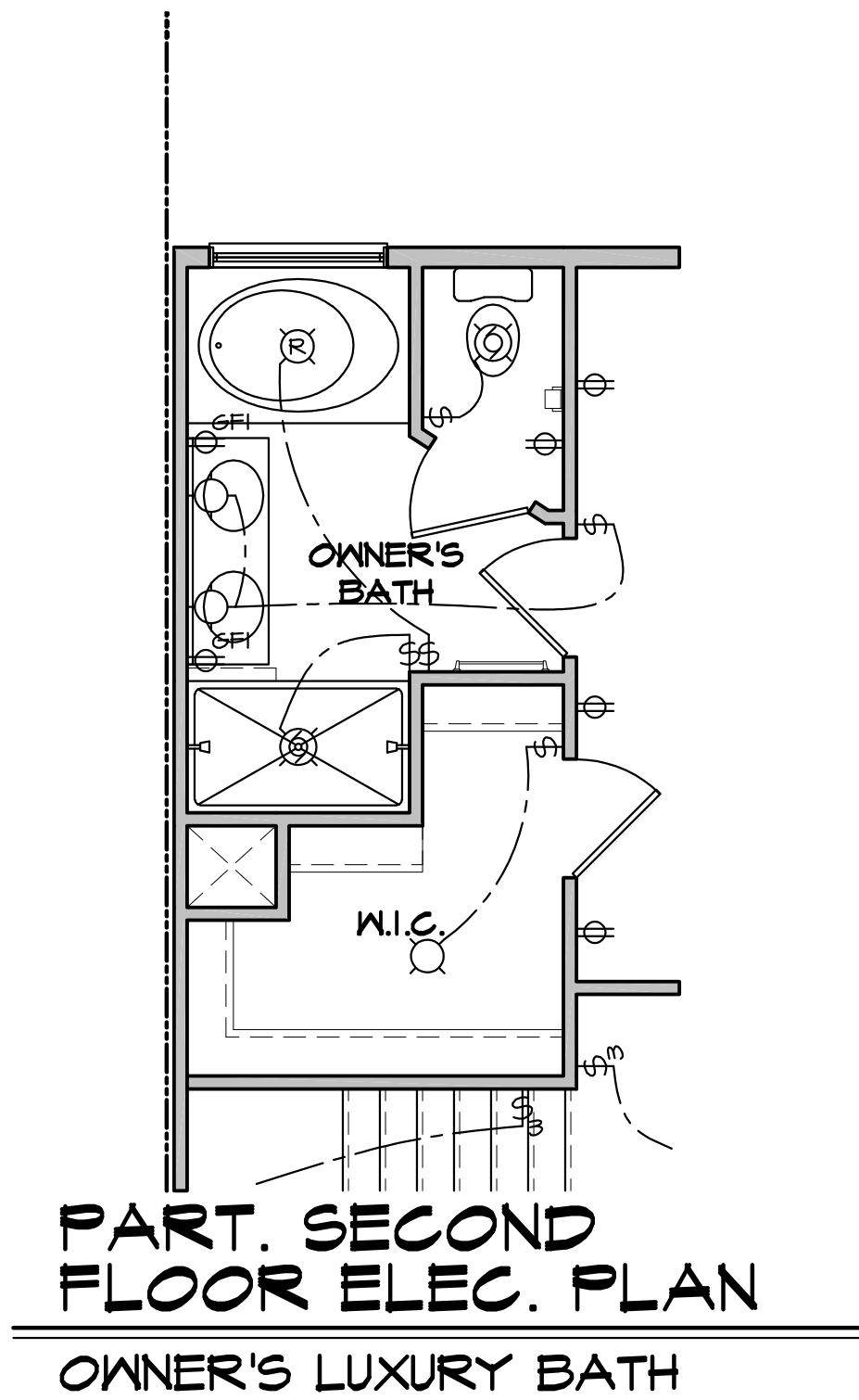
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Exhibit received August 11, 2017

DRAWN BY:
M. HOWELL
DATE:
10/06/16
PROJECT NO.
DT03
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

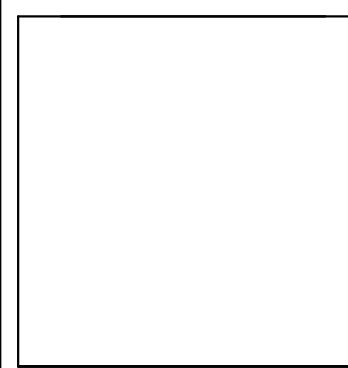
HOUSE NAME:
ROYAL
DRAWING TITLE
FIRST FLOOR OPTIONS
ELECTRICAL PLAN

SHEET No.
E.2.1



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
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WADE ARCHITECTURE
13024 PENNSYLVANIA AVE
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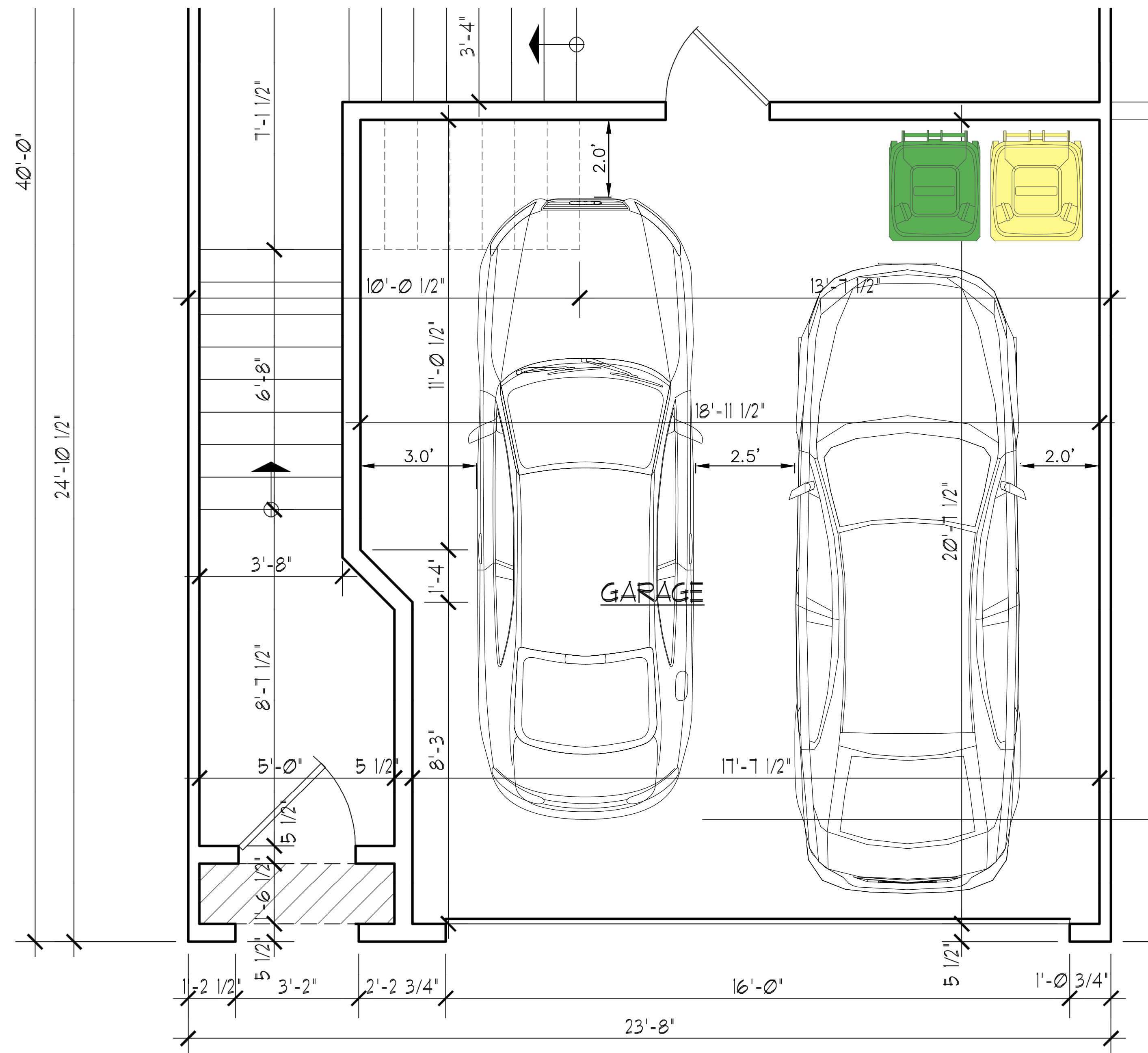
D.R. HORTON
America's Builder

Exhibit received August 11, 2017

DRAWN BY:
K. GROSSNICKLE
DATE:
10/06/16
PROJECT NO.
DT03
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1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

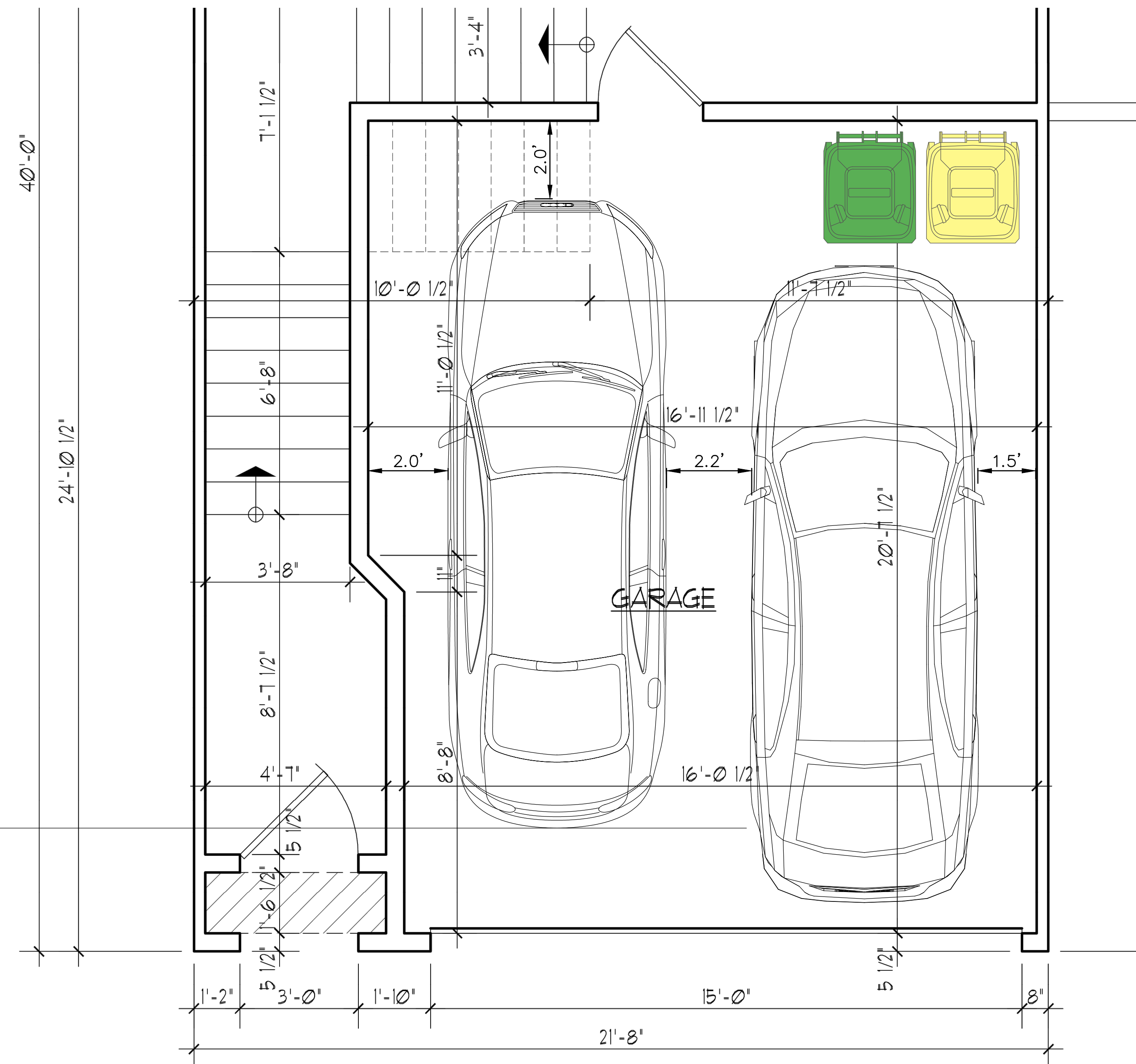
HOUSE NAME:
ROYAL
DRAWING TITLE
SECOND FLOOR ELECTRICAL PLAN

SHEET No.
III.3



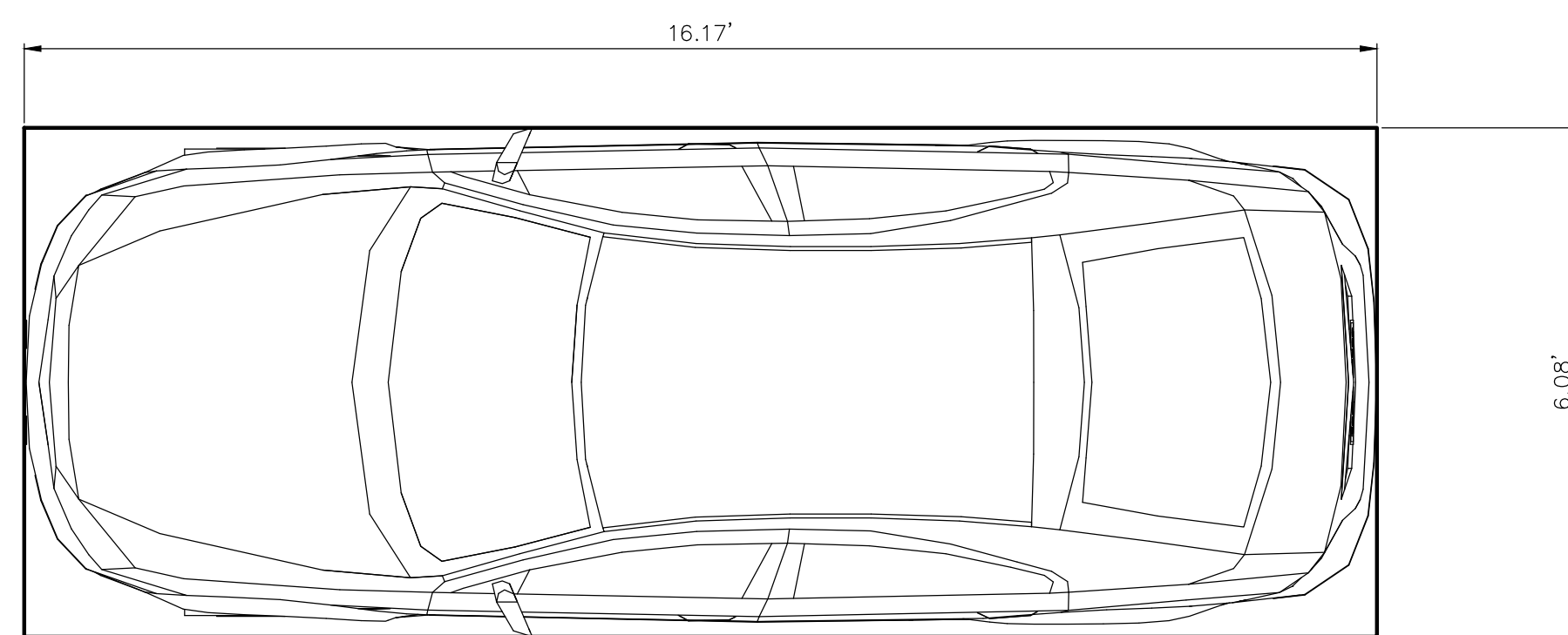
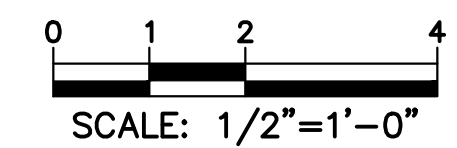
1 23'-8" WIDE UNIT GARAGE PLAN

1/2" = 1'-0"

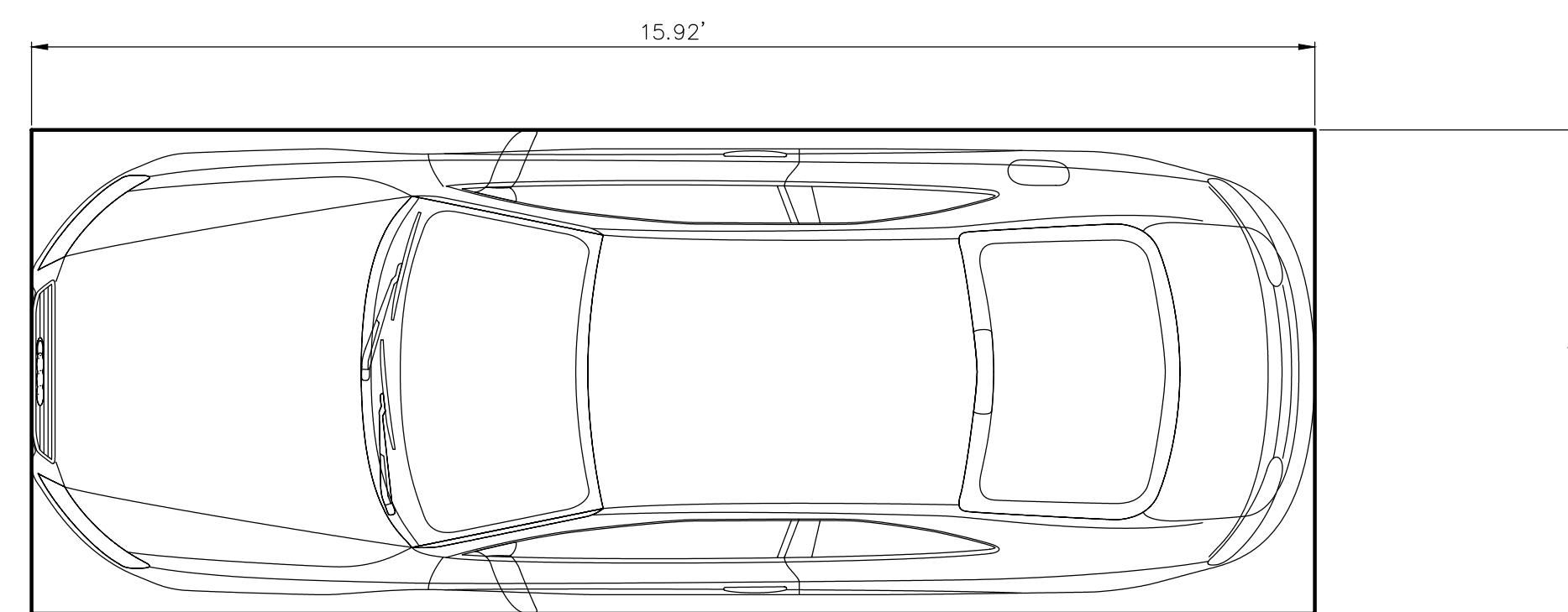


2 21'-8" WIDE UNIT GARAGE PLAN

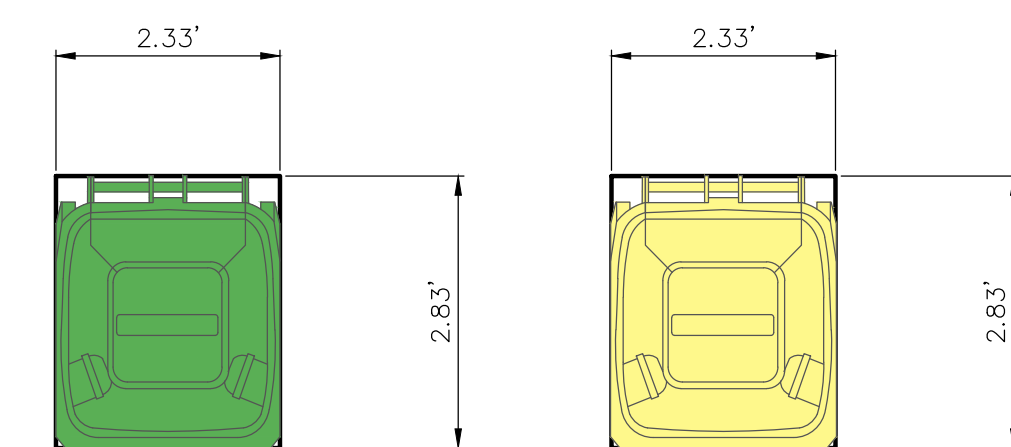
1/2" = 1'-0"



2017 CHEVROLET MALIBU



2017 TOYOTA CAMRY



ADVANCED
DISPOSAL
96 GAL
CONTAINER
(REFUSE)

ADVANCED
DISPOSAL
96 GAL
CONTAINER
(RECYCLING)

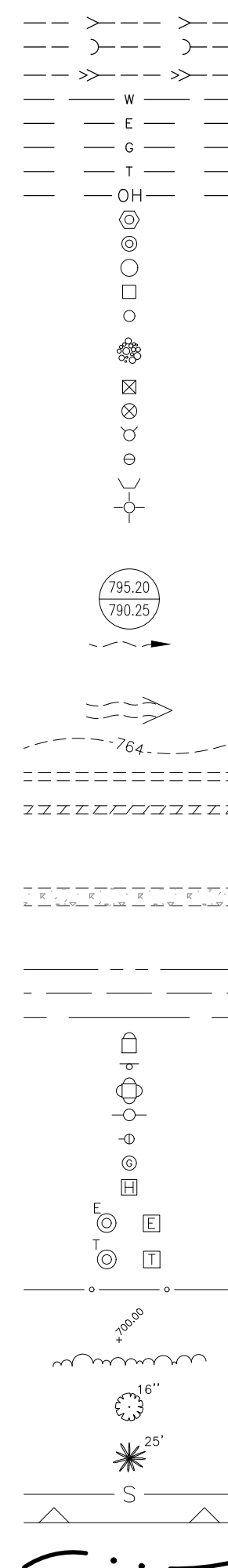
3 TYPICAL VEHICLE AND GARBAGE SIZES

1/2" = 1'-0"

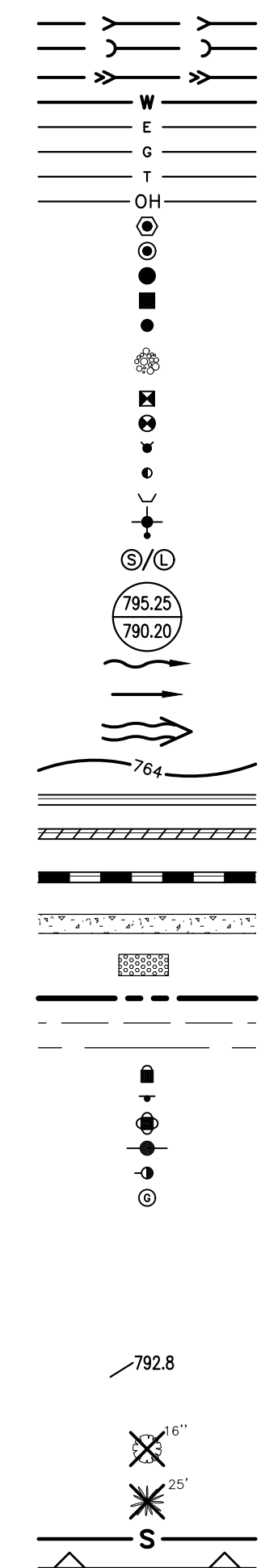
Proposed Improvements
for
WOLF CROSSING
415 N. WOLF ROAD
VILLAGE OF WHEELING, ILLINOIS

STANDARD SYMBOLS

EXISTING



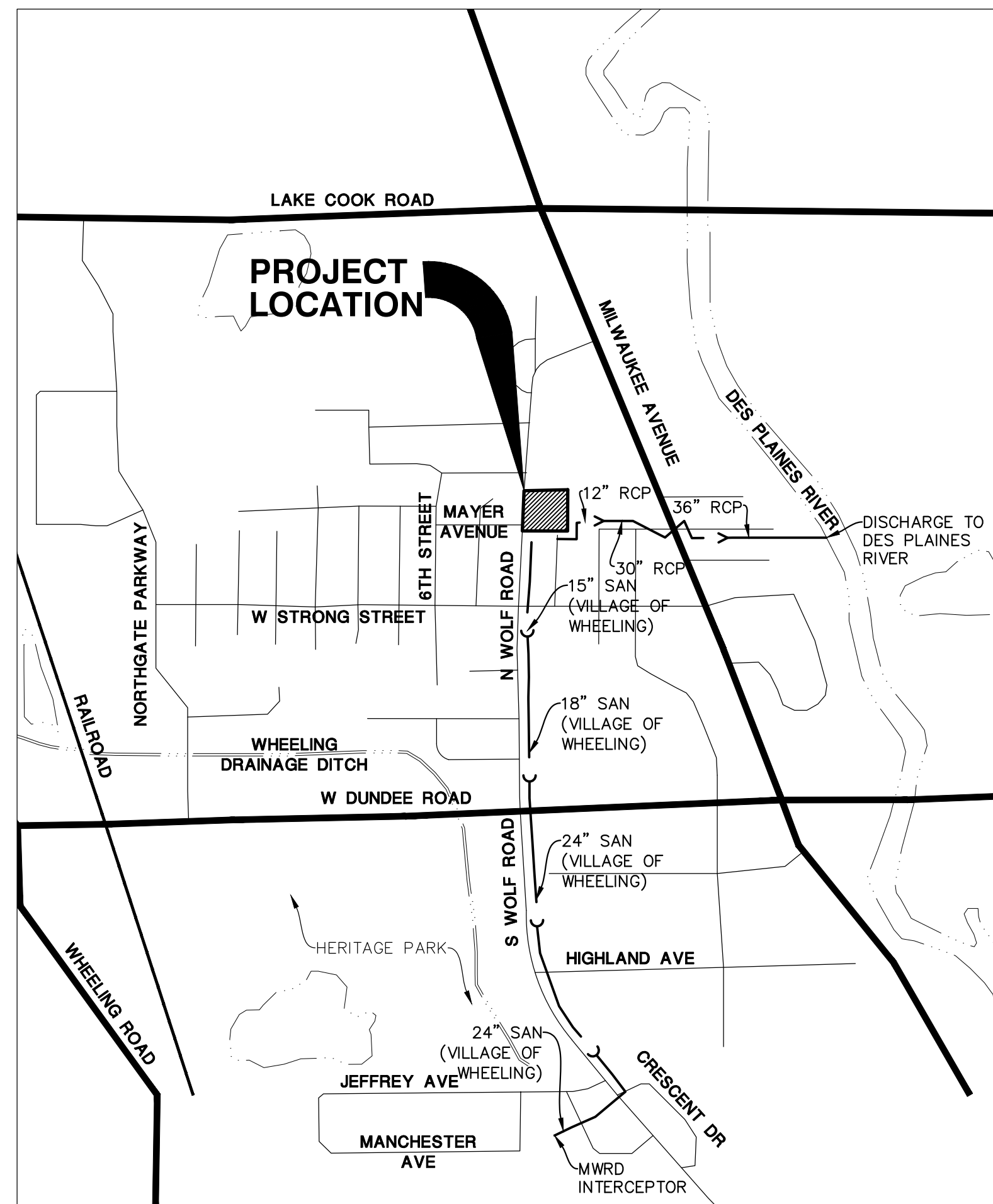
PROPOSED



ABBREVIATIONS

ADJ	ADJUST	FES	FLARED END SECTION
AGG.	AGGREGATE	F/L	FORCE MAIN
ARCH	ARCHITECT	FM	FORCE MAIN
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G	GROUND
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION
B/C	BACK OF CURB	GW	GUY WIRE
B/P	BOTTOM OF PIPE	HDWL	HEADWALL
B/W	BACK OF WALK	HH	HANDHOLE
B-BOX	BUFFALO BOX	HHL	HIGH WATER LEVEL
BT	BITUMINOUS	HYD.	HYDRANT
BM	BENCHMARK	INL	INLET
B.O.	BY OTHERS	INV.	INVERT
C.E.	COMMERCIAL ENTRANCE	IP	IRON PIPE
CB	CATCH BASIN	LT	LEFT
C	CENTERLINE	MAX.	MAXIMUM
CMB	COMBINED SEWER	MB	MAILBOX
CMF	CORRUGATED METAL PIPE	M/E	MEET EXISTING
CNTRL	CONTROL	MH	MANHOLE
C.O.	CLEANOUT	MIN.	MINIMUM
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE
D	DITCH	PC	POINT OF CURVATURE
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION
DS	DOWNSPOUT	PL	PROPERTY LINE
DT	DRAIN TILE	PP	PROPOSED
E	ELECTRIC	PT	POINT OF TANGENCY
E-E	EDGE TO EDGE	PVC	POLYVINYL CHLORIDE PIPE
ELEV.	ELEVATION	PVC	POINT OF VERTICAL CURVATURE
E/P	EDGE OF PAVEMENT	PVI	POINT OF VERTICAL INTERSECTION
EX.	EXISTING	PVT	POINT OF VERTICAL TANGENCY
F.E.	FIELD ENTRANCE	P	PUBLIC UTILITY & DRAINAGE EASEMENT
F-F	FACE TO FACE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
F.F.	FINISHED FLOOR		

R	RADIUS
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVAL
REV	REVERSE
RR	RAILROAD
RT	RIGHT
SAN	SANITARY
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SMH	SANITARY MANHOLE
ST	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T-A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VCP	VITRIFIED CLAY PIPE
V.V.	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN



LOCATION MAP
1"=1,000'

DRH CAMBRIDGE HOMES, INC.
750 E. BUNKER COURT
VERNON HILLS, IL 60061
(847) 362-9100



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INDEX OF SHEETS

SHEET NO. DESCRIPTION

- 1 TITLE SHEET
 - 2 EXISTING CONDITIONS AND DEMOLITION PLAN
 - 3 SOIL EROSION AND SEDIMENT CONTROL PLAN
 - 4 SOIL EROSION AND SEDIMENT CONTROL DETAILS
 - 5 GRADING PLAN
 - 6 UTILITY PLAN
 - 7 STREET A PLAN AND PROFILE - STA 0+00 TO 4+50
 - 8 STREET A PLAN AND PROFILE - STA 4+50 TO 8+77
 - 9 EX SMH TO SMH-C - PLAN AND PROFILE
 - 10 STREET LIGHTING AND SIGNAGE PLAN
 - 11 CONSTRUCTION DETAILS
 - 12 CONSTRUCTION DETAILS
 - 13 CONSTRUCTION DETAILS
 - 14 CONSTRUCTION DETAILS
 - 15 CONSTRUCTION DETAILS
 - 16 CONSTRUCTION SPECIFICATIONS
- EXHIBIT A - EXISTING DRAINAGE EXHIBIT
EXHIBIT B - MWRD EXHIBIT

LANDSCAPE PLANS

SHEET NO. DESCRIPTION

- L1 LANDSCAPE SUMMARY
- L2 LANDSCAPE PLAN - NW
- L3 LANDSCAPE PLAN - NE
- L4 LANDSCAPE PLAN - SW
- L5 LANDSCAPE PLAN - SE
- L6 LANDSCAPE DETAILS
- L7 LANDSCAPE SPECIFICATIONS
- L8 IRRIGATION PLAN

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JULY 2, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK:
NGS STATION DM3895 (LD018)
DISK SET IN BRIDGE PARAPET WALL, OF THE EAST DM3895 ABUTMENT OF THE LAKE COOK ROAD BRIDGE --NO. 016-3201) OVER RAIL ROAD, DM3895 TRACKS, 4 FT (1.2 M) ABOVE GRADE OF SIDEWALK, APPROXIMATELY 1 MI (1.6 KM) WEST OF THE INTERSECTION OF STATE ROAD 21 WITH LAKE COOK ROAD,
18.2 FT (5.5 M) NORTH OF THE BACK OF CURB OF LAKE COOK ROAD
ELEVATION = 690.53 (NAVD 88)

SITE BENCHMARKS:

1. NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTH WEST CORNER OF MAYER AVE. & WOLF RD. ELEVATION = 647.21
2. NORTHWEST FLANGE BOLT OF FIRST FIRE HYDRANT SOUTH OF MEYERERSON WAY ON THE WEST SIDE OF WOLF RD. ELEVATION = 646.74

UTILITY CONTACTS	
ELECTRIC COMMONWEALTH EDISON 3500 NORTH CALIFORNIA AVE. CHICAGO, IL 60618 (800) 334-7661	WATER VILLAGE OF WHEELING 77 WEST HINTZ RD. WHEELING, IL 60187 (847) 279-6900
GAS NICOR GAS 90 NORTH FINLEY RD. GLEN ELLYN, IL 6013 (630) 629-2500	TELEPHONE AT&T TELEPHONE 1101 EAST ROOSEVELT RD. WHEATON, IL 60187 (630) 260-8808
SANITARY SEWER METROPOLITAN WATER RECLAMATION DISTRICT 100 EAST ERIE ST. CHICAGO, IL 60611 (312) 751-5600	STORM SEWER VILLAGE OF WHEELING 77 WEST HINTZ RD. WHEELING, IL 60090 (847) 279-6900



08/08/17
EXP. 11/30/17

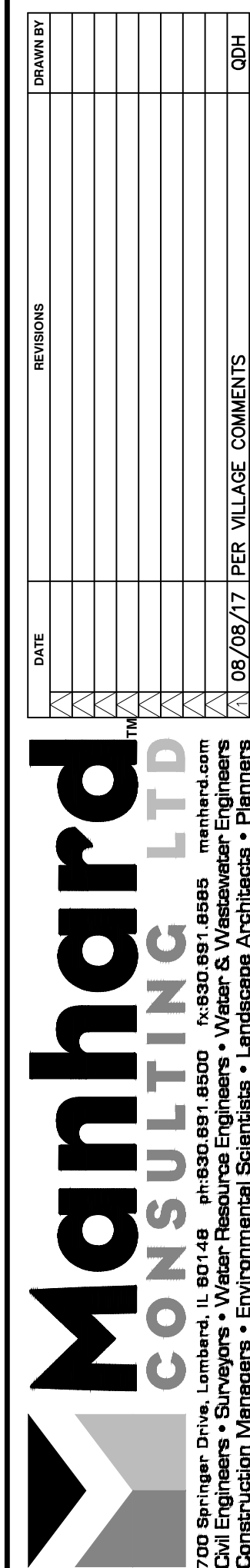


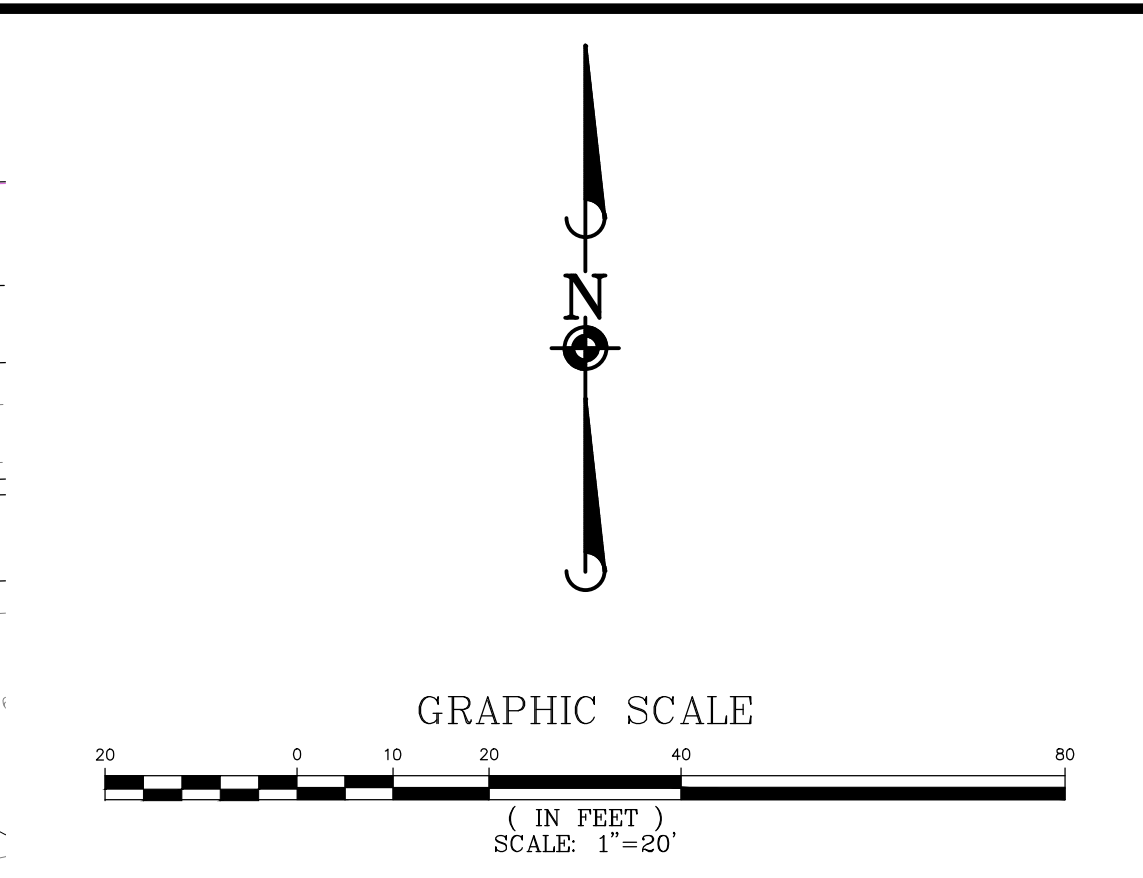
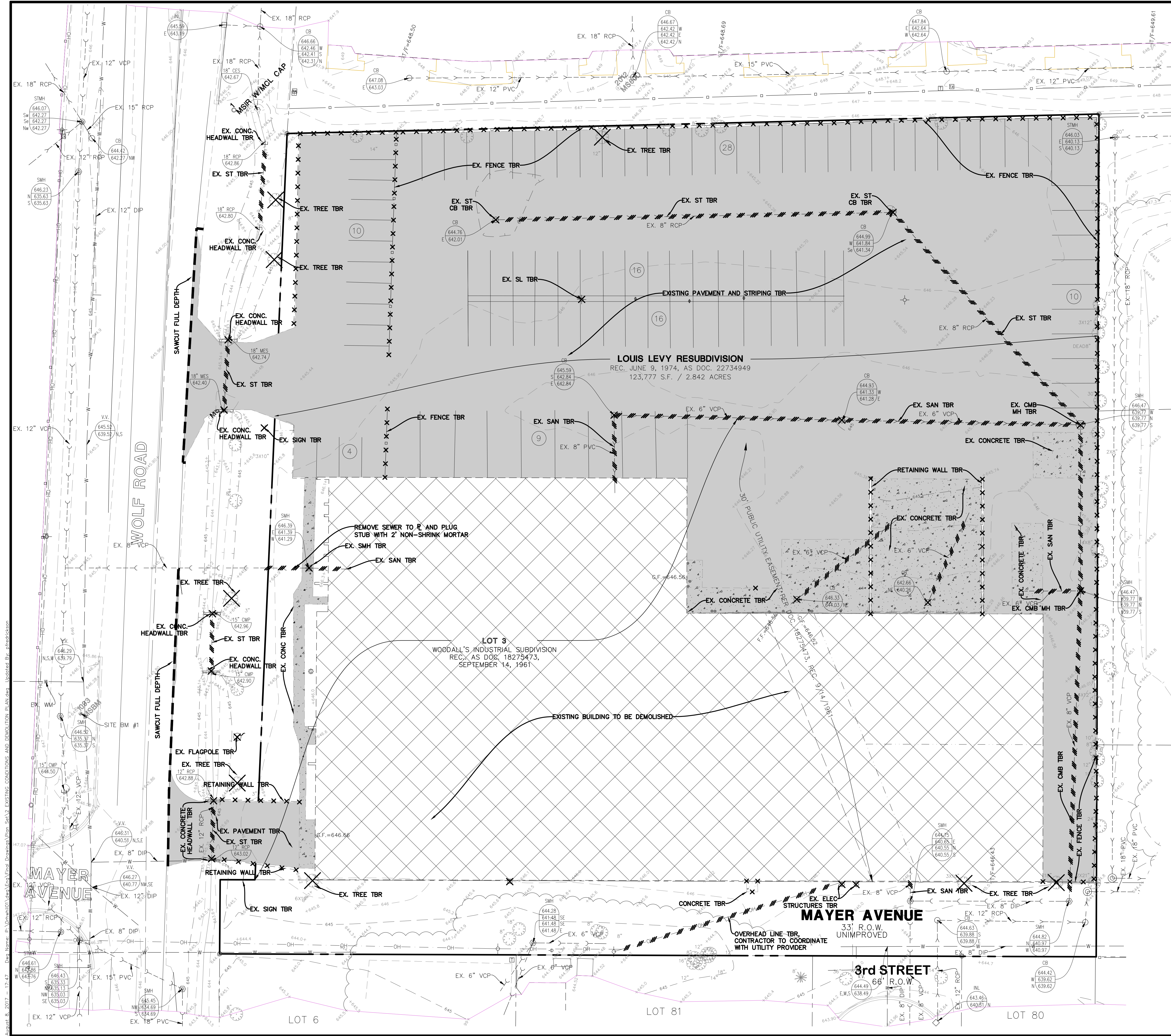
Exhibit received August 11, 2017

WOLF CROSSING

VILLAGE OF WHEELING, ILLINOIS

TITLE SHEET

PROJ MGR: JPD
PROJ ASSOC: QDH
DRAWN BY: PRF
DATE: 06-15-17
SCALE: N.T.S.
SHEET
1 OF 16
DRHWHIL01



- DEMOLITION NOTES:**
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
 - SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 - ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
 - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
 - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
 - PAVEMENT AND STONE SUBGRADE TO BE MILLED AND STOCKPILED ON SITE FOR REUSE AS TRENCH BACKFILL, DRIVEWAY STONE, AND ROADWAY SUBGRADE. RECYCLED MATERIAL TO BE APPROVED BY VILLAGE, PRIOR TO INSTALLATION.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF JUNE 30TH, 2016. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DEMOLITION LEGEND	
	PAVEMENT AND BASE TO BE REMOVED
	BUILDING TO BE REMOVED
	SAWCUT LINE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
	TO BE REMOVED

MANHARD CONSULTING LTD.
700 Parkway Plaza, Suite 100, Wheeling, IL 60090-8800
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	BY	REVISIONS
08/09/17	PER	VILLAGE COMMENTS

WOLF CROSSING
VILLAGE OF WHEELING, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT MGR.: JPD
PROJECT ASSOC.: QDH
DRAWN BY: PRF
DATE: 06-15-17
SCALE: 1"=20'
SHEET
2 OF 16
DRHWHIL01



EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1) All construction activities that involves earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) Submittal of a Notice of Intent (NOI) to Illinois Environmental Protection Agency (IEPA).
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incident of Noncompliance (ION) if an event occurs.
 - e) Weekly reports after ½" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) The Contractor shall install all erosion control items prior to commencement of any work.
- 3) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 4) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 5) The Contractor shall maintain existing positive drainage from off-site at all times during construction.
- 6) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, Building slabs, steps and pavements. Compact six (6) inch maximum lifts of sub-grade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6) inch maximum lifts of dry sub-grade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6) inch maximum lifts of sub-grade, backfill, or fill material at 85% modified proctor dry density.
- 7) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
- 8) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 9) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.

T:\Engineering\General Notes\Erosion Control.docx
Revised on January 1, 2012

Page 1 of 2

- 10) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village of Wheeling.
- 11) Sedimentation shall be retained on site. Straw bales and sediment fence shall be installed along the perimeter of all re-graded areas or as required to prevent sediment from entering and/or leaving the site.
- 12) Straw bales for construction of erosion control devices shall be new, firm and wire or nylon bound livestock feed grade. Each bale shall be embedded in the soil a minimum of four inches. Bales shall be securely anchored in place by stakes or rebars driven through the bales.
- 13) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village of Wheeling Engineering Inspector's satisfaction and is to be considered incidental.
- 14) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 15) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- 16) Straw bales and silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 17) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 18) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Seeding may be used in other areas, particularly back yards, only with prior approval from the Village of Wheeling.
- 19) The Contractor shall install temporary orange fence around all trees to remain as well as wetland areas that are to be mitigated.

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Revised on January 1, 2012

Page 2 of 2

MILLBROOK POINTE SUBDIVISION
REC. JANUARY 9, 2009 PER DOC. 0900903039

GRAPHIC SCALE

(IN FEET)
SCALE: 1"=20'

GRADING PLAN LEGEND

- 784
792.8 G
F.F.
G/F
P
T/C
T/W
T/WALL
M/E
G
- PROPOSED 1 FOOT CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED FINISHED FLOOR ELEVATION
PROPOSED GRADE AT FOUNDATION
PROPOSED PAVEMENT ELEVATION
PROPOSED TOP OF CURB
PROPOSED TOP OF WALK
PROPOSED TOP OF WALL
MEET EXISTING
PROPOSED GROUND GRADE OR GROUND
AT BASE OF RETAINING WALLS
PROPOSED DITCH OR SWALE
PROPOSED DIRECTION OF FLOW
*OVERFLOW RELIEF SWALE
PROPOSED RIDGE LINE
PROPOSED DEPTH OF PONDING
RETAINING WALL
PROPOSED SWALE LOW POINT
PROPOSED SWALE SUMMIT

*OVERFLOW RELIEF ROUTE INDICATES THE EMERGENCY FLOOD ROUTE (GREATER THAN 100YR EVENT). THE 100YR EVENT IS FULLY ROUTED TO THE UNDERGROUND DETENTION SYSTEM.

GRADING NOTES:

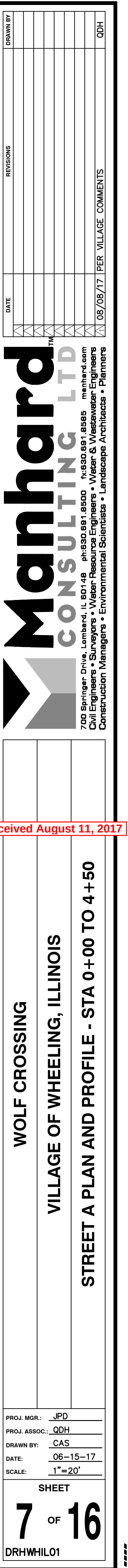
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON JULY 2ND, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

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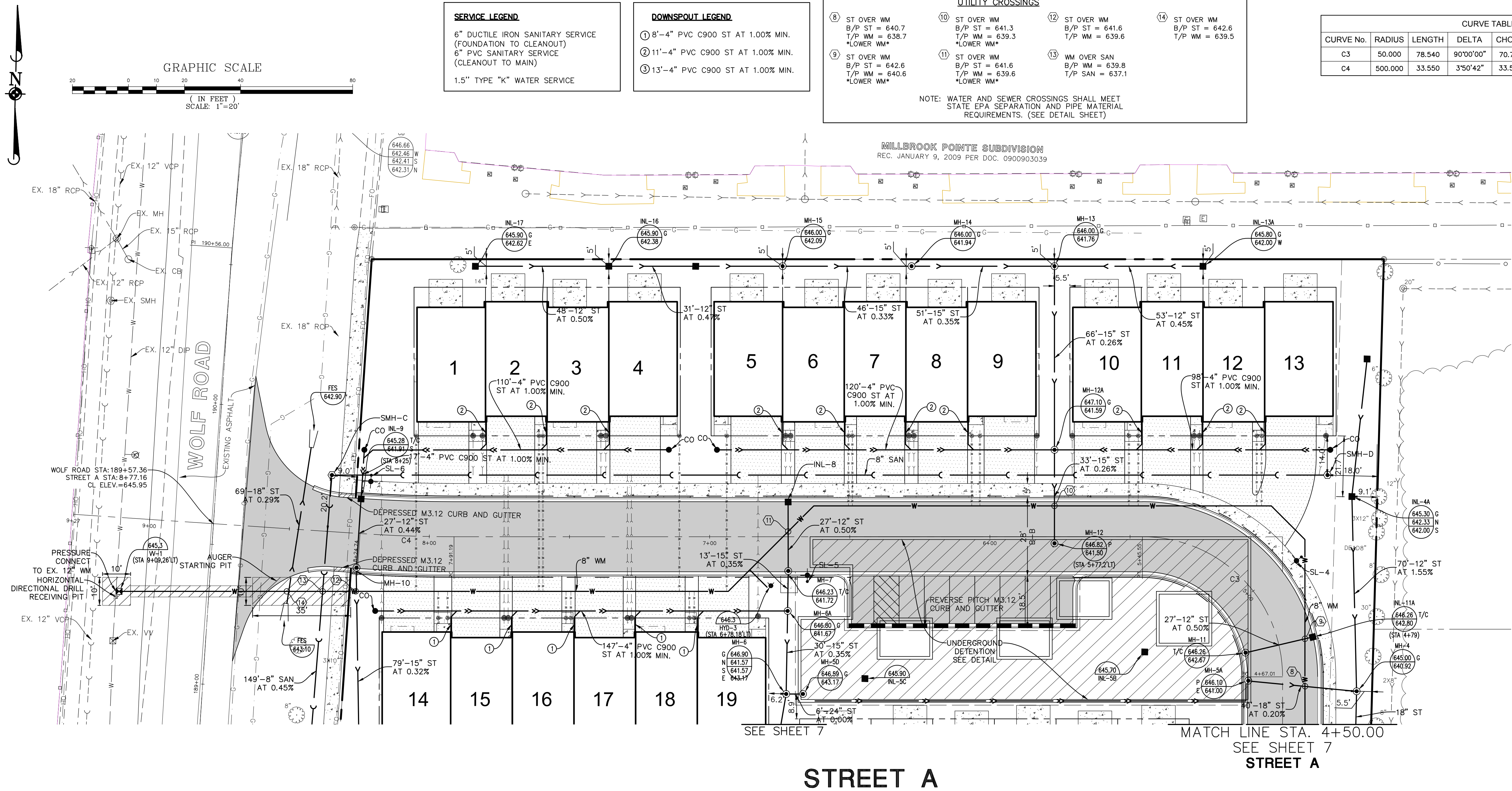
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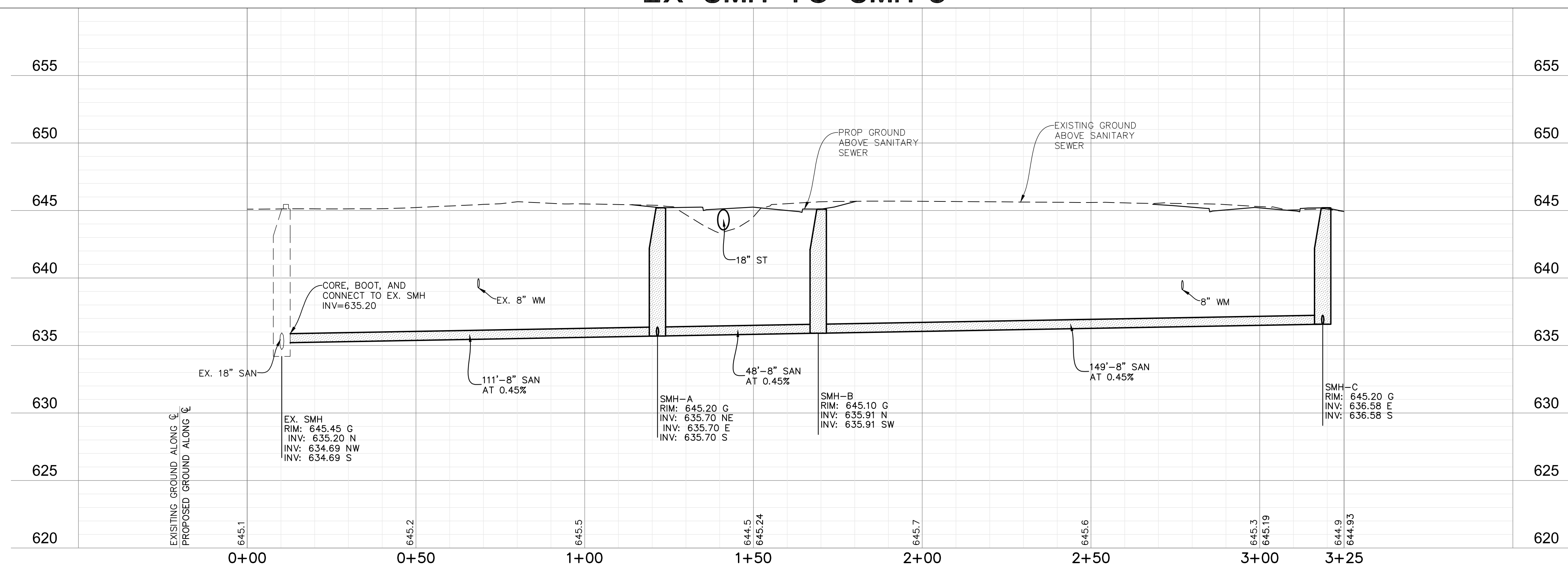
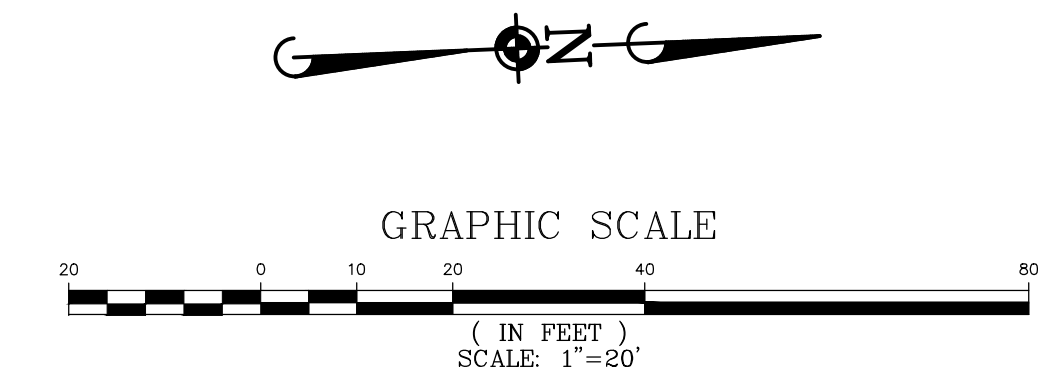
WOLF CROSSING
VILLAGE OF WHEELING, ILLINOIS
GRADING PLAN

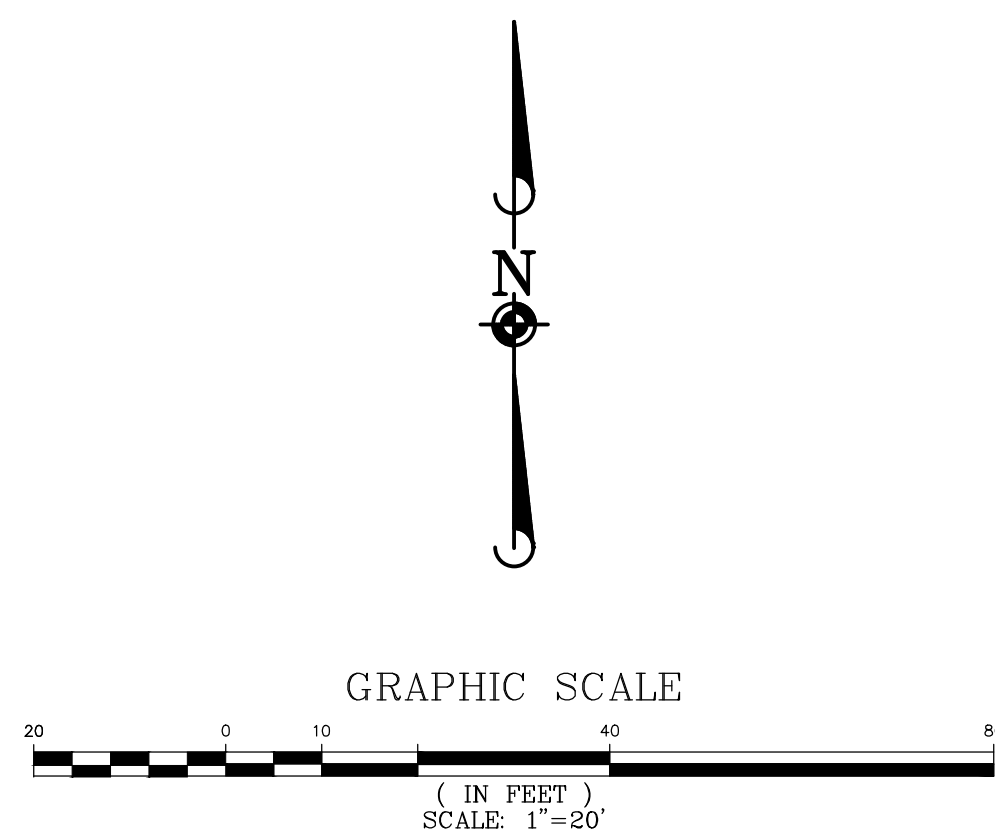
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PROJ. ASSOC.: QDH
DRAWN BY: QDH
DATE: 06-15-17
SCALE: 1"=20'
SHEET
5 OF 16
DRHWHIL01



August 8, 2017 - 21:16 Dwg Name: P:\Dwgs\101\Map\Eno\Final Drawings\Plan Set\8 STREET A PLAN AND PROFILE - STA 4+50 TO 8+77.dwg Updated By: pfriedrickson







- ① STOP SIGN R1-1 (30" x 30")
- ② NO PARKING SIGN R7-2A (12"x18")
- ③ STREET NAME SIGN D3-1

(A) 24" WHITE STOP BAR

(B) CROSSWALK STRIPING - 2' WHITE
LONGITUDINAL STRIPE, 3' GAP

1. REFER TO WHEELING ADDRESS BOOK FOR OFFICIAL FINAL ADDRESSES.
2. THE USPS POSTMASTER SHALL BE CONTACTED UPON INSTALLATION OF THE CBU BOXES IN ORDER TO HAVE USPS UNIVERSAL KEYS INSTALLED.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES PRIOR TO INSTALLATION IN ORDER TO AVOID CONFLICT.
4. CONTRACTOR SHALL INSTALL ALL CBU BOXES ACCORDING TO USPS STANDARDS PER USPS POSTAL BULLETIN PB22415 DATED 5/14/15.
5. ALL CBU BOXES SHALL BE PAINTED BLACK

39 PROPOSED LOT NUMBER

8 NUMBER OF UNITS IN CBU

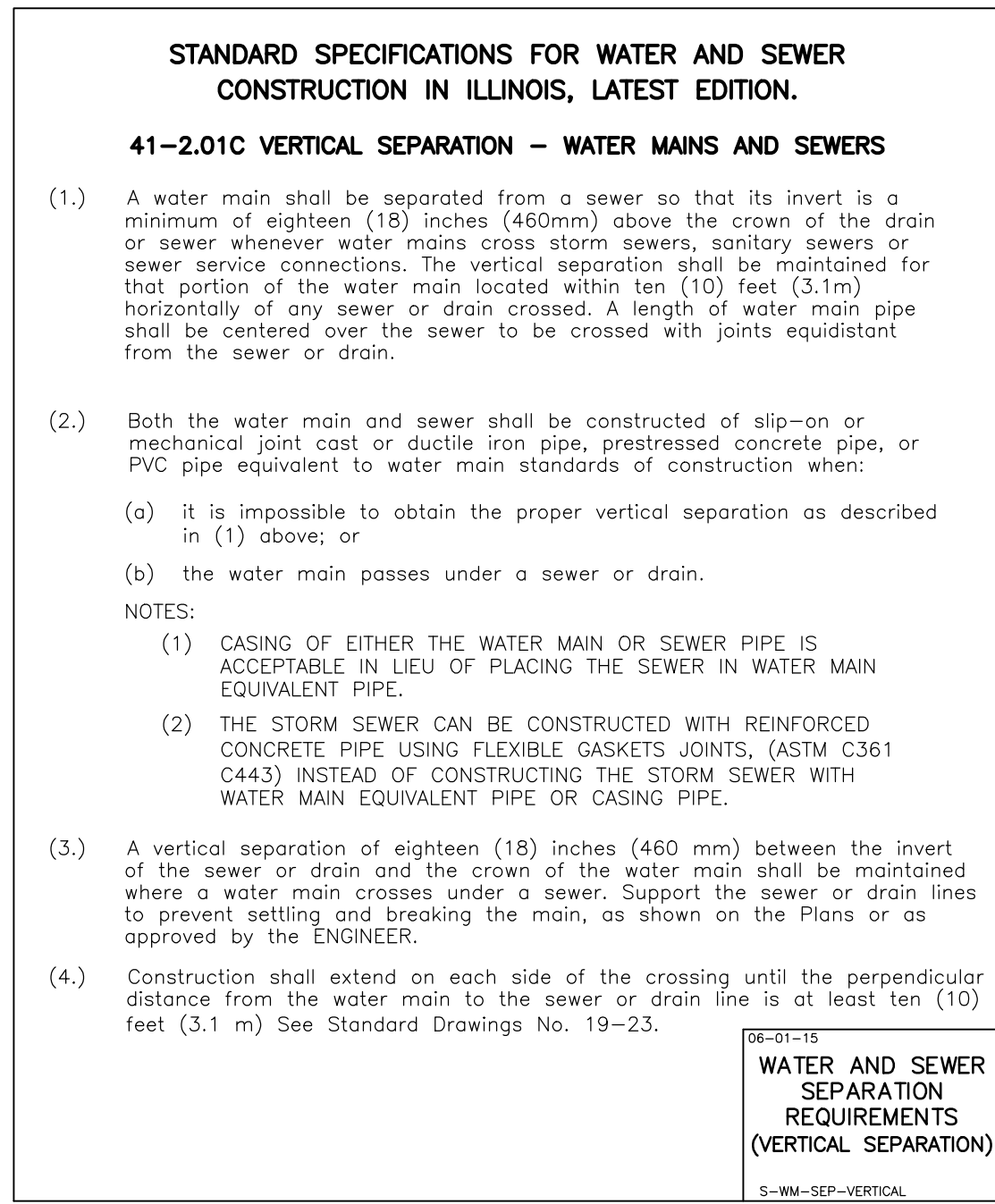
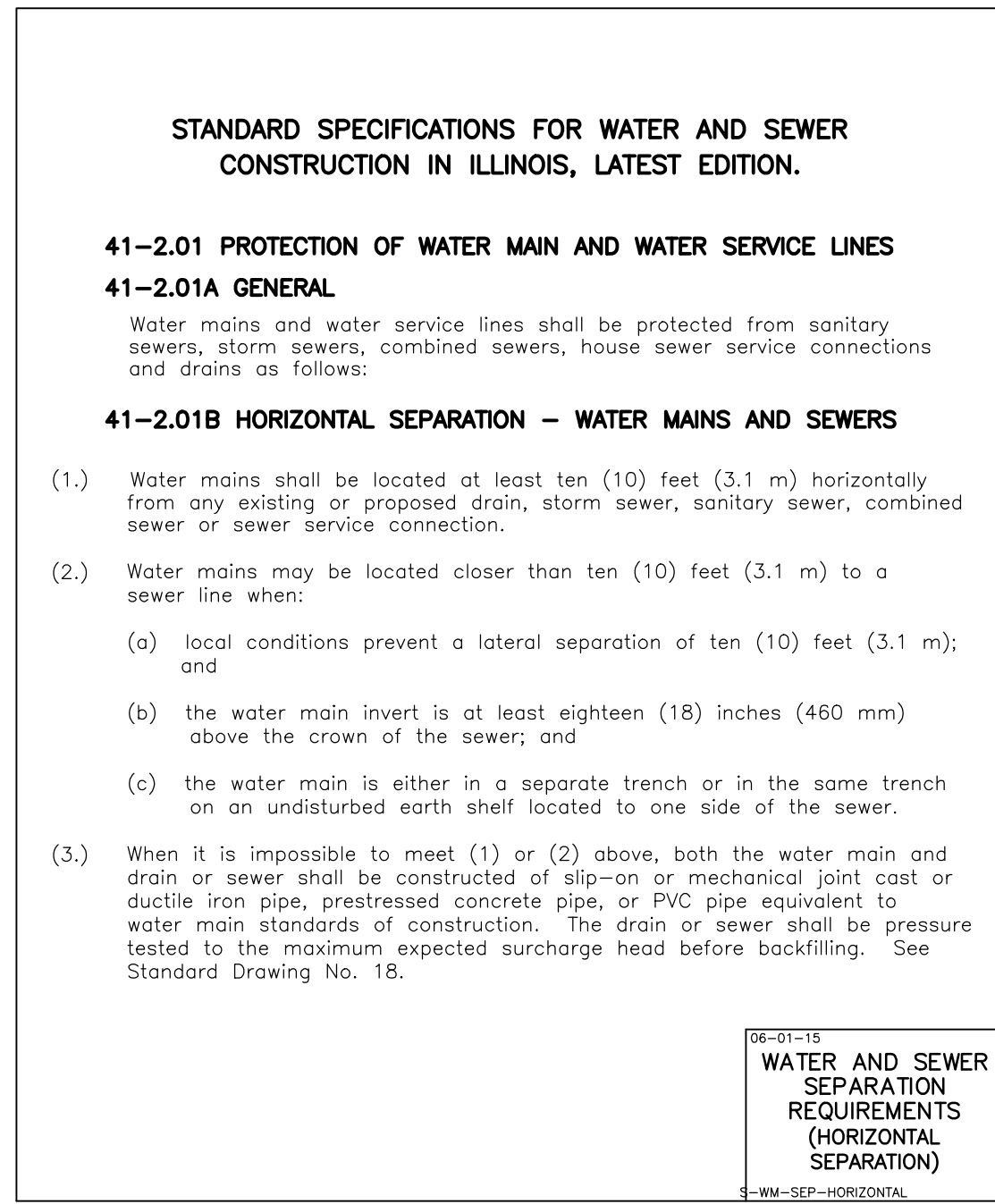
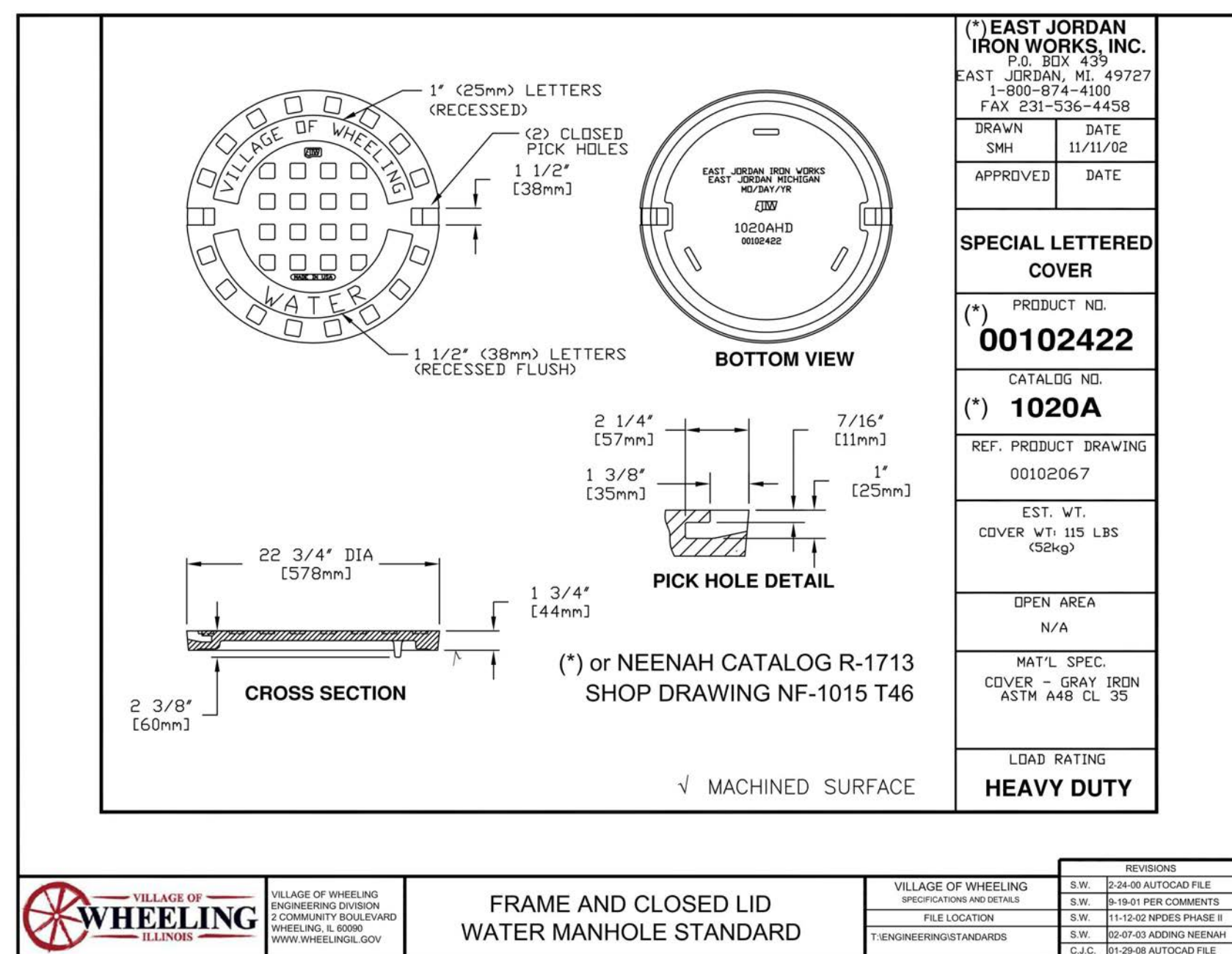
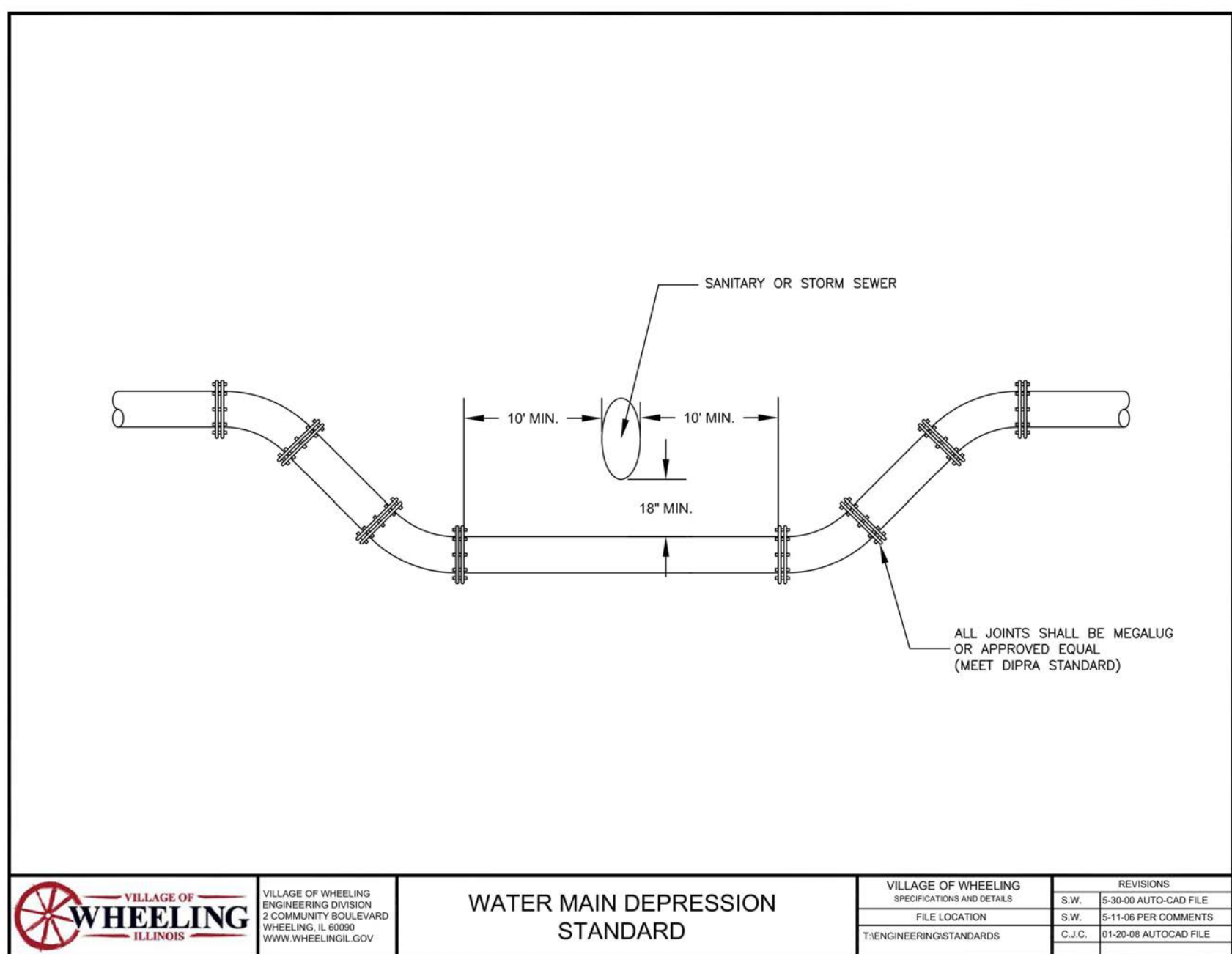
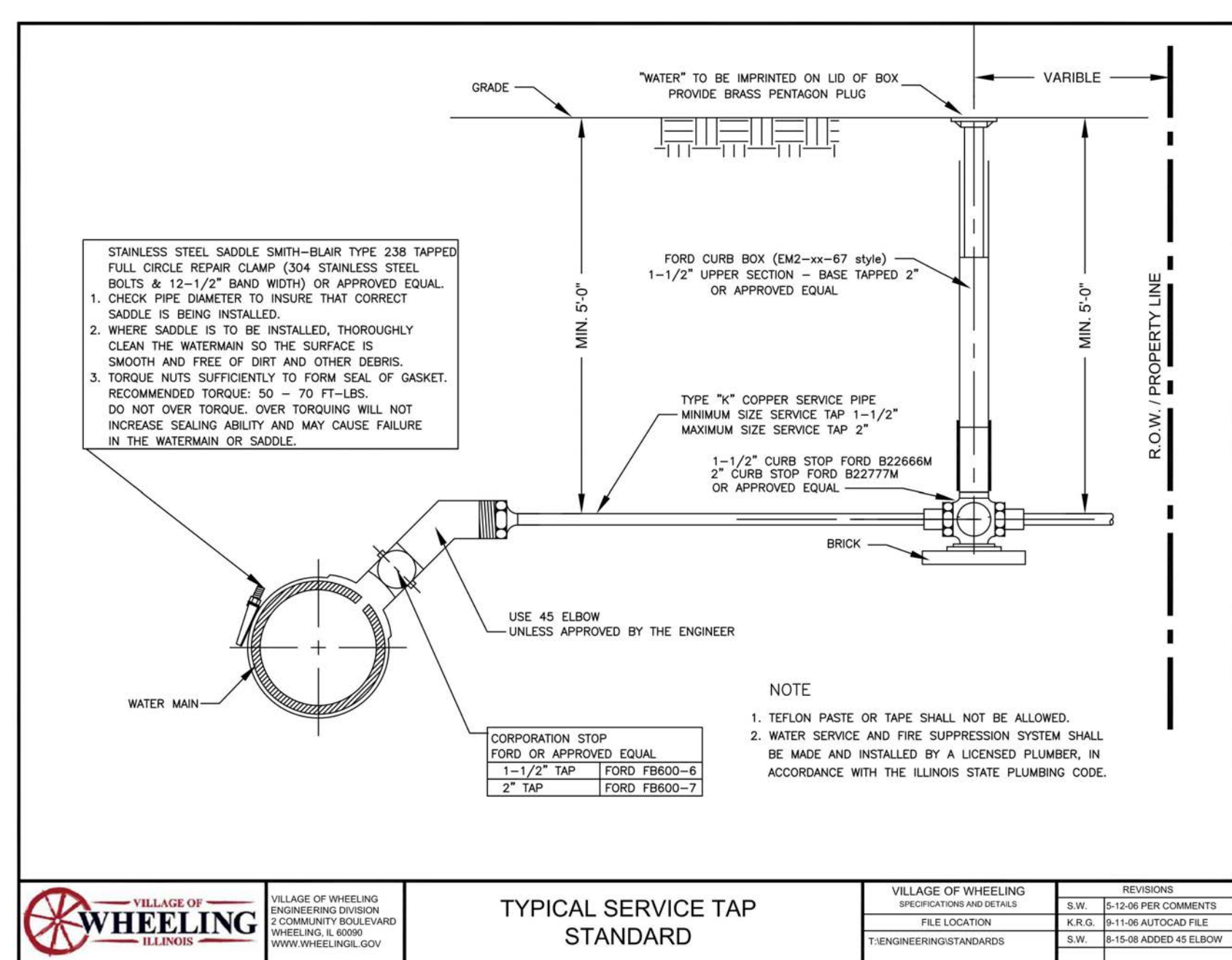
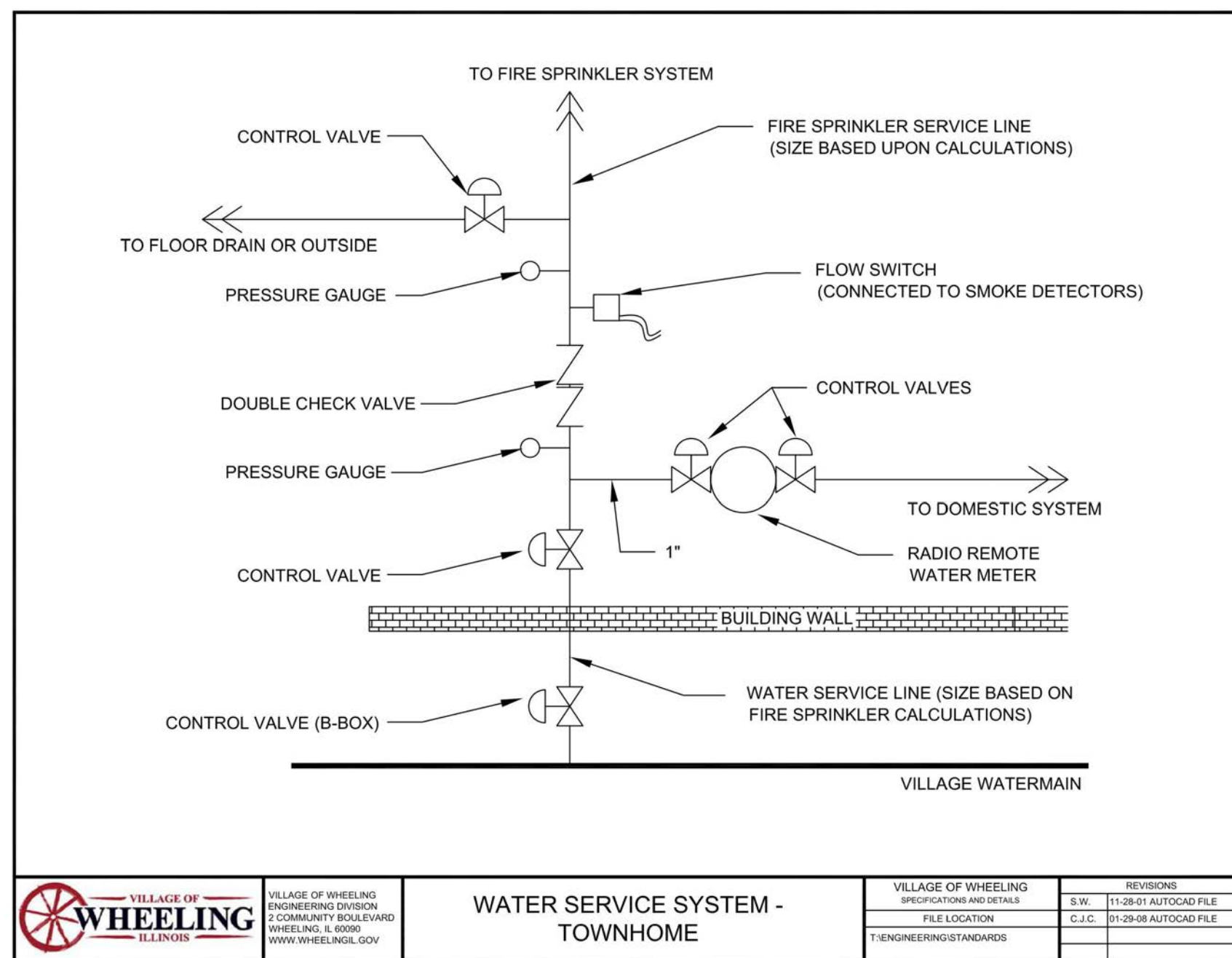
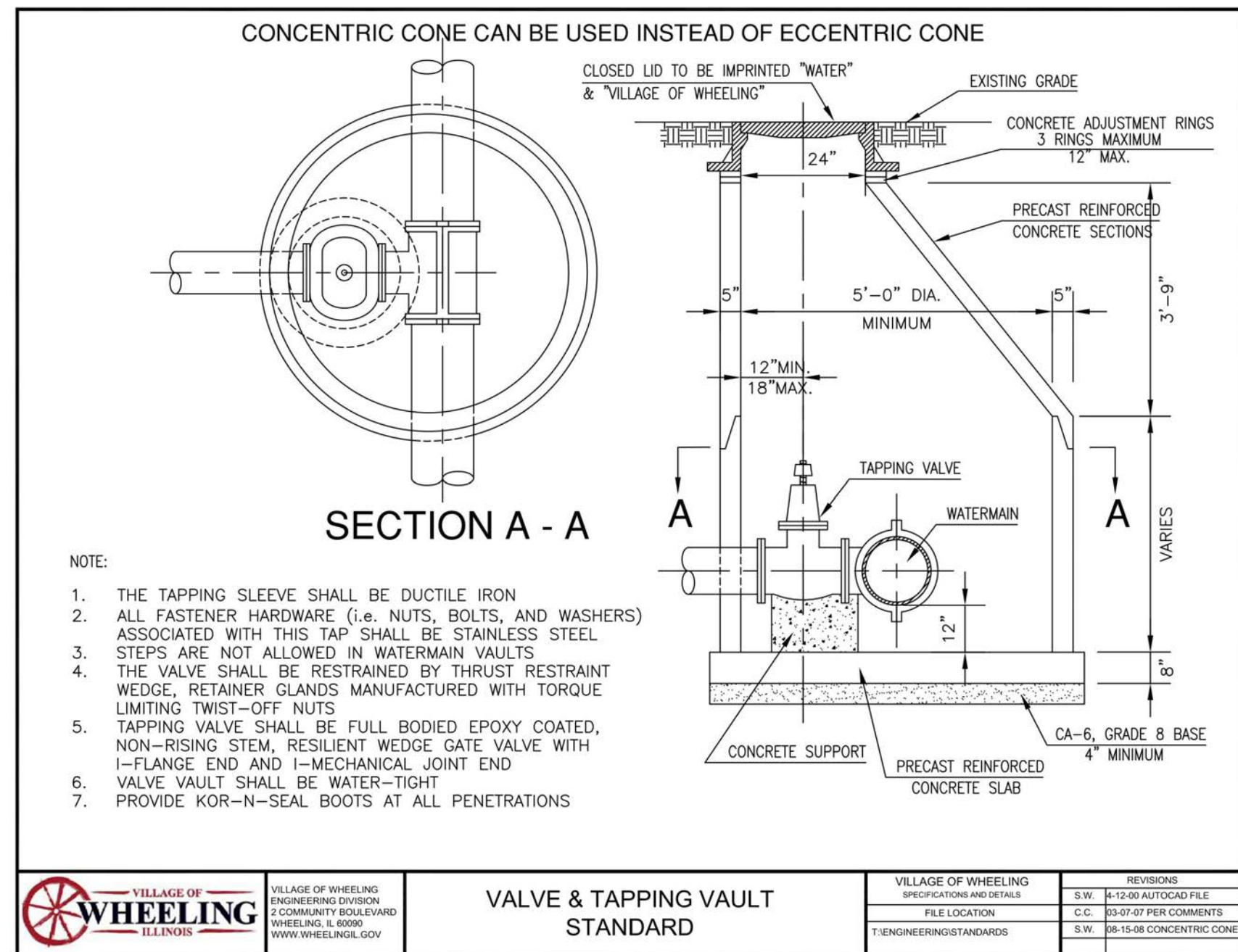
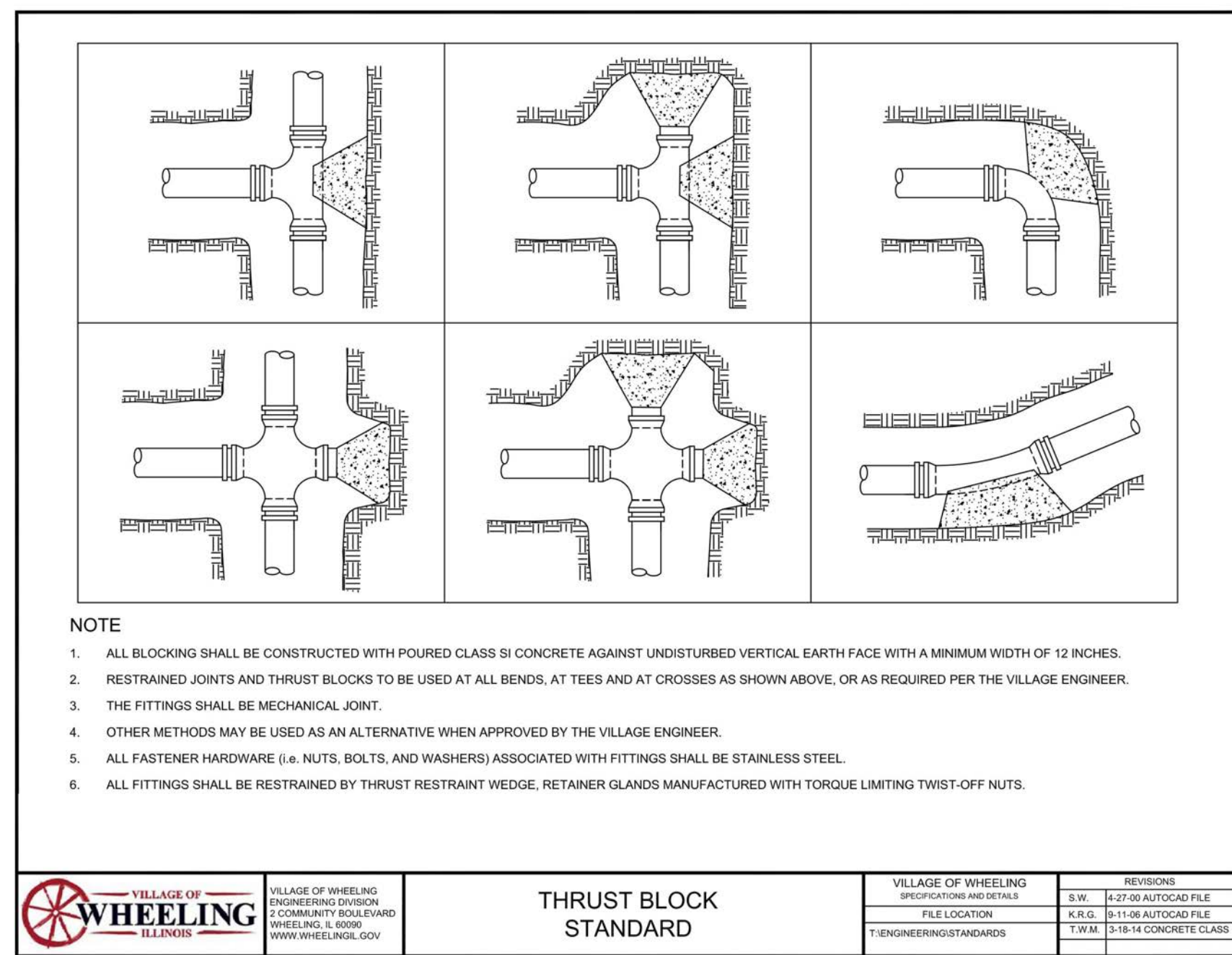
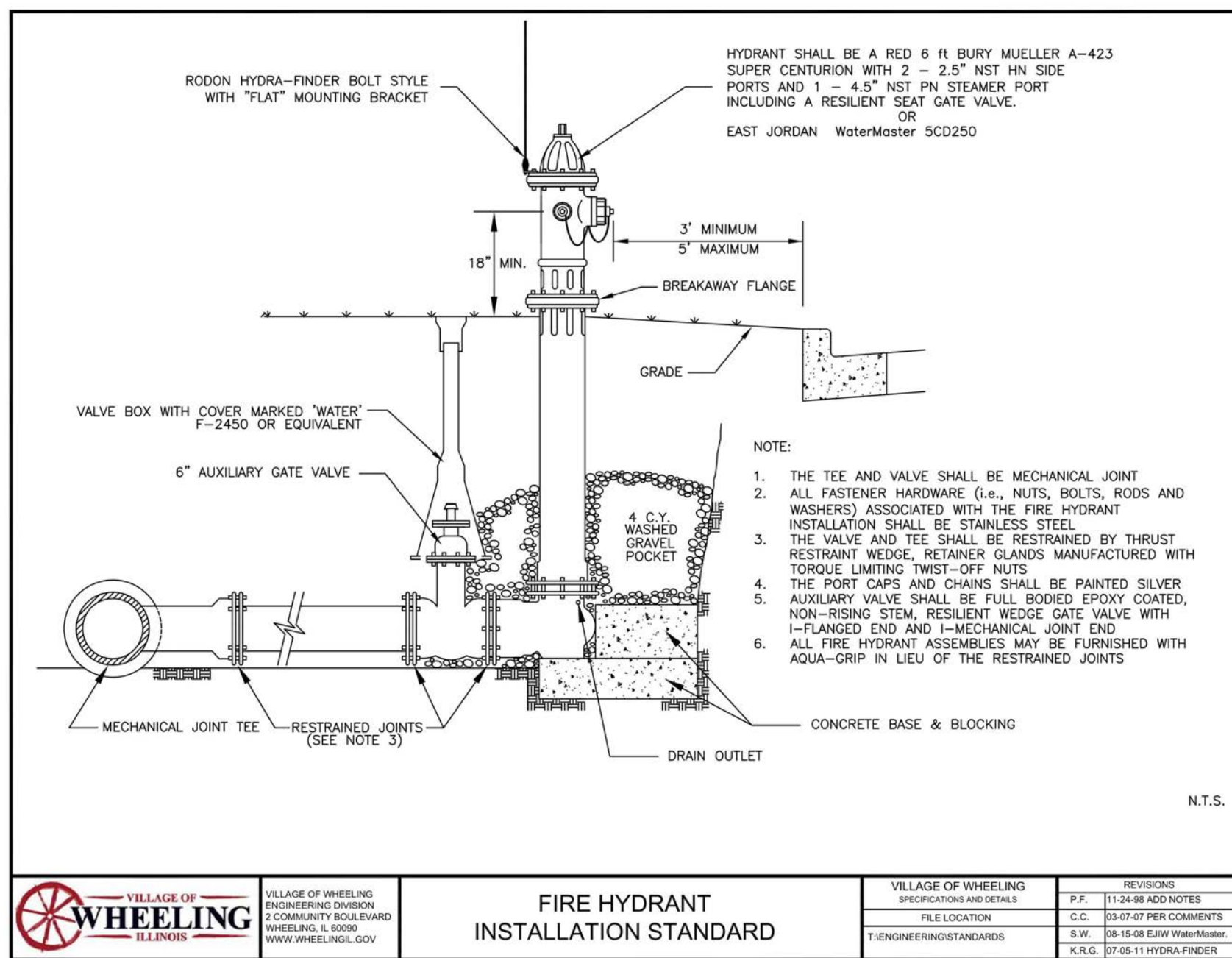
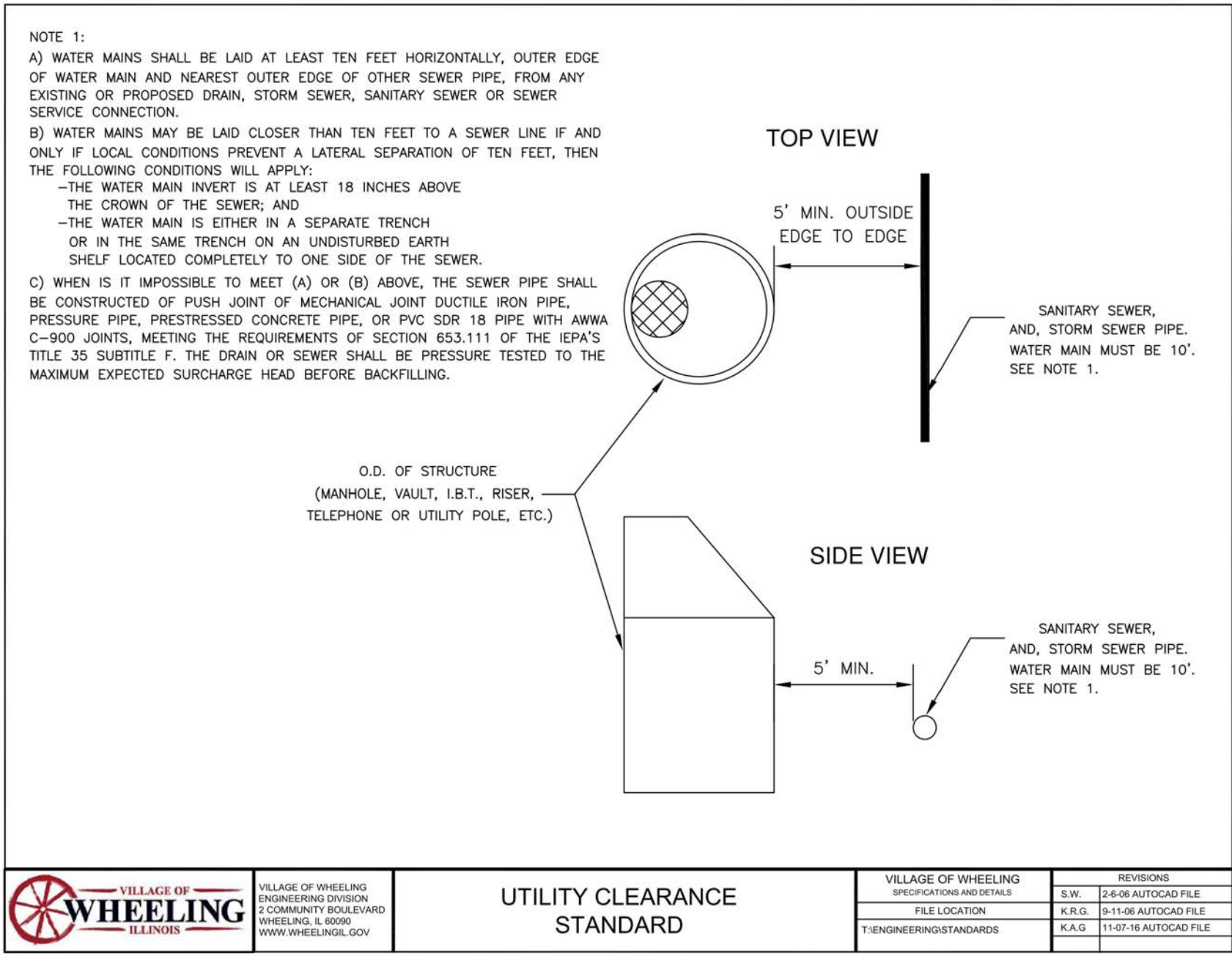
The Mailbox Works

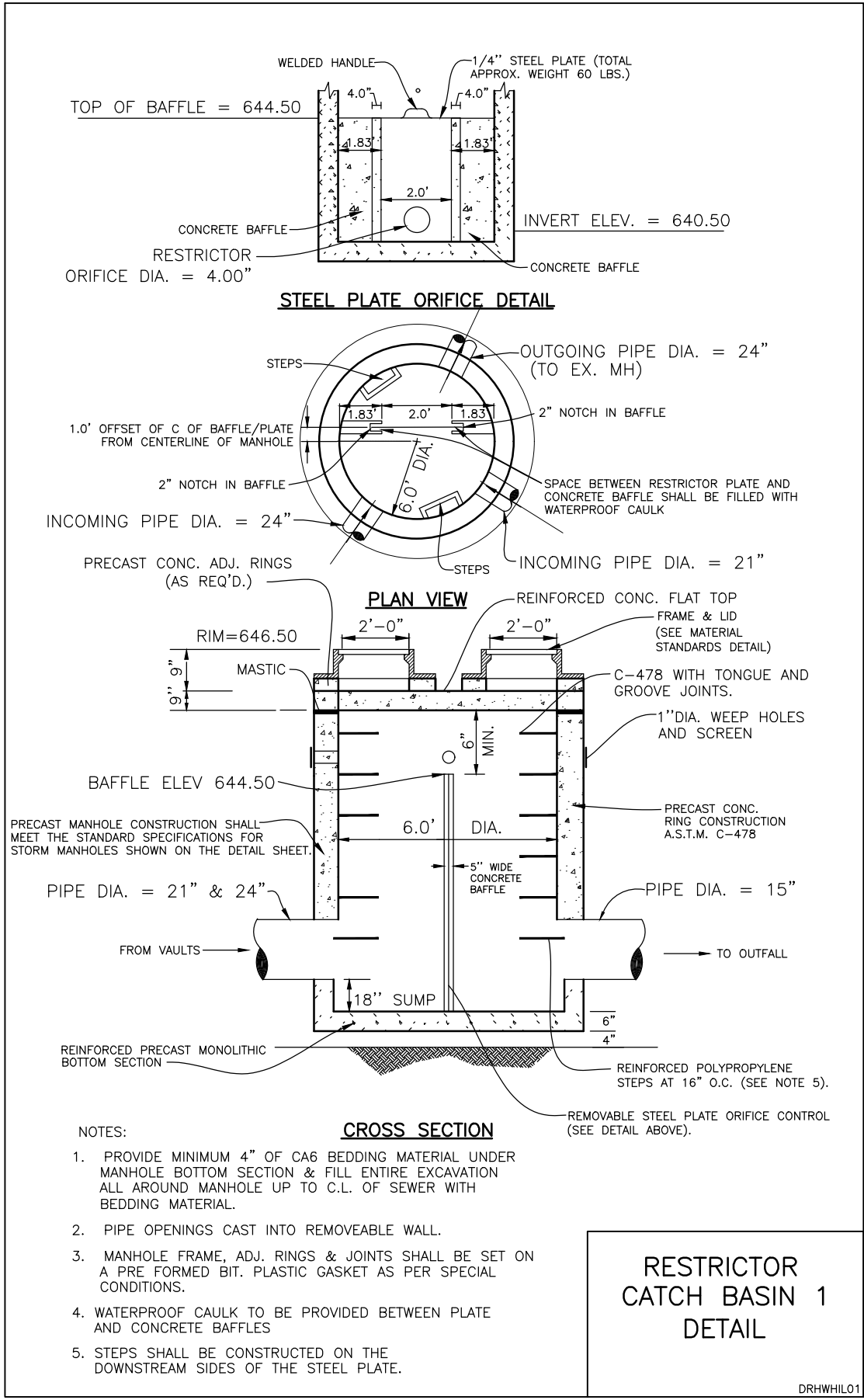
USPS Approved CBU Pedestal Mailboxes



The new Auth-Florence 1570 series cluster box unit design has been adopted by the USPS as the design standard for all CBUs manufactured in the United States. These units are constructed of 300 series stainless steel and aircraft aluminum and have robotically welded cabinet and hood seams. The master loading doors are designed to prevent prying with interlocking overlap seams. All USPS approved mailboxes, parcel lockers, and outgoing mail compartments enjoy added security features such as hardened locks for individual tenant compartments.

- Powder coat finish
- Double-locking parcel door mechanism for securing packages
- New USPS-1172 910A lock with three (3) keys
- Standard silver number decals





A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
- * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)		
ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)	
ASTM D-3035	ASTM D-3212,F-477 (GASKETED)	
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICK-HOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A PUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

07/12/2016

STD. DWG. NO.18

PAGE NO. 19

WOLF CROSSING

VILLAGE OF WHEELING, ILLINOIS

CONSTRUCTION DETAILS

PROJ. MGR.:	JPD
PROJ. ASSOC.:	QDH
DRAWN BY:	QDH
DATE:	06-15-17
SCALE:	N.T.S.
SHEET	
14 OF 16	
DRWHIL01	



Exhibit received August 11, 2017

PROJECT INFORMATION	
ENGINEER	DAVID WEBER
DESIGNER	DAVID WEBER
MANAGER	DAVID WEBER
ADJ. SALES REP.	DAVID WEBER
PROJECT NO.	18107

ADVANCED DRAINAGE SYSTEMS, INC.

WOLF CROSSING

WHEELING, IL

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740 OR SC-910.
- CHAMBERS SHALL BE MANUFACTURED FROM EITHER POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LONG FACTORS SPECIFIED IN THE ASD/SDS LISTS BEHIND DESIGN SPECIFICATIONS, SECTION 32.12, ARE MET FOR LONG TERM LOADS AND 100% SHORT DURATION LIVE LOADS, BASED ON THE ASD/SDS DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL MEET ASTM A1302 POLYETHYLENE OR ASTM A1301 POLYPROPYLENE "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F237 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - A STRUCTURAL EVALUATION MADE BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.58 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F237 AND BY ASD/SDS FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION MADE BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE ASD/SDS LISTS BEHIND DESIGN SPECIFICATIONS, SECTION 32.12, ARE MET. THE 10-YEAR CREEP MODULUS DATA SPECIFIED IN ASTM D1383 OR ASTM D2835 MUST BE USED AS PART OF THE ASD/SDS STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
- STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PROVIDED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310SC-740 SYSTEM

- STORMTECH SC-310 AND SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-760 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL LIFTS:
 - 1. STORMTECH LOCATED OFF THE CHAMBER BED.
 - 2. BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - 3. BACKFILL FROM OUTSIDE THE CHAMBERS USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE ELEVATED AND COMPACTED PRIOR TO PLACING STONE.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 1" (100 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20 mm) MIN.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ASD RECOMMENDS THE USE OF "TELESCOPIC CAT" IT INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE FROM ROCKS OR OTHER DEBRIS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-760 CONSTRUCTION GUIDE".
- IF USE OF CONSTRUCTION EQUIPMENT OVER DOZES OR SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - DO NOT EXCEED TWO LAYERS OF DOZING TRUCK OR EXCAVATOR AND ALLOWED UNTIL PROPER FILL DEPTH IS REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-760 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310SC-740SC-760 CONSTRUCTION GUIDE".
- FULL 3" (100 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DOZING TRUCKS OR DUMPING OF A DOZER TO PLUMB EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ONLY CHAMBERS DAMAGED BY THE "DOZING AND PLUMB" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-882-2864 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT: WEST

ITEM	DESCRIPTION	QUANTITY
140	STORMTECH SC-740 CHAMBERS	140
141	STORMTECH SC-740 END CAPS	2
142	STONE ABOVE (IN)	1
143	STONE BELOW (IN)	1
144	STONE VOID	1
145	INSTALLED VOLUME CONTROL (CF)	1
146	INSTALLED VOLUME CONTROL (CF)	1
147	STONE VOID	1
148	STONE VOID	1
149	STONE VOID	1
150	STONE VOID	1
151	STONE VOID	1
152	STONE VOID	1
153	STONE VOID	1
154	STONE VOID	1
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181	STONE VOID	1
182	STONE VOID	1
183	STONE VOID	1
184	STONE VOID	1
185	STONE VOID	1
186	STONE VOID	1
187	STONE VOID	1
188	STONE VOID	1
189	STONE VOID	1
190	STONE VOID	1
191	STONE VOID	1
192	STONE VOID	1
193	STONE VOID	1
194	STONE VOID	1
195	STONE VOID	1
196	STONE VOID	1
197	STONE VOID	1
198	STONE VOID	1
199	STONE VOID	1
200	STONE VOID	1

PROPOSED ELEVATIONS: WEST

ITEM	DESCRIPTION	ELEVATION
1	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/PAVEMENT)	660.00
2	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	648.00
3	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	646.00
4	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	644.00
5	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)	642.00
6	TOP OF STONE	640.00
7	TOP OF SC-740 CHAMBER	640.00
8	TOP OF MANHOLE INVERT	640.25
9	1" TOP MANHOLE INVERT	640.25
10	1" BOTTOM CONNECTION INVERT	641.01
11	1" TOP MANHOLE INVERT	641.01
12	1" BOTTOM CONNECTION INVERT	641.01
13	1" TOP MANHOLE INVERT	641.01
14	1" BOTTOM CONNECTION INVERT	641.01
15	1" TOP MANHOLE INVERT	641.01
16	1" BOTTOM CONNECTION INVERT	641.01
17	1" TOP MANHOLE INVERT	641.01
18	1" BOTTOM CONNECTION INVERT	641.01
19	1" TOP MANHOLE INVERT	641.01
20	1" BOTTOM CONNECTION INVERT	641.01
21	1" TOP MANHOLE INVERT	641.01
22	1" BOTTOM CONNECTION INVERT	641.01
23	1" TOP MANHOLE INVERT	641.01
24	1" BOTTOM CONNECTION INVERT	641.01
25	1" TOP MANHOLE INVERT	641.01
26	1" BOTTOM CONNECTION INVERT	641.01
27	1" TOP MANHOLE INVERT	641.01
28	1" BOTTOM CONNECTION INVERT	641.01
29	1" TOP MANHOLE INVERT	641.01
30	1" BOTTOM CONNECTION INVERT	641.01
31	1" TOP MANHOLE INVERT	641.01
32	1" BOTTOM CONNECTION INVERT	641.01
33	1" TOP MANHOLE INVERT	641.01
34	1" BOTTOM CONNECTION INVERT	641.01
35	1" TOP MANHOLE INVERT	641.01
36	1" BOTTOM CONNECTION INVERT	641.01
37	1" TOP MANHOLE INVERT	641.01
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46	1" BOTTOM CONNECTION INVERT	641.01
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56	1" BOTTOM CONNECTION INVERT	641.01
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58	1" BOTTOM CONNECTION INVERT	641.01
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66	1" BOTTOM CONNECTION INVERT	641.01
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68	1" BOTTOM CONNECTION INVERT	641.01
69	1" TOP MANHOLE INVERT	641.01
70	1" BOTTOM CONNECTION INVERT	641.01
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96	1" BOTTOM CONNECTION INVERT	641.01
97	1" TOP MANHOLE INVERT	641.01
98	1" BOTTOM CONNECTION INVERT	641.01
99	1" TOP MANHOLE INVERT	641.01
100	1" BOTTOM CONNECTION INVERT	641.01

PROPOSED LAYOUT: EAST

ITEM	DESCRIPTION	QUANTITY
201	STORMTECH SC-740 CHAMBERS	201
202	STORMTECH SC-740 END CAPS	2
203	STONE ABOVE (IN)	1
204	STONE BELOW (IN)	1
205	STONE VOID	1
206	INSTALLED VOLUME CONTROL (CF)	1
207	INSTALLED VOLUME CONTROL (CF)	1
208	STONE VOID	1
209	STONE VOID	1
210	STONE VOID	1
211	STONE VOID	1
212	STONE VOID	1
213	STONE VOID	1
214	STONE VOID	1
215	STONE VOID	1
216	STONE VOID	1
217	STONE VOID	1
218	STONE VOID	1
219	STONE VOID	1
220	STONE VOID	1
221	STONE VOID	1
222	STONE VOID	1
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224	STONE VOID	1
225	STONE VOID	1
226	STONE VOID	1
227	STONE VOID	1
228	STONE VOID	1
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232	STONE VOID	1
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238	STONE VOID	1
239	STONE VOID	1
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241	STONE VOID	1
242	STONE VOID	1
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245	STONE VOID	1
246	STONE VOID	1
247	STONE VOID	1
248	STONE VOID	1
249	STONE VOID	1
250	STONE VOID	1

PROPOSED ELEVATIONS: EAST

ITEM	DESCRIPTION	ELEVATION
1	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/PAVEMENT)	660.00
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63	1" TOP MANHOLE INVERT	641.01
64	1" BOTTOM CONNECTION INVERT	641.01
65	1" TOP MANHOLE INVERT	

MANHARD CONSULTING, LTD.
STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

- a. "CLIENT" shall mean DRH Cambridge Homes, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
- b. "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
- d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
- e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be inflexibly determined as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

- a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
- c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun herein and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR'S responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSATUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic during the construction. Jurisdictional Governmental Entities shall be notified of the location of the work and the extent of the work and the need for traffic control to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by CLIENT so that the areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lanes and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "room clean" or the equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these works are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any asset, hoisting, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs of travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, any directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy, provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, fumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local regulations and all specifications. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company. CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices. Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency entities.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate phase all construction activity within proximity of the building and utility interruptions with the facility manager and/or responsible department and ensure no inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc., the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 620.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and per the Village of Wheeling Private Water Well Abandonment Procedures. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations (Village of Wheeling Private Sewage Disposal System Abandonment Procedures), and the tank and grease traps shall then be filled in accordance with the Village of Wheeling Procedures and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation. The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to removal of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPIREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots and shall be responsible for the minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed 1/2 inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will be unbalanced.

It is the intent of these PLANS that stormwater falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Stable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

- 1. Any soil whose optimum moisture content exceeds 25%.
- 2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
- 3. Any soil whose silt content exceeds 60% by weight.
- 4. Any soil whose maximum density is less than 100 pounds per cubic foot.
- 5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed 1/2 inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

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During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will be unbalanced.

It is the intent of these PLANS that stormwater falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

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UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

1. GEOTEXTILE FABRIC

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

2. EROSION CONTROL BLANKET

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be virgin material per Village requirements, and in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and buffer joints with mortar. Manholes are to be have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have conentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 1/2" steel reinforcement as manufactured by MK Industries, or approved equal.

AUGER/BORING AND CASING "INTENTIONALLY OMITTED"

AUGER (OPEN BORE) "INTENTIONALLY OMITTED"

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 411-2.01A and 411-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

*SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

- (1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212.
- (2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 52, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

Sanitary sewers shall include bedding and backfilling, virgin material per Village Standards.

*MANHOLES

Manholes shall be constructed in conformance with Section IIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "VILLAGE OF WHEELING - SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames or between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral fill to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber reinforced pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 311-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C989 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS "INTENTIONALLY OMITTED"

SANITARY SEWER FORCE MAIN "INTENTIONALLY OMITTED"

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

*WATER MAIN PIPE (3" AND LARGER)

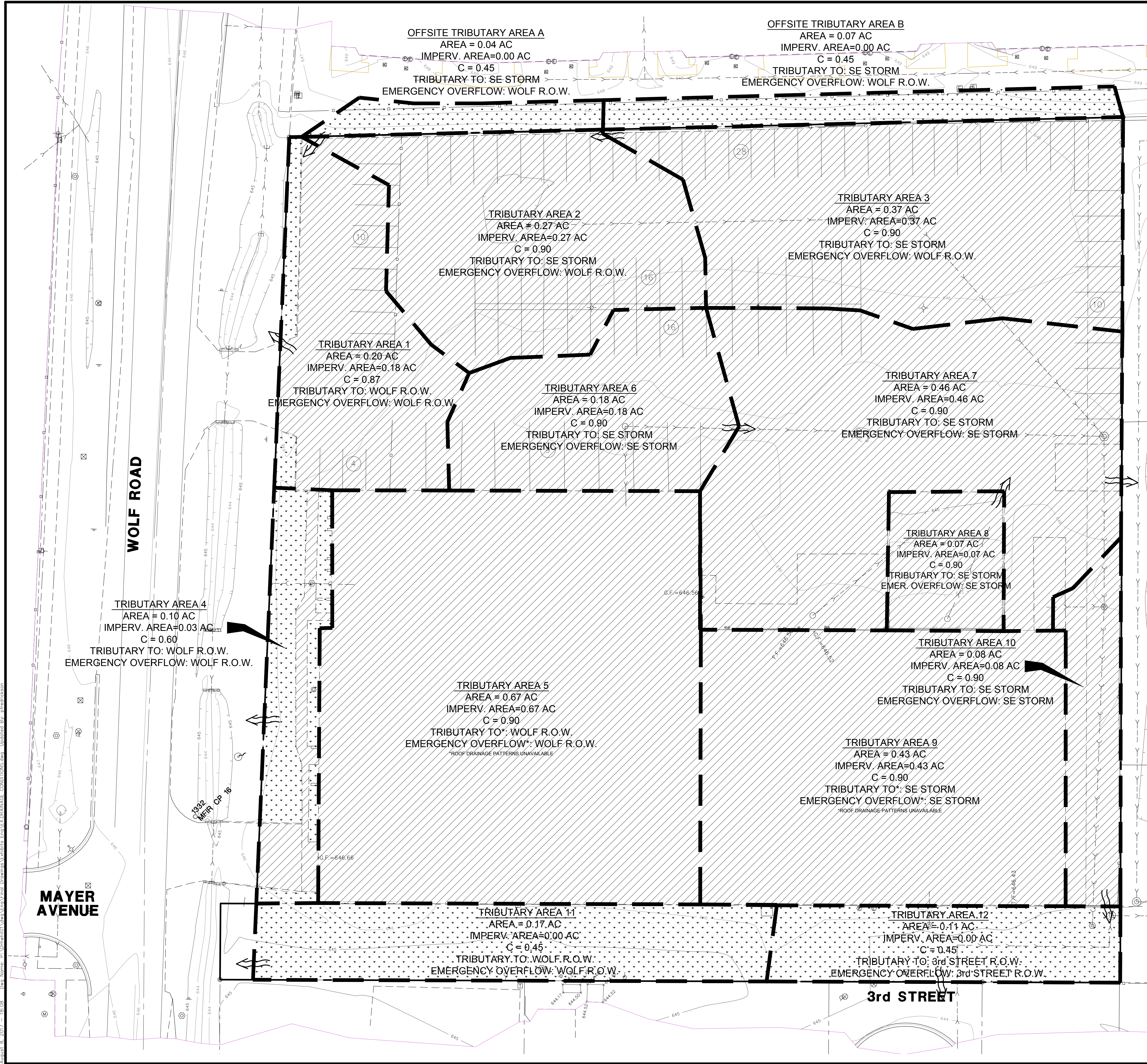
Water main pipe shall conform to the following:

- (1) Ductile Iron Pipe shall be per ANSI/AWSI C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWSI C104/A21.4, with "push on" type joints (2).

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 20 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all

August 8, 2017 - 18:08 Dwg Name: P:\Dm\h01\New\Exh\1\Final Drawings\Exhibits\Exh A\EX.DRAINAGE CONDITIONS.dwg Updated By: pfridson



LEGEND

EXISTING PERVIOUS AREA
C=0.45
AREA: 0.48 AC (0.37 ONSITE)

EXISTING IMPERVIOUS AREA
C=0.90
AREA: 2.76 AC

TIME OF CONCENTRATION FOR EACH TRIBUTARY AREA: 5 MINUTES

--- TRIBUTARY AREA BOUNDARY

--- OVERFLOW RELIEF SWALE

EXISTING DRAINAGE SUMMARY

TOTAL TRIBUTARY TO WOLF ROAD R.O.W.:	1.14 AC
TOTAL TRIBUTARY TO SOUTHEAST STORM SEWER:	1.98 AC
TOTAL TRIBUTARY TO 3RD STREET R.O.W.:	0.12 AC

EMERGENCY OVERFLOW TO WOLF ROAD R.O.W.: 1.90 AC
EMERGENCY OVERFLOW TO SOUTHEAST STORM SEWER: 1.22 AC
EMERGENCY OVERFLOW TO 3RD STREET R.O.W.: 0.12 AC

Exhibit received August 11, 2017

Manhard CONSULTING LTD.

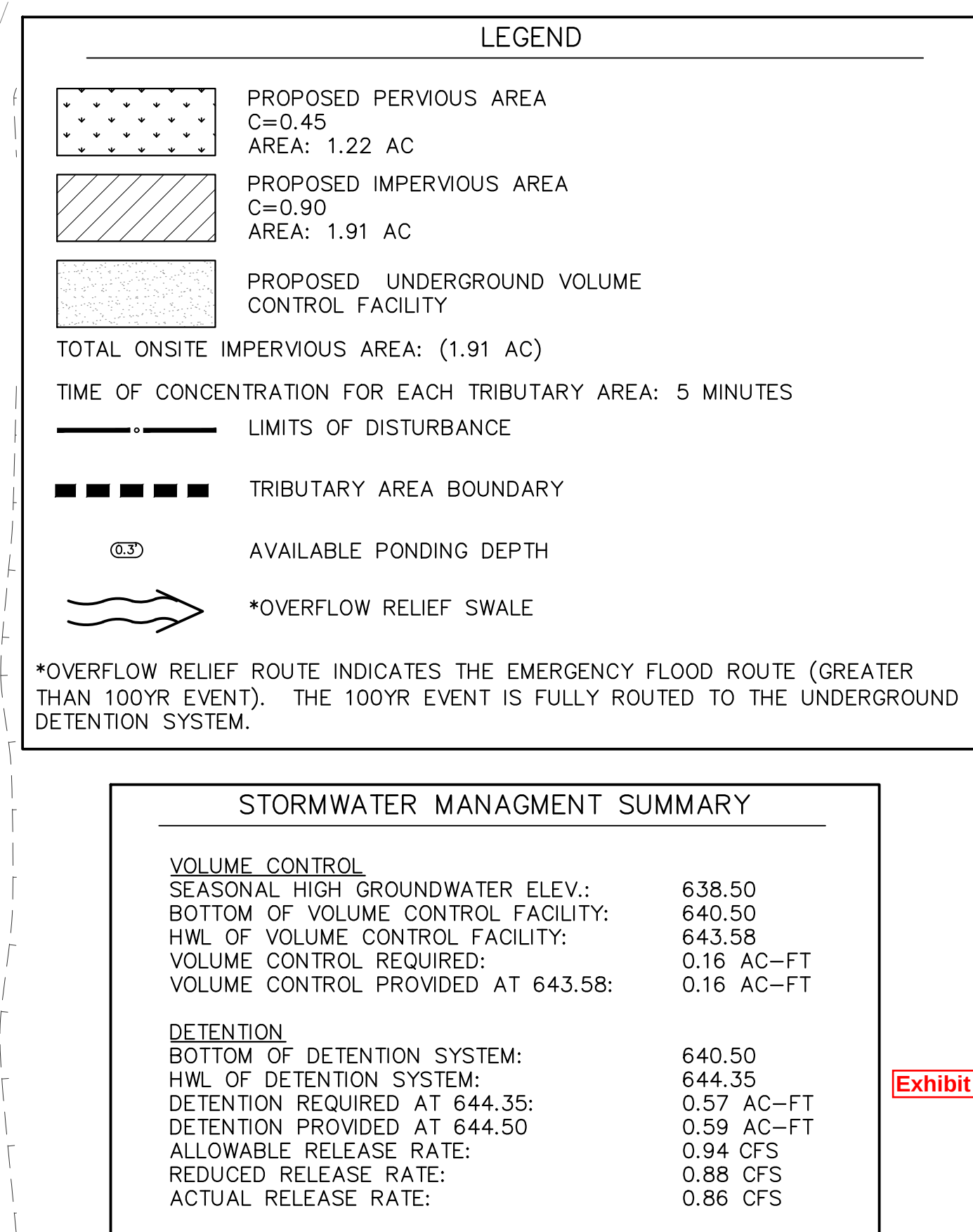
700 Bellevue Plaza, Suite 100, Wheeling, IL 60090-8800
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

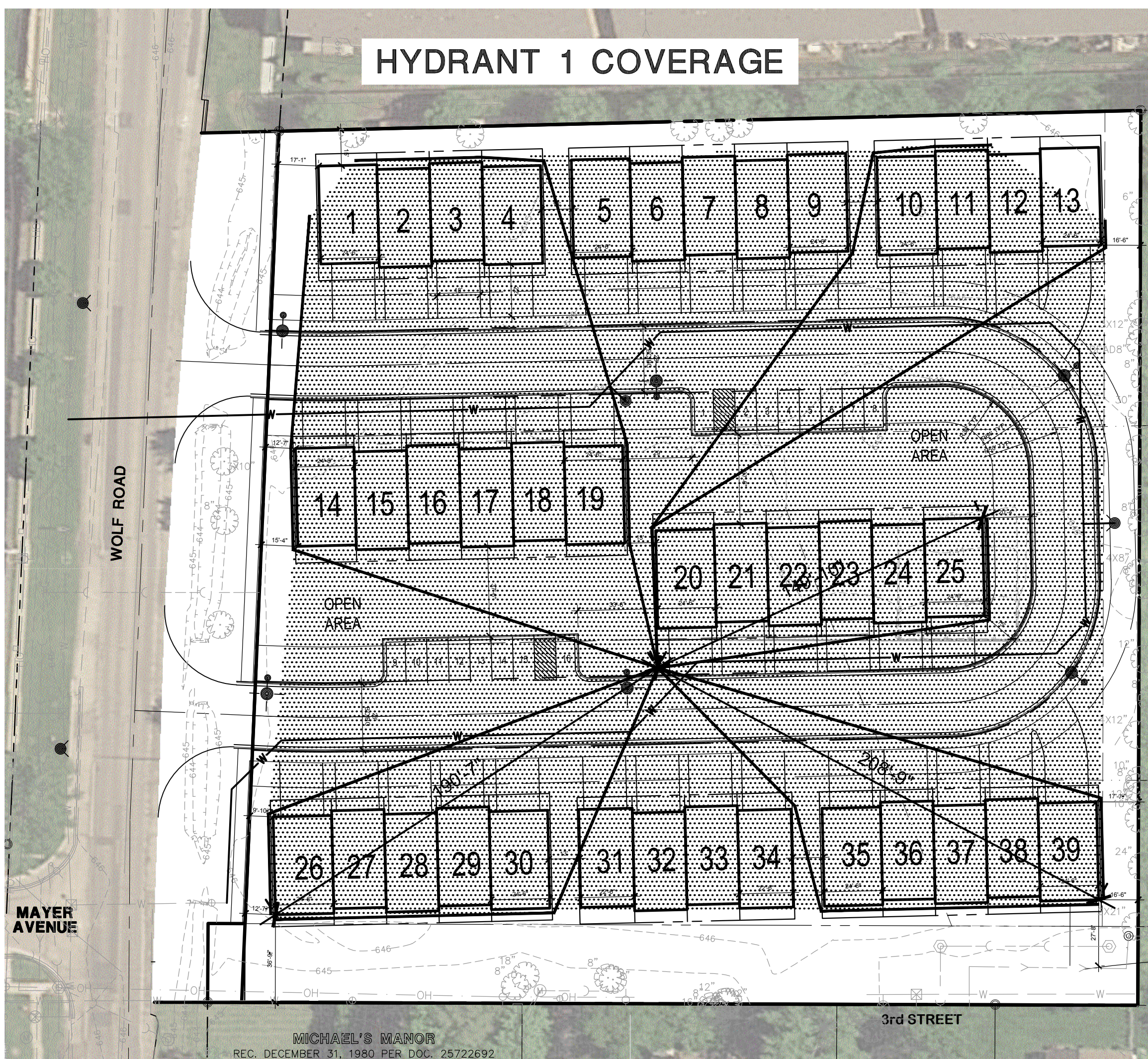
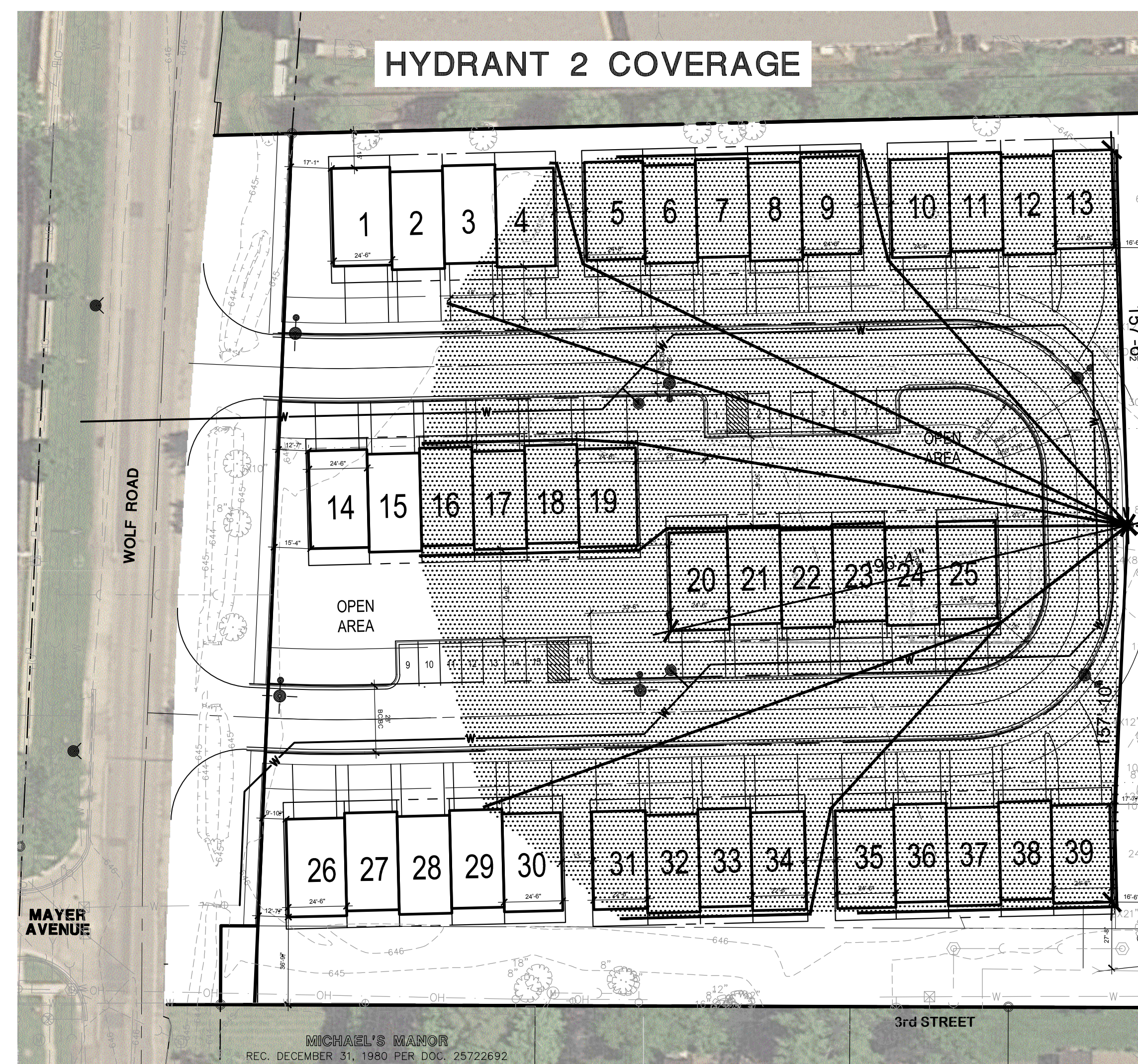
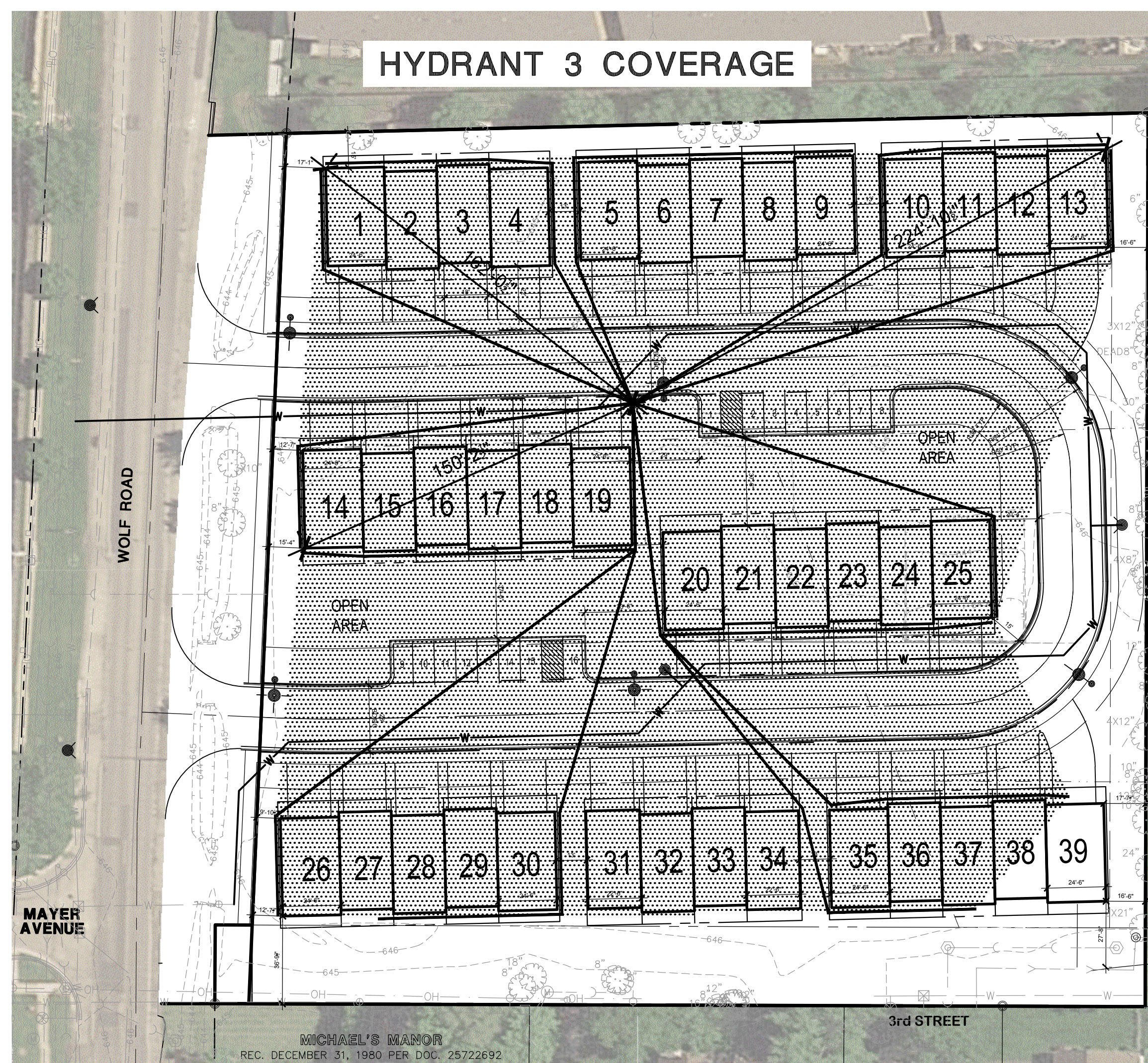
WOLF CROSSING
VILLAGE OF WHEELING, ILLINOIS
EXHIBIT A - EXISTING DRAINAGE EXHIBIT

PROJ. MGR: JPD
PROJ. ASSOC: QDH
DRAWN BY: QDH
DATE: 06-15-17
SCALE: 1"=20'

SHEET
EX. A
DRHWHI01

DATE	REVISIONS	BY	CHK	APP
08/09/17	PER VILLAGE COMMENTS	QDH		

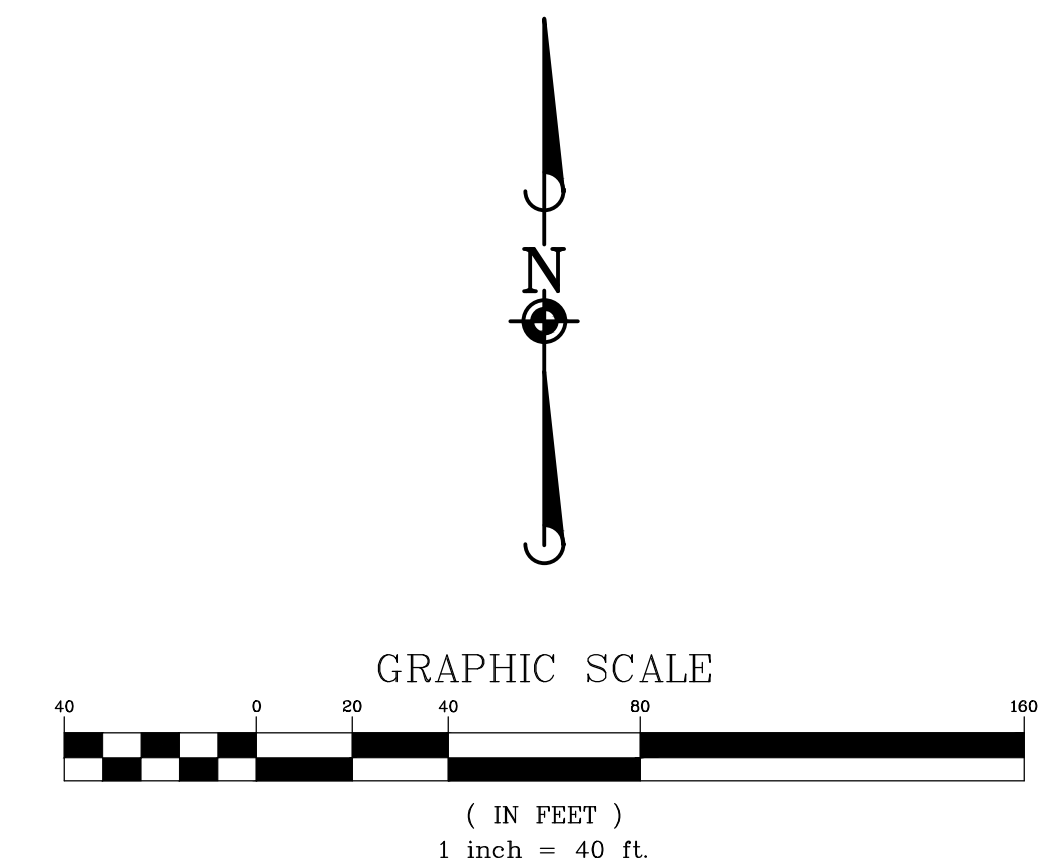


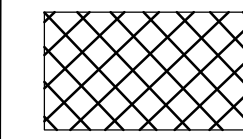
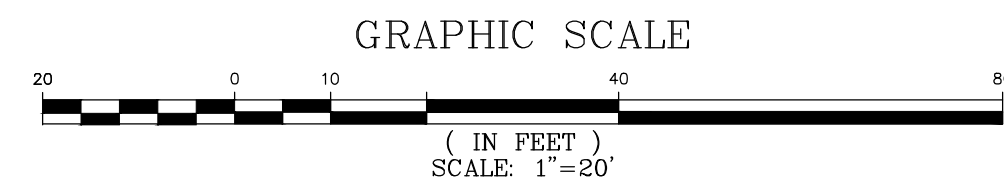


HYDRANT COVERAGE

— FIRE HOSE LAYOUT
*300 FEET OR LESS

NOTE:
THE TWO EXISTING HYDRANTS ADJACENT TO
THE PROJECT SITE, ALONG WOLF ROAD,
PROVIDE ADDITIONAL COVERAGE NOT SHOWN
ON THIS EXHIBIT



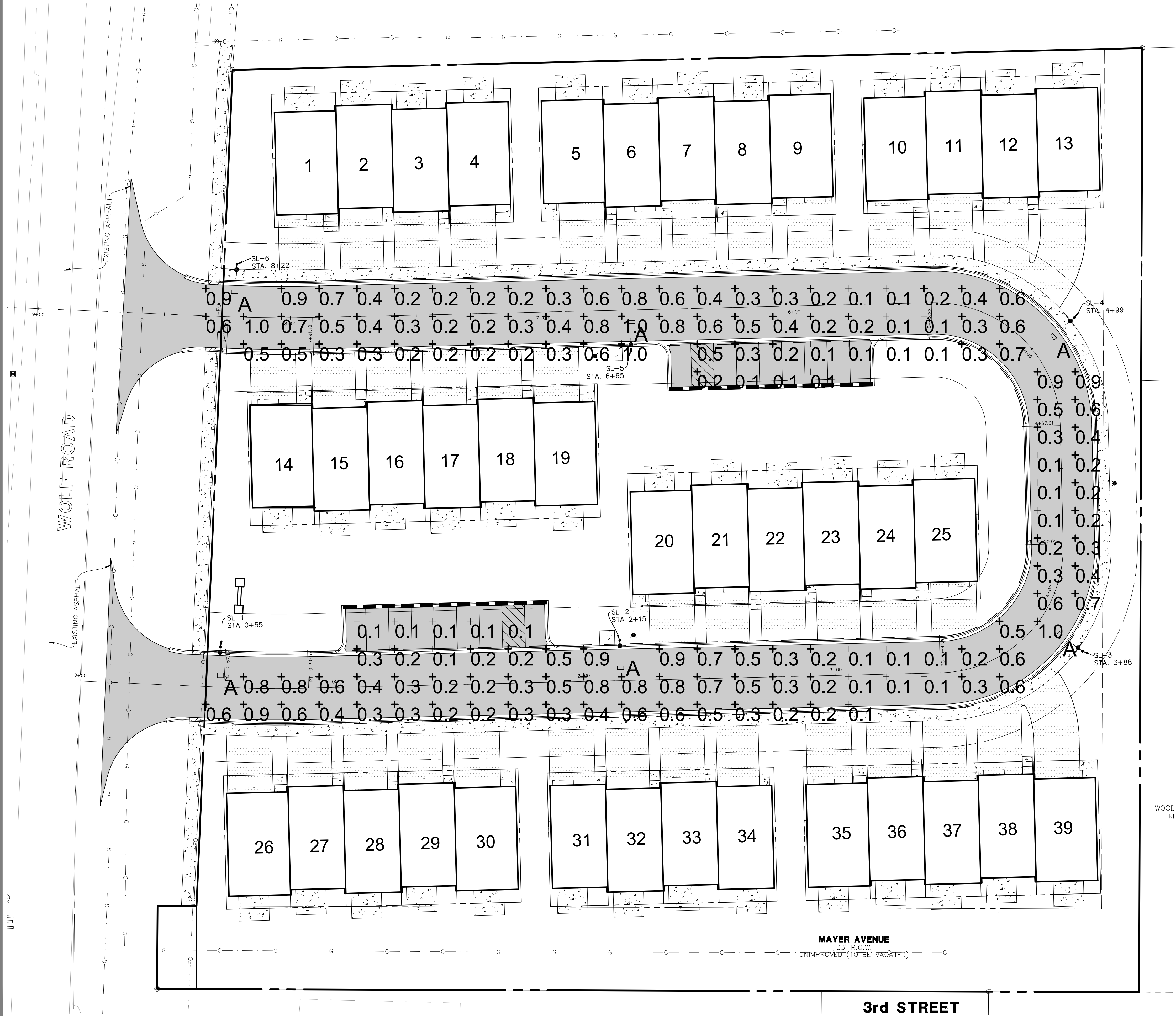


EQUIVALENT SNOWFALL OVER PLOWED AREA
 $20,475 \text{ CF} / 45,300 \text{ SF} = 0.45 \text{ FT}$
 $= 5.4 \text{ INCHES}$

3rd STREET

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Calc Zone #2	+	0.4 fc	1.0 fc	10.0:1	4.0:1	0.1 fc

Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	6	ATB0 10BLEDE10 XXXXX R2 4K/5K	ATB0 SERIES LED 1000MA TYPE 2 4000K/5000K CCT	1	4293	0.9	37
								Lamp



Compliant with IESNA's
Green Guide® and
ENERGY STAR®

Autobahn Series ATB0

Roadway Lighting

PRODUCT OVERVIEW

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires. White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum. Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient. Lower Energy: Saves an expected of 40-60% over comparable HID luminaires. Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation. Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117). Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 36 vibration rating per ANSI C136.31. Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available. Premium solid state locking style photocontrol - PCS3 (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life). Multi-level dimming available to provide scheduled dimming as specified by the customer. Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

Applications:

Roadways
Off ramps
Residential streets
Parking lots

STANDARDS

Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification. Rated for -40°C to 40°C ambient. CSA Certified to U.S. and Canadian standards. Complies with ANSI C136.2, C136.10, C136.14, C136.31, C136.15, C136.37.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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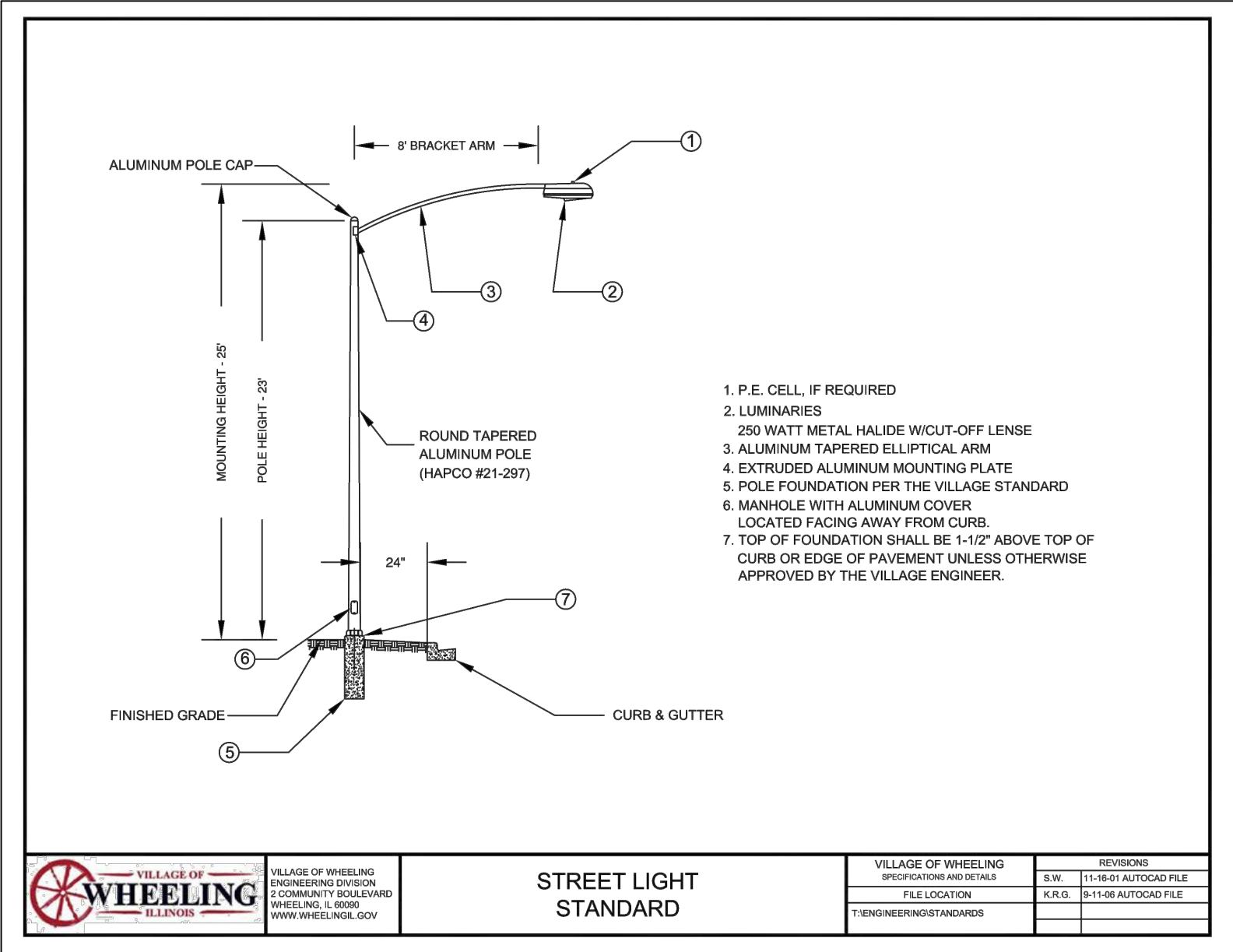


Exhibit received August 11, 2017

Designer
Colin Hatch
Date
8/3/2017
Scale
1" = 20'
Drawing No.

STEFAN
Collection

Front/Garage Exterior

**Units proposed at
Preliminary PUD**



Measurements

Width: 6.5"
Height: 18.25"
Extension: 7.25"

Finish: Black
Material: Aluminum
Glass: Clear

Rear Exterior



Measurements

Width: 4.5"
Height: 8"
Extension: 5.5"

Finish: Black
Material: Steel
Glass: Clear

Surface Exterior

Measurements



Width: 9.5"
Height: 5"

Finish: Black
Material: Steel
Glass: Frosted

Alternate Option #1



Westlake Cast 1-Light Outdoor Wall Lantern

1002BK

Collection: Westlake 

Type: Outdoor Wall Mount

Material: Die Cast Aluminum

Glass: Clear

Finish: Black [BK](#)

Alternate Option #2



Builder Cast 1-Light Outdoor Wall Lantern
1024RP

Collection: Builder Cast 
Type: Outdoor Wall Mount
Material: Die Cast Aluminum
Glass: Clear
Finish: Rust Patina [RP](#)



Exterior & Interior Specifications
Wolf Crossing
Wheeling, IL

EXTERIOR DESIGN FEATURES

Ceilings:	8' standard height at 1 st and 3 rd Floor 9' standard height at 2 nd Floor
Floor Sheathing:	3/4" T & G OSB
Roof Sheathing:	7/16" OSB w/ H-clips
Exterior Sheathing:	7/16" OSB entire exterior
Roof Shingles:	IKO Cambridge AR Architectural Weathered Wood
Corner Bracing:	7/16" OSB
Trim Boards:	Wood Tone Real Trim 5/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off
Corners:	Wood Tone Real Trim 5/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off Vinyl corners only applicable where indicated on plans
Windows:	Wood Tone Real Trim 5/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off
Frieze:	Wood Tone Real Trim 5/4 Pre-finished (per plan) 1 coat pre-finished, 1 coat face off
House Wrap:	Green Guard Max w/ taped seams - entire exterior
Soffit and Fascia:	Aluminum Soffit and Fascia, 2x8 subfascia
Siding:	James Hardie Siding
Brick Allowance:	Face Brick per DR Horton Package, per plan
Shutters (Louver/Panel):	Prefinished Vinyl per plan
Decorative Millwork:	Decorative millwork mounted on top of vinyl siding. MFG: Fypon or equal
Garage Door:	Steel Insulated – size, and location per plan
Garage Door Opener:	Optional 1/2 HP w/ wall mount and two (2) remote controls
Front Exterior Door:	6-panel smooth fiberglass insulated w/deadbolt - transoms/sidelights per plan
Garage to House Door:	6 Panel Steel Insulated with spring closures
Ext. Garage Service Door:	Optional 6-Panel smooth insulated steel, location per plan
Windows:	White vinyl single-hung or slider w/integral J channel, tempered glass where required by code, Low E glass, U Factor .34, Mfg.: MI Windows
Patio Door/Sliding Glass:	6068 white vinyl, no grills. Low E glass, U factor .33, Mfg.: MI Windows
Window Grills:	Front Only, Per Plan
Exterior Paint:	Sherwin Williams, Colors per DR Horton Color Package

PLUMBING

Water Closets (All)

Manufacturer:	Gerber
Model:	Maxwell SE 1.28 gpf elongated front
Color:	White
Trim:	Chrome flush handle w/white wood seat

Lavatory Faucets Master Bath

Center Size:	4"
Manufacturer:	Moen
Finish:	Polished Chrome
Handle:	Two
Model:	Chateau 64925

Lavatory Faucets Hall Bath & Powder Rm

Center Size:	4"
Manufacturer:	Moen
Finish:	Polished Chrome
Handle:	Single
Model:	Chateau L64625

Kitchen Sink (All)

Manufacturer:	Sterling
Model:	McAllister #11444
Color/Finish:	Stainless Steel

All sinks to include a matching strainer based upon faucet color selection.

Kitchen Faucet

Manufacturer:	Moen
Model:	Arbor #21002211 with Pulldown Spray
Color/Finish:	Classic Stainless

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Exterior & Interior Specifications
Wolf Crossing
Wheeling, IL

Master Bath Shower

Plans: All Plans
Manufacturer: Sterling
Model: Ensemble 60" x 34"
Color: White
Surround: 12"x12" Ceramic Tile

Luxury Master Bath (Option #12003050)

Plans: All Plans
Tub Manufacturer: Sterling
Model: Ensemble 36" x 60" (tub and apron only)
Color: White
Surround: Ceramic tile splash around tub
Ceramic tile surround in shower

Shower Manufacturer: Sterling, Oasis or Approved Equal
Color/Finish: White

Second/Other Bath Tub/Shower (All)

Manufacturer: Sterling
Model: Accord #71240110-0
Dimensions: 60 x 30
Color/Finish: White
Surround: Vikrell, Smooth Wall T/S Surround

Tub/Shower Faucet

Manufacturer: Moen
Model: Chateau TL183 / 62320
Color/Finish: Chrome

Shower Faucet

Manufacturer: Moen
Model: Chateau TL182 / 62320
Color/Finish: Chrome

Tub Wall Mount Faucet:

Manufacturer: Moen
Model: Chateau TL181 / 3829 / 62320
Color/Finish: Chrome

Powder Room Pedestal Sink:

Manufacturer: Gerber
Model: Maxwell 22-514
Color: White

Garbage Disposal:

Manufacturer: In-Sink-Erator
Model: Badger 1, 1/3 hp

Water Heater:

All Plans
Manufacturer: State
Model: 50-Gal Power Vent

Waterline to Ice Maker: Standard

Washer Pan: Standard with 2nd Floor Laundry Room

Fire Suppression: Standard

HVAC

Furnace: Carrier - 92% AFUE
Thermostat: Honeywell VisionPRO 8000 Wi-Fi
Air Conditioning: Standard Carrier Puron 13.0 S.E.E.R.
Range Hood Venting: Vented to outside
Duct Work @ Unconditioned Areas: Minimum R-6 duct Insulation
Duct Work Connections: Tape all fittings with UL181 tape or mastic compound
Dryer box: DBX 1000

ELECTRICAL

Electrical Service: Square D Load Center 200 AMP with Q02175SB whole house surge protection

Exhibit received August 11, 2017



Exterior & Interior Specifications
Wolf Crossing
Wheeling, IL

Lighting Package:	Maxim Lighting, Stefan Brushed Nickel, 75% of lighting fixtures with energy efficient bulbs
Switch Style:	Standard white single pole, toggle style
Outlet Style:	Standard white
Telephone Jacks:	1 standard (Category 5) location per buyer
TV Jacks:	3 standard (RG-6 Cable) location per buyer
Kitchen Lighting:	Standard - Cloud light
Microwave:	Standard
Smoke Detector:	MFG: Kidde (Per Plan)
CO Detector:	MFG: Kidde (Per Plan)
USB Outlet:	(1)-USB combination device (located in either the kitchen or key drop)
Bath Fans:	MFG: Air King – Dual Series
Garage Walls & Ceiling:	5/8” Drywall & fire tape common walls and ceiling only, no insulation on cold walls
Shower/Tub Areas:	½” Denshield at all optional ceramic tile areas (floors not included)
Interior Paint:	Sherwin Williams, North White (Flat)

INTERIOR DESIGN FEATURES

Carpet Areas:

Carpet:	Mohawk Longview Isle
Pad:	Mohawk 7/16” / 6-LB Pad
Stair Area:	½” / 8-LB Pad

Hard Surface Areas:

Master Bath Floor:	Dal Tile 12”x12” Ceramic Tile (per Interior Option Packages)
Master Bath Walls:	Dal-Tile 12”x12” Ceramic Tile (per Interior Option Packages)
Hall/Other Bath Floor:	Dal-Tile 12”x12” Ceramic Tile (per Interior Option Packages)
Hall/Other Bath Walls:	Fiberglass
Powder Room:	Shaw Engineered Wood Flooring (per Interior Option Packages)
Kitchen:	Shaw Engineered Wood Flooring (per Interior Option Packages)
Laundry/Utility:	Mohawk Arcadia Silver Sheet Vinyl
Foyer:	Shaw Engineered Wood Flooring (per Interior Option Packages)

Chrome Bath Fixtures

Master Bath Fixtures:	Two (2) - 24” towel bars One (1) - toilet paper holder
Hall Bath Fixtures:	One (1) - 24” towel bar One (1) - toilet paper holder
Powder Room Fixtures:	One (1) - 24” towel bar One (1) - toilet paper holder

Shower Door:	Size and type per plan, chrome with clear glass
--------------	---

Insulation

Attic:	R-45 Flat Ceilings, R-38 Volume ceilings
Exterior Walls:	R-15 High Density Batt
Garage Ceilings w/Living Space Above:	Min. R-35 (fill cavity)
Warm Walls (house to garage):	R-15 High Density Batt
Cantilevers:	Min. R-38 (fill cavity)
Basements:	R-11 blanket at exterior walls from top of foundation to 6” off floor

Interior Millwork

Standard Package:	2-Panel Roman Hollow Core– Painted North White; window sills and apron (3" base, 2 1/4" casing, no stop at windows).
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Interior Door Hardware

Standard:	Kwikset: Polo Satin Nickel knob
-----------	---------------------------------

Exterior Hardware

Standard:	Kwikset: Polo Satin Nickel
-----------	----------------------------

Exterior Hardware

Standard:	Deadbolt and passage lock on house to garage door Deadbolt and keylock on all exterior doors. 4” Black plastic house numbers Peep hole, if there is no sidelight
-----------	---

Stairs/Rails

Stairs:	Pine Box
---------	----------



Exterior & Interior Specifications

Wolf Crossing

Wheeling, IL

Rails:	Half walls w/wood cap – Standard
	Oak Rails ILO Half Wall – Optional
	Oak Rails w/Painted Spindles – Optional
	Oak Rails w/Iron Spindles – Optional
Cabinets:	
Type:	KITCHEN
	36”/42” staggered upper wall cabinets included with 9’ ceiling
	Standard CM Crown
	MASTER BATHROOM
	34 1/2” high vanities with drawers (per cabinet Layout)
	HALL BATHROOMS
	31 1/2” high vanities with drawers (per cabinet Layout)
Manufacturer:	Aristokraft
Standard Grade:	Per Packages
Kitchen Tops:	
Standard:	Granite
Bath Vanity Tops:	
Standard Package:	Cultured Marble
Closet Shelving:	
Master Bedroom:	Two (2) – 12” shelf & rod on long wall. One (1) – 12” shelf & rod on other walls.
All other closets:	One (1) – 12” shelf & rod.
Linen:	Five (5) – 16” shelves (or depth per plan)
Pantry:	Five (5) – 16” shelves (or depth per plan)
Appliances	Refer to Frigidaire Appliance Program

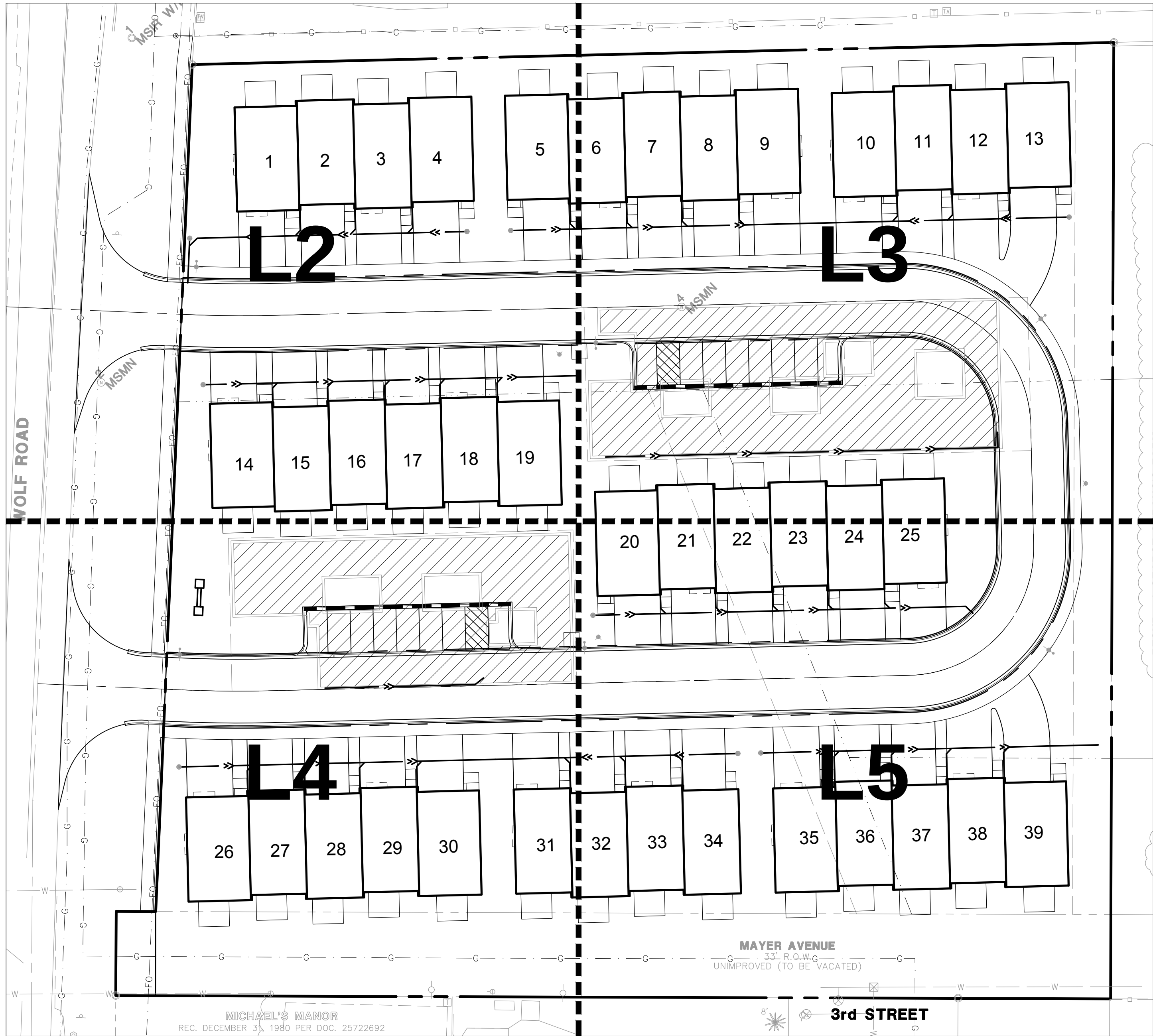


Wolf Crossing, Wheeling IL Exterior Color Packages

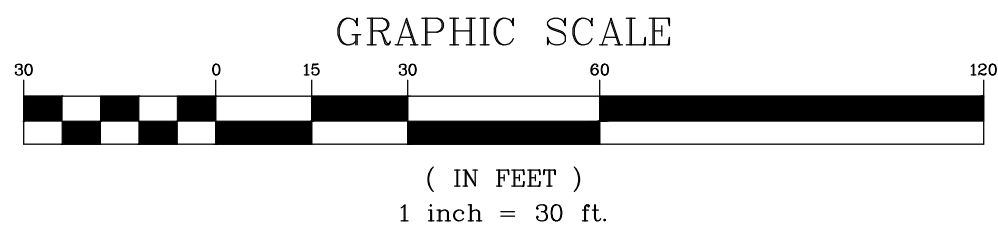
Hardie Prefinished	Hardie Prefinished	Hardie Prefinished	Hardie Prefinished	Hardie - Custom Prefinished	ABC Supply Co Inc	Sherwin Williams Color Match	General Shale	Sunset Stone	IKO Cambridge AR	Sherwin Williams Color Match	Mid America	MI
Main Siding	Accent Siding	Shake & Scallop Siding	Vertical Siding	Cement / Stucco Panels	Aluminum Fascia/Soffit & Gutter/Downspouts	Trim & Garage Door	Brick A	Stone **Specify Cobble or Ledge Stone **	Architectural Shingles	Doors & Sidelight	Shutters	Windows / Patio Doors
Aged Pewter	Aged Pewter	Aged Pewter	Aged Pewter	Aged Pewter	Linen	Linen	Shadow Grey Tudor or Essex Tudor or Oldham Tudor	Alpine	Weatherwood	Black	Black	White
Timber Bark	Timber Bark	Timber Bark	Timber Bark	Timber Bark	Linen	Linen	Keeneland Tudor or Scottish Manor Tudor	Georgetown	Weatherwood	Black	Black	White
Deep Ocean	Arctic White	Arctic White	Arctic White	Arctic White	White	White	Sandstone Tudor	Georgetown	Weatherwood	Black	Black	White
Rich Espresso	Rich Espresso	Rich Espresso	Rich Espresso	Rich Espresso	Linen	Linen	Keeneland Tudor or Essex Tudor or Scottish Manor Tudor	Georgetown	Weatherwood	Black	Black	White

*CCM = Computer Color Match

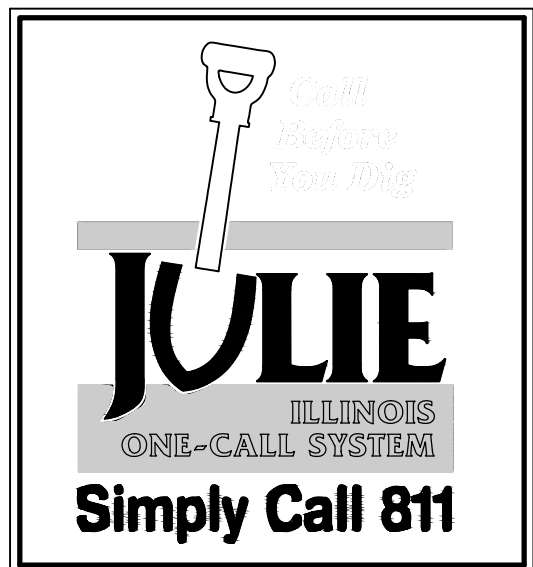
August 8, 2017 -- 16:54 Doc Name: P:\Dmnh01\Land\Landscap\Final Drawings\Plan Set\01 Landscape Plan.dwg Updated By: MNelson



KEY MAP



SEAL
Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

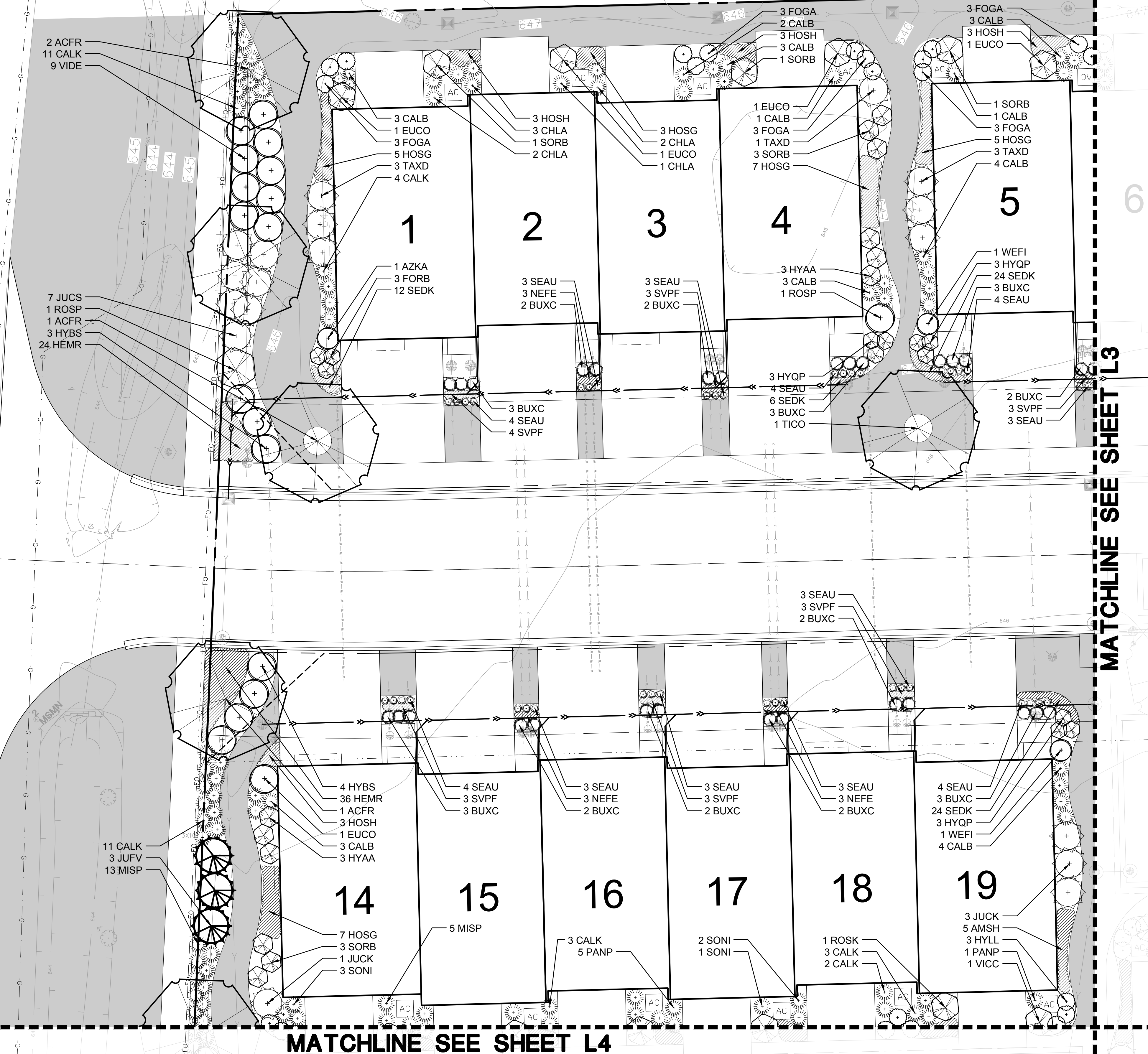


Plant List					
Key	Quantity	Common Name	Botanical Name	Size	Comments
Canopy Trees					
ACFR	16	AUTUMN BLAZE MAPLE	Acer freemani	3" BB	
GLTI	14	SKYLINE HONEYLOCUST	Gleditsia tricanthos inermis	3" BB	
QUMC	2	BUR OAK	Quercus macrocarpa	3" BB	
TICO	9	LITTLELEAF LINDEN	Tilia cordata	3" BB	
Evergreen Trees					
JUFV	3	UPRIGHT JUNIPER	Juniperus 'Fairview'	6" BB	
PIFV	2	VANDERWOLFS' LIMBER PINE	Pinus flexilis 'Vanderwolfs'	6" BB	
Deciduous Shrubs					
EUCO	16	DWARF BURNING BUSH	Euonymus a 'Compacta'	24" Ht.	
FOGA	42	DWARF BOTTLEBRUSH	Fothergilla gardenii	24" Ht.	
FORB	6	BRONX FORSYTHIA	Forsythia v. 'Bronxensis'	24" Ht.	
HYAA	21	ANNABELLE HYDRANGEA	Hydrangea arbor. 'Annabelle'	24" Ht.	
HYBS	20	BOMBSHELL HYDRANGEA	Hydrangea paniculata 'Bomshell'	24" Ht.	
HYLL	48	LITTLE LIME HYDRANGEA	Hydrangea 'Little Lime'	24" Ht.	
HYPL	2	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	24" Ht.	
HYQP	24	PEE WEE OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	24" Ht.	
RHAG	24	GRO-LOW SUMAC	Rhus aromatica 'Gro-low'	24" Ht.	
ROSK	27	KNOCKOUT SHRUB ROSE	Rosa 'Knockout'	24" Ht.	
ROSP	7	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	24" Ht.	
SORB	30	FALSE SPIREA	Sorbaria sorbifolia 'Sem'	24" Ht.	
VICC	43	FRAGRANT SPICE VIBURNUM	Viburnum carlesii 'Cayuga'	24" Ht.	
VIDE	9	ARROWWOOD VIBURNUM	Viburnum dentatum	24" Ht.	
WEFI	7	FINE WINE WEIGELA	Weigela florida 'Fine Wine'	24" Ht.	
Evergreen Shrubs					
AZKA	2	KAREN'S AZALEA	Rhododendron 'Karens'	24" Ht.	
BUXC	93	BOXWOOD	Buxus "ChicagoLand Green or Glencoe"	24" Ht.	
JUCK	20	KALLAY COMPACT JUNIPER	Juniperus chinensis 'Kallay'	24" Ht.	
JUCS	11	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	24" Ht.	
TAXD	27	DENSE INTERMEDIATE YEW	Taxus x media 'Densiformis'	24" Ht.	
Ornamental Grasses					
CALB	96	KOREAN FEATHER REED GRASS	Calamagrostis brachytricha	#1	
CALK	77	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Forerster'	#1	
CHLA	39	NORTHERN SEA OATS	Chasmanthium latifolium	#1	
MISG	3	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	#1	
MISP	33	PURPLE MAIDEN GRASS	Miscanthus sinsensis 'Purpurascens'	#1	
PANP	31	PRAIRIE FIRE RED SWITCH GRASS	Panicum virgatum 'Prairie Fire'	#1	
PEAH	29	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	#1	
PEAP	38	PIGLET FOUNTAIN GRASS	Pennisetum alopecuroides 'Piglet'	#1	
SEAU	132	AUTUMN MOOR GRASS	Sesleria autumnalis	#1	
SONI	20	BLUE INDIAN GRASS	Sorghastrum nutans 'Indian Steel'	#1	
Perennials					
AMSH	15	NARROW LEAF BLUE STAR	Amsonia hubrichtii	#1	Planted 24-36" O.C.
CORZ	85	ZAGREB COREOPSIS	Coreopsis verticillata 'Zagreb'	#1	Planted 18-24" O.C.
HEMR	120	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns'	#1	Planted 12-18" O.C.
HESO	12	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	#1	Planted 12-18" O.C.
HOSG	94	GUACAMOLE HOSTA	Hosta 'Guacamole'	#1	Planted 36" O.C.
HOSH	36	HALCYON HOSTA	Hosta 'Halcyon'	#1	Planted 24-36" O.C.
GERR	27	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24-36" O.C.
NEFE	42	EARLY BIRD CATMINT	Nepeta x faassenii 'Early Bird'	#1	Planted 12-18" O.C.
SVPF	52	PINK FRIESLAND SALVIA	Salvia nemorosa 'Pink Friesland'	#1	Planted 12-18" O.C.
Groundcovers					
SEDK	186	SEDUM KAMTSCHATICUM	Sedum kamtschaticum	Plug	Planted 12-18" O.C.

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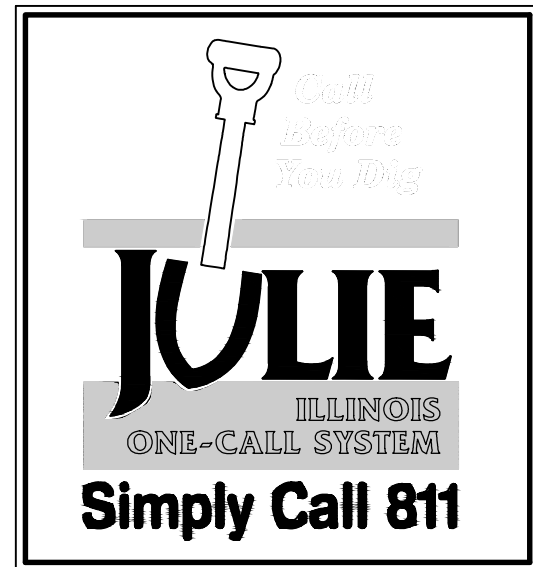
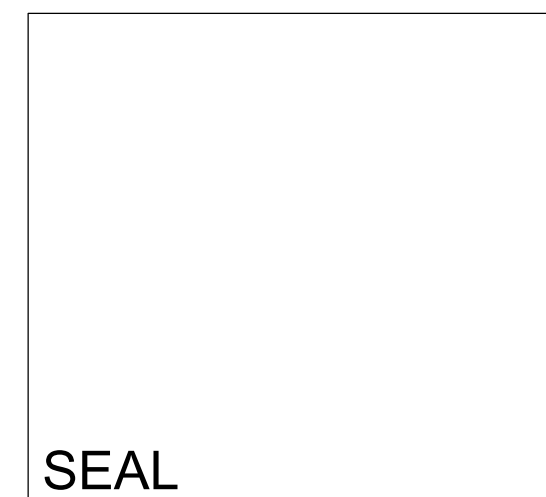
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WOLF ROAD



LEGEND

Turf



SEAL
Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

Exhibit received August 11, 2017

WOLF CROSSING
VILLAGE OF WHEELING, ILLINOIS
LANDSCAPE PLAN - NW

PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 06/13/17
SCALE: 1:10
SHEET
L2 OF L8
DRH.WHIL01

DATE	REVISIONS
08/09/17	PER VILLAGE COMMENTS

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Cell Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L2

20

21

22

23

24

25

3 TAXD
4 CALB
1 WEFI
3 HYQP
24 SEDK
3 BUXC
4 SEAU

3 SEAU
3 SVPF
2 BUXC

2 BUXC
3 NEFE
3 SEAU

2 BUXC
3 SVPF
3 SEAU

3 BUXC
3 NEFE
4 SEAU

See Sheet L3
3 HYAA
3 CALB
1 ROSP
6 HESO

2 BUXC
3 NEFE
3 SEAU

3 GLTI
1 TICO

3 SEAU
3 SVPF
2 BUXC

3 SEAU
3 NEFE
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3 BUXC
4 SEAU
24 SEDK
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1 WEFI
4 CALB
3 TAXD

1 TICO
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1 EUCC
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3 SVPF
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3 NEFE
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24 SEDK
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3 CALB
3 TAXD

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2 SONI
5 CORZ
1 VICC
1 SONI

1 ROSK
3 CALK
3 GERR
3 HYLL
2 CALK
2 GLTI

7 HOSG
1 HYLL
1 PANP
1 VICC

5 HOSG
3 SORB
1 JUCK
3 MISP
3 ACFL
3 HYLL

3 CALK
1 ROSK
3 HYLL
2 CALK

5 PANP
1 VICC
3 GERR

1 SONI
1 VICC
5 CORZ
2 SONI

3 HYLL
5 CALK
3 GERR
1 ROSK

1 QUMC

LEGEND

Turf

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



WOLF CROSSING

VILLAGE OF WHEELING, ILLINOIS

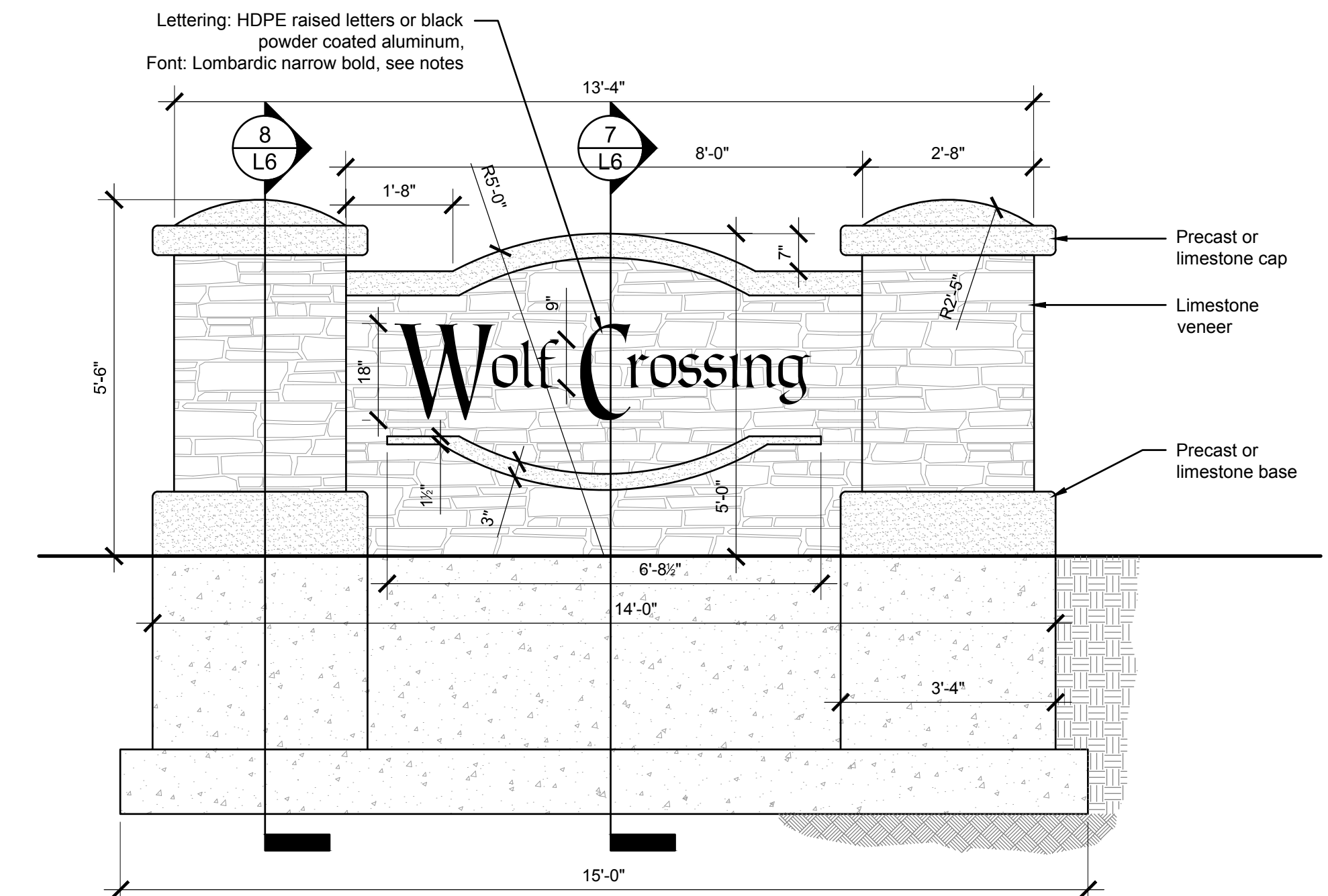
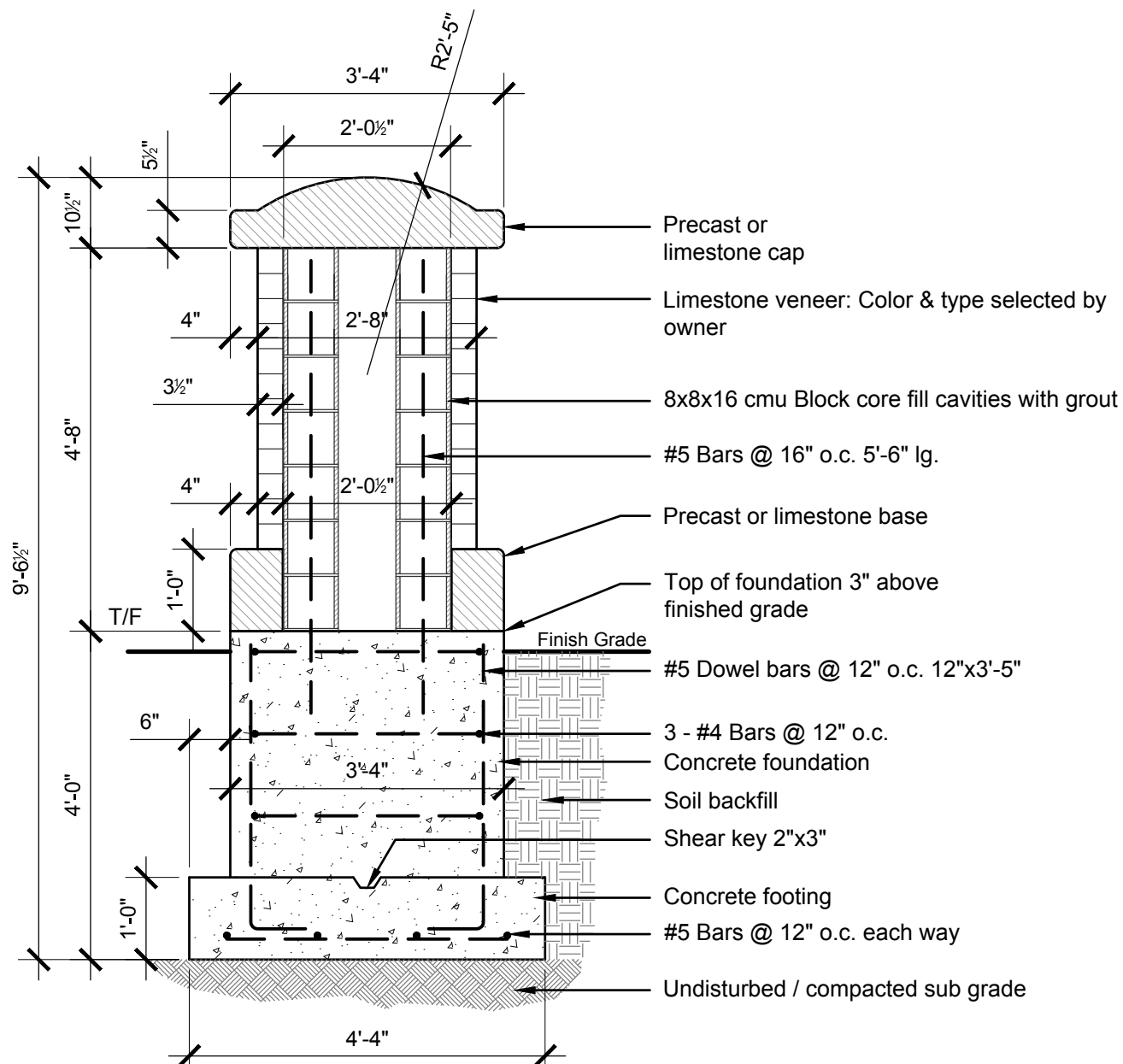
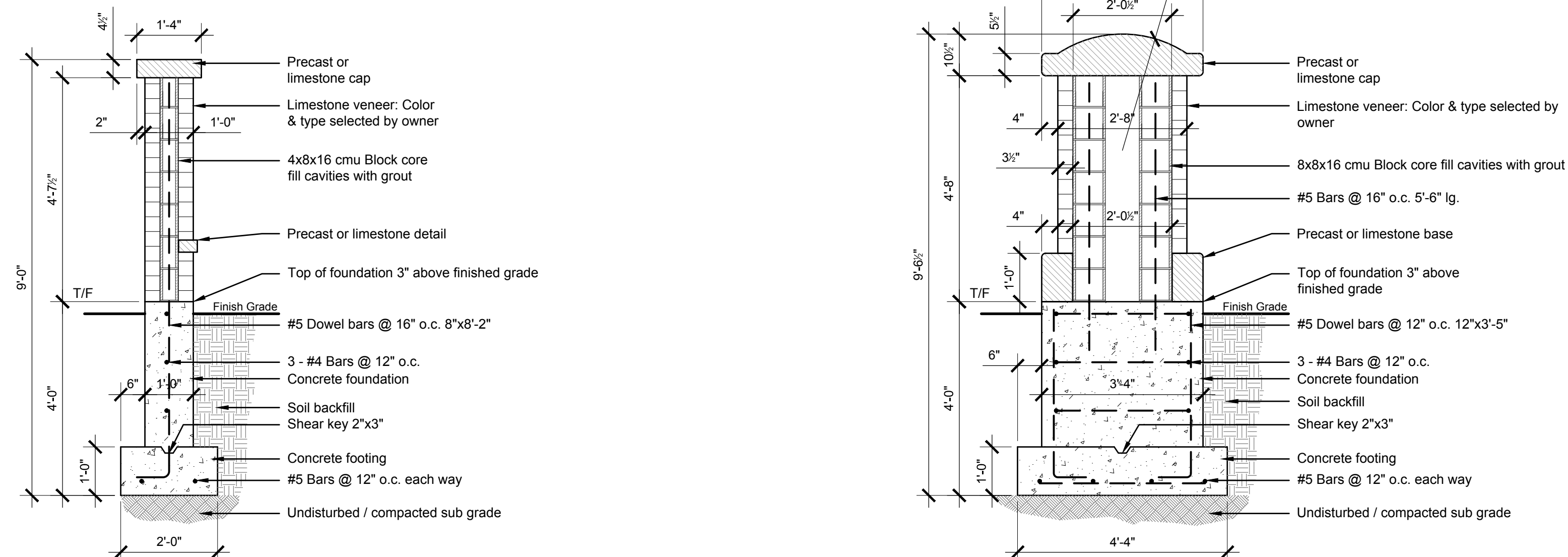
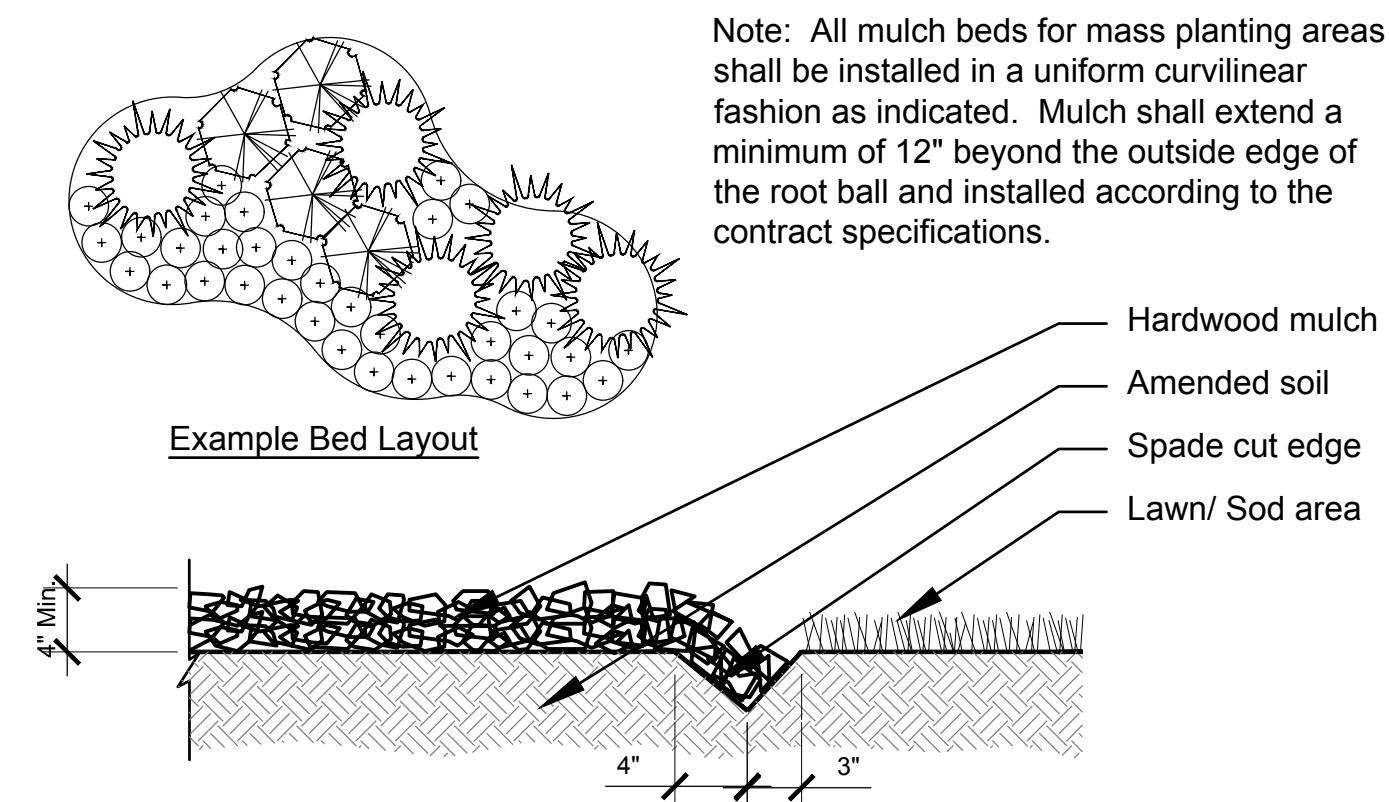
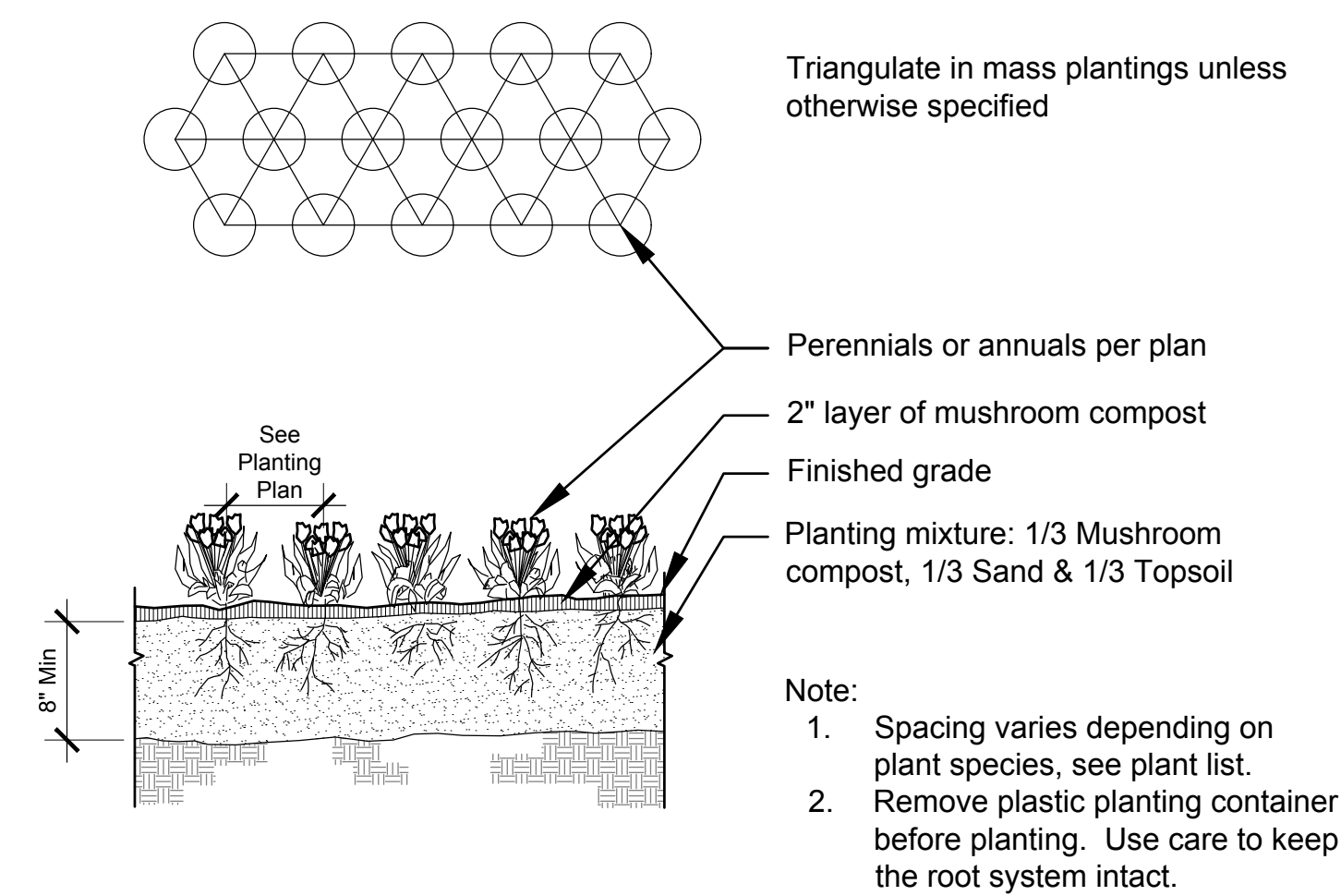
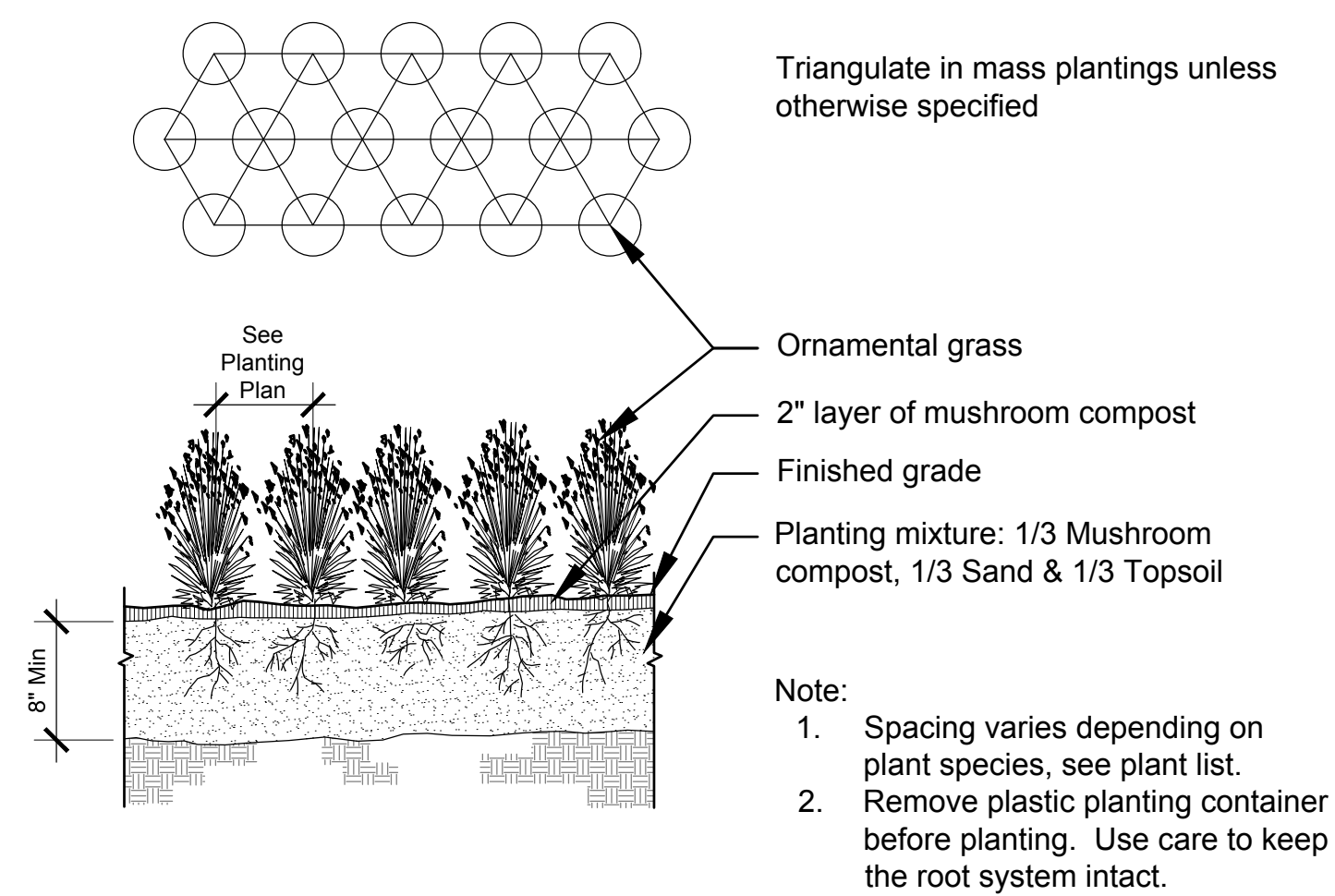
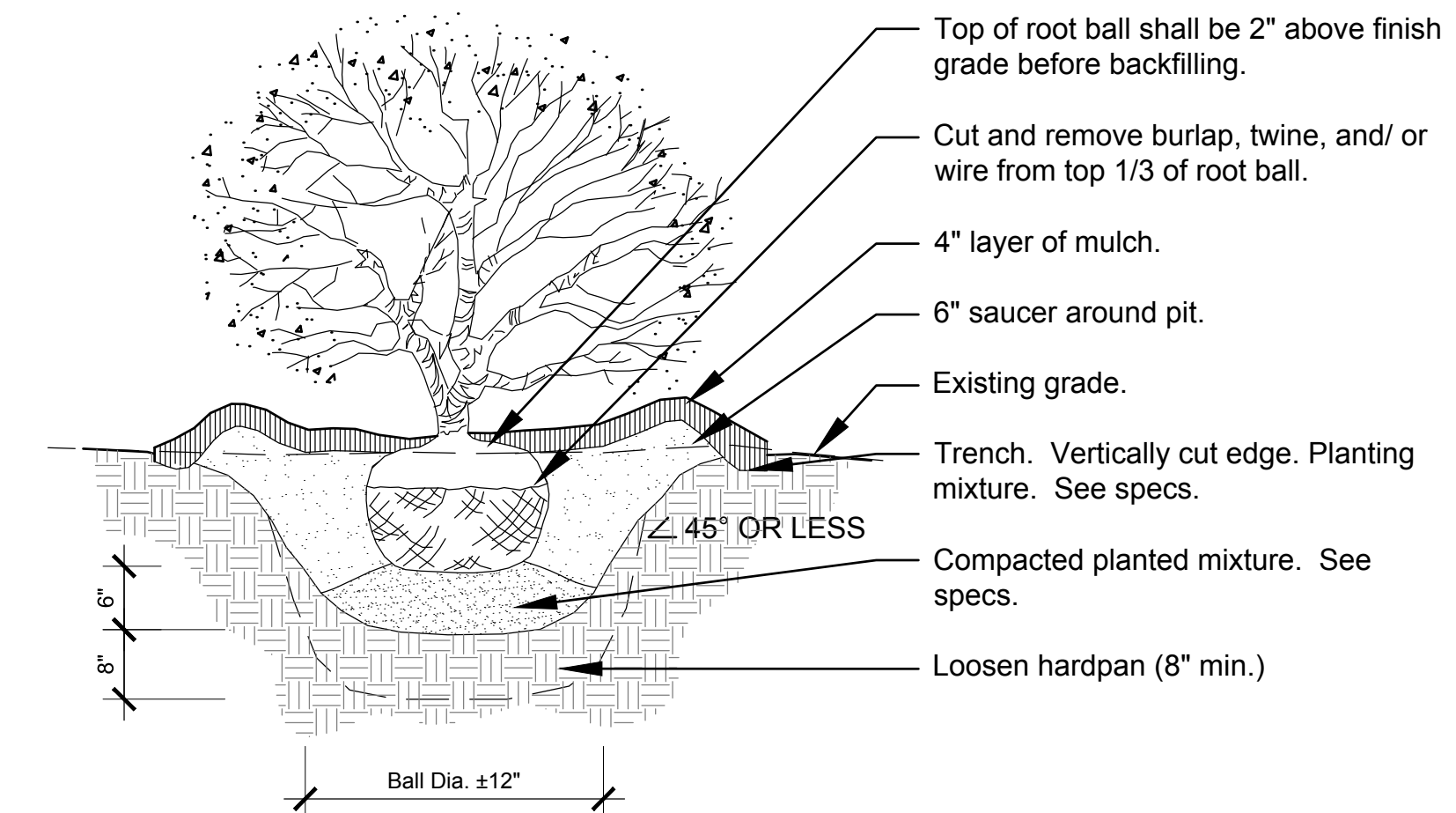
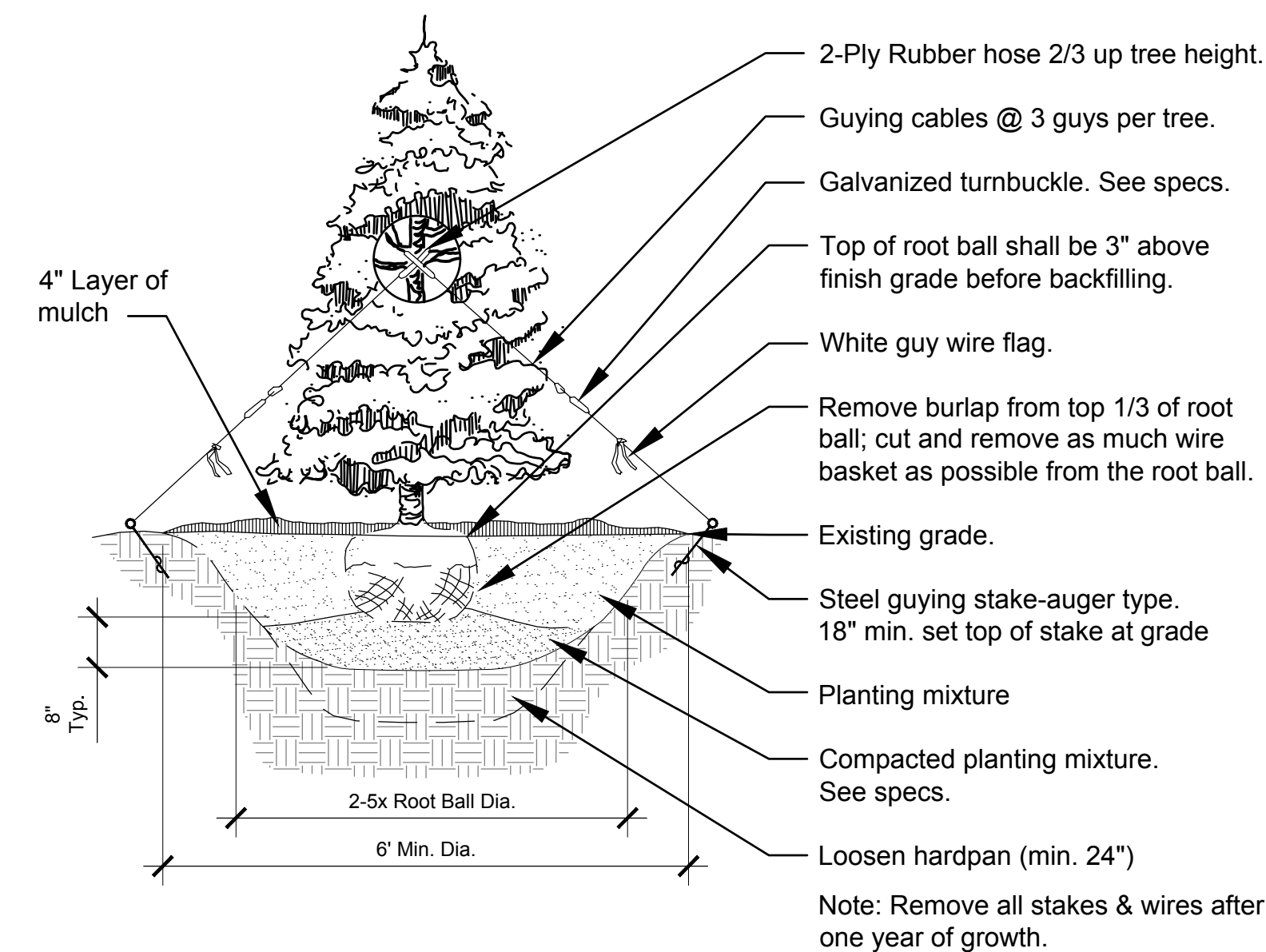
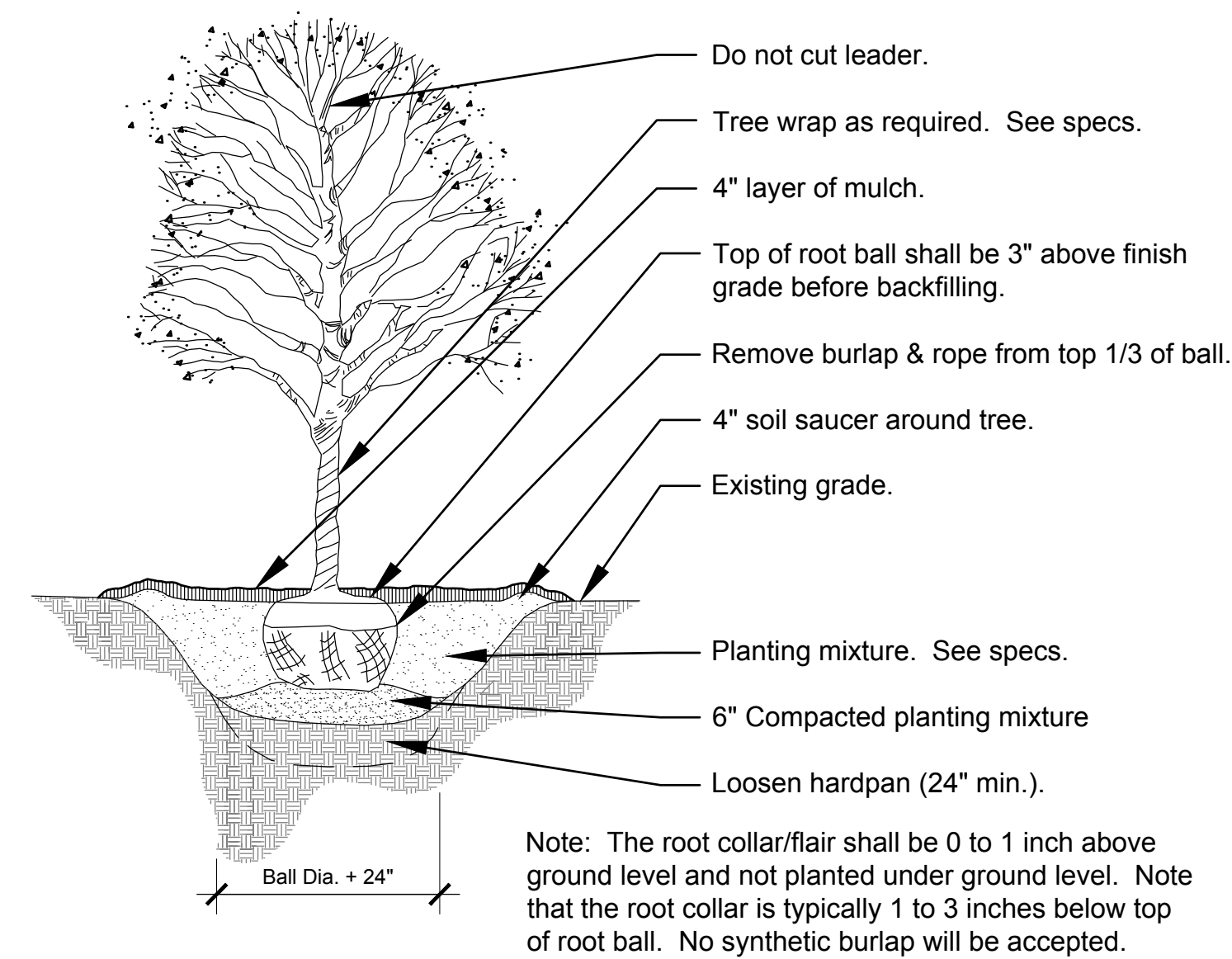
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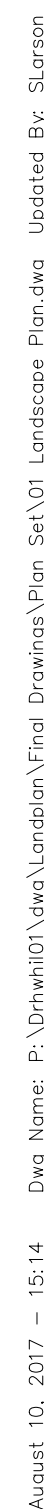
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DATE: 06/13/17
SCALE: 1:10
SHEET
L5 OF L8
DRH.WH101

DATE	REVISIONS	COMMENTS
06/13/17	1	PER VILLAGE COMMENTS

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Cell Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
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Exhibit received August 11, 2017





WILKINS

A ZURN company

Model 37S

Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET

FEATURES

- Sizes: □ 3/4" □ 1" □ 1-1/4" □ 1-1/2" □ 2"
- Maximum working water pressure 175 PSI
- Maximum working water temperature 180°F
- Hydrostatic test pressure 350 PSI
- End connections Threaded FNPT ANSI B1.20.1

OPTIONS

- (Suffixes can be combined)
 - with full port QT ball valves (standard)
 - L - less ball valves, male pipe thread
 - XL - with low lead ball valves
 - S - with bronze "Y" type trainer
 - ST - with street elbows
 - FT - with integral male 45° flare SAE test fitting
 - AG - with air gap
 - SAG - with threaded "Y" flared air and gas
 - BOF - with Blow out/Flush fitting

ACCESSORIES

- ☐ Air gap (Model AG)
- ☐ Repair kits
- ☐ Thermal expansion tank (Mod. WXTP)
- ☐ Soft seated check valve (Mod. AXUL)
- ☐ Shock arrester (Model T250)
- ☐ QT-ST Quick Test Fitting Set
- ☐ Test Cook Look (Model TCL24)
- ☐ Blow out / Flush fitting (RK34-R37BOF, RK1-R37BOF or RK114-350-R37BOF)
- ☐ RT Y-trainer

APPLICATION

Designed for installation on potable water lines to protect against both backpressure and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

STANDARDS COMPLIANCE (34"-2")

- ASSE® Listed 1013 (horizontal & vertical up 3/4" only)
- IAPMO® Listed (horizontal & vertical up 3/4" & 1" only)
- CSA B64.4
- AWWA compliant C511
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California (34" - 1")

MATERIALS

Housing Fasteners Elastomers Internals Springs Ball Valves Struts	Reinforced Nylon, FDA approved Stainless Steel, 300 Series Silicone (FDA Approved) Buna Nitrile (FDA Approved) Delrin, Nylon, NSF Listed Stainless steel, 300 series Cast Bronze, ASTM B 584 Forged Brass, ASTM B 124
---	--

DIMENSIONS & WEIGHTS (do not include pkg.)

MODEL SIZE		DIMENSIONS (approximate)										WEIGHT	
		A	B	C	D	E	F	G	H	I	J		
in./mm												WITH BALL VALVES	LESS BALL VALVES
3/4	20	8.78	225	1.596	3.3	1.58	4.1	2.16	7.6	3.7	88	1.4	2.1
1	25	11.8	284	2.34	5.7	2.54	6.7	3.716	8.7	4	102	1.6	2.8
1-1/4	38	14.78	370	n/a	n/a	3.14	8.3	5.34	14.6	12	132	1.8	3.4
1-1/2	40	15.14	387	n/a	n/a	3.14	8.3	5.34	14.6	12	132	1.8	3.4
2	50	16	406	n/a	3.14	8.3	5.34	5.34	14.6	24	134	2.0	3.4

Patent No. 6,513,543

Part # of 1 page

WILKINS a Zurn company, 147 Commerce Way, Pass Robos, CA 93446 Phone: 800/233-7100 Fax: 800/238-5766
In Canada: ZURN INDUSTRIES LIMITED, 3544 Nahana Dr., Mississauga, Ontario L4V 1L2 Phone: 905/405-8272 Fax: 905/405-1292
Product Support E-mail: 1-877-BACKFLOW (1-877-222-5356) • Website: <http://www.zurn.com>

DOCUMENT #: REVISION:
RP-275233 0199



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NORTH

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August 8, 2017 - 16:54 Draw Name: P:\dwh101\Draws\Landscaping\Drawings\Plan Set\01_Landscape Plan.dwg Updated By: MWhitton



LEGEND

-  Turf
-  Irrigation Area
-  Irrigation Utilities (Behind Sign)

SEAL
Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223



Exhibit received August 11, 2017

WOLF CROSSING
VILLAGE OF WHEELING, ILLINOIS
IRRIGATION PLAN

PROJ. MGR.: JPD
PROJ. ASSOC.: MN
DRAWN BY:
DATE: 06/13/17
SCALE: NTS
SHEET
L8 OF L8
DRH.WHL01

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DATE	REVISIONS
05/09/17	PER VILLAGE COMMENTS

03-02-200-088
(MAYER AVE. PARCEL - NO P.I.N. ASSIGNED)

DRH CAMBRIDGE HOMES, INC.
750 E. BUNKER CT. STE. 500
VERNON HILLS, IL 60061

OF

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 02, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

N 88°37'16" E ^(360.71') 361.13'

WOLF ROAD

	= EX. PROPERTY LINE
	= EX. PARCEL LINE
	= EX. EASEMENT LINE
	= LOT LINE
	= RIGHT-OF-WAY LINE
	= BUILDING SETBACK LINE
	= LOT TIE LINE
	= EASEMENT LINE

(IN FEET)
1 inch = 20 ft.

P.U.E. – PUBLIC UTILITY EASEMENT
M.U.E. = MUNICIPAL UTILITY EASEMENT
S.E.E. – INGRESS & EGRESS EASEMENT
– SQUARE FEET
B.S.L. = BUILDING SETBACK LINE

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

DRH CAMBRIDGE HOMES, INC.
750 E. BUNKER CT. STE. 500
VERNON HILLS, IL. 60061

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A SUBSEQUENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1-5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.
7. SET 6" x 36" CONCRETE MONUMENTS AS SHOWN.
8. M.U.E. DENOTES MUNICIPAL UTILITY EASEMENT. THERE IS A M.U.E. OVER ALL OF OUTLOTS 40, 41, AND 42.
9. I.E.E. DENOTES INGRESS & EGRESS EASEMENT. THERE IS AN I.E.E. OVER ALL OF OUTLOT 41.
10. P.U.E. DENOTES PUBLIC UTILITY EASEMENT. THERE IS A P.U.E. OVER ALL OF OUTLOTS 40, 41 & 42.

LOTS 1-39	1.106 ACRES	(48,177 S.F.)
OUTLOTS 40, & 42	1.513 ACRES	(65,923 S.F.)
OUTLOT 41 (PRIVATE DR.)	0.517 ACRES	(22,537 S.F.)
TOTAL	3.136 ACRES	(136,637 S.F.)

[illegible]

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CONSULTING LTD

Exhibit received August 11, 2017

WOLF CROSSING - WHEELING TOWNHOME DEVELOPMENT

FINAL P.U.D. PLAT OF SUBDIVISION

SHEET

DRHWIL01

FOR REVIEW

June 14, 2017 - 16:40 Dg Name: P:\Drwhil01\dwg\Surv\Final Drawings\Plot of Subdivision\DRHWHIL01-PS.dwg Updated By: bstrahl

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Steven H. Goodman
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

PINs: See Exhibit B

ABOVE SPACE FOR RECORDER'S USE ONLY

DECLARATION FOR WOLF CROSSING TOWNHOMES

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DECLARATION FOR WOLF CROSSING TOWNHOMES

This Declaration is made by DRH Cambridge Homes, Inc., a California corporation ("Declarant").

R E C I T A L S

The Development Area is legally described in Exhibit A hereto. Some or all of the Development Area shall be the subject of a phased development called Wolf Crossing Townhomes (the "Development"). The Development shall include dwelling units and other areas which will be maintained by the Association.

Initially, the Declarant shall subject the real estate which is legally described in Exhibit B hereto to the provisions of this Declaration as the Premises. From time to time the Declarant may subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as more fully described in Article Twelve.

All portions of the Premises not improved with a Home (including common area lots owned by the Association and those portions of each Lot which are not improved with a Home), shall be designated as Common Area hereunder. In order to provide for the orderly and proper administration and maintenance of the Premises, the Declarant has formed (or will form) the Association under the Illinois Limited Liability Company Act. The Association shall have the responsibility for administering and maintaining the Common Area and certain portions of the Lots and Home Exteriors and shall set budgets and fix assessments to pay the expenses incurred in connection with such duties. Each Owner of a Lot shall be a member of the Association and shall be responsible for paying assessments with respect to the Lot owned by such Owner.

During the construction and marketing of the Development, the Declarant shall retain certain rights set forth in this Declaration, which rights shall include, without limitation, the right, prior to the Turnover Date, to manage the affairs of the Association or to designate the Managers of the Association, as more fully described in Article Nine and in the Operating Agreement, and the right to come upon the Premises in connection with Declarant's efforts to sell Homes and other rights reserved in Article Nine.

NOW, THEREFORE, the Declarant hereby declares as follows:

ARTICLE ONE Definitions

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1.01 ASSOCIATION: The Wolf Crossing Townhome Owners Association, LLC, an Illinois limited liability company, and its successors and assigns.

1.02 CHARGES: The Common Assessment, any special assessment levied by the Association and/or any other charges or payments which an Owner is required to pay or for which an Owner is liable under this Declaration or the Operating Agreement.

1.03 COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and the Home Exteriors.

1.04 COMMON ASSESSMENT: The amounts which the Association shall assess and collect from the Owners to pay the Common Expenses and accumulate reserves for such expenses, as more fully described in Article Six.

1.05 COMMON EXPENSES: The expenses of administration (including management and professional services) of the Association; the expenses of the operation, maintenance, repair, replacement of landscaping and other improvements located on the Common Area; the expenses of the services furnished by the Association under Section 3.02, including, without limitations, the expenses of the maintenance, repair and replacement of Home Exteriors; premiums for insurance policies maintained by the Association hereunder; the cost of general and special real estate taxes, if any, levied or assessed against the Common Area (which is not part of a Lot); if not separately metered or charged to the Owners, the cost of waste removal, water, sewer, or other utility services to portions of the Premises; and any expenses designated as Common Expenses hereunder. Notwithstanding the foregoing, Common Expenses shall not include any payments made out of Capital Reserves.

1.06 COUNTY: Cook County, Illinois or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the County as of the Recording of this Declaration.

1.07 DECLARANT: DRH Cambridge Homes, Inc., a California corporation, its successors and assigns.

1.08 DECLARATION: This instrument with all Exhibits hereto, as amended or supplemented from time to time.

1.09 DEVELOPMENT AREA: The real estate described in Exhibit A hereto with all improvements thereon and rights appurtenant thereto, as Exhibit A may be amended as provided in Section 10.01. Exhibit A is attached hereto for informational purposes only and no covenants, conditions, restrictions, easements, liens or changes shall attach to any part of the real estate described therein, except to the extent that portions thereof are described in Exhibit B and expressly made subject to the provisions of this Declaration as part of the Premises. Any portions of the Development Area which are not made subject to the provisions of this Declaration as part of the Premises may be developed and used for any purposes not prohibited by law, including, without limitation, as a residential development which is administered separate from the Development.

1.10 FIRST MORTGAGEE: The holder of a bona fide first mortgage, first trust deed or equivalent security interest covering a Lot.

1.11 HOME: That portion of a Lot which is improved with a dwelling unit.

1.12 HOME EXTERIOR: The roof, gutters, downspouts, foundation or slab, footings, sidewalks, steps, decks, patios and outer surface of exterior walls of a Home. The Home

Exterior shall not include windows, window frames, window glass, doors (including garage and/or storm doors) or screening which are part of a Home.

1.13 LOT: A subdivided lot which is designated in Exhibit B as a “Lot”.

1.14 MANAGERS: The manager or managers from time to time as appointed or elected as provided in this Declaration or the Operating Agreement.

1.15 MUNICIPALITY: The Village of Wheeling, an Illinois municipal corporation, or any political entity which may from time to time be empowered to perform the functions or exercise the powers vested in the Municipality as of the Recording of this Declaration.

1.16 OPERATING AGREEMENT: The Operating Agreement of the Association attached hereto as Exhibit C.

1.17 OWNER: A Record owner, whether one or more persons, of fee simple title to a Lot, including a contract seller, but excluding those having such interest merely as security for the performance of an obligation. The Declarant shall be deemed to be an Owner with respect to each Lot owned by the Declarant.

1.18 PERSON: A natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

1.19 PREMISES: Those portions of the Development Area which are legally described in Exhibit B hereto, with all improvements thereon and rights appurtenant thereto. Declarant shall have the right, but not the obligation, to make additional portions of the Development Area subject to this Declaration as part of the Premises as more fully provided in Article Twelve.

1.20 RECORD: To record in the office of the Recorder of Deeds for the County.

1.21 RESIDENT: An individual who resides in a Home.

1.22 TURNOVER DATE: The date on which the right of the Declarant to manage the affairs of the Association is terminated under Section 9.05.

1.23 VOTING MEMBER: The individual who shall be entitled to vote in person or by proxy at meetings of the Owners, as more fully set forth in Article Five.

ARTICLE TWO

Scope of Declaration/Certain Easements

2.01 PROPERTY SUBJECT TO DECLARATION: Declarant, as the owner of fee simple title to the Premises, expressly intends to and by Recording this Declaration, does hereby subject the Premises to the provisions of this Declaration. Declarant shall have the right from time to time to subject additional portions of the Development Area to the provisions of this Declaration as Added Premises, as provided in Article Twelve hereof. Nothing in this Declaration shall be construed to obligate the Declarant to subject to this Declaration as Premises any portion of the Development Area other than those portions which are described in Exhibit B

hereto or which are added to Exhibit B by Supplemental Declarations Recorded by Declarant pursuant to Article Twelve.

2.02 CONVEYANCES SUBJECT TO DECLARATION: All easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits, and privileges which are granted, created, reserved or declared by this Declaration shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any Person having at any time any interest or estate in the premises, and their respective heirs, successors, personal representatives or assigns, regardless of whether the deed or other instrument which creates or conveys the interest makes reference to this Declaration.

2.03 DURATION: Except as otherwise specifically provided herein the covenants, conditions, restrictions, easements, reservations, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land for a period of forty (40) years from the date of Recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part as provided in Section 10.02.

2.04 LOT CONVEYANCE: Once a Lot has been conveyed by the Declarant to a bona fide purchaser for value, then any subsequent conveyance or transfer of ownership of the Lot shall be of the entire Lot and there shall be no conveyance or transfer of a portion of the Lot without the prior written consent of the Managers.

2.05 ACCESS EASEMENT:

(a) Each Owner of a Lot shall have a non-exclusive, perpetual easement, which easement shall run with the land, be appurtenant to and pass with title to every Lot, for ingress to and egress from his Lot to public and private streets and roads over and across the private courts, driveways and walkways located on the Common Area.

(b) Any governmental authority which has jurisdiction over the Premises shall have a non-exclusive easement of access over roads and driveways located on the Common Area for police, fire, ambulance, waste removal, snow removal, or for the purpose of furnishing municipal or emergency services to the Premises.

(c) The Association, its employees, agents and contractors, shall have the right of ingress to, egress from, and parking on the Common Area, and the right to store equipment on the Common Area, for the purpose of furnishing any maintenance, repairs or replacements of the Common Area and Home Exteriors, as required or permitted hereunder.

2.06 RIGHT OF ENJOYMENT: Each Owner shall have the non-exclusive right and easement to use and enjoy the Common Area. In addition, each Owner shall have exclusive right to use and enjoy the Owner's Home and Home Exterior and any patio or deck constructed on the Owner's Lot by the Declarant or as permitted under Section 3.07. Such rights and easements shall run with the land, be appurtenant to and pass with title to every Lot, and shall be subject to and governed by the laws, ordinances and statutes of jurisdiction, the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, including the right of the Association to come upon a Lot to furnish services hereunder.

2.07 DELEGATION OF USE: Subject to the provisions of this Declaration, the Operating Agreement, and the reasonable rules and regulations from time to time adopted by the Association, any Owner may delegate his right to use and enjoy the Common Area to Residents of the Owner's Home. An Owner shall delegate such rights to tenants and contract purchasers of the Owner's Home who are Residents.

2.08 RULES AND REGULATIONS: The use and enjoyment of the Premises shall at all times be subject to reasonable rules and regulations duly adopted by the Association from time to time.

2.09 UTILITY EASEMENTS: The Municipality and all public and private utilities (including cable companies) serving the Premises are hereby granted the right to lay, construct, renew, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparatus and other equipment, into and through the Common Area for the purpose of providing utility services to the Premises or any other portion of the Development Area. In addition, each Owner of a Home shall have a perpetual easement for the continued existence and use of water, sewer, electric, gas or other utility lines and/or components of other systems (including air conditioning systems) which were originally installed by the Declarant or a utility company and which serve the Owner's Home, which utility lines or wiring may be located in the Common Area or on any other portion of the Premises, including, without limitation, under or through another Home. In furtherance of the foregoing, each Owner of a Home ("Entering Owner"), and each of their respective agents and contractors (which may include the applicable utility company), upon reasonable notice or, in the case of an emergency, without notice, shall have the right to enter a Home ("Access Home") for access to the utilities referenced aforesaid for the purpose of installing, maintaining, repairing and replacing utility lines which serve the Entering Owner's Home ("Utility Lines Work"). Any such access shall be as non-intrusive as practicable and any damage to a Home caused thereby shall be repaired by the Entering Owner or its agents and contractors. The Entering Owner and its agents and contractors, at no expense to any other Owner or the Association, shall require any contractor or other party retained for the purpose of performing any Utility Lines Work to obtain commercial general liability insurance and worker's compensation insurance meeting the requirements for insurance set forth in Section 4.03. Except in the case of an emergency, the Entering Owner shall provide the Owner of the Access Home and the Association with a certificate of insurance evidencing the required insurance prior to commencing the Utility Lines Work. The Entering Owner shall protect, indemnify, defend and hold harmless the Association and all other Owners against and from any and all liabilities, suits, actions, claims, demands, losses, expenses and costs of every kind and nature (including reasonable attorneys' fees) incurred by, or asserted or imposed against, the Association or any other Owners by reason of any accident, injury (including death) or damage to any person or property, however caused, resulting from or connected with the entry of the Entering Owner or its agents and contractors into the Access Home, unless such damage or injury shall have been caused by the gross negligence or willful misconduct of the other Owners or the Association.

2.10 EASEMENTS, LEASES, LICENSES AND CONCESSIONS: The Association shall have the right and authority from time to time to lease or grant easements, licenses, or concessions with regard to any portions or all of the Common Area for such uses and purposes as the Managers deem to be in the best interests of the Owners and which are not prohibited hereunder, including, without limitation, the right to grant easements for utilities or any other purpose which the Managers deem to be in the best interests of the Owners. Any and all

proceeds from leases, easements, licenses or concessions with respect to the Common Area shall be used to pay the Common Expenses. Also, the Association shall have the right and power to dedicate any part or all of the roads or parking areas located on the Common Area to the Municipality or other governmental authority which has jurisdiction over the Common Area. Each person, by acceptance of a deed, mortgage, trust deed, other evidence of obligation, or other instrument relating to a Lot, shall be deemed to grant a power coupled with an interest to the Managers, as attorney-in-fact, to grant, cancel, alter or otherwise change the easements provided for in this Section. Any instrument executed pursuant to the power granted herein shall be executed by the President and attested to by the Secretary of the Association and duly Recorded.

2.11 ASSOCIATION'S ACCESS: The Association shall have the right and power to come onto any Lot, Home, or Home Exterior for the purpose of furnishing the services required to be furnished hereunder or enforcing its rights and powers hereunder.

2.12 NO DEDICATION TO PUBLIC USE: Except for easements granted or dedications made as permitted in Section 2.10, nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area to or for any public use or purpose whatsoever.

2.13 EASEMENT FOR ENCROACHMENT: In the event that by reason of the construction, repair, reconstruction, settlement or shifting of an improvement to a Lot, any improvement which is intended to service and/or be part of the Lot shall encroach upon any part of any other Lot or upon the Common Area or any improvement to the Common Area shall encroach upon any part of a Lot, then there shall be deemed to be an easement in favor of and appurtenant to such encroaching improvement for the continuance, maintenance, repair and replacement thereof; provided, however, that in no event shall an easement for any encroachment be created in favor of any Owner (other than Declarant), if such encroachment occurred due to the intentional, willful, or negligent conduct of such Owner or his agent. Without limiting the foregoing, the Owner of each Lot shall have an easement appurtenant to his Lot for the continuance, maintenance, repair and replacement of the following improvements, if any, which encroach onto another Lot or the Common Area:

- (a) the eaves, gutters, downspouts, fascia, flashings, and like appendages which serve the Home or the Lot;
- (b) the chimney which serves the Home on the Lot;
- (c) the air conditioning equipment which serves the Home on the Lot; or
- (d) balconies, steps, porches, decks, walkways, door entries and patios which serve the Home on the Lot.

The Person who is responsible for the maintenance of any encroaching improvement for which an easement for continuance, maintenance, repair and replacement thereof is granted under this Section shall continue to be responsible for the maintenance of such encroaching improvement and the Person who is responsible for the maintenance of the real estate upon which such improvement encroaches shall not have the duty to maintain, repair or replace any such encroaching improvement unless otherwise provided in this Declaration.

2.14 OWNERSHIP OF COMMON AREA: Those portions of the Common Area, if any, which are part of a Lot shall be owned by the Owner of the Lot. Those portions of the Common Area which are not part of a Lot, shall be conveyed to the Association free of mortgages no later than the Turnover Date or, if made subject hereto after the Turnover Date, no later than ninety (90) days after such portion is made subject hereto.

2.15 LEASE OF HOME: Any Owner shall have the right to lease all (and not less than all) of his Home subject to the following provisions:

(a) No Home shall be leased for less than six (6) months or for hotel or transient purposes; and

(b) Any lease shall be in writing and shall provide that such lease shall be subject to the terms of this Declaration and that any failure of the lessee to comply with the terms of this Declaration shall be a default under the lease. A lessee shall be bound by the provisions hereof regardless of whether the lease specifically refers to this Declaration.

(c) Each Owner who leases his Home shall be required to furnish the Association with a copy of the lease and shall promptly notify the Association of any change in the status of the lease. The Association shall maintain a record of such information with respect to all leased Homes.

ARTICLE THREE

Maintenance

3.01 IN GENERAL: The restrictions and limitations contained in this Article shall be subject to the rights of the Declarant set forth in Article Nine.

3.02 MAINTENANCE BY THE ASSOCIATION:

(a) The Association shall furnish the following and the cost thereof shall be Common Expenses:

(i) Maintenance, repair and replacement of the roadways, driveways and walkways located on the Premises;

(ii) Maintenance, repair and replacement of improvements installed by the Declarant or the Association on the Common Area, including street lights, sanitary sewer lines and storm water vaults (water lines are maintained by the Municipality);

(iii) Snow removal from the Common Area including, without limitation, private roads, driveways and walkways, including haul off of snow that cannot be stored within designated snow storage areas as referenced on Exhibit D hereto;

(iv) Subject to the provisions of Section 3.06, 3.07 and 8.10, grass cutting and maintenance, repair and replacement of grass and landscaping located on the Premises; however, the watering of grass, shrubs, trees and other foliage on the Premises shall be

furnished by the Owners and/or Residents pursuant to rules, regulations and procedures adopted from time to time by the Managers, and as required by the Municipality;

(v) Maintenance, repair and replacements of cluster mailboxes located on the Premises and which serve the Homes, in accordance with the design, material and color as originally constructed by the Declarant, if any.

(vi) To the extent not maintained by a utility company, maintenance, repair and replacement of the water, sewer, electric, gas and other utility lines, and components of other systems (including air conditioning systems), if any, which (a) are located on the Premises, including, without limitation, those located in the Common Area and those which run under or through Homes, and (b) serve more than one Home.

(b) The Association shall furnish all maintenance (including periodic painting), repairs and replacements to Home Exteriors, excluding, however, exterior window washing which shall be the responsibility of the Owner of each Home, and the cost thereof shall be Common Expenses.

(c) The Association shall maintain the grass, shrubs, trees, and flowers, if any, installed by the Declarant on the Premises ("Initial Plantings") in accordance with generally accepted landscape maintenance standards, including mowing, trimming, fertilization, pruning, re-mulching, applications of insect and disease control, as needed, and any other maintenance which will promote the health of the Initial Plantings. If the Association fails to maintain the Initial Plantings in accordance with generally acceptable landscape maintenance standards and Initial Plantings die or decline as a result of this failure, then, the Association shall be responsible for the replacement of the declining or dead Initial Plantings, including, but not limited to replacements required by the Municipality in connection with the Municipality's acceptance of the Initial Plantings. All expenses incurred under this subsection shall be Common Expenses.

3.03 MAINTENANCE BY OWNER:

(a) Except as otherwise specifically provided for in this Declaration, each Owner shall be responsible for the maintenance, repair and replacement of his Home and Home Exterior.

(b) The maintenance, repair and replacement of the Privacy Area, if any, appurtenant to a Home shall be governed by the provisions of Section 3.08. The maintenance (other than periodic exterior painting), repairs and replacements of windows, window frames, window glass, doors (including garage and storm doors) and screening on a Home shall be the responsibility of the Owner of the Home; however, at the option of the Managers, such work shall be furnished by the Association and the cost thereof charged to the Owner of the Home with respect to which the work is done based on actual cost, as determined by the Managers in its or their reasonable judgment.

(c) To the extent not maintained by a utility company, maintenance, repair and replacement of water, sewer, electric, gas and other utility lines, and components of other systems (including air conditioning systems) which serve only the Owner's Home and are located on any portion of the Premises, including, without limitation, on the Common Area, under the Owner's Home or other Homes, or on another Owner's Lot, shall be the responsibility

of the Owner of the Home served by any such utility lines or other system (including an air conditioning system).

(d) If, in the judgment of the Managers, an Owner fails to maintain those portions of the Owner's Home which the Owner is responsible for maintaining hereunder in good condition and repair or the appearance of such portions is not of the quality of that of other Homes in the Development or in compliance with rules and regulations adopted by the Managers from time to time, then the Managers may, in its or their discretion, take the following action:

(i) advise the Owner of the work which must be done and allow the Owner at least twenty (20) days (or less in the case of an emergency) to cause the work to be done; and

(ii) if the work is not done to the satisfaction of the Managers, in its or their sole judgment, then the Managers may seek injunctive relief, levy a fine and/or cause such work to be done and the cost thereof shall be a Charge payable by the Owner to the Association upon demand.

(e) Repairs and replacements which are required due to occurrences which are normally covered by insurance required to be obtained by the Association under Section 4.01 shall be made as provided in Section 4.06.

3.04 CERTAIN UTILITY COSTS: Certain utility costs incurred in connection with the use, operation and maintenance of the Common Area and Home Exteriors may not be separately metered and billed to the Association. Without limiting the foregoing, the Association shall have the right to use water from taps or spigots which may be located on a Lot for the purpose of watering landscaping on the Common Areas. If the cost for such water or other utilities is metered and charged to individual Homes rather than being separately metered and charged to the Association, then the following shall apply:

(a) If in the opinion of the Managers, each Owner is sharing in a fair and equitable manner the cost for such service, then no adjustment shall be made and each Owner shall pay his own bill; or

(b) If in the opinion of the Managers, the Owner of a Home is being charged disproportionately for costs allocable to the Common Area and Home Exteriors, then the Association shall pay, or reimburse such Owner, an amount equal to the portion of the costs which in the reasonable determination of the Managers is properly allocable to the Common Area and Home Exteriors and the amount thereof shall be Common Expenses hereunder.

Any determinations or allocations made hereunder by the Managers shall be final and binding on all parties.

3.05 DAMAGE BY RESIDENT: If, due to the act or omission of a Resident of a Home, or of a household pet or guest or other authorized occupant or invitee of the Owner of a Lot, damage shall be caused to the Common Area or a Home Exterior and maintenance, repairs or replacements shall be required thereby, which would otherwise be a Common Expense, then the Owner of the Lot shall pay for such damage and such maintenance, repairs and replacements, as

may be determined by the Managers, to the extent not covered by insurance carried by the Association or an Owner.

3.06 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO THE COMMON AREA:

(a) No alterations, additions or improvements shall be made to the Common Area without the prior approval of the Manager; provided, that alterations, additions and improvements to Privacy Areas shall be governed by the provisions of Section 3.08 hereof.

(b) The Association may cause alterations, additions or improvements to be made to the Common Area, and the cost thereof shall be paid from a special assessment, as more fully described in Section 6.05.

(c) If the Association shall alter, in any way, landscaping which was installed by the Declarant on the Common Area in accordance with plans approved by the Municipality, and if the Municipality requires that the altered area be returned to its original state, then the Association shall be responsible for restoring the altered area in accordance with the plans approved by the Municipality and the cost thereof shall be a Common Expense.

3.07 ALTERATIONS, ADDITIONS OR IMPROVEMENTS TO HOMES AND HOME EXTERIORS: No additions, alterations or improvements shall be made to any Lot (including any portion of a Home which is visible from outside the Home) by an Owner without the prior written consent of the Managers and, until the Declarant no longer holds title to any portion of the Development Area, the Declarant, and compliance with applicable ordinances, rules and regulations of the Municipality. The Managers may (but shall not be required to) condition its, or their, consent to the making of an addition, alteration or improvement to a Lot which requires the consent of the Managers upon the Owner's agreement either (i) to be solely responsible for the maintenance of such addition, alteration or improvement, subject to such standards as the Managers may from time to time set, or (ii) if the addition, alteration or improvement is required to be maintained hereunder by the Association as part of the Common Expenses, to pay to the Association from time to time the additional cost of maintenance as a result of the addition, alteration or improvement. If an addition, alteration or improvement which requires consent of the Managers and/or Declarant hereunder is made to a Lot by an Owner without the prior written consent of the Managers or Declarant, or both, as applicable, then (i) the Managers may, in its, or their, discretion, take any of the following actions; and (ii) until such time as the Declarant no longer owns or controls title to any portion of the Development Area, the Declarant may, in its discretion take any of the following actions:

(a) Require the Owner to remove the addition, alteration or improvement and restore the Lot to its original condition, all at the Owner's expense; or

(b) If the Owner refuses or fails to properly perform the work required under (a), the Managers may cause such work to be done and may charge the Owner for the cost thereof as determined by the Managers or the Declarant, as applicable; or

(c) Ratify the action taken by the Owner, and the Managers may (but shall not be required to) condition such ratification upon the same conditions which it may impose upon the giving of its, or their, prior consent under this Section.

3.08 PRIVACY AREAS: Certain portions of the Common Area may be designated as being reserved for the exclusive use of the Residents of a particular Home as a garden, patio, deck or other similar use ("Privacy Area"), as provided in this Section. The Declarant may designate portions of the Common Area as Privacy Areas by so designating such portions in Exhibit B. Alternatively, the Managers may designate Privacy Areas pursuant to rules and regulations adopted from time to time by the Managers. The Managers shall maintain a record of all Privacy Areas and to which Home each Privacy Area is assigned. The right to use a Privacy Area which is assigned to a Home shall run with title to the Lot which includes the Home. Subject to rules and regulations established from time to time by the Association, an Owner may landscape his Privacy Area, or otherwise improve his Privacy Area in a manner which compliments and enhances the aesthetic appearance of the Development. The Owner shall be solely responsible, at his own expense, for the maintenance, repair, upkeep, planting and replanting of his Privacy Area and any improvements thereto. If the Owner fails, in the sole judgment of the Managers, to properly maintain his Privacy Area, then the Managers, in its discretion and at the Owner's expense, may (i) cause the Privacy Area to be properly maintained and the cost thereof shall be a Charge to the Owner, or (ii) cause the Privacy Area to be restored to its original state in conformity with the surrounding landscape (and the cost thereof shall be a Charge to the Owner), in which case such portion of the Common Area shall no longer be deemed to be a Privacy Area and the Owner shall no longer have any rights under this Section with respect to such portion of the Common Area.

3.09 SPECIAL SERVICES: The Managers may furnish to an Owner or Owners special services relating to the use and occupancy of a Lot or Lots and may charge the cost of providing such services to the Owner or Owners who benefit from the service. Without limiting the foregoing, the Association may contract with a provider of a special service, such as satellite TV service, cable TV service, internet access or other similar service, either make such service available to all Lots or offer such service to each of the Owners on a voluntary basis. The Managers may charge the Owner of each Lot which receives any such service for the reasonable cost of providing such service, which may be allocated in equal shares for each of the Lots which is served or on such other reasonable basis as the Managers may deem appropriate. Any amount charged to an Owner for services furnished pursuant to this Section shall be due and payable at such time or times as designated by the Managers and failure to pay any such amount shall give rise to a lien provided for in Section 6.01.

ARTICLE FOUR Insurance/Condemnation

4.01 HAZARD INSURANCE: The Managers shall have the authority to and shall obtain insurance for the Premises and all improvements thereto against loss or damage by fire and such other hazards as may be required under applicable requirements of Fannie Mae from time to time, as the Managers may deem desirable, or as reasonably required by First Mortgagees, for the full insurable replacement cost of the Homes, including fixtures located within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the Homes; provided, that, unless specifically obtained by the Managers, the insurance coverage shall not be required to include any "Improvements and Betterments" to a Home. For purposes hereof, Improvements and Betterments shall include all decorating, fixtures and furnishings installed or added to and located within the boundaries of the Home, including without limitation, electrical fixtures, appliances, air conditioning and heating equipment, water heaters, built in cabinets,

floor coverings, including, but not limited to, carpeting, wood and vinyl flooring, wall coverings and ceiling coverings, including, but not limited to, paint and paneling. Premiums for such insurance shall be Common Expenses. Such insurance coverage shall be written in the name of, losses under such policies shall be adjusted by, and the proceeds of such insurance shall be payable to, the Managers as trustee for each of the Owners. All such policies of insurance (i) shall contain standard mortgage clause endorsements in favor of the First Mortgagees as their respective interests may appear, (ii) shall provide that the insurance, as to the interests of the Managers, shall not be invalidated by any act or neglect of any Owner, (iii) to the extent possible, shall provide that such policy shall not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' written notice to the First Mortgagee of each Lot, and (iv) shall contain waivers of subrogation with respect to the Association and its managers directors, officers, employees and agents (including the managing agent), Owners, occupants of the Home, First Mortgagees, the Declarant and shall name all such parties as additional insured parties as their interests may appear.

4.02 INSURANCE TRUSTEE/USE OF PROCEEDS: The Managers may engage the services of any bank or trust company authorized to do trust business in Illinois to act as trustee, agent or depository on behalf of the Managers for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Managers shall determine consistent with the provisions of this Declaration. The fees of such corporate trustee shall be Common Expenses. In the event of any loss in excess of \$100,000.00 in the aggregate, the Managers shall engage a corporate trustee as aforesaid. In the event of any loss resulting in the destruction of the major portion of one or more Homes, the Managers shall engage a corporate trustee as aforesaid upon the written demand of the First Mortgagee or any Owner of any Home so destroyed. The rights of First Mortgagees under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions of this Declaration with respect to the application of insurance proceeds to the repair or reconstruction of the Homes. Payment by an insurance company to the Managers or to such corporate trustee of the proceeds of any policy, and the receipt of a release from the Managers of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which proceeds may be held pursuant hereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or see to the application of any payments of the proceeds of any policy by the Managers or the corporate trustee.

4.03 OTHER INSURANCE: The Managers shall also have the authority to and shall obtain the following insurance:

(a) Comprehensive public liability and property damage insurance, which shall include and name the Declarant as an additional insured, against claims for personal injury or death or property damage suffered by the public or by any Owner occurring in, on or about the Premises or upon, in or about the streets, private drives and passageways and other areas adjoining the Premises, in such amounts as the Managers shall deem desirable (but not less than \$1,000,000 covering all claims for personal injury and/or property damage arising out of a single occurrence).

(b) Such workers compensation insurance as may be necessary to comply with applicable laws.

(c) Employer's liability insurance in such amount as the Managers shall deem desirable.

(d) Fidelity bond indemnifying the Association, the Managers and the Owners for loss of funds resulting from fraudulent or dishonest acts of any employee of the Association or of any other person handling the funds of the Association, the Managers or the Owners in such amount as the Managers shall deem desirable and as required applicable regulations of Fannie Mae.

(e) Directors and officers liability insurance (or equivalent thereof) covering the Managers.

(f) Such other insurance in such reasonable amounts as is required under applicable regulations of the Fannie Mae or the Managers shall deem desirable.

Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. To the extent possible, all of such policies shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the Association and First Mortgagees who specifically request such notice. The premiums for such insurance shall be Common Expenses.

4.04 OWNER'S RESPONSIBILITY: Unless expressly advised to the contrary by the Managers, each Owner shall obtain his own insurance on the Improvements and Betterments within the Owner's Home (as defined in Section 4.01), and the contents of the Owner's Home and furnishings and personal property therein, and the Owner's personal liability to the extent not covered by the liability insurance for all of the Owners obtained as part of the Common Expenses as above provided, and the Managers shall have no obligation whatsoever to obtain any such insurance coverage on behalf of the Owners. Except as expressly determined by the Managers, the Managers shall not be responsible for obtaining insurance on Improvements and Betterments and shall not be obligated to apply any insurance proceeds from policies it is obligated to maintain hereunder to restore the affected Home to a condition better than the condition existing prior to the making or installation of the Improvements and Betterments.

4.05 WAIVER OF SUBROGATION: The Association and each Owner hereby waive and release any and all claims which it or he may have against any other Owner, the Association, its Managers, the Declarant, and the managing agent if any, and their respective employees and agents, for damage to the Home or to any personal property located in a Home caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance, and to the extent this release is allowed by policies for such fire or other casualty insurance.

4.06 REPAIR OR RECONSTRUCTION:

(a) In the case of damage by fire or other disaster to any Home (a "Damaged Improvement") where the insurance proceeds are sufficient to repair or reconstruct the Damaged Improvement, then the proceeds shall be used by the Association to repair or reconstruct the Damaged Improvement.

(b) In the case of damage by fire or other disaster to any Home or building which contains Homes where the insurance proceeds are insufficient to repair or reconstruct the Damaged Improvement or the Damaged Improvement cannot be reconstructed as originally designed and built because of zoning, building or other applicable laws, ordinances or regulations, the following procedure shall be followed:

(1) A meeting of the Owners shall be held not later than the first to occur of (i) the expiration of thirty (30) days after the final adjustment of the insurance claims or (ii) the expiration of ninety (90) days after the occurrence which caused the damage.

(2) At the meeting, the Managers shall present a plan for the repair or reconstruction of the Damaged Improvement and an estimate of the cost of repair or reconstruction, together with an estimate of the amount thereof which must be raised by way of special assessment and a proposed schedule for the collection of a special assessment to pay the excess cost.

(3) A vote shall then be taken on the question of whether or not the Damaged Improvement shall be repaired or reconstructed based on the information provided by the Managers under (2) above, including the proposed special assessment. The Damaged Improvement shall be repaired or reconstructed and the proposed special assessment shall be levied only upon the affirmative vote of Voting Members representing at least three-fourths (3/4) of the votes cast.

(4) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement at the meeting provided for in (1) above, then the Managers may, at its or their discretion, call another meeting or meetings of the Owners to reconsider the question of whether or not the Damaged Improvement shall be repaired or reconstructed.

(5) If the Voting Members do not vote to repair or reconstruct the Damaged Improvement under subsection (4) above, then the Managers may, with the consent of Owners representing 75% of the Homes in the damaged building and First Mortgagees representing 75% of the Homes (by number) subject to Mortgages in the building, amend this Declaration to withdraw the building which includes the Damaged Improvement from the terms hereof (except as provided below). The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Owner shall be made to such Owner and his First Mortgagee, as their interests may appear, on an equitable basis, determined by the Managers. From and after the effective date of the amendment referred to above in this paragraph, the Owner of a Home located in the building which is withdrawn shall have no responsibility for the payment of assessments which would have been payable with respect to its Lot if the amendment had not been Recorded; provided, that, the Lot shall continue to be subject to the provisions of Section 3.07 hereof and upon issuance of an occupancy permit for a residential unit constructed on a Lot removed from the terms hereof as provided above, the Lot shall thereupon be subject to the terms hereof.

(c) If the Damaged Improvement is repaired or reconstructed, it shall be done in a workmanlike manner and the Damaged Improvement, as repaired or reconstructed, shall be substantially similar in design and construction to the improvements on the Premises as they

existed prior to the damage, with any variations or modifications required to comply with applicable law.

(d) If the Damaged Improvement is not repaired or reconstructed, then the damaged portion of the building shall be razed, or secured and otherwise maintained in conformance with the rules or standards adopted from time to time by the Managers. Any reconstruction of the building shall be subject to the provisions of Section 3.07.

ARTICLE FIVE The Association

5.01 IN GENERAL: Declarant has caused or shall cause the Association to be organized as a limited liability company under the laws of the State of Illinois. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Area and for the maintenance repair and replacement of the Common Area and certain portions of the Home Exteriors as provided herein.

5.02 MEMBERSHIP: Each Owner shall be a member of the Association. There shall be one membership per Lot. There shall be two classes of membership. The Declarant shall be the "Class B Member" with respect to Lots which it owns from time to time. Each owner other than the Declarant shall be a "Class A Member" with respect to each Lot the Owner owns. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The purchasing Owner shall give to the Association written notice of the change of ownership of a Lot within ten (10) days after such change.

5.03 VOTING MEMBERS: Subject to the provisions of Section 9.05, voting rights of the members of the Association shall be vested exclusively in the Voting Members. One individual shall be designated as the "Voting Member" for each Lot. The Voting Member or his proxy shall be the individual who shall be entitled to vote at meetings of the Owners. If the Record ownership of a Lot shall be in more than one person, or if an Owner is a trustee, corporation, partnership or other legal entity, then the Voting Member for the Lot shall be designated by such Owner or Owners in writing to the Managers and if in the case of multiple individual Owners no designation is given, then the Managers at its or their election may recognize an individual Owner of the Lot as the Voting Member for such Lot.

5.04 MANAGERS: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time, who need not be Owners or Voting Members. After the Turnover Date, the Managers shall consist of that number of individuals provided for in the Operating Agreement, each of whom shall be an Owner or Voting Member.

5.05 VOTING RIGHTS: Prior to the Turnover Date, all of the voting rights at each meeting of the Association shall be vested exclusively in the Class B Member, the Declarant, and the Owners (other than Declarant) shall have no voting rights. From and after the Turnover Date, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member who represents a Lot owned by a Class A Member shall have one vote for each Lot which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Lot which it owns. From and after the Turnover Date

any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Operating Agreement) upon an affirmative vote of a majority of the votes represented at such meeting by Voting Members and the Declarant, except as otherwise provided herein or in the Operating Agreement.

5.06 MANAGERS LIABILITY: The Managers of the Association shall not be personally liable to the Association or the Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Managers except for any acts or omissions found by a court to constitute criminal conduct, gross negligence or fraud. The Association shall indemnify and hold harmless the Declarant and each of the Managers, and its or their heirs, executors or administrators, against all contractual and other liabilities to the Association, the Owners or others arising out of contracts made by or other acts of the Managers on behalf of the Owners or the Association or arising out of their status as Managers unless any such contract or act shall have been made criminally, fraudulently or with gross negligence. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative, or other in which any such Managers may be involved by virtue of such person being or having been such Manager; provided, however, that such indemnity shall not be operative with respect to (i) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Managers there is not reasonable ground for such person being adjudged liable for criminal conduct, gross negligence or fraud in the performance of his duties as such Manager.

5.07 MANAGING AGENT: The Declarant (or an entity affiliated with the Declarant) may be engaged by the Association to act as the managing agent for the Association and as managing agent shall be paid a reasonable fee for its services as fixed by a written agreement between the Association and the Declarant (or an entity controlled by the Declarant). Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable by the Association without payment of a termination fee on ninety (90) days written notice.

5.08 REPRESENTATION: The Association shall have the power and right to represent the interests of all of the Owners in connection with claims and disputes affecting the Common Area and Home Exteriors. Without limiting the foregoing, the Association shall have the power after the Turnover Date to settle warranty disputes or other disputes between the Association, the Owners, and the Declarant affecting the construction, use or enjoyment of the Common Area and Home Exteriors and any such settlement shall be final and shall bind all of the Owners.

5.09 DISSOLUTION: To the extent permissible under applicable law, in the event of the dissolution of the Association, any Common Area owned by the Association shall be conveyed to the Owners as tenants in common.

5.10 LITIGATION: No judicial or administrative proceedings shall be commenced or prosecuted by the Association without first holding a special meeting of the members and obtaining the affirmative vote of Voting Members representing at least seventy-five percent

(75%) of the Lots to the commencement and prosecution of the proposed action. This Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration, the Operating Agreement or rules and regulations adopted by the Managers (including, without limitation, an action to recover Charges or to foreclose a lien for unpaid Charges) or (b) counterclaims brought by the Association in proceedings instituted against it.

5.11 MERGER: Prior to the Turnover Date, the Declarant, or after the Turnover Date, the Managers, shall have the right, power and authority to (i) organize an Illinois not for profit corporation ("NFP Association"), and (b) merge the Association into the NFP Association, all as permitted under applicable laws of the State of Illinois ("Merger Transaction"). In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant and/or the Managers, as applicable, to make, consent to, and execute the Merger Transaction provided for above on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant and/or the Managers to make, consent to, and execute the Merger Transaction and take such other actions as the Declarant and/or the Managers deem necessary or appropriate to carry out the intent of Merger Transaction, including, without limitation, adopting By-Laws for the NFP Association and transferring Common Area, bank accounts, contracts and other property or assets to the NFP Association. From and after the Merger Transaction, the NFP Association shall be and become the Association hereunder.

ARTICLE SIX

Assessments

6.01 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be exclusively to administer the affairs of the Association, to pay the Common Expenses, and to accumulate reserves for any such expenses.

6.02 COMMON ASSESSMENT: Each year on or before December 1, the Managers shall adopt and furnish each Owner with a budget for the ensuing calendar year, which shall show the following with reasonable explanations and itemizations:

- (a) The estimated Common Expenses;
- (b) The estimated amount, if any, to maintain adequate reserves for Common Expenses including, without limitation, amounts to maintain the Capital Reserve;
- (c) The estimated net available cash receipts from the operation and use of the Common Area, plus the estimated excess funds, if any, from the current year's assessments;
- (d) The amount of the "Common Assessment" payable by the Owners, which is hereby defined as the amount determined in (a) above, plus the amount determined in (b) above, minus the amount determined in (c) above;
- (e) That portion of the Common Assessment which shall be payable by the Owner of each Lot which is subject to assessment hereunder each month until the next Common Assessment or revised Common Assessment becomes effective, which monthly

amount shall be equal to the Common Assessment, divided by the number of Lots, divided by twelve (12), so that each Owner shall pay equal Common Assessments for each Lot owned.

Anything herein to the contrary notwithstanding the provisions of this paragraph shall apply with respect to the period prior to the Turnover Date. Any budget ("Stabilized Budget") prepared by the Managers prior to the Turnover Date shall be based on the assumptions that (i) the Development has been fully constructed as shown on Declarant's then current plan for the Development ("Declarant's Development Plan") and (ii) all proposed Homes have been sold and are occupied. The Declarant's Development Plan shall be kept on file with the Association and may be modified from time to time by Declarant. Prior to the Turnover Date, each owner of a Lot (other than Declarant) shall pay a Common Assessment equal to the total cash needs, as shown on the Stabilized Budget, divided by the total number of proposed Homes, as shown on the Declarant's Development Plan, divided by 12, so that each Owner (other than Declarant) will pay, with respect to each Lot owned, a monthly Common Assessment equal to what such Owner would be paying with respect to the Owner's Lot if the Development were fully constructed pursuant to the Declarant's Development Plan and all proposed Homes have been built and are occupied. The Declarant shall not be obligated to pay any Common Assessments to the Association prior to the Turnover Date. However, if with respect to the period commencing on the date of the Recording of this Declaration and ending on the Turnover Date, the amount of Common Assessments billed to Owners (other than Declarant), regardless of whether paid by Owners, plus working capital contributions under Section 6.07 payable by Owners (other than Declarant) less the portions thereof which are to be added to Reserves is less than the Common Expenses actually incurred with respect to such period, then the Declarant shall pay the difference to the Association. From time to time prior to the Turnover Date, the Declarant may (but shall not be obligated to) advance to the Association funds to be used by the Association to pay its expenses ("Advanced Funds"). A final accounting and settlement of the amount, if any, owed by Declarant to the Association shall be made as soon as practicable after the Turnover Date. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, are less than the amount owed by the Declarant to the Association pursuant to this Section, the Declarant shall pay the difference to the Association. If, and to the extent that, the final accounting determines that the Advanced Funds, if any, exceed the amount owed by the Declarant to the Association pursuant to this Section, then the Association shall pay such excess to the Declarant.

6.03 PAYMENT OF COMMON ASSESSMENT: On or before the 1st day of January of the ensuing calendar year, and on the first day of each month thereafter until the effective date of the next annual or revised Common Assessment, each Owner of a Lot which is subject to assessment shall pay to the Association, or as the Managers may direct, that portion of the Common Assessment which is payable by each Owner of a Lot under Section 6.02. For purposes hereof, a Lot shall only be subject to assessment hereunder from and after such time as a temporary, conditional or permanent occupancy certificate has been issued with respect to the Home constructed thereon.

6.04 REVISED ASSESSMENT: If the Common Assessment proves inadequate for any reason (including nonpayment of any Owner's assessment) or proves to exceed funds reasonably needed, then the Managers may increase or decrease the assessment payable under Section 6.02 by giving written notice thereof (together with a revised budget and explanation for the

adjustment) to each Owner not less than ten (10) days prior to the effective date of the revised assessment.

6.05 SPECIAL ASSESSMENT: After the Turnover Date, the Managers may levy a special assessment as provided in this Section (i) to pay (or build up reserves to pay) expenses other than Common Expenses incurred (or to be incurred) by the Association from time to time for a specific purpose including, without limitation, to make alterations, additions or improvements to the Common Area, or any other property owned or maintained by the Association; or (ii) to cover an unanticipated deficit under the prior year's budget. Any special assessment shall be levied against all Lots which are subject to assessment hereunder in equal shares for each such Lot. No special assessment shall be adopted without the affirmative vote of Voting Members representing at least two-thirds (2/3) of the votes cast on the question. The Managers shall serve notice of a special assessment on all Owners by a statement in writing giving the specific purpose and reasons therefor in reasonable detail, and the special assessment shall be payable in such manner and on such terms as shall be fixed by the Managers. Any assessments collected pursuant to this Section (other than those to cover an unanticipated deficit under the prior year's budget) shall be segregated in a special account and used only for the specific purpose set forth in the notice of assessment.

6.06 CAPITAL RESERVE: The Association shall segregate and maintain a special reserve account to be used solely for making capital expenditures in connection with the Common Area and those portions of the Home Exteriors with respect to which the Association is responsible for repair and replacement (the "Capital Reserve"). The Managers shall determine the appropriate level of the Capital Reserve based on a periodic review of the useful life of improvements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and other property owned by the Association and periodic projections of the cost of anticipated major repairs or replacements to the Common Area, the portions of the Home Exteriors for which the Association is responsible and the purchase of other property to be used by the Association in connection with its duties hereunder. The Capital Reserve may be built up by separate or special assessments or out of the Common Assessment as provided in the budget. Special accounts set up for portions of the Capital Reserve to be used to make capital expenditures with respect to the Common Areas, Home Exteriors and other property owned by the Association, shall be held by the Association as agent and trustee for the Owners of Homes with respect to which the Capital Reserve is held and such accounts shall be deemed to have been funded by capital contributions to the Association by the Owners. The budgets which will be adopted from time to time by the Managers prior to the Turnover Date shall include reserve buildups which the Managers deem to be appropriate based on information available to the Managers. Managers elected by the Owners after the Turnover Date may use different approaches from those used by Declarant, as the Managers prior to the Turnover Date for the buildup of reserves or may choose not to provide for the buildup of reserves for certain capital expenditures or deferred maintenance for repairs or replacements of the Common Area, those portions of the Lots and Home Exteriors for which the Association is responsible for repair and replacement and other property owned by the Association. If the Managers chooses not to provide for the buildup of reserves for a particular anticipated expenditure or if the buildup of reserves that the Managers provide for in the budget does not result in sufficient funds to pay for the expenditure when the expenditure must be made, then (i) neither the Managers nor any of its past or present members shall be liable to the Association or the Owners for failing to provide for sufficient reserves and (ii) the Managers shall have the right and power to either levy a separate or special assessment to raise the funds to pay the expenditure or to borrow funds to pay the

expenditure and repay the borrowed funds out of future Common Assessments, separate assessments or special assessments.

6.07 INITIAL CAPITAL CONTRIBUTION: Upon the closing of the first sale of a Lot by the Declarant to a purchaser for value, the purchasing Owner shall make a capital contribution to the Association in the amount of One Thousand Dollars (\$1,000.00). Said amount shall be held and used by the Association for its working capital needs and initial start-up costs.

6.08 PAYMENT OF ASSESSMENTS: Assessments levied by the Association shall be collected from each Owner by the Association and shall be a lien on the Owner's Lot and also shall be a personal obligation of the Owner in favor of the Association, all as more fully set forth in Article Seven.

ARTICLE SEVEN
Collection of Charges and
Remedies for Breach or Violation

7.01 CREATION OF LIEN AND PERSONAL OBLIGATION: The Declarant hereby covenants, and each Owner of a Lot by acceptance of a deed therefor (whether or not it shall be so expressed in any such deed or other conveyance) shall be and is deemed to covenant and hereby agrees to pay to the Association all Charges made with respect to the Owner or the Owner's Lot. Each Charge, together with interest thereon and reasonable costs of collection, if any, as hereinafter provided, shall be a continuing lien upon the Lot against which such Charge is made and also shall be the personal obligation of the Owner of the Lot at the time when the Charge becomes due. The lien or personal obligation created under this Section shall be in favor of and shall be enforceable by the Association.

7.02 COLLECTION OF CHARGES: The Association shall collect from each Owner all Charges payable by such Owner under this Declaration.

7.03 NON-PAYMENT OF CHARGES: Any Charge which is not paid to the Association when due shall be deemed delinquent. Any Charge which is delinquent for thirty (30) days or more shall bear interest at the rate of twelve percent (12%) per annum or the maximum rate permitted by law, whichever is less, from the due date to the date when paid. The Association may (i) bring an action against the Owner personally obligated to pay the Charge to recover the Charge (together with interest, costs and reasonable attorney's fees for any such action, which shall be added to the amount of the Charge and included in any judgment rendered in such action), and (ii) enforce and foreclose any lien which it has or which may exist for its benefit. In addition, the Managers may add a reasonable late fee to any installment of an assessment which is not paid within thirty (30) days of its due date. No Owner may waive or otherwise escape personal liability for the Charges hereunder by nonuse of the Common Area or by abandonment or transfer of his Lot.

7.04 LIEN FOR CHARGES SUBORDINATED TO MORTGAGES: The lien for Charges, provided for in Section 7.01, shall be subordinate to the First Mortgagee's mortgage on the Lot which was Recorded prior to the date that any such Charge became due. Except as hereinafter provided, the lien for Charges, provided for in Section 7.01, shall not be affected by any sale or transfer of a Lot. Where title to a Lot is transferred pursuant to a decree of foreclosure of the First Mortgagee's mortgage or by deed or assignment in lieu of foreclosure of

the First Mortgagee's mortgage, such transfer of title shall extinguish the lien for unpaid Charges which became due prior to the date of the transfer of title. However, the transferee of the Lot shall be personally liable for his share of the Charges with respect to which a lien against his Lot has been extinguished pursuant to the preceding sentence where such Charges are reallocated among all the Owners pursuant to a subsequently adopted annual or revised Common Assessment or special assessment, and non-payment thereof shall result in a lien against the transferee's Lot, as provided in this Article.

7.05 SELF-HELP BY MANAGERS: In the event of a violation or breach by an Owner of the provisions, covenants or restrictions of the Declaration, the Operating Agreement, or rules or regulations of the Managers, where such violation or breach may be cured or abated by affirmative action, then the Managers, upon not less than ten (10) days' prior written notice to the Owner, shall have the right to enter upon that part of the Premises where the violation or breach exists to remove or rectify the violation or breach; provided, that, if the violation or breach exists within a Home, judicial proceedings must be instituted before any items of construction can be altered or demolished.

7.06 OTHER REMEDIES OF THE MANAGERS: In addition to or in conjunction with the remedies set forth above, to enforce any of the provisions contained in this Declaration or any rules and regulations adopted hereunder the Managers may levy a fine or the Managers may bring an action at law or in equity in the name of the Association against any person or persons violating or attempting to violate any such provision, either to restrain such violation, require performance thereof, to recover sums due or payable (including fines) or to recover damages, and against the Lot to enforce any lien created hereunder; and failure by the Association to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter.

7.07 COSTS AND EXPENSES: All costs and expenses incurred by the Managers in connection with any action, proceedings or self-help in connection with exercise of its or their rights and remedies under this Article, including, without limitation, court costs, attorneys' fees and all other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of eighteen percent (18%) per annum or the maximum rate permitted by law, whichever is less, until paid, shall be charged to and assessed against the defaulting Owner, and the Association shall have a lien for all the same, upon his Lot as provided in Section 7.01.

7.08 ENFORCEMENT BY OWNERS: Enforcement of the provisions contained in this Declaration and the rules and regulations adopted hereunder may be by any proceeding at law or in equity by any aggrieved Owner against any person or persons violating or attempting to violate any such provisions, either to restrain such violation or to recover damages, and against a Lot to enforce any lien created hereunder.

7.09 BACKUP SSA: The Municipality may establish a Special Service Area to serve as what is commonly referred to as a "Backup Special Service Area", to give the Municipality the power to levy taxes to pay the cost of maintaining the Common Area and/or Association Maintained Public Area if the Association fails to do so and the Municipality chooses to furnish such services.

ARTICLE EIGHT Use Restrictions

8.01 INDUSTRY/SIGNS: No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the Common Area nor shall any "For Sale" or "For Rent" signs or any other advertising be maintained or permitted on any part of the Common Area or any Home Exterior, except as permitted by the Managers or as permitted under Article Nine. Without limiting the foregoing, no more than one (1) sign may be placed in a window or on the front lawn of a Home, subject to the reasonable rules and regulations of the Managers.

8.02 UNSIGHTLY USES: No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out on any portion of any Home Exterior or the Common Area. The Premises shall be kept free and clear of all rubbish, debris and other unsightly materials and no waste shall be committed thereon. The Managers shall have the right to adopt reasonable rules and regulations concerning window treatment or other decorating within a Home which is visible from outside the Home. All rubbish and refuse shall be deposited in such areas and in such receptacles as shall be designated from time to time by the Managers or the Municipality.

8.03 SATELLITE DISHES/ANTENNAE: Subject to applicable federal, state and local regulations, laws and ordinances, no television antenna, radio receiver or transmitter or other similar device shall be attached to or installed on any portion of any Home Exterior or the Common Area; provided, that, subject to the prior written consent of the Managers pursuant to Section 3.07, a satellite dish of twenty-four (24) inches or less in diameter may be installed in the rear or side yard of a Lot as long as the satellite dish is not visible from the front of the Home. Without limiting the foregoing, the provisions of this paragraph shall not apply to the Association with respect to the installation of equipment necessary for a master antenna system, cable television system or other similar systems within the Premises.

8.04 RESIDENTIAL USE ONLY: Each Home shall be used only as a residence; provided that no Owner shall be precluded, with respect to his Home, from (i) maintaining a personal professional library, (ii) keeping his personal business records or accounts therein or (iii) handling his personal business or professional calls or correspondence therefrom.

8.05 PARKING:

(a) Unless expressly permitted by the Managers, no boats, trucks, recreational vehicles, trailers, commercial vehicles or other similar vehicles shall be parked or stored on any portion of the Premises (other than a garage which is part of a Home) for more than twenty-four (24) hours at a time. Except for emergencies, no repairs or maintenance work shall be performed on any vehicle on the Premises (other than within a garage).

(b) The Resident of a Home shall have the exclusive right to park no more than two (2) automobiles overnight in the area which extends twenty (20) feet into the Common Area from the garage door of the Home in which the Resident resides.

(c) Guest parking stalls located on the Premises are designated snow storage areas as noted on Exhibit D hereto and no parking shall be permitted thereon during significant snow events.

8.06 OBSTRUCTIONS: Except as permitted under Section 9.03 there shall be no obstruction of the Common Area, and nothing shall be stored in the Common Area without the prior written consent of the Managers.

8.07 PETS: No animal of any kind shall be raised, bred or kept in the Common Area. The Managers may from time to time adopt rules and regulations governing the (a) keeping of pets in the Home, which may include prohibiting certain species of pets from being kept in the Home, and (b) use of the Common Area by pets, including, without limitation, rules and regulations which require an Owner to clean up after his pet. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Premises upon three (3) days written notice from the Managers to the Owner of the Home containing such pet and the decision of the Managers shall be final.

8.08 NO NUISANCE: No noxious or offensive activity shall be carried on in the Premises nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the Residents.

8.09 STRUCTURAL IMPAIRMENT: Nothing shall be done in, on or to any part of the Premises which would impair the structural integrity of any Home located thereon.

8.10 WATERING: The Managers may adopt rules and regulations governing the watering of grass, shrubs, trees and other foliage on the Common Areas. Without limiting the foregoing, the Managers may require the Owner of a particular Lot to be responsible for watering specific portions of the Common Area as designated from time to time by the Managers.

8.11 BALCONIES / GRILLS: The use and placement of grills and other seasonal items on balconies shall be subject to applicable ordinances of the Municipality and rules and regulations adopted by the Managers from time to time. Without limiting the foregoing, the use of charcoal grills on balconies is prohibited.

8.12 USE AFFECTING INSURANCE: Nothing shall be done or kept in any Home or on the Common Areas which will increase the rate of insurance on the Premises, without prior written consent of the Managers. No Owner shall permit anything to be done or kept in his Home on the Common Areas which will result in the cancellation of insurance on the Premises or which would be in violation of any law.

ARTICLE NINE

Declarant's Reserved Rights and Special Provisions Covering Development Period

9.01 IN GENERAL: In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Operating Agreement, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Operating Agreement to the contrary notwithstanding, the provisions set forth in this Article shall govern. Except as otherwise provided in this Article, the rights reserved to the Declarant in this Article shall terminate five (5) years from such time as the Declarant is no longer vested with or in control of title to any portion of the Development Area ("Declarant Rights Period").

9.02 PROMOTION OF PROJECT: The Declarant shall have the right and power, within its sole discretion, to (i) construct such temporary or permanent improvements, or to do such acts or other things in, on, or to the Premises as the Declarant may, from time to time, determine to be necessary or advisable, (ii) construct and maintain model homes, sales or leasing offices, parking areas, advertising signs, lighting and banners, or other promotional facilities at such locations and in such forms as the Declarant may deem advisable and to use such model homes (including model homes which are sold by and leased back to the Declarant), sales or leasing offices or other facilities for the purpose of selling or leasing Homes on the Development Area or at other properties in the general location of the Development Area which are being offered for sale by the Declarant or any of its affiliates, without the payment of any fee or charge whatsoever to the Association. Declarant, its agents, prospective purchasers and tenants, shall have the right of ingress, egress and parking in and through, and the right to use and enjoy the Common Area, at any and all reasonable times without fee or charge. The Declarant shall have the right and power to lease any Home owned by it to any person or entity which it deems appropriate in its sole discretion and it need not comply with the provisions of Section 2.15.

9.03 CONSTRUCTION ON PREMISES: In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises. In connection with the rights provided in the preceding sentence, the Declarant, its agents and contractors, shall have the right of ingress, egress and parking on the Premises and the right to store dirt, construction equipment and materials on the Premises without the payment of any fee or charge whatsoever.

9.04 GRANT OF EASEMENTS AND DEDICATIONS: Declarant shall have the right to dedicate portions of the Common Area to the County, Municipality or other governmental authority which has jurisdiction over such portions. Declarant shall also have the right to reserve or grant easements over the Common Area to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer, water lines and cable television, or any other utility services serving any Lot.

9.05 DECLARANT CONTROL OF ASSOCIATION: Prior to the Turnover Date, the Managers shall be the Declarant, or one or more entities or persons designated by the Declarant from time to time who need not be Owners or Voting Members. Initially the Declarant shall be the sole Manager. The rights and powers of the Declarant to manage the affairs of the Association, or designate the Managers of the Association shall terminate on the first to occur of (i) such time as Declarant no longer holds or controls title to any portion of the Development Area, (ii) the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, (iii) ten (10) years from the date of Recording hereof, or (iv) the date required under applicable statute. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Managers shall be constituted and elected as provided in the Operating Agreement. Prior to the Turnover Date, all of the voting rights at each meeting of the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

9.06 OTHER RIGHTS: The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, in Declarant's opinion, are necessary or desirable in connection with the rights of Declarant under this Declaration.

9.07 ASSIGNMENT BY DECLARANT: All rights which are specified in this Declaration to be rights of the Declarant are mortgageable, pledgeable, assignable or transferable. Any successor to, or assignee of, the rights of the Declarant hereunder (whether as the result of voluntary assignment, foreclosure, assignment in lieu of foreclosure, or otherwise) shall hold or be entitled to exercise the rights of Declarant hereunder as fully as if named as such party herein. No such successor assignee of the rights of Declarant hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.

9.08 ARCHITECTURAL CONTROLS: Prior to such time as the Declarant no longer holds or controls title to any portion of the Development Area, no additions, alterations or improvements (including, without limitation, changes in the exterior color of a Home or construction or installation of a shed, outbuilding, deck, patio, terrace, antennae, satellite dish or similar changes) shall be made to the exterior of any Home or any part of the Home which is visible from outside the Home by an Owner without the prior written consent of the Declarant. If an addition, alteration or improvement which requires Declarant approval hereunder is made to a Home without the prior written consent of the Declarant, then the Declarant may seek injunctive relief to cause the Owner to cease construction of and/or remove the addition, alteration or improvement. Declarant's decision to approve or disapprove an alteration, addition or improvement in one instance shall not in any way create or establish a precedent for how the Declarant must respond to a request for an alteration, addition or improvement subsequently made, it being understood that circumstances, situations and standards may change and the Declarant reserves the right and power to grant or deny requests as Declarant believes are appropriate in Declarant's sole and absolute discretion.

ARTICLE TEN Amendments

10.01 SPECIAL AMENDMENTS: Anything herein to the contrary notwithstanding, Declarant reserves the right and power to Record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends this Declaration (i) to comply with requirements of the Fannie Mae, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Lots, (iii) to correct omissions, errors, ambiguities or inconsistencies in the Declaration or any Exhibit, or (iv) to bring the Declaration into compliance with applicable laws, ordinances or governmental regulations. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Owner. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to make, execute and Record Special Amendments. The right and power of the

Declarant to record a Special Amendment hereunder shall terminate five (5) years after such time as Declarant no longer holds or controls title to a portion of the Development Area.

10.02 AMENDMENT: Subject to Section 10.01 and Article Eleven, the provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least Seventy-Five percent of the total votes or by an instrument consented to, in writing, executed by Owners of at least Seventy-Five Percent (75%) of the Lots; except, that (i) the provisions of this Section 10.02 may be amended only by an instrument executed by all of the Owners and all First Mortgagees, and (ii) until such time as the rights and powers of the Declarant under Article Nine terminate, the provisions of Article Nine, Article Fourteen or any provisions of this Declaration relating to the rights and powers of the Declarant may only be amended with the written consent of the Declarant. No amendment which removes Premises from the provisions of this Declaration shall be effective if as a result of such removal, an Owner of a Lot shall no longer have the legal access to a public way from his Lot. No amendment shall become effective until properly Recorded.

ARTICLE ELEVEN First Mortgagees Rights

11.01 NOTICE TO FIRST MORTGAGEES: Upon the specific, written request of First Mortgagee or the insurer or guarantor of a First Mortgagee's mortgage, such party shall receive some or all of the following:

(a) Copies of budgets, notices of assessment, or any other notices or statements provided under this Declaration by the Association to the Owner of the Lot covered by the First Mortgagee's mortgage;

(b) Any audited or unaudited financial statements of the Association which are prepared for the Association and distributed to the Owners; provided, that, if an audited statement is not available, then upon the written request of the holder, insurer or guarantor of a Mortgage, the Association shall permit such party to have an audited statement for the preceding fiscal year of the Association prepared at such party's expense;

(c) Copies of notices of meetings of the Owners;

(d) Notice of any proposed action that requires the consent of a specified percentage of Eligible First Mortgagees;

(e) Notice of any substantial damage to any part of the Common Area or the Lot subject to the First Mortgagee's mortgage;

(f) Notice of the commencement of any condemnation or eminent domain proceedings with respect to any part of the Common Area or the Lot subject to the First Mortgagee's mortgage;

(g) Notice of any default by the Owner of the Lot which is subject to the First Mortgagee's mortgage under this Declaration, the Operating Agreement or the rules and

regulations of the Association which is not cured within 30 days of the date of the default;

(h) The right to examine the books and records of the Association at any reasonable times;

(i) In the case of a First Mortgagee, the right to be listed on the records of the Association as an "Eligible First Mortgagee" for purpose of Section 11.02 below; and

(j) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

The request of any such party shall specify which of the above it desires to receive and shall indicate the address to which any notices or documents shall be sent by the Association.

11.02 CONSENT OF FIRST MORTGAGEES:

(a) In addition to any requirements or prerequisites provided for elsewhere in this Declaration, the consent of First Mortgagees holding, in the aggregate, the first mortgages on at least two-thirds (2/3) of the Lots (by number) which are subject to first mortgages held by First Mortgagees which specifically request to be treated as "Eligible First Mortgagees" under Section 11.01(i) above will be required for the Association to do or permit to be done any of the following:

(1) Adoption of an amendment to this Declaration which (i) changes Article Six or otherwise changes the method of determining the Common Assessments or other Charges which may be levied against an Owner; (ii) changes Section 7.04 or Article Ten, (iii) changes this Article Eleven, Article Twelve or any other provision of this Declaration or by Operating Agreement which specifically grants rights to First Mortgagees, (iv) materially changes insurance and fidelity bond requirements, (v) changes voting rights, or (vi) imposes a right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey his Lot;

(2) The withdrawal of the Premises from the provisions of this Declaration; provided, that, such consent of Eligible First Mortgagees will not be required with respect to any action under (1) above which occurs as a result of any action taken pursuant to Article Twelve.

(b) Whenever required, the consent of an Eligible First Mortgagee shall be deemed granted unless the party seeking the consent is advised to the contrary, in writing, by the Eligible First Mortgagee within sixty (60) days after making the request for consent.

11.03 INSURANCE PROCEEDS/CONDEMNATION AWARDS: In the event of (i) any distribution of any insurance proceeds hereunder as a result of damage to, or destruction of, any part of the Premises or (ii) any distribution of the proceeds of any award or settlement as a result of condemnation or eminent domain proceedings with respect to any part of the Common Area, any such distribution shall be made to the Owners and their respective First Mortgagees, as their interests may appear, and no Owner or other party shall be entitled to priority over the First Mortgagee of a Lot with respect to any such distribution to or with respect to such Lot; provided,

that, nothing in this Section shall be construed to deny to the Association the right (i) to apply insurance proceeds to repair or replace damaged improvements or (ii) to apply proceeds of any award or settlement as a result of eminent domain proceedings as provided in Article Four.

ARTICLE TWELVE Annexing Additional Property

12.01 IN GENERAL: Declarant reserves the right at any time and from time to time prior to ten (10) years from the date of Recording of this Declaration to annex, add and subject additional portions of the Development Area to the provisions of this Declaration as additional Premises by recording a supplement to this Declaration (a "Supplemental Declaration"), as hereinafter provided. Any portion of the Development Area which is subjected to this Declaration by a Supplemental Declaration shall be referred to as "Added Premises"; any portion of any Added Premises which is made part of the Common Area shall be referred to as "Added Common Area"; and any Lots contained in the Added Premises shall be referred to as "Added Lots". After the expiration of said ten (10) year period, Declarant may exercise the rights described herein to annex, add and subject additional portions of the Development Area to the provisions of this Declaration, provided that the consent the Owners (by number) of two-thirds (2/3) of all Lots then subject to this Declaration is first obtained.

12.02 POWER TO AMEND: Declarant hereby retains the right and power to Record a Supplemental Declaration, at any time and from time to time as provided in Section 12.01, which amends or supplements Exhibit B. Exhibit B may only be amended or supplemented pursuant to this Article to add portions of the Development Area to Exhibit B and shall not be amended to reduce or remove any real estate which is described in Exhibit B immediately prior to the Recording of such Supplemental Declaration. A Supplemental Declaration may contain such additional provisions affecting the use of the Added Premises or the rights and obligations of owners of any part or parts of the Added Premises as the Declarant deems necessary or appropriate.

12.03 EFFECT OF SUPPLEMENTAL DECLARATION: Upon the Recording of a Supplemental Declaration by Declarant which annexes and subjects Added Premises, Added Common Area, or Added Lots to this Declaration, as provided in this Article, then:

(a) The easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges set forth and described herein shall run with and bind the Added Premises and inure to the benefit of and be binding on any Person having at any time any interest or estate in the Added Premises in the same manner, to the same extent and with the same force and effect that this Declaration applies to the Premises, and Persons having an interest or estate in the Premises, subjected to this Declaration prior to the date of the Recording of the Supplemental Declaration;

(b) Every Owner of an Added Lot shall be a member of the Association on the same terms and subject to the same qualifications and limitations as those members who are Owners of Lots immediately prior to the Recording of such Supplemental Declaration;

(c) In all other respects, all of the provisions of this Declaration shall include and apply to the Added Premises (including the Added Common Area or the Added Lots, if

any) made subject to this Declaration by any such Supplemental Declaration and the Owners, First Mortgagees, and lessees thereof, with equal meaning and of like force and effect and the same as if such Added Premises were subjected to this Declaration at the time of the Recording hereof;

(d) The Recording of each Supplemental Declaration shall not alter the amount of the lien for any Charges made to a Lot or its Owner prior to such Recording;

(e) The Declarant shall have and enjoy with respect to the Added Premises all rights, powers and easements reserved by the Declarant in this Declaration, plus any additional rights, powers and easements set forth in the Supplemental Declaration; and

(f) Each Owner of an Added Lot which is subject to assessment hereunder shall be responsible for the payment of the Common Assessment pursuant to Section 6.02(e) or Section 6.08, but shall not be responsible for the payment of any special assessment which was levied prior to the time that the Added Lot became subject to assessment hereunder.

ARTICLE THIRTEEN

Party Walls

13.01 PARTY WALL: Every wall, including the foundations therefor, which is built as a part of the original construction of a building and placed on the boundary line between separate Homes shall constitute and be a "Party Wall", and the Owner of a Lot immediately adjacent to a Party Wall shall have the obligation and be entitled to the rights and privileges of these covenants and, to the extent not inconsistent herewith, the general rules of law regarding party walls.

13.02 RIGHTS IN PARTY WALL: Each Owner of a Lot, which is adjacent to a Party Wall, shall have the right to use the Party Wall for support of the structure originally constructed thereon and all replacements thereof and shall have the right to keep, maintain, repair and replace therein all pipes, conduit, and ducts originally located therein and all replacements thereof.

13.03 DAMAGE TO PARTY WALL:

(a) If any Party Wall is damaged or destroyed through the act or acts of any Owner of a Lot which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, whether such act is willful, negligent or accidental, such Owner shall, with prior notice to the Association and the Owner of the other adjoining Lot, forthwith proceed to rebuild or repair the same to as good a condition as in which such Party Wall existed prior to such damage or destruction without costs therefor to the Owner of the other adjoining Lot.

(b) Any Party Wall damaged or destroyed by some act or event other than one caused by the Owner of a Lot which is adjacent to such Party Wall, or his agents, servants, tenants, guests, invitees, licensees, or members of his family, shall be rebuilt or repaired by the Owners of the adjacent Lots to as good a condition as in which such Party Wall existed prior to such damage or destruction at joint and equal expense of such Owners, and as promptly as is reasonably possible; provided that the cost of repairing or replacing any portion thereof which is part of a Home

Exterior with respect to which the Association is responsible for furnishing maintenance, repairs or replacements hereunder shall be paid by the Association as a Common Expense to the extent not covered by insurance.

(c) In the event that any Owner shall fail, within a reasonable time after the occurrence of damage or destruction referred to in this Section, to perform the necessary repair or rebuilding, then, the Managers may cause such repairs or rebuilding to be performed in the manner as provided in this Section and the cost thereof shall be charged to such Owner as his personal obligation and shall be a continuing lien on the Owner's Lot.

13.04 CHANGE IN PARTY WALL: Any Owner of a Lot who proposes to modify, rebuild, repair or make additions to any structure upon his Lot in any manner which requires the extension, alteration or modification of any Party Wall shall first obtain the written consent thereto, as to said Party Wall, of the Owner of the other adjacent Lot and the Managers, in addition to meeting any other requirements which may apply including, without limitation, those of the Municipality. In the event that a Party Wall is altered, regardless of whether all required consents have been obtained, any express or implied warranties made by the Declarant or the Original Declarant concerning the structural integrity of the Party Wall or either of the Homes adjacent to the Party Wall shall be null and void and the Owner who alters the Party Wall shall be responsible for any and all damage caused to either of the adjacent Homes or improvements thereto.

13.05 ARBITRATION: In the event of a disagreement between Owners of Lots adjoining a Party Wall with respect to their respective rights or obligations as to such Party Wall, upon the written request of either of said Owners to the other the matter shall be submitted to the Managers and the decision of the Managers shall be final and binding.

ARTICLE FOURTEEN Miscellaneous

14.01 NOTICES: Any notice required to be sent to any Owner under the provisions of this Declaration or the Operating Agreement shall be deemed to have been properly sent if (i) mailed, postage prepared, to his or its last known address as it appears on the records of the Association at the time of such mailing, (ii) transmitted by facsimile or e-mail to his or its facsimile number or e-mail address as either appears on the records of the Association at the time of such transmittal, or (iii) when personally delivered to his or its Home. The date of mailing, or the date of transmission if the notice is sent by facsimile or e-mail, shall be deemed the date of service.

14.02 CAPTIONS: The Article and Section headings are intended for convenience only and shall not be construed with any substantive effect in this Declaration. In the event of any conflict between statements made in recitals to this Declaration and the provisions contained in the body of this Declaration, the provisions in the body of this Declaration shall govern.

14.03 SEVERABILITY: Invalidation of all or any portion of any of the easements, restrictions, covenants, conditions, or reservations, by legislation, judgment or court order shall in no way affect any other provisions of this Declaration which shall, and all other provisions, remain in full force and effect.

14.04 PERPETUITIES AND OTHER INVALIDITY: If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is Recorded.

14.05 TITLE HOLDING LAND TRUST: In the event title to any Lot is held by a title holding trust, under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for payment of all Charges and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Lot. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Lot and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Lot.

14.06 WAIVER OF IMPLIED WARRANTY OF HABITABILITY AND OTHER WARRANTIES: Illinois courts have held that every contract for the construction of a new home in Illinois carries with it a warranty that when completed, the home will be free of defects and will be fit for its intended use as a home. The courts have also held that this "Implied Warranty of Habitability" does not have to be in writing to be a part of the contract and that it covers not only structural and mechanical defects such as may be found in the foundation, roof, masonry, heating, electrical and plumbing, but it also covers any defect in workmanship which may not easily be seen by the buyer. However, the courts have also held that a seller-builder and buyer may agree in writing that the Implied Warranty of Habitability is not included as a part of their particular contract. Each buyer of a Home from Declarant agreed in the purchase contract that the Declarant has excluded and disclaimed the Implied Warranty of Habitability and all other implied warranties, whether created judicially, statutorily or by common law, including the implied warranty of fitness for a particular purpose. Such exclusion and disclaimer shall apply to and bind any subsequent Owner of a Home and, accordingly, no Owner of a Home shall have the right to assert a claim against Declarant for a breach of the Implied Warranty of Habitability or any other implied warranty.

Dated: _____, 2017

DECLARANT:

DRH CAMBRIDGE HOMES, INC., a California corporation

By: _____

Name: _____

Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, as _____ of DRH Cambridge Homes, Inc., a California corporation (the "Corporation"), and, as such, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2017.

Notary Public

**EXHIBIT A TO
DECLARATION FOR WOLF CROSSING TOWNHOMES**

The Development Area

[TO BE COMPLETED PRIOR TO RECORDING]

**EXHIBIT B TO
DECLARATION FOR WOLF CROSSING TOWNHOMES**

The Premises

I. Lots:

Lots _____ in the Wolf Crossing Subdivision, pursuant to the plat thereof recorded in Cook County, Illinois on _____ as Document No. _____ (the “Wolf Crossing Subdivision”).

[TO BE COMPLETED PRIOR TO RECORDING]

II. Common Area: All portions of each Lot described in Section I. above, outside of the Homes on the Lot, and outlot _____ in the Wolf Crossing Subdivision.

Addresses and PINs: ***[TO BE COMPLETED PRIOR TO RECORDING]***

**EXHIBIT C TO
DECLARATION FOR WOLF CROSSING TOWNHOMES**

The Operating Agreement

**OPERATING AGREEMENT
OF
WOLF CROSSING TOWNHOME OWNERS ASSOCIATION, LLC**

This Operating Agreement is entered into as of _____, 20__, in Vernon Hills, Illinois, between Wolf Crossing Townhome Owners Association, LLC, an Illinois limited liability company (the “Association”), and DRH Cambridge Homes, Inc., a California corporation, its sole Member (sometimes referred to herein as the “Declarant”).

A. Articles of Organization for the Association were filed with the Secretary of State of Illinois on _____, 20__; and

B. Declarant desires to set forth the terms and conditions governing the management, operation and affairs of the Association.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties agree as follows:

**ARTICLE I
NAME OF ASSOCIATION**

The full legal name of the Association is Wolf Crossing Townhome Owners Association, LLC.

**ARTICLE II
PURPOSE AND POWERS**

2.01 **PURPOSES:** The purposes of the Association are to act on behalf of its Members collectively, as their governing body, with respect to the preservation, care, maintenance, replacement, improvement, enhancement, operation and administration of both real and personal property, for the promotion of the health, safety and welfare and the common use and enjoyment thereof by Members of the Association. This Operating Agreement is subject to the provisions of the Declaration for Wolf Crossing Townhomes (“Declaration”) recorded with the Office of the Recorder of Deeds for Cook County, Illinois, as amended or supplemented from time to time. All terms used herein (if not otherwise defined herein) shall have the meanings set forth in the Declaration.

2.02 **POWERS:** The Association shall have and exercise all powers as are now or may hereafter be granted by the Illinois Limited Liability Company Act (the “Act”), the Declaration

and this Operating Agreement.

2.03 TAX STATUS. It is intended that the Association shall be treated as an association taxable as a corporation and, to the extent determined from time to time by the Board (as hereafter defined), shall elect to be treated as a “homeowners association” under Section 528 of the Internal Revenue Code, or any successor provision thereto.

ARTICLE III OFFICES

3.01 REGISTERED OFFICE: The Association shall have and continuously maintain in the State of Illinois a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the State of Illinois as the Board may from time to time determine.

3.02 PRINCIPAL OFFICE: The Association’s principal office shall be maintained on the Development Area or at the office of the managing agent employed by the Association, if any.

ARTICLE IV MEETINGS AND ACTIONS OF MEMBERS

4.01 MEMBERSHIP. The Owner from time to time of each Lot shall automatically be a “Member” of the Association. There shall be one membership per Lot. There shall be two (2) classes of membership. The Declarant shall be the “Class B Member” with respect to Lots which it owns from time to time. Each owner other than the Declarant shall be a “Class A Member” with respect to each Lot the Owner Owns. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

4.02 VOTING RIGHTS: Any or all Members may be present at any meeting of the Members, but the voting rights shall be vested exclusively in the representative designated by the Owner of each Lot, in writing or by electronic notice to the Association, and such representative shall be deemed a “Voting Member”, as defined in the Declaration; provided, that, prior to the First Meeting (as defined in Section 4.04 below), the voting rights shall be vested exclusively in the Class B Member (the Declarant) and the Owners other than Declarant shall have no voting rights. From and after the First Meeting, all of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member who represents a Lot owned by a Class A Member shall have one vote for each Lot which the Voting Member represents, and the Declarant, as the Class B Member, shall have ten (10) votes for each Lot which it owns. The Voting Members may vote in person or by proxy. All proxies shall be in writing, revocable, valid only for eleven (11) months from the date of execution and filed with the Secretary.

4.03 PLACE OF MEETING; QUORUM: Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois, as may be designated in any notice of a meeting. All meetings shall be conducted in accordance with the

rules and provisions set forth in Roberts Rules of Order as from time to time published. Voting Members representing at least twenty percent (20%) of the total votes shall constitute a quorum; provided, however, that in the event quorum is not met for a particular meeting, the number of Voting Members required for quorum shall be reduced by fifty percent (50%) and shall continue to be reduced by fifty percent (50%) until such time as quorum is met and a meeting can be held. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at any meeting of the Members at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting, including any matter which, under the Act, would otherwise require the unanimous consent of the Members.

4.04 ANNUAL MEETINGS: The first meeting of the Members ("First Meeting") shall be held upon not less than twenty-one (21) days' written notice given by the Declarant to the Members. If not called earlier by the Declarant, the First Meeting shall be held no later than thirty (30) days after the Turnover Date. Thereafter, there shall be an annual meeting of the Members ("Annual Meeting") on the anniversary of the First Meeting, or at such other reasonable time or date (not more than thirty (30) days before or after such date) upon not less than twenty-one (21) days written notice given by the Board to the Members.

4.05 SPECIAL MEETINGS: A special meeting of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Voting Members or for any other reasonable purpose. A special meeting shall be called by written notice to the Members by Declarant (prior to the First Meeting), a majority of the Board (after the First Meeting), or by twenty percent (20%) of the Voting Members (after the First Meeting), and delivered not less than twenty-one (21) days prior to the date fixed for said meeting. The notices shall specify the date, time, and place of the meeting and the matters to be considered.

4.06 NOTICE OF MEETINGS: Notices of meetings required to be given herein may be delivered either personally, by U.S. Mail or by E-mail to the Members, addressed to such Member at the address given by such Member to the Board for the purpose of service of such notice or to the Lot of the Member, if no address has been given to the Board. A notice of meeting shall include an agenda of business and matters to be acted upon or considered at the meeting.

4.07 NO DUTY OWED BY MEMBERS: Except as otherwise provided herein or in the Declaration, a Member who is not also a Manager (as hereafter defined) owes no duty to the Association or to the other Members solely by reason of being a Member.

4.08 NO SERVICES DUE FROM MEMBERS: No Member shall be required to perform any services for the Association solely by reason of being a Member. No Member shall be entitled to any compensation for any services performed by such Member for the Association unless otherwise determined by the Board.

4.09 INDEMNIFICATION: The Association shall indemnify each Member for all authorized acts performed by such Member in respect of the Association, to the full extent

permitted by the Act, but in no event for a Member's material breach of this Operating Agreement, criminal conduct, gross negligence or any fraudulent act committed by the Member.

ARTICLE V BOARD OF MANAGERS

5.01 IN GENERAL: After the First Meeting, the affairs of the Association shall be vested in the board of managers (the "Board"), which shall consist of three (3) persons (each a "Manager" and, collectively, the "Managers"), or such other number of persons as shall be fixed from time to time by the affirmative vote of not less than fifty percent (50%) of the Voting Members.

5.02 DECLARANT AS MANAGER: Anything herein to the contrary notwithstanding, the Declarant shall be the sole Manager and sole member of the Board until the First Meeting.

5.03 DELIVERY OF DOCUMENTS: Within sixty (60) days of the First Meeting, the Declarant shall deliver to the Board:

(a) Original copies of the Declaration, this Operating Agreement and the Association's Articles of Organization and any other documents filed with the Secretary of State of the State of Illinois.

(b) An accounting of all receipts and expenditures made or received on behalf of the Association by the Declarant.

(c) All Association funds and bank accounts.

(d) A schedule of all personal property, equipment and fixtures belonging to the Association, including documents transferring the property to the Association.

5.04 ELECTION: At the First Meeting, the Voting Members shall elect a full Board to replace the Declarant as the sole Manager. The three (3) candidates receiving the greatest number of votes shall each serve a two-year term and the two (2) candidates receiving the next greatest number of votes shall each serve a one- year term. Thereafter, each Manager shall serve a two-year term. Each Manager shall hold office until his term expires or until his successor has been elected and qualified. Managers may succeed themselves in office. In all elections for Managers, each Class A Member shall be entitled to the number of votes equal to the number of Managers to be elected, and the Class B Member shall be entitled to the number of votes equal to the number of Managers to be elected times ten (10). Cumulative voting shall not be permitted; provided that the Class B Member shall be entitled to cast up to 10 votes for each candidate that the Class B Member votes for.

5.05 BOARD MEETINGS: After the First Meeting, regular meetings of the Board shall be held at such time and place as shall be determined at the Annual Meeting or, from time to time, by a majority of the Board, provided that (i) the Board shall hold a meeting within thirty

(30) days of the Annual Meeting, and (ii) not less than three (3) Board meetings (in addition to the Annual Meeting) shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, at least two (2) days prior to the day named for any such meeting and such notice shall state the time and place of such regular meeting and such notice shall be posted conspicuously on the Premises so as to inform the Members of such meetings.

5.06 SPECIAL MEETINGS: After the First Meeting, a special meeting of the Board may be called by the President or at least one-third (1/3) of the Managers then serving.

5.07 WAIVER OF NOTICE: Before or at any meeting of the Board, any Manager may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.08 QUORUM: A majority of the Managers serving from time to time shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided, that if less than a majority of the Managers are present at said meeting, a majority of the Managers present may adjourn the meeting from time to time without further notice. Except as otherwise expressly provided herein or in the Declaration, any action may be taken upon the affirmative vote of a majority of the Managers present at a meeting at which a quorum is present ("Board Action").

5.09 POWERS AND DUTIES OF THE BOARD: The Board shall have all of the powers and duties granted to it or imposed upon it by the Declaration, this Operating Agreement, and the Act, including, without limitation, the following powers and duties:

- (a) To engage the services of a managing agent upon such terms and with such authority as the Board may approve;
- (b) To provide for the designation, hiring and removal of such employees and such other personnel, including attorneys and accountants, as the Board may, in its discretion, deem necessary or proper;
- (c) To provide for any maintenance, repair, alteration, addition, improvement or replacement of the Common Area for which the Association is responsible under the Declaration and this Operating Agreement;
- (d) To procure insurance as provided for under the Declaration;
- (e) To estimate and provide each Member with an annual budget showing the Common Expenses;
- (f) To set, give notice of, and collect from the Members, Common Assessments and other assessments, as provided in the Declaration;

- (g) To pay the Common Expenses;
- (h) Subject to the provisions of the Declaration, to own, convey, encumber or otherwise deal with any real property conveyed to or purchased by the Association;
- (i) To adopt and, from time to time, to amend such reasonable rules and regulations as the Board may deem advisable for the use, enjoyment, administration, management, maintenance, conservation and beautification of the Common Area, and for the health, comfort, safety and general welfare of the Members and Residents. Written notice of any such rules and regulations or amendments thereto shall be given to all Residents affected thereby;
- (j) To delegate the exercise of its power to committees appointed pursuant to Article Seven of this Operating Agreement;
- (k) To borrow money and pledge the assets of the Association, including the right to receive future assessments, as collateral for repayment thereof; and
- (l) To convey all or substantially all of the Association's assets to, or to merge with, another entity, including a not-for-profit corporation, to the extent permitted by law.

5.10 COMPENSATION/REIMBURSEMENT FOR EXPENSES: Managers shall receive no compensation, except as expressly provided in a resolution duly adopted by not less than 75% of the Voting Members. Upon the presentation of receipts or other appropriate documentation, a Manager shall be reimbursed by the Association for reasonable out-of-pocket expenses incurred in the course of the performance of his or her duties as a Manager.

5.11 REMOVAL OR RESIGNATION OF A MANAGER: Prior to the First Meeting, the Declarant may not be removed as Manager without the Declarant's written consent. After the First Meeting, any Manager may be removed from office, with or without cause, by the affirmative vote of at least two-thirds (2/3) of the Managers then serving at any Annual Meeting or at a special meeting called for such purpose. Any Manager may resign at any time by submitting his written resignation to the Board. If after the First Meeting, a Manager ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of a Manager who resigns may be appointed by a majority of the remaining Managers at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

5.12 NO EXCLUSIVE DUTY: Except as otherwise provided in this Operating Agreement, the Managers shall not be required to manage the Association as their sole and exclusive function and the Managers may have other business interests and engage in other activities in addition to those relating to the Association. Neither the Association nor any

Member shall have any right to share or participate in such other investments or activities of the Managers or to the income or proceeds derived therefrom.

5.13 LIMITATION OF LIABILITY: The Managers shall perform the duties of the Manager in good faith, in a manner which the Managers believe to be in the best interests of the Association, and with such care as an ordinarily prudent individual in a like position would use under similar circumstances. See Section 5.06 of the Declaration for provisions concerning limitations on the liability of Managers and other indemnification provisions.

5.14 INDEMNIFICATION: The Association shall indemnify each Manager for all acts performed by the Manager in respect of the Association, to the full extent permitted by the Act, but in no event for fraud, deceit, theft, misappropriation, embezzlement, willful misconduct or gross negligence relating to the Association.

ARTICLE VI OFFICERS

6.01 OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, a Secretary, Treasurer, and such assistants to such officers as the Board may deem appropriate and shall hold office at the discretion of the Board. After the First Meeting, officers shall be Managers and shall be elected annually at the first Board meeting following the Annual Meeting.

6.02 VACANCY OF OFFICE: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the Managers in office, either with or without cause. Any officer may resign at any time by submitting his or her written resignation to the Board. If after the First Meeting, an officer ceases to be a Member or Voting Member, he or she shall be deemed to have resigned as of the date of such cessation. A successor to fill the unexpired term of an officer who resigns or is removed may be appointed by the Board at any regular meeting or a special meeting called for such purpose and any successor so appointed shall serve the balance of his or her predecessor's term.

6.03 POWERS OF OFFICERS: The respective officers of the Association shall have such powers and duties as are from time to time prescribed by the Board and as are usually vested in such officers, including but not limited to, the following:

(a) The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and at all meetings of the Board and shall execute amendments to the Declaration and this Operating Agreement as provided in the Declaration and this Operating Agreement.

(b) The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;

(c) The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have charge of such other books, papers and documents as the Board

may prescribe;

(d) The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of accounts kept for such purpose.

6.04 OFFICERS' COMPENSATION: The officers shall receive no compensation for their services, except as expressly provided by a resolution duly adopted by not less than 75% of the Voting Members.

ARTICLE VII COMMITTEES DESIGNATED BY BOARD

7.01 BOARD COMMITTEES: The Board may, by Board Action, designate one or more committees, each of which shall consist of two or more Managers, which committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereto of authority shall not operate to relieve the Board, or any individual Manager, of any responsibility imposed by law upon the Board or any individual Manager.

7.02 SPECIAL AND STANDING COMMITTEES: Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by Board Action. Except as otherwise provided in such resolution, members of each such special committee shall be Members or Voting Members and the President shall appoint the members of such special committee, as well as a Manager to act as the liaison between the special committee and the Board. Any member of such special committee may be removed by the President whenever in his or her judgment the best interests of the Association shall be served by such removal. The powers and the duties of any standing committee shall be as set from time to time by resolution of the Board. The President shall designate a Manager (who shall act as the liaison between the standing committee and the Board) to serve as the chairman of each standing committee, and the other members of the standing committee (who need not be Managers) shall be appointed and removed from time to time by such chairman.

7.03 TERM: Each member of a committee shall continue as such until the next Annual Meeting of the Board and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member shall be removed from such committee, or unless such member shall cease to qualify as a member thereof.

7.04 CHAIRPERSON: Except as otherwise provided in Section 7.02, one member of each committee shall be appointed chairperson.

7.05 VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments to such committee.

7.06 QUORUM: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

7.07 RULES: Each committee may adopt rules for its own governance not inconsistent with the Declaration, this Operating Agreement or with rules adopted by the Board.

ARTICLE VIII CONTRACTS, CHECKS, DEPOSITS AND FUNDS

8.01 CONTRACTS: The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by this Operating Agreement, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances. In the absence of any such authorization by the Board, any such contract or instrument shall be executed by the President or a Vice President and attested to by the Secretary or an Assistant Secretary of the Association.

8.02 PAYMENTS: All checks, drafts, vouchers or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.

8.03 BANK ACCOUNTS: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board shall elect.

8.04 SPECIAL RECEIPTS: The Board may accept on behalf of the Association any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the Association.

ARTICLE IX FISCAL MANAGEMENT

9.01 FISCAL YEAR: The fiscal year of the Association shall be established by the Association and may be changed from time to time by a resolution adopted by two-thirds (2/3) of the Board.

9.02 ANNUAL STATEMENT: Within a reasonable time after the close of each fiscal year, the Board shall furnish each Member with a statement of the income and disbursements of the Association for such fiscal year.

9.03 SPECIAL STATEMENT: Within ten (10) days after receipt of a written request from a Member, the Board shall provide the Member with a statement containing the following information:

- (a) The status of the Member's account and the amount of any unpaid assessments or other charges due and owing from the Member; and
- (b) The status and amount of any and all Capital Reserves.

9.04 ASSESSMENT PROCEDURE: Common Assessments and special assessments shall be made and collected as provided in the Declaration.

ARTICLE X TRANSFER OF MEMBERSHIP

10.01 MEMBERSHIP: The Owner of each Lot shall automatically be a Member of the Association. There shall be one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The Association shall be given written notice of a proposed change of ownership of a Lot within ten (10) days prior to such change. Any attempt to transfer membership in the Association separate from ownership of a Lot shall be invalid, null and void, and of no force and effect.

10.02 NO VOLUNTARY DISSOCIATION: Except as otherwise provided by Section 10.01 above, a Member shall not be permitted to voluntarily dissociate from the Association.

ARTICLE XI BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, the Board, and committees having any of the authority of the Board, and shall keep at the registered or principal office of the Association a record including the following: (i) the names and last known address of the Members, setting forth the date on which each became a Member; (ii) a copy of the Articles of Organization of the Association, as amended or restated, together with executed copies of any powers of attorney pursuant to which any articles, applications, or certificates have been executed; (iii) copies of the Association's financial statements and federal, state, and local income tax returns and reports for the three (3) most recent years, where applicable; and (4) copies of the Operating Agreement and any amendments thereto. All books and records of the Association may be inspected and copied by any Member, or his or her mortgagee, agent or attorney, at any reasonable time. The Member shall reimburse the Association for all costs and expenses incurred by the Association in connection with that Member's inspection and copying of such records.

ARTICLE XII MISCELLANEOUS PROVISIONS

12.01 GOVERNING LAW. This Operating Agreement shall be interpreted in accordance with the internal laws of the State of Illinois, without regard to its rules governing conflict of laws.

12.02 VALIDITY. The provisions of this Operating Agreement are intended to be interpreted and construed in a manner which renders them valid and enforceable. In the event that any provision of this Operating Agreement is found to be invalid or unenforceable, such provision shall be deemed excised from this Operating Agreement without affecting the validity or enforceability of any of the remaining provisions hereof.

12.03 JURISDICTION AND VENUE. All disputes arising under or in connection with this Operating Agreement shall be resolved and disposed of by the federal and state courts located in the County where the Declaration is recorded, and the Association, Managers, and Members irrevocably consent to the exclusive personal jurisdiction of such courts and venue therein.

ARTICLE XIII AMENDMENTS

This Operating Agreement may be amended or modified at any time, or from time to time, by the affirmative vote of two-thirds of the Managers then serving provided, that (i) no provision of this Operating Agreement may be amended or modified so as to conflict with the provisions of the Declaration or the Act, and (ii) no provision of this Operating Agreement which affects the rights of the Class B Member may be amended or modified without the written consent of the Class B Member.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Operating Agreement as of the first date set forth above.

ASSOCIATION:

Wolf Crossing Townhome Owners
Association, LLC, an Illinois limited liability
company

By: DRH Cambridge Homes, Inc., a
California corporation

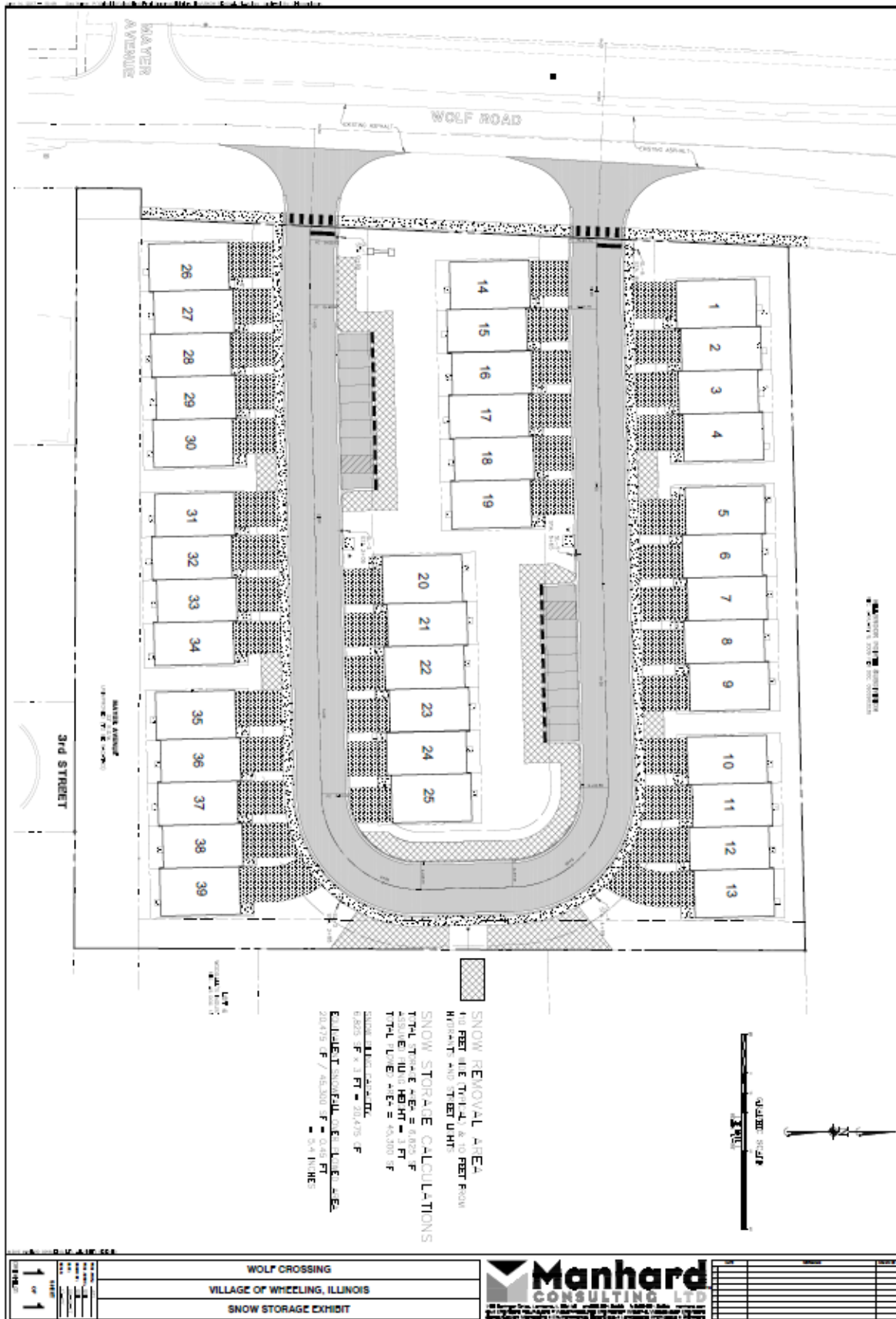
By: _____
Its _____

MEMBER/DECLARANT:

DRH Cambridge Homes, Inc., a California
corporation

By: _____
Its _____

EXHIBIT D TO DECLARATION FOR WOLF CROSSING TOWNHOMES



Proposed Mailbox Canopy



Exhibit received August 11, 2017

1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, August 10, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis, Powers and Ruffatto. Commissioner Dorband was absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) [Docket No. SCBA 17-30](#)
Heritage Park
333 W. Dundee Road
Appearance Approval of Monument Signs

Mr. Larry Raffel, Superintendent of Planning, Wheeling Park District, 333 West Dundee Road, Wheeling was present.

Mr. Raffel was present for the appearance review of signage for Heritage Park. They developed a hierarchy of signs and information at Heritage Park. In the materials they presented, each sign has a primary, a secondary and a tertiary piece of information identified on the sign by the location and size of the information on the sign. They are trying to promote the brand in all mailers and everything seen about Heritage Park. Previously, the facilities in Heritage Park (aquatic center, community recreation center) were not always identified as part of Heritage Park. They are now trying to show it as part of Heritage Park.

Mr. Matt Wehby, Deputy Director, Ms. Jan Buchs, Executive Director and Sue Stein, Board President were present at the meeting.

Chairman Ruffatto asked the petitioner to note the location of each sign. Mr. Raffel reported the locations of the following signage.

“A” Sign – Is the primary entry into the park. It is located in the half circle on Wolf Road that aligns with Highland.

“A1” Sign – Is located at the entrance to the parking lot on Wolf Road.

“A2” Sign – Is located at the pedestrian entrance into Heritage Park off of Jeffery Avenue.

Commissioner Creech asked about the content that would be advertised on the electronic signage and how often it would scroll. Mr. Raffel confirmed they would comply with the Village Code regarding the scrolling. They will primarily advertise events that were happening in the Park.

Commissioner Creech expressed a concern that it was located in the crosswalk and across from the middle school. He questioned if it was taken into consideration. Mr. Raffel confirmed they had taken it into consideration. They met with IDOT regarding the location of the crosswalk and school and they had no concerns. The hope is that the crosswalk could be readjusted based on where it should be and locating it into the primary pedestrian entrance into Heritage Park. Commissioner Creech explained his concern was that there were restrictions on being on cell phones and texting in a school zone. Mr. Raffel reiterated that IDOT did not have any concerns about the location.

Commissioner Johnson had the same concern about the electronic sign being in a school zone. He wanted to make sure it wasn't too distracting for drivers.

Commissioner Johnson questioned the brightness of the electronic sign and the distance from the nearest home. Mr. Raffel stated it was 15' from the drive. Commissioner Johnson was comfortable that it was located far enough from the nearest house.

Commissioner Johnson questioned if IDOT was against putting a crosswalk more in line with Highland that would line up with the park's pedestrian entrance. Mr. Raffel confirmed IDOT was very receptive to the idea based on their improvements on Wolf Road. The Park District needs to do some research and counts.

In reply to Commissioner Johnson's question, Mr. Raffel confirmed the message board sign was the same size as the primary entry sign. The overall size is 11'8" long x 8' high.

In reply to Commissioner Blinova's question, Mr. Raffel confirmed only one of the signs would be electronic.

Commissioner Powers questioned if any of the signs besides the reader board would be illuminated at night. Mr. Raffel confirmed the sign on the street by the houses was not intending to be

illuminated. Conduit will be placed by the sign in the horseshoe area. The intention is to have that sign lit using up lighting.

Commissioner Powers questioned how they would water the landscaping. Mr. Raffel explained they water the landscaping with whatever method they need to keep their plant material healthy.

Commissioner Powers referred to the staff report that stated the sign panels were to be mounted to steel beams and tubing matching the Heritage Park Shelter. He questioned which shelter they were referring to. Mr. Raffel confirmed the color would be a dark rust color and would match the beams on the shelters on the east and west sides of the lake.

Commissioner Kalis questioned if the signs would move because of the Wolf Road improvements. Mr. Raffel confirmed the proposed improvements were taken into consideration with the sign locations. He stated that if IDOT were to damage any of the signs they would be required to repair or replace the signs.

Chairman Ruffatto asked for clarification regarding the A1 sign. Mr. Raffel confirmed the A1 sign was located on the north side of the entryway. It was noted incorrectly on one of the drawings. Chairman Ruffatto wanted it noted correctly.

Chairman Ruffatto was in agreement with the proposed locations of the signs. He questioned why the reader board wasn't placed in the horseshoe area since it was more of a center area. Mr. Raffel explained they wanted it to be where people were entering into the Park.

Commissioner Johnson moved, seconded by Commissioner Powers to approve Docket No. SCBA 17-30 to permit the installation of the Heritage Park freestanding signs in accordance with the following plans submitted July 28, 2017 (except as noted) by the Wheeling Park District, located at 333 W. Dundee Road Wheeling, Illinois:

- Sheet SD 1.0 Location Plan,
- Sheet SD 1.1 Detailed Location Plan (8.07.2017),
- Sheet SD 2.0 Signage Concepts (elevations), and
- Sheet SD 3.0 Landscape plan (7.27.2017).

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Powers, Ruffatto
NAYS: None
ABSENT: Commissioner Dorband
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** [Docket Nos. PC 17-14 and SCBA 17-31](#)
 Burger King
 425 W. Dundee Road
 (PC 17-14) Site Plan & Appearance Approval of Building and Site
 Modifications
 (SCBA 17-31) Appearance Approval of Wall Signs

Ms. Tracy Willie, Architect, Warren Johnson Architects, 19 North Greeley Street, Palatine was present.

Ms. Willie explained they were doing a remodel of the existing Burger King at 425 West Dundee Road. Material samples were provided. They are updating the site plan, restriping, redoing the drive-thru lane to make it easier for the driver and they are getting rid of the long wide extensive curb in front of the drive-thru window. They are updating the finishes, adding tower elements at the entries and renovating only the customer areas on the inside.

Chairman Ruffatto asked the petitioner to explain where the different material samples would be located on the building. Ms. Willie explained that the existing brick would be painted with a new color. The existing wood siding would be replaced with a hardy board material. A second hardy board will be used on the top of the building from 9' and up but not on the towers. The bottom of the brick (3' and below) would be painted Monterrey Cliffs. The upper half will be a Hardie board in a Tanner Taupe color. The northeast corner tower will have a red tile in between the cedar. Anywhere on the bottom that doesn't have brick will be a hardy board painted in the same Monterrey Cliffs color to replicate the painted brick.

Ms. Willie provided photographs of other Burger Kings that had been remodeled.

In reply to Chairman Ruffatto's question, Ms. Willie explained the towers drew attention to the entries and drive-thru.

Ms. Willie explained they closed the open canopies by using matching panels on the inside. The pictures need to be updated but they were noted correctly in the documents.

Commissioner Johnson questioned if the hardy board was weatherproof. Ms. Willie explained it was very sturdy. The only maintenance issue is if someone chips it with something metal. There is no upkeep and they have seen no weathering issues.

In reply to Commissioner Powers' question, Ms. Willie confirmed that all Burger Kings would be remodeled with the same design. She explained in the past they have had to change some of the finishes in certain towns. Munster, Indiana did not want cedar on any of the tower elements so they used a face stone instead. Naperville didn't want the brick to be painted so they left the brick the original color. She confirmed there was some flexibility in the material.

In reply to Commissioner Powers' question, Ms. Willie confirmed the trash enclosure would match the building so the lower half would be dark brown and lighter on the top.

Commissioner Powers questioned if they would add any bollards to the site. Ms. Willie explained if there was a need for them they would add them. They normally scrape, sand and paint any existing bollards black. She confirmed they were not adding any new bollards to this site.

Commissioner Powers referred to the existing fence. Ms. Willie confirmed they would replace the existing fence since it was in poor condition and would match the design. It is currently a wood privacy fence. Commissioner Powers would prefer to see a cedar board on board fence. Chairman Ruffatto agreed to take a poll.

Commissioner Powers had a concern with painting the brick because of maintenance issues. He questioned how long the paint lasted. Ms. Willie explained it usually lasted 5-6 years. The regional manager will visit the site and notice any maintenance issues. Painting cedar usually lasts longer than painting brick.

Commissioner Powers mentioned the poor condition of the parking lot. He questioned if they were planning to do any grinding to it. Ms. Willie confirmed there will be a complete asphalt overlay. The entire parking lot will be grinded down. They are aware the parking lot needs to be completely redone.

Commissioner Powers questioned if they planned to remain open during the remodeling. Ms. Willie confirmed the store completely closes but the drive-thru remains open. The drive-thru will remain open until they start to do the tower at the drive-thru or any other work by the drive-thru. The closing of the drive-thru window is usually between 2 days to a week.

Commissioner Creech also had a concern about the fence and parking lot. He wanted to see a cedar fence and make it huskier by using a 5/4" thick 1' x 6' instead of the regular 3/4" and maybe 2' x 6' top, middle and bottom rails rather than 2' x 4' to give it a better chance with the wind and snow.

Commissioner Creech referred to the bike rack to the east of the entry. He questioned if there would be an issue with the bikes sticking out into the sidewalk. Ms. Willie referred to the blowup detail on sheet SP3 that gives a better idea about the dimensions. The sidewalk is just for the bike rack so they were out of the pathway from the parking lot to the building (detail 8). They are out of the way from the building and 5' sidewalk. She confirmed it was 6'+ from the north wall to the north wall of the entrance. It is currently landscaped but they were adding a sidewalk to get the bikes out of the way.

In response to Commissioner Blinova's question, Ms. Willie confirmed they were changing the customer areas on the interior including the dining area, front service counter, restrooms and vestibule. Anything from the service area and beyond was remaining. They were replacing all of the furniture.

Commissioner Blinova questioned if the number of interior seating was changing. Ms. Willie confirmed there would be fewer seats since they were adding home elements which take up more space. She explained that the dining rooms never get filled since the drive-thrus were now utilized more. Ms. Jones confirmed they were proposing 66 seats. The special use for Burger King was approved with a maximum of 95 seats.

Commissioner Kalis referred to the painting of the brick. He questioned if there was a policy regarding a planned maintenance. Ms. Willie confirmed the executive director of maintenance will check the trash enclosures, conditions of gates, painting of the brick, parking lot and any bike rack issues. They do it on a regular basis but she was unsure about how often.

Commissioner Kalis referred to the flow of the parking lot and drive-thru. He questioned if it was an entrance and exit only. Ms. Willie mentioned that the surveyor marked it as only an in and an out but there was room to do both in and out. Ms. Willie was unsure but would check. She questioned if he wanted it to go both ways.

Commissioner Kalis questioned the reason they were removing the outdoor seating. He felt it would be a nice area to sit outside with the proximity to the Town Center. Ms. Willie explained it was removed because it wasn't being used. They decided to clean the area up and add landscaping in place of the outdoor seating. She explained they did have packages with outdoor seating if the Commission preferred. Commissioner Kalis suggested considering it since the Town Center was a walkable, outdoor and family friendly area.

In reply to Chairman Ruffatto's question, Ms. Willie confirmed the existing brick located 9'7" and below would be painted. 3'2" and below would be painted dark (Monterrey Cliffs) and above it would be the light color (Tanners Taupe). Above the painted brick is the actual hardy board material that was shown.

Chairman Ruffatto was against painting brick especially to the entrance to Wheeling's Town Center. He is not a fan of painting brick because of the maintenance issues. He would prefer to see natural, non-painted brick. He does not want to see any painted brick on the building. A lot of time has been spent on the Wheeling's Town Center. He was in favor of the overall design of the building but not painting the brick.

Chairman Ruffatto questioned how the mechanicals would be shielded. Ms. Willie confirmed the proposed shielding matched the same height as the existing. The towers will actually go higher so they will be shielded even more.

Chairman Ruffatto requested that the light standards match the light standards in the Wheeling Town Center since they are located at the entrance to the Town Center. He also mentioned that the Burger King would gain all of the benefits from the Wheeling Town Center when it's opened. He asked the petitioner to investigate the light standards so they would closely match to provide some continuity.

Chairman Ruffatto noted the signage was being tabled.

Chairman Ruffatto asked if their landscaper reviewed the minimum standards for plant sizes. Ms. Willie confirmed it was reviewed.

Chairman Ruffatto referred to the pine trees and river birch that were being removed along Dundee Road because they blocked the visibility of the building. He questioned if they were being replaced. Ms. Willie explained the trees blocked the building but were also not in the best condition. The landscaper added several items in between the drive-thru lane and the parking lot. The shrubs around

the monument sign will remain since they were in good condition but landscaping would be added following the parking. They would provide irrigation with hoses unless the Village required an irrigation system. Ms. Jones confirmed it was at the Plan Commission's discretion.

In reply to Chairman Ruffatto's question, Ms. Willie confirmed the upgrade was a directive from the corporate office. Tri City Foods owns this franchise. Certain items have to be done but other items were at the discretion of the franchisee. The actual appearance comes directly from Burger King corporate. Tri City owns 100s of Burger Kings in the area and Ms. Willie has been doing remodels since 2012 at about 25-30 a year.

Chairman Ruffatto felt if the remodel was done right, the restaurant would greatly benefit from the Village's activities.

Commissioner Powers questioned if the petitioner was aware of the traffic routing and how it affects the facility. Ms. Willie agreed to review the existing. Chairman Powers questioned the number of people that would be able to turn left into the northbound entrance if there was a double left turn. He thought maybe the northbound should only be a right-in only. Chairman Ruffatto asked the petitioner to review the traffic flow at Town Center with Village Staff. Ms. Willie agreed to work with Ms. Jones.

Commissioner Johnson questioned if there was a raised curb by the double left turn which means they couldn't turn left out of the north driveway. Ms. Jones confirmed the configuration allowed Burger King flexibility. Ms. Jones confirmed the Wheeling Town Center was not touching Burger King's property except perhaps with the construction easement. Ms. Willie wanted to input the Town Center's traffic flow into their site plan.

Commissioner Johnson referred to the curbing by the drive-thru that has a bend that implies cars should go to the north drive. Ms. Willie confirmed the curbing was existing and would remain.

Commissioner Johnson was in favor of keeping some outdoor seating.

Commissioner Johnson questioned why the signage was being tabled. Chairman Ruffatto confirmed it was not Code. The primary wall signs were cabinet signs and were not permitted. They are existing but legal, non-confirming. Commissioner Johnson questioned how it was different than others that had been approved like Dunkin Donuts. Ms. Jones explained Dunkin Donuts was not approved for a cabinet sign.

Chairman Ruffatto complimented the petitioner on the level of plans that were provided.

Chairman Ruffatto referred to the proposed shadow box fence. He questioned if the Commission wanted a board on board fence instead. Chairman Ruffatto was in agreement with Commissioner Creech's suggestion to beef up the rails.

Chairman Ruffatto took a poll for the following items.

A cedar fence?

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Kalis: in favor
Commissioner Creech: in favor

The vote was 5:0 in favor of a cedar fence.

Beefing up the rails?

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Creech: in favor
Commissioner Kalis: in favor

The vote was 5:0 in favor of beefing up rails.

Leave the proposed shadow box fence? Commissioner Creech explained a shadow box gave the same look from both directions and the metal support rails would be covered. The entire Commission present was in favor of keeping the shadow box fence.

5/4 x 6" fence boards or leave them 1 x 6"?

Commissioner Johnson: 5/4 x 6"
Commissioner Blinova: 5/4 x 6"
Commissioner Powers: 5/4 x 6"
Commissioner Kalis: 5/4 x 6"
Commissioner Creech: 5/4 x 6"

The vote was 5:0 in favor of beefing up the boards to 5/4 x 6".

Outdoor seating?

Commissioner Johnson: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Kalis: in favor
Commissioner Creech: not in favor since it could be added later
Chairman Ruffatto: not in favor since it could be added later

The vote was 4:2 in favor of keeping the outdoor seating. Commissioner Powers changed his mind. Ms. Jones explained the petitioner could return for a minor site plan for any changes in the future. Chairman Ruffatto was in favor of removing the outdoor seating.

Chairman Ruffatto referred to the irrigation system.

Add a full irrigation system?

Commissioner Creech: in favor

Commissioner Kalis: in favor
Commissioner Powers: in favor
Commissioner Blinova: in favor
Commissioner Johnson: not in favor since it wasn't a new building

The vote was 4:1 in favor of adding a full irrigation system. Chairman Ruffatto asked what areas should be irrigated. Commissioner Powers wanted at minimum the planting beds around the building. Chairman Ruffatto asked about the islands. Commissioner Johnson referred to the planting beds around the drive-thru. Ms. Jones asked about the planting beds in the islands. Chairman Ruffatto was in favor of excluding the islands but including everything else. The entire Commission present was in agreement. Commissioners Powers and Creech asked for an irrigation plan.

Chairman Ruffatto referred to the brick. Commissioner Creech questioned if they paint or stain the brick material. Ms. Willie believes it's a sprayed paint. She confirmed it was not stained. Commissioner Creech explained that staining it penetrates the brick and does not peel like paint.

Commissioner Creech questioned if they could cover all of the brick with the proposed hardy board. Ms. Willie explained they used the panels to go over the brick at the Shorewood location instead of painting the existing brick. There is no brick at that location. She explained there were several options if the Commission didn't want the painted brick. Chairman Ruffatto was in favor of seeing other options other than painting the brick. He asked to see pictures from other locations.

Chairman Ruffatto questioned what was done at the Burger King in Rolling Meadows. Ms. Willie confirmed it was their typical remodel with the painted brick.

Commissioner Creech asked for an explanation on the preparation they did before painting the brick. Ms. Willie confirmed they sandblasted the paint off and then repainted it. Commissioner Creech felt it was a much better way to do it than just painting over the brick. The brick panel comes painted from the factory.

Chairman Ruffatto announced the Commission wanted to table the docket. Ms. Jones read the following comments:

- The fence shall be made of cedar;
- The fence rails shall be 2" x 6";
- The fence vertical boards shall be 5/4" thick;
- Irrigate plantings excluding islands;
- Provide an irrigation plan;
- Provide alternatives to painting existing brick and painting new fiber cement brick panel;
- Consider the Wheeling Town Center plan to verify safe access in and out of the subject property;
- Reconsider vehicle access out of the drive-thru;
- Consider installing new light poles that would complement the town center.

Commissioner Powers moved, seconded by Commissioner Johnson to table Docket Nos. PC 17-14 and SCBA 17-31. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [July 27, 2017 \(including Findings for Docket No. 2017-6](#)

Commissioner Johnson moved, seconded by Commissioner Powers to approve the minutes dated July 27, 2017 as amended. The motion was approved by a voice vote.

- Page 11, paragraph 1, line 4 – change Mr. Creech to Mr. Hoffman.

9. OTHER BUSINESS

Commissioner Johnson referred to the Dundee Dogs street signs. Ms. Jones noted they were illegal and Staff was currently working with the business.

10. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Johnson to adjourn the meeting at 8:10 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 8.18.2017
FOR APPROVAL ON 8.24.2017**