Wednesday, May 13, 2026
Plan Commission Regular Meeting Agenda

PUBLIC NOTICE - in accordance with the applicable statutes of the state of Illinois and Ordinances of the Village of Wheeling, notice is hereby given that the Regular Meeting of the Wheeling Plan Commission will be held in the Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois, at 6:30 PM, during which meeting it is anticipated there will be discussion and consideration of and, if so determined, action upon the matters contained in the following agenda:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Changes to the Agenda**
5. **Citizen Concerns and Comments**
6. **Consent Items**
7. **Items for Review**

   A. Docket No. PSPMIN26-0001, Request for Minor Site Plan and Appearance Approval for the Installation of a Fence Enclosure for Aurora Doors and Windows (1475 Wheeling Road).

   B. Docket No. PSU26-0005, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Suite 120). **PUBLIC HEARING**

   C. Docket No. PSU26-0002, Request for an Amendment to Ordinance No. 2024-5678, Which Granted Special Use for Final Planned Unit Development Approval for the Forest View Mixed-Use Development for Forest View, LLC (350 E. Dundee Road). **PUBLIC HEARING**

   D. Docket No. PSU26-0006, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Marigym (228 McHenry Road) **PUBLIC HEARING**

   E. Docket No. PSU26-0007, Request for Special Use Approval to Permit an Animal Hospital for Orsini Animal Hospital (751 N. Milwaukee Avenue) **PUBLIC HEARING**

   F. Docket No. PSU26-0009, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Children's Success Limited (714 S. Milwaukee Avenue) **PUBLIC HEARING**

   G. Docket No. PSU26-0003, Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

   H. Docket No. PV26-0006, Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

   I. Docket No. PV26-0007, Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1

to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

J. Docket No. PSPMAJ25-0006, Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements (105 Community Boulevard). **Continued from 4/22/2026**

8. **Approval of Minutes**

A. Approval of Minutes of the Regular Meeting of April 22, 2026 (including the Findings of Fact for Docket No's. PV25-0014, PV25-0015, PV26-0008, PV25-0016 & PV26-0005).

9. **Other Business**

10. **Adjournment**

This meeting will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit https://wheelingil.portal.civicclerk.com/.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSPMIN26-0001, Request for Minor Site Plan and Appearance Approval for the Installation of a Fence Enclosure for Aurora Doors and Windows (1475 Wheeling Road).

RECOMMENDED ACTION: **Approve Docket No. PSPMIN26-0001,** granting minor site plan and appearance approval for the installation of a six-foot tall composite fence enclosure for the property located at 1475 Wheeling Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 2/26/2026; Rolling Gate Detail; Site Plan prepared by Studio DOM Architects, last revised 12/1/2025; and subject to the following conditions:

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.

2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).

3. The finished side of the fence shall face outward toward adjacent properties.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Aurora Doors and Windows, property owner

Address: 1475 Wheeling Road

Building size: 49,800 sq. ft. Building

Property Size: 3.72 Acres

Neighboring Property Land Use(s):
North/East/South: Industrial
West: Residential (across Wheeling Road)

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-2 (Light Industrial and Office) and I-3 (General Industrial)

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST
The petitioner, Aurora Doors and Windows, is requesting minor site plan and appearance approval for the installation of a fence enclosure within the east parking lot located at 1475 Wheeling Road.

Site Plan and Appearance Review
For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use or operations of a business. Major Site Plan and Appearance review requires a concept review by the Village Board, a recommendation by the Commission, and a final decision by the Village Board. Minor Site Plan and Appearance review does not require a concept review and only requires a final decision by the Plan Commission.

The petitioner is requesting minor site plan and appearance approval for the installation of a fence enclosure within the central portion of the parking lot located on the east side of the property. As outlined in the petitioner's project letter (attached), the proposed fence enclosure would establish a controlled and secure perimeter, preventing unauthorized access and protecting vehicles while reducing the risk of theft or vandalism. The proposed 6-foot tall fence will consist of white composite panels with a wood grain finish by Timbertech as shown on the attached Site Plan. Vehicle access to the new enclosure will be provided by a steel and chain link slide gate located on the north end of the enclosure area, as depicted on the attached Sliding Gate Detail.

The Site Plan also depicts a new overhead roll up door to be installed on the east façade. This door was recently permitted and installed and will provide building access to/from the proposed fence enclosure.

No other site changes are proposed.

PARKING
The subject site currently provides 138 parking spaces, including four ADA-accessible spaces. Two parking spaces (immediately south of the slide gate) will be striped out and unavailable for use due to the installation of the proposed sliding gate. As a result, the site will provide 136 parking spaces, resulting in a surplus of 26 spaces. Therefore, the site will continue to provide compliant parking spaces.

Ninety-six (96) parking spaces will be provided outside of the gated area for use by employees, customers, and tenants. This supply is sufficient to accommodate the parking demand associated with the proposed use of the building.

STAFF REVIEW
Fire Department Review: The Dire Department's comments have been incorporated into the conditions of approval.

Engineering Division Review: There are no comments related to the Minor Site Plan and Appearance Review.

Staff Recommended Actions: Staff recommends approval of the Minor Site Plan and Appearance request subject to the following conditions:

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.

2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents

shall require the fence to be constructed of composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).

3. The finished side of the fence shall face outward toward adjacent properties.

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of minor site plan and appearance approval, the appropriate motion would be to:

Approve Docket No. PSPMIN26-0001, granting minor site plan and appearance approval for the installation of a six-foot tall composite fence enclosure for the property located at 1475 Wheeling Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 2/26/2026; Rolling Gate Detail; Site Plan prepared by Studio DOM Architects, last revised 12/1/2025; and subject to the following conditions:

1. A gate access key shall be provided to the Fire Department. If the gate is electronically operated, a Fire Department approved key switch shall be installed to allow emergency access.

2. A Wheeling Building Permit shall be obtained prior to any fence or gate installation. The permit documents shall require the fence to be constructed of composite panels with a wood-grain finish (TimberTech or approved equivalent) and a steel single-slide driveway gate (Aleko or approved equivalent).

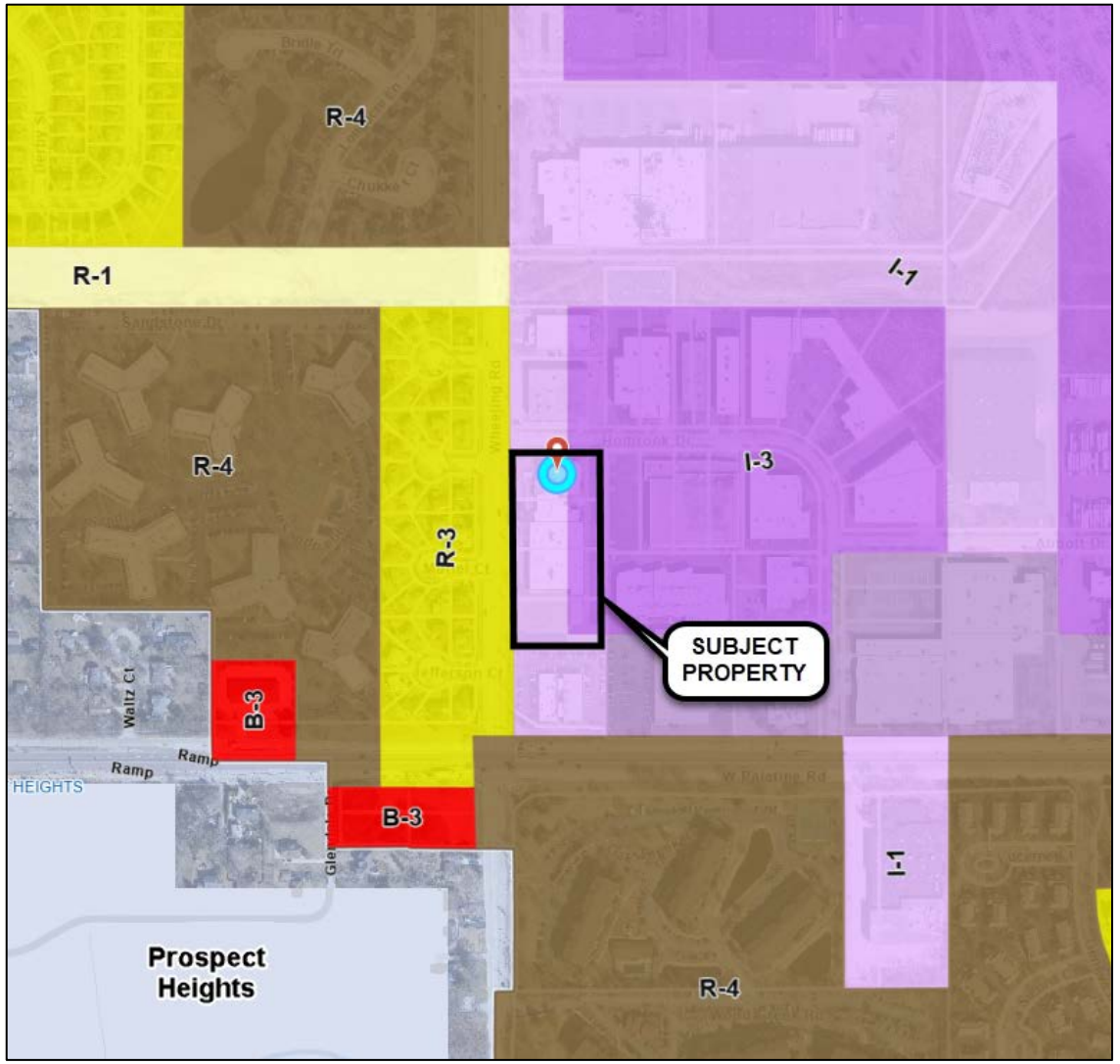
3. The finished side of the fence shall face outward toward adjacent properties.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Nina Anushkevich, received by the Village 2/26/2026
Rolling Gate Detail
Site Plan prepared by Studio DOM Architects, last revised 12/1/2025



LOCATION MAP



ZONING MAP



Photo of parking lot on east side of building facing south from Holbrook Dr.



Photo of parking lot on east side of building facing north from south property line.



Photo of new roll up door on east building facade.

Received by the Village 2/26/2026

To Whom It May Concern,

I am submitting this letter in support of our permit application to the Village of Wheeling for the installation of a PVC fence at our property located at 1475 Wheeling Rd, Wheeling, Illinois.

Project Description

The proposed project consists of installing a PVC fence along the designated perimeter of the property to clearly define boundaries and enhance site security. The fence will be constructed of durable, weather-resistant white PVC panels designed for long-term performance with minimal maintenance requirements.

Key project details include:

- Installation of PVC fencing panels supported by reinforced posts set in concrete footings to ensure structural stability.
- Fence height in compliance with local zoning regulations
- Placement entirely within property lines, as verified by survey.
- Inclusion of secured gate access points to allow controlled entry for authorized personnel and service vehicles.
- Professional installation to ensure proper alignment, drainage consideration, and compliance with all applicable building codes.

The design has been selected to complement the surrounding properties while maintaining a clean and professional appearance consistent with community standards.

Operational Need

The installation of this fence is necessary to support ongoing operational and safety requirements. Specifically, the fence will:

1. Enhance Security – Establish a controlled perimeter to prevent unauthorized access, reduce the risk of theft or vandalism, and safeguard vehicles.
2. Improve Safety – Protect employees, visitors, and the general public by clearly separating operational areas from adjacent properties and preventing unintended entry into work zones.
3. Support Liability Reduction – Limit exposure to potential accidents or claims by creating a defined and secure boundary around the property.

4. Ensure Property Control and Organization – Provide clearly established boundaries that improve site management, vehicle flow, and overall operational efficiency.
5. Maintain Community Standards – Utilize aesthetically appropriate materials (PVC) that offer durability and a clean appearance, contributing positively to the neighborhood environment.

We respectfully request review and approval of this permit application. Please let us know if any additional documentation, plans, or inspections are required to facilitate the approval process.

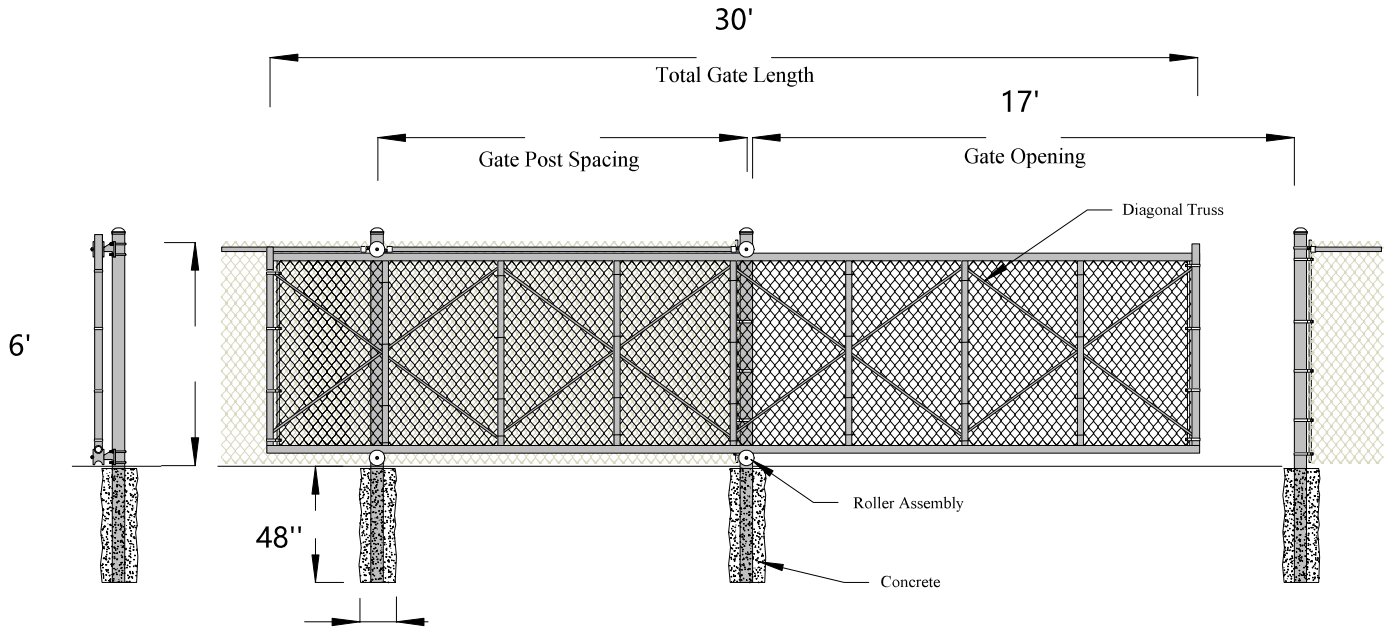
Thank you for your time and consideration.

Nina Anushkevich

Aurora Doors and Windows

847-804-4280

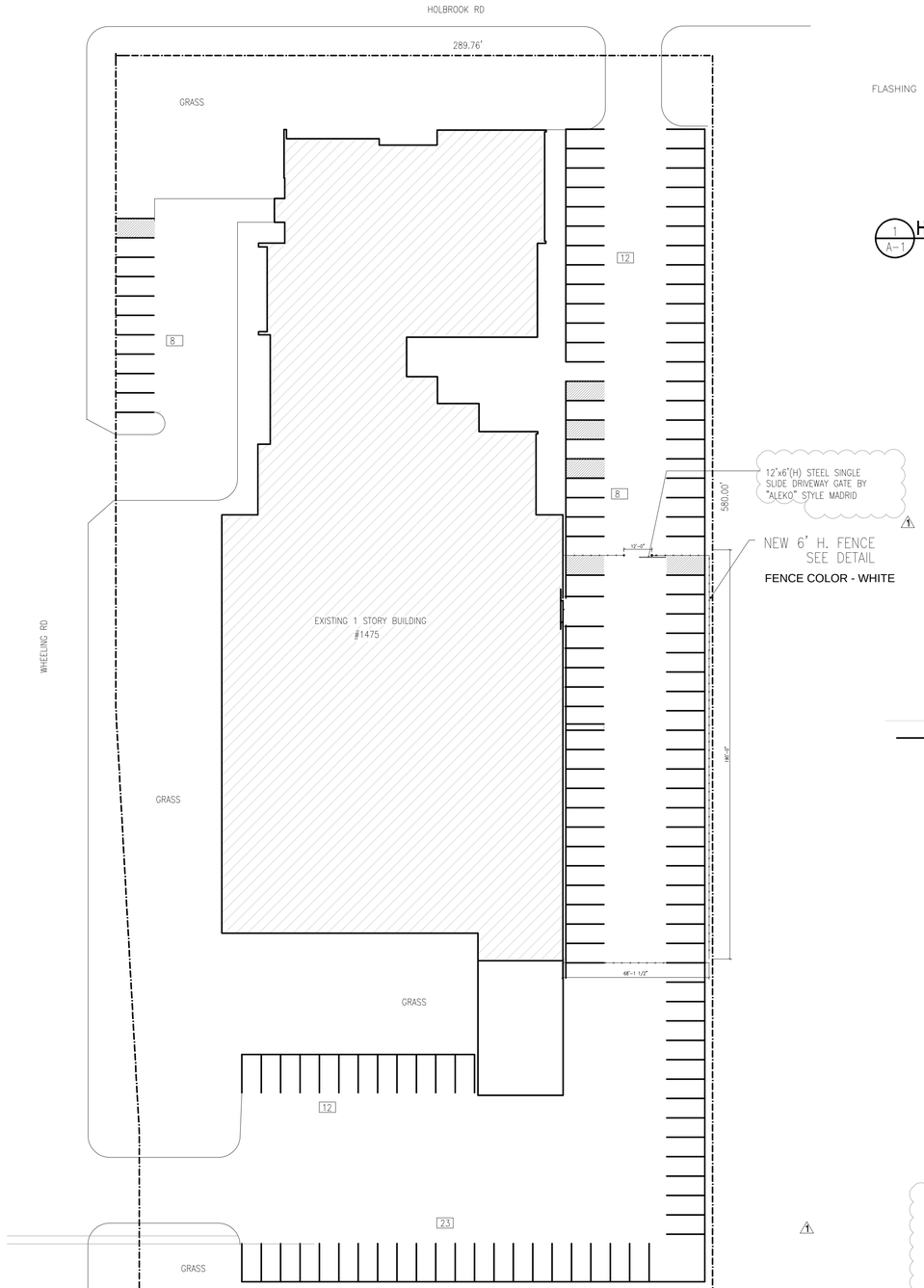
Cantilever Gate



Note: Diagonal Braces can be Truss wires, Truss Rods or Tension Bars.

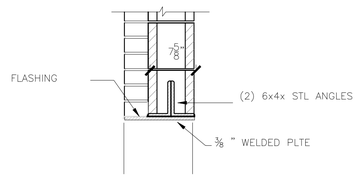
American Fence Association

Project:	
Site Location:	Date:
Submitted by:	Drawing # **CL-38-a**

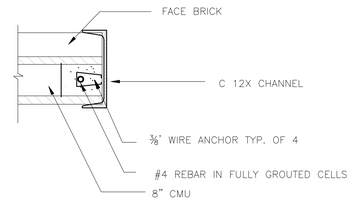


0 A–1 **SITE PLAN**
SCALE: 1/32"=1'-0"

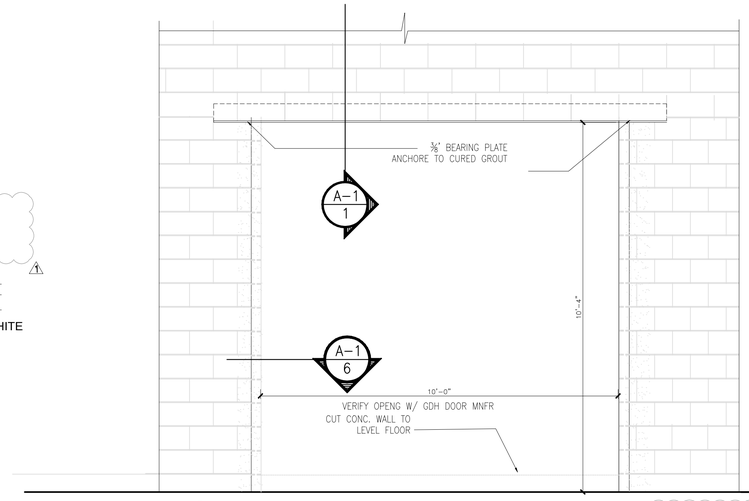
EXISTING BUILDING		PARKING REQUIRED	PARKING PROVIDED	
OFFICE	3,400 S.F	14		
MANUFACTURING (INDUSTRIAL)	47,725 S.F	96		
	TOTAL 51,125 S.F.	TOTAL REQUIRED 110	TOTAL	138 INCLUDING 4 ACCESSIBLE



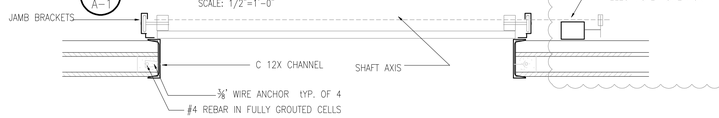
1 A–1 **HEAD DETAIL**
SCALE: 1"=1'-0"



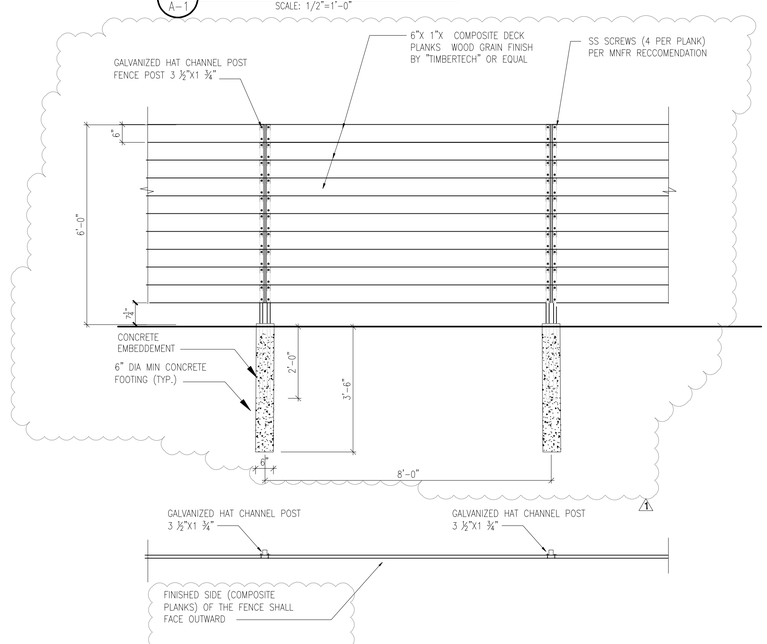
6 A–1 **JAMB DETAIL**
SCALE: 1"=1'-0"

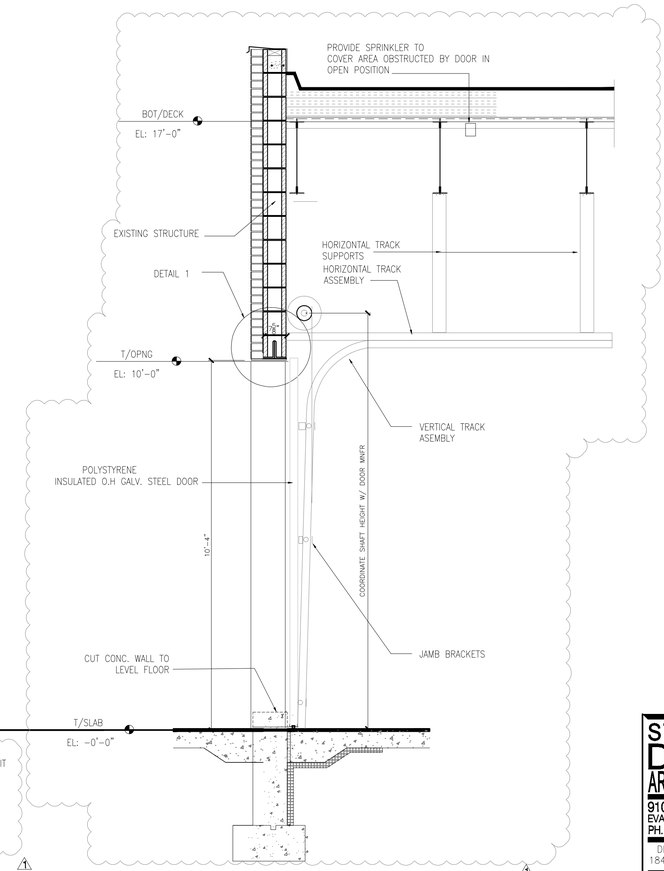


2 A–1 **FRONT VIEW**
SCALE: 1/2"=1'-0"



3 A–1 **PLAN VIEW**
SCALE: 1/2"=1'-0"





4 A–1 **SECTION THROUGH NEW OPENING**
SCALE: 1/2"=1'-0"

5 A–1 **FENCE DETAIL**
SCALE: 1/2"=1'-0"

STUDIO DOM ARCHITECTS
910 OAKTON #1
EVANSTON, IL 60202
PH. 224 522 3340
DESIGN FIRM 184.008875-0001

BUILDING RENOVATION
SITE IMPROVEMENT
1475 WHEELING RD, WHEELING, IL

ISSUED
PRELIMINARY
PERMIT 10.6.25

REVISIONS
1 12.1.25
2
3

VICTOR MELNIKOV (001-016199) STATE OF ILLINOIS

I, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CODES AND ORDINANCES OF THE VILLAGE OF GLENCOE

VICTOR MELNIKOV
LICENSE #001-016199
EXP 11/30/2026

PROJECT/ DIGITAL FILE 3523

SHEET

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0005, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Iron Fist Boxing and Fitness (1475 Wheeling Road, Suite 120). **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0005,** granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0005: Eric Ocampo (1475 Wheeling Road, Suite 120, Wheeling, IL 60090), lessee, is seeking special use approval to permit a recreation and instruction facility ("Iron Fist Boxing and Fitness"), located at 1475 Wheeling Road, Suite 120, which is zoned I-2 (Light Industrial and Office) and I-3 (General Industrial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Iron Fist Boxing and Fitness (lessee)
Building size: 2,400 ft. Unit / 49,800 sq. ft. Building

Property Size: 3.72 Acres

Neighboring Property Land Use(s):
North/East/South: Industrial
West: Residential (across Wheeling Road)

Existing Use of Property: Multi-tenant industrial building

Existing Zoning: I-2 (Light Industrial and Office) and I-3 (General Industrial)

Comprehensive Plan Designation: Industrial

Zoning History: None

SUMMARY OF REQUEST

The petitioner, Iron Fist Boxing and Fitness, requests special use approval to permit a recreation and instruction facility to operate an indoor boxing and fitness training facility to be located at 1475 Wheeling Road, Suite 120.

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner is seeking special use approval to operate an indoor boxing and fitness training facility that will offer both individual training and structured programs for men, women and youth of all fitness levels. The program will include one-on-one personal training sessions, as well as a variety of group classes ranging from boot camp-style workouts to beginner and advanced boxing instruction.

As outlined in the Petitioner's Project Description Letter (attached), classes are proposed to be held between 9:00 AM and 11:00 AM and in the evening from 5:00 PM to 9:00 PM. The petitioner has not specified the number of employees associated with the operation. As a result, staff has included a condition that a minimum of one employee must be on-site at all times during the facility's hours of operation.

Staff has included a condition requiring the facility be used exclusively for boxing and fitness-related training and classes, no tournaments, parties, events or unrelated activities to be permitted. This limitation ensures the use remains consistent with the applicant's stated operations and prevents the space from functioning as a general event venue (e.g., special events, parties, etc.) that would not align with the intent of the zoning district.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**

   Petitioner: The facility will provide an important service where the community can come to a safe and professional environment to support their physical health and overall well-being. This facility will offer a structured fitness opportunity that will enhance physical health and quality health while focusing on stress reduction. It will also provide a facility where residents from the community will be able to have social engagement through small and large group training. As a grassroots organization built from the ground up, we honor family, hard work and cultural identity while fostering community pride. Our bilingual inclusive environment ensures that individuals of all backgrounds feel welcomed.

   Staff: The proposed special use for a recreation and instruction facility within the I-2 (Limited Industrial) and I-3 (General Industrial) Zoning Districts is desirable as such uses effectively utilize large, open floor areas suitable for indoor sports and other large-scale recreational activities and is compatible with typical I-2 and I-3 uses.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to**

property values or improvements in the vicinity.

Petitioner: This facility will offer structured classes that will be supervised and well monitored to ensure the safety of the community as well as the people training. We take pride in maintaining a high standard of cleanliness, safety and professionalism all while impacting the community in a positive way.

Staff: The proposed use will occur entirely within an existing building and will not alter the character of the area.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

   Petitioner: This facility will operate in a matter that is compatible with the surrounding areas while offering a beneficial service to the community

   Staff: The proposed use will occupy a developed property with convenient public access that will not impede the surrounding properties.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**

   Petitioner: The proposed use will be supported by existing public infrastructure and services in the area. The property has access to roadways, utilities and drainage systems that are adequate for the operation of the facility. Police, fire and emergency services are available nearby and can respond as needed.

   Staff: The proposed use will occur within an existing building that is currently served by public facilities. There are no proposed changes to the exterior of the building or site that would require additional public services.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**

   Petitioner: The facility offers adequate parking for small and large group classes. Classes are offered at varying times to avoid traffic congestion.

   Staff: The proposed use will be located within an existing development which shares parking with other tenants. Sufficient parking exists on site to service the proposed use.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**

   Petitioner: The facility will operate in a safe and professional manner, while wanting to comply with all the regulations and stipulations per village codes.

   Staff: The proposed use is consistent with the I-2 (Limited Industrial) and I-3 (General Industrial) Zoning Districts and the Comprehensive Land Use designation of Industrial.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.
2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.
3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.
4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use for the operation of a recreation and instruction facility, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0005, granting Special Use approval to permit a recreation and instruction facility for Iron Fist Boxing and Fitness, located at 1475 Wheeling Road, Suite 120, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter dated 3/10/2026; Floor Plan received by the Village on 3/11/2026, and subject to the following conditions:

1. A minimum of one (1) employee shall be on-site at all times during the facility's hours of operation.

2. The facility shall be used exclusively for boxing and fitness training and classes; no unrelated activities, parties or events shall be permitted.

3. Competitive events, exhibitions, or large gatherings shall require additional Village approval.

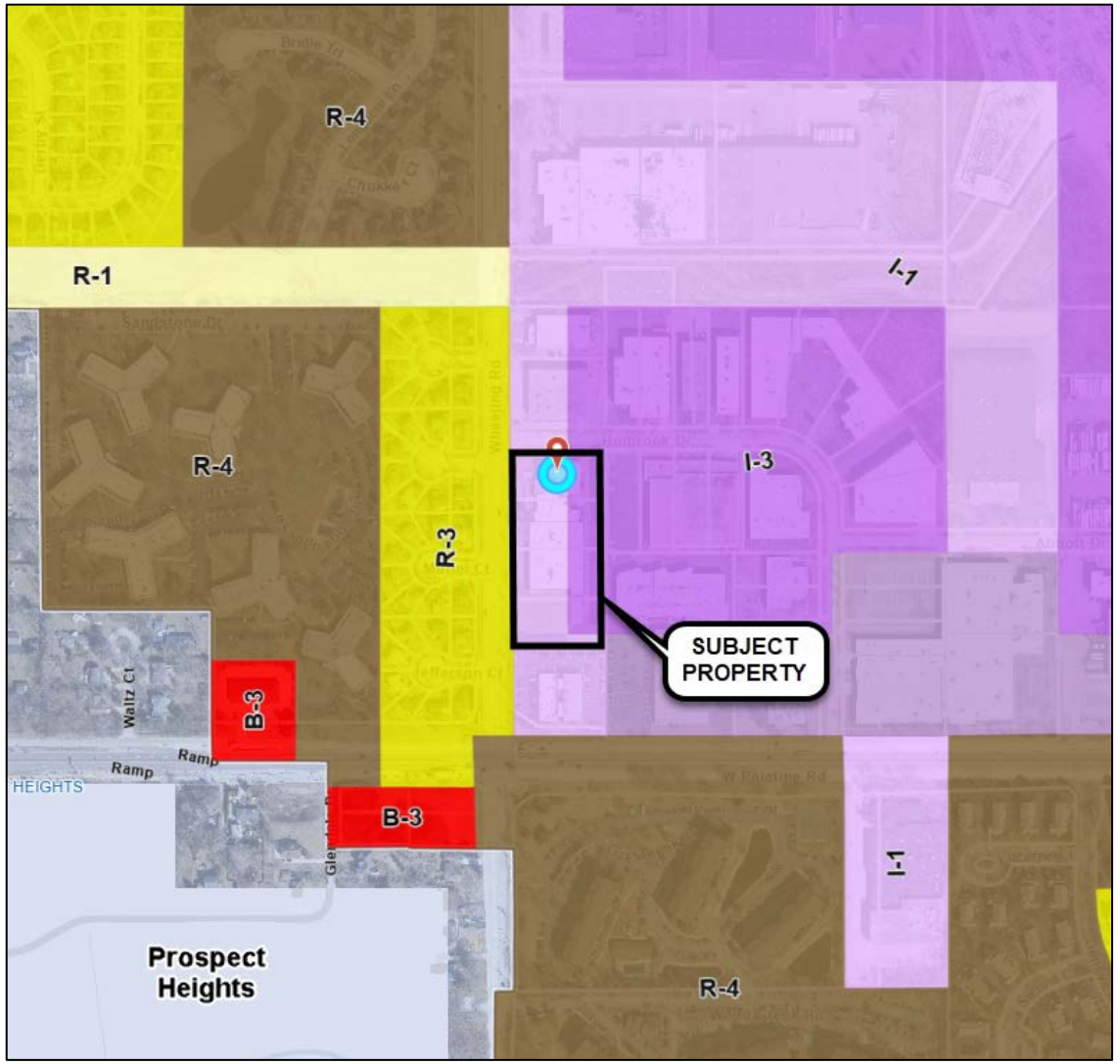
4. All activities shall be conducted entirely within the indoor facility.

5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Location and zoning maps (Staff)
Project Description Letter dated 3/10/2026
Floor Plan received by the Village on 3/11/2026



LOCATION MAP



ZONING MAP



View of Entrance on East Building Facade

3-10-2026
Eric Ocampo
1475 s wheeling rd.

Iron Fist Boxing and Fitness was established in 2019 and is a solely owned fitness facility, with the owner also serving as a certified head trainer.

Iron Fist Boxing and Fitness offers group fitness classes and individualized training for men, women, and youth of all fitness levels. Our programming includes a variety of classes ranging from boot camp-style workouts to beginner and advanced boxing training.

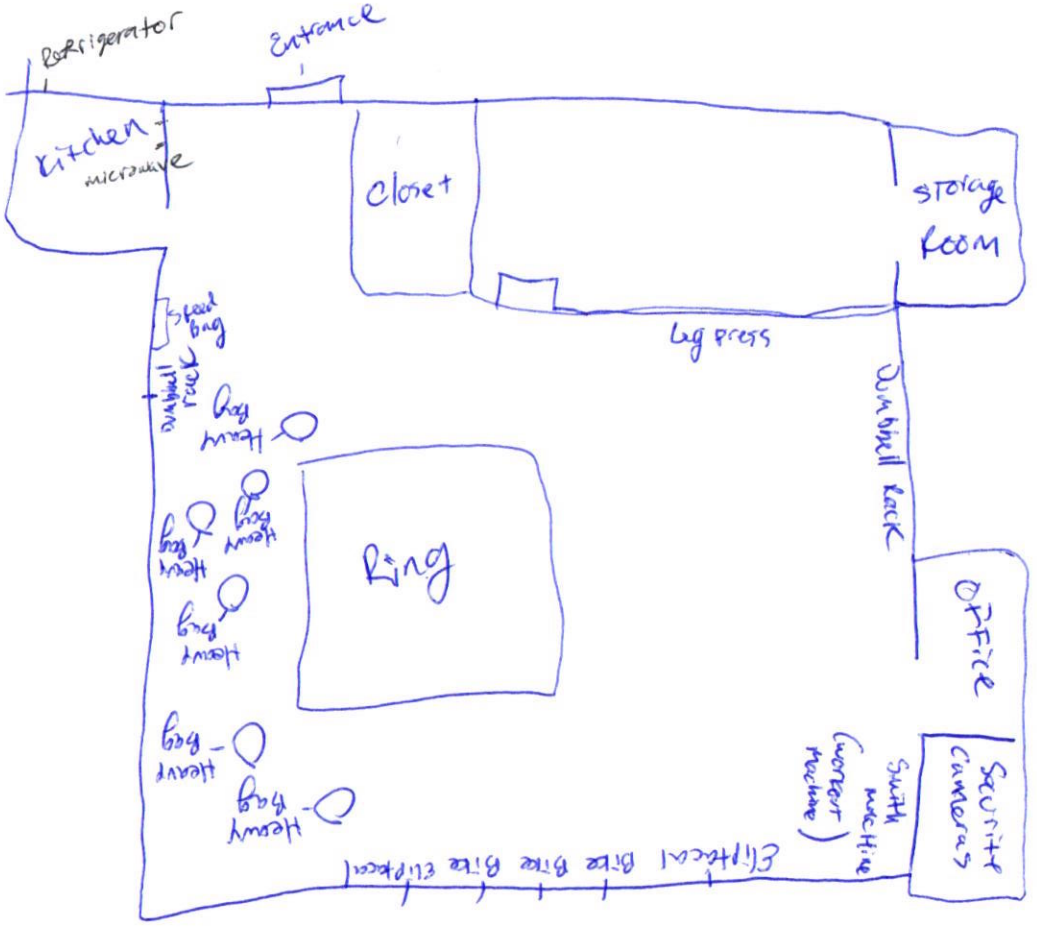
We are dedicated to serving our community by providing a clean, professional, and positive environment where members can work towards achieving their fitness goals. We accomplish this by offering small and large group classes, as well as structured one-on-one personal training sessions.

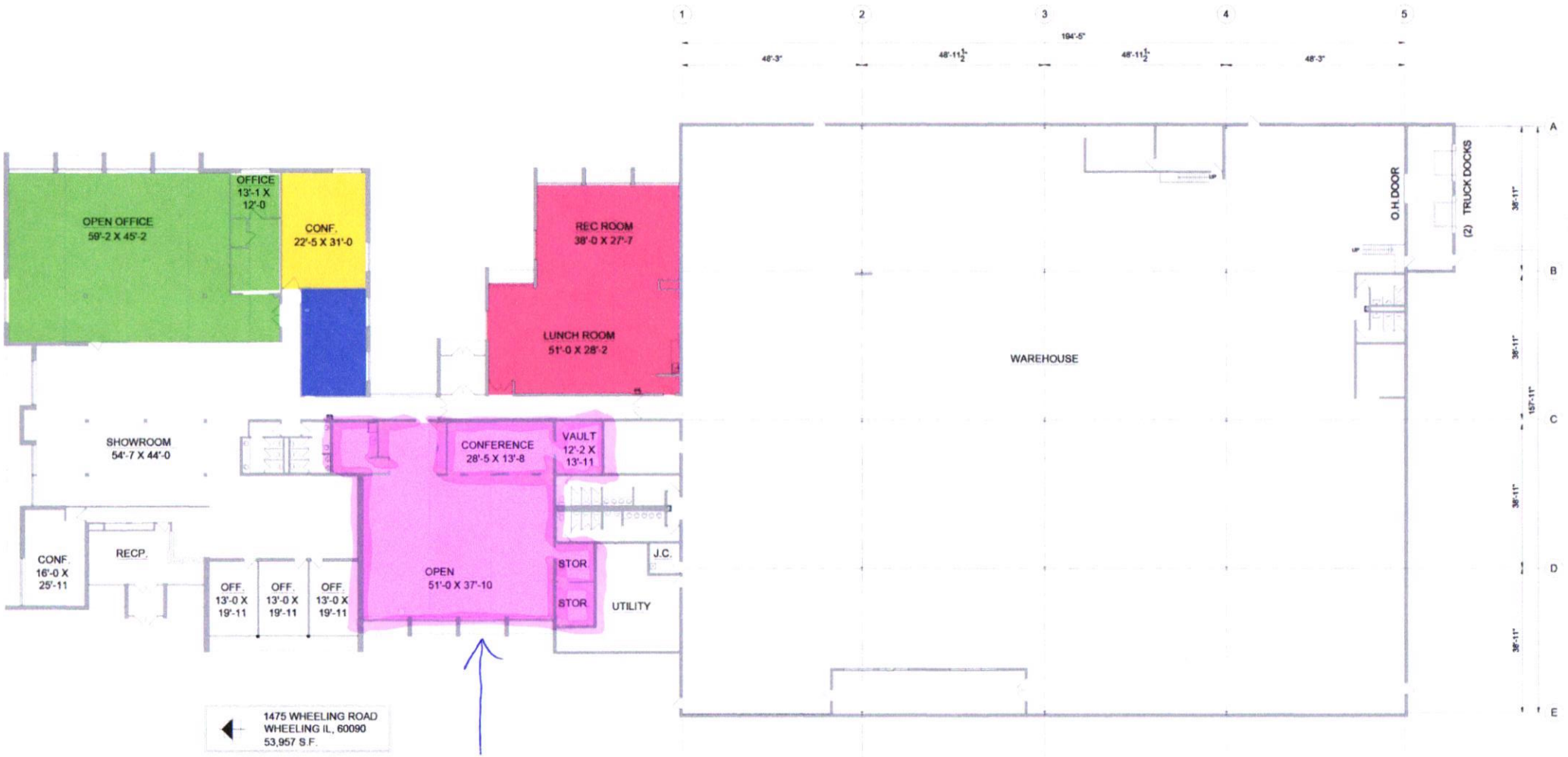
Small group classes typically range from 5–10 participants, while larger classes generally range from 10–15 participants per class.

Classes are scheduled between 9:00 a.m. and 11:00 a.m., and again in the evening from 5:00 p.m. to 9:00 p.m. Each class lasts approximately one hour, which allows for adequate parking turnover and helps prevent traffic congestion.

The facility is primarily used for structured, coach-led classes designed to promote fitness, discipline, and a motivating atmosphere that supports and values all members of our community.

Received by the Village 3/11/2026





Leased Space for Iron fist Boxing and Fitness.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0002, Request for an Amendment to Ordinance No. 2024-5678, Which Granted Special Use for Final Planned Unit Development Approval for the Forest View Mixed-Use Development for Forest View, LLC (350 E. Dundee Road). **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0002,** granting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026; Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026; Elevations prepared by JSM Architect, last revised 4/21/2026; Floor Plans prepared by JSM Architect, last revised 4/21/2026; Lighting Plans prepared by PG Enlighten, last revised 4/21/2026; and subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No. PSU26-0002.

2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

EXECUTIVE SUMMARY

Docket No. PSU26-0002: Forest View, LLC (370 W. Dundee Road, Wheeling, IL 60090), property owner, is seeking an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, which is zoned MXC (Commercial/Residential Mixed Use), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Applicant: Forest View, LLC, property owner

Property size: 7.04 acres (306,535 sq. ft.) / 73,932 sq. ft. building

Neighboring Property Land Use(s):

North: Residential/Vacant Commercial (former Don Roth's property)
East: Forest Preserve
South: Dundee Road/Commercial
West: Friendship Park/Milwaukee Avenue

Existing Use of Property: Vacant Commercial Office Building

Existing Zoning: MXC, Commercial/Residential Mixed Use Zoning District

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1135 approved 4/12/1971, granting a variance in to permit the construction of a building not to exceed 80' in height (Docket # 268).
- Ordinance #1512 approved 9/22/1977, approving a sign variance (Docket #455).
- PC-155 #87-1 approved 1/5/1987, waiving preliminary and approving final plat for subdivision.
- Ordinance #2310 approved 1/5/1987, granting a variation to street access (Docket #1986-26).
- Ordinance #1644 approved 8/6/1990, approving a special sign district (Docket # 1990-9).
- Ordinance #3198 approved 3/3/1998, granting a parking variation (Docket #1996-20).
- Ordinance #3626 approved 4/8/2002, granting a variance to allow 2 freestanding signs larger than the permitted sign area (Docket #2002-9).
- Ordinance #3655 approved variation to install wall signs larger than permitted sign area (Docket #2002-18).
- Ordinance # 5321, approved 1/20/2020, granting special use approval to permit a day spa with submersion pools for Spa Forest (Docket #. 2019-25).
- Ordinance #5322, approved 1/20/2020, granting major site plan and building appearance approval for a building addition and related site improvements for Spa Forest (Docket #. PC 19-22).
- Ordinance #2024-5644, approved March 4, 2024, granting a rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed-Use Zoning District (Docket #PRZ24-0001).
- Ordinance #2024-5645, approved March 4, 2024, granting special use for Preliminary Planned Unit Development (PUD) approval for Forest View Mixed-Used Development (Docket #PSU23-0001).
- Resolution No. 2024-035, approved March 4, 2024, granting a Preliminary Plat of Subdivision associated with the proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision (Docket #PSUBPP24-0001)
- Ordinance No. 2024-5678, approved September 16, 2024, granting special use for Final Planned Unit Development (PUD) approval for Forest View Mixed-Use Development (Docket #PPUD23-0001).
- Resolution No. 2024-116, approved September 16, 2024, granting a Final Plat of Subdivision associated with the proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision (Docket #PSUBFP24-0002)

SUMMARY OF REQUEST

Forest View, LLC is requesting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road. The petitioner is seeking to modify select components of the PUD, including building elevations, lighting, and residential unit layouts. Pursuant to the Village Code, changes to an approved special use involving modifications to the site plan require an amendment to the original approval. This process ensures that the revised plan continues to comply with the applicable approval standards and remains compatible with surrounding properties. The amendment also provides the Village with the opportunity to evaluate the updated site design in conjunction with the special use and confirm the proposed improvements are consistent with the intent of the original approval.

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The Forest View Mixed-Use Development received Final PUD approval under Ordinance No. 2024-5678, which established the overall site layout, building design, lighting plan, landscaping, and granted certain zoning relief. The petitioner is seeking amendments to the approved PUD to modify select components of the development, including

building elevations, lighting, and residential unit layout. A summary of the proposed revisions is provided below.

Awnings
The approved Final PUD building section and awning detail (attached) included custom fabricated black metal awnings with solid panel elements to be installed around the majority of the building, between the first and second floors. The petitioner has determined the solid panel elements will present ongoing maintenance concerns due to the accumulation of debris and leaves. As a result, the petitioner is proposing to revise the awning design to an open-framed awning as shown on the attached Detail Sheet (Sheet A305). As part of this change, the previously approved recessed downlighting within the awnings has been eliminated. Replacement lighting is proposed through the use of rope lighting, as summarized below.

Awning Lighting
As a result of recessed canopy lighting to be eliminated from the awnings, the petitioner is proposing exterior-grade rope lighting to be recessed within the first-floor storefront façades to provide illumination. The attached Elevations and Outdoor Lighting Rendering demonstrates the installation and anticipated lighting effect from the proposed rope lighting.

Parking Lot Light Poles
The attached Lighting Plan modification would increase the maximum pole height from 23' to 30' for light poles throughout the project area. As outlined in the petitioner's project letter, field measurements indicate that the existing light poles are 30' in height, which the height increase for new light poles is to maintain consistency across the site. Photometric levels at the property lines remain unchanged and continue to comply with Village standards.

Residential Units
The approved PUD included relief from Title 19 (Zoning) of the Wheeling Municipal Code to allow the floor area for efficiency and one-bedroom residential units to be reduced below the minimum unit size of 675 sq. ft. The approved relief permits a minimum floor area of 567 square feet for these unit types. The petitioner has since revised the residential units as depicted in the attached Floor Plans, which provides a total of 12 residential units with reduced minimum floor areas. Through the proposed floor plan revisions, the smallest dwelling unit size has increased to 583 sq. ft. from the original Final PUD approval.

4th Floor Layout
The fourth-floor layout has also been revised to modify the dwelling unit floor plans, increase the size of the outdoor deck areas, and incorporate divider walls between individual deck spaces as shown on Sheet A104 of the attached Floor Plans. The proposed divider walls will provide added privacy for residents when using the outdoor deck area. The first panel segment (6'-6" in length) will consist of an 8' tall solid wall constructed of "New Tech Wood" composite siding in a Peruvian Teak finish to match the building façade. The remaining 12'-2" section will step down in height to a 5'-6" tall black powder-coated steel fence.

Standards for Special Use: The underlying mix of land uses and overall intent of the Forest View Final PUD will remain unchanged. However, an amendment to special use Ordinance No. 2024-5678 is required, as the ordinance granted specific relief from Title 19 (Zoning) of the Wheeling Municipal Code and the petitioner is seeking to further modify, which needs to be superseded and replaced with the proposed revised plans.

The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary for the public convenience at the proposed location.**
   Petitioner: The proposed changes will provide a better fit to a growing community, as renters needs and demands evolve.

   The changes we are presenting to the facade will further beautify a high traffic property, elevating Wheeling resident experience.

   Staff: The proposed revisions are consistent with the existing special use approval for Final PUD for the Forest View Mixed-Use Development and will not materially alter the essential character of the PUD.

2. **State how the Special Use will not alter the essential character of the area in which it is to be located.**

Petitioner: This proposed change will not in any way negatively impact the health, safety, morals or general welfare of the adjoining area.

Staff: The principal land use function of the Forest View PUD as a mixed-use development will remain since the majority of the proposed changes are design-related, while preserving the essential character of the Forest View PUD.

3. **State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**
   Petitioner: The proposed change will not impede or interfere with surrounding properties, we thoughtfully designed our site in consideration of adjacent property and business owners.

   Staff: All infrastructure improvements related to size, streets, access and traffic patterns will remain pursuant to the approved Final PUD approved by Ordinance No. 2024-5678. The requested PUD modifications are not anticipated to cause any further impact.

4. **State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**
   Petitioner: The development as a whole repurposes a vacant office building, and revamps as well as introduces a new stormwater detention & drainage system. This improves surrounding conditions in a tangible way.

   Staff: The proposed project is not expected to hinder or discourage the appropriate development or use of adjacent properties, nor impair surrounding property values.

5. **State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**
   Petitioner: Our development has a total of 395 stalls, with 183 of which being dedicated to residential residents only. This provides a coverage of over 3.3 stalls to a unit, which is adequate parking relieving surrounding congestion.

   Staff: The parking areas and entrance and exit drives of Ordinance No. 2024-5678 are not affected by the requested PUD modifications and the PUD will continue to provide adequate vehicular facilities.

6. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.**
   Petitioner: The proposed changes have already been reviewed by B&F certifying local and state code compliance.

   Staff:The proposed modifications to the PUD will remain consistent with the MXC, Commercial/Residential Mixed Use Zoning District as well as the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

Fire Department Review: No outstanding comments from the Fire Department.

Engineering Division Review: No outstanding comments from the Engineering Division.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No**.** PSU26-0002.

2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0002, granting an amendment to Ordinance No. 2024-5678, which granted special use for Final Planned Unit Development (PUD) approval for the Forest View Mixed-Use Development located at 350 E. Dundee Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026; Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026; Elevations prepared by JSM Architect, last revised 4/21/2026; Floor Plans prepared by JSM Architect, last revised 4/21/2026; Lighting Plans prepared by PG Enlighten, last revised 4/21/2026; and subject to the following conditions:

1. Construction shall be in substantial compliance with the Detail Sheet, Elevations, Floor Plans and Lighting Plans last revised 4/21/2026, as well as the plans and documents of the Final PUD approved under Ordinance No. 2024-5678 not expressly modified and/or replaced by this Docket No**.** PSU26-0002.

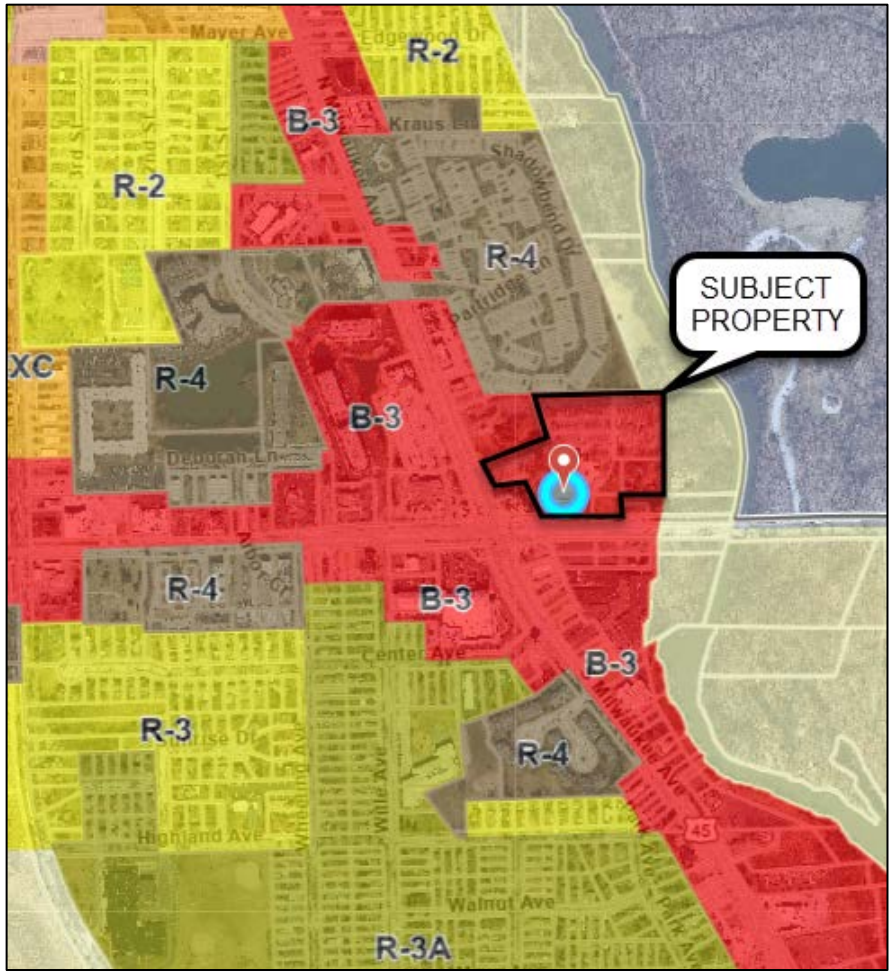
2. All required Wheeling construction permits shall be obtained prior to commencement of any work.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Dennis Stratievsky, dated 4/23/2026
Detail Sheet A305 prepared by JSM Architect, last revised 4/21/2026
Elevations prepared by JSM Architect, last revised 4/21/2026
Floor Plans prepared by JSM Architect, last revised 4/21/2026
Lighting Plans prepared by PG Enlighten, last revised 4/21/2026
Outdoor Lighting Rendering
Final PUD Building Section and Awning Detail
Ord. 2024-5678 Final PUD Approval



Location Map



Zoning Map

23 April 2026

Plan Commission
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

RE: 350 E. Dundee Road, Wheeling, IL
Docket No. PUD 23-001
Approved 4 March 2024

Dear Plan Commission Officer,

PROPOSED MODIFICATIONS

a. Modification to the awnings/canopies – removal of metal pan roof and recessed can downlighting; metal pan roof elements were determined to be a recurring maintenance issue and collecting debris due to inclement weather unsightly to residents above the canopies. Removal of the roof element exposes downlighting to the weather and is considered electrically not advised.

b. Use of rope lighting in lieu of recessed can downlighting to illuminate pedestrian paths of travel outside the building and identify points of entry (doors).

c. Redesign of residential units to remove Studio units and dens from the mix, increase the number of one-bedroom and two-bedroom units, and increasing the number of reduced size units (approx. 675 sf) from 7 to 10.

d. Modification to parking lot light poles (north lot) increasing maximum pole height from 23-feet top 30-feet; existing north lot light poles were field measured and found to be 30-feet in height. Increasing the height of those being added provides uniformity.

PROJECT NARRATIVE

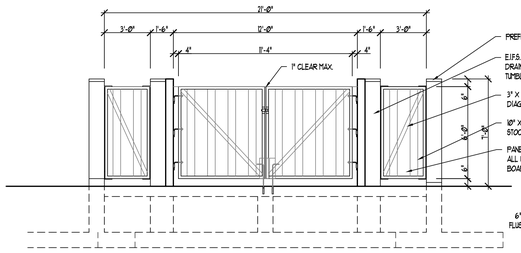
350 E. Dundee Road, Wheeling, Illinois is a 4-story Mixed Use Commercial/Residential PUD Approved building managed by Forest View LLC. The building has a footprint of 22,836 square feet, a total of 68,508 square feet and 7,080 square feet of roof decks on the fourth floor. Forest View Development has a background of operations in property management, maintains 9AM – 5 PM hours of operation, and employs ~6 individuals. The building consists of three (3) commercial tenants on the ground (first) floor and fifty-five (55) Residential Apartment Units on floors two through four.

Commercial tenants currently include Inspired Learners Academy, Absolute Health Clinic, Metropolitan Home Health; their hour of operation range from 8:30 AM – 6 PM and employ a total of ~35 individuals. The Residential Apartments consist of plans from one Bedroom/One Bathroom to Two Bedroom/ Two Bathroom Units and range from six-hundred fifty-five (655) to one thousand two-hundred fifty (1,250) square feet.

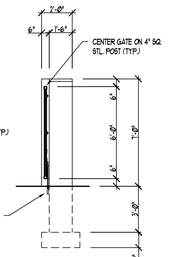
The site contains two-hundred forty-one (241) parking spaces, of which thirty-one (31) are dedicated to commercial use, fourteen (14) are dedicated to accessible use, and two (2) are dedicated to EV charging use

Sincerely,

Dennis Stratievsky

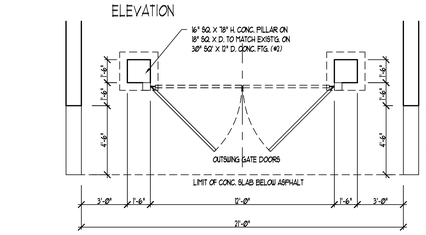


ELEVATION



ELEVATION

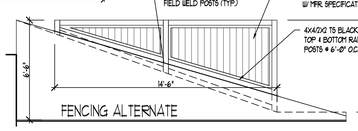
- FREFN. ALUMINUM CAP (TYP.)
- E.I.F.S. 'STO-QUICK' SILVER DRAINSCREEN (SYNTH. STUCCO) - TUMBLEWEED 30 0908 (TYP.)
- 3" X 1/4" FLAT STOCK WELDED DIAGONALLY TO FRAME (TYP.)
- 10" X 1/4" PRE-DRILLED STL. FLAT STOCK WELDED THIS TO FRAME (TYP.)
- PANEL SIDING 'NEW TECH WOOD' ALL WEATHER SYSTEM COMPOSITE BOARD - PERUVIAN TEAK (TYP.)
- 6" L. X 1" O.D. PIPE EMBEDDED FLUSH W/ ASPHALT/CONC. APRON



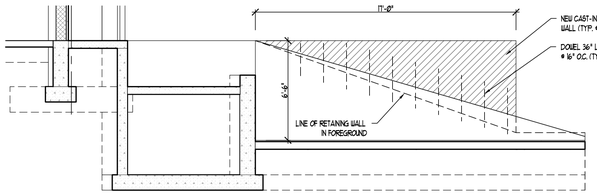
PLAN

GATE CONSTRUCTION
4" SCH STL. TUBE COL. W/ WELDED CAP W/ (3) HINGE ASSEMBLIES EA. (#2) 4 1/2" DIA. A.B. EMBEDDED IN CONC. MIN. 3' ø 12" O.K. DEL. LEAF GATE ASSEMBLY COMPLETE WITH (2) GROUND CANE BOLT ASSEMBLIES 4 SWING ARM LOCKING ASSEMBLY: GATE LEAF ASSEMBLY SHALL CONSIST OF 2" TUBULAR STEEL FRAME, 3" X 1/4" FLAT STOCK WELDED DIAGONALLY TO FRAME, 10" X 1/4" STL. FLAT STOCK WELDED HORIZ. THIS W/ 'NEW TECH WOOD' ALL WEATHER SYSTEM COMPOSITE SIDING BOI COLOR: PERUVIAN TEAK, SCREWED INTO GATE BACKING AS REQ'D. BY PRODUCT MFR. HINGE ASSEMBLY: 3" L. X 1" O.D. PIPE WELDED TO STL. POST 4 6" X 6" 5/8" DIA. BENT BAR THREADED 4 BOLTED TO STL. FRAME. CANE BOLT ASSEMBLY: 6" L. X 1" O.D. PIPE EMBEDDED FLUSH W/ ASPHALT/ CONC. APRON. SWING ARM LOCKING ASSEMBLY: 5' X 5' X 1/4" PRE-MFG. AS SELECTED BY OWNER NOTE: POWDER COAT W/ BLACK FINISH ALL GATE ITEM HARDWARE AS IS PRACTICAL 4 REMAINDER TO BE WEATHER RESISTANT OR EQUAL.

- PANEL SIDING 'NEW TECH WOOD' ALL WEATHER SYSTEM COMPOSITE BOARD - PERUVIAN TEAK (TYP.) ON 1 1/2"X1/8" ANGLE BLACK POWDER COATED FRAME 4 FIELD WELD TO RAILS. ATTACH PANEL IN ACCORDANCE W/ MFR. SPECIFICATIONS (TYP.)
- 6"X6"X1/4" STL. PLATE BLACK POWDER COATED SET IN SEALANT BED W/ (4) 1/4" DIA. BOLTS BLACK POWDER COATED ATTACHED TO FRAMING 4 FIELD WELD POSTS (TYP.)
- 6"X6"X3/16 BLACK POWDER COATED TOP 4 BOTTOM RAILS, 4"X4"X1/4 TS POSTS @ 6'-0" O.C. 4 FIELD WELD (TYP.)



FENCING ALTERNATE

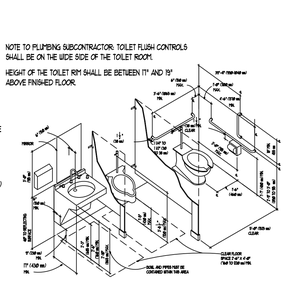


SECTION

LOADING DOCK GATE DETAILS — 1/4"=1'-0"

STRUCTURAL CALCULATION REFERENCES:
MANUAL OF STEEL CONSTRUCTION, 9th EDITION
ENGINEERING FOR ARCHITECTS AND BUILDERS, 7th EDITION
STD. HANDBOOK OF ARCH. ENGINEERING, COPYRIGHT 1998
REINFORCED CONCRETE DESIGN, 3rd EDITION

DESIGN OF RAILING CONNECTION
DETERMINE TOTAL LOAD 'W'
LOADING: — PSF
WIND LOAD: — 30.0 PSF
POST SPACING = 1.25 FT.
HT. OF RAILING = 6 FT.
W = 30 PSF X 1.25 FT. X 6 FT. = 0.05 LB.
DETERMINE BOLT DIA. 4 EMBEDMENT
fv = (4.9Vc) / n, WHERE n = LB. fv = 1.05 LB. n = 4 BOLTS = 1.05 LB. / 4 = .321 LB. (shear) PER BOLT
SELECT: (4) 1/4" DIA. W/ 6"X6"X1/4" PLATES fv allowable = 6.90 LB./BOLT



WINDOW SCHEDULE - WALL OPENING UNIT COMPOSITION: 17'-0" X 4'-6" R.O.								
	WINDOWS			ACT. SQ. FT.		OPERABLE	HEAD HT.	MAT'L.
	MARK	NO. / FLR.	NOMINAL UNIT ASSEMBLY	GLASS	VENT	HARDWARE		
WEST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, E, F, G, D	1	2'-10" / 3'-6 1/4" +5"+ 2'-10" + 4'-4 3/4" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, H, I, J, D	1	2'-10" / 3'-4 1/4" + 4'-7 3/4" +5"+ 2'-9" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, K, L, D	1	2'-10" / 5'-11 1/2" +5"+ 4'-11 1/2" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, M, N, D	1	2'-10" / 5'-7" + 5'-10" +5"+ 5'-1" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, O, P, Q	1	2'-10" / 5'-7" + 5'-2" +5"+ 3'-0"	686	188	STR. ARM	7'-0"	CLAD/WD
	R, S, T, D	1	3'-3 3/4" +7 1/4"+ 4'-6" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
SOUTH ELEV. FLOORS 2 & 3	A, U, V, W	1	2'-10" / 5'-7" + 44'-9 3/8" +5"+ 3'-1 5/8"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, X, Y, Z, D	1	2'-10" / 2'-5 7/8" +5"+ 2'-10" + 5'-2 1/2" + 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, A', B', C' D'	1	2'-10" / 5'-7" + 3'-11" +7 1/4"+ 1'-10 5/16" / 1'-10 5/16"	686	188	STR. ARM	7'-0"	CLAD/WD
	E', F', C, D	1	3'-5" +5"+ 4'-6" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
EAST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, G', H', I', D	1	2'-10" / 3'-9 5/16" +5"+ 2'-10" + 4'-0 5/8" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, J', K', L', D	1	2'-10" / 3'-9" + 4'-2" +5"+ 2'-8" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, M', N', O', D	1	2'-10" / 3'-0 1/2" +5"+ 2'-10" + 5'-0 1/2" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, P', Q', R', D	1	2'-10" / 4'-5 3/4" + 2'-10" +5"+ 3'-4 1/4" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, S', T', U', D	1	2'-10" / 3'-6 5 3/8" + 2'-10" +5"+ 4'-2 5/8" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	V', W', X', D	1	2'-3 1/16" +7 1/4"+ 5'-6 11/16" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
NORTH ELEV. FLOORS 2 & 3	A, Y', Z', A"	1	2'-10" / 5'-7" + 5'-0 1/4 +5"+ 2'-10 3/4"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, B", C", C, D	1	2'-10" / 2'-10 1/2" +5"+ 2'-5 1/2" + 5'-7" / 2'-10	686	188	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD
	D", E", E" F"	1	2'-7" +5"+ 5'-0" + 5'-0" +7 1/4"+ 3'-2 3/4"	686	188	STR. ARM	7'-0"	CLAD/WD
	A, G", H", C, D	1	2'-10" / 2'-10 3/4" +5"+ 2'-1 1/4" + 5'-7" / 2'-10"	686	188	STR. ARM	7'-0"	CLAD/WD

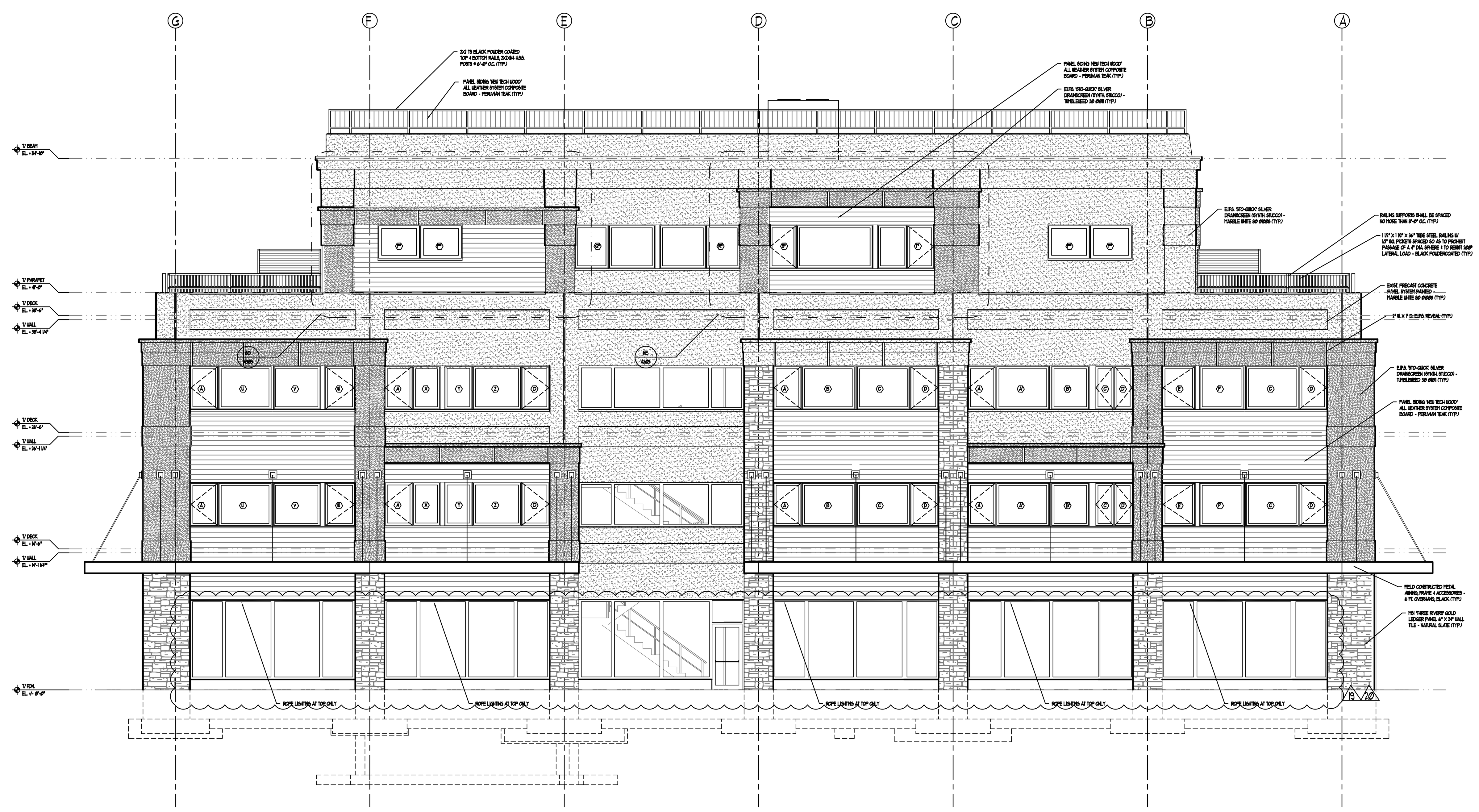
NOTES:

1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL; ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPEN'G. AREA OF 5.7 SQ. FT., CLEAR OPEN'G. WIDTH OF 20" & CLEAR OPEN'G. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG, F.) = 0.15; SHGC (SOLAR HEAT GAIN COEFFICIENT) = 0.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASHES; '+' DENOTES NOM. 2" COUPLING; '+X+' DENOTES WALL END PANEL.
5. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

WINDOW / DR. SCHEDULE - WALL OPENING UNIT COMPOSITION: HT. VARIES X 5'-6"/4'-6"/3'-6" R.O. ALL TRANSOMS: UNIT WIDTH X 1'-11 1/2" HT								
	WINDOWS			ACT. SQ. FT.		OPERABLE	HEAD HT.	MAT'L.
	MARK	NO. / FLR.	NOMINAL UNIT ASSEMBLY	GLASS	VENT	HARDWARE		
WEST ELEV. FLR 4	I", J", K"	3	5'-10" +6"+ 5'-10" +6"+ (3'-4")± 5'-6" WDW. HT.	686	20.0	STR. ARM	9'-4"	CLAD/WD
	K", J", I"	2	(3'-4") +6"+ 5'-10" +6"+ 5'-10"± 5'-6" WDW. HT.	686	20.0	STR. ARM	9'-4"	CLAD/WD
	K", L", M"	2	(3'-4") +6"+ 4'-11" +6"+ 3'-11" + (2'-10")± 5'-6" WDW. HT.	686	30.4	STR. ARM	9'-4"	CLAD/WD
	M", L", K"	1	(2'-10") + 3'-11" +6"+ 4'-11" +6"+ (3'-4")± 5'-6" WDW. HT.	686	30.4	STR. ARM	9'-4"	CLAD/WD
	N", O", K"	1	(2'-10") + 4'-11" +6"+ 3'-11" +6"+ (3'-4")± 5'-6" WDW. HT.	686	30.4	STR. ARM	9'-4"	CLAD/WD
SOUTH ELEV. FLR 4	P", P"	2	4'-4"/4'-4"± 3'-6" WDW. HT.	32.0	---	STR. ARM	9'-4"	CLAD/WD
	Q", R"	1	3'-6"/4'-9" +6"+ 4'-9"/3'-6"± 4'-6" WDW. HT.	55.4	---	STR. ARM	9'-4"	CLAD/WD
	S", T"	1	(2'-10") + 7'-10" +6"+ 3'-0" + (2'-10")± 4'-6" WDW. HT.	686	188	STR. ARM	9'-4"	CLAD/WD
EAST ELEV. FLR 4	I", J", K"	4	5'-10" +6"+ 5'-10" +6"+ (3'-4")± 5'-6" WDW. HT.	686	20.0	STR. ARM	9'-4"	CLAD/WD
	M", L", K"	2	(2'-10") + 3'-11" +6"+ 4'-11" +6"+ (3'-4")± 5'-6" WDW. HT.	686	30.4	STR. ARM	9'-4"	CLAD/WD
	K", L", M"	2	(3'-4") +6"+ 4'-11" +6"+ 3'-11" + (2'-10")± 5'-6" WDW. HT.	686	30.4	STR. ARM	9'-4"	CLAD/WD
	U", V", K"	1	(2'-10") + 5'-7" +7 1/4"+ 3'-3" +6"+ (3'-4")					
NORTH ELEV. FLR 4	P", P"	2	4'-4"/4'-4"± 3'-6" WDW. HT.	686	188	STR. ARM	9'-4"	CLAD/WD
	Q", R"	1	3'-6"/4'-9" +6"+ 4'-9"/3'-6"± 4'-6" WDW. HT.	686	188	STR. ARM	9'-4"	CLAD/WD
	W", X", Y"	1	4'-6" +5"+ 3'-4" +6"+ 5'-5" + (2'-10")± 4'-6" WDW. HT.	686	9.4	STR. ARM	9'-4"	CLAD/WD

NOTES:

1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL; ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPEN'G. AREA OF 5.7 SQ. FT., CLEAR OPEN'G. WIDTH OF 20" & CLEAR OPEN'G. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG, F.) = 0.15; SHGC (SOLAR HEAT GAIN COEFFICIENT) = 0.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASHES; '+' DENOTES NOM. 2" COUPLING (INCL. IN WDW. UNIT R.O.); '+X+' DENOTES COLUMN COVER.
5. (X'-X") DENOTES OPERABLE DOOR UNIT (INCLUDING 2" FRAME EA. SIDE) OR OPERABLE WDW. UNIT (INCL. 2" FRAME 1 SIDE & COUPLING)
6. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.



SOUTH ELEVATION
1/8"=1'-0"

HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:
L - LOCKSET
P - PUSH/PULL
PD - PANIC DEVICE
C - CLOSURE
HO - HOLD OPEN
W - WEATHER-STRIPPING
T - THRESHOLD
K - KICKPLATE
WS - WALL STOP
FS - FLOOR STOP
OS - OVERHEAD STOP
HS - HINGE STOP
FB - FLUSH BOLTS
DK - DUMMY KNOB
FP - FINGER PULL
DB - DOOR BOTTOM
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE

HARDWARE FUNCTIONS:
L-1 - ENTRANCE
L-2 - EXIT
L-3 - OFFICE
L-4 - PASSAGE
L-5 - PRIVACY
L-6 - STOREROOM
L-7 - CLASSROOM
L-8 - DEADBOLT
L-9 - CYLINDER
L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE

NOTE: ALL LATCHED DOORS TO HAVE A.D.A. APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:
WD - SOLID CORE WOOD
HW - HOLLOW CORE WOOD
WP - SOLID WOOD PANELED
IM - INSULATED METAL
HM - HOLLOW METAL
AL - ALUMINUM

DOOR FRAME MATERIAL KEY:
AL - ALUMINUM
WD - WOOD
HM - METAL

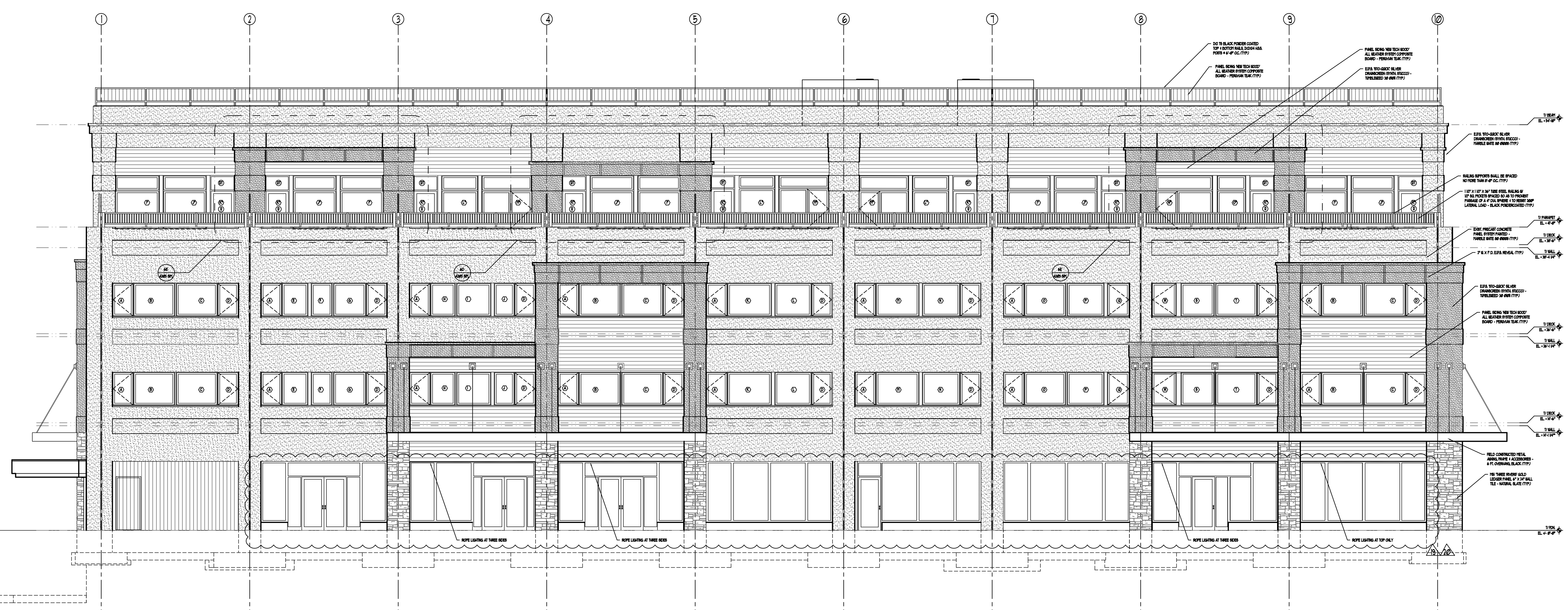
B

A

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT; THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE								
DOORS				FRAMES		HARDWARE	FNCT'N.	REMARKS
NO.	SIZE	TYPE	MAT.	TYPE	MAT.			
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T,W	L-1	W/ TR. HT.:9'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L,P	L-5	SEE NOTE 1.
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	FRENCH
26	5'-9" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/S.L.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1. NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W.; MECH., 2'-8"; ALL OTHERS, 2'-6" W.



WEST ELEVATION
1/8"=1'-0"

NOTE: ROPE LIGHTING SHALL BE INSTALLED AT CANOPY FIRST FLOOR STOREFRONT CONC. PANEL & FRAMING JOINTS AS SHOWN; AT ENTRY DOORS, PROVIDE LIGHTING AT TOP & SIDES; AT NOTED OTHERS, PROVIDE LIGHTING ONLY AT TOPS; ROPE LTG. SHALL BE AS SPECIFIED IN PHOTOMETRICS OR EQ.

NO.	DATE	REVISION
9	5-14-25	FIELD MODIFICATIONS
10	5-27-25	VILLAGE REVIEW
11	9-19-25	SITE LIGHT POLE DETAILS/LOCATIONS
12	9-19-25	SITE RAILINGS, POLE HEIGHTS IDENTIFIED
13	10-2-25	SITE GUARD RAIL AT RETAINING WALL ADDED
14	10-13-25	PERMIT REVIEW REVISIONS
15	10-20-25	TRASH GATE COLUMN REBAR, EV CHARGER FOUNDATION
16	10-20-25	PERMIT REVIEW CLARIFICATIONS ADDED
17	12-19-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
18	1-6-26	4TH FLOOR SHELL & INFRASTRUCTURE
19	2-9-26	APPROVED PUD MINOR AMENDMENTS
20	2-23-26	APPROVED PUD MINOR AMENDMENTS
21	3-12-26	APPROVED PUD MINOR AMENDMENTS
22	4-3-26	APPROVED PUD MINOR AMENDMENTS
23	4-21-26	APPROVED PUD MINOR AMENDMENTS
24		
25		
26		

NO.	DATE	REVISION
1	7-30-24	PERMIT REVISIONS
2	9-3-24	PERMIT REVISIONS
3	11-27-24	FIELD MODIFICATIONS
4	12-9-24	VILLAGE MODIFICATIOONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-17-25	FACADE FRAMING DETAILS
7	4-23-25	VILLAGE REVIEW
8	5-5-25	VILLAGE REVIEW

Date 7-30-24
Drawn By JSM
Checked By JSM
JSM

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

EXTERIOR ELEVATIONS

J. Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions
J. Scott MacKay, Architect
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Tel: 815-245-3307
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Cad Drawing 24001200
Project Number 24001
Sheet Number A200

WINDOW SCHEDULE - WALL OPENING UNIT COMPOSITION: 17'-0" X 4'-6" R.O.

	WINDOWS			ACT. SQ. FT.		OPERABLE	HEAD HT.	MAT'L.
	MARK	NO. / FLR.	NOMINAL UNIT ASSEMBLY	GLASS	VENT	HARDWARE		
WEST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, E, F, G, D	1	2'-10" / 3'-6 1/4" +5"+ 2'-10" + 4'-4 3/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, H, I, J, D	1	2'-10" / 3'-4 1/4" + 4'-7 3/4" +5"+ 2'-9" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, K, L, D	1	2'-10" / 5'-11 1/2" +5"+ 4'-11 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M, N, D	1	2'-10" / 5'-7" + 5'-10" +5"+ 5'-1" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, O, P, Q	1	2'-10" / 5'-7" + 5'-2" +5"+ 3'-0"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	R, S, T, D	1	3'-3 3/4" +7 1/4"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
SOUTH ELEV. FLOORS 2 & 3	A, U, V, W	1	2'-10" / 5'-7" + 44'-9 3/8" +5"+ 3'-1 5/8"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, X, Y, Z, D	1	2'-10" / 2'-5 7/8" +5"+ 2'-10" + 5'-2 1/8" + 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, A', B', C' D'	1	2'-10" / 5'-7" + 3'-11" +7 1/4"+ 1'-10 5/16" / 1'-10 5/16"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	E', F', C, D	1	3'-5" +5"+ 4'-6" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
EAST ELEV. FLOORS 2 & 3	A, B, C, D	3	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, G', H', I', D	1	2'-10" / 3'-9 5/16" +5"+ 2'-10" + 4'-0 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, J', K', L', D	1	2'-10" / 3'-9" + 4'-2" +5"+ 2'-8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, M', N', O', D	1	2'-10" / 3'-0 1/2" +5"+ 2'-10" + 5'-0 1/2" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, P', Q', R', D	1	2'-10" / 4'-5 3/4" + 2'-10" +5"+ 3'-4 1/4" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, S', T', U', D	1	2'-10" / 3'-6 5 3/8" + 2'-10" +5"+ 4'-2 5/8" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	V', W', X', D	1	2'-3 1/16" +7 1/4"+ 5'-6 11/16" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
NORTH ELEV. FLOORS 2 & 3	A, Y', Z', A"	1	2'-10" / 5'-7" + 5'-0 1/4 +5"+ 2'-10 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B", C", C, D	1	2'-10" / 2'-10 1/2" +5"+ 2'-5 1/2" + 5'-7" / 2'-10	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, B, C, D	1	2'-10" / 5'-7" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	D", E", E" F"	1	2'-7" +5"+ 5'-0" + 5'-0" +7 1/4"+ 3'-2 3/4"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD
	A, G", H", C, D	1	2'-10" / 2'-10 3/4" +5"+ 2'-1 1/4" + 5'-7" / 2'-10"	68.6	18.8	STR. ARM	7'-0"	CLAD/WD

NOTES:

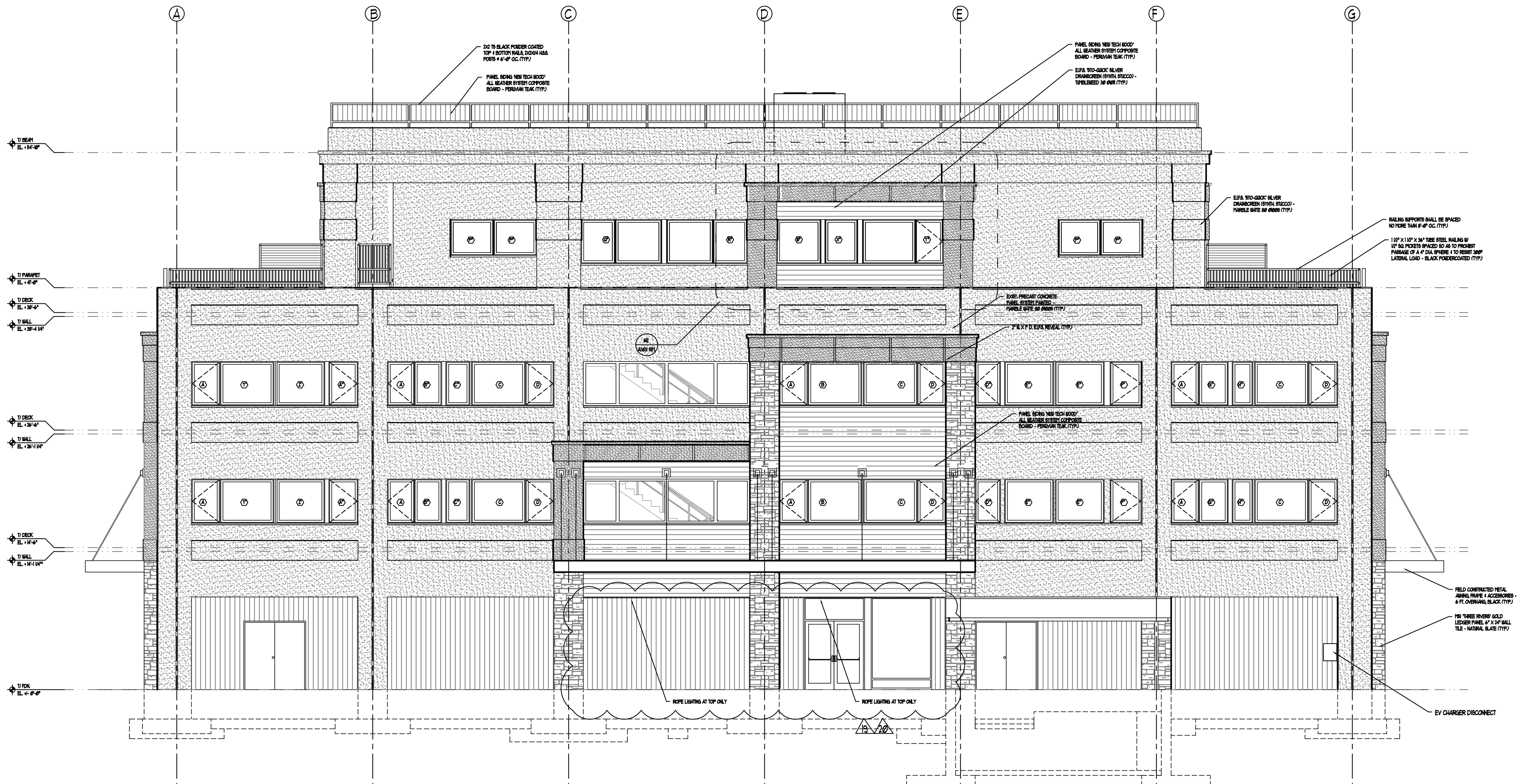
1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL; ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPEN'G. AREA OF 5.7 SQ. FT., CLEAR OPEN'G. WIDTH OF 20" & CLEAR OPEN'G. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG. F.) = 0.15; SHGC (SOLAR HEAT GAIN COEFFICIENT) = 0.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASHES; '+' DENOTES NOM. 2" COUPLING; '+X+' DENOTES WALL END PANEL.
5. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.

WINDOW / DR. SCHEDULE - WALL OPENING UNIT COMPOSITION: HT. VARIES X 5'-6"/4'-6"/3'-6" R.O. ALL TRANSOMS: UNIT WIDTH X 1'-11 1/2" HT

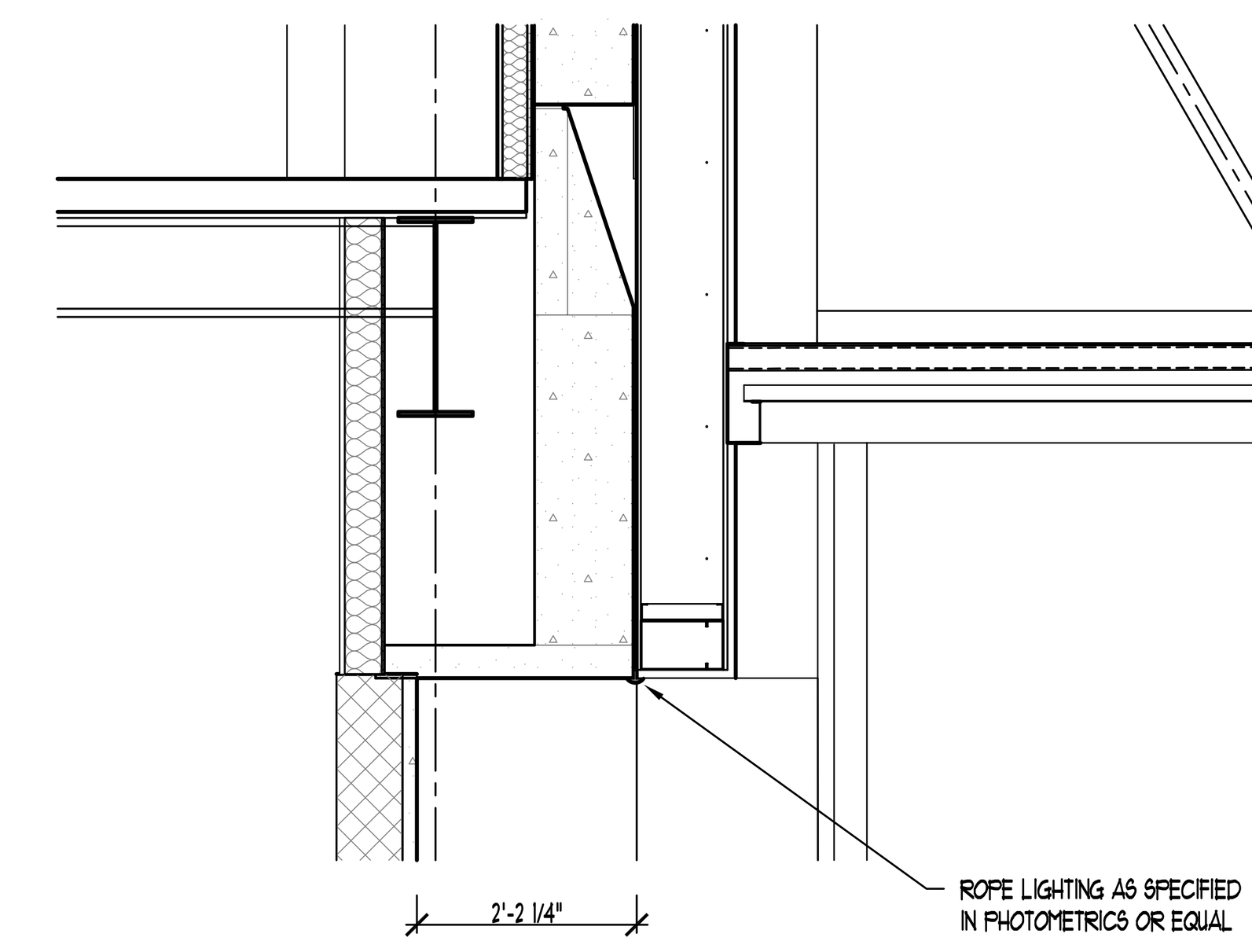
	WINDOWS			ACT. SQ. FT.		OPERABLE	HEAD HT.	MAT'L.
	MARK	NO. / FLR.	NOMINAL UNIT ASSEMBLY	GLASS	VENT	HARDWARE		
WEST ELEV. FLR 4	I", J", K"	3	5'-10" +6"+ 5'-10" +6"+ (3'-4"); 5'-6" WDW. HT.	68.6	20.0	STR. ARM	9'-4"	CLAD/WD
	K", J", I"	2	(3'-4") +6"+ 5'-10" +6"+ 5'-10"; 5'-6" WDW. HT.	68.6	20.0	STR. ARM	9'-4"	CLAD/WD
	K", L", M"	2	(3'-4") +6"+ 4'-11" +6"+ 3'-11" + (2'-10"); 5'-6" WDW. HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	M", L", K"	1	(2'-10") + 3'-11" +6"+ 4'-11" +6"+ (3'-4"); 5'-6" WDW. HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	N", O", K"	1	(2'-10") + 4'-11" +6"+ 3'-11" +6"+ (3'-4"); 5'-6" WDW. HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
SOUTH ELEV. FLR 4	P", P"	2	4'-4"/4'-4"; 3'-6" WDW. HT.	32.0	---	STR. ARM	9'-4"	CLAD/WD
	Q", R"	1	3'-6"/4'-9" +6"+ 4'-9"/3'-6"; 4'-6" WDW. HT.	55.4	---	STR. ARM	9'-4"	CLAD/WD
	S", T"	1	(2'-10") + 7'-10" +6"+ 3'-0" + (2'-10"); 4'-6" WDW. HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
EAST ELEV. FLR 4	I", J", K"	4	5'-10" +6"+ 5'-10" +6"+ (3'-4"); 5'-6" WDW. HT.	68.6	20.0	STR. ARM	9'-4"	CLAD/WD
	M", L", K"	2	(2'-10") + 3'-11" +6"+ 4'-11" +6"+ (3'-4"); 5'-6" WDW. HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	K", L", M"	2	(3'-4") +6"+ 4'-11" +6"+ 3'-11" + (2'-10"); 5'-6" WDW. HT.	68.6	30.4	STR. ARM	9'-4"	CLAD/WD
	U", V", K"	1	(2'-10") + 5'-7" +7 1/4"+ 3'-3" +6"+ (3'-4")					
NORTH ELEV. FLR 4	P", P"	2	4'-4"/4'-4"; 3'-6" WDW. HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	Q", R"	1	3'-6"/4'-9" +6"+ 4'-9"/3'-6"; 4'-6" WDW. HT.	68.6	18.8	STR. ARM	9'-4"	CLAD/WD
	W", X", Y"	1	4'-6" +5"+ 3'-4" +6"+ 5'-5" + (2'-10"); 4'-6" WDW. HT.	68.6	9.4	STR. ARM	9'-4"	CLAD/WD

NOTES:

1. WINDOW MANUFACTURER SHALL BE 'AURORA' OR EQUAL; ACTUAL LIGHT & VENTILATION REQUIREMENTS SHOWN SHALL BE MET OR EXCEEDED BASED UPON SELECTED MFR.
2. OPERABLE CASEMENT UNITS USED FOR EGRESS PURPOSES MEET OR EXCEED CLEAR OPEN'G. AREA OF 5.7 SQ. FT., CLEAR OPEN'G. WIDTH OF 20" & CLEAR OPEN'G. HT. OF 24" WITH APPROPRIATE HARDWARE.
3. GLASS U-FACTOR (BTU/H FT^2, DEG. F.) = 0.15; SHGC (SOLAR HEAT GAIN COEFFICIENT) = 0.37 OR GREATER.
4. 'X / X' DENOTES INTEGRAL UNIT SASHES; '+' DENOTES NOM. 2" COUPLING (INCL. IN WDW. UNIT R.O.); '+X+' DENOTES COLUMN COVER.
5. (X'-X") DENOTES OPERABLE DOOR UNIT (INCLUDING 2" FRAME EA. SIDE) OR OPERABLE WDW. UNIT (INCL. 2" FRAME 1 SIDE & COUPLING)
6. FIELD VERIFY ACTUAL WINDOW OPENINGS PRIOR TO ORDERING OF ANY WINDOW UNITS.



NORTH ELEVATION 1/8"=1'-0"



ROPE LIGHTING DETAIL 1/2"=1'-0"

HARDWARE FUNCTION & MATERIAL KEYS

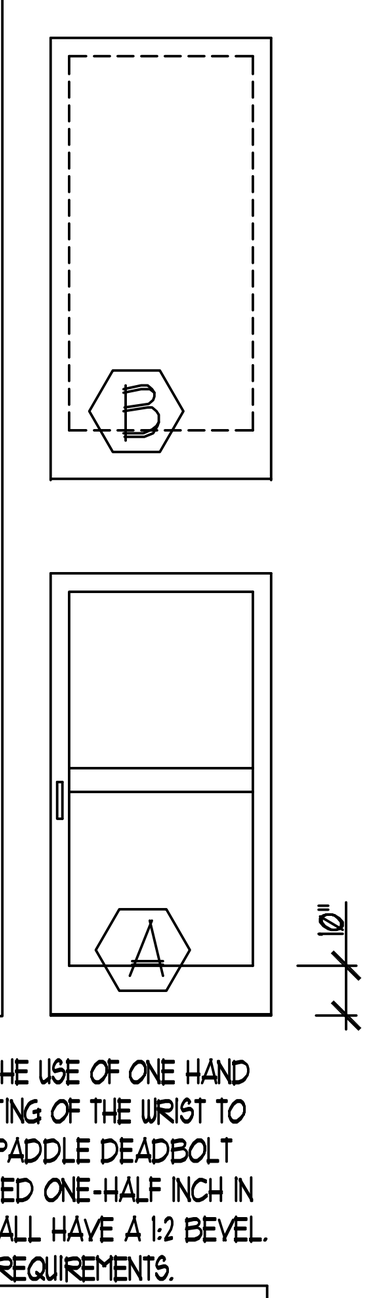
HARDWARE KEY:
- L - LOCKSET
- P - PUSH/PULL
- PD - PANIC DEVICE
- C - CLOSURE
- HO - HOLD OPEN
- W - WEATHER-STRIPPING
- T - THRESHOLD
- K - KICKPLATE
- WS - WALL STOP
- FS - FLOOR STOP
- OS - OVERHEAD STOP
- HS - HINGE STOP
- FB - FLUSH BOLTS
- DK - DUMMY KNOB
- FP - FINGER PULL
- DB - DOOR BOTTOM
- PB - TOILET STALL PUSH BUTTON & LEVER HANDLE

HARDWARE FUNCTIONS:
- L-1 - ENTRANCE
- L-2 - EXIT
- L-3 - OFFICE
- L-4 - PASSAGE
- L-5 - PRIVACY
- L-6 - STOREROOM
- L-7 - CLASSROOM
- L-8 - DEADBOLT
- L-9 - CYLINDER
- L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE

NOTE: ALL LATCHED DOORS TO HAVE A.D.A. APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:
- WD - SOLID CORE WOOD
- HW - HOLLOW CORE WOOD
- WP - SOLID WOOD PANELED
- IM - INSULATED METAL
- HM - HOLLOW METAL
- AL - ALUMINUM

DOOR FRAME MATERIAL KEY:
- AL - ALUMINUM
- WD - WOOD
- HM - METAL

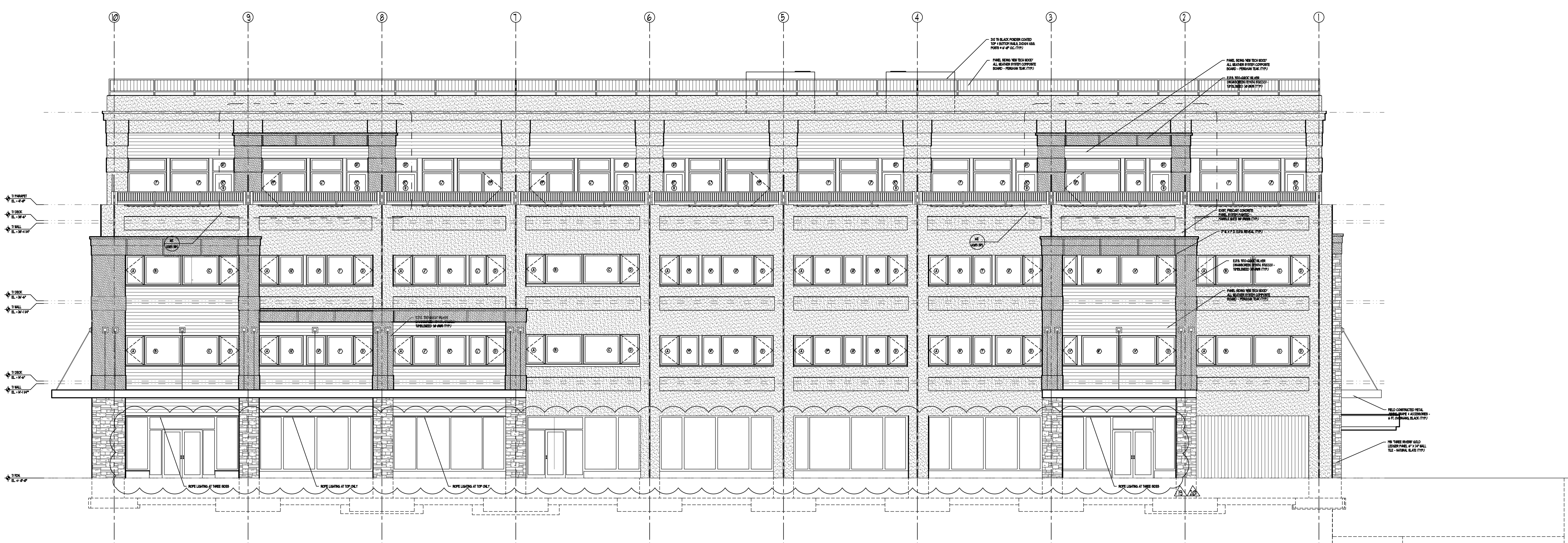


NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT; THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

DOORS				FRAMES		HARDWARE	FNCT'N.	REMARKS
NO.	SIZE	TYPE	MAT.	TYPE	MAT.			
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T, W	L-1	W/ TR. HT.:9'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	SEE NOTE 1.
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	FRENCH
26	5'-9" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/S.L.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1. NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W.; MECH., 2'-8"; ALL OTHERS, 2'-6" W.



EAST ELEVATION 1/8"=1'-0"

NOTE: ROPE LIGHTING SHALL BE INSTALLED AT CANOPY FIRST FLOOR STOREFRONT CONC. PANEL & FRAMING JOINTS AS SHOWN; AT ENTRY DOORS, PROVIDE LIGHTING AT TOP & SIDES; AT NOTED OTHERS, PROVIDE LIGHTING ONLY AT TOPS; ROPE LTG. SHALL BE AS SPECIFIED IN PHOTOMETRICS OR EQ.

NO.	DATE	REVISION
1	7-30-24	PERMIT REVISIONS
2	9-3-24	PERMIT REVISIONS
3	11-27-24	FIELD MODIFICATIONS
4	12-9-24	VILLAGE MODIFICATIOONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-17-25	FACADE FRAMING DETAILS
7	4-23-25	VILLAGE REVIEW
8	5-5-25	VILLAGE REVIEW
9	5-14-25	FIELD MODIFICATIONS
10	5-27-25	VILLAGE REVIEW
11	9-19-25	SITE LIGHT POLE DETAILS/LOCATIONS
12	9-19-25	SITE RAILINGS, POLE HEIGHTS IDENTIFIED
13	10-2-25	SITE GUARD RAIL AT RETAINING WALL ADDED
14	10-13-25	PERMIT REVIEW REVISIONS
15	10-20-25	TRASH GATE COLUMN REBAR, EV CHARGER FOUNDATION
16	10-20-25	PERMIT REVIEW CLARIFICATIONS ADDED
17	12-19-25	PERMIT REVIEW REVISIONS - EV INFO ADDED
18	1-6-26	4TH FLOOR SHELL & INFRASTRUCTURE
19	2-9-26	APPROVED PUD MINOR AMENDMENTS
20	2-23-26	APPROVED PUD MINOR AMENDMENTS
21	3-12-26	APPROVED PUD MINOR AMENDMENTS
22	4-3-26	APPROVED PUD MINOR AMENDMENTS
23	4-21-26	APPROVED PUD MINOR AMENDMENTS
24		
25		
26		

Date 7-30-24
Drawn By JSM
Checked By JSM

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

EXTERIOR ELEVATIONS
ROPE LIGHTING DETAIL

J. Scott MacKay, Architect
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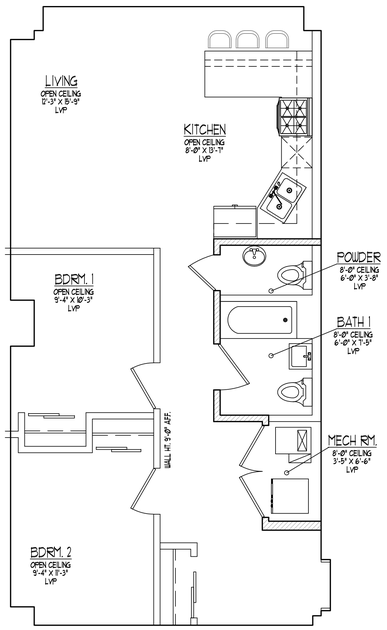
email: dreamcatcher107@gmail.com

Cad Drawing 24001201

Project Number 24001

Sheet Number A201

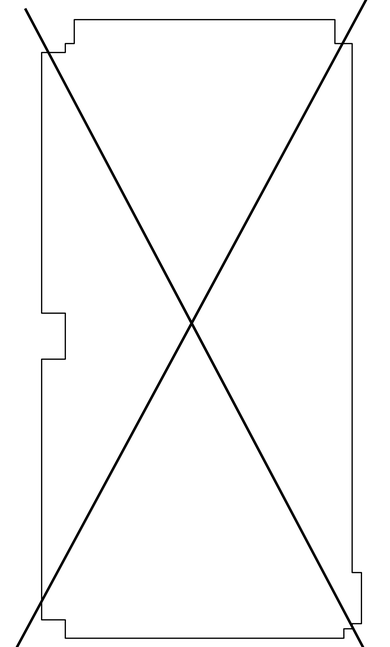
PROPOSED REDESIGN



2 BR / 1.5 B(A) UNIT

UNIT 201, 301 818 SQ. FT.

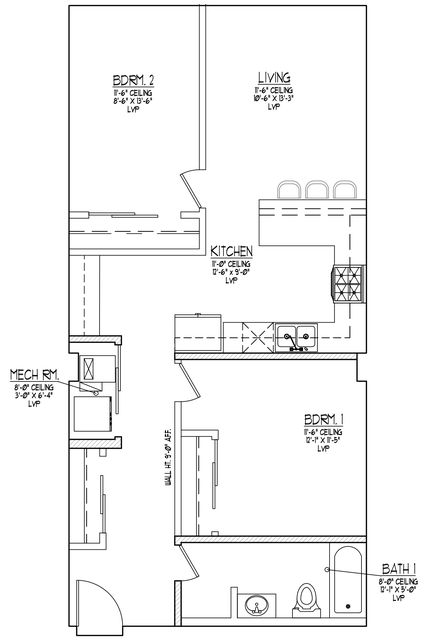
STUDIO UNIT ABANDONED



STUDIO UNIT

NO LONGER OFFERED

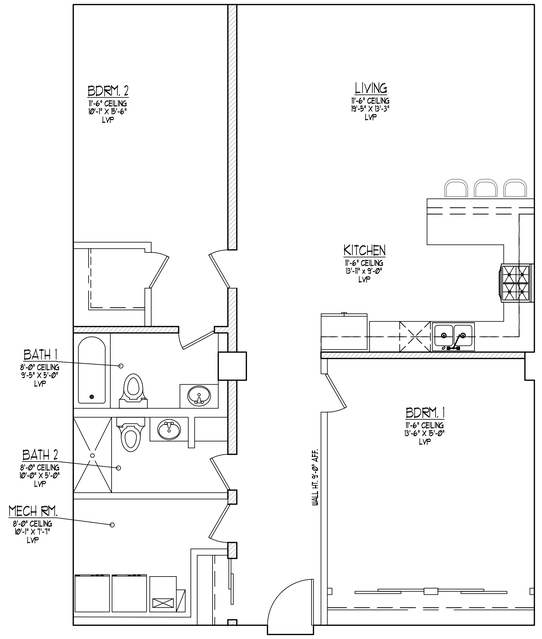
PROPOSED NEW UNIT



2 BR / 1 B UNIT (E)

UNIT 403, 405 838 SQ. FT.

PROPOSED NEW UNIT



2 BR / 2 B UNIT (A)

UNIT 401 1,250 SQ. FT.

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE LIGHT FIXTURE CLASSIFICATIONS
4	7-15-25	SITE LIGHT FIXTURE HEIGHTS CLARIFIED
5	8-26-25	SITE LIGHT FIXTURE HEIGHTS REVISED
6	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
7	10-13-25	PERMIT REVIEW REVISIONS
8	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
9	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	6-21-24	PERMIT REVISIONS
3	10-9-24	FIELD MODIFICATIONS
4	1-3-25	VILLAGE MODIFICATIONS
5	3-11-25	FACADE FRAMING DETAILS
6	4-23-25	VILLAGE REVIEW
7	5-5-25	VILLAGE REVIEW

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
A	2-25-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-29-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-27-16	APPROVED PUD MINOR AMENDMENTS

Date 1-30-24
Drawn By JSM
Checked By JSM JSM

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

TYPICAL RESIDENTIAL UNITS

J. Scott MacKay Architect
318 Blue Spruce Lane
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J. Scott MacKay, Architect

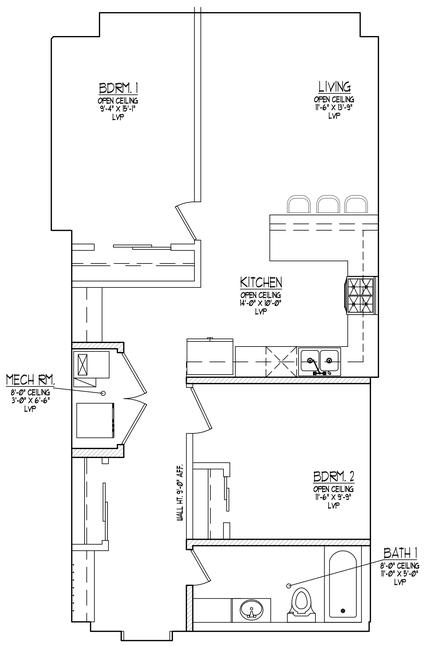
Residential, Comercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing 24001106.X

Project Number 24001

Sheet Number A001

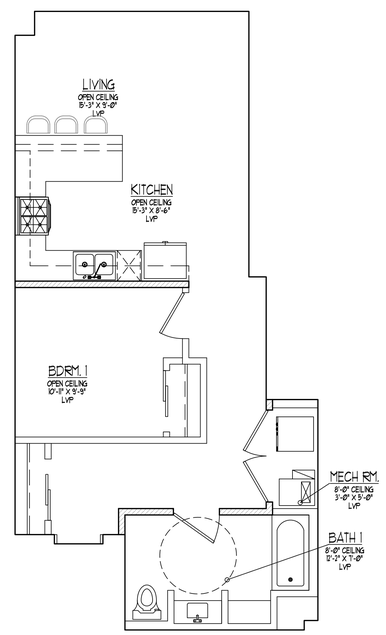
PROPOSED REDESIGN



2 BR / 1 B(B) UNIT

UNIT 204, 304 825 SQ. FT.

PROPOSED REDESIGN



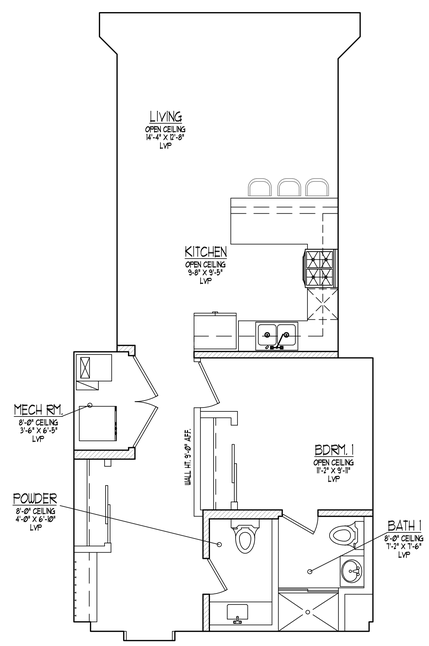
1 BR / 1 B(A) UNIT - ADAPTABLE

UNIT 202, 302 655 SQ. FT.

NOTE: UNIT 202 TYPE A, UNIT 302 TYPE B

ALL SHADED WALLS SHALL EXTEND TO UNDERSIDE OF DECK± REMAINDER SHALL BE 8' AFF U.N.O.

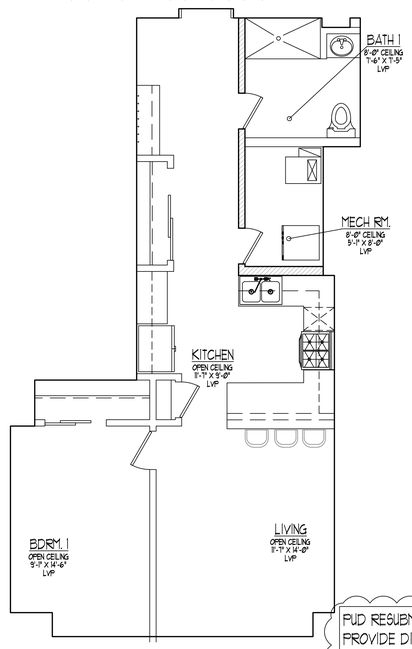
PROPOSED REDESIGN



1 BR / 1.5 B(B) UNIT

UNIT 206, 306 700 SQ. FT.

PROPOSED REDESIGN



1 BR / 1 B(B') UNIT

UNIT 218, 318 655 SQ. FT.

PUD RESUBMISSION NOTE: THIS SHEET INTENDED TO PROVIDE DIRECT COMPARISON TO ORIGINAL AND APPROVED PUD UNIT FLOOR PLAN SHEET± THIS IS IN NO WAY INTENDED TO DEPICT ALL VARIATIONS OF THE RESUBMITTED UNIT FLOOR PLANS. SEE SHEETS A106, A106.1, A106.2, A106.3, A108 AND A108.1.

22

NOTE: SHEET NEW IN ITS ENTIRETY AS OF REV. 19.

19

E
A1001

TYPICAL RESIDENTIAL UNIT PLANS

1/4"=1'-0"

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL

SEE ASSEMBLIES, DETAIL 19/A3.01

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE & BLDG. DETAILS ADDED
4	9-15-25	SITE & BLDG. ROLE HEIGHTS IDENTIFIED
5	9-26-25	APPROVED PUD MINOR AMENDMENTS
6	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
7	10-13-25	PERMIT REVIEW REVISIONS
8	10-30-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
9	10-30-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL + INFRASTRUCTURE
2	1-23-26	APPROVED PUD MINOR AMENDMENTS
3	2-23-26	APPROVED PUD MINOR AMENDMENTS
4	3-23-26	APPROVED PUD MINOR AMENDMENTS
5	4-3-26	APPROVED PUD MINOR AMENDMENTS
6	4-17-26	APPROVED PUD MINOR AMENDMENTS

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	5-27-24	FIELD MODIFICATIONS
3	10-9-24	VILLAGE MODIFICATIONS
4	1-3-25	VILLAGE MODIFICATIONS
5	3-11-25	FACADE FRAMING DETAILS
6	4-23-25	VILLAGE REVIEW
7	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION + ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

SECOND FLOOR PLAN

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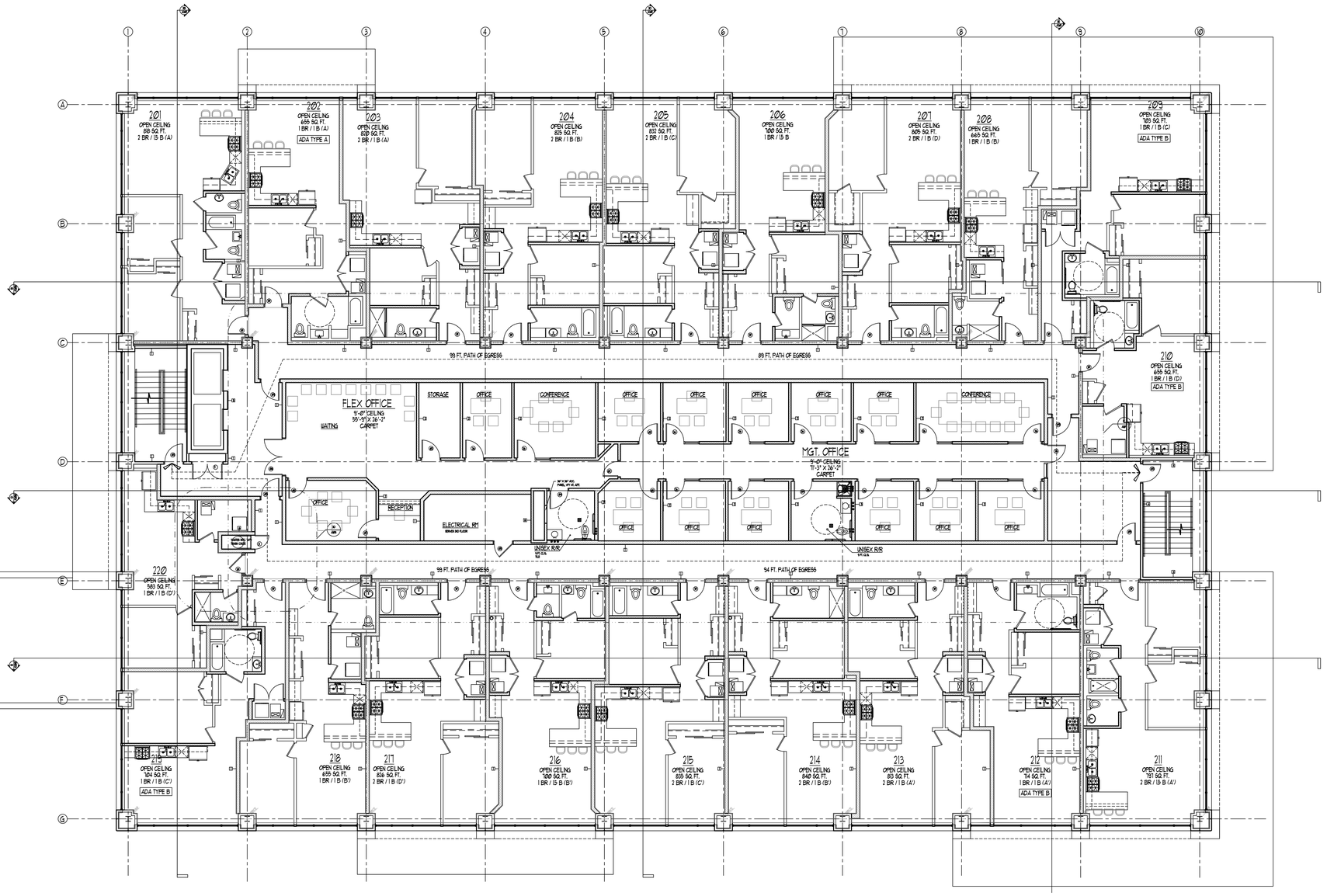
Cad Drawing
24001102

Project Number
24001

Sheet Number
A102



HARDWARE FUNCTION & MATERIAL KEYS

HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
WS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE
OS - OVERHEAD STOP	
HS - HINGE STOP	
PB - PUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON & LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
SD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED! LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

DOORS				FRAMES				
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-3	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	7'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, T(U)	L-1	(U) TR HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	SEE NOTE 1
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-5" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH, 2'-8"/ ALL OTHERS, 2'-6" W.

BATH EXHAUST FAN DUCTS:
FIELD VERIFY LOCATION & AMOUNT OF EX. DUCT FAN MOTORS TO PROVIDE ADEQUATE MOVEMENT OF AIR FLOW TO THRU ROOF DISCHARGE AS REQ'D.

ALL HATCHED WALLS ═══ EXTEND TO UNDERSIDE OF DECK+

ALL HATCHED WALLS ═══ EXTEND TO 11'-6"/ DROPPED CLG.+ REMAINDER SHALL BE 8' AFF U.N.O.

A SECOND FLOOR PLAN A102 1/8"=1'-0"

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL
SEE ASSEMBLIES, DETAIL B1A3A01	

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE BARRIER DETAILS ADDED
A	9-15-25	SITE LIGHT POLE HEIGHTS IDENTIFIED
A	9-26-25	APPROVED PUD MINOR AMENDMENTS
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-30-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-30-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-25-16	APPROVED PUD MINOR AMENDMENTS
A	2-23-16	APPROVED PUD MINOR AMENDMENTS
A	3-23-16	APPROVED PUD MINOR AMENDMENTS
A	4-5-16	APPROVED PUD MINOR AMENDMENTS
A	4-21-16	APPROVED PUD MINOR AMENDMENTS

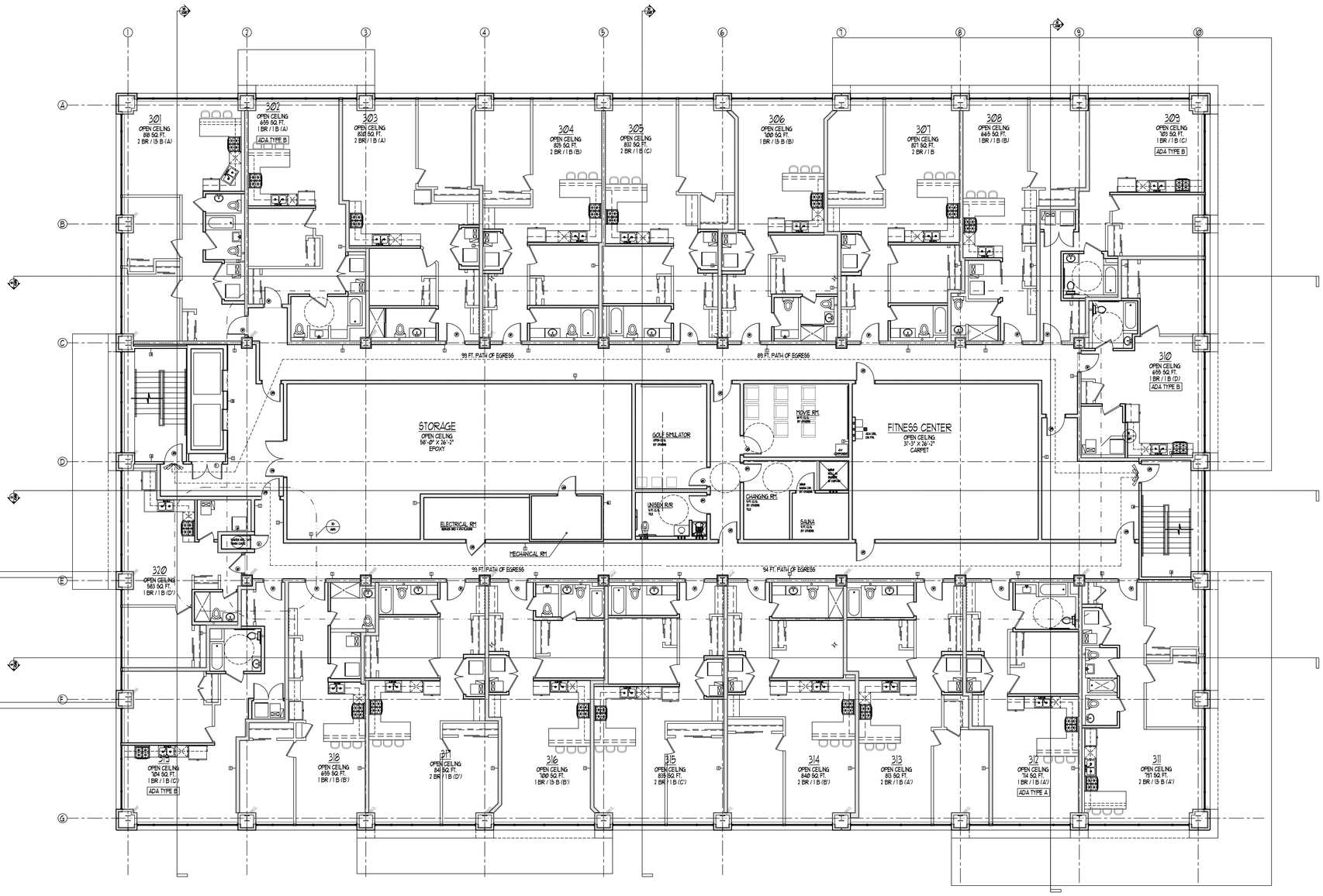
NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-7-24	PERMIT REVISIONS
A	6-27-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH JSH

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

THIRD FLOOR PLAN



HARDWARE FUNCTION & MATERIAL KEYS	
HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STOREROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
WS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD W/ ELECTRIC STRIKE
OS - OVERHEAD STOP	
HG - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON + LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE A.D.A. APPROVED LEVER OPERATED HARDWARE SETS.

DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
WD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELED	HM - METAL
IM - INSULATED METAL	
HM - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. TAPED TURN DEADBOLTS ARE PROHIBITED! LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1/2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

	DOORS				FRAMES			
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-1	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, WS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, WS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, TW	L-1	W/ TR. HT./5'-6"
13	3'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	LP	L-5	SEE NOTE 1.
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-5	FRENCH
26	5'-9" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-5	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W. MEDIA, 2'-9" W. ALL OTHERS, 2'-6" W.

ALL HATCHED WALLS EXTEND TO UNDERSIDE OF DECK.

ALL HATCHED WALLS EXTEND TO 9'-6" DROPPED CLG.S. REMAINDER SHALL BE 8' AFF U.N.O.

THIRD FLOOR PLAN
A1A3

J. Scott MacKay, Architect
318 Blue Spruce Lane
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Tel: 815-745-5301
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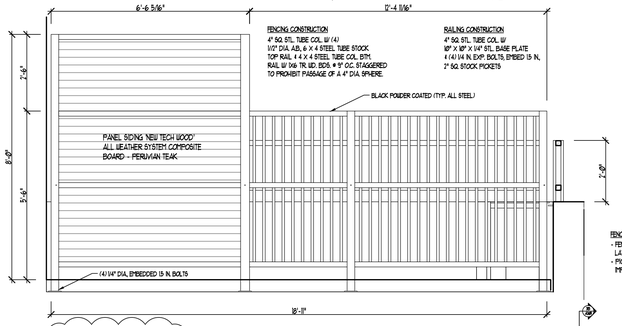
J. Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001103

Project Number
24001

Sheet Number
A103



STRUCTURAL CALCULATION REFERENCES :
MANUAL OF STEEL CONSTRUCTION, 8th EDITION
ENGINEERING FOR ARCHITECTS AND BUILDERS, 7th EDITION
STD. HANDBOOK OF ARCH. ENGINEERING, COPYRIGHT 1998
REINFORCED CONCRETE DESIGN, 3rd EDITION

DESIGN OF RAILING/FENCE CONNECTION

DETERMINE TOTAL LOAD 'W'

LOADING — PSF
WIND LOAD : 30.0 PSF

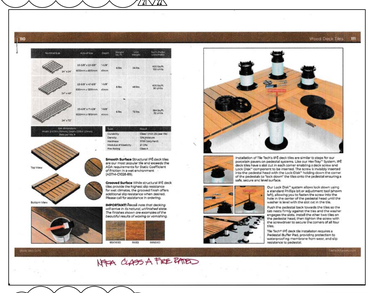
POST SPACING = 8 FT.
'A'. OF RAILING = 8 FT.
W = 30 PSF X 8 FT. X 8 FT. = 1920 LB.

DETERMINE BOLT DIA. & EMBEDMENT
fv = (1.5)(a) / n, WHERE: k = 1.25, Pa = 1710 LB, n = 4 BOLTS
= 1539 LB. / 4 = 480 LB. (shear)

SELECT: (4) 1/4" DIA. EMBEDDED 15 IN. R allowable = 690 LB./BOLT

FENCE NOTES:
- FENCE/RAILINGS SHALL RESIST 200 LB. LATERAL LOAD (TYP.)
- PICKETS SHALL BE SPACED AS TO PREVENT PASSAGE OF A 4" DIA. SPHERE.

PRIVACY FENCE DETAIL
ELEVATION
1/2"=1'-0"

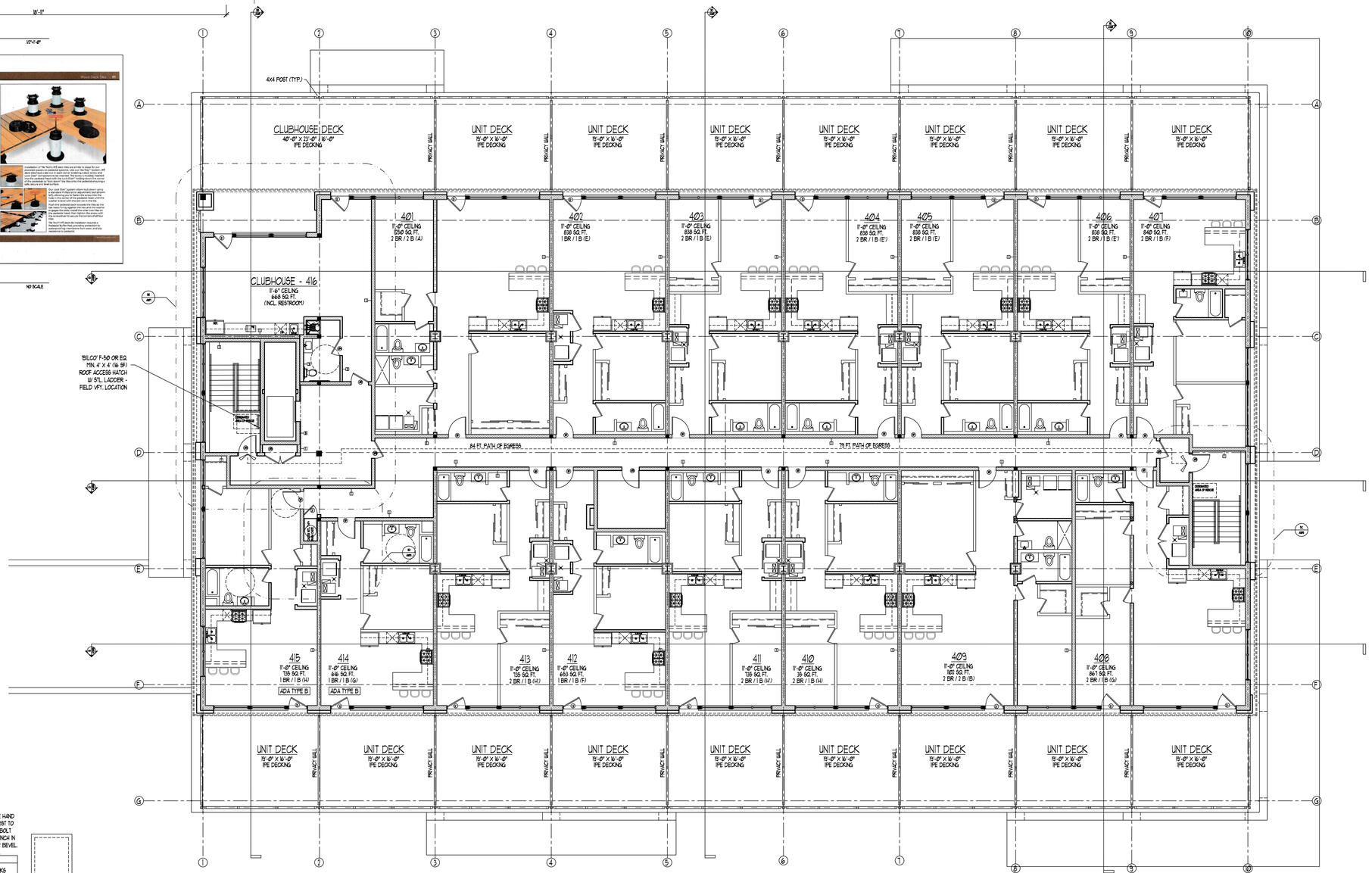


DECKING SPECIFICATION
FIRE-RATED COMPOSITE DECKING
NO SCALE

WALL ASSEMBLY KEY	
MARK	LOCATION
1	DEMISING WALL
2	INTERIOR PARTITION
3	PLUMBING PARTITION
4	FIRE STAIR WALL
5	ELEVATOR SHAFT WALL

SEE ASSEMBLIES, DETAIL 18/A3.01

RESIDENTIAL UNIT MIX	
UNIT TYPE	NO. of UNITS
2 BEDROOM / 2 BATH	2
2 BEDROOM / 1.5 BATH	4
2 BEDROOM / 1 BATH	25
1 BEDROOM / 1.5 BATH	4
1 BEDROOM / 1 BATH	20
UNIT TOTAL	55



HARDWARE FUNCTION & MATERIAL KEYS	
HARDWARE KEY:	HARDWARE FUNCTIONS:
L - LOCKSET	L-1 - ENTRANCE
P - PUSH/PULL	L-2 - EXIT
PD - PANIC DEVICE	L-3 - OFFICE
C - CLOSURE	L-4 - PASSAGE
HO - HOLD OPEN	L-5 - PRIVACY
W - WEATHER-STRIPPING	L-6 - STORERROOM
T - THRESHOLD	L-7 - CLASSROOM
K - KICKPLATE	L-8 - DEADBOLT
BS - WALL STOP	L-9 - CYLINDER
FS - FLOOR STOP	L-10 - COMMUNICATING KEY PAD
OS - OVERHEAD STOP	W/ ELECTRIC STRIKE
HS - HINGE STOP	
FB - FLUSH BOLTS	
DK - DUMMY KNOB	
FP - FINGER PULL	
DB - DOOR BOTTOM	
PB - TOILET STALL PUSH BUTTON + LEVER HANDLE	

NOTE: ALL LATCHED DOORS TO HAVE ADA APPROVED LEVER OPERATED HARDWARE SETS.

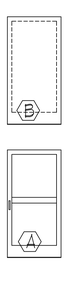
DOOR MATERIAL KEY:	DOOR FRAME MATERIAL KEY:
WD - SOLID CORE WOOD	AL - ALUMINUM
HC - HOLLOW CORE WOOD	WD - WOOD
WP - SOLID WOOD PANELED	MT - METAL
IM - INSULATED METAL	
MH - HOLLOW METAL	
AL - ALUMINUM	

NOTE: DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH IN HEIGHT SHALL HAVE A 1/2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

DOOR & FRAME SCHEDULE

	DOORS			FRAMES				
NO.	SIZE	TYPE	MAT.	TYPE	MAT.	HARDWARE	FNCTN.	REMARKS
01	6'-0" X 6'-8" X 1 3/4"	B	AL	HM	AL	L, P, C, PD, T, W	L-1	DOUBLE
02	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	
03	3'-0" X 6'-8" X 1 3/4"	B	HM	HM	HM	L, P, C, PD, T, W	L-2	
04	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C	L-5	
05	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-6	
06	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, PD	L-4	DOUBLE
07	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-4	DOUBLE
08	6'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P	L-3	DOUBLE
09	3'-0" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, PD, BS	L-10	
10	2'-10" X 6'-8" X 1 3/4"	A	WD	HM	HM	L, P, C, BS	L-1	PEEP HOLE
11	2'-6" X 6'-8" X 1 3/4"	A	WD	HM	HM	P	L-6	
12	3'-0" X 6'-8" X 1 3/4"	B	AL	HM	HM	L, P, TW	L-1	W/ TR. HT./5'-6"
13	2'-10" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
14	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
15	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L P	L-5	SEE NOTE 1.
16	6'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
17	4'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
18	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	BI-PASS
19	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	BI-PASS
20	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
21	2'-4" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
22	2'-6" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
23	2'-8" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	
24	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-6	DOUBLE
25	3'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-3	FRENCH
26	5'-5" X 6'-8" X 1 3/4"	B	WD	WD	WD	P	L-3	EXIST. W/SL.
27	5'-0" X 6'-8" X 1 3/4"	B	WD	WD	WD	L, P	L-6	DOUBLE

NOTE 1 NON-ADAPTABLE UNIT NO. 15 DOORS: BATHROOMS, 2'-4" W/ MECH, 2'-8"; ALL OTHERS, 2'-6" W



ALL HATCHED WALLS EXTEND TO UNDERSIDE OF DECK

ALL HATCHED WALLS EXTEND TO 11'-6" DROPPED CLG.
REMAINDER SHALL BE 8' AFF U.N.O.

FOURTH FLOOR PLAN
1/8"=1'-0"

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	7-25-25	SITE PLAN REVISIONS/CLARIFICATION
4	8-18-25	SITE PLAN, BLDG. & FLR. HEIGHTS IDENTIFIED
5	9-15-25	SITE PLAN REVISIONS
6	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
7	10-13-25	PERMIT REVIEW REVISIONS
8	10-28-25	TRASH GATE COLUM REBAR BY CHARGER FOUNDATION
9	10-28-25	PERMIT REVIEW REVISIONS - EV INFO ADDED
10	12-15-25	PERMIT REVIEW CLARIFICATIONS ADDED

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	3-27-24	PERMIT REVISIONS
3	1-3-25	FIELD MODIFICATIONS
4	3-11-25	VILLAGE MODIFICATIONS
5	4-23-25	FACADE FRAMING DETAILS
6	5-5-25	VILLAGE REVIEW

NO.	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL + INFRASTRUCTURE
2	2-3-26	APPROVED PUD MINOR AMENDMENTS
3	2-23-26	APPROVED PUD MINOR AMENDMENTS
4	3-17-26	APPROVED PUD MINOR AMENDMENTS
5	4-3-26	APPROVED PUD MINOR AMENDMENTS
6	4-17-26	APPROVED PUD MINOR AMENDMENTS

Date 1-30-24
Drawn By JSM
Checked By JSM / JSM

RENOVATION & ADDITION TO:
356 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

FOURTH FLOOR PLAN

J. Scott MacKay, Architect
J.Scott MacKay, Architect
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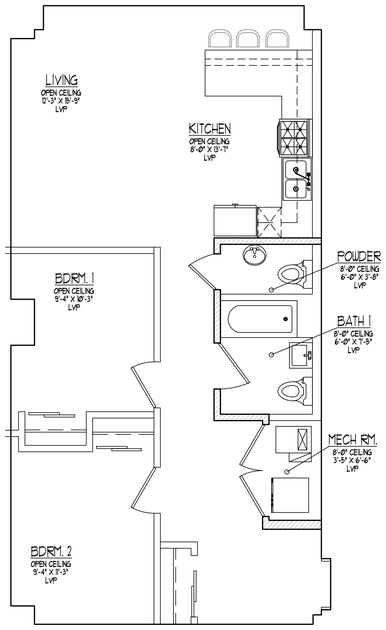
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001104

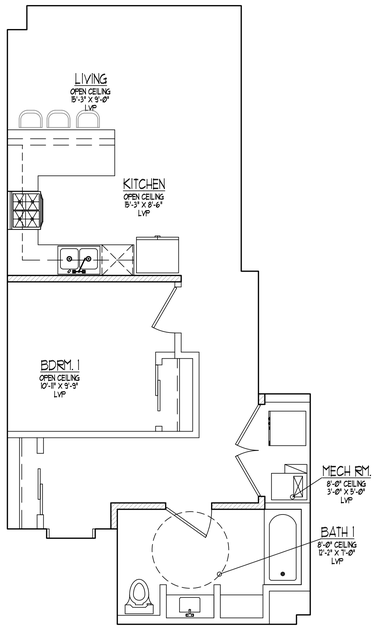
Project Number
24001

Sheet Number
A104



2 BR / 1.5 B(A) UNIT

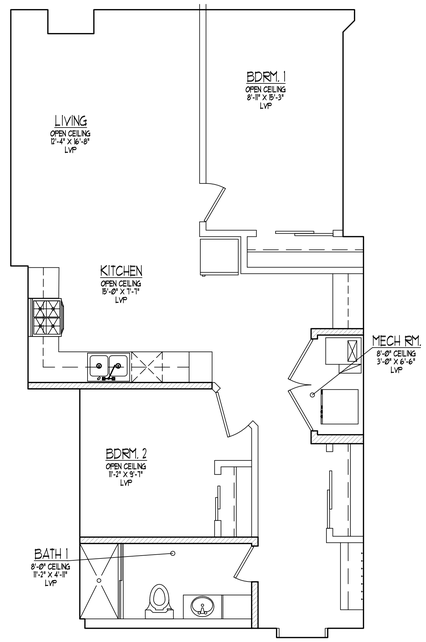
UNIT 201, 301 818 SQ. FT.



1 BR / 1 B(A) UNIT - ADAPTABLE

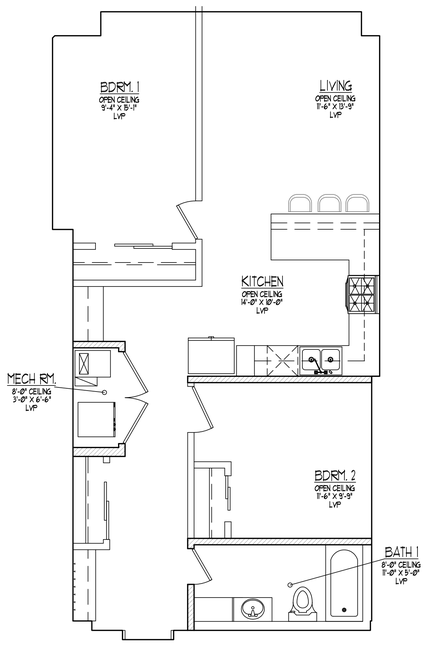
UNIT 202, 302 655 SQ. FT.

NOTE: UNIT 202 TYPE A, UNIT 302 TYPE B



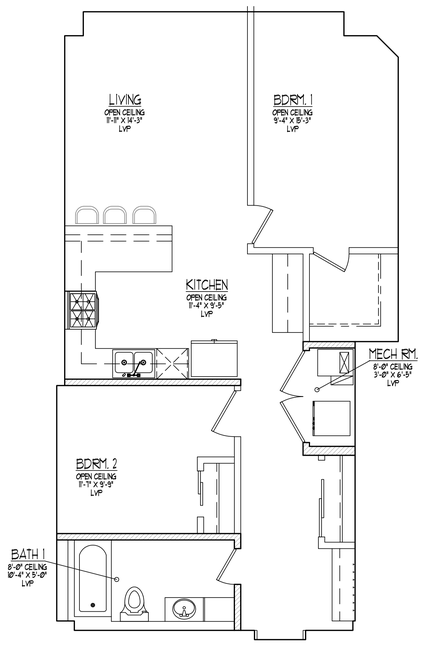
2 BR / 1 B(A) UNIT

UNIT 203, 303 820 SQ. FT.



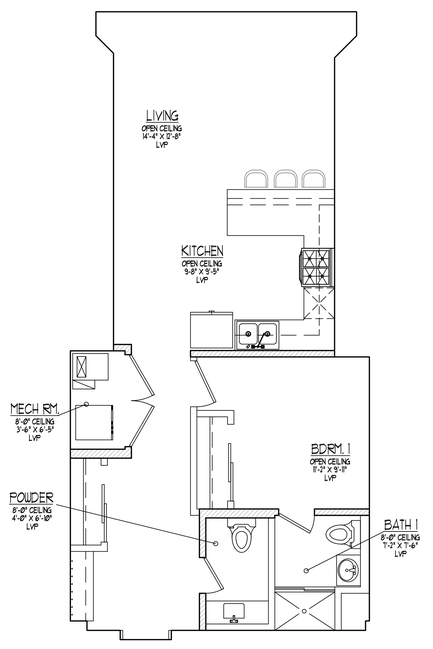
2 BR / 1 B(B) UNIT

UNIT 204, 304 825 SQ. FT.



2 BR / 1 B(C) UNIT

UNIT 205, 305 832 SQ. FT.



1 BR / 1.5 B(B) UNIT

UNIT 206, 306 700 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL / INFRASTRUCTURE
A	1-25-16	APPROVED P&D MINOR AMENDMENTS
A	2-23-16	APPROVED P&D MINOR AMENDMENTS
A	3-23-16	APPROVED P&D MINOR AMENDMENTS
A	4-5-16	APPROVED P&D MINOR AMENDMENTS
A	4-7-16	APPROVED P&D MINOR AMENDMENTS
A	4-21-16	APPROVED P&D MINOR AMENDMENTS
A		
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING DETAILS/LOCATIONS
A	9-18-25	SITE LIGHTING POLE HEIGHTS IDENTIFIED
A	9-26-25	SITE LIGHTING FIXTURES IDENTIFIED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-21-24	PERMIT REVISIONS
A	8-27-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSM
Checked By JSM JSH

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

J. Scott MacKay Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-245-3307
email: dreamcatcher01@gmail.com

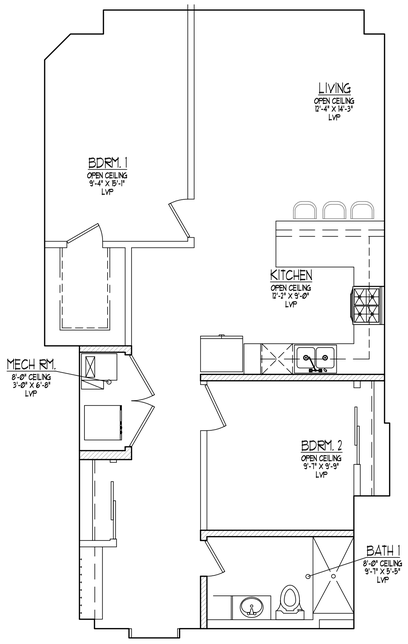
J. Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001106

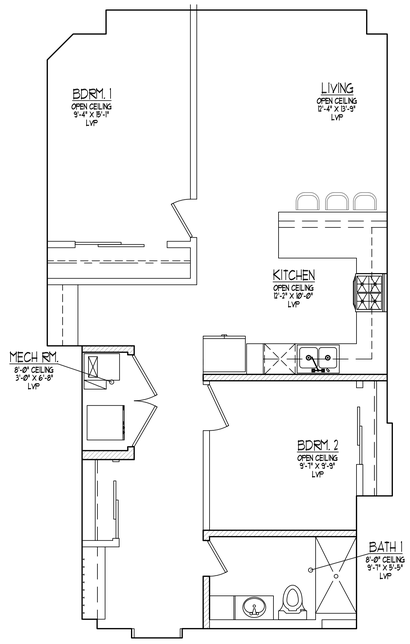
Project Number
24001

Sheet Number
A106



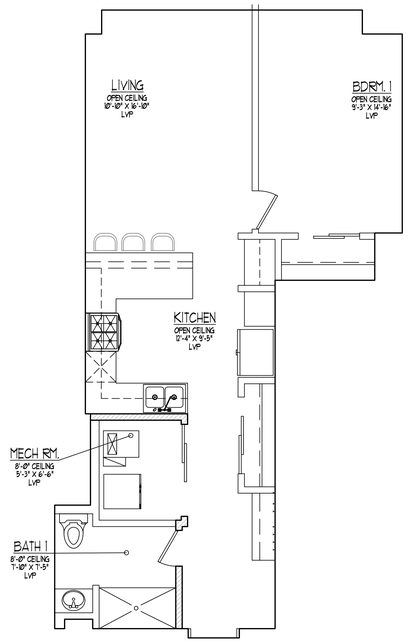
2 BR / 1 B(D) UNIT

UNIT 207 827 SQ. FT.



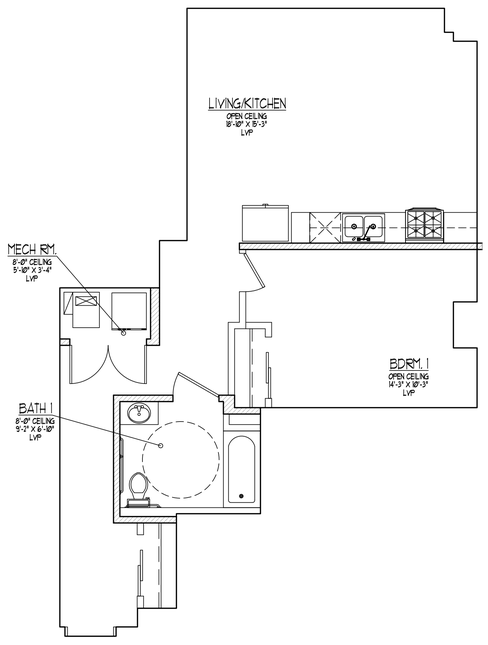
2 BR / 1 B(D) UNIT

UNIT 307 827 SQ. FT.



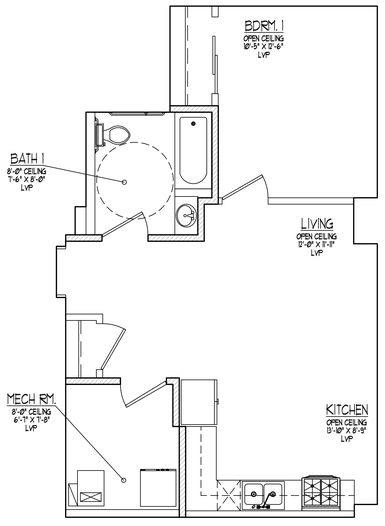
1 BR / 1 B(B) UNIT

UNIT 208, 308 665 SQ. FT.



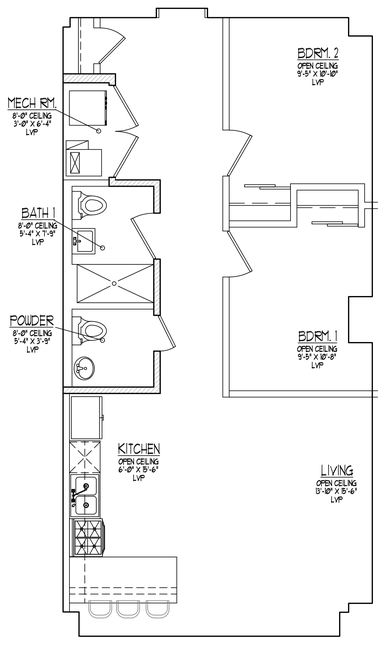
1 BR / 1 B(C) UNIT - ADAPTABLE

UNIT 209, 309 703 SQ. FT.



1 BR / 1 B(D) UNIT - ADAPTABLE

UNIT 210, 310 703 SQ. FT.



2 BR / 1.5 B(A') UNIT

UNIT 211, 311 791 SQ. FT.

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING DETAILS ADDED
A	7-18-25	SITE BIKE RACK DETAILS ADDED
A	8-15-25	SITE BENCH & POLE HEIGHTS IDENTIFIED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-16-26	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-23-26	APPROVED PUD MINOR AMENDMENTS
A	2-23-26	APPROVED PUD MINOR AMENDMENTS
A	3-23-26	APPROVED PUD MINOR AMENDMENTS
A	4-3-26	APPROVED PUD MINOR AMENDMENTS
A	4-17-26	APPROVED PUD MINOR AMENDMENTS

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	9-27-24	PERMIT REVISIONS
A	12-9-24	FIELD MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSH
Checked By JSH / JSH

RENOVATION + ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

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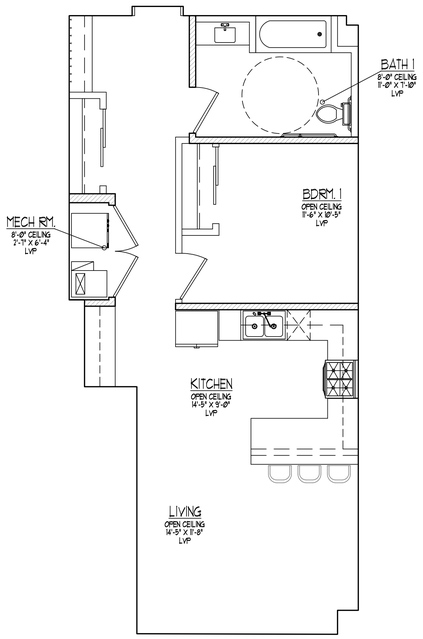
Cad Drawing
24001106.1

Project Number
24001

Sheet Number
A106.1

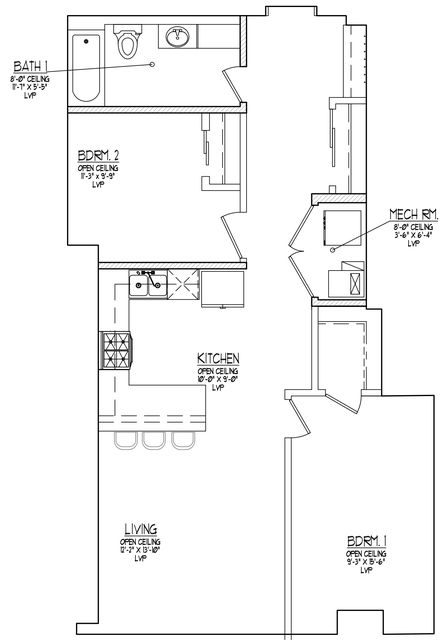
SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS
1/4"=1'-0"



1 BR / 1 B(A') UNIT - ADAPTABLE

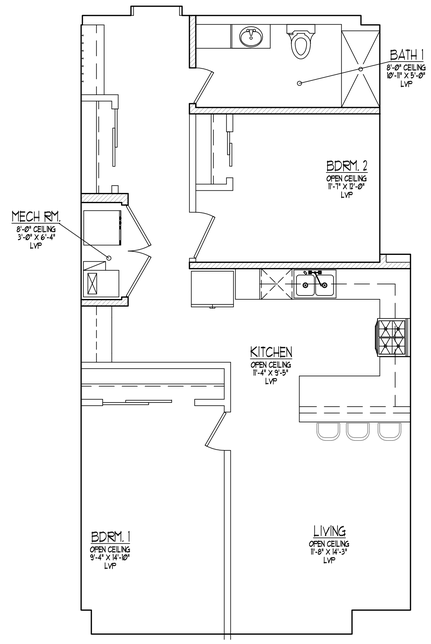
UNIT 212, 312 — 714 SQ. FT.

NOTE: UNIT 212 TYPE B, UNIT 312 TYPE A



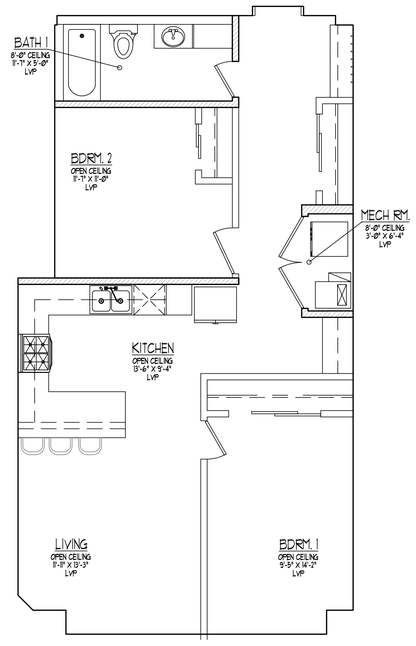
2 BR / 1 B(A') UNIT

UNIT 213, 313 — 813 SQ. FT.



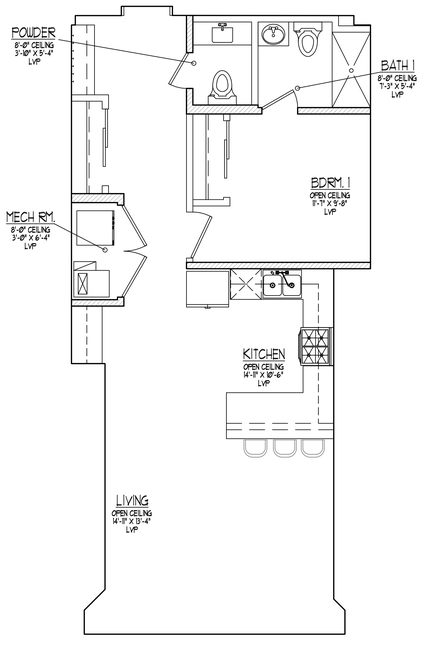
2 BR / 1 B(B') UNIT

UNIT 214, 314 — 840 SQ. FT.



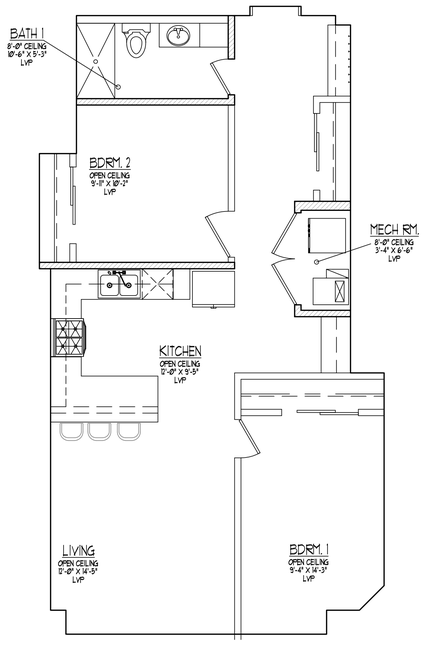
2 BR / 1 B(C') UNIT

UNIT 215, 315 — 835 SQ. FT.



1 BR / 1.5 B(B') UNIT

UNIT 216, 316 — 700 SQ. FT.



2 BR / 1 B(D') UNIT

UNIT 217, 317 — 826 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS — 1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-26	4TH FLOOR SHELL / INFRASTRUCTURE
A	1-23-26	APPROVED PLD MINOR AMENDMENTS
A	2-23-26	APPROVED PLD MINOR AMENDMENTS
A	3-23-26	APPROVED PLD MINOR AMENDMENTS
A	4-3-26	APPROVED PLD MINOR AMENDMENTS
A	4-17-26	APPROVED PLD MINOR AMENDMENTS

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHT DETAILS ADDED
A	9-19-25	SITE LIGHTING FIXTURE HEIGHTS IDENTIFIED
A	10-3-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	10-29-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-27-24	PERMIT REVISIONS
A	7-25-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSM
Checked By JSM / JSM

RENOVATION & ADDITION TO
356 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

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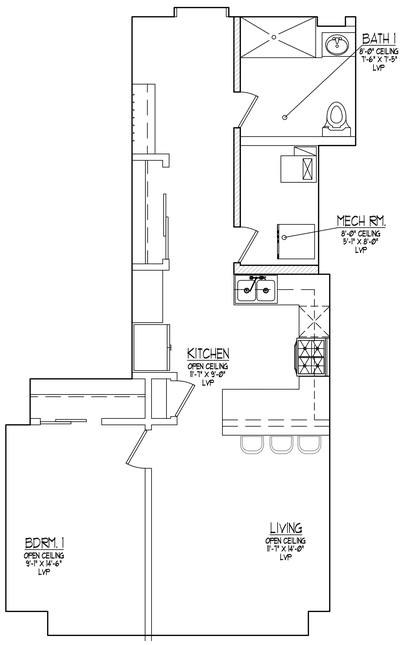
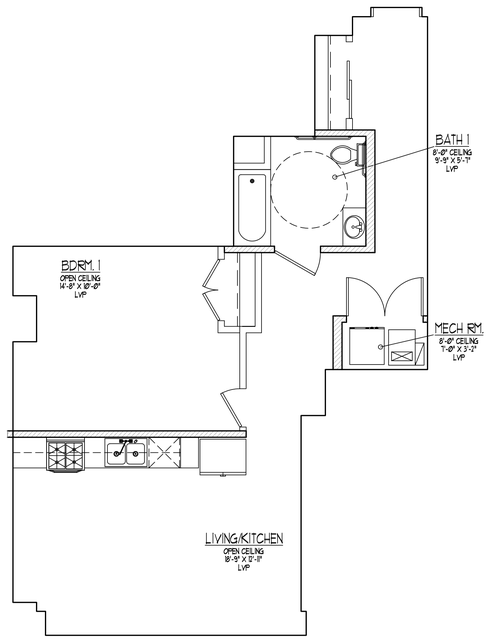
Cad Drawing: 240011062
Project Number: 24001
Sheet Number: A106.2



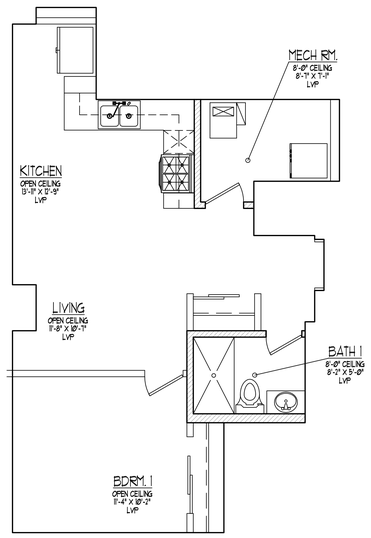
1 BR / 1 B(B') UNIT

UNIT 218, 318 655 SQ. FT.



1 BR / 1 B(C') UNIT - ADAPTABLE

UNIT 219, 319 704 SQ. FT.



1 BR / 1 B(D') UNIT

UNIT 220, 320 583 SQ. FT.

SECOND & THIRD FLOOR RESIDENTIAL UNIT PLANS

NO.	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL & INFRASTRUCTURE
2	2-9-26	APPROVED PUD MINOR AMENDMENTS
3	2-23-26	APPROVED PUD MINOR AMENDMENTS
4	3-12-26	APPROVED PUD MINOR AMENDMENTS
5	4-3-26	APPROVED PUD MINOR AMENDMENTS
6	4-21-26	APPROVED PUD MINOR AMENDMENTS
7		
8		
9		

NO.	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	9-19-25	SITE LIGHT POLE DETAILS & LOCATIONS
4	9-19-25	SITE RAILINGS, POLE HEIGHTS IDENTIFIED
5	10-2-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-13-25	PERMIT REVIEW REVISIONS
7	10-20-25	TRASH GATE COLUMN REBAR EV CHARGER FOUNDATION
8	10-20-25	PERMIT REVIEW CLARIFICATIONS ADDED
9	12-19-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	9-3-24	PERMIT REVISIONS
3	11-27-24	FIELD MODIFICATIONS
4	12-9-24	VILLAGE MODIFICATIONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-11-25	FACADE TRAMING DETAILS
7	4-23-25	VILLAGE REVIEW
8	5-5-25	VILLAGE REVIEW

Date 3-17-26
Drawn By JSM
Checked By JSM
JSM

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

2ND & 3RD FLOOR RESIDENTIAL UNIT PLANS

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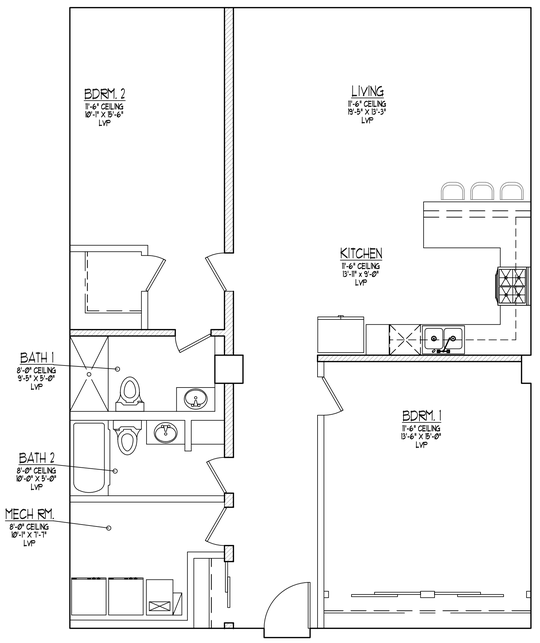
Cad Drawing
24001106.3

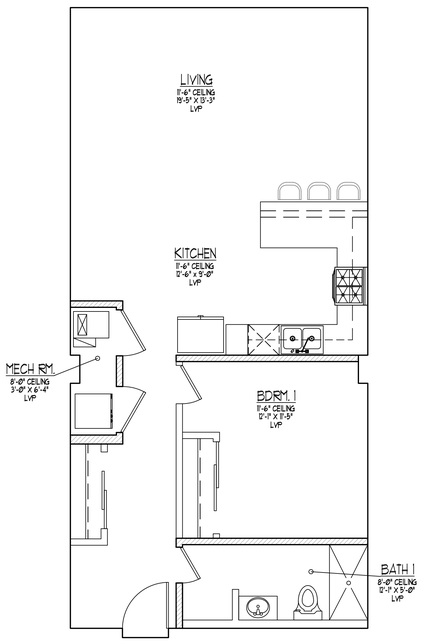
Project Number
24001

Sheet Number
A106.3



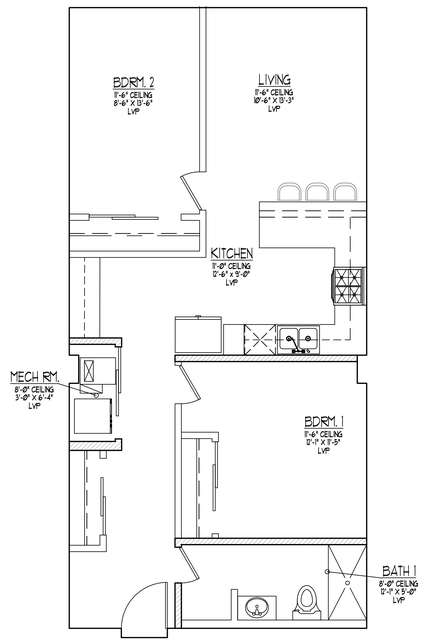
2 BR / 2 B UNIT (A)

UNIT 401 1,250 SQ. FT.



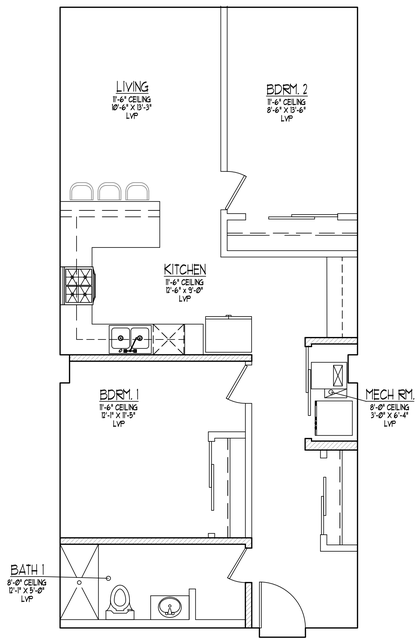
1 BR / 1 B UNIT (E)

UNIT 402 838 SQ. FT.



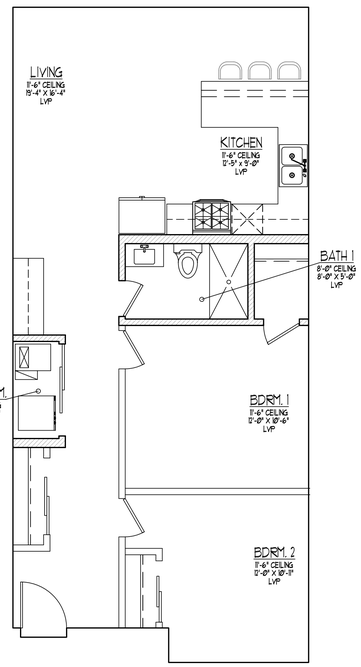
2 BR / 1 B UNIT (E)

UNIT 403, 405 838 SQ. FT.



2 BR / 1 B UNIT (E')

UNIT 404,406 838 SQ. FT.

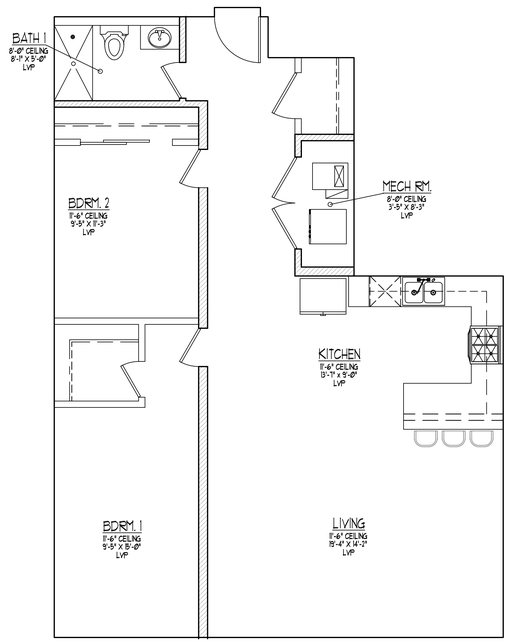


2 BR / 1 B UNIT (F) ADAPTABLE

UNIT 407 840 SQ. FT.

ALL MATCHED WALLS EXTEND TO UNDERSIDE OF DECK↑

ALL MATCHED WALLS EXTEND TO 11'-6" DROPPED C/LG↑ REMAINDER SHALL BE 8' AFF U.N.O.



2 BR / 1 B UNIT (G)

UNIT 408 867 SQ. FT.

FOURTH FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL / INFRASTRUCTURE
A	1-25-16	APPROVED P&D MINOR AMENDMENTS
A	1-29-16	APPROVED P&D MINOR AMENDMENTS
A	2-23-16	APPROVED P&D MINOR AMENDMENTS
A	3-3-16	APPROVED P&D MINOR AMENDMENTS
A	4-5-16	APPROVED P&D MINOR AMENDMENTS
A	4-7-16	APPROVED P&D MINOR AMENDMENTS
A		
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-5-25	SITE & BARN DETAILS/LOCATION
A	9-19-25	SITE & BARN ROLE HEIGHTS IDENTIFIED
A	9-26-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-28-24	PERMIT REVISIONS
A	5-27-24	PERMIT REVISIONS
A	6-7-24	FIELD MODIFICATIONS
A	12-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-16
Drawn By JSM
Checked By JSM / JSM

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

4TH FLOOR RESIDENTIAL UNIT PLANS

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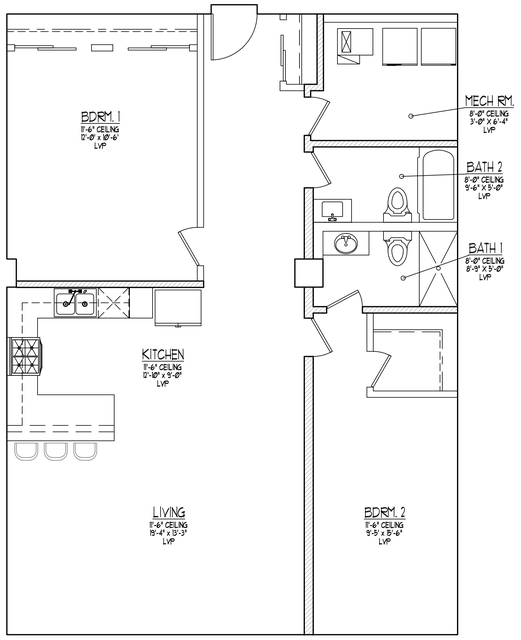
Cad Drawing
24001108

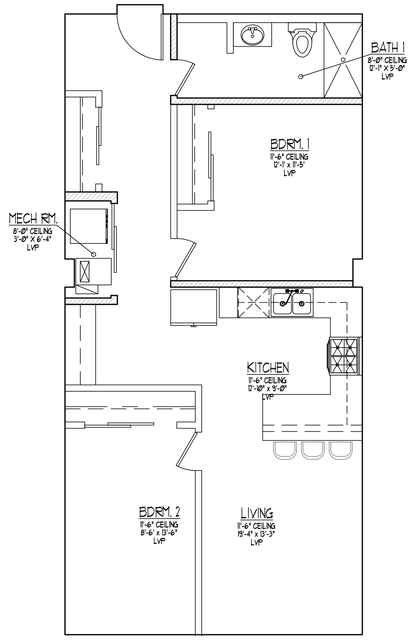
Project Number
24001

Sheet Number
A108



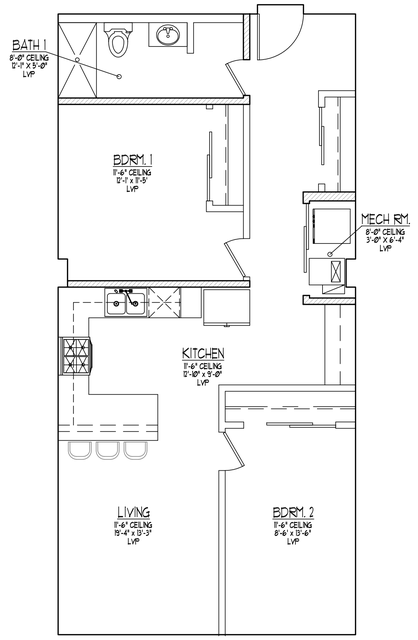
2BR / 2B (B)

UNIT 409 1,102 SQ. FT.



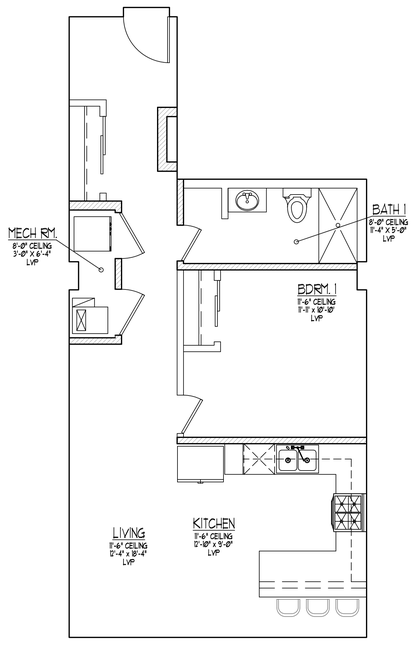
2 BR / 1 B UNIT (H)

UNIT 410 735 SQ. FT.



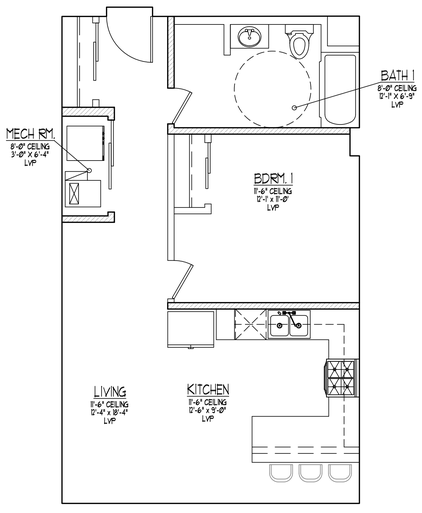
2 BR / 1 B UNIT (H')

UNIT 411, 413 735 SQ. FT.



1 BR / 1 B UNIT (F)

UNIT 412 653 SQ. FT.

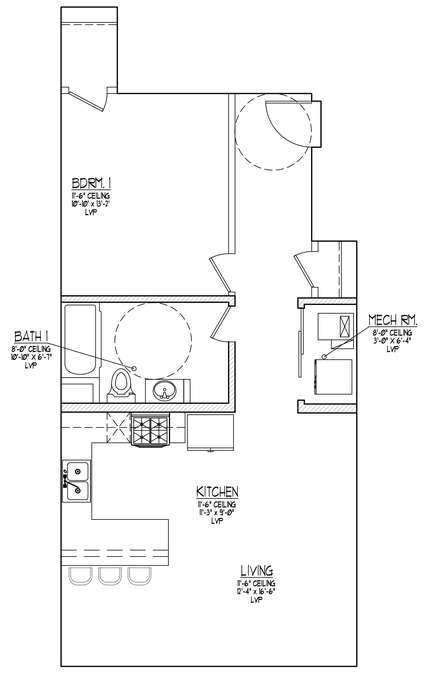


1 BR / 1 B UNIT (G) ADAPTABLE

UNIT 414 616 SQ. FT.

ALL HATCHED WALLS EXTEND TO UNDERSIDE OF DECK.

ALL HATCHED WALLS EXTEND TO 11'-6"± DROPPED CLG.
REMAINDER SHALL BE 8' AFF U.N.O.



1 BR / 1 B UNIT (H) ADAPTABLE

UNIT 415 735 SQ. FT.

FOURTH FLOOR RESIDENTIAL UNIT PLANS

1/4"=1'-0"

NO.	DATE	REVISION
A	1-6-16	4TH FLOOR SHELL & INFRASTRUCTURE
A	1-25-16	APPROVED P&D MINOR AMENDMENTS
A	2-23-16	APPROVED P&D MINOR AMENDMENTS
A	3-23-16	APPROVED P&D MINOR AMENDMENTS
A	4-5-16	APPROVED P&D MINOR AMENDMENTS
A	4-17-16	APPROVED P&D MINOR AMENDMENTS

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	SITE LIGHTING CLASSIFICATION
A	7-15-25	SITE LIGHTING POLE HEIGHTS IDENTIFIED
A	8-29-25	SITE RAILING DETAILS ADDED
A	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-13-25	PERMIT REVIEW REVISIONS
A	10-28-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - ZONING ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	5-21-24	PERMIT REVISIONS
A	6-27-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE FRAMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 3-11-26
Drawn By JSM
Checked By JSM / JSM

RENOVATION & ADDITION TO
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

4TH FLOOR RESIDENTIAL UNIT PLANS

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J. Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001\108.1

Project Number
24001

Sheet Number
A108.1



Not to Scale

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

Luminaire Location Summary

LumNo	Label	Mtg Ht
1	PA7S-NU3-12L-020-3K7	3
2	PA7S-NU3-12L-020-3K7	3
3	PA7S-NU3-12L-020-3K7	3
4	PA7S-NU3-12L-020-3K7	3
5	PA7S-NU3-12L-020-3K7	3
6	PA7S-NU3-12L-020-3K7	3
7	PA7S-NU3-12L-020-3K7	3
8	PA7S-NU3-12L-020-3K7	3
9	PA7S-NU3-12L-020-3K7	3
10	PA7S-NU3-12L-020-3K7	3
11	PA7S-NU3-12L-020-3K7	3
12	PA7S-NU3-12L-020-3K7	3
13	PA7S-NU3-12L-020-3K7	3
14	RAR1-160L-70-3K7-3	10
15	RAR1-160L-70-3K7-3	10
16	RAR1-160L-70-3K7-3	10
17	RAR2-320L-140-3K-4F	30
18	RAR2-320L-140-3K-4F	30
19	2x coner RAR2-320L-140-3K-4F_1	20
20	RAR2-320L-140-3K-4F_1_1	30
21	RAR2-320L-140-3K7-3	30
22	RAR2-320L-140-3K7-3	30
23	RAR2-320L-140-3K7-3__1	30
24	RAR2-320L-140-3K-4F_1_1	30
25	2x coner RAR2-320L-140-3K-4F_1	30
26	RAR2-320L-140-3K-4F_1_1	30
27	RAR2-320L-140-3K7-3__1_1	30
28	RAR2-320L-140-3K7-3__1_1	30
29	RAR2-320L-140-3K-4F_1_1	30
30	2x coner RAR2-320L-140-3K-4F_1	30
31	2x coner RAR2-320L-140-3K-4F_1	30
32	RAR2-320L-140-3K7-3_1	20
33	RAR2-320L-140-3K7-3_1	20
34	RAR2-320L-140-3K7-3_1	20
35	RAR2-320L-140-3K7-3_1	30
36	RAR2-320L-140-3K7-3_1	20
37	RAR2-320L-140-3K7-3_1	20
38	RAR2-320L-140-3K7-5QW_1	20
39	RAR2-320L-140-3K7-5QW_1_1	20

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Tag	Qty	Arrangement	Manufacturer	Description	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	B1	13	Single	LEDRA BRANDS	PA7S-NU3-12L-020-3K7	3676	3676	21.86	21.86	0.900
	P3.1	2	Single	BEACON	RAR2-320L-140-3K7-3-U	19456	19456	133.2	133.2	0.850
	P3.1	6	Single	BEACON	RAR2-320L-140-3K7-3-U	19456	19456	133.2	133.2	0.850
	P3.2	1	Back-Back	BEACON	RAR2-320L-140-3K7-3-U	19456	38912	133.2	266.4	0.850
	P3.4	2	4 @ 90 Degrees	BEACON	RAR2-320L-140-3K7-3-U	19456	77824	133.2	532.8	0.850
	P4.1	2	Single	BEACON	RAR2-320L-140-3K-4F	18340	18340	140	140	0.850
	P4.2	4	2 @ 90 degrees	BEACON	RAR2-320L-140-3K-4F	18340	36680	140	280	0.850
	P4.3	4	3 @ 90 Degrees	BEACON	RAR2-320L-140-3K-4F	18340	55020	140	420	0.850
	P5.1	1	Single	BEACON	RAR-2-320L-140-3K7-5QW-U	19560	19560	133.2	133.2	0.850
	P5.4	1	4 @ 90 Degrees	BEACON	RAR-2-320L-140-3K7-5QW-U	19560	78240	133.2	532.8	0.850
	P6	3	Single	BEACON	RAR1-160L-70-3K7-3-U	9512	9512	68.4	68.4	0.850

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
Full Area Calc_Planar	Illuminance	Fc	1.13	124.5	0.0	N.A.
North - NorthEast	Illuminance	Fc	0.25	0.9	0.0	N.A.
Property Line						
Existing Driveway	Illuminance	Fc	4.76	11.6	0.9	12.89
Existing Parking Lot #1	Illuminance	Fc	4.07	8.6	1.2	7.17
Existing Parking Lot #2	Illuminance	Fc	2.49	17.7	0.2	88.50
New Parking Lot #3	Illuminance	Fc	3.37	8.7	1.0	8.70
New Parking Lot #4	Illuminance	Fc	5.04	15.3	1.7	9.00

PROJECT NAME:
FOREST VIEW - 350 E. DUNDEE ROAD; WHEELING, IL

CLIENT NAME:
Forza Design & Consulting Inc.

DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Janine Everly
Janine.Everly@pg-enlighten.com
773.682.8478

NO	DATE	REVISION
1	1-6-26	4TH FLOOR SHELL / INFRASTRUCTURE
2	2-13-26	APPROVED PUD MINOR AMENDMENTS
3	3-12-26	APPROVED PUD MINOR AMENDMENTS
4	3-23-26	APPROVED PUD MINOR AMENDMENTS
5	4-2-26	APPROVED PUD MINOR AMENDMENTS
6	4-17-26	APPROVED PUD MINOR AMENDMENTS

REVISIONS

	DESCRIPTION
1	XXXX/XX/XX
2	XX/XX/XXXX
3	XX/XX/XXXX

NO	DATE	REVISION
1	5-14-25	FIELD MODIFICATIONS
2	5-27-25	VILLAGE REVIEW
3	6-25-25	SITE LIGHTING DETAILS/LOCATION
4	9-19-25	SITE LIGHTING POLE HEIGHTS IDENTIFIED
5	10-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
6	10-13-25	PERMIT REVIEW REVISIONS
7	10-30-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
8	10-30-25	PERMIT REVIEW REVISIONS
9	11-25-25	PERMIT REVIEW CLARIFICATIONS ADDED
10	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO	DATE	REVISION
1	1-30-24	PERMIT REVISIONS
2	2-21-24	PERMIT REVISIONS
3	3-27-24	FIELD MODIFICATIONS
4	10-9-24	VILLAGE MODIFICATIONS
5	1-3-25	VILLAGE MODIFICATIONS
6	3-11-25	FACADE PROPING DETAILS
7	4-23-25	VILLAGE REVIEW
8	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH JSH

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

CIVIL ENGINEERING - PHOTOMETRICS

J. Scott MacKay Architect
310 Blue Spruce Lane
Glendale Heights, IL 60139
Tel: 815-745-3301
email: drdestructorlen01@gmail.com

J.Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

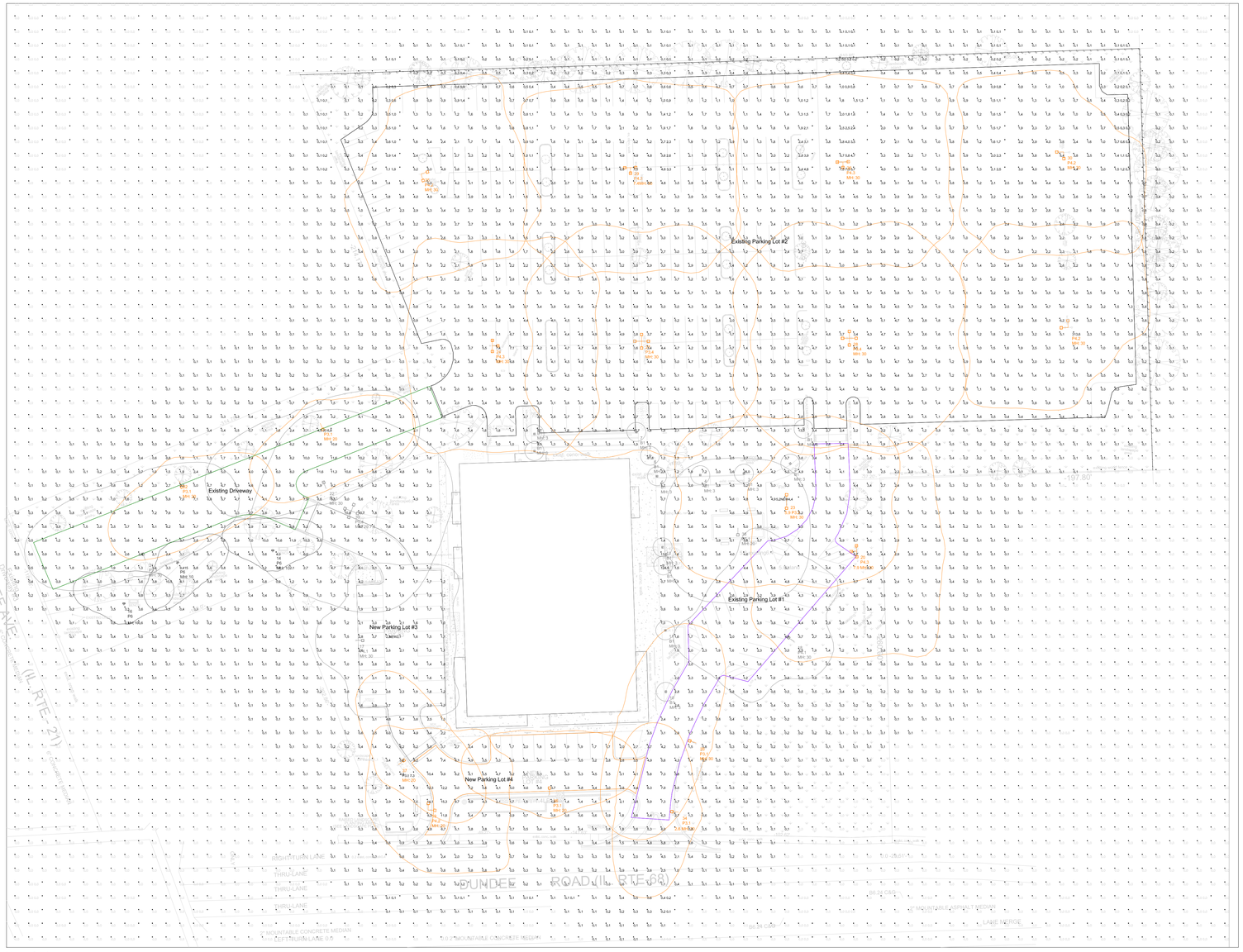
Cad Drawing
24001C108

Project Number
24001

Sheet Number
C108

CIVIL ENGINEERING - PHOTOMETRICS
PROVIDED BY OTHERS
NO SCALE

NOTE: SHEET MEANS ITS ENTIRETY AS OF REV. 8



Not to Scale

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

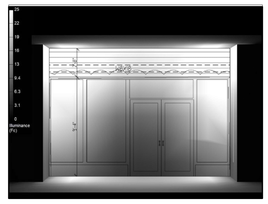
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

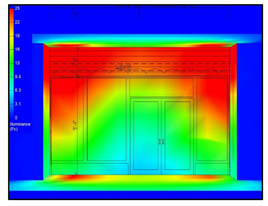
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

Luminaire Location Summary

LumNo	Label	Mtg Ht
1	PA7S-NU3-12L-020-3K7	3
2	PA7S-NU3-12L-020-3K7	3
3	PA7S-NU3-12L-020-3K7	3
4	PA7S-NU3-12L-020-3K7	3
5	PA7S-NU3-12L-020-3K7	3
6	PA7S-NU3-12L-020-3K7	3
7	PA7S-NU3-12L-020-3K7	3
8	PA7S-NU3-12L-020-3K7	3
9	PA7S-NU3-12L-020-3K7	3
10	PA7S-NU3-12L-020-3K7	3
11	PA7S-NU3-12L-020-3K7	3
12	PA7S-NU3-12L-020-3K7	3
13	PA7S-NU3-12L-020-3K7	3
14	RAR1-160L-70-3K7-3	10
15	RAR1-160L-70-3K7-3	10
16	RAR1-160L-70-3K7-3	10
17	RAR2-320L-140-3K-4F	30
18	RAR2-320L-140-3K-4F	30
19	2x coner RAR2-320L-140-3K-4F_1	20
20	RAR2-320L-140-3K-4F_1_1	30
21	RAR2-320L-140-3K7-3	30
22	RAR2-320L-140-3K7-3	30
23	RAR2-320L-140-3K7-3__1	30
24	RAR2-320L-140-3K-4F_1_1	30
25	2x coner RAR2-320L-140-3K-4F_1	30
26	RAR2-320L-140-3K-4F_1_1	30
27	RAR2-320L-140-3K7-3__1_1	30
28	RAR2-320L-140-3K7-3__1_1	30
29	RAR2-320L-140-3K-4F_1_1	30
30	2x coner RAR2-320L-140-3K-4F_1	30
31	2x coner RAR2-320L-140-3K-4F_1	30
32	RAR2-320L-140-3K7-3_1	20
33	RAR2-320L-140-3K7-3_1	20
34	RAR2-320L-140-3K7-3_1	20
35	RAR2-320L-140-3K7-3_1	30
36	RAR2-320L-140-3K7-3_1	20
37	RAR2-320L-140-3K7-3_1	20
38	RAR2-320L-140-3K7-5QW_1	20
39	RAR2-320L-140-3K7-5QW_1_1	20





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	P3.2	1	Back-Back	BEACON	RAR2-320L-140-3K7-3-U	19456	38912	133.2	266.4	0.850
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Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min
Full Area Calc_Planar	Illuminance	Fc	1.13	124.5	0.0	N.A.
North - NorthEast Property Line	Illuminance	Fc	0.25	0.9	0.0	N.A.
Existing Driveway	Illuminance	Fc	4.76	11.6	0.9	12.89
Existing Parking Lot #1	Illuminance	Fc	4.07	8.6	1.2	7.17
Existing Parking Lot #2	Illuminance	Fc	2.49	17.7	0.2	88.50
New Parking Lot #3	Illuminance	Fc	3.37	8.7	1.0	8.70
New Parking Lot #4	Illuminance	Fc	5.04	15.3	1.7	9.00

PROJECT NAME:
FOREST VIEW - 350 E. DUNDEE ROAD; WHEELING, IL

CLIENT NAME:
Forza Design & Consulting Inc.

Date:2/5/2026

Page 2 of 2

DRAWN BY:
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847.228.1199

PG CONTACT:
Janine Everly
Janine.Everly@pg-enlighten.com
773.682.8478

NO.	DATE	REVISION
1	XXX/XX/XXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

REVISIONS

NO.	DATE	REVISION
A	1-6-26	4TH FLOOR SHELL + INFRASTRUCTURE
A	1-23-26	APPROVED PUD MINOR AMENDMENTS
A	2-23-26	APPROVED PUD MINOR AMENDMENTS
A	3-16-26	APPROVED PUD MINOR AMENDMENTS
A	4-2-26	APPROVED PUD MINOR AMENDMENTS
A	4-17-26	APPROVED PUD MINOR AMENDMENTS
A		
A		
A		

NO.	DATE	REVISION
A	5-14-25	FIELD MODIFICATIONS
A	5-27-25	VILLAGE REVIEW
A	6-25-25	VILLAGE MODIFICATIONS/CLARIFICATIONS
A	7-16-25	SITE PLAN KEY REVISIONS ENTERED
A	8-7-25	SITE GUARD RAIL AT RETAINING WALL ADDED
A	10-7-25	PERMIT REVIEW REVISIONS
A	10-13-25	TRASH GATE COLUMN REBAR BY CHARGER FOUNDATION
A	10-28-25	PERMIT REVIEW CLARIFICATIONS ADDED
A	12-15-25	PERMIT REVIEW REVISIONS - EV INFO ADDED

NO.	DATE	REVISION
A	1-30-24	PERMIT REVISIONS
A	9-25-24	FIELD MODIFICATIONS
A	10-9-24	VILLAGE MODIFICATIONS
A	1-3-25	VILLAGE MODIFICATIONS
A	3-11-25	FACADE PROMING DETAILS
A	4-23-25	VILLAGE REVIEW
A	5-5-25	VILLAGE REVIEW

Date 1-30-24
Drawn By JSH
Checked By JSH / JSH

RENOVATION & ADDITION TO:
350 E. DUNDEE RD.
WHEELING, IL.

FOREST VIEW DEVELOPMENT

CIVIL ENGINEERING - PHOTOMETRICS

J. Scott MacKay, Architect
30 Blue Spruce Lane
Glendale Heights, IL 60139
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J.ScottMacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions

Cad Drawing
24001C109

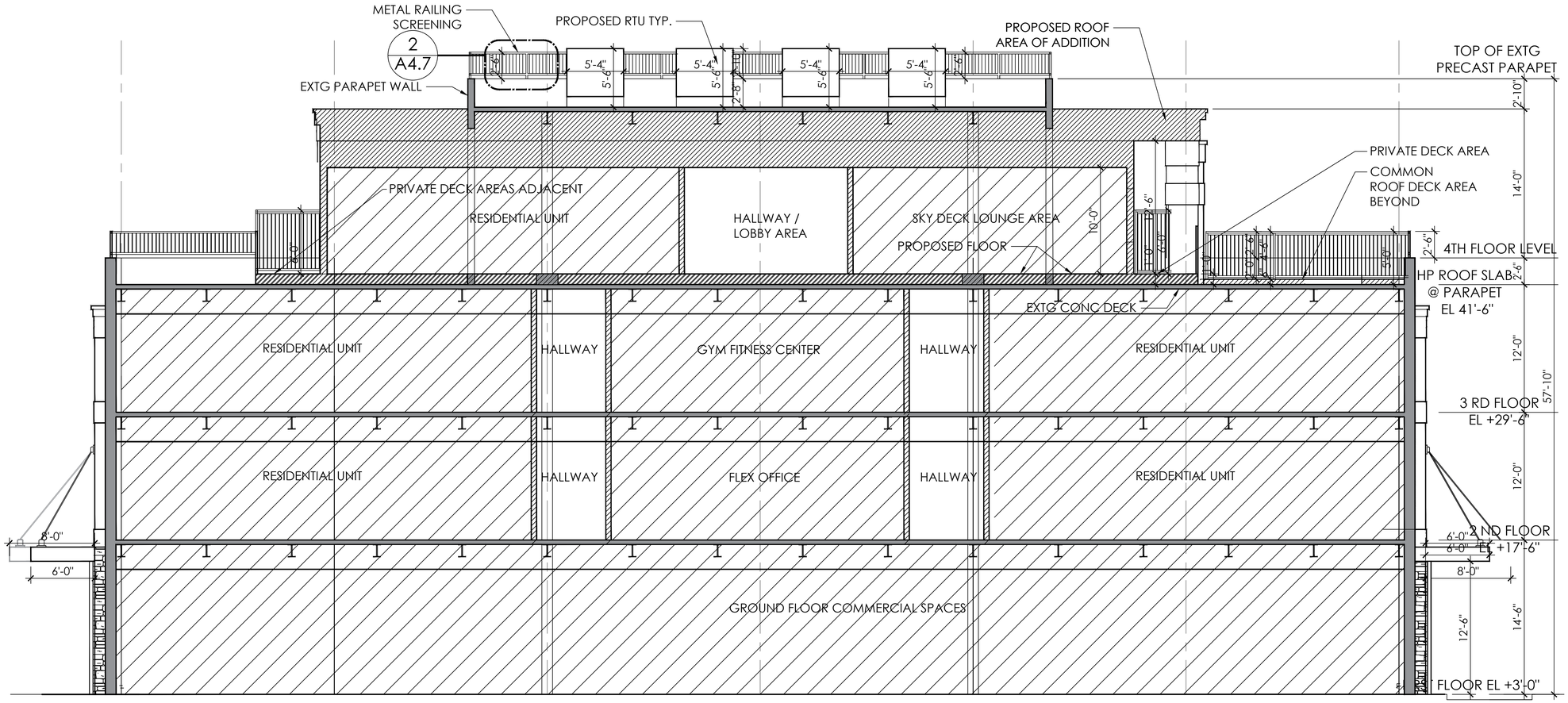
Project Number
24001

Sheet Number
C109

CIVIL ENGINEERING - PHOTOMETRICS
PROVIDED BY OTHERS
NO SCALE

NOTE: SHEET MEANS ITS ENTIRETY AS OF REV. 15





1 A4.7 PROPOSED BUILDING SECTION
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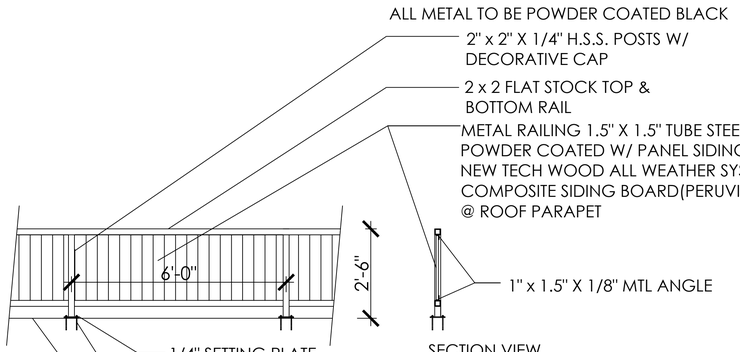

2 A4.7 PROPOSED SCREENING DETAIL
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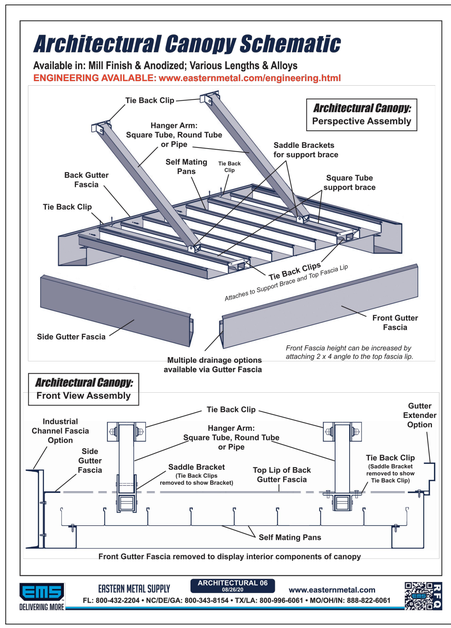

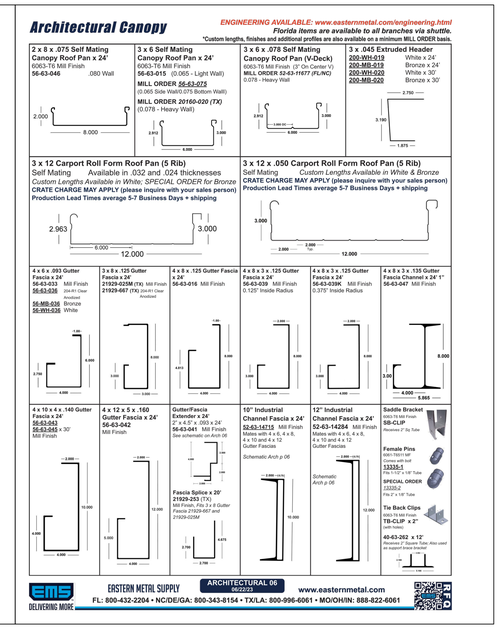

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED BUILDING SECTION & AWNING DETAIL

Sheet Number

A4.7

ORDINANCE NO. 5678 Docket No. PPUD23-0001

ORDINANCE GRANTING SPECIAL USE FOR FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE FOREST VIEW MIXED-USE DEVELOPMENT (350 E. DUNDEE ROAD)

WHEREAS, the Plan Commission of the Village of Wheeling held a public meeting on August 14, 2024, to consider a petition by Forest View, LLC, property owner, seeking Special Use approval for Final Planned Unit Development (PUD) to redevelop the existing three-story office building to a four-story mixed-used commercial/residential building for the property located at 350 E. Dundee Road, Wheeling, Illinois (hereinafter referred to as the "Subject Site"), currently in the MXC Commercial/Residential Mixed Use Zoning District; and

WHEREAS, the current petition is associated with and contingent upon approval of Docket No. PSUBFP24-0002, a petition for final plat of subdivision approval for the subject site; and

WHEREAS, the Plan Commission has submitted its Findings of Fact and Recommendation to the President and Board of Trustees, recommending approval, by a vote of 7 ayes and 0 nays; and

WHEREAS, the President and Board of Trustees deem it to be in the best interest of the Village to approve the Special Use for Final Planned Unit Development as described in this ordinance, thus granting the petitioner's request, subject to conditions;

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS:

Section A

This Board of Trustees, after considering the Findings of Fact and Recommendation of the Plan Commission and other matters properly before it, hereby finds:

- The special use is necessary for the public convenience at that location;
- That the special use as requested will not alter the essential character of the area in which it is to be located;
- That the location and size of the special use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, will be in harmony with the appropriate, and orderly development of the district in which it is located;
- The location, nature, and height of buildings, walls, and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof;

- That the parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, entrance and exit drives shall be laid out as to prevent traffic hazards and nuisances; and
- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.

Section B

The Special Use for a Final Planned Unit Development is hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09, Planned Unit Developments and associated sections, for a mixed-use development consisting of commercial and residential apartment land uses to be known as Forest View, located at 350 E. Dundee Road, Wheeling, Illinois, hereinafter legally described:

PARCEL 1
LOT 1 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 1 TAKEN OR CONDEMNED IN CASE NUMBER 94LS04S6, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD. WHEELING, ILLINOIS
PIN 03-01-300-020-0000

PARCEL 2
LOT 2 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS
PIN 03-01-300-021-0000

PARCEL 3
THAT PART OF SECTION 1, TOWNSHIP 42 NORTH. RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF DUNDEE ROAD, A DISTANCE OF 572.20 FEET EASTERLY OF THE INTERSECTION OF SAID CENTER LINE, WITH THE CENTER LINE OF MILWAUKEE ROAD(NOW MILWAUKEE AVENUE); THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 165 FEET; THENCE WESTERLY PARALLEL WITH THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF THIS TRACT AND AT RIGHT ANGLES TO CENTER LINE OF DUNDEE ROAD, 165.00 FEET TO THE CENTER LINE OF SAID DUNDEE ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET TO

THE POINT OF BEGINNING, (EXCEPTING THERE FROM THE SOUTH 33 FEET OF SAID TRACT CT LAND), AND EXCEPT THAT PART OF THE LAND TAKEN OR CONDEMNED IN CASE NUMBER 94L50919. IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS
PIN 03-01-300-009-0000

Section C

The Special Use granted in Section B of this ordinance is subject to the following plans and exhibits, hereinafter referred to as "Final PUD Plans" and attached hereto as Exhibit A, and are hereby granted under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09 Planned Unit Developments, which the Final Planned Unit Development shall be developed substantially in conformance with:

- Project Description letter prepared by Shapiro & Associates dated 3/18/2023
- PUD Departures List received by the Village on 7/11/2024
- Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024
- Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024
- Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204
- Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024
- Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024
- Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024
- Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240
- UNILOCK Paver Specifications
- Irrigation Plan prepared by Reinders dated 3/10/2024
- Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024
- Lighting Plan by PG Enlighten dated last revised 7/4/202)
- Emergency Parking Plan (Staff)
- Parking Plan prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Bike Rack Specification Sheet
- Three Rivers Gold Slate Specification Sheet
- New Tech Wood Composite Paneling Specification Sheet
- Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Traffic Study prepared by Toberman & Associates dated 6/6/2024
- Opinion of Probable Cost for Landscape Improvements dated 7/8/2024
- Engineers Opinion of Probable Cost prepared by Norman J. Toberman & Associates LLC dated 6/6/2024

Section D

The final approval of the Final PUD Plans granted in Section C of this Ordinance includes the following relief from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.09 Planned Unit Developments:

1. Increase building height: Establish the existing building height of 57 feet 10 inches (50-foot maximum building height not to exceed four stories required).
2. Covered parking requirement: No covered spaces provided (48 covered spaces required).
3. Reduction in minimum unit size / sq. ft. minimum studio apartment rental size reduction: Seven residential rental units proposed a minimum of 567 sq. ft., 675 sq. ft. minimum floor area required.
4. Parking Ratio Reduction – Medical Office: Established parking requirements for the Medical Office at one space per 250 sq. ft. (two spaces per exam room plus one space per employee required).

Section E

The approval granted in Sections B and C of this Ordinance shall be further subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 – Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained from the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Section F

This ordinance shall be in full force and effect from and after its passage and approval, according to law.

Trustee RUFFATTO moved, seconded by Trustee KRUEGER that Ordinance No. 5678 be passed, this 16th day of September, 2024.

President Horcher	Aye		
Trustee Krueger	Aye	Trustee Ruffatto	Aye
Trustee Lang	Aye	Trustee Vito	Aye
Trustee Papantos	Aye	Trustee Vogel	Aye

ADOPTED this 16th day of September 2024, by the President and Board of Trustees of the Village of Wheeling, Illinois.

Patrick Horcher, Village President

ATTEST :

Kathryn M. Brady, Village Clerk

VILLAGE OF WHEELING, COOK AND LAKE COUNTIES ILLINOIS CORPORATE SEAL

APPROVED AS TO FORM:

Village Attorney

PUBLISHED in pamphlet form this 17th day of September 2024, by order of the Corporate Authorities of the Village of Wheeling, Cook and Lake Counties, Illinois. Illinois.

VILLAGE OF WHEELING

ORDINANCE NO. 5678

ORDINANCE GRANTING SPECIAL USE FOR FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE FOREST VIEW MIXED-USE DEVELOPMENT (350 E DUNDEE ROAD)
[DOCKET NO. PPUD23-0001]

APPROVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF WHEELING THIS 16th DAY OF SEPTEMBER 2024

Published in Pamphlet form this 17th day of September 2024, by order of the Corporate Authorities of the Village of Wheeling, Cook, and Lake Counties, Illinois.

VILLAGE OF WHEELING

ORDINANCE NO. 5678

ORDINANCE GRANTING SPECIAL USE FOR FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE FOREST VIEW MIXED-USE DEVELOPMENT (350 E DUNDEE ROAD) [DOCKET NO. PPUD23-0001]

ADOPTED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF WHEELING

Published in pamphlet form by authority of the Corporate Authorities of the Village of Wheeling, Cook, Lake County, Illinois this 17th day of September 2024.

[Note: When an ordinance is published in pamphlet form, the Municipal Clerk should fill out the following certificate.]

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

CERTIFICATE

I, Kathryn M. Brady, certify that I am the duly elected and acting Municipal Clerk of the Village of Wheeling, Cook & Lake Counties, Illinois.

I further certify that on September 16, 2024, the Corporate Authorities of such municipality passed and approved Ordinance No. 5678 entitled **"Ordinance Granting Special Use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development (350 E Dundee Road) [Docket No. PPUD23-0001]"** which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 5678, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on September 17, 2024, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Wheeling, Illinois, 16th day of September 2024.

(SEAL)

Kathryn M. Brady - Municipal Clerk

Exhibit A

Project Description letter prepared by Shapiro & Associates dated 3/18/2023
PUD Departures List received by the Village on 7/11/2024
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Engineers Opinion of Probable Cost prepared by Norman J. Toberman & Assoc. LLC dated 6/6/2024

(Attached)

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B
Northbrook, IL 60062
Phone: (312) 763-9640
Fax: (312) 763-9640
info@shapiroassociateslaw.com

March 18, 2023

Ross Klicker
Director of Community Development
The Village of Wheeling
2 Community Blvd.
Wheeling, IL 60090

Re: 350 E Dundee Road, Wheeling, IL 60090

Dear Mr. Klicker:

350 E Dundee Road, located at the northeast corner of E. Dundee Road and N. Milwaukee Avenue (The "Property"), is a three-story structure covering a footprint of 22,836 sq. ft., with a total building space of 73,932 sq. ft. It is currently zoned as B3 General Commercial and Office District and is comprised of existing office buildings, which have been vacant for many years. With the current business trends now establishing remote work as a permanent fixture, many companies are abandoning office spaces faster than they were once expanding, leaving more vacancies in these existing buildings that once held full occupancy.

One of the components of the recently approved Milwaukee Corridor Study (the "Study") addresses certain opportunity sites. As you know, opportunity sites 6 and seven 7 are generally located at the corner of Milwaukee Avenue and Dundee Road. According to the Study, design concepts for this area propose a new mixed-use hub with commercial uses fronting Milwaukee Avenue, multi-family residential tucked off a shared street environment, and a new community open space giving visitors and residents access to the Des Plaines River. It appears from looking at opportunity sites 6 and 7 that while not specifically identified for our parcel they show office (6) and residential/commercial (7). Site 7 in particular shows multi-family residential. As such, the proposed mixed-use development is consistent with the concepts in the Study and it contains many of the components reflected in the adjacent opportunity sites.

The proposed project seeks to respond to the current market conditions and make the property more productive. In this light as well as staff's comments, we have evaluated and analyzed the site and have determined that the previously proposed Building #2 is not economically feasible. Accordingly, we propose a mixed–use renovation of Building #1 in addition to new parking lots to better the proposed uses.

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B
Northbrook, IL 60062
Phone: (312) 763-9640
Fax: (312) 763-9640
info@shapiroassociateslaw.com

The project contemplates a proposed four-story renovated building with no change to the existing footprint. The new building would include projected 22,836 of commercial uses on the ground floor, and approximately about 60,000 sq feet of residential units.

The plan includes landscaping along both Dundee Road and Milwaukee Ave as well as new circulation paths to both streets to bring people to the site, It also includes a winding walk that extends go among the existing trees from Milwaukee Road and a circulation path that will feature new lighting, park benches, and native plantings. You will see that the project provides for paver walkways that will further enhance the proposed uses in context to the surrounding area.

In addition, the proposed development will have an ample amount of indoor and outdoor amenity spaces. For instance, the first floor will have a packaging, and a mailroom area that will house residents' packages and an indoor bike storage. The 2nd floor will have a+/-3,000 sq ft flex shared working space and 1,864 sq ft of resident storage space. The third floor will have an 1834 sg ft fitness facility, featuring 800 sq ft business center within and +/-3,000 sq ft flex shared working space.

The proposed development is in collaboration with Alex Samoylovich who has sourced, invested in, and managed hundreds of transactions. His current portfolio consists of 23 multifamily assets (3,950 units) either stabilized, leasing up, or under construction.

Included please find our concept plan application, revised site plan, and other materials for the Village for review and comment. We look forward to presenting our vison for the development of the property. In the meantime, should you have any questions, please feel free to contact me.

Please feel free to reach out should you have any questions.

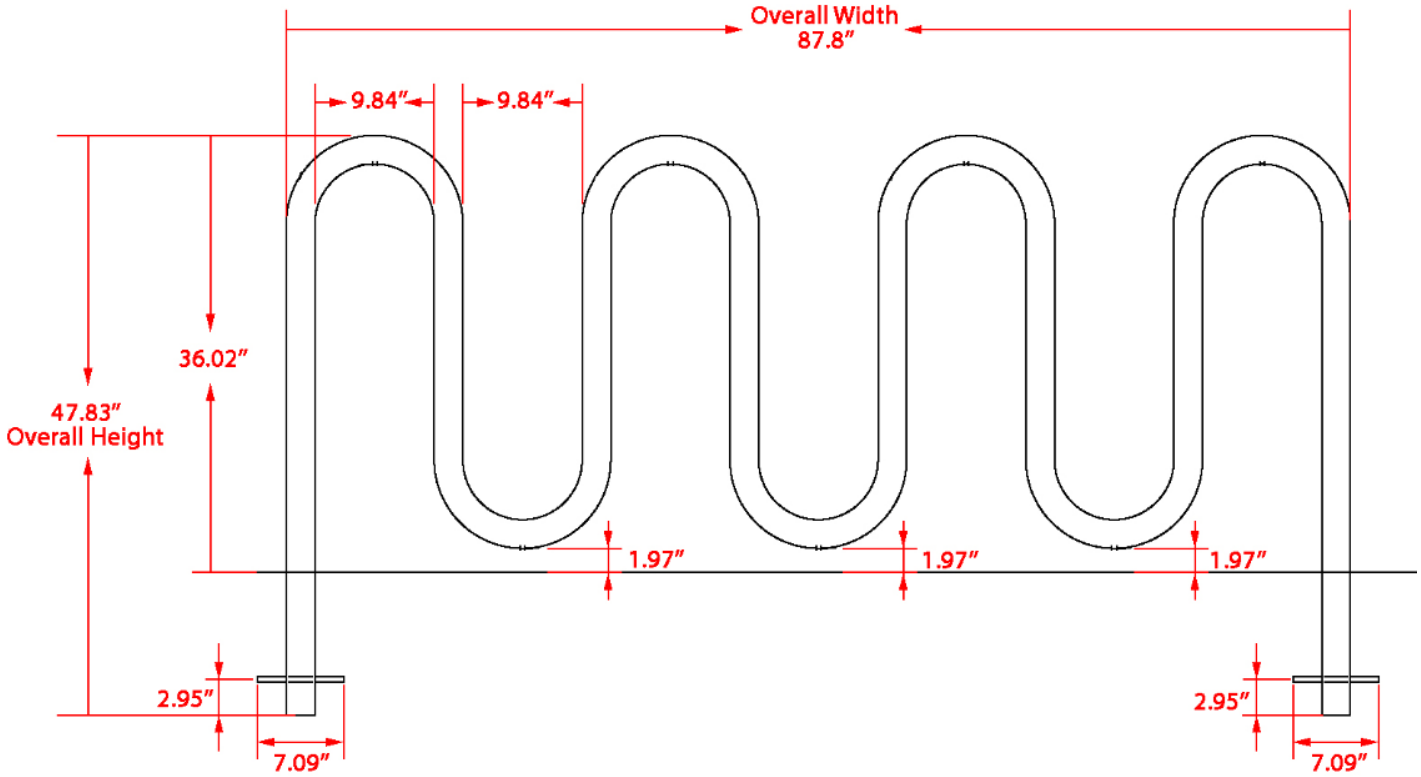
Sincerely,



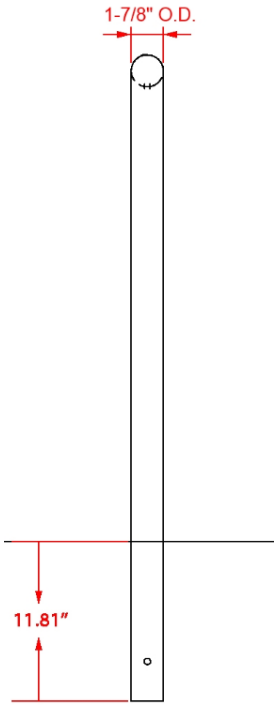
Dan Shapiro

Specification Sheet

Park-It 9 Bike Rack, Inground



Front View

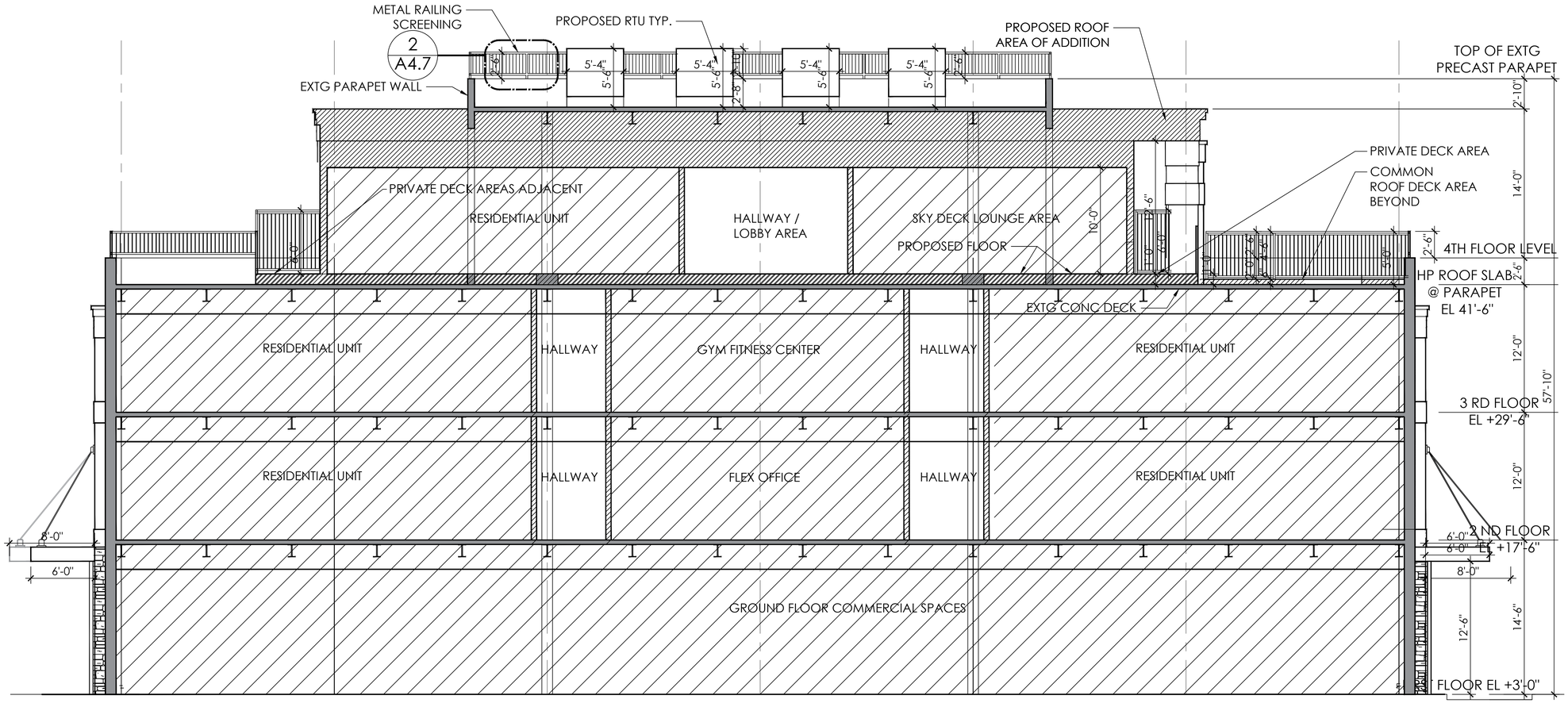


Side View

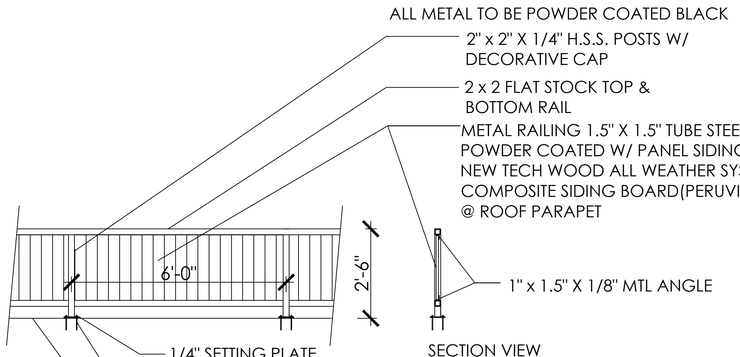
Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	87.8” w x 47.83” h Above ground: 87.8” w x 36.02” h	64 lbs.

Type of Mount: Inground mount

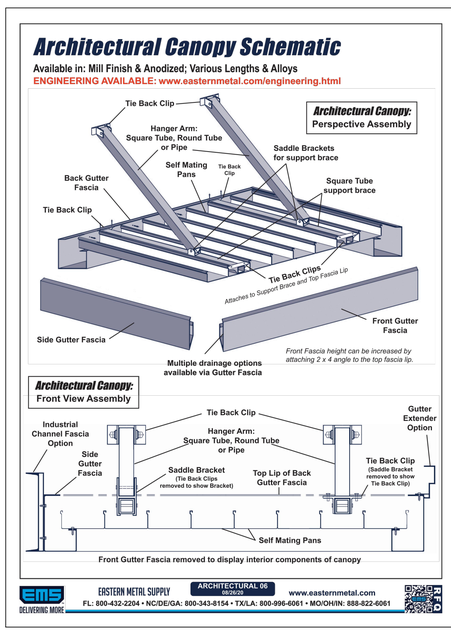
Size of Tubing: 1-7/8” O.D. x 11-gauge

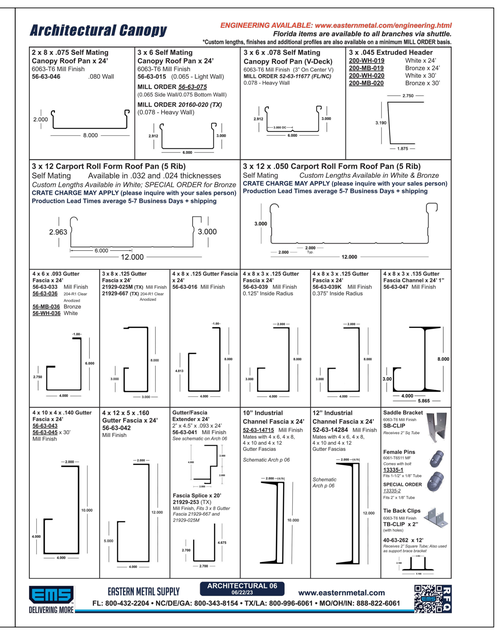


1 A4.7 PROPOSED BUILDING SECTION
SCALE:1/8"=1'-0"



2 A4.7 PROPOSED SCREENING DETAIL
SCALE:1/8"=1'-0"





FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
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PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED BUILDING SECTION & AWNING DETAIL

Sheet Number

A4.7

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1 / A5.1 PROPOSED SOUTH ELEVATION (DUNDEE ROAD)
SCALE: 1/8"=1'-0"



2 / A5.1 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY TAGS: (EXISTING)

1. EXTG PRE-CAST CONCRETE
2. EXTG 1" BRONZE INSULATING GLASS IN NEOPRENE GASKETS
3. EXTG 1" BRONZE INSULATING GLASS IN BRONZE COLOR ANODIZED ALUM FRAMES
4. EXTG 1/4" TEMP BRONZE GLASS IN BRONZE ANOD. ALUM. FRAME
5. EXTG METAL LOUVERS
6. EXTG BRONZE ANOD.ALUM. FACING
7. EXTG 1/8" BRONZE ANOD.ALU.PLATE COL.COVERS
8. EXTG BRONZE ANODIZED EXTRA. ALUM. FACING
9. EXTG REGLET IN PRE-CAST FOR MTL FLASHING
10. EXTG 1/4" TEMP BRONZE GL
11. EXTG 3/16" B.P. GLASS
12. EXTG NIGHT DEPOSITORY

ELEVATION KEY TAGS: (PROPOSED)

13. E.I.F.S.- STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: TUMBLEWEED 30 01011
14. E.I.F.S.-1" DEEP ASCENT: STO-QUICK SILVER DRAINSCREEN COLOR: (SYNTHETIC STUCCO) TUMBLEWEED 30 01011
15. MSI THREE RIVERS GOLD LEDGER PANEL 6" X 24" NATURAL SLATE WALL TILE
16. PANEL SIDING - NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD (PERUVIAN TEAK)
17. E.I.F.S.- STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: MARBLE WHITE 80 01008
18. E.I.F.S. CORNICE 4" DEEP: STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: TUMBLEWEED 30 01011
19. 4" ALUMINUM DOWN SPOUT
20. PROPOSED LOCATION OF ROOF TOP UNIT
21. EXTERIOR PAINT: MARBLE WHITE 80 01008
22. 3'-0" X 7'-0" ALUMINUM STOREFRONT DOOR
23. 6'-0" X 7'-0" ALUMINUM STOREFRONT DOOR
24. 1" INSULATED GLAZING WITH INSULATED ALUMINUM FRAME (BRONZE DARK COLOR)
25. METAL RAILING 1.5" X 1.5" TUBE STEEL BLACK POWDER COATED W/ PANEL SIDING INSERT- NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD(PERUVIAN TEAK) @ ROOF PARAPET
26. CUSTOM FABRICATED METAL AWNING, BLACK FRAME & ACCESSORIES
27. OPAQUE GATES ON GARBAGE ENCLOSURES REQUIRED. PROPOSED GATES TO BE STAINED CEDAR PANELS.

OFFICE: 708-306-8000
FAX:708-345-6585

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DESIGN & CONSULTING INC.

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MELROSE PARK, IL 60160

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PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ELEVATIONS

Sheet Number

A5.1

ELEVATION KEY TAGS: (EXISTING)

1. EXTG PRE-CAST CONCRETE
2. EXTG 1" BRONZE INSULATING GLASS IN NEOPRENE GASKETS
3. EXTG 1" BRONZE INSULATING GLASS IN BRONZE COLOR ANODIZED ALUM FRAMES
4. EXTG 1/4" TEMP BRONZE GLASS IN BRONZE ANOD. ALUM. FRAME
5. EXTG METAL LOUVERS
6. EXTG BRONZE ANOD.ALUM. FACING
7. EXTG 1/8" BRONZE ANOD.ALU.PLATE COL.COVERS
8. EXTG BRONZE ANODIZED EXTRA. ALUM. FACING
9. EXTG REGLET IN PRE-CAST FOR MTL FLASHING
10. EXTG 1/4" TEMP BRONZE GL
11. EXTG 3/16" B.P. GLASS
12. EXTG NIGHT DEPOSITORY

ELEVATION KEY TAGS: (PROPOSED)

13. E.I.F.S.- STO-QUICK SILVER DRAINSCREEN (SYNTHETIC STUCCO) COLOR: TUMBLEWEED 30 01011
14. E.I.F.S.-1" DEEP ASCENT: STO-QUICK SILVER DRAINSCREEN COLOR: (SYNTHETIC STUCCO) TUMBLEWEED 30 01011
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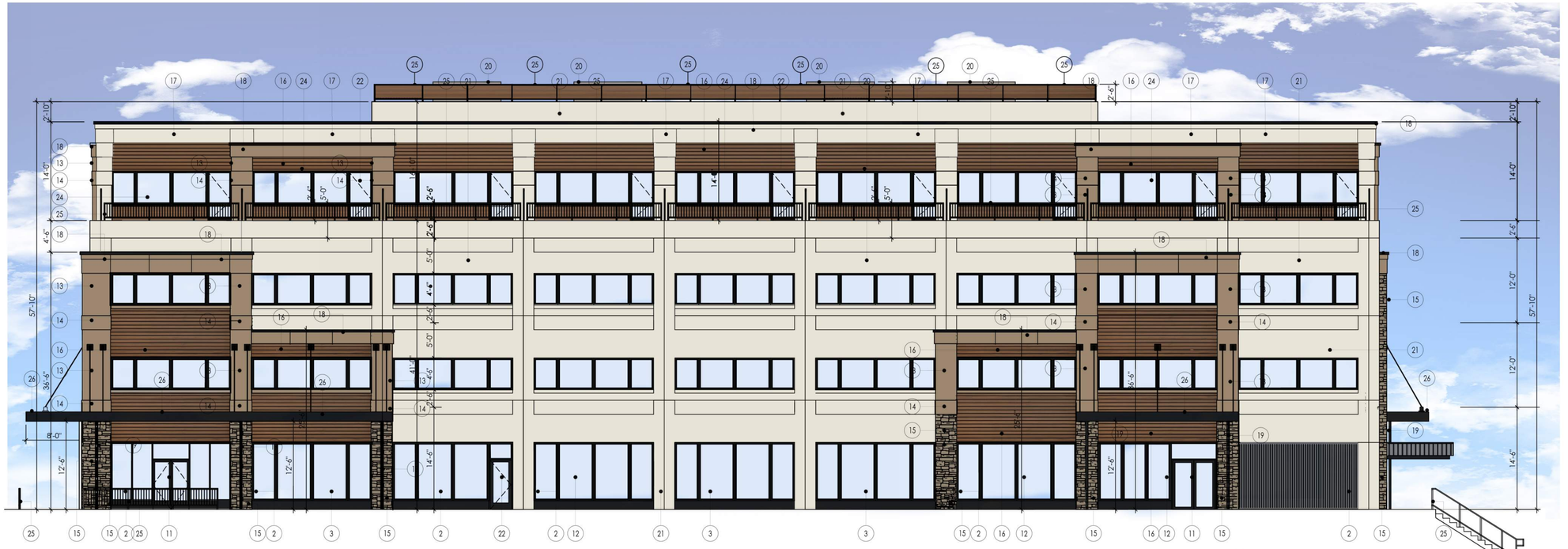
27. OPAQUE GATES ON GARBAGE ENCLOSURES REQUIRED. PROPOSED GATES TO BE STAINED CEDAR PANELS.



1 A5.2 PROPOSED EAST ELEVATION
SCALE:1/8"=1'-0"



2 A5.2 PROPOSED WEST ELEVATION
SCALE:1/8"=1'-0"

OFFICE: 708-306-8000
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PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ELEVATIONS

Sheet Number

A5.2

FORZA
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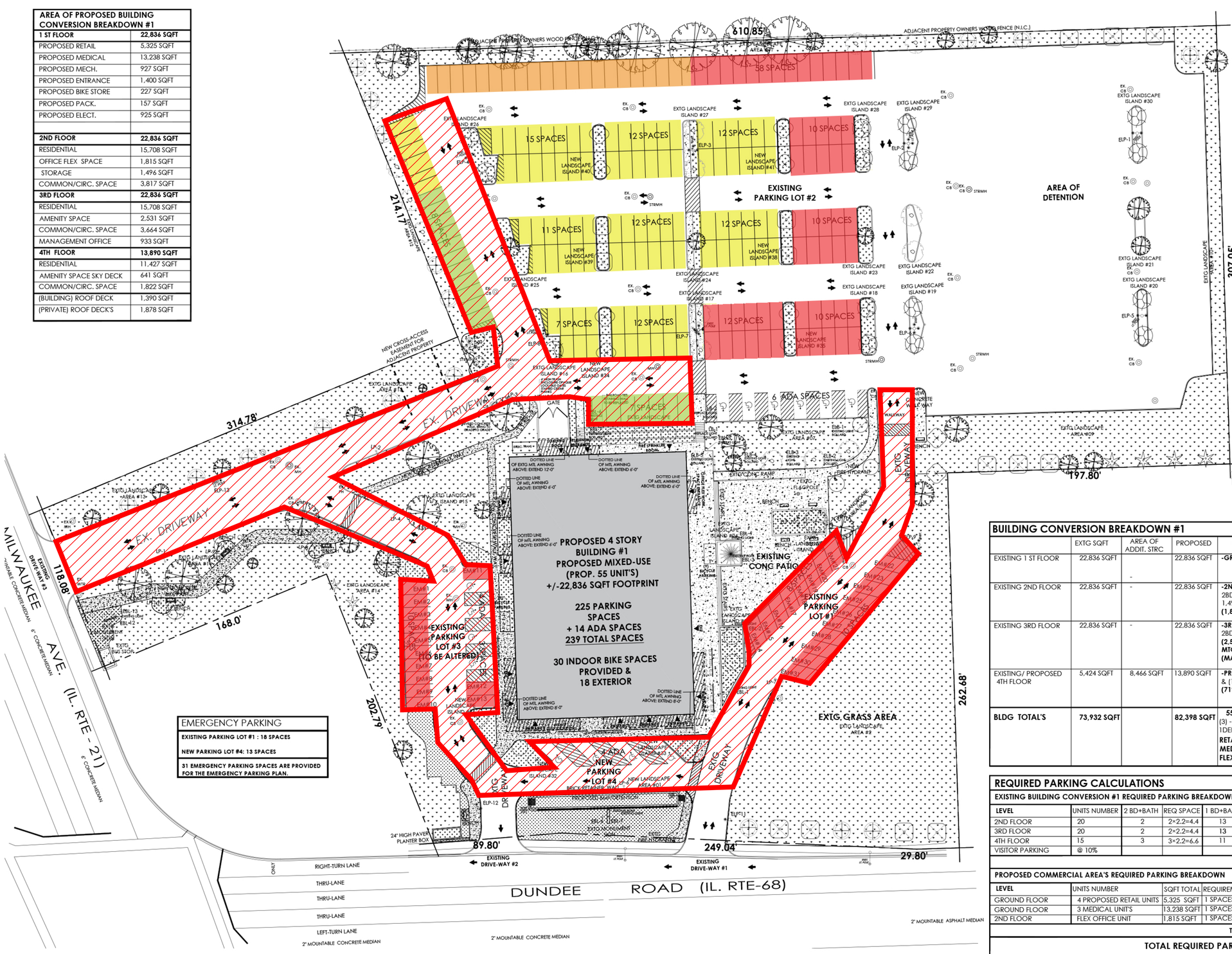
AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1	
1 ST FLOOR	**22,836 SQFT**
PROPOSED RETAIL	5,325 SQFT
PROPOSED MEDICAL	13,238 SQFT
PROPOSED MECH.	927 SQFT
PROPOSED ENTRANCE	1,400 SQFT
PROPOSED BIKE STORE	227 SQFT
PROPOSED PACK.	157 SQFT
PROPOSED ELECT.	925 SQFT
2ND FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
OFFICE FLEX SPACE	1,815 SQFT
STORAGE	1,496 SQFT
COMMON/CIRC. SPACE	3,817 SQFT
3RD FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
AMENITY SPACE	2,531 SQFT
COMMON/CIRC. SPACE	3,664 SQFT
MANAGEMENT OFFICE	933 SQFT
4TH FLOOR	**13,890 SQFT**
RESIDENTIAL	11,427 SQFT
AMENITY SPACE SKY DECK	641 SQFT
COMMON/CIRC. SPACE	1,822 SQFT
(BUILDING) ROOF DECK	1,390 SQFT
(PRIVATE) ROOF DECK'S	1,878 SQFT



1 A3.0 PROPOSED PARKING PLAN
SCALE: 1/32"=1'-0"
0 8 16 32 64
1/32"=1'-0"
NORTH

BUILDING CONVERSION BREAKDOWN #1				
	EXTG SQFT	AREA OF ADDIT. STRC	PROPOSED	PROPOSED USE & DESCRIPTION
EXISTING 1 ST FLOOR	22,836 SQFT	-	22,836 SQFT	**-GROUND FLOOR, COMMERCIAL AREAS: 7 UNITS** -4 PROPOSED RETAIL UNITS: 5,325 SQFT -3 PROPOSED MEDICAL / DENTAL UNITS: 13,238 SQFT
EXISTING 2ND FLOOR	22,836 SQFT	-	22,836 SQFT	**-2ND FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS & 1,496 SQFT OF RESIDENTIAL STORAGE **(1,815 SQFT OF FLEX OFFICE SPACE)**
EXISTING 3RD FLOOR	22,836 SQFT	-	22,836 SQFT	**-3RD FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS **& (2,531 SQFT OF RESIDENTIAL AMENITIES : LOUNGE/PARTY ROOM, 3 - PRIVATE MTG RM, &GYM)** **(MANAGEMENT OFFICE: 933 SQFT)**
EXISTING/ PROPOSED 4TH FLOOR	5,424 SQFT	8,466 SQFT	13,890 SQFT	**-PROPOSED 4TH FLOOR: 13,890 SQFT (15 RESIDENTIAL UNITS** (3) - 2BD &2 BATH, & (11) - 1BD & 1 BATH & (1) STUDIO W/ 1,878 SQFT OF PRIVAT ROOF DECKS **(719 SQFT ENCLOSED ROOF TOP ACCESS 1,390 SQFT EXTERIOR ROOF DECK)**
BLDG TOTAL'S	**73,932 SQFT**		**82,398 SQFT**	**55 RESIDENTIAL UNITS** (3) - 2BD & 2 BATH, (2) - 2BD &1.5 BATH, (2) - 2BD &1 BATH, (12) - 1BD / 1DEN &1 BATH, (25) - 1BD & 1 BATH, & (11) STUDIOS **RETAIL UNITS** - 5,325 SQFT (4 UNITS) PROPOSED SIZES VARY **MEDICAL UNITS** - 13,238 SQFT (3 UNITS) PROPOSED SIZES VARY **FLEX OFFICE UNIT** - 1,815 SQFT (2ND FLOOR)

REQUIRED PARKING CALCULATIONS								
EXISTING BUILDING CONVERSION #1 REQUIRED PARKING BREAKDOWN								
LEVEL	UNITS NUMBER	2 BD+BATH	REQ SPACE	1 BD+BATH	REQ SPACE	STUDIO'S	REQ SPACE	**TOTAL REQ SPACE**
2ND FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
3RD FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
4TH FLOOR	15	3	3×2.2=6.6	11	11× 1.7=18.7	1	1× 1.7=1.7	27
VISITOR PARKING	@ 10%							9.7
								PROPOSED RESIDENTIAL PARKING REQUIRED=106.7 SPACES REQ'D
PROPOSED COMMERCIAL AREA'S REQUIRED PARKING BREAKDOWN								
LEVEL	UNITS NUMBER		SQFT TOTAL	REQUIREMENT				**TOTAL REQ SPACE**
GROUND FLOOR	4 PROPOSED RETAIL UNITS		5,325 SQFT	1 SPACES PER 250SQFT GFA				21.3
GROUND FLOOR	3 MEDICAL UNIT'S		13,238 SQFT	1 SPACES PER 250SQFT GFA				52.952
2ND FLOOR	FLEX OFFICE UNIT		1,815 SQFT	1 SPACES PER 250SQFT GFA				7.26
								TOTAL BLDG COMMERCIAL PARKING REQUIRED=81.512 SPACES REQ'D

TOTAL REQUIRED PARKING FOR PROPOSED DEVELOPMENT = 188.212 SPACES

TOTAL PARKING PROVIDED = 239 SPACES

COMMERCIAL PARKING PROVIDED=	**87 SPACES**
EMPLOYEE PARKING PROVIDED=	**20 SPACES**
RESIDENTIAL PARKING PROVIDED=	**98 SPACES**
RESIDENTIAL VISITOR PARKING PROVIDED=	**20 SPACES**
ADA PARKING PROVIDED =	**14 SPACES**

TOTAL BIKE PARKING PROVIDED = 48 BIKE SPACES
30 INDOOR & 18 PUBLIC

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24

Sheet Title

PROPOSED OVERALL SITE PLAN PARKING LAYOUT & CALC'S

Sheet Number

A2.1

FINAL
PROPOSED SITE IMPROVEMENTS
FOR FOREST VIEW, LLC
350 E. DUNDEE ROAD
WHEELING, ILLINOIS 60090
(ZONING DISTRICT B-3)

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2012 AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED, LATEST EDITION, REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED IN THESE PLANS OR THE SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITY LOCATIONS AND ELEVATIONS, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING UNDERGROUND UTILITIES OR SURFACE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNS, BARRICADES, AND FENCES AS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW AND SHALL TAKE ADDITIONAL SAFETY MEASURES NECESSARY TO PROTECT ABUTTING PROPERTIES, UTILITIES, PEDESTRIANS, AND TRAFFIC.
7. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH APPLICABLE IDOT HIGHWAY STANDARDS.
8. THE CONTRACTOR SHALL NOTIFY RESIDENTS 24 HOURS PRIOR FOR POND ACCESS PATHWAYS AND SHALL USE A VILLAGE APPROVED DOOR HANGER CARD WITH ALL IMPORTANT CONSTRUCTION SCHEDULE INFORMATION DISPLAYED.
9. THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS TO THE ADJACENT PROPERTIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES.
10. FOR TREES TO BE SAVED, TEMPORARY FENCE PROTECTION SHALL BE PLACED AROUND THE PERIMETER OF ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM THE CONTRACTOR'S OPERATIONS. ANY TREES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE VILLAGE OR HOME OWNERS ASSOCIATION.
11. ALL ELEVATIONS ARE BASED ON NAVD '88 DATUM.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND STAKING, WHICH SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS AND PROPERTY CORNERS PRIOR TO CONSTRUCTION.

EROSION CONTROL AND RESTORATION NOTES

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND TOWNSHIP REQUIREMENTS. IN CASES OF CONFLICT, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. THE CONTRACTOR SHALL BE THE RESPONSIBLE PARTY FOR EROSION CONTROL FOR THE DURATION OF CONSTRUCTION.
3. THE EROSION CONTROL SHOWN IS THE MINIMUM REQUIRED FOR THE SITE. THE VILLAGE OF WHEELING AND ITS GOVERNING BODIES MAY REQUIRE ADDITIONAL MEASURES BE INSTALLED AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
4. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEEDING WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH IDOT SECTION 280.
6. ALL OPEN-LID DRAINAGE STRUCTURES SHALL BE PROTECTED BY FILTER BASKETS PLACED BETWEEN THE FRAME AND LID OF THE STRUCTURE. FILTER BASKETS SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED OR PAVING IS COMPLETED. FILTER BASKETS SHALL BE IN ACCORDANCE WITH IDOT SECTION 1081.15.
7. THE SEEDING SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL GROWING SEASON (APRIL TO OCTOBER) FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE TOTAL PROJECT AS ESTABLISHED BY THE ENGINEER FOR LOSS DUE TO FAULTY MATERIALS, WORKMANSHIP OR PROCEDURE.
8. CONTRACTOR RESPONSIBLE FOR ANY SWPPP EROSION CONTROL PLAN AS REQUIRED BY THE VILLAGE OF WHEELING OR THE US ARMY CORP OF ENGINEERS.

EROSION CONTROL CONSTRUCTION SEQUENCE:

A. CONTRACTOR SHALL INSTALL SILT FENCE AT LOCATIONS INDICATED PRIOR TO THE START OF EXCAVATION AND MOBILIZATION FOR THE POND BANK REPAIRS.
B. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES PRIOR TO THE START OF WORK.
C. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL NEW & REPAIRED STORM STRUCTURES IMMEDIATELY UPON COMPLETION OF THE INSTALLATION/REPAIR.
D. CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING OR PERMANENT SEEDING AND EROSION CONTROL BLANKET WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN ANY AREA.

INSPECTION / MAINTENANCE SCHEDULE:

A. CONTRACTOR SHALL INSPECT SILT FENCE AND INLET PROTECTION MEASURES WEEKLY AND WITHIN 24 HOURS AFTER ANY STORM OF 0.5 INCHES OR GREATER RAINFALL. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY FOLLOWING INSPECTION.
B. CONTRACTOR SHALL CONDUCT STREET SWEEPING AS NEEDED AND AS DIRECTED BY THE ENGINEER OR VILLAGE TO REMOVE ACCUMULATED SEDIMENT.
C. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM VEHICULAR AND FOOT TRAFFIC.
D. ANY AREAS WHERE SEEDLING EMERGENCE IS POOR OR EROSION OCCURS SHALL BE RESEEDED.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS IN THE FIELD.
2. ALL TRENCHES UNDER OR WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, SIDEWALKS, OR BUILDINGS SHALL BE BACKFILLED WITH CA-6 GRANULAR MATERIAL MECHANICALLY COMPACTED IN SIX-INCH HORIZONTAL LAYERS. EACH LAYER SHALL BE EVENLY SPREAD, MOISTENED (OR DRIED, IF NECESSARY), AND THEN TAMPED OR ROLLED UNTIL 90 PERCENT RELATIVE COMPACTION IS ACHIEVED.
3. ALL DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. THIS SHALL BE INCIDENTAL TO THE COST OF THE STRUCTURE.
4. EXISTING RESIDENTIAL SUMP PUMP DISCHARGE LINES AND ANY DRAIN TILES ENCOUNTERED DURING INSTALLATION OF THE STORM SEWERS SHALL BE EXTENDED INTO THE PONDS BELOW THE NORMAL WATER LINE.

PERMIT & FILE LOG

VILLAGE OF WHEELING PERMIT-# _____



LOCATION MAP

N.T.S.

PARCEL 1: LOT 1 IN MAIN BANK SUBDIVISION, PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS-1& 2, TOWNSHIP-42 NORTH RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF LOT 1 CONDEMNED IN CASE NUMBER 94L50456, IN COOK CO. , IL.

PARCEL 2: LOT 2, SECTION-1&2, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M. IN COOK CO. , IL.

PARCEL 3: SECTION-1, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF THE LAND CONDEMNED IN CASE NUMBER 94L50919, IN COOK CO. , IL.

CIVIL ENGINEERING: INDEX OF SHEETS

C-1 TITLE SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 DEMOLITION PLAN
C-4 SITE PLAN
C-5 UTILITY PLAN
C-6 GRADING PLAN
C-7 SIDEWALK EXHIBIT
C-8 IMPERVIOUS AREA EXHIBIT

STOP

CALL TOLL FREE. 1-800/#892-0123
48 HOURS BEFORE YOU DIG.

Whether you're digging a foundation or just planting a tree, make sure you call JULIE first. JULIE is a free notification service that alerts utility companies of planned digging activities in areas with underground utility facilities.
Underground facilities can be damaged or ruptured by a shovel blade or other digging equipment. Avoid the pain and cost of damaging buried utilities...call before you dig.
State law now requires you to call JULIE two working days before you dig.

JULIE, INC.

F.E.M.A. REFERENCE MARK: RM 68-2

DESCRIPTION:
* CHISLED SQUARE @ SWX BRIDGE OVER DRAINAGE DITCH, S. SIDE OF DUNDEE ROAD
1929 U.S.G.S. DATUM ELEVATION- 647.21
* BENCHMARK USED BY TFW SURVEY CHECK OF FEMA & DIVERSION CHANNEL BENCHMARKS

PROJECT BENCHMARK:
NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED IN THE PARKWAY OF E. DUNDEE RD. ELEVATION = 646.17 NAVD.88 DATUM

FEDERAL EMERGENCY MANAGEMENT AGENCY / COND. LETTER OF MAP REVISION-CASE ID# _____

DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

CLIFFORD J. TOBERMAN, P.E.
NAME:

SIGNATURE: *Clifford J. Toberman* DATE: 07/31/2024

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

FINAL

N

LEGEND

EXISTING / PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth* / Tabled* Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service "O/H-Overhead"
Telephone Line & Service "O/H-Overhead"
Gas Main & Service
Contour
Filter Fabric
Staked Straw Bales
SILT FENCE
Silt Fence
Limits of High Water
HIGH WATER
Neenah Foam & Lid No.
Structure Size "Lo"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES
CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
FAX (847) 749-4104
mail@toberman.us

OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL. 60090

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DESIGN FIRM # 184.005910 (EXPIRATION 4/30/2025)

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

SUBMIT DATE: 06-28-23		BY: CJT	CHKED BY: JTC
#	DATE	BY	REVISION
	06-28-23	CJT	FOR SUBMIT
	08-15-23	CJT	FOR INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
	10-13-23	CJT	PER MWRD REVIEW COMMENTS
	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEST LOT #3
	2-27-24	CJT	ADDED TV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	3-5-24	CJT	FINAL FOR PUD
	06/06/24	CJT	PER IDOT, IL 68 ENTRY/EXIT CONFIGR.
	07/01/24	CJT	PER VIL. COMMENTS
	07/31/24		FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE RD.
WHEELING, IL. 60090

NJT Project No.
23-7449

TITLE SHEET

C-1

PLOT DATE: 07-31-2024 - CJT

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

100-YR. FLOOD PLAIN BFE 643.00

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING WOODS

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

Existing Parking Lot #2

POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000

EXISTING WOODS

EXISTING 20' EASEMENT FOR PROTECTIVE CIRCUIT, PUBLIC UTILITIES, SANITARY AND STORM SEWER

(EXIST. 6"Ø +/- MORTERED RESTRICTOR (NOTE: See MWRD Permit # 74-360 For Calculations)

EXISTING WOODS

NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

450 E. DUNDEE RD.
03-01-300-015-0000

MWRD LEGACY PERMIT # 74-360

100-YR. FLOOD PLAIN BFE 643.00

EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

EXISTING 10' EASEMENT FOR PROTECTIVE CIRCUIT, PUBLIC UTILITIES, SANITARY AND STORM SEWER

Existing Driveway

Existing Driveway #3

MILWAUKEE AVE. (IL. RTE - 21)

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

FINISH FLOOR 646.16

DOOR

existing landscape island

existing conc. patio

existing storage

existing landscape area

existing trees

existing wood fence

existing conc. walk

EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER

PROPOSED BUS SHELTER EASEMENT

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

100-YR. FLOOD PLAIN BFE 643.00

Existing Parking Lot #1

432 E DUNDEE RD.
03-01-300-090-0000

444 E DUNDEE RD.
03-01-300-010-0000

Existing Driveway #2

Existing Driveway #1

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE

2' MOUNTABLE CONCRETE MEDIAN

2' MOUNTABLE ASPHALT MEDIAN

B6.24 C&G

LANE MERGE

existing driveway

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Restricted Depth / "Labled" Catch Basin Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Handhole
- Control Cabinet
- Traffic Signal
- Luminaire
- Parking Light Pole
- Power Pole
- Telephone Pole
- Electrical Transformer Pad
- Telephone Vault
- Telephone Splice Pedestal
- Gas Valve & Box
- Electric Line & Service C/A "Overhead"
- Telephone Line & Service C/A "Overhead"
- Gas Main & Service
- Contour
- Filter Fabric
- Staked Straw Bales
- SF Fence
- Limits of High Water
- Neenah Frame & Lid No.
- Structure Size "Ø"
- Type
- Structure No.
- Rim Elevation
- Invert Elevation
- Soil Boring

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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

PROFESSIONAL ENGINEER OF ILLINOIS 056564 Expires: 11/30/25

#	DATE	BY	REVISION
	06-26-23	CJT	PDP SUBMIT
	08-15-23	CJT	FOR INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
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	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEST LOT #1
	2-6-24	CJT	UPDATED MWRD EXHIBIT
	2-27-24	CJT	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	5-5-24		FINAL FOR PUD
	05/06/24		PER DOT - E-66 ENTRY/EXIT CONFIG
	07/01/24	CJT	PER VIL. COMMENTS
	7/30/24	CJT	FINAL FOR PUD

ISSUE DATE: 06-26-23 | BY: CJT | JOB NO. 23-7449

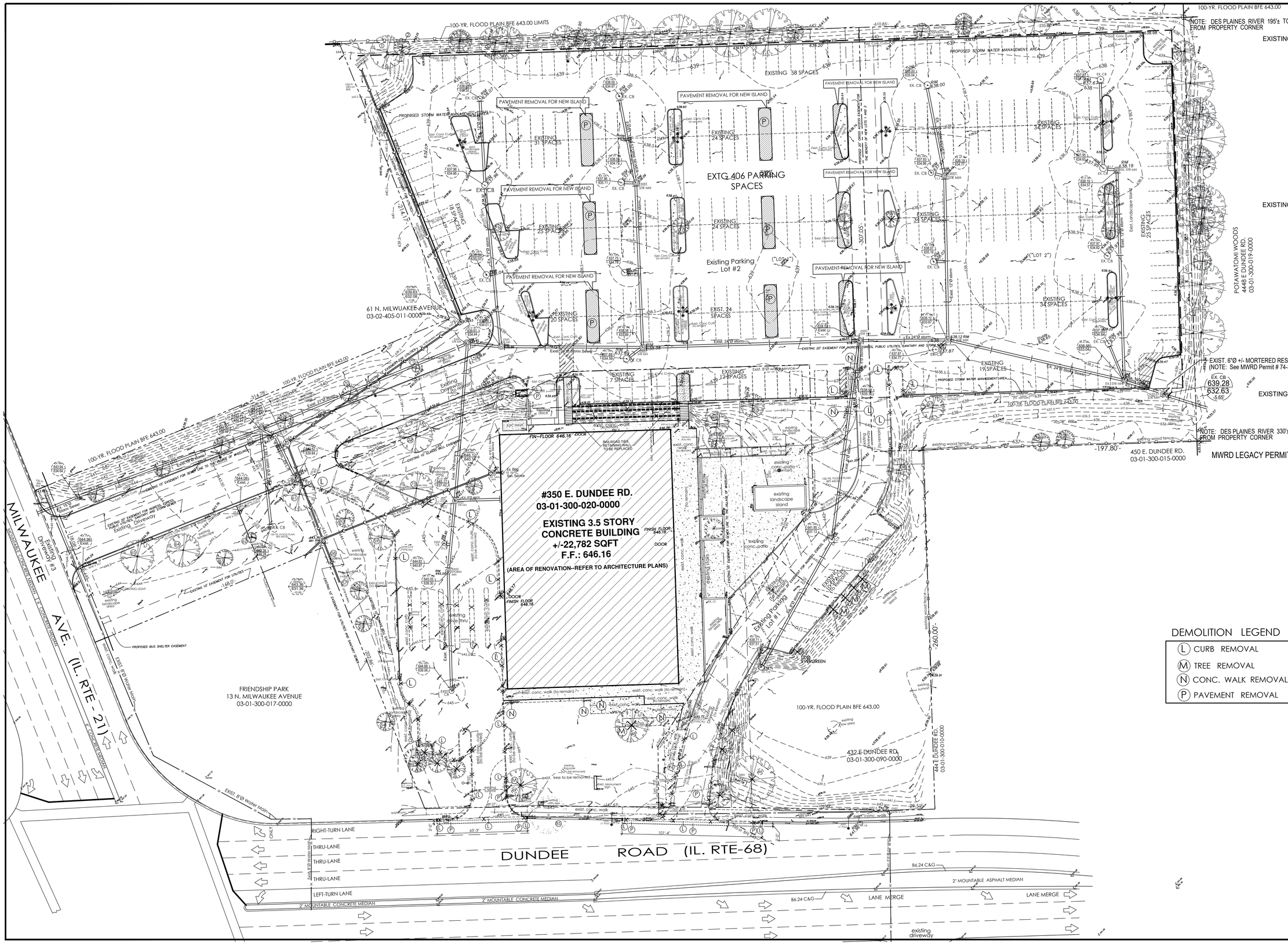
PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

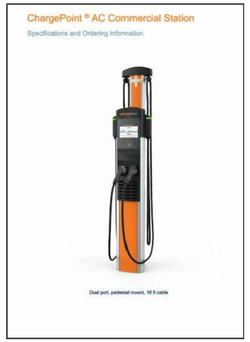
NJT Project No.
23-7449

EXISTING CONDITIONS PLAN

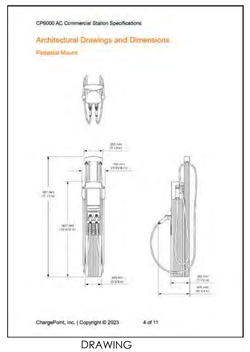
C-2

PLOT DATE: 07-30-2024 - CJT


#350 E. DUNDEE RD.
03-01-300-020-0000
EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16
(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)
FINISH FLOOR 646.16
DOOR
EXTG. 406 PARKING SPACES
Existing Parking Lot #2
EXISTING 58 SPACES
EXISTING 31 SPACES
EXISTING 24 SPACES
EXISTING 34 SPACES
EXISTING 25 SPACES
EXISTING 19 SPACES
EXISTING 20 SPACES
EXIST. 24 SPACES
EXISTING 7 SPACES
EXISTING 12 SPACES
EXISTING 19 SPACES
EXISTING WOODS
PROPOSED STORM WATER MANAGEMENT AREA
PAVEMENT REMOVAL FOR NEW ISLAND
100-YR. FLOOD PLAIN BFE 643.00
100-YR. FLOOD PLAIN BFE 643.00 LIMITS
NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER
NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER
EXIST. 6"Ø +/- MORTERED RESTRICTOR (NOTE: See MWRD Permit # 74-360 For Calculations)
MWRD LEGACY PERMIT # 74-360
61 N. MILWUAKEE AVENUE
03-02-405-011-0000
POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000
450 E. DUNDEE RD.
03-01-300-015-0000
432 E DUNDEE RD.
03-01-300-090-0000
444 E DUNDEE RD.
03-01-300-010-0000
FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000
MILWAUKEE AVE. (IL. RTE - 21)
DUNDEE ROAD (IL. RTE-68)
RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE
existing driveway
Existing Driveway #1
Existing Driveway #2
Existing Driveway #3
PROPOSED BUS SHELTER EASEMENT
EXIST. 8"Ø Water Main
EXIST. 12"Ø storm
EXIST. 24"Ø storm
EXIST. 6"Ø water service
EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER
EXISTING 20' EASEMENT FOR PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR WATER, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR WATER MAIN
EXISTING 10' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR STORM LINE TO THE HOUSE OF WHEELING
EXISTING 10' EASEMENT FOR WELL CASING
EXISTING 10' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER



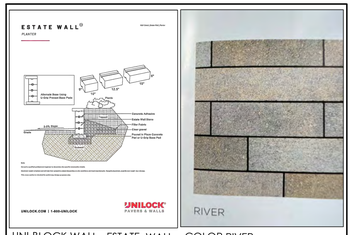
PICTURE



DRAWING



STRIPING EXAMPLE



UNI-BLOCK WALL - ESTATE WALL - COLOR RIVER

SURFACE LEGEND

- (A) 2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50)
  2" HOT MIX ASPHALT (HMA) BINDER COURSE (MIX "D", IL-19.0)
  0.30 G/SY BITUMINOUS MATERIALS (PRIME COAT)
  8" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- (B) REMOVE & REPLACE EXISTING ASPHALT PAVEMENT WITH
  2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50)
  (I.E., "MAINTENANCE")
  COMBINATION CONCRETE CURB & GUTTER,
  TYPE B6.12 W/CONTINUOUS 2-NO. 5 REBARS
  CONTINUOUS BETWEEN EXPANSION JOINTS
- (CW) COMBINATION 5" P.C. CONCRETE WALK & INTEGRAL CURB WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (D) CONCRETE CURB, TYPE B
- (DA) REMOVE & REPLACED DAMAGED CONCRETE CURB, TYPE B ("MAINTENANCE")
- (E) 6" P.C. CONCRETE SLAB (FOR REFUSE AREA)
  5" GRANULAR SUBBASE, TYPE B
- (F) 5" P.C. CONCRETE WALK
  WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (G) 6" TOP SOIL & SEED BLANKET
  (SEE LANDSCAPE PLANS FOR PLANTINGS **)

PARKING STRIPING LEGEND

- (H) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (I) ADA / HANDICAP SYMBOL
- (J) ADA / HANDICAP $250 FINE SIGN ON METAL POST
- (K) 4" PARKING LINE, YELLOW PAINT
- (L) 12" WHITE STOP LINE

SIGN LEGEND

- (T) STOP SIGN ON METAL POST WITH LOWER SIGN – RIGHT-ONLY
- (U) NO LEFT TURN SIGN, TWO-SIDED
- (V) 1 EA., DO NOT ENTER SIGN ON METAL POST
- (W) 1 EA., ONE-WAY SIGN ON METAL POST
- (EV) 1 EA., ELECTRIC VEHICLE PARKING SIGN ON METAL POST

TOTAL PARKING =
393 PARKING SPACES +
(8) ADA PARKING SPACES

NOTES:
1. FOR ADA DO NOT EXCEED 2% SLOPES
   (NOTE: SEE SHEET C-7 FOR SLOPES)
2. WALK EXPANSION JOINTS TO BE 3/4" WITH SPACING TO NOT EXCEED 50'
** 3. SEE LANDSCAPING PLAN FOR BOTH EXISTING & PROPOSED TREES, SHRUBS AND PLANTINGS

SURFACE LEGEND

- (EW) 1 EA., UNI-LOCK CONCRETE BLOCK LANDSCAPE WALL (ESTATE – COLOR RIVER)
- (CA) 6" P.C. CONCRETE (6 BAG MIX, 4000 PSI) (See Upper Left Detail)
- (CH) 2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
  1 EA., ELECTRICAL CHARGE STATION (SEE DETAIL AT UPPER LEFT OF DRAWING)
  CP6000 AC PEDESTAL MOUNTED COMMERCIAL STATION SPECIFICATION
  (ELECTRIC SPECS BY OTHERS)
- (CW) 6" P.C. CONCRETE COMBINATION CURB/WALK (6 BAG MIX, 4000 PSI)
- (DW) 2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
  DETECTABLE WARNING PANEL – PER IDOT SPECIFICATIONS
- (CG) 12" TOP SOIL, NATIVE PLANTED SEED MIX (USE IDOT 4B SEED MIX)
- (RP) 2" HMA SURFACE COURSE – CLASS N-70
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  0.10 G/SY BITUMINOUS MATERIAL & AGGREGATE (PRIME COAT)
  10" P.C. CONCRETE BASE COURSE
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  AGGREGATE BASE COURSE, TYPE B (CA-6)
  (OR WHAT IS REQUIRED TO PROVIDE A STABILIZED BASE, WHICHEVER IS GREATER)
  (333 sqft. in I.D.O.T. right of way)

DISTURBED AREA SUMMARY

NORTH OF EX. STRUCTURE	=3,195 sqft	0.07 acres
WEST OF EX. STRUCTURE	=9,369 sqft	0.22 acres
SOUTH OF EX. STRUCTURE	=8,812 sqft	0.20 acres
TOTAL DISTURBED AREA	=21,376 sqft	0.49 acres

< 0.5 ACRES (21,780 S.F.) MWRD THRESHOLD

LOT AREA: 7.048 ACRES (Per Alta Survey)

IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)
Building (Inc. Transformer)	22,898	0.525
Parking Lot & Drive #1	12,065	0.277
Drive #2 & Dirve-Thru	14,500	0.333
Parking Lot #2	131,725	3.024
Drive #3	10,863	0.249
Concrete Walk	7,720	0.177
Concrete Patio (Inc. Ramp)	6,715	0.154
Landscape Walls	155	0.004
LOT AREA	307,032	7.048
TOTAL IMPERVIOUS 67.3%	206,641	4.744
TOTAL PERVIOUS 32.7%	100,391	2.304

Proposed Impervious -	sqft	acre(s)
Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.584
Parking Lot #1	10,520	0.242
Revised Parking Lot #2	129,745	2.979
Drive #3	10,984	0.252
New Parking Lot #3 & Drive #2 (Inc. Refuse Area)	10,803	0.248
New Parking Lot #4 & Drive #1	5,686	0.131
Ex. Concrete Patio (Inc. Ramp)	6,715	0.154
Revised Ex. Concrete Walk	4,296	0.099
New Concrete Building Walk (Inc. Bike Rack)	3,069	0.070
New East Conc. Walk (Encompassed by Planter)	338	0.008
New West Conc. Pedestrian Walk (Inc. Benches)	2,077	0.047
New Southwest Conc. Walk (Inc. Bench & Planter)	462	0.011
New Southeast Conc. Walk	206	0.005
Exist. Landscape Walls	155	0.004
New Landscape Walls	192	0.004
TOTAL IMPERVIOUS 68.62%	210,676	4.836
TOTAL PERVIOUS 31.38%	96,356	2.212
PROPOSED IMPERVIOUS	210,676 sqft	
- EXISTING IMPERVIOUS	206,641 sqft	
NET IMPERVIOUS INCREASE	4,035 sqft	

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING	PROPOSED
Combined Sewer	
Sanitary Sewer	
Storm Sewer	
Sanitary Manhole	
Storm Manhole	
Catch Basin / Trench Drain / Tubed "Catch Basin Inlet"	
Down Spout	
Water Main & Services	
Valve & Vault	
Pressure Connection	
Valve & Box	
Fire Hydrant	
Shutoff to be Abandoned	
Handhole	
Control Cabinet	
Traffic Signal	
Luminaire	
Parking Light Pole	
Power Pole	
Telephone Pole	
Electrical Transformer Pad	
Telephone Vault	
Telephone Splice Pedestal	
Gas Valve & Box	
Electric Line & Service (O/H-Overhead)	
Telephone Line & Service (O/H-Overhead)	
Gas Main & Service	
625.43 Spot Grade ... 647.89 Pavement in Ground	
Contour ... 676	
Drainage Arrow	
Filter Fabric	
Staked Straw Bales	
Silt Fence	
Limits of High Water	
Neenah Frame & Lid No.	
Structure Size "LxS"	
Type	
Structure No.	
Rim Elevation / Invert Elevation	
Soil Boring	

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
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OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL 60090

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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. GROSKY
062.068.068
STATE OF ILLINOIS
Expires: 11/30/25

SUBMITTAL DATE: 06-26-23	BY: CJT	SCALE: AS NOTED
#	DATE	BY	REVISION
	06-26-23	CJT	FOR SUBMIT
	09-15-23	CJT	FROM INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
	10-13-23	CJT	PER MWRD REVIEW COMMENTS
	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEN LOT #3
	2-6-24	CJT	UPDATED MWRD PERMIT
	2-27-24	CJT	ADDED EV PARKING, & UPDATE TO DETENTION STORAGE CALCULATIONS
	3-5-24	CJT	FINAL FOR PUD
	04/08/24	CJT	PER IDOT - IL 68
	5-31-24	CJT	ENTRY/EXIT CONFIG
	07/01/24	CJT	PER VIL. COMMENTS
			FINAL FOR PUD
	07/31/24	CJT	PER VIL. COMMENTS
			FINAL FOR PUD

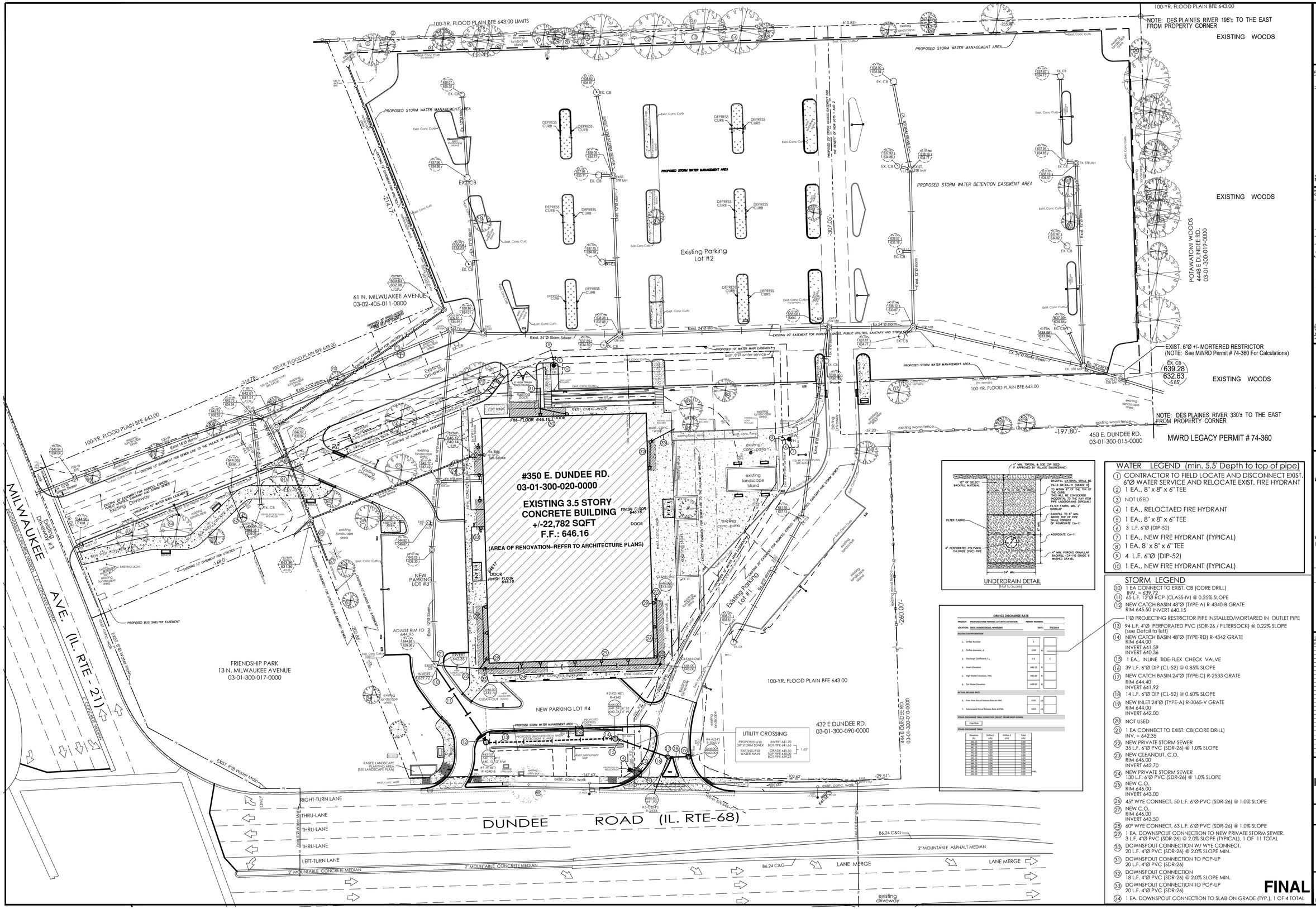
PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

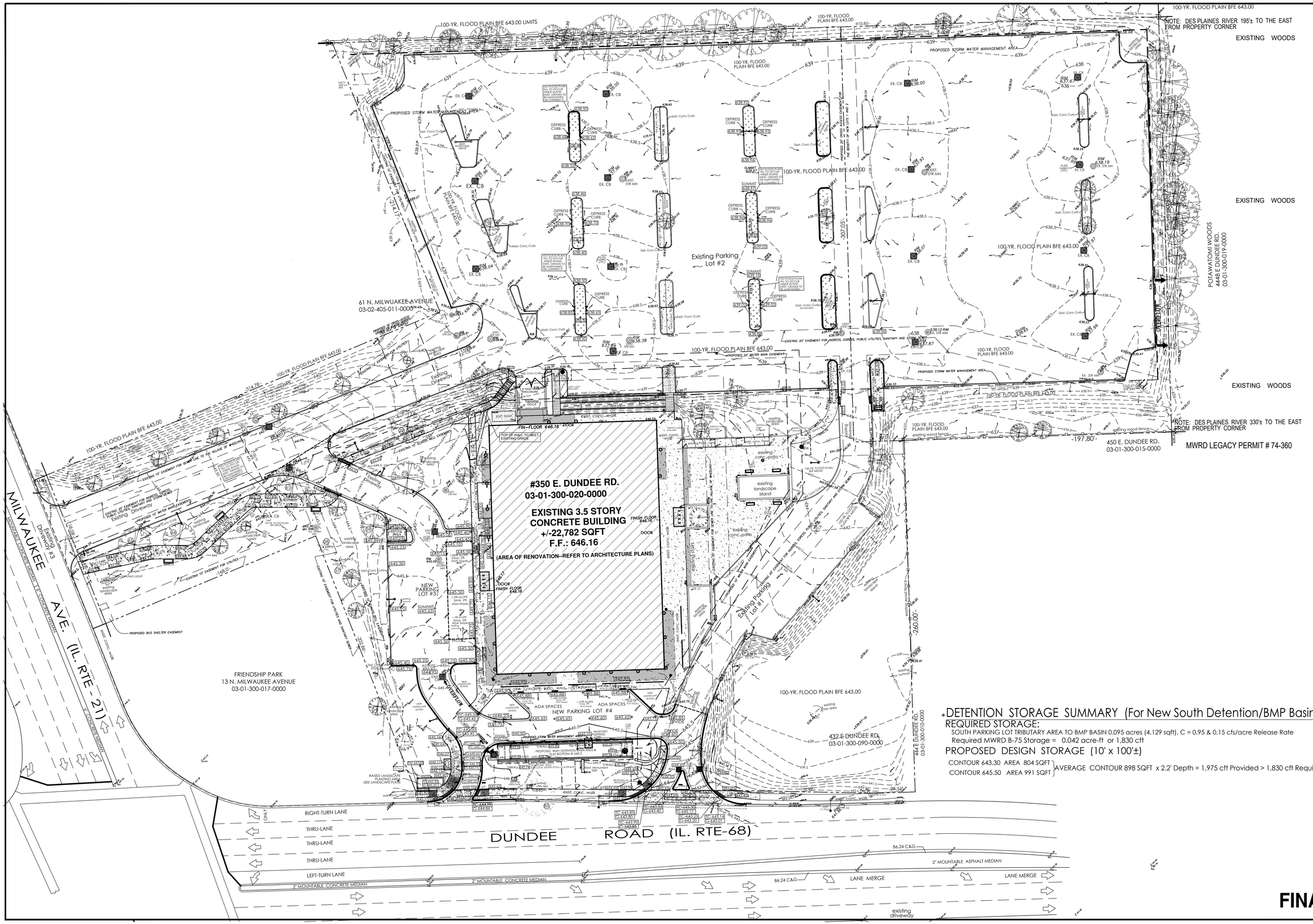
SITE PLAN

C-4

PLOT DATE: 07-30-2024 - CJT



6" MIN. TOPSOIL & SOD (OR SEED IF APPROVED BY VILLAGE ENGINEERING)
12" OF SELECT BACKFILL MATERIAL
BACKFILL MATERI



N

SCALE: 1" = 30'
0 15' 30'

SCALE

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin / Inlet / "Beehive" Catch Basin Inlet
- Trench Drain / "Lobed" Catch Basin Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Handhole
- Control Cabinet
- Traffic Signal
- Luminaire
- Parking Light Pole
- Power Pole
- Telephone Pole
- Electrical Transformer Pad
- Telephone Vault
- Telephone Splice Pedestal
- Gas Valve & Box
- Electric Wire & Service (O/H-Overhead)
- Telephone Line & Service (O/H-Overhead)
- Gas Main & Service
- 635.45 Spot Grade / 635.45 Pavement or Ground
- Contour / Depression Contour
- Drainage Arrow
- Filter Fabric
- Staked Straw Bales
- Silt Fence
- Limits of High Water
- Neenah Frame & Lid No.
- Structure Size "I.d."
- Type
- Structure No. / Rim Elevation / Invert Elevation
- Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

DAVID J. BYCROFT 035367 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

SUBMITTAL DATE: 06-26-23 | BY: C.J.T. | CHECKED BY: C.J.T.

#	DATE	BY	REVISION
	06-26-23	C.J.T.	FOR SUBMIT
	06-15-23	C.J.T.	FOR INTERNAL REVIEW
	07-20-23	C.J.T.	PER VILLAGE REVIEW COMMENTS
	10-13-23	C.J.T.	PER MWRD REVIEW COMMENTS
	12-6-23	C.J.T.	PER VILLAGE REVIEW COMMENTS
	1-12-24	C.J.T.	PER VILLAGE REVIEW COMMENTS
	2-1-24	C.J.T.	ADDED REUSE AREA ADJACENT WEST LOT #3
	2-6-24	C.J.T.	UPDATED MWRD EXHIBIT
	2-27-24	C.J.T.	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	5-5-24	C.J.T.	FINAL FOR PUD
	06/06/24	C.J.T.	PER IDOT - IL 68
	07/01/24	C.J.T.	ENTRY/EXIT CONFIG
	07/01/24	C.J.T.	PER VIL. COMMENTS - FINAL FOR PUD
	07/31/24	C.J.T.	PER VIL. COMMENTS - FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

GRADING PLAN

*DETENTION STORAGE SUMMARY (For New South Detention/BMP Basin)

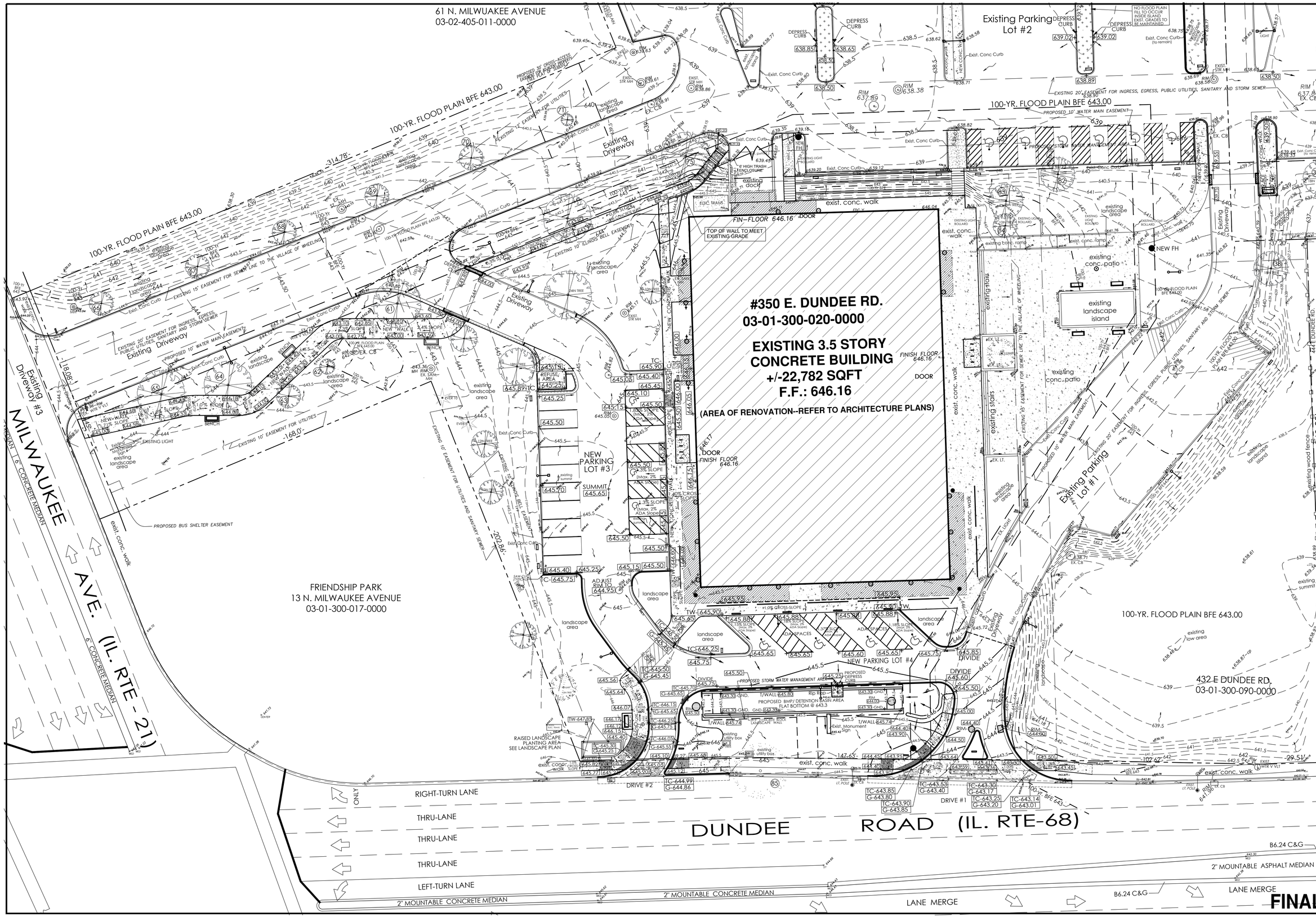
REQUIRED STORAGE:
SOUTH PARKING LOT TRIBUTARY AREA TO BMP BASIN 0.095 acres (4,129 sqft), C = 0.95 & 0.15 cfs/acre Release Rate
Required MWRD B-75 Storage = 0.042 acre-ft or 1,830 cft

PROPOSED DESIGN STORAGE (10' x 100'±)
CONTOUR 643.30 AREA 804 SQFT
CONTOUR 645.50 AREA 991 SQFT
} AVERAGE CONTOUR 898 SQFT x 2.2' Depth = 1,975 cft Provided > 1,830 cft Required

FINAL

C-6

PLOT DATE: 07-30-2024 - CJT



SCALE: 1"=20'
0 10' 20'
SCALE

LEGEND

EXISTING PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth/ Tabled Catch Basin
Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
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Drainage Flow
Filter Fabric
Staked Straw Bales
Silt Fence
Limits of High Water
Neenah Frame & Lid No.
Structure Size "Lid"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

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PROPOSED SITE IMPROVEMENTS
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WHEELING, IL. 60090

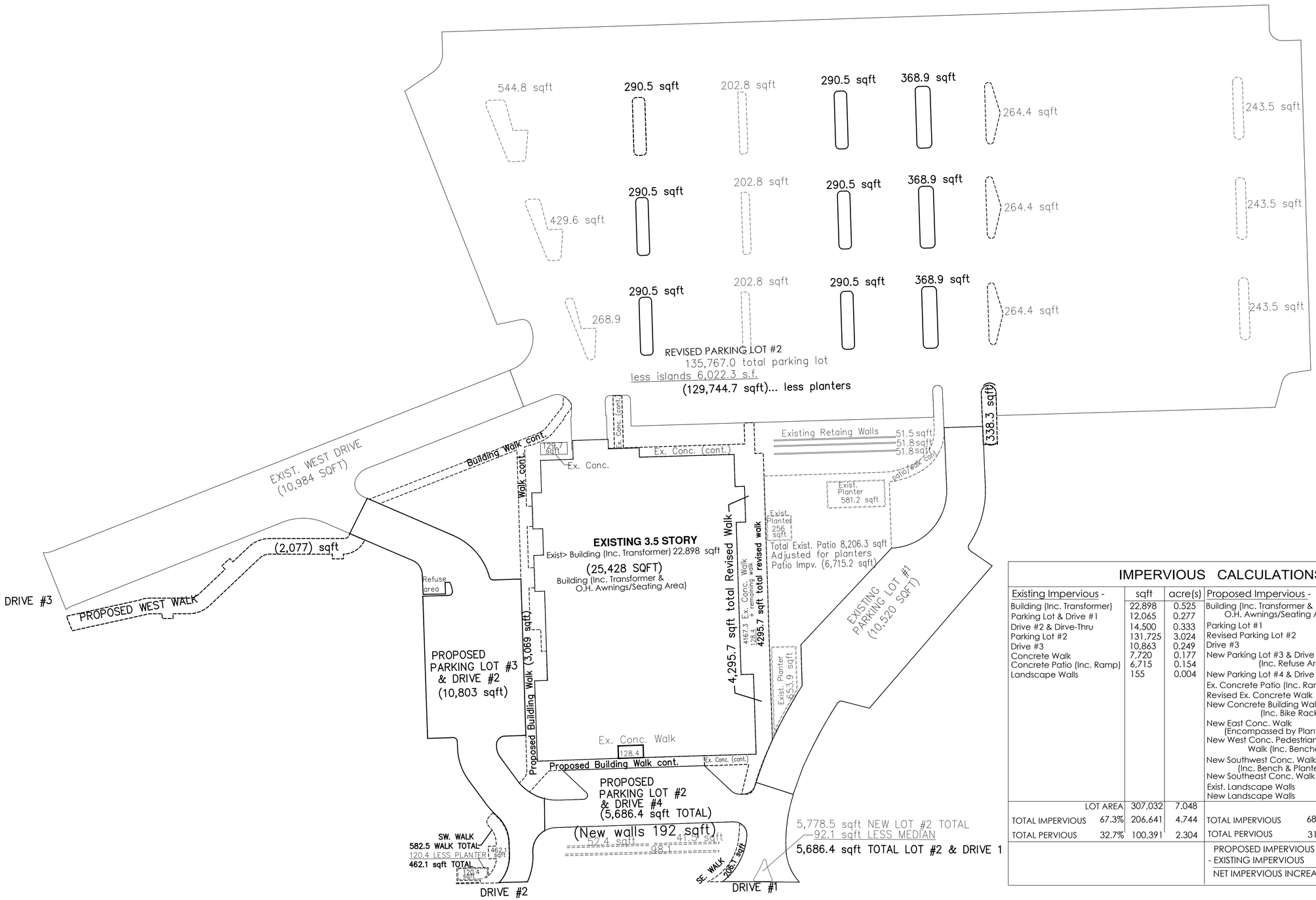
NJT Project No.
23-7449

PROPOSED SIDEWALK EXHIBIT

C-7

PLOT DATE: 07-31-2024 - CJT

Proposed Impervious Calculations



IMPERVIOUS CALCULATIONS

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TOTAL PERVIOUS 32.7%	100,391	2.304	TOTAL PERVIOUS 31.38%	96,356	2.212
			PROPOSED IMPERVIOUS	210,676 sqft	
			- EXISTING IMPERVIOUS	206,641 sqft	
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SCALE: 1"=30'
0 15' 30'
SCALE

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EXISTING PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
"Restricted Depth" Tabled" Catch Basin Inlet
Down Spout
Water Main & Services
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

050547
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
Expires: 11/30/25

SUBMITTAL DATE: 06.28.23	BY: CJT	SCALE: 1"=30'
# DATE	BY	REVISION
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PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

IMPERVIOUS AREA EXHIBIT

C-8
PLOT DATE: 07-31-2024 - CJT

FINAL

FINAL
PROPOSED SITE IMPROVEMENTS
FOR FOREST VIEW, LLC
350 E. DUNDEE ROAD
WHEELING, ILLINOIS 60090
(ZONING DISTRICT B-3)

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2012 AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED, LATEST EDITION, REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED IN THESE PLANS OR THE SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO BEGINNING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITY LOCATIONS AND ELEVATIONS, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING UNDERGROUND UTILITIES OR SURFACE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNS, BARRICADES, AND FENCES AS REQUIRED TO COMPLY WITH LOCAL, STATE, AND FEDERAL LAW AND SHALL TAKE ADDITIONAL SAFETY MEASURES NECESSARY TO PROTECT ABUTTING PROPERTIES, UTILITIES, PEDESTRIANS, AND TRAFFIC.
7. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH APPLICABLE IDOT HIGHWAY STANDARDS.
8. THE CONTRACTOR SHALL NOTIFY RESIDENTS 24 HOURS PRIOR FOR POND ACCESS PATHWAYS AND SHALL USE A VILLAGE APPROVED DOOR HANGER CARD WITH ALL IMPORTANT CONSTRUCTION SCHEDULE INFORMATION DISPLAYED.
9. THE CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS TO THE ADJACENT PROPERTIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN EMERGENCY VEHICLE ACCESS AT ALL TIMES.
10. FOR TREES TO BE SAVED, TEMPORARY FENCE PROTECTION SHALL BE PLACED AROUND THE PERIMETER OF ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM THE CONTRACTOR'S OPERATIONS. ANY TREES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE VILLAGE OR HOME OWNERS ASSOCIATION.
11. ALL ELEVATIONS ARE BASED ON NAVD '88 DATUM.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAYOUT AND STAKING, WHICH SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS AND PROPERTY CORNERS PRIOR TO CONSTRUCTION.

EROSION CONTROL AND RESTORATION NOTES

1. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND TOWNSHIP REQUIREMENTS. IN CASES OF CONFLICT, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. THE CONTRACTOR SHALL BE THE RESPONSIBLE PARTY FOR EROSION CONTROL FOR THE DURATION OF CONSTRUCTION.
3. THE EROSION CONTROL SHOWN IS THE MINIMUM REQUIRED FOR THE SITE. THE VILLAGE OF WHEELING AND ITS GOVERNING BODIES MAY REQUIRE ADDITIONAL MEASURES BE INSTALLED AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
4. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEEDING WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH IDOT SECTION 280.
6. ALL OPEN-LID DRAINAGE STRUCTURES SHALL BE PROTECTED BY FILTER BASKETS PLACED BETWEEN THE FRAME AND LID OF THE STRUCTURE. FILTER BASKETS SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED OR PAVING IS COMPLETED. FILTER BASKETS SHALL BE IN ACCORDANCE WITH IDOT SECTION 1081.15.
7. THE SEEDING SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL GROWING SEASON (APRIL TO OCTOBER) FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE TOTAL PROJECT AS ESTABLISHED BY THE ENGINEER FOR LOSS DUE TO FAULTY MATERIALS, WORKMANSHIP OR PROCEDURE.
8. CONTRACTOR RESPONSIBLE FOR ANY SWPPP EROSION CONTROL PLAN AS REQUIRED BY THE VILLAGE OF WHEELING OR THE US ARMY CORP OF ENGINEERS.

EROSION CONTROL CONSTRUCTION SEQUENCE:

A. CONTRACTOR SHALL INSTALL SILT FENCE AT LOCATIONS INDICATED PRIOR TO THE START OF EXCAVATION AND MOBILIZATION FOR THE POND BANK REPAIRS.
B. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES PRIOR TO THE START OF WORK.
C. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL NEW & REPAIRED STORM STRUCTURES IMMEDIATELY UPON COMPLETION OF THE INSTALLATION/REPAIR.
D. CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING OR PERMANENT SEEDING AND EROSION CONTROL BLANKET WITHIN 7 DAYS OF THE COMPLETION OF GRADING IN ANY AREA.

INSPECTION / MAINTENANCE SCHEDULE:

A. CONTRACTOR SHALL INSPECT SILT FENCE AND INLET PROTECTION MEASURES WEEKLY AND WITHIN 24 HOURS AFTER ANY STORM OF 0.5 INCHES OR GREATER RAINFALL. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY FOLLOWING INSPECTION.
B. CONTRACTOR SHALL CONDUCT STREET SWEEPING AS NEEDED AND AS DIRECTED BY THE ENGINEER OR VILLAGE TO REMOVE ACCUMULATED SEDIMENT.
C. CONTRACTOR SHALL PROTECT SEEDED AREAS FROM VEHICULAR AND FOOT TRAFFIC.
D. ANY AREAS WHERE SEEDLING EMERGENCE IS POOR OR EROSION OCCURS SHALL BE RESEEDED.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS IN THE FIELD.
2. ALL TRENCHES UNDER OR WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, SIDEWALKS, OR BUILDINGS SHALL BE BACKFILLED WITH CA-6 GRANULAR MATERIAL MECHANICALLY COMPACTED IN SIX-INCH HORIZONTAL LAYERS. EACH LAYER SHALL BE EVENLY SPREAD, MOISTENED (OR DRIED, IF NECESSARY), AND THEN TAMPED OR ROLLED UNTIL 90 PERCENT RELATIVE COMPACTION IS ACHIEVED.
3. ALL DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. THIS SHALL BE INCIDENTAL TO THE COST OF THE STRUCTURE.
4. EXISTING RESIDENTIAL SUMP PUMP DISCHARGE LINES AND ANY DRAIN TILES ENCOUNTERED DURING INSTALLATION OF THE STORM SEWERS SHALL BE EXTENDED INTO THE PONDS BELOW THE NORMAL WATER LINE.

PERMIT & FILE LOG

VILLAGE OF WHEELING PERMIT-# ____________________



LOCATION MAP

N N.T.S.

PARCEL 1: LOT 1 IN MAIN BANK SUBDIVISION, PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS-1& 2, TOWNSHIP-42 NORTH RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF LOT 1 CONDEMNED IN CASE NUMBER 94L50456, IN COOK CO. , IL.

PARCEL 2: LOT 2, SECTION-1&2, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M. IN COOK CO. , IL.

PARCEL 3: SECTION-1, TOWNSHIP-42 NORTH, RANGE-11 EAST OF 3 rd. P.M., EXCEPT THAT PART OF THE LAND CONDEMNED IN CASE NUMBER 94L50919, IN COOK CO. , IL.

CIVIL ENGINEERING: INDEX OF SHEETS

C-1 TITLE SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 DEMOLITION PLAN
C-4 SITE PLAN
C-5 UTILITY PLAN
C-6 GRADING PLAN
C-7 SIDEWALK EXHIBIT
C-8 IMPERVIOUS AREA EXHIBIT

STOP

CALL TOLL FREE. 1-800/#892-0123
48 HOURS BEFORE YOU DIG.

Whether you're digging a foundation or just planting a tree, make sure you call JULIE first. JULIE is a free notification service that alerts utility companies of planned digging activities in areas with underground utility facilities.
Underground facilities can be damaged or ruptured by a shovel blade or other digging equipment. Avoid the pain and cost of damaging buried utilites...call before you dig.
State law now requires you to call JULIE two working days before you dig.

CALL JULIE TOLL FREE 1-800 892 0123

JULIE, INC.

F.E.M.A. REFERENCE MARK: RM 68-2

DESCRIPTION:
* CHISLED SQUARE @ SWX BRIDGE OVER DRAINAGE DITCH, S. SIDE OF DUNDEE ROAD
1929 U.S.G.S. DATUM ELEVATION- 647.21
* BENCHMARK USED BY TFW SURVEY CHECK OF FEMA & DIVERSION CHANNEL BENCHMARKS

PROJECT BENCHMARK:
NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED IN THE PARKWAY OF E. DUNDEE RD. ELEVATION = 646.17 NAVD.88 DATUM

FEDERAL EMERGENCY MANAGEMENT AGENCY /
COND. LETTER OF MAP REVISION-CASE ID# ____________

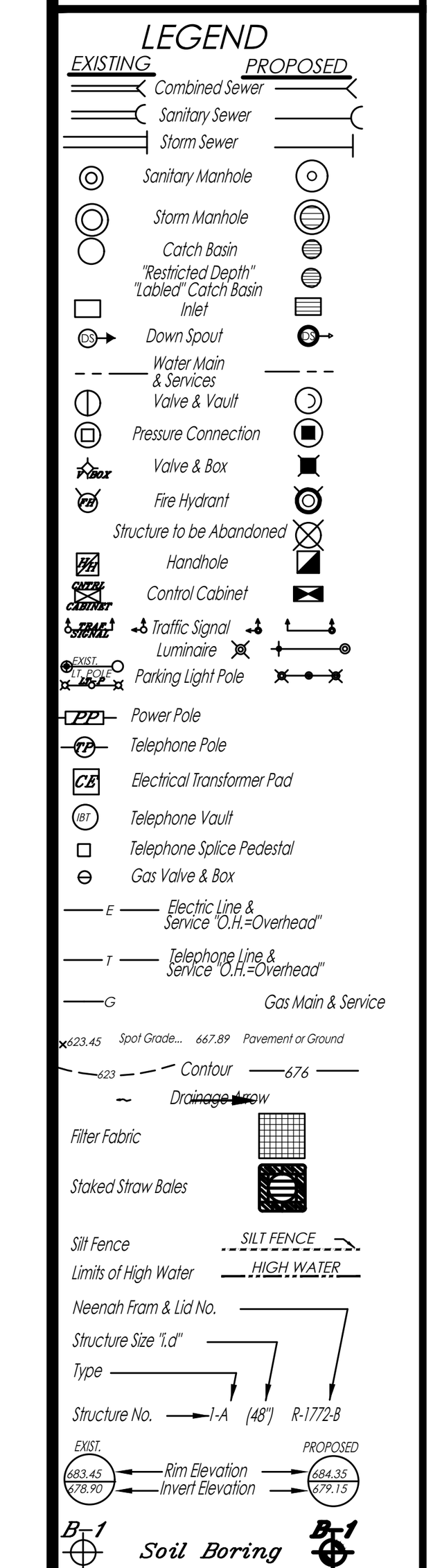
DRAINAGE STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

CLIFFORD J. TOBERMAN, P.E.
NAME:
Clifford J. Toberman
SIGNATURE:
07/31/2024
DATE:

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Clifford J. Toberman
Expires: 11/30/25

FINAL



SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
FAX (847) 749-4104
mail@toberman.us

OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL. 60090

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www.toberman.us
DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

SUBMIT DATE: 06-28-23 BY: CJT CHECKED BY: CJT

#	DATE	REV. BY	REVISION
	06-28-23	CJT	FOR SUBMIT
	08-15-23	CJT	FOR INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
	10-13-23	CJT	PER MWRD REVIEW COMMENTS
	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
	2-1-24	CJT	ADDED REFUSE AREA ADJACENT WEST LOT #3
	2-27-24	CJT	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	3-5-24	CJT	FINAL FOR PUD
	06/06/24	CJT	PER IDOT - IL 68 ENTRY/EXIT CONFIG.
	07/01/24	CJT	PER VIL. COMMENTS FINAL FOR PUD
	07/31/24		FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE RD.
WHEELING, IL. 60090

NJT Project No.
23-7449

TITLE SHEET

C-1
PLOT DATE: 07-31-2024 - CJT

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

100-YR. FLOOD PLAIN BFE 643.00

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING WOODS

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

Existing Parking Lot #2

POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000

EXISTING WOODS

EXISTING 20' EASEMENT FOR PROPER CIRCUL. PUBLIC UTILITIES, SANITARY AND STORM SEWER

EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)

EXISTING WOODS

NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

450 E. DUNDEE RD.
03-01-300-015-0000

MWRD LEGACY PERMIT # 74-360

100-YR. FLOOD PLAIN BFE 643.00

EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

EXISTING 10' EASEMENT FOR PROPER CIRCUL. PUBLIC UTILITIES, SANITARY AND STORM SEWER

Existing Driveway

Existing Driveway #3

MILWAUKEE AVE. (IL. RTE - 21)

ASPHALT/CONCRETE/BRICK PAVEMENT

EXISTING 10' EASEMENT FOR UTILITIES

PROPOSED BUS SHELTER EASEMENT

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

FIN. FLOOR 646.16

DOOR

EXISTING 10' EASEMENT FOR PROPER CIRCUL. PUBLIC UTILITIES, SANITARY AND STORM SEWER

existing landscape island

existing conc. patio

existing stairs

existing landscape area

existing conc. walk

existing wood fence

existing summit

existing low area

Existing Parking Lot #1

100-YR. FLOOD PLAIN BFE 643.00

432 E DUNDEE RD.
03-01-300-090-0000

444 E DUNDEE RD.
03-01-300-010-0000

-260.00'

-197.80'

-147.63'

-89.27'

-29.51'

Existing Driveway #2

Existing Driveway #1

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE

THRU-LANE

THRU-LANE

THRU-LANE

LEFT-TURN LANE

2' MOUNTABLE CONCRETE MEDIAN

2' MOUNTABLE CONCRETE MEDIAN

B6.24 C&G

2' MOUNTABLE ASPHALT MEDIAN

B6.24 C&G

LANE MERGE

LANE MERGE

existing driveway

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED

Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Restricted Depth / "Lobed" Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service (U/G-Overhead)
Telephone Line & Service (U/G-Overhead)
Gas Main & Service
Contour
Filter Fabric
Staked Straw Bales
SF Fence
Limits of High Water
Neenah Frame & Lid No.
Structure Size "Ø"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

NORMAN J. TOBERMAN 056564 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
Expires: 11/30/25

#	DATE	BY	REVISION
	09-29-23	CJT	FOR SUBMIT
	10-12-23	CJT	FOR INTERNAL REVIEW
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	2-27-24	CJT	ADDED EV PARKING & UPDATE TO DETENTION STORAGE CALCULATIONS
	5-5-24		FINAL FOR PUD
	06/06/24		PER DOT - 1.66 ENTRY/EXIT CONFIG
	07/01/24	CJT	PER VIL. COMMENTS
	7/30/24	CJT	FINAL FOR PUD

ISSUE DATE: 06-26-23 | BY: C.J.T. | DESIGNED BY: C.J.T.

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

EXISTING CONDITIONS PLAN

C-2

PLOT DATE: 07-30-2024 - CJT

#350 E. DUNDEE RD.
03-01-300-020-0000

EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16

(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)

FIN-FLOOR 646.16

DOOR

FINISH FLOOR 646.16

EXTG. 406 PARKING SPACES

Existing Parking Lot #2

EXISTING 58 SPACES

EXISTING 31 SPACES

EXISTING 24 SPACES

EXISTING 34 SPACES

EXISTING 25 SPACES

EXISTING 18 SPACES

EXISTING 20 SPACES

EXIST. 24 SPACES

EXISTING 7 SPACES

EXISTING 12 SPACES

EXISTING 19 SPACES

PAVEMENT REMOVAL FOR NEW ISLAND

PROPOSED STORM WATER MANAGEMENT AREA

100-YR. FLOOD PLAIN BFE 643.00

100-YR. FLOOD PLAIN BFE 643.00 LIMITS

NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER

NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

EXISTING WOODS

EXISTING WOODS

EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)

MWRD LEGACY PERMIT # 74-360

61 N. MILWUAKEE AVENUE
03-02-405-011-0000

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4448 E DUNDEE RD.
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03-01-300-015-0000

432 E DUNDEE RD.
03-01-300-090-0000

444 E DUNDEE RD.
03-01-300-010-0000

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

MILWAUKEE AVE. (IL. RTE - 21)

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE

DEMOLITION LEGEND

- (L) CURB REMOVAL
- (M) TREE REMOVAL
- (N) CONC. WALK REMOVAL
- (P) PAVEMENT REMOVAL

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin / Trench Drain / Tubed Catch Basin Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Handhole
- Control Cabinet
- Traffic Signal / Luminaire
- Parking Light Pole
- Power Pole
- Telephone Pole
- Electrical Transformer Pad
- Telephone Vault
- Telephone Splice Pedestal
- Gas Valve & Box
- Electric Wire & Service (O/H-Overhead / U/G-Underground)
- Telephone Line & Service (O/H-Overhead / U/G-Underground)
- Gas Main & Service
- 635.43 Spot Grade, 647.89 Pavement or Ground
- Contour
- Drainage Arrow
- Filter Fabric
- Staked Straw Bales
- Silt Fence
- Limits of High Water
- Neenah Frame & Lid No.
- Structure Size "Ø"
- Type
- Structure No.
- Rim Elevation
- Invert Elevation
- Soil Boring

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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

PROFESSIONAL ENGINEER 050567 NORMAN J. TOBERMAN STATE OF ILLINOIS
Expires: 11/30/25

SUBMITDATE: 06-26-23 BY: CJT

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	05/06/24	CJT	PER DOT, E.S.S. ENTRY/EXIT CONFIGS
	07/01/24	CJT	PER VIL. COMMENTS FINAL FOR PUD
	07/31/24	CJT	PER VIL. COMMENTS FINAL FOR PUD

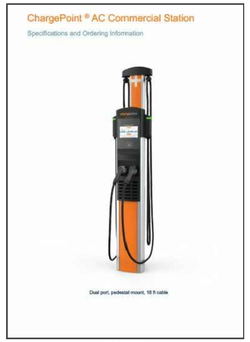
PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

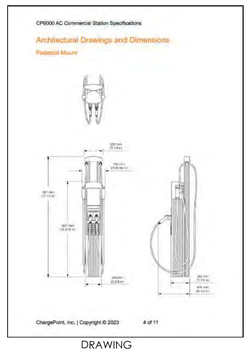
DEMOLITION PLAN

C-3

PLOT DATE: 07-30-2024 - CJT



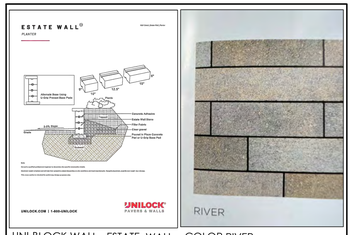
PICTURE



DRAWING



STRIPING EXAMPLE



UNI-BLOCK WALL - ESTATE WALL - COLOR RIVER

SURFACE LEGEND

- (A) 2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50)
  2" HOT MIX ASPHALT (HMA) BINDER COURSE (MIX "D", IL-19.0)
  0.30 G/SY BITUMINOUS MATERIALS (PRIME COAT)
  8" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6
- (B) REMOVE & REPLACE EXISTING ASPHALT PAVEMENT WITH 2" HOT MIX ASPHALT (HMA) SURFACE COURSE (MIX "C", N50) (I.E., "MAINTENANCE")
- (C) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12 W/CONTINUOUS 2-NO. 5 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
- (CW) COMBINATION 5" P.C. CONCRETE WALK & INTEGRAL CURB WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (D) CONCRETE CURB, TYPE B
- (DA) REMOVE & REPLACED DAMAGED CONCRETE CURB, TYPE B ("MAINTENANCE")
- (E) 6" P.C. CONCRETE SLAB (FOR REFUSE AREA)
  5" GRANULAR SUBBASE, TYPE B
- (F) 5" P.C. CONCRETE WALK WITH TWO NO. 4 REBARS @ TRENCHES
  4" GRANULAR SUBBASE, TYPE B
- (G) 6" TOP SOIL & SEED BLANKET
  (SEE LANDSCAPE PLANS FOR PLANTINGS **)

PARKING STRIPING LEGEND

- (H) 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
- (I) ADA / HANDICAP SYMBOL
- (J) ADA / HANDICAP $250 FINE SIGN ON METAL POST
- (K) 4" PARKING LINE, YELLOW PAINT
- (L) 12" WHITE STOP LINE

SIGN LEGEND

- (T) STOP SIGN ON METAL POST WITH LOWER SIGN – RIGHT-ONLY
- (U) NO LEFT TURN SIGN, TWO-SIDED
- (V) 1 EA., DO NOT ENTER SIGN ON METAL POST
- (W) 1 EA., ONE-WAY SIGN ON METAL POST
- (EV) 1 EA., ELECTRIC VEHICLE PARKING SIGN ON METAL POST

TOTAL PARKING =
393 PARKING SPACES +
(8) ADA PARKING SPACES

NOTES:
1. FOR ADA DO NOT EXCEED 2% SLOPES
   (NOTE: SEE SHEET C-7 FOR SLOPES)
2. WALK EXPANSION JOINTS TO BE 3/4" WITH SPACING TO NOT EXCEED 50'
** 3. SEE LANDSCAPING PLAN FOR BOTH EXISTING & PROPOSED TREES, SHRUBS AND PLANTINGS

SURFACE LEGEND

- (BW) 1 EA., UNI-LOCK CONCRETE BLOCK LANDSCAPE WALL (ESTATE – COLOR RIVER)
- (CA) 6" P.C. CONCRETE (6 BAG MIX, 4000 PSI) (See Upper Left Detail)
  2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
- (CH) 1 EA., ELECTRICAL CHARGE STATION (SEE DETAIL AT UPPER LEFT OF DRAWING)
  CP6000 AC PEDESTAL MOUNTED COMMERCIAL STATION SPECIFICATION (ELECTRIC SPECS BY OTHERS)
- (CW) 6" P.C. CONCRETE COMBINATION CURB/WALK (6 BAG MIX, 4000 PSI)
  2" COMPACTED CRUSHED STONE, (CA-6 – GRADE B)
- (DW) DETECTABLE WARNING PANEL – PER IDOT SPECIFICATIONS
- (CG) 12" TOP SOIL, NATIVE PLANTED SEED MIX (USE IDOT 4B SEED MIX)
- (RP) 2" HMA SURFACE COURSE – CLASS N-70
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  0.10 G/SY BITUMINOUS MATERIAL & AGGREGATE (PRIME COAT)
  10" P.C. CONCRETE BASE COURSE
  (OR MATCH EXISTING, WHICHEVER IS GREATER)
  AGGREGATE BASE COURSE, TYPE B (CA-6)
  (OR WHAT IS REQUIRED TO PROVIDE A STABILIZED BASE, WHICHEVER IS GREATER)
  (333 sqft. in I.D.O.T. right of way)

DISTURBED AREA SUMMARY

NORTH OF EX. STRUCTURE	=3,195 sqft	0.07 acres
WEST OF EX. STRUCTURE	=9,369 sqft	0.22 acres
SOUTH OF EX. STRUCTURE	=8,812 sqft	0.20 acres
TOTAL DISTURBED AREA	=21,376 sqft	0.49 acres

< 0.5 ACRES (21,780 S.F.) MWRD THRESHOLD

LOT AREA: 7.048 ACRES (Per Alta Survey)

IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)
Building (Inc. Transformer)	22,898	0.525
Parking Lot & Drive #1	12,065	0.277
Drive #2 & Dirve-Thru	14,500	0.333
Parking Lot #2	131,725	3.024
Drive #3	10,863	0.249
Concrete Walk	7,720	0.177
Concrete Patio (Inc. Ramp)	6,715	0.154
Landscape Walls	155	0.004
LOT AREA	307,032	7.048
TOTAL IMPERVIOUS 67.3%	206,641	4.744
TOTAL PERVIOUS 32.7%	100,391	2.304

Proposed Impervious -	sqft	acre(s)
Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.584
Parking Lot #1	10,520	0.242
Revised Parking Lot #2	129,745	2.979
Drive #3	10,984	0.252
New Parking Lot #3 & Drive #2 (Inc. Refuse Area)	10,803	0.248
New Parking Lot #4 & Drive #1	5,686	0.131
Ex. Concrete Patio (Inc. Ramp)	6,715	0.154
Revised Ex. Concrete Walk	4,296	0.099
New Concrete Building Walk (Inc. Bike Rack)	3,069	0.070
New East Conc. Walk (Encompassed by Planter)	338	0.008
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New Southwest Conc. Walk (Inc. Bench & Planter)	462	0.011
New Southeast Conc. Walk	206	0.005
Exist. Landscape Walls	155	0.004
New Landscape Walls	192	0.004
TOTAL IMPERVIOUS 68.62%	210,676	4.836
TOTAL PERVIOUS 31.38%	96,356	2.212
PROPOSED IMPERVIOUS	210,676 sqft	
- EXISTING IMPERVIOUS	206,641 sqft	
NET IMPERVIOUS INCREASE	4,035 sqft	

FINAL

SCALE: 1" = 30'
0 15' 30'
SCALE

LEGEND

EXISTING / PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
Trench w/ Depth
Tubed "Catch Basin Inlet"
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Shutoff to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service (O/H-Overhead)
Telephone Line & Service (O/H-Overhead)
Gas Main & Service
Soil Grade ... 641.84 Pavement or Ground
Contour
Drainage Arrow
Filter Fabric
Staked Straw Bales
Silt Fence
Limits of High Water
Hanrah Ram & Lid No.
Structure Size "LG"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
FAX (847) 749-4104
mail@toberman.us

OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL 60090

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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. TOBERMAN
062-064787
STATE OF ILLINOIS
Expires: 11/30/25

#	DATE	BY	REVISION
	06-28-23	CJT	FOR SUBMIT
	08-15-23	CJT	FROM INTERNAL REVIEW
	09-22-23	CJT	PER VILLAGE REVIEW COMMENTS
	10-13-23	CJT	PER MWRD REVIEW COMMENTS
	12-6-23	CJT	PER VILLAGE REVIEW COMMENTS
	1-12-24	CJT	PER VILLAGE REVIEW COMMENTS
	2-1-24	CJT	ADDED REUSE AREA ADJACENT WEN LOT #3
	2-6-24	CJT	UPDATED MWRD TSWBT
	2-27-24	CJT	ADDED EV PARKING, & UPDATE TO DETENTION STORAGE CALCULATIONS
	3-5-24	CJT	FINAL FOR PUD
	04/08/24	CJT	PER IDOT - IL 68
	05/31/24	CJT	ENTRY/EXIT CONFIG
	07/01/24	CJT	PER VIL. COMMENTS
			FINAL FOR PUD
	07/31/24	CJT	PER VIL. COMMENTS
			FINAL FOR PUD

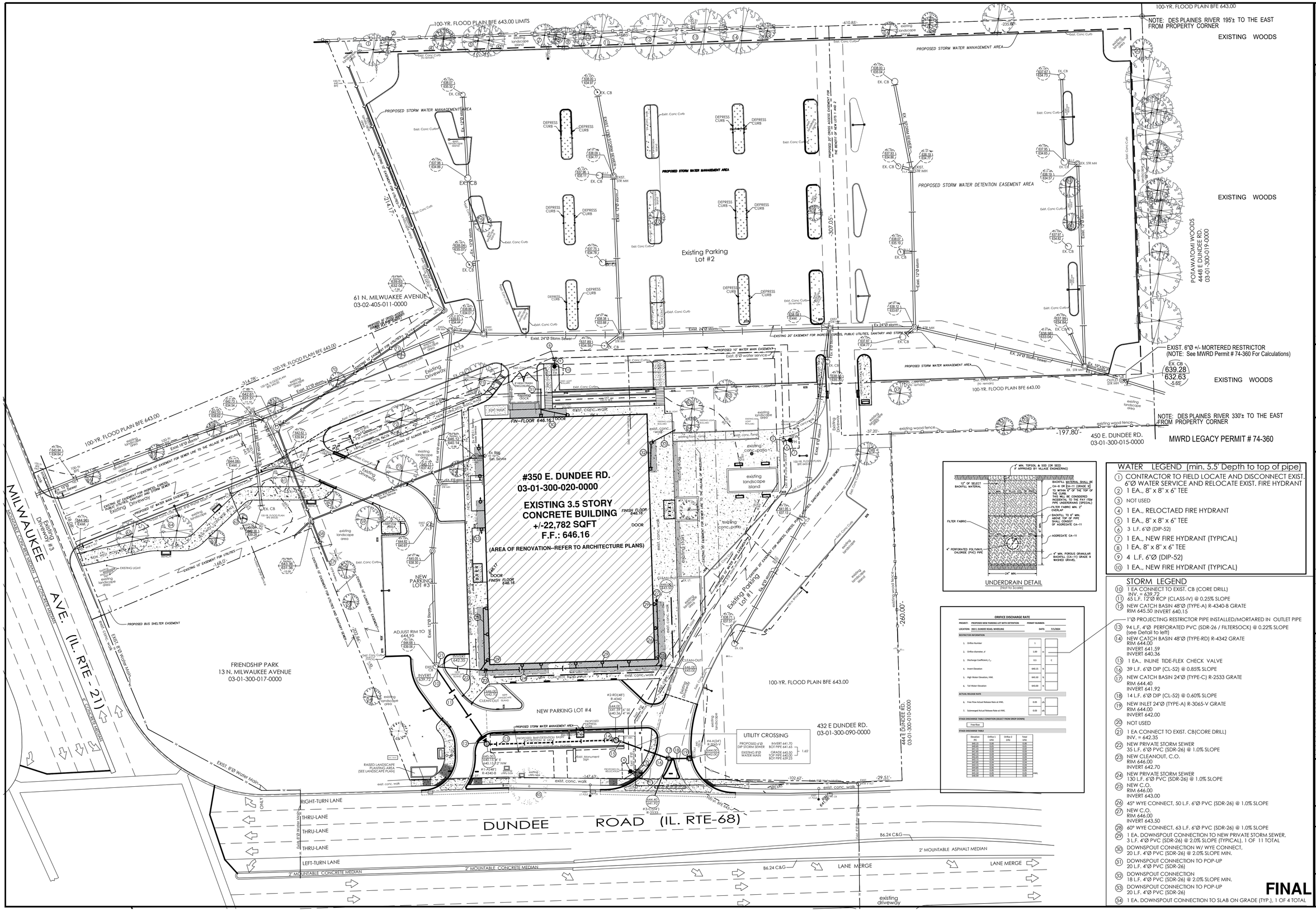
PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

SITE PLAN

C-4

PLOT DATE: 07-30-2024 - CJT


100-YR. FLOOD PLAIN BFE 643.00 LIMITS
100-YR. FLOOD PLAIN BFE 643.00
NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER
EXISTING WOODS
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED STORM WATER DETENTION EASEMENT AREA
EXISTING WOODS
POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-019-0000
Existing Parking Lot #2
61 N. MILWUAKEE AVENUE
03-02-405-011-0000
EXIST. 6"Ø +/- MORTERED RESTRICTOR
(NOTE: See MWRD Permit # 74-360 For Calculations)
EX. CB
639.28
632.63
-5.65
EXISTING WOODS
NOTE: DES PLAINES RIVER 330'± TO THE EAST FROM PROPERTY CORNER
450 E. DUNDEE RD.
03-01-300-015-0000
MWRD LEGACY PERMIT # 74-360
#350 E. DUNDEE RD.
03-01-300-020-0000
EXISTING 3.5 STORY
CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16
(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)
FINISH FLOOR 646.16
DOOR
FIN-FLOOR 646.16
DOOR
FINISH FLOOR 646.16
NEW PARKING LOT #3
NEW PARKING LOT #4
Existing Parking Lot #1
Existing Driveway
Existing Driveway #3
FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000
100-YR. FLOOD PLAIN BFE 643.00
432 E DUNDEE RD.
03-01-300-090-0000
441 E. DUNDEE RD.
03-01-300-010-0000
MILWAUKEE AVE. (IL. RTE - 21)
DUNDEE ROAD (IL. RTE-68)
RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE
2' MOUNTABLE CONCRETE MEDIAN
2' MOUNTABLE ASPHALT MEDIAN
LANE MERGE
existing driveway
EXIST. 8"Ø Water Main
EXIST. 24"Ø Storm Sewer
EXIST. 12"Ø STORM SEWER
EXIST. 12"Ø storm
EXIST. 10"Ø storm
EXIST. 18"Ø storm
EXIST. 8"Ø water service
EX. STORM SEWER
EX. STR MH
EXIST. STR MH
OUTLET STR MH
EX. CB
EXIST. CB
EXIST. 6"Ø SANITARY SEWER
EXIST. 8"Ø SANITARY SEWER
EXIST. 10"Ø WATER MAIN
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
PROPOSED 10' WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING
EXISTING 10' EASEMENT FOR WATER MAIN
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING 10' ILLINOIS BELL EASEMENT
EXISTING 10' EASEMENT FOR UTILITIES AND GARAGE ENCR.
EXISTING 15' EASEMENT FOR PUBLIC UTILITIES
PROPOSED BUS SHELTER EASEMENT
PROPERTY OF VENDE ASSET FUNDING FOR THE BENEFIT OF NBT ASSET FUND
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED 20' VENDE ASSET FUNDING FOR THE BENEFIT OF NBT ASSET FUND
EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
EXISTING 10' EASEMENT FOR WATER MAIN
EXISTING 10' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING
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EXISTING 10' EASEMENT FOR UTILITIES AND GARAGE ENCR.
EXISTING 15' EASEMENT FOR PUBLIC UTILITIES
PROPOSED BUS SHELTER EASEMENT
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING LIGHT
EX. Bldg
Sat. Service
EX. Bldg
Sat. Service
EXIST. 8"Ø Water Main
EXIST. 8"Ø water service
EXIST. 6"Ø SANITARY SEWER
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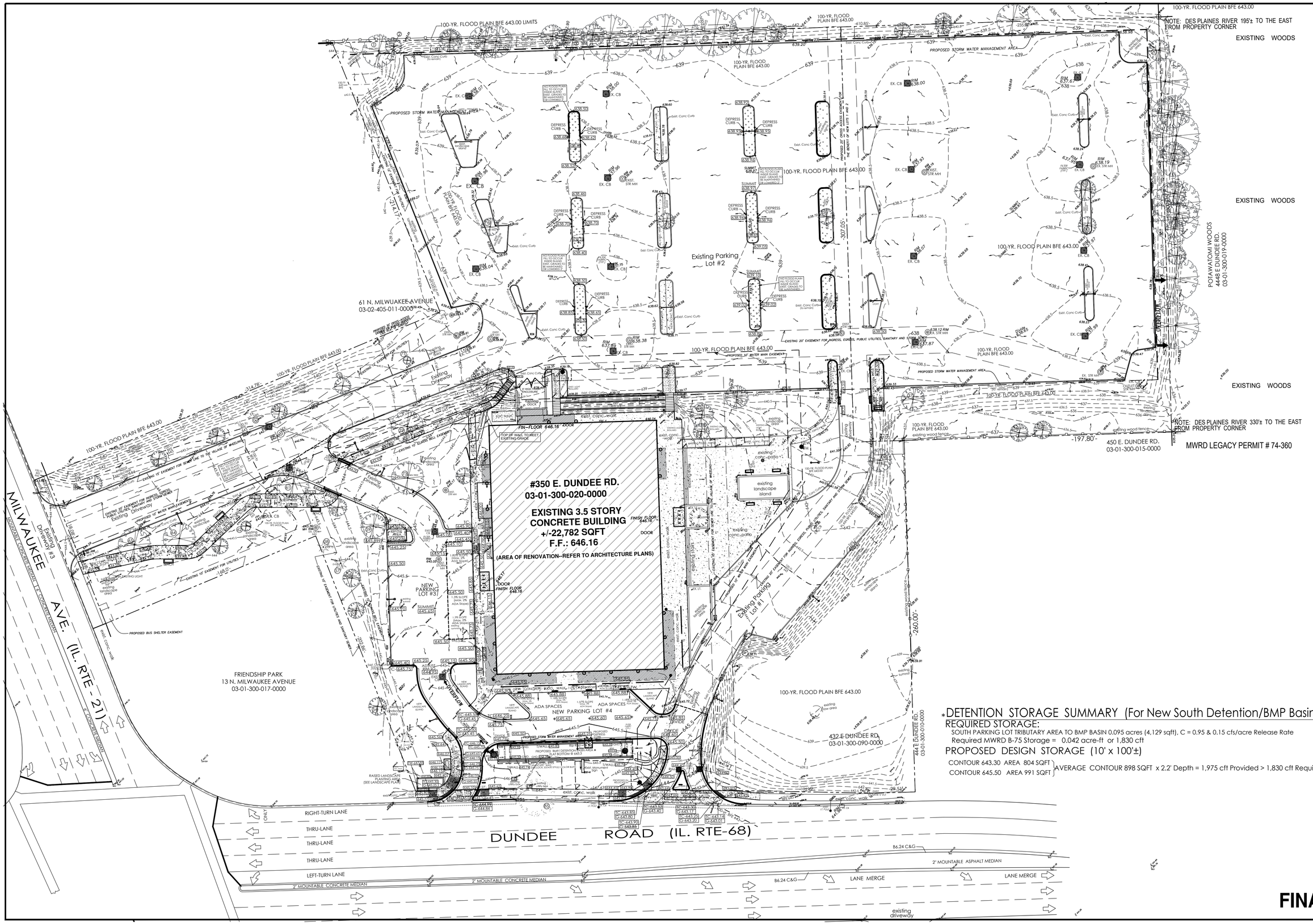
EXISTING 15' EASEMENT FOR PUBLIC UTILITIES
PROPOSED BUS SHELTER EASEMENT
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING LIGHT
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED EXPRESS CLOCK
PROPOSED MENU BOARD
PROPOSED PRE-SELL MENU BOARD
PROPOSED ORDER CANOPY
PROPOSED RELOCATED SIGN
Exist. Monument Sign
RAISED LANDSCAPE PLANTING AREA [SEE LANDSCAPE PLAN]
#1-A(48") R-4340-B
#2-RD(48") R-4342
#3-C(24") R-2533
#4-A(24") R-3065-V
#5-A(24") R-3065-V
#6-A(24") R-3065-V
#7-A(24") R-3065-V
#8-A(24") R-3065-V
#9-A(24") R-3065-V
#10-A(24") R-3065-V
#11-A(24") R-3065-V
#12-A(24") R-3065-V
#13-A(24") R-3065-V
#14-A(24") R-3065-V
#15-A(24") R-3065-V
#16-A(24") R-3065-V
#17-A(24") R-3065-V
#18-A(24") R-3065-V
#19-A(24") R-3065-V
#20-A(24") R-3065-V
#21-A(24") R-3065-V
#22-A(24") R-3065-V
#23-A(24") R-3065-V


100-YR. FLOOD PLAIN BFE 643.00 LIMITS
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NOTE: DES PLAINES RIVER 195'± TO THE EAST FROM PROPERTY CORNER
EXISTING WOODS
PROPOSED STORM WATER MANAGEMENT AREA
EX. CB
EXIST. STR MH
Existing Parking Lot #2
100-YR. FLOOD PLAIN BFE 643.00
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03-01-300-019-0000
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+/-22,782 SQFT
F.F.: 646.16
(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)
FIN.-FLOOR 646.16
TOP OF WALL TO MEET EXISTING GRADE
DOOR
FINISH FLOOR 646.16
existing landscape island
existing conc. patio
existing conc. walk
existing lights
NEW PARKING LOT #3
NEW PARKING LOT #4
ADA SPACES
Existing Parking Lot #1
Existing Driveway
Existing Driveway #3
MILWAUKEE AVE. (IL. RTE - 21)
PROPOSED BUS SHELTER EASEMENT
FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
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03-01-300-010-0000
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PROPOSED 10' WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR UTILITIES
EXISTING 15' EASEMENT FOR STORM SEWER TO THE VILLAGE OF WHEELING
EXISTING 10' EASEMENT FOR WATER MAIN
EXISTING 10' EASEMENT FOR UTILITIES AND SIDEWALK
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61 N. MILWUAKEE AVENUE
03-02-405-011-0000

Existing Parking Lot #2

NO FLOOD PLAIN FILL TO OCCUR INSIDE ISLAND. EXIST. GRADES TO BE MAINTAINED

100-YR. FLOOD PLAIN BFE 643.00

PROPOSED 10' WATER MAIN EASEMENT

PROPOSED STORM WATER MANAGEMENT AREA

EXISTING 20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

EXISTING 10' ILLINOIS BELL EASEMENT

EXISTING 15' EASEMENT FOR SEWER LINE TO THE VILLAGE OF WHEELING

EXISTING 10' EASEMENT FOR UTILITIES AND SANITARY SEWER

PROPOSED BUS SHELTER EASEMENT

Existing Driveway

existing landscape area

existing landscape island

existing conc. patio

existing stairs

existing conc. ramp

existing conc. walk

existing low area

existing summit

existing wood fence

existing light bollard

existing tree

existing utility box

existing sign

existing dock

6' HIGH TRASH ENCLOSURE

EX. TRANS.

NEW FH

EX. CB

EX. MH

EX. LT.

EX. LT. POLE

EX. UTILITY POLE

EX. GAS VALVE

EX. WTR V VLT

EX. CURB INLET

EX. MANHOLE

EX. SAN MH

EX. STM MH

EX. TEL MH

EX. ELEC MH

EX. TEL PED

EX. ELEC PED

EX. TRANS. PAD

EX. GAS METER

EX. GAS MARKER

EX. TEL BOX

EX. ELEC BOX

EX. CABLE BOX

EX. TRAFFIC SIGNAL

EX. TRAFFIC CONTROL BOX

EX. SIGN

EX. MAILBOX

EX. HYDRANT

EX. WELL

EX. SPRINKLER

EX. FLAG POLE

EX. BENCH

EX. TREE

EX. SHRUB

EX. BUSH

EX. CONIFER

EX. DECIDUOUS TREE

EX. STUMP

EX. LANDSCAPE

EX. BOULDER

EX. ROCK

EX. CONC. CURB

EX. CONC. WALK

EX. CONC. RAMP

EX. CONC. PAD

EX. CONC. STEPS

EX. CONC. PATIO

EX. CONC. FOOTING

EX. CONC. WALL

EX. CONC. SLAB

EX. CONC. CHUTE

EX. CONC. DRIVE

EX. CONC. MEDIAN

EX. CONC. ISLAND

EX. CONC. SIDEWALK

EX. CONC. CROSSWALK

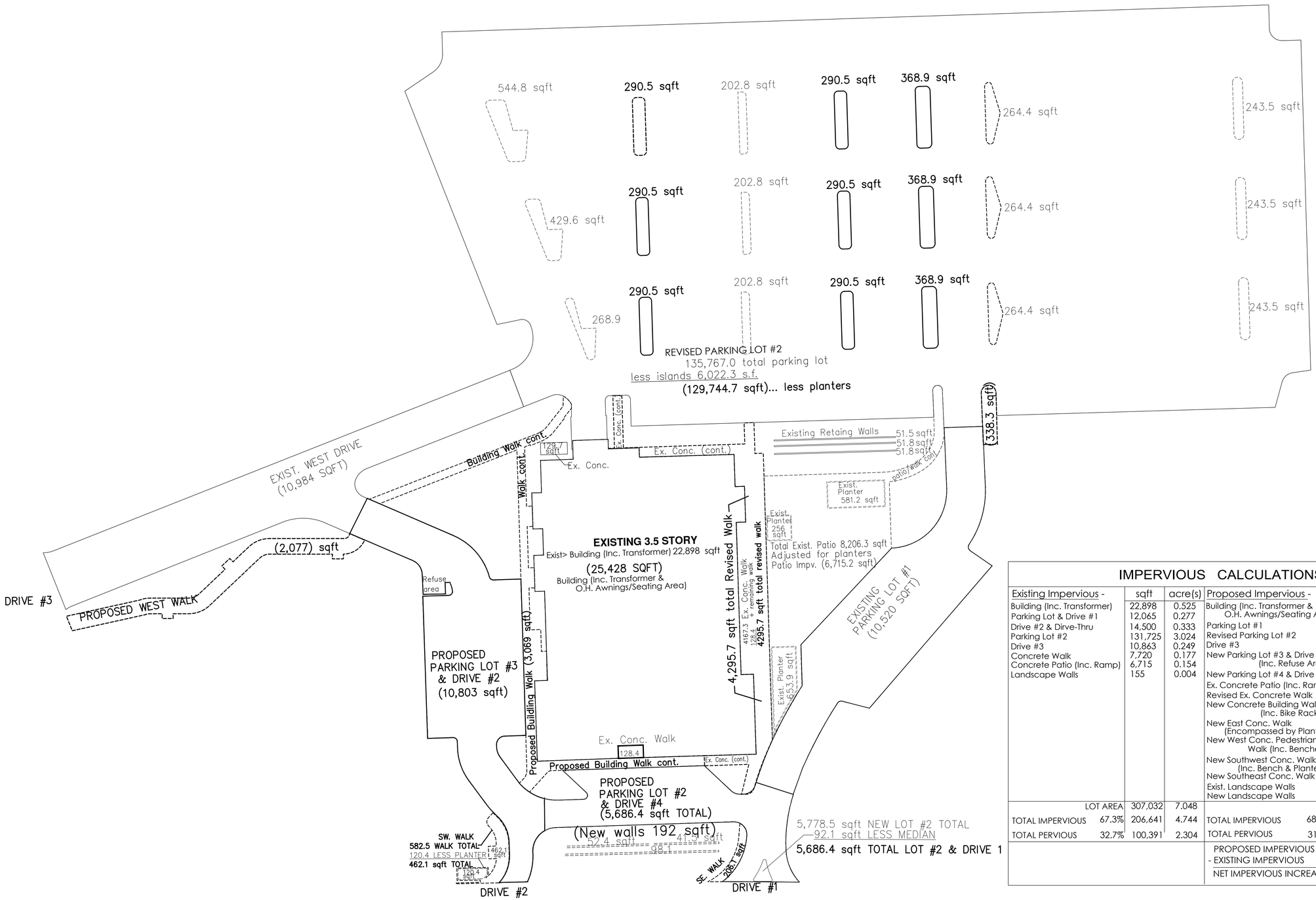
EX. CONC. STAIRS

EX. CONC. RETAINING WALL

EX. CONC. FOUNDATION

EX. CONC. FOOTING

Proposed Impervious Calculations



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FINAL

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0 15' 30'
SCALE

LEGEND
EXISTING PROPOSED
Combined Sewer
Sanitary Sewer
Storm Sewer
Sanitary Manhole
Storm Manhole
Catch Basin
"Restricted Depth" Tabled" Catch Basin Inlet
Down Spout
Water Main & Services
Valve & Vault
Pressure Connection
Valve & Box
Fire Hydrant
Structure to be Abandoned
Handhole
Control Cabinet
Traffic Signal
Luminaire
Parking Light Pole
Power Pole
Telephone Pole
Electrical Transformer Pad
Telephone Vault
Telephone Splice Pedestal
Gas Valve & Box
Electric Line & Service "O/H Overhead"
Telephone Line & Service "O/H Overhead"
Gas Main & Service
Spot Grades
Edf Edf Pavement or Ground
Contour
Drainage Arrow
Filter Fabric
Staked Straw Bales
Silt Fence
Limits of High Water
Neenah Frame & Lid No.
Structure Size "Lo"
Type
Structure No.
Rim Elevation
Invert Elevation
Soil Boring

SURVEYOR
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

REGISTERED PROFESSIONAL ENGINEER 050547 Clifford J. Toberman STATE OF ILLINOIS
Expires: 11/30/25

Submittal Date: 06.28.23	Init. CJT	Scale: 1"=30'
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10	3-5-24	FINAL FOR PUD
11	04/08/24	PER IDOT, IL 68 ENTRY/EXIT CONFIG
12	07/01/24	CJT PER VIL COMMENTS
13	07/31/24	FINAL FOR PUD

PROPOSED SITE IMPROVEMENTS
350 E. DUNDEE ROAD
WHEELING, IL. 60090

NJT Project No.
23-7449

IMPERVIOUS AREA EXHIBIT

C-8

PLOT DATE: 07-31-2024 - CJT

NORMAN J. TOBERMAN & ASSOC., LLC CONSULTING CIVIL ENGINEERS & SURVEYORS

115 S. WILKE ROAD, SUITE 301, ARLINGTON HTS., IL 60005, PHONE: 847-439-8225 FAX: 847-749-4104, cliff@toberman.us

ENGINEER'S OPINION OF PROBABLE COST

PROJECT ENGINEER: CLIFF TOBERMAN, P.E. **PROJECT: #24-7449 DATE: 6/6/2024**
PROJECT: Proposed Mixed Use Re-Development With Demo, Site Paving, Curb & Gutter, Storm Water & Fire Hydrant Improvements **ESTIMATOR: CJT**
LOCATION: , Wheeling, IL

SITE DEMOLITION & EXCAVATION & EROSION CONTROL	QUANTITY	UNITS	UNIT COST	TOTAL
Soil Excavation & Off-Site Hauling & Disposal For Detention basin	198	cyd	$ 35	$ 6,935
Soil Excavation & Off-Site Hauling & Disposal For New South Parking Lot	153	cyd	$ 35	$ 5,354
Demolition of Existing Asphalt Pavement - West Parking Lot & Drives	1495	sqyd	$ 5	$ 7,473
Demolition of Existing Asphalt Pavement - For New Islands	362	sqyd	$ 5	$ 1,808
Demolition of Existing Concrete Curb	566	LF	$ 5	$ 2,830
South Detention Basin Furnish & Install Silt Fence Including Removal Upon Completion Of Project	150	LF	$4.00	$ 600
Furnish & Install Temporary Inlet Protection Including Maintenance & Removal Upon Completion Of Project	20	EA	$100	$ 2,000
			SUB-TOTAL:	$ 27,001

STORM SEWER & STRUCTURES (includes CA-7 trench backfill)	QUANTITY	UNITS	UNIT COST	TOTAL
48" dia. Catch Basin, Type A, w/ Cast Iron Frame & Lid	1	EA	$ 4,500	$ 4,500
48" dia. Catch Basin, Restricted Depth, w/ Cast Iron Frame & Lid	1	EA	$ 5,000	$ 5,000
24" dia. Catch Basin, Type C, w/ Cast Iron Frame & Lid Including Install	1	EA	$ 3,000	$ 3,000
24" dia. Inlet, Type A, w/ Cast Iron Frame & Lid Including Install	1	EA	$ 2,500	$ 2,500
6" Cleanouts	3	EA	$ 250	$ 750
6" dia. DIP (CL-52) Storm Sewer	53	LF	$ 75	$ 3,975
12" dia. RCP (CL-IV) Storm Sewer	65	LF	$ 85	$ 5,525
6" dia. PVC (SDR-26) Storm Sewer	165	LF	$ 50	$ 8,250
4" dia. PVC (SDR-26) Storm Sewer	81	LF	$ 35	$ 2,835
4" dia. Perforated PVC (SDR-26) Under Drain	100	LF	$ 45	$ 4,500
Adjust Existing Catch Basin Rim	1	EA	$ 250	$ 250
			SUB-TOTAL:	$ 41,085

Fire Hydrant (includes CA-& trench backfill)	QUANTITY	UNITS	UNIT COST	TOTAL
8" dia. DIP (CL-52)	12	LF	$ 85	$ 1,020
8" x 6" Tees	3	EA	$ 500	$ 1,500
Fire Hydrant & Auxiliary Valve	3	EA	$ 8,500	$ 25,500
			SUB-TOTAL:	$ 28,020

PAVING, CURB & DRIVE IMPROVEMENTS	QUANTITY	UNITS	UNIT COST	TOTAL
Concrete Curb & Gutter, Type B6.12 with 2" Agg. Base	1014	LF	$ 40	$ 40,560
North / Rear Landscape Islands Depress Concrete Curb & Gutter, Type B6.12 with 2" Agg. Base	333	LF	$ 35	$ 11,655
New South Parking Lot Bit. Conc. Pavement, 2" HMA Surf. Crse.,2" HMA Binder Crse., 8" Agg. Base (Type-B) CA-6	598	sqyd	$ 45.0	$ 26,895
West Parking / Driveway Repaving: Bit. Conc. Pavement, 2" HMA Removal & Replacement	2310	sqyd	$ 30.0	$ 69,290
New Refuse Area Concrete, 6" P.C. Conc., min. 5" Agg. Base (Type-B) CA-6	273	sqft	$ 10.0	$ 2,730
Concrete Sidewalk, 5" P.C. Conc., min. 4" Agg. Base (Type-B) CA-6	10183	sqft	$ 9.0	$ 91,647
Concrete Sidewalk with Integral Curb, 5" P.C. Conc., min. 4" Agg. Base (Type-B) CA-6	516	sqft	$ 12.0	$ 6,192
200' Length of Precast Concrete Block Landscape Wall, 3' Foot Average Height	600	sqft	$ 50	$ 30,000
EV Parking Charging Stations	2	ea.	$ 15,000	$ 30,000
Parking Lot Striping & ADA Signage	1	Lump Sum	$ 10,000	$ 10,000
			SUB-TOTAL:	$ 318,969

TOTAL:	$ 415,075
ADD 15% CONTINGENCY:	477,336.04

OPINION OF PROBABLE COST - LANDSCAPE IMPROVEMENTS

DESIGN ENGINEER: CLIFF TOBERMAN, P.E.
PROJECT: Proposed Re-Development
LOCATION: 350 E. Dundee Road, Wheeling, IL

PROJECT: #22-7419 DATE: 07/08/2024
ESTIMATOR: sf-CJT

NOTE: ALL COSTS SHOWN INCLUDE LABOR COSTS

SITE DEMOLITION, EXCAVATION, & PREPARATION	QUANTITY	UNITS	UNIT COST	TOTAL
Soil Excavation, Hauling & Disposal	219	cyd	$ 45.00	$ 9,860
Site Degrubbing/Preparation	1	lump sum	$ 8,500.00	$ 8,500
			SUB-TOTAL:	$ 18,360

TREES				
3" caliper Hardwood Tree	79	ea	$ 300.00	$ 23,700
3" caliper Ornamental Tree	12	ea	$ 285.00	$ 3,420
6' Height Evergreen Tree	5	ea	$ 300.00	$ 1,500
4' Height Evergreen Tree	50	ea	$ 265.00	$ 13,250
			SUB-TOTAL	$ 41,870

SHRUBS				
5 gal. Deciduous Shrub	112	ea	$ 65.00	$ 7,280
3 gal. Deciduous Shrub	70	ea	$ 50.00	$ 3,500
5 gal. Evergreen Shrub	5	ea	$ 65.00	$ 325
3 gal. Evergreen Shrub	48	ea	$ 50.00	$ 2,400
			SUB-TOTAL:	$ 13,505

GROUNDCOVERS				
3 Gal. Container Perennial	34	ea	$ 50.00	$ 1,700
1 Gal. Container Perennial	224	ea	$ 25.00	$ 5,600
1 Pint Potted Perennial	283	ea	$ 10.00	$ 2,830
Perennial, Flat	14	ea	$ 60.00	$ 840
			SUB-TOTAL:	$ 10,970

GRASSES & PERENNIALS				
1 Gal. Container	401	ea	$ 25.00	$ 10,025
5" Potted, Perennial	88	ea	$ 18.00	$ 1,584
3" Potted, Perennial	14	ea	$ 15.00	$ 210
#3 Container, Perennial Grass	119	ea	$ 12.00	$ 1,428
#1 Container, Perennial Grass	65	ea	$ 9.00	$ 585
			SUB-TOTAL:	$ 13,832

ANNUALS				
Variety, Flowering Annuals, Flat	12	ea	$ 35.00	$ 420
			SUB-TOTAL:	$ 420

SURFACE IMPROVEMENTS / AMENDMENTS	QUANTITY	UNITS	UNIT COST	TOTAL
Top Soil (Disturbed Turf Areas/New Planting areas))	71	cyd	$ 15.00	$ 1,061
12" Top Soil (BMP/Detention Area)	40	cyd	$ 15.00	$ 600
Turf Seed Mix	15	lb.	$ 25.00	$ 375
IDOT Class 4B Seed Mix	5	lb.	$ 25.00	$ 135
Seed Blanket	397	sqyd	$ 7.50	$ 2,979
Hardwood Mulch	484	cyd	$ 30.00	$ 14,520
Starter Fertilizer	32670	sqft	$ 0.04	$ 1,307
			SUB-TOTAL:	$ 20,977

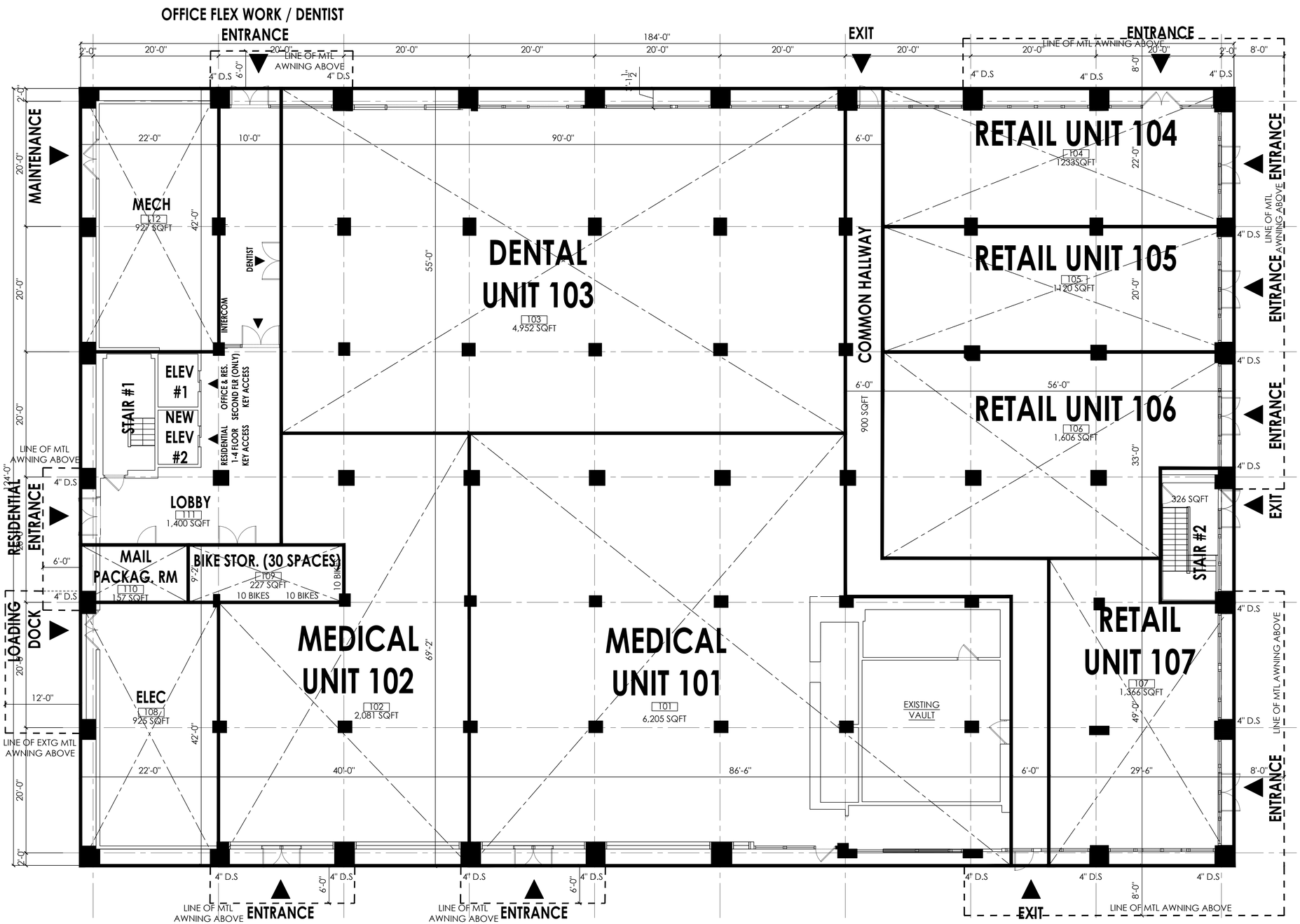
HARDSCAPE				
Precast Concrete Block Planter Box, (UNILOCK Rivercrest), Icluding Installation	200	sqft	$ 65.00	$ 13,000
Precast Concrete Block Landscape Wall, (UNILOCK Estate Wall), Icluding Installation	594	sqft	$ 50.00	$ 29,700
			SUB-TOTAL:	$ 42,700

TOTAL:	$ 162,634

AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1		USE CLASSIFICATION
1 ST FLOOR	**22,836 SQFT**	
PROPOSED RETAIL (4 UNITS)	5,325 SQFT	"M"
PROPOSED MEDICAL (3 UNITS)	13,238 SQFT	"B"
PROPOSED MECH.	927 SQFT	"INCIDENTAL"
PROPOSED ENTRANCE	1,400 SQFT	"R2"
PROPOSED BIKE STORE	227 SQFT	"R2"
PROPOSED PACK.	157 SQFT	"R2"
PROPOSED ELECT.	925 SQFT	"INCIDENTAL"
2ND FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
OFFICE FLEX SPACE	1,815 SQFT	"B"
STORAGE	1,496 SQFT	"R2"
COMMON/CIRC. SPACE	3,817 SQFT	"R2"
3RD FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
AMENITY SPACE	2,531 SQFT	"R2"
COMMON/CIRC. SPACE	3,664 SQFT	"R2"
MANAGEMENT OFFICE	933 SQFT	"B"
4TH FLOOR	**13,890 SQFT**	
RESIDENTIAL	11,427 SQFT	"R2"
AMENITY SPACE	641 SQFT	"R2"
COMMON/CIRC. SPACE	1,822 SQFT	"R2"
ROOF DECK'S	3,268 SQFT	"R2"

FIRE COMMENTS:
FIRE ALARM IMPROVEMENTS, INCLUDING THE PROPER COVERAGE OF AUDIO AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 72 AND THE 2018 EDITION OF THE ILLINOIS ACCESSIBILITY CODE. PROPER FIRE SPRINKLER COVERAGE SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 13. AN ILLINOIS LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO THE FIRE PREVENTION BUREAU FOR ANY SPRINKLER SYSTEM IMPROVEMENTS (INCLUDING DEMOLITION) REQUIRED.

NOTE: INCREASED SPRINKLER COVERAGE IS ENCOURAGED WITHIN THE BIKE ROOM FOR THE POTENTIAL OF E-BIKE STORAGE. FIRE-RATED DOORS SHOULD ALSO BE PROVIDED IN THE BIKE STORAGE ROOM.



1 A4.1 PROPOSED FIRST FLOOR PLAN
SCALE:1/8"=1'-0"

NORTH

OFFICE: 708-306-8000
FAX:708-345-6585
FORZA
DESIGN & CONSULTING INC.
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED GROUND FLOOR SCHEMATIC DIAGRAM

Sheet Number

A4.1

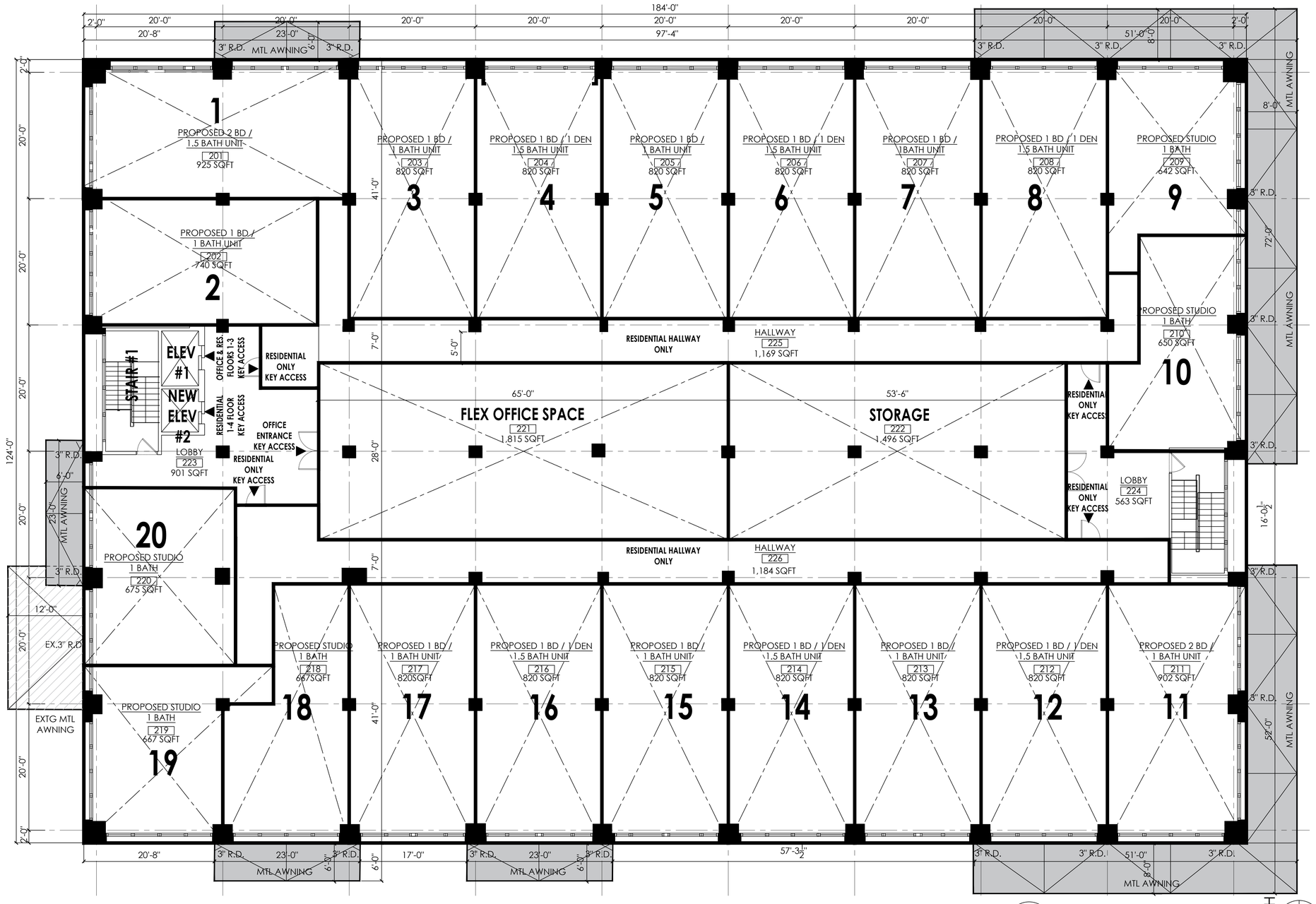
AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1		USE CLASSIFICATION
1 ST FLOOR	**22,836 SQFT**	
PROPOSED RETAIL (4 UNITS)	5,325 SQFT	"M"
PROPOSED MEDICAL (3 UNITS)	13,238 SQFT	"B"
PROPOSED MECH.	927 SQFT	"INCIDENTAL"
PROPOSED ENTRANCE	1,400 SQFT	"R2"
PROPOSED BIKE STORE	227 SQFT	"R2"
PROPOSED PACK.	157 SQFT	"R2"
PROPOSED ELECT.	925 SQFT	"INCIDENTAL"
2ND FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
OFFICE FLEX SPACE	1,815 SQFT	"B"
STORAGE	1,496 SQFT	"R2"
COMMON/CIRC. SPACE	3,817 SQFT	"R2"
3RD FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
AMENITY SPACE	2,531 SQFT	"R2"
COMMON/CIRC. SPACE	3,664 SQFT	"R2"
MANAGEMENT OFFICE	933 SQFT	"B"
4TH FLOOR	**13,890 SQFT**	
RESIDENTIAL	11,427 SQFT	"R2"
AMENITY SPACE	641 SQFT	"R2"
COMMON/CIRC. SPACE	1,822 SQFT	"R2"
ROOF DECK'S	3,268 SQFT	"R2"

PROPOSED BUILDING
SECOND FLOOR

UNIT NUMBER	SQFT
UNIT 201 - 2BD / 1.5BATH	925
UNIT 202 - 1BD / 1BATH	740
UNIT 203 - 1BD / 1BATH	820
UNIT 204 - 1BD+DEN/1.5B	820
UNIT 205 - 1BD / 1BATH	820
UNIT 206 - 1BD+DEN/1.5B	820
UNIT 207 - 1BD / 1BATH	820
UNIT 208 - 1BD+DEN/1.5B	820
UNIT 209 - STUDIO	642
UNIT 210 - STUDIO	650
UNIT 211 - 2BD / 1BATH	902
UNIT 212 - 1BD+DEN/1.5B	820
UNIT 213 - 1BD / 1BATH	820
UNIT 214 - 1BD+DEN/1.5B	820
UNIT 215 - 1BD / 1BATH	820
UNIT 216 - 1BD+DEN/1.5B	820
UNIT 217 - 1BD / 1BATH	820
UNIT 218 - STUDIO	667
UNIT 219 - STUDIO	667
UNIT 220 - STUDIO	675
UNIT 221 OFFICE FLEX	1,815
UNIT 222 STORAGE	1,496
UNIT 223 LOBBY	901
UNIT 224 LOBBY	563
UNIT 225 HALLWAY	1,169
UNIT 226 HALLWAY	1,184

(1) -OFFICE FLEX UNIT
20- RES. UNITS PER FLOOR

FIRE COMMENTS:
FIRE ALARM IMPROVEMENTS, INCLUDING THE PROPER COVERAGE OF AUDIO AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 72 AND THE 2018 EDITION OF THE ILLINOIS ACCESSIBILITY CODE. PROPER FIRE SPRINKLER COVERAGE SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 13. AN ILLINOIS LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO THE FIRE PREVENTION BUREAU FOR ANY SPRINKLER SYSTEM IMPROVEMENTS (INCLUDING DEMOLITION) REQUIRED.



1 / A4.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
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PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED 2ND FLOOR SCHEMATIC DIAGRAM

Sheet Number

A4.2

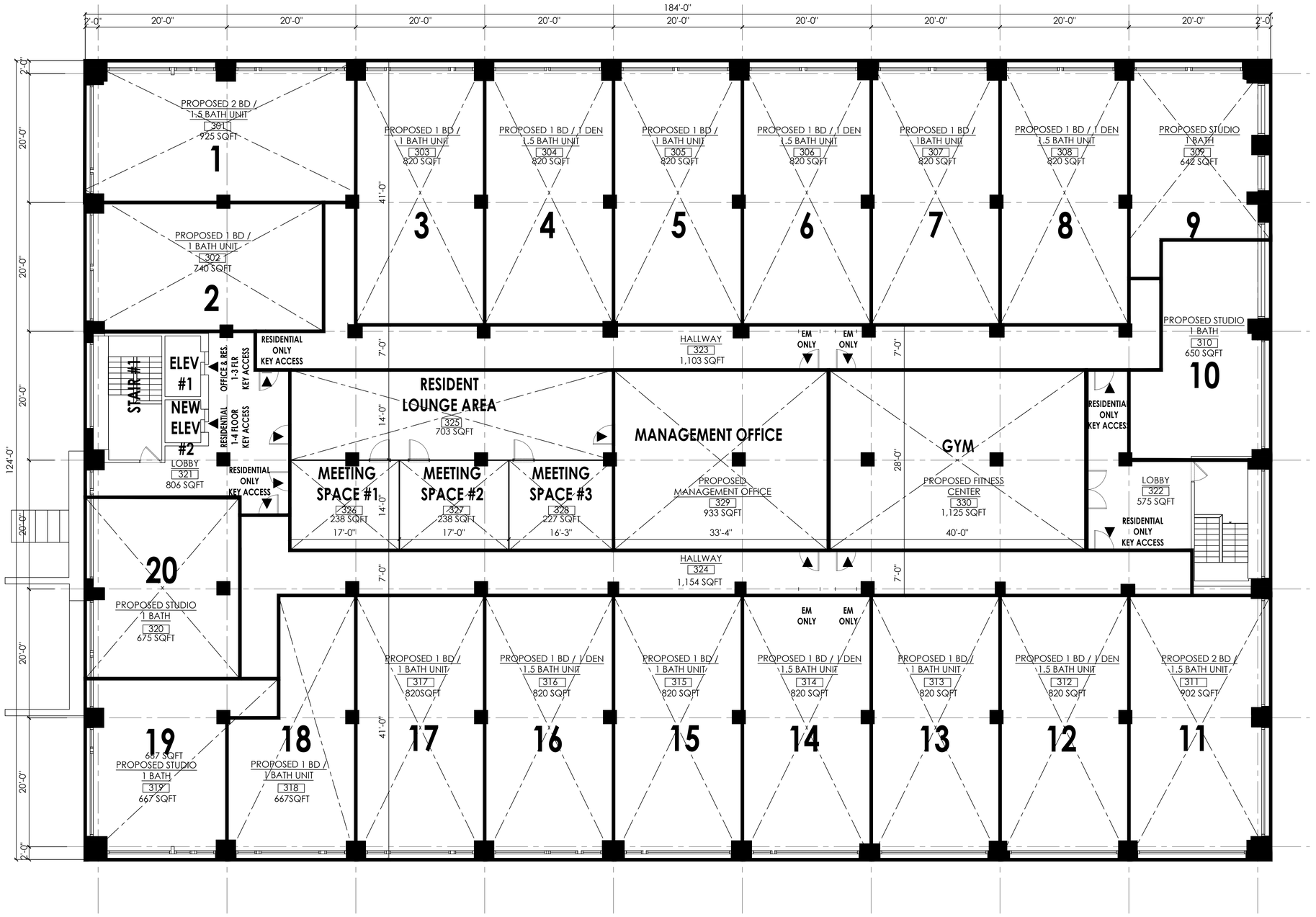
AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1		USE CLASSIFICATION
1 ST FLOOR	**22,836 SQFT**	
PROPOSED RETAIL (4 UNITS)	5,325 SQFT	"M"
PROPOSED MEDICAL (3 UNITS)	13,238 SQFT	"B"
PROPOSED MECH.	927 SQFT	"INCIDENTAL"
PROPOSED ENTRANCE	1,400 SQFT	"R2"
PROPOSED BIKE STORE	227 SQFT	"R2"
PROPOSED PACK.	157 SQFT	"R2"
PROPOSED ELECT.	925 SQFT	"INCIDENTAL"
2ND FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
OFFICE FLEX SPACE	1,815 SQFT	"B"
STORAGE	1,496 SQFT	"R2"
COMMON/CIRC. SPACE	3,817 SQFT	"R2"
3RD FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
AMENITY SPACE	2,531 SQFT	"R2"
COMMON/CIRC. SPACE	3,664 SQFT	"R2"
MANAGEMENT OFFICE	933 SQFT	"B"
4TH FLOOR	**13,890 SQFT**	
RESIDENTIAL	11,427 SQFT	"R2"
AMENITY SPACE	641 SQFT	"R2"
COMMON/CIRC. SPACE	1,822 SQFT	"R2"
ROOF DECK'S	3,268 SQFT	"R2"

FIRE COMMENTS:

FIRE ALARM IMPROVEMENTS, INCLUDING THE PROPER COVERAGE OF AUDIO AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 72 AND THE 2018 EDITION OF THE ILLINOIS ACCESSIBILITY CODE. PROPER FIRE SPRINKLER COVERAGE SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 13. AN ILLINOIS LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO THE FIRE PREVENTION BUREAU FOR ANY SPRINKLER SYSTEM IMPROVEMENTS (INCLUDING DEMOLITION) REQUIRED.

PROPOSED BUILDING THIRD FLOOR	
UNIT NUMBER	SQFT
UNIT 301 - 2BD / 1.5BATH	925
UNIT 302 - 1BD / 1BATH	740
UNIT 303 - 1BD / 1BATH	820
UNIT 304 - 1BD+DEN/1.5B	820
UNIT 305 - 1BD / 1BATH	820
UNIT 306 - 1BD+DEN/1.5B	820
UNIT 307 - 1BD / 1BATH	820
UNIT 308 - 1BD+DEN/1.5B	820
UNIT 309 - STUDIO	642
UNIT 310 - STUDIO	650
UNIT 311 - 2BD / 1BATH	902
UNIT 312 - 1BD+DEN/1.5B	820
UNIT 313 - 1BD / 1BATH	820
UNIT 314 - 1BD+DEN/1.5B	820
UNIT 315 - 1BD / 1BATH	820
UNIT 316 - 1BD+DEN/1.5B	820
UNIT 317 - 1BD / 1BATH	820
UNIT 318 - STUDIO	667
UNIT 319 - STUDIO	667
UNIT 320 - STUDIO	675
UNIT 321 LOBBY	806
UNIT 322 LOBBY	574
UNIT 323 HALLWAY	1,103
UNIT 324 HALLWAY	1,154
UNIT 325 LOUNGE	703
UNIT 326 MEETING RM.	238
UNIT 327 MEETING RM.	238
UNIT 328 MEETING RM.	227
UNIT 329 MGT OFFICE	933
UNIT 330 GYM	1,125

RES. AMENITIES ONLY
20 RES. UNITS PER FLOOR



1 A4.3 PROPOSED THIRD FLOOR PLAN
SCALE:1/8"=1'-0"

NORTH

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2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates	
Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED 3RD FLOOR SCHEMATIC DIAGRAM

Sheet Number

A4.3

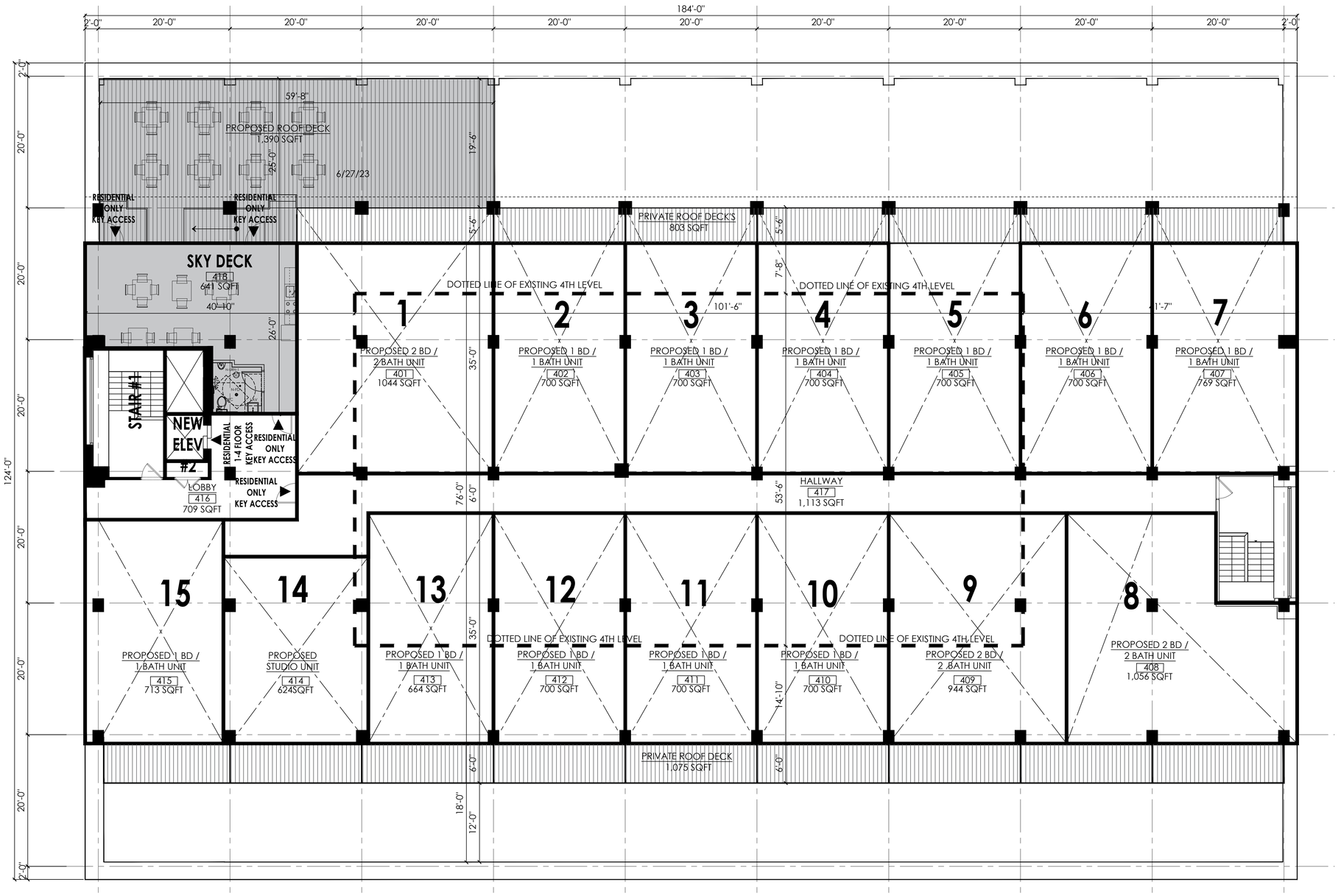
AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1		USE CLASSIFICATION
1 ST FLOOR	**22,836 SQFT**	
PROPOSED RETAIL (4 UNITS)	5,325 SQFT	"M"
PROPOSED MEDICAL (3 UNITS)	13,238 SQFT	"B"
PROPOSED MECH.	927 SQFT	"INCIDENTAL"
PROPOSED ENTRANCE	1,400 SQFT	"R2"
PROPOSED BIKE STORE	227 SQFT	"R2"
PROPOSED PACK.	157 SQFT	"R2"
PROPOSED ELECT.	925 SQFT	"INCIDENTAL"
2ND FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
OFFICE FLEX SPACE	1,815 SQFT	"B"
STORAGE	1,496 SQFT	"R2"
COMMON/CIRC. SPACE	3,817 SQFT	"R2"
3RD FLOOR	**22,836 SQFT**	
RESIDENTIAL	15,708 SQFT	"R2"
AMENITY SPACE	2,531 SQFT	"R2"
COMMON/CIRC. SPACE	3,664 SQFT	"R2"
MANAGEMENT OFFICE	933 SQFT	"B"
4TH FLOOR	**13,890 SQFT**	
RESIDENTIAL	11,427 SQFT	"R2"
AMENITY SPACE	641 SQFT	"R2"
COMMON/CIRC. SPACE	1,822 SQFT	"R2"
ROOF DECK'S	3,268 SQFT	"R2"

FIRE COMMENTS:

FIRE ALARM IMPROVEMENTS, INCLUDING THE PROPER COVERAGE OF AUDIO AND VISUAL NOTIFICATION DEVICES SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 72 AND THE 2018 EDITION OF THE ILLINOIS ACCESSIBILITY CODE. PROPER FIRE SPRINKLER COVERAGE SHALL BE PROVIDED/MAINTAINED THROUGHOUT THE TENANT SPACE IN ACCORDANCE WITH THE 2019 EDITION OF NFPA 13. AN ILLINOIS LICENSED SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO THE FIRE PREVENTION BUREAU FOR ANY SPRINKLER SYSTEM IMPROVEMENTS (INCLUDING DEMOLITION) REQUIRED.

PROPOSED BUILDING FORTH FLOOR	
UNIT NUMBER	SQFT
UNIT 401 - 2 BD / 2 BATH	1,044
UNIT 402 - 1 BD / 1 BATH	700
UNIT 403 - 1 BD / 1 BATH	700
UNIT 404 - 1 BD / 1 BATH	700
UNIT 405 - 1 BD / 1 BATH	700
UNIT 406 - 1 BD / 1 BATH	700
UNIT 407 - 1 BD / 1 BATH	769
UNIT 408 - 2 BD / 2 BATH	1,056
UNIT 409 - 2 BD / 2 BATH	944
UNIT 410 - 1 BD / 1 BATH	700
UNIT 411 - 1 BD / 1 BATH	700
UNIT 412 - 1 BD / 1 BATH	700
UNIT 413 - 1 BD / 1 BATH	664
UNIT 414 - STUDIO	624
UNIT 415 - 1 BD / 1 BATH	713
UNIT 416 LOBBY	709
UNIT 417 HALLWAY	1,113
UNIT 400 SKY DECK	641
ROOF DECK	1,390
PRIVATE ROOF DECK'S	1,878

RES. AMENITIES &
ROOF DECK
15 UNITS PER FLOOR



1 A4.4 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

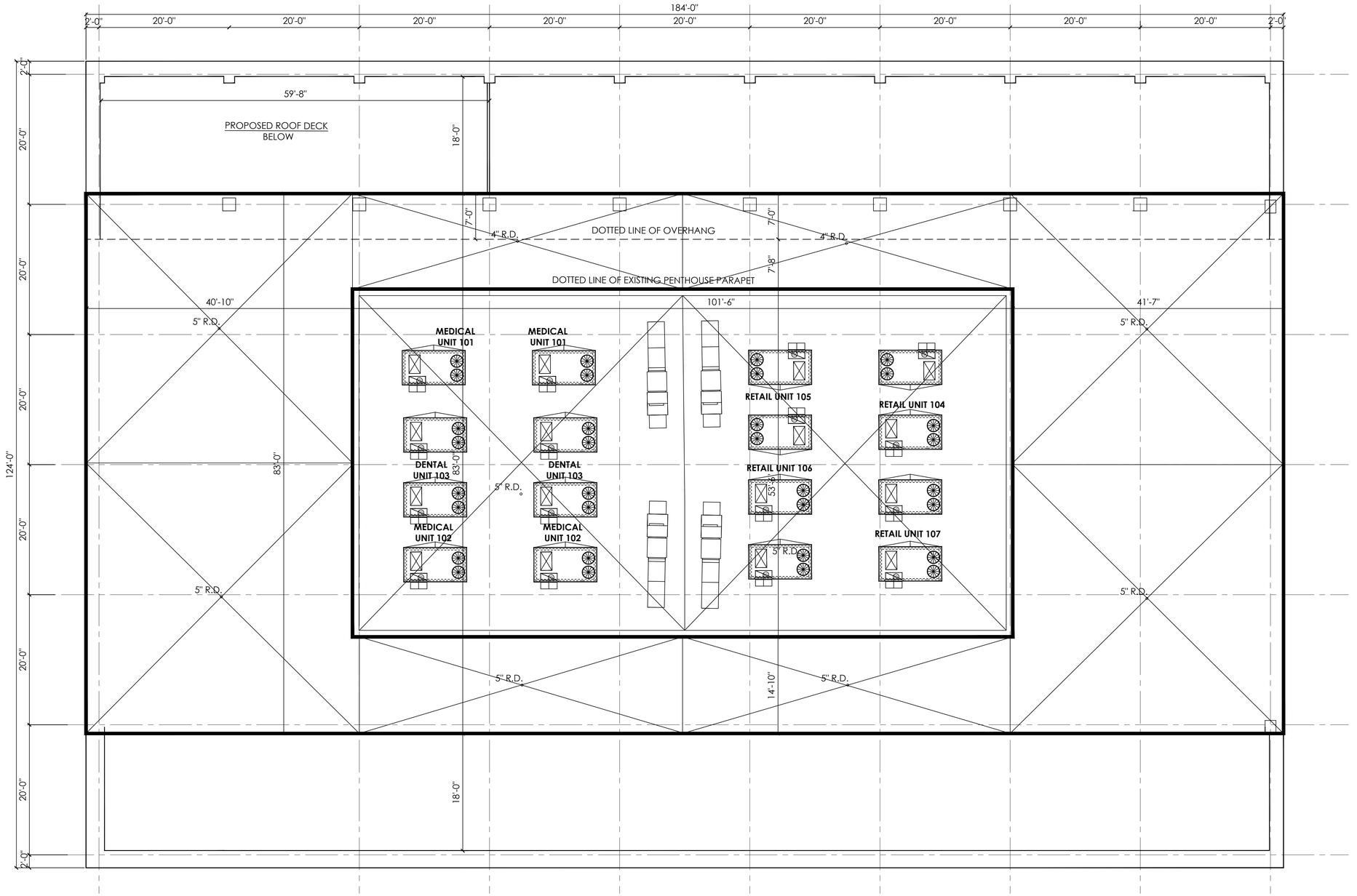
Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED 4TH FLOOR
SCHEMATIC DIAGRAM

Sheet Number

A4.4



1 A4.5 PROPOSED ROOF PLAN
SCALE:1/8"=1'-0"

NORTH

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
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PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

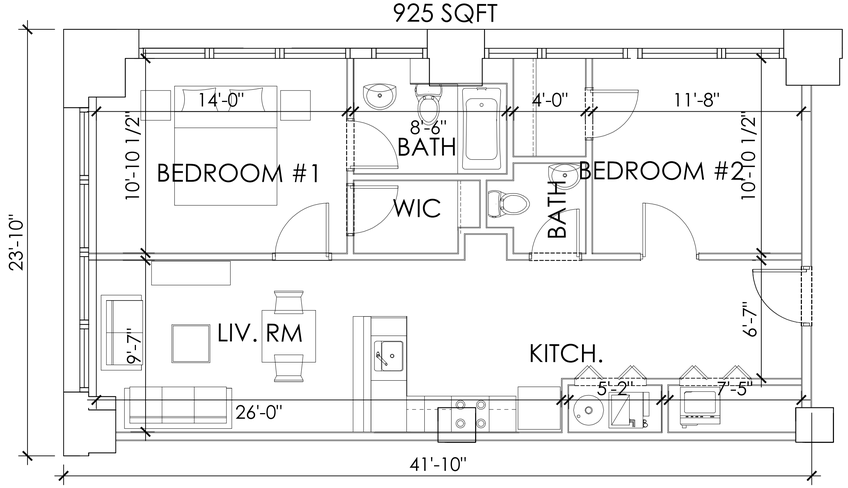
Sheet Title

PROPOSED ROOF PLAN

Sheet Number

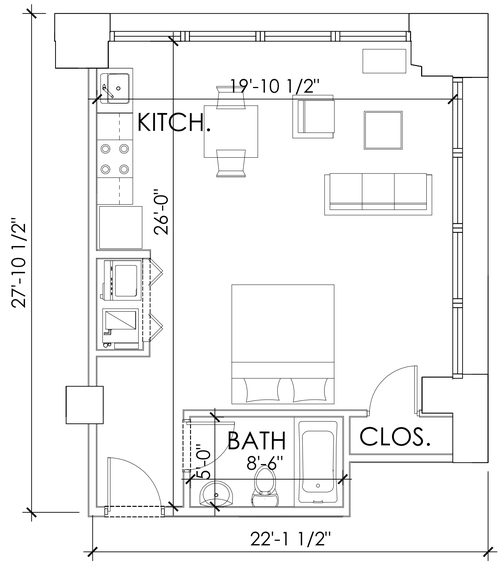
A4.5

PROPOSED 2 BD /
1.5 BATH UNIT
925 SQFT



PROPOSED UNIT TYP.
1BD W/ DEN / 1.5 BATH
820SQFT

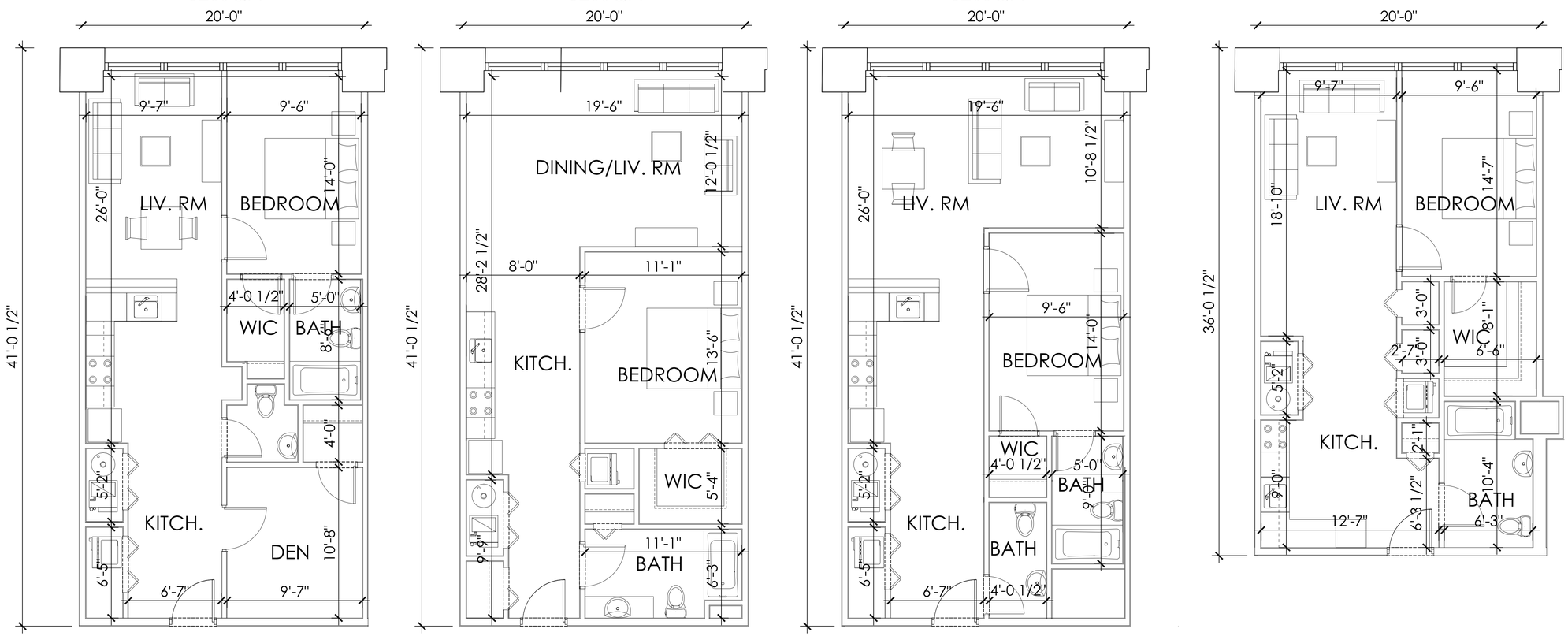
PROPOSED STUDIO
1 BATH
309
642 SQFT



PROPOSED UNIT TYP.
1BD W/ 1 BATH
820SQFT

PROPOSED UNIT TYP.
1BD W/ 1.5 BATH
820SQFT

PROPOSED UNIT TYP.
1BD / 1 BATH
720 SQFT



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PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

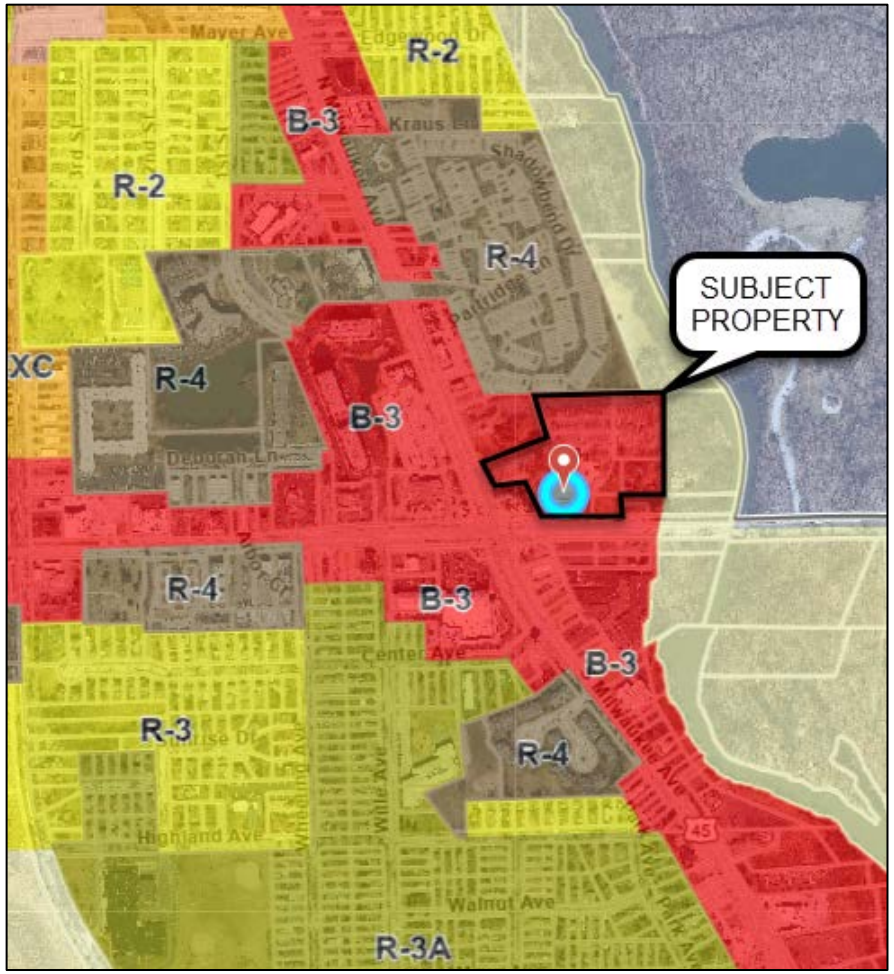
PROPOSED TYPICAL
UNIT TYPE

Sheet Number

A4.6



Location Map



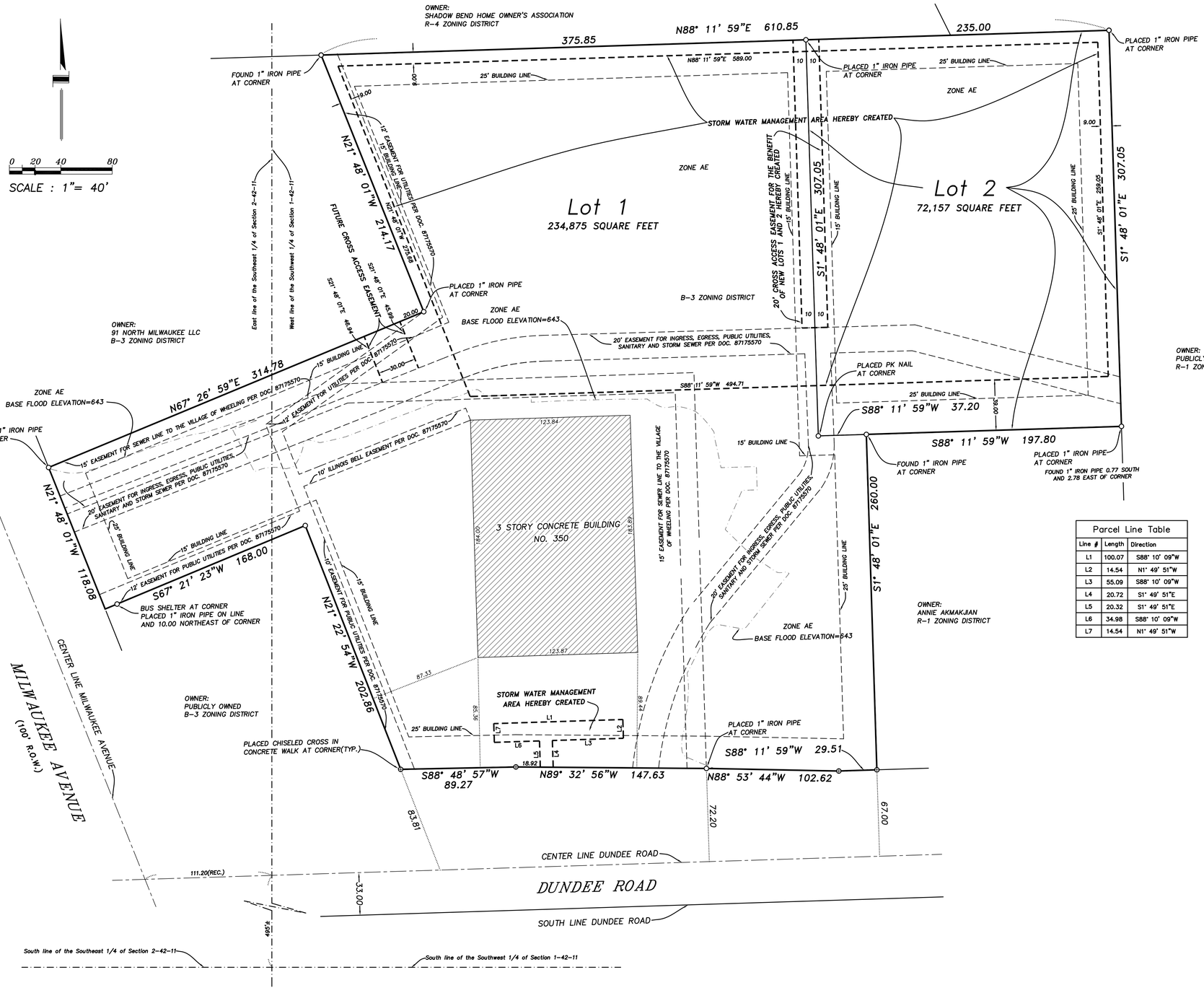
Zoning Map

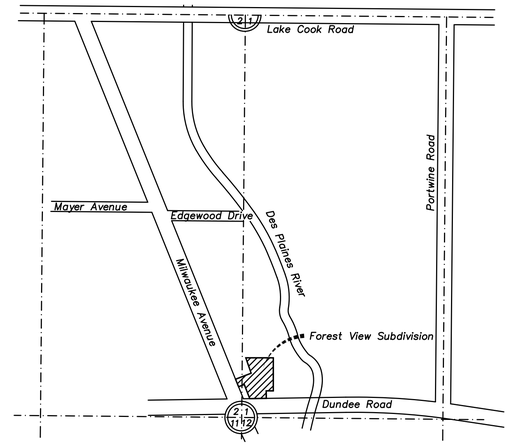
FOREST VIEW SUBDIVISION

of

PART OF SECTION 1 AND SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

SHADOW BEND PHASE 1 RESUBDIVISION





Vicinity Map
Not to scale

OWNER:
PUBLICLY OWNED (FOREST PRESERVE)
R-1 ZONING DISTRICT

Parcel Line Table		
Line #	Length	Direction
L1	100.07	S88° 10' 09"W
L2	14.54	N1° 49' 51"W
L3	55.09	S88° 10' 09"W
L4	20.72	S1° 49' 51"E
L5	20.32	S1° 49' 51"E
L6	34.98	S88° 10' 09"W
L7	14.54	N1° 49' 51"W

SHEET NO. 1 OF 2

prepared by:
David R. Bycroft, P.L.S.
Norman J. Toberman & Associates, LLC
115 South Wilke Road
Arlington Heights, Illinois
(847) 439-8225

REVISED JUNE 25, 2024 PER VILLAGE COMMENTS
REVISED JULY 24, 2024 PER VILLAGE COMMENTS
REVISED JULY 29, 2024 PER PARCEL 3 VILLAGE COMMENTS

FOREST VIEW SUBDIVISION

SURVEYORS CERTIFICATE

State of Illinois } SS.
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property and that this plat is a correct representation of said survey.

PARCEL 1

LOT 1 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT 1 TAKEN OR CONDEMNED IN CASE NUMBER 94L50456, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-020-0000

PARCEL 2

LOT 2 IN MAIN BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN OWNER'S SUBDIVISION OF PART OF OLD FILKIN'S FARM IN SECTIONS 1 AND 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-021-0000

PARCEL 3

THAT PART OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF DUNDEE ROAD, A DISTANCE OF 572.20 FEET EASTERLY OF THE INTERSECTION OF SAID CENTER LINE, WITH THE CENTER LINE OF MILWAUKEE ROAD(NOW MILWAUKEE AVENUE); THENCE NORTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 165 FEET; THENCE WESTERLY PARALLEL WITH THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET; THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF THIS TRACT AND AT RIGHT ANGLES TO CENTER LINE OF DUNDEE ROAD, 165.00 FEET TO THE CENTER LINE OF SAID DUNDEE ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF SAID DUNDEE ROAD, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE SOUTH 33 FEET OF SAID TRACT OF LAND), AND EXCEPT THAT PART OF THE LAND TAKEN OR CONDEMNED IN CASE NUMBER 94L50919, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 350 EAST DUNDEE ROAD, WHEELING, ILLINOIS

PIN 03-01-300-009-0000

Further, I hereby grant The Village of Wheeling permission to record this plat.

The land is situated within the corporate limits of the Village of Wheeling, Illinois, which has adopted a comprehensive plan and that part of the property on this plat of subdivision is shown as Zone AE per Community Panel No. 17031 C 0068 J, revised August 19, 2008. Upon completion of construction, iron stakes will be set at all corners.

dated at Arlington Heights, Illinois, this 29TH day of July, 2024

by _____
David R. Bycroft
as Illinois Professional Land Surveyor No. 2846

VILLAGE ENGINEER CERTIFICATE

State of Illinois
County of Cook and Lake } SS.

This is to certify that I, _____, Village Engineer for the Village of Wheeling, Illinois, has reviewed and approved this plat.

Dated this _____ day of _____, 2024

Signed: _____
Village Engineer

PLAN COMMISSION CERTIFICATE

State of Illinois
County of Cook and Lake } SS.

Approved by the plan commission of the Village of Wheeling, Cook and Lake Counties, Illinois, this _____ day of _____, 2024

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE BOARD CERTIFICATE

State of Illinois
County of Cook and Lake } SS.

Approved by the Village Board of the Village of Wheeling, Cook and Lake Counties, Illinois, this _____ day of _____, 2024

Signed: _____
President of the Board of Trustees

Attest: _____
Village Clerk

VILLAGE COLLECTOR CERTIFICATE

State of Illinois
County of Cook and Lake } SS.

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this _____ day of _____, 2024

Signed: _____
Village Collector

OWNERS CERTIFICATE

State of Illinois
County of Cook } SS.

This is to certify that Forest View LLC is the owner of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

by _____
Boris Stratievsky, Managing Member

Dated this _____ day of _____, A.D., 2024

NOTARY CERTIFICATE

State of Illinois
County of Cook } SS.

I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that Boris Stratievsky personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2024

_____
Notary Public

My commission expires on _____

SCHOOL DISTRICT CERTIFICATE

State of Illinois
County of Cook } SS.

This is to certify that Forest View LLC, as the owner of the property described as Forest View Subdivision and legally described as the plat of the same name, has determined to the best of of his knowledge the school district in which each of the following lots lies.

School Districts for Lots 1 and 2

High School District 214 and Elementary School District 21.

by _____
Boris Stratievsky, Managing Member

Dated this _____ day of _____, A.D., 2024

NOTARY CERTIFICATE

State of Illinois
County of Cook } SS.

I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that Boris Stratievsky personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2024

_____
Notary Public

My commission expires on _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
Illinois Bell Telephone Company dba AT&T, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

COUNTY CLERK CERTIFICATE

State of Illinois
County of Cook } SS.

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this _____ day of _____, 2024

Signed: _____
County Clerk

WHEELING PARK DISTRICT CERTIFICATE

Approved by the Wheeling Park District, this _____ day of _____, 2024

Signed: _____
Executive Director

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois
County of Cook } SS.

We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated _____
owner

By: _____ Dated _____
Illinois Professional Engineer

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Paragraph 2 of "An act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "policy on permits for access driveways to state highways" will be required by the department.

Dated this _____ day of _____, 2024

Signed: _____
Jose Rios, P.E.
Region One Engineer

STORM WATER DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF WHEELING IN, OVER, UNDER, THROUGH AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "STORMWATER DETENTION EASEMENT"FOR PURPOSE OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL, TOGETHER WITH REASONABLE ACCESS THERETO.

SAID EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS, AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED,NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDED OR DIMINISH STORMWATER DRAINAGE OF DETENTION IN, OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS.

IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES.

IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, FOR SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT, AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER THAT CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK, INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS'FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF THE WORK.

CROSS ACCESS EASEMENT PROVISIONS

THE INTERESTED PARTIES REPRESENTING LOTS 1 AND 2 IN FOREST VIEW SUBDIVISION SHOWN HEREON HEREBY GRANT AND CONVEY NON-EXCLUSIVE, MUTUAL CROSS ACCESS EASEMENTS FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE AREAS DEFINED IN THE EASEMENT AREA. THE CROSS ACCESS EASEMENT IS SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS SET FORTH HEREIN AND IN OTHER RECORDED EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, LICENSES, RESTRICTIONS, CONDITIONS AND LIMITATIONS AFFECTING THE EASEMENT AREA; PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS UNDER THIS AGREEMENT. THE CROSS ACCESS EASEMENT IS FOR THE BENEFIT OF AND IS APPURTENANT TO EACH OF THE LOTS, RESPECTIVELY, AND MAY BE USED BY THE RECORD TITLE OWNER OF EACH OF THE LOTS, RESPECTIVELY, AND EACH OF THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, CONTRACTORS, AGENTS, LESSEES UNDER LEASES EXTENDING THE USE THEREOF TO SUCH LESSEES AND OTHER PERMITEES (COLLECTIVELY THE "PERMITTED USERS") SOLELY FOR THE USES SET FORTH HEREIN (THE "PERMITTED USES") AND FOR NO OTHER USES. SUCH PERMITTED USES SHALL BE FOR THE BENEFIT OF THE LOTS AS NOW OR HEREAFTER IMPROVED, SUBDIVIDED AND/OR DEVELOPED.

EXISTING PROPERTY INDEX NUMBER

PARCEL 1-P.I.N. 03-01-300-020-0000

PARCEL 2-P.I.N. 03-01-300-021-0000

PARCEL 3-P.I.N. 03-01-300-009-0000

After recording, mail plat to: Village of Wheeling
2 Community Boulevard
Wheeling, Illinois 60090

Send next tax bill to: (name) _____

(address) _____

Prepared by:
Norman J. Toberman and Associates
115 South Wilke Road
Arlington Heights, Illinois

This plat submitted for recording by: (name) _____

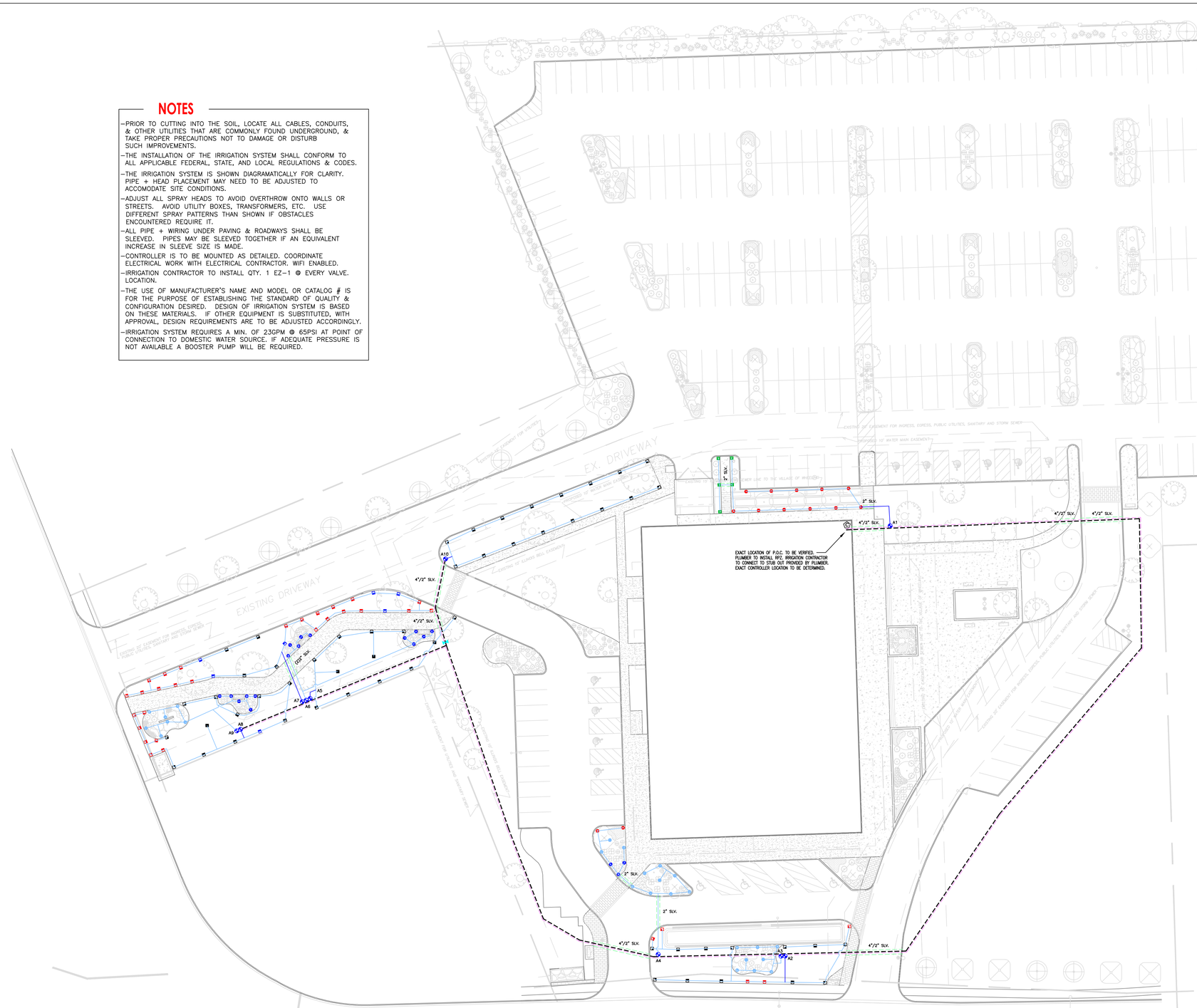
SHEET NO. 2 OF 2

prepared by:
David R. Bycroft, P.L.S.
Norman J. Toberman & Associates, LLC
115 South Wilke Road
Arlington Heights, Illinois
(847) 439-8225

REVISED JUNE 25, 2024 PER VILLAGE COMMENTS
REVISED JULY 24, 2024 PER VILLAGE COMMENTS
REVISED JULY 29, 2024 PER PARCEL 3 VILLAGE COMMENTS

NOTES

- PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, & OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, & TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS.
- THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS & CODES.
- THE IRRIGATION SYSTEM IS SHOWN DIAGRAMATICALLY FOR CLARITY. PIPE + HEAD PLACEMENT MAY NEED TO BE ADJUSTED TO ACCOMODATE SITE CONDITIONS.
- ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC. USE DIFFERENT SPRAY PATTERNS THAN SHOWN IF OBSTACLES ENCOUNTERED REQUIRE IT.
- ALL PIPE + WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.
- CONTROLLER IS TO BE MOUNTED AS DETAILED. COORDINATE ELECTRICAL WORK WITH ELECTRICAL CONTRACTOR. WIFI ENABLED.
- IRRIGATION CONTRACTOR TO INSTALL QTY. 1 EZ-1 @ EVERY VALVE. LOCATION.
- THE USE OF MANUFACTURER'S NAME AND MODEL OR CATALOG # IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY & CONFIGURATION DESIRED. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.
- IRRIGATION SYSTEM REQUIRES A MIN. OF 23GPM @ 65PSI AT POINT OF CONNECTION TO DOMESTIC WATER SOURCE. IF ADEQUATE PRESSURE IS NOT AVAILABLE A BOOSTER PUMP WILL BE REQUIRED.


EXISTING EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER
MONROE'S 10' WATER MAIN EASEMENT
EXISTING 10' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER

CONDITION KEY

1	EXCELLENT
2	VERY GOOD
3	GOOD
4	FAIR
5	POOR
6	DEAD

EXISTING TREE INVENTORY / ACTION PLAN

TREE DESCRIPTION				ACTION
TAG #	SIZE	SPECIES	CONDITION	REMOVE
1	24"	LOCUST	3	
2	10"	LOCUST	3	
3	12"	MULBERRY	3	
4	18"	LOCUST	3	
5	24"	LOCUST	3	
6	24"	BOX	4	
7	19"	BOX	4	
8	10"	MULBERRY	4	
9	18"	MULBERRY	4	
10	18"	MULBERRY	4	
11	(3)-24"	MYULBERRY	6	
12	36"	BOXELDER	4	
13	(3)-12"	BOXELDER	4	
14	36"	BOXELDER	4	
15	10"	BOXELDER	4	
16	10"	BOXELDER	5	
17	10"	BOXELDER	5	
18	NIC			
19	NIC			
20	10"	BOXELDER	4	
21	NIC			
22	NIC			
23	NIC			
24	NIC			
25	NIC			
26	NIC			
27	NIC			
28	NIC			
29	NIC			
30	NIC			
31	NIC			
32	NIC			
33	NIC			
34	NIC			
35	12"	MAPLE	3	
36	12"	MAPLE	4	
37	18"	LOCUST	3	
38	18"	MAPLE	3	
39	12"	MAPLE	6	TO BE REMOVED
40	12"	MAPLE	6	TO BE REMOVED
41	12"	MAPLE	6	TO BE REMOVED
42	12"	MAPLE	6	TO BE REMOVED
43	12"	MAPLE	4	TO BE REMOVED
44	12"	MAPLE	4	TO BE REMOVED
45	18"	PINE	4	TO BE REMOVED
46	36"	LOCUST	3	TO BE REMOVED
47	18"	LOCUST	3	TO BE REMOVED
48	24"	MAPLE	3	TO BE REMOVED
49	24"	LOCUST	3	TO BE REMOVED
50	12"	LOCUST	4	TO BE REMOVED
51	12"	LOCUST	4	TO BE REMOVED
52	12"	LOCUST	4	TO BE REMOVED
53	12"	LOCUST	4	TO BE REMOVED
54	12"	SPRUCE	4	
55	10"	SPRUCE	4	
56	12"	LOCUST	3	
57	8"	MAPLE	4	
58	10"	MAPLE	4	
59	18"	LOCUST	4	
60	12"	LOCUST	3	
61	24"	RED OAK	3	
62	8"	MAPLE	3	
63	10"	MAPLE	3	
64	24"	LOCUST	3	
65	24"	LOCUST	3	
66	10"	MAPLE	4	
67	10"	MAPLE	4	
68	10"	MAPLE	4	
69	10"	MAPLE	4	-
70	10"	BOX	6	-
71	6"	BOXELDER	5	-
72	24"	MAPLE	4	-
73	24"	LOCUST	4	
74	10"	LOCUST	4	
75	24"	MAPLE	4	
76	12"	LOCUST	3	
77	10"	LOCUST	4	
78	10"	LOCUST	3	
79	10"	LOCUST	3	TO BE REMOVED
80	12"	LOCUST	5	
81	15"	LOCUST	4	
82	18"	LOCUST	4	
83	18"	LOCUST	4	
84	10"	LOCUST	3	
85		HAWTHORN	3	

LANDSCAPE NARRATIVE PROPOSED 350 E DUNDEE ROAD DEVELOPMENT

TOTAL LOT AREA: 307,032 S.F. (7.048 ACRES)
EXISTING BLDG. FOOTPRINT: 22,782 SQFT (13.45% LOT COVERAGE (STRUCTURES)
EXTG TOTAL LANDSCAPE AREAS: 99,714 SQFT
PROP. TOTAL LANDSCAPE AREA: 95,459 SQFT (31.2%) OF SITE LANDSCAPED/GREEN) B-3 REQUIRED 25% MIN.
EXISTING IMPERVIOUS AREA: 206,641SQFT
PROPOSED IMPERVIOUS AREA: 210,676 SQFT -SEE CIVIL DRAWINGS FOR BREAKDOWN

	EXTG LANDSCAPE AREA (SQFT)	PROPOSED LANDSCAPE AREA (SQFT)	G. COVER
EX. LANDSCAPE AREA #1	7,552 SQFT	4,280 SQFT	NEW MULCH & GRASS AREAS, W/ PROPOSED BASIN SEE ENGINEERING SET
EX. LANDSCAPE AREA #2	24,123 SQFT	21,678 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #3	654 SQFT	654 SQFT	ADD MULCH TO PLANTING AREAS
EX. LANDSCAPE AREA #4	256 SQFT	256 SQFT	MULCH
EX. LANDSCAPE AREA #5	581 SQFT	581 SQFT	MULCH
EX. LANDSCAPE AREA #6	1,516 SQFT	1,516 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #7	3,679 SQFT	3,679 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #8	1,161 SQFT	1,161 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #9	9,662 SQFT	9,326 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #10	3,040 SQFT	3,040 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #11	5,642 SQFT	5,642 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #12	4,088 SQFT	4,088 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #13	8,815 SQFT	8,815 SQFT	EXTG GRASS AREA
EX.LANDSCAPE AREA #14	17,699 SQFT	17,333 SQFT	EXTG GRASS AREA & ADD MULCH TO PLANTING AREA
EX. LANDSCAPE AREA #15	8,396 SQFT	7,382 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #16	268 SQFT	268 SQFT	MULCH
EX. LANDSCAPE AREA #17	206 SQFT	0 SQFT	CONCRETE WALK WAY
EX. LANDSCAPE AREA #18	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #19	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #20	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #21	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #22	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #23	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #24	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #25	429 SQFT	429 SQFT	MULCH
EX. LANDSCAPE AREA #26	544 SQFT	544 SQFT	MULCH
EX. LANDSCAPE AREA #27	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #28	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #29	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #30	243 SQFT	243 SQFT	MULCH
	99,714 SQFT	**91,734 SQFT**	
NEW LANDSCAPE AREA #31	-	399 SQFT	MULCH
NEW LANDSCAPE AREA #32	-	490 SQFT	MULCH
NEW LANDSCAPE AREA #33	-	452 SQFT	MULCH
NEW LANDSCAPE AREA #34	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #35	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #36~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
~~NEW LANDSCAPE AREA #37~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
NEW LANDSCAPE AREA #38	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #39	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #40	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #41	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #42~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
		3,081 SQFT	
TOTAL:		**96,356 SQFT**	

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
- DWARF MUGO PINE (DMP) (Pinus mugo var. pumilio)
- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
- GREEN CARPET PACHYSANDRA (GCP) (Pachysandra terminalis 'Green Carpet')

PERENNIALS & GRASSES

- KARL FOERSTER REED GRASS (KF) (Calamagrostis x acutiflora 'Karl Foerster')
- PRAIRIE DROPSEED (SH) (Sporobolus heterolepis)

*** General Planting Bed Designation ***

- AUTUMN MOOR GRASS (AMG) (Sesleria autumnalis)
- AUTUMN JOY SEDUM (AJS) (Sedum spectabile Autumn Joy)
- PURPLE CONEFLOWER (EP) (Echinacea purpurea)
- BLACK-EYED SUSAN (BES) (Rudbeckia Fulgida 'Viette's Little Suzy')
- MOONBEAM COREOPSIS (MBC) (Coreopsis verticillata 'Moonbeam')
- BEE BALM (SBB) (Monarda didyma)
- PURPLE LOVEGRASS (ES) (Eragrostis spectabilis)
- MOONSHINE YARROW (AM) (Achillea x Moonshine)
- PINK PANTHER CORAL BELL (HPP) (Heuchera 'Pink Panther')
- FORMAL ATTIRE HOSTA (FAH) (K Vaughn 88)

PLANT LIST

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT	SPREAD	ROOT	REMARK
TREES	JL	SYRINGA RETICULATA	JAPANESE LILAC TREE	12	3" Cal.	20'-30'	15'-25'	B&B	WHITE FLOWERS IN SPRING
	AF	ACER X FREEMANII 'MARMO'	RED MAPLE, MARMO	16	3" Cal.	45'-70'	35'-45'	B&B	
	CE	ULMUS 'MORTON STALWART'	COMMENDATION ELM	14	3" Cal.	50'-60'	40'-50'	B&B	
	JGA	THUJA x 'JUNIOR GIANT'	JUNIOR GREEN GIANT ARBORVITAE	50	4' Ht.	6'-14'	6'-0"	B&B	
	TAS	TILIA AMAERICANA 'McKSENTRY'	AMERICAN SENTRY LINDEN	13	3" Cal.	40'-45'	25'-30'	B&B	
	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO - (male only)	18	3" Cal.	40'-50'	25'-30'	B&B	
	SPR	PICEA PUNGENS	COLORADO BLUE SPRUCE	5	6' Ht.	40'-60'	10'-20'	B&B	
	QR	QUERCUS RUBRA	RED OAK	18	3" Cal.	50'-60'	50'-60'	B&B	
SHRUBS	ESH	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	30	5 Gal.	3'-5'	3'-5'	FIBROUS	ROUNDED CLUSTERD FLOWERS IN SUMMER
	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	30	5 Gal.	2'-3'	6'-8'		
	WF	WEIGELA FLORIDA	ROSE WEIGELA	8	3 Gal.	4'-5'	4'-5'		
	KVC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	52	5 Gal.	4'-6'	4'-5'		
	GFS	SPIREA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	27	3 Gal.	2'-4'	2'-4'		
	DMP	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	5	5 Gal.	3'-5'	3'-5'		
	CH	COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	35	3 Gal.	2'-3'	6'-8'		
	JSP	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	48	3 Gal.	2'-3'	5'-6'		
GROUND COVERS	CA	COTONEASTER ADPRESSUS	CREEPING COTONEASTER	34	3 Gal.	6"-12"	4'-6'		
	EU	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	283	1 Pint Pot	1'-2'	2'-3'		
	EBF	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	224	1 Gal.	8"-12"	8"-12"		
	GCP	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	254	14 Flats	6"-8"	1'-2'		
GRASSES & PERENNIALS	BES	RUDBECKIA FULGIDA 'VIETTE'S LITTLE SUZY'	BLACK-EYED SUSAN	58	1 Gal.	18"-24"	18"-24"		CUT FLOWER,SHOWY
	MBC	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	83	1 Gal.	18"-24"	18"-24"		CUT FLOWERS,PLANT OF MERIT,SHOWY
	AJS	SEDUM SPECTABILE AUTUMN JOY	AUTUMN JOY SEDUM	74	1 Gal.	18"-24"	18"-24"		
	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	72	1 Gal.	24"-60"	18"-24"		
	SBB	MONARDA DIDYMA	BEE BALM	43	1 Gal.	36"-48"	18"-24"		
	AM	ACHILLEA x MOONSHINE	MOONSHINE YARROW	14	1 Gal.	18"-24"	18"-24"		
	HPP	HEUCHERA 'PINK PANTHER'	PINK PANTHER CORAL BELLS	36	1 Gal.	10"-36"	12"-24"		
	FAH	K. VAUGHN 88	FORMAL ATTIRE HOSTA	21	1 Gal.	18"-30"	36"-50"		
	KF	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	119	#3 Cont.	48"-72"	24"-36"		
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	88	5" Pot	24"-36"	12"-18"		
	AMG	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	65	#1 Cont.	10"-14"	10"-14"		
	ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	14	3" Pot	8"-14"	10"-16"		
ANNUALS	SS	SOLENOSTEMON SCUTELLARIODES	FLAMETHROWER COLEUS	72	3 Flats	18"-24"	16"-18"		
	SC	SUPERTUNIA CHARM	PETUNIA - ASSORTED COLORS	72	3 Flats	4"-12"	18"-36"		
	TE	TAGETES TENUIFOLIA	MARIGOLD	72	3 Flats	10"-12"	10"-12"		
	PP	PHLOX PPAF	PHLOXY LADY WHITE PHLOX	72	3 Flats	10"-12"	10"-12"		

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Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
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PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED LANDSCAPE SCHEDULE & NOTES

Sheet Number

A3.0

SYMBOLS

	ASPHALT PAVEMENT SURFACE - REF CIVIL DRAWINGS FOR SPECIFICATION AND THICKNESS
	EXTG CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	NEW CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	MULCH - BLACK (TO MATCH EXISTING SITE)
	NEW GRASS - NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
	EXTG GRASS - PATCH AREAS WITH NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
LP-	LP - NEW LIGHT POST LED E-LP - EXISTING LIGHTING POST (REPLACE LIGHTS)
BL-	BL - NEW BUILDING LIGHT EBL - EXISTING BUILDING LIGHT
LB-	LB - NEW LIGHT BOLLARD ELB - EXISTING LIGHT BOLLARD

29-1/2" HIGH RETAINING WALL:
UNILOCK, "ESTATE WALL"
COLOR "RIVER"
LARGE UNIT- 9" X 16" X 6"
COPING 12" X 9-1/2" X 3"

PAVER BLOCK RETAINING WALL

SCALE : NONE

"LANDSCAPE NOT SHOWN"

29-1/2" HIGH PLANTER BOX:
UNILOCK, "RIVERCREST WALL" COLOR
"BUFF" FINISH FLAGSTONE
STANDARD UNIT (4) 425mm x 57mm x
250mm 16 3/4" x 2 1/4" x 9 7/8"

PLANTER BOX

SCALE : NONE

"LANDSCAPE NOT SHOWN"



1 PROPOSED OVERALL LANDSCAPE PLAN
A3.1 SCALE: 1/32"=1'-0"

PROPOSED BMP/DETENTION AREA:

THE PROPOSED BMP AREA WILL UTILIZE A FLAT BOTTOM WITH SLOPING SIDES ON THE EAST AND WEST SIDES OF THE AREA. A LANDSCAPE WALL COMPRISED OF UNILOCK "ESTATE WALL" UNITS WILL BE CONSTRUCTED TO DEFINE THE NORTH AND SOUTH SIDES OF THE AREA. THE MAXIMUM WALL HEIGHT (EXPOSURE) IS 30", WITHIN THE LIMITS OF THE BMP AREA. THE SURFACE WILL BE COMPRISED OF 12" TOPSOIL AND FINISHED WITH A NATIVE PLANT SEED MIX - IDOT CLASS 4B (WETLAND GRASS & SEDGE MIX). UNDERLYING THE BMP AREA WILL BE 100 FOOT LENGTHS OF 12" RCP AND 4" PERFORATED PVC UNDER-DRAIN. THE UNDER-DRAIN WILL PROVIDE DRAINAGE FOR EXCESS STORM WATER THAT HAS NOT BEEN ABSORBED INTO THE SURROUNDING SOIL. WHILE THE 12" RCP WILL CONVEY STORM WATER FLOWS ONCE THE AREA HAS REACHED PEAK STORAGE CAPACITY.

PLANTING LEGEND

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- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
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- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
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- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
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*** General Planting Bed Designation ***

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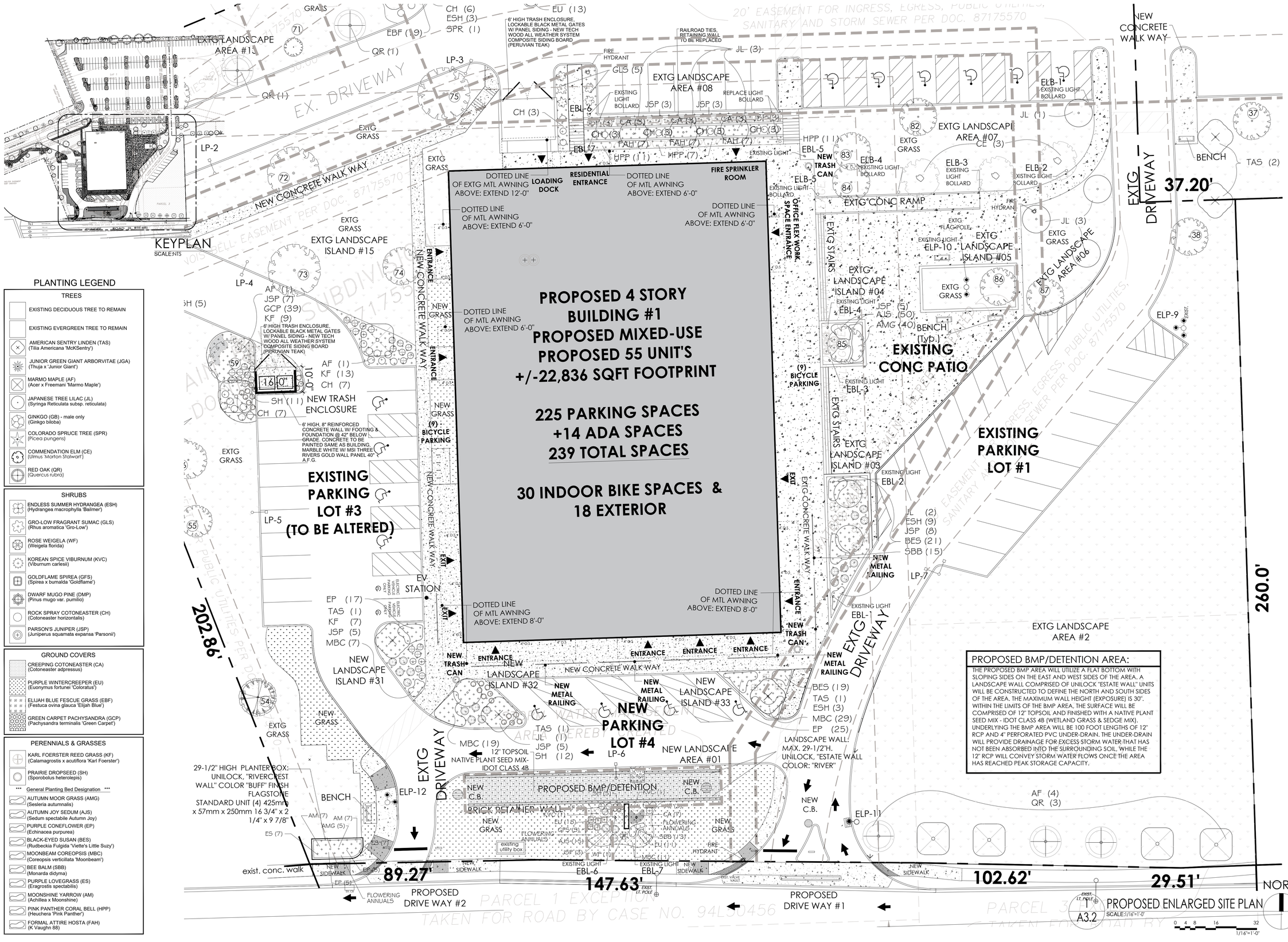
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED OVERALL LANDSCAPE SITE PLAN

Sheet Number

A3.1



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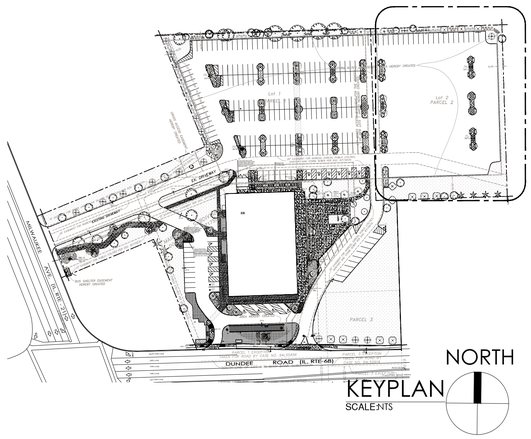
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.2



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- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
- DWARF MUGO PINE (DMP) (Pinus mugo var. pumilio)
- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
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PERENNIALS & GRASSES

- KARL FOERSTER REED GRASS (KF) (Calamagrostis x acutiflora 'Karl Foerster')
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*** General Planting Bed Designation ***

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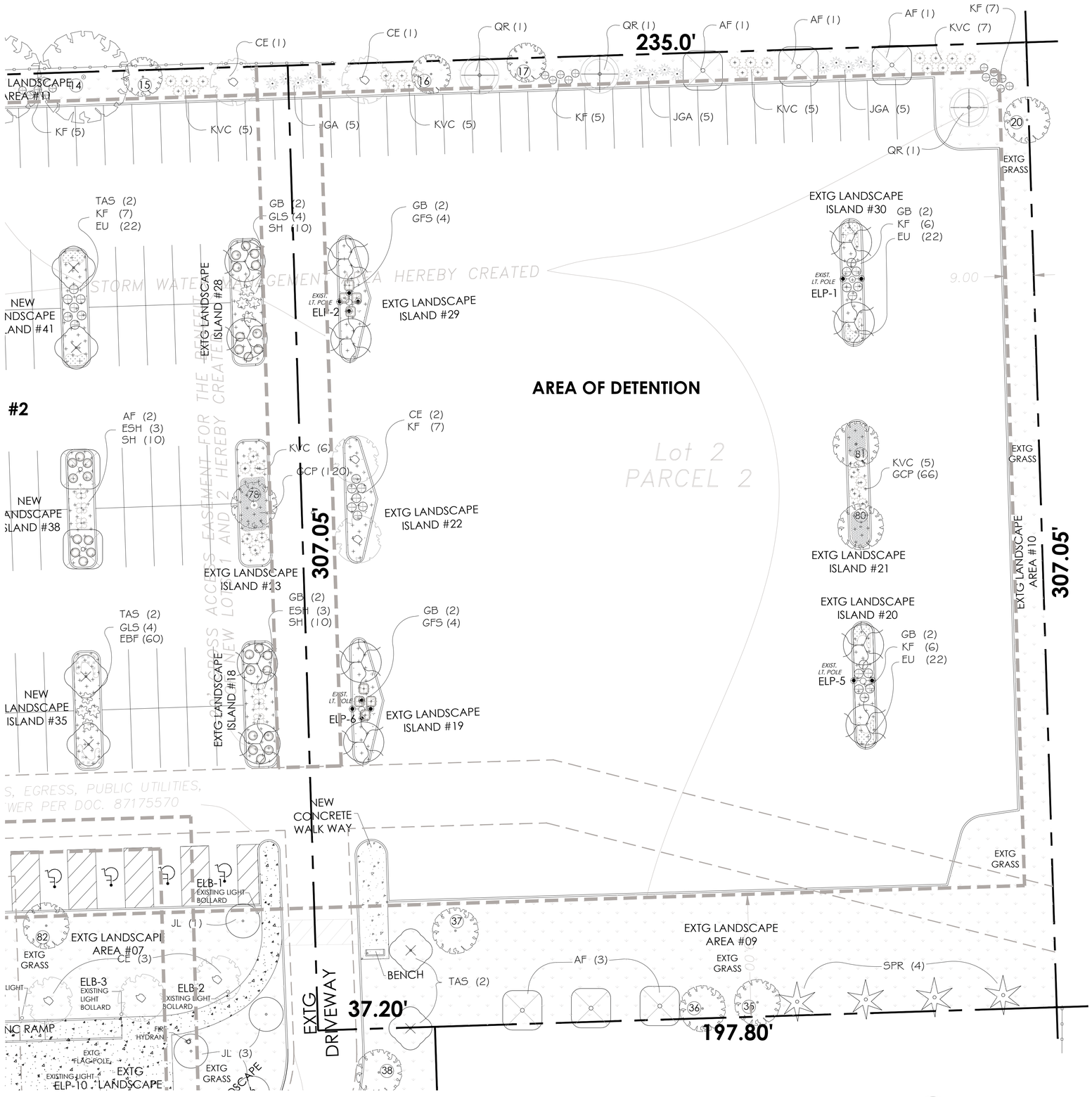

1 / A3.3 PROPOSED ENLARGED SITE PLAN
SCALE:1/16"=1'-0"

NORTH

0 4 8 16 32
1/16"=1'-0"

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FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

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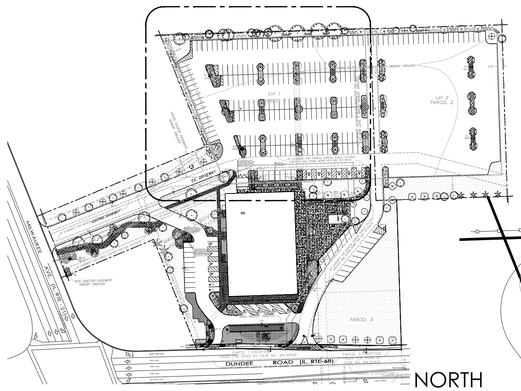
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.3



KEYPLAN

NORTH

1 / A3.4 PROPOSED ENLARGED SITE PLAN

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

0 4 8 16 32

3/16"=1'-0"

NORTH

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Statwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

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- PINK PANTHER CORAL BELL (HPP) (Heuchera 'Pink Panther')
- FORMAL ATTIRE HOSTA (FAH) (K Vaughn 88)

375.85'

ADJACENT PROPERTY OWNERS WOOD FENCE (N.T.C.)

EXTG GRASS

KVC (5) KF (6)

JGA (5)

KF (5)

EXTG LANDSCAPE AREA #11

KF (5)

KF (5)

KVC (5)

CE (1)

JGA (

EXTG LANDSCAPE ISLAND #26

GB (2) KVC (5) SH (10) EU (45)

EXIST. LT. POLE ELP-4

TAS (2) ESH (3) EBF (60)

NEW LANDSCAPE ISLAND #40

EXTG LANDSCAPE ISLAND #27

CE (2) GFS (6) EU (22)

ELP-3 EXIST. LT. POLE

NEW LANDSCAPE ISLAND #41

TAS (2) KF (7) EU (22)

GB (2) GLS (4) SH (10)

EXTG LANDSCAPE ISLAND #28

EXIST. LT. POLE ELP-2

12' EASEMENT FOR UTILITIES PER DOC. 87175570

214.17'

EXTG LANDSCAPE AREA #12

EXISTING PARKING LOT #2

EU (15) GLS (8)

AF (2) GLS (4) SH (10)

KVC (6) EU (30)

AF (2) ESH (3) SH (10)

KVC (6) GCP (120)

QR (6) CE (3) JGA (30) KF (14)

GCP (29)

EXTG LANDSCAPE ISLAND #25

EU (21)

NEW LANDSCAPE ISLAND #39

NEW LANDSCAPE ISLAND #38

EXTG LANDSCAPE ISLAND #24

EXTG LANDSCAPE ISLAND #13

GB (2) ESH (3) SH (10)

307.05'

GB (1) GFS (5) CA (11)

EXTG LANDSCAPE ISLAND #16

EXIST. LT. POLE ELP-8

TAS (2) ESH (3) EBF (60)

NEW LANDSCAPE ISLAND #34

EXTG LANDSCAPE ISLAND #17

CE (2) KF (6)

EXIST. LT. POLE ELP-7

TAS (2) GLS (4) EBF (60)

NEW LANDSCAPE ISLAND #35

EXTG LANDSCAPE ISLAND #18

EXIST. LT. POLE ELP-

EBF (25)

EU (13)

JL (2) CH (6) ESH (3) SPR (1)

EBF (19)

QR (1)

EU (13)

EXTG GRASS

EXTG LANDSCAPE AREA #10

6' HIGH TRASH ENCLOSURE. LOCKABLE BLACK METAL GATES W/ PANEL SIDING - NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD (PERUVIAN TEAK)

RAILROAD TIES, RETAINING WALL TO BE REPLACED

JL (3)

FIRE HYDRANT

GLS (5)

EXISTING LIGHT BOLLARD

EXTG LANDSCAPE AREA #08

REPLACE LIGHT BOLLARD

JSP (3)

ELB-1 EXISTING LIGHT BOLLARD

JL (1)

EXTG LANDSCAPE AREA #07

CE (3)

EBL-6

CA (3)

CH (3)

EBL-7

FAH (7)

HPP (11)

HPP (7)

EXISTING LIGHT

EBL-5

NEW TRASH CAN

ELB-4 EXISTING LIGHT BOLLARD

ELB-3 EXISTING LIGHT BOLLARD

ELB-2 XISTING LIGHT BOLLARD

EXTG GRASS

EX. ELEC. TRANS

EXTG CONC RAMP

FIRE HYDRAN

DOTTED LINE OF EXTG MTL AWNING ABOVE: EXTEND 12'-0"

LOADING DOCK

RESIDENTIAL ENTRANCE

DOTTED LINE OF MTL AWNING ABOVE: EXTEND 6'-0"

FIRE SPRINKLER ROOM

OFFICE SPACE

DOTTED LINE OF MTL AWNING

EXTG DRIVEWAY

NEW CONCRETE WALK WAY

EX. DRIVEWAY

LP-1 LP-2 LP-3

70 71 72 75 76 77 78 82 83 84

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER PER DOC. 87175570

CROSS ACCESS EASEMENT HEREBY CREATED

CROSS ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 AND 2 HEREBY CREATED

STORM WATER DETENTION

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PROPOSED ENLARGED LANDSCAPE SITE PLAN

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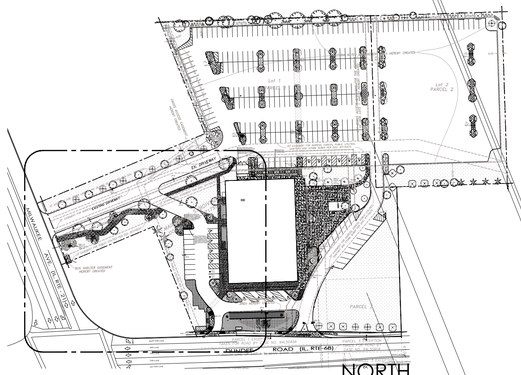

KEYPLAN
SCALE:NTS

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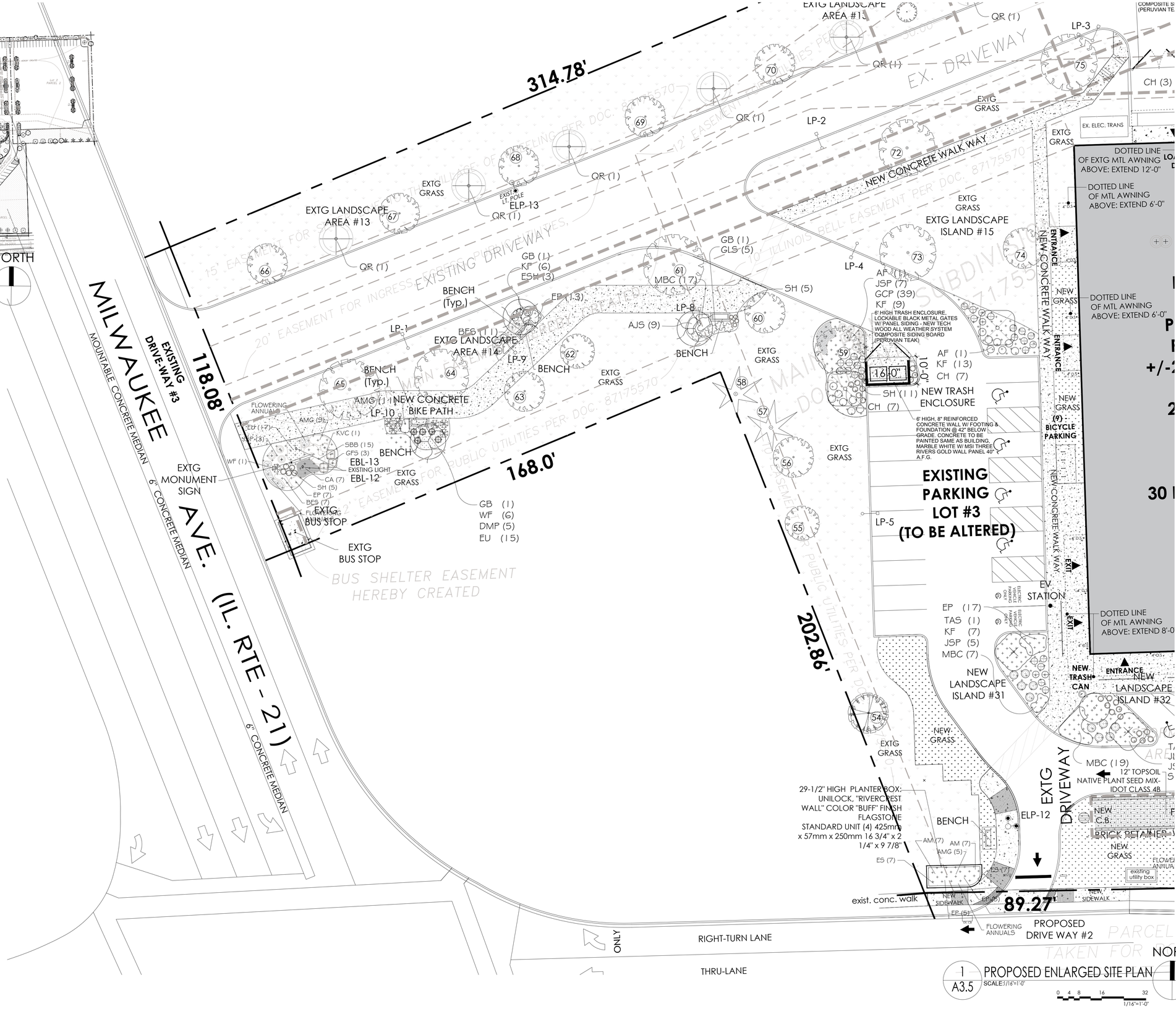

1 A3.5 PROPOSED ENLARGED SITE PLAN
SCALE:1/16"=1'-0"
0 4 8 16 32
1/16"=1'-0"

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Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.5

LANDSCAPING NOTES

1. PLANT LIST: ALL SHADE TREES AND EVERGREEN TREES SHOULD BE BID IN THEIR ENTIRETY (SEE PLAN). SEE PLANTING DETAIL FOR BED PREPARATION SPECIFICATIONS. CONTRACTOR TO INSTALL BLACK PLASTIC EDGING ON ALL PLANT BEDS WITH A GRASS INTERFACE. HORIZONTAL STEEL STAKES AT 36" SPACING TO BE USED ALONG WITH MANUFACTURED JOINTS AND 90 DEGREE FITTINGS AT ALL CORNERS.

2. BIDDERS SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND BECOMING FAMILIAR WITH IT'S VARIOUS CONSTRAINTS AND LIMITATIONS.

3. THE CONTRACTOR SHALL PROCURE ALL THE NECESSARY PERMITS TO PERFORM WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/HER BID.

4. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ITEMS AS SHOWN ON THE PLANS AND/OR SPECIFICATIONS. WORK SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE DONE AS IF SHOWN ON BOTH AND SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND, THE CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT/OWNER AS SHOWN AS ERRORS OR DISCREPANCIES ARE DISCOVERED AND NOT PROCEED WITH ANY WORK WHERE UNCERTAINTY EXISTS.

5. SHOULD ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, LIME-ROCK SUB-BASE, BRICK OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

6. THE LANDSCAPE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL COMPLETION, WHEREAS OWNER RECEIVES FINAL APPROVAL FROM THE VILLAGE.

7. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND STORM AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRICAL AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED IN THE CONSTRUCTION PHASE. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE OWNER SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

8. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ADEQUATE PROTECTION SHALL BE GIVEN TO ALL FEATURES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.

9. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVICING AGENCIES I.E. "JULIE" (1-800-892-0123), IN THE VICINITY OF UTILITIES, HAND EXCAVATE TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.

10. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT OR OWNER BEFORE PLANTING.

11. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIME, PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS/HER FAULT OR NEGLIGENCE DURING THE CONSTRUCTION PROJECT.

12. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN OR DESIGNATED ON THE PLANS AND SPECIFICATIONS.

13. THE QUANTITIES GIVEN IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PLANT ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS AT NO ADDITIONAL COST. ANY DISCREPANCIES FOUND BETWEEN THE PLAN AND THE PLANT LIST SHALL BE NOTED AT THE BOTTOM OF THE BID SO ACCURATE QUANTITIES CAN BE INCORPORATED IN THE FINAL CONTRACT.

14. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE. NAMES OR VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRACE. PLANT MATERIAL TO BE SECURED FROM NURSERIES

15. GRADE 'A' SHREDDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR A FULL THREE INCH DEPTH (3") TO BE APPLIED ONLY TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE OF MULCH (AFTER SETTLING OCCURS) SHOULD BE 1" BELOW ADJACENT CURBS. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.

16. PLANTS TO BE STAKED AND GUIDED IN ACCORDANCE WITH STAKING DETAILS. CONTRACTOR RESPONSIBLE FOR RESETTING PLANTS AFTER THEY HAVE BEEN BLOWN OVER, AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT .

17. ALL TREES THREE INCHES (3") OR LARGER IN CALIPER, OR HAVING A BALL DIAMETER OF THIRTY-SIX INCHES (36") OR MORE, SHALL BE STAKED UNLESS SPECIFIC APPROVAL FOR ITS OMISSION IS OBTAINED FROM THE OWNER OR LANDSCAPE ARCHITECT.

18. BACK-FILL SHALL BE WATERED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, RAKE SMOOTH TO FINISH GRADE AND MULCH ALL PLANT BEDS. ALL SHADE AND PINE TREES INSTALLED BY THE CONTRACTOR SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING GIRDLING OF TREE TRUNKS BY WEED EATER EQUIPMENT, A THREE (3" INCH DEEP X FIVE FOOT (5') DIAMETER MULCHED RING SHALL BE INSTALLED.

19. BED PREPARATION: A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF MUSHROOM COMPOST AND A GRANULAR FERTILIZER SHALL BE ROTO-TILLED INTO THE SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BEDS JUST PRIOR TO THE FERTILIZERS. THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 UNIT OF NITROGEN PER 1,000 SQUARE FEET. (THIS IS EQUIVALENT TO 16 LBS. OF NITROGEN PER 1,000 SQUARE FEET, 600 LBS. PER ACRE MINIMUM).

20. GENERAL-PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME SPECIFIED. AFTER RECEIVING A NOTICE OF PROVISIONAL ACCEPTANCE (WRITTEN), THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA, OR INCIDENTS BEYOND LANDSCAPE INSTALLER'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER SIXTY (60) MILES PER HOUR, FIRES, OR VANDALISM.

21. REPLACEMENTS-DURING THE WARRANTY PERIOD, REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER MAINTENANCE. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT NO ADDITIONAL EXPENSE TO THE OWNER. ONLY ONE REPLACEMENT OF ANY PLANT IS REQUIRED AFTER PROVISIONAL ACCEPTANCE, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS, REPLACEMENT PLANTS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. REPLACEMENTS SHALL BE MADE NO LATER THAN THE NEXT SUCCEEDING PLANTING SEASON, OR AS SCHEDULED BY THE OWNER. FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITION. THE LANDSCAPE ARCHITECT MAY EXTEND THE GUARANTEE PERIOD FOR A SECOND GROWING SEASON ON THOSE PLANTS FOUND TO BE IN HIS/HER OPINION, QUESTIONABLE IN THEIR APPEARANCE BUT ABLE TO SURVIVE AND DEVELOP INTO FULL, VIGOROUS PLANT(S) FULFILLING THE FUNCTIONAL AND AESTHETIC REQUIREMENTS FOR WHICH THEY WERE ORIGINALLY INTENDED.

22. ALL WORK UNDER THIS CONTRACT SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED WITHIN SIX (6) MONTHS AFTER THE OCCUPANCY OR USE OF THE BUILDING OR PREMISES. DEAD PLANT MATERIALS SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUANTITY AND QUALITY OF LANDSCAPING AS INITIALLY APPROVED.

23. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY, NEAT, TRIMMED, CLEAN AND WEED-FREE CONDITION.

24. ALL GRADE, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

25. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED-LINES AR NOT TO BE OBSTRUCTED.

26. LANDSCAPE CONTRACTOR SHALL PROVIDE FILL FOR AND CONSTRUCT EARTH BERMS IN THE LOCATION AND CONFIGURATION INDICATED ON THE PLANTING PLANS. FILL MATERIAL SHALL BE A NATURAL FERTILE, FRIABLE SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE SOILS IN NORTHERN ILLINOIS AND SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED AREAS. SOIL SHALL BE FREE OF EXCESSIVE EXTRANEOUS MATERIALS (STICKS, STONES, ETC.). EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, AND LAWN. ALL ROUGH AND FINISHED GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE LANDSCAPE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO EXISTING GRADE. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS. FINAL GRADE OF EARTH BERMS SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE..

27. SLOPE SEEDING: HYDROSEED AS INDICATED ON PLANS, SEEDING TO BE COMPLETED AFTER BED PREPARATION. HYDROSEED MIXTURE TO CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GALLONS OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

28. BERM HEIGHT 12' AT CENTER OF CROWN IN PARKING LOT ISLANDS, UNLESS SPECIFIED OTHERWISE.

29. MAINTAIN LAWNS FOR THREE MOWINGS AFTER INSTALLATION, INCLUDING WATERING, WEEDING, RESEEDING, RESODDING, MOWING, TRIMMING AND EDGING. EACH MOWING SHALL OCCUR WHEN THE GRASS HAS REACHED A HEIGHT OF 3-1/2 INCHES. MOW TO A HEIGHT OF 2- 1/2 INCHES. SODDED AREAS SHALL BE ROLLED WITH A 200-POUND ROLLER WITHIN THIRTY (30) DAYS AFTER INSTALLATION.

30. WEED BARRIER FABRIC IN THE PARKING LOT ISLANDS IS NOT RECOMMENDED .

31. THE OWNER AND/OR LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REJECT ANY PLANT MATERIAL THAT IS DEEMED UNACCEPTABLE, I.E. POOR BRANCHING HABITS, FORKED OR CROOKED TRUNKS, DAMAGED, ETC. THE MATERIAL WILL BE REPLACED AT THE LANDSCAPE CONTRACTORS EXPENSE.

32. CONTACT THE DEVELOPER TO DETERMINE IF AN IRRIGATION DESIGN AND BID IS NECESSARY. IF A DESIGN IS NOT PROVIDED, SUBMIT A COMPLETE PLAN AND BID TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.

33. DO NOT INSTALL PERENNIALS AFTER SEPTEMBER 30TH OF ANY GIVEN YEAR.

34. PLANT SUBSTITUTES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. INSTALLED SIZES MUST BE WITHIN 3", EVEN AFTER PRUNING AND SHAPING. EXPECTED GROWTH, I.E. SPIREA AND POTENTILLA, ETC. WILL NOT BE CONSIDERED.

35. TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.

36. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.

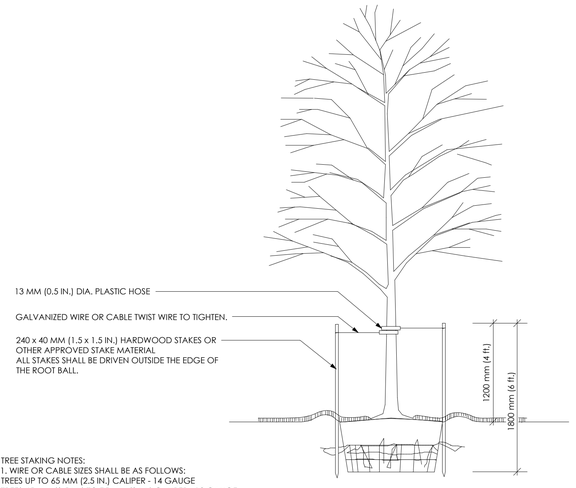
37. PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.

38. ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.

39. ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.

40. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

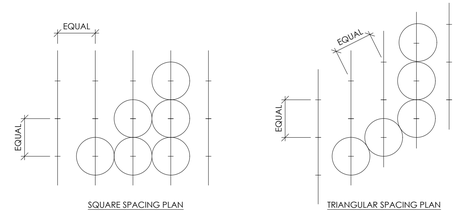
41. TREE RINGS - MINIMUM 5' DIAMETER.



TREE STAKING NOTES:
1. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE
2. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT.
3. BUFFER ALL BRANCHES FROM THE WIRE.
4. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
5. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
3. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH.
6. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
7. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
8. TREES MUST BE STAKED UNLESS APPROVAL BY LANDSCAPE IS GRANTED (IN WRITING).
9. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE.
10. IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
11. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING ANY TREES DURING THE 1 YEAR WARRANTY PERIOD.

TREE STAKING DETAIL - TREES 75MM (3 IN.) CALIPER OR LESS

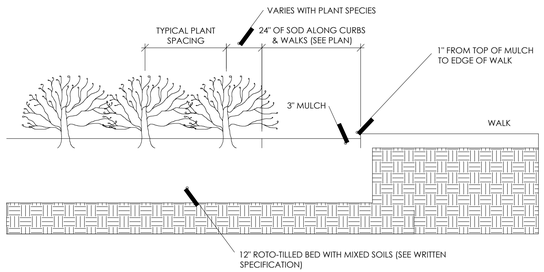
NTS



NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED.
USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

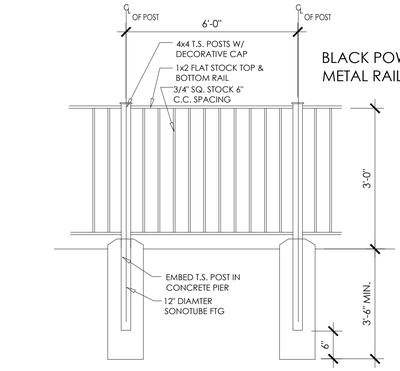
PLANT SPACING PLANS

NTS



PLANTING SECTION DETAIL - SHRUBS AND GROUNDCOVER BEDS

NTS



BLACK POWDER COATED METAL RAILING

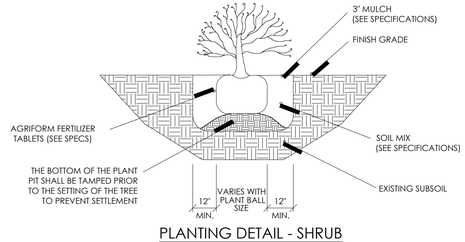
WROUGHT IRON RAILING (@ DUNDEE OUTSIDE PATIO)

N.T.S.

WARNING FROM

J.U.L.I.E.

BEFORE YOU DIG
CALL
1-800-892-0123



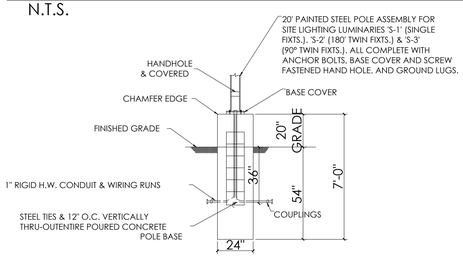
PLANTING DETAIL - SHRUB

NTS



BLACK METAL SLAT TRASH CAN

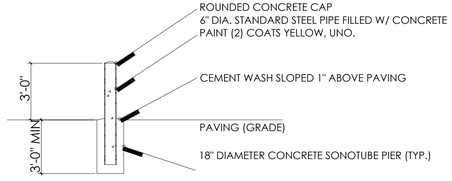
N.T.S.



SITE LIGHTING POLE BASE DETAILS

N.T.S.

ELEC. CONTRACTOR TO FURNISH INSTALL AND CONNECT ALL SITE LIGHTING CONC. BASES, POLES, LUMINARIES, LAMPS, TRENCHING AND WIRING. TRENCHING TO BE 36" DEEP & BACKFILLED.



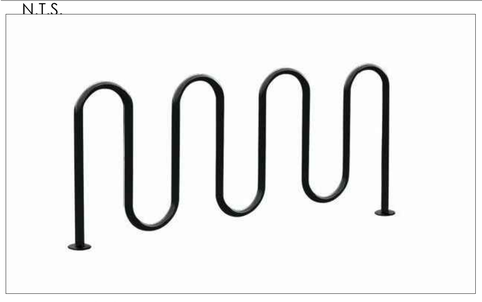
CONCRETE BOLLARD

N.T.S.



GLOBAL INDUSTRIES BLACK MTL BENCH TYP.

N.T.S.



BLACK (9) SPACE BIKE RACK - PARKIT

N.T.S.

OFFICE: 708-306-8000
FAX:708-345-6585

FORZA
DESIGN & CONSULTING INC.

2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED LANDSCAPE NOTES

Sheet Number

A3.6

CONDITION KEY

1	EXCELLENT
2	VERY GOOD
3	GOOD
4	FAIR
5	POOR
6	DEAD

EXISTING TREE INVENTORY / ACTION PLAN

TREE DESCRIPTION				ACTION
TAG #	SIZE	SPECIES	CONDITION	REMOVE
1	24"	LOCUST	3	
2	10"	LOCUST	3	
3	12"	MULBERRY	3	
4	18"	LOCUST	3	
5	24"	LOCUST	3	
6	24"	BOX	4	
7	19"	BOX	4	
8	10"	MULBERRY	4	
9	18"	MULBERRY	4	
10	18"	MULBERRY	4	
11	(3)-24"	MYULBERRY	6	
12	36"	BOXELDER	4	
13	(3)-12"	BOXELDER	4	
14	36"	BOXELDER	4	
15	10"	BOXELDER	4	
16	10"	BOXELDER	5	
17	10"	BOXELDER	5	
18	NIC			
19	NIC			
20	10"	BOXELDER	4	
21	NIC			
22	NIC			
23	NIC			
24	NIC			
25	NIC			
26	NIC			
27	NIC			
28	NIC			
29	NIC			
30	NIC			
31	NIC			
32	NIC			
33	NIC			
34	NIC			
35	12"	MAPLE	3	
36	12"	MAPLE	4	
37	18"	LOCUST	3	
38	18"	MAPLE	3	
39	12"	MAPLE	6	TO BE REMOVED
40	12"	MAPLE	6	TO BE REMOVED
41	12"	MAPLE	6	TO BE REMOVED
42	12"	MAPLE	6	TO BE REMOVED
43	12"	MAPLE	4	TO BE REMOVED
44	12"	MAPLE	4	TO BE REMOVED
45	18"	PINE	4	TO BE REMOVED
46	36"	LOCUST	3	TO BE REMOVED
47	18"	LOCUST	3	TO BE REMOVED
48	24"	MAPLE	3	TO BE REMOVED
49	24"	LOCUST	3	TO BE REMOVED
50	12"	LOCUST	4	TO BE REMOVED
51	12"	LOCUST	4	TO BE REMOVED
52	12"	LOCUST	4	TO BE REMOVED
53	12"	LOCUST	4	TO BE REMOVED
54	12"	SPRUCE	4	
55	10"	SPRUCE	4	
56	12"	LOCUST	3	
57	8"	MAPLE	4	
58	10"	MAPLE	4	
59	18"	LOCUST	4	
60	12"	LOCUST	3	
61	24"	RED OAK	3	
62	8"	MAPLE	3	
63	10"	MAPLE	3	
64	24"	LOCUST	3	
65	24"	LOCUST	3	
66	10"	MAPLE	4	
67	10"	MAPLE	4	
68	10"	MAPLE	4	
69	10"	MAPLE	4	-
70	10"	BOX	6	-
71	6"	BOXELDER	5	-
72	24"	MAPLE	4	-
73	24"	LOCUST	4	
74	10"	LOCUST	4	
75	24"	MAPLE	4	
76	12"	LOCUST	3	
77	10"	LOCUST	4	
78	10"	LOCUST	3	
79	10"	LOCUST	3	TO BE REMOVED
80	12"	LOCUST	5	
81	15"	LOCUST	4	
82	18"	LOCUST	4	
83	18"	LOCUST	4	
84	10"	LOCUST	3	
85		HAWTHORN	3	

LANDSCAPE NARRATIVE PROPOSED 350 E DUNDEE ROAD DEVELOPMENT

TOTAL LOT AREA: 307,032 S.F. (7.048 ACRES)
EXISTING BLDG. FOOTPRINT: 22,782 SQFT (13.45% LOT COVERAGE (STRUCTURES)
EXTG TOTAL LANDSCAPE AREAS: 99,714 SQFT
PROP. TOTAL LANDSCAPE AREA: 95,459 SQFT (31.2%) OF SITE LANDSCAPED/GREEN) B-3 REQUIRED 25% MIN.
EXISTING IMPERVIOUS AREA: 206,641SQFT
PROPOSED IMPERVIOUS AREA: 210,676 SQFT -SEE CIVIL DRAWINGS FOR BREAKDOWN

	EXTG LANDSCAPE AREA (SQFT)	PROPOSED LANDSCAPE AREA (SQFT)	G. COVER
EX. LANDSCAPE AREA #1	7,552 SQFT	4,280 SQFT	NEW MULCH & GRASS AREAS, W/ PROPOSED BASIN SEE ENGINEERING SET
EX. LANDSCAPE AREA #2	24,123 SQFT	21,678 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #3	654 SQFT	654 SQFT	ADD MULCH TO PLANTING AREAS
EX. LANDSCAPE AREA #4	256 SQFT	256 SQFT	MULCH
EX. LANDSCAPE AREA #5	581 SQFT	581 SQFT	MULCH
EX. LANDSCAPE AREA #6	1,516 SQFT	1,516 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #7	3,679 SQFT	3,679 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #8	1,161 SQFT	1,161 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #9	9,662 SQFT	9,326 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #10	3,040 SQFT	3,040 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #11	5,642 SQFT	5,642 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #12	4,088 SQFT	4,088 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #13	8,815 SQFT	8,815 SQFT	EXTG GRASS AREA
EX.LANDSCAPE AREA #14	17,699 SQFT	17,333 SQFT	EXTG GRASS AREA & ADD MULCH TO PLANTING AREA
EX. LANDSCAPE AREA #15	8,396 SQFT	7,382 SQFT	EXTG GRASS AREA
EX. LANDSCAPE AREA #16	268 SQFT	268 SQFT	MULCH
EX. LANDSCAPE AREA #17	206 SQFT	0 SQFT	CONCRETE WALK WAY
EX. LANDSCAPE AREA #18	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #19	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #20	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #21	243 SQFT	243 SQFT	MULCH
EX. LANDSCAPE AREA #22	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #23	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #24	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #25	429 SQFT	429 SQFT	MULCH
EX. LANDSCAPE AREA #26	544 SQFT	544 SQFT	MULCH
EX. LANDSCAPE AREA #27	206 SQFT	206 SQFT	MULCH
EX. LANDSCAPE AREA #28	264 SQFT	264 SQFT	MULCH
EX. LANDSCAPE AREA #29	264 SQFT	497 SQFT	MULCH
EX. LANDSCAPE AREA #30	243 SQFT	243 SQFT	MULCH
	99,714 SQFT	**91,734 SQFT**	
NEW LANDSCAPE AREA #31	-	399 SQFT	MULCH
NEW LANDSCAPE AREA #32	-	490 SQFT	MULCH
NEW LANDSCAPE AREA #33	-	452 SQFT	MULCH
NEW LANDSCAPE AREA #34	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #35	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #36~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
~~NEW LANDSCAPE AREA #37~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
NEW LANDSCAPE AREA #38	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #39	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #40	-	290 SQFT	MULCH
NEW LANDSCAPE AREA #41	-	290 SQFT	MULCH
~~NEW LANDSCAPE AREA #42~~	~~-~~	~~290 SQFT~~	~~MULCH~~ OMITTED FROM DRAWING
		3,081 SQFT	
TOTAL:		**96,356 SQFT**	

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
- DWARF MUGO PINE (DMP) (Pinus mugo var. pumilio)
- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
- GREEN CARPET PACHYSANDRA (GCP) (Pachysandra terminalis 'Green Carpet')

PERENNIALS & GRASSES

- KARL FOERSTER REED GRASS (KF) (Calamagrostis x acutiflora 'Karl Foerster')
- PRAIRIE DROPSEED (SH) (Sporobolus heterolepis)

*** General Planting Bed Designation ***

- AUTUMN MOOR GRASS (AMG) (Sesleria autumnalis)
- AUTUMN JOY SEDUM (AJS) (Sedum spectabile Autumn Joy)
- PURPLE CONEFLOWER (EP) (Echinacea purpurea)
- BLACK-EYED SUSAN (BES) (Rudbeckia Fulgida 'Viette's Little Suzy')
- MOONBEAM COREOPSIS (MBC) (Coreopsis verticillata 'Moonbeam')
- BEE BALM (SBB) (Monarda didyma)
- PURPLE LOVEGRASS (ES) (Eragrostis spectabilis)
- MOONSHINE YARROW (AM) (Achillea x Moonshine)
- PINK PANTHER CORAL BELL (HPP) (Heuchera 'Pink Panther')
- FORMAL ATTIRE HOSTA (FAH) (K Vaughn 88)

PLANT LIST

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	HEIGHT	SPREAD	ROOT	REMARK
TREES	JL	SYRINGA RETICULATA	JAPANESE LILAC TREE	12	3" Cal.	20'-30'	15'-25'	B&B	WHITE FLOWERS IN SPRING
	AF	ACER X FREEMANII 'MARMO'	RED MAPLE, MARMO	16	3" Cal.	45'-70'	35'-45'	B&B	
	CE	ULMUS 'MORTON STALWART'	COMMENDATION ELM	14	3" Cal.	50'-60'	40'-50'	B&B	
	JGA	THUJA x 'JUNIOR GIANT'	JUNIOR GREEN GIANT ARBORVITAE	50	4' Ht.	6'-14'	6'-0"	B&B	
	TAS	TILIA AMAERICANA 'McKSENTRY'	AMERICAN SENTRY LINDEN	13	3" Cal.	40'-45'	25'-30'	B&B	
	GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO - (male only)	18	3" Cal.	40'-50'	25'-30'	B&B	
	SPR	PICEA PUNGENS	COLORADO BLUE SPRUCE	5	6' Ht.	40'-60'	10'-20'	B&B	
	QR	QUERCUS RUBRA	RED OAK	18	3" Cal.	50'-60'	50'-60'	B&B	
SHRUBS	ESH	HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER HYDRANGEA	30	5 Gal.	3'-5'	3'-5'	FIBROUS	ROUNDED CLUSTERD FLOWERS IN SUMMER
	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	30	5 Gal.	2'-3'	6'-8'		
	WF	WEIGELA FLORIDA	ROSE WEIGELA	8	3 Gal.	4'-5'	4'-5'		
	KVC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	52	5 Gal.	4'-6'	4'-5'		
	GFS	SPIREA x BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	27	3 Gal.	2'-4'	2'-4'		
	DMP	PINUS MUGO var. PUMILIO	DWARF MUGO PINE	5	5 Gal.	3'-5'	3'-5'		
	CH	COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	35	3 Gal.	2'-3'	6'-8'		
	JSP	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	48	3 Gal.	2'-3'	5'-6'		
GROUND COVERS	CA	COTONEASTER ADPRESSUS	CREEPING COTONEASTER	34	3 Gal.	6"-12"	4'-6'		
	EU	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	283	1 Pint Pot	1'-2'	2'-3'		
	EBF	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	224	1 Gal.	8"-12"	8"-12"		
	GCP	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	254	14 Flats	6"-8"	1'-2'		
GRASSES & PERENNIALS	BES	RUDBECKIA FULGIDA 'VIETTE'S LITTLE SUZY'	BLACK-EYED SUSAN	58	1 Gal.	18"-24"	18"-24"		CUT FLOWER,SHOWY
	MBC	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	83	1 Gal.	18"-24"	18"-24"		CUT FLOWERS,PLANT OF MERIT,SHOWY
	AJS	SEDUM SPECTABILE AUTUMN JOY	AUTUMN JOY SEDUM	74	1 Gal.	18"-24"	18"-24"		
	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	72	1 Gal.	24"-60"	18"-24"		
	SBB	MONARDA DIDYMA	BEE BALM	43	1 Gal.	36"-48"	18"-24"		
	AM	ACHILLEA x MOONSHINE	MOONSHINE YARROW	14	1 Gal.	18"-24"	18"-24"		
	HPP	HEUCHERA 'PINK PANTHER'	PINK PANTHER CORAL BELLS	36	1 Gal.	10"-36"	12"-24"		
	FAH	K. VAUGHN 88	FORMAL ATTIRE HOSTA	21	1 Gal.	18"-30"	36"-50"		
	KF	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	119	#3 Cont.	48"-72"	24"-36"		
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	88	5" Pot	24"-36"	12"-18"		
	AMG	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	65	#1 Cont.	10"-14"	10"-14"		
	ES	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	14	3" Pot	8"-14"	10"-16"		
ANNUALS	SS	SOLENOSTEMON SCUTELLARIODES	FLAMETHROWER COLEUS	72	3 Flats	18"-24"	16"-18"		
	SC	SUPERTUNIA CHARM	PETUNIA - ASSORTED COLORS	72	3 Flats	4"-12"	18"-36"		
	TE	TAGETES TENUIFOLIA	MARIGOLD	72	3 Flats	10"-12"	10"-12"		
	PP	PHLOX PPAF	PHLOXY LADY WHITE PHLOX	72	3 Flats	10"-12"	10"-12"		

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Sheet Title

PROPOSED LANDSCAPE SCHEDULE & NOTES

Sheet Number

A3.0

SYMBOLS

	ASPHALT PAVEMENT SURFACE - REF CIVIL DRAWINGS FOR SPECIFICATION AND THICKNESS
	EXTG CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	NEW CONCRETE - REF DRAWINGS FOR SPECIFICATION AND THICKNESS
	MULCH - BLACK (TO MATCH EXISTING SITE)
	NEW GRASS - NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
	EXTG GRASS - PATCH AREAS WITH NEW SOD BASED ON CONTRACTOR FIELD INSPECTION
LP-	LP - NEW LIGHT POST LED E-LP - EXISTING LIGHTING POST (REPLACE LIGHTS)
BL-	BL - NEW BUILDING LIGHT EBL - EXISTING BUILDING LIGHT
LB-	LB - NEW LIGHT BOLLARD ELB - EXISTING LIGHT BOLLARD

29-1/2" HIGH RETAINING WALL:
UNILOCK, "ESTATE WALL"
COLOR "RIVER"
LARGE UNIT- 9" X 16" X 6"
COPING 12" X 9-1/2" X 3"

PAVER BLOCK RETAINING WALL

SCALE : NONE

"LANDSCAPE NOT SHOWN"

29-1/2" HIGH PLANTER BOX:
UNILOCK, "RIVERCREST WALL" COLOR
"BUFF" FINISH FLAGSTONE
STANDARD UNIT (4) 425mm x 57mm x
250mm 16 3/4" x 2 1/4" x 9 7/8"

PLANTER BOX

SCALE : NONE

"LANDSCAPE NOT SHOWN"



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PLANTING LEGEND

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- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
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- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
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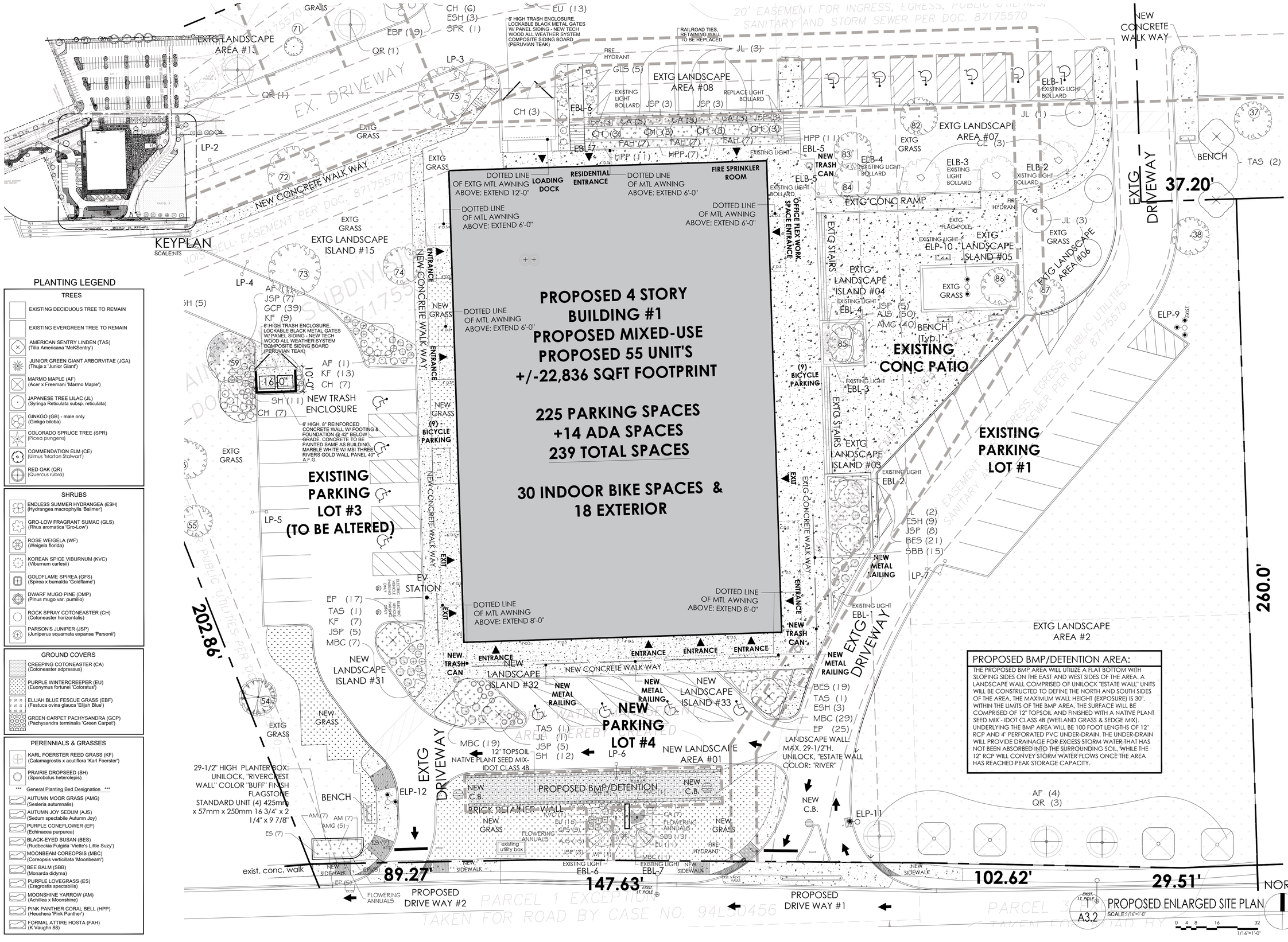
Sheet Title

PROPOSED OVERALL LANDSCAPE SITE PLAN

Sheet Number

A3.1



KEYPLAN
SCALE: NTS

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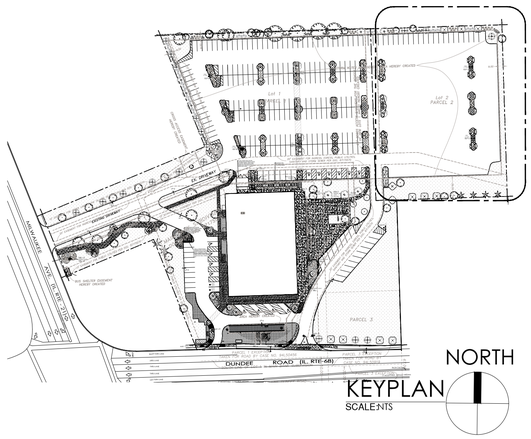
Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.2



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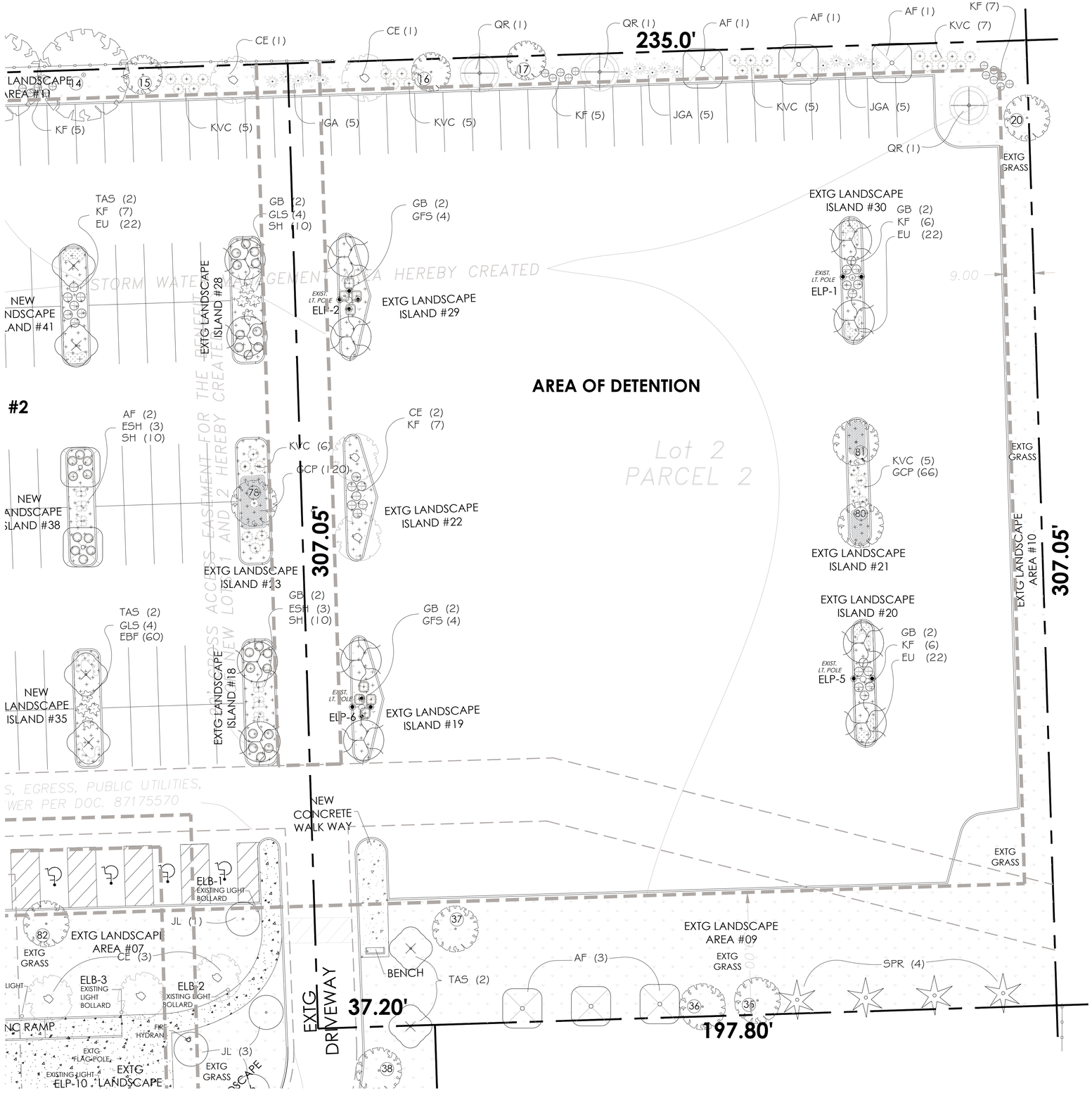

1 A3.3 PROPOSED ENLARGED SITE PLAN
SCALE:1/16"=1'-0"
NORTH
0 4 8 16 32
1/16"=1'-0"

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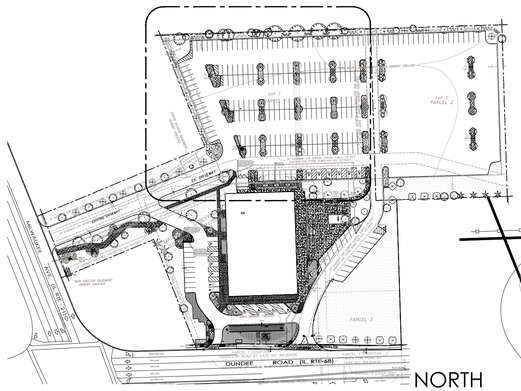

KEYPLAN

NORTH

1 / A3.4 PROPOSED ENLARGED SITE PLAN

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

0 4 8 16 32

3/16"=1'-0"

NORTH

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375.85'

ADJACENT PROPERTY OWNERS WOOD FENCE (N.T.S.)

EXTG GRASS

KVC (5) KF (6)

JGA (5)

KF (5)

EXTG LANDSCAPE AREA #11

CE (1)

KVC (5)

JGA (

214.17'

EXTG LANDSCAPE AREA #12

QR (6) CE (3) JGA (30) KF (14)

GCP (29)

EU (21)

EXTG LANDSCAPE ISLAND #25

EXTG LANDSCAPE ISLAND #26

GB (2) KVC (5) SH (10) EU (45)

EXIST. LT. POLE ELP-4

TAS (2) ESH (3) EBF (60)

NEW LANDSCAPE ISLAND #40

EXTG LANDSCAPE ISLAND #27

CE (2) GFS (6) EU (22)

ELP-3 EXIST. LT. POLE

NEW LANDSCAPE ISLAND #41

TAS (2) KF (7) EU (22)

GB (2) GLS (4) SH (10)

EXIST. LT. POLE ELP-2

EXTG LANDSCAPE ISLAND #28

EXISTING PARKING LOT #2

EU (15)

GLS (8)

AF (2) GLS (4) SH (10)

NEW LANDSCAPE ISLAND #39

KVC (6) EU (30)

NEW LANDSCAPE ISLAND #38

AF (2) ESH (3) SH (10)

KVC (6)

GCP (120)

EXTG LANDSCAPE ISLAND #24

EXTG LANDSCAPE ISLAND #13

307.05'

GB (2) ESH (3) SH (10)

GB (1) GFS (5) CA (11)

EXTG LANDSCAPE ISLAND #16

EXIST. LT. POLE ELP-8

TAS (2) ESH (3) EBF (60)

NEW LANDSCAPE ISLAND #34

EXTG LANDSCAPE ISLAND #17

CE (2) KF (6)

EXIST. LT. POLE ELP-7

TAS (2) GLS (4) EBF (60)

NEW LANDSCAPE ISLAND #35

EXTG LANDSCAPE ISLAND #18

EXIST. LT. POLE ELP-

EBF (25)

EU (13)

JL (2) CH (6) ESH (3) SPR (1)

EBF (19)

QR (1)

EXTG GRASS

EXTG LANDSCAPE AREA #13

EX. DRIVEWAY

LP-3

LP-2

QR (1)

EXTG GRASS

NEW CONCRETE WALK WAY

6' HIGH TRASH ENCLOSURE. LOCKABLE BLACK METAL GATES W/ PANEL SIDING - NEW TECH WOOD ALL WEATHER SYSTEM COMPOSITE SIDING BOARD (PERUVIAN TEAK)

RAILROAD TIES. RETAINING WALL TO BE REPLACED

FIRE HYDRANT

GLS (5)

EXISTING LIGHT BOLLARD

EXTG LANDSCAPE AREA #08

REPLACE LIGHT BOLLARD

JL (3)

JSP (3)

CA (3)

CH (3)

EBL-6

EBL-7

FAH (7)

HPP (11)

HPP (7)

EXISTING LIGHT

EX. ELEC. TRANS

DOTTED LINE OF EXTG MTL AWNING ABOVE: EXTEND 12'-0"

LOADING DOCK

RESIDENTIAL ENTRANCE

DOTTED LINE OF MTL AWNING ABOVE: EXTEND 6'-0"

FIRE SPRINKLER ROOM

DOTTED LINE OF MTL AWNING

OFFICE SPACE

EBL-5

NEW TRASH CAN

ELB-5

ELB-4 EXISTING LIGHT BOLLARD

ELB-3 EXISTING LIGHT BOLLARD

ELB-2 XISTING LIGHT BOLLARD

ELB-1 EXISTING LIGHT BOLLARD

EXTG LANDSCAPI AREA #07

CE (3)

JL (1)

EXTG CONC RAMP

FIRE HYDRAN

EXTG DRIVEWAY

NEW CONCRETE WALK WAY

20' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY AND STORM SEWER PER DOC. 87175570

CROSS ACCESS EASEMENT HEREBY CREATED

STORM WATER DETENTION EASEMENT FOR THE BENEFIT OF LOT 1 AND 2 HEREBY CREATED

CROSS ACCESS EASEMENT HEREBY CREATED

12' EASEMENT FOR UTILITIES PER DOC. 87175570

PARCEL 1

FORZA
DESIGN & CONSULTING INC.
2212 DIVISION STREET
MELROSE PARK, IL 60160
OFFICE: 708-306-8000
FAX:708-345-6585

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

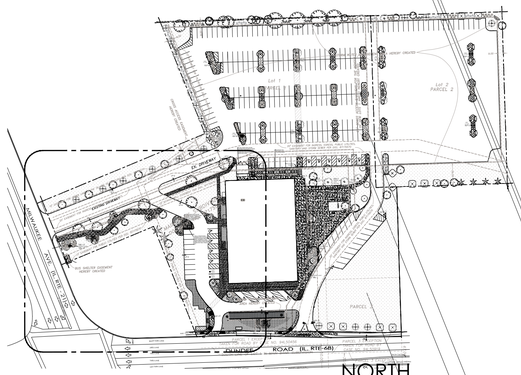
Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.4



KEYPLAN
SCALE:NTS

PLANTING LEGEND

TREES

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- AMERICAN SENTRY LINDEN (TAS) (Tilia Americana 'McKSentry')
- JUNIOR GREEN GIANT ARBORVITAE (JGA) (Thuja x 'Junior Giant')
- MARMO MAPLE (AF) (Acer x Freemani 'Marmo Maple')
- JAPANESE TREE LILAC (JL) (Syringa Reticulata subsp. reticulata)
- GINKGO (GB) - male only (Ginkgo biloba)
- COLORADO SPRUCE TREE (SPR) (Picea pungens)
- COMMENDATION ELM (CE) (Ulmus 'Morton Stalwart')
- RED OAK (QR) (Quercus rubra)

SHRUBS

- ENDLESS SUMMER HYDRANGEA (ESH) (Hydrangea macrophylla 'Bailmer')
- GRO-LOW FRAGRANT SUMAC (GLS) (Rhus aromatica 'Gro-Low')
- ROSE WEIGELA (WF) (Weigela florida)
- KOREAN SPICE VIBURNUM (KVC) (Viburnum carlesii)
- GOLDFLAME SPIREA (GFS) (Spirea x bumalda 'Goldflame')
- DWARF MUGO PINE (DMP) (Pinus mugo var. pumilio)
- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis)
- PARSON'S JUNIPER (JSP) (Juniperus squamata expansa 'Parsonii')

GROUND COVERS

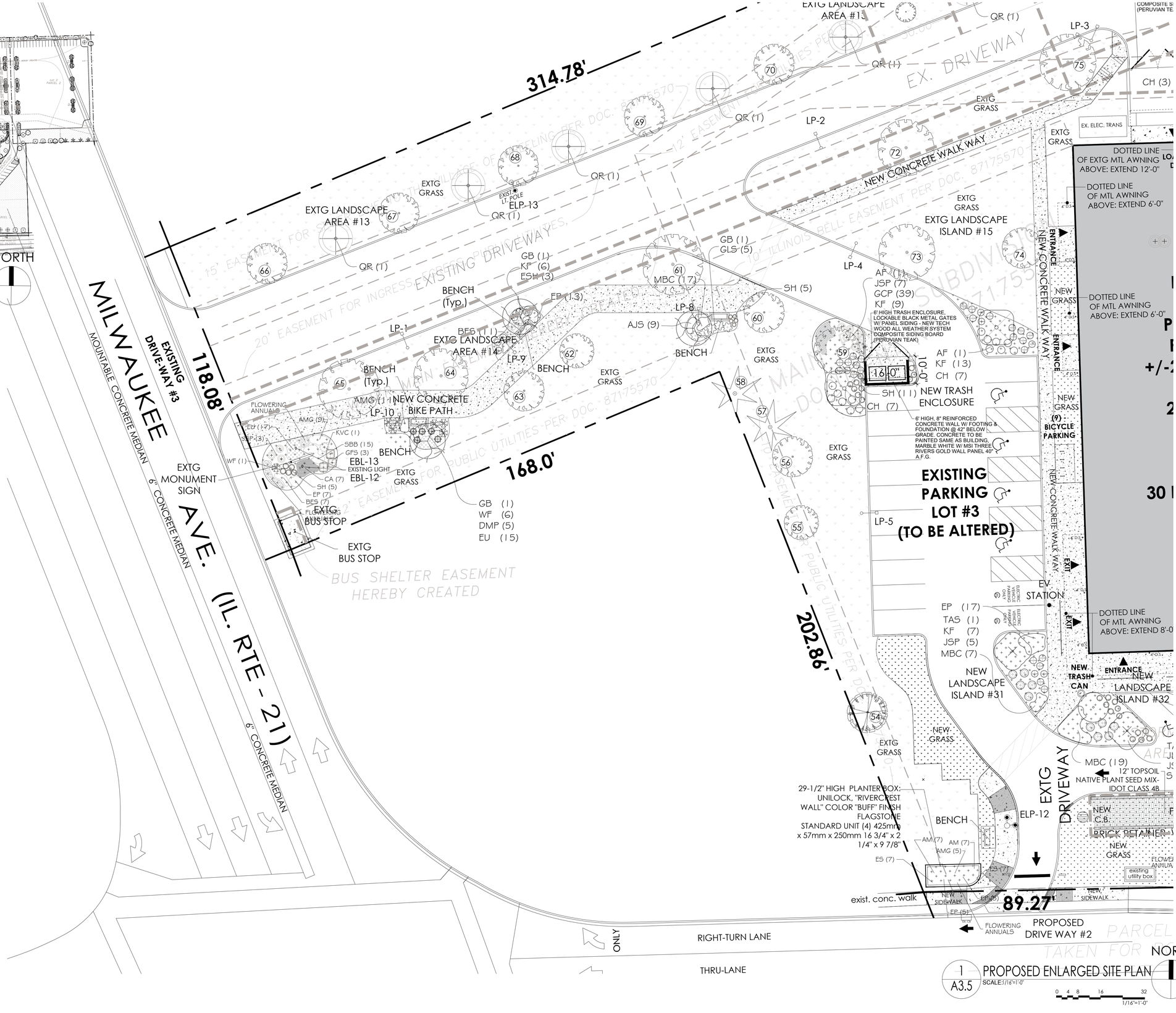
- CREEPING COTONEASTER (CA) (Cotoneaster adpressus)
- PURPLE WINTERCREEPER (EU) (Euonymus fortunei 'Coloratus')
- ELIJAH BLUE FESCUE GRASS (EBF) (Festuca ovina glauca 'Elijah Blue')
- GREEN CARPET PACHYSANDRA (GCP) (Pachysandra terminalis 'Green Carpet')

PERENNIALS & GRASSES

- KARL FOERSTER REED GRASS (KF) (Calamagrostis x acutiflora 'Karl Foerster')
- PRAIRIE DROPSEED (SH) (Sporobolus heterolepis)

*** General Planting Bed Designation ***

- AUTUMN MOOR GRASS (AMG) (Sesleria autumnalis)
- AUTUMN JOY SEDUM (AJS) (Sedum spectabile Autumn Joy)
- PURPLE CONEFLOWER (EP) (Echinacea purpurea)
- BLACK-EYED SUSAN (BES) (Rudbeckia Fulgida 'Viette's Little Suzy')
- MOONBEAM COREOPSIS (MBC) (Coreopsis verticillata 'Moonbeam')
- BEE BALM (SBB) (Monarda didyma)
- PURPLE LOVEGRASS (ES) (Eragrostis spectabilis)
- MOONSHINE YARROW (AM) (Achillea x Moonshine)
- PINK PANTHER CORAL BELL (HPP) (Heuchera 'Pink Panther')
- FORMAL ATTIRE HOSTA (FAH) (K Vaughn 88)



1 A3.5 PROPOSED ENLARGED SITE PLAN
SCALE:1/16"=1'-0"
0 4 8 16 32
1/16"=1'-0"

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Sheet Title

PROPOSED ENLARGED LANDSCAPE SITE PLAN

Sheet Number

A3.5

LANDSCAPING NOTES

1. PLANT LIST: ALL SHADE TREES AND EVERGREEN TREES SHOULD BE BID IN THEIR ENTIRETY (SEE PLAN). SEE PLANTING DETAIL FOR BED PREPARATION SPECIFICATIONS. CONTRACTOR TO INSTALL BLACK PLASTIC EDGING ON ALL PLANT BEDS WITH A GRASS INTERFACE. HORIZONTAL STEEL STAKES AT 36" SPACING TO BE USED ALONG WITH MANUFACTURED JOINTS AND 90 DEGREE FITTINGS AT ALL CORNERS.

2. BIDDERS SHALL BE RESPONSIBLE FOR PERSONALLY EXAMINING THE SITE AND BECOMING FAMILIAR WITH IT'S VARIOUS CONSTRAINTS AND LIMITATIONS.

3. THE CONTRACTOR SHALL PROCURE ALL THE NECESSARY PERMITS TO PERFORM WORK UNDER HIS CONTRACT. ALL PERMIT COSTS SHALL BE INCLUDED IN HIS/HER BID.

4. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ITEMS AS SHOWN ON THE PLANS AND/OR SPECIFICATIONS. WORK SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE DONE AS IF SHOWN ON BOTH AND SHOULD ANY ACTUAL OR APPARENT INCONSISTENCIES OR ERRORS BE FOUND, THE CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT/OWNER AS SHOWN AS ERRORS OR DISCREPANCIES ARE DISCOVERED AND NOT PROCEED WITH ANY WORK WHERE UNCERTAINTY EXISTS.

5. SHOULD ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, ASPHALT, LIME-ROCK SUB-BASE, BRICK OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

6. THE LANDSCAPE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL COMPLETION, WHEREAS OWNER RECEIVES FINAL APPROVAL FROM THE VILLAGE.

7. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING UNDERGROUND STORM AND SANITARY SYSTEMS, WATER SYSTEMS, ELECTRICAL AND TELEPHONE CABLES AND ANY OTHER UNDERGROUND STRUCTURES TO BE ENCOUNTERED IN THE CONSTRUCTION PHASE. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE OWNER SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK.

8. GENERAL - WHERE PLANTING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS, ADEQUATE PROTECTION SHALL BE GIVEN TO ALL FEATURES PRIOR TO COMMENCING WORK. ANY ITEMS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY REPAIRED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.

9. UTILITIES: HAVE ALL UNDERGROUND UTILITIES LOCATED BY SERVICING AGENCIES I.E. "JULIE" (1-800-892-0123), IN THE VICINITY OF UTILITIES, HAND EXCAVATE TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES.

10. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT OR OWNER BEFORE PLANTING.

11. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIME, PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS/HER FAULT OR NEGLIGENCE DURING THE CONSTRUCTION PROJECT.

12. WORK INCLUDED - CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE COMPLETION OF PLANTING AND RELATED ITEMS AS SHOWN OR DESIGNATED ON THE PLANS AND SPECIFICATIONS.

13. THE QUANTITIES GIVEN IN THE PLANT LIST ARE APPROXIMATE ONLY, AND THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PLANT ALL THE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS AT NO ADDITIONAL COST. ANY DISCREPANCIES FOUND BETWEEN THE PLAN AND THE PLANT LIST SHALL BE NOTED AT THE BOTTOM OF THE BID SO ACCURATE QUANTITIES CAN BE INCORPORATED IN THE FINAL CONTRACT.

14. PLANT NAMES CONFORM TO THE NAMES GIVEN IN "STANDARDIZED PLANT NAMES" 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, NAMES OR VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRACE. PLANT MATERIAL TO BE SECURED FROM NURSERIES

15. GRADE 'A' SHREDDED HARDWOOD BARK MULCH - THE RATE OF APPLICATION SHALL BE FOR A FULL THREE INCH DEPTH (3") TO BE APPLIED ONLY TO THOSE AREAS IN WHICH CONTRACTOR HAS PLANTED MATERIAL. FINAL GRADE OF MULCH (AFTER SETTLING OCCURS) SHOULD BE 1" BELOW ADJACENT CURBS. A SMALL SAMPLE OF MULCH TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. REGULAR HARDWOOD MULCH IS NOT ACCEPTABLE.

16. PLANTS TO BE STAKED AND GUIDED IN ACCORDANCE WITH STAKING DETAILS. CONTRACTOR RESPONSIBLE FOR RESETTING PLANTS AFTER THEY HAVE BEEN BLOWN OVER, AND WILL ALSO BE RESPONSIBLE FOR THE PLANTS GUARANTEE IF THE PLANTS DIE AS A RESULT .

17. ALL TREES THREE INCHES (3") OR LARGER IN CALIPER, OR HAVING A BALL DIAMETER OF THIRTY-SIX INCHES (36") OR MORE, SHALL BE STAKED UNLESS SPECIFIC APPROVAL FOR ITS OMISSION IS OBTAINED FROM THE OWNER OR LANDSCAPE ARCHITECT.

18. BACK-FILL SHALL BE WATERED TWELVE INCHES (12") AT A TIME. AFTER BACK-FILLING IS COMPLETED, RAKE SMOOTH TO FINISH GRADE AND MULCH ALL PLANT BEDS. ALL SHADE AND PINE TREES INSTALLED BY THE CONTRACTOR SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH AFTER PLANTING (THREE INCH DEPTH). FOR THE PURPOSE OF PREVENTING GIRDLING OF TREE TRUNKS BY WEED EATER EQUIPMENT, A THREE (3" INCH DEEP X FIVE FOOT (5') DIAMETER MULCHED RING SHALL BE INSTALLED.

19. BED PREPARATION: A TWO INCH (2") LAYER OF PEAT MOSS ALONG WITH A ONE INCH LAYER (1") OF MUSHROOM COMPOST AND A GRANULAR FERTILIZER SHALL BE ROTO-TILLED INTO THE SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BEDS JUST PRIOR TO THE FERTILIZERS. THE RATE OF APPLICATION FOR DRY FERTILIZER SHALL BE 1 UNIT OF NITROGEN PER 1,000 SQUARE FEET. (THIS IS EQUIVALENT TO 16 LBS. OF NITROGEN PER 1,000 SQUARE FEET, 600 LBS. PER ACRE MINIMUM).

20. GENERAL-PLANTS WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME SPECIFIED. AFTER RECEIVING A NOTICE OF PROVISIONAL ACCEPTANCE (WRITTEN), THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA, OR INCIDENTS BEYOND LANDSCAPE INSTALLER'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, LIGHTNING, STORMS, FREEZING RAINS, OR WINDS OVER SIXTY (60) MILES PER HOUR, FIRES, OR VANDALISM.

21. REPLACEMENTS-DURING THE WARRANTY PERIOD, REPLACE, AT NO ADDITIONAL EXPENSE TO THE OWNER, PLANT MATERIALS THAT ARE DEAD OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, OR THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER MAINTENANCE. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT NO ADDITIONAL EXPENSE TO THE OWNER. ONLY ONE REPLACEMENT OF ANY PLANT IS REQUIRED AFTER PROVISIONAL ACCEPTANCE, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS, REPLACEMENT PLANTS AND PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS. REPLACEMENTS SHALL BE MADE NO LATER THAN THE NEXT SUCCEEDING PLANTING SEASON, OR AS SCHEDULED BY THE OWNER. FULLY RESTORE AREAS DAMAGED BY REPLACEMENT OPERATIONS TO THEIR ORIGINAL AND SPECIFIED CONDITION. THE LANDSCAPE ARCHITECT MAY EXTEND THE GUARANTEE PERIOD FOR A SECOND GROWING SEASON ON THOSE PLANTS FOUND TO BE IN HIS/HER OPINION, QUESTIONABLE IN THEIR APPEARANCE BUT ABLE TO SURVIVE AND DEVELOP INTO FULL, VIGOROUS PLANT(S) FULFILLING THE FUNCTIONAL AND AESTHETIC REQUIREMENTS FOR WHICH THEY WERE ORIGINALLY INTENDED.

22. ALL WORK UNDER THIS CONTRACT SHALL NOT BE FINALLY ACCEPTED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL NEW LANDSCAPED AREAS SHALL BE INSTALLED WITHIN SIX (6) MONTHS AFTER THE OCCUPANCY OR USE OF THE BUILDING OR PREMISES. DEAD PLANT MATERIALS SHALL BE REPLACED IN A TIMELY FASHION WITH LIVING PLANT MATERIAL, TAKING INTO CONSIDERATION THE SEASON OF THE YEAR, AND SHALL HAVE AT LEAST THE SAME QUANTITY AND QUALITY OF LANDSCAPING AS INITIALLY APPROVED.

23. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY, NEAT, TRIMMED, CLEAN AND WEED-FREE CONDITION.

24. ALL GRADE, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDSCAPE ARCHITECT.

25. ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED-LINES AR NOT TO BE OBSTRUCTED.

26. LANDSCAPE CONTRACTOR SHALL PROVIDE FILL FOR AND CONSTRUCT EARTH BERMS IN THE LOCATION AND CONFIGURATION INDICATED ON THE PLANTING PLANS. FILL MATERIAL SHALL BE A NATURAL FERTILE, FRIABLE SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE SOILS IN NORTHERN ILLINOIS AND SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED AREAS, SOIL SHALL BE FREE OF EXCESSIVE EXTRANEOUS MATERIALS (STICKS, STONES, ETC.). EARTH BERMS SHALL BE COMPACTED TO SUCH A DEGREE THAT THEY SUPPLY A STABLE PLANTING SITE CAPABLE OF SUPPORTING TREES, SHRUBS, AND LAWN. ALL ROUGH AND FINISHED GRADING OF EARTH BERMS SHALL ALSO BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IN THE VICINITY OF EACH EARTH BERM THE LANDSCAPE CONTRACTOR SHALL REGRADE AS NECESSARY TO BLEND EACH EARTH BERM INTO EXISTING GRADE. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS. FINAL GRADE OF EARTH BERMS SHALL BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE..

27. SLOPE SEEDING: HYDROSEED AS INDICATED ON PLANS, SEEDING TO BE COMPLETED AFTER BED PREPARATION. HYDROSEED MIXTURE TO CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GALLONS OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

28. BERM HEIGHT 12' AT CENTER OF CROWN IN PARKING LOT ISLANDS, UNLESS SPECIFIED OTHERWISE.

29. MAINTAIN LAWNS FOR THREE MOWINGS AFTER INSTALLATION, INCLUDING WATERING, WEEDING, RESEEDING, RESODDING, MOWING, TRIMMING AND EDGING. EACH MOWING SHALL OCCUR WHEN THE GRASS HAS REACHED A HEIGHT OF 3-1/2 INCHES. MOW TO A HEIGHT OF 2- 1/2 INCHES. SODDED AREAS SHALL BE ROLLED WITH A 200-POUND ROLLER WITHIN THIRTY (30) DAYS AFTER INSTALLATION.

30. WEED BARRIER FABRIC IN THE PARKING LOT ISLANDS IS NOT RECOMMENDED .

31. THE OWNER AND/OR LANDSCAPE ARCHITECT HAS THE AUTHORITY TO REJECT ANY PLANT MATERIAL THAT IS DEEMED UNACCEPTABLE, I.E. POOR BRANCHING HABITS, FORKED OR CROOKED TRUNKS, DAMAGED, ETC.. THE MATERIAL WILL BE REPLACED AT THE LANDSCAPE CONTRACTORS EXPENSE.

32. CONTACT THE DEVELOPER TO DETERMINE IF AN IRRIGATION DESIGN AND BID IS NECESSARY. IF A DESIGN IS NOT PROVIDED, SUBMIT A COMPLETE PLAN AND BID TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.

33. DO NOT INSTALL PERENNIALS AFTER SEPTEMBER 30TH OF ANY GIVEN YEAR.

34. PLANT SUBSTITUTES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. INSTALLED SIZES MUST BE WITHIN 3", EVEN AFTER PRUNING AND SHAPING. EXPECTED GROWTH, I.E. SPIREA AND POTENTILLA, ETC. WILL NOT BE CONSIDERED.

35. TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.

36. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.

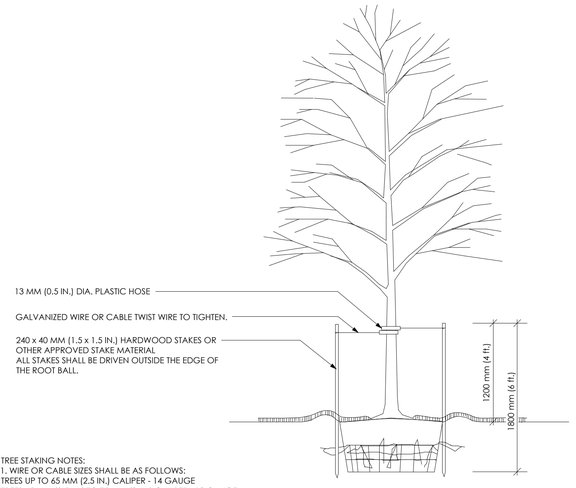
37. PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.

38. ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.

39. ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.

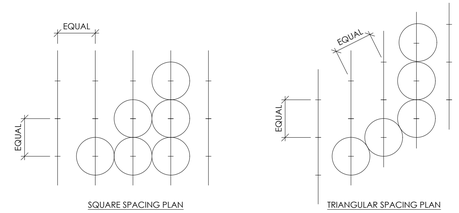
40. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

41. TREE RINGS - MINIMUM 5' DIAMETER.



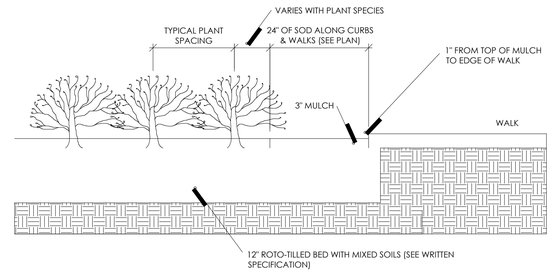
TREE STAKING NOTES:
1. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE
2. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT.
3. BUFFER ALL BRANCHES FROM THE WIRE.
4. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
5. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
3. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH.
6. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED.
7. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
8. TREES MUST BE STAKED UNLESS APPROVAL BY LANDSCAPE IS GRANTED (IN WRITING).
9. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE.
10. IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
11. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STRAIGHTENING ANY TREES DURING THE 1 YEAR WARRANTY PERIOD.

TREE STAKING DETAIL - TREES 75MM (3 IN.) CALIPER OR LESS
NTS

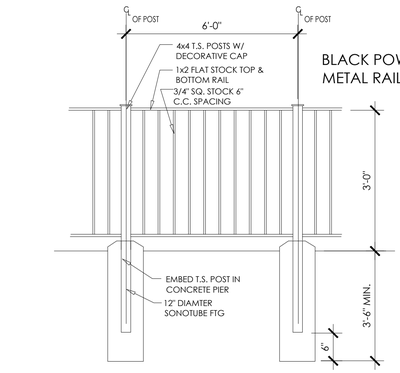


NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED.
USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.

PLANT SPACING PLANS
NTS

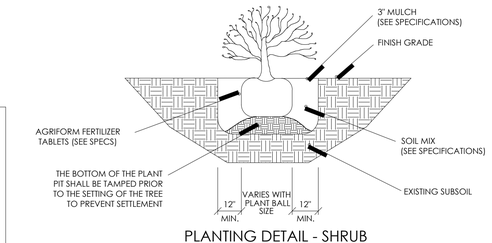


PLANTING SECTION DETAIL - SHRUBS AND GROUNDCOVER BEDS
NTS



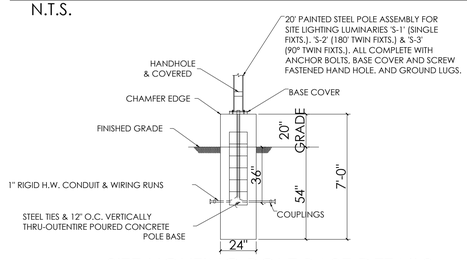
BLACK POWDER COATED METAL RAILING

WARNING FROM
CALL JULIE TOLL FREE 1-800-892-0123
J.U.L.I.E.
BEFORE YOU DIG
CALL
1-800-892-0123



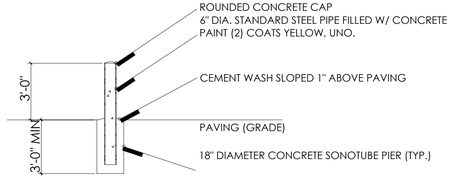
PLANTING DETAIL - SHRUB
NTS

WROUGHT IRON RAILING (@ DUNDEE OUTSIDE PATIO)
N.T.S.



SITE LIGHTING POLE BASE DETAILS
N.T.S.

ELEC. CONTRACTOR TO FURNISH INSTALL AND CONNECT ALL SITE LIGHTING CONC. BASES, POLES, LUMINARIES, LAMPS, TRENCHING AND WIRING. TRENCHING TO BE 36" DEEP & BACKFILLED.



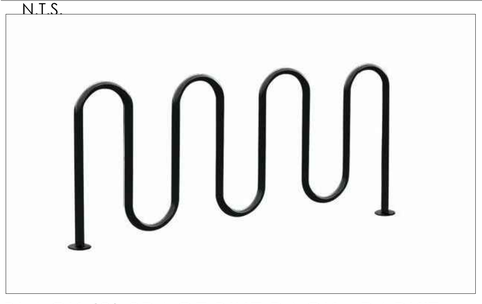
CONCRETE BOLLARD
N.T.S.



GLOBAL INDUSTRIES BLACK MTL BENCH TYP.
N.T.S.



BLACK METAL SLAT TRASH CAN
N.T.S.



BLACK (9) SPACE BIKE RACK - PARKIT
N.T.S.

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
FAX:708-345-6585
2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

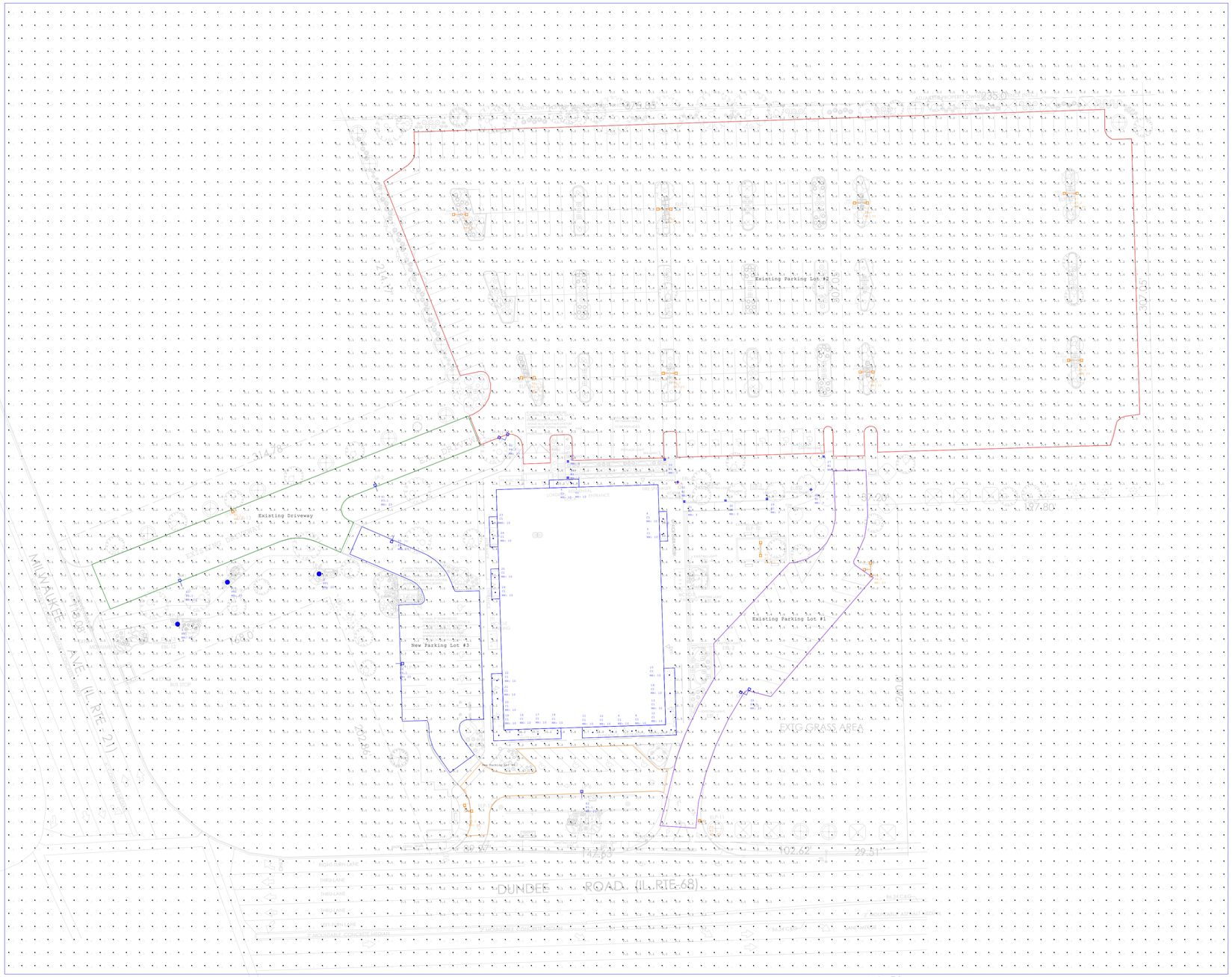
Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED LANDSCAPE NOTES

Sheet Number

A3.6



Not to Scale

NOTES

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- CALCULATION GRID VALUES 10'-0" O.C.

Luminaire Location Summary

LumNo	Label	Mtg Ht
1	ALN440-Y5-32LED-4K-LDL-700	20
2	ALN440-Y5-32LED-4K-LDL-700	20
3	ALN440-Y5-32LED-4K-LDL-700	20
4	NU4-RD-SW-30LM-30K-80-65D-DL-	10
5	NU4-RD-SW-30LM-30K-80-65D-DL-	10
6	NU4-RD-SW-30LM-30K-80-65D-DL-	10
7	NU4-RD-SW-30LM-30K-80-65D-DL-	10
8	NU4-RD-SW-30LM-30K-80-65D-DL-	10
9	NU4-RD-SW-30LM-30K-80-65D-DL-	10
10	NU4-RD-SW-30LM-30K-80-65D-DL-	10
11	NU4-RD-SW-30LM-30K-80-65D-DL-	10
12	NU4-RD-SW-30LM-30K-80-65D-DL-	10
13	NU4-RD-SW-30LM-30K-80-65D-DL-	10
14	NU4-RD-SW-30LM-30K-80-65D-DL-	10
15	NU4-RD-SW-30LM-30K-80-65D-DL-	10
16	NU4-RD-SW-30LM-30K-80-65D-DL-	10
17	NU4-RD-SW-30LM-30K-80-65D-DL-	10
18	NU4-RD-SW-30LM-30K-80-65D-DL-	10
19	NU4-RD-SW-30LM-30K-80-65D-DL-	10
20	NU4-RD-SW-30LM-30K-80-65D-DL-	10
21	NU4-RD-SW-30LM-30K-80-65D-DL-	10
22	NU4-RD-SW-30LM-30K-80-65D-DL-	10
23	NU4-RD-SW-30LM-30K-80-65D-DL-	10
24	NU4-RD-SW-30LM-30K-80-65D-DL-	10
25	NU4-RD-SW-30LM-30K-80-65D-DL-	10
26	NU4-RD-SW-30LM-30K-80-65D-DL-	10
27	PA7S-NU3-12L-020-4K7	3
28	PA7S-NU3-12L-020-4K7	3
29	PA7S-NU3-12L-020-4K7	3
30	PA7S-NU3-12L-020-4K7	3
31	PA7S-NU3-12L-020-4K7	3
32	PA7S-NU3-12L-020-4K7	3
33	PA7S-NU3-12L-020-4K7	3
34	PA7S-NU3-12L-020-4K7	3
35	PA7S-NU3-12L-020-4K7	3
36	RAR2-320L-140-4K-4F	23
37	RAR2-320L-140-4K-4F_1	23
38	RAR2-320L-140-4K-4F_1_1	23
39	RAR2-320L-140-4K-4F_1_2	23
40	RAR2-320L-140-4K-4F_1_2	23
41	RAR2-320L-140-4K7-3	23
42	RAR2-320L-140-4K7-3	23
43	RAR2-320L-140-4K7-3	23
44	RAR2-320L-140-4K7-3_1	23
45	RAR2-320L-140-4K7-3_1	23
46	RAR2-320L-140-4K7-3_1	23
47	RAR2-320L-140-4K7-5QW	23
48	RAR2-320L-140-4K7-5QW	23
49	RAR2-320L-140-4K7-5QW	23
50	RAR2-320L-140-4K7-5QW	23
51	RAR2-320L-140-4K7-5QW	23
52	RAR2-320L-140-4K7-5QW	23
53	RAR2-320L-140-4K7-5QW	23
54	RAR2-320L-140-4K7-5QW	23
55	RAR2-320L-140-4K7-5QW_1	23

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Tag	Qty	Arrangement	Manufacturer	Description	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	B1	9	Single	LEDRA BRANDS	PA7S-NU3-12L-020-4K7	3676	3676	21.86	21.86	0.900
	C1	23	Single	LEDRA BRANDS	NU4-RD-SW-30LM-30K-80-65D-DL-WH-WH	2717	2717	26	26	0.900
	P3.1	3	Single	EXO	RAR2-320L-140-4K7-3-U	19456	19456	133.2	133.2	0.900
	P3.1	2	Single	EXO	RAR2-320L-140-4K7-3-U	19456	19456	133.2	133.2	0.900
	P3.2	1	Back-Back	EXO	RAR2-320L-140-4K7-3-U	19456	38912	133.2	266.4	0.900
	P4.1	1	Single	BEACON PRODUCTS	RAR2-320L-140-4K-4F	18340	18340	140	140	0.900
	P4.2	2	2 @ 90 degrees	BEACON PRODUCTS	RAR2-320L-140-4K-4F	18340	36680	140	280	0.900
	P4.2	1	2 @ 90 degrees	BEACON PRODUCTS	RAR2-320L-140-4K-4F	18340	36680	140	280	0.900
	P4.3	1	3 @ 90 Degrees	BEACON PRODUCTS	RAR2-320L-140-4K-4F	18340	55020	140	420	0.900
	P5.1	1	Single	EXO	RAR-2-320L-140-4K7-5QW-U	19560	19560	133.2	133.2	0.900
	P5.2	8	Back-Back	EXO	RAR-2-320L-140-4K7-5QW-U	19560	39120	133.2	266.4	0.900
	PT1	3	Single	AAL	ALN440-Y5-32LED-4K-LDL-700	5330	5330	74.2	74.2	0.900

Calculation Summary

Label	CalcType	Avg	Max	Min	Max/Min	Max/Avg
Full Area Calc_Planar	Illuminance	0.97	81.5	0.0	N.A.	N.A.
Existing Driveway	Illuminance	3.96	7.5	1.2	6.25	1.89
Existing Parking Lot #1	Illuminance	4.20	12.6	0.8	15.75	3.00
Existing Parking Lot #2	Illuminance	2.01	16.9	0.2	84.50	8.41
New Parking Lot #3	Illuminance	2.01	5.8	0.6	9.67	2.89
New Parking Lot #4	Illuminance	4.29	9.5	2.3	4.13	2.21

PG enlighten

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PG CONTACT:
Janine Everly
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1	07/04/2024	FINAL PUD SUBMITAL
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

REVISIONS

PROJECT NAME:
FOREST VIEW - 350 E. DUNDEE AVE

CLIENT NAME:
Forza Design & Consulting Inc.

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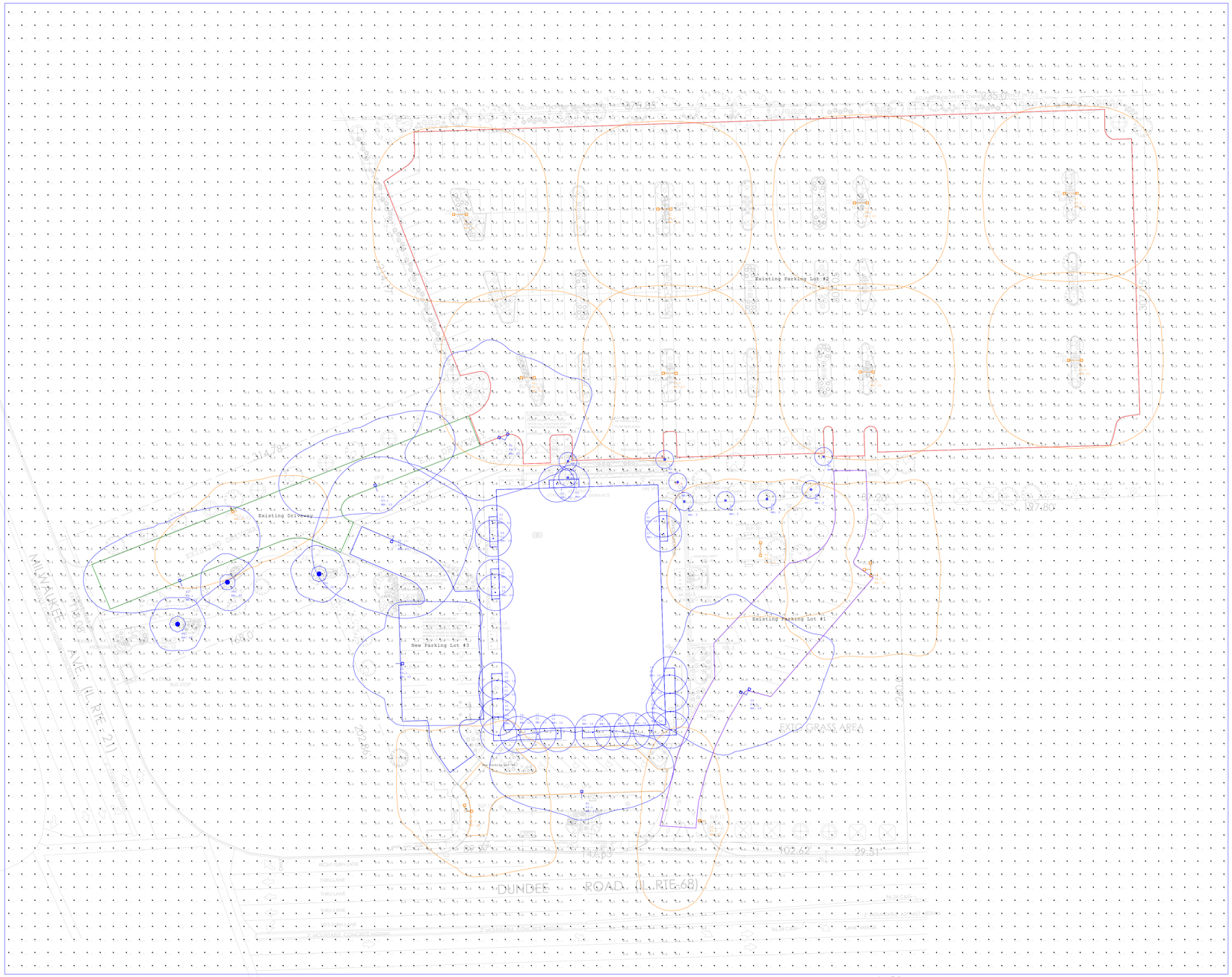
Page 1 of 2



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	P4.3	1	3 @ 90 Degrees	BEACON PRODUCTS	RAR2-320L-140-4K-4F	18340	55020	140	420	0.900
	P5.1	1	Single	EXO	RAR-2-320L-140-4K7-5QW-U	19560	19560	133.2	133.2	0.900
	P5.2	8	Back-Back	EXO	RAR-2-320L-140-4K7-5QW-U	19560	39120	133.2	266.4	0.900
	PT1	3	Single	AAL	ALN440-Y5-32LED-4K-LDL-700	5330	5330	74.2	74.2	0.900

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2	XX/XX/XXXX	DESCRIPTION
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Forza Design & Consulting Inc.

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Page 2 of 2

BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

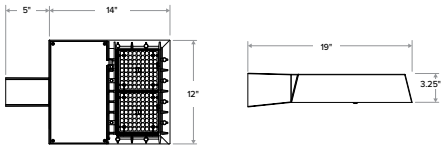


FEATURES

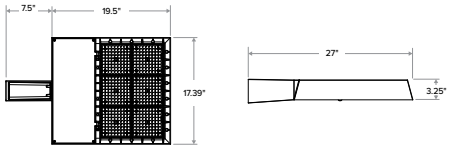
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

c UL us | IP66 | DLC LISTED | DLC LISTED PREMIUM | BAA | TAA

RAR1



RAR2



CONTROL TECHNOLOGY

NX CONNECT | NX WIRELESS

SERVICE PROGRAMS

STOCK QS10

	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft.² / .13m²
RAR2	24 lbs / 10.9 kg	.55ft.² / .17m²

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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BEACON
design . performance . technology

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Optics Rotation		Voltage	
RAR1	Ratio Area Size 1	**80L-25**	25W - 3,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	Blank for no rotation		**UNV**	Universal 120-277V
		80L-39	39W -5,200 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**L**	Optic rotation left	**120**	120V
		80L-50	50W - 6,000 Lumens	**5K7**	5000K, 70 CRI	**4W**	IES TYPE IV	**R**	Optic rotation right	**208**	208V
		160L-70	70W - 9,000 Lumens			**4F**	IES TYPE IV Forward			**240**	240V
		160L-100	100W - 12,000 Lumens			**5QW**	IES TYPE V			**277**	277V
		160L-115	115W - 15,000 Lumens							**347**	347V
		160L-135	135W - 18,000 Lumens							**480**	480V
RAR2	Ratio Area Size 2	**320L-110**	110W - 15,000 Lumens								
		320L-140	140W - 18,000 Lumens								
		320L-165	165W - 21,000 Lumens								
		480L-185	185W - 24,000 Lumens								
		480L-210	210W - 27,000 Lumens								
		480L-240	240W - 30,000 Lumens								
		480L-255	255W - 36,000 Lumens								
		480L-295	295W - 42,000 Lumens								
		480L-340	340W - 48,000 Lumens								

Mounting	
ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole/flat surface- Does not include round pole adapt or B3 drill pattern
Mounting Round Poles	
A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]
Mounting Other	
WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Brone Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6,7]
Control Options Other	
SCP_F	Programmable occupancy sensor [3,4]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [9]
BTS-40F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [9]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [9]

Options	
BC	Backlight control [8]
F	Fusing [5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:
1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Not available with 25, 50, 255, 295 & 340W configurations
3 At least one SCPREMOTE required to program SCP motion sensor
4 Replace "_" with 8F or 40F lens
5 Must specify voltage
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option
8 BC not available on 4F distributions
9 BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

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RATIO Series

AREA/SITE LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

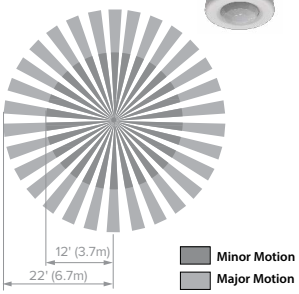
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

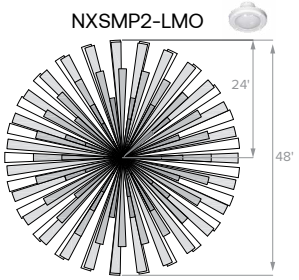
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

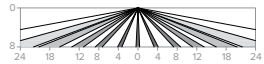
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



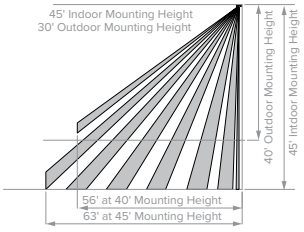
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

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RATIO Series

AREA/SITE LIGHTER

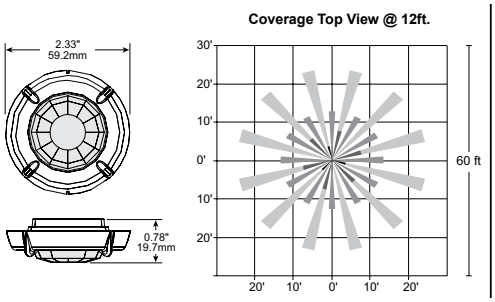
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

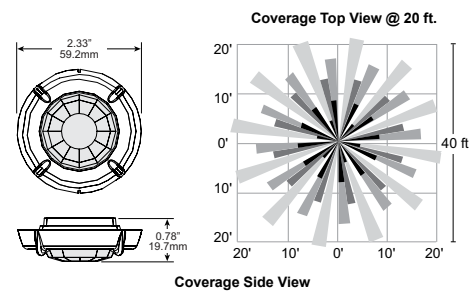
OUTDOOR LIGHTING CONTROLS OPTIONS

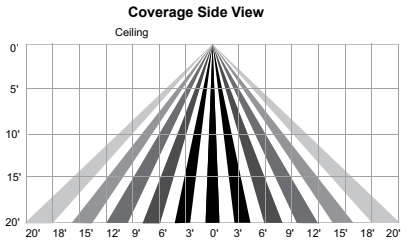
CONTROLS FUNCTIONALITY

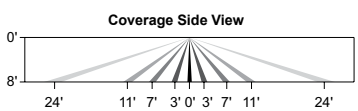
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, sensor range, reference product specification for height selections	–	–	–	✓	✓	✓	✓	–	8ft or 20ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	7PR-TL	7-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	7PR-TL

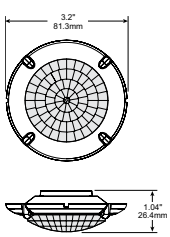
COVERAGE PATTERNS FOR SCP_F

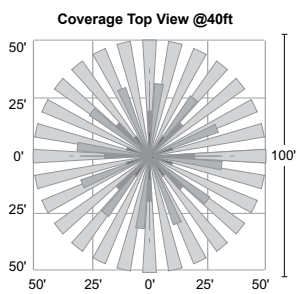


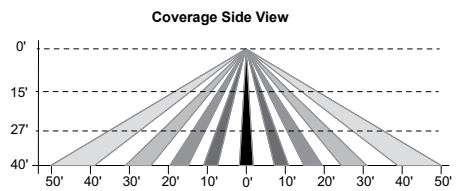












PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

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RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

POLE COMBOS

Catalog Number	Pole	Single or Double Head	Fixture	Lumens	Wattage	Distribution	CCT/CRI	Mounting	Finish
RAR1-100-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-3**	12,000	100W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-100-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-100-4K-4W**	12,000	100W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-3**	18,000	135W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR1-135-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR1-135-4K-4W**	18,000	135W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20	**20' Square Straight Steel**	Single Head	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20	**20' Square Straight Steel**	Single Head	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S20-2X	**20' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25	**25' Square Straight Steel**	Single Head	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25	**25' Square Straight Steel**	Single Head	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-3-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-3**	21,000	165W	Type 3	4000K/70CRI	Square Arm	Dark Bronze
RAR2-165-4K7-4W-S25-2X	**25' Square Straight Steel**	Double Head (180°)	**RAR2-165-4K-4W**	21,000	165W	Type 4W	4000K/70CRI	Square Arm	Dark Bronze
SSSH-20-40-STK	**20' Square Straight Steel**	Pole Only	Not Included						
SSSH-25-40-STK	**25' Square Straight Steel**	Pole Only	Not Included						
SSSH-STK-4-KIT		Kit Only	Not Included						

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RATIO Series

AREA/SITE LIGHTER

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control
Networked – Wireless	
WIR-RME-L	LightGRID+ External Fixture Module[1,2]
NX Networked – Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:

1 Works with external networked photosensor

2 LightGRID+ Gateway required for system programming

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**RARRPA3DB**	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐	**RARA3UDB**	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐	**RARBC80L**	Ratio backlight control 80L
☐	**RARBC160L**	Ratio backlight control 160L
☐	**RARBC320L**	Ratio backlight control 320L
☐	**RARBC480L**	Ratio backlight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**RAR–ASQU–XX**	Universal arm mount for square pole/flat surface[2]
☐	**RAR–A_U-XX**	Universal arm mount for round poles[1,2]
☐	**RAR–RPA_–XX**	Round pole adapter[1, 2]
☐	**SETAVP-XX**	4" square pole top tenon adapter, 2 3/8" OD slipfitter[2]
☐	**RETAVP-XX**	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately[2]
☐	**BIRD–SPIKE–3**	Ratio size 1 bird deterrent/spikes
☐	**BIRD–SPIKE–4**	Ratio size 2 bird deterrent/spikes
☐	**RARWB–XX**	Wall bracket - use with Mast Arm Fitter or Knuckle[2]

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/ paint finish

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RATIO Series

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test 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.

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RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test 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.

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BEACON
design . performance . technology

RATIO Series

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

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

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

MICRO STRIKE LUMEN MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	x	0.841	x
3000K	x	0.861	0.647
3500K	x	0.9	x
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Phosphor Coated Amber Multiplier			
AP	0.71		

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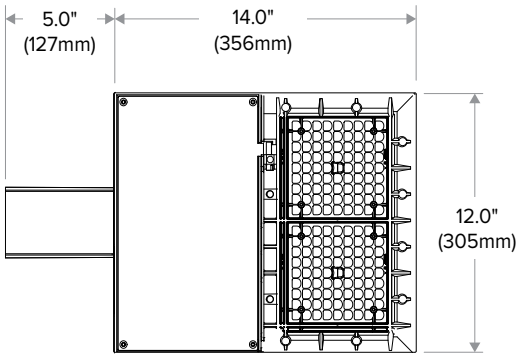
RATIO Series

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

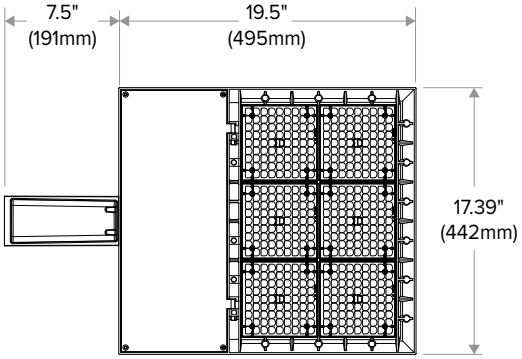
DIMENSIONS

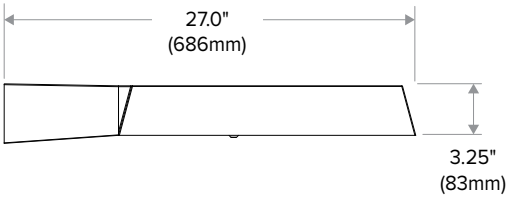
RAR1





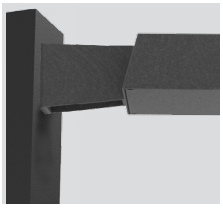
RAR2



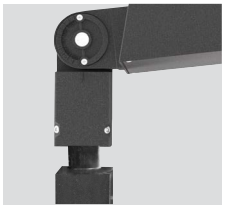


ADDITIONAL INFORMATION

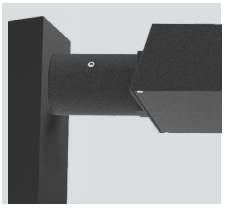
MOUNTING



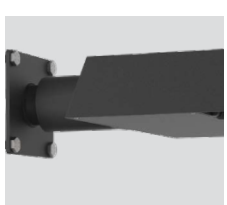
Arm Mount – ASQ: Fixture ships with integral arm for ease of installation.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



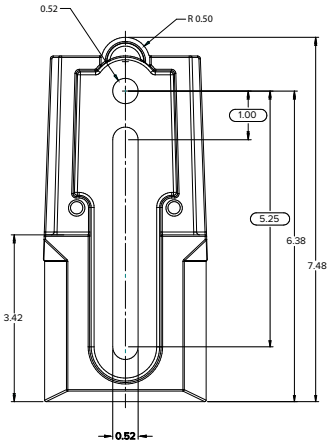
MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and S2 and B3 drill patterns



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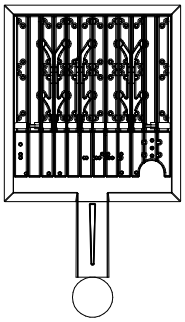
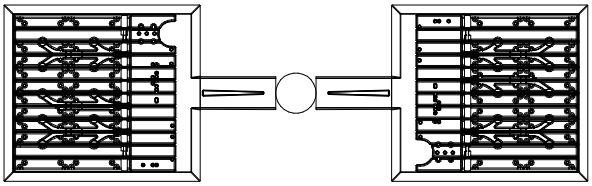
RATIO Series

AREA/SITE LIGHTER

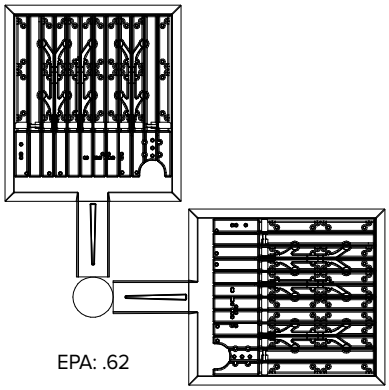
EPA (RAR1)



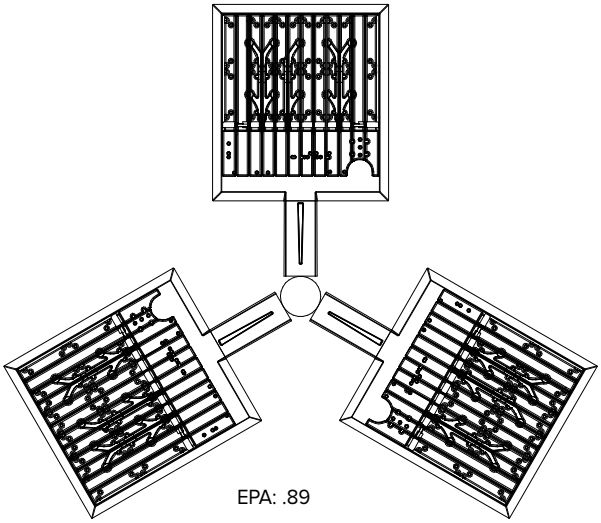
EPA Knuckle Mount 0 degrees: .43
EPA Knuckle Mount 30 degrees: .55
EPA Arm Mount: .0 degrees 38



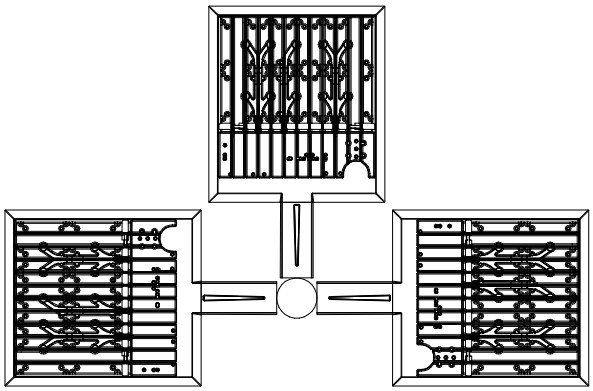
EPA: .99



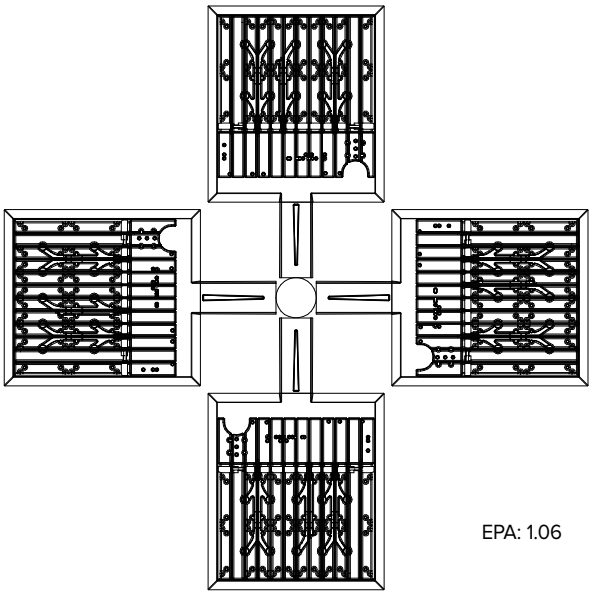
EPA: .62



EPA: .89



EPA: .99



EPA: 1.06

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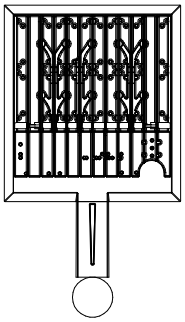
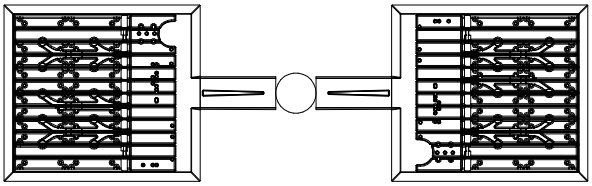
RATIO Series

AREA/SITE LIGHTER

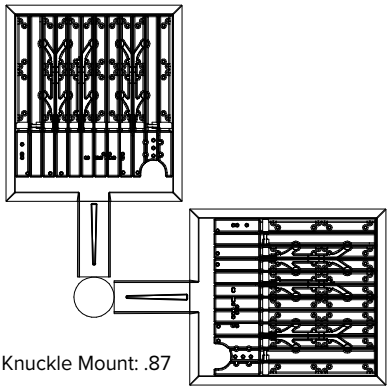
EPA (RAR2)



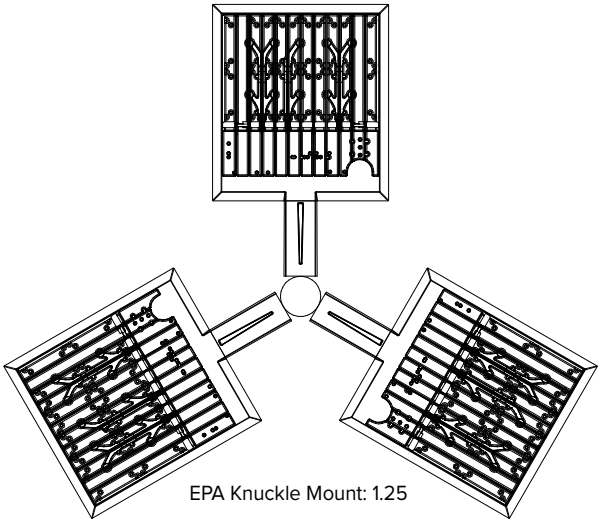
EPA Knuckle Mount: .52
EPA Arm Mount: .55



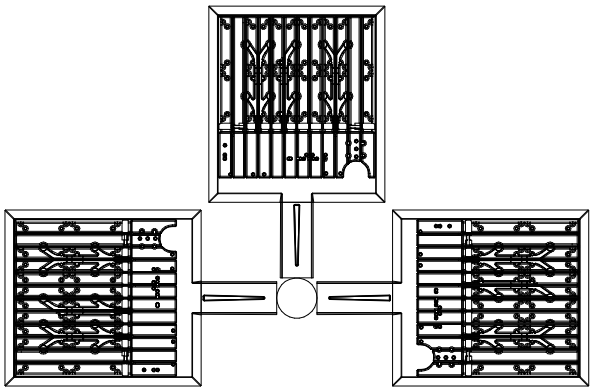
EPA: 1.486



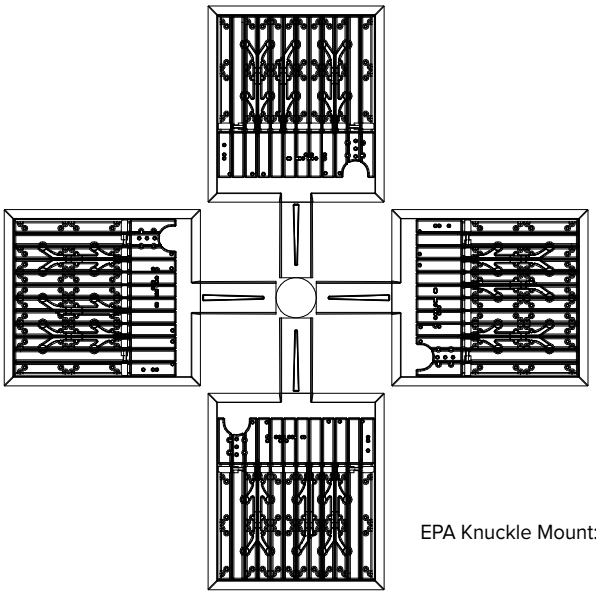
EPA Knuckle Mount: .87



EPA Knuckle Mount: 1.25



EPA Knuckle Mount: 1.41



EPA Knuckle Mount: 1.56

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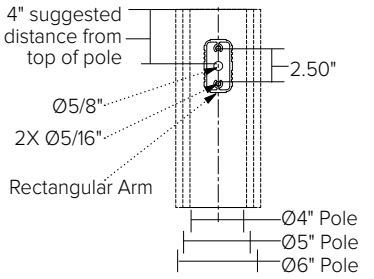
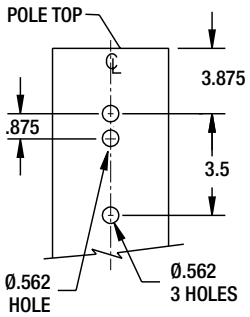
ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ)
Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)
Compatible with pole drill pattern S2



PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

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RATIO Series

AREA/SITE LIGHTER

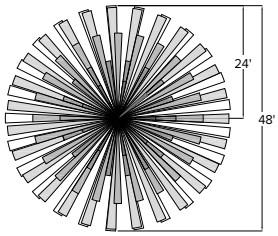
DATE: LOCATION:

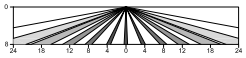
TYPE: PROJECT:

CATALOG #:

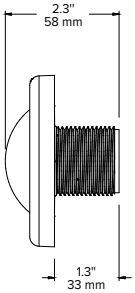
ADDITIONAL INFORMATION (CONT'D)

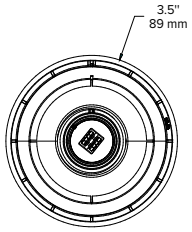
NXSP-14F



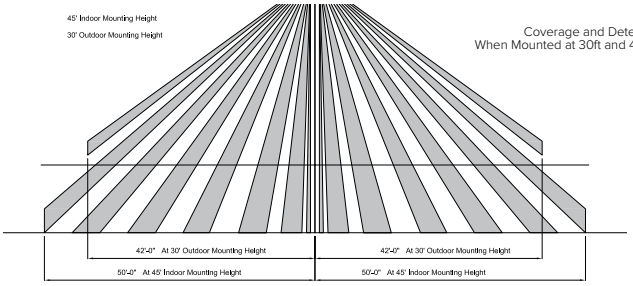


Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

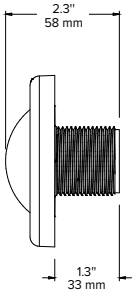


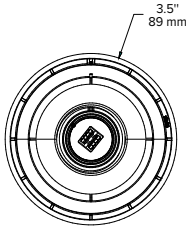


NXSP-30F



Coverage and Detection Patterns
When Mounted at 30ft and 45ft with Standard Lens





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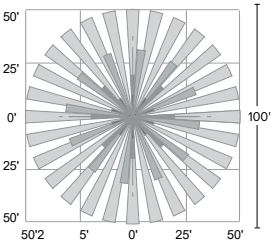

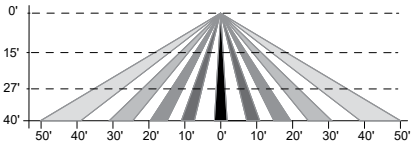

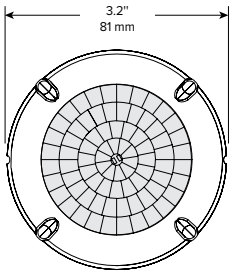

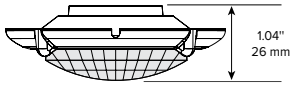

RAR1 EPA

RAR-1	
EPA at 0˚	EPA at 30˚
.45ft.^{2} .13m^2	.56ft.^{2} .17m^2

RAR2 EPA

RAR-2	
EPA at 0˚	EPA at 30˚
.55ft.^{2} .17m^2	1.48ft.^{2} .45m^2

SHIPPING

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

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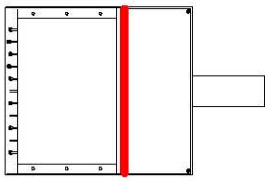
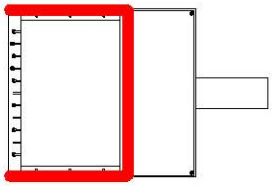
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

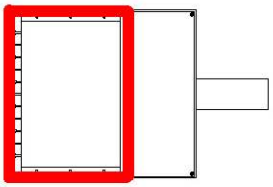
RARx HSS-90-B-xx



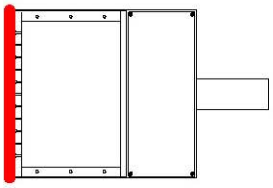
RARx HSS-270-BSS-xx



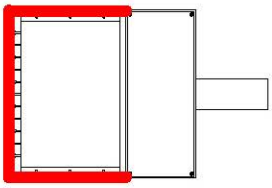
RARx HSS-360-xx



RARx HSS-90-F-xx

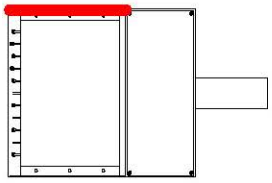


RARx HSS-270-FSS-xx

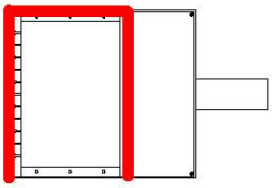


Note: Not to be used with Ocupancy Sensors as the shield may block the light to the sensor

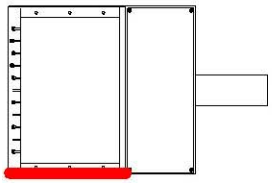
RARx HSS-90-S-xx



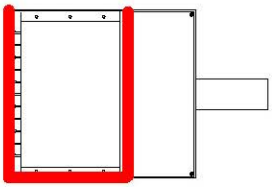
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PA7S

BOLLARD

Pavilion™

FEATURES

- Traditional or Performance Optics
- Bluetooth® enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP65 optical system

c UL us LISTED

ida DARK SKY APPROVED 2016

NU configurations in 3000K and warmer CCTs only

IK10

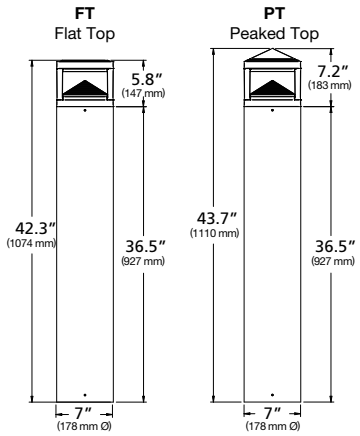
BAA

TAA



CONTROL TECHNOLOGY

Bluetooth® DMX



	Weight
PA7S	25.3 lbs / 11.5 kg

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings shall be low copper aluminum alloy die-cast.
- Gaskets shall be molded silicone to prevent harmful ingress to the lamp and driver compartments.
- Optical system shall be IP66 rated.

SHAFT:

- Aluminum shaft(s) shall be .125” thick extruded aluminum 6061 alloy.
- Concrete shaft(s) shall conform to current specifications for “Portland Cement.” ASTM C150, Type I or II. Aggregates shall meet current requirements of “Specifications for Concrete Aggregates,” ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D.
- Concrete shaft(s) shall be medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix.
- Concrete shaft(s) shall be cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi.
- Concrete shaft(s) shall be cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- U0 configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens.

INSTALLATION

- Aluminum shaft configurations shall have four 3/8” x 10” x 2” zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers shall be provided to level and secure the mounting plate to the anchor bolts.
- Aluminum shaft configurations shall have a mounting plate shall be able to be rotated 20° in either direction during installation for aiming adjustment.
- Concrete shaft configurations shall have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template.
- Concrete shaft configurations shall be palletized with adequate hold-downs to prevent load movement in transit.
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories approved.
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories approved.
- "Thermal Shield”, secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.

(Specifications continued on page 3)

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PA7S
BOLLARD

ORDERING GUIDE

Example: PA7S-FT-NU-1-12L-010-5K7-24A-BLS-SWP-UNV-EM

CATALOG #

HOUSING

PA7S

Model		Top		Optics		Distribution		Light Engine	
PA7S	Pavilion 7" Ø Square	**FT**	Flat Top	**NU**	No Up-light	**1**	Type I	**12L-010-5K7**	14W (1000 nominal lm), 5000K, 70 CRI
		PT [1]	Peaked Top	**CH**	Clear Horizontal Lens	**2**	Type II	**12L-010-4K7**	14W (1000 nominal lm), 4000K, 70 CRI
				CL [2]	Clear Vertical Lens	**3**	Type III	**12L-010-3K7**	14W (1000 nominal lm), 3000K, 70 CRI
				DL [2,3]	Diffuse Vertical Lens	**3HS**	Type III + House side shield	**12L-010-AMB**	14W, Amber 595 nm Peak
				LV	Louvers	**4**	Type IV	**12L-020-5K7**	22W (2000 nominal lm), 5000K, 70 CRI
				GC	Grille with clear vertical lens	**5**	Type V	**12L-020-4K7**	22W (2000 nominal lm), 4000K, 70 CRI
				GD [3]	Grille with diffuse vertical lens			**12L-020-3K7**	22W (2000 nominal lm), 3000K, 70 CRI
								12L-020-AMB	22W, Amber 595 nm Peak

Body		Fixture Finish		Control Options		Voltage		Options	
24A	24" OAH, Aluminum	**BLS**	Black Gloss Smooth	**MW** [6]	Motion sensing (50% dim, 100% output upon detection)	**UNV**	120-277V	**EM** [8]	Battery Backup
42A	42" OAH, Aluminum	**BLT**	Black Matte Textured			**120** [7]	120V	**LR** [9]	Luminous Accent
42BR-C	42" OAH, Brown Concrete	**DBS**	Dark Bronze Gloss Smooth			**277** [7]	208-277V	**SF** [10]	Single Fuse
42CH-C	42" OAH, Charcoal Concrete	**DBT**	Dark Bronze Matte Textured			**347** [7]	347V	**DF** [10]	Double Fuse
42NG-C	42" OAH, Natural Gray Concrete	**GTT**	Graphite Matte Textured			**480** [7]	480V		
42WH-C	42" OAH, White Concrete	**LGS**	Light Grey Gloss Smooth						
42A-ROP [4]	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**LGT**	Light Grey Matte Textured						
42A-ROP-L [4]	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**PSS**	Platinum Silver Gloss Smooth						
42A-2GEB	42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box	**VGT**	Verde Green Matte Textured						
42A-SG3	42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	**WHS**	White Gloss Smooth						
		WHT	White Matte Textured						
		Color Option							
		CC [12]	Custom Color						

1 Adds .6 / 15mm to OAH (over all height).
2 CL and DL configurations shall be IK04
3 Only Available with 1 Type I or 5 Type V distributions only.
4 For GFCI/USB limited voltage to 120VAC only.
5 Specify group and zone at time of order. Each option contains GUI, and Bridge Node.
6 24'Ø typical coverage area, not Available with CH.
7 Dedicated input voltage, required for MW Motions sensing.
8 -20°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-#K7
9 Adds +5 watts and 1" / 254mm to overall height.
10 SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.
11 Wild life friendly
12 Consult factory for custom color, marine and corrosive finish options

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PA7S

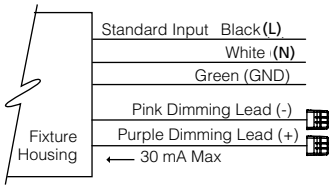
BOLLARD

SPECIFICATIONS CONT'D

CATALOG #:

CONTROLS

- Standard fixtures dimming range shall be from 10% to 100% and be compatible with 0-10V, user-defined, control devices.



- Optional motion sensor shall be capable of detecting motion 360° around the bollard. When no motion is detected for the specified time, the sensor wattage to factory preset level, reducing the light level accordingly. When motion is detected by the sensor, the bollard shall return to full wattage and full light output. Please contact KIM Lighting if project requirements vary from standard configuration.

WIRELESS CONTROLS

BLUETOOTH®:

- The Integral module shall enable the adjustment of the Luminous Accent to dim or change color to the desired setting when paired with RGBW Remote App via celluar/tablet device.
- The integral module shall be compatible with Bluetood Low Energy (BLE) or Bluetooth® Smart mobile devices operating on iOS8 or Android Gingerbread operating systems or newer.
- Mobile App. dimming range from 0% to 100% through the use of RGBW app (available on IOS and Android).
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password

DMX:

- 6 wires: Red (DMX+), Brown (DMX-), Yellow (DMX Ground), Black (Line Voltage), White (common), and Green (Ground)
- Single DMX universe with six slots/addresses of virtual control which are pre-programmed at the factory:
- DMX slot/address 1 = red
- DMX slot/address 2 = green
- DMX slot/address 3 = blue
- DMX slot/address 4 = white
- Fully DMX RDM compatible.
- Mobile App specification in additional information section

- **OPTIONAL BACKUP BATTERY**
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for 0°C ambient environments or -20°C with thermal jacket.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- IP65 optical system
- IEC 66262 Mechanical Impact Code IK10
- IDA approved, 3000K and warmer CCTs only.
- RoHS compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year warranty

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KIM LIGHTING®

DATE: LOCATION:

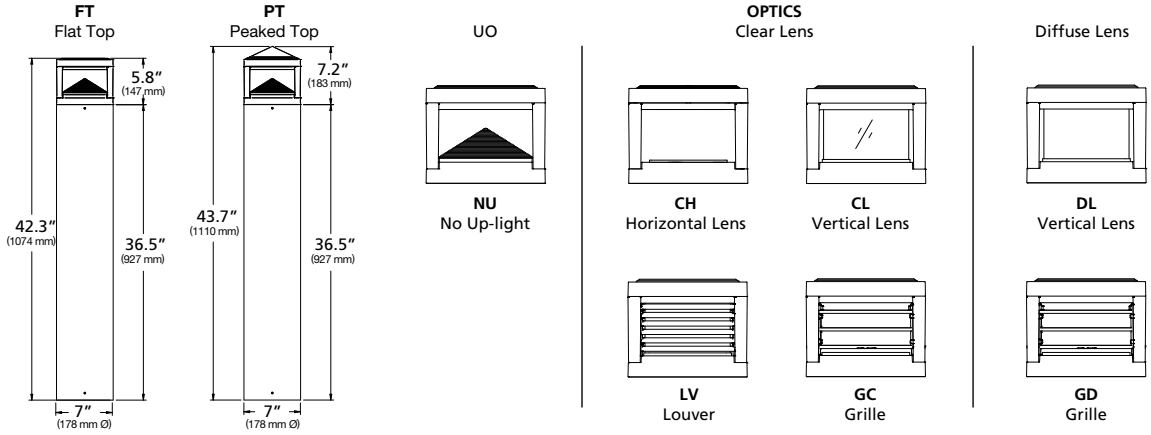
TYPE: PROJECT:

CATALOG #:

PA7S

BOLLARD

DIMENSIONS



DELIVERED LUMENS

Drive Current	LEDs #	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
550mA	12L	2,000	NU U0 Optics	1	1019	0	0	0	47	1025	0	0	0	47	1091	0	0	0	50
				2	1209	0	0	0	56	1216	0	0	0	56	1294	0	0	0	60
				3	1203	0	0	0	55	1210	0	0	0	56	1289	0	0	0	59
				3HS	1132	0	0	0	52	1138	0	0	0	52	1212	0	0	0	56
				4	1330	0	0	0	61	1337	0	0	0	62	1424	0	0	0	66
				5	1273	1	0	0	59	1281	1	0	0	59	1363	1	0	0	63
			CH Clear Horizontal Lens	1	1784	0	3	1	82	1794	0	3	1	83	1910	0	3	1	88
				2	1680	1	3	1	77	1690	1	3	1	78	1799	1	3	1	83
				3	1723	1	3	1	79	1802	1	3	1	83	1772	1	3	1	82
				3HS	1375	0	3	1	63	1383	0	3	1	64	1473	0	3	1	68
				4	1701	0	3	1	78	1710	0	3	1	79	1821	0	3	1	84
				5	1635	1	3	1	75	1644	1	3	1	76	1751	1	3	1	81
			CL Clear Vertical Lens	1	1792	0	3	1	82	1802	0	3	1	83	1918	0	3	1	88
				2	1886	1	3	1	87	1897	1	3	1	87	2020	1	3	1	93
				3	1902	1	3	1	88	1913	1	3	1	88	2037	1	3	1	94
				3HS	1582	0	3	1	73	1591	0	3	1	73	1694	0	3	1	78
				4	2019	1	3	1	93	2031	1	3	1	93	2162	1	3	1	100
				5	1957	1	3	1	90	1968	1	3	1	91	2096	2	3	1	96
			DL Diffused Vertical Lens	1	1625	1	3	1	75	1635	1	3	1	75	1740	1	3	1	80
				5	1795	1	3	1	83	1805	1	3	1	83	1922	1	3	1	88

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PA7S
BOLLARD

DELIVERED LUMENS (CONTINUED)

Drive Current	LEDs #	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
550mA	12L	2,000	LV External Louvers	1	1093	1	3	1	50	1100	1	3	1	51	1171	1	3	1	54
				2	1127	1	3	1	52	1133	1	3	1	52	1206	1	3	1	56
				3	1161	1	3	1	53	1168	1	3	1	54	1243	1	3	1	57
				3HS	927	0	3	1	43	932	0	3	1	43	992	0	3	1	46
				4	1243	1	3	1	57	1250	1	3	1	58	1331	1	3	1	61
				5	1235	1	3	1	57	1242	1	3	1	57	1323	1	3	1	61
			"GC Grill with Clear Lens"	1	1236	0	3	1	57	1243	0	3	1	57	1324	0	3	1	61
				2	1269	1	3	1	58	1276	1	3	1	59	1358	1	3	1	63
				3	1269	1	3	1	58	1276	1	3	1	59	1359	1	3	1	63
				3HS	1034	0	3	1	48	1040	0	3	1	48	1107	0	3	1	51
				4	1394	0	3	1	64	1402	0	3	1	65	1493	1	3	1	69
				5	1316	1	3	1	61	1323	1	3	1	61	1409	1	3	1	65
			GD Grill with Diffused Lens	1	1215	0	3	1	56	1222	0	3	1	56	1301	1	3	1	60
				5	1329	1	3	1	61	1336	1	3	1	62	1423	1	3	1	66

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PA7S
BOLLARD

DELIVERED LUMENS (CONTINUED)

Drive Current	LEDs #	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
350mA	12L	1,000	NU U0 Optics	1	673	0	0	0	48	677	0	0	0	48	721	0	0	0	51
				2	798	0	0	0	57	803	0	0	0	57	855	0	0	0	61
				3	795	0	0	0	57	800	0	0	0	57	851	0	0	0	61
				3HS	748	0	0	0	53	752	0	0	0	54	800	0	0	0	57
				4	879	0	0	0	63	883	0	0	0	63	941	0	0	0	67
				5	841	1	0	0	60	846	1	0	0	60	901	1	0	0	64
			CH Clear Horizontal Lens	1	1129	0	3	1	81	1135	0	3	1	81	1209	0	3	1	86
				2	1063	0	3	1	76	1069	0	3	1	76	1138	0	3	1	81
				3	1047	0	3	1	75	1053	0	3	1	75	1121	0	3	1	80
				3HS	870	0	3	1	62	875	0	3	1	63	932	0	3	1	67
				4	1076	0	3	1	77	1082	0	3	1	77	1152	0	3	1	82
				5	1035	1	3	1	74	1040	1	3	1	74	1108	1	3	1	79
			CL Clear Vertical Lens	1	1243	0	3	1	89	1250	0	3	1	89	1331	0	3	1	95
				2	1309	0	3	1	93	1316	0	3	1	94	1401	1	3	1	100
				3	1320	0	3	1	94	1328	0	3	1	95	1414	1	3	1	101
				3HS	1097	0	3	1	78	1104	0	3	1	79	1175	0	3	1	84
				4	1402	0	3	1	100	1409	0	3	1	101	1501	0	3	1	107
				5	1358	1	3	1	97	1366	1	3	1	98	1454	1	3	1	104
			DL Diffused Vertical Lens	1	1109	0	3	1	79	1115	0	3	1	80	1187	0	3	1	85
				5	1218	1	3	1	87	1225	1	3	1	88	1305	1	3	1	93
			LV External Louvers	1	812	0	3	1	58	817	0	3	1	58	869	0	3	1	62
				2	837	1	3	1	60	841	1	3	1	60	896	1	3	1	64
				3	862	0	3	1	62	867	0	3	1	62	923	0	3	1	66
				3HS	688	0	3	1	49	692	0	3	1	49	737	0	3	1	53
				4	923	0	3	1	66	928	0	3	1	66	988	0	3	1	71
				5	917	1	3	1	66	922	1	3	1	66	982	1	3	1	70
			GC Grill with Clear Lens	1	938	0	3	1	67	943	0	3	1	67	1004	0	3	1	72
				2	962	0	3	1	69	968	0	3	1	69	1031	0	3	1	74
				3	963	0	3	1	69	968	0	3	1	69	1031	0	3	1	74
				3HS	784	0	3	1	56	789	0	3	1	56	840	0	3	1	60
				4	1058	0	3	1	76	1064	0	3	1	76	1133	0	3	1	81
				5	998	1	3	1	71	1004	1	3	1	72	1069	1	3	1	76
			GD Grill with Diffused Lens	1	804	0	3	1	57	809	0	3	1	58	861	0	3	1	62
				5	897	1	3	1	64	902	1	3	1	64	960	1	3	1	69

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PA7S

BOLLARD

PHOTOMETRY

PA7S-CH1-12L-020-4K7

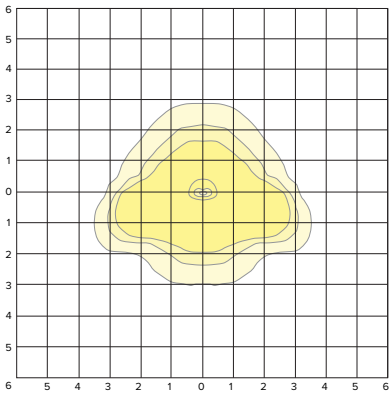
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1794**
Watts	**21.84**
Efficacy	**82.0**
IES Type	**I**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1021	80.3%
Downward House Side	251	19.7%
Downward Total	1272	71%
Upward Street Side	318	61%
Upward House Side	204	39%
Upward Total	522	29%
Total Flux	1794	100%

ISOFOOT CANDLE PLOT



PA7S-CH2-12L-020-4K7

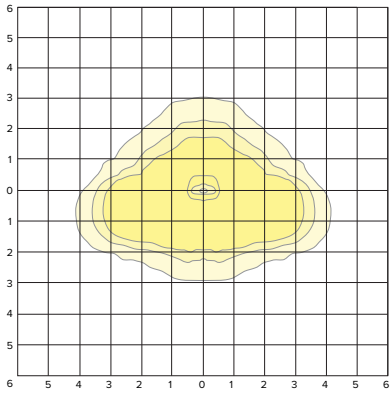
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1690**
Watts	**21.79**
Efficacy	**78.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1046	77.8%
Downward House Side	299	22.2%
Downward Total	1345	79%
Upward Street Side	201	58%
Upward House Side	146	42%
Upward Total	347	21%
Total Flux	1692	100%

ISOFOOT CANDLE PLOT



PA7S-CH3-12L-020-4K7

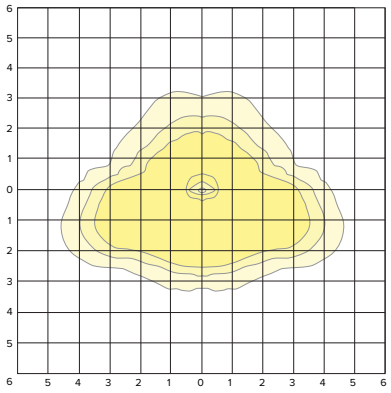
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1802**
Watts	**21.97**
Efficacy	**82.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1165	79.2%
Downward House Side	306	20.8%
Downward Total	1471	82%
Upward Street Side	190	57%
Upward House Side	142	43%
Upward Total	332	18%
Total Flux	1803	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-CH3HS-12L-020-4K7

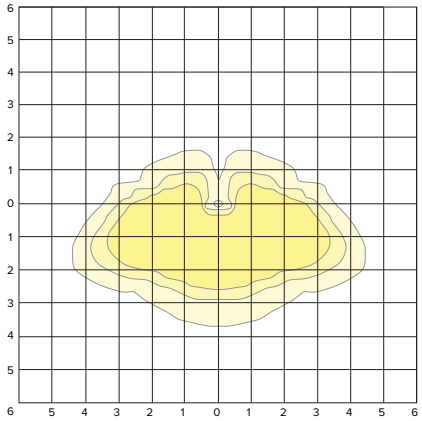
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1383**
Watts	**21.78**
Efficacy	**63.0**
IES Type	**II**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	992	90.0%
Downward House Side	110	10.0%
Downward Total	1102	80%
Upward Street Side	216	77%
Upward House Side	66	23%
Upward Total	281	20%
Total Flux	1383	100%

ISOFOOT CANDLE PLOT



PA7S-CH4-12L-020-4K7

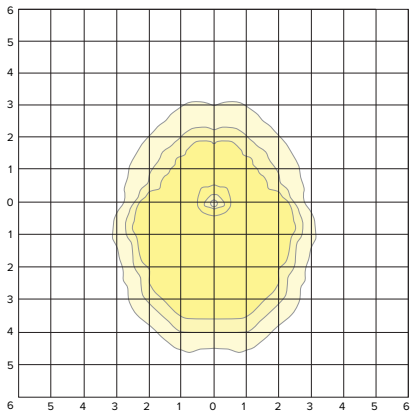
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1711**
Watts	**21.6**
Efficacy	**79.0**
IES Type	**IV**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1180	83.7%
Downward House Side	231	16.4%
Downward Total	1410	82%
Upward Street Side	171	57%
Upward House Side	130	43%
Upward Total	301	18%
Total Flux	1711	100%

ISOFOOT CANDLE PLOT



PA7S-CH5-12L-020-4K7

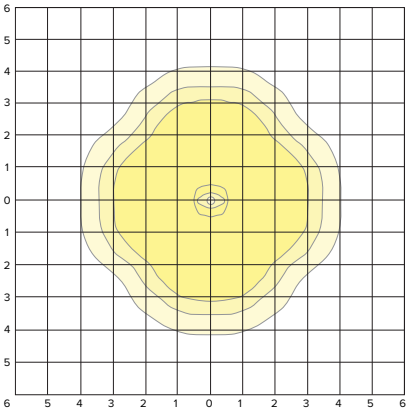
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1644**
Watts	**21.57**
Efficacy	**76.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	686	50.0%
Downward House Side	686	50.0%
Downward Total	1372	83%
Upward Street Side	136	50%
Upward House Side	136	50%
Upward Total	272	17%
Total Flux	1644	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-CL1-12L-020-4K7

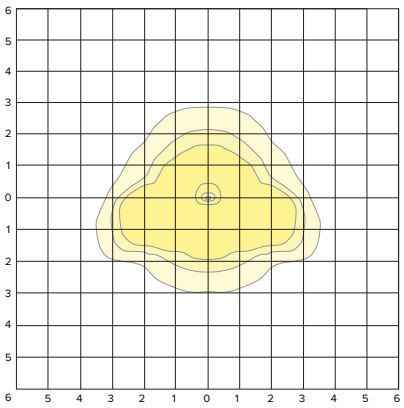
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1802**
Watts	**21.72**
Efficacy	**83.0**
IES Type	**I**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1026	79.1%
Downward House Side	271	20.9%
Downward Total	1297	72%
Upward Street Side	305	60%
Upward House Side	202	40%
Upward Total	507	28%
Total Flux	1804	100%

ISOFOOT CANDLE PLOT



PA7S-CL2-12L-020-4K7

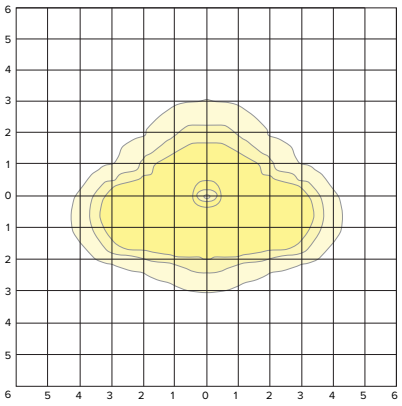
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1897**
Watts	**21.54**
Efficacy	**88.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1183	78.1%
Downward House Side	332	21.9%
Downward Total	1515	80%
Upward Street Side	224	58%
Upward House Side	159	42%
Upward Total	383	20%
Total Flux	1898	100%

ISOFOOT CANDLE PLOT



PA7S-CL3-12L-020-4K7

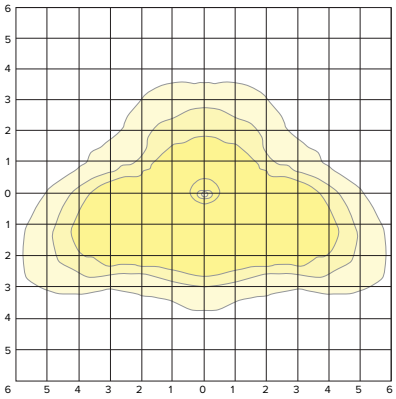
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1913**
Watts	**21.55**
Efficacy	**89.0**
IES Type	**III**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1254	79.6%
Downward House Side	322	20.4%
Downward Total	1576	82%
Upward Street Side	196	58%
Upward House Side	142	42%
Upward Total	338	18%
Total Flux	1914	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-CL3HS-12L-020-4K7

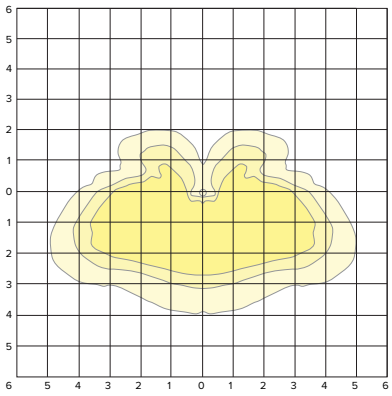
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1591**
Watts	**21.71**
Efficacy	**73.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1141	89.0%
Downward House Side	141	11.0%
Downward Total	1282	81%
Upward Street Side	235	76%
Upward House Side	74	24%
Upward Total	310	19%
Total Flux	1592	100%

ISOFOOT CANDLE PLOT



PA7S-CL4-12L-020-4K7

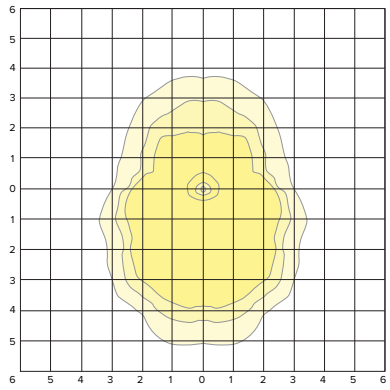
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2031**
Watts	**21.72**
Efficacy	**94.0**
IES Type	**IV**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1432	84.4%
Downward House Side	265	15.6%
Downward Total	1697	84%
Upward Street Side	189	56%
Upward House Side	146	44%
Upward Total	335	16%
Total Flux	2032	100%

ISOFOOT CANDLE PLOT



PA7S-CL5-12L-020-4K7

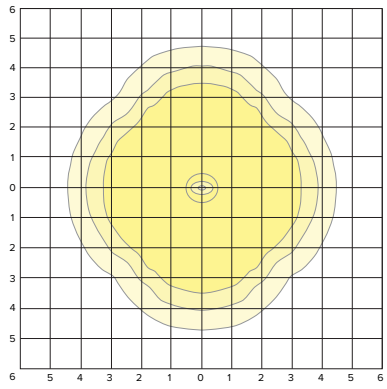
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1968**
Watts	**21.72**
Efficacy	**91.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	834	50.0%
Downward House Side	834	50.0%
Downward Total	1667	85%
Upward Street Side	151	50%
Upward House Side	151	50%
Upward Total	302	15%
Total Flux	1969	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-DL1-12L-020-4K7

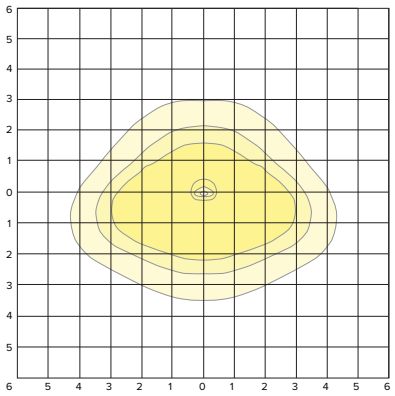
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1636**
Watts	**21.62**
Efficacy	**76.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	802	71.9%
Downward House Side	314	28.1%
Downward Total	1116	68%
Upward Street Side	306	59%
Upward House Side	215	41%
Upward Total	521	32%
Total Flux	1637	100%

ISOFOOT CANDLE PLOT



PA7S-DL5-12L-020-4K7

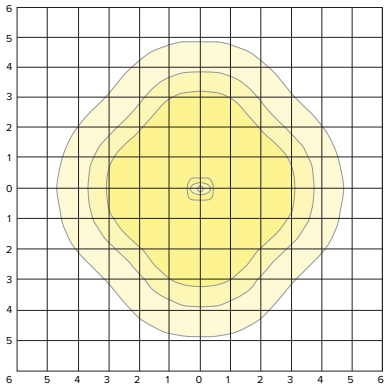
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1805**
Watts	**21.73**
Efficacy	**83.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	725	50.0%
Downward House Side	725	50.0%
Downward Total	1449	80%
Upward Street Side	178	50%
Upward House Side	178	50%
Upward Total	356	20%
Total Flux	1805	100%

ISOFOOT CANDLE PLOT



PA7S-GC1-12L-020-4K7

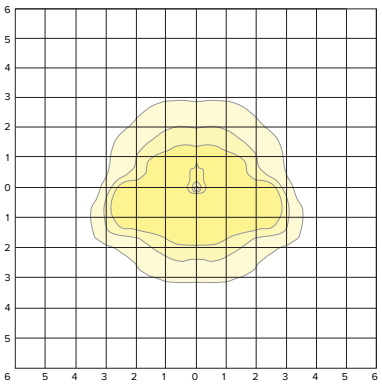
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1242**
Watts	**21.84**
Efficacy	**57.0**
IES Type	**I**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	582	71.9%
Downward House Side	227	28.1%
Downward Total	809	65%
Upward Street Side	262	60%
Upward House Side	173	40%
Upward Total	435	35%
Total Flux	1244	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-GC2-12L-020-4K7

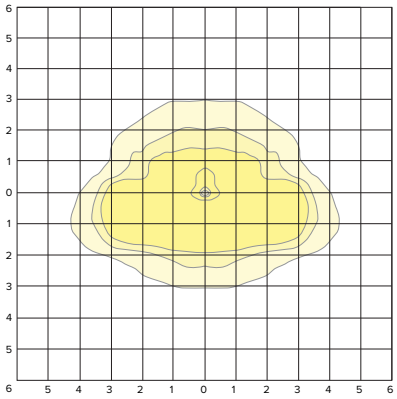
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1276**
Watts	**21.82**
Efficacy	**58.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	676	72.4%
Downward House Side	258	27.6%
Downward Total	934	73%
Upward Street Side	205	60%
Upward House Side	138	40%
Upward Total	343	27%
Total Flux	1277	100%

ISOFOOT CANDLE PLOT



PA7S-GC3-12L-020-4K7

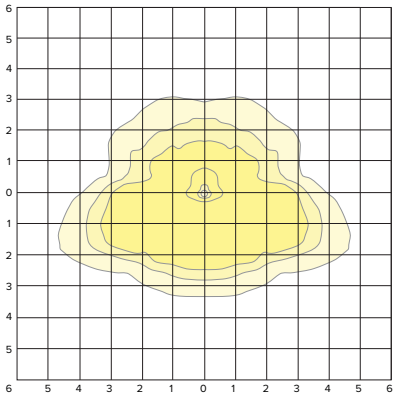
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1276**
Watts	**21.68**
Efficacy	**59.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	705	74.1%
Downward House Side	246	25.9%
Downward Total	951	74%
Upward Street Side	200	61%
Upward House Side	127	39%
Upward Total	327	26%
Total Flux	1278	100%

ISOFOOT CANDLE PLOT



PA7S-GC3HS-12L-020-4K7

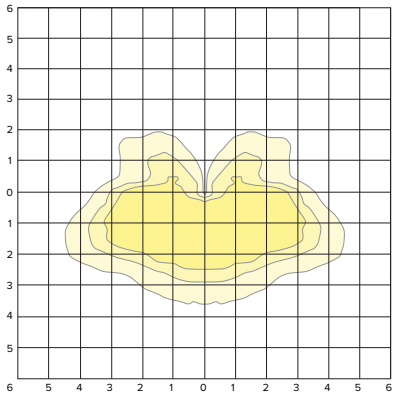
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1040**
Watts	**21.68**
Efficacy	**48.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	657	85.5%
Downward House Side	112	14.6%
Downward Total	768	74%
Upward Street Side	218	80%
Upward House Side	54	20%
Upward Total	272	26%
Total Flux	1040	100%

ISOFOOT CANDLE PLOT



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BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-GC4-12L-020-4K7

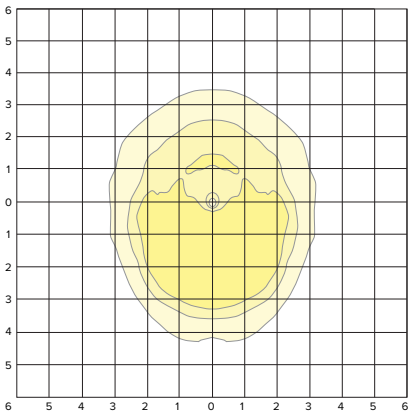
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1402**
Watts	**21.82**
Efficacy	**64.0**
IES Type	**IV**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	829	78.6%
Downward House Side	226	21.4%
Downward Total	1055	75%
Upward Street Side	219	63%
Upward House Side	130	37%
Upward Total	348	25%
Total Flux	1403	100%

ISOFOOT CANDLE PLOT



PA7S-GC5-12L-020-4K7

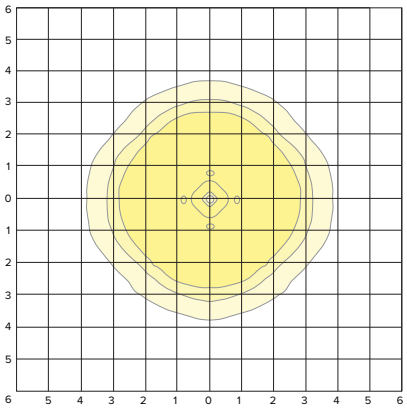
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1324**
Watts	**21.71**
Efficacy	**61.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	505	50.0%
Downward House Side	505	50.0%
Downward Total	1010	76%
Upward Street Side	157	50%
Upward House Side	157	50%
Upward Total	314	24%
Total Flux	1324	100%

ISOFOOT CANDLE PLOT



PA7S-GD1-12L-020-4K7

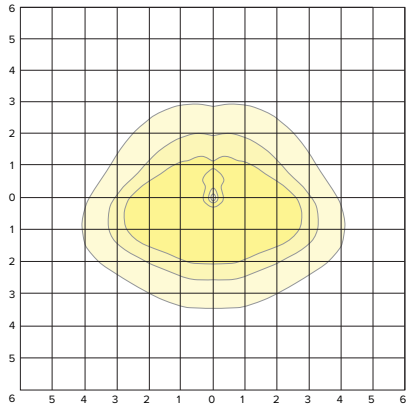
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1222**
Watts	**21.72**
Efficacy	**56.0**
IES Type	**II**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	504	67.7%
Downward House Side	242	32.5%
Downward Total	745	61%
Upward Street Side	276	58%
Upward House Side	202	42%
Upward Total	477	39%
Total Flux	1222	100%

ISOFOOT CANDLE PLOT



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PA7S

BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-GD5-12L-020-4K7

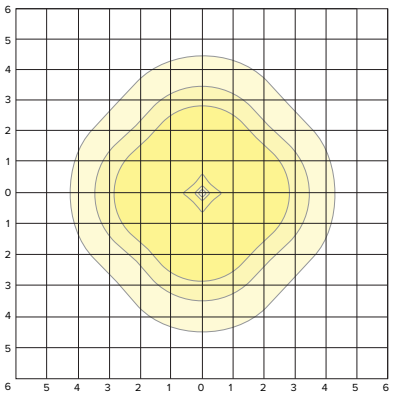
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1336**
Watts	**21.71**
Efficacy	**52.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	471	50.0%
Downward House Side	471	50.0%
Downward Total	942	70%
Upward Street Side	198	50%
Upward House Side	198	50%
Upward Total	395	30%
Total Flux	1337	100%

ISOFOOT CANDLE PLOT



PA7S-LV1-12L-020-4K7

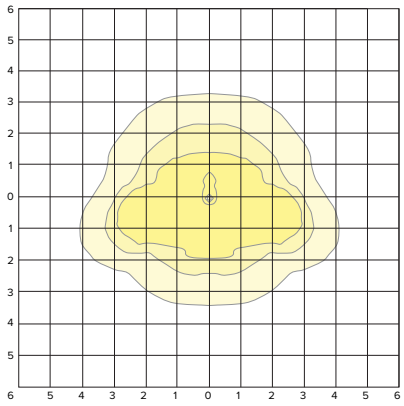
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1100**
Watts	**21.63**
Efficacy	**51.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	493	66.0%
Downward House Side	254	34.0%
Downward Total	747	68%
Upward Street Side	222	63%
Upward House Side	132	37%
Upward Total	353	32%
Total Flux	1100	100%

ISOFOOT CANDLE PLOT



PA7S-LV2-12L-020-4K7

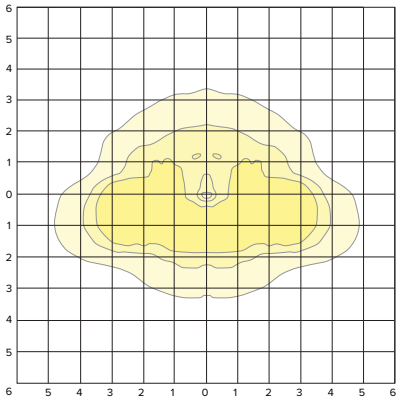
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1133**
Watts	**21.64**
Efficacy	**52.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	620	69.9%
Downward House Side	267	30.1%
Downward Total	887	78%
Upward Street Side	161	65%
Upward House Side	86	35%
Upward Total	247	22%
Total Flux	1134	100%

ISOFOOT CANDLE PLOT



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PA7S
BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-LV3-12L-020-4K7

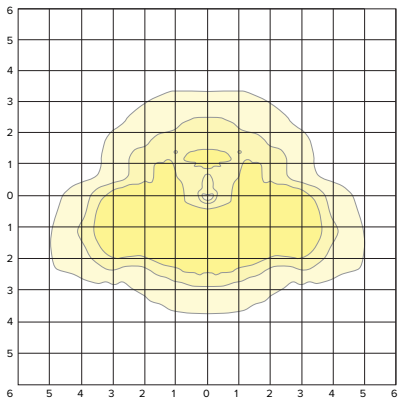
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1168**
Watts	**21.65**
Efficacy	**54.0**
IES Type	**III**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	678	72.9%
Downward House Side	252	27.1%
Downward Total	930	80%
Upward Street Side	161	67%
Upward House Side	78	33%
Upward Total	239	20%
Total Flux	1169	100%

ISOFOOT CANDLE PLOT



PA7S-LV3HS-12L-020-4K7

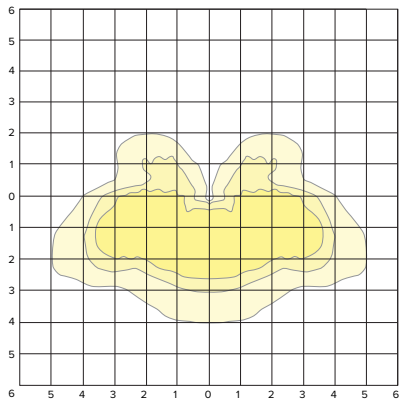
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**933**
Watts	**21.66**
Efficacy	**43.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	619	84.6%
Downward House Side	114	15.6%
Downward Total	732	78%
Upward Street Side	161	80%
Upward House Side	40	20%
Upward Total	201	22%
Total Flux	933	100%

ISOFOOT CANDLE PLOT



PA7S-LV4-12L-020-4K7

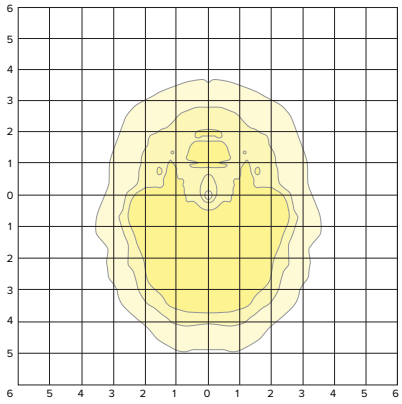
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1250**
Watts	**21.64**
Efficacy	**58.0**
IES Type	**IV**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	779	77.7%
Downward House Side	223	22.2%
Downward Total	1003	80%
Upward Street Side	171	69%
Upward House Side	77	31%
Upward Total	248	20%
Total Flux	1251	100%

ISOFOOT CANDLE PLOT



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PA7S
BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-LV5-12L-020-4K7

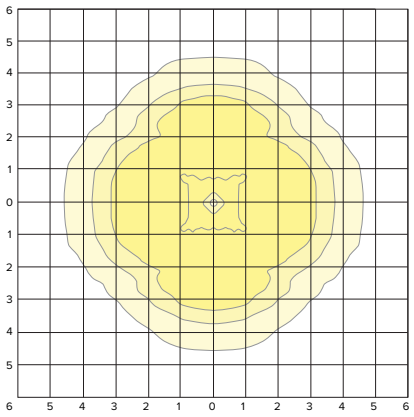
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1242**
Watts	**21.63**
Efficacy	**57.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	511	50.0%
Downward House Side	511	50.0%
Downward Total	1023	82%
Upward Street Side	110	50%
Upward House Side	110	50%
Upward Total	219	18%
Total Flux	1242	100%

ISOFOOT CANDLE PLOT



PA7S-NU1-12L-020-4K7

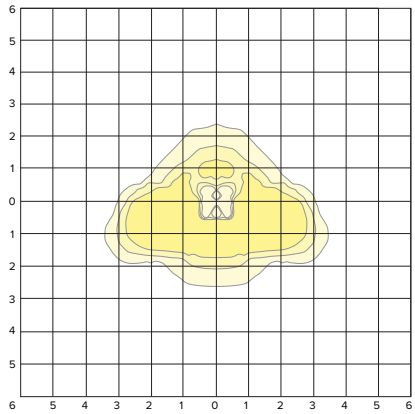
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1025**
Watts	**21.86**
Efficacy	**47.0**
IES Type	**I**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	881	85.9%
Downward House Side	145	14.1%
Downward Total	1026	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1026	100%

ISOFOOT CANDLE PLOT



PA7S-NU2-12L-020-4K7

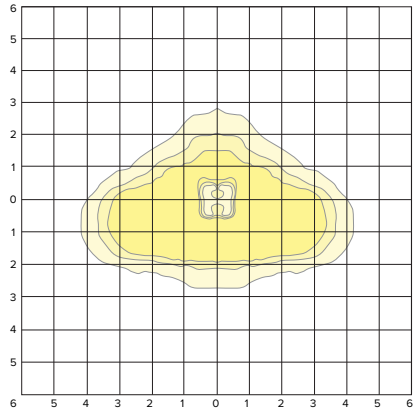
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1216**
Watts	**21.86**
Efficacy	**56.0**
IES Type	**II**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	988	81.2%
Downward House Side	229	18.8%
Downward Total	1217	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1217	100%

ISOFOOT CANDLE PLOT



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PHOTOMETRY(CONTINUED)

PA7S-NU3-12L-020-4K7

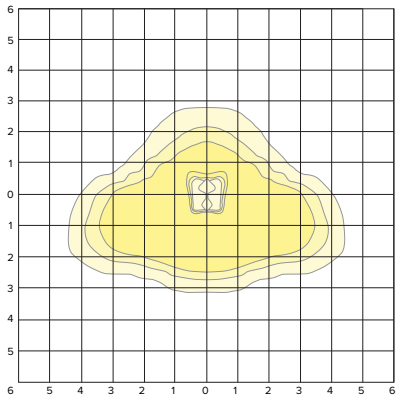
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1210**
Watts	**21.86**
Efficacy	**55.0**
IES Type	**II**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1004	83.0%
Downward House Side	207	17.1%
Downward Total	1210	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1210	100%

ISOFOOT CANDLE PLOT



PA7S-NU3HS-12L-020-4K7

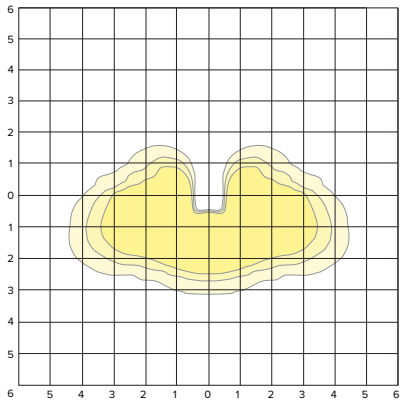
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1138**
Watts	**21.85**
Efficacy	**52.0**
IES Type	**II**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	997	87.6%
Downward House Side	141	12.4%
Downward Total	1138	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1138	100%

ISOFOOT CANDLE PLOT



PA7S-NU4-12L-020-4K7

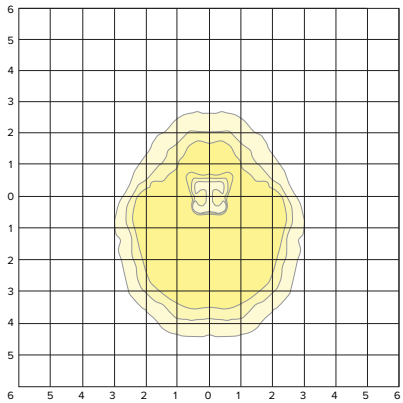
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1337**
Watts	**21.85**
Efficacy	**61.0**
IES Type	**IV**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1187	88.7%
Downward House Side	151	11.3%
Downward Total	1338	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1338	100%

ISOFOOT CANDLE PLOT



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BOLLARD

PHOTOMETRY(CONTINUED)

PA7S-NU5-12L-020-4K7

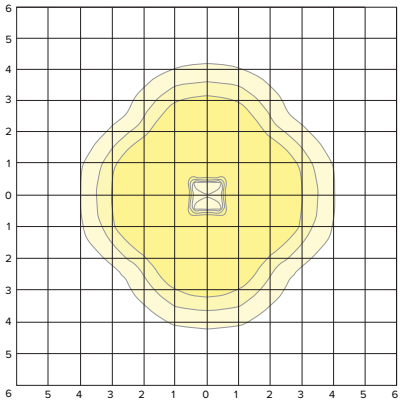
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1281**
Watts	**21.84**
Efficacy	**59.0**
IES Type	**VS**
BUG Rating	**B1-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**3.5 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	641	50.0%
Downward House Side	641	50.0%
Downward Total	1282	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1282	100%

ISOFOOT CANDLE PLOT



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KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

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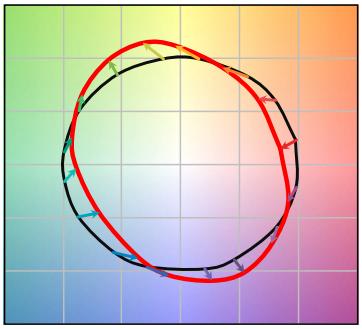
TM-30 DATA

COLOR VECTOR GRAPHIC

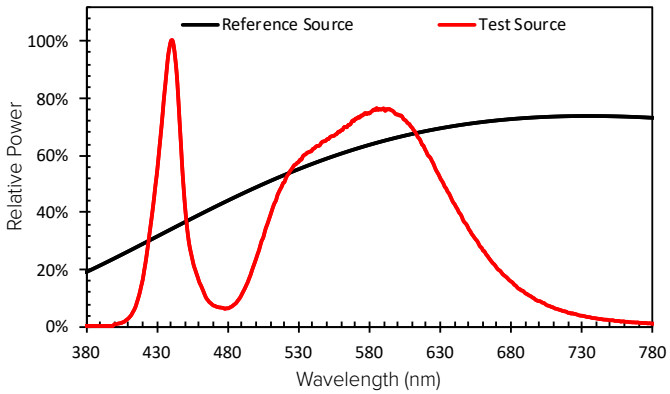


Reference Illuminant — Test Source

TEST SOURCE

R_f	68
R_g	99
CCT(K)	3947
D_{UV}	0.0004
x	0.3831
y	0.3793
CIE R_a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

# LED	Drive Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming				
													Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
12	550mA	22	120-480	50/60	0.18	0.11	0.09	0.08	0.06	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	350mA	14			0.12	0.07	0.06	0.05	0.04	0.03							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Ambient Temp.	0	25,000	36,000	50,000	100,000	Reported L70
25°C / 77°F	100%	98%	97%	95%	90%	60khrs
40°C / 104°F	100%	98%	97%	95%	90%	

CRI Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
3000K	1	0.9119	0.7033
4000K	1	0.8941	0.734
5000K	1	0.879	0.7712

Amber Multiplier	
CCT	Multiplier
5000K	1
AM	0.1727

2700K Multiplier	
CCT	Multiplier
5000K	1
2700K	0.897

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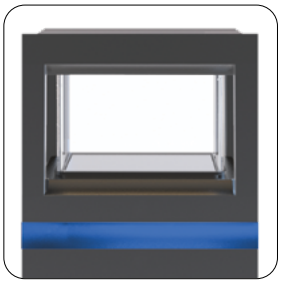
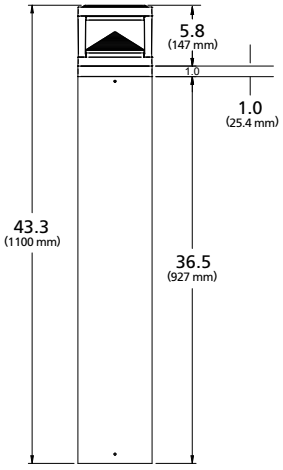
ADDITIONAL INFORMATION

LUMINOUS ACCENT:

- The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth® wireless. The Luminous Accent shall be IK08.





RGBW REMOTE APP

- The RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

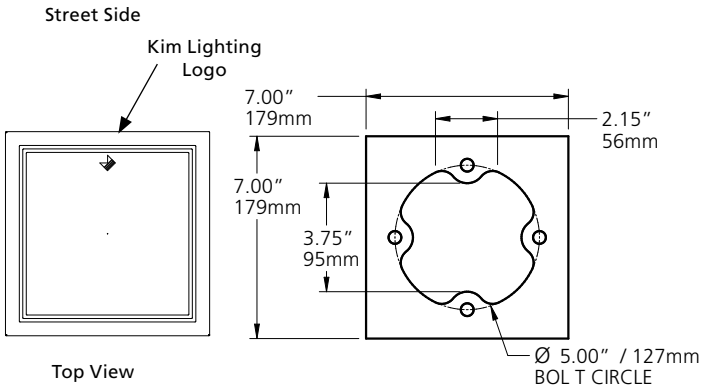




MOUNTING

ALUMINUM BODY

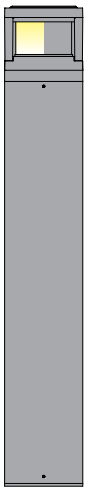
- Once attached to base mounting plate, fixture may be rotated 20° in either direction and secured with set screws at base of the bollard body. KIM Lighting logo indicates 'street side' output.

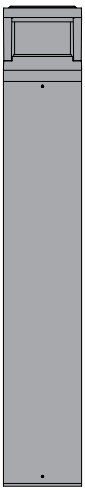


SHIELDING

- HS configurations feature factory installed 180° shield(s) that may also be installed in the field for any Optic configuration.


HS Front View


HS Side View


HS xBack View

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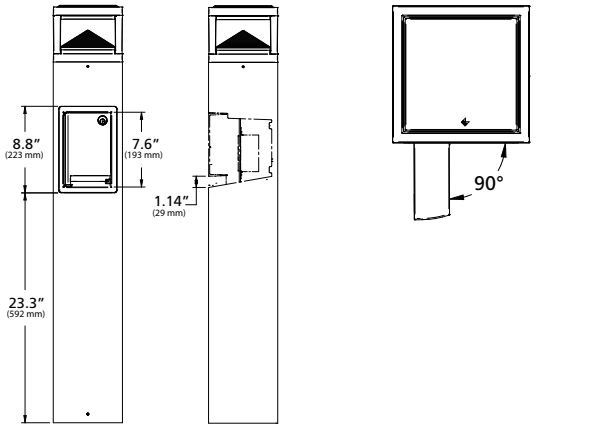
ADDITIONAL INFORMATION (CONTINUED)

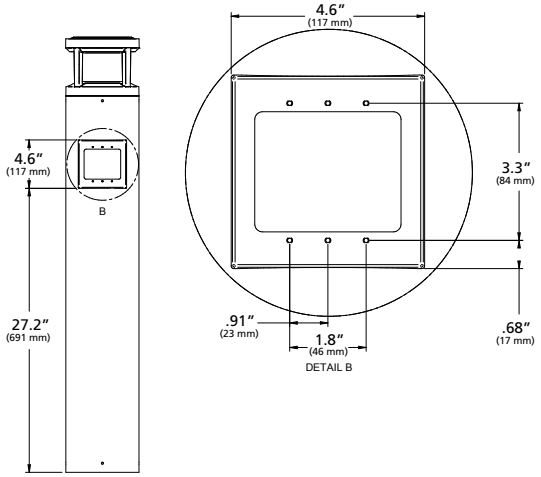
RECEPTACLE OUTLET PANEL

- The Receptacle outlet panel shall be NEMA 3R rated for wet location(s) while in use and shall be compatible with any single receptacle outlet device with standard mounting holes. Door shall be self-closing. Tamper resistant lock must be specified at time of order. Devices and device wiring by others.



INTEGRAL ELECTRICAL BOX

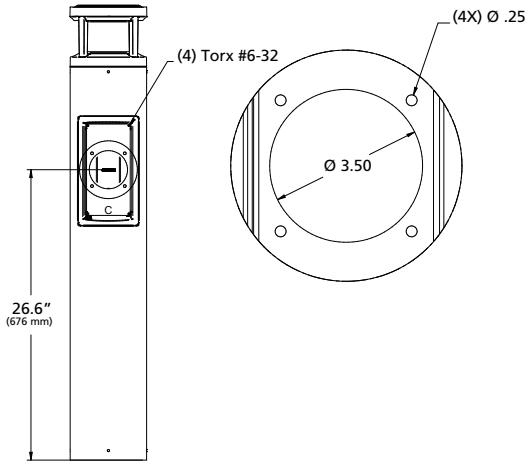
- The integral 2 Gang electrical box shall be #” deep and have standard mounting holes for installing either a single receptacle outlet device or a pair of single receptacle outlet device. Devices, device wiring, device hardware and bezel by others.



SPEAKER GRILLE ENCLOSURE

- The speaker grille enclosure shall accommodate a 3”Ø marine grade speaker rated for outdoor use. Grille shall be secured with (4) Torx # screws for accessibility. Mounting provisions as shown. Speaker, mounting hardware and wiring by others.





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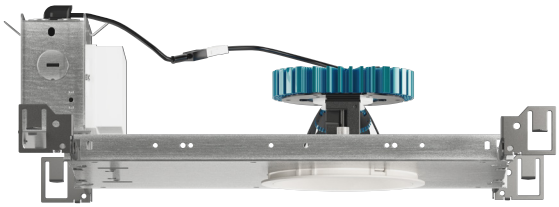
alphabet

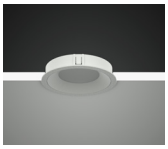
PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

NU4

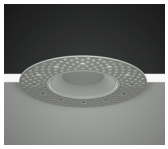
4" Round Downlight Standard White

NSF · AT airtight · DF dead-front · PR plenum rated · wet rated





Trim



Trimless



Trimless Millwork

20° - 65° BEAM
(Note: Specifications are subject to change without notice)

14mm COB PERFORMANCE DATA

LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	9W
15LM	1485LM @30K/80CRI	12W
20LM	2095LM @30K/80CRI	17W
25LM	2540LM @30K/80CRI	21W
30LM	3090LM @30K/80CRI	26W
35LM	3580LM @30K/80CRI	31W
40LM	4180LM @30K/80CRI	37W
10LM	840LM @30K/90/CRI	9W
15LM	1260LM @30K/90/CRI	12W
20LM	1780LM @30K/90/CRI	17W
25LM	2160LM @30K/90/CRI	21W
30LM	2620LM @30K/90/CRI	26W
35LM	3040LM @30K/90/CRI	31W
40LM	3550LM @30K/90/CRI	37W
Notes	Delivered lumens based on 25D optic with no lens, (see page 2)	

8°-12° BEAM
(Note: Specifications are subject to change without notice)

6mm COB PERFORMANCE DATA

LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	10W
15LM	1460LM @30K/80CRI	15W
20LM	1970LM @30K/80CRI	23W
10LM	840LM @30K/90CRI	10W
20LM	1670LM @30K/90CRI	23W
Notes	Delivered lumens based on 8D optic no lens, (see page 2)	

eldoLED · LUTRON · CASAMBI · nLIGHT

FEATURES
- 3/4" bezel regress with 1/16" micro flange
- 8° - 65° optical beam control
- UGR < 19
- 110 LPW average
- Glare control, specialty optics, trim options, and custom finishes available
- Microban® antimicrobial finish available on all exposed painted surfaces

LED
- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs
- 80 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs

DIMMING AND CONTROLS
- eldoLED flicker free 0-10V dimming to 0% and 1%
- eldoLED flicker free DALI dimming to 0% and 1%
- DMX dim to zero
- Lutron Hi-lumen 2-Wire (Eco System) dimming to 0.1% and 1%
- Leading & trailing edge (Triac/ELV) dimming to 1%
- Casambi bluetooth dimming to 1%
- NLight control interface dimming to 0%

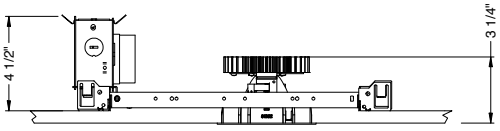
LISTING
- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- 5 Year Limited warranty

CONSTRUCTION
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless BLE signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

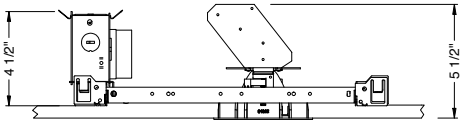
ELECTRICAL
- 120V-277V, 120 only Triac / ELV
- Power factory ≥ 0.9
- 2kV driver input surge protection
- Remote and Integral (ITS) emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

FIXTURE HEIGHT

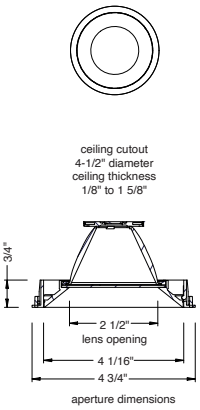
10LM - 30LM LOW LUMENS



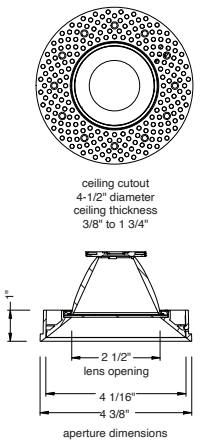
35LM - 40LM HIGH LUMENS



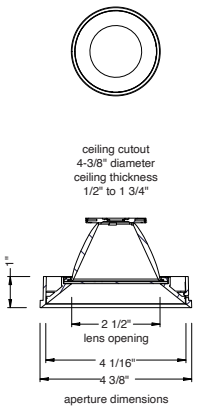
TRIMMED



TRIMLESS



MILLWORK



alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

8°- 65° BEAM ORDERING CODE

SERIES	**NU4**	NU4
TYPE	**RD**	round downlight
	RDT	round downlight trimless
	RDTMW	round downlight trimless millwork
LED	**SW**	standard white
DELIVERED LUMENS	**10LM**	990 lm
	15LM	1485 lm
	20LM	2095 lm
	25LM	2540 lm
	30LM	3090 lm
	35LM	3580 lm
	40LM	4180 lm
	Standard Configuration: 3000K 80CRI 25D, **NL** **Calculated Delivered Lumens** = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]	
CCT	**27K**	2700K
	30K	3000K
	35K	3500K
	40K	4000K

CCT	2700K		3000K		3500K		4000K	
CRI	80+	90+	80+	90+	80+	90+	80+	90+
CCT MULTIPLIER FOR LUMEN OUTPUT	0.96	0.81	1.00	0.85	1.03	0.88	1.06	0.91

CRI	**80**	80 CRI	
	90	90 CRI	
OPTIC & LM MULTIPLIER SEE PAGE 5, 6	**8D**[1]	8 degrees	(1.00)
	12D[1]	12 degrees	(1.00)
	20D	20 degrees	(0.99)
	25D	25 degrees	(1.00)
	35D	35 degrees	(0.99)
	50D	50 degrees	(0.99)
	65D	65 degrees	(0.99)
BEZEL LENS SEE PAGE 3	**NL**[2]	no lens	(1.00)
	CL	clear lens	(0.98)
	DL	diffused lens	(0.91)
	E[3]	elliptical beam spread	(0.92)
	HCL[4]	honeycomb louver	(0.85)
	HET	high efficiency textured lens, similar to Solite™	(0.92)
	SBL	smoothing beam lens	(0.92)
	Color lenses (amber, blue, green, red) see page 4.		
TRIM COLOR SEE PAGE 3	**BK**	black	
	WH	white	
	MC	matte chrome	
	BZ	bronze	
	WT	wheat	
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		
	Not applicable to trimless option. Do not include in trimless ordering code.		
BEZEL COLOR SEE PAGE 3	**BK**	black	(0.98)
	WH	white	(1.00)
	MC	matte chrome	(0.99)
	BZ	bronze	(0.98)
	WT	wheat	(0.99)
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		

8°- 65° BEAM ORDERING CODE

MOUNTING OPTIONS SEE PAGE 8, 9	**NC**	new construction with ceiling fitting plate
	IC[6]	insulation contact housing
	ICAT[6]	insulation contact/airtight housing
	CP[6]	chicago plenum housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	**120**	120V
	UNV	120V-277V
DIMMING	**DIM10**	eldoLED flicker free 0-10V dimming to 1%
	DIM10Z	eldoLED flicker free 0-10V dimming to 0%
	DALI	eldoLED flicker free DALI dimming to 1%
	DALIZ	eldoLED flicker free DALI dimming to 0%
	DMX-RJ45	DMX control dimming to 0.1% with RJ45 connection
	DMX-WL	DMX control dimming to 0.1% with wire lead connection
	DMX-XLR	DMX control dimming to 0.1% with XLR 5pin connection
	LUT	Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black
	LUTP[8]	Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black
	ELV1[7]	leading & trailing edge (Triac/ELV) dimming to 1%
	NLT	nLight control interface: standard Cat-5/RJ45 connection (female), dimming to 0%
	CAS	Casambi Bluetooth control with flicker free 1% dimming
ELECTRICAL OPTIONS	**EM7**[9]	emergency battery backup, 90 minutes at 7W to LED
	EM12[9]	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20[9]	remote emergency battery backup, 90 minutes at 10W to LED, CA title 20

ADDITIONAL MOUNTING INFO	
New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	*Extends a pair of Bar Hangers* Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RD - SW - 20LM - 35K - 90 - 8D - NL - WH - WH - NC - UNV - DIM10 - EM7

NOTES

1. 8D/12D available in 10LM/15LM/20LM.
2. NL option does not meet requirements for AT/DF/WET/NSF listings. Lensing cannot be added in the field.
3. Elliptical lens not available with 8D/12D optic options. Actual beam distributions [20D= 35° x 60° , 25D= 40° x 65° , 35D= 45° x 70° , 55D= 55° x 80°]
4. HCL not available with lens.
5. Custom set up fee plus minimum quantity required per color.
6. IC/ICAT/CP not available in 40LM.
7. ELV1 (120V) not available in 10LM.
8. LUTP not available in 25LM/30LM/40LM.
9. For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the bezel of the fixture.

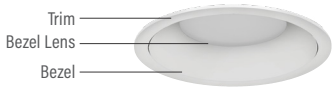
* EldoLED and DMX uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ



WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

REFLECTOR OPTIC ACCESSORY
Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
8D	7.8	10.9
12D	11.3	23.5
20D	17.4	12.5
25D	22.2	13.9
35D	32.4	16.5
50D	44.9	13.4
65D	52	15.5

NL
No Lens



OPTIC	BEAM ANGLE	UGR
8D	7.8	14.2
12D	11.9	13.8
20D	18	13.6
25D	22.8	13.1
35D	36.2	14.5
50D	49.2	18.3
65D	64.5	18.8

CL
Clear Lens



OPTIC	BEAM ANGLE	UGR
8D	7.9	13.7
12D	12.1	13.3
20D	18	13.3
25D	22.8	12.8
35D	36.2	14.2
50D	49.2	18.1
65D	64.6	18.5

DL
Diffused Lens



OPTIC	BEAM ANGLE	UGR
20D	39.4	19.5
25D	42.4	19.8
35D	50.6	20.8
50D	56.7	21.4
65D	66.7	23.3

HET
High Efficiency Textured Lens



OPTIC	BEAM ANGLE	UGR
20D	22.5	13.8
25D	27	14
35D	38.8	15.8
50D	49.8	16.5
65D	60.4	19.5

SBL
Smoothing Beam Lens



OPTIC	BEAM ANGLE	UGR
8D	10.2	12.8
12D	13.2	12.9
20D	19.3	13
25D	24.3	13.1
35D	37.2	14.8
50D	51.2	15.6
65D	62.2	18.8

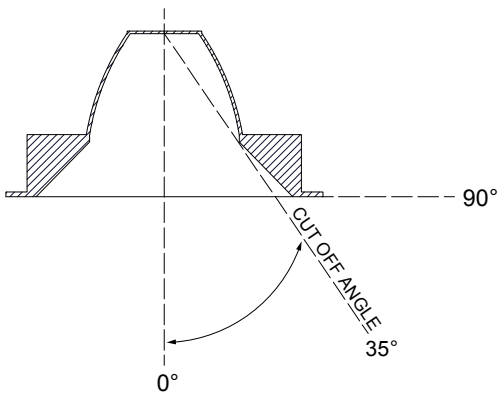
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle of CL is 35 degrees;



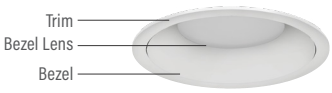
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ

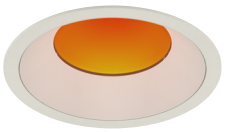


WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

AMBER



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.485	18°
25D	0.484	22°
35D	0.485	35°
50D	0.48	50°
65D	0.473	60°

AVERAGE LUMENS: 2000LM 1880 CCT

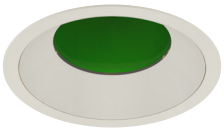
RED



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.04	18°
25D	0.04	22°
35D	0.04	35°
50D	0.04	50°
65D	0.038	60°

AVERAGE LUMENS: 168LM

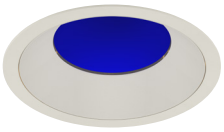
GREEN



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.202	18°
25D	0.202	22°
35D	0.204	35°
50D	0.2	50°
65D	0.196	60°

AVERAGE LUMENS: 850LM

BLUE



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.051	18°
25D	0.051	22°
35D	0.053	35°
50D	0.05	50°
65D	0.049	60°

AVERAGE LUMENS: 210LM

Add AM / BL / GR / RD to bezel lens ordering code section.
Example: NU4 - RD - SW - 10LM - 30K - 80 - 35D - **BL** - WH - WH - NC - UNV - DIM

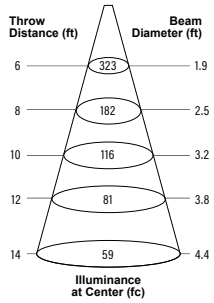
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

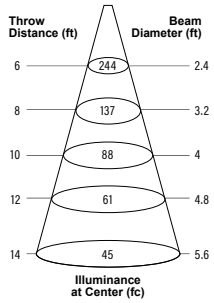
20D 18° NO LENS



WATTS: 17.2	LPW: 121.4
LUMENS: 2088	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11622
5	10517
15	2170
25	862
35	401
45	3

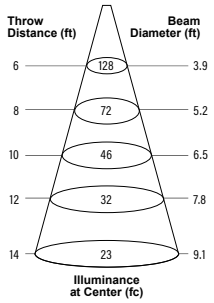
25D 23° NO LENS



WATTS: 17.2	LPW: 122.1
LUMENS: 2099	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	8779
5	7589
15	2759
25	940
35	372
45	2

35D 36° NO LENS

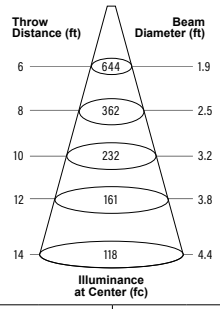


WATTS: 17.2	LPW: 120.6
LUMENS: 2074	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	4594
5	4283
15	2845
25	1317
35	435
45	10

40LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

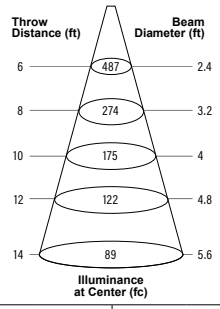
20D 18° NO LENS



WATTS: 37.3	LPW: 111.7
LUMENS: 4165	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	23188
5	20984
15	4329
25	1719
35	799
45	5

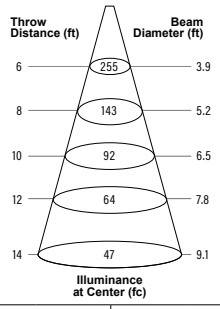
25D 23° NO LENS



WATTS: 37.3	LPW: 112.3
LUMENS: 4189	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	17516
5	15142
15	5504
25	1876
35	742
45	4

35D 36° NO LENS



WATTS: 37.3	LPW: 110.9
LUMENS: 4138	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	9166
5	8545
15	5676
25	2627
35	868
45	19

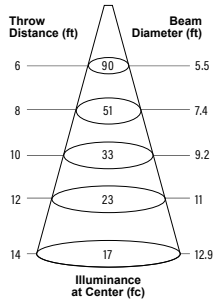
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

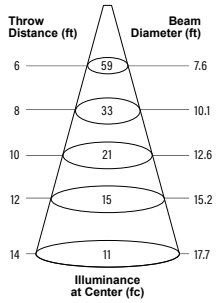
50D 49° NO LENS



WATTS: 17.2	LPW: 121.2
LUMENS: 2085	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	3253
5	3231
15	2606
25	1591
35	450
45	13

65D 65° NO LENS

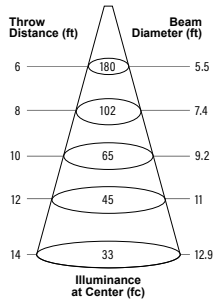


WATTS: 17.2	LPW: 120.9
LUMENS: 2080	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	2103
5	2101
15	1990
25	1520
35	779
45	144

40LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

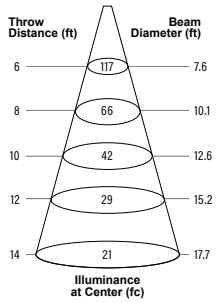
50D 49° NO LENS



WATTS: 37.3	LPW: 111.5
LUMENS: 4160	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	6491
5	6446
15	5200
25	3175
35	898
45	25

65D 65° NO LENS



WATTS: 37.3	LPW: 111.2
LUMENS: 4150	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	4195
5	4191
15	3971
25	3033
35	1555
45	288

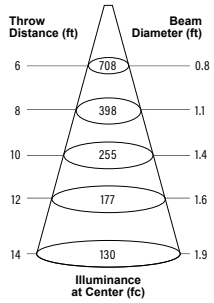
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

10LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

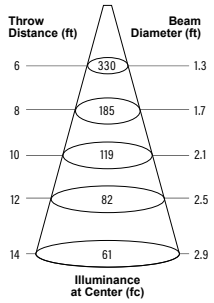
8D 7.8° NO LENS



WATTS: 10.2	LPW: 97.9
LUMENS: 998	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	25483
5	8161
15	463
25	362
35	215
45	0.5

12D 12° NO LENS

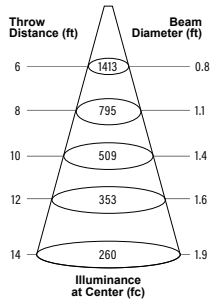


WATTS: 8.7	LPW: 115
LUMENS: 1001	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11863
5	7515
15	660
25	371
35	192
45	0.3

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

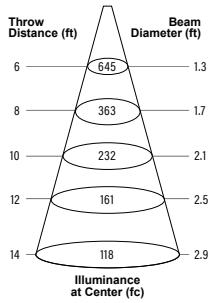
8D 7.8° NO LENS



WATTS: 23.2	LPW: 85.9
LUMENS: 1992	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	50863
5	16290
15	924
25	722
35	429
45	1

12D 12° NO LENS



WATTS: 17	LPW: 115.1
LUMENS: 1957	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	23203
5	14698
15	1290
25	725
35	375
45	1

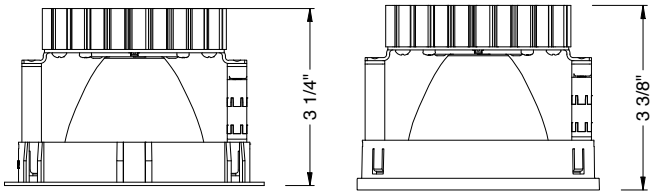
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS

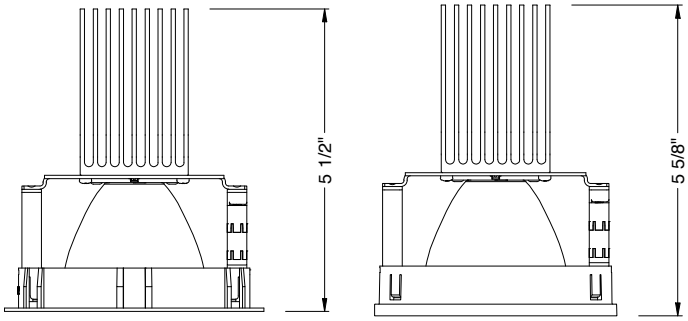
FIXTURE HEIGHT

10M - 30LM CONFIGURATION



TRIMMED TRIMLESS & MILLWORK

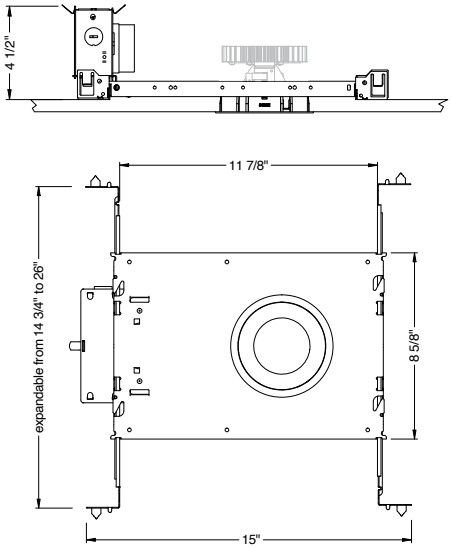
35M - 40LM CONFIGURATION



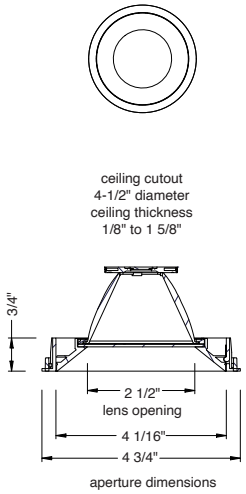
TRIMMED TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

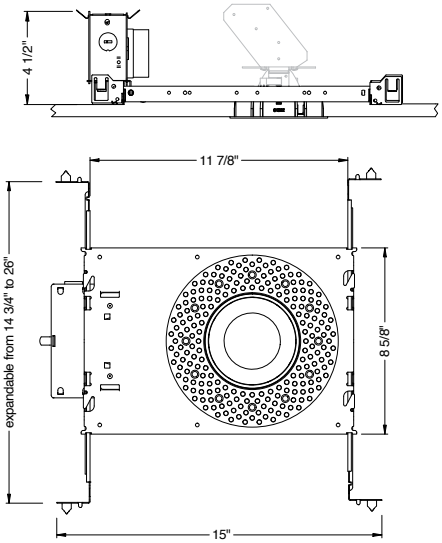
TRIM



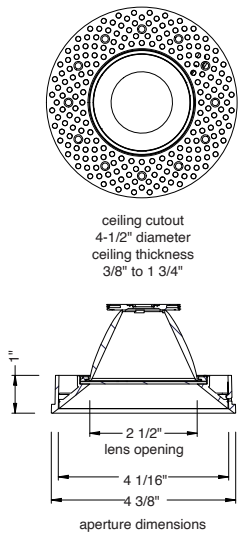
TRIM



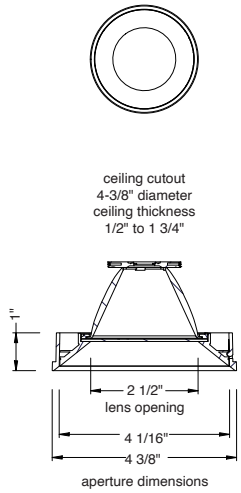
TRIMLESS



TRIMLESS



TRIMLESS/MILLWORK

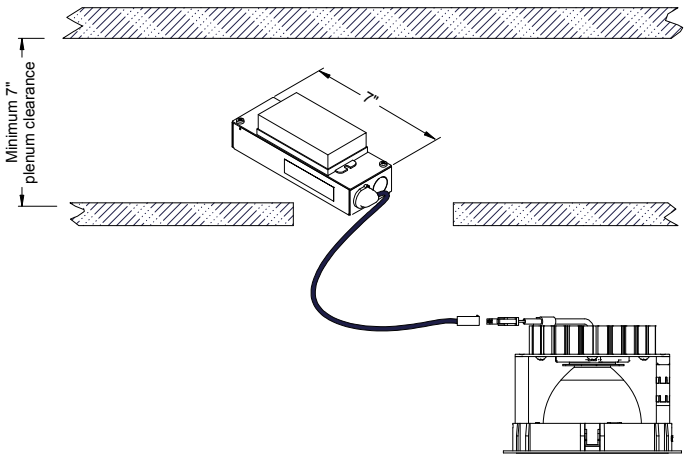


alphabet

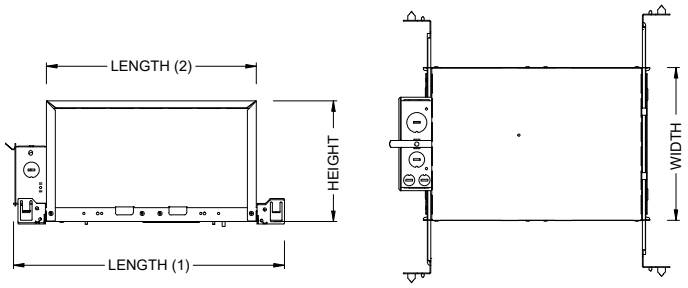
PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

RET - RETRO
TRIM/TRIMLESS



IC - INSULATION CONTACT HOUSING
ICAT - INSULATION CONTACT / AIR TIGHT
CP - CHICAGO PLENUM



BOX SIZE	L 1	L 2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	6 - 3/4"
B	18 - 1/4"	14 - 7/8"	12 - 1/8"	11 - 1/4"

RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
TYPE NON-IC	✔	✔			
TYPE IC			✔	✔	✔
CHICAGO PLENUM (CCEA)					✔
SUITABLE FOR AIR HANDLING PLENUMS	✔	✔	✔	✔	✔
REDUCED AIRFLOW (WITH LENS) ASTM E283	✔	✔	✔	✔	✔

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	NC, IC, ICAT, CP, RET
	STANDARD CEILING THICKNESS
TRIM	1/8" to 1-5/8"
TRIMLESS	3/8" to 1-3/4"
MILLWORK (TRIMLESS)	1/2" to 1-3/4"

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (8°-12°)						
LUMEN OUTPUT	BOX - A			BOX - B		
	IC	ICAT	CP	IC	ICAT	CP
10LM	✔	✔	✔			
15LM	✔	✔	✔			
20LM				✔	✔	✔

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (20° - 65°)						
LUMEN OUTPUT	BOX - A			BOX - B		
	IC	ICAT	CP	IC	ICAT	CP
10LM	✔	✔	✔			
15LM	✔	✔	✔			
20LM	✔	✔	✔			
25LM	✔	✔	✔			
30LM	✔	✔	✔			
35LM				✔	✔	✔
40LM						

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

BATTERY OPTIONS

EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminares.

REMOTE TEST SWITCH

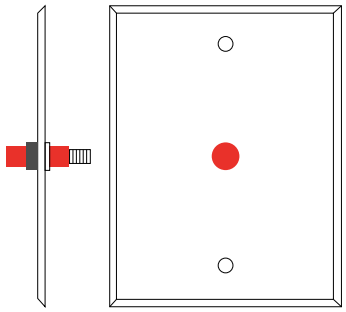
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

REMOTE LOCATION

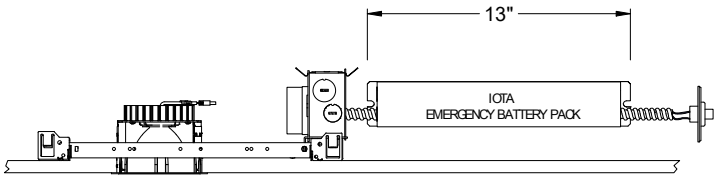
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



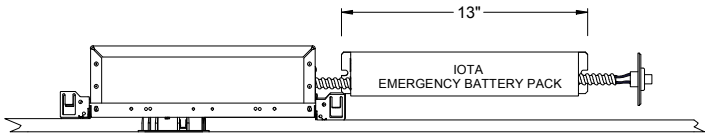
Remote Test Switch

EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	820LM	1200LM	1480LM
Notes: Based on 30K, 80CRI			

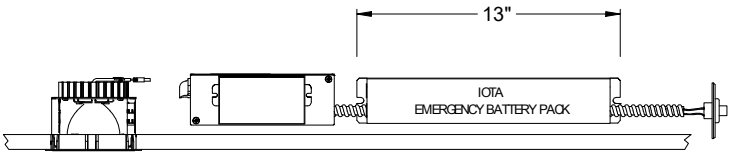
NC - NEW CONSTRUCTION
WITH EM BATTERY (REMOTE TEST SWITCH)



IC / ICAT / CP - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)

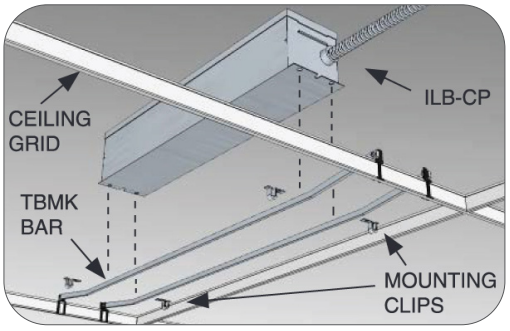


RET - RETROFIT
WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory

76066 Optional T-Grid Mounting Kit[1]



1. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

BRUCK

Bruck By Ledra Brands Inc. | 88 Maxwell Irvine, CA 92618 | PH: 714.259.9959 FAX: 714.259.9969 | www.brucklighting.com

JOB NAME

CONTACT

ORDERING CODE

PIAZZA

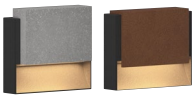
Outdoor Step Light IP65 Wall



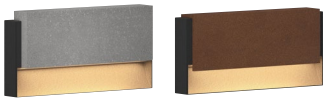
PZ1 - PIAZZA 1



PZ2 - PIAZZA 2



BK-C BK-R



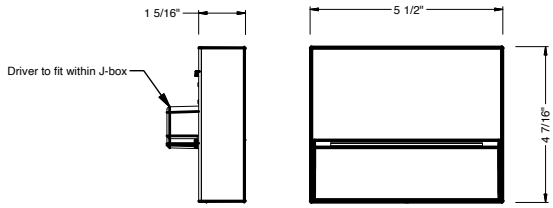
BK-C BK-R

ORDERING CODE

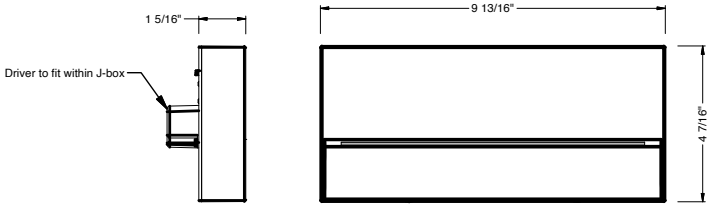
SERIES	EXT	exterior
TYPE	PZ1 PZ2	5-1/2", 5W - 120lm 9-7/8", 9W - 250lm
CCT	30K 40K	3000K 4000K
CRI	80	80 CRI
VOLTAGE	UNV	120V-277V
FINISH	BK BK-C BK-R	anthracite anthracite with shade - concrete finish anthracite with shade - rust finish

Follow the steps to specify your fixture, example:
EXT - PZ1 - 30K - 80 - UNV - BK

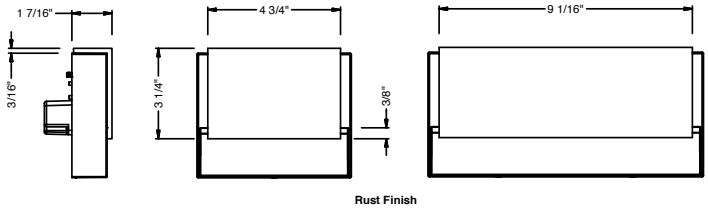
*Wall mounting is recommended to be installed on a 4in deep regress 2-1/8" octagonal junction box.



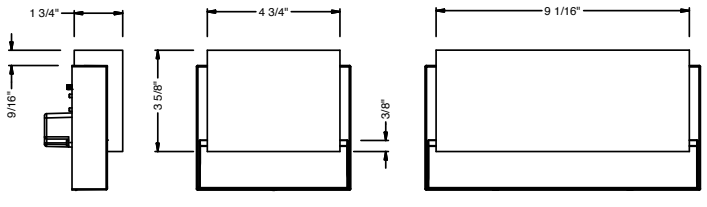
Piazza 1



Piazza 2



Rust Finish



Concrete Finish

PIAZZA - 1 **PIAZZA - 2**

FEATURES
- IP65
- 2 sizes; 5 1/2" & 9 7/8"
- Anthracite finish
- Optional shade covers in concrete and rust
- 3000k & 4000k

HOUSING
- Casted aluminum housing in anthracite.

MOUNTING
- Mount to 3-1/2" to 4" octagonal recessed junction box.

ELECTRICAL/CONTROLS
- Integrated LED Module
- Non-dimmable

LISTING
- ETLus Listed to UL1598 (suitable for wet locations)
- cETL Listed to CSA C22.2 #250.0
- BUG Rating: B1 - U1 - G0
- 3000k or warmer must be selected for International Dark-Sky Association approval

LED INFO
- LED: Module SMD2835
- SDCM: 3-step MacAdam Ellipse
- Lumen Maintenance: L_{70} > 50,000 hrs
- Warranty: 5 year limited warranty

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

BEACON
design . performance . technology

Ratio Flood

COMPACT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO

FEATURES

- Compact LED flood with a variety of NEMA distributions for lighting applications such as: safety/security, accent, flag pole, columns or signs
- Part of the Ratio flood series, this luminaire was designed in cohesion with the site/area products to provide a sleek and timeless look
- Features a dense optical array, providing reduced pixelation and increased visual comfort without compromising performance

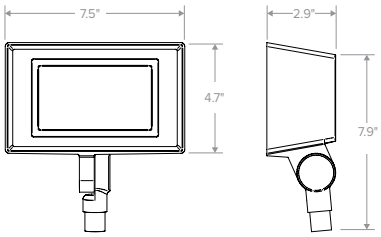


RFL2

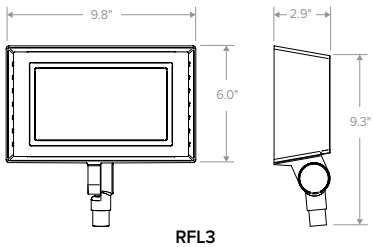


RFL3

IP66 DLC LISTED DLC LISTED PREMIUM BAA TAA



RFL2



RFL3

SERVICE PROGRAMS

STOCK

	Weight	EPA (Front/Side)
RFL2	3.7 lbs / 6.12 kg	0.34ft^2 / 0.17ft^2
RFL3	5.5 lbs / 10.8 kg	0.97ft^2 / 0.20ft^2

SPECIFICATIONS

CONSTRUCTION

- Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning and debris removal
- Internal venting fins create optimal heat dissipation and allow all water to drain from the face of the luminaire
- Lens hardware is internal to the fixture allowing for uniform pressure on the gasket for an optimal water tight seal

OPTICS

- 44 or 90 midpower LEDs
- Stock Versions: 4000K and 5000K CCT
- Variety of NEMA distributions: - N (2x2), M (4x4) and W (6x6) - Stock version Wide (6x6) only
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance

INSTALLATION

- Traditional ½" x 14 NPS threaded adjustable knuckle mounting
- Easy maintenance access to electrical components with removal of 4 screws from back of fixture housing
- Trunnion mount available (sold separately)

ELECTRICAL

- 120–277V operation, 50/60Hz
- Driver IP66 and RoHS compliant driver
- 10kV surge protector optional
- 0–10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection
- Drivers have 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls

CERTIFICATIONS

- Fixture is IP66 rated
- Listed to UL1598 for use in wet locations
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

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Ratio Flood
COMPACT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

STOCK ORDERING INFORMATION

Catalog Number	Mounting	Distribution	Wattage	Voltage	CCT	Lumens	LPW	Weight lbs. (KG)	Finish
RFL2-25-4K	Knuckle	Wide	26	120–277V	4000K	3327	127	3.7 (1.68)	Bronze
RFL2-25-5K	Knuckle	Wide	26	120–277V	5000K	3245	124	3.7 (1.68)	Bronze
RFL2-25-4K-PC	Knuckle	Wide	26	120–277V	4000K	3327	127	3.7 (1.68)	Bronze
RFL2-25-5K-PC	Knuckle	Wide	26	120–277V	5000K	3245	124	3.7 (1.68)	Bronze
RFL3-40-4K	Knuckle	Wide	34	120–277V	4000K	4551	134	5.5 (2.50)	Bronze
RFL3-40-5K	Knuckle	Wide	34	120–277V	5000K	4439	131	5.5 (2.50)	Bronze
RFL3-40-4K-PC	Knuckle	Wide	34	120–277V	4000K	4551	134	5.5 (2.50)	Bronze
RFL3-40-5K-PC	Knuckle	Wide	34	120–277V	5000K	4439	131	5.5 (2.50)	Bronze
RFL3-50-4K	Knuckle	Wide	52	120–277V	4000K	6823	131	5.5 (2.50)	Bronze
RFL3-50-5K	Knuckle	Wide	52	120–277V	5000K	6654	128	5.5 (2.50)	Bronze
RFL3-50-4K-PC	Knuckle	Wide	52	120–277V	4000K	6823	131	5.5 (2.50)	Bronze
RFL3-50-5K-PC	Knuckle	Wide	52	120–277V	5000K	6654	128	5.5 (2.50)	Bronze

ORDERING GUIDE

Example: RFL2–44L-25–4K7–M–UNV–K–DBT–CD–SP

CATALOG #

Model	Nominal Lumens	CCT/CRI	Distribution	Voltage	Mounting	Color
				UNV	K	
RFL2 Ratio Flood Size 2	**44L–25** 44 LED–3000lm	**3K7** 3000K, 70 CRI	**N** Narrow, 2x2	**UNV** Universal 120–277	**K** Knuckle	**BLT** Black Matte Textured
RFL3 Ratio Flood Size 3	**90L–40** 90 LED–5000lm	**4K7** 4000K, 70 CRI	**M** Medium Flood, 4x4			**BLS** Black Gloss Smooth
	90L–50 90 LED–7000lm	**5K7** 5000K, 70 CRI	**W** Wide Flood, 6x6			**DBT** Dark Bronze Matte Textured
						DBS Dark Brone Gloss Smooth
						GTT Graphite Matte Textured
						LGS Light Grey Gloss Smooth
						PSS Platinum Silver Smooth
						WHT White Matte Textured
						WHS White Gloss Smooth
						VGT Verde Green Textured
						Color Option
						CC Custom Color

Control Options	Options
CD Continuous Dimmable	**SP**[1] Surge Protector, 10kA Surge Protector
PC[1] Button Photcontrol	

1 SP and PC cannot be in the same fixture due to space constraints

ACCESSORIES AND REPLACEMENT PARTS (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**TRN–XX**[1]	Trunnion adapter for ½" threaded knuckle mount

1 Specify finish color to match fixture, e.g. DBT - Dark Bronze Matte



TRN-XX

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Ratio Flood
COMPACT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PERFORMANCE DATA

					5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 70 CRI)		
Series	Nominal Watts	Dist. Type	NEMA	Field Angle H° X V°	Lumens	LPW[1]	Max Beam Candlepower	Lumens	LPW[1]	Max Beam Candlepower	Lumens	LPW[1]	Max Beam Candlepower
RFL2	25	N	2 x 2	20 x 20	3308	129	56009	3391	132	57425	3285	128	55632
		M	4 x 4	57 x 57	3124	121	7180	3203	124	7588	3103	120	7426
		W	6 x 6	105 x 105	3245	124	1848	3327	127	1895	3223	123	1836
RFL3	40	N	2 x 2	20 x 20	4525	136	76622	4639	139	69924	4494	135	76107
		M	4 x 4	57 x 57	4273	127	10228	4382	130	10486	4245	126	10159
		W	6 x 6	105 x 105	4439	131	2528	4551	134	2592	4409	130	2511
	50	N	2 x 2	20 x 20	6784	133	114868	6956	136	117772	6739	132	114095
		M	4 x 4	57 x 57	6408	125	17055	6569	128	17486	6364	124	16940
		W	6 x 6	105 x 105	6654	128	3791	6823	131	3886	6610	127	3765

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.

ELECTRICAL DATA

# LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (W)
RFL2	25	120	0.22	26.0
		208	0.13	
		240	0.11	
		277	0.09	
RFL3	40	120	0.28	33.8
		208	0.16	
		240	0.14	
		277	0.12	
	50	120	0.43	51.7
		208	0.25	
		240	0.22	
		277	0.19	

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM–21–11 60,000[1]	100,000	Calculated L70 (Hours)
25°C / 77°C	1.00	0.96	0.94	0.91	0.83	> 191,000
40°C / 104°F	0.99	0.95	0.93	0.93	0.81	> 173,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
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)

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Ratio Flood
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DATE:	LOCATION:
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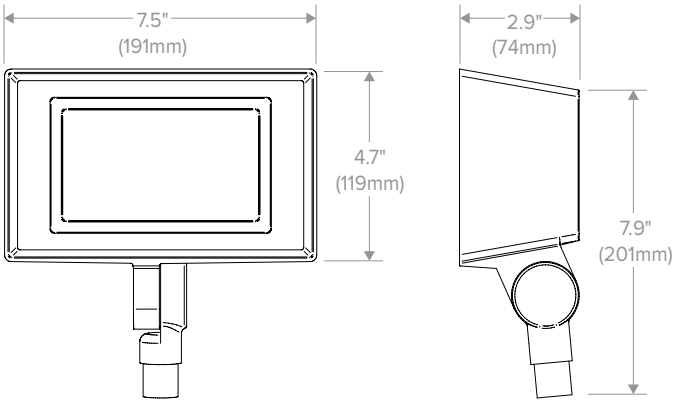
CATALOG #:	

DIMENSIONS

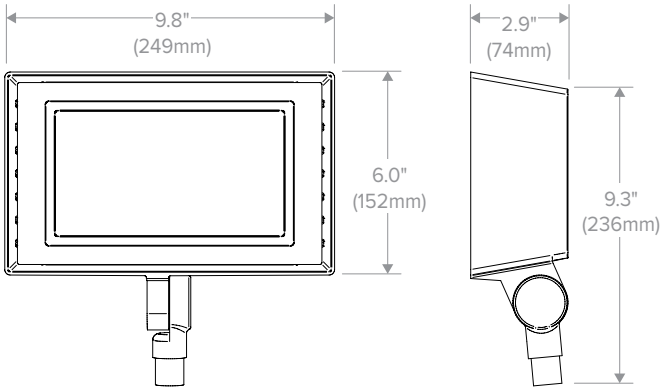
RFL2



RFL2 EPA(Front/Side)

0.34ft² / 0.17ft²

RFL3



RFL3 EPA(Front/Side)

0.97ft² / 0.20ft²

ADDITIONAL INFORMATION

SHIPPING INFORMATION

Catalog Number	G.W (kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RFL2	3.7lbs (1.68kg)	20.7 (52.7)	15.1 (38.4)	6.9 (17.6)
RFL3	5.5lbs (2.50kg)	25 (63.5)	15.1 (38.4)	6.9 (17.6)

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FOREST VIEW



NewTechWood Ultrashield Naturale Composite Cladding-Siding

Manufacturer
NewTechWood America, Inc.
15912 International Plaza,
Houston,
TX, 77032
ww.newtechwood.com

NewTechWood's UltraShield wall cladding is a superior solution for exterior walls these boards utilize their UltraShield technology, allowing for an impenetrable layer providing high resistance to weather, stains, and UV. In addition, they are 100% recyclable being comprised of recycled materials and hardwood fibers.

Width x depth x length: 5½ x ½ inches x 16 feet.
(142 x 13 mm x 4.87 m)
Product Weight (lb.)10.52 lb

By navigating to this url, and selecting **Peruvian Teak**, hundreds of examples of this specific finish may be observed internationally.
www.newtechwood.com/galleries?category=siding

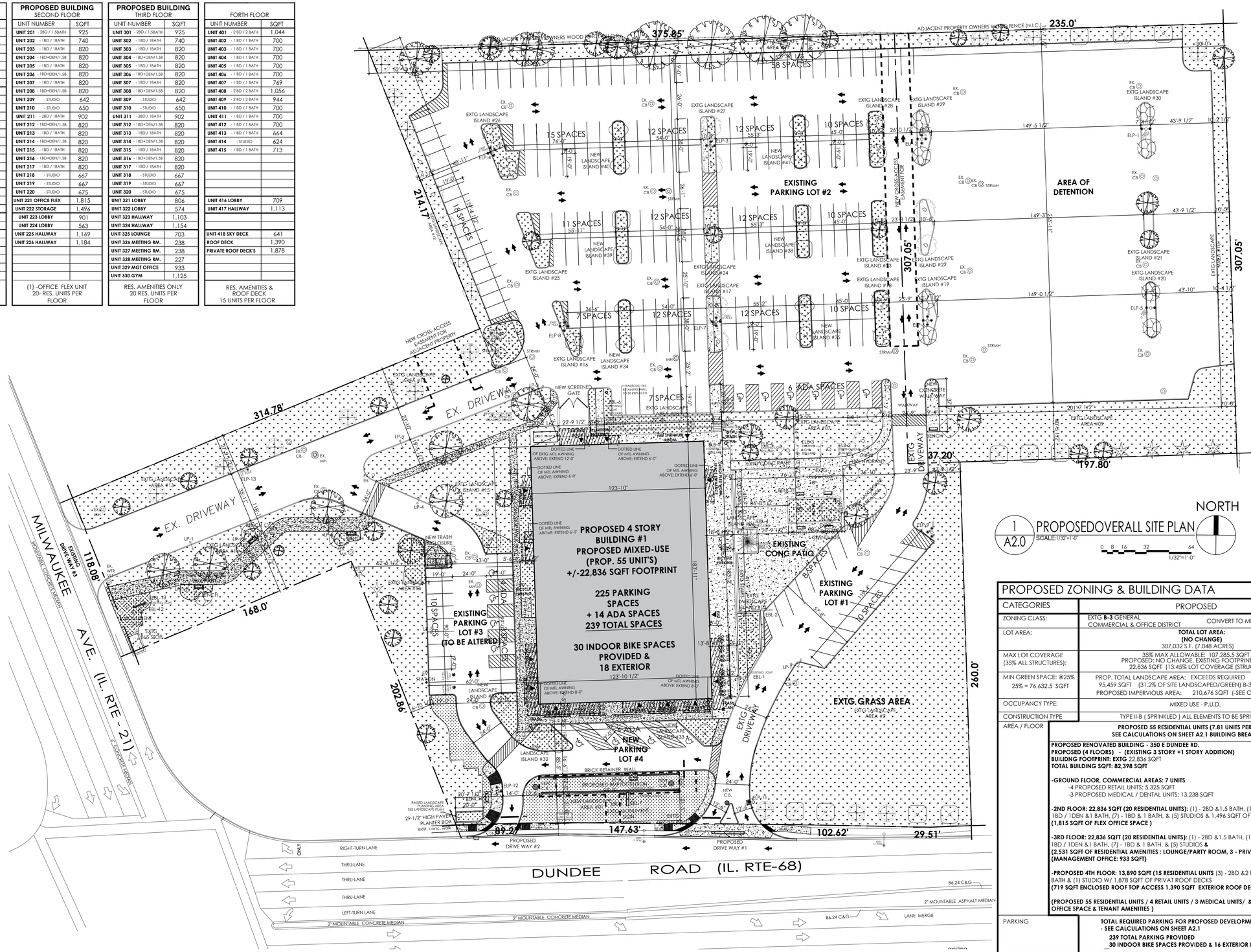


PROPOSED BUILDING FIRST FLOOR	
UNIT NUMBER	SQFT
MEDICAL UNIT 101	6,205
MEDICAL UNIT 102	2,081
DENTAL UNIT 103	4,952
RETAIL UNIT 104	1233
RETAIL UNIT 105	1120
RETAIL UNIT 106	1606
RETAIL UNIT 107	1366
ELEC	925
MECH	927
BIKE STORAGE	227
ENTRANCE LOBBY	1400
PACKAG. / MAIL RM	157
(7) - COMMERCIAL UNITS	

PROPOSED BUILDING SECOND FLOOR	
UNIT NUMBER	SQFT
UNIT 201 - 2BD / 1.5BATH	925
UNIT 202 - 1BD / 1BATH	740
UNIT 203 - 1BD / 1BATH	820
UNIT 204 - 1BD+DEN/1.5B	820
UNIT 205 - 1BD / 1BATH	820
UNIT 206 - 1BD+DEN/1.5B	820
UNIT 207 - 1BD / 1BATH	820
UNIT 208 - 1BD+DEN/1.5B	820
UNIT 209 - STUDIO	642
UNIT 210 - STUDIO	650
UNIT 211 - 2BD / 1BATH	902
UNIT 212 - 1BD+DEN/1.5B	820
UNIT 213 - 1BD / 1BATH	820
UNIT 214 - 1BD+DEN/1.5B	820
UNIT 215 - 1BD / 1BATH	820
UNIT 216 - 1BD+DEN/1.5B	820
UNIT 217 - 1BD / 1BATH	820
UNIT 218 - STUDIO	667
UNIT 219 - STUDIO	667
UNIT 220 - STUDIO	675
UNIT 221 OFFICE FLEX	1,815
UNIT 222 STORAGE	1,496
UNIT 223 LOBBY	901
UNIT 224 LOBBY	563
UNIT 225 HALLWAY	1,169
UNIT 226 HALLWAY	1,184
(1) -OFFICE FLEX UNIT 20- RES. UNITS PER FLOOR	

PROPOSED BUILDING THIRD FLOOR	
UNIT NUMBER	SQFT
UNIT 301 - 2BD / 1.5BATH	925
UNIT 302 - 1BD / 1BATH	740
UNIT 303 - 1BD / 1BATH	820
UNIT 304 - 1BD+DEN/1.5B	820
UNIT 305 - 1BD / 1BATH	820
UNIT 306 - 1BD+DEN/1.5B	820
UNIT 307 - 1BD / 1BATH	820
UNIT 308 - 1BD+DEN/1.5B	820
UNIT 309 - STUDIO	642
UNIT 310 - STUDIO	650
UNIT 311 - 2BD / 1BATH	902
UNIT 312 - 1BD+DEN/1.5B	820
UNIT 313 - 1BD / 1BATH	820
UNIT 314 - 1BD+DEN/1.5B	820
UNIT 315 - 1BD / 1BATH	820
UNIT 316 - 1BD+DEN/1.5B	820
UNIT 317 - 1BD / 1BATH	820
UNIT 318 - STUDIO	667
UNIT 319 - STUDIO	667
UNIT 320 - STUDIO	675
UNIT 321 LOBBY	806
UNIT 322 LOBBY	574
UNIT 323 HALLWAY	1,103
UNIT 324 HALLWAY	1,154
UNIT 325 LOUNGE	703
UNIT 326 MEETING RM.	238
UNIT 327 MEETING RM.	238
UNIT 328 MEETING RM.	227
UNIT 329 MGT OFFICE	933
UNIT 330 GYM	1,125
RES. AMENITIES ONLY 20 RES. UNITS PER FLOOR	

FORTH FLOOR	
UNIT NUMBER	SQFT
UNIT 401 - 2 BD / 2 BATH	1,044
UNIT 402 - 1 BD / 1 BATH	700
UNIT 403 - 1 BD / 1 BATH	700
UNIT 404 - 1 BD / 1 BATH	700
UNIT 405 - 1 BD / 1 BATH	700
UNIT 406 - 1 BD / 1 BATH	700
UNIT 407 - 1 BD / 1 BATH	769
UNIT 408 - 2 BD / 2 BATH	1,056
UNIT 409 - 2 BD / 2 BATH	944
UNIT 410 - 1 BD / 1 BATH	700
UNIT 411 - 1 BD / 1 BATH	700
UNIT 412 - 1 BD / 1 BATH	700
UNIT 413 - 1 BD / 1 BATH	664
UNIT 414 - STUDIO	624
UNIT 415 - 1 BD / 1 BATH	713
UNIT 416 LOBBY	709
UNIT 417 HALLWAY	1,113
UNIT 418 SKY DECK	641
ROOF DECK	1,390
PRIVATE ROOF DECK'S	1,878
RES. AMENITIES & ROOF DECK 15 UNITS PER FLOOR	



1 A2.0 PROPOSEDOVERALL SITE PLAN
SCALE:1/32"=1'-0"
0 8 16 32 64
1/32"=1'-0"

PROPOSED ZONING & BUILDING DATA			
CATEGORIES	PROPOSED		
ZONING CLASS:	EXTG **B-3** GENERAL COMMERCIAL & OFFICE DISTRICT — CONVERT TO MIXED USE - **P.U.D.**		
LOT AREA:	**TOTAL LOT AREA: (NO CHANGE)** 307,032 S.F. (7.048 ACRES)		
MAX LOT COVERAGE (35% ALL STRUCTURES):	35% MAX ALLOWABLE: 107,285.5 SQFT PROPOSED: NO CHANGE, EXISTING FOOTPRINT 22,836 SQFT 22,836 SQFT (13.45% LOT COVERAGE (STRUCTURES)		
MIN GREEN SPACE: @25% 25% = 76,632.5 SQFT	PROP. TOTAL LANDSCAPE AREA: EXCEEDS REQUIRED 95,459 SQFT (31.2% OF SITE LANDSCAPED/GREEN) B-3 REQUIRED 25% MIN. PROPOSED IMPERVIOUS AREA: 210,676 SQFT (-SEE CIVIL BREAKDOWN)		
OCCUPANCY TYPE:	MIXED USE - P.U.D.		
CONSTRUCTION TYPE	TYPE II-B (SPRINKLED) ALL ELEMENTS TO BE SPRINKLED		
AREA / FLOOR	**PROPOSED 55 RESIDENTIAL UNITS (7.81 UNITS PER ACRE)** **SEE CALCULATIONS ON SHEET A2.1 BUILDING BREAKDOWNS** **PROPOSED RENOVATED BUILDING - 350 E DUNDEE RD.** **PROPOSED (4 FLOORS) - (EXISTING 3 STORY +1 STORY ADDITION)** **BUILIDNG FOOTPRINT: EXTG** 22,836 SQFT **TOTAL BUILDING SQFT: 82,398 SQFT** **-GROUND FLOOR, COMMERCIAL AREAS: 7 UNITS** -4 PROPOSED RETAIL UNITS: 5,325 SQFT -3 PROPOSED MEDICAL / DENTAL UNITS: 13,238 SQFT **-2ND FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS & 1,496 SQFT OF RESIDENTIAL STORAGE **(1,815 SQFT OF FLEX OFFICE SPACE)** **-3RD FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS **&** **(2,531 SQFT OF RESIDENTIAL AMENITIES : LOUNGE/PARTY ROOM, 3 - PRIVATE MTG RM, &GYM) (MANAGEMENT OFFICE: 933 SQFT)** **-PROPOSED 4TH FLOOR: 13,890 SQFT (15 RESIDENTIAL UNITS** (3) - 2BD &2 BATH, & (11) - 1BD & 1 BATH & (1) STUDIO W/ 1,878 SQFT OF PRIVAT ROOF DECKS **(719 SQFT ENCLOSED ROOF TOP ACCESS 1,390 SQFT EXTERIOR ROOF DECK)** **(PROPOSED 55 RESIDENTIAL UNITS / 4 RETAIL UNITS / 3 MEDICAL UNITS/ & 1 FLEX CO WORK OFFICE SPACE & TENANT AMENITIES)**		
PARKING	**TOTAL REQUIRED PARKING FOR PROPOSED DEVELOPMENT = 188.21 SPACES - SEE CALCULATIONS ON SHEET A2.1** **239 TOTAL PARKING PROVIDED** **30 INDOOR BIKE SPACES PROVIDED & 16 EXTERIOR BIKE PROVIDED**		
MAX ALLOW HEIGHT 4 STORIES, 50 FEET MAX	EXISTING 3STORY + 1 (MECHANICAL PENTHOUSE RENOVATED (TOP OF EXTG PARAPET 57'-10" A.F.G.		EXISTING TOP OF PARAPET 57'-10" A.F.G NO CHANGE (VARIANCE)
FRONT YARD (SOUTH)	25' OR HT BLDG	EXISTING: 86'-9"	PROPOSED: 85'-9"
SIDE YARD (EAST)	15' OR HT BLDG	EXISTING: 182'-4.5"	PROPOSED: 181'-4.5"
SIDE YARD (WEST)	15' OR HT BLDG	EXISTING: 62'-5.5"	PROPOSED: 63'-5.5"
REAR YARD (NORTH)	25' OR HT BLDG	EXISTING: 300'- 2"	PROPOSED: 299'- 2"

FORZA
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FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/31/24

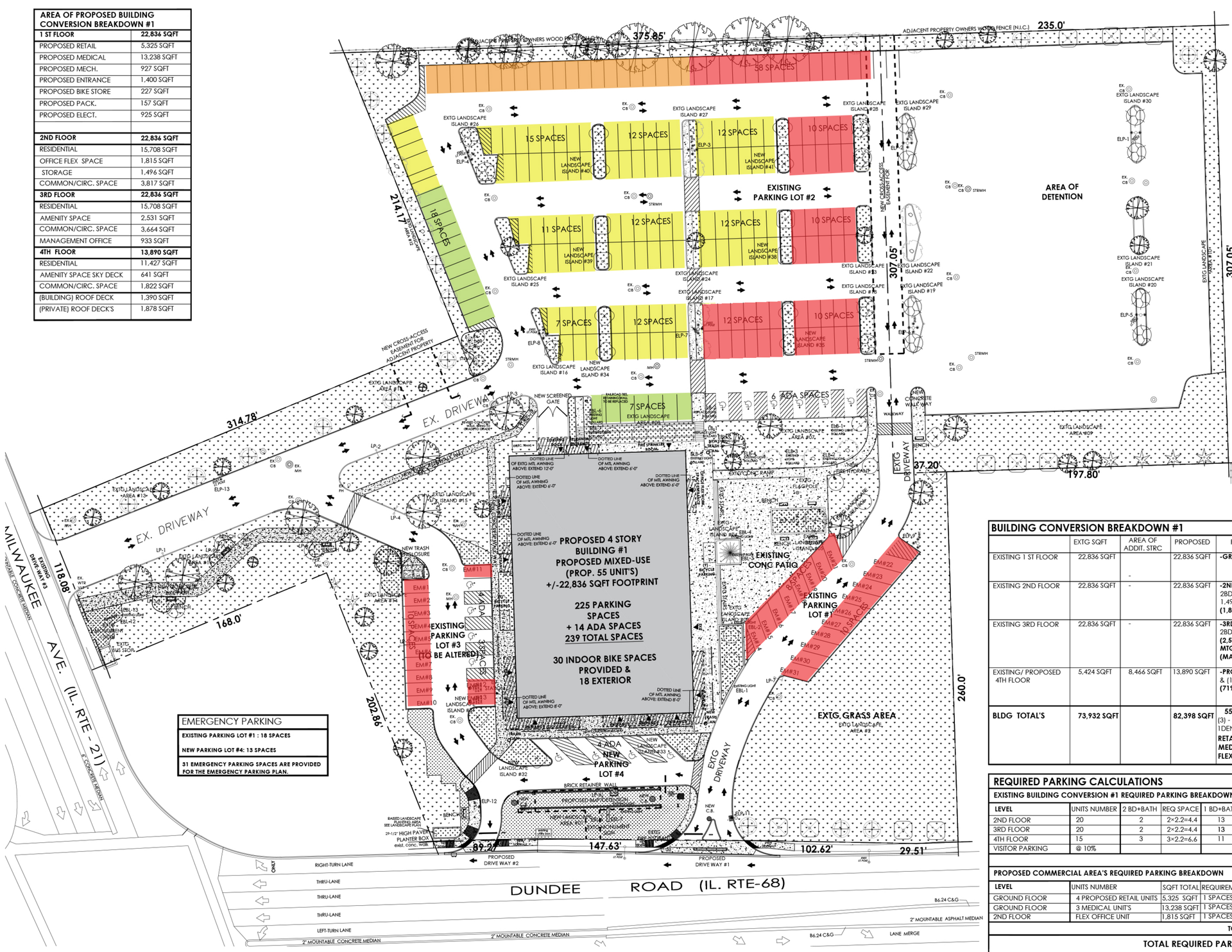
Sheet Title

PROPOSED OVERALL SITE PLAN

Sheet Number

A2.0

AREA OF PROPOSED BUILDING CONVERSION BREAKDOWN #1	
1 ST FLOOR	**22,836 SQFT**
PROPOSED RETAIL	5,325 SQFT
PROPOSED MEDICAL	13,238 SQFT
PROPOSED MECH.	927 SQFT
PROPOSED ENTRANCE	1,400 SQFT
PROPOSED BIKE STORE	227 SQFT
PROPOSED PACK.	157 SQFT
PROPOSED ELECT.	925 SQFT
2ND FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
OFFICE FLEX SPACE	1,815 SQFT
STORAGE	1,496 SQFT
COMMON/CIRC. SPACE	3,817 SQFT
3RD FLOOR	**22,836 SQFT**
RESIDENTIAL	15,708 SQFT
AMENITY SPACE	2,531 SQFT
COMMON/CIRC. SPACE	3,664 SQFT
MANAGEMENT OFFICE	933 SQFT
4TH FLOOR	**13,890 SQFT**
RESIDENTIAL	11,427 SQFT
AMENITY SPACE SKY DECK	641 SQFT
COMMON/CIRC. SPACE	1,822 SQFT
(BUILDING) ROOF DECK	1,390 SQFT
(PRIVATE) ROOF DECK'S	1,878 SQFT



1 A3.0 PROPOSED PARKING PLAN
SCALE:1/32"=1'-0"
0 8 16 32 64
1/32"=1'-0"

BUILDING CONVERSION BREAKDOWN #1				
	EXTG SQFT	AREA OF ADDIT. STRC	PROPOSED	PROPOSED USE & DESCRIPTION
EXISTING 1 ST FLOOR	22,836 SQFT	-	22,836 SQFT	**-GROUND FLOOR, COMMERCIAL AREAS: 7 UNITS** -4 PROPOSED RETAIL UNITS: 5,325 SQFT -3 PROPOSED MEDICAL / DENTAL UNITS: 13,238 SQFT
EXISTING 2ND FLOOR	22,836 SQFT	-	22,836 SQFT	**-2ND FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS & 1,496 SQFT OF RESIDENTIAL STORAGE **(1,815 SQFT OF FLEX OFFICE SPACE)**
EXISTING 3RD FLOOR	22,836 SQFT	-	22,836 SQFT	**-3RD FLOOR: 22,836 SQFT (20 RESIDENTIAL UNITS):** (1) - 2BD &1.5 BATH, (1) - 2BD &1 BATH, (6) - 1BD / 1DEN &1 BATH, (7) - 1BD & 1 BATH, & (5) STUDIOS **& (2,531 SQFT OF RESIDENTIAL AMENITIES : LOUNGE/PARTY ROOM, 3 - PRIVATE MTG RM, &GYM)** **(MANAGEMENT OFFICE: 933 SQFT)**
EXISTING/ PROPOSED 4TH FLOOR	5,424 SQFT	8,466 SQFT	13,890 SQFT	**-PROPOSED 4TH FLOOR: 13,890 SQFT (15 RESIDENTIAL UNITS** (3) - 2BD &2 BATH, & (11) - 1BD & 1 BATH & (1) STUDIO W/ 1,878 SQFT OF PRIVAT ROOF DECKS **(719 SQFT ENCLOSED ROOF TOP ACCESS 1,390 SQFT EXTERIOR ROOF DECK)**
BLDG TOTAL'S	**73,932 SQFT**		**82,398 SQFT**	**55 RESIDENTIAL UNITS** (3) - 2BD & 2 BATH, (2) - 2BD &1.5 BATH, (2) - 2BD &1 BATH, (12) - 1BD / 1DEN &1 BATH, (25) - 1BD & 1 BATH, & (11) STUDIOS **RETAIL UNITS** - 5,325 SQFT (4 UNITS) PROPOSED SIZES VARY **MEDICAL UNITS** - 13,238 SQFT (3 UNITS) PROPOSED SIZES VARY **FLEX OFFICE UNIT** - 1,815 SQFT (2ND FLOOR)

REQUIRED PARKING CALCULATIONS								
EXISTING BUILDING CONVERSION #1 REQUIRED PARKING BREAKDOWN								
LEVEL	UNITS NUMBER	2 BD+BATH	REQ SPACE	1 BD+BATH	REQ SPACE	STUDIO'S	REQ SPACE	**TOTAL REQ SPACE**
2ND FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
3RD FLOOR	20	2	2×2.2=4.4	13	13× 1.7=22.1	5	5× 1.7=8.5	35
4TH FLOOR	15	3	3×2.2=6.6	11	11× 1.7=18.7	1	1× 1.7=1.7	27
VISITOR PARKING	@ 10%							9.7
								PROPOSED RESIDENTIAL PARKING REQUIRED=106.7 SPACES REQ'D
PROPOSED COMMERCIAL AREA'S REQUIRED PARKING BREAKDOWN								
LEVEL	UNITS NUMBER		SQFT TOTAL	REQUIREMENT				**TOTAL REQ SPACE**
GROUND FLOOR	4 PROPOSED RETAIL UNITS		5,325 SQFT	1 SPACES PER 250SQFT GFA				21.3
GROUND FLOOR	3 MEDICAL UNIT'S		13,238 SQFT	1 SPACES PER 250SQFT GFA				52.952
2ND FLOOR	FLEX OFFICE UNIT		1,815 SQFT	1 SPACES PER 250SQFT GFA				7.26
								TOTAL BLDG COMMERCIAL PARKING REQUIRED=81.512 SPACES REQ'D

TOTAL REQUIRED PARKING FOR PROPOSED DEVELOPMENT = 188.212 SPACES

TOTAL PARKING PROVIDED = 239 SPACES

COMMERCIAL PARKING PROVIDED=	**87 SPACES**
EMPLOYEE PARKING PROVIDED=	**20 SPACES**
RESIDENTIAL PARKING PROVIDED=	**98 SPACES**
RESIDENTIAL VISITOR PARKING PROVIDED=	**20 SPACES**
ADA PARKING PROVIDED =	**14 SPACES**
TOTAL BIKE PARKING PROVIDED = 30 INDOOR & 18 PUBLIC	**48 BIKE SPACES**

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PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED OVERALL SITE PLAN PARKING LAYOUT & CALC'S

Sheet Number

A2.1

Received on July 11, 2024

Proposed Forest View Development
350 E. Dundee Road

LIST OF ZONING VARIATIONS:

PLANNED UNIT DEVELOPMENT TO AN EXTG B3 GENERAL COMMERCIAL AND OFFICE DISTRICT

1. PLANNED UNIT DEVELOPMENT (TO ALLOW MIXED USE RESIDENTIAL/COMMERCIAL)

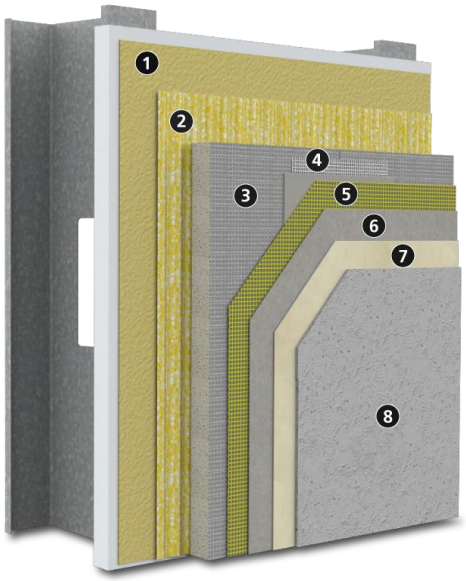
2.INCREASE BUILDING HEIGHT VARIANCE.
EXTG BUILDING HEIGHT IS 57'-10". CURRENT ZONING ALLOWS FOR 50' MAX FOUR STORY.

3. COVERED PARKING REQUIREMENT. 48 SPACE REQUIRED, NONE PROVIDED.

4. REDUCTION IN MINIMUM STUDIO APARTMENT UNIT SIZE / SQFT.

StoQuik® Silver DrainScreen®

Impact resistant decorative and protective cladding with advanced cavity wall design, and fluid applied air and water-resistive barrier



Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure 1 wood-based sheathing (plywood or OSB).	
1)	StoGuard® Air & Water-Resistive Barrier
2)	Sto DrainScreen Drainage Mat
3)	PermaBase® Brand Cement Board
4)	StoGuard Mesh Joint Reinforcement (skim coated with Sto base coat)
5)	Sto Mesh (embedded in Sto Base Coat)
6)	Base coat: Sto Primer/Adhesive-B or Sto BTS® Xtra
7)	StoPrime® Sand (optional)
8)	Choose among: • Sto Standard Textured Finishes • Sto Specialty Finishes • StoCast Finishes: Wood or Brick
System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity	

System Description

StoQuik Silver DrainScreen is a decorative and protective wall cladding assembly with advanced cavity wall design and fluid applied air and water-resistive barrier for superior moisture protection. Sto's high performance finishes applied over cement board provide handsome aesthetics and a durable exterior skin.

Uses

StoQuik Silver DrainScreen can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climatic extremes of North America.

Features	Benefits
Hard surfaced exterior skin	Resists damage from impact and abuse
Installs quickly	Reduced down time, early occupancy
Advanced cavity wall design with air and water-resistive barrier	Protects against mold and moisture problems
Wide range of finish colors and textures	Aesthetic and curb appeal easy to achieve
Fully tested, building code compliant	Peace of mind

Properties

Cladding Weight	< 4 psf (20 kg/m^2)
Assembly Thickness (from exterior sheathing face)	Nominal 7/8 inches (22 mm)
R-value	Based on stud cavity insulation
Cladding Wind Load Resistance (apply appropriate safety factor)	Tested to: + 166, -94 psf (+7.94, - 4.50 kPA)
Air Leakage (air barrier component)	< 0.004 cfm/ft^2 at 1.57 psf ([0.02 L/s•m^2 at 75 Pa)
Construction Types, Fire-Resistance	• NFPA 285 for noncombustible construction • ASTM E119 for hourly ratings

Warranty

10 year Limited Warranty with Sto Standard Textured Finishes
12 year Limited Warranty with Sto Specialty Finishes
15 year Limited Warranty with StoCast Finishes

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoQuik® Silver DrainScreen®

Impact resistant decorative and protective cladding with advanced cavity wall design, and fluid applied air and water-resistive barrier

Limitations
Minor surface cracking at joints can become visible in the finished exterior surface.
Wind load resistance: +7.94, - 4.5 kPA (+ 166, -94 psf) ultimate loads achieved. Ultimate wind load resistance also depends on sheathing, sheathing attachment, and stiffness of supporting construction. Design for maximum allowable deflection of L/360.
The system is generally recommended for low-rise residential and commercial wall construction (4 stories or less). In some cases, such as balcony infill walls the system may be used on taller buildings. See wind load data and verify conformance with project design wind pressure requirements. Always construct a mock-up to verify design details, aesthetics, and test to verify performance as directed by design professional.
Fire-Resistance-Rated Construction: where an hourly fire-resistance rating is required consult ICC ESR 1510 and provide analysis of the final proposed wall assembly to verify rating is met.
Planar irregularities/waviness may be visible in finished wall surface if supporting frame work is out of plane. Heavy texture finishes ($\geq$ 1.5 mm) and/or two coats of base coat will minimize these effects.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Joints are required, including at intervals in the field of the wall to accommodate thermal movement. Refer to Sto Specifications
Light finish colors (LRV $\geq$ 30) are recommended to minimize thermal stress. Dark or highly saturated colors may require added maintenance compared to light or pastel colors
Air and Water-Resistive Barrier, insulation board, and drainage mat are not intended for prolonged weather exposure. Refer to Product Bulletins.
Refer to specific component product bulletins and packaging for other limitations that may apply involving use, handling and storage of component materials.

Sustainable Design	
Air Quality and VOC Compliance	
All finish coatings, air and water-resistive barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards	
LEED Credit Eligibility	
System has high potential for LEED and other sustainability program credits based on use of continuous air and water-resistive barrier and VOC compliance	
Regulatory Compliance and Standards Testing	
ICC ESR No. 2536 covering StoQuik Silver Systems	Complies with 2015 and 2018 IBC and IRC
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2015 and 2018 IBC, IRC and IECC
ASHRAE 90.1-2019[1]	Complies with Section 5, Building Envelope, air barrier requirements
ASTM E 2357[2]	Air and water-resistive barrier meets air leakage resistance criteria of $\leq$ 0.04 cfm/ft^2 at 1.57 psf (0.2 L/s•m^2 at 75 Pa)
NFPA 285[3]	Meets flame propagation criteria for use on Types I, II, III, IV construction
ASTM E 119[4]	Capable of meeting requirements for 1 or 2-hour rating over non load-bearing steel frame construction

1. *Energy Standard for Buildings Except Low-Rise Residential Buildings*
2. *Standard Test Method for Determining Air Leakage of Air Barrier Assemblies*
3. *Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components*
4. *Standard Test Methods for Fire Test of Building Construction and Materials*

For most complete information refer to www.stocorp.com

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Attention

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

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Sto Guide Specification 1100
StoQuik® Silver DrainScreen® for Frame Wall Construction

Section 07 24 23
Direct-Applied Finish Systems

This guide specification is intended for use by the design/construction professional and any user of Sto products to assist in developing project specifications for a direct applied cement board stucco wall assembly applied to code compliant frame wall construction. The assembly incorporates a fluid applied air and water-resistive barrier, drainage mat, cement board, and Sto reinforcing meshes, base coats, primers and finishes. The assembly complies with IBC and IRC building code requirements for use on all Types (I, II, II, IV, and V) of construction. Refer to this specification, Sto Guide Details, and ICC-ESR Report Nos.1233 and 2536, and UL Evaluation Report No. 22158-01 for additional information. Notes in Italics, such as this one, are explanatory and intended to guide the design/construction professional and user in the proper selection and use of materials.

StoGuard, the air and water-resistive barrier, functions in tandem with other compatible air and water-resistive barrier and flashing components of the building envelope to resist air and water infiltration. Sto DrainScreen, the drainage mat, creates a cavity behind the cement board to promote drainage and drying of the wall assembly in the event of incidental water infiltration through a crack in the outer surface of the assembly. National Gypsum PermaBase™ Brand cement board is the substrate for Sto base coat, reinforcing mesh, primers and finishes that complete the direct-applied cement board stucco wall assembly.

Limitations of direct-applied cement board stucco wall assemblies include:
- *Ultimate wind load resistance is typically limited by the fasteners and fastening schedule of the cement board (assuming supporting studs and sheathing assembly are sufficient to resist wind loads). Refer to Specification Section 1.4.*
- *The system is generally recommended for low-rise residential and commercial wall construction (4 stories or less). In some cases such as balcony infill walls the system may be used on taller buildings. See wind load data under Design Requirements and verify conformance with project design wind pressure requirements. Always construct a mock-up to verify design details, aesthetics, and test to verify performance as deemed by design professional.*
- *The installed cement board surface must be straight and true to within ¼ inch in 10 feet (2 mm/m) for best aesthetics. Planar irregularities/waviness may be visible in the finished wall surface because of out of plane studs or other framing irregularities. Heavy texture finishes (> 1.5 mm) and/or two coats of base coat will minimize these effects.*
- *For use on vertical above grade wall surfaces only. Do not use below grade or on roofs or roof-like surfaces*
- *Joints are required, including at intervals in the field of the wall to accommodate thermal movement.*
- *Light finish colors are recommended to minimize thermal stress*
- *Air and water-resistive barrier and water-resistive barrier and drainage mat are not intended for prolonged weather exposure. Refer to Product Bulletins.*

Refer to Sto Tech Hotline No. 0407-S, Keys to Success: StoQuik Silver Cement Board Stucco Systems.

StoQuik Silver DrainScreen, as with any exterior wall assembly, requires proper design detailing and integration with other components, in particular flashing and air and water-resistive barrier transition materials, to provide a wall assembly that resists air and water infiltration. The weather protection afforded by StoQuik Silver DrainScreen should be evaluated by the design/construction professional in relation to building design, height, orientation, climate zone, and any other factors that affect the severity of exposure to rain and water infiltration. Refer to Sto Tech Hotline Nos. 0403-BSc, Critical Detail Checklist for Wall Assemblies, and 0603-BSc, Moisture Control Principles for Design and Construction of Wall Assemblies. Modifications should be made to this specification as deemed necessary by the design/construction professional to ensure a watertight building envelope without water entry or accumulation anywhere within the

wall assembly, an airtight building envelope, and control of condensation from water vapor diffusion. For complete technical information on Sto components and other reference materials, refer to product and system bulletins, guide details, and other technical information available at www.stocorp.com. Notes in italics, such as this one, are explanatory and intended to guide the design/construction professional and user in the proper selection and use of materials. This specification should be modified where necessary to accommodate individual project conditions.

Table of Contents

PART 1 GENERAL 5

1.1 SUMMARY 5
1.2 RELATED SECTIONS 5
1.3 REFERENCED DOCUMENTS 5
1.4 DESIGN REQUIREMENTS 6
1.5 PERFORMANCE REQUIREMENTS 9
1.6 SUBMITTALS 10
1.7 QUALITY ASSURANCE 10
1.8 DELIVERY, STORAGE AND HANDLING 11
1.9 PROJECT/SITE CONDITIONS 11
1.10 COORDINATION/SCHEDULING 12
1.11 WARRANTY 13

PART 2 PRODUCTS 13

2.1 MANUFACTURERS 13
2.2 AIR AND WATER-RESISTIVE BARRIER 13
2.3 ACCESSORIES FOR CEMENT BOARD STUCCO 13
2.4 DRAINAGE MAT 15
2.5 CEMENT BOARD 15
2.6 MECHANICAL FASTENERS FOR CEMENT BOARD 15
2.7 FOAM INSULATION BOARD FOR TRIM 15
2.8 JOB MIXED INGREDIENTS 15
2.9 CEMENT BOARD STUCCO JOINT REINFORCEMENT 16
2.10 CEMENT BOARD STUCCO AND FOAM TRIM BASE COAT 16
2.11 CEMENT BOARD STUCCO AND FOAM TRIM REINFORCING MESH 16
2.12 PRIMER 16
2.13 FINISH COAT 16
2.14 MIXING 17

PART 3 EXECUTION 17

3.1 ACCEPTABLE INSTALLERS 17
3.2 EXAMINATION 18
3.3 SURFACE PREPARATION 18

3.4 AIR AND WATER-RESISTIVE BARRIER INSTALLATION 18
3.5 STARTER TRACK AND BACK MOUNT CASING BEAD ACCESSORY INSTALLATION 20
3.6 DRAINAGE MAT INSTALLATION 21
3.7 CEMENT BOARD STUCCO INSTALLATION 21
3.8 PROTECTION 24
3.9 CLEANING, REPAIR AND MAINTENANCE 24

PART 1 GENERAL

1.1 SUMMARY

A. This section includes materials and installation of exterior direct-applied cement board stucco backed with drainage mat and fluid applied air and water-resistive barrier, for frame walls.

1.2 RELATED SECTIONS

(add/delete, depending on specific project requirements)

A.	Section 03 30 00	Cast-In-Place Concrete
B.	Section 04 20 00	Unit Masonry
C.	Section 06 16 00	Sheathing
D.	Section 07 26 00	Vapor Retarders
E.	Section 07 27 00	Air and water-resistive barriers
F.	Section 07 50 00	Membrane Roofing
G.	Section 07 62 00	Sheet Metal Flashing and Trim
H.	Section 07 92 00	Joint Sealants
I.	Section 08 40 00	Entrances, Storefronts, and Curtain Walls
J.	Section 08 50 00	Windows

1.3 REFERENCED DOCUMENTS

(add/delete depending on specific project requirements)

A. ASTM International (ASTM)

C150	Specification for Portland Cement
C297	Standard Test Method for Flatwise Tensile Strength of Sandwich Constructions
C578	Specification for Preformed, Cellular Polystyrene Thermal Insulation
C920	Specification for Elastomeric Joint Sealants
C1177	Specification for Glass Mat Gypsum for Use as Sheathing
C1325	Specification for Non-Asbestos Fiber-Mat Reinforced Cement Substrate Sheets
D4541	Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers
E84	Test Method for Surface Burning Characteristics of Building Materials
E96	Standard Test Methods for Water Vapor Transmission of Materials
E283	Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
E330	Test Method for Structural Performance of Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference

E331	Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
E779	Standard Test Method for Determining Air Leakage Rate by Fan Pressurization
E2178	Standard Test Method for Air Permeance of Building Materials
E2357	Standard Test Method for Determining Air Leakage of Air and water-resistive barrier Assemblies
E2430	Standard Specification for Expanded Polystyrene ("EPS") Thermal Insulation Boards for Use in Exterior Insulation and Finish Systems (EIFS)

B. APA Engineered Wood Association

PS 1	Voluntary Product Standard, Structural Plywood
PS 2	Performance Standard for Wood-Based Structural-Use Panels
E 30	APA Engineered Wood Construction Guide

C. ICC (International Code Council)

2015 and 2018 IBC (International Building Code) and IRC (international Residential Code)

D. ICC ES (International Code Council Evaluation Service)

AC 59	Acceptance Criteria for Direct Applied Exterior Finish Systems (DEFS)
ICC ESR 1233	StoGuard with Gold Coat, StoGuard with EmeraldCoat, and StoGuard VaporSeal Water-Resistive Barriers and StoEnergy Guard (StoGuard with Continuous Insulation)
ICC ESR 2536	StoQuik Silver I, StoQuik Silver II, and StoQuik Silver NExT Cement Board Stucco Systems

E. National Fire Protection Association (NFPA) Standards

NFPA 285	Standard Method of Test for the Evaluation of Flammability Characteristics of Exterior Non-Load-Bearing Wall Assemblies containing Combustible Components Using the Intermediate-Scale, Multistory Test Apparatus
NFPA 268	Standard Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Energy Source

F. South Coast Air Quality Management District (SCAQMD)

Rule 1113 (2019)	Building Envelope Coatings

G. Sto Technical Publications

Sto Tech Hotline 0307-S	Accessories for StoQuik Silver Cement Board Stucco Systems
Sto Tech Hotline 0407-S,	Keys to Success: StoQuik Silver Cement Board Stucco Systems

H. Underwriters Laboratories

UL ER22158-01	PermaBase Cementitious Backer Units

I. USEPA (United States Environmental Protection Agency)

40 CFR Part 59	(Code of Federal Regulations Title 40 Part 59 – National Volatile Organic Compound Emission Standards for Consumer and Commercial Products)

1.4 DESIGN REQUIREMENTS

A. Structural (wind and axial loads)

1. Design for maximum allowable deflection, normal to the plane of the wall of L/360
2. Design for wind load in conformance with code requirements using framing members designed to comply with the standards, strength, and stiffness requirements of the applicable code.
3. Maximum stud spacing: 16 inches (406 mm) on center
4. Sheathing: minimum ½ inch inch (13 mm) glass mat faced gypsum sheathing in compliance with ASTM C 1177 or minimum 7/16 inch (11 mm) Exterior or Exposure I plywood or OSB wood-based sheathing in compliance with US DOC PS-2
5. Drainage mat: maximum ¼ or 3/8 inch (6 or 10 mm) thick tangled filament nylon core with fabric facing.
6. Screw fasteners for cement board:
    a. Wood framing – minimum #9 Type S corrosion resistant screws with minimum 0.395 inch (10 mm) wafer head diameter, and minimum 1 inch (25 mm) penetration into framing
    b. Steel framing – minimum #8 Type S-12 corrosion resistant screws with minimum 0.395 inch (10 mm) wafer head diameter and minimum 3/8 inch (9.5 mm) and three thread penetration into framing
7. Cement board fastener spacing: maximum 8 inches (203 mm) vertically along studs
8. Ultimate wind load resistance capabilities:
    a. Wood framing capable of achieving ultimate wind load resistance of +99 psf, -111 psf (+4.74 kPA, -5.31 kPa): minimum 2 x4 kiln dried wood studs with minimum specific gravity of 0.50 spaced 16 inches (406 mm) on center maximum.
    b. Metal framing capable of achieving +159 psf, -81 psf (+7.61 kPa, -3.88 kPa): minimum 18 gage (0.045 mil) or heavier, minimum 3-5/8 inch (92 mm) depth and 1-5/8 inch (41.3 mm) flange width, cold formed C-shaped steel stud framing spaced 16 inches (406 mm) on center maximum.
    c. Metal framing capable of achieving+166 psf, -94 psf (+7.94 kPa, -4.50 kPa): minimum 16 gage or heavier, minimum 6 inch (152 mm) depth and 2 inch (50.8 mm) flange width, cold formed C-shaped steel stud framing spaced 16 inches (406 mm) on center maximum.

B. Moisture Control

1. Prevent the accumulation of water into or behind the cement board stucco, either by condensation or leakage into the wall construction, in the design and detailing of the wall assembly:
    a. Provide corrosion resistant flashing to protect exposed elements and to direct water to the exterior, including, above window and door heads, beneath window and door sills, at floor lines, at roof/wall intersections, decks, abutments of lower walls with higher walls, above projecting features, and at the base of the wall.
    b. Air Leakage Prevention – prevent excess air leakage in the design and detailing of the wall assembly. Provide continuity between air and water-resistive barrier components in the wall assembly.
    c. Vapor Diffusion and Condensation – perform a dew point analysis of the wall assembly to determine the potential for accumulation of moisture in the wall assembly as a result of water vapor diffusion and condensation. Adjust wall assembly components accordingly to minimize the risk of condensation. Avoid the use of vapor retarders on the interior side of the wall in warm, humid climates.
    d. Provide StoGuard Air and Water-Resistive Barrier and Sto DrainScreen over sheathing.
    e. At through wall expansion joints and at joints formed with back-to-back casing beads, back joints with StoGuard Transition Membrane. Refer to Sto Guide Details at www.stocorp.com.

f. Seal cement board stucco accessory butt joints with appropriate sealant. Seal all cement board stucco terminations and penetrations through the cement board stucco wall assembly with appropriate sealant, or backer rod and sealant, as dictated by joint type.

C. Grade Condition

1. Do not specify cement board stucco for use below grade or on surfaces subject to continuous or intermittent water immersion or hydrostatic pressure. Provide minimum 6 inch (150 mm) clearance above grade. Provide increased clearance in freeze/thaw climate zones.

D. Sloped surfaces, Including Foam Trim and Projecting Architectural Features Attached to Cement Board.

1. Avoid the use of cement board stucco on build-outs or weather exposed sloped and horizontal surfaces (refer to 2 and 3 below).

2. Build out trim and projecting architectural features from the cement board wall surface with code compliant EPS foam. All foam trim and projecting architectural features must have a minimum 1:2 [27°] slope along their top surface. All foam horizontal reveals must have a minimum 1:2 [27°] slope along their bottom surface. Increase slope for northern climates to prevent accumulation of ice/snow and water on surface. Where trim/feature or bottom surface of reveal projects more than 2 inches (51 mm) from the face of the wall plane, protect the top surface with waterproof base coat. Limit foam thickness to a maximum of 4 inches (102 mm). Periodic inspections and increased maintenance may be required to maintain surface integrity of finishes on weather exposed sloped surfaces. Limit projecting features to easily accessible areas and limit total area to facilitate maintenance and minimize maintenance burden. Refer to Sto Guide Details at www.stocorp.com

3. Do not use foam on weather exposed projecting ledges, sills, or other projecting features unless supported by framing or other structural support and protected with metal coping or flashing. Refer to Sto Guide Details at www.stocorp.com

E. Joints and Accessories

1. Provide back-to-back casing beads in the cement board stucco assembly where building movement is anticipated: at joints in the substrate or supporting construction, where the system is to be installed over dissimilar construction or substrates, at changes in building height, at floor lines, at columns and cantilevered areas. Back the joint with StoGuard Transition Membrane.

2. Provide one piece control joints at no greater than 25 ft (7.6 m) intervals and 625 ft^2 (58 m^2) for light colors (LRV $\geq$ 70), and at no greater than 16 ft (4.68 m) and every 256 ft^2 (23.5 m^2) for dark colors (LRV < 70 and $\geq$ 30). Do not exceed length to width ratio of 2-1/2:1 in expansion joint layout.

3. Provide one piece control joints at through wall penetrations, for example, at corners above and below windows, above doors, and similar penetrations through the wall. Alternatively use minimum 9 inch (229 mm) wide diagonal mesh reinforcement at corners over cement board sheathing that is cut in an "L" shape around the corner of the opening.

4. Provide minimum 3/8 inch (9 mm) wide joints where the system abuts windows, doors and other through wall penetrations.

5. Provide appropriate accessories at cement board stucco terminations and joints.

6. Avoid the use of channel reveal accessories which can interfere with proper drainage and proper stress relief.

7. Provide appropriate sealant at cement board stucco terminations and at stucco accessory butt joints.

8. Indicate location of joints, accessories and accessory type on architectural drawings.

F. Fire Protection

1. Noncombustible Type Construction: provide full width firestops at floor lines, typically 4 pcf (64 kg/m3) semi-rigid mineral wool, where metal framing runs continuously past floor line. Refer to Sto Details.
2. Provide 15-minute thermal barrier, typically minimum ½ inch thick interior gypsum wall board or exterior gypsum sheathing, to separate combustible components on the exterior from interior space.
3. Fire-Resistance Rated Construction: where an hourly fire-resistance rating is required consult ICC ESR 2536 and UL ER22158-01 and provide analysis where needed of the final proposed wall assembly to verify rating is met.

G. Color Limitations

1. Select colors with a lightness reflectance value (LRV) of $\geq$ 30 and as dictated by allowable joint spacing (1.04 E2). Refer to Sto Color Chart for LRVs.

1.5 PERFORMANCE REQUIREMENTS

A. Air and Water-Resistive Barrier

1. Compliant with ICC ES Acceptance Criteria AC 212 (refer to ICC ESR 1233)
2. Material Air Leakage Resistance, ASTM E 2178: less than 0.02 L/s·m^2 (0.004 cfm/ft^2 at 1.57 psf)
3. Assembly Air Leakage Resistance, ASTM E 2357: less than 0.2 L/s·m^2 (0.04 cfm/ft^2 at 1.57 psf)
4. Water Vapor Permeance, ASTM E 96, Method B: greater than 10 perms [573 ng/(Pa·s·m^2)]
5. Surface Burning, ASTM E 84: Flame Spread less than 25, Smoke Developed less than 450, Class A Building Material
6. Tensile Adhesion, ASTM C 297:
    a. Gypsum Sheathing, exceeds strength of substrate
    b. Plywood, > 85 psi (590 kPa)
    c. OSB, > 30 psi (206 kPa)
7. VOC, calculation:
    a. Less than 50 g/L
    b. Compliant with US EPA 40 CFR 59 for Architectural Coating, Waterproofing/Sealer
    c. Compliant with South Coast AQMD Rule 1113 for Building Envelope coating

B. Drainage Mat

1. Surface Burning, ASTM E 84: Flame Spread less than 25, Smoke Developed less than 450, Class A Building Material
2. Flame Propagation, NFPA 285: meets requirements for use on noncombustible (Types I, II, III, and IV) construction. Refer to ICC ESR 1233

C. Direct-Applied Cement Board Stucco Finish System and Components

1. Compliant with ICC ES AC 59.
2. Surface Burning, ASTM E 84: Flame Spread less than 25, Smoke Developed less than 450, Class A building material

3. VOC: less than 50 g/L, compliant with South Coast AQMD Rule 1113 for architectural coatings

1.6 SUBMITTALS

A. Manufacturer's specifications, details, installation instructions and product data

B. Manufacturer’s code compliance report for air and water-resistive barrier and water-resistive barrier

C. Manufacturer’s code compliance report for cement board stucco

D. Manufacturer's standard warranty

E. Samples for approval as directed by architect or owner

F. Fastener manufacturer’s pull-out or withdrawal capacity testing for frame construction

G. Prepare and submit project-specific details (when required by contract documents)

1.7 QUALITY ASSURANCE

A. Manufacturer Requirements

1. Cement board stucco and air amd water-resistive barrier products manufacturer for a minimum of twenty five (20) years.
2. Cement board stucco finish products and air and water-resistive barrier products manufactured under ISO 9001 Quality System and 14001 Environmental Management System.

B. Contractor Requirements

1. Licensed, insured and engaged in application of stucco for a minimum of three (3) years.
2. Knowledgeable in the proper use and handling of Sto materials.
3. Employ skilled mechanics who are experienced and knowledgeable in stucco application, and familiar with the requirements of the specified work.
4. Successful completion of minimum of three (3) projects of similar size and complexity to the specified project.
5. Provide the proper equipment, manpower and supervision on the job site to install the system in compliance with Sto's published specifications and details and the project plans and specifications.

C. Foam Trim Insulation Board Manufacturer Requirements

1. Manufacturer of ASTM C 578 compliant insulation board, listed by an approved agency. Label insulation board with information required by Sto, the approved listing agency, and the applicable building code
2. Insulation board listed in a current ICC ES evaluation report

D. Cement Board Manufacturer Requirements

1. Manufacturer of ASTM C 1325 compliant cement board
2. Cement board listed in a current UL evaluation report

E. Testing

1. Construct full-scale mock-up of typical cement board stucco/window wall assembly with specified tools and materials and test air and water infiltration and structural performance in accordance with ASTM E 283, E 331 and E 330, respectively, through independent laboratory. Mock-up shall comply with requirements of project specifications. Where mock-up is tested at job site maintain approved mock-up at site as reference standard. If tested off-site accurately record construction detailing and sequencing of approved mock-up for replication during construction.
2. Conduct air and water-resistive barrier adhesion testing in accordance with ASTM D4541.
3. Conduct air and water-resistive barrier assembly testing in accordance with ASTM E779.
4. Verify adequacy of pull-out or withdrawal capacity of fasteners used for frame construction with manufacturer in relation to negative design wind pressures.
5. Conduct wet sealant adhesion testing in accordance with sealant manufacturer's field quality control test procedure.
6. Notify design professional minimum 7 days prior to testing.

F. Inspections

1. Provide independent third party inspection where required by code or contract documents.
2. Conduct inspections in accordance with code requirements and contract documents.

1.8 DELIVERY, STORAGE AND HANDLING

A. Deliver all materials in their original sealed containers bearing manufacturer's name and identification of product.

B. Protect foam plastic insulation materials from prolonged UV exposure, keep away from sources of heat, sparks, flame, flammable or volatile materials. Store on a clean, flat surface, off the ground in a dry area.

C. Store cement board materials inside and protect from damage by the elements. Protect ends, edges, and faces of cement boards from damage.

D. Protect coatings (pail products) from freezing and temperatures in excess of 90°F (32° C). Store away from direct sunlight.

E. Protect portland cement based materials (bag products) from moisture and humidity. Store under cover off the ground in a dry location.

F. Handle and store all products as directed on labeling.

1.9 PROJECT/SITE CONDITIONS

(Weather conditions affect application and drying time. Hot or dry conditions limit working time and accelerate drying and may require adjustments in application and scheduling to achieve desired results; cool or damp conditions extend working time and retard drying and may require added measures of protection against wind, dust, dirt, rain and freezing.)

A. Maintain ambient and surface temperatures above 40°F (4°C) during application and for 24 hours after application of air and water-resistive barrier and cement board stucco finish materials.

B. Provide supplementary heat for installation in temperatures less than 40°F (4°C) such that material temperatures are maintained as in 1.09A. Prevent concentration of heat on wet cement board stucco finish materials and vent fumes and other products of combustion to the outside to prevent contact with materials.

C. Prevent uneven or excessive evaporation of moisture from base coat during hot, dry or windy weather. Do not install base coat or finish coat if ambient temperatures are expected to rise above 100ºF (38ºC) within a 24-hour period.

D. Provide protection of surrounding areas and adjacent surfaces from application of materials.

1.10 COORDINATION/SCHEDULING

(The work in this section requires close coordination with related sections and trades. Sequence work to provide protection of construction materials from weather deterioration and from damage from trades)

A. Protect sheathing from climatic conditions to prevent weather damage.

B. Coordinate installation of foundation waterproofing, roofing membrane, windows, doors and other wall penetrations to provide a continuous air and water-resistive barrier and continuous moisture protection. Provide protection of rough openings before installing windows, doors, and other penetrations through the wall and provide sill flashing. Coordinate installation of air and water-resistive barrier components with window and door installation to provide weather proofing of the structure and to prevent moisture infiltration and excess air infiltration.

C. Install diverter flashings wherever water can enter the wall assembly to direct water to the exterior.

D. Install window and door head flashing immediately after windows and doors are installed.

E. Splice-in head flashing, floor line flashing, diverter flashing, and similar flashing with air and water-resistive barrier detail component to provide a shingle lap that directs water to the exterior.

F. Protect air and water-resistive barrier with cement board stucco cladding assembly within 180 days of installation.

G. Protect drainage mat with cement board or other protection within 30 days of installation.

H. Commence the cement board stucco installation after completion of all floor, roof construction and other construction that imposes dead loads on the walls to prevent excessive deflection (and potential cracking) of the cement board stucco.

I. Sequence interior work such as drywall installation prior to cement board stucco installation to prevent stud distortion (and potential cracking) of the cement board stucco.

J. Provide site grading such that the stucco terminates above earth grade minimum 6 inches (152 mm). Provide increased clearance in freeze/thaw climate zones.

K. Install copings and sealant immediately after installation of the cement board stucco finishes and when finish coatings are dry.

L. Attach penetrations through cement board stucco to structural support and provide air tight and water tight seals at penetrations.

1.11 WARRANTY

A. Provide manufacturer's standard warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Air and Water-Resistive Barrier, Drainage Mat, Cement Board Stucco Base Coat, Primers, Finishes, Joint Sealant Accessory, Outside Corner Bead and Drip Edge Accessories

1. Sto Corp., 3800 Camp Creek Parkway, Building 1400, Suite 120. Atlanta, GA 30331

B. Cement Board

1. National Gypsum Company, Inc., 2001 Rexford Road, Charlotte, NC 28211

C. Cement Board Stucco Accessories

1. Plastic Components, Inc., 9051 NW 97th Terrace, Miami, Florida 33178

2.2 AIR AND WATER-RESISTIVE BARRIER

Refer to Sto Guide Details, Sto RapidGuard Installation Guide, and StoGuard Conformable Membrane Installation Guide to assist in selecting the proper detail components

A. StoGuard Detail Components

1. Sheathing Joint Treatment, Rough Opening (RO) Protection, Counterflashing, and Penetrations:

a. Sto Gold Coat: brush, spray or roller applied air and water-resistive barrier coating used with StoGuard Fabric reinforcement

b. Sto RapidGuard: single component rapid drying gun-applied STPE detail component

c. Sto Gold Fill: trowel applied detail component used with StoGuard Mesh, glass fiber self-stick reinforcing mesh

d. StoGuard Conformable Membrane – self-adhered membrane flashing for use over prepared vertical above-grade concrete, concrete masonry, brick masonry, wood sheathing, glass mat gypsum sheathing, and cementitious sheathing

2. Static Joints and Seams

a. Sto RapidGuard: single component rapid drying gun-applied treatment for static joint transitions to dissimilar construction (i.e., masonry to frame wall), balcony floor slab-to-ceiling, and wall sheathing to foundation

3. Static and Dynamic Joints

a. StoGuard Conformable Membrane: self-adhered membrane flashing for use over prepared vertical above-grade concrete, concrete masonry, brick masonry, wood sheathing, glass mat gypsum sheathing, and cementitious sheathing used to:
- Seal joints and seams in wall sheathing
- Seal static joints between dissimilar materials
- Flash exterior wall openings and protect rough openings

- Seal between window flange and wall sheathing
- Connect to above grade foundation waterproofing
- Connect to roof membrane
- Seal around wall penetrations such as pipes, scuppers, vents
- Back masonry wall ties
- Seal dynamic joints in wall construction

Choose one coating and select application by Substrate (B1a), Medium Build (B1b), or High Build (B1c) as indicated

B. Air and Water-resistive Barrier Coating

1. Sto Gold Coat: ready mixed vapor permeable air and water-resistive barrier coating applied

a. By substrate as follows:
- Glass Mat Gypsum: apply one coat at minimum 10 mils WFT
- Plywood: apply one coat at minimum 10 mils WFT
- Cement Board: apply one coat at minimum 10 mils WFT
- OSB: apply one or two coats at minimum 20 mils WFT. If applied by roller, apply two coats. Touch up any bare spots and raised OSB strands.
- CMU: apply two or three coats at minimum 20-60 mils WFT.
- Concrete: apply one coat at minimum 10 mils WFT

b. To a Medium-Build in one or two coats to achieve minimum 20 mils WFT (if applied by roller apply two coats to achieve minimum 20 mils WFT. For CMU substrates apply two or three coats to achieve 20-60 mils WFT).

c. To a High-Build in two or three coats to achieve 40 mils WFT (if applied by roller apply three or more coats as needed. For CMU substrates apply multiple coats to achieve 40-60 mils WFT).

2.3 ACCESSORIES FOR CEMENT BOARD STUCCO

(supplied by others unless indicated otherwise, refer to Sto Tech Hotline No. 0307-S, Accessories for StoQuik Silver Cement Board Stucco Systems)

A. Starter Track – Starter Track Drip Edge (Product No. STDE-xx) or i Drip Track (Product No. iDT-xx), rigid PVC (polyvinyl chloride) plastic tracks with weepholes as furnished by Plastic Components, Inc., for use at terminations such as base of wall, floor lines, roof lines, and similar weep termination lines.

B. Casing Bead – Starter Trac (Product No. ST-xx), a rigid PVC (polyvinyl chloride) plastic accessory as furnished by Plastic Components, Inc., for use at terminations such as windows, doors, and similar through wall penetrations, and used back-to-back at movement joints such as dissimilar materials, through wall expansion joints, and floor line deflection joints. May also be used back-to-back in lieu of a single piece control joint.

C. Outside Corners – Sto-Mesh Corner Bead Standard, one component PVC (polyvinyl chloride) accessory with integral reinforcing mesh for outside corner reinforcement.

D. Drip Edge - Sto Drip Edge Profile, one component PVC (polyvinyl chloride) accessory with integral reinforcing mesh that creates a drip edge and plaster return.

E. Control Joint – "V" Control Joint (Product No. PL 093), rigid PVC (polyvinyl chloride) plastic single piece control joint as furnished by Plastic Components, Inc., for use at intervals in the field of the wall, and at corners of penetrations such as windows, doors, and similar through wall penetrations.

F. Joint Sealant - StoSeal® STPE low modulus joint sealant in conformance with ASTM D920: Type S, Grade NS, Use NT, A, M, Class 100/50

NOTE: Powder actuated or other fastening devices that can damage the air and water-resistive barrier, or sheathing, should be avoided. CAUTION: AVOID THE USE OF CHANNEL REVEAL ACCESSORIES THAT INTERFERE WITH PROPER DRAINAGE AND STRESS RELIEF.

2.4 DRAINAGE MAT

(Some building code jurisdictions require a 3/8 inch [10 mm] drainage gap. Check local codes and select Sto DrainScreen 10 mm where required)

A. Sto DrainScreen 6mm – nominal ¼" (6 mm) tangled filament nylon core drainage mat with fabric facing.

B. Sto DrainScreen 10mm – nominal 3/8" (10 mm) tangled filament nylon core drainage mat with fabric facing.

2.5 CEMENT BOARD

(supplied by others)

A. PermaBase™ Brand Cement Board – minimum ½ inch (13 mm) thick cement board in Compliance with ASTM C 1325

2.6 MECHANICAL FASTENERS FOR CEMENT BOARD

(supplied by others)

A. Corrosion resistant screw fasteners:

1. Wood Framing – minimum #9 Type S wafer head fully threaded corrosion resistant screws with minimum 1 inch (25 mm) penetration into framing and minimum 0.395 inch (10 mm) head diameter.
2. Steel Framing – minimum #8 Type S-12 corrosion resistant wafer head fasteners with minimum 3/8 inch (9.5 mm) and three thread penetration into framing and minimum 0.395 inch (10 mm) head diameter

NOTE: Pull-out or withdrawal capacity of the selected fastener must be verified with respect to anticipated wind load, desired safety factor and building code requirements. Consult applicable code compliance report for specific assemblies and fastening schedules or conduct project specific testing to verify compliance with design wind pressure requirements.

2.7 FOAM INSULATION BOARD FOR TRIM

A. Sto EPS Insulation Board--nominal 1.0 lb/ft^3 (16 kg/m^3) Expanded Polystyrene (EPS) Insulation Board in compliance with ASTM C578 Type I requirements, and ASTM E2430

NOTE: Minimum required thickness is 1 inch [25 mm] and maximum allowable thickness is typically 4 inches [100 mm] for noncombustible type construction unless thicker dimensions are approved by the code official.

2.8 JOB MIXED INGREDIENTS

(supplied by others)

A. Water: clean and potable.

B. Portland cement: Type 1 in compliance with ASTM C150

2.9 CEMENT BOARD STUCCO JOINT REINFORCEMENT

A. StoGuard Mesh with Sto base coat

2.10 CEMENT BOARD STUCCO AND FOAM TRIM BASE COAT

A. Base Coat *(select one)*

1. Sto Primer/Adhesive-B – one component polymer modified portland cement base coat material
2. Sto BTS Plus – one component polymer modified portland cement high build base coat material
3. Sto BTS Xtra – one component polymer modified portland cement extra high build base coat material
4. Sto Flexyl – two component fiber reinforced acrylic based waterproof base coat material field mixed with portland cement (for use as a waterproof base coat to waterproof foundations, parapets, splash areas, trim and other projecting architectural features).

2.11 CEMENT BOARD STUCCO AND FOAM TRIM REINFORCING MESH

A. Sto Mesh--nominal 4.5 oz./yd^2 (153 g/m^2), symmetrical, interlaced open-weave glass fiber mesh treated with alkaline resistant coating for compatibility with Sto materials (*achieves Standard Impact Classification over foam insulation board*).

B. Sto Detail Mesh--nominal 4.2 oz/yd^2 (143 g/m^2), flexible, symmetrical, interlaced open-weave glass fiber fabric treated with alkaline resistant coating for compatibility with Sto materials (used for standard foam backwrapping and aesthetic detailing).

2.12 PRIMER

A. StoPrime Sand—acrylic based tinted, sanded primer for base coat surfaces.

NOTE: Priming is recommended to provide uniform substrate absorption and finish color, to improve adhesion and water resistance, and to retard efflorescence.

2.13 FINISH

(select one)

A. Stolit Lotusan Finish – integrally colored, factory blended textured Lotus-Effect Technology wall finish with graded marble aggregate

B. Stolit HDP Finish – integrally colored, factory blended textured hydrophobic wall finish with graded marble aggregate

C. Sto Powerflex Silco Finish – integrally colored, factory blended, silicone enhanced elastomeric textured wall finish with graded marble aggregate

D. Sto Powerflex Finish – integrally colored, factory blended, elastomeric textured wall finish with graded marble aggregate

E. StoPowerwall Finish – integrally colored, factory blended, flexible acrylic textured wall finish with graded marble aggregate.

F. Stolit Finish – integrally colored, factory blended, acrylic textured wall finish with graded marble aggregate

G. Stolit X Finish – integrally colored, factory blended, acrylic based textured wall finish with graded marble aggregate and enhanced polymer technology for easy spread and float application

H. Sto Essence DPR Finish – integrally colored, factory blended, acrylic textured wall finish with graded marble aggregate

I. StoSignature Finishes – Stolit acrylic based textured wall finish applied with specialized techniques to achieve unique textures, impressions or effects. Refer to www.stocorp.com for StoSignature Finishes Brochure and Installation Guides.

J. Sto Specialty Finishes – acrylic based textured wall finishes with colored aggregates that create unique aesthetic effects.

K. StoCast Finishes – Sto custom cast pre-formed decorative and protective finish and adhesive

1. StoCast Wood
2. StoCast Brick

2.14 MIXING

A. StoGuard

1. Sto Gold Fill – mix with a clean, rust-free electric drill and paddle to a uniform consistency. Do not thin, or dilute with water.
2. Sto Gold Coat – mix with a clean, rust-free electric drill and paddle to a uniform consistency. Do not thin, or dilute with water.

B. Adhesive and Base Coats for Cement Board Stucco and Foam Build-outs:

1. Refer to applicable Sto Product Bulletin for selected adhesive/base coat material(s).

C. Primer--mix with a clean, rust-free high speed mixer to a uniform consistency.

D. Finish--mix with a clean, rust-free high speed mixer to a uniform consistency. A small amount of water (up to 12 ounces [0.4 L]) may be added to adjust workability. Limit addition of water to amount needed to achieve the finish texture.

E. Mix only as much material as can readily be used.

F. Do not add lime, anti-freeze compounds, or other additives to any of the materials.

PART 3 EXECUTION

3.1 ACCEPTABLE INSTALLERS

A. Pre-qualify under Quality Assurance requirements of this specification (section 1.07.B).

3.2 EXAMINATION

A. Inspect sheathing surfaces for:

1. Damage and deterioration.
2. Moisture damage – record any areas of moisture damage.

B. Inspect sheathing application for compliance with applicable requirement:

1. Glass Mat Faced Gypsum Sheathing in compliance with ASTM C 1177 – refer to manufacturer's instructions and/or ICC evaluation report
2. Exterior Grade and Exposure 1 wood based sheathing – APA Engineered Wood Association E 30.

NOTE: Sheathing attachment can determine ultimate wind load resistance. Verify attachment in conformance with design wind pressure requirements as determined by building code requirements and/or project specific testing. Gypsum sheathing must be butted at joints. Wood-based sheathing must be gapped 1/8 inch (3mm) at edge and end joints.

C. Report deviations from the requirements of project specifications or other conditions that might adversely affect the air and water-resistive barrier, or cement board stucco installation to the General Contractor. Do not proceed with air and water-resistive barrier, or cement board stucco installation until deviations are corrected.

3.3 SURFACE PREPARATION

A. Sheathing

1. Remove surface contaminants and replace damaged sheathing.
2. All sheathing must be handled and installed in compliance with applicable building code and/or manufacturer requirements. Installed sheathing must be clean, dry and free from damage, frost, and all bond-inhibiting materials. Abut gypsum sheathing joints. Gap wood sheathing 1/8 inch (3 mm) at joints. Should gaps exceed ⅛ inch (3 mm) up to 1/2 inch (13 mm) wide, use Sto RapidGuard to fill joints, or apply low expanding urethane foam into joints and rasp or shave flush with sheathing surface in preparation for installation of StoGuard joint treatment.
3. Spot surface defects in sheathing with joint treatment (Sto Gold Fill, Sto RapidGuard, or Sto Gold Coat).

3.4 AIR AND WATER-RESISTIVE BARRIER INSTALLATION

(refer to Sto Guide Details as needed)

IMPORTANT: The air and water-resistive barrier installation described below is one component of the air and water-resistive barrier assembly for the building envelope and the moisture protection of the wall construction. Installation of the air and water-resistive barrier must be integrated with other air and water-resistive barrier components in the construction. This requires coordination with other trades to ensure proper

sequencing of work, to achieve air and water-resistive barrier continuity, and to direct rain water to the exterior, not into the wall assembly. Always protect rough openings in wall construction BEFORE installing windows, doors, louvers, etc. Where water is likely to penetrate the wall assembly, such as windows, flashing must be installed to direct water to the exterior at the leak source.

A. The following instructions are applicable to:

1. Exterior or Exposure I Plywood in compliance with PS-1
2. OSB (Oriented Strand Board) in compliance with PS-1 or PS-2
3. Glass Mat Faced Gypsum Sheathing in compliance with ASTM C 1177

B. Transition Detailing

1. Detail transition areas with Sto RapidGuard or StoGuard Conformable Membrane to achieve air and water-resistive barrier continuity. For illustrations of installation, refer to Sto Guide Details, Sto RapidGuard Installation Guide and StoGuard Transition Membrane Installation Guide (www.stocorp.com).

C. Rough Opening Protection (select 1, 2, 3, or 4 for frame construction; for concrete or concrete masonry rough openings with wood bucks and similar openings with complex 3-dimensional geometry, select no. 3, Sto RapidGuard):

1. Sto Gold Fill with StoGuard Mesh: apply 9 inch (229 mm) wide StoGuard Mesh at rough openings. Immediately apply Sto Gold Fill by spray or trowel over the mesh and spread smooth with a trowel to completely cover the mesh. For deep section studs use minimum 4 inch (102 mm) wide strips of StoGuard Mesh to seal sill and head to jamb corners. Crease and center the mesh at the sill/head to jamb intersection, press into place and apply Sto Gold Fill over the mesh (refer to Sto Detail 20.20M).
2. Sto Gold Coat with StoGuard Fabric: apply Sto Gold Coat liberally by spray or roller to corners of openings, immediately place StoGuard RediCorners in the wet coating, and apply additional coating over the RediCorners to completely embed them. For deep section studs cut minimum 4 inch (102 mm) strips of StoGuard Fabric to seal sill and head to jamb corners. Crease and center the fabric strips at the sill/head to jamb intersection and embed the fabric strips in Sto Gold Coat. After all corners have been completed apply Sto Gold Coat liberally to the entire rough opening, immediately place StoGuard Fabric in the wet coating, smooth any wrinkles with a brush or roller, and apply additional coating over the fabric to completely embed it. Overlap all seams minimum 2 inches (51 mm). Once completed, top coat with additional coating as needed to completely seal the surface. Allow to dry and inspect for pinholes or voids. If pinholes or voids are present, seal with additional coating or Sto RapidGuard.
3. Sto RapidGuard: apply a fillet bead of material with a caulking gun at interior corners inside the opening to seal jamb/sill and jamb/head seams. Apply material in a zig-zag pattern along sill, jambs, and head to form a generous bead of material along the surface to be covered. Use a 6 inch (152 mm) wide plastic drywall knife or spreader tool to spread the material to a uniform thickness of 12-20 mils (0.3-0.5 mm) before the material skins. Treat the entire rough opening surface in this manner and overlap onto the face of the sheathing 2 inches (51 mm) minimum all the way around
4. StoGuard Conformable Membrane: install the membrane in conformance with manufacturer's written installation instructions.

D. Sheathing Joint Treatment *(select one)*

1. Sto Gold Fill with StoGuard Mesh: place 4 inch (102 mm) wide mesh centered along sheathing joints and minimum 9 inch (229 mm) wide mesh centered and folded at inside and outside corners. Immediately apply Sto Gold Fill by spray or trowel and spread smooth with a trowel to completely cover the mesh.

2. Sto Gold Coat with StoGuard Fabric: apply Sto Gold Coat liberally by spray or roller along sheathing joints and immediately place 4 inch (102 mm) wide fabric centered over the joints into the wet coating, and 6 inch (152 mm) wide fabric centered and folded at inside and outside corners into the wet coating. Smooth any wrinkles with a brush or roller and apply additional coating to completely embed the fabric. Overlap seams minimum 2 inches (51 mm).
3. Sto RapidGuard: apply to properly installed sheathing. Apply a thick bead of Sto RapidGuard with a caulking gun along sheathing joints, or apply in a zig-zag pattern across and down the joints. Spread to a uniform thickness of 20-30 mils (0.5-0.6 mm) before the material skins. Spread 1 inch (25 mm) beyond the sheathing joint on each side. Follow the same procedure for inside and outside corners.
4. StoGuard Conformable Membrane: install the membrane in conformance with manufacturer's written installation instructions.

E. Air and Water-Resistive Barrier Coating Installation

1. Install the specified coating to the required wet film thickness as specified by Substrate, Medium-Build, or High-Build (refer to Section 2.2B)

F. Air and Water-Resistive Barrier Connections and Shingle Laps

1. Coordinate installation of connecting air and water-resistive barrier components with other trades to provide a continuous air tight membrane.
2. Coordinate installation of flashing and other moisture protection components with other trades to achieve complete moisture protection such that water is directed to the exterior, not into the wall assembly, and drained to the exterior at sources of leaks (windows, doors and similar penetrations through the wall assembly).
3. Splice-in head flashings above windows, doors, floor lines, roof/sidewall step flashing, and similar locations with StoGuard detail component to achieve shingle lap of the air and water-resistive barrier such that water is directed to the exterior.

NOTE: Windows and doors are typically installed immediately following installation of the air and water-resistive barrier and work should be sequenced accordingly. Consult with window manufacturer for installation requirements to maintain air and water-resistive barrier continuity and for head, jamb, sill flashing and perimeter sealant requirements needed to prevent leaks into the wall assembly.

NOTE: DO NOT ALLOW AIR AND WATER-RESISTIVE BARRIER INSTALLATION TO REMAIN EXPOSED MORE THAN 180 DAYS. PROTECT WITH CEMENT BOARD STUCCO CLADDING PROMPTLY AFTER INSTALLATION.

3.5 STARTER TRACK AND BACK MOUNT CASING BEAD ACCESSORY INSTALLATION

A. Strike a level line at the base of the wall to mark where the top of the starter track terminates.

B. Attach the starter track even with the line onto the structure a maximum of 16 inches (406 mm) on center with the proper fastener: Type S-12 corrosion resistant screws for steel framing with minimum 3/8 inch (9 mm) penetration, and galvanized or zinc coated nails for wood framing with minimum 3/4 inch (19 mm) penetration. Blocking installed between the studs may be necessary to secure the track flat against the wall surface. For solid sheathing attach directly into sheathing at 12 inches (305 mm) on center maximum.

C. Butt sections of starter track together. Miter cut outside corners and abut. Snip front flange of one inside corner piece (to allow the cement board to be seated inside of track) and abut.

D. Install Starter Track at other cement board system terminations as designated on detail drawings: above windows and doors, at floor lines, above roof along dormers or gable end walls, and beneath window sills with concealed flashing.

E. Install casing beads similarly at cement board stucco termination points—window and door jambs and other through wall penetrations. Install back-to-back casing beads at building expansion joints, thru-wall joints, where the cement board stucco abuts dissimilar construction or substrates, at changes in building height, at floor lines, columns, and cantilevered areas. Install full accessory pieces where possible and avoid small pieces. Where casing bead is used back-to-back as an expansion joint back the membrane with StoGuard Transition Membrane.

F. Splice-in starter track at base of wall, above windows, doors, floor lines, roof/sidewall step flashing, and similar locations with StoGuard detail component to achieve shingle lap of the air and water-resistive barrier such that water is directed to the exterior.

3.6 DRAINAGE MAT INSTALLATION

A. Place drainage mat against the wall surface and unroll horizontally with the fabric facing out. Staple into place with corrosion-resistant fasteners. Use as few fasteners as needed to hold the mat in place, starting from the bottom of the wall at the starter track and working up. Do not fasten through flashing. Shingle lap fabric at horizontal courses. Shingle lap drainage mat over starter track and flashing at floor lines, decks, roof lines, window heads, and other areas where flashing is required, to direct water to the exterior. Butt ends of rolls and vertical seams. Trim at accessories around windows, doors, vents, or other penetrations through the wall. Do not install behind window nail flanges or accessories. Lap over back leg of installed accessories. Immediately follow installation of drainage mat with cement board stucco installation. Where cement board stucco installation will not immediately follow installation of drainage mat, use corrosion-resistant cap nails, cap staples, or cap screws every 16 inches (406 mm) on center along framing for more secure attachment. Cover drainage mat with cement board within 30 days of installation.

3.7 CEMENT BOARD STUCCO INSTALLATION

(refer to Sto Guide Details as needed)

After satisfactory inspection of surfaces and correction of any deviations from specification requirements commence the cement board stucco installation as described below. Ensure the installed cement board surface is straight and true within ¼ inch in 10 feet (2 mm/m), and is clean, dry and free from damage, frost, and all bond-inhibiting materials before application of coatings or accessories to cement board surface. Ensure the installed base coat or primed base coat surface is clean, dry, free from damage, frost, and all bond inhibiting materials, including dust, dirt, salts, oil, grease, or laitance, before application of finish.

A. Cement Board Installation

1. Install cement board horizontally or vertically. Offset joints from sheathing joints by minimum six inches (152 mm). Insert bottom edge of board into the starter track, and then attach the board through the sheathing to studs/framing members with fasteners spaced 8 inches (203mm) on center maximum at the perimeter and in the field of the board, making sure that the fasteners seat flush with the surface of the cement board and do not penetrate the surface of the cement board.

2. Install cement boards with vertical joints staggered and with ends and edges closely butted but not forced together and flush at the surface. Cut boards in an "L" shape around openings such as windows, doors, and similar penetrations.

3. Provide for expansion joints and control joints in cement board layout (see Design Requirements, Section 1.04).

NOTE: Cement board fasteners may need to be spaced closer, depending on design wind pressures. Verify fastening schedule is adequate for design wind pressures. Refer to Section 1.04 A8.

B. Face Mount Accessory Installation

1. Install one piece control joints at wall penetrations, for example, above and below windows and doors. Refer to Sto Tech Hotline No. 0307-S. Install control joints in accordance with the following guidelines:
   a. Light colors (LRV $\geq$ 70) – at no greater than 25 ft (7.6 m) intervals and 625 ft2 (58 m^2)
   b. Dark colors (LRV < 70 and $\geq$ 30) – at no greater than 16 ft (4.68 m) intervals and every 256 ft^2 (23.5 m^2)
   c. Do not exceed length to width ratio of 2-1/2:1 in expansion joint layout.
2. Inside Corners: install corner bead accessory at inside corners adhesively or mechanically. Refer to Sto Tech Hotline No. 0307-S.
3. Outside Corners: install corner bead accessory adhesively by completely embedding the accessory in the base coat material. Refer to Sto Tech Hotline No. 0307-S
4. Drip Edge: install drip edge accessory by completely embedding the accessory in the base coat material. Refer to Sto Tech Hotline No. 0307-S, *Accessories for StoQuik Silver Cement Board Stucco Systems*.

NOTE: Where drainage is intended at the return, the drip edge accessory may not be applicable, depending on design details. Refer to Sto Guide Details.

C. Cement Board Joint Reinforcement, Accessory Overlaps, and Corners of Wall Penetrations

1. Install StoGuard Mesh centered over cement board joints. After placing mesh over joints skim coat the surface with base coat to completely cover the mesh.
2. Install StoGuard Mesh over perforated accessory flanges up to the "stop bead" on the accessory – starter tracks, casing beads, corner beads, and control joints. After placing mesh over flanges skim coat the surface up to the "stop bead" on the accessory with base coat to completely cover the mesh.
3. At corners of wall penetrations where no control joint is used embed 9 x 12 inch (230 x 305 mm) detail mesh diagonally in base coat.

D. Foam Trim and Build-Outs

1. Where foam build-outs terminate at a dissimilar material such as a window, door or other non-cement board stucco surfaces, backwrap the foam build-out by installing detail mesh onto the terminating edge of the cement board. Embed the mesh in the base coat. Allow the mesh to dangle until the backwrapping procedure is completed (B4).
2. Install foam build-outs directly over cement board with foam trim adhesive. Apply adhesive with the appropriate size notched trowel to the back of the insulation board and immediately place build-out in the proper location on the wall. Press firmly into place and trim or tool excess adhesive from ends and edges of foam trim for a smooth void-free connection to the cement board substrate.
3. After the adhesive has cured sufficiently to hold the build-out firmly in place, rasp the entire foam surface smooth.
4. Complete the backwrapping procedure by applying the foam trim base coat to the exposed edges of the foam build-out and minimum 2-1/2 inches (64 mm) onto the face. Pull the backwrap mesh around the foam build-out and fully embed it into the base coat. Use a corner trowel for neat straight corners.

5. Apply the base coat to the foam build-out and approximately 3 inches (76 mm) onto the adjacent cement board surfaces to an approximate thickness of 1/8 inch (3 mm). Immediately embed the reinforcing mesh in the wet base coat. Trowel from the center to the edges of the mesh to avoid wrinkles and remove excess base coat. Overlap mesh seams minimum 2-1/2 inches (64 mm). Overlap mesh onto adjacent cement board wall surfaces minimum 2-1/2 inches (64 mm) at terminations of the foam build-out and feather onto the cement board wall surface.

NOTE: Do not install foam build-outs over control or expansion joints in the cement board stucco wall assembly. Terminate foam build-outs and backwrap in accordance with instructions above.

E. Reinforced Base Coat Installation

1. Apply base coat over the cement board, including any areas of unreinforced foam trim/build-outs, with a stainless steel trowel to a uniform thickness of approximately 1/8 inch (3 mm). Work horizontally or vertically in strips of 40 inches (1016mm), and immediately embed the mesh into the wet base coat by troweling from the center to the edge of the mesh. Overlap mesh not less than 2-½ inches (64 mm) at mesh seams and fully overlap mesh at accessories to the accessory "stop bead." Fully overlap backwrap reinforcing mesh along foam trim/build-outs if these surfaces have not yet been reinforced with base coat/mesh. Feather seams and edges. Double wrap all inside and outside corners with minimum 8 inch (203 mm) overlap in each direction where mesh is used in lieu of a corner bead accessory. Avoid wrinkles in the mesh. The mesh must be fully embedded so that no mesh color shows through the base coat when it is dry. Re-skim with additional base coat if mesh color is visible or if necessary to correct planar irregularities in the wall surface. Allow base coat to thoroughly dry before applying primer or finish.
2. Sloped Surfaces: for foam trim, reveals, aesthetic bands, cornice profiles, sills or other architectural features that project beyond the vertical wall plane more than 2 inches (51 mm) apply waterproof base coat with a stainless steel trowel to the weather exposed sloped surface and minimum four inches (100 mm) above and below it. Embed standard mesh or detail mesh in the waterproof base coat and overlap mesh seams a minimum of 2-½ inches (65 mm). Allow base coat to thoroughly dry before applying primer or finish.

NOTE: All foam trim and projecting architectural features must have a minimum 1:2 [27°] slope along their top surface. All horizontal reveals must have a minimum 1:2 [27°] slope along their bottom surface. Increase slope for northern climates to prevent accumulation of ice/snow and water on surface. Where trim/feature or bottom surface of reveal projects more than 2 inches (51 mm) from the face of the wall plane, protect the weather exposed sloped surface with waterproof base coat. Avoid the use of trim and features that exceed the maximum allowable thickness of foam permitted by code (typically 4 inches [100 mm]) unless approved by the code official. Periodic inspections and increased maintenance may be required to maintain surface integrity of finish on sloped weather exposed surfaces. Limit projecting features to easily accessible areas and limit total area to facilitate maintenance and minimize maintenance burden. Refer to Sto details. Do not use foam trim on weather exposed projecting ledges, sills, or other projecting features unless supported by framing or other structural support and protected with metal coping or flashing. Refer to Sto details.

F. Primer Installation *(optional component)*

1. Apply primer evenly by brush or roller to the dry base coat surface

G. Textured Finish Installation

1. Apply finish to base coat or primed base coat and foam build-outs. Apply finish by spraying or troweling with a stainless steel trowel, depending on the finish specified. Follow these general rules for application of finish:
    a. Avoid application in direct sunlight.
    b. Apply finish in a continuous application and work a wet edge towards the unfinished wall area. Work to an architectural break in the wall before stopping to avoid cold joints.
    c. Weather conditions affect application and drying time. Hot or dry conditions limit working time and accelerate drying. Adjustments in the scheduling of work may be required to achieve desired results; cool or damp conditions extend working time and retard drying and may require added measures of protection against wind, dust, dirt, rain and freezing. Adjust work schedule and provide protection.
    d. Float "R" (rilled or swirl texture) finishes with a plastic float to achieve their rilled texture
    e. Do not install separate batches of finish side-by-side.
    f. Do not apply finish into or over sealant joints. Apply finish to outside face of wall only.
    g. Do not apply finish over irregular or unprepared surfaces or surfaces not in compliance with the requirements of the project specifications.
    h. Do not install finish over high pH ($\geq$ 10) stucco surfaces or surfaces that have not been fully cured.
2. Sto Signature or Specialty Finish Installation
    a. Refer to applicable Installation Guide and/or Product Bulletin for selected finish.
3. Sto Custom Cast Finish Installation
    a. Refer to applicable Application Guide and/or Product Bulletin for selected finish.

3.8 PROTECTION

A. Provide protection of installed materials from water infiltration into or behind them.

B. Provide protection of installed materials from dust, dirt, precipitation, and freezing.

C. Provide protection of installed primer and finish from dust, dirt, precipitation, freezing and continuous high humidity until fully dry.

D. Provide sealant and backer material at cement board stucco terminations and at fixture penetrations through the cement board stucco to protect against air, water and insect infiltration. Provide weeps at floor lines, window and door heads, and other areas to conduct water to the exterior.

3.9 CLEANING, REPAIR AND MAINTENANCE

A. Clean and maintain the cement board stucco finish for a fresh appearance and to prevent water entry into and behind the assembly. Repair cracks, impact damage, spalls or delamination promptly.

B. Maintain adjacent components of construction such as sealants, windows, doors, and flashing, to prevent water entry into the wall assembly.

C. Refer to Sto reStore Repair and Maintenance Guide (reStore Program) for detailed information on restoration – cleaning, repairs, recoating, resurfacing and refinishing, or re-cladding.

ATTENTION

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STORM WATER REPORT 350 E. Dundee Road, Wheeling, IL June 6th, 2024

Attached are Civil Engineering plans for site improvements for the subject property that is being converted from office to mixed commercial use. The project is located at the northeast corner of Milwaukee Ave. and Dundee Road. Commercial and medical use is proposed for the 1st floor and residential use on the upper floors. The general site layout will remain and be brought up to current building code standards. A new parking lot is proposed on the south side of the existing building to provide convenience to 1st floor commercial space users and improve ADA space location and accessibility and overall signage. **Also, a right-in-right-out entrance is proposed for the existing east Dundee Road Drive #1. Furthermore, a right-out entrance is proposed for the existing Drive #2 on Dundee Road that is further west of Drive #1.** Adjacent to and just south of the new lot will be a new small storm water BMP-detention storage basin to collect sheet runoff from the new parking lot (per Village of Wheeling requirements). Noteworthy is that the existing north parking lot is located in Des Plaines River floodplain with floodplain partially encroaching up the west and east private drives off Milwaukee Ave. and Dundee Road respectively. The Des Plaines River is located between 200'-300' of east of the property and the east portion of the property is in 10-year flood plain.

No modifications to the site driveway entrances off Milwaukee Ave. and Dundee Road and associated drive aisles are proposed. Also, existing patios, sidewalks and ramps adjacent the east and north sides of the building will remain undisturbed. There will be maintenance work occurring on pavement and walk due to their age. However, new sidewalks are proposed improve pedestrian access to the mixed-use development from Dundee Road and Milwaukee Avenue. Further and per our prior discussions, several landscaped parking islands are proposed in the existing north parking lot that will include new type B concrete curb. However no fill is proposed to be placed in the interior of the new landscape islands so as to minimize project flood plain fill and remain below MWRD threshold requirements. Most important, the landscaped islands will replace existing parking lot pavement with trees and plantings and allow for both rainfall and parking lot storm water runoff to partially infiltrate into the landscaped islands soil. Overall, project disturbed area was calculated to be **0.49 acres** and below the 0.5 acre MWRD threshold. Therefore only storm water detention related to the new south parking lot is proposed to satisfy the Village of Wheeling requirements.

The existing MWRD permit is #74-360 and documents plans and permit for the existing office building, parking lots, storm and sanitary sewer and catch basins. Also the old permit includes the building's sanitary sewer service off Milwaukee Ave. that will continue to be used for the mixed-use building. Further the existing water service will continue use however two fire hydrants will be added to the existing water main use. The permit also documents the existing parking lot surface storage detention and restrictor located at the southeast corner of the north parking lot.

The project topography as-built survey work identified all existing catch basins and storm sewer including the outlet restrictor that showed site conditions to be very consistent with permitted design plans. The permitted parking lot storage design provided for surplus detention storage relative to calculated required storage. The existing parking lot catch basins and storm sewer were constructed in grid pattern consistent with design plans. Catch basin rims are at similar elevations as is the top of perimeter curb elevations in

many cases. This ensures that the parking lot will temporarily store storm water during rainfall events as a restrictor is installed in a drainage structure at the far southeast corner of the parking lot. The project site storm sewer outlets per design to a concrete flared end section located to the east near the Des Plaines River per design plans.

Lastly, a new flat bottom native planted storm water detention basin 100' long by 10' wide x 2.20' depth is proposed along the south parking lot curb line. A new 30" concrete block wall is shown along the basin's north and south sides. Required storage per MWRD Bulletin-75 MRM spreadsheet is 0.042 acre-ft or 1,975 cft. The calculations used a 0.15 cfs / acre release rate and runoff coefficient of 0.95 for a proposed tributary parking lot area of 0.095 acres (4,129 sqft). Provided surface storage is 1,975 cft and greater than required storage of 1,830 cft.

Sincerely, Cliff Toberman, PE, Principal Engineer

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Proposed Parking South Parking Lot & BMP Basin **PERMIT NUMBER:**

LOCATION: 350 E. Dundee Road, Wheeling, il **DATE:** 2/27/2024

DEVELOPMENT INFORMTION

1.	Detained Area	0.095	acres
2.	Composite Runoff Coefficient	0.950	
3.	Actual Release Rate	0.014	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	0.042	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	1.11	1.10	0.008	
10 min	10.80	0.97	0.96	0.013	
15 min	9.28	0.84	0.82	0.017	
20 min	8.04	0.72	0.71	0.020	
30 min	6.34	0.57	0.56	0.023	
40 min	5.28	0.48	0.46	0.025	
50 min	4.55	0.41	0.40	0.027	
1 hr	4.03	0.36	0.35	0.029	
1.5 hr	3.03	0.27	0.26	0.032	
2 hr	2.49	0.22	0.21	0.035	
3 hr	1.83	0.16	0.15	0.037	
4 hr	1.48	0.13	0.12	0.039	
5 hr	1.25	0.11	0.10	0.041	
6 hr	1.07	0.10	0.08	0.041	
7 hr	0.96	0.09	0.07	0.042	
8 hr	0.86	0.08	0.06	0.042	
9 hr	0.79	0.07	0.06	0.042	←
10 hr	0.72	0.06	0.05	0.042	
11 hr	0.67	0.06	0.05	0.042	
12 hr	0.62	0.06	0.04	0.041	
18 hr	0.45	0.04	0.03	0.039	
24 hr	0.36	0.03	0.02	0.036	

FOREST VIEW

MSI Three Rivers Gold Ledger Panel



Manufacturer
MSI Surfaces
1441 Jarvis Ave, Elk Grove, IL 60007
www.msisurfaces.com

These modern slate panels provide a modern exterior finish without compromising on resistance to weather or UV damage.

Flat Panel : 6"x24"
Corner : 6"x12"x6"
hickness : 0.75"-1.25"
Approx. Weight : 9.9 lbs.
Type : Slate
Finish : Splitface
Average Compressive Strength: 4900 Psi



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TRAFFIC NARRATIVE for

CONVERSION OF EXISTING OFFICE BUILDING TO MIXED-USE

350 E. Dundee Road, Wheeling, IL

June 6th, 2024

Cliff Toberman, PE, Principal
Norman J. Toberman & Associates, LLC, Consulting Civil Engineers & Surveyors
115 S. Wilke Road, Suite 301, Arlington Heights, IL 60005

1. **PROJECT DESCRIPTION & LOCATION**

2. **MILWAUKEE AVE. & DUNDEE ROAD INTERSECTION**

3. **EXISTING PROJECT DRIVEWAY ENTRANCES**

4. **TRAFFIC INTERSECTION QUEUE COUNT / OBSEVATIONS / ANALYSES**

5. **PROPOSED MIXED-USE / EXIST. OFFICE USE BUILDING TRIP GENERATIONS & COMPARISONS**

APPENDICES WITH INTERSECTION QUEUE COUNTS

- Google Earth Aerial & Site Existing Driveway Pictures
- Project Area Maps
- Proposed Trip Generation Exhibit
- Traffic Queue Count Data: Westbound Dundee Ave
- Traffic Queue Count Data: Southbound Milwaukee Ave.
- ITE Trip Generation
- Existing Conditions Plan
- Proposed Site Plan

1. Project Description & Location

Forest View, LLC proposes to renovate an existing 3-story building into a mixed use residential and commercial use. The building is located at 350 E. Dundee Road in Wheeling, IL at the northeast corner of Dundee Road (IDOT state Rte. 68) and Milwaukee Avenue (IDOT state Rte. 45/21). The existing office building was formerly occupied by a bank having drive-thru facilities along the building's west side that will be removed and replaced with a new west parking lot. It is proposed to remodel the top two stories for residential use while the first floor will remain for commercial office and retail use. The proposed site improvements will provide added parking is a new lot located adjacent the south side of the existing building as well as a new west parking lot that will replace the existing drive-thru area. No changes to existing drive entrances are proposed.

Adjacent to the project on its west property line is the Village of Wheeling's Friendship Park located at the northeast corner of the Milwaukee Ave./Dundee Road intersection. The project's east property line is approximately 150' west of the Des Plaines River. Noteworthy is that the building and three drive entrances are above flood plain while the existing north parking is in the flood plain.

2. Milwaukee Ave. and Dundee Road Intersection

Dundee Road is an east-west IDOT arterial route and has 22,400 Average Daily Traffic (2021 ADT IDOT data). At its intersection with Milwaukee Ave., Dundee eastbound traffic has three thru eastbound lanes and one left-turn lane. Dundee Road three thru-lanes east of Milwaukee Ave. taper to two lanes at the project's east drive entrance (noted as drive #1 in the plans). Dundee Road westbound roadway also consists of three thru-lanes as well as one left turn lane and one right turn lane onto northbound Milwaukee Avenue.

Milwaukee Ave. is a northwest-southeast IDOT arterial route that and has 25,600 Average Daily Traffic (201 ADT IDOT data). It consists of two thru lanes and two left-turn lanes in each direction. Moreover, it has a right-turn lane for northbound traffic to proceed eastbound on Dundee Road. Noteworthy is that a PACE bus stop is located on the east side of Milwaukee Ave. 180' north of the center of the intersection.

At the southwest portion of the intersection is a shopping center with Fresh Farms. At the northwest corner of the intersection is a Walgreens while the southeast corner has a Kitchen & Bath Studio studio. As mentioned earlier at the project site's northeast corner is the Village of Wheeling's Friendship Park.

3. Existing Project Drive Entrances

Existing site driveways are proposed to be used for the project. There are two existing drive entrances on the north side of Dundee Road with the nearest drive 200' east of Milwaukee Ave. and labeled Drive #2 on plans and exhibits. This driveway was used for outbound right-turns for the prior bank's drive-thru lanes. However, with the exist. west drive-thru area being replaced with a new parking lot it is proposed to allow right-ins and right-outs at this entrance but no left-turns due to the center island of Dundee Road. The second existing Dundee Road drive labeled Drive #1 is located 370' east of Milwaukee Ave. and is proposed to be the main development's entrance having full use for both inbound and outbound right and left-turns. Lastly, there is one existing drive entrance on the east side of Milwaukee Ave. approx. 215' north of Dundee Road. This entrance is proposed to allow only right-ins and right-outs and not left-turns since Milwaukee Ave.'s southbound left-turn lane is directly across from the drive entrance.

4. Traffic Intersection Queue Count, Observations & Analyses

One of the purposes of the traffic study was to document the existing intersection traffic and lane queues during peak AM/PM peak time periods to gauge existing intersection traffic conditions and impact on the existing entrances noted above. On Friday, June 6th the intersection was observed with left-turn and thru-lane vehicle queuing counts made. The following page summarizes the study results:

- Milwaukee Ave. is best characterized by vehicle training in its two northbound and southbound lanes. Peak intersection AM traffic was observed to occur between 7:45-8:45 AM and the PM traffic generally peaked between 3:45-4:45 PM. Milwaukee Ave. traffic exceeded Dundee Road with greater traffic observed during the PM peak hour then during the AM peak hour. Milwaukee Ave. had greater traffic southbound in the morning while having greater northbound afternoon traffic in the afternoon. Likewise, Dundee Road had greater eastbound traffic flow in the morning and greater westbound traffic volume in the afternoon. The intersection satisfactorily conveyed all traffic movements during 1 minute signal cycle time for each roadway.

- Southbound Milwaukee Ave. typically had between 2-6 vehicles left-turn vehicle queues across the morning period. At 8 AM there were 6 cars queued that extended beyond the project's west drive #3 entrance. The PM left-turns were generally similar if not slightly less than the morning left-turn queues.

- Milwaukee Ave. south bound intersection thru-lane queues also extended beyond the Milwaukee Ave. entrance drive. The queues extended to over 15 cars on occasion making left outbound turn from the project site's #3 Drive to be not possible as a result of both left turn and thru lane queues.

- During the afternoon Dundee Road westbound left-turn lane at the intersection on one occasion at 4 PM incurred a full stacking lane queue that ended approximately to the project's main entrance Drive #1. However, in general, the double left-turn queue consisted of only 3 vehicles in each lane and ended closer to the project's Drive #2 entrance closer to Milwaukee Avenue. Thus, the main Drive #1 entrance was largely unaffected by westbound Dundee Road queues. Also noteworthy is that the Dundee Ave. westbound right-turn lane had small queues of only 1-3 vehicles with only short delays incurred.

- Furthermore, Dundee Road's two westbound lanes on average had 4-6 car queues extending to Drive entrance #2. As mentioned earlier, signage today shows there are right-ins allowed at Drive #2 as the prior bank drive-thru facility used this entrance for only outbound right-turns (not inbounds).

5. Proposed Mixed-Use /Existing Office Use Office Building Trip Generations and Comparisons

The existing 3-story office building has a 22,782 sqft footprint with total square footage of approximately 68,346 sqft. Vehicle trip generations for each use were estimated using the Institute for Transportation Engineers (ITE) trip generations manual that reports on existing studies for similar developments. ITE results are presented graphically using fitted line and equation that averages the studies. Thus, for the building uses anticipated trip generation estimates can be made on a 1,000 sqft of building basis:

Existing General Office Use (ITE #710 Use)
> AM Peak Hour 99 trips = (1.45 trips / per 1,000 sqft) * 68,346 sqft
> PM Peak Hour 102 trips = (1.50 trips / per 1,000 sqft) * 68,346 sqft

In comparison, the proposed mixed-use building conversion project trip generation is as follows:
Proposed Residential Use (ITE use #220): For a total of 55 units;
> AM Peak Hour 28 trips = (ITE 0.51 trips per unit or 55 units)
> PM Peak Hour 34 trips = (ITE 0.62 trips per unit or 55 units)

Proposed 1st Story Office Use (ITE 710) (Per 1st Floor Plan 11,000 +/- sqft):
> AM Peak Hour 16 trips = (1.45 trips / per 1,000 sqft) x 11,000 sqft (Per ITE: 14 trips in and 2 out)
> PM Peak Hour 17 PM trips = (1.50 trips / per 1,000 sqft) x 11,000 sqft; (Per ITE: 8 in and 9 out)

Proposed 1st story Retail Use (ITE 820 "Variety") (Per 1st Floor Plan 6,000 +/- sqft):
> AM Peak Hour 6 trips = (1.0 trip / per 1,000 sqft) x 6,000 sqft (Per ITE: 4 trips in, 2 out)
> PM Peak Hour 22 trips = (3.70 trips / per 1,000 sqft space) x 6,000 sqft (Per ITE: 11 trips in and 11 out)

Proposed Combined Office & Estimated Retail Use:
> AM Peak Hour 22 trips (18 trips in, 4 out)
> PM Peak Hour 39 trips (19 trip in, 20 out)

Comparison of Combined Office & Est. Retail Use Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 22 trips vs. 99 trips Existing Office use or a 77 trip reduction (78%);
> Proposed PM Peak Hour 39 trips vs. 102 trips Existing Office use or a 63 trip reduction (62%);

Comparison of Residential Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 28 trips vs. 99 trips Existing Office use or a 77 trip reduction (72%);
> Proposed PM Peak Hour 34 trips vs. 102 trips Existing Office use or a 63 trip reduction (67%);

Comparison of Proposed Total Mixed-Use Trips to Existing Office Use for Peak Hours
> Proposed AM Peak Hour 50 trips (22+28) vs. 99 trips Existing Office use or a 77 trip reduction (72%);
> Proposed PM Peak Hour 73 trips vs.(39+34) vs. 102 trips Exist Office use or a 29 trip reduction (28%);
Note this averages to an estimated 50% reduction.

Daily Weekday Vehicle Trips Comparison of Proposed Mixed-Use vs. Existing Office
Note: approximated using ITE land uses as follows:
> Daily *residential* vehicle trips 283 daily weekday trips = (6.74 trips / per unit * 42 units)
> Daily *office* vehicle trips daily weekday 121 trips = (11.01 trips / 1,000 sqft * 11,000 sqft of office)
> Daily *retail* vehicle daily weekday trips 41 trips = (6.84 trips / per 1,000 sqft * 6,000 sqft of retail)
--> Total daily weekday vehicle trips are 445 = (283 residential + 121 office + 41 retail)
In comparison, exist. office use trips are 752 = (11.01 trips per / 1,000 sqft * 68,346 sqft).

Thus, the proposed weekday daily trips estimate a 59% reduction from conversion of office use to residential for the upper two floors. Averaging AM/PM/Total reductions equates to a 66% trip reduction. This is a conservative reduction estimate as the prior building/site use included a 1st floor bank having multiple drive-thru lanes that were not taken into account in the above exist. estimate. Bank drive-thru use would significantly increase PM Peak Hour trip generations. Trip reduction for mixed-use is further corroborated by the proposed Site Plan eliminating the need for the rear northeast parking lot.

Lastly, trip distribution was made at each entrance and is provided in the Proposed Trip Generation Exhibit. This involved an approximate equal distribution based on Milwaukee Ave. north/south and Dundee Road east-west traffic flow. Then PM trips were increased to be slightly greater than AM trips consistent with trip generation estimates. Furthermore, emphasis was given to the full Drive # 1 entrance to function as the main entrance with Drive entrances #2 and #3 accommodating right-in/right-outs only.

5. Conclusion

Conversion from office to residential use of the existing building's upper two floors results in significantly less site generated trips and thus a preferred building use that will lessen roadway and intersection traffic. It is estimated that an average 50% reduction in Peak AM/PM and 66% reduction in total daily trips will occur consistent with the development plan's reduced site rear parking requirements. Also, the residential and 1st floor retail/office trips will be highly distributed across the daytime vs. an entire building office use having 1st floor walk-up banking and drive-thru whose operations undoubtedly create greater PM Peak hour trips and traffic impacts. Also, continued use of the project's main Dundee Rd. Drive #1

entrance allows for maintaining site inbound and outbound left and right turns. For Peak AM/PM Hours, Driveway #1 left turns are estimated to be 5 left inbound and 5 left outbound trips or only one left-turn every 12 minutes on average. Traffic study data supports that both inbound and outbound left turn movements would occur with little delay given the Dundee Rd. signalization, gaps and limited queuing of westbound traffic at Milwaukee Ave. intersection. Further, Dundee Rd. existing Driveway #2 entrance conversion to a right-in/right-out entrance will allow for ease of access to the west side building's new parking lot. Lastly, the existing Driveway #3 entrance on Milwaukee Ave. will function as it does today as a right-in-right-out entrance with no left-turns allowed to or from Milwaukee Avenue. Thus, the three entrances will allow for efficient site trip distribution as well as provide for a flexible and timely capability for emergency site access.
Appendix:

> Google Earth Aerial of Project Site & Site Pictures



> Existing Site Driveway Pictures

Existing South Drive Entrances: Driveway #1 Full Entrance (on right of pic.) and Drive #2 (on left)



Existing South Drive #2 (Proposed Right-In/Right-Out Entrance)

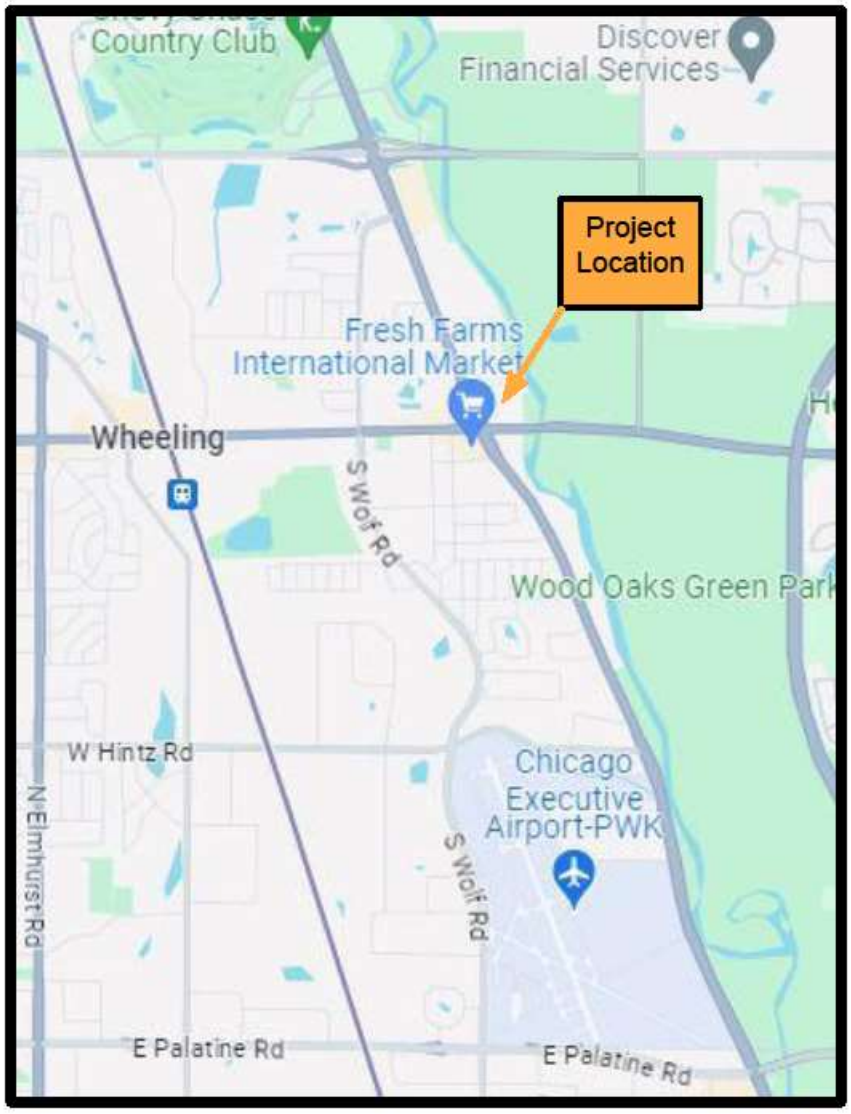


Existing West Drive #3 (Looking North on Milwaukee Ave.) - Proposed "Right-in-Right-out" Entrance



> Area Project Maps

350 E. Dundee Redevelopment

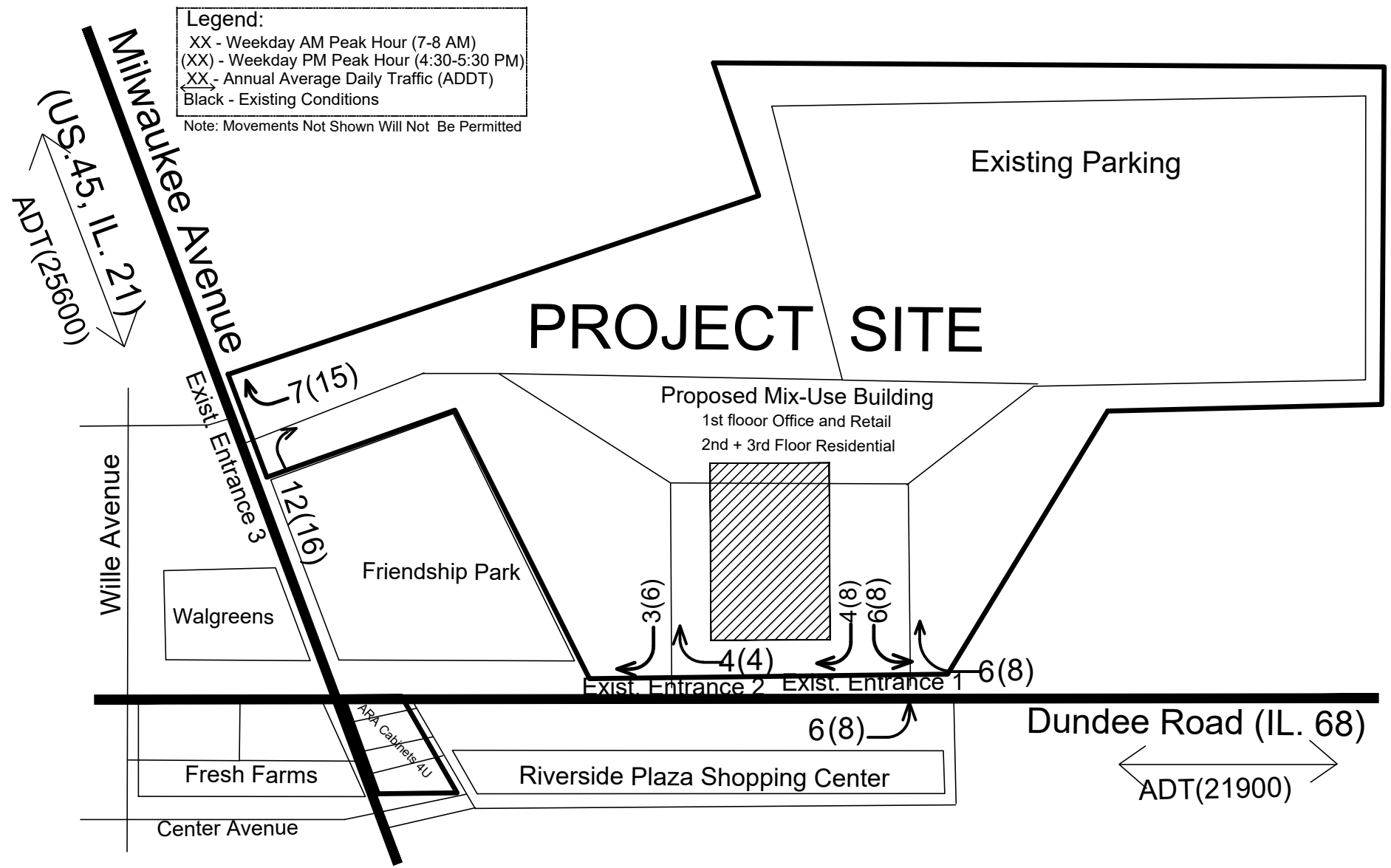



Legend
Project Location
Proposed Mixed Use Buiding
Boston Fish Market
Edgewood Dr
Krause Ln
Potawatomi Woo
Benihana
McDonald's
68
Fresh Farms International Market
Dam No. 1 Woods
Dam Woods
D'Agostino's Pizzeria Wheelin
N
1000 ft
Google Earth

Proposed Mixed-Use

PEAK HOUR TOTAL VEHICLE TRIPS

AM 50: 28 in / 22 out & (PM 73: 36 in / 37 out)



COUNT OF VEHICLE QUEUES ON WESTBOUND DUNDEE AT DUNDEE ROAD / MILWAUKEE AVE. INTERSECTION FRIDAY, 6-16-23 DB-EB FOR AM & PM PEAK HOURS BY TRAFFIC CYCLE

	TIME	LEFT TURN	LEFT STRAIGHT	MIDDLE STRAIGHT	RIGHT STRAIGHT	RIGHT TURN	TOTAL TO DETERMINE PEAK HOUR
AM	07:10:00 AM	1	4	-	4	1	10
	07:12:00 AM	1	2	-	-	-	3
	07:15:00 AM	2	2	-	2	-	6
	07:17:00 AM	1	2	-	2	-	5
	07:20:00 AM	1	2	-	-	-	3
	07:22:00 AM	1	2	-	3	2	8
	07:30:00 AM	1	1	-	1	1	4
	07:36:00 AM	2	4	-	4	-	10
PEAK AM	07:40:00 AM	2	7	-	7	-	16
	07:45:00 AM	5	4	-	3	1	13
	07:47:00 AM	2	4	-	4	4	14
	07:53:00 AM	2	4	-	4	4	14
	08:00:00 AM	1	4	-	4	-	9
	08:09:00 AM	1	3	3	3	3	13
	08:15:00 AM	2	-	-	3	1	6
	08:19:00 AM	-	2	2	1	5	10
	08:32:00 AM	-	3	2	6	5	16
	08:35:00 AM	1	6	6	6	5	24
	08:40:00 AM	1	5	5	5	-	16
	08:45:00 AM	-	5	6	5	1	17
	08:50:00 AM	8	3	3	4	3	21
							0
PEAK PM	03:10:00 PM	1	12	12	12	4	41
	03:15:00 PM	5	10	12	10	2	39
	03:20:00 PM	10	6	6	6	2	30
	03:30:00 PM	5	6	6	6	2	25
	03:34:00 PM	4	5	5	5	2	21
	03:46:00 PM	3	4	1	2	2	12
	03:50:00 PM	2	3	4	7	5	21
	03:55:00 PM	2	12	12	12	10	48
	04:00:00 PM	14	4	4	4	2	28
	04:10:00 PM	7	5	5	8	3	28
	04:20:00 PM	WRECK	WRECK	WRECK	WRECK	WRECK	0
	04:24:00 PM	2	4	4	4	3	17
	04:31:00 PM	7	3	3	3	-	16
	04:35:00 PM	6	9	9	11	-	35
	04:40:00 PM	4	6	7	7	10	34
	04:45:00 PM	11	1	6	4	2	24

COUNT OF VEHICLE QUEUES ON SOUTHBOUND MILWAUKEE AVE. AT DUNDEE ROAD / MILWAUKEE AVE. INTERSECTION FRIDAY, 6-16-23 DB-EB FOR AM & PM TIME PERIOD

	TIME	LEFT TURN	LEFT TURN	TOTAL
AM PERIOD	07:10:00 AM	1	3	4
	07:12:00 AM	2	4	
	07:13:00 AM	4	3	
	07:15:00 AM	3	2	
	07:17:00 AM	3	4	
	07:20:00 AM	2	2	
	07:22:00 AM	3	4	
	07:25:00 AM	3	5	
	07:27:00 AM	2	2	
	07:30:00 AM	3	3	
	07:32:00 AM	3	4	
	07:34:00 AM	3	4	
	07:36:00 AM	4	4	
	07:40:00 AM	3	3	
	07:42:00 AM	3	4	
	07:45:00 AM	5	4	
	07:47:00 AM	5	3	
PEAK AM HOUR	07:49:00 AM	6	6	
	07:53:00 AM	2	3	
	07:55:00 AM	5	5	
	07:57:00 AM	2	4	
	08:00:00 AM	4	3	
	08:02:00 AM	3	3	
	08:05:00 AM	2	3	
	08:07:00 AM	1	3	
	08:09:00 AM	3	4	
	08:12:00 AM	3	3	
	08:15:00 AM	6	4	
	08:17:00 AM	7	5	
	08:19:00 AM	3	4	
	08:22:00 AM	2	2	
	08:24:00 AM	2	3	
	08:26:00 AM	2	2	
	08:28:00 AM	3	3	
	08:30:00 AM	4	3	
	08:32:00 AM	6	6	
	08:35:00 AM	3	3	
	08:38:00 AM	4	4	
	08:40:00 AM	2	3	
	08:42:00 AM	5	4	
	08:45:00 AM	6	8	
	08:50:00 AM	3	6	
	08:52:00 AM	6	6	
PM PERIOD	03:20:00 PM	2	2	
	03:22:00 PM	2	1	
	03:24:00 PM	3	3	
	03:26:00 PM	0	0	
	03:28:00 PM	2	2	
	03:30:00 PM	2	3	
	03:32:00 PM	4	4	
	03:34:00 PM	1	2	
	03:36:00 PM	3	4	
	03:40:00 PM	1	2	
	03:42:00 AM	3	2	
	03:44:00 PM	2	4	
PEAK PM HOUR	03:46:00 PM	4	5	
	03:48:00 PM	3	5	
	03:50:00 PM	0	0	
	03:52:00 PM	2	3	
	03:55:00 PM	2	1	
	04:00:00 PM	3	4	
	04:04:00 PM	0	2	
	04:06:00 PM	1	2	
	04:08:00 PM	3	4	
	04:10:00 PM	2	4	
	04:14:00 PM	4	4	
	04:20:00 PM	1	2	
	04:24:00 PM	2	3	
	04:28:00 PM	3	2	
	04:31:00 PM	2	2	
	04:35:00 PM	3	1	
	04:38:00 PM	4	4	
	04:40:00 PM	3	4	
	04:45:00 PM	2	3	

MILWAUKEE AVE

Page 1

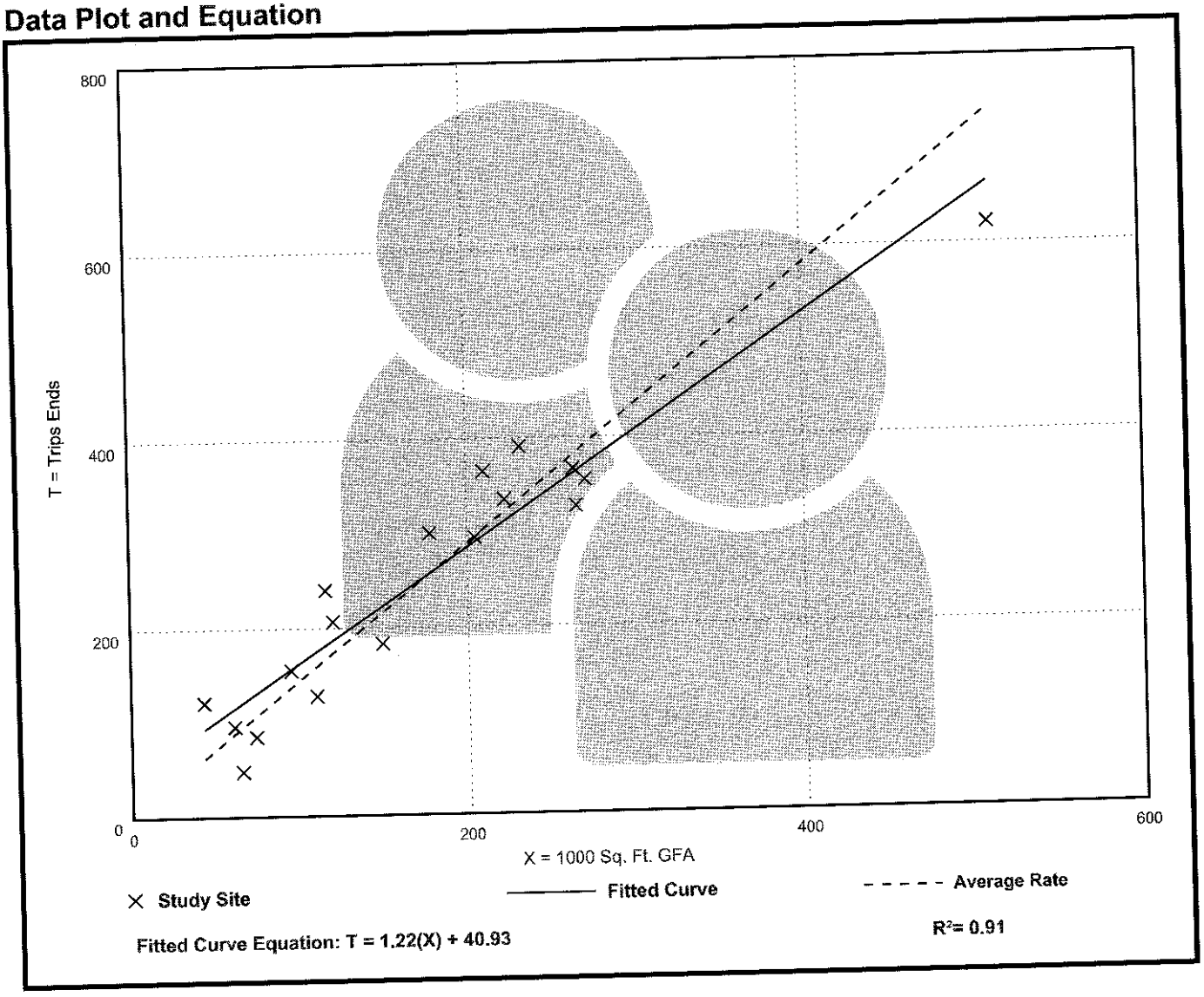
General Office Building
(710)

Person Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 177
Directional Distribution: 87% entering, 13% exiting

Person Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.73 - 2.82	0.31

Data Plot and Equation



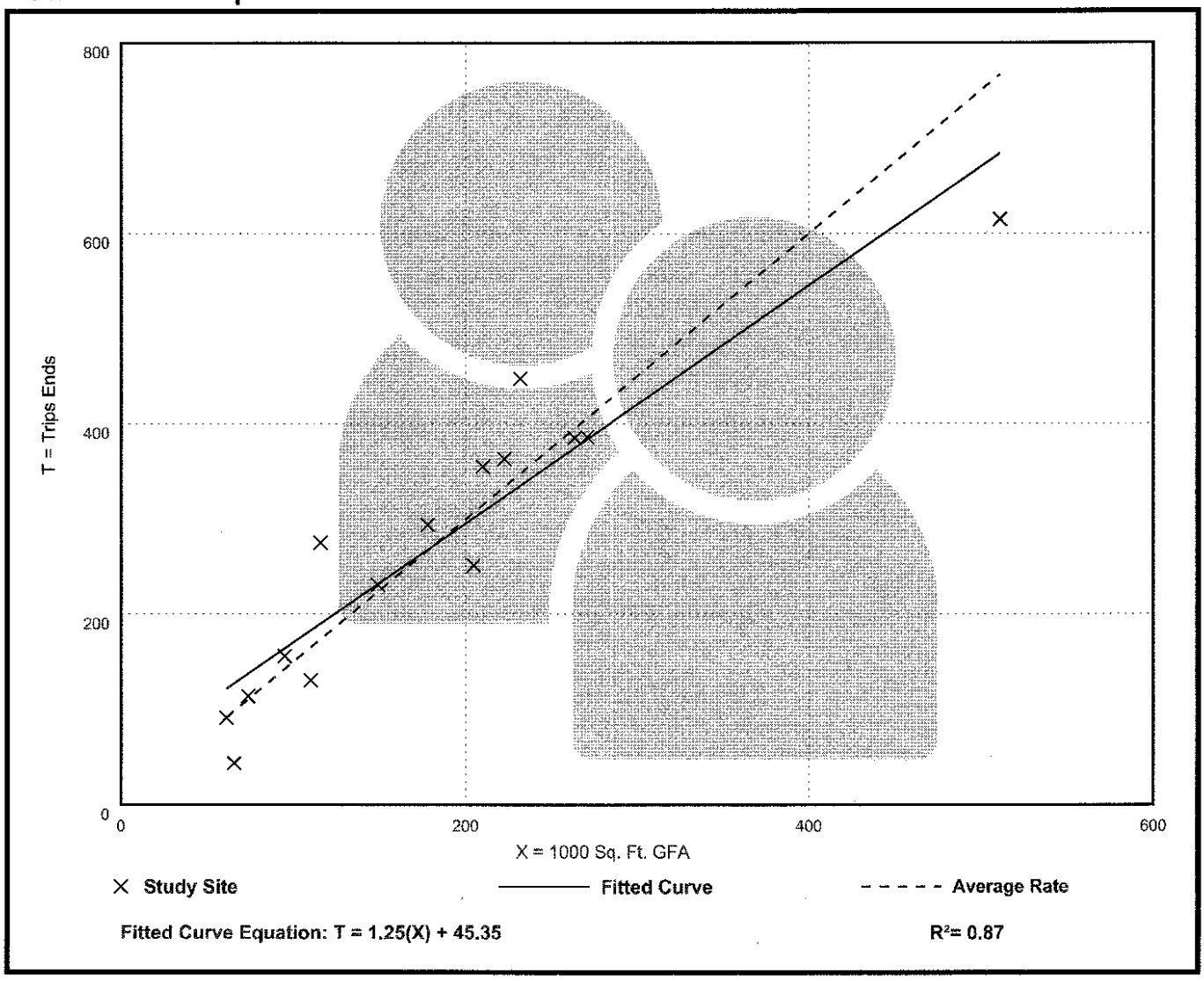
General Office Building
(710)

Person Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 184
Directional Distribution: 15% entering, 85% exiting

Person Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.50	0.67 - 2.37	0.32

Data Plot and Equation



Fitted Curve Equation: T = 1.25(X) + 45.35

R^2= 0.87

Apartment
(220)

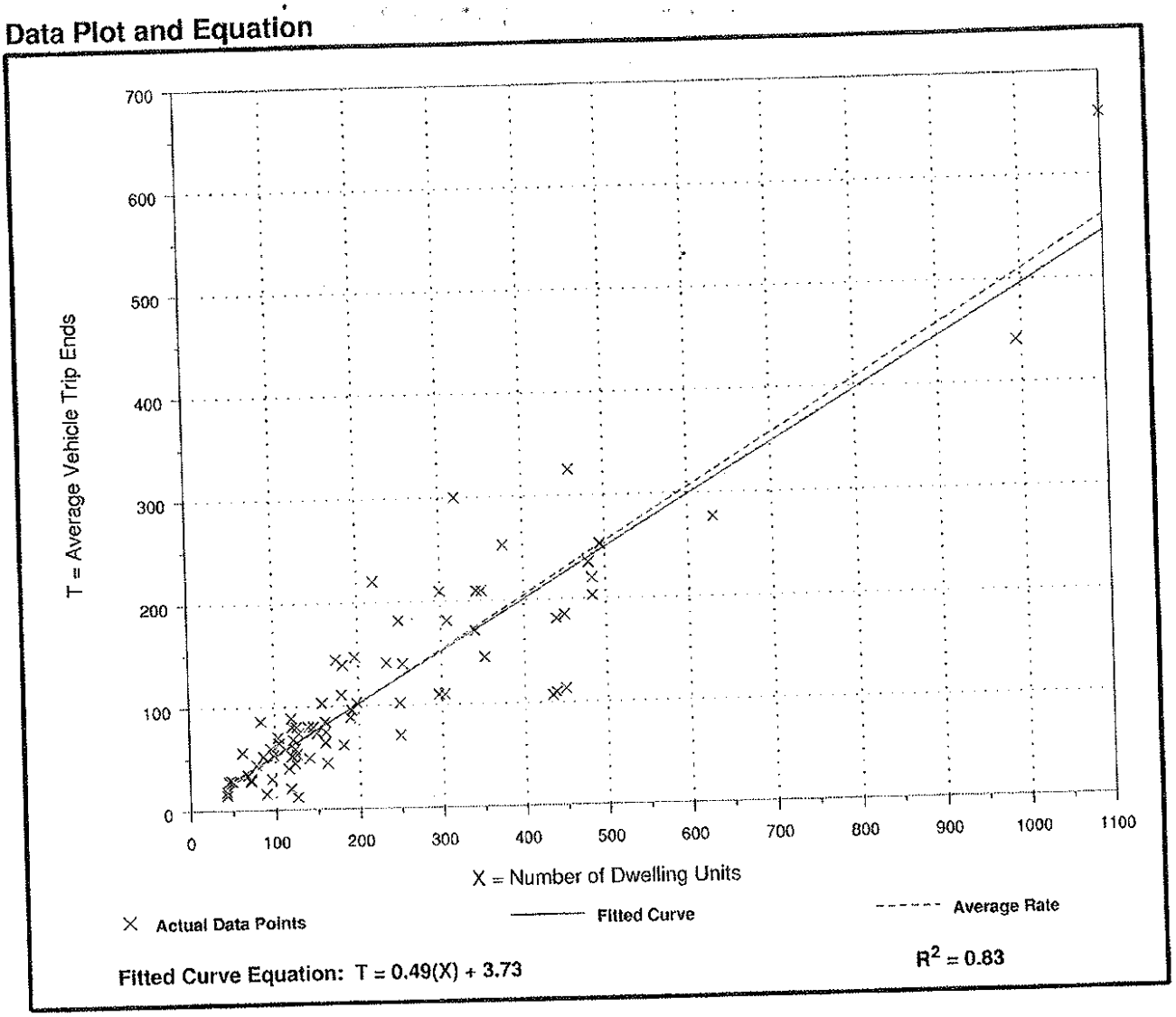
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



Fitted Curve Equation: T = 0.49(X) + 3.73

R^2 = 0.83

Apartment
(220)

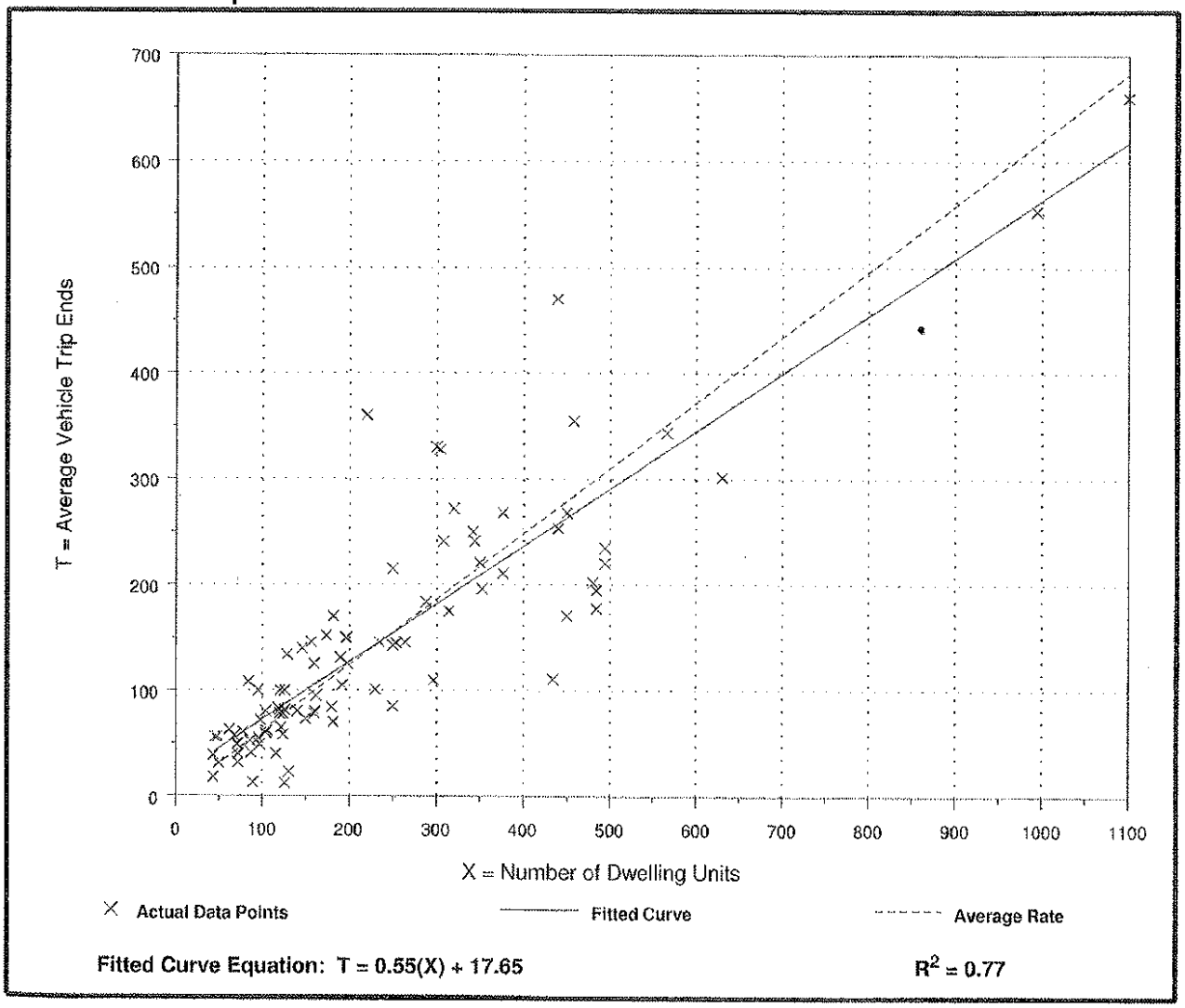
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

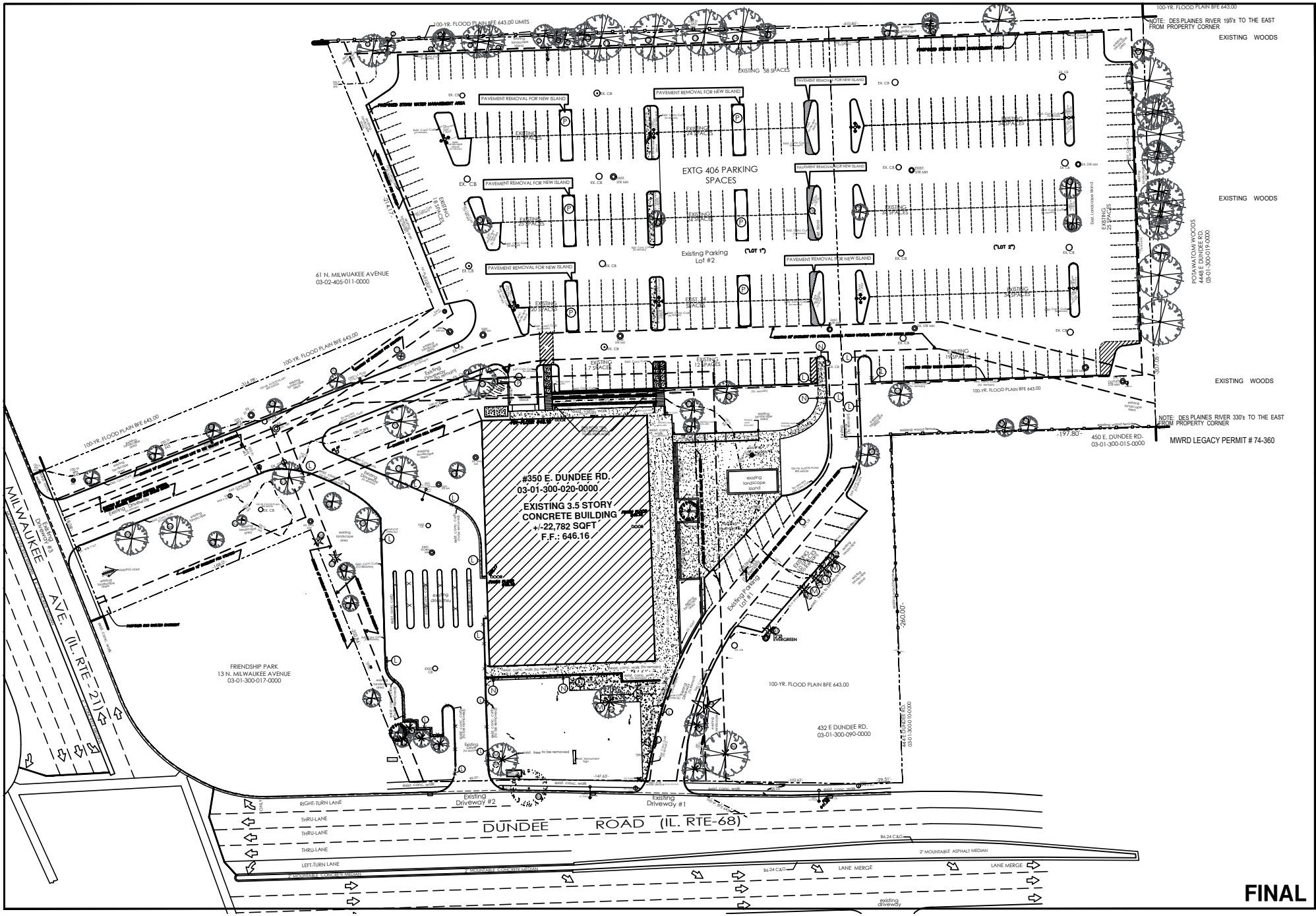
Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Fitted Curve Equation: T = 0.55(X) + 17.65

R^2 = 0.77



SCALE: 1"=30'
0 15' 30'
SCALE

LEGEND

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
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DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

Expires 11/30/25

NO.	DATE	BY	REVISION
1	05-10-24	NJT	PER VILLAGE REVIEW
2	05-15-24	NJT	PER MWRD REVIEW
3	06-24-24	NJT	PER VILLAGE REVIEW
4	10-11-24	NJT	PER MWRD REVIEW
5	11-21-24	NJT	PER VILLAGE REVIEW
6	12-17-24	NJT	PER MWRD REVIEW
7	01-24-25	NJT	PER VILLAGE REVIEW
8	02-04-25	NJT	PER MWRD REVIEW
9	03-04-25	NJT	PER VILLAGE REVIEW
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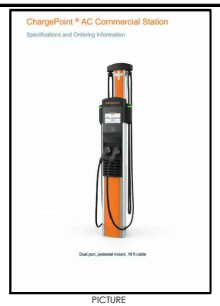
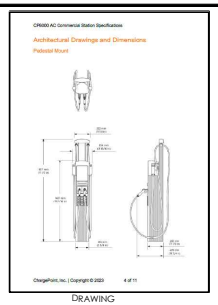
475



PICTURE



DRAWING



STRIPING EXAMPLE

100-YR. FLOOD PLAIN BFE 643.00

NOTE: DES PLAINES RIVER 195± TO THE EAST FROM PROPERTY CORNER

EXISTING WOODS

61 N. MILWAUKEE AVENUE
03-02-405-011-0000

Existing Parking Lot #2

POTAWATOMI WOODS
4448 E DUNDEE RD.
03-01-300-017-0000

EXISTING WOODS

EXISTING WOODS

NOTE: DES PLAINES RIVER 330± TO THE EAST FROM PROPERTY CORNER

450 E. DUNDEE RD.
03-01-300-015-0000

MWRD LEGACY PERMIT # 74-360

#350 E. DUNDEE RD.
03-01-300-020-0000
EXISTING 3.5 STORY CONCRETE BUILDING
+/-22,782 SQFT
F.F.: 646.16
(AREA OF RENOVATION--REFER TO ARCHITECTURE PLANS)

MILWAUKEE AVE. (IL. RTE. 21)

FRIENDSHIP PARK
13 N. MILWAUKEE AVENUE
03-01-300-017-0000

NEW PARKING LOT #3
NEW PARKING LOT #4

432 E DUNDEE RD.
03-01-300-090-0000

Existing Driveway #2

Existing Driveway #1

DUNDEE ROAD (IL. RTE-68)

RIGHT-TURN LANE
THRU-LANE
THRU-LANE
THRU-LANE
LEFT-TURN LANE

2' MOUNTABLE CONCRETE MEDIAN

LANE MERGE

existing driveway

DISTURBED AREA SUMMARY

NORTH OF EX. STRUCTURE	3,198 sqft	0.07 acres
WEST OF EX. STRUCTURE	9,130 sqft	0.21 acres
SOUTH OF EX. STRUCTURE	7,730 sqft	0.18 acres
TOTAL DISTURBED AREA	20,058 sqft	0.47 acres

< 0.5 ACRES (21,780 S.F.) MWRD THRESHOLD

LOT AREA: 7.036 ACRES (Per Alta Survey)

IMPERVIOUS CALCULATIONS

Existing Impervious -	sqft	acre(s)
Building (Inc. Transformer)	22,898	0.53
Parking Lot & Drive #1	12,065	0.28
Drive #2 & Drive-Thru	14,500	0.33
Parking Lot #2	131,725	3.02
Drive #3	10,863	0.25
Concrete Walk	7,720	0.18
Concrete Patio (Inc. Ramp)	6,715	0.15
Landscape Walls	155	0.004
LOT AREA	306,531	7.04
TOTAL IMPERVIOUS	206,641	4.74
IMPERVIOUS %	67.3%	206,641	4.74
PERVIOUS %	32.7%	99,890	2.30

Proposed Impervious-	sqft	acre(s)
Building (Inc. Transformer & O.H. Awnings/Seating Area)	25,428	0.58
Parking Lot & Drive #1	12,065	0.28
Revised Parking Lot #2	129,937	2.98
Drive #3	10,984	0.25
New Parking Lot #3	10,803	0.25
New Parking Lot #4	4,129	0.09
Exist. Concrete Patio (Inc. Ramp	6,715	0.15
Revised Concrete Walk/Ramp (Inc. Bike Rack)	7,598	0.17
New East Conc. Walk (Encompassed by Planter)	338	0.008
New West Conc. Pedestrian Walk (Inc. Benches)	2,077	0.48
New Southwest Conc. Walk (Inc. Bench & Planter)	461	0.01
New Southeast Conc. Walk	209	0.005
Exist. Landscape Walls	155	0.004
New Landscape Walls	192	0.004
Refuse Area	273	0.006
TOTAL IMPERVIOUS	211,364	4.852
	68.97%	211,364	4.852
	31.03%	95,440	2.184
PROPOSED IMPERVIOUS	211,364 sqft
- EXISTING IMPERVIOUS	206,641 sqft
NET IMPERVIOUS INCREASE	4,723 sqft

FINAL

SCALE: 1"=30'
0 15' 30'
SCALE

LEGEND

SURVEYOR
DAVE BYCROFT, P.L.S.
NORMAN J. TOBERMAN & ASSOCIATES CONSULTING CIVIL ENG. & SURVEYORS, LLC
115 S. WILKE ROAD, SUITE 301
ARLINGTON HTS., IL 60005
PHONE: (847) 439-8225
FAX (847) 749-4104
mail@toberman.us

OWNER
FOREST VIEW
370 W. DUNDEE AVENUE
WHEELING, IL 60090

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www.toberman.us
DESIGN FIRM # 184.005910
(EXPIRATION 4/30/2025)

Expires 11/30/25

DATE	NO.	REVISION
05-06-24	1	PER MWRD REVIEW
05-20-24	2	PER VILLAGE REVIEW
06-04-24	3	PER VILLAGE REVIEW
06-11-24	4	PER VILLAGE REVIEW
07-02-24	5	PER VILLAGE REVIEW
07-16-24	6	PER VILLAGE REVIEW
08-06-24	7	PER VILLAGE REVIEW
08-20-24	8	PER VILLAGE REVIEW
09-03-24	9	PER VILLAGE REVIEW
09-17-24	10	PER VILLAGE REVIEW
10-01-24	11	PER VILLAGE REVIEW
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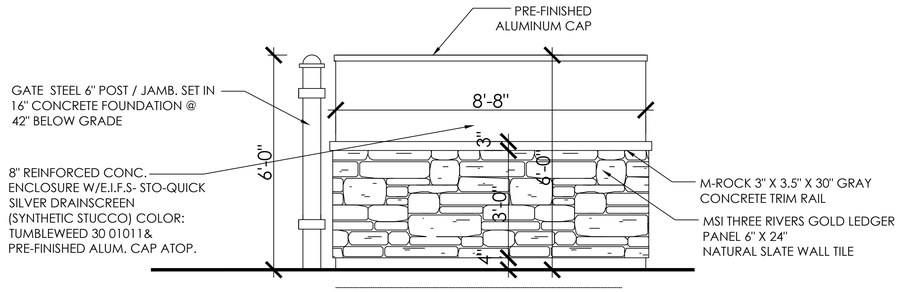
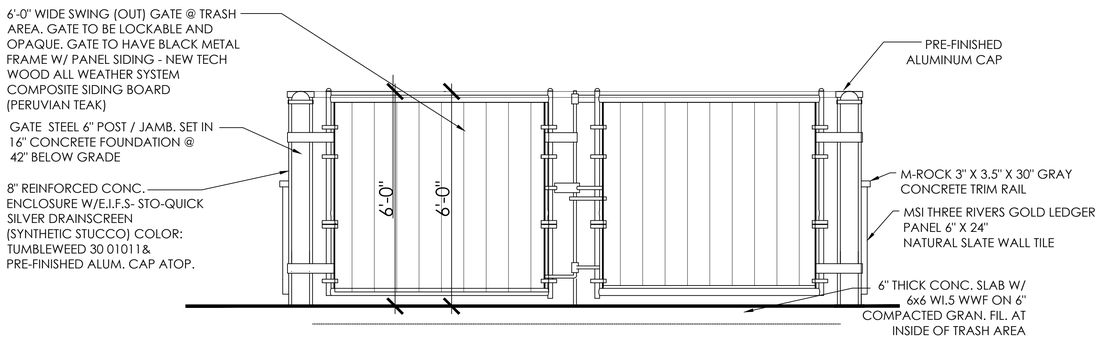
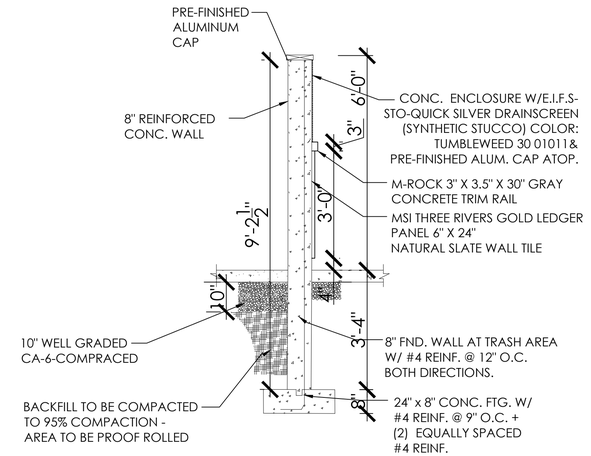
ALL



3 A5.3 PROPOSED TRASH ENCLOSURE SIDE ELEVATION
SCALE:1/8"=1'-0"



4 A5.3 PROPOSED TRASH ENCLOSURE ELEVATION
SCALE:1/8"=1'-0"



2 A5.3 PROPOSED TRASH ENCLOSURE WALL SECTION
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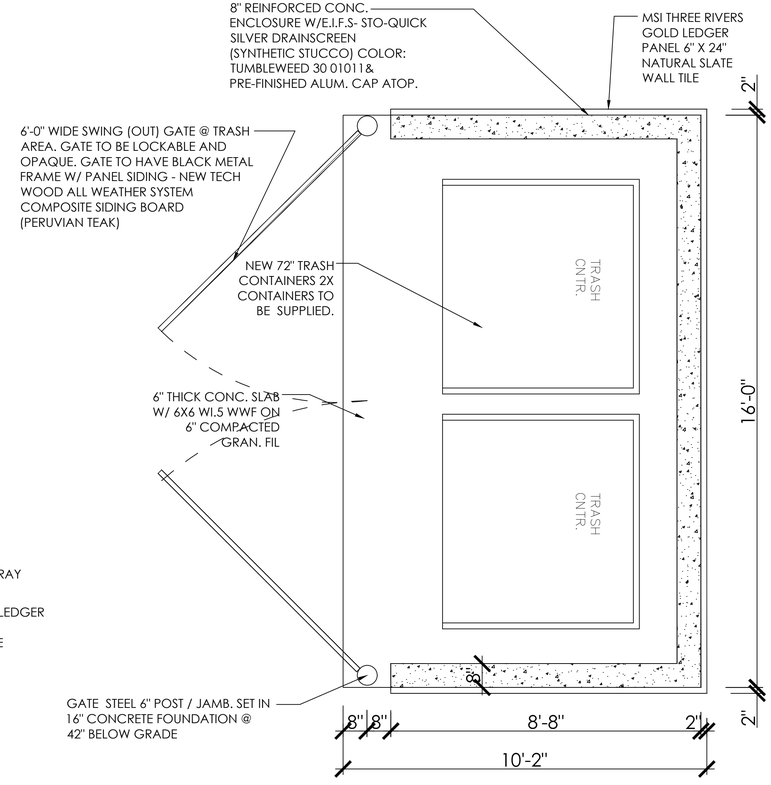

1 A5.3 PROPOSED TRASH ENCLOSURE FLOOR PLAN
SCALE:1/8"=1'-0"

FORZA
DESIGN & CONSULTING INC.
OFFICE: 708-306-8000
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2212 DIVISION STREET
MELROSE PARK, IL 60160

FOREST VIEW
350 E. Dundee Rd.
Wheeling, IL.

Project # 2022-1015

Submittal Dates

Start Date	2/16/22
Design	3/9/22
Design Concept 2	8/18/22
Design Concept 4	9/7/22
Village Meeting #1	9/23/22
Concept Review Revisions	2/20/23
Preliminary PUD Subm.	6/27/23
PUD Subm. REV #1	9/15/23
PUD Subm. REV #2	11/20/23
PUD Subm. REV #3	1/10/24
PUD Subm. REV #4	1/31/24
PUD Subm. REV #5	2/27/24
PUD FINAL	7/1/24

Sheet Title

PROPOSED TRASH ENCLOSURE DETAILS

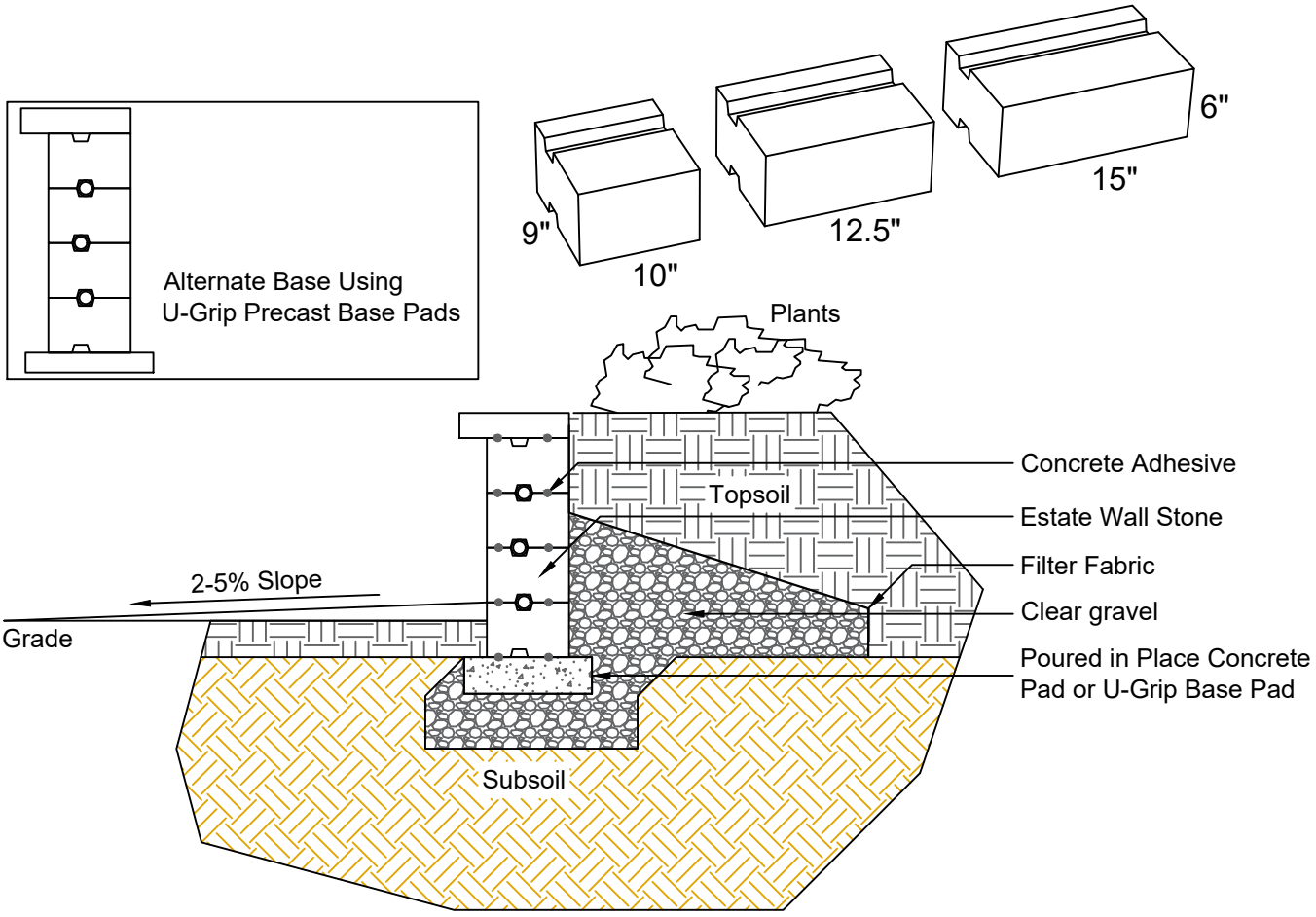
Sheet Number

A5.3

ESTATE WALL™

PLANTER

REF: Detail_Estate Wall_Planter



Note:

Consult a qualified professional engineer to determine site specific construction details.

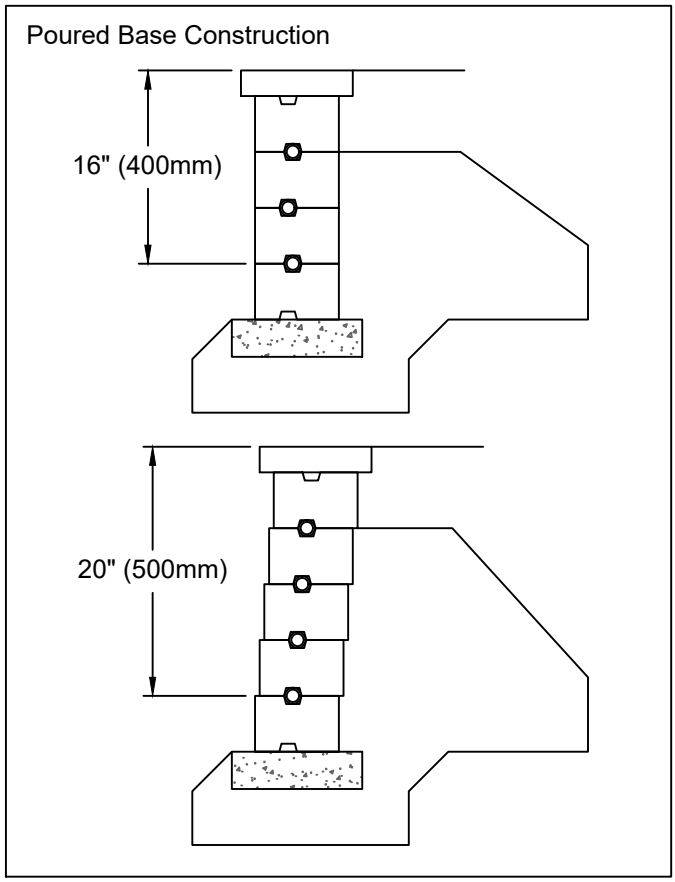
Maximum height is typical and will vary from project to project depending on site conditions and load requirements. Geogrid placement, quantity and length may change.

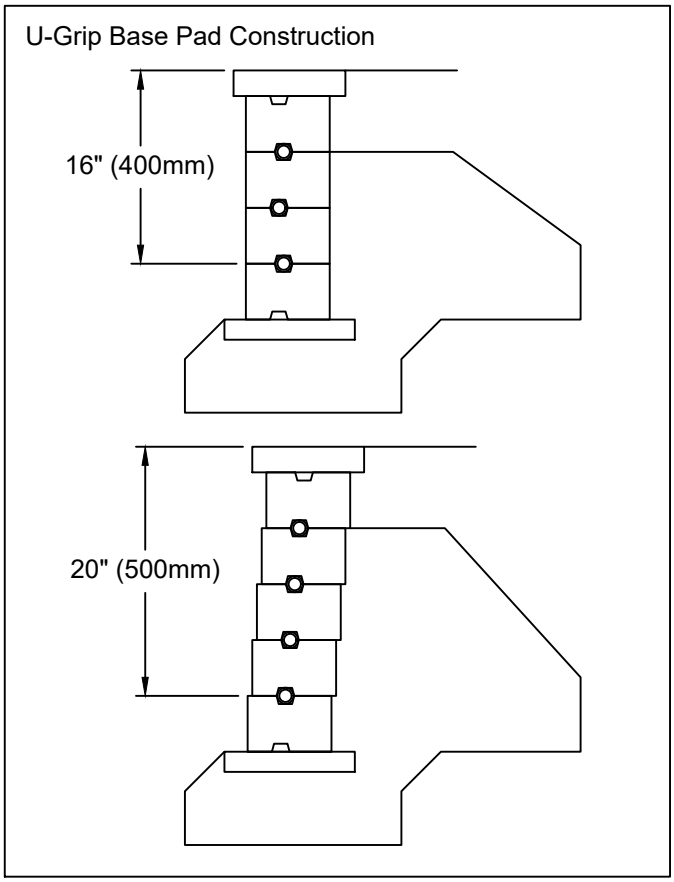
This cross section is intended for preliminary design purposes only.

ESTATE WALL™

PLANTER HEIGHTS

REF: Detail_Estate Wall_Planter Height Chart





Note:

Consult a qualified professional engineer to determine site specific construction details.

Maximum height is typical and will vary from project to project depending on site conditions and load requirements. Geogrid placement, quantity and length may change.

This cross section is intended for preliminary design purposes only.

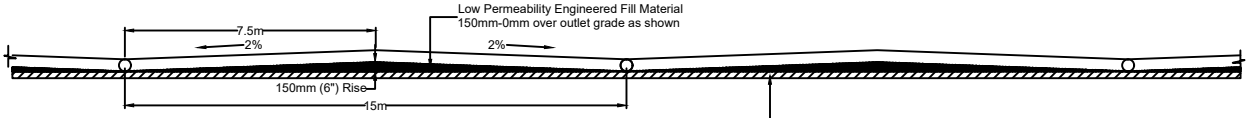
RIVERCREST®

REF: Detail_Rivercrest_Drain at Base of Wall

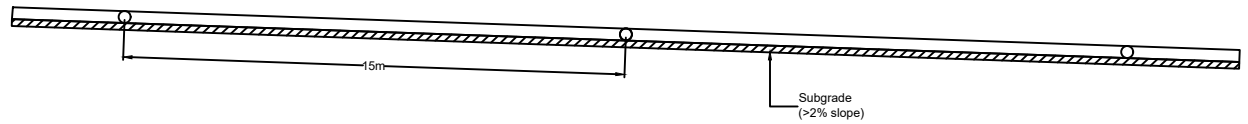
DRAIN AT BASE OF WALL

Elevation

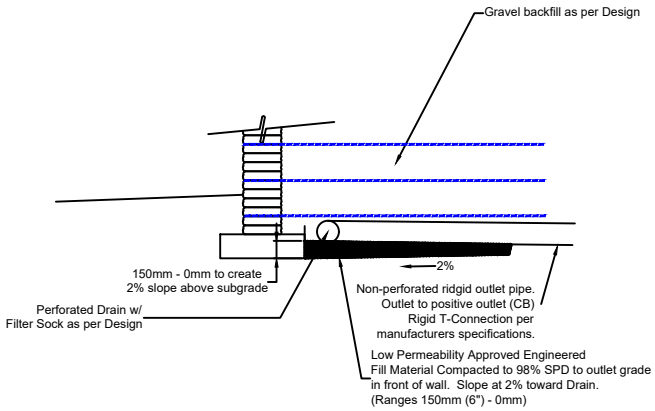
Case 1 - Flat grade along wall length: Create 2% slope to outlets as shown.



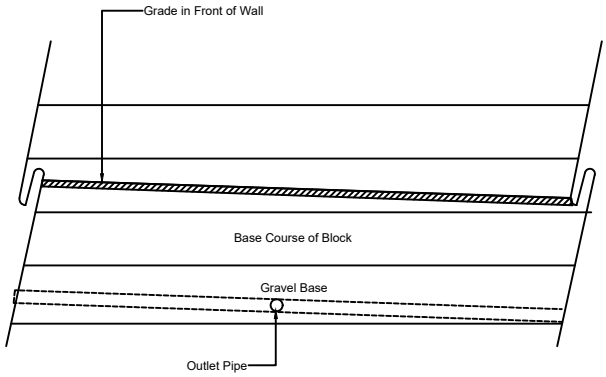
Case 2 - Grade in front of wall meets or exceeds 2%.



Typ. Section



Face View (Enlarged)



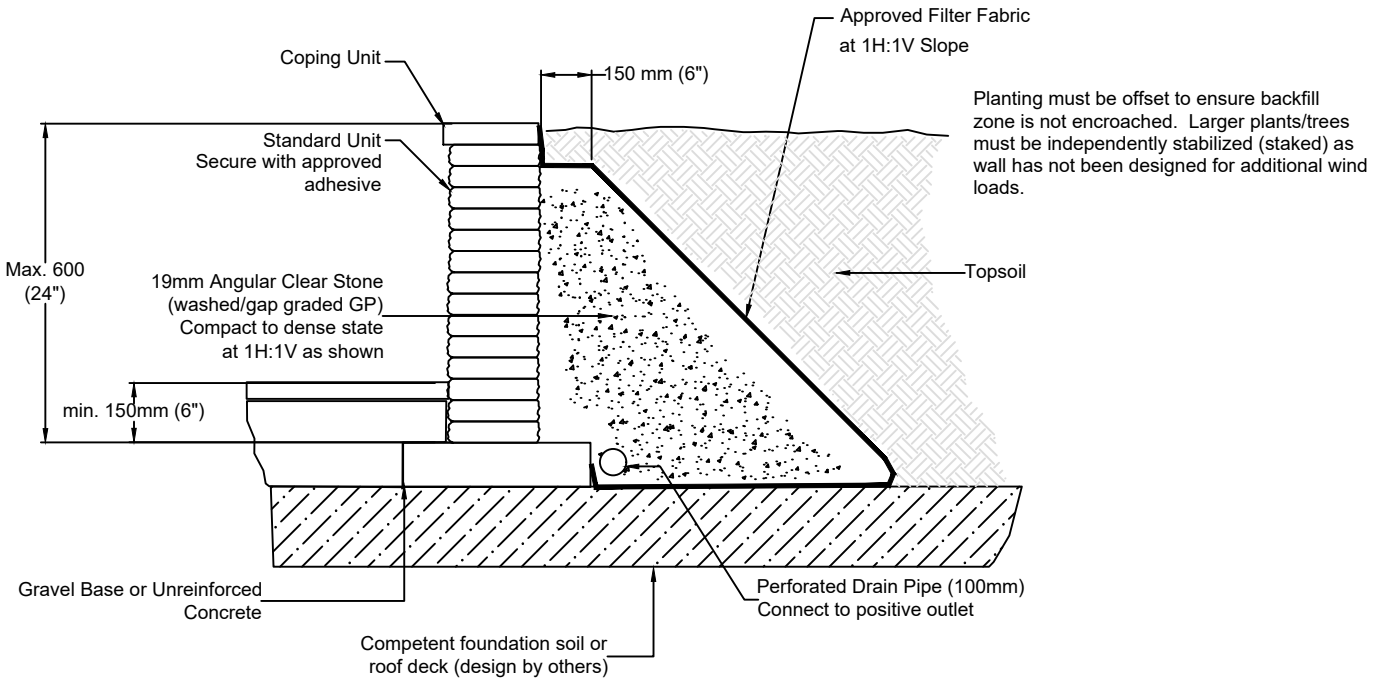
RisiStone

Engineering design by RisiStone Inc.

RIVERCREST®

REF: Detail_Rivercrest_Planter

PLANTER DETAIL



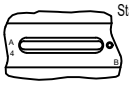
RisiStone

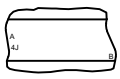
Engineering design by RisiStone Inc.

RIVERCREST®

RETAINING WALL SYSTEM

REF: Detail_Rivercrest_System Components

RIVERCREST® System Units	Face Width	Back Width	Height	Depth	Weight
 Standard No.1 Unit	6.3"	8"	2.25"	9-10"	9.4 lbs
	160 mm	200 mm	57 mm	230-250 mm	4.3 kg
 Standard No. 2 Unit	6.3"	12"	2.25"	9-10"	14.7lbs
	270 mm	310 mm	57 mm	230-250 mm	6.7 kg
 Standard No. 3 Unit	6.3"	12"	2.25"	9-10"	14.7 lbs
	270 mm	310 mm	57 mm	230-250 mm	6.7 kg
 Standard No. 4 Unit	15"	16.5"	2.25"	9-10"	20.6 lbs
	380 mm	420 mm	57 mm	230-250 mm	9.4 kg
 Long Coping	22"	22"	2.25"	11"	45 lbs
	560 mm	560 mm	57 mm	280 mm	20.5 kg
 Corner Unit	18"/15"	18"/15"	2.25"	9-10"	29 lbs/25 lbs
	450mm/375mm	450mm/375mm	57 mm	230-250 mm	13 kg/11 kg

RIVERCREST® System Units	Face Width	Back Width	Height	Depth	Weight
 Jumper No.1 Unit	6.3"	8"	4.5"	9-10"	30 lbs
	160 mm	200 mm	114 mm	230-250 mm	13.6 kg
 Jumper No. 2 Unit	6.3"	12"	4.5"	9-10"	40lbs
	270 mm	310 mm	114 mm	230-250 mm	18.2 kg
 Jumper No. 3 Unit	6.3"	12"	4.5"	9-10"	40 lbs
	270 mm	310 mm	114 mm	230-250 mm	18.2 kg
 Jumper No. 4 Unit	15"	16.5"	4.5"	9-10"	60 lbs
	380 mm	420 mm	114 mm	230-250 mm	27.2 kg

Rivercrest® System Design/Construction Information		
Minimum Inside/Outside Radius	Small curve	2.9'(880mm)
	Medium curve	3.5'(1060mm)
	Large curve	4.5'(1370mm)
Application of Coping Unit	Use Adhesive	
Stacking Alignment	Vertical	
Facing	natural stone	
Placement Method	Hand	

RisiStone

Engineering design by RisiStone Inc.

DRAFT

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on August 14, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Sprague, Hyken and Johnson. Also, present were, Steve Robles, Assistant Director of Community Development, Mallory Milluzzi, Village Attorney, Bob Niemiec, Fire Inspector and Kyle Goetzelmann, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

A) Docket No. PSPMIN24-0027
BP/Super Save Car Wash
11 E. Dundee Road
Request for Approval to Permit the Refacing of an Existing Monument (Ground) Sign

Commissioner Smart moved, seconded by Commissioner Kasper to approve Docket No. PSPMIN24-0027 to permit modifications to an existing pylon sign for BP/Super Save Mart, located at 11 E. Dundee Road, in accordance with the Sign Plans prepared by Blair Image Elements, dated 9/1/2023.

On the roll call, the vote was as follows:

AYES:	Commissioners Sprague, Smart, Riles, Myer, Kasper, Hyken, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

A) Docket No. PSPMIN24-0026
Red Cedar Fence Co.
1111 W. Dundee Road
Request for Minor Site Plan and Appearance Approval for the Installation of a Fence

The project includes the installation of a black aluminum railing fence along the east side of the parking lot to provide a barrier to avert Jack London Middle School students from cutting through the parking lot and driveway of the office building. The fence would function to reduce hazards in the parking lot.

Mr. Robles read through the proposed conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

Mr. Rudy Cisneros with Red Cedar Fence Co. was present for the meeting.

Mr. Cisneros explained the property owner hired them to install the fence because when school starts, the kids cut through the parking lot and the property owner is concerned their clients have an accident. They are doing a commercial grade fence to block the parking lot.

Commissioner Sprague asked how the gap would be filled by the trash enclosure. Mr. Cisneros responded that the fence would butt up against the trash enclosure with an extra post.

There were no further questions.

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSPMIN24-0026, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for the construction of a traditional a 5’ tall, black aluminum railing fence along the east side of the parking lot located at 1111 W. Dundee Road, , in accordance with the Project Description prepared by Ruben Torres dated 7/23/2024, Plat of Survey, and Product Details Sheet, and subject to the following conditions:

1. The petitioner shall apply for and receive a building permit from the Community Development Department prior to installation of the fence.
2. The fence shall be constructed with commercial grade materials.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS: None

ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

B) Docket No. PSU24-0011
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Request for Special Use Approval for the Operation of a Drive-Thru Associated with an Existing Restaurant Drive-Thru Building
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PSU24-0011.

Commissioner Kasper moved, seconded by Commissioner Myer to recommend approval of Docket No. PSU24-0011, granting Special Use approval, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in order to permit a drive-thru restaurant for Fieri, LLC (D.B.A. Cilantro Bar and Grill), located at 749 N. Milwaukee Avenue, in accordance with the Petitioner's Project Description Letter prepared by Roberto Sanchez (received by the Village on 6/21/2024) and Plans prepared by Beron Design Group, last revised 4/22/2024, and subject to the following conditions:

1. A Wheeling Building Permit shall be required prior to the start of any remodel work or modifications to the existing floor plans and/or buildings.
2. A Wheeling Sign Permit shall be obtained prior to any exterior signage being installed, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Smart to close Docket Nos. PSU24-0011.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

C) Docket No. PSPMIN24-0029
Cilantro Taco and Grill
749 N. Milwaukee Ave.
Minor Building Appearance Approval for Changes to the Building Façade

Mr. Robles presented the project includes changing the color scheme of the building façade from the existing brown/orange colors by painting the two vertical elements "Cilantro Green" (a shade of dark green). "Cilantro" green is the corporate color for the Cilantro restaurant chain. The tan dryvit on the upper portions of the facade and brick sections of the facade will not be painted.

Mr. Roberto Sanchez, business owner, Fierri, LLC, was present for the meeting. Mr. Sanchez explained it is a trademark color to the Franchise and they really need to receive approval for the change.

There were no questions from the Plan Commission.

Commissioner Myer moved, seconded by Commissioner Riles to recommend approval of Docket No. PSPMIN24-0029, granting minor building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for changes to the building façade, for the property located at 749 N. Milwaukee Avenue, in accordance with the Elevation Exhibit received by the Village on 8/6/2024, and subject to the following conditions:

1. A Wheeling Sign Permit shall be required in order to permit any exterior signage to be installed, or modified, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.
2. A Wheeling Building Permit shall be obtained from the Department of Community Development prior to installation of the canopy on the north façade and fence.
3. Prior to any exterior painting, written authorization from the property owner shall be provided to the Community Development Planning Division confirming the exterior painting as approved by the Plan Commission.

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

D) Docket No. PSU24-0014
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request to Amend the Special Use for Planned Unit Development Approval for Wheeling Town Center

Mr. Robles stated that as part of the proposed new occupancy of the former City Works building, one of the contingencies was that Lot 8 needed to be subdivided into Lot A and Lot B. This request would amend the Final PUD for Wheeling Town Center to replace the existing Final Plat with the proposed Final Plat. There is the plat itself, which is a Preliminary and Final Plat to create these lots which will go in front of the Village Board for final approval.

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Hyken had no questions.

Commissioner Sprague had no questions.

Commissioner Smart had no questions.

Commissioner Kasper asked if there was a prospective purchaser. Mr. Friedman replied that it was stated at the Village Board meeting and posted in the Daily Herald.

Commissioner Myer thanked the petitioner for being there and had no questions.

Commissioner Riles thanked the petitioner for being there and asked who would be occupying the space. Mr. Friedman responded that Moretti's would be occupying the space.

Chairman Johnson asked about conditions of approval.

Mr. Robles read the condition of this approval:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

Mr. Robles also read the conditions of the Final Plat approval for Docket No. PSUBPP24-0004

1. The Cook County document recording number for the "Second Amended Plat of Subdivision" shall be added to the top of Sheet 2.
2. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

Commissioner Myer moved, seconded by Commissioner Smart to recommend approval of Docket No. PSU24-0014, amending Ordinance No. 5157, which amended Ordinance No. 5033 which granted Special Use Approval for Final Planned Unit Development (PUD) approval for

Wheeling Town Center Planned Unit Development, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, associated with the Third Amended Plat of Wheeling Town Center, in the MXT (Transit Oriented Mixed Use) zoning district, located at 365 W. Dundee Road, in accordance with the Project Description Letter, prepared by Brad Friedman dated 7/11/2024 and the Plat of Subdivision for Wheeling Town Center prepared by Gremley & Biedermann last revised July 29, 2024, and subject to the following condition:

1. The Amendment to the Wheeling Town Center Retail and Residential PUD is contingent upon approval of the Third Amended Plat of Wheeling Town Center (PSUBPP24-0004).

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

E) Docket No. PSUBPP24-0004
Wheeling Commercial Development LLC
365 W. Dundee Rd.
Request for Preliminary and Final Plat Approval for Wheeling Town Center

Mr. Brad Friedman, 375 W. Dundee Road, Wheeling, Wheeling Commercial Development, LLC, was present.

Commissioner Myer moved, seconded by Commissioner Hyken to recommend approval of Docket No. PSUBPP24-0004, approving the Preliminary and Final Plat of Subdivision under Title 17, Planning Subdivisions and Developments as shown on the Plat of Subdivision for Wheeling Town Center, prepared by Gremley & Biedermann, last dated July 12, 2024, Wheeling, Illinois, subject to the following conditions:

1. The following revisions shall be made prior to the Village Board meeting:

    a. The Cook County document recording number for the "Second Amended Plat of Subdivision" shall be added to the top of Sheet 2.

    b. The correct address for the Village of Wheeling shall be added to the top of Sheet 1 (2 Community Boulevard, Wheeling, IL, 60089).

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS:	None
ABSENT:	None

ABSTAIN: None

There being seven affirmative votes, the motion was approved.

F) Docket No. PV24-0008
Mihai Blede
303 Center St.
Request for a Variation to Reduce the Minimum Required Side Yard Setback from 6 Feet to 3 Feet Associated with the Construction of a Garage

See Findings of Fact and Recommendation for Docket No. PV24-0008.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PV24-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.050 R-3A Single-Family Residential District and associated sections, to reduce the minimum required building setback from the west side property line from six feet to three feet associated with the construction of a detached garage, located at 303 Center Avenue, in accordance with the Project Description Letter prepared by NK Architect and the Plat of Survey prepared by Nekola Survey, Inc. dated 3/26/2024, and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the garage. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

AYES:	Commissioners Sprague, Riles, Johnson
NAYS:	Commissioners Myer, Kasper, Smart, Hyken
ABSENT:	None
ABSTAIN:	None

There being three affirmative votes, the motion was not approved.

Commissioner Myer moved, seconded by Commissioner Hyken to close Docket No. PV24-0008.

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

G) Docket No. PPUD23-0001
Forest View, LLC
350 E. Dundee Rd.
Request for Special Use Approval for Final Planned Unit Development (PUD)
Approval for Forest View Subdivision

Forest View, LLC (property owner) is seeking Special Use Approval for Final Planned Unit Development (PUD) approval as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for a proposed four-story mixed-used commercial/residential building on a +/-7.0 acre site, located at 350 E. Dundee Road, to be zoned MXC, Commercial/Residential Mixed Use Zoning District.

Mr. Robles explained that this is the Final Planned Unit Development that is a follow up from the Preliminary Planned Unit Development for the same proposal. The Preliminary PUD was ultimately approved by the Village Board on March 4, 2024. The petitioner has submitted all of the documents for the Final PUD and there is overall compliance with the Preliminary PUD. There is one minor change because of the Illinois Department of Transportation (IDOT). IDOT required changes to two of their existing curb cuts along Dundee Road. Staff is in support of the changes and accepts them. It is not a significant change from a zoning review standpoint and staff recommends approval of the Final PUD. There are 6 conditions of approval in the Final PUD.

Mr. Boris Stratievsky, was present for the meeting.

In response to Commissioner Sprague's question, Mr. Stratievsky explained that the trees on the north property line will be cleaned up and the landscaping will be planted in the Spring of 2025. In response to Commissioner Sprague's question, Mr. Stratievsky confirmed there would be two trash enclosures.

Commissioner Kasper asked if there was any interest in the property to the north (Don Roth property). Mr. Stratievsky explained that per staff's recommendation he provided a cross access easement for the property to the north.

Commissioner Smart thanked the petitioner for hanging in throughout the process.

Commissioner Myer thanked the petitioner for the comprehensive submission and for addressing all of their questions.

Commissioner Hyken did not have any questions and said the project looked good.

Commissioner Riles did not have any questions and thanked the petitioner.

Chairman Johnson asked about the mechanical penthouse and the elevator. Mr. Stratievsky responded that he is extending the elevator to the fourth floor. In response to Chairman Johnson's question, Mr. Stratievsky explained that they have an internal trash chute system for the residents that are located on every floor that drop into the one trash enclosure on the north

side of the building. The other trash enclosure is for commercial use. Mr. Stratievsky further explained that he would be coming back for an urgent care use on the first floor of the building.

Mr. Robles explained the conditions are related to permitting.

Mr. Niemiec stated it is a fully sprinklered building and that the upgrades will be great. A new system will be installed because there are commercial and residential uses.

Mr. Goetzelmann did not have any concerns.

Mr. Robles read the proposed conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Mr. Stratievsky clarified that they would be able to move forward with work on the first floor even with these conditions. Mr. Robles confirmed that work on the first floor was a separate item.

Chairman Johnson asked if the Plan Commission had any other questions. There were none.

Commissioner Smart moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in accordance with the Project Description letter prepared by Shapiro & Associates dated 3/18/2023, PUD Departures List received by the Village on 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised

7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024, Lighting Plan by PG Enlighten dated last revised 7/4/202), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

H) Docket No. PSUBFP24-0002
Forest View, LLC
350 E. Dundee Rd.
Request for Final Plat Approval for Forest View Subdivision

The Plat of Subdivision would consolidate the existing three parcels into two lots. Lot 1 (234,875 sq. ft.) would contain the existing office building, an existing stormwater management area, and most of the parking lot areas. Lot 2 (72,157 sq. ft.) is an existing parcel at the northeast corner of

the property and will remain it its current configuration. An existing stormwater management area and existing surface parking is currently located on Lot 2. A looped watermain easement will be provided on a separate easement document after the project has been constructed to accommodate the Fire Department. The Commission reviewed the Preliminary Plat of Subdivision at the January 18, 2024 and February 14, 2024 meetings, and approved by the Village Board (Resolution No. 2024-035) on March 4, 2024. The proposed Final Plat is consistent with the Preliminary Plat.

The Plan Commission did not have any questions.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PSUBFP24-0002 approving the Final Plat of Forest View Subdivision under Title 17, Planning, Subdivisions and Developments, as shown on the final plat prepared by Norman J. Toberman & Associates, LLC, Sheets 1 thru 2, prepared by David R. Bycroft, Illinois Professional Land Surveyor No. 2846, last revised 7/29/2024, on behalf of Forest View LLC, for the property located at 350 E Dundee Road, Wheeling, Illinois.

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. A Plat of Easement for utilities shall be submitted after construction and the final location of utilities are set.
3. Prior to recording the Final Plat of Forest View Subdivision, the following change shall be made:
    a. The necessary easement provisions shall be finalized with PACE Suburban Bus to include the existing bus shelter along Milwaukee Avenue which is partially located on the subject site.

On the roll call, the vote was as follows:

AYES:	Commissioners Myer, Hyken, Riles, Kasper, Sprague, Smart, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

I) Docket No. PV24-0009
Village of Wheeling
2 Community Boulevard
Request for a Variation to Increase the Maximum Allowable Sign Area for a Changeable Copy Sign

See Findings of Fact and Recommendation for Docket No. PV24-0009.

Commissioner Sprague moved, seconded by Commissioner Smart to recommend approval of Docket No. PV24-0009, granting a variation from Title 21, Signs, of the Wheeling Municipal

Code, Chapter 21.3.B Ground Signs on Commercial, Industrial and Institutional Property, and associated sections, to permit an increase the maximum allowable sign area for an electronic message center sign panel for the Village of Wheeling Community Campus sign, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024), for the property located at 2 Community Boulevard, Wheeling, Illinois

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Kasper to close Docket No. PV24-0009.

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson
NAYS:	None
ABSENT:	None
ABSTAIN:	None

J) Docket No. PSPMIN24-0028
Village of Wheeling
2 Community Boulevard
Request for Minor Appearance Approval to Modify an Existing Monument (Ground) Sign

The Village of Wheeling requests appearance approval for modifications to the existing Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Community Boulevard.

Kyle Goetzelmann, Village Engineer, 2 Community Boulevard, Wheeling, was present for the meeting.

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PSPMIN24-0028 to permit modifications to the Community Campus monument (ground) sign for the Village of Wheeling, located at 2 Wheeling Boulevard, in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 5/22/2024 (last revised 6/6/2024) and Landscape Plan last revised 7/17/2024.

On the roll call, the vote was as follows:

AYES:	Commissioners Smart, Hyken, Riles, Myer, Kasper, Sprague, Johnson

NAYS: None
ABSENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

K) Docket No. PRZ24-0002
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for a Rezoning from the R-1, Single Family Zoning District to the R-4, Multi-Family Zoning District

See Findings of Fact and Recommendation for Docket No. PRZ24-0002.

Commissioner Myer moved, seconded by Commissioner Kasper to recommend approval of Docket No. PRZ24-0002, granting rezoning from the R-1, Single Family Residential Zoning District to the R-4, Multi-Family Residential Zoning District as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.14 Ordinance Administration, and associated sections for the property located at 5 Meadow Lane and 200 Meadow Lane, in accordance with the Rezoning Exhibit (dated 7/19/2024), subject to the following condition:

1. The rezoning is contingent upon the approval of a petition for Special Use approval for Final Planned Unit Development Approval for The Highlands at Prairie Park, a Multi-Family Residential Development located at the Subject Site.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Kasper, Riles, Sprague, Johnson
NAYS: Commissioners Smart, Hyken
ABSENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Riles, Myer, Sprague, Smart, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

L) Docket No. PPUD23-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Special Use Approval for Preliminary Planned Unit Development (PUD) Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

See Findings of Fact and Recommendation for Docket No. PPUD23-0005.

Commissioner Sprague moved, seconded by Commissioner Myer to recommend approval of Docket No. PPUD23-0005 granting Special Use Approval for a Preliminary Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations and associated sections, consisting of 48 2-story townhomes with 2-car garages on approximately 7.2 acres of undeveloped land at 5 Meadow Lane and 200 Meadow Lane, for Capitol Development Group USA, LLC, in accordance with the Preliminary PUD Written Plan prepared by Jamie Smith received by the Village on 7/11/2024, Site Photos from Petitioner, Vicinity Map prepared by Norman J. Toberman Associates, LLC, Color Renderings, Architectural Plans prepared by AR-K-TEKS Unlimited last revised 6/17/2024, Statistical Site Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Site Amenities (4 Sheets), List of Departures prepared by AR-K-TEKS Unlimited, LTD & Smooth Family Developers dated 6/17/2024, Landscape Plans prepared by J. Davito Design, Inc. last revised 8/2/2024, Engineering Plans prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Project Drainage Narrative prepared by Norman J. Toberman Associates, LLC last revised 6/14/2024, Truck Turn Exhibit prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Lighting Plan prepared by Lighting Ergonomics last revised 6/17/2024, Plat of Survey prepared by Norman J. Toberman Associates, LLC last revised 3/2/2017, Preliminary Plat of Subdivision prepared by Norman J. Toberman Associates, LLC last revised 7/10/2024, Geotechnical Exploration and Analysis Report prepared by Midland Standard Engineering & Testing, Inc. dated 3/1/2024, and subject to the following conditions:

1. The Preliminary PUD documents shall be revised as follows prior to review and consideration by the Village Board:
    a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. The Preliminary Plat of Subdivision shall be revised to reflect the agreed upon street names.
    b. A deviation to reduce the north setback from 30’ to 22.5’ shall be included.
2. Prior to the Plan Commission’s review of the Final PUD submittal, the following items shall be completed:
    a. As-Built drawings shall be submitted to the Village of Wheeling and MWRD Permit No. 21-263 shall be closed out for The Villas at Prairie Park.
    b. All outstanding items associated with the Village of Wheeling Engineering permit and Building permits for The Villas at Prairie Park shall be completed and the open permits to be closed out.
3. The Final PUD submittal shall include the following items, in addition to the submittal

requirements of Section 19.09.010(e)(5):

a. Meadow Lane shall be included on the Tributary Exhibit, prepared by prepared by Norman J. Toberman & Assoc., LLC.

b. The Auto-Turn/Turning Exhibit shall be revised based on the correct Wheeling fire apparatus dimensions.

c. The Lighting Plan shall be updated to include visitor parking spaces and the sidewalk at the entrance drive.

d. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.

e. Provide a Cost Estimate covering the cost of all landscape plant material and installation.

f. The final color and design detail of the 6' tall vinyl privacy screens walls shall be provided within the Site Amenities Sheet.

AYES: Commissioners Myer, Kasper, Riles, Sprague, Johnson
NAYS: Commissioners Smart, Hyken
ABSENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Sprague to close Docket No. PRZ24-0002 & PPUD23-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Kasper, Riles, Myer, Sprague, Smart, Johnson
NAYS: None
ABSENT: None
ABSTAIN: None

M) Docket No. PSUBPP24-0005
Capitol Development Group USA, LLC
5 Meadow Ln. and 200 Meadow Ln.
Request for Preliminary Plat Approval for The Highlands Subdivision for Capitol Development Group USA, LLC

Chairman Johnson asked if the property would still be considered 5 & 200 Meadow Lane. Mr. Robles stated that those were the current property addresses and that once the property gets recorded, the Village would prepare an address reassignment for the plat. The Village will work with the petitioner on finding a new naming structure for the streets.

Commissioner Myer moved, seconded by Commissioner Kasper to approve Docket No. PSUBPP23-0005 granting Preliminary Plat Approval for The Highlands at Prairie Park Subdivision as shown on the

Preliminary Plat of The Highlands at Prairie Park Subdivision prepared by Norman J. Toberman and Associates last revised 7/10/2024, for the property located at 5 Meadow Lane and 200 Meadow Lane, Wheeling, Illinois, subject to the following conditions:

1. The Preliminary Plat of Subdivision shall be revised as follows prior to review and consideration by the Village Board:
    a. The street names of the Preliminary Plat of Subdivision shall be revised to the acceptance of the Village. Street prefixes (North, South, East, and West) shall only be used to reference a datum and are not indicative of a new street.

2. The Final Plat of Subdivision shall include the following upon submittal:
    a. All building setback lines from perimeter property lines shall be added.
    b. Written confirmation there will not be covenants associated with the proposed subdivision. If covenants are to be provided, a written copy shall be provided to the Village of Wheeling.
    c. Storm water provision language shall be revised pursuant to easement provision language to be provided by the Village.
    d. Public access easement and private roadway easement provision language shall be revised pursuant to easement provision language to be provided by the Village.
    e. The Village Collector signature block shall replace the Village Treasurer signature block.

On the roll call, the vote was as follows:

AYES:	Commissioners Riles, Myer, Kasper, Sprague, Johnson
NAYS:	Commissioners Smart, Hyken
ABSENT:	None
ABSTAIN:	None

There being five affirmative votes, the motion was approved.

Chairman Johnson thanked the audience for being patient and respectful to each other.

9. OTHER BUSINESS

Mr. Robles reminded everyone that the next Plan Commission meeting is a joint meeting with the Village Board at the Public Works facility. An agenda will be sent out before the meeting.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Smart to adjourn the meeting at 10:01

p.m. The motion was approved by a voice vote.

Agenda Item Details

Meeting	Aug 14, 2024 - Wheeling Plan Commission Regular Meeting
Category	7. Items for Review
Subject	G. Docket No. PPUD23-0001, Request for Special Use Approval for Final Planned Unit Development (PUD) Approval for Forest View Subdivision for Forest View, LLC (350 E. Dundee Rd.).
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in accordance with the Project Description letter prepared by Shapiro & Associates dated 3/18/2023, PUD Departures List received by the Village on 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024, Lighting Plan by PG Enlighten dated last revised 7/4/202), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions: 1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees. 2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording. 3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits. 4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage. 5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits. 6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Public Content

PPUD23-0001 – Forest View, LLC (property owner) is seeking Special Use Approval for Final Planned Unit Development (PUD) approval as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for a proposed four-story mixed-used commercial/residential building on a +/-7.0 acre site, located at 350 E. Dundee Road, to be zoned MXC, Commercial/Residential Mixed Use Zoning District.

GENERAL PROPERTY INFORMATION

Applicant: Forest View, LLC, property owner

Property size: 7.04 acres (306,535 sq. ft.) / 73,932 sq. ft. building

Neighboring Property Land Use(s):
- North: Residential/Vacant Commercial (former Don Roth's property)
- East: Forest Preserve
- South: Dundee Road/Commercial
- West: Friendship Park/Milwaukee Avenue

Existing Use of Property: Vacant Commercial Office Building

Existing Zoning: MXC, Commercial/Residential Mixed Use Zoning District

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance #1135 approved 4/12/1971, granting a variance in to permit the construction of a building not to exceed 80' in height (Docket # 268).
- Ordinance #1512 approved 9/22/1977, approving a sign variance (Docket #455).
- PC-155 #87-1 approved 1/5/1987, waiving preliminary and approving final plat for subdivision.
- Ordinance #2310 approved 1/5/1987, granting a variation to street access (Docket #1986-26).
- Ordinance #1644 approved 8/6/1990, approving a special sign district (Docket # 1990-9).
- Ordinance #3198 approved 3/3/1998, granting a parking variation (Docket #1996-20).
- Ordinance #3626 approved 4/8/2002, granting a variance to allow 2 freestanding signs larger than the permitted sign area (Docket #2002-9).
- Ordinance #3655 approved variation to install wall signs larger than permitted sign area (Docket #2002-18).
- Ordinance # 5321, approved 1/20/2020, granting special use approval to permit a day spa with submersion pools for Spa Forest (Docket #. 2019-25).
- Ordinance #5322, approved 1/20/2020, granting major site plan and building appearance approval for a building addition and related site improvements for Spa Forest (Docket #. PC 19-22).
- Ordinance #2024-5644, approved March 4, 2024, granting a rezoning from the B-3, General Commercial and Office Zoning District to the MXC, Commercial/Residential Mixed-Use Zoning District (Docket #PRZ24-0001).
- Ordinance #2024-5645, approved March 4, 2024, granting special use for Preliminary Planned Unit Development (PUD) approval for Forest View Mixed-Used Development (Docket #PSU23-0001).
- Resolution No. 2024-035, approved March 4, 2024, granting a Preliminary Plat of Subdivision associated with the proposed Preliminary Planned Unit Development for a Mixed-Use Development, Forest View Subdivision (Docket #PSUBFP24-0002)

SUMMARY OF REQUEST

The petitioner, Forest View, LLC (property owner), is seeking Special Use Approval for Final Planned Unit Development (PUD) approval to redevelop the existing three-story office building to a four-story mixed-used commercial/residential building. The petitioner is also seeking approval of a Final Plat of Subdivision associated with the proposed mixed-use development (Docket No. PSUBFP24-0002).

As the Commission may recall, the petitioner obtained Preliminary PUD approval for the redevelopment of the existing three-story office building. The public hearing with the Commission occurred on January 24, 2024 and continued to February 14, 2024 which the Commission unanimously recommended approval of the Preliminary PUD, subject to seven conditions (see below). The Preliminary PUD was subsequently approved at the March 4, 2024 Village Board meeting, subject to the same seven conditions:

1. All mechanical units shall be screened from the public view. A detail of the screening unit shall be included on the plans and material specification sheets provided for staff review.

2. Precast concrete sills should be added as a transition from the stone to the EIFS on the north and south elevations.

3. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.

4. A Cost Estimate covering the cost of all landscape plant material and installation will be required at Final PUD as well as a financial surety.

5. Project approval from the Illinois Department of Transportation is required prior to Final PUD approval from the Village.

6. Provide a detail for exterior garbage cans and identify their location on the Landscape Plan.

7. Provide the location for EV parking and charging stations, including a detail for the charging station

PLANNED UNIT DEVELOPMENT REVIEW

A Planned Unit Development (PUD) is to promote the maximum benefit from coordinated area site planning, by providing opportunities to maximize the economical and efficient use of land in ways that may not be possible under conventional zoning regulations. PUD's are intended to provide a harmonious variety of uses and building types and a high level of amenities, in a manner that is consistent with plans for the area as set forth in the Comprehensive Plan. Any development with a gross site area two acres or more in size within any MX mixed use district shall obtain approval as a PUD.

The purpose of the preliminary Planned Unit Development (PUD) approval is to provide a formal review and approval of a well-developed initial plan for the entire site before granting final approval of a PUD. The Preliminary PUD plans are an evolution from the initial Concept Review. Final PUD plans are the final details of the plan for the entire site and approval is required prior to construction. Final PUD plans must be in substantial conformance with the materials attached to the preliminary PUD approval ordinance.

The following table summarizes the differences between a preliminary and final PUD plan:

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 submitted the attached Final PUD plans which are in conformance with the Preliminary PUD plans approved by Ordinance No. 2024-5645.

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. As required by the Zoning Code, the petitioner must provide a complete list of the required code relief to be submitted with a Final PUD plan.

As indicated in the attached petitioner's letter received on July 11, 2024, the following is the requested code relief for the Final PUD plan and is consistent with the code relief identified with the Preliminary PUD:

1. Increase building height:

   Establish the existing building height of 57'-10" (50' max building height not to exceed four stories required).
2. Covered parking requirement:

   No covered spaces provided (48 covered spaces required).
3. Reduction in minimum unit size / sq. ft. minimum studio apartment rental size reduction:

   Ten units not meeting the code for 1 bedroom unit of 675 sq. ft.. The project's smallest studio unit being 624 sq. ft.

SUMMARY OF FINAL PUD
As noted, the attached Final PUD plans are largely in conformance with the Preliminary PUD plans approved by Ordinance No. 2024-5645. Minor changes did occur to the design related to the access points on Dundee Road, as directed by the Illinois Department of Transportation. The southeast access on Dundee Road will change from a full access to a right-in / right-out only access, and the southwest access will change from a full access to a right-out only. While this is a change from the Preliminary PUD, overall the Final PUD is consistent with the approved Preliminary PUD.

The following highlights the status of the conditions from the Preliminary PUD approval required of the Final PUD:

1. All mechanical units shall be screened from the public view. A detail of the screening unit shall be included on the plans and material specification sheets provided for staff review.

   The petitioner has addressed this condition and has added a 2'-6" tall metal railing with a beige panel insert that matches the main color of the building.
2. Precast concrete sills should be added as a transition from the stone to the EIFS on the north and south elevations.

   The petitioner has addressed this condition and has included such details on the Elevation Drawings.
3. Provide an Engineer's opinion of probable cost (EOPC) to support the LOC/Performance bond amount.

   The petitioner has provided the requested information.
4. A Cost Estimate covering the cost of all landscape plant material and installation will be required at Final PUD as well as a financial surety.

   The petitioner has provided the requested information.
5. Project approval from the Illinois Department of Transportation is required prior to Final PUD approval from the Village.

   The necessary approval from the Illinois Department of Transportation has been obtained.
6. Provide a detail for exterior garbage cans and identify their location on the Landscape Plan.

   The petitioner has provided a detail and the locations for the exterior garbage cans on the revised Landscape Plans.
7. Provide the location for EV parking and charging stations, including a detail for the charging station.

   The location and detail for the EV parking and charging stations has been provided on the revised Engineering Plans. The EV charging stations have been relocated to the west side of the parking lot to provide a safe distance from the awning on the building. Otherwise, dry sprinkler heads would need to be added under the awning near the charging station for building protection.

STANDARDS FOR SPECIAL USE
The petitioner has submitted the following responses to the standards for special use for Final PUD. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary for the public convenience at the proposed location.**
   Petitioner: Current use is restricted to commercial use, and the property has been vacant for years. The proposed adaptive reuse project conforms to the updated "Restaurant Row" plan recently adapted by the village of Wheeling and would further add to the overall attractiveness of the "Friendship Park" corner. The proposed use will bring medical services to the immediate neighborhood and add quality full service residences to the east entrance of the village.

   Staff: The proposed development is consistent with the Restaurant Row Corridor Plan (2022), which emphasizes connectivity, placemaking, and revitalization to support and improve the Restaurant Row brand.

2. **State how the Special Use will not alter the essential character of the area in which it is to be located**.
   Petitioner: The proposed development would modernize the existing property to add to the overall updated character of the northeast corner. The newly added stores on the first floor will add more services to the immediate area and mirror the existing retail centers nearby.

   Staff: The existing character along this portion of Milwaukee Avenue/Dundee Road is a mixture of retail and residential uses. As a result, the proposed use will not alter character of the area

3. **State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**
   Petitioner: The proposed development will not significantly change the existing structure but overall modernize the building. All entry points will remain in the same location and more landscaping is added to mirror "Friendship Park". Currently there are both residential and commercial uses in the immediate area and the proposed use would blend in harmony with the surroundings.

   Staff: The proposed use will not impede appropriate development of surrounding properties.

4. **State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**
   Petitioner: The proposed development is not installing any new walls or divisions. The property has only 1 undeveloped neighbor directly to the east and no changes are proposed for that area. All landscaping is along and in front of newly proposed retail stores or on the property internal parking area.

   Staff: The proposed use will occur entirely inside the existing building space and would not generate additional noise, traffic, or trash that is not typical of the surrounding area.

5. **State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**
   Petitioner: The proposed development has more than adequate parking to meet village requirements. Most of the parking is located internally on the property and is not visible from the street. The proposed project will maintain existing entrances and exits, and the proposed use reduces the number of trips in and out of the property.

   Staff: Residential and guest parking at the subject site is adequate, and vehicular access to the site is existing.

6. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.**
   Petitioner: Due to the overall changes in the use of office space the majority of older office buildings became vacant, and can no longer be used as built. The 350 east Dundee Ave. property has remained vacant, and was represented by a number of brokerage firms all unsuccessful in their efforts to lease the property. As a result of the property remaining vacant for so many years, it has been vandalized dozens of times.

   Staff: The proposed use is consistent with the objectives of the Comprehensive Plan to enhance the Milwaukee Avenue corridor that encourages pedestrian-oriented mixed-use developments and establishes a sense of place.

STAFF REVIEW

Fire Department Review: There are no additional comments regarding the Final PUD.

Engineering Division Review: There are no additional comments regarding the Final PUD.

Staff Recommended Action: All technical requirements of the Final PUD have been satisfactorily completed and found to be in compliance with the approved Preliminary PUD plans and documents. Staff recommends approval of the Special Use for Final Planned Unit Development for Forest View, located at 350 E Dundee Road, subject to the following:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

* * * * * *

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a Special Use for Final Planned Unit Development Approval, the appropriate motion would be to:

Recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in accordance with the Project Description letter prepared by Shapiro & Associates dated 3/18/2023, PUD Departures List received by the Village on 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/01/2024, Lighting Plan by PG Enlighten dated last revised 7/4/202), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions:

1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

ATTACHMENTS:

- Map Exhibits (Staff)
- Project Description letter prepared by Shapiro & Associates dated 3/18/2023
- PUD Departures List received by the Village on 7/11/2024
- Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024
- Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024
- Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204
- Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024
- Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024
- Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024
- Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240
- UNILOCK Paver Specifications
- Irrigation Plan prepared by Reinders dated 3/10/2024
- Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/01/2024
- Lighting Plan by PG Enlighten dated last revised 7/4/202)
- Emergency Parking Plan (Staff)
- Parking Plan prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Bike Rack Specification Sheet
- Three Rivers Gold Slate Specification Sheet
- New Tech Wood Composite Paneling Specification Sheet
- StoQuick Silver DrainScreen Wall Cladding Specification Sheet
- Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Traffic Study prepared by Toberman & Associated dated 6/6/2024
- Opinion of Probable Cost for Landscape Improvements dated 7/8/2024
- Engineers Opinion of Probable Cost prepared by Norman J. Toberman & Associates LLC dated 6/6/2024

Forest View Images.pdf (210 KB)
Three Rivers Gold Slate Spec Sheet.pdf (3,319 KB)
New Tech Wood Composite Spec Sheet.pdf (2,816 KB)
StoQuick Wall Cladding Spec Sheet.pdf (684 KB)
Stormwater Report 06062024.pdf (837 KB)
Traffic Study 06062024.pdf (4,337 KB)
EOPC Landscaping 07082024.pdf (523 KB)
Trash Enclosure Detail 07012024.pdf (115 KB)
Engineering 07312024.pdf (4,550 KB)
Forest View Sub Final Plat 07292024.pdf (418 KB)
PUD Departures List 07112024.pdf (239 KB)
OVERALL SITE PLAN ZONING DATA 07312024.pdf (767 KB)
Elevation 07012024.pdf (37,855 KB)
Elevation 07012024_reduced.pdf (3,064 KB)
Building Section and Awning Detail 07012024.pdf (1,503 KB)
Floor Plans 07012024.pdf (602 KB)
Landscape Plan 07102024.pdf (35,548 KB)
Irrigation Plan 03102024.pdf (1,257 KB)

UNILOCK Paver Block Details.pdf (1,384 KB)
Lighting Plan 07042024.pdf (9,907 KB)
Bike Rack Specification Sheet.pdf (174 KB)
Parking Plan 07012024.pdf (6,143 KB)
Emergency Parking Plan.pdf (5,957 KB)
EOPC 06062024.pdf (341 KB)
Project Description Letter 3.18.23.pdf (140 KB)

Motion & Voting

Recommend approval of Docket No. PPUD23-0001, granting Special Use Approval for a Final Planned Unit Development (PUD) as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments and associated sections, for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in accordance with the Project Description letter prepared by Shapiro & Associates dated 3/18/2023, PUD Departures List received by the Village on 7/11/2024, Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024, Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024, Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204, Building Section and Awning Detail prepared by Forza Design & Consulting, Inc last revised 7/1/2024, Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024, Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024, Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240, UNILOCK Paver Specifications, Irrigation Plan prepared by Reinders dated 3/10/2024, Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024, Lighting Plan by PG Enlighten dated last revised 7/4/202), Emergency Parking Plan (Staff), Parking Plan, prepared by Forza Design & Consulting, Inc. last revised 7/1/2024, Bike Rack Specification Sheet, Three Rivers Gold Slate Specification Sheet, New Tech Wood Composite Paneling Specification Sheet, Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024, Traffic Study prepared by Toberman & Associated dated 6/6/2024, Opinion of Probably Cost for Landscape Improvements dated 7/8/2024, subject to the following conditions:
1. Prior to recording the Final Plat of Forest View Subdivision developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk’s Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

Motion by Michelle Myer, second by Diane Smart.
Final Resolution: Motion Carries
Yea: Don Johnson, Mike Sprague, Rick Hyken, Gerald Riles, Steven Kasper, Michelle Myer, Diane Smart

Agenda Item Details

Meeting	Sep 16, 2024 - Village Board Regular Meeting Agenda
Category	13. New Business - All Listed Items for Discussion and Possible Action
Subject	G. Ordinance Granting Special Use for Final Planned Unit Development (PUD) Approval for the Forest View Mixed-Use Development (350 E Dundee Road) [Docket No. PPUD23-0001]
Access	Public
Type	Action
Fiscal Impact	No
Budgeted	No
Recommended Action	Motion to Approve
Goals	Economic Development

Public Content

From: Ross Klicker, Director of Community Development
Subject: Final Planned Unit Development Approval for the Forest View Mixed-Use Development, 350 E Dundee Road [Docket No. PPUD23-0001]

EXECUTIVE SUMMARY

Forest View, LLC seeks Final Planned Unit Development (PUD) approval to redevelop the existing three-story commercial office building at 350 E. Dundee Road to a four-story mixed-use commercial/residential building known as Forest View. The petitioner is also seeking approval of a Final Plat of Subdivision; a resolution granting that approval immediately follows this item on the Village Board's September 16 agenda.

MEMO

On March 4, 2024, the Village Board approved Ordinance No. 5645 granting petitioner Forest View, LLC, property owner, Preliminary PUD approval for the proposed mixed-use development, subject to the following conditions:

1. All mechanical units shall be screened from the public view. A detail of the screening unit shall be included on the plans and material specification sheets provided for staff review.
2. Precast concrete sills should be added as a transition from the stone to the EIFS on the north and south elevations.
3. Provide an Engineer’s opinion of probable cost (EOPC) to support the LOC/Performance bond amount.
4. A Cost Estimate covering the cost of all landscape plant material and installation will be required at Final PUD as well as a financial surety.
5. Project approval from the Illinois Department of Transportation is required prior to Final PUD approval from the Village.
6. Provide a detail for exterior garbage cans and identify their location on the Landscape Plan.
7. Provide the location for EV parking and charging stations, including a detail for the charging station.
8. The height of the trash enclosure shall be reduced to 6’ tall.
9. The cedar panels with black frames screening the loading docks shall be shown on the Landscape Plans.

All conditions from Preliminary PUD approval have now been addressed.

Preliminary and Final PUD Review
Preliminary Planned Unit Development (PUD) approval is a formal approval of the basic elements of the plans that have been discussed in the informal Concept Review. Final PUD plans are the detailed plans that must be approved prior to construction, and must be in substantial conformance with the materials attached to the final approval ordinance.

The following table summarizes the differences between a Preliminary and Final PUD plan:

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 submitted the attached Final PUD plans for Forest View Development, which are in conformance with the Preliminary PUD plans approved by Ordinance No. 5645.

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. As indicated in the attached petitioner's letter (received by the Village on 1/12/2024), the following is the requested list of code relief for the Final PUD plan:

1. Increase building height: Establish the existing building height of 57 feet ten inches (50-foot maximum building height not to exceed four stories required).
2. Covered parking requirement: No covered spaces provided (48 covered spaces required).
3. Reduction in minimum unit size / sq. ft. minimum studio apartment rental size reduction: Seven residential rental units proposed a minimum of 567 sq. ft., 675 sq. ft. minimum floor area required.
4. Parking Ratio Reduction – Medical Office: Established parking requirements for the Medical Office at one space per 250 sq. ft. (two spaces per exam room plus one space per employee required).

The above code relief is consistent with the relief identified and included within the Preliminary PUD.

Plan Commission Recommendation
At the August 14, 2024 Plan Commission meeting, Commissioner Smart moved, seconded by Commissioner Myer, to recommend approval of Docket No. PPUD23-0001 granting Special Use Approval for Final Planned Unit Development, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-09 Planned Unit Developments, and

associated sections, for Forest View Subdivision, consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, including the following relief from the Wheeling Municipal Code:

1. Increase in building height to 57'-10".
2. Remove the requirement for covered parking.
3. Reduction in minimum apartment rental size to 567 sq. ft.
4. Reduction in parking requirement for medical office to 1 space per 250 sq. ft.

And with the following conditions of approval:

1. Prior to recording the Final Plat of Forest View Subdivision, developer impact fees shall be submitted to the Village of Wheeling pursuant to Chapter 17.26 - Impact Fees.
2. Building permits shall not be issued until the Final Plat of Forest View Subdivision is submitted by the Village of Wheeling to the Cook County Clerk's Office for recording.
3. Financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to issuance of any engineering site permits or building permits.
4. Separate Wheeling sign permits shall be obtained by the Community Development Department prior to installation of any exterior signage.
5. All other agency permits (MWRD, IDOT, IEPA, CCDOT, etc.) shall be obtained prior to the issuance of any building permits.
6. Prior to the issuance of any Certificate of Occupancy for any residential units, the petitioner shall provide the Community Development Department a final copy of the document to be included with lease agreements informing residents of the potential flooding situation and the requirement to move their personal vehicle(s) under certain weather conditions.

There being 7 affirmative votes, the motion was approved.

COMMUNITY DEVELOPMENT DIRECTOR'S REVIEW AND RECOMMENDATION
I concur with the Findings of Fact and Recommendations provided by the Plan Commission. An ordinance is attached for the Board's consideration to reflect the Plan Commission's recommendations including the conditions of approval, for the granting of Final PUD Approval for Forest View consisting of a four-story mixed-used commercial/residential building on a +/-7.0 acre site located at 350 E. Dundee Road, for Forest View, LLC, in the MXC Commercial/Residential Mixed Use Zoning District. I have no additional comments.

ATTACHMENTS
Ordinance – Final PUD Approval [Docket No. PPUD23-0001]
Exhibits:

- Project Description letter prepared by Shapiro & Associates dated 3/18/2023
- PUD Departures List received by the Village on 7/11/2024
- Proposed Overall Site Plan prepared by Forza Design & Consulting, Inc. last revised 7/31/2024
- Color Elevations by Forza Design & Consulting, Inc. last revised 7/1/2024
- Final Plat of Subdivision prepared by Norman J. Toberman & Associates, LLC last revised 7/29/204
- Building Section and Awning Detail prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Engineering Plans prepared by Norman J. Toberman & Associates LLC last revised 7/31/2024
- Floor Plans prepared by Forza Design and Consulting, Inc. last revised 7/1/2024
- Landscape Plans prepared by Forza Design & Consulting, Inc. last revised 7/1/20240
- UNILOCK Paver Specifications
- Irrigation Plan prepared by Reinders dated 3/10/2024
- Trash Enclosure Detail prepared by Forza Design & Consulting, Inc. last revised 7/10/2024
- Lighting Plan by PG Enlighten dated last revised 7/4/202)
- Emergency Parking Plan (Staff)
- Parking Plan prepared by Forza Design & Consulting, Inc. last revised 7/1/2024
- Bike Rack Specification Sheet
- Three Rivers Gold Slate Specification Sheet
- New Tech Wood Composite Paneling Specification Sheet
- Stormwater Report prepared by Norman J. Toberman & Associates LLC dated 6/6/2024
- Traffic Study prepared by Toberman & Associated dated 6/6/2024
- Opinion of Probable Cost for Landscape Improvements dated 7/8/2024
- Engineers Opinion of Probable Cost prepared by Norman J. Toberman & Associates LLC dated 6/6/2024

- StoQuick Wall Cladding Spec Sheet

Map Exhibits (Staff)
Plan Commission Staff Report
Plan Commission Meeting Minutes - Draft

Strategic Plan Theme:
Economic Development

Project Description Letter 3.18.23.pdf (140 KB)

PUD Departures List 07112024.pdf (239 KB)

OVERALL SITE PLAN ZONING DATA 07312024.pdf (767 KB)

Elevation 07012024_reduced.pdf (3,064 KB)

Forest View Sub Final Plat 07292024.pdf (418 KB)

Building Section and Awning Detail 07012024.pdf (1,503 KB)

Engineering 07312024.pdf (4,550 KB)

Floor Plans 07012024.pdf (602 KB)

Landscape Plan 07102024.pdf (35,548 KB)

UNILOCK Paver Block Details.pdf (1,384 KB)

Irrigation Plan 03102024.pdf (1,257 KB)

Trash Enclosure Detail 07012024.pdf (115 KB)

Lighting Plan 07042024.pdf (9,907 KB)

Emergency Parking Plan.pdf (5,957 KB)

Parking Plan 07012024.pdf (6,143 KB)

Bike Rack Specification Sheet.pdf (174 KB)

Three Rivers Gold Slate Spec Sheet.pdf (3,319 KB)

New Tech Wood Composite Spec Sheet.pdf (2,816 KB)

Stormwater Report 06062024.pdf (837 KB)

Traffic Study 06062024.pdf (4,337 KB)

EOPC Landscaping 07082024.pdf (523 KB)

EOPC 06062024.pdf (341 KB)

StoQuick Wall Cladding Spec Sheet.pdf (684 KB)

Forest View Images.pdf (210 KB)

PC Staff Report Forest View PUD.pdf (361 KB)

PC Minutes 08142024 DRAFT.pdf (784 KB)

PPUD23-0001 ORD Forest View Final PUD.pdf (43 KB)

Administrative Content

Executive Content

Motion & Voting

Motion to Approve

Motion by Jim Ruffatto, second by Mary Papantos.
Final Resolution: Motion Approved
Yes: Pat Horcher, Mary Krueger, Ray Lang, Mary Papantos, Jim Ruffatto, Joe Vito, Dave Vogel

REGULAR meetings will be televised on channels 17 and 99. If you would like to attend a Village meeting but require an auxiliary aid such as a sign language interpreter, call 847-499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING. To view the full agenda packet, visit www.boarddocs.com/il/vowil/Board.nsf/Public

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0006, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Marigym (228 McHenry Road) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0006,** granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0006: Elina Dzeluri (228 McHenry Road, Wheeling, IL 60090), lessee, is seeking special use approval to permit the operation of a recreational and instructional facility for "Marigym, LLC" (gymnastics and fitness center), located at 228 McHenry Road, which is zoned, B-2 (Neighborhood Commercial), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Marigym, LLC
Property size: 6.18 acres

Unit size: 1,200 sq. ft. / 13,000 sq. ft. building

Neighboring Property Land Use(s):
North/East/West: Residential
South: Commercial

Existing Use of Property: Multi-Tenant Commercial Retail Building

Existing Zoning: B-2, Neighborhood Commercial

Comprehensive Plan Designation: Commercial

Zoning History:

- Docket No. SCBA 11-57, approved 11/17/2011, granting appearance approval for a wall sign.
- Docket No. SCVA 17-32, approved 8/24/2017, granting appearance approval for a wall sign (Anir Nail & Spa).

SUMMARY OF REQUEST

The petitioner, Marigym, LLC, is requesting special use approval to permit a recreational and instructional facility at 228 McHenry Road. The proposed facility will provide structured programming for children, including gymnastics fundamentals, dance, choreography, and related youth fitness activities.

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner's special use request for a recreational and instructional facility at 228 McHenry Road would be to allow for the operation of "Marigym" and provide structured programming for children, including gymnastics fundamentals, dance, choreography, and related youth fitness activities. As outlined in the petitioner's letter (attached), program instruction is intended for children ages 3-14, with up to 12 students per class.

The facility is anticipated to operate with one instructor during class sessions. The proposed hours of operation are 6:00 PM to 8:00 PM on Mondays and Wednesdays, 5:30 PM to 7:30 PM on Tuesdays and Thursdays, 5:00 PM to 7:00 PM on Fridays, and 10:00 AM to 1:00 PM on Saturdays. No outdoor activities or food preparation/service are proposed.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: The proposed Special Use is necessary and desirable because MARIGYM LLC will provide structured children's recreational gymnastics, movement, and dance instruction in Wheeling for families seeking safe, organized, age- appropriate enrichment activities. The business is intended to serve children in multiple age groups through scheduled classes in a supervised indoor setting. This use supports the general welfare of the community by expanding youth recreation and skill-building opportunities, encouraging physical activity, coordination, confidence, and social development. The proposed studio is located in an existing commercial plaza, which is an appropriate setting for a service-oriented instructional use that serves local residents.

   Staff: The proposed location within the B-2, Neighborhood Commercial Zoning District permits instructional and recreational uses subject to the granting of a special use, which the proposed use will be compatible with typical B-2 uses of the subject site.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: The proposed use will operate entirely indoors and is expected to function in a safe and orderly manner. MARIGYM will provide supervised classes for children, maintain clear circulation paths and code-

compliant egress, and operate in compliance with applicable building, fire, and life-safety requirements. No outdoor activities are proposed as part of normal operations, and no food preparation is proposed on site. The use is low-impact in nature compared with many commercial uses because it does not involve heavy equipment, industrial activity, late-night operations, or hazardous materials. As a result, the studio should not create adverse impacts on neighboring tenants or nearby properties and should not be injurious to surrounding improvements or property values.

Staff: The proposed recreational center will utilize an existing commercial building and is consistent with similar low-impact service uses within the B-2 district. The proposed use will not alter the essential character of the area, as the use maintains the commercial nature of the site.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
Petitioner: The proposed studio will occupy space within an existing multi-tenant commercial property and is consistent with the type of service uses commonly found in commercial areas. The use will not impede the normal and orderly development of surrounding property because it does not require unusual site alterations, external storage, or operational characteristics that would limit adjoining tenants or future permitted uses in the district. The business will function as an indoor instructional use within the existing building footprint and will remain compatible with the surrounding commercial pattern of development.

   Staff concurs with the petitioner's response.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The site is already served by existing streets, utilities, drainage infrastructure, police and fire protection, refuse service, and other municipal services typical for an established commercial plaza. The proposed use does not require special municipal infrastructure beyond what is already available to the property. The studio will operate within an existing tenant space and will rely on the current utility and public service framework serving the shopping center and surrounding area. Therefore, the proposed use can be adequately supported by existing public facilities and services without creating an undue burden on Village systems.

   Staff concurs with the petitioner's response.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The proposed use is not expected to cause undue traffic congestion or route significant traffic through residential streets. The business is located on McHenry Road within an existing commercial center designed to accommodate customer traffic. Arrival and departure activity will occur in connection with scheduled classes and will be spread across operating hours rather than concentrated as a continuous high-volume use. Customers will access the site using existing commercial streets and parking facilities. The existing parking areas, drive aisles, and site access points are designed for safe ingress and egress, and the use is expected to operate in a manner that minimizes hazards, nuisance, and congestion.

   Staff concurs with the petitioner's response.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: MARIGYM LLC will comply with all applicable Village of Wheeling zoning requirements, building code requirements, fire and life-safety standards, and any conditions of approval imposed through the Special Use process. The business will obtain all required permits, inspections, and approvals prior to operation. The submitted cover letter, floor plan, and plat of survey are intended to support the Village's review of the request. To the best of the petitioner's knowledge, no exceptions are requested other than the Special Use approval itself, and the petitioner will address any additional conditions or documentation requested by the Village during review.

   Staff: The proposed use is consistent with the B-2, Neighborhood Commercial Zoning District and the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Health Division Review: No comments from the Health Division related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following conditions:

1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

******

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0006, granting Special Use approval to permit a recreational and instructional facility for Marigym, LLC, located at 228 McHenry Road, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026; Floor Plan dated 3/26/2026; and subject to the following conditions:

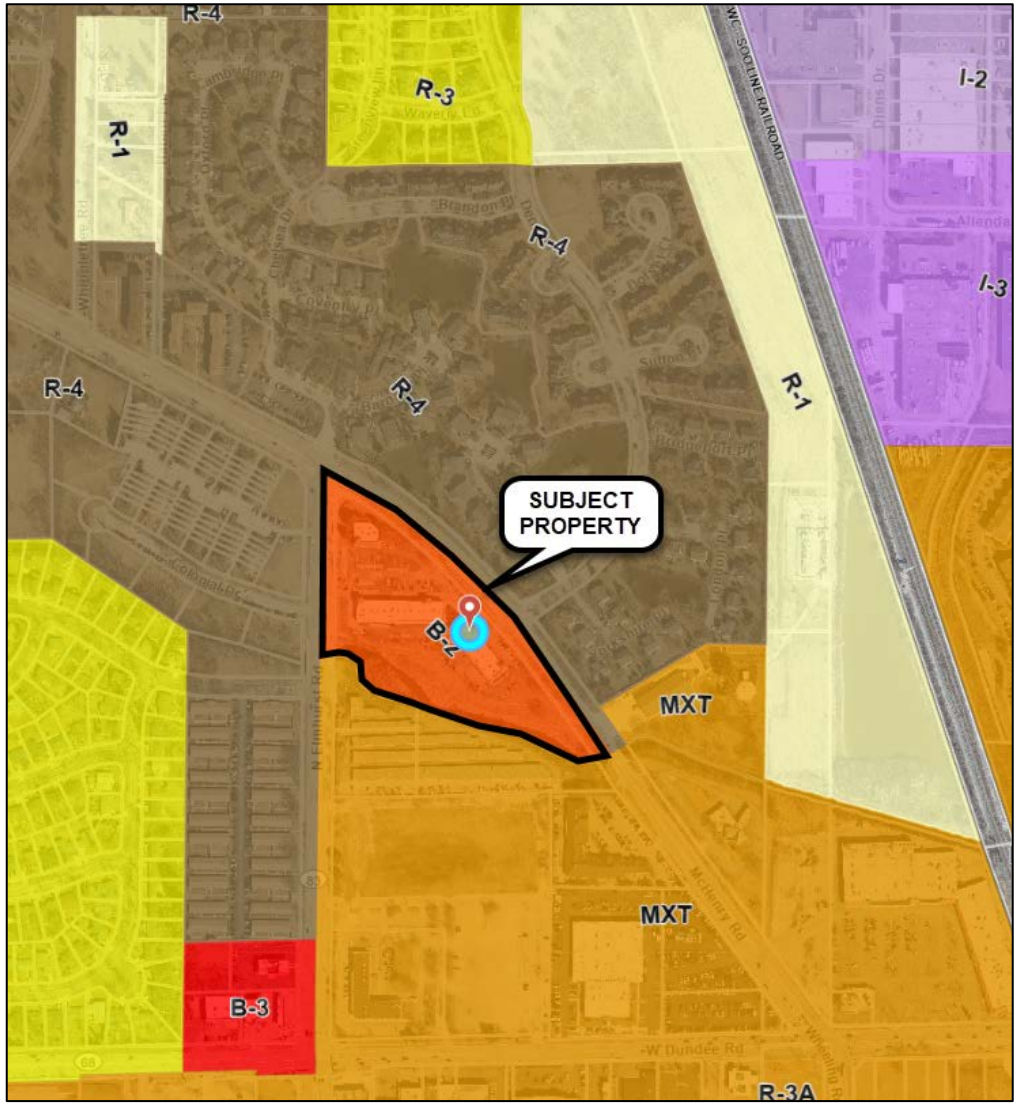
1. Any significant expansion of hours or modification to the operating schedule, as presented in the Petitioner's Project Description Letter dated April 26, 2026, shall require review and approval by the Village through an amendment to the Special Use.
2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.
3. No food preparation and/or service shall be permitted at the facility.
4. All activities shall be conducted entirely within the indoor facility.
5. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:

Attachments to Staff Report (Staff)
Petitioner's Project Description Letter prepared by Elina Dzeluri dated 4/26/2026
Floor Plan dated 3/26/2026



Location Map



Zoning Map


A'S BAKERY
PANADERIA
ASTELERIA &
HURRERIA
OPEN
UPITA'S
Lupita's Bakery, Inc.
BAKERY
(855)-435-7693
FITNESS &
NUTRITION
OPEN

Storefront

MARIGYM LLC

MARIGYM LLC
228 McHenry Rd
Wheeling, IL 60090
469-223-7964

March 26, 2026

Village of Wheeling
Community Development Department
Attn: Marcy R. Knysz, AICP
Village Planner

Re: Special Use Application Support Letter — MARIGYM LLC, 228 McHenry Rd, Wheeling, IL 60090

Dear Ms. Knysz,

Please accept this cover letter in support of the Special Use application for **MARIGYM LLC**, a children's gymnastics and dance studio proposed to operate at **228 McHenry Rd, Wheeling, IL 60090**. The business will provide structured instructional programming for children in age-appropriate group settings, including gymnastics fundamentals, dance, choreography, and related youth fitness activities.
All activities are proposed to take place **indoors** within the leased tenant space. No outdoor activities are proposed. No food preparation is proposed as part of the business operations.

Hours of operation	Mon/Wed 6:00 PM–8:00 PM; Tue/Thu 5:30 PM–7:30 PM; Fri 5:00 PM–7:00 PM; Sat 10:00 AM–1:00 PM
Typical staffing	One instructor on site during regular class sessions.
Outdoor activities	None proposed.
Food preparation	None proposed.

Class Schedule and Age Ranges

Program / Class	Age Range	Day(s)	Time(s)
Youth Gymnastics	Ages 3–5	Mon / Wed	6:00 PM
Youth Gymnastics	Ages 3–5	Tue / Thu	5:30 PM
Youth Gymnastics	Ages 3–5	Sat	10:00 AM
Dance / Choreography	Ages 3–5	Fri	5:00 PM
Youth Gymnastics	Ages 6–10	Mon / Wed	7:00 PM
Youth Gymnastics	Ages 6–10	Tue / Thu	6:30 PM
Youth Gymnastics	Ages 6–10	Sat	11:00 AM
Dance / Choreography	Ages 6–10	Fri	6:00 PM
Youth Gymnastics	Ages 11–14	Sat	12:00 PM

Vehicle Information

Vehicle Type	Estimated Number	Purpose / Notes
Instructor / staff passenger vehicles	1	Typical on-site vehicle count during class operations.
Parent / guardian drop-off vehicles	Up to 12 per class session	Short-duration drop-off and pick-up activity.
Business-owned vehicles	0	None proposed.
Delivery / service vehicles	0	No regular delivery or service fleet associated with the use.

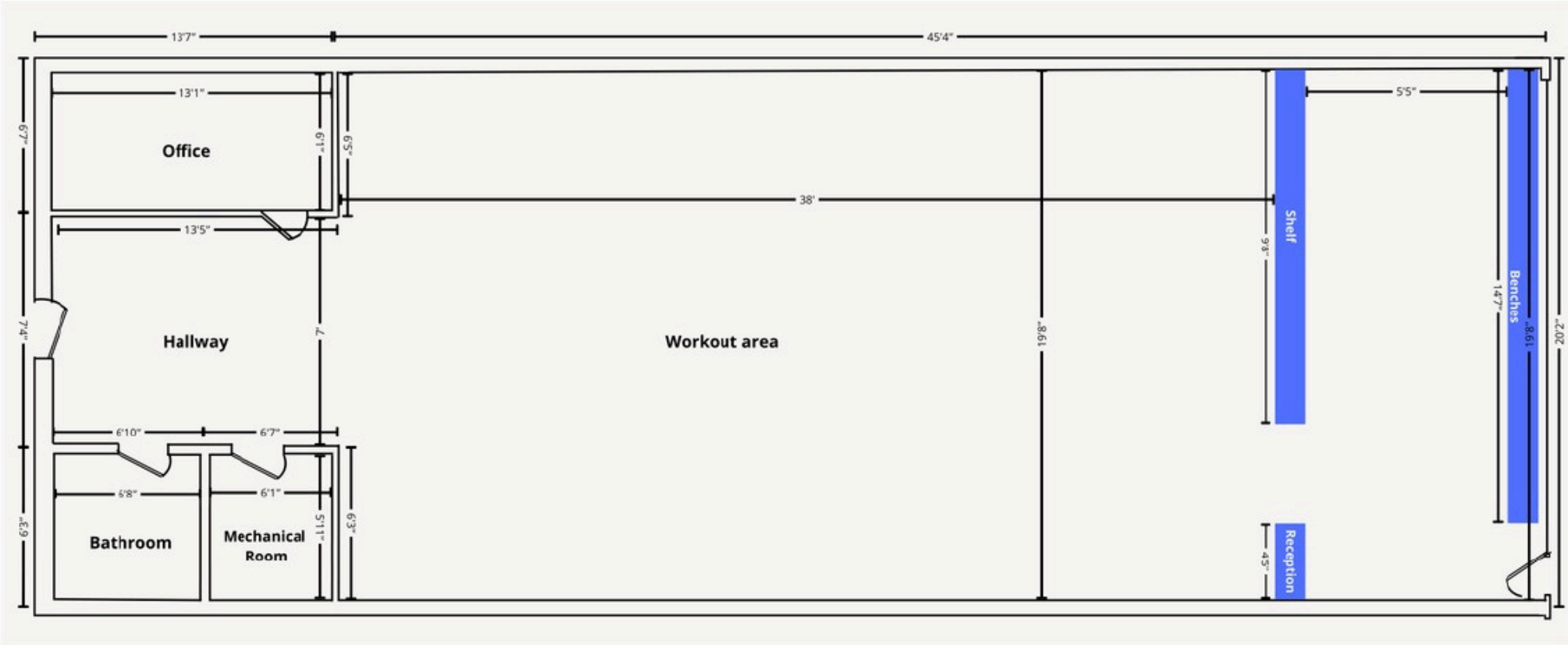
Thank you for your review of this application. Please contact me if any additional information is required.

Sincerely,

Elina Dzeluri
Owner, MARIGYM LLC

MARIGYM LLC — Floor Plan

Project address	Prepared for	Date
228 McHenry Rd, Wheeling, IL 60090	Special Use Application	March 26, 2026



Rooms / areas shown	Office, hallway, bathroom, mechanical room, workout area, reception area, benches, and shelving.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0007, Request for Special Use Approval to Permit an Animal Hospital for Orsini Animal Hospital (751 N. Milwaukee Avenue) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0007,** granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0007- Anna Krystek, DVM (751 N. Milwaukee Avenue, Wheeling, IL 60090), lessee, is seeking special use approval to permit the operation of an animal hospital for Orsini Animal Hospital, PLLC, located at 751 N. Milwaukee Avenue, Wheeling, IL 60090, which is zoned MXC, Commercial/Residential Mixed Use, pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections.

GENERAL PROPERTY INFORMATION

Applicant: Orsini Animal Hospital, PLLC (lessee)

Property size: 1.38 acres (60,112.8 sq. ft.)

Building Footprint: 10,926 sq. ft. / Unit: 3,816 sq. ft.

Neighboring Property Land Use(s):
North: Commercial (vacant)
East: Commercial (restaurant and hotel)
South: Commercial (retail)
West: Commercial (across Milwaukee Avenue)

Existing Use of Property: Vacant Multi-Tenant Retail Center (Former VCA Veterinary Hospital)

Existing Zoning: MXC, Commercial/Residential Mixed Use

Comprehensive Plan Designation: Commercial/residential mixed use

Zoning History:

- Ordinance No. 3942, approved January 24, 2005, granting Planned Unit Development Final Plan, Special Use, Site Plan, and Appearance Approval for a Planned Unit Development Westin North Shore Hotel / Retail Project (Docket No. 2004-14B and PC 04-16).
- Ordinance No. 4898, approved November 24, 2014, granted Site Plan and Appearance Approval for a Commercial Building at 761 N. Milwaukee Avenue (Docket No. PD 14-21, approval revoked since construction was not started within 1 year of approval or completed within 3 years of approval).
- Ordinance No. 5337, approved May 18, 2020, granting Final Planned Unit Development approval, Special Use, Site Plan and Appearance approval for a planned unit development for the Westin North Shore Hotel/Retail Project (Docket #2019-26A)
- Ordinance No. 5338, approved May 18, 2020, granting special use to permit a sit-down restaurant with a drive-through (Docket #2019-26B).
- Ordinance No. 5339, approved May 18, 2020, granting major site plan and building appearance approval for a multi-tenant retail/restaurant building with drive-through lanes and related site improvements (Docket #PC19-23).
- Docket #PC21-24, approved 12/1/2021, granting minor site plan and building appearance approval for proposed façade changes.
- Docket #SCBA 22-02, approved 6/8/2022, granting appearance approval for a freestanding sign.
- Ordinance No. 5621, approved 11/20/2023, granting special use approval for the operation of an animal hospital for VCA Veterinary Hospital (Docket No. PSU23-0011).

SUMMARY OF REQUEST

The applicant, Orsini Animal Hospital, PLLC (lessee), is requesting special use approval to permit the operation of an animal hospital at 751 N. Milwaukee Avenue. The proposed facility will provide general wellness care and non-emergent medical services for canine and feline patients.

USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner is requesting special use approval to operate an animal hospital providing individualized care for feline and canine patients. The subject tenant space was formerly occupied by VGA Veterinary Hospital in which the petitioner is seeking to operate a similar practice. As outlined in the petitioner's description letter (attached), the facility's operations will include general wellness care for all pet life stages, non-emergent sick visits, behavioral

consultations, soft tissue surgeries, dental cleanings and procedures, and diagnostic imaging. The facility will not include overnight boarding or grooming services; animals will only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

The proposed hours of operation are 9:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 12:00 PM on Saturdays. The petitioner has indicated that hours may be expanded to 8:00 AM to 6:00 PM, Monday through Saturday, as the practice grows.

The practice is anticipated to begin with approximately 1.5 to 2 full-time equivalent veterinarians supported by 6 to 7 staff members. Over time, the petitioner intends to expand operations to approximately 3 to 3.5 veterinarians with a total staff of 14 to 18 employees.

The existing 10-foot by 12-foot pet relief area located on the south side of the building (constructed by the prior animal hospital operator), consisting of pet turf, fake hydrant and screening panels, will remain and provide a dedicated relief area for dogs. The petitioner will be responsible for maintaining this area in hygienic condition and shall encourage patrons to utilize the designated space. No modifications to the exterior are proposed as part of this request.

The proposed use is consistent with the MXC, Commercial/Residential Mixed Use Zoning District and the Comprehensive Land Use designation of commercial/residential mixed use for the subject site.

Standards for Special Use: Following are the petitioner's responses (*in italics*) to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: Since this site is already built out as an animal hospital it is the perfect choice for opening a small animal general hospital. Minimal changes need to be done to the interior to improve work flow and make it a Fear Free and Cat Friendly practice. Pets are a very important part of our lives and having a Veterinarian that you can trust and that honors that human animal bond is essential. Keeping pets healthy and providing general wellness care is also an essential public health service.

   Staff: The MXC, Commercial/Residential Mixed Use Zoning District, is intended to accommodate the development and redevelopment of areas suited for a combination of commercial and residential uses. The proposed operation is consistent with the purposes of the MXC, Commercial/Residential Mixed Use Zoning District.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: Our goal is to be a Fear Free hospital therefore we aim to minimize stress for our patients and their care givers. We will be hiring highly trained and licensed veterinary professionals to provide care. Our goal is to have staggered appointments so that there will be limited or no interactions between patients and therefore prevent conflicts in and around the building. We will have two reserved spots at the back of the facility so if there are any reactive patients they can use a rear entrance and limit contact with people and other animals prior to entering the facility. We will focus on client education and training to help prevent behaviors that could lead to bites/ public health risk. We will be following all of OSHA and AAHA guidelines when making protocols for handling waste and proper disposal of any unused medications and controlled substances. We will make sure to maintain the current pet relief area to prevent the transmission of any disease.

   Staff concurs with the petitioner's response.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
   Petitioner: The building is established and is surround by businesses. As the practice grows we will not have more than two doctors seeing appointments at any given time plus nurse appointments. The facility already has sufficient parking for these purposes and would not hinder any surrounding business. The pet relief area is

already established in area that has a privacy fence and is facing a drive through therefore should not interfere with the customer experience at the nearby restaurant.

Staff concurs with the petitioner's response.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The property is well established and there will be minimal alterations to the interior. I will be working with a licensed contractor that has extensive experience building animal hospitals and follows the AAHA guidelines. We are not going to be boarding any animals therefore would not have any excessive animal waste or water/electrical use that may tax the municipal systems.

   Staff concurs with the petitioner's response.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The location has two entrances one via Wolf road and a lane off Milwaukee. Since we should only have a maximum of three to four appointments occurring at the same time we should not make a significant impact on the surrounding businesses or residential areas. There is more than sufficient parking in our current lot to support this traffic. There are ten spots in front of the building and two reserved spots at the back.

   Staff concurs with the petitioner's response.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: Our contractor RWE is a licensed contractor and will make sure that the building is satisfying all codes and regulations. We will also be following all OSHA guidelines and providing annual training for all employees.

   Staff: The proposed use is consistent with the MXC, Commercial/Residential Mixed Use Zoning District and the Comprehensive Land Use designation of commercial/residential for the subject site.

STAFF REVIEW

Fire Department Review: No comments from the Fire Department related to the Special Use.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the Special Use subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

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If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0007, granting Special Use approval to permit an animal hospital for Orsini Animal Hospital, located at 751 N. Milwaukee Avenue, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulation, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anna Kryustek, DVM dated 3/25/2026; Floor Plan prepared by RWE Planning + Design; and subject to the following conditions:

1. Overnight boarding and grooming services shall not be permitted unless additional approval is received from the Village for these services. Animals shall only be housed on-site for limited durations when necessary for surgical procedures, diagnostics, or treatment.

2. The existing pet relief area located on the south side of the building shall be maintained in hygienic condition and utilized as the designated relief area for animals associated with the use. The petitioner shall be responsible for ongoing maintenance, including regular cleaning and waste removal.

3. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

4. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Attachments to Staff Report (staff)
Petitioner's Project Description Letter prepare d by Anna Kryustek, DVM dated 3/25/2026
Floor Plan prepared by RWE Planning + Design



Location Map



Zoning Map



Front of Existing Building Facing East.



South Side of Building – Pet Relief Area with Screening.

March 25, 2026

Village of Wheeling
Community Development
2 Community Boulevard
Wheeling, IL 60090

To Whom it may concern,

We are planning to open a small animal veterinary hospital.

Our mission is to open a Fear Free and Cat Friendly certified general practice. We aim to provide individualize compassionate care for feline and canine patients and their care givers. We will not have any overnight boarding or grooming and will only keep patients in hospital that are requiring surgery or needing diagnostics/ treatments. We will provide general wellness care for all life stages and non-emergent sick appointments, behavioral consultations, soft tissue surgeries, dental cleaning/surgery and diagnostic imaging.

Our hours will likely change as we grow but will start at 9am-5pm Monday - Friday and 9am - 12pm on Saturdays but will not exceed the hours set for the center which is 8am -6pm Monday - Saturday. We will be closed for major holidays.

We will start off as a 1.5-2 doctor practice with 6-7 support staff with the goals of growing to be a 3-3.5 doctor practice with 14-18 support staff.

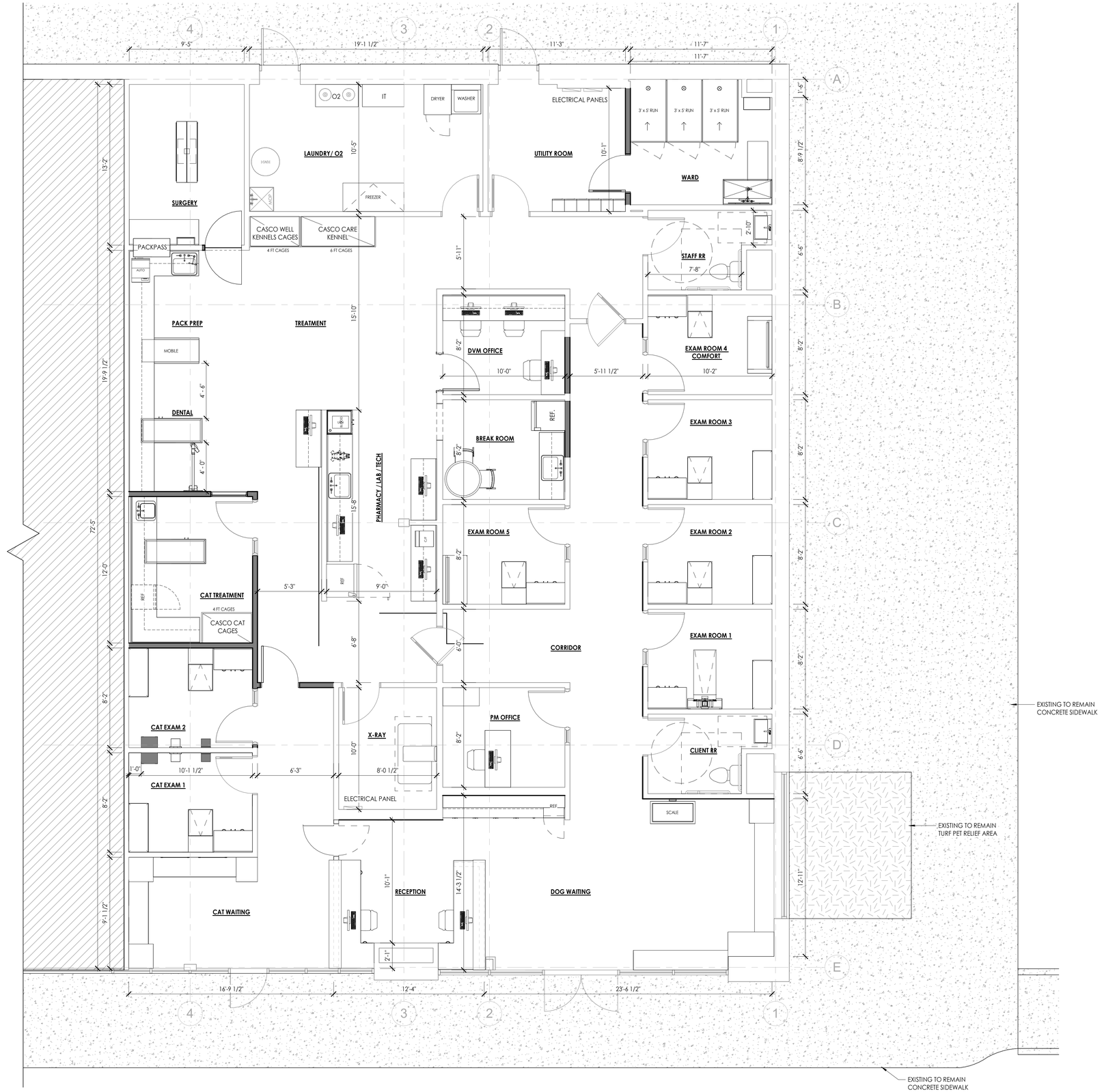
Each doctor will have the opportunity to see 8-14 appointments daily or 1-3 surgical procedures during week days and 6 appointments on Saturdays. 10-14 technician appointments will be available on week days and 6 on Saturdays. To achieve a Fear Free environment our goal is to stagger appointments and make sure all patients get placed in room immediately to decrease stress in the reception area. We will focus on all factors that increase stress for our patients and clients. We will have separate entrances, exam rooms and treatment areas for our feline and canine patients. Animals are very sensitive to sound and smells. We will be paying great attention to minimize these stressors for our patients/clients which will also benefit the surrounding businesses as well. We strive to achieve a calm and welcoming environment.

Our goal is to provide high quality medicine in an environment that honors the human animal bond and creates a team approach to pet care with emphasis on client education and care giver involvement in every decision regarding their pet wellness care.

Sincerely,

Anna Krystek

Anna Krystek DVM
Practice Owner
Orsini Animal Hospital PLLC



1 PRELIMINARY PLAN
1/4" = 1'-0"

RWE
PLANNING + DESIGN
ARCHITECTURE PLANNING DESIGN
1303 OGDEN AVE., DOWNERS GROVE, IL 60515

ORSINI ANIMAL HOSPITAL
751 N. MILWAUKEE AVE
WHEELING, IL 60090

REV.	DESCRIPTION	DATE
2	Floor Plan Signoff	04/07/2026

4/7/2026 12:25:37 PM

DRAWN BY:	CHECKED BY:
MM	BH

COPYRIGHT RWE PLANNING & DESIGN INC. 2024

PROJECT #: 25.179

PRELIMINARY PLAN

NA-03

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0009, Request for Special Use Approval to Permit a Recreation and Instruction Facility for Children's Success Limited (714 S. Milwaukee Avenue) **PUBLIC HEARING**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0009,** granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

EXECUTIVE SUMMARY

Docket No. PSU26-0009: Anastasiya Fedorenko (714 S. Milwaukee Avenue, Wheeling, IL 60090), lessee, is seeking special use approval to permit a tutoring center, "Children's Success Limited", classified as a recreation and instruction facility, located at 714 S. Milwaukee Avenue, which is zoned, B-3 (General Commercial and Office), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION
Petitioner: Children's Success Limited

Property size: 1.653 acres (72,008 sq. ft.)

Unit size: 2,280 sq. ft. / 21,272 sq. ft. building

Neighboring Property Land Use(s):
North: Residential
East: Forest Preserve (across Milwaukee Ave.)
Southeast: Commercial
Southwest: Residential
West: Residential

Existing Use of Property: Multi-Tenant Commercial Office Building

Existing Zoning: B-3, General Commercial and Office Zoning District

Comprehensive Plan Designation: Commercial

Zoning History:

- Ordinance No. 4696, approved 5/7/2012, granting special use for a full time daycare center with an outdoor play area for Literki Learning Center at 710 S. Milwaukee Avenue (Docket No. 212-6)

SUMMARY OF REQUEST
Th petitioner, Children's Success Limited, requests special use approval to permit a recreational and instructional facility to operate a children's tutoring center to be located at 714 S. Milwaukee Avenue.

SPECIAL USE ANALYSIS
A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The petitioner is requesting special use approval to operate a tutoring center that will provide structured instruction in early childhood development, art education, literacy, and mathematics. As outlined in the petitioner's description letter (attached), the program is intended for children ages 12 months through 15 years, with age-appropriate curriculum and activities tailored to each group. Parents will be permitted to either attend the class with their child or remain on-site during sessions.

Classes will be conducted in small group settings, with a maximum of four children per group, and will last approximately 45-60 minutes. The facility is anticipated to begin operations with two staff members and expand to up to five employees by the end of the first year, depending on program growth and enrollment demand.

The proposed hours of operation are 9:00 AM to 8:00 PM, Monday through Friday, and 9:00 AM to 2:00 PM on Saturdays. No food will be prepared or served on-site, and no sleeping or nap services will be provided. The center will operate strictly as an instructional and educational/tutoring facility.

PARKING
A parking analysis has been prepared for the subject site, "The Elms". Based on the anticipated operations, specifically two classes running concurrently with up to four students per class, one parent per student, and one instructor per class, the analysis estimates a demand of approximately seven parking spaces. Based on the overall tenant mix within the center, the total parking demand, calculated using the applicable office parking ratio, is 75 spaces. The site currently provides 75 parking spaces, indicating that adequate parking is available to accommodate the proposed use.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary or desirable to provide a service or a facility which is in the interest of public convenience or need and will contribute to the general welfare of the neighborhood or village.**
   Petitioner: The proposed learning center will provide valuable educational and developmental services for local families and children in the community. The facility will offer small-group academic support, early childhood development programs, speech development activities, and creative enrichment classes.

   This use is appropriate for the location because it operates in a structured, quiet indoor environment and serves neighborhood residents who seek accessible educational support outside of regular school hours.

   The learning center will contribute positively to the general welfare of the village by supporting children's academic progress, social skills, and early development. It will also provide convenient access to quality educational services for working families living nearby, reducing the need for long-distance travel to similar facilities.

   Staff: The proposed location within the B-3, General Commercial and Office Zoning District permits educational uses subject to the granting of a special use, which the proposed use will be compatible with typical B-3 uses of the subject site.

2. **State how the Special Use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of the adjoining area or village and will not be injurious to property values or improvements in the vicinity.**
   Petitioner: The proposed use will not be detrimental to the health, safety, or general welfare of the surrounding neighborhood. The learning center will operate with limited class sizes, controlled scheduling, and supervised activities at all times.

   All programs will take place indoors, and no loud equipment or disruptive activities are planned. Traffic impact will be minimal due to staggered class times and short program durations. Parents will be responsible for drop-off and pick-up in designated parking areas.

   The facility will comply with all local safety, building, and fire regulations. As a result, the proposed learning center will operate safely and harmoniously within the existing commercial environment without negatively affecting nearby properties or businesses.

   Staff: The proposed tutoring center will utilize an existing commercial building and is consistent with similar low-impact service uses within the B-3 district. The proposed use will not alter the essential character of the area, as the use maintains the commercial nature of the site.

3. **State how the establishment of the special use will not impede or interfere with the normal and orderly development and improvement of surrounding property for uses permitted in the district.**
   Petitioner: The proposed learning center will be compatible with the existing character and permitted uses of the surrounding commercial area. The facility will operate entirely within an enclosed indoor space and will not require any exterior structural changes or special site modifications.

   The nature of the use is low-intensity and service-oriented, focusing on educational and developmental activities for children in small, scheduled groups. This operational model ensures minimal impact on shared parking, traffic patterns, and neighboring businesses.

   The establishment of the learning center will support the continued orderly development of the area by providing a complementary community service that aligns with other professional, retail, and service uses permitted in the district. Therefore, the proposed special use will not impede or interfere with the appropriate development or improvement of surrounding properties.

   Staff: The proposed tutoring center will occupy an existing developed site with sufficient building area, circulation space, and parking to support the use. No expansion of the building footprint is proposed. Vehicular access from Milwaukee Avenue is adequate for parent drop-offs and pick-ups, and overall daytime activity levels are modest in intensity. The Special Use will not interfere with the normal or orderly development of adjacent properties and

will operate in harmony with surrounding land uses.

4. **State how the proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries and schools or the applicant will provide adequately for such services.**
Petitioner: The proposed learning center will be adequately served by the existing public infrastructure and essential municipal services available at the property location. The site is fully developed and currently connected to public utilities, including water, sewer, electricity, and drainage systems.

   The use will generate low levels of traffic due to scheduled small-group classes and short program durations. Therefore, the existing street network and parking facilities are sufficient to accommodate the anticipated activity without creating congestion or safety concerns.

   Police and fire protection services are readily available within the Village and will continue to serve the property under normal operating conditions. The proposed use will not require any additional public facilities or special municipal services and will not place an undue burden on public safety systems or local infrastructure.

   Staff: The proposed use will operate within the existing commercial building and is not anticipated to hinder or discourage the development or use of adjacent properties or impair their value.

5. **State how the proposed use or development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Parking areas and driveways shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.**
Petitioner: The proposed learning center will not generate significant traffic or cause congestion on surrounding public streets. The facility will operate by scheduled small-group sessions with staggered start and end times, which will distribute vehicle arrivals and departures throughout the day.

   The duration of each program is limited, and the number of participants per session is intentionally kept low. This operational structure minimizes peak traffic volumes and prevents the accumulation of large numbers of vehicles at any given time.

   The property provides adequate on-site parking to accommodate parents and staff, ensuring safe and convenient access to the facility. Drop-off and pick-up activities will occur in designated parking areas and will be brief in nature.

   As a result, the proposed use will not create traffic hazards, will not draw excessive traffic through residential streets, and will operate in a manner that supports safe and efficient circulation within the existing commercial development.

   Staff: The proposed tutoring center will occupy a tenant space within an existing commercial development that provides shared parking. Based on the anticipated staffing levels and parent drop-off/pick-up activity, the existing parking supply is sufficient to accommodate the operational needs of the proposed use. The site includes established drive aisles and access points along Milwaukee Avenue that are designed to safely manage vehicle circulation and prevent traffic conflicts.

6. **State how the proposed use will comply with the regulations and stipulations specified for such use.**
Petitioner: The proposed learning center will fully comply with all applicable zoning regulations, building codes, fire safety standards, and life-safety requirements established by the Village and relevant regulatory authorities.

   The facility will operate within an existing commercial tenant space that meets occupancy and safety standards. Any required interior improvements or modifications will be completed in accordance with approved building permits and inspections.

   The learning center will maintain appropriate supervision of children at all times and implement operational procedures designed to ensure a safe and controlled environment. Emergency access, fire protection systems, and clearly marked exits will be maintained in compliance with local regulations.

   We will cooperate with all municipal departments to ensure ongoing compliance and will obtain any additional

approvals or certifications required for this type of use.

Staff: The proposed use is consistent with the B-3, General Commercial and Office Zoning District and the Comprehensive Land Use designation of Commercial.

STAFF REVIEW

Fire Department Review: The Fire Department's comments have been incorporated into Staff's Recommendation.

Health Division Review: The Health Division's comments have been incorporated into Staff's Recommendation.

Engineering Division Review: No comments from the Engineering Division related to the Special Use.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

******

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0009, granting Special Use approval to permit a recreational and instructional facility for Children's Success Limited, located at 714 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, in accordance with the Petitioner's Project Description Letter prepared by Anastasiya Fedorenko; Floor Plan Received by the Village on 4/27/2026; and subject to the following conditions:

1. Fire alarm improvements, including pull stations and the proper coverage of audio and visual notification devices shall be provided/maintained throughout the tenant space in accordance with the 2025 Edition of NFPA 72 and the 2018 Edition of the Illinois Accessibility Code.

2. The petitioner shall submit an Application for Business License to the Community Development Department prior to appearing before the Village Board.

3. No food service shall be permitted at the facility.

4. All activities shall be conducted entirely within the indoor facility.

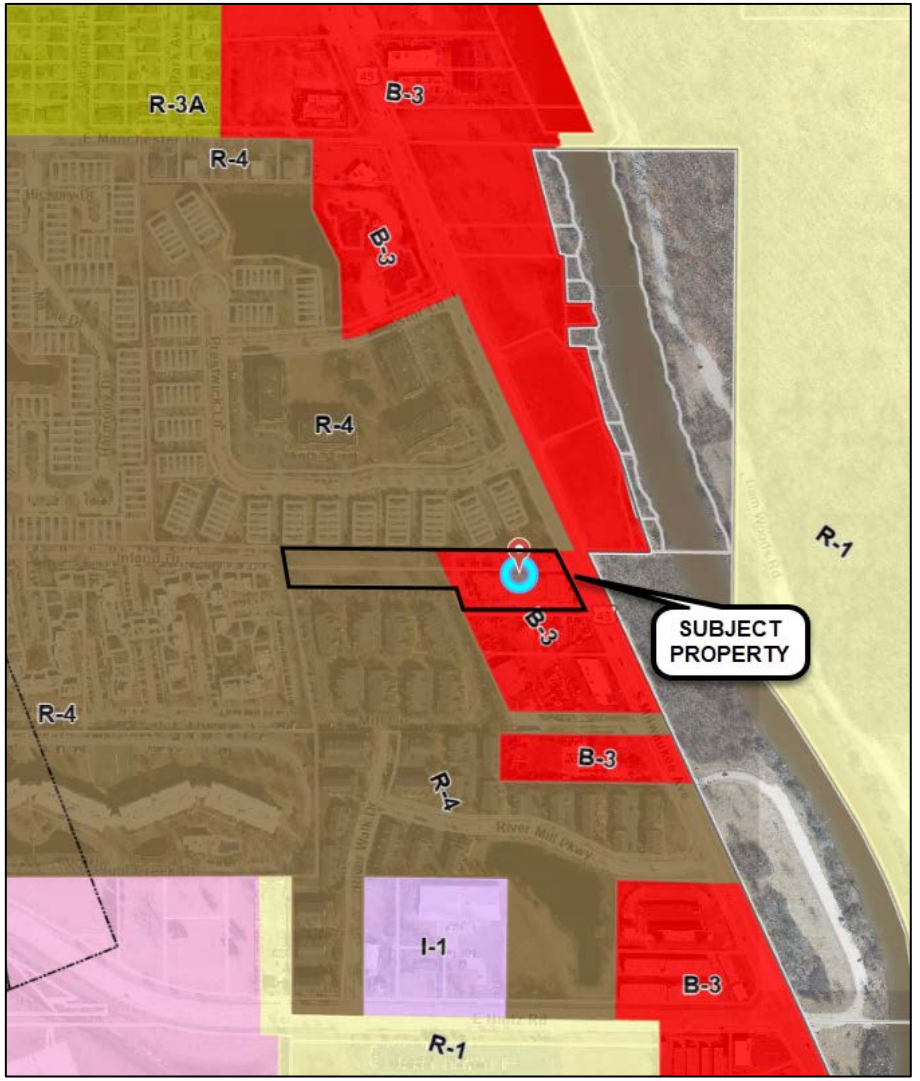
5. The existing outdoor playground, currently owned and operated by Literki Daycare, shall not be utilized by the petitioner or their clients.

6. A Wheeling Sign Permit shall be required prior to the installation of any exterior signage at the subject property, subject to the requirements of Title 21 - Signs.

ATTACHMENTS:
Attachments to Staff Report (Staff)
Petitioner’s Project Description Letter prepared by Anastasiya Fedorenko
Floor Plan Received by the Village on 4/27/2026



Location Map



Zoning Map



Photo of the Front Door

Children's
Success
Corporation

COVER LETTER

Preparer:

Anastasiya Fedorenko

Phone: 224-301-3317

To Whom It May Concern,

This letter is submitted in support of our application for a Business License for the operation of a learning center providing educational and enrichment services for children.

Our business operates as a **learning center** offering structured classes in **early childhood development** and art education, literacy, and math. Our early childhood development program is based on a proprietary methodology that has been patented in Ukraine and has been successfully implemented for over 10 years. This methodology is specifically designed to support early development and speech initiation in children starting from 12 months age. The programs are designed to support cognitive, social, and creative development for children across a wide age range. We serve children from 1 to 15 years old, with age-appropriate curriculum and activities tailored to each group.

All classes are conducted with parent presence. Parents are welcome to remain on-site during sessions, ensuring transparency, comfort, and active involvement in their child's learning experience. In addition, our facility includes a designated waiting area for parents, and each classroom is equipped with video monitoring, allowing parents to observe their children during classes in real time.

Classes are held in small group settings to ensure individual attention and a high-quality learning environment. Each group consists of up to 4 children, with a maximum of 2 groups operating simultaneously at any given time.

At this time, we employ 2 staff members, with plans to expand our team to up to 5 employees by the end of the year, based on program growth and enrollment demand.

Our hours of operation are as follows:

- Monday – Friday: 9:00 AM – 8:00 PM
- Saturday: 9:00 AM – 2:00 PM

Please note that no food is prepared or served on the premises, and no sleeping or nap services are provided. The center operates strictly as an instructional and educational facility.

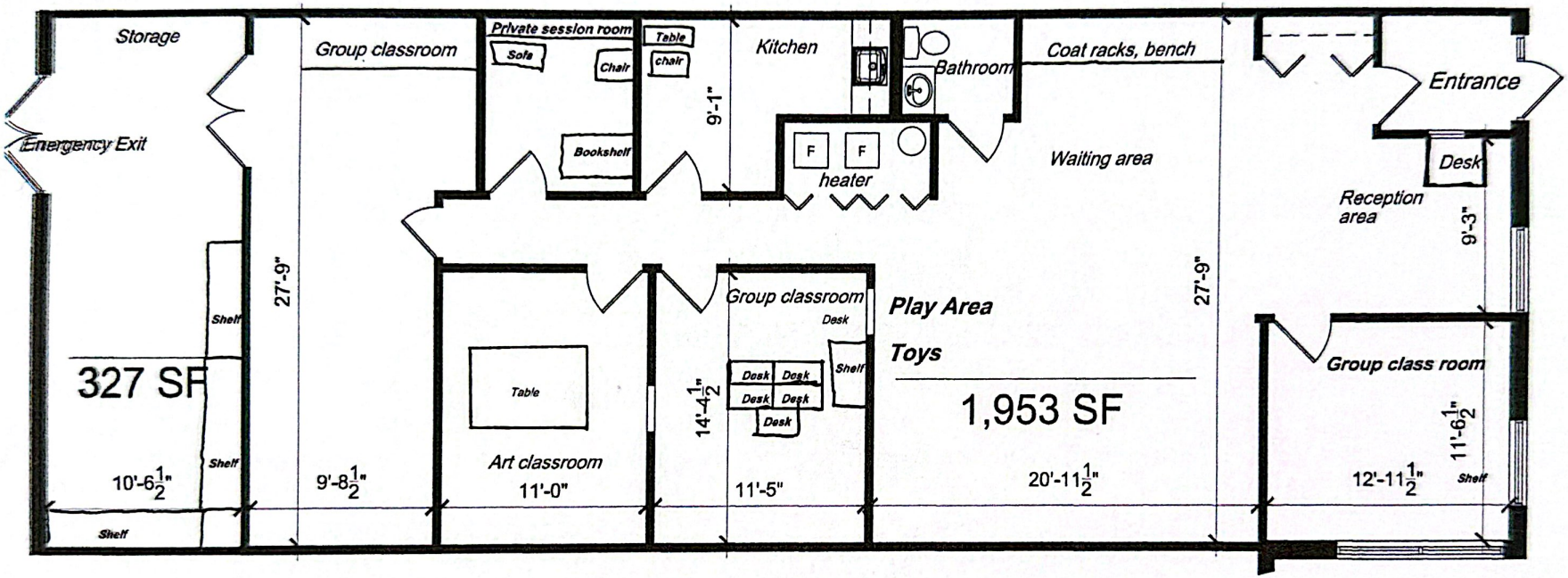
Our goal is to provide a safe, structured, and engaging learning environment that supports children’s development while maintaining clear communication and involvement with parents.

Thank you for your time and consideration of our Business License application. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

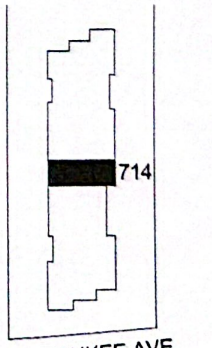
Anastasiya Fedorenko

Received by the Village on 4/27/2026



714 S. MILWAUKEE AVENUE, WHEELING, ILLINOIS
FLOOR AREA - 2,280 S.F.

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY INTERESTED PARTIES.
PREPARED BY SPOKE ARCHITECTURE, INC.



700-28 S. MILWAUKEE
KEY PLAN

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSU26-0003, Request for an Amendment to Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

RECOMMENDED ACTION: **Recommend approval of Docket No. PSU26-0003,** granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan prepared by Confluence, last revised 3/27/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026 and subject to the following conditions:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

EXECUTIVE SUMMARY

Docket No. PSU26-0003: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District, property owner, is seeking an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park to the Wheeling Park District, associated with the reconstruction of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), which is zoned MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family), pursuant to Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.10 Use Regulations, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):

North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

UPDATE FROM APRIL 22, 2026 PLAN COMMISSION MEETING

At the April 22, 2026 Plan Commission meeting, the public hearing was opened and continued to the May 13, 2026 meeting at the petitioner's request to allow for the presentation of updated building elevations. No changes have been made to this staff report since the April 22, 2026 Plan Commission meeting.

SUMMARY OF REQUEST

The Wheeling Park District is requesting an amendment to Ordinance No. 3665, which granted special use and site plan approval for the current Aquatic Center Facility located at 105 Community Boulevard. While the underlying use as a public park will remain unchanged, an amendment to the existing special use is required as the Wheeling Park District's proposed redevelopment of the Aquatic Center Facility includes a substantial reconfiguration of the facility to the previously approved site plan associated with the special use.

Pursuant to the Village Code, changes to an approved special use involving modifications to the site plan or expansion of the development require an amendment to the original approval. This process ensures that the revised plan continues to comply with the applicable approval standards and remains compatible with surrounding properties. The amendment also provides the Village with the opportunity to evaluate the updated site design in conjunction with the special use and confirm the proposed improvements are consistent with the intent of the original approval.

The petitioner is also seeking major site plan and appearance approval for the redevelopment of the Aquatics Center (Docket No. PSPMAJ25-0006), along with a variation to reduce the minimum required number of parking spaces (PV26-0006) and a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007).

SPECIAL USE ANALYSIS

A Special Use is the use of land in which, because of their unique characteristics, cannot ordinarily be allowed in a particular zoning district without consideration of their impact upon neighboring land uses and would not be detrimental to the public health, safety or general welfare. After review of the Standards summarized in this staff report, the Commission may impose reasonable restrictions that make the special use more compatible for the zoning district in which it is located, which may include conditions related to site plan aspects to mitigate adverse effects.

The Wheeling Park District proposes to redevelop the existing outdoor aquatic facilities at Heritage Park to construct a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities and landscape features. As described in the petitioner's project letter, the overall design of the proposed new aquatic center prioritizes clear site organization, intuitive circulation and safe operations.

The underlying special use as a public park/aquatic center will remain unchanged through the proposed new aquatic center facility, along with all previously approved use and operational requirements. An amendment to the existing special use Ordinance No. 3665 is required as the ordinance encompassed the approved site plan of the (current) aquatic center. Due to the substantial reconfiguration of the proposed aquatic center facility, the previously approved site plan and associated development plans contained in Ordinance No. 3665 will need to be replaced with the proposed development plans of Docket No. PSPMAJ25-0006.

The staff report for Docket No. PSPMAJ25-0006 contains a comprehensive narrative of the proposed development plans for the new aquatic center.

Standards for Special Use: The petitioner has submitted the following responses to the standards for special use. (Any staff comments follow the petitioner's response)

1. **State why the Special Use is necessary for the public convenience at the proposed location.**
   Petitioner: The Family Aquatic Center has operated on this site within Heritage Park for more than 30 years as an approved public use and remains a core component of the Park District's recreation system. The project involves demolition of the existing aquatic center and construction of a new facility in its place, maintaining the same public recreational function while meeting current standards. Reinvestment in this site supports community welfare by preserving access to outdoor recreation, supporting youth and family programming, and reinforcing Heritage Park's role as a community amenity without introducing a new or incompatible land use.

   Staff: The proposed location within the MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family) Districts permits public parks subject to Special Use approval. The proposed redevelopment maintains an existing and long-standing recreational use and is consistent with the existing special use.

2. **State how the Special Use will not alter the essential character of the area in which it is to be located.**
   Petitioner: The proposed Special Use will not be detrimental to the health, safety, morals, or general welfare of the surrounding area or the Village. The project replaces an aging aquatic facility with a modern facility designed to meet current building, public health, fire, and life-safety standards. Operations will continue to be managed by the Wheeling Park District, consistent with past practice, and the use will remain seasonal and recreational in nature. By addressing existing safety concerns and reinvesting in well-maintained public infrastructure, the project supports the continued safe enjoyment of Heritage Park and is not expected to negatively affect nearby properties or property values.

   Staff: Staff concurs with the petitioner's response.

3. **State how the location and size of the Special Use, the nature and intensity of the operation involved in or conducted with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it will be in harmony with and not impede the normal, appropriate and orderly development of the district in which it is to be located and the development of surrounding properties.**
   Petitioner: The establishment of the Special Use will not impede or interfere with the normal and orderly development of surrounding property for permitted uses. The site has long been developed and used for public park and recreational purposes, and the Family Aquatic Center has operated as an approved use within Heritage Park for decades. The proposed project replaces the existing facility on the same site and does not alter the overall land use pattern or introduce new development intensity. Surrounding properties will continue to develop in accordance with existing zoning, and the replacement aquatic center will remain compatible with adjacent park amenities and nearby residential uses.

   Staff: Staff concurs with the petitioner's response.

4. **State how the location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or will not impair the value thereof.**
   Petitioner: The proposed use and development will be adequately served by existing public facilities and services, including streets, public utilities, drainage infrastructure, police and fire protection, and refuse services, all of which currently support the existing aquatic center. Any necessary utility, drainage, or site infrastructure upgrades will be addressed as part of the project design and permitting process in coordination with the Village and applicable agencies. The replacement facility will continue to operate within established service capacities

and will not place an undue burden on municipal systems or public safety resources.

Staff: The proposed building design, site improvements, and landscaping enhancements will improve the overall quality and appearance of the site. The redevelopment is not expected to hinder or discourage the appropriate development or use of adjacent properties, nor impair surrounding property values, and will continue to serve as a community amenity.

5. **State how the parking areas will be of adequate size for the particular use, properly located and suitably screened from adjacent residential uses, entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances and the development will not cause traffic congestion.**
Petitioner: The proposed use will not cause undue traffic congestion or draw significant amounts of traffic through residential streets beyond what has historically occurred with the existing aquatic center. Traffic patterns associated with the seasonal operation of the Family Aquatic Center are well established and understood. Site access and parking will be reviewed and designed to meet current standards, provide safe circulation, and minimize traffic hazards and nuisance conditions. The replacement facility is intended to function similarly to the existing facility in terms of seasonal use and attendance, and therefore is not expected to create new or increased traffic impacts on surrounding streets.

   Staff: The proposed parking layout and site circulation have been designed to accommodate the anticipated demand associated with the seasonal operation of the aquatic center. Access points and internal circulation patterns are configured to promote safe and efficient traffic flow and are not expected to result in significant traffic congestion or hazards beyond existing conditions.

6. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that zone.**
Petitioner: The proposed use will comply with all applicable zoning regulations, building codes, fire and life-safety requirements, accessibility standards, and public health regulations. The replacement Family Aquatic Center will be designed, permitted, and constructed in coordination with the Village of Wheeling, the Illinois Department of Public Health, and other reviewing agencies as required. The project maintains the established public recreational use previously approved under the original Special Use Permit and does not introduce new conditions or exceptions inconsistent with that approval.

   Staff: The proposed use is consistent with the MXT (Transit-Oriented Mixed Use), R-1 (Single-Family Residential), and R-2 (Single-Family Residential) Districts, as well as the Comprehensive Land Use designation of Open Space. The redevelopment maintains the established recreational use of the property and is consistent with previously approved Special Use entitlements.

STAFF REVIEW

Fire Department Review: No outstanding comments from the Fire Department.

Engineering Division Review: No outstanding comments from the Engineering Division.

Staff Recommended Action: Staff recommends approval of the special use, subject to the following condition:

1. Special Use approval is contingent upon approval of Docket No. PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio); and Docket No. PSPMAJ25-0006 (major site plan and appearance approval).

******

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a special use, the appropriate motion would be to:

Recommend approval of Docket No. PSU26-0003, granting an amendment to Ordinance No. 3665, which granted special use and site plan approval for a public park, to the Wheeling Park District, for the redevelopment of the Wheeling Aquatics Center Facility located at 105 Community Boulevard (Heritage Park), as required under Title 19 Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, and in accordance with the Architectural Drawings prepared by Confluence, last revised 2/26/2026; Landscape Plan

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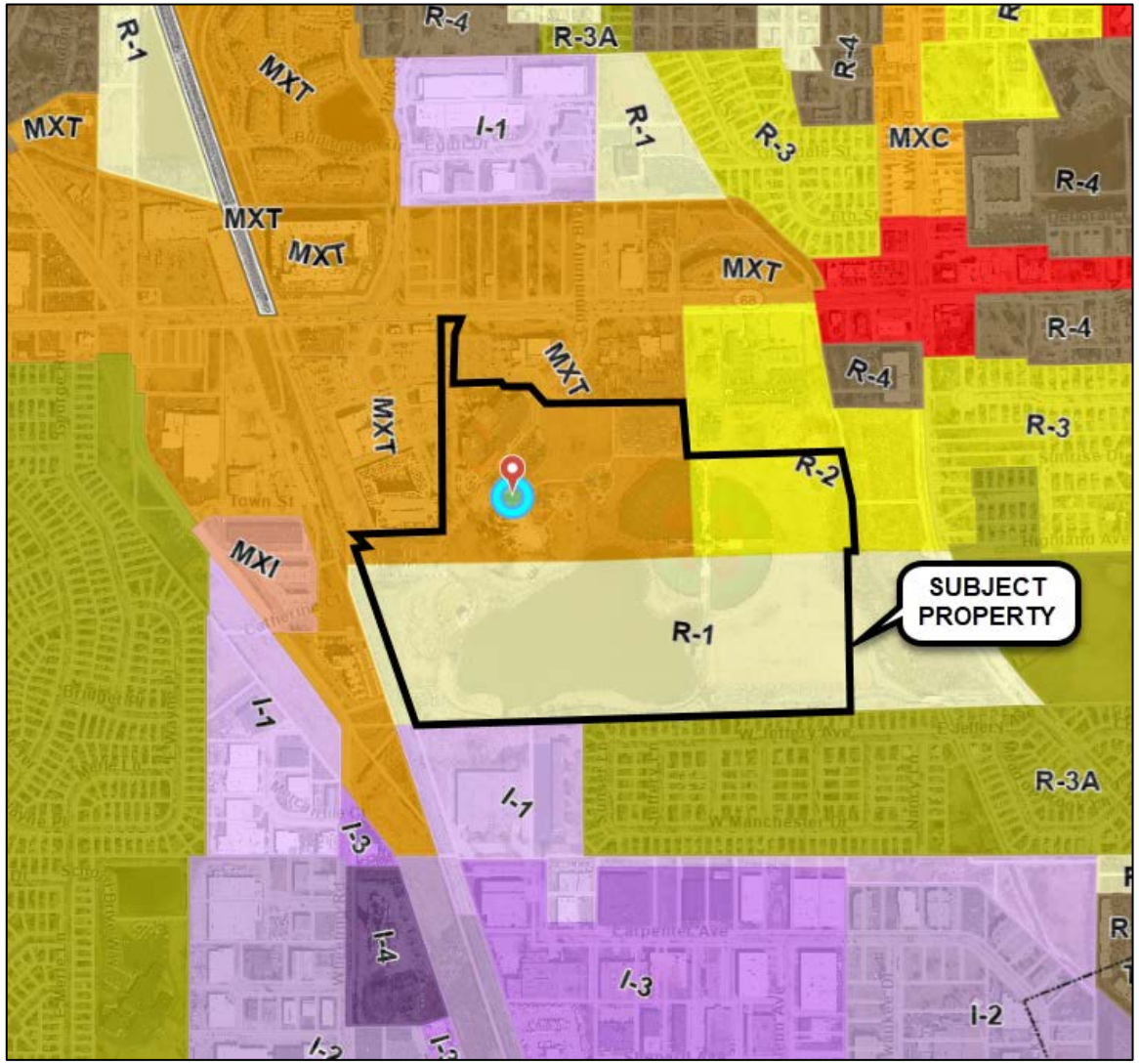
ATTACHMENTS:
Attachments to Staff Report (Staff)
Architectural Drawings prepared by Confluence, last revised 2/26/2026
Landscape Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF THIS SHEET IS ORIGINAL PAGE SIZE

ARCHITECTURAL PLAN NOTES

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- A101 Ref — INTERIOR ELEVATION TAG
- A101 1 Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
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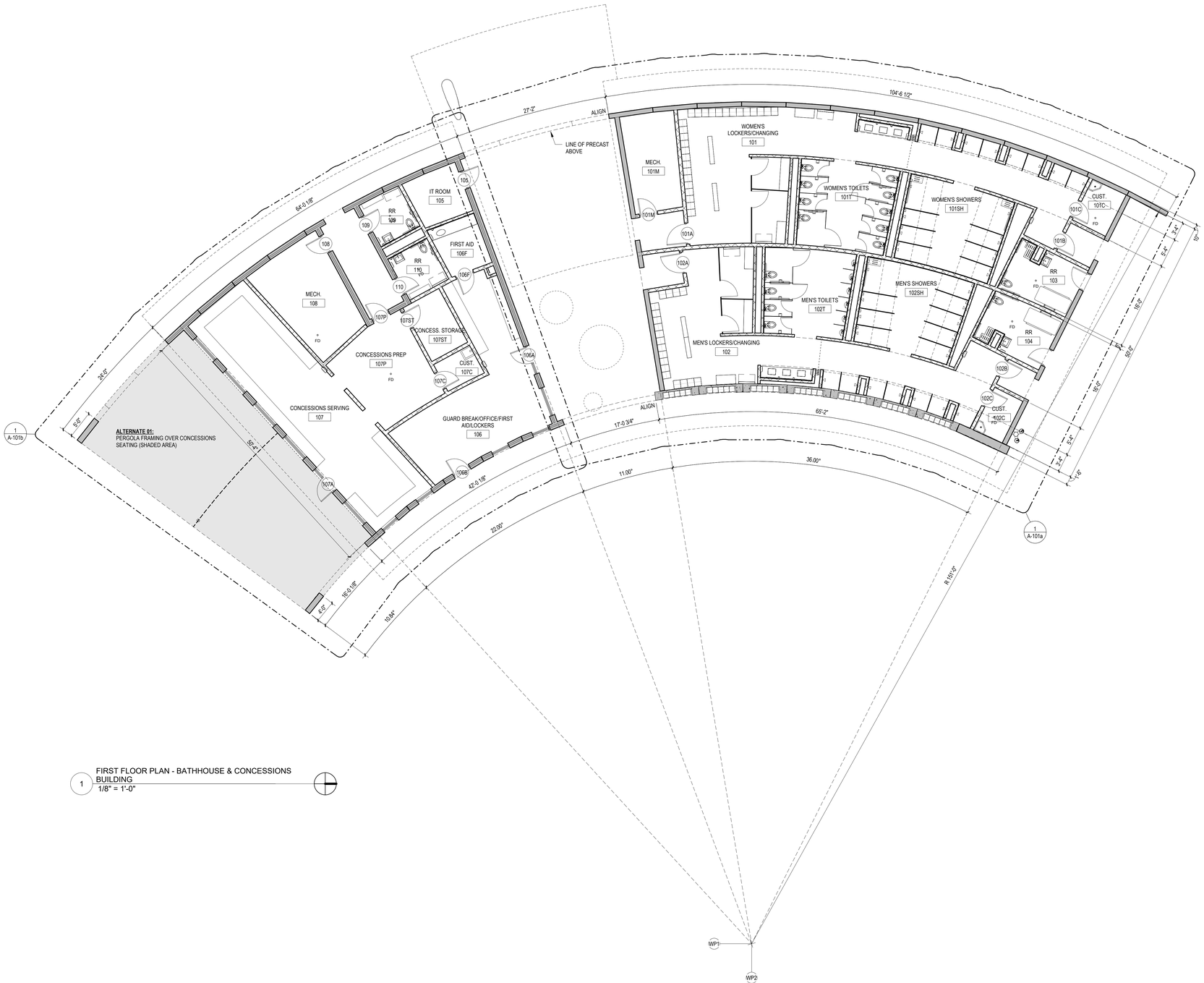
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL



1 FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS BUILDING
1/8" = 1'-0"

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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS

A-101

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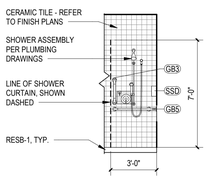
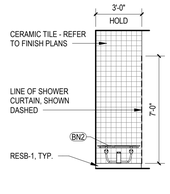
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. ALL SCALES ARE CORRECT WHEN PLOTTED AT 24X36



6 INT. ELEV. - SHOWER - SOUTH
1/4" = 1'-0"



5 INT. ELEV. - SHOWER - NORTH
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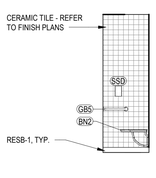

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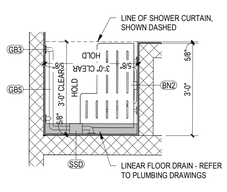
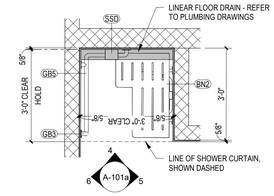


3 ENLARGED PLAN - RR104 SHOWER
1/2" = 1'-0"



2 ENLARGED PLAN - RR103 SHOWER
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

BN1	BOBRICK B-5193 FOLDING SHOWER SEAT
BN2	BOBRICK B-5181 REVERSIBLE FOLDING SHOWER SEAT
CHT	BABY CHANGING STATION
CHT-A	ADULT CHANGING STATION
GB1	36" HORIZONTAL GRAB BAR
GB2	42" HORIZONTAL GRAB BAR
GB3	18" VERTICAL GRAB BAR
GB4	48" HORIZONTAL GRAB BAR
GB5	TWO-WALL GRAB BAR
M1	4'-0" X 3'-0" MIRROR
SD	WALL MOUNTED SOAP DISPENSER
SSD	WALL MOUNTED SHOWER SOAP DISPENSER
SN	SANITARY NAPKIN DISPOSAL
SR1	SHOWER CURTAIN ROD | EXPOSED MOUNTING | 1" OD
TP	TOILET PAPER DISPENSER
PTD	SURFACE MOUNTED PAPER TOWEL DISPENSER

NOTE:
1. REFER TO G-201 FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES AND ACCESSORIES.
2. ELEVATIONS ARE FROM FINISHED TILE SURFACES.
3. ALL TOILET STALLS TO HAVE 1'-0" TOE CLEARANCE.
4. BOTTOM OF ALL SHOWER PARTITIONS TO BE 6" ABOVE FINISHED FLOOR

FLOOR PLAN LEGEND

- DETAIL SECTION TAG
- BUILDING & WALL SECTION TAG
- WALL TYPE - REFER TO A-611 FOR WALL TYPES
- DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- ROOM NAME / ROOM NUMBER
- INTERIOR ELEVATION TAG
- EXTERIOR ELEVATION TAG
- COLUMN TAG AND COLUMN CENTERLINE
- STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION
- FIRE EXTINGUISHER - WALL MOUNTED
- SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- FLOOR DRAIN
- NEW WORK NOTE
- ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

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N008	OVERHEAD SECURITY DOOR ASSEMBLY
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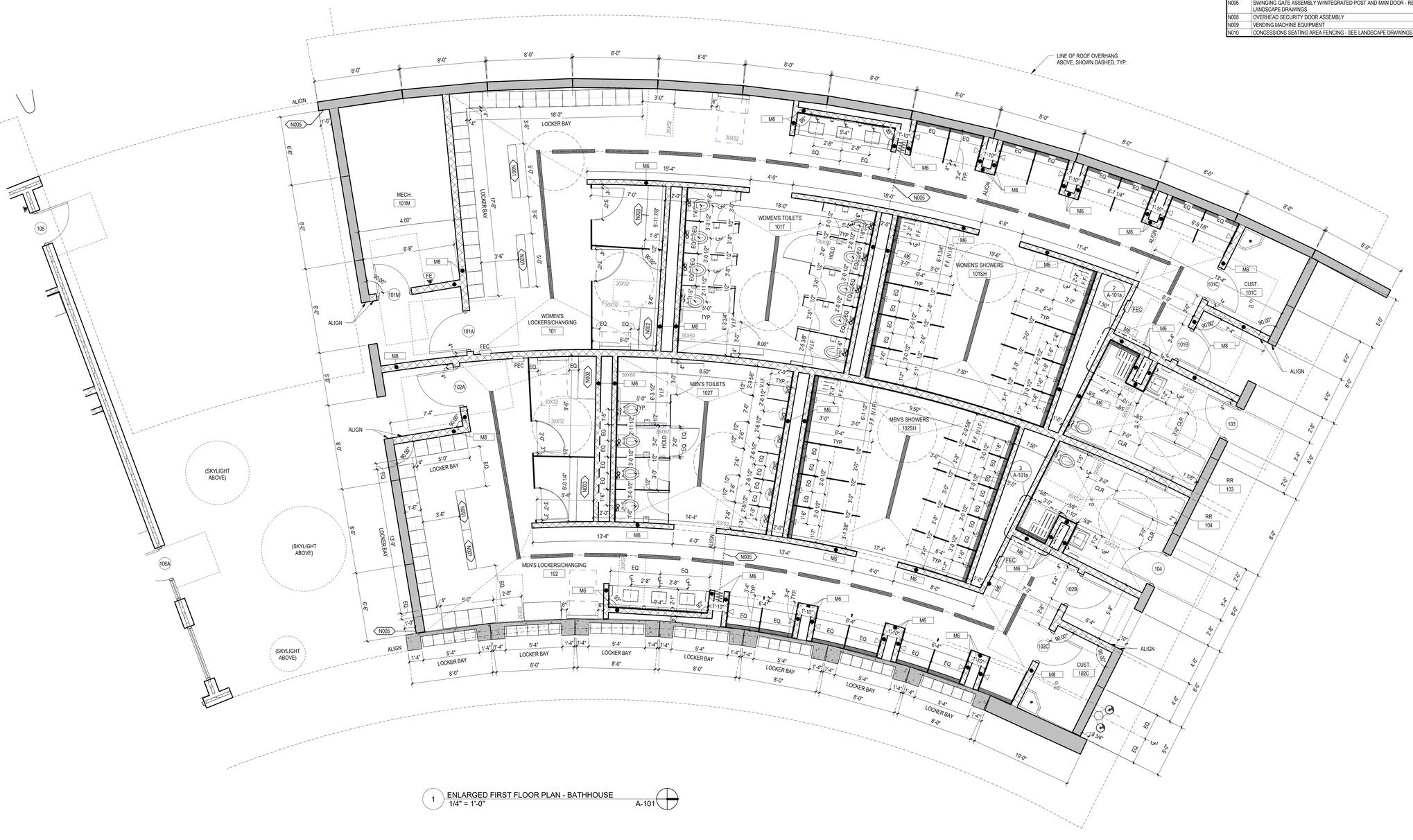

1 ENLARGED FIRST FLOOR PLAN - BATHHOUSE
1/4" = 1'-0"
A-101

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Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE

A-101a

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ARCHITECTURAL PLAN NOTES N###

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- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
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- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

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1 ENLARGED FIRST FLOOR PLAN - CONCESSIONS BUILDING
1/4" = 1'-0"
A-101

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FIRST FLOOR PLAN - CONCESSIONS

A-101b

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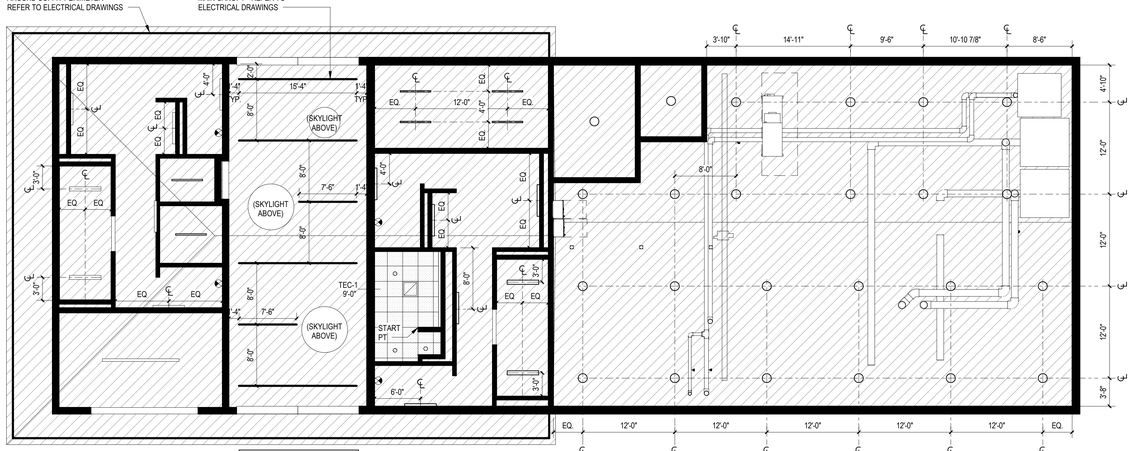
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ARCH D SHEETS

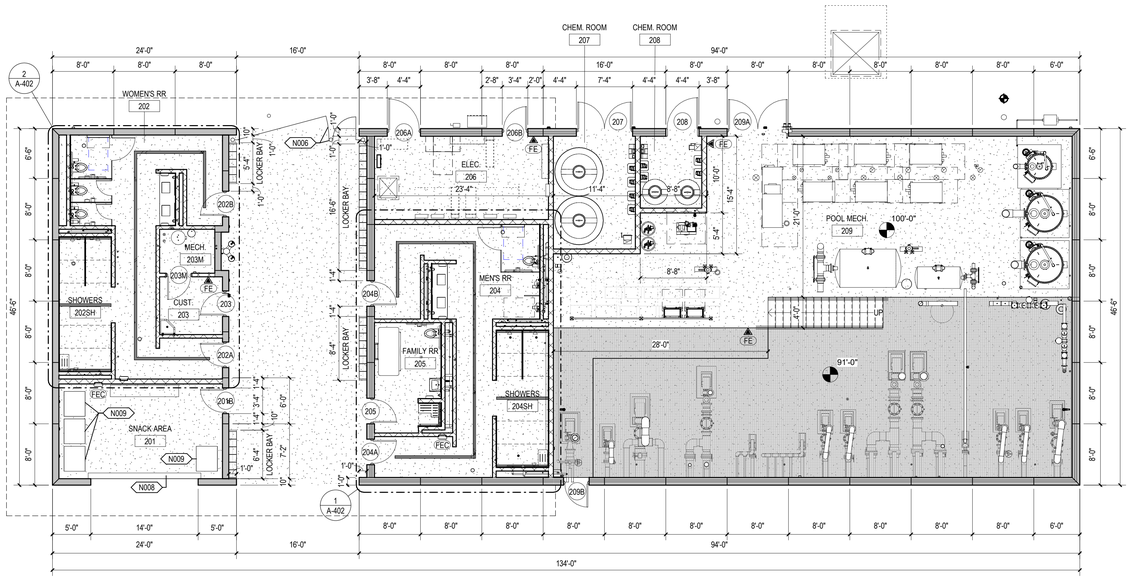
CONTINUOUS LINEAR LIGHTING AROUND SOFFIT PERIMETER - REFER TO ELECTRICAL DRAWINGS

RECESSED LINEAR LIGHTING IN MAIN CANOPY - REFER TO ELECTRICAL DRAWINGS



NOTE: REFER TO MEP DRAWINGS FOR CONDUIT AND PIPING IN AREAS WITH EXPOSED CEILINGS

2 REFLECTED CEILING PLAN - MECHANICAL BUILDING
1/8" = 1'-0" A-101a



1 FIRST FLOOR PLAN - MECHANICAL BUILDING
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM W/TECTUM PANELS*
- METAL SOFFIT PANEL
- EXPOSED CEILING
- RECESSED CAN LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED CAN WALL WASHER - REFER TO ELECTRICAL DRAWINGS
- 1' X 4' SURFACE MOUNTED LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED 1' X 4' INDUSTRIAL LUMINAIRE
- RECESSED 4" LINEAR FIXTURE
- DROPPED PENDANT MOUNTED
- SUSPENDED TRANSLUCENT RESIN PANEL SYSTEM
- RETURN DIFFUSER - SEE MECHANICAL DRAWINGS
- SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- ROUND SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- LINEAR SLOT SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
- EMERGENCY WALL LIGHT
- EMERGENCY EXIT SIGN
- RECESSED BUSWAY SYSTEM - REFER TO ELECTRICAL DRAWINGS
- SD SMOKE DETECTOR
- OS OCCUPANCY SENSOR
- DS DAYLIGHT SENSOR
- SC SECURITY CAMERA
- AV AV SPEAKERS
- WAP WIRELESS ACCESS POINT

ARCHITECTURAL PLAN NOTES N###

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- FE — FIRE EXTINGUISHER - WALL MOUNTED
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- FEC — SEMI-RECESSED FIRE EXTINGUISHER AND CABINET
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- FD — FLOOR DRAIN
- N### — NEW WORK NOTE
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE
- A101 — Ref — INTERIOR ELEVATION TAG
- A101 1 — Ref — EXTERIOR ELEVATION TAG
- 0 — COLUMN TAG AND COLUMN CENTERLINE
- A101 — Ref — STOREFRONT, CURTAIN WALL, AND WINDOW ELEVATION

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN & RCP - MECHANICAL BUILDING

A-102

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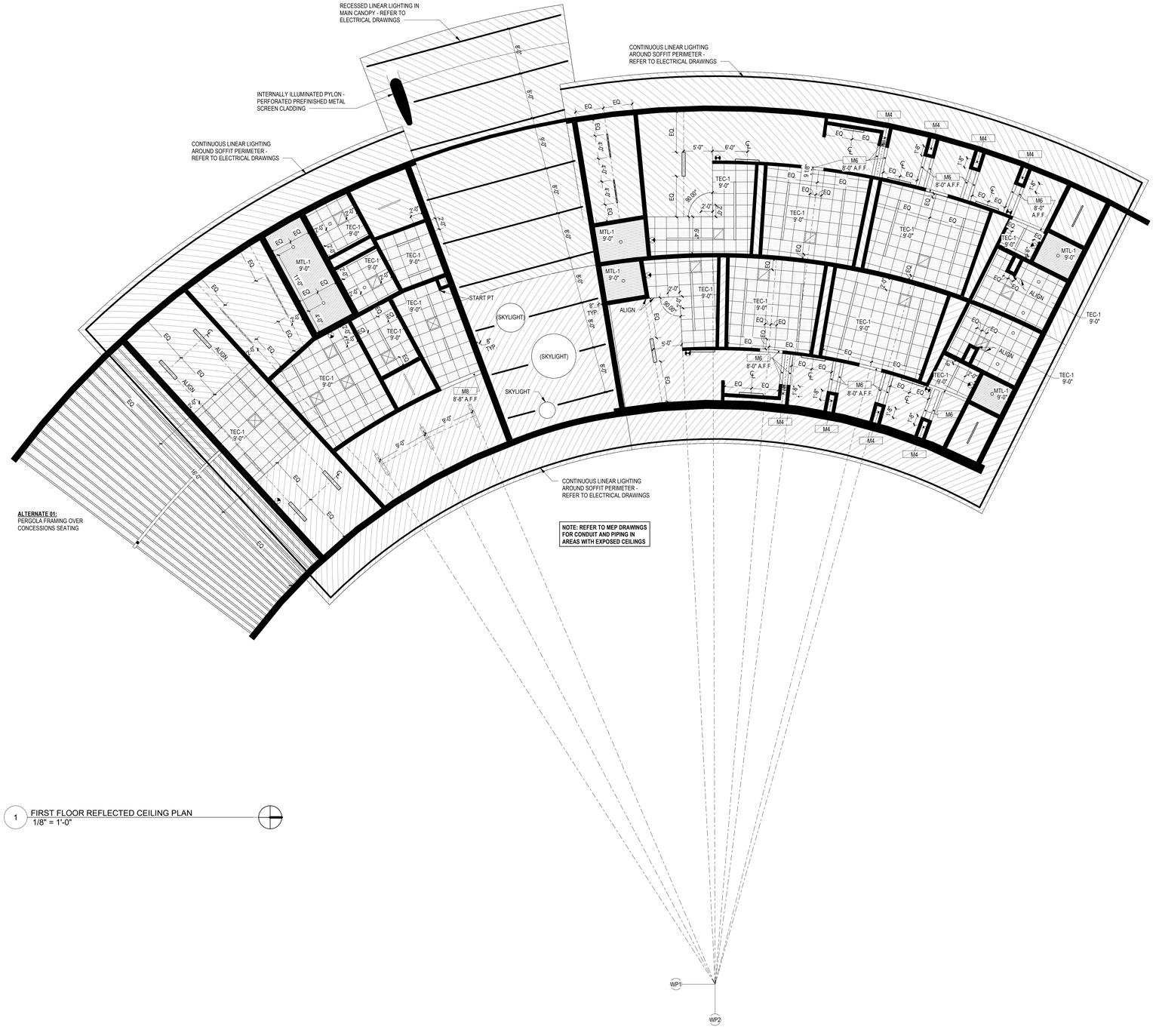

1 FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM WITECTUM PANELS*
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- LINEAR SLOT SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
- EMERGENCY WALL LIGHT
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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR RCP - BATHHOUSE & CONCESSIONS

AC101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT IS NOT, ADJUST DRAWING SCALE.

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - ENTRY BUILDING

ROOF AREA 01: 4,106 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM), STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 02: 1,450 SF
ROOF AREA 03: 5,388 SF
METAL DECK
UNINSULATED ROOFING

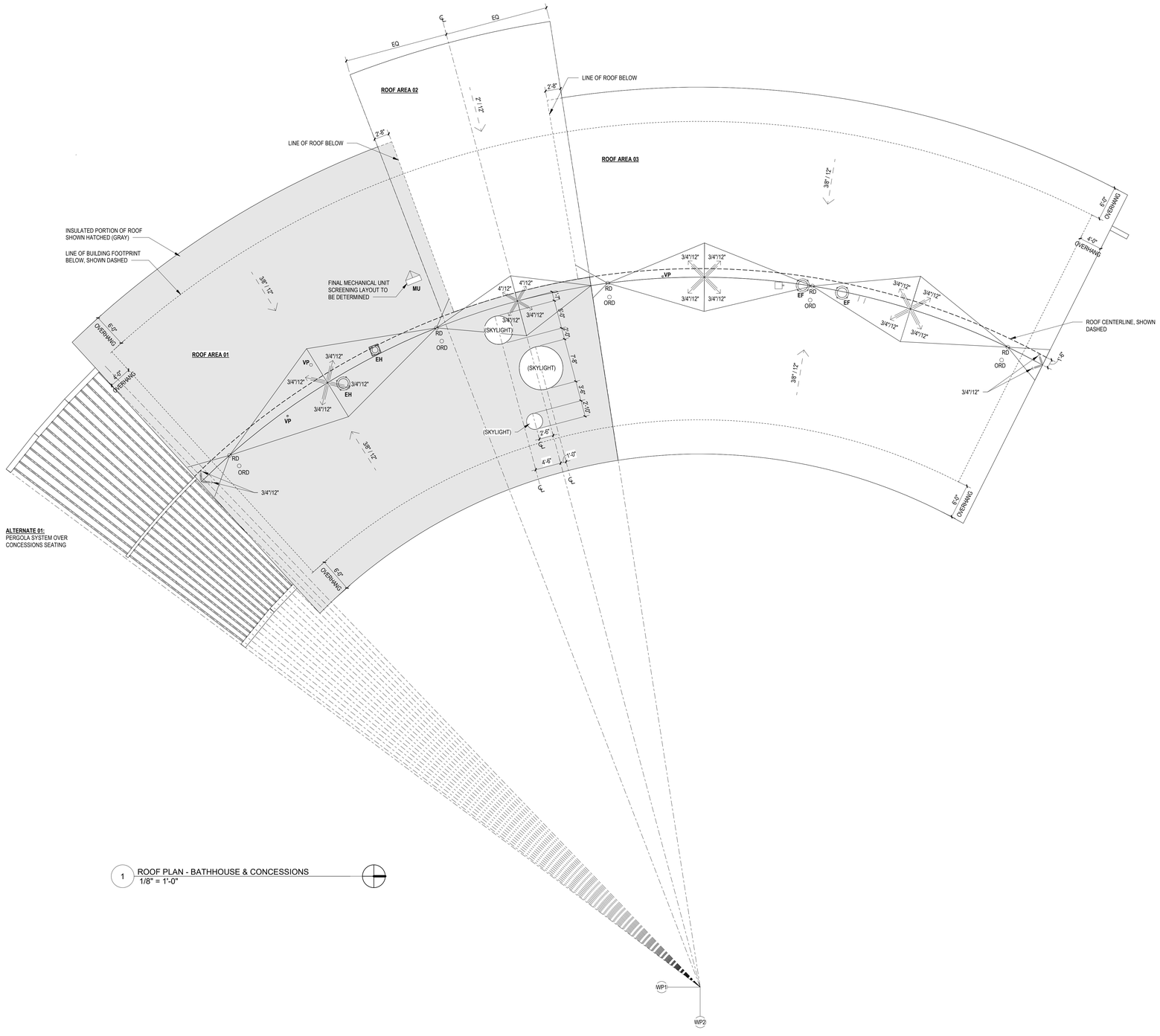
1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
4. ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
5. NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 ***(PAINT)*** SCREW.
6. EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 PAINT SCREW.
7. NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
8. EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLIMASEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



ALTERNATE 01:
PERGOLA SYSTEM OVER CONCESSIONS SEATING

1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - BATHHOUSE & CONCESSIONS

AR101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT ITS ORIGINAL PAPER SIZE

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - MECHANICAL BUILDING

ROOF AREA 04: 2,493 SF
METAL DECK
UNINSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 05: 1,342 SF
ROOF AREA 06: 3,006 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM). STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
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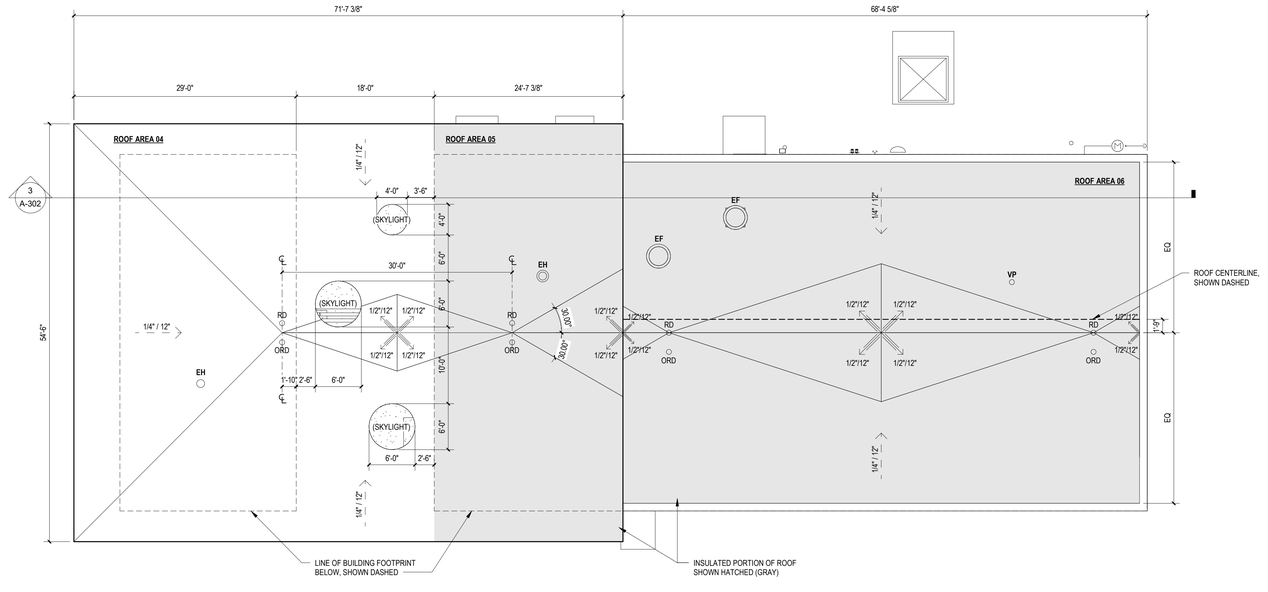
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"
A-202

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - MECHANICAL BUILDING

AR102

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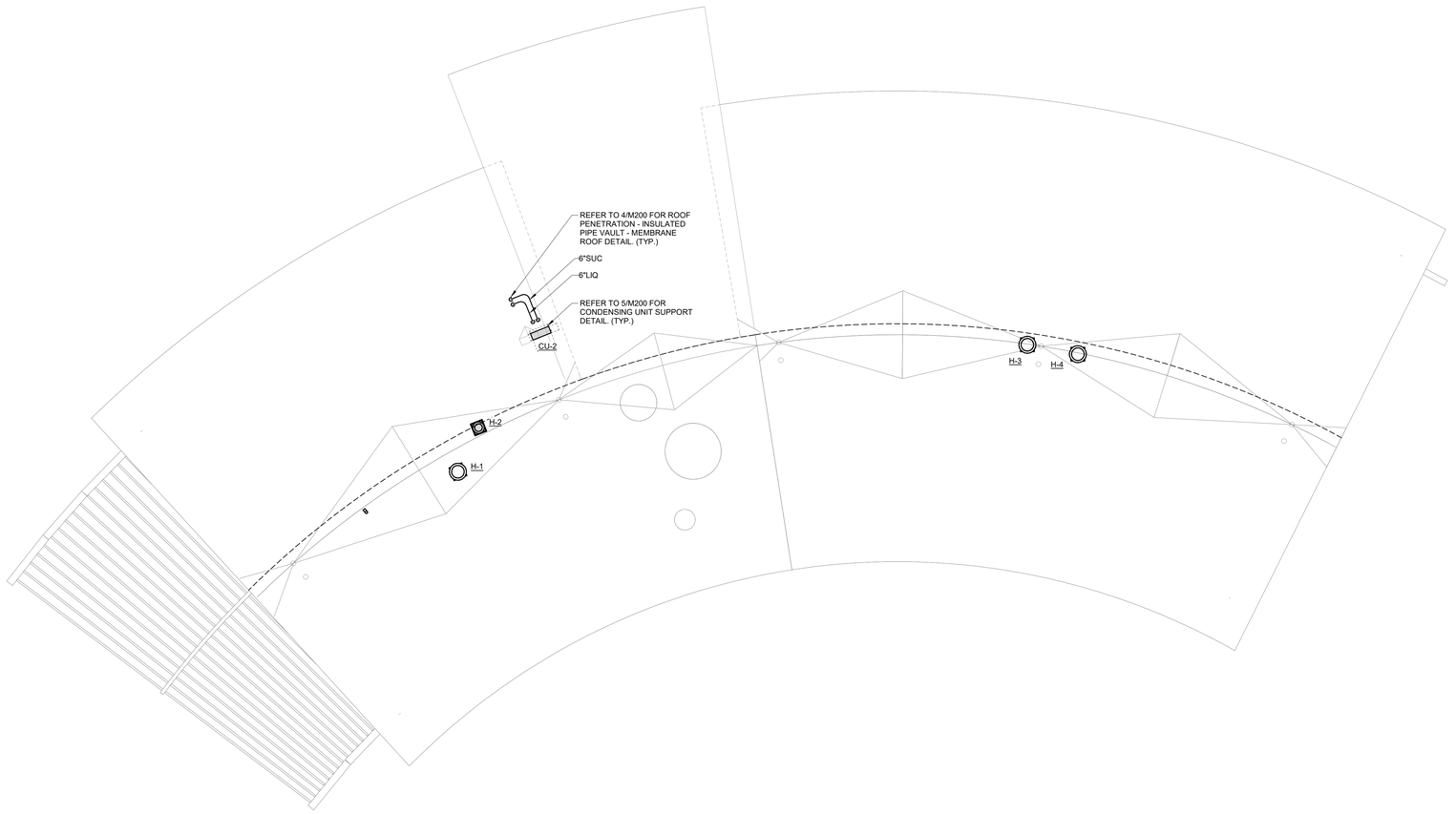

NORTH

1 **ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS**

1/8" = 1'-0"

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Illinois Design Firm Registration #184008976-0014

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REF. SCALE IN INCHES PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS

M-112A

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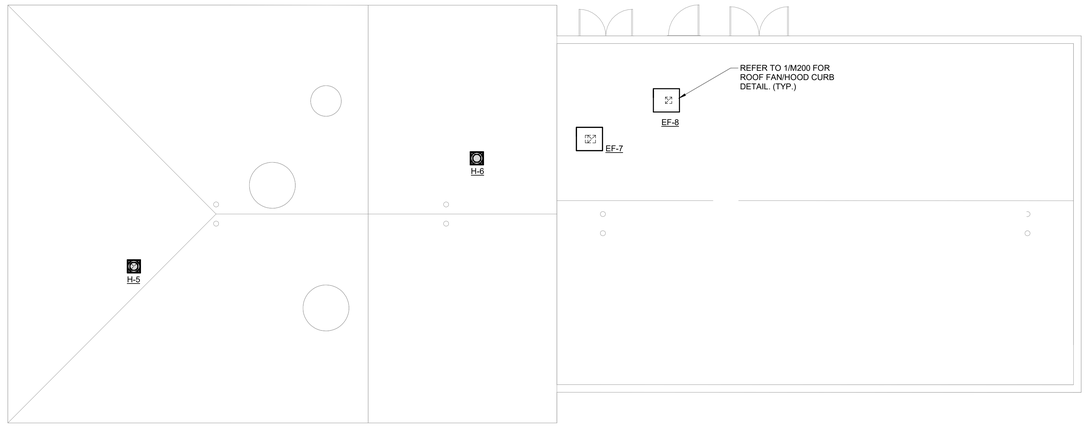

NORTH

1 **ROOF PLAN - HVAC - MECHANCAL & RESTROOM**
1/8" = 1'-0"

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P: 630.527.2320

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Illinois Design Firm Registration #184008976-0014
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REF. SCALE IN INCHES
PROJECT #25005326.00

CONFLUENCE
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CIVIL ENGINEER
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - MECHANCAL & RESTROOM

M-112B

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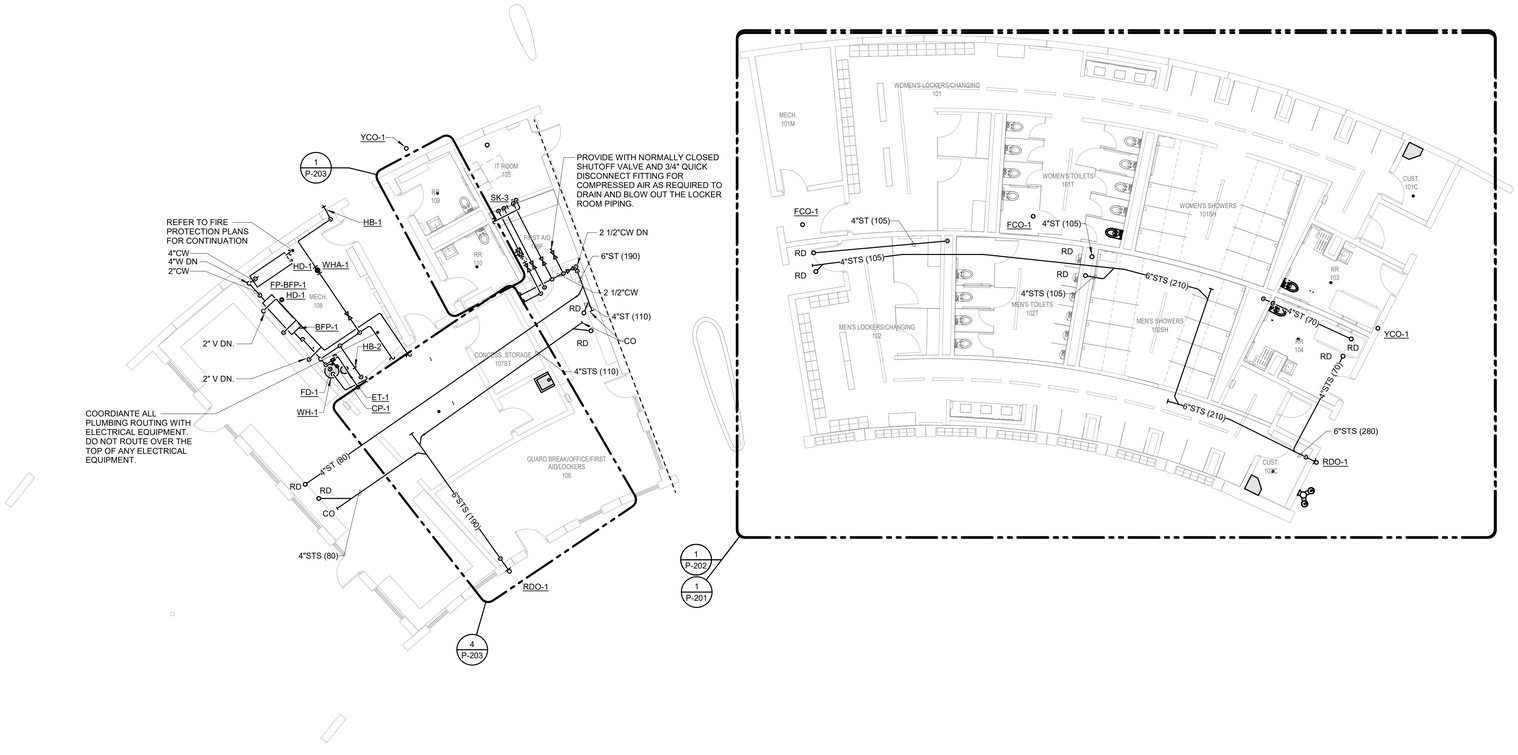
GENERAL SHEET NOTES:

1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

NORTH

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PROJECT #25005326.00

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920.887.7375

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CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

P-101A

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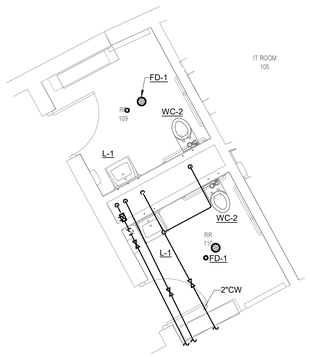
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PRINTING ON ANSI D SHEETS

GENERAL SHEET NOTES:

1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



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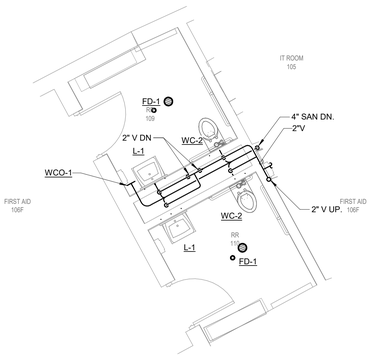
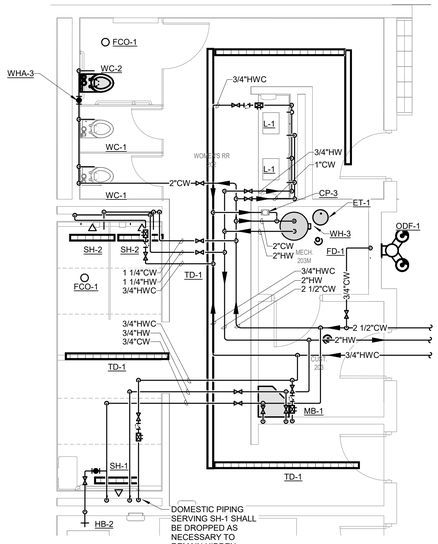


SAN-VENT

1 ENLARGED PLAN RR-1 TOILETS - PLUMBING
1/4" = 1'-0"



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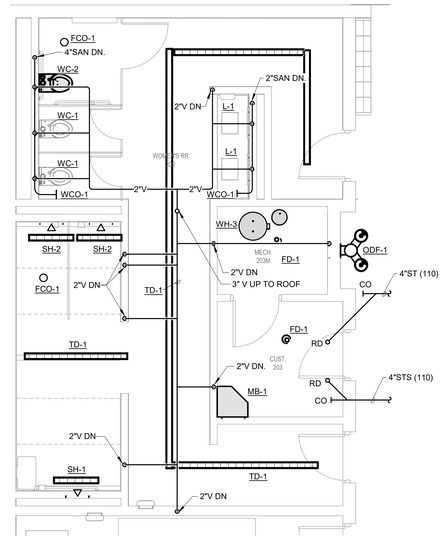
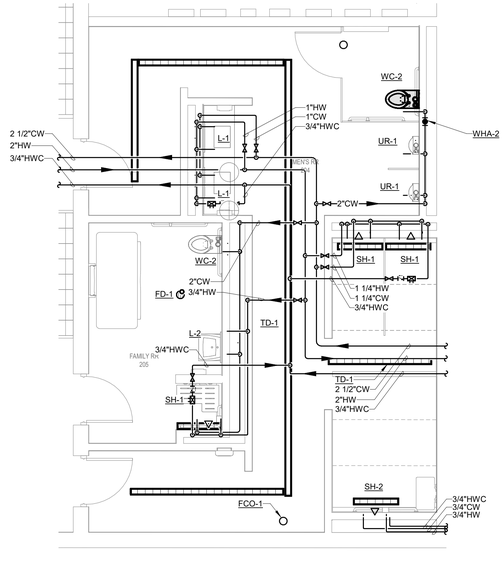


SAN-VENT

2 ENLARGED PLAN RR-1 - MECHANICAL & RESTROOM - PLUMBING
1/4" = 1'-0"



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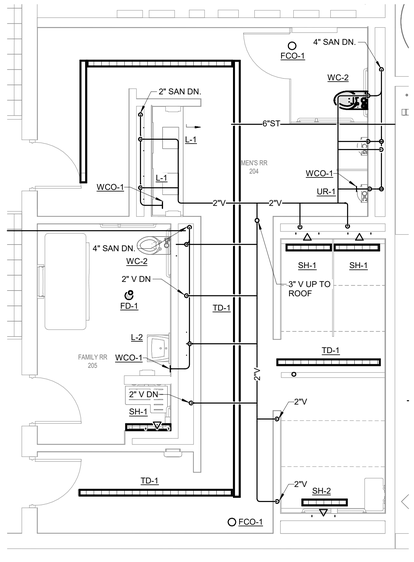
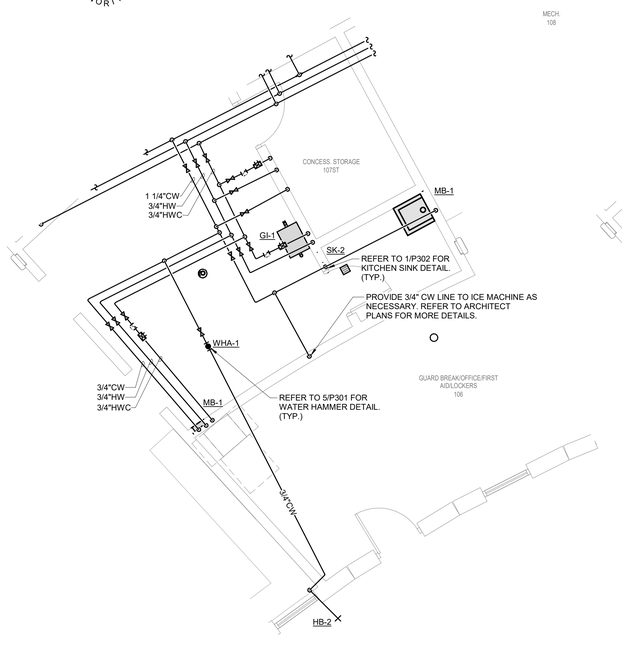


SAN-VENT

3 ENLARGED PLAN RR-2 - MECHANICAL & RESTROOM - PLUMBING
1/4" = 1'-0"



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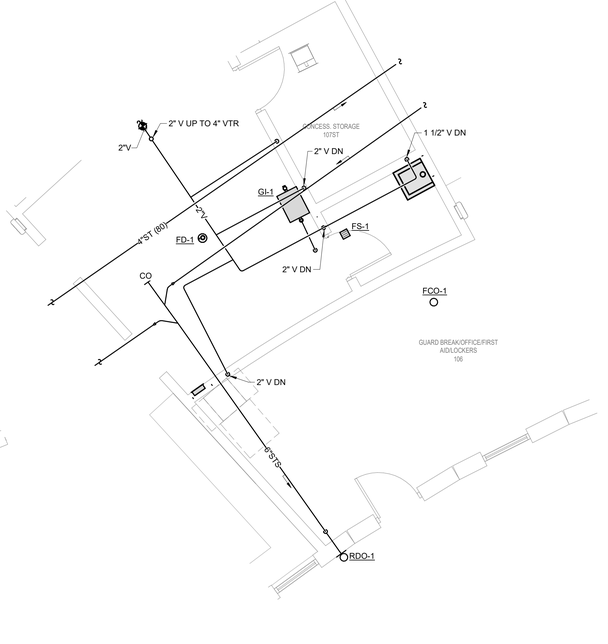

SAN-VENT

4 ENLARGED PLAN - CONCESSIONS PREP
1/4" = 1'-0"

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PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

PLUMBING ENLARGED PLANS

P-203

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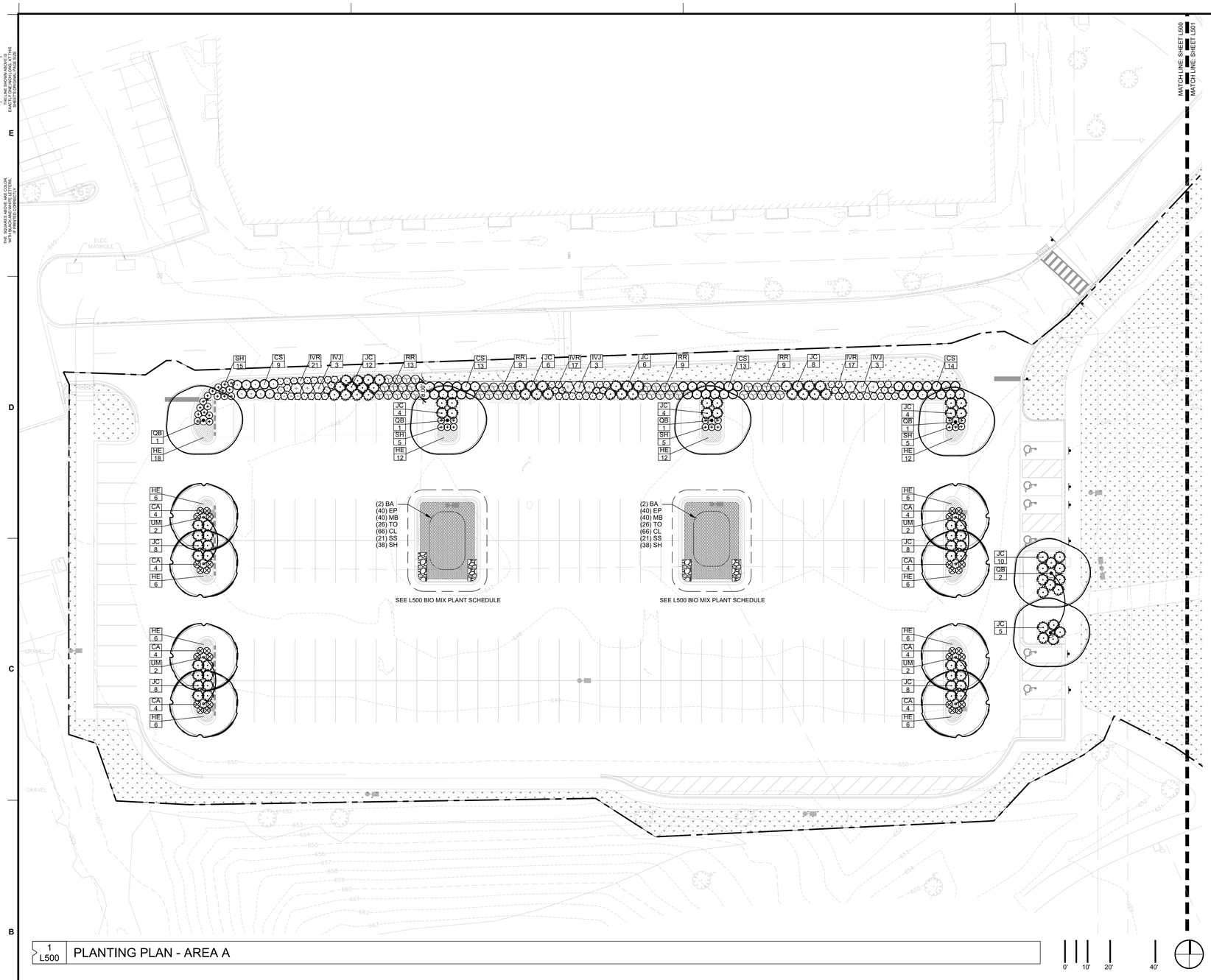


1 L500 PLANTING PLAN - AREA A

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

VEHICULAR USE AREA INTERNAL PLANTING

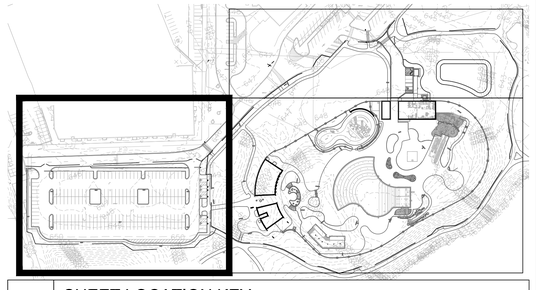
TOTAL VEHICULAR USE AREA	65,770 SF
TOTAL PARKING SPACES	192
INTERNAL PLANTING AREA REQUIRED (192 X 20)	3,840 SF
INTERNAL PLANTING AREA PROPOSED	3,842 SF
NUMBER OF INTERNAL TREES REQUIRED (192 / 15)	13
NUMBER OF INTERNAL EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL INTERNAL TREES TO BE PROVIDED	14

L500 BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			PERENNIALS				
BA	4	*Baptisia alba*	WHITE WILD INDIGO	#1	CONT.	48" O.C.	
EP	80	*Echinacea purpurea*	PURPLE CONEFLOWER	#1	CONT.	18" O.C.	
MB	80	*Monarda bradburiana*	EASTERN BEEBLAM	#1	CONT.	18" O.C.	
TO	52	*Tradescantia ohiensis*	OHIO SPIDERWORT	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CL	132	*Chasmanthium latifolium*	INDIAN WOODOATS	#1	CONT.	PER PLAN	
SS	42	*Schizachyrium scparium*	LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	76	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	

L500 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
QB	6	*Quercus bicolor*	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
UM	8	*Ulmus* 'Morton Glossy'	TRIUMPH ELM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
IVJ	9	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	54	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
RR	40	*Rosa rugosa* 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP ROSE	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
CS	49	*Cornus sericea* 'Baileyi'	BAILEY RED TWIGGED DOGWOOD	#5	CONT.	PER PLAN	
JC	96	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
			PERENNIALS				
HE	26	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING;
	26	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	ALTERNATE VARIETIES; NO
	26	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	TWO ALIKE ADJACENT
			ORNAMENTAL GRASSES				
CA	32	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
SH	17	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	



L500 SHEET LOCATION KEY

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LANDSCAPE ARCHITECT
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307 N Michigan Avenue #601
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LEGAT ARCHITECTS
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L500

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IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan | SAVE DATE: 3/27/2026 12:25 PM BY: amarshall | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

MATCH LINE: SHEET L502
MATCH LINE: SHEET L501
MATCH LINE: SHEET L500
MATCH LINE: SHEET L501

POOL MECHANICAL PLUMBING; RE: AQUATICS SHEETS, TYP.

1 L501 PLANTING PLAN - AREA B

0' 10' 20' 40'

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E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

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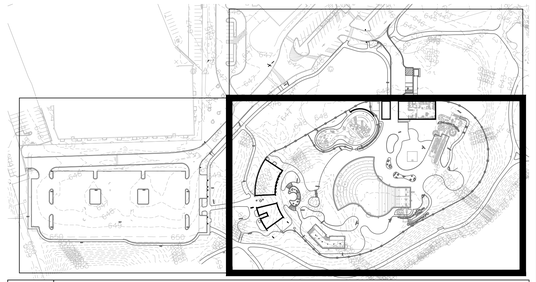
K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

L501 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
BN	3	*Betula nigra*	RIVER BIRCH	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY; MULTISTEM: 5 STEM MINIMUM
CB	6	*Carpinus caroliniana*	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY; SINGLE STEM
CV	1	*Crataegus viridis* 'Winter King'	WINTER KING GREEN HAWTHORN	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
T	8	TRANSPLANT - SPECIED UNDITERMINED	TRANSPLANT - SPECIED UNDITERMINED	N/A	N/A	PER PLAN	N/A
			CONIFER TREES				
JV	7	*Juniperus virginiana*	EASTERN RED CEDAR	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
PC	13	*Picea pungens* 'Glauca'	COLORADO BLUE SPRUCE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
TO	7	*Thuja occidentalis* 'Nigra'	DARK AMERICAN ARBORVITAE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
HP	17	*Hydrangea paniculata* 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	PER PLAN	
HK	12	*Hypericum kalmianum*	SUNNY BOULEVARD ST. JOHN'S WORT	#5	CONT.	PER PLAN	
IVJ	4	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	21	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
BG	7	*Buxus x* 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	PER PLAN	
JC	184	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
JS	123	*Juniperus sabina* 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	PER PLAN	
PE	69	*Pinus mugo* 'Enci'	ENCI MUGO PINE	#5	CONT.	PER PLAN	
PM	17	*Pinus mugo var.* 'Mugo'	MUGO PINE	#5	B&B	48" O.C.	
TM	1	*Taxus x media* 'Hicksii'	HICKS YEW	#5	CONT.	PER PLAN	
TD	22	*Taxus media* 'Densiformis'	DENSE INTERMEDIATE YEW	#5	CONT.	PER PLAN	
			PERENNIALS				
AT	254	*Asclepias tuberosa* 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	18" O.C.	
EB	209	*Echinacea hybrid* 'Baleveeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	18" O.C.	
HE	224	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING; ALTERNATE VARIETIES; NO TWO ALIKE ADJACENT
	224	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	
	224	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	
HM	139	*Heuchera micrantha* 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1	CONT.	18" O.C.	
SY	250	*Salvia yangi*	RUSSIAN SAGE	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CA	82	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
DC	238	*Deschampsia caespitosa* 'Goldtau'	GOLD DEW TUFTED HAIR GRASS	#1	CONT.	PER PLAN	
PV	160	*Panicum virgatum* 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	PER PLAN	
SS	216	*Schizachyrium scoparium* 'The Blues'	THE BLUES LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	107	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	
			GROUNDCOVERS				
GS	783	*Geranium sanguineum var.* STRIATUM	PROSTRATE BLOODY CRANESBILL	#1	CONT.	18" O.C.	



L501 SHEET LOCATION KEY

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847.478.9700

AQUATICS DESIGNER
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920.887.7375

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847.478.9700

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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L501

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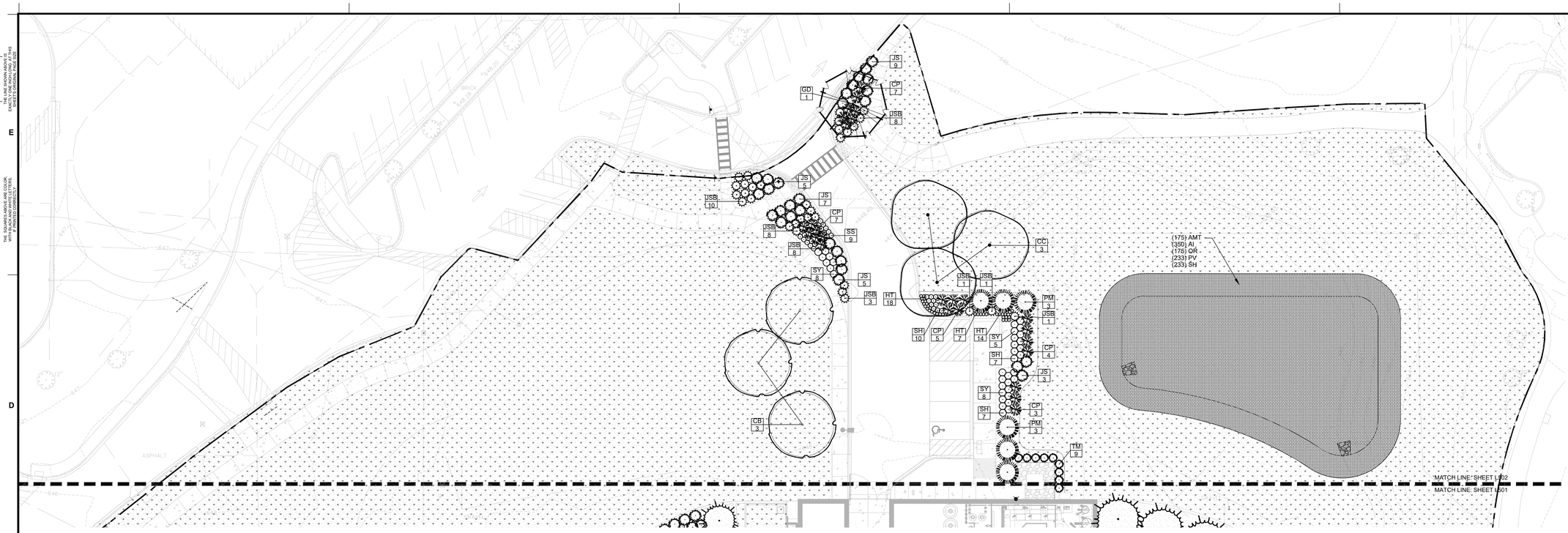
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, ADJUST ACCORDINGLY

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS.

File Location: T:\Projects\2025\25070_wheeling family aquatics (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan (SAVE DATE: 3/27/2026 12:25 PM BY: amarshall) PLOT DATE: 3/27/2026 12:25 PM BY: Anaya Marshall



1 L502 PLANTING PLAN - AREA C

0' 10' 20' 40'

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE "Estimated quantities for reference only"

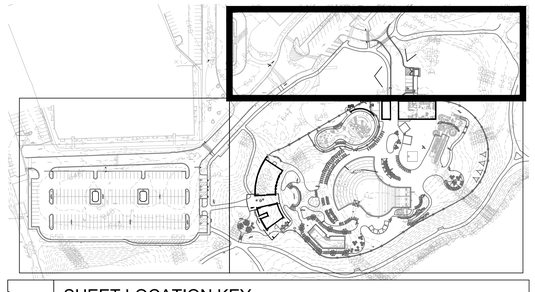
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
CANOPY TREES						
AR	6	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	3" CAL	B&B	SPACING PER PLAN
BN	6	Betula nigra	RIVER BIRCH	3" CAL	B&B	SPACING PER PLAN
CB	4	Cercis canadensis 'Northern Strain	EASTERN REDBUD	3" CAL	B&B	SPACING PER PLAN
CC	3	Carpinus caroliniana 'Native Flame'	AMERICAN HORNBEAM 'NATIVE FLAME'	3" CAL	B&B	SPACING PER PLAN
T	8	TRANSPLANT - SPECIES UNDETERMINED	TRANSPLANT - SPECIES UNDETERMINED	NA	NA	SPACING PER PLAN
CONIFER TREES						
JV	10	Juniperus virginiana	EASTERN RED CEDAR	6'	CONT.	SPACING PER PLAN
PC	13	Picea pungens	BLUE SPRUCE	6'	CONT.	SPACING PER PLAN
TO	6	Thuja occidentalis	NORTHERN WHITE CEDAR	6'	CONT.	SPACING PER PLAN
DECIDUOUS SHRUBS						
HP	5	Hydrangea paniculata 'Ruby'	ANGEL'S BLUSH HYDRANGEA	#5	CONT.	SPACING PER PLAN
IV	8	Ilex verticillata	WINTERBERRY HOLLY	#2	CONT.	SPACING PER PLAN
SA	33	Sphaeralcea ambigua 'Orange Crush'	ORANGE CRUSH DESERT GLOBEMALLOW	#2	CONT.	SPACING PER PLAN
EVERGREEN SHRUBS						
BG	7	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	SPACING PER PLAN
CP	29	Chamaecyparis pisifera 'Vintage Gold'	VINTAGE GOLD FALSE CYPRESS	#5	CONT.	SPACING PER PLAN
TM	9	Taxus x media 'Hicksii'	HICKS YEW	#5	CONT.	SPACING PER PLAN
JS	135	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	SPACING PER PLAN
JSB	171	Juniperus squamata 'Blue Star'	BLUE STAR JUNIPER	#5	CONT.	SPACING PER PLAN
PM	48	Pinus mugo	MUGO PINE	#5	CONT.	SPACING PER PLAN
PERENNIALS						
AT	227	Asclepias tuberosa 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	SPACING PER PLAN
EB	236	Echinacea hybrid 'Balevoeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	SPACING PER PLAN
HT	122	Heuchera 'TNHEUSSDN'	SIRENS' SONG DARK NIGHT HEUCHERA	#1	CONT.	SPACING PER PLAN
SY	153	Salvia yangii	RUSSIAN SAGE	#1	CONT.	SPACING PER PLAN
ORNAMENTAL GRASSES						
MC	150	Muhlenbergia capillaris	PINK GULF MUHLY GRASS	#1	CONT.	SPACING PER PLAN
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
PERENNIALS						
AMT	175	Amsonia tabernaemontana	EASTERN BLUESTAR	#1	CONT.	SPACING PER PLAN
AI	350	Asclepias incarnata	SWAMP MILKWEED	#1	CONT.	SPACING PER PLAN
OR	175	Osmunda regalis	ROYAL FERN	#1	CONT.	SPACING PER PLAN
ORNAMENTAL GRASSES						
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANTING NOTES

A. PLANTS ARE TO BE EVENLY DISTRIBUTED AND TRIANGULAR PLANTED; RE: 3/L800.



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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING PLAN

L502

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IF THE LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ATTHIS PLOT SCALE DRAWING IS NOT TO SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PROPERLY CONFIGURED

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan / SAVE DATE: 3/5/2026 1:17 PM BY: rmiller / PLOT DATE: 3/5/2026 2:10 PM BY: Mark Miller

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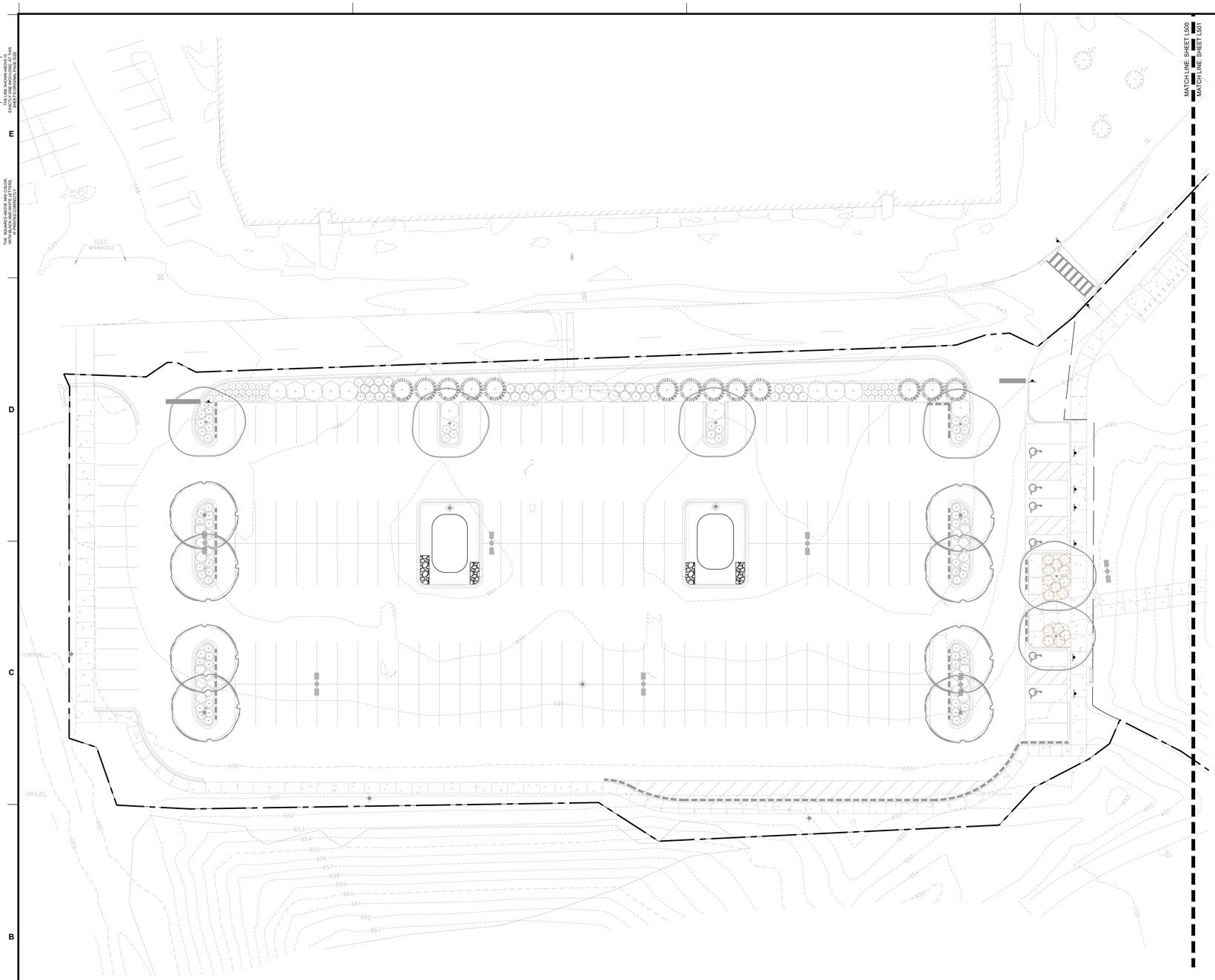
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



1 L510 IRRIGATION PLAN - AREA A

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

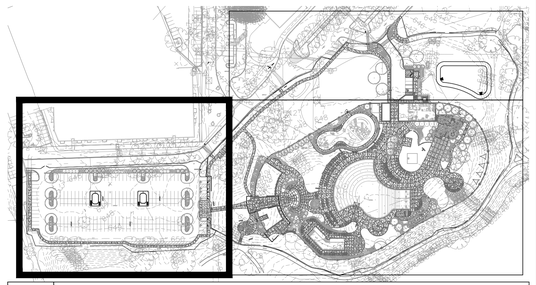
O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L510

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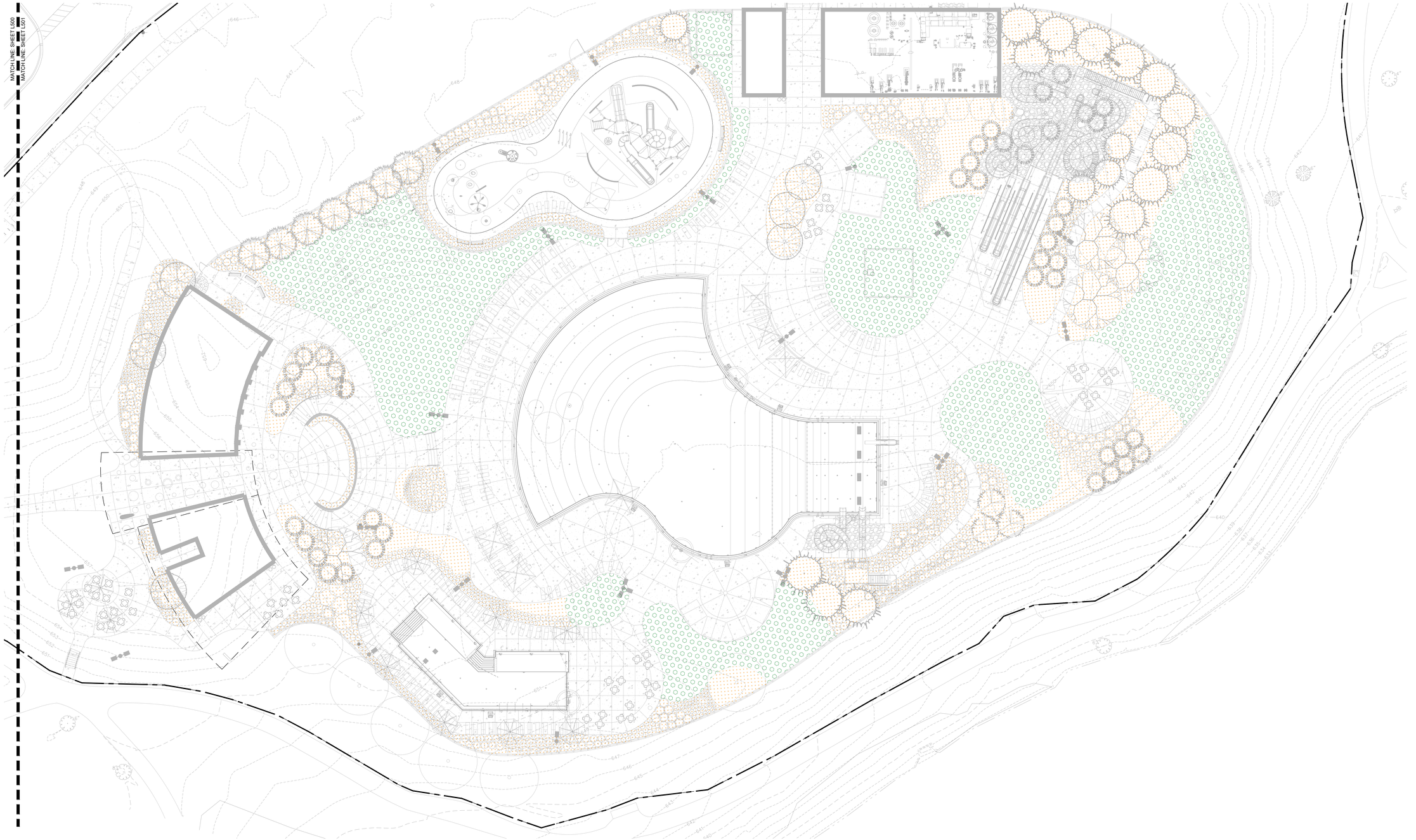

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT HAS BEEN REDUCED OR ENLARGED, THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, NOT CORRECTLY PROPORTIONED.

C M Y K

IRRIGATION GENERAL NOTES

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D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

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K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

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1 / L511 IRRIGATION PLAN - AREA B

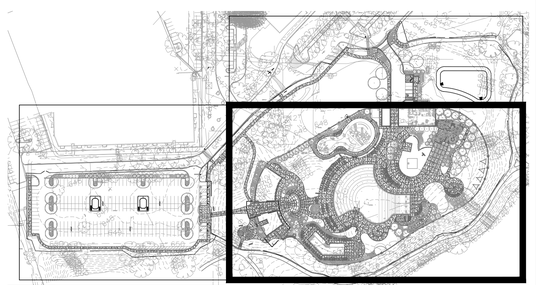
0' 10' 20' 40'

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L511

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1 L512 IRRIGATION PLAN - AREA C

0' 10' 20' 40'

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

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C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

I. ALL PRODUCT SUBSTITUTION REQUESTS ARE TO BE APPROVED BY ADDENDUM PRIOR TO BID.

J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

N. 2-WIRE SYSTEMS SHALL USE 14-2 CABLE WITH SOLID COPPER CONDUCTORS; INSULATED FOR DIRECT BURIAL AND COMPATIBLE WITH CONTROL SYSTEM SPECIFIED. WIRE SPLICES SHALL BE LOCATED AT VALVE BOXES. ALL CONNECTIONS SHALL BE MADE WITH 3M DBY WATERTIGHT WIRE CONNECTORS.

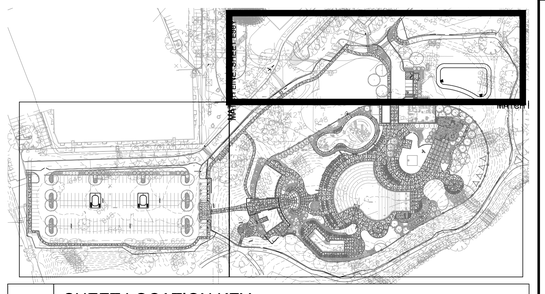
O. SET VALVES AND VALVE BOXES TO ALIGN WITH ADJACENT SITE FEATURES (SIDEWALKS, CURBS, ETC). WHERE MULTIPLE VALVE BOXES OCCUR IN A GROUP, ALIGN VALVES AND VALVE BOXES TO BE PARALLEL TO THE ADJACENT VALVE(S) IN THE GROUP.

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



L512 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L512

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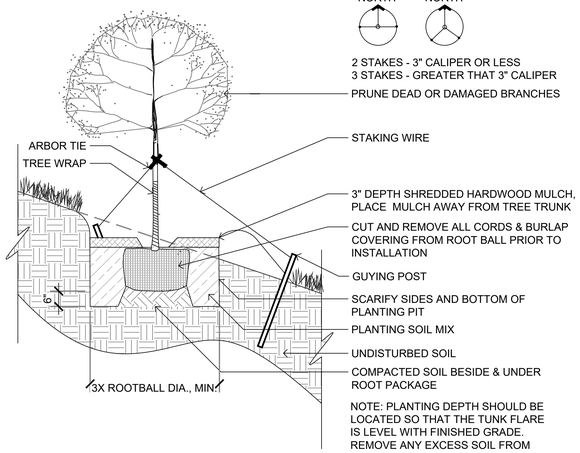
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ARCHITECTURAL SCALE WHEN PLOTTED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY

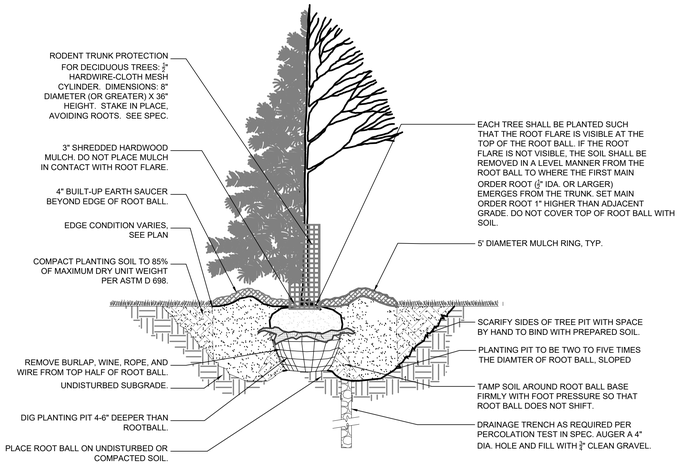
File Location: T:/Projects/2025/25070_wheeling family aquatic (village of wheeling, p)/03 working/10 autocad/200 sheet set manager/SHEETS/L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 2:00 PM BY: Mark Miller

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE, ALL DRAWINGS ARE TO SCALE

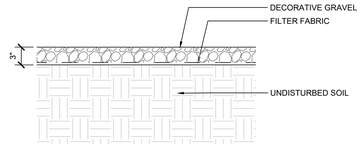
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



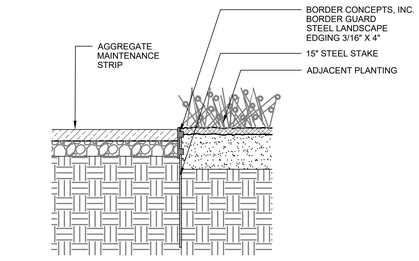
7 L800 TREE INSTALLATION ON SLOPE — SCALE: 1/2" = 1'-0"



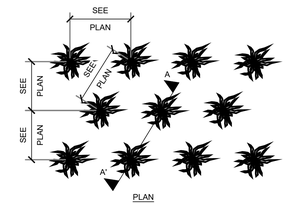
6 L800 TREE INSTALLATION — SCALE: 1/2" = 1'-0"

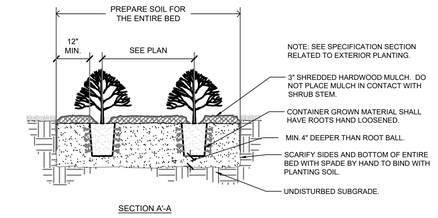


5 L800 DECORATIVE GRAVEL MULCH, TYP. — SCALE: 1/2" = 1'-0"

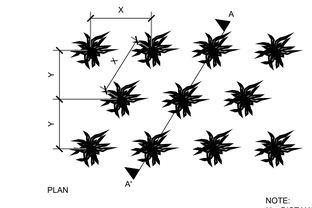


4 L800 STEEL EDGING — SCALE: 3/4" = 1'-0"

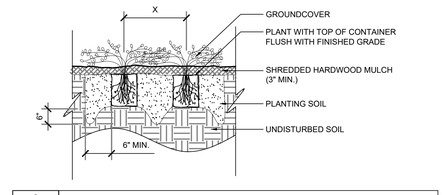




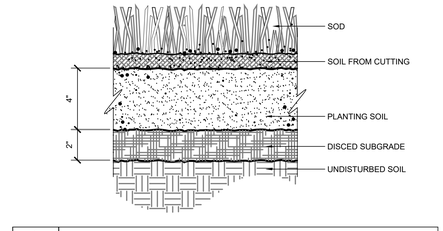
3 L800 SHRUB INSTALLATION — SCALE: 1/2" = 1'-0"



NOTE:
X = DISTANCE SPECIFIED WITHIN PLANT SCHEDULE
Y = DISTANCE 'X' MULTIPLIED BY .866



2 L800 GROUNDCOVER INSTALLATION — SCALE: 1/2" = 1'-0"



1 L800 SOD INSTALLATION — SCALE: 3" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING DETAILS

L800

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p163 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 1:41 PM BY: mmiller / PLOT DATE: 3/5/2026 2:01 PM BY: Mark Miller

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

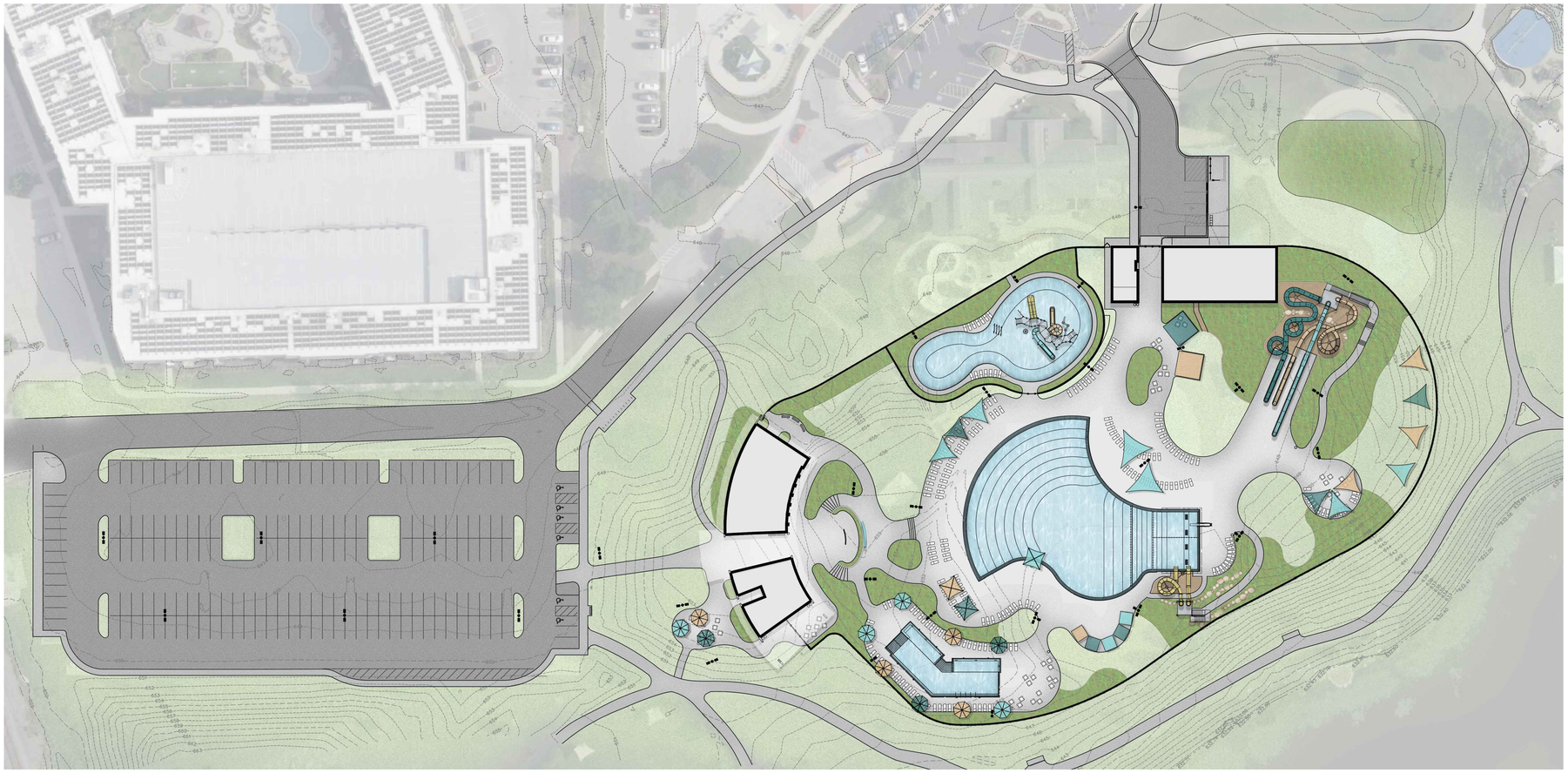
Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



NOTE: THE ABOVE SITE RENDERING IS PROVIDED FOR DESIGN INTENT ONLY. FINAL LAYOUT AND DESIGN MAY VARY FROM RENDERING.

DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

BID PACKAGE COORDINATION

THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
116 S ADAMS STREET, SUITE 201
GREEN BAY, WI 54301
PH: (920) 592-9402
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 9, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7371
BRIAN FREBER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
PAUL SILIUNAS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
RYAN SPAULDING

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
PH: (312) 258-9595
TED HAUG

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE STATE OF ILLINOIS

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT AND PRINCIPAL OF THE PRIME DESIGN CONSULTANT. I AM A DULY LICENSED LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR UNDER THE LAWS OF THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONS QUALIFIED AND PRACTICING IN THEIR RESPECTIVE DISCIPLINES AND WAS PREPARED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL SIGNING AND SEALING THE WORK.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

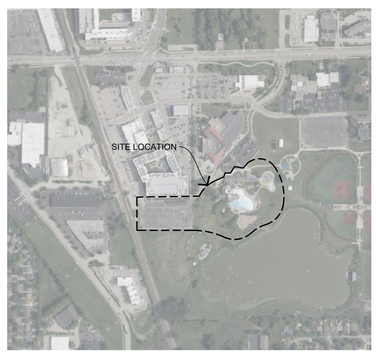
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

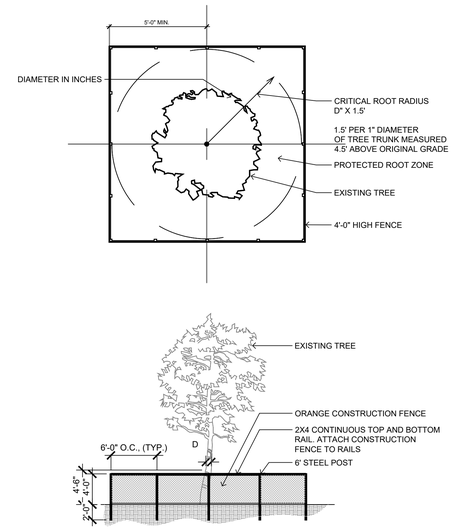
LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

DRAWING SYMBOLS

(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S
- SCALE: 1"=10' (0' 5' 10' 20')



1 / L100 TREE PROTECTION FENCE TYP NTS

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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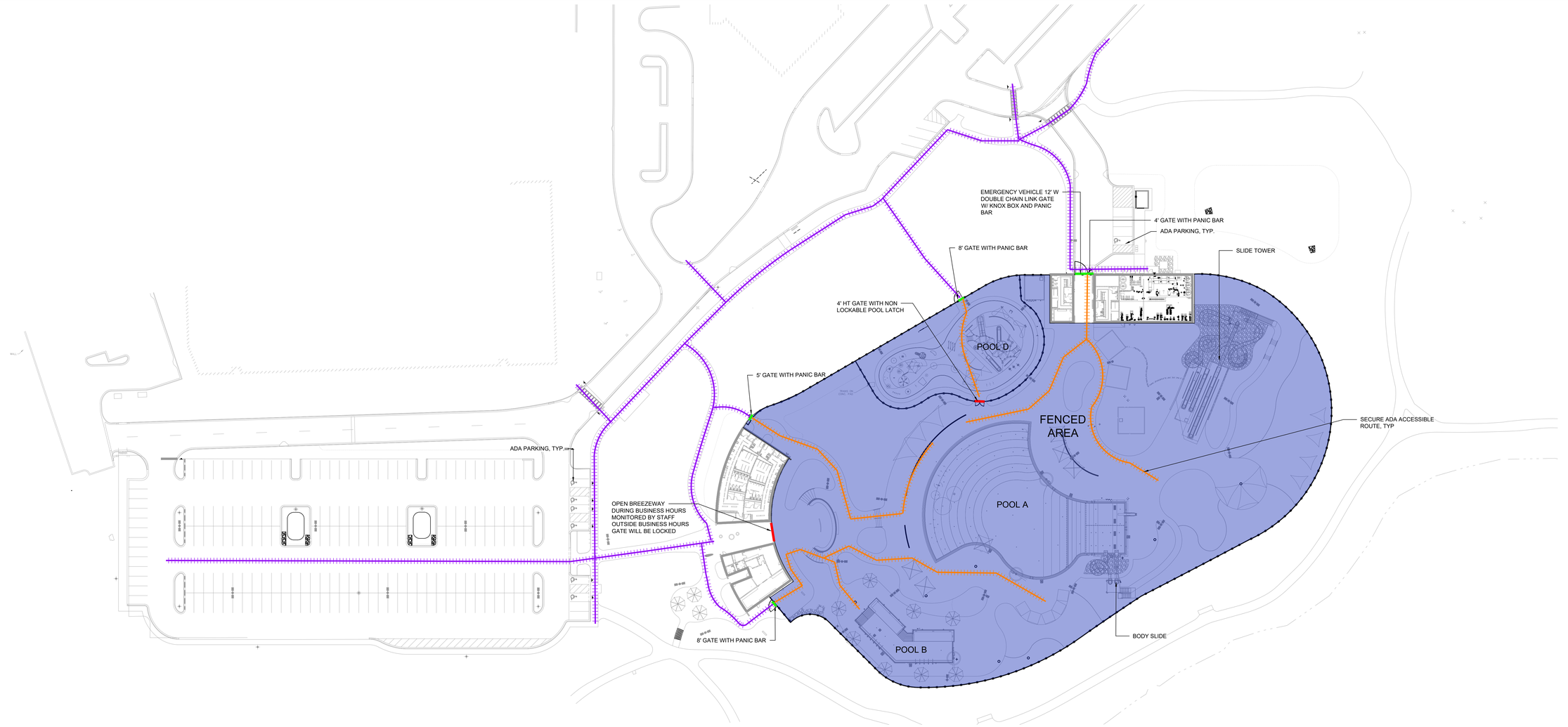
IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS ORIGINAL SIZE

THIS SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PLOTTED

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p\903 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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POOL DECK EGRESS PLAN

L110

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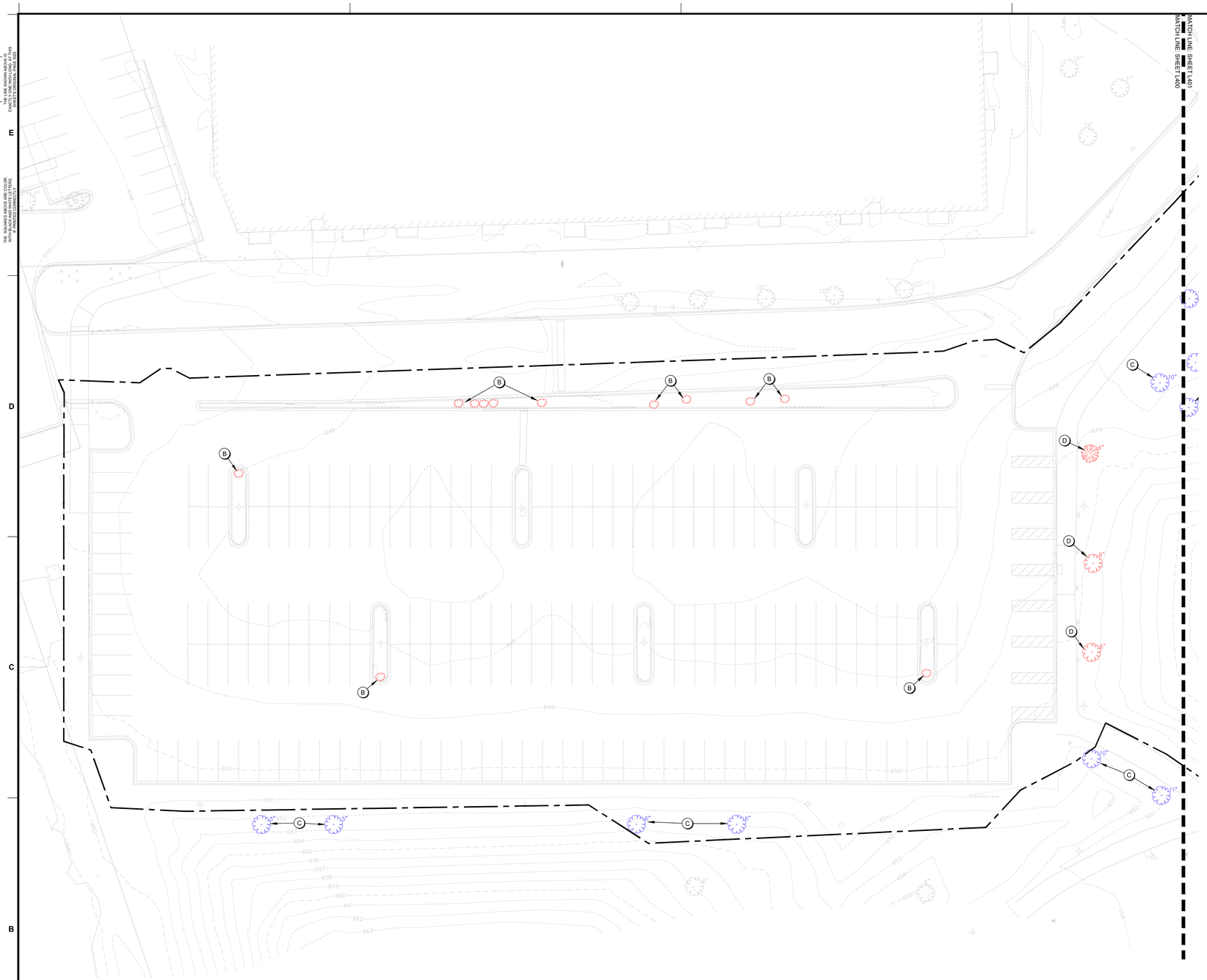

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

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TREE MITIGATION PLAN

L200

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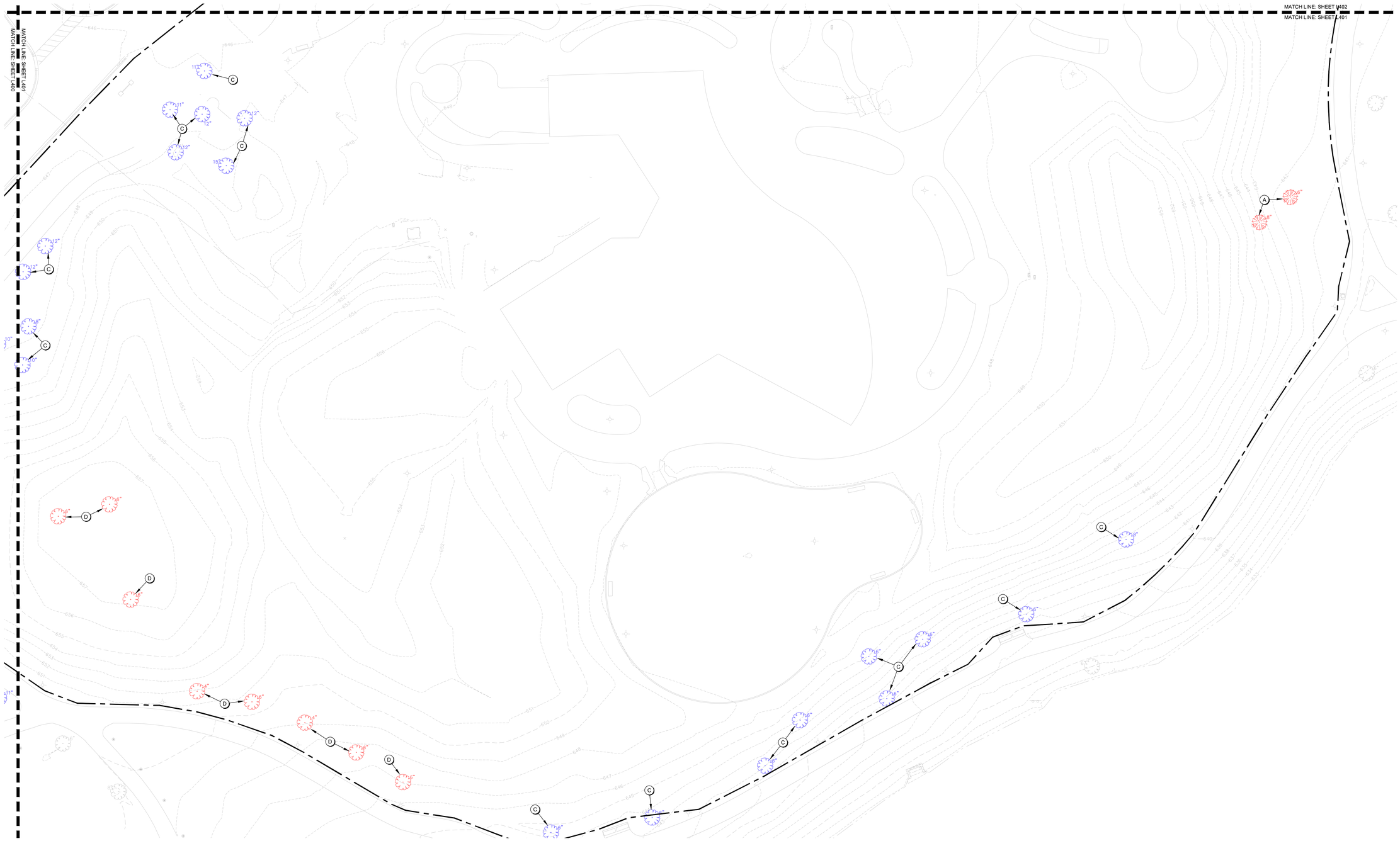

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

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Date	2026-03-05

TREE MITIGATION PLAN

L201

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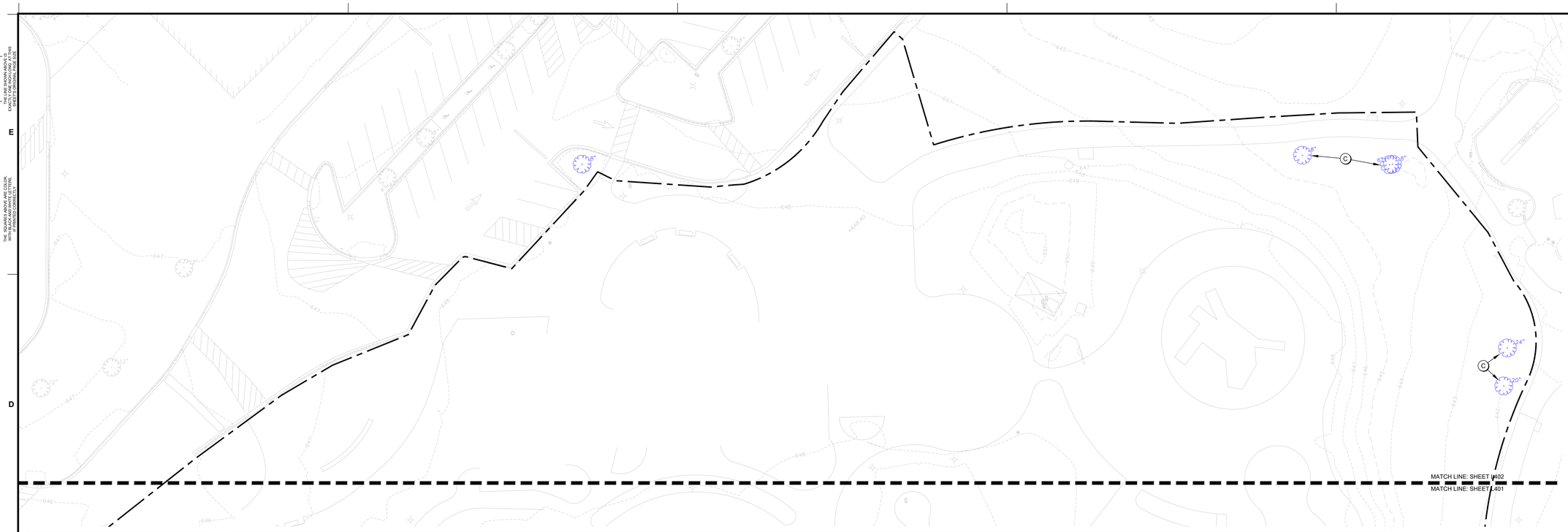

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

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TREE MITIGATION PLAN

L202

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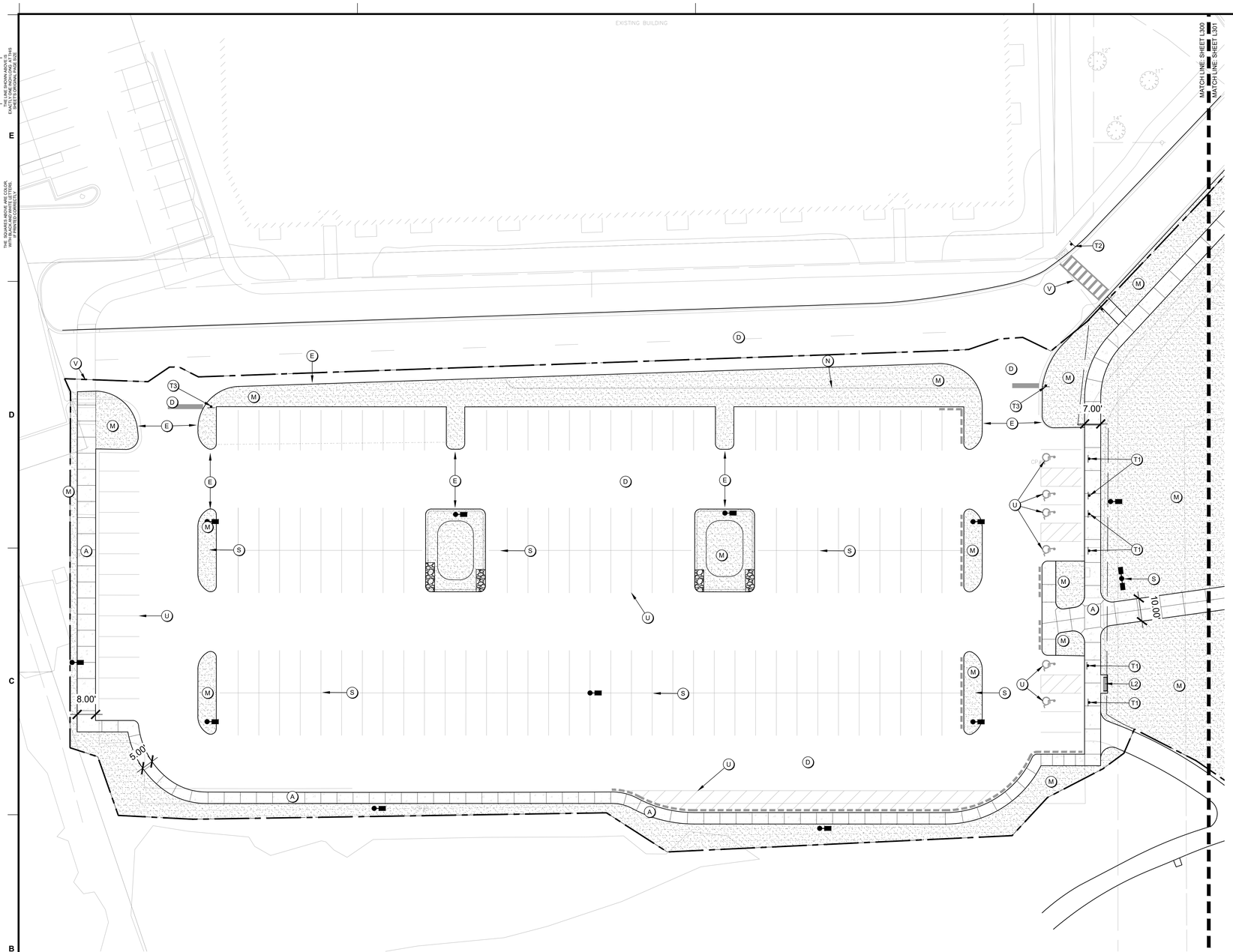


1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

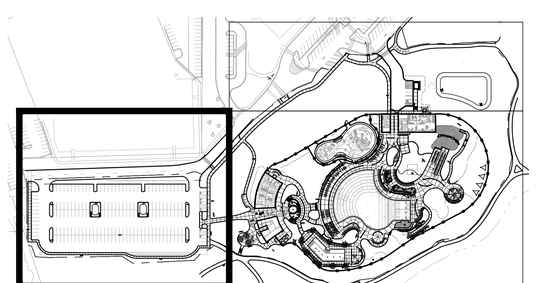
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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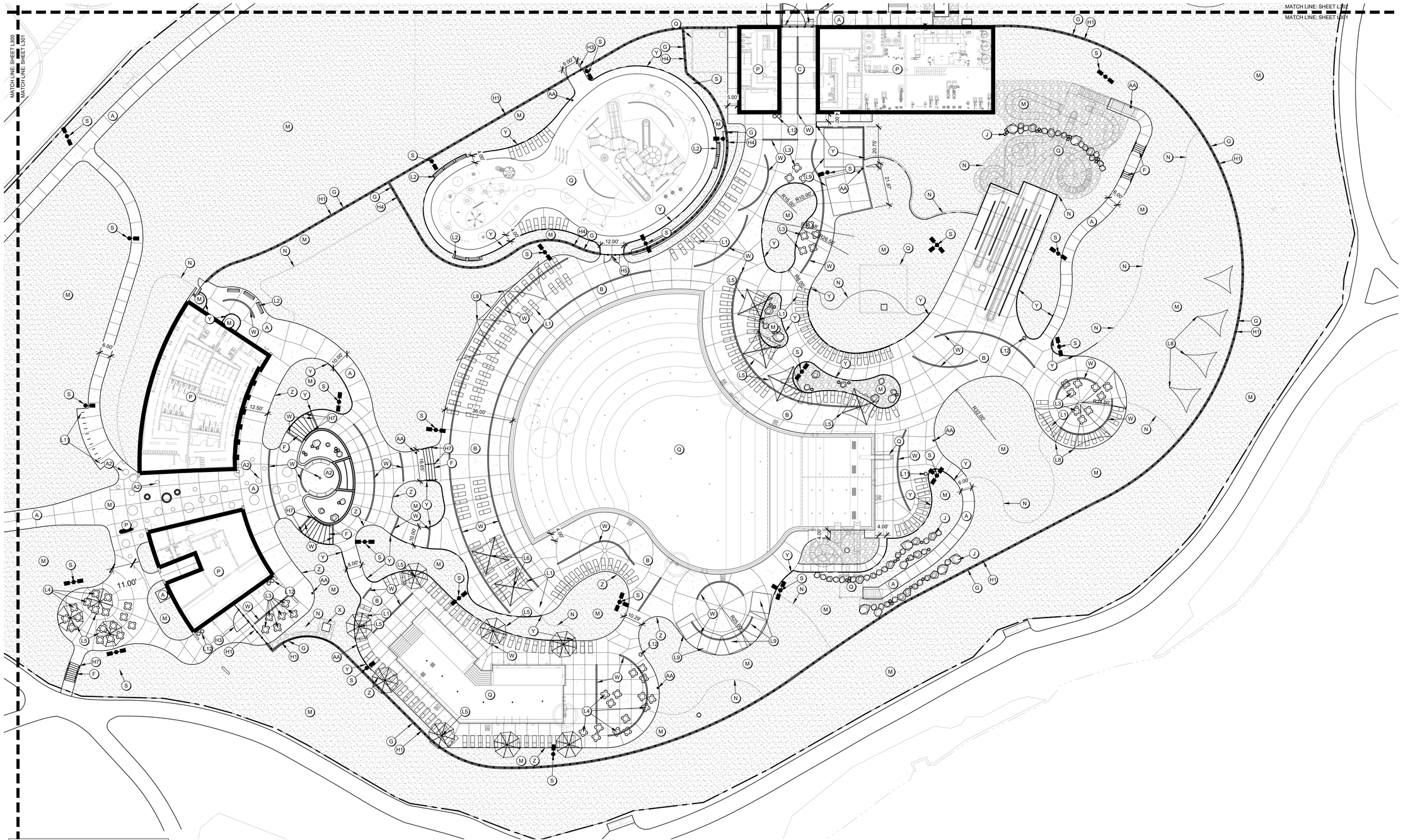
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 outcost\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: .mmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

RAILING, FENCE, AND GATES; SCHEDULE A

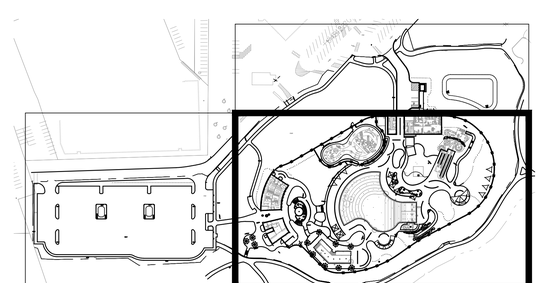
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZE PLOTTING

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, FOR ACCURATE REPRODUCTION

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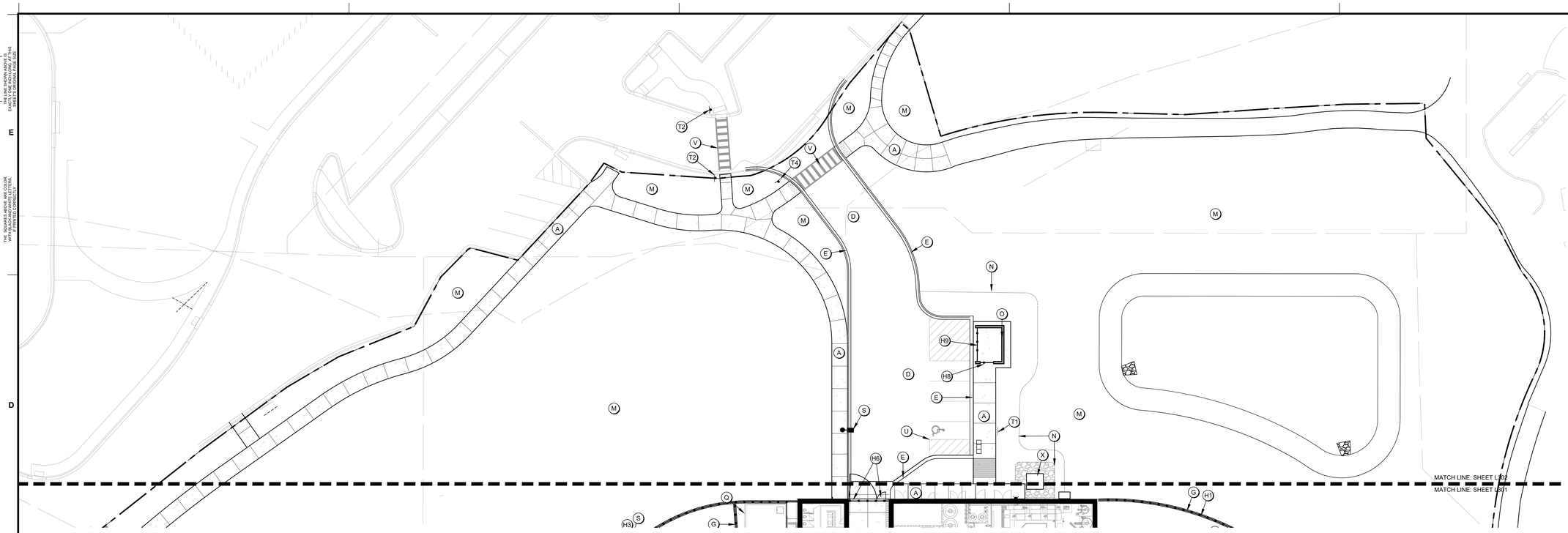
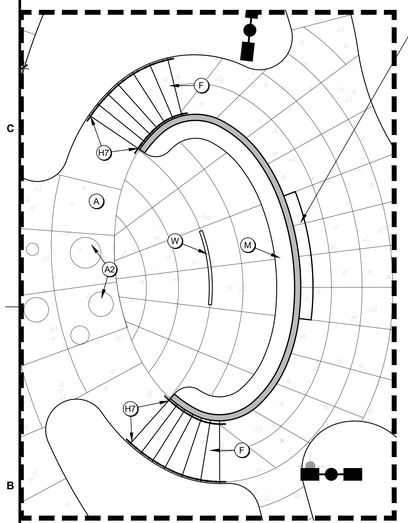


1 L302 HARDSCAPE PLAN - AREA C



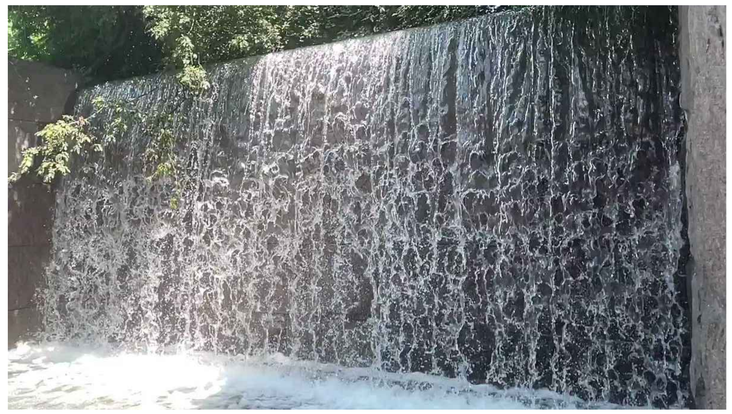
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

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B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

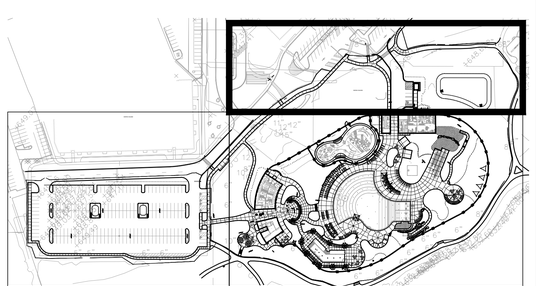
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

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Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

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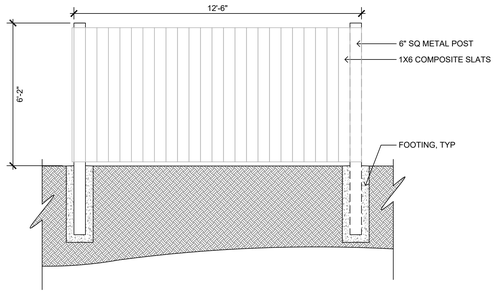
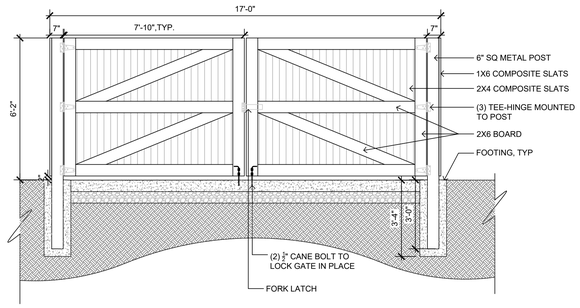
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

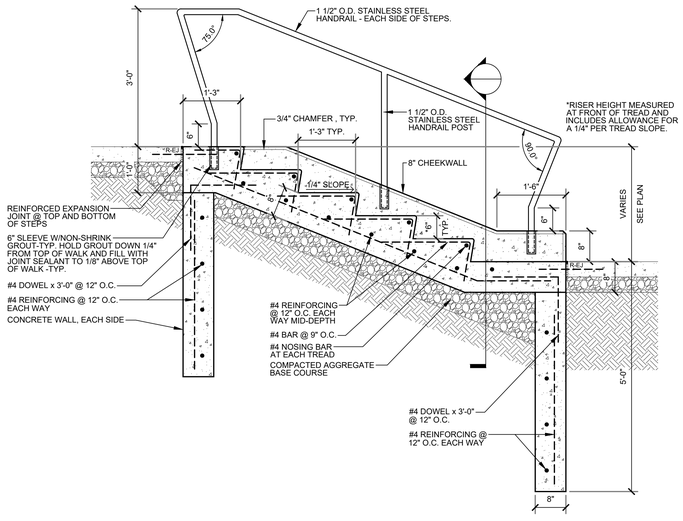
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



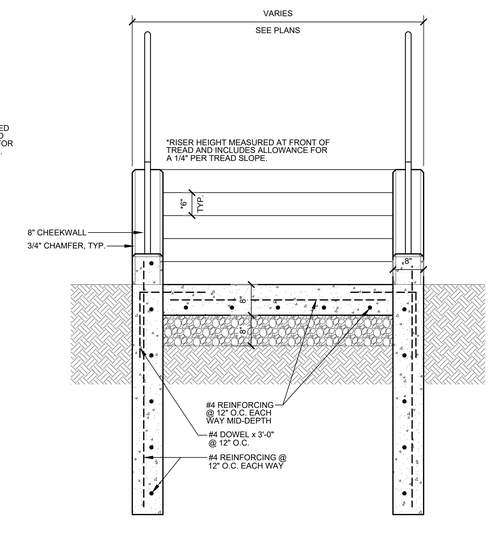
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

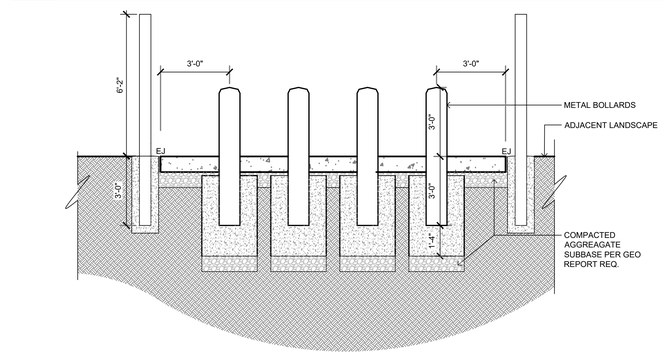


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

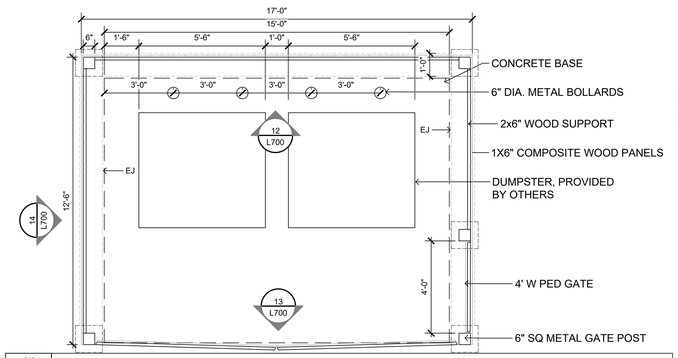


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

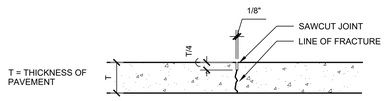




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

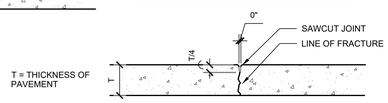


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



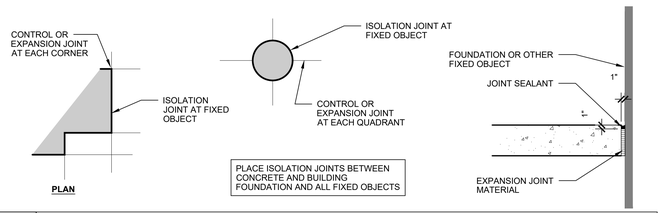
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



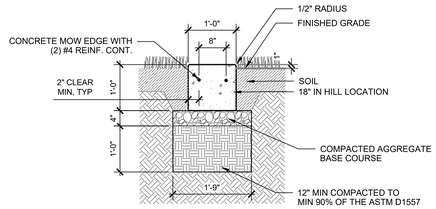
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

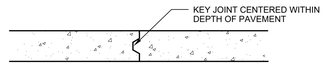
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

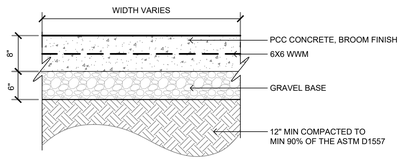


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



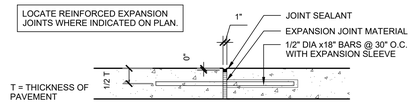
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



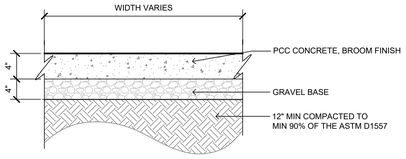
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

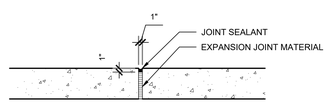


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

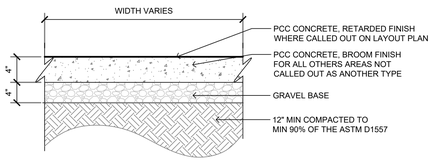
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p193 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 10:28 AM BY: rmiller / PLOT DATE: 3/5/2026 1:34 PM BY: Mark Miller

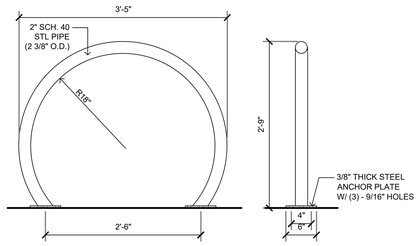
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PRINTED AT CORRECT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTING CORRECTLY

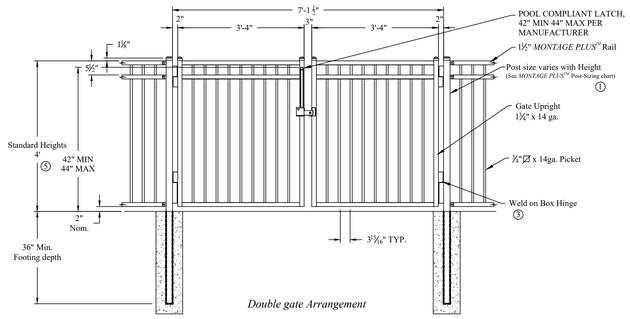


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

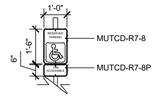


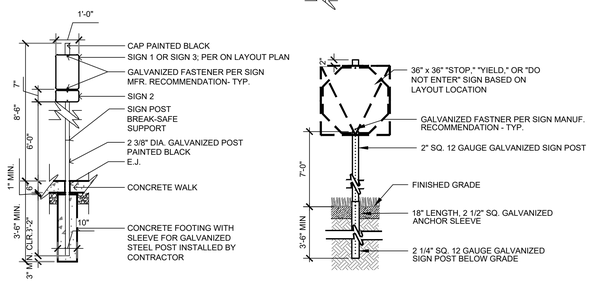
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

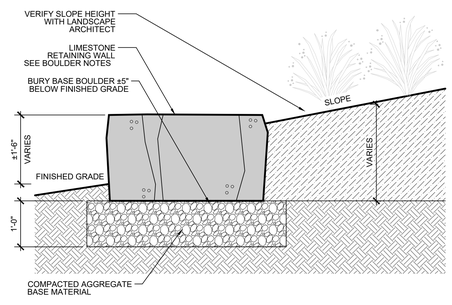
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

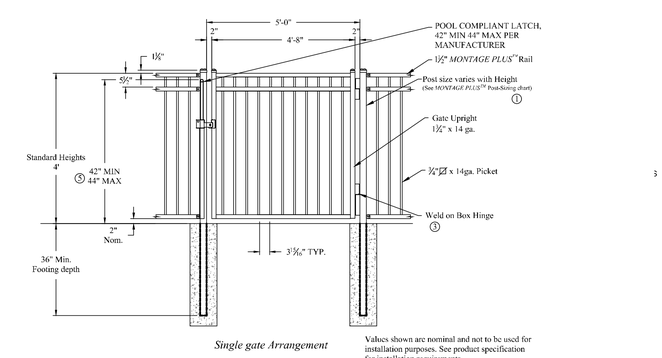




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

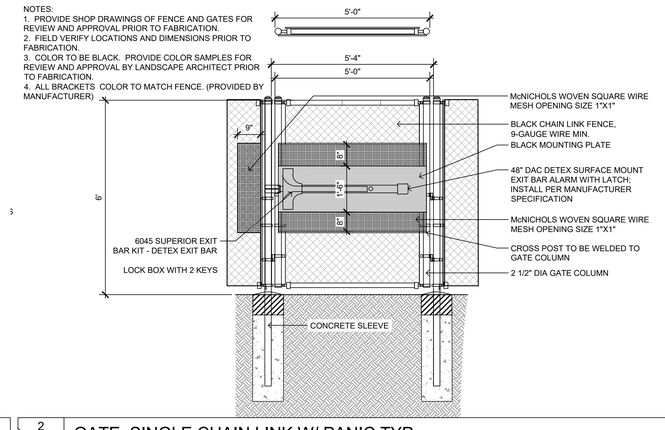


Single gate Arrangement

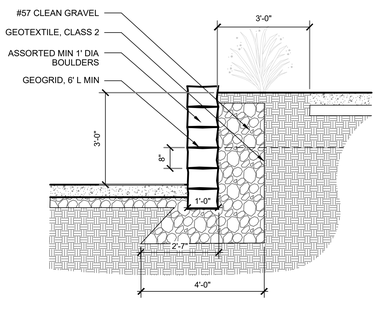
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

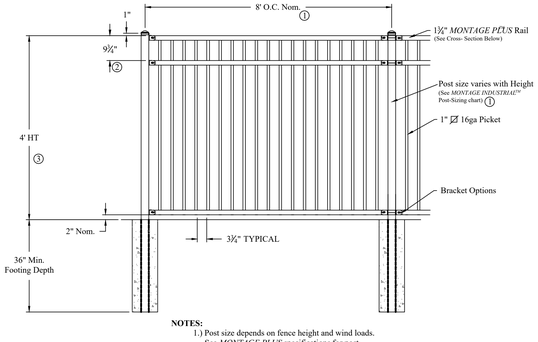
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



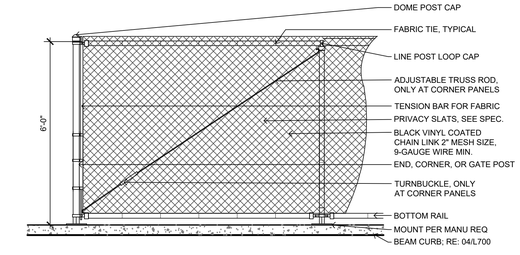
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling pj53 working\10 autocad\200 sheet set manager\SHEETS\Site Details\ | SAVE DATE: 3/5/2026 1:43 PM BY: mmiller | PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PV26-0006, Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0006** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

EXECUTIVE SUMMARY

Docket No. PV26-0006: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner) requests a variation to permit a reduction in the minimum required number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of the Wheeling Aquatics Center, for the property located at 105 Community Boulevard, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):

North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

UPDATE FROM APRIL 22, 2026 PLAN COMMISSION MEETING

At the April 22, 2026 Plan Commission meeting, the public hearing was opened and continued to the May 13, 2026 meeting at the petitioner's request . Revisions made to the following staff report are identified with an "*Update*:" label.

SUMMARY OF REQUEST

The petitioner is requesting a variation to reduce the minimum required number of parking spaces from 356 spaces to 192 spaces associated with the redevelopment of Wheeling Aquatics Center located at 105 Community Boulevard.

The petitioner is also seeking an amendment to the existing special use (Docket No. PSU26-0003), along with a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007) and major site plan and appearance approval (PSPMAJ25-0006).

VARIANCE

A variation is to grant relief from the literal requirements of the zoning ordinance when unique circumstances, applicable to the property, deprive it from enjoying privileges commonly enjoyed by other properties in the same zoning district. After review of the Standards summarized in this staff report, the Commission must find beyond a reasonable doubt that all of the standards are met.

As detailed in Docket No. PSPMAJ25-0006, the petitioner is seeking to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities located at 105 Community Boulevard.

Pursuant to the Village Code, off-street parking for outdoor swimming pools is required at a ratio of 1 space per 8 bathers. Based on the proposed maximum capacity of 2,847 bathers, a total of 356 parking spaces would be required for the new aquatic center.

Update: As outlined in the petitioner's supplemental memorandum (attached), this bather capacity is derived from Illinois Department of Public Health standards and does not reflect the anticipated operational capacity of the facility. The proposed aquatic center is similar in size and programming to the former facility, which operated with a capacity of approximately 1,500 users, and no significant increase in actual attendance is anticipated.

The redevelopment project will re-orient the entrance to the west, allowing for the use of the existing “west” parking lot (located west of the existing aquatic center and south of The One Apartment complex) as the main parking lot to serve the facility. The “west” parking lot will contain 192 parking spaces, following associated modifications.

Additional parking is available at the existing Sport Complex parking lot (located east of the aquatic center) containing 250 spaces, which has served as overflow parking demand during peak periods. The Sports Complex parking lot will continue to serve the aquatic center in this same capacity. In addition, a significant portion of the facility’s weekly users arrive via school bus or other group transportation, which reduces on-site parking demand.

Update: The supplemental memorandum indicates that approximately 700 weekday users are associated with camp programs and arrive via bus or walk from the Community Recreation Center, significantly reducing on-site parking demand.

Although the Heritage Park facilities will provide a combined 542 parking spaces, which excludes the Health and Fitness Center parking lot and Heritage Park south parking lot (accessed via Wolf Road), the principal parking lot serving the new aquatic center facility, will not provide the minimum parking spaces of the zoning code. Accordingly, the petitioner is requesting a variation to reduce the required number of parking spaces from 356 spaces to 192 spaces.

Given the reuse of the existing “west” parking lot, the availability of nearby supplemental parking, the provision of bicycle accommodations, and the anticipated travel patterns of patrons, and the additional justification provided in the petitioner’s supplemental memorandum (attached), staff finds that the proposed parking supply is reasonable for the use and supports the requested variation.

Standards for Variation: Following are the petitioner's responses to the standards for variation for the variance request. (Any staff comments follow the petitioner’s response)

1. **State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**
   Petitioner: The Heritage Park property owned by the Wheeling Park District has multiple programmatic elements to the park as a whole with different peak uses and times at which parking lots are used, created for shared parking facilities and overflow parking from one lot into another. The unique programming of the parking and limited space and resources available by the park district make providing the code-required minimum parking spaces at the current bather load, 356 spaces (2847 bather capacity * 1space/8 bathers), difficult to achieve. While the main parking lot taking into account walkable parking spaces

   Staff: The subject property is constrained by the presence of regulatory floodplain and wetlands, which significantly limit the availability of developable area on the site. These environmental constraints restrict the ability to accommodate required stormwater detention facilities, thereby limiting the feasible expansion of the parking lot. As a result, strict application of the parking and site design standards would impose a practical difficulty unique to the property and not generally applicable to other sites.

   The petitioner is reconstructing the parking lot within its existing footprint, which limits the ability to expand parking to meet current Code requirements without introducing additional impervious surface or impacting other park amenities. This constraint, combined with the shared parking nature of the site and the need to maintain safe and efficient circulation, contributes to the practical difficulty in providing the full number of required parking spaces.

2. **Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.**
   Petitioner: The aquatics center use is a unique in its own right in that there are no other uses like this in the Village. For this aquatics center in particular, a majority of the bather load comes via bus. The west parking lot has been designed with this in mind, including a bus drop-off lane that includes room for at least three buses to pull over and drop-off children at once. In addition, a large number of bathers walk over from the Community Recreation Center (CRC) building to the north and enter through the smaller mechanical building entrance to the north. Finally, should the 192-space primary parking lot (west parking lot) fill up on

peak-capacity days, there are alternate overflow parking lots within a short walk alluded to in response 1 above; such alternate parking lots include the 104 space CRC lot directly north of the new aquatics center, as well as the 250-parking space lot due north of the athletic fields. An agreement could also be explored between the Wheeling Park District and the Wheeling Town Center to allow for overflow into the Metra commuter parking lot located northwest of the west parking lot on select peak days/hours.

Staff: The hardship is attributable to the specific environmental constraints of the subject property, namely the presence of regulatory floodplain and wetlands, which substantially reduce the amount of usable land available for development. These features limit the ability to locate stormwater detention facilities on the site and directly impact the feasibility of expanding the parking area. Such constraints are inherent to this property and are not conditions that generally apply to other properties or uses, thereby constituting a unique circumstance.

3. **Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.**
   Petitioner: The hardship or difficulty in providing the code-minimum required parking spaces is not a result of actions taken by the applicant. Existing programmatic constraints and topography challenges make it very challenging to provide an additional 164 spaces on top of the current 192 spaces provided in the west parking lot. The district also did not believe that based on historical data and parking use that there would be need for more parking spaces that are being provided with the current plans due to explanations in items 1 and 2 above. Alternatives with more parking were explored at the beginning of this project and were ultimately eliminated based on the notion that the number of parking spaces being proposed were excessive. Given the number of available parking lots on the property within walking distance and the varying degree of peak usage based on the programmatic element, it was determined that there was no need to provide parking in excess of what is shown today in the west parking lot and across the park campus as a whole.

   Staff: The difficulty in meeting the minimum parking requirement is not the result of actions taken by the current property owner. The existing site layout, including the location of recreational facilities, shared parking areas, and overall park design, reflects adopted comprehensive plans for Heritage Park. In addition, physical constraints of the site, including limited available area for expansion without impacting existing amenities, open space, regulatory floodplain or wetlands contribute to the hardship of expanding parking.

4. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
   Petitioner: The negative impacts would include the loss of a family aquatics center for possibly the 2027 swim season in addition to the currently planned down period for the 2026 summer season while the new facility is under construction. If we were held to the code-required 356 spaces, we would need to completely go back to the drawing board designing and permitting a new site plan that introduces an additional parking lot capable of parking at least 164 more parking spaces. Resubmissions to the MWRD and Village could push an already condensed construction and permitting schedule into late 2027 or 2028 before construction could be completed. In addition, the added parking would take the place of greenspace set aside for future programming opportunities and have the potential of being an added cost to the community that is likely to be underutilized and ultimately a poor use of community funds.

   Staff: The aquatic center facility within the Heritage Park campus has been planned and developed as a large-scale recreational amenity that represents an efficient and desirable use of park land, which would not yield desirable results if regulatory floodplain or wetlands were impacted, or open space were developed for additional parking facilities. The proposed plan allows the property to continue functioning as a community recreational facility while balancing parking demand with the preservation of open space, natural resources and programming areas.

5. **State how the granting of the variation will not alter the essential character of the locality.**
   Petitioner: Granting of the variation will not alter the essential character of the locality. It should have the opposite effect by reducing unnecessary impervious cover and improving the park usability and aesthetics as a whole.

   Staff: The proposed variation would not alter the essential character of the locality. The property will

continue to function as a public recreational facility consistent with the surrounding park and community uses. The reduction in required parking spaces limits additional impervious surface, prevents impacts to the regulatory floodplain and wetlands, and supports the overall character of the area as an open, recreational environment.

6. **Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**
   Petitioner: The variation will not impair supply of light or air to the adjacent properties, increase congestion in public streets, increase danger of fire, endanger public safety, or diminish or impair property values of the neighborhood. This variation is for a reduction in number of parking spaces and will not cause any endangerment to the public or negative impact the adjacent properties or neighborhoods in any way.

   Staff: Due to the presence of regulatory floodplain and wetlands, a substantial portion of the property is constrained and cannot be developed for parking or other functional site improvements. These limitations restrict the ability to provide adequate parking and associated stormwater detention facilities in compliance with zoning requirements. As a result, strict application of the regulations would significantly limit the site's usable area and hinder its ability to support a viable level of activity, thereby preventing the property from yielding a reasonable return if limited to development strictly in accordance with the underlying zoning standards.

STAFF REVIEW

Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

Staff Recommended Action: Staff recommends approval of the variance request subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

****

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, the appropriate motion would be to:

Recommend approval of Docket No. PV26-0006 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections, to permit a reduction in the minimum required number of parking spaces from 356 spaces to 192 spaces for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

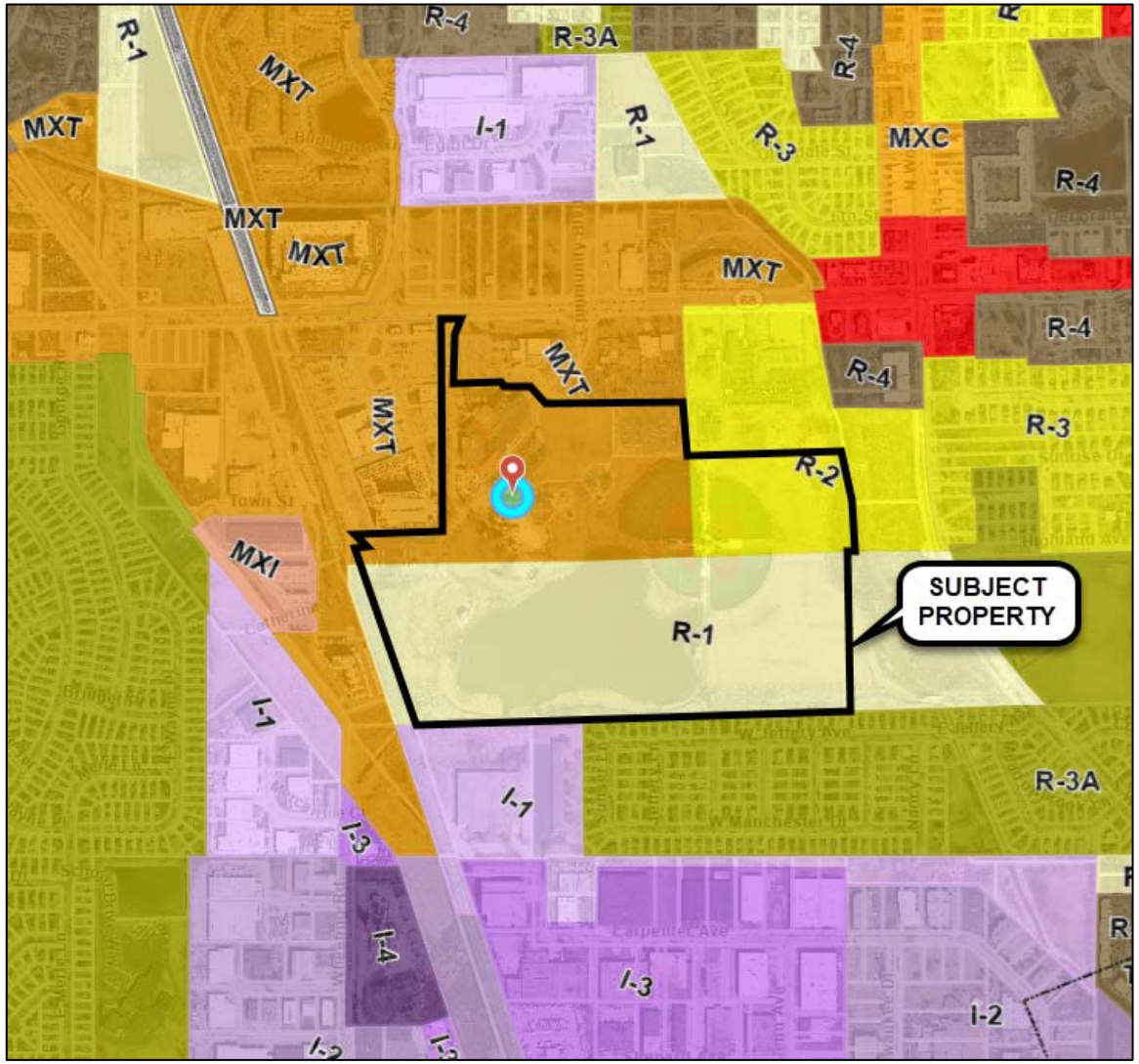
1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use), Docket No. PV26-0007 (variation to permit an increase in the maximum uniformity ratio), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Confluence, last revised 2/26/2026
Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
Update: Supplemental Parking Memorandum prepared by Confluence, dated 5/1/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS

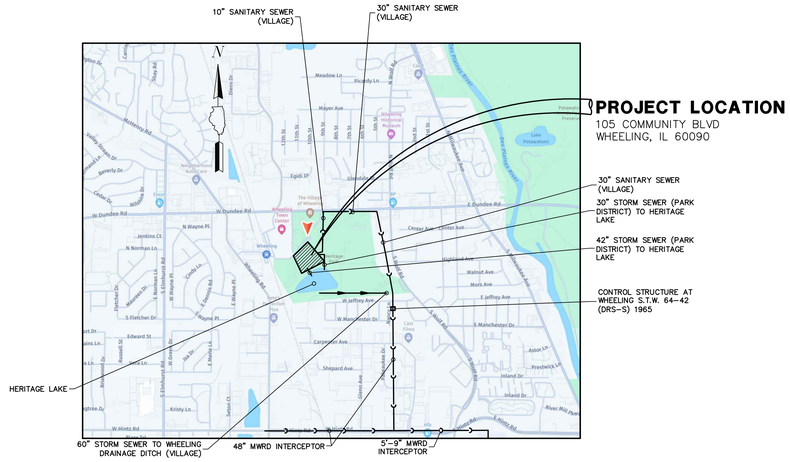
105 COMMUNITY BLVD
WHEELING, IL 60090

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX	⊕	◑
BUSH/SHRUB	◌	●
CATCH BASIN	○	C.B.
CLEANOUT	CO	C.O.
COMBINE SEWER LINE	——C——	——C——
CONTOUR	708	708
CULVERT	▱	▶
DITCH/SWALE	←·←·←	←·←·←
ELECTRIC LINE	E	E
ELECTRIC MANHOLE	Ⓔ	Ⓔ
FENCE	—X—X—X—	—X—X—X—
FIRE HYDRANT	♉	♉
FLARED END SECTION	▭	▬
GAS LINE	G	G
GAS MANHOLE	Ⓖ	Ⓖ
GAS VALVE	⧋	⧋
INLET	□	■
LIGHT POLE	☼	☼
OVERHEAD WIRES	A	A
POWER POLE	⊸	●
R.O.W LINE	———	———
R.O.W MARKER	⧋	
SANITARY FORCEMAIN LINE	——CC——CC——	——CC——CC——
SANITARY SEWER LINE	——C——	——C——
SANITARY SEWER MANHOLE	◎	◉
SIGN		
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE	——S——	——S——
STORM SEWER MANHOLE	◎	◉
TELEPHONE LINE	T	T
TELEPHONE MANHOLE	Ⓣ	Ⓣ
TELEPHONE BOX/PEDESTAL	T	T
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX	⊗	⊗
VALVE VAULT	⊠	⊠
WATER VALVE	⊗	⊗
WATERMAIN LINE	W	W



LOCATION MAP
(Not to Scale)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS® NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD88

SITE BENCHMARK:
CUT "X" IN SIDEWALK APPROX 190' EAST OF THE FARTHEST SOUTH BUILDING CORNER OF THE REC. CENTER AND 20' NORTHWEST OF LIGHT POLE AT THE SOUTH END OF THE EAST ISLAND BETWEEN THE REC. CENTER AND POOL BUILDING. ALSO KNOWN AS CP#5.
ELEVATION: 647.07
DATUM: NAVD88

CONTRACTOR IS RESPONSIBLE TO VERIFY CONTROL AND BENCHMARKS PRIOR TO PROCEEDING WITH CONSTRUCTION.
REPORT ALL DISCREPANCIES TO GHA.

CONTROL POINTS:

Point #	Northing	Easting	Elevation	Description
1	1992982.59	1095891.70	645.05	CP1-XSW
2	1993313.48	1095440.82	647.40	CP2-XSW
3	1993324.42	1095758.74	644.69	CP3-MAG-PKG
4	1992976.18	1095447.34	645.55	CP4-MAG-PKG
5	1992790.14	1095380.26	647.04	CP5-XSW
8	1993332.82	1095037.20	644.65	CP8-MAG-PKG
9	1992397.06	1094993.96	648.16	CP9-MAG-PKG

SHEET INDEX

C01 TITLE SHEET
C02 EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL
C03 EXISTING CONDITIONS / DEMOLITION PLAN
C04 EXISTING CONDITIONS / DEMOLITION PLAN
C05 EXISTING CONDITIONS / DEMOLITION PLAN
C06 GEOMETRIC PLAN - OVERALL
C07 GEOMETRIC PLAN
C08 GEOMETRIC PLAN
C09 GEOMETRIC PLAN
C10 UTILITY PLAN - OVERALL
C11 UTILITY PLAN
C12 UTILITY PLAN
C13 UTILITY PLAN
C14 UTILITY PROFILES
C15 UTILITY PROFILES
C16 GRADING PLAN - OVERALL
C17 GRADING PLAN
C18 GRADING PLAN
C19 GRADING PLAN
C20 GRADING - ENLARGEMENT
C21 GRADING - ENLARGEMENT
C22 SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL
C23 SOIL EROSION AND SEDIMENT CONTROL PLAN
C24 SOIL EROSION AND SEDIMENT CONTROL PLAN
C25 SOIL EROSION AND SEDIMENT CONTROL PLAN
C26 STORMWATER POLLUTION PREVENTION PLAN NOTES
C27 SOIL EROSION AND SEDIMENT CONTROL DETAILS
C28 GENERAL NOTES
C29 MWRD GENERAL NOTES
C30 VILLAGE OF WHEELING DETAILS
C31 VILLAGE OF WHEELING DETAILS
C32 VILLAGE OF WHEELING DETAILS
C33 VILLAGE OF WHEELING DETAILS
C34 DETAILS
C35 EXISTING DRAINAGE EXHIBIT
C36 PROPOSED DRAINAGE EXHIBIT

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811

811 Know what's below. Call before you dig.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010

DONALD E. MATTHEWS 062-048084 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANS PREPARED FOR:
WHEELING PARK DISTRICT
100 COMMUNITY BLVD
WHEELING, ILLINOIS 60090
TELEPHONE: 847-465-3333

COORDINATING/PERMITTING AGENCIES:

VILLAGE WHEELING	1-847-459-2600
METROPOLITAN WATER RECLAMATION DISTRICT LOCAL SEWER SECTION	1-312-751-5600
MWRD FIELD OFFICE	1-708-588-4055
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)	1-217-782-0610
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL SANITARY SEWER PERMIT	1-217-782-2027
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF PUBLIC WATER SUPPLIES	1-217-782-3397

SIGNED: _____ P.E.
Donald E. Matthews
DATE: 02-26-2026
ILLINOIS LICENSE NO.: 062-048084
EXPIRATION DATE: NOVEMBER 30, 2027

NOT FOR CONSTRUCTION

CONFLUENCE
LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

TITLE SHEET

C01

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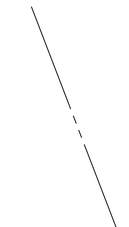
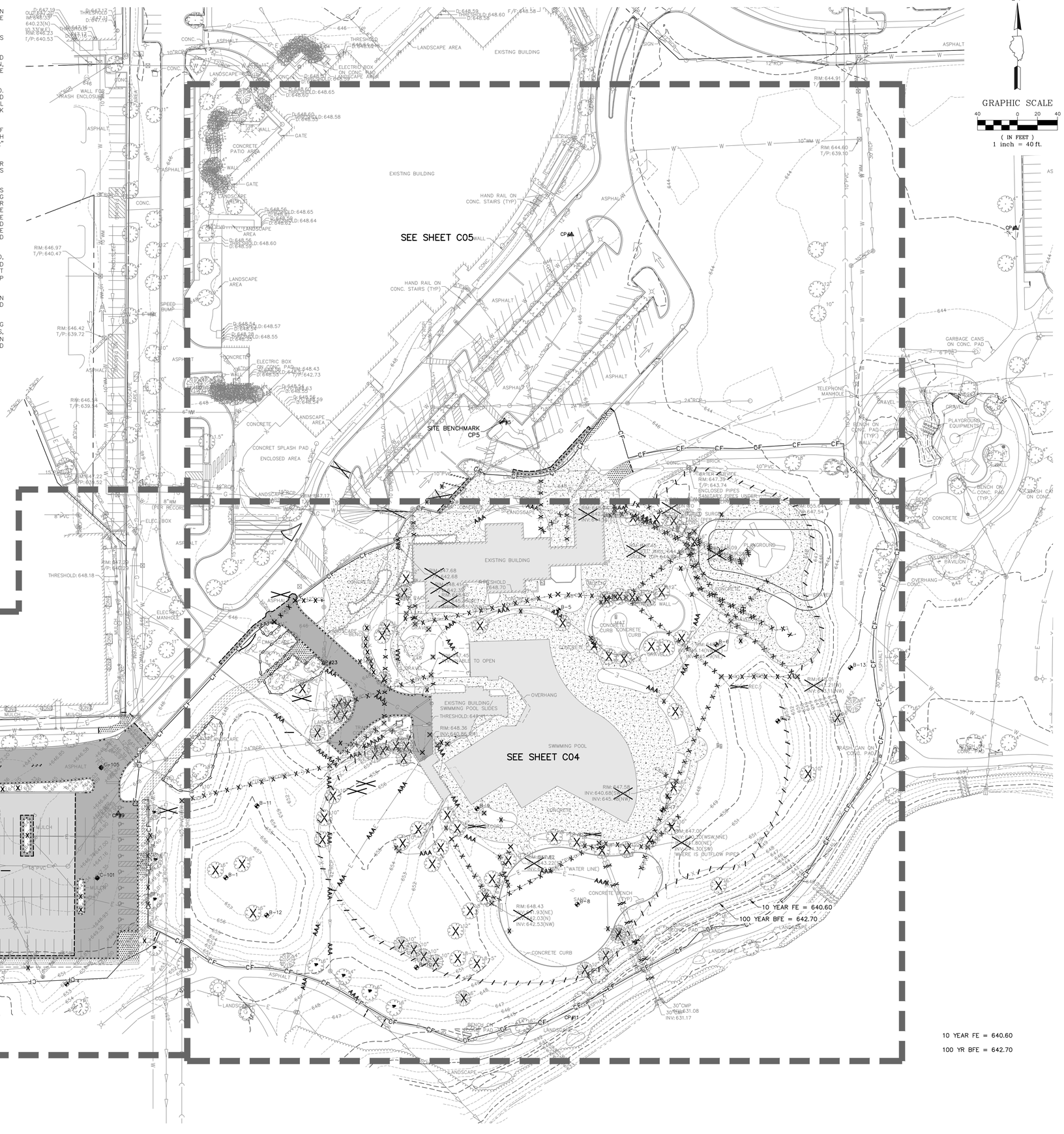
File Location: G:\5800\5987.151 Wheeling PD Aquatic Cen\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwhalen / PLOT DATE: 2/26/2026 3:44 PM BY: Brian Spencer

EXISTING CONDITION AND DEMOLITION NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AT A MINIMUM, ALL EXCAVATION, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
4. AT ALL TIMES, MAIN DRIVE, LOADING DOCKS, AND DUMPSTER AREAS SHALL REMAIN OPEN AND UNOBSTRUCTED. TEMPORARY SHUT DOWN OF ONE TRAFFIC LANE AT A TIME WILL BE PERMITTED FOR SHORT TERM PERIODS AND SHALL BE COORDINATED WITH APPOINTED PROPERTY OWNER CONSTRUCTION STAFF. SHORT TERM CLOSINGS SHALL BE COMPLETED WITHIN THE WORK DAY AND RESTORED TO UNOBSTRUCTED ACCESS BY THE CLOSE OF THE WORK DAY.
5. TEMPORARY STONE OR ASPHALT PATHWAYS SHALL BE PROVIDED AS NEEDED THROUGHOUT THE COURSE OF CONSTRUCTION TO FACILITATE SAFE PEDESTRIAN AND VEHICULAR MOVEMENT. THE LONGITUDINAL SLOPE OF SUCH PATHS SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. PROVIDE 6" CA-6 BASE AND 2" SURFACE ASPHALT.
6. THE EXISTING AMPHITHEATER FACILITY TO THE SOUTHWEST WILL REMAIN OPEN AND ACTIVELY USED. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL PLANS AND COORDINATE WITH UTILITY COMPANIES TO ENSURE CONTINUOUS UTILITY SERVICES DURING DEMOLITION AND TRANSITIONING OF SERVICES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REUSE, AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, LIGHTING, LIGHT BASES, MANHOLES, FENCES, FOUNDATIONS, AND OTHER STRUCTURES WITHIN THE WORK AREA. EXCAVATE AND GRADE TO PROPOSED PAVEMENT AND BUILDING SUBBASE GRADES. (REFER TO FOUNDATION PLANS FOR PROPOSED BUILDING SUBBASE GRADES.) THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE. EXISTING CONCRETE TO BE CRUSHED AND REUSED ON-SITE FOR FILL IN SELECT AREAS. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE CRUSHED CONCRETE AND GRADATION PER SPEC. CRUSHED CONCRETE TO MEET IDOT SPECIFICATION OR APPROVED EQUAL. CRUSHED CONCRETE SHALL NOT BE USED FOR SELECT FILL FOR PIPE BEDDING OR BUILDING FOUNDATION.
8. REMOVE OR ABANDON EXISTING UTILITIES AS SHOWN. UTILITIES THAT ARE REMOVED, UNLESS OTHERWISE NOTED, SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2 FEET LONG NON-SHRINK CONCRETE/MORTAR PLUGS. MANHOLE STRUCTURES TO BE ABANDONED SHALL HAVE THE TOP SECTION REMOVED, SEWERS BULKHEADED WITH CONCRETE AND BACKFILLED WITH CA-6 CRUSHED STONE.
9. TEMPORARILY REMOVE, STORE AND PROTECT SIGNS AND POSTS WITHIN AFFECTED WORK ZONE FOR REINSTALLATION AND TEMPORARILY REMOVE, STORE AND PROTECT ALL WEST PARKING LOT LIGHT POLES WITHIN THE AFFECTED WORK ZONE FOR REINSTALLATION. COORDINATE ONSITE STORAGE WITH PROPERTY OWNER.
10. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
11. SEE GEOTECH REPORT FOR BORING AND CORE NOTES.
12. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.





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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL

C02

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERED 1 THRU 5

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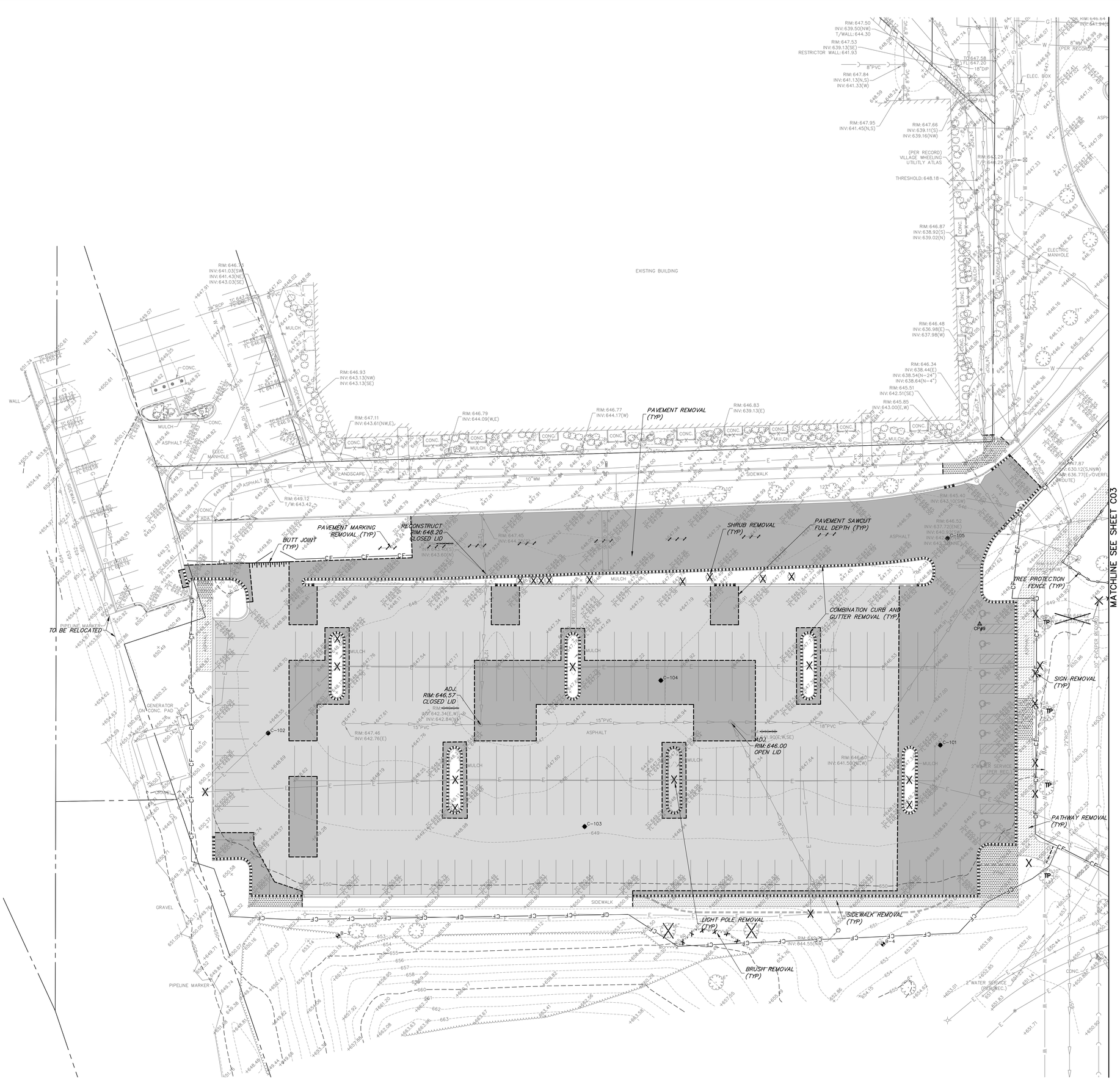

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

NOTE:
SEE SHEET C02 FOR EXISTING CONDITIONS AND DEMOLITION NOTES

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Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C03

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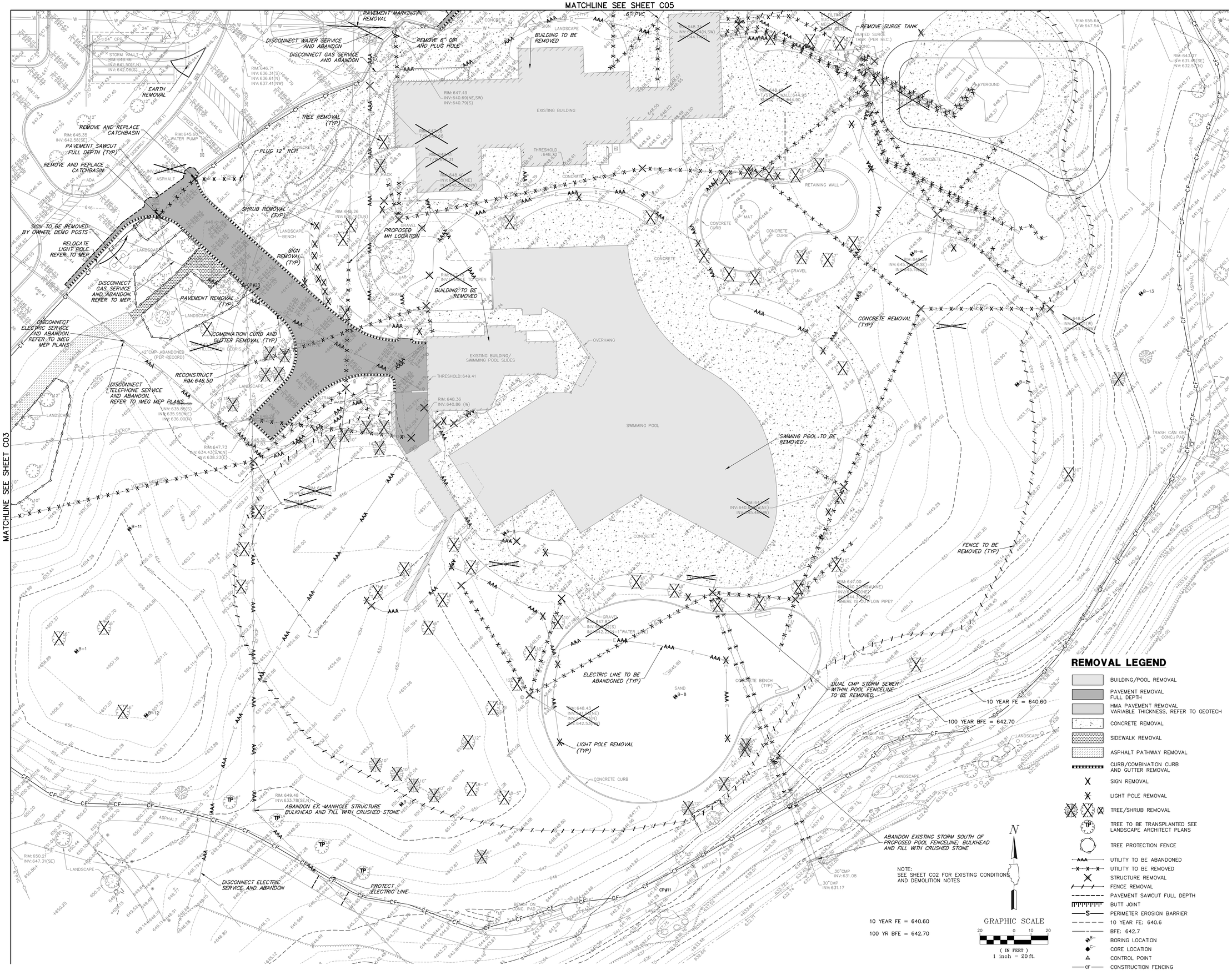

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Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C04

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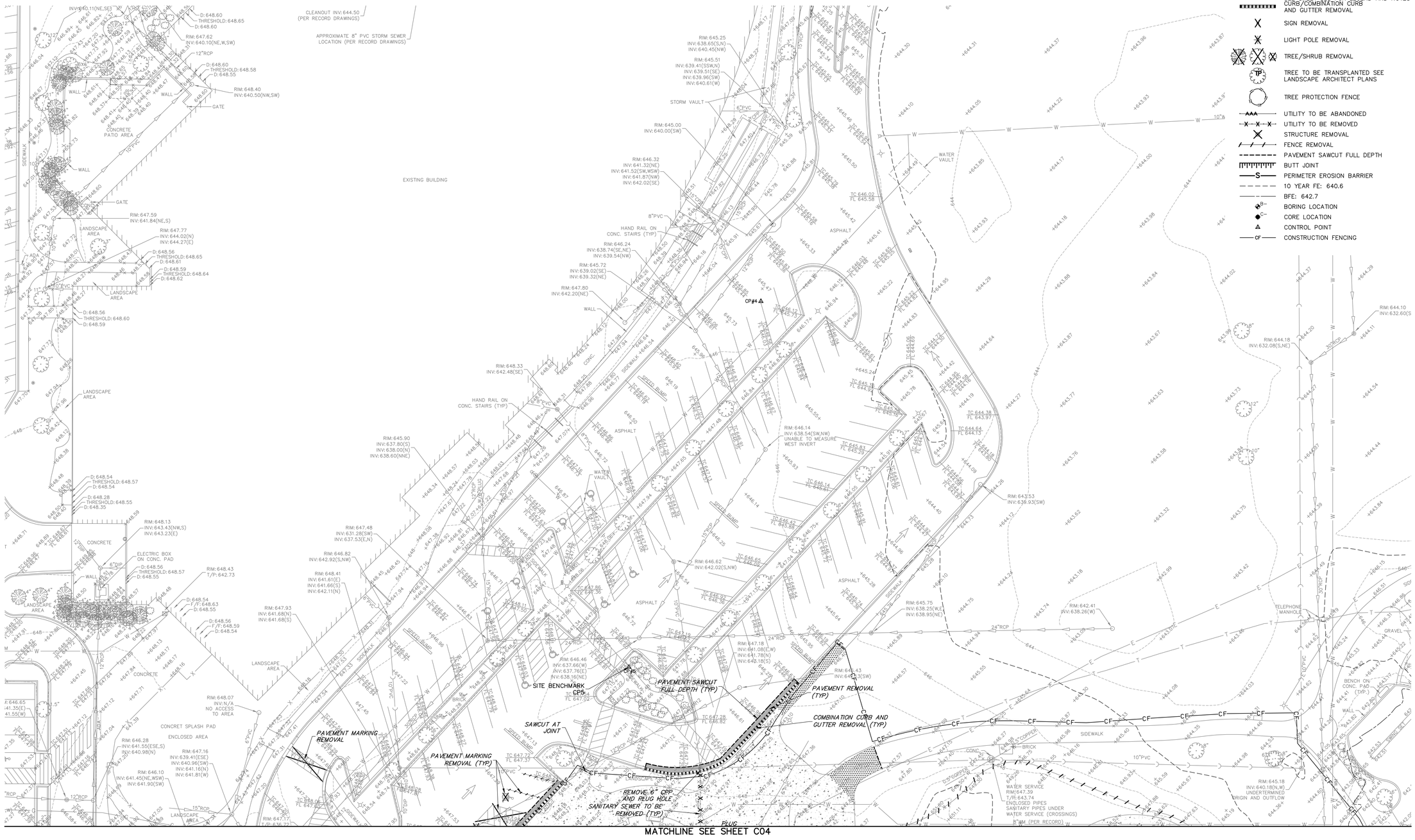

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- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

N

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C05

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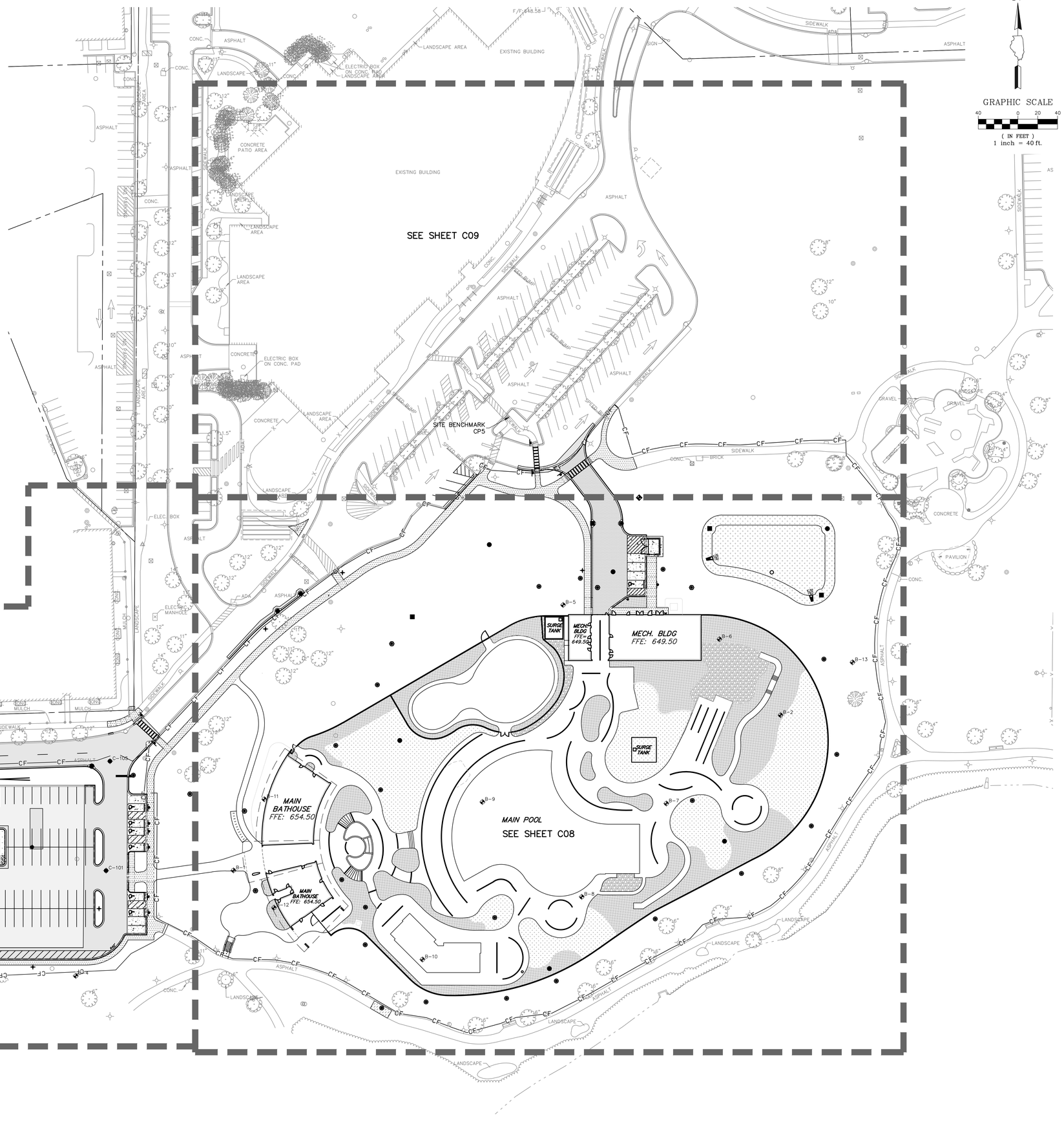
GEOMETRIC AND PAVING PLAN

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. INSTALL ALL CURB AND SIDEWALK AS SHOWN. NOTE SOME CURBS REQUIRE REVERSE PITCH GUTTER. DOWEL NEW SIDEWALK AND CURB TO EXISTING AND PROPOSED CURBS PER GENERAL NOTES. WHEN CONSTRUCTING A CARRIAGE WALK, THE PROPOSED SIDEWALK CONTRACTION AND EXPANSION JOINTS SHALL ALIGN WITH EXISTING CURB JOINTS.
3. PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
5. INSTALL PCC PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTION AND GENERAL NOTES FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
6. ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
7. FOR HANDICAPPED STALL MARKINGS, REFER TO HANDICAPPED PARKING STALL AND SIGN DIMENSIONING DETAIL.
8. INSTALL NEW SIGNS AND HANDICAPPED PARKING SIGNS USING 2" GALVANIZED SQUARE TUBE POST AND TELESCOPING POST SLEEVE PER IDOT STANDARD.
9. INSTALL RETAINING WALL AS SHOWN. REFER TO DETAIL SHEET FOR MATERIAL AND DESIGN REQUIREMENTS.
10. INSTALL TRANSFORMER PAD AS SHOWN. PAD SHALL BE SET 6" ABOVE FINISHED GRADE. REFER TO MEP PLANS FOR FINAL PAD SIZE AND DESIGN REQUIREMENTS.
11. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
12. FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS, REFER TO LANDSCAPE PLANS FOR ALL TOPSOIL AND RESTORATION SPECIFICATIONS.
13. ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
14. INSTALL PARKING LOT AND CONCRETE PAVEMENT AS SHOWN. WHERE HMA PAVEMENT REMOVAL AND REPLACEMENT IS INDICATED, THE EXISTING STONE BASE SHALL BE REGRADED TO MEET THE 4" ASPHALT DEPTH AND RECOMPACTED AND PROOF ROLLED PRIOR TO REPAVING.
15. ALL 8" PCC PAVEMENT AND B6.12 CURB AND GUTTER CONTRACTION JOINTS SHALL BE SAWCUT A MINIMUM OF 2" DEEP WITHIN 12 HOURS OF POUR.
16. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN - OVERALL

C06

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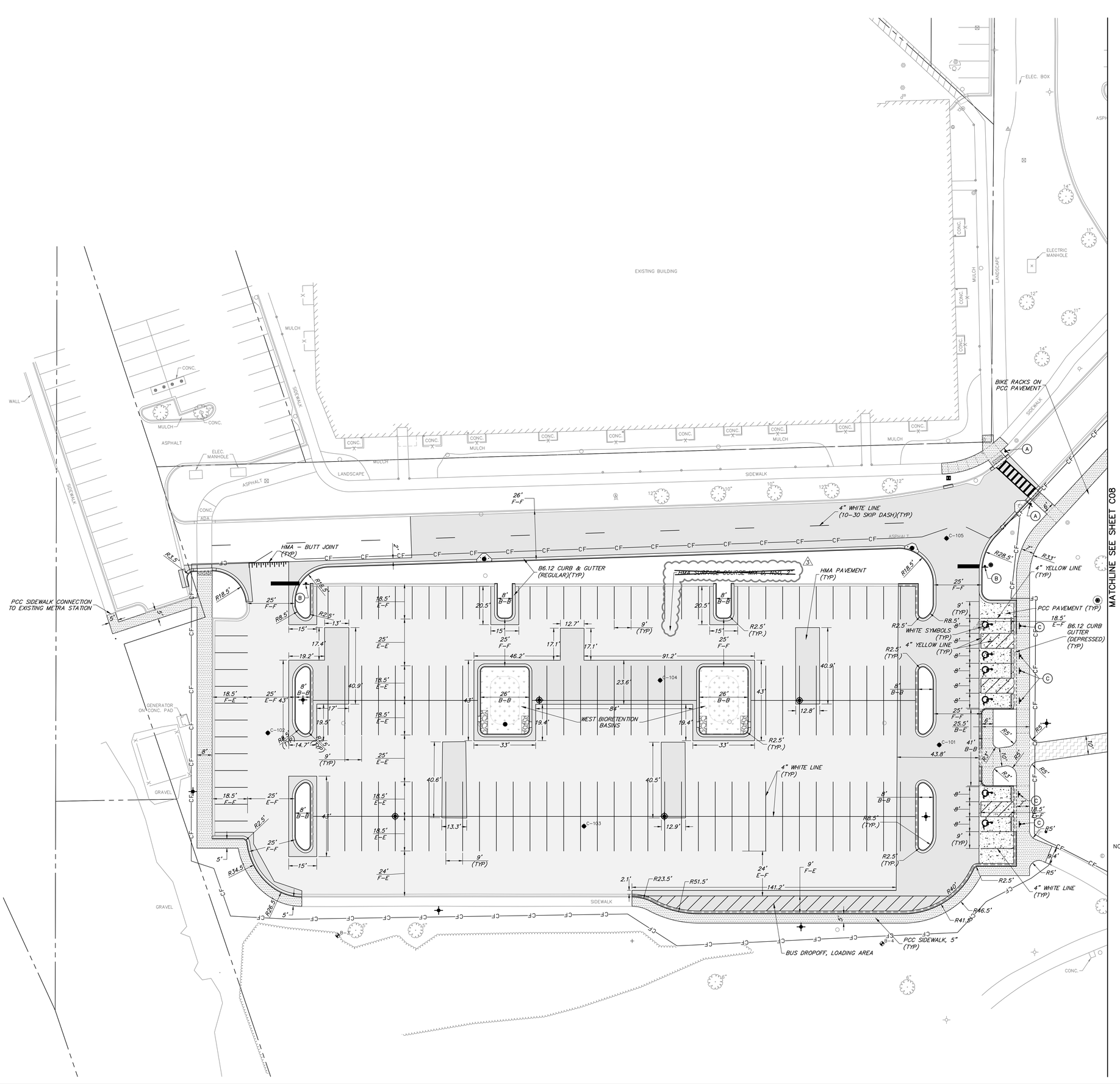

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

PROPOSED LEGEND

- NORMAL DUTY HMA PAVEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  10" CA-6 CRUSHED STONE
- HEAVY DUTY HMA PAVEMENT
  2" HMA SURFACE COURSE, MIX "D", N50
  4" HMA BINDER COURSE, IL-19.0, N50
  8" CA-6 CRUSHED STONE
- HMA PAVEMENT REMOVAL & REPLACEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
  8" CA-6 CRUSHED STONE
- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA - BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

PARKING COUNTS

EXISTING PARKING SPACES

ACCESSIBLE PARKING SPACES	8
REGULAR PARKING SPACES	197
TOTAL EXISTING PARKING SPACES	205

PROPOSED PARKING SPACES

ACCESSIBLE PARKING SPACES	7
REGULAR PARKING SPACES	185
TOTAL PROPOSED PARKING SPACES*	192

*INCLUDES (3) REGULAR AND (1) ACCESSIBLE SPACE FROM MAINTENANCE DRIVE. REFERENCE SHEET C08
**REQUIRED PARKING CALCULATED BY OVERALL PROPERTY PER ORD 2917-5118. SEE SEPARATE PARKING EXHIBITS FOR DETAILS. SUMMARY BELOW.

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NOTE: SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

SIGN LEGEND:

- (A) YIELD HERE TO PEDESTRIANS SIGN
- (B) STOP SIGN
- (C) RESERVED ADA PARKING SIGN

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Project Number	25070
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GEOMETRIC PLAN

C07

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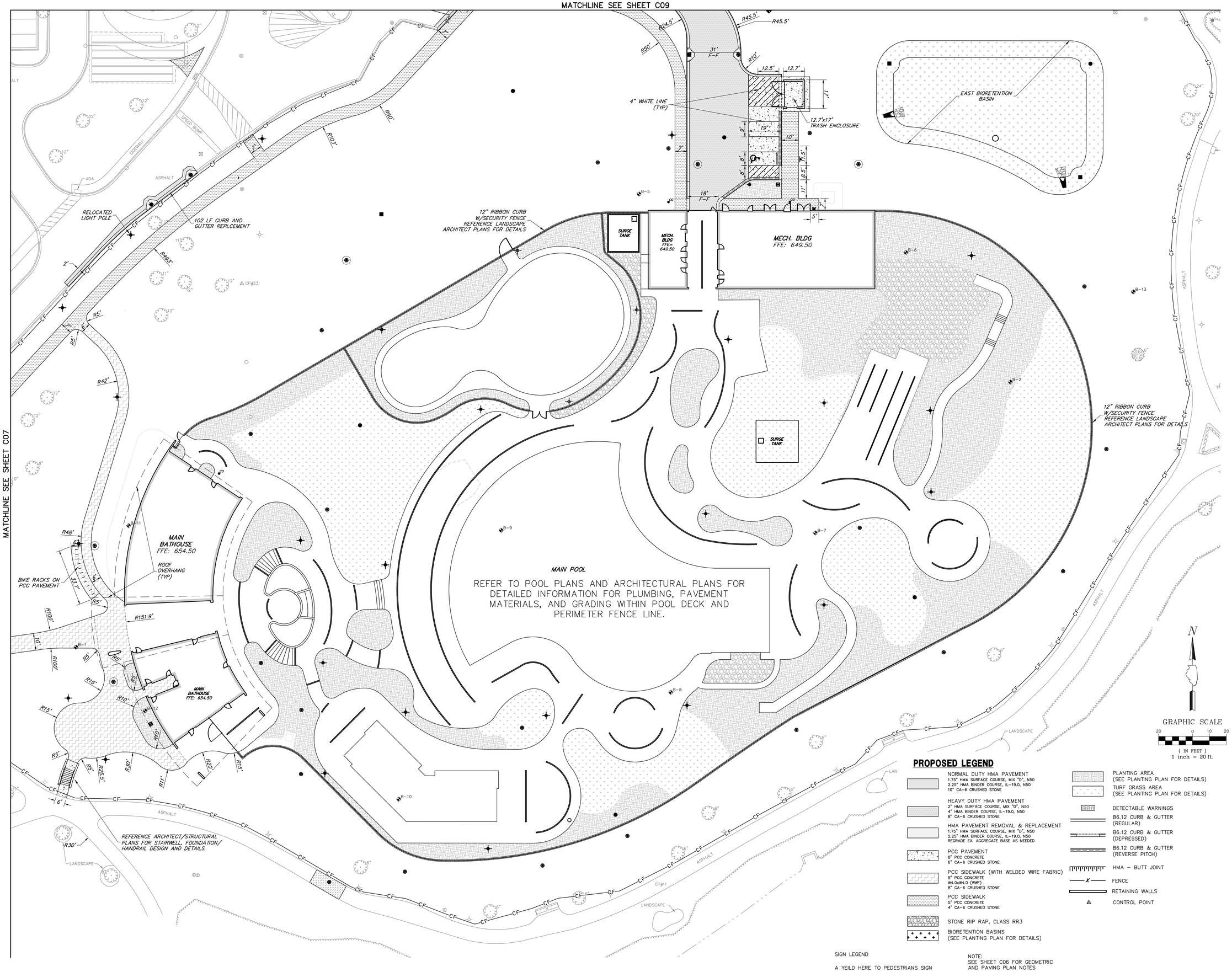

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GEOMETRIC PLAN

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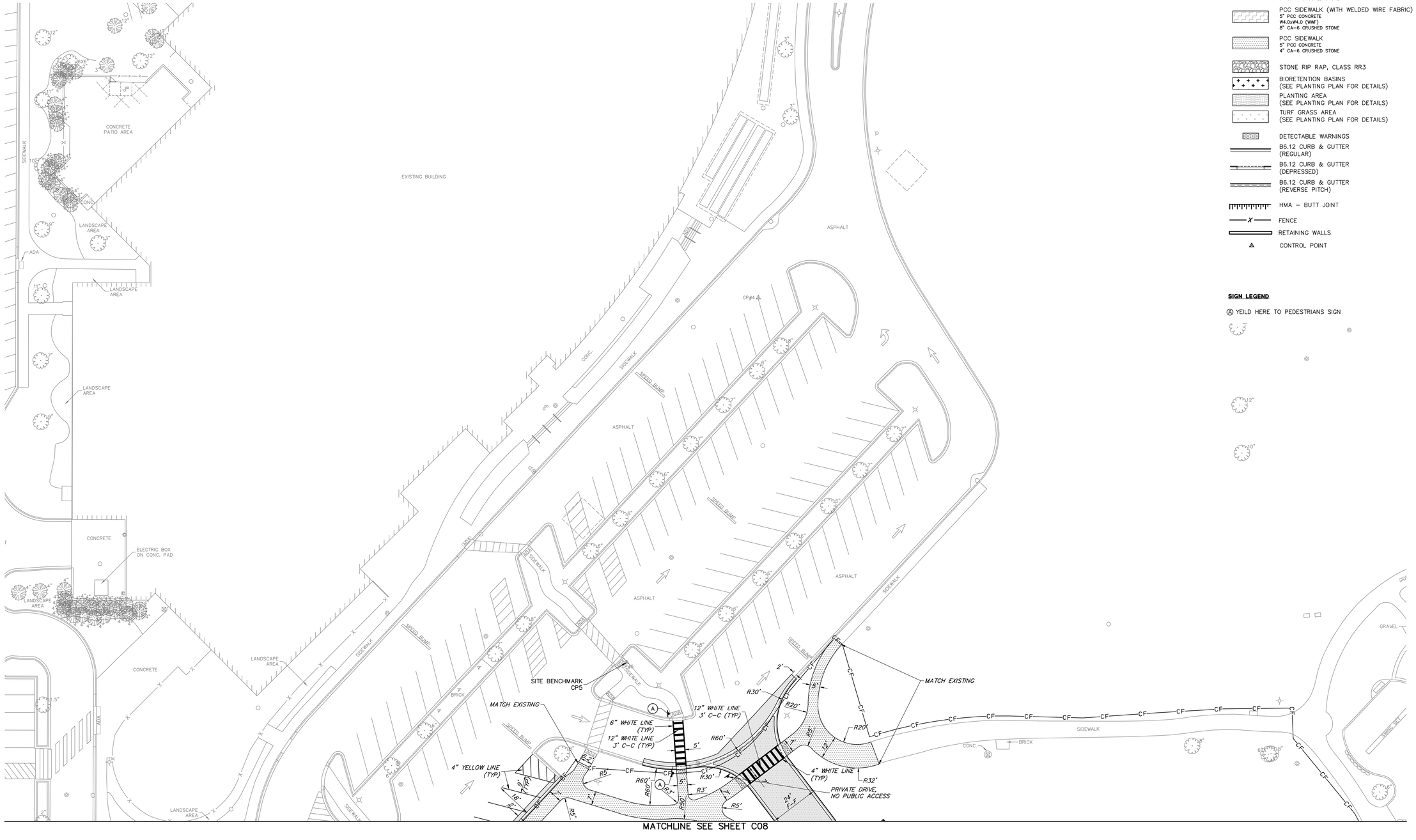

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  4" HMA BINDER COURSE, IL-19.0, N50
  8" CA-6 CRUSHED STONE
- HMA PAVEMENT REMOVAL & REPLACEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
  8" CA-6 CRUSHED STONE
- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA – BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

SIGN LEGEND

Ⓐ YEILD HERE TO PEDESTRIANS SIGN

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CAMOSY CONSTRUCTION
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GEOMETRIC PLAN

C09

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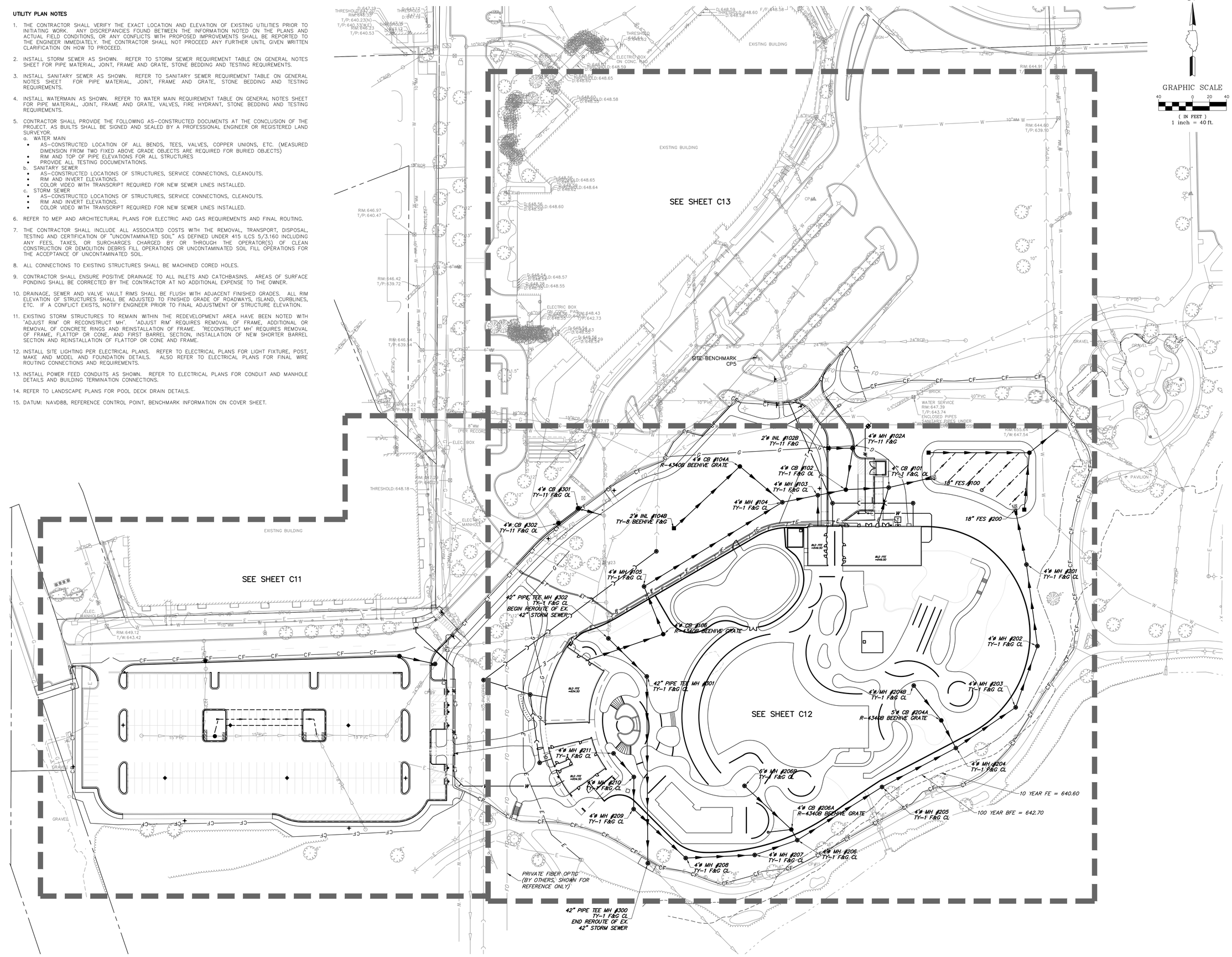
UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INITIATING WORK. ANY DISCREPANCIES FOUND BETWEEN THE INFORMATION NOTED ON THE PLANS AND ACTUAL FIELD CONDITIONS, OR ANY CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED ANY FURTHER UNTIL GIVEN WRITTEN CLARIFICATION ON HOW TO PROCEED.
2. INSTALL STORM SEWER AS SHOWN. REFER TO STORM SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
3. INSTALL SANITARY SEWER AS SHOWN. REFER TO SANITARY SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
4. INSTALL WATERMAIN AS SHOWN. REFER TO WATER MAIN REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, VALVES, FIRE HYDRANT, STONE BEDDING AND TESTING REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT. AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
   a. WATER MAIN
      - AS-CONSTRUCTED LOCATION OF ALL BENDS, TEES, VALVES, COPPER UNIONS, ETC. (MEASURED DIMENSION FROM TWO FIXED ABOVE GRADE OBJECTS ARE REQUIRED FOR BURIED OBJECTS)
      - RIM AND TOP OF PIPE ELEVATIONS FOR ALL STRUCTURES
      - PROVIDE ALL TESTING DOCUMENTATIONS.
   b. SANITARY SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
   c. STORM SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
6. REFER TO MEP AND ARCHITECTURAL PLANS FOR ELECTRIC AND GAS REQUIREMENTS AND FINAL ROUTING.
7. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
8. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE MACHINED CORED HOLES.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. DRAINAGE, SEWER AND VALVE VAULT RIMS SHALL BE FLUSH WITH ADJACENT FINISHED GRADES. ALL RIM ELEVATION OF STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE OF ROADWAYS, ISLAND, CURBLINES, ETC. IF A CONFLICT EXISTS, NOTIFY ENGINEER PRIOR TO FINAL ADJUSTMENT OF STRUCTURE ELEVATION.
11. EXISTING STORM STRUCTURES TO REMAIN WITHIN THE REDEVELOPMENT AREA HAVE BEEN NOTED WITH 'ADJUST RIM' OR RECONSTRUCT MH'. 'ADJUST RIM' REQUIRES REMOVAL OF FRAME, ADDITIONAL OR REMOVAL OF CONCRETE RINGS AND REINSTALLATION OF FRAME. 'RECONSTRUCT MH' REQUIRES REMOVAL OF FRAME, FLATTOP OR CONE, AND FIRST BARREL SECTION, INSTALLATION OF NEW SHORTER BARREL SECTION AND REINSTALLATION OF FLATTOP OR CONE AND FRAME.
12. INSTALL SITE LIGHTING PER ELECTRICAL PLANS. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE, POST, MAKE AND MODEL AND FOUNDATION DETAILS. ALSO REFER TO ELECTRICAL PLANS FOR FINAL WIRE ROUTING CONNECTIONS AND REQUIREMENTS.
13. INSTALL POWER FEED CONDUITS AS SHOWN. REFER TO ELECTRICAL PLANS FOR CONDUIT AND MANHOLE DETAILS AND BUILDING TERMINATION CONNECTIONS.
14. REFER TO LANDSCAPE PLANS FOR POOL DECK DRAIN DETAILS.
15. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN - OVERALL

C10

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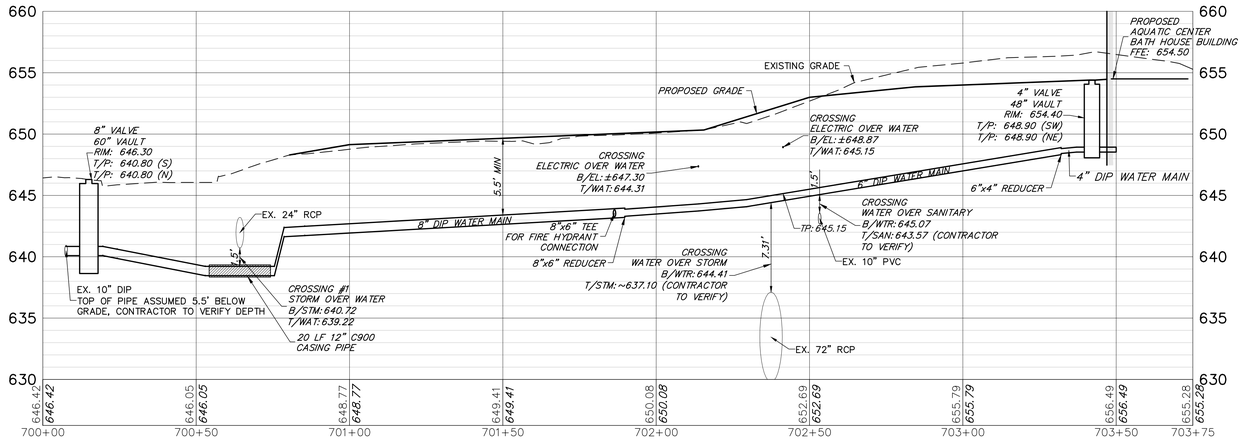
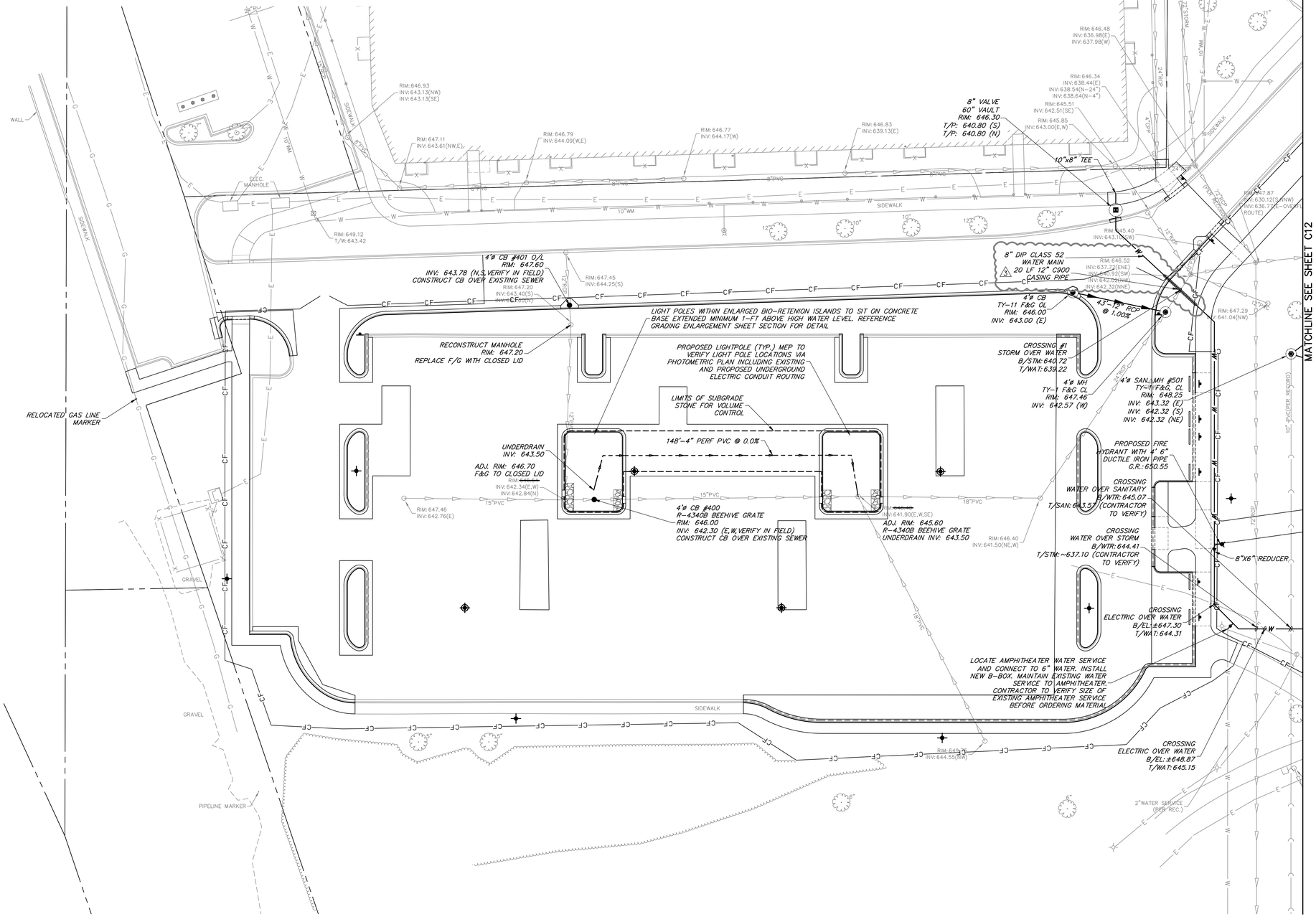
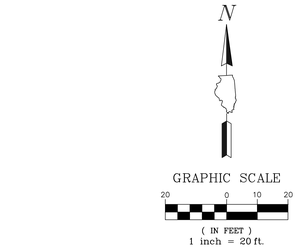


WATER MAIN PROFILE AQUATIC CENTER BATH HOUSE BUILDING





UTILITY PLAN LEGEND

	EXISTING STORM SEWER
C	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
C	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATION
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C11

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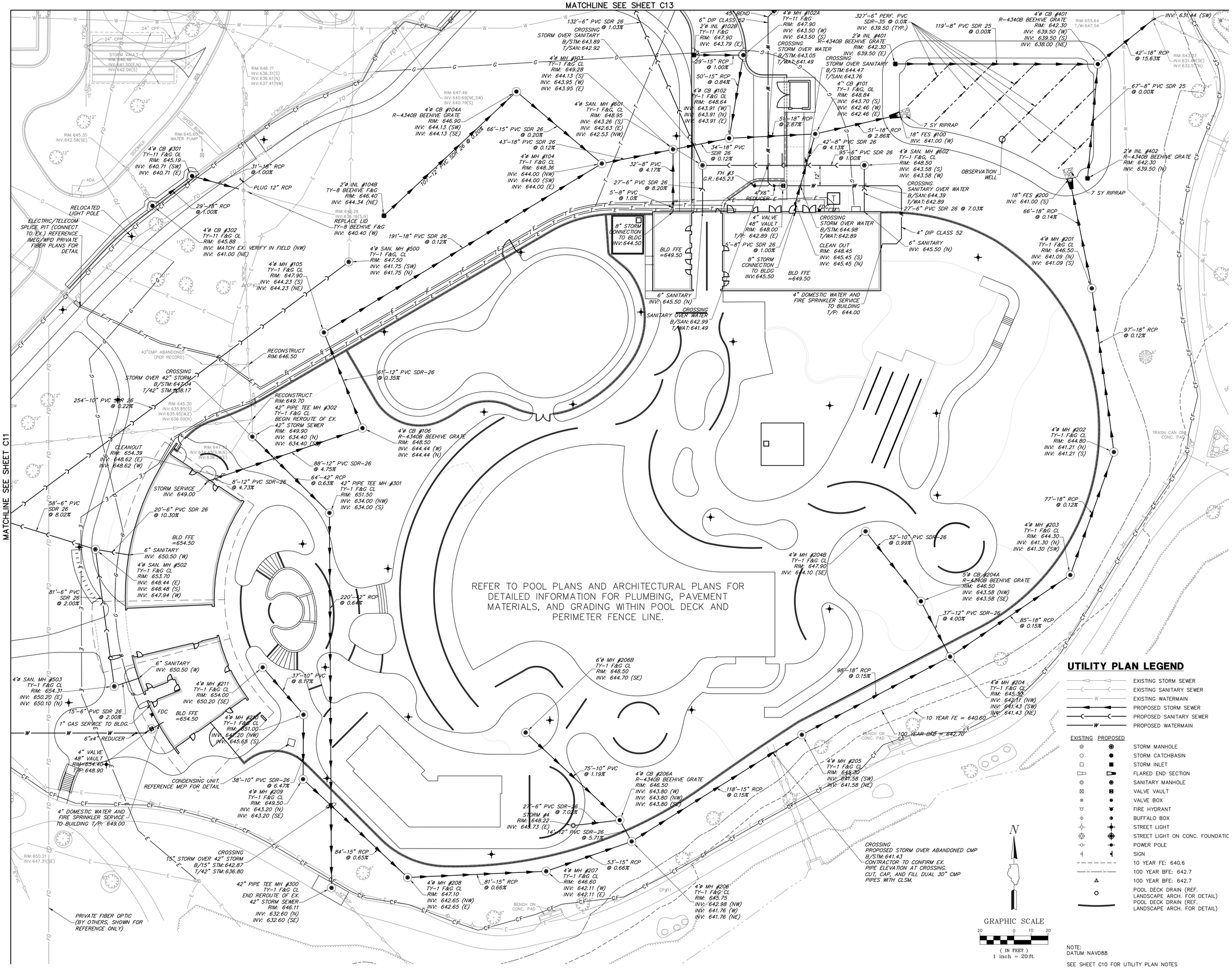
MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C11



UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATIC
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C12

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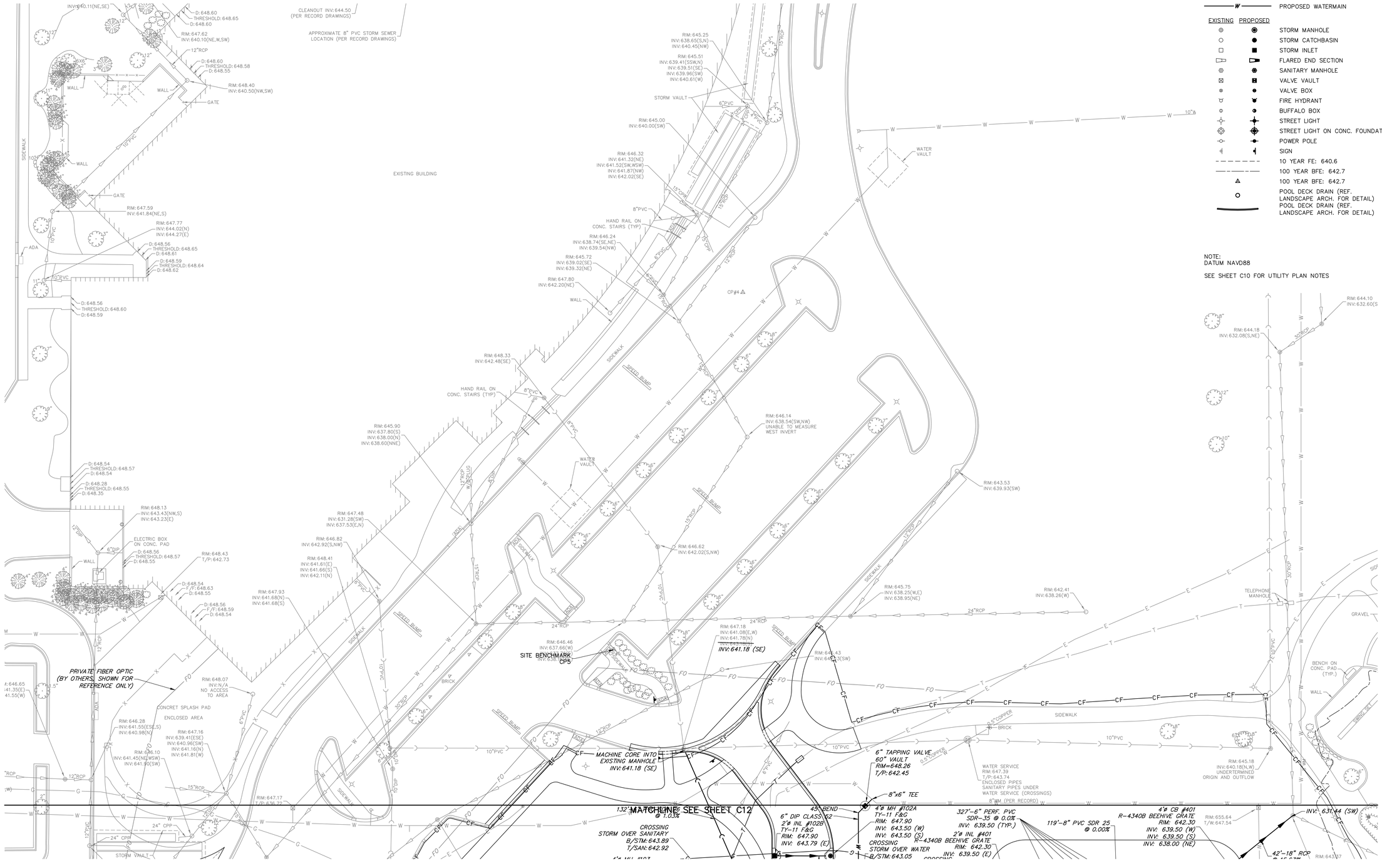

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

UTILITY PLAN LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
W	EXISTING WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
W	PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATIC
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PLAN

C13

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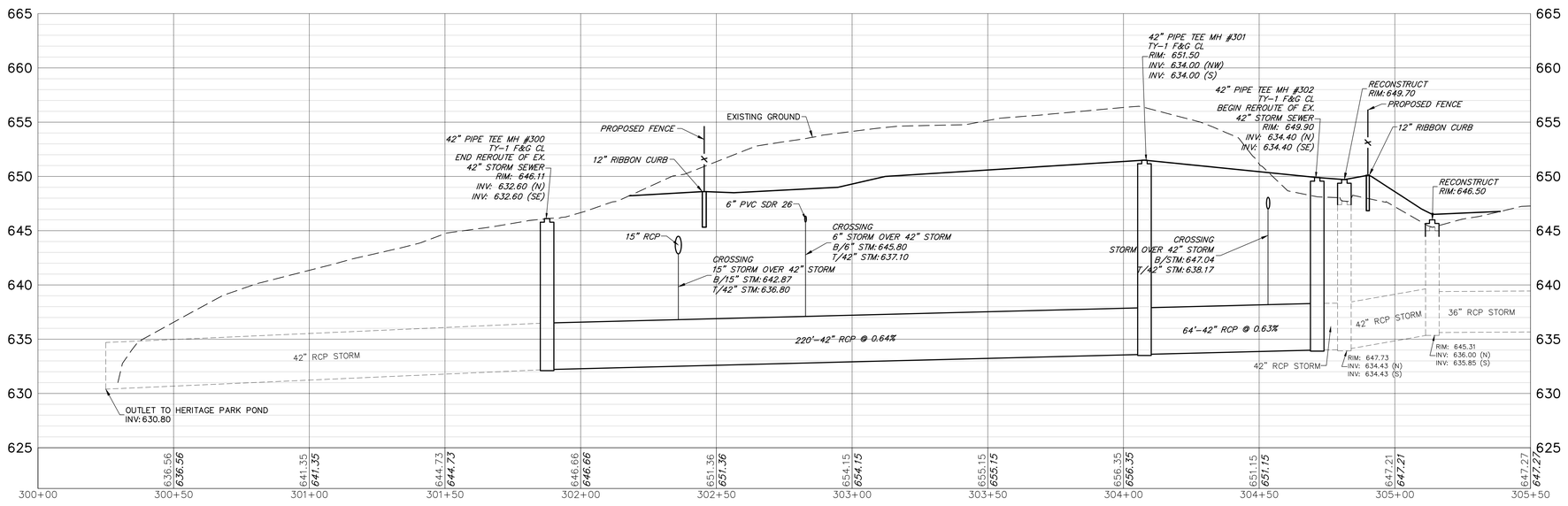
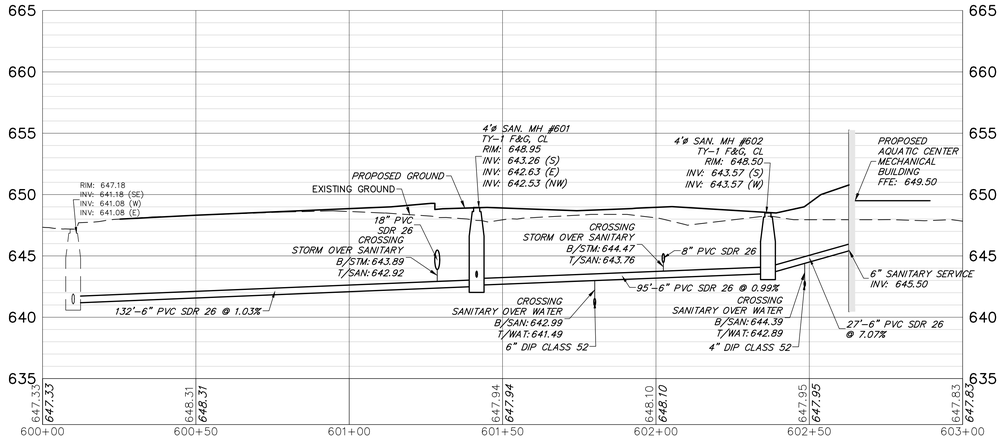
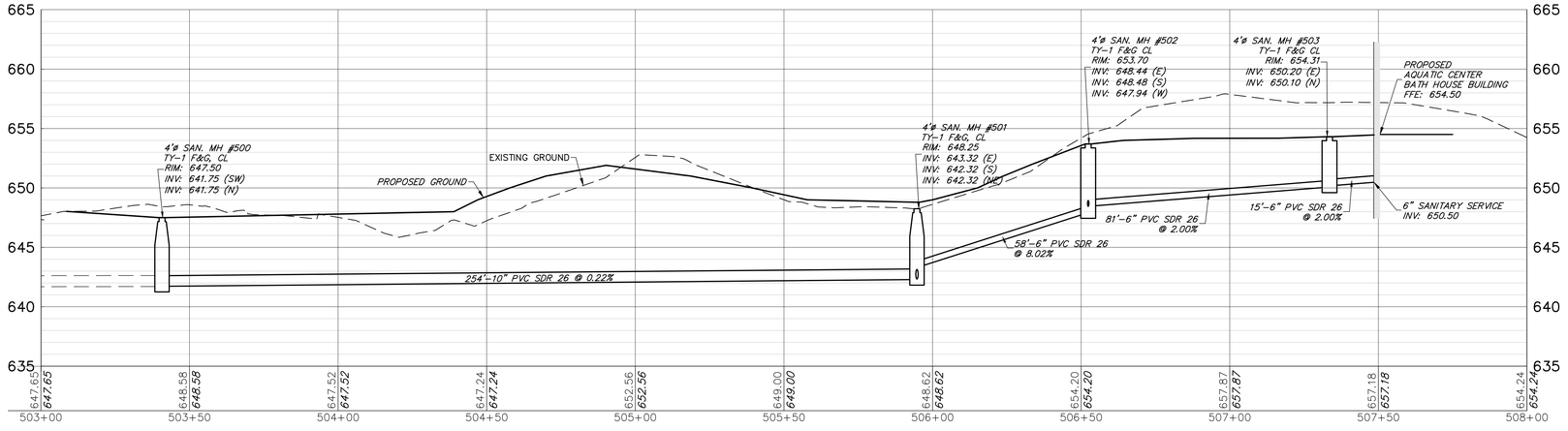
GRAPHIC SCALE
20 0 10 20
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



42" STORM SEWER REROUTE PROFILE



SANITARY SEWER PROFILE FROM AQUATIC CENTER MECHANICAL BUILDING



SANITARY SEWER PROFILE FROM AQUATIC CENTER BATH HOUSE BUILDING

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
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Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PROFILES

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GRAPHIC SCALE
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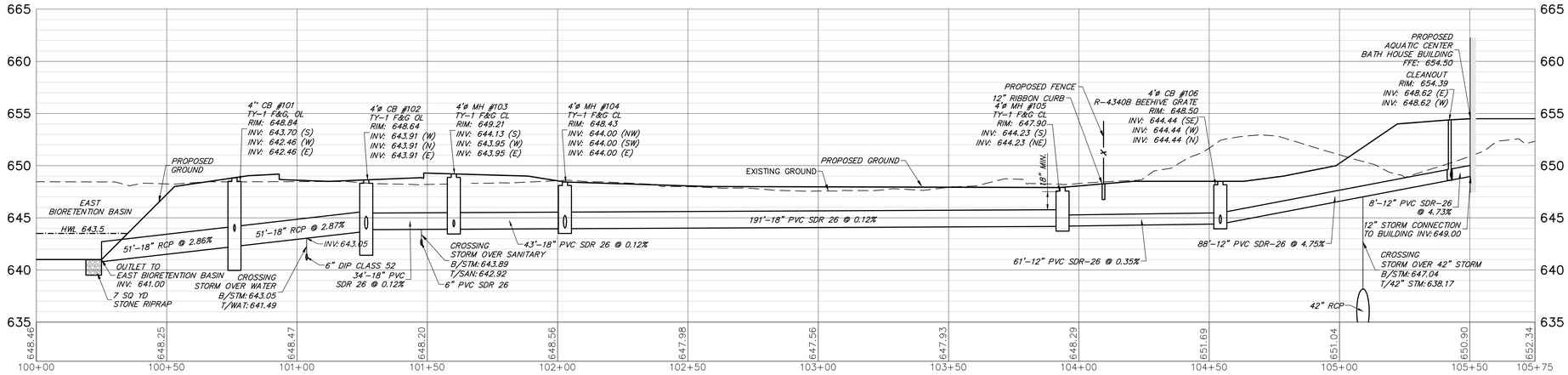
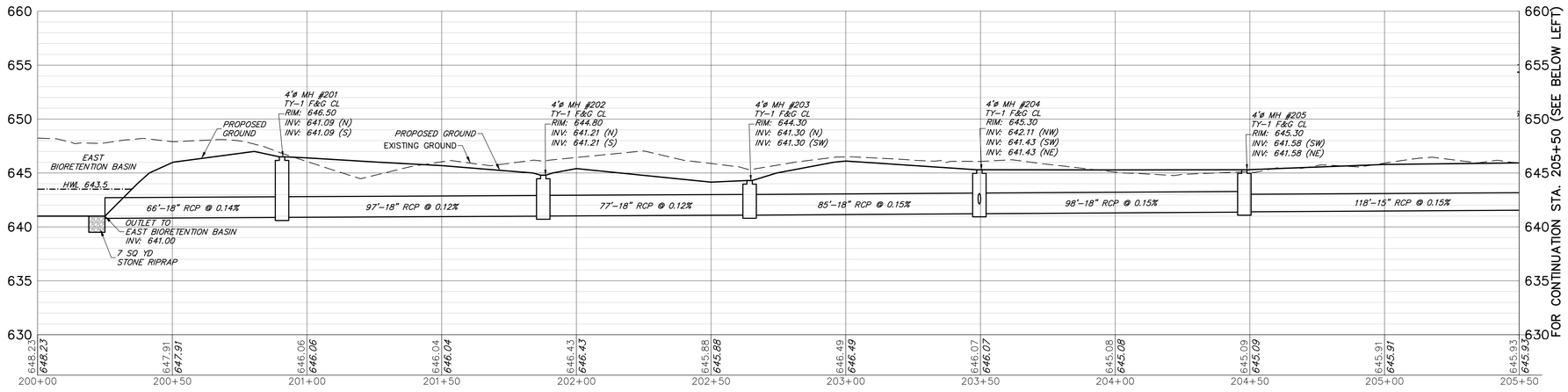
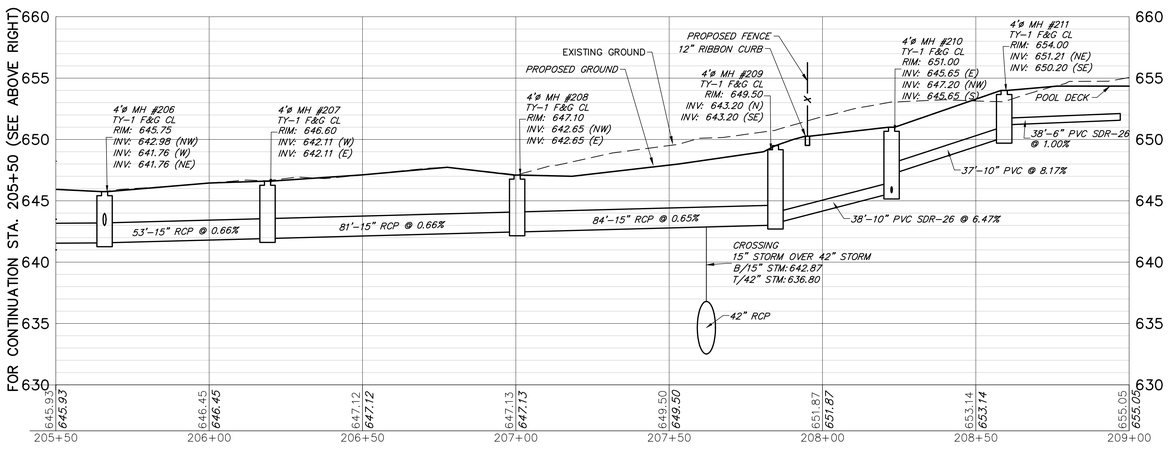
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER BATH HOUSE BUILDING



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER

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UTILITY PROFILES

C15

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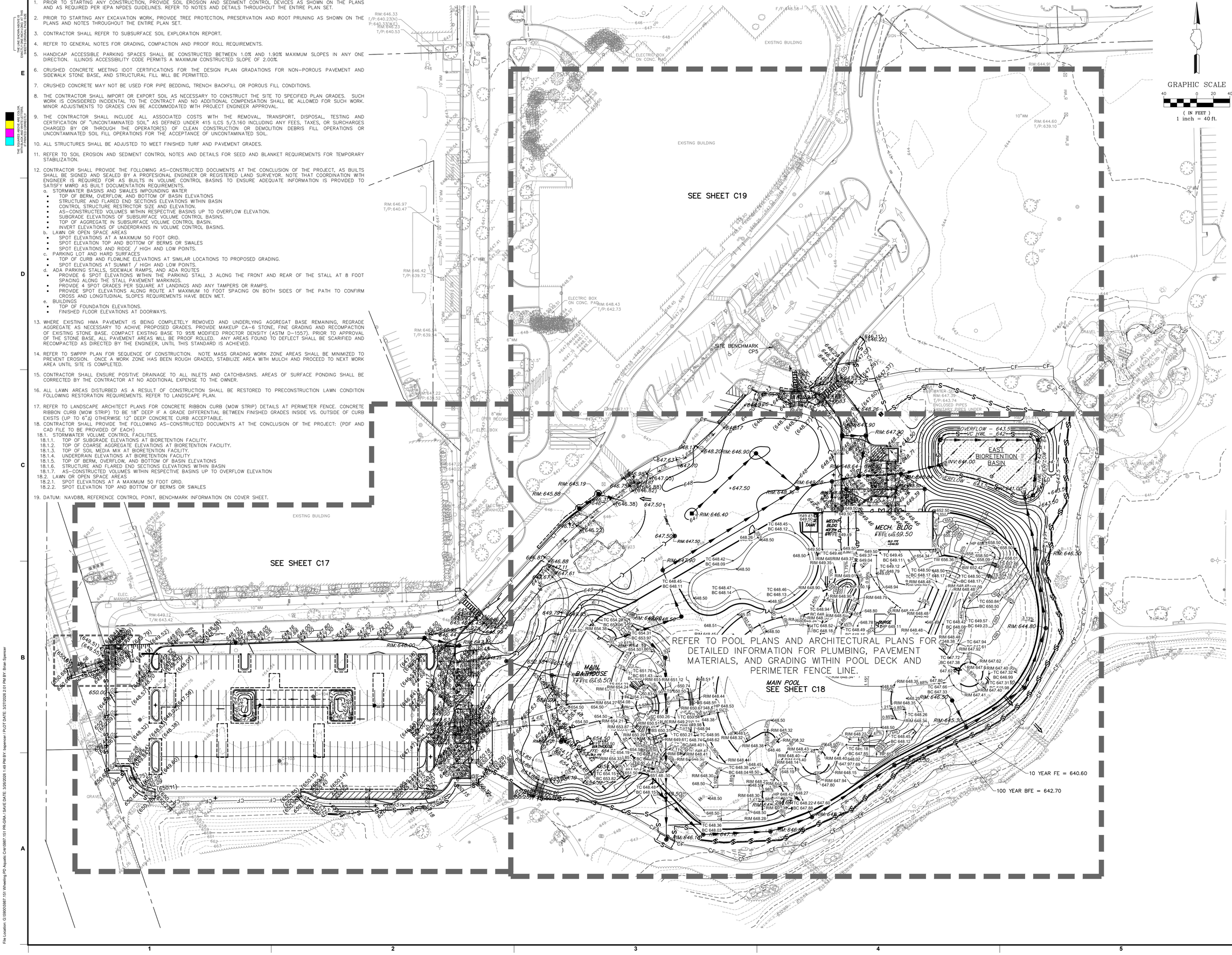
GRADING PLAN NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. CONTRACTOR SHALL REFER TO SUBSURFACE SOIL EXPLORATION REPORT.
4. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
5. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED BETWEEN 1.0% AND 1.90% MAXIMUM SLOPES IN ANY ONE DIRECTION. ILLINOIS ACCESSIBILITY CODE PERMITS A MAXIMUM CONSTRUCTED SLOPE OF 2.00%.
6. CRUSHED CONCRETE MEETING IDOT CERTIFICATIONS FOR THE DESIGN PLAN GRADATIONS FOR NON-POROUS PAVEMENT AND SIDEWALK STONE BASE, AND STRUCTURAL FILL WILL BE PERMITTED.
7. CRUSHED CONCRETE MAY NOT BE USED FOR PIPE BEDDING, TRENCH BACKFILL OR POROUS FILL CONDITIONS.
8. THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
9. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
10. ALL STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED TURF AND PAVEMENT GRADES.
11. REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR SEED AND BLANKET REQUIREMENTS FOR TEMPORARY STABILIZATION.
12. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT, AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESIONAL ENGINEER OR REGISTERED LAND SURVEYOR. NOTE THAT COORDINATION WITH ENGINEER IS REQUIRED FOR AS BUILTS IN VOLUME CONTROL BASINS TO ENSURE ADEQUATE INFORMATION IS PROVIDED TO SATISFY MWRD AS BUILT DOCUMENTATION REQUIREMENTS.
    a. STORMWATER BASINS AND SWALES IMPOUNDING WATER
        - TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        - STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        - CONTROL STRUCTURE RESTRICTOR SIZE AND ELEVATION.
        - AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION.
        - SUBGRADE ELEVATIONS OF SUBSURFACE VOLUME CONTROL BASINS.
        - TOP OF AGGREGATE IN SUBSURFACE VOLUME CONTROL BASIN.
        - INVERT ELEVATIONS OF UNDERDRAINS IN VOLUME CONTROL BASINS.
    b. LAWN OR OPEN SPACE AREAS
        - SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
        - SPOT ELEVATIONS AND RIDGE / HIGH AND LOW POINTS.
    c. PARKING LOT AND HARD SURFACES
        - TOP OF CURB AND FLOWLINE ELEVATIONS AT SIMILAR LOCATIONS TO PROPOSED GRADING.
        - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
    d. ADA PARKING STALLS, SIDEWALK RAMPS, AND ADA ROUTES
        - PROVIDE 6 SPOT ELEVATIONS WITHIN THE PARKING STALL 3 ALONG THE FRONT AND REAR OF THE STALL AT 8 FOOT SPACING ALONG THE STALL PAVEMENT MARKINGS.
        - PROVIDE 4 SPOT GRADES PER SQUARE AT LANDINGS AND ANY TAMPERS OR RAMPS.
        - PROVIDE SPOT ELEVATIONS ALONG ROUTE AT MAXIMUM 10 FOOT SPACING ON BOTH SIDES OF THE PATH TO CONFIRM CROSS AND LONGITUDINAL SLOPES REQUIREMENTS HAVE BEEN MET.
    e. BUILDINGS
        - TOP OF FOUNDATION ELEVATIONS.
        - FINISHED FLOOR ELEVATIONS AT DOORWAYS.
13. WHERE EXISTING HMA PAVEMENT IS BEING COMPLETELY REMOVED AND UNDERLYING AGGREGAT BASE REMAINING, REGRADE AGGREGATE AS NECESSARY TO ACHIVE PROPOSED GRADES. PROVIDE MAKEUP CA-6 STONE, FINE GRADING AND RECOMPACTION OF EXISTING STONE BASE. COMPACT EXISTING BASE TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). PRIOR TO APPROVAL OF THE STONE BASE, ALL PAVEMENT AREAS WILL BE PROOF ROLLED. ANY AREAS FOUND TO DEFLECT SHALL BE SCARIFIED AND RECOMPACTED AS DIRECTED BY THE ENGINEER, UNTIL THIS STANDARD IS ACHIEVED.
14. REFER TO SWPPP PLAN FOR SEQUENCE OF CONSTRUCTION. NOTE MASS GRADING WORK ZONE AREAS SHALL BE MINIMIZED TO PREVENT EROSION. ONCE A WORK ZONE HAS BEEN ROUGH GRADED, STABLIZE AREA WITH MULCH AND PROCEED TO NEXT WORK AREA UNTIL SITE IS COMPLETED.
15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS. REFER TO LANDSCAPE PLAN.
17. REFER TO LANDSCAPE ARCHITECT PLANS FOR CONCRETE RIBBON CURB (MOW STRIP) DETAILS AT PERIMETER FENCE. CONCRETE RIBBON CURB (MOW STRIP) TO BE 18" DEEP IF A GRADE DIFFERENTIAL BETWEEN FINISHED GRADES INSIDE VS. OUTSIDE OF CURB EXISTS (UP TO 6"Δ) OTHERWISE 12" DEEP CONCRETE CURB ACCEPTABLE.
18. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
    18.1. STORMWATER VOLUME CONTROL FACILITIES.
        18.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
        18.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
        18.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        18.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        18.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
    18.2. LAWN OR OPEN SPACE AREAS
        18.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        18.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
19. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN - OVERALL

C16

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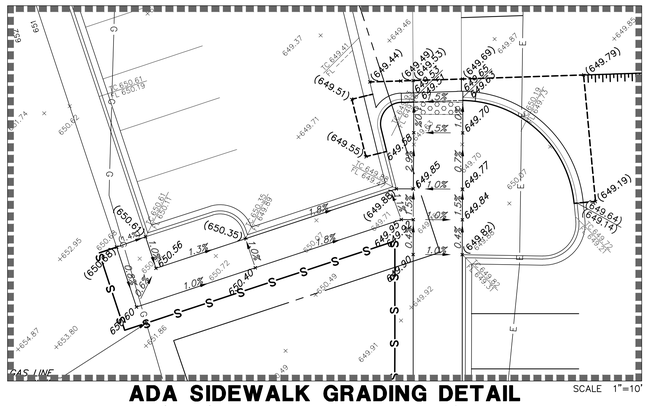

MATCHLINE SEE SHEET C19

MATCHLINE SEE SHEET C17

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

EAST
BIORETENTION BASIN
REQUIRED VOLUME CONTROL = 0.173 AC-FT
PROVIDED VOLUME CONTROL = 0.248 AC-FT
SURFACE STORAGE: 642.0 - 641.0
SOIL MEDIA: 641.0 - 639.5
CA-7 OPEN GRADED STONE: 639.5 - 638.5
SEASONAL HIGH GROUNDWATER ELEVATION: 635.50

40 LF EMERGENCY OVERFLOW 17' WIDE, ELEV. 643.50 HWL (OVERFLOW TO BE ARMORED WITH NAG S150 APPROVED EQUIVALENT) REFERENCE CROSS SECTION DETAIL B-B THIS SHEET

MAIN BATHOUSE FFE: 654.50

MAIN POOL

SURGE TANK

MECH. BLDG FFE= 649.50

GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- XXX.5 — 1/2 CONTOUR
- ADJ. ### ## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

10 YEAR FE = 640.60
100 YEAR BFE = 642.70

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

REF ARCH FOR STAIRWALL, RAILING, AND FOUNDATION DETAIL

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C18

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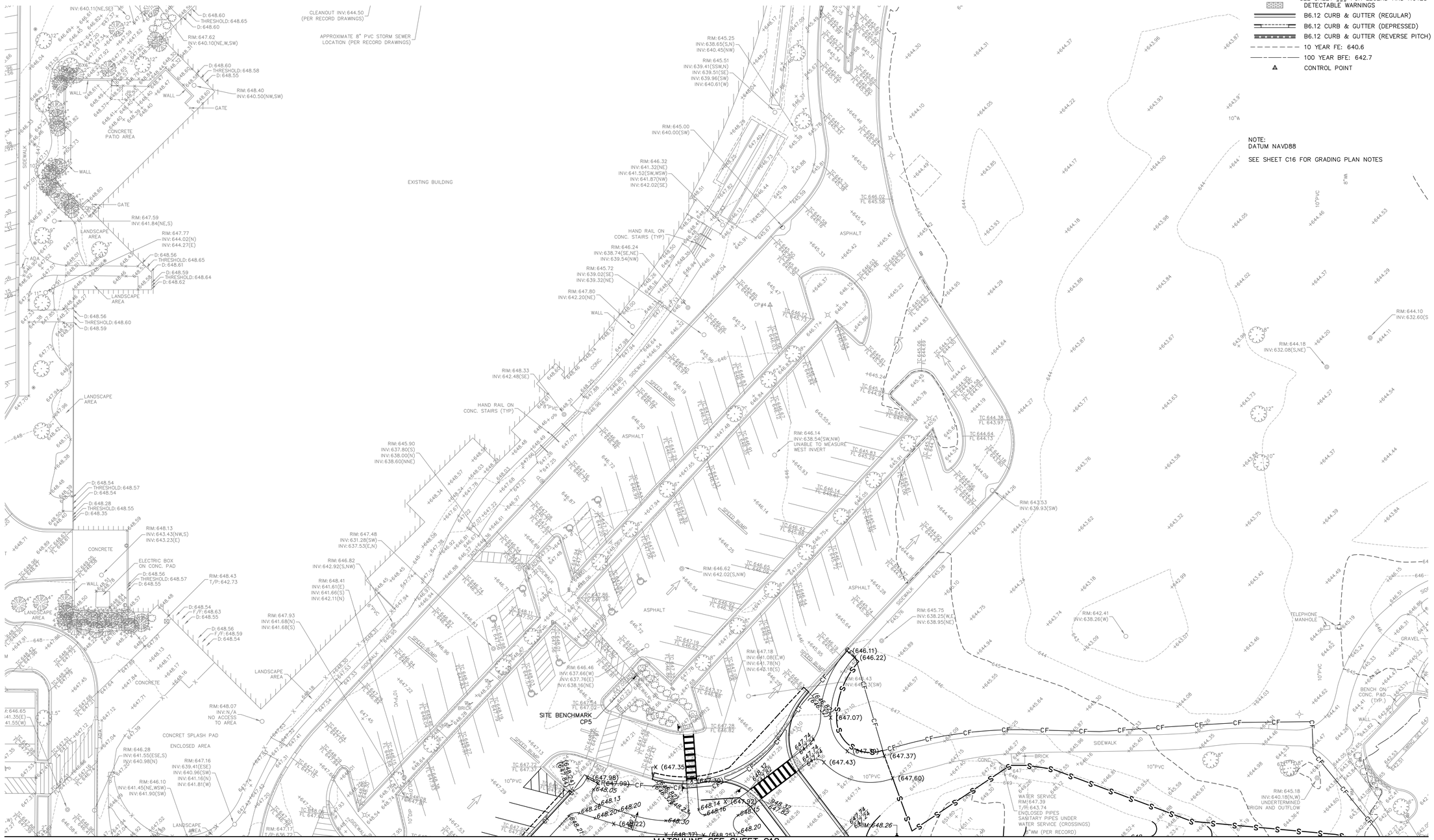

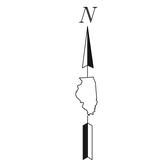

GRADING LEGEND

- TOP OF CURB / FLOW LINE (603.50 / 603.00)
- PROPOSED SPOT ELEVATION (+670.30)
- CONTOUR (XXX)
- STRUCTURE ADJUSTMENT (ADJ: ### ##)
- SUMMITS (SUMMIT)
- SLOPES (2.5%)
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
SEE SHEET ### FOR LEGEND AND NOTES

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING PLAN

C19

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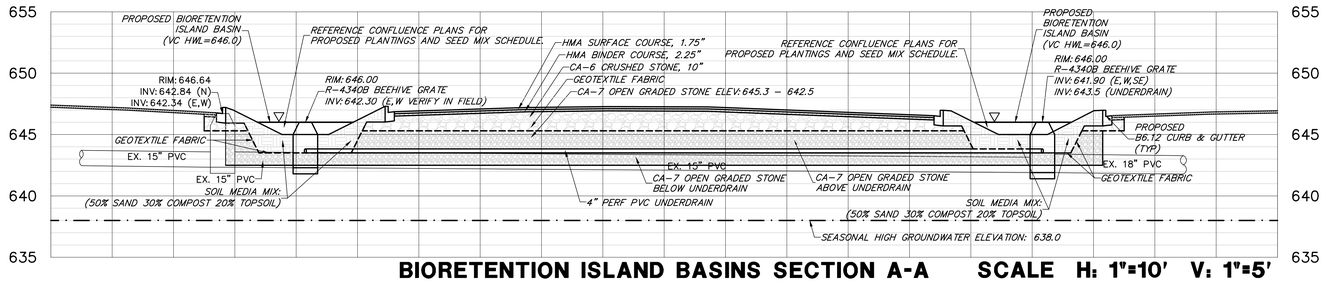
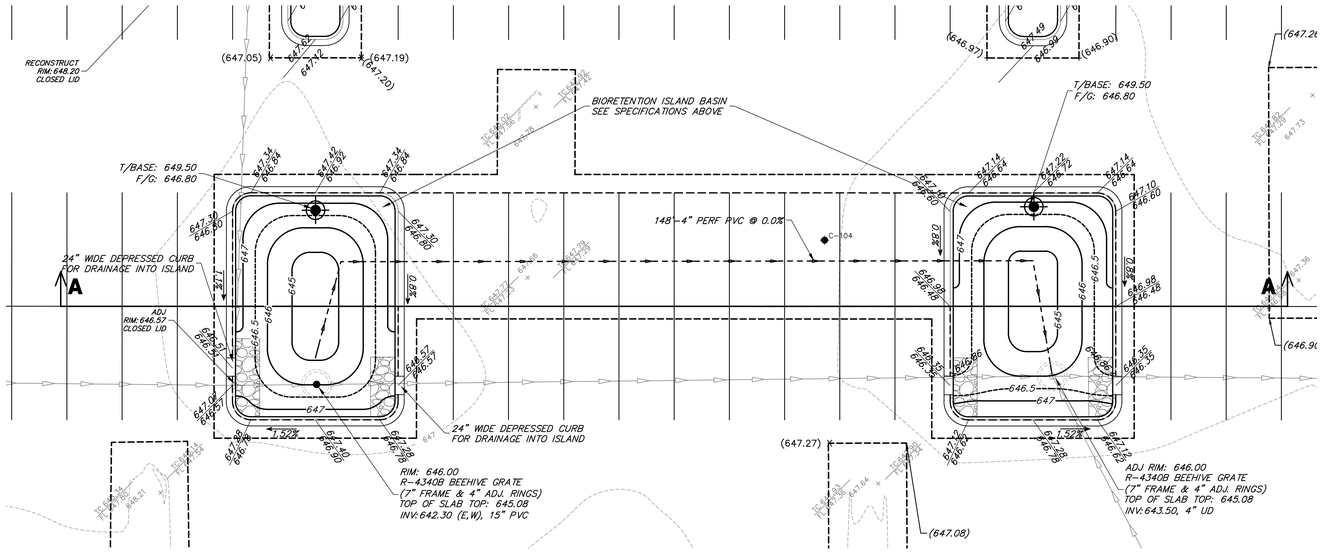
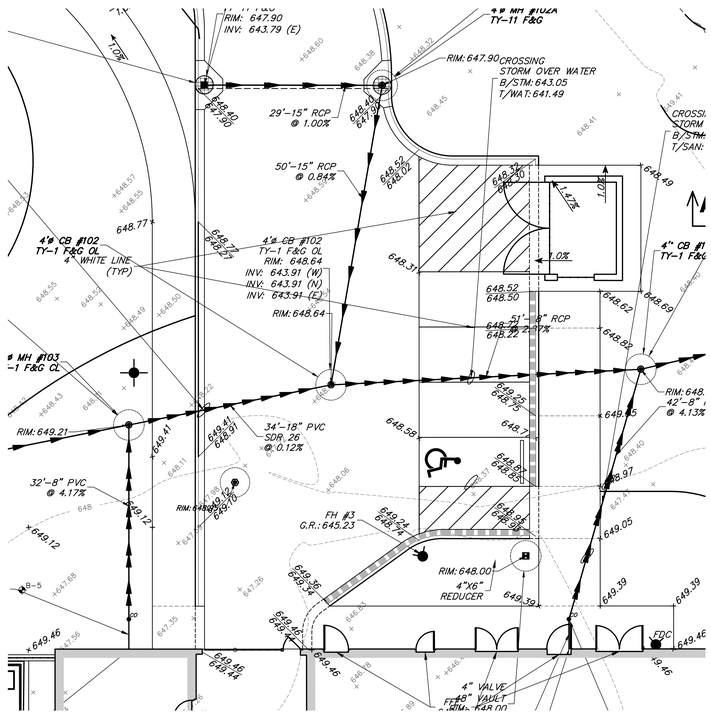


BIORETENTION ISLAND BASINS SECTION A-A SCALE H: 1"=10' V: 1"=5'



BIORETENTION ISLAND BASINS SCALE 1"=10'



MAINTENANCE BUILDING PARKING LOT SCALE 1"=10'

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

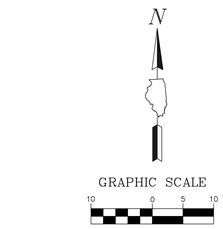
Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

NOTES:
1. SEE SHEET C21 FOR ADDITIONAL BIOFILTRATION POND DETAILS.
2. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

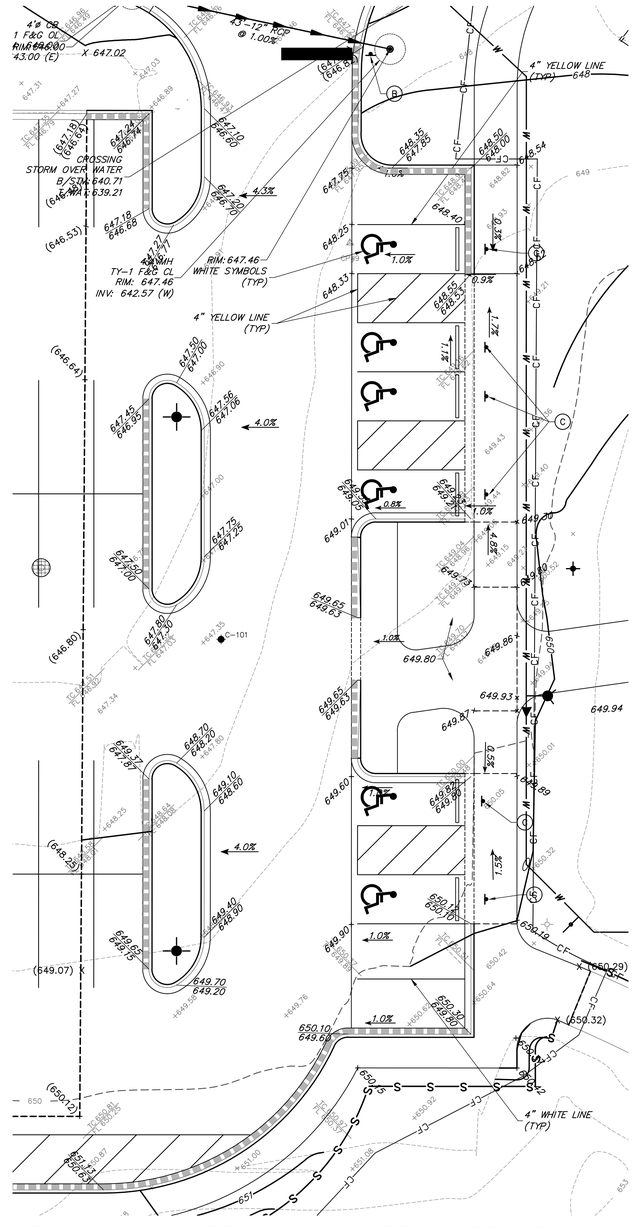


GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C20

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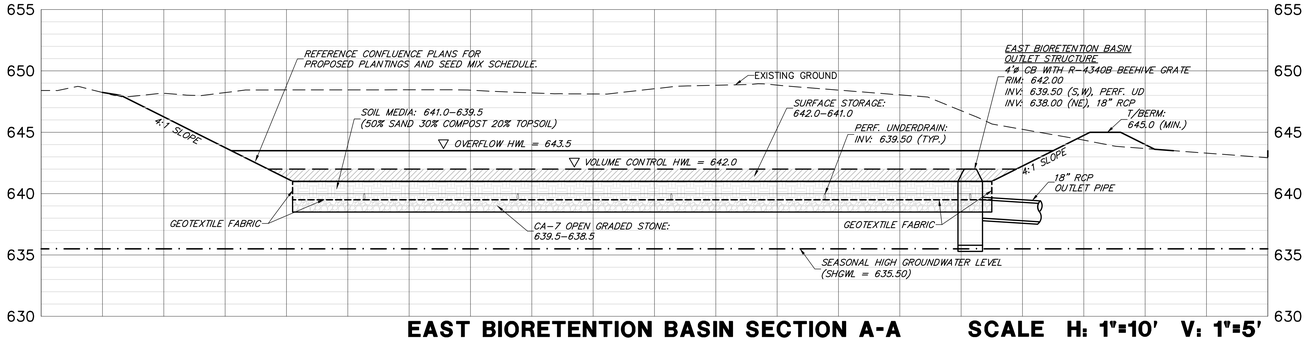


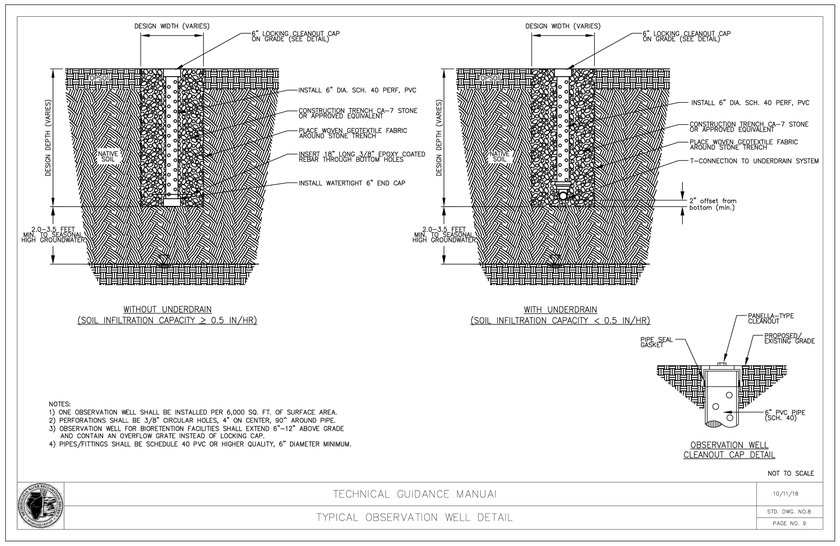
EAST BIORETENTION BASIN SECTION A-A SCALE H: 1"=10' V: 1"=5'

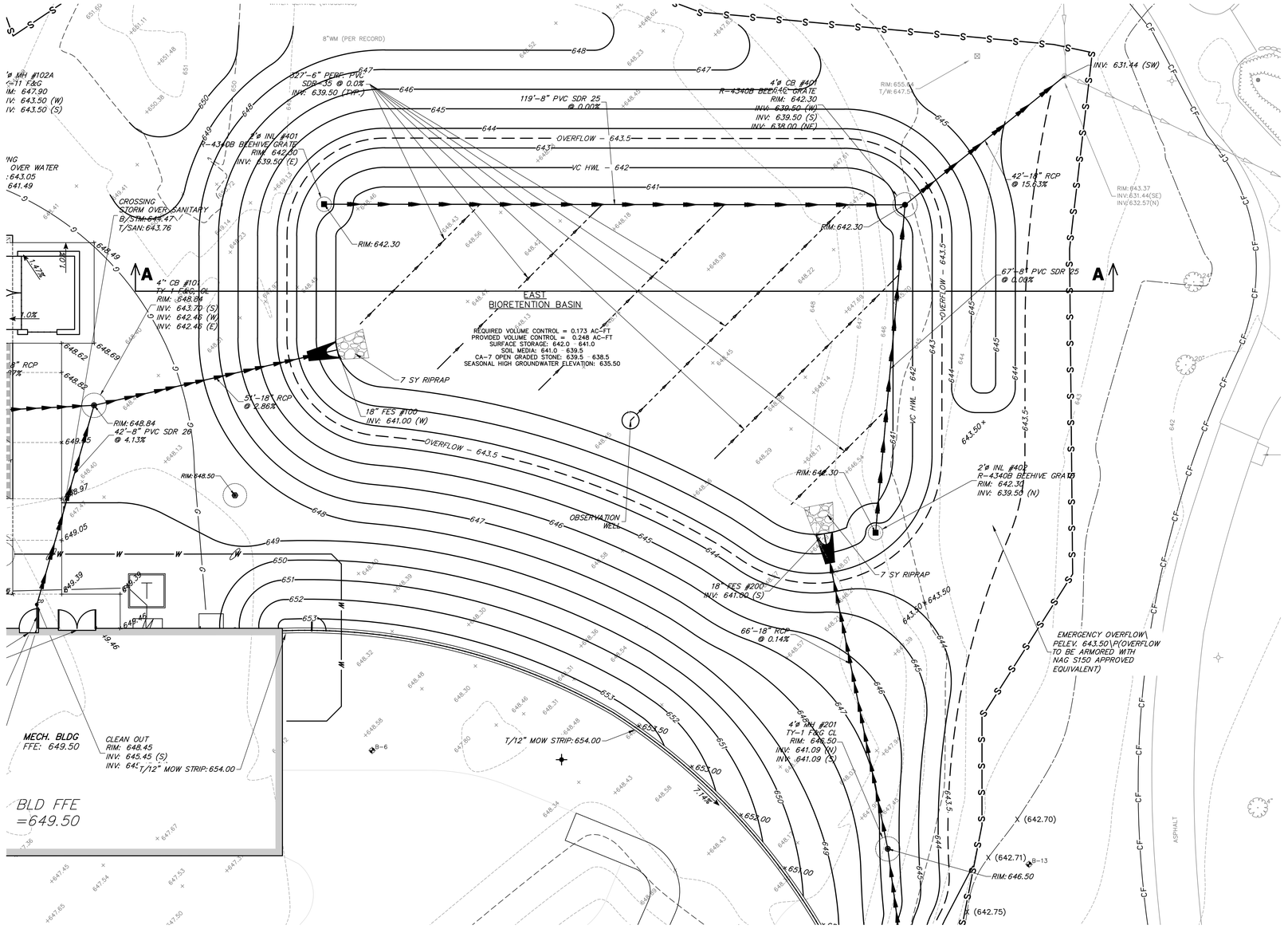
Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume
	High	Low	(feet)	(sf)		Formula	V_d (cf)
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_d	6,729
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666
						Total Provided	10,784 (CF)
							0.248 (Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

NOTE:
1. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED





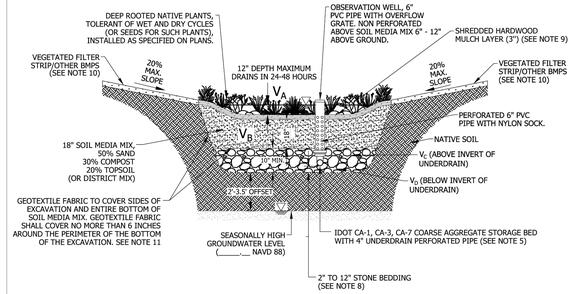
EAST BIORETENTION BASIN SCALE 1"=10'

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

N

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



BOTTOM OF THE FACILITY: ELEV. _____
SEASONALLY HIGH GROUNDWATER: ELEV. _____
SEPARATION: FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE			1.00	1.00 X V_A	
V_B : SOIL MEDIA MIX			0.25	0.50 X 0.25 X V_B	
V_C : COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 X 0.36 X V_C	
V_D : COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 X V_D	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. CHOKING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.

NOT TO SCALE
TECHNICAL GUIDANCE MANUAL 10/11/18
BIORETENTION FACILITY DETAIL STD. DWG. NO.1
PAGE NO.1

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

C21

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File Location: G:\95005987.151 Wheeling PD Aquatic Cen\9987.151 PR-GRA / SAVE DATE: 2/26/2026 10:25 PM BY: bspencer / PLOT DATE: 2/26/2026 10:25 PM BY: Brian Spencer

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN ASCENDING ORDER

SEDIMENTATION AND EROSION CONTROL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.

C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.

D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.

K. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

L. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

M. ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

N. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.

O. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

P. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Q. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES

R. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

S. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

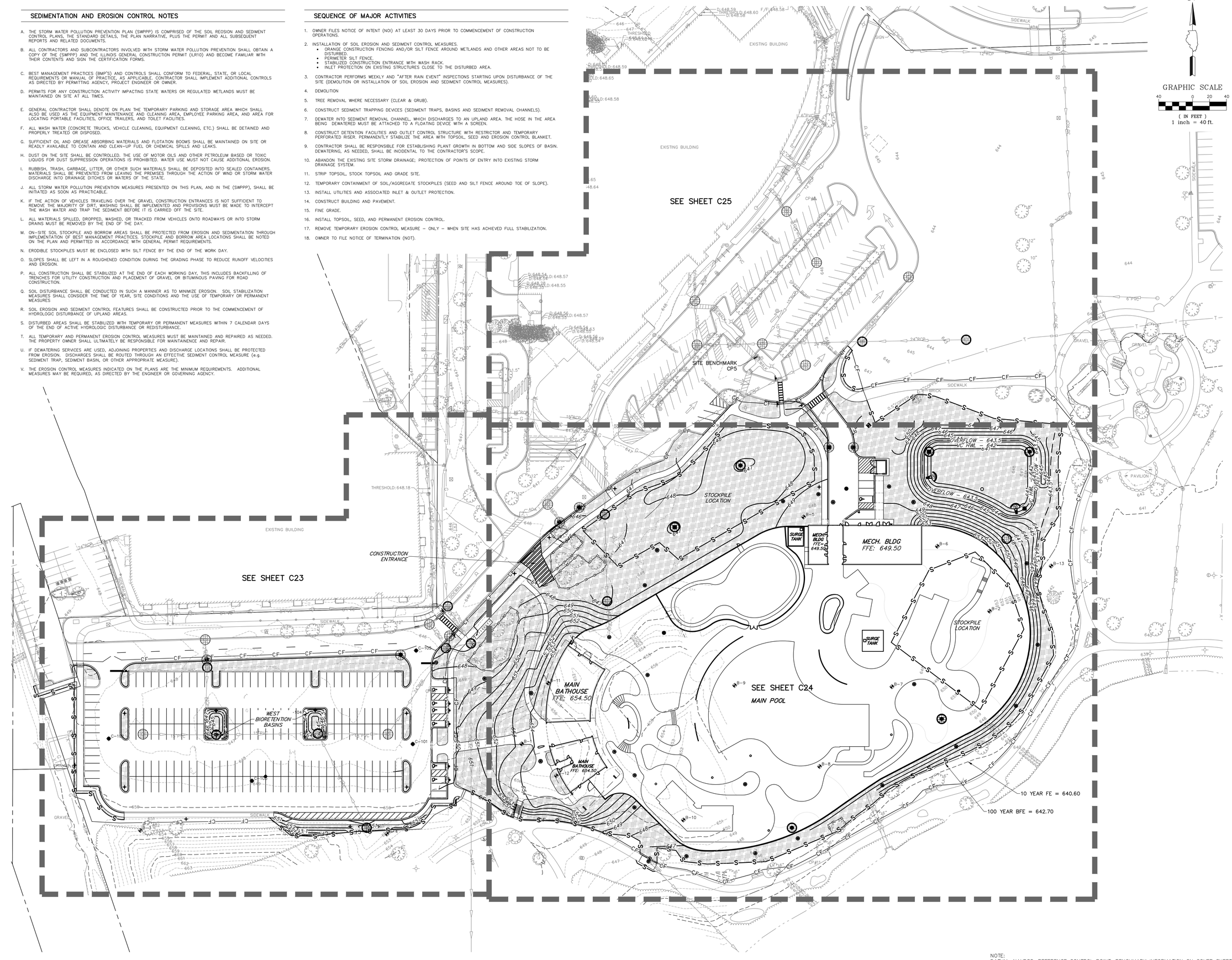
T. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTAINENCE AND REPAIR.

U. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).

V. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SEQUENCE OF MAJOR ACTIVITIES

1. OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
   - ORANGE CONSTRUCTION FENCING AND/OR SILT FENCE AROUND WETLANDS AND OTHER AREAS NOT TO BE DISTURBED.
   - PERIMETER SILT FENCE.
   - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.
   - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
3. CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (DEMOLITION OR INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
4. DEMOLITION
5. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
6. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
7. DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SCREEN.
8. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER. PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
10. ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
11. STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
12. TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
13. INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
14. CONSTRUCT BUILDING AND PAVEMENT.
15. FINE GRADE.
16. INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
17. REMOVE TEMPORARY EROSION CONTROL MEASURE – ONLY – WHEN SITE HAS ACHIEVED FULL STABILIZATION.
18. OWNER TO FILE NOTICE OF TERMINATION (NOT).



NOTE:
DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

C22

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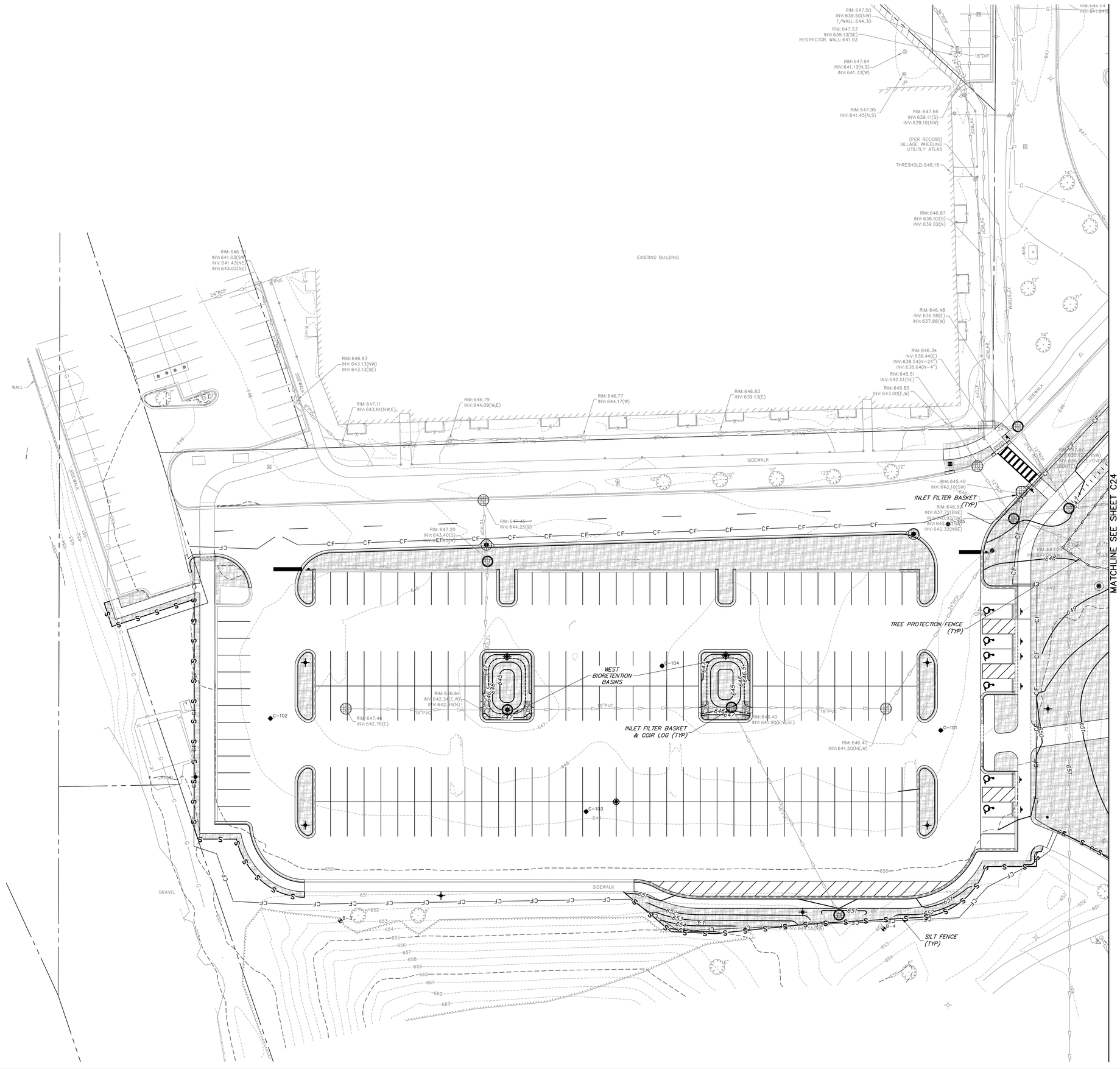

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SESC LEGEND

- TOPSOIL FURNISH AND PLACE, 6" MIN. – EROSION CONTROL BLANKET NAG S75 (WHERE SLOPE IS 5:1 OR GREATER)
- STONE RIP-RAP, GRAD NO. RR3
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE INSTALLATION
- TREE PROTECTION FENCE
- STORM SEWER INLET PROTECTION: – INLET FILTER BASKET
- – INLET FILTER BASKET & COIR LOG
- COIR LOG
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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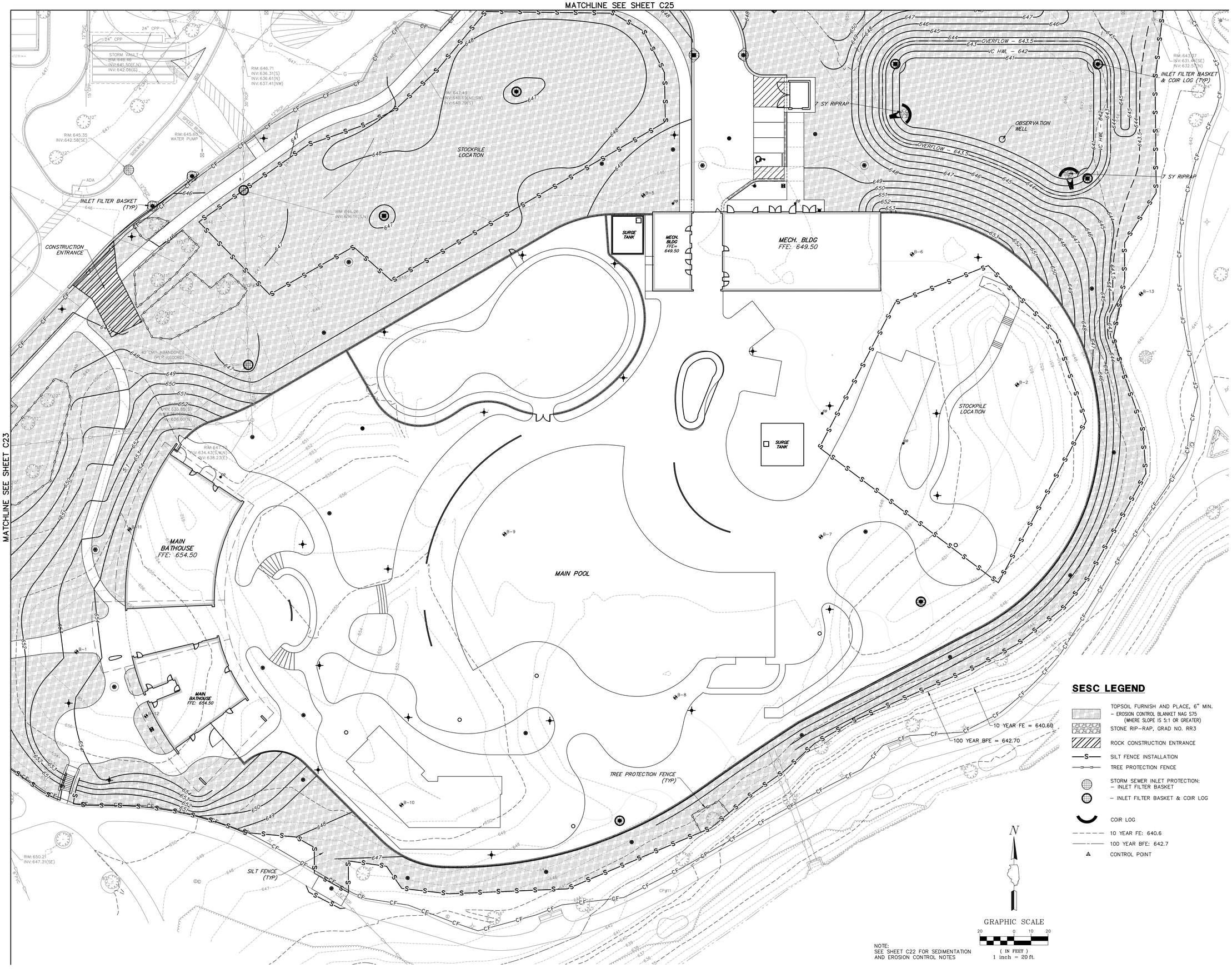

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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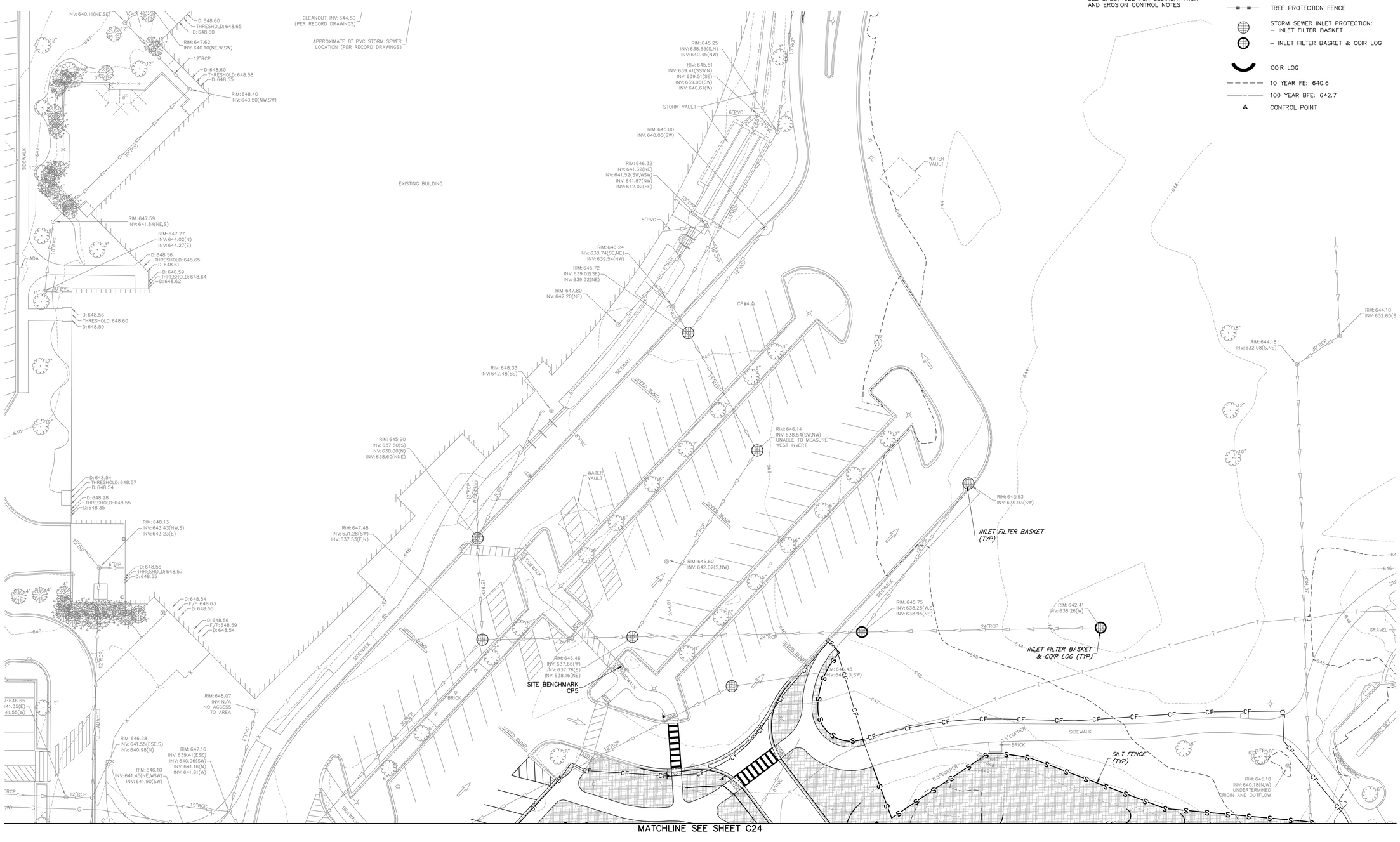

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SOIL EROSION AND SEDIMENT CONTROL PLAN

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PERMIT COVERAGE AND REQUIREMENTS

The management practices, controls and other provisions contained in this Storm Water Pollution Prevention Plan (SWPPP) are at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) NPDES ILR10 permit, and the Illinois Urban Manual, both latest editions. Requirements specified in plans or permits for this project approved by local officials that are applicable to protecting surface water resources are, upon submittal of a NOI to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in the storm water pollution prevention plan. This provision does not apply to provisions of master plans, comprehensive plans, non–enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for this project.

CONTROL IMPLEMENTATION SCHEDULE

Perimeter controls of the site and stabilized construction entrance shall be installed prior to demolition, clearing and grubbing. Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Existing storm sewer inlets that will function during the construction process should have the sediment control measures installed as indicated prior to land – disturbing activities, including demolition and site clearing. In addition, sediment control measures shall be installed in newly constructed inlets immediately after their installation is complete. Erosion control blanket may be used to stabilize the construction areas where the final grade has been reached but cannot be permanently stabilized due to planting season restrictions. Permanent controls, such as riprap, shall be installed at each storm sewer outfall structure prior to any storm water discharge. Temporary perimeter controls shall only be removed after final stabilization of those portions of the site upward of the perimeter control. Temporary drop–in sediment bags will be installed in all inlets to prevent infiltration of sediment–laden ground water into existing and proposed structures. Sediment bags shall remain in place until placement of base course in paved areas or until vegetation has taken hold. Care shall be taken when removing sediment bags to avoid release of sediment into the storm sewer.

POST CONSTRUCTION STORM WATER MANAGEMENT

Storm water management devices installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed may include storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices). Velocity dissipation devices shall be located (i.e. riprap) at discharge locations and along the length of any outfall channel as necessary to provide a non–erosive velocity flow from the structure to the water course so that the natural physical and biological characteristics and functions are maintained and protected. Structural measures should be placed on upland soils to the degree attainable. The contractor is responsible for the installation and maintenance of storm water management measures until final stabilization of the site.

SOIL EROSION AND SEDIMENT CONTROLS

The appropriate soil erosion and sediment controls shall be implemented onsite and shall be modified to reflect the current phase of construction. All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be installed according to the Standard Practice. The contractor shall be responsible for the installation of any additional erosion and sediment control measures necessary to prevent erosion and sedimentation as determined by the engineer, owner, or permitting authority.

1. Stabilization Practices

Areas that will not be paved or covered with non–erosive material shall be stabilized as indicated on the erosion control plan using procedures in substantial conformance with the Illinois Urban Manual. Stabilization practices may include: temporarily seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, staged or staggered development, and other appropriate measures.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

(i) Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
(ii) On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall be described in the SWPPP.

2. Structural Practices

Structural practices will be utilized to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Structural practices should be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the CWA.

(i) The following design requirements apply to sediment basins if such structural practices will be installed to reduce sediment concentrations in storm water discharges:
  a. When discharging from the sediment basin, utilize outlet structures that withdraw water from the surface in order to minimize the discharges.
  b. Prevent erosion of the sediment basin using stabilization controls (e.g., erosion control blankets), at the inlet and outlet using erosion controls and velocity dissipation devices.
  c. Sediment basins shall be designed to facilitate maintenance, including sediment removal from the basins, as necessary.

(ii) The following requirements apply to protecting storm drain inlets:
  a. Install inlet protection measures that removes sediment from discharges prior to entry into any storm drain inlet that carries stormwater flow from your site to a water of the U.S., provided you have authority to access the storm drain inlet.
  b. Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there Is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

OFF–SITE VEHICLE TRACKING

A stabilized pad of aggregate underlain with filter fabric shall be located at any point where traffic will be entering or leaving the construction site to or from a public right–of–way, street, alley, sidewalk, or parking area to help reduce vehicle tracking of sediments. Roads shall be swept as needed to reduce excess sediment, dirt or stone tracked from the site. Accumulated sediment and stone shall be removed from the stabilized construction entrance as needed. Water runoff from such washing area shall be periodically inspected and repaired as necessary throughout the life of the project. Vehicles hauling erodible material to and from the construction site should be covered with a tarp. The stabilized construction entrance shall be installed prior to any soil disturbance (including demolition) and removed prior to any paving.

DUST CONTROL

As requested, a water truck will be used to limit the amount of dust leaving the site. The following list of control measures may also be implemented on–site to limit the generation of dust as needed: Sprinkling/irrigation, Vegetative cover, Mulch, Spray–on soil treatments, Tillage, Stone.

WASTE MANAGEMENT

No solid materials, including building materials, shall be discharged to protected natural areas, a storm sewer system or Waters of the State (except as authorized by a Section 404 permit). All waste materials shall be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There shall be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies shall be replaced as soon as possible and the appropriate clean–up procedure shall take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all local, State and Federal regulations. Hazardous material shall not be stored on site. Any hazardous waste should be disposed of in the manner specified by local or State regulation or by the manufacturer.

MATERIAL STORAGE

Materials and or contaminants shall be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on–site area shall be designated for material delivery and storage. All materials kept on–site shall be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed–off storage areas are an acceptable control measure to prevent contamination of storm water. MSD sheets shall be available for referencing cleanup procedures. Any release of chemicals/contaminants shall be immediately cleaned up and disposed of properly. Contractors shall immediately report all spills to the Primary Contact, who shall notify the appropriate agencies, if needed. To reduce the risks associated with hazardous materials on–site, hazardous products shall be kept in original containers unless they are not re–sealable. The original labels and MSD data shall be retained on–site at all times. Hazardous materials and all other materials on–site shall be stored in accordance with manufacturer's MSDS specifications. When disposing of hazardous materials, follow manufacturers' or local and State recommended methods on Local, State and Federal regulations.

DE–WATERING OPERATIONS

During de–watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State or to a storm sewer system. Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water with a screen in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (i.e. stone) on a stabilized surface, sediment filter bag on a stabilized surface or a sediment removal channel. Adequate erosion controls should be used during de–watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional erosion control and sediment control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

SANITARY FACILITIES

To the extent practicable, sanitary facilities shall be located at a minimum 8 feet behind the curb and gutter of the internal roads and be located in an area that does not drain to any protected natural area, Waters of the State or storm water structures. Sanitary facilities shall be anchored to the ground to prevent tipping over. Sanitary facilities located on impervious surfaces shall be placed on top of a secondary containment device or be surrounded by a control device (i.e. gravel–bag berm).

CONCRETE WASTE MANAGEMENT

Concrete mixer trucks shall only perform washouts in designated areas. Concrete waste or washout is not allowed in the street or allowed to reach a storm water drainage system or watercourse. A sign shall be posted at each location to identify the washout. Concrete washout areas should be located at least 50 feet from a storm water drainage inlets or watercourse. Concrete washout areas shall be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance as detailed on the erosion control plan shall be installed at each washout area. The washout areas shall be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material shall be picked up and disposed of properly when 75% of the capacity is reached. Hardened concrete can be properly recycled and reused on–site or hauled off–site to an appropriate facility.

SPILL PREVENTIONS

Discharges of hazardous substances or oil caused by a spill are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site shall have the capacity to control, contain and remove spills if they occur. Spills shall be cleaned up immediately in accordance with MSD sheets and shall not be buried on–site or washed into storm sewer drainage inlets, drainageways or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117 or 302) shall be reported to the National Response Center by calling (800) 424–8802. MSDS often include information on federal Reportable Quantities for materials. Spills of toxic or hazardous materials shall be reported to the appropriate State or local government IEPA, regardless of size. When cleaning up a spill, the area shall be kept well ventilated and appropriate personal protective equipment shall be used to minimize injury from contact with a hazardous substance.

In addition to proper Waste Management, Concrete Waste Management, Concrete Cutting, Vehicle Storage and Maintenance, Material Storage and Sanitary Station protection, the following minimum practices shall be followed to reduce the risk of spills:

- Petroleum products shall be stored in tightly sealed and clearly labeled containers.
- All paint containers shall be tightly sealed and stored when not required for use. Excess paint shall be disposed of according to the manufacturer's instructions or State and local regulations and shall not be discharged to the storm sewer.
- Contractors shall follow manufacturers' recommendations for proper use and disposal of materials.

CONCRETE CUTTING

Concrete waste management should be implemented to contain and dispose of saw–cutting slurries. Concrete cutting shall not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned up and disposed into the concrete washout facility described above.

VEHICLE STORAGE AND MAINTENENCE

When not in use, vehicles utilized in the development operations of the site shall be stored in a designated upland area away from any natural or created watercourse, pond, drainage–way or storm drain. Whenever possible, vehicle maintenance, fueling, and washing will occur off–site. If allowed on–site, vehicle maintenance (including both routine maintenance as well as on–site repairs) shall be made within the designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads shall be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents or other vehicle fluids. Construction vehicles shall be inspected frequently to identify any leaks. Leaks shall be repaired immediately, or the vehicle should be removed from the site. Dispose of all used oil, antifreeze, solvents and other automotive–related chemicals according to manufacturer MSDS instructions. Contractors shall immediately report spills to the Primary Contact.

NON–STORM WATER DISCHARGES

Authorized Discharges

The following non–storm water discharges may be authorized by this permit provided the non–storm water component of the discharge is in compliance with Part IV.D.6 (Non–Storm Water Discharges) of the ILR10 permit:

- Discharges from firefighting activities
- Water main flushing
- Fire hydrant flushing
- Watering for Dust Control
- Irrigation drainage for vegetative growth for seeding, etc.
- Uncontaminated groundwater

The pollution prevention measures described below will be implemented for non–storm water components of the discharge:

- The fire hydrant and water main should not be flushed directly on the exposed area or subgrade of the pavement. Hoses should be used to direct the flow onto a stabilized area.
- Erosion due to irrigation of seeding shall be minimized.

Prohibited Discharges

The following non–storm water discharges are prohibited by this permit:

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, detergents
- Toxic or hazardous substances from a spill or other release

DISCHARGES TO RECEIVING WATERS WITH AN APPROVED TMDL

Discharges to waters for which there is an approved Total Maximum Daily Load (TMDL) waste load allocation for sediment or a parameter that addresses sediment (total suspended solids, turbidity or siltation) are not eligible for coverage under the ILR10 permit unless the owner/operator develops and certifies a SWPPP that is consistent with allocations listed in the TMDL. To be eligible for coverage under the ILR10 permit, operators must incorporate into their SWPPP any conditions and/or Best Management Practices (BMPs) applicable to their discharges necessary for consistency with the TMDL within any timeframes established in the TMDL. If a specific numeric allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet it.

INSPECTIONS

Qualified personnel (provided by the permittee or contractor– see Table 1.) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.5 inches or greater.

- Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or air temperatures are at or below 32°F). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, the description of potential pollutant sources identified in the SWPPP and the pollution prevention control measures identified in the SWPPP shall be revised as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The reports shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.
- The permittee (or qualified inspector) shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The permittee (or qualified inspector) shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non–compliance issue(s).
- All reports of non–compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).
- After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794–9276

CORRECTIVE ACTIONS

The Contractor must take corrective actions to address any of the following conditions identified on site:

(i) A stormwater control needs repair or replacement
(ii) A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly.
(iii) Site discharges are causing an exceedance of applicable water quality standards.
(iv) A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within seven (7) days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7–day timeframe and document your schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7–day timeframe.

RECORDKEEPING

The permittee shall retain copies of the SWPPP and all reports and notices required by the ILR10 permit, and records of all data used to complete the Notice of Intent to be covered by the ILR10 permit, for a period of at least three years from the date that the permit coverage expires or is terminated unless extended by request of the IEPA. In addition, the contractor shall retain a copy of the SWPPP required by the ILR10 permit at the construction site from the date of project initiation to the date of final stabilization.

LOG OF MAJOR GRADING AND CONSTRUCTION ACTIVITIES

A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in this SWPPP.

KEEPING PLANS CURRENT

The permittee or contractor shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for discharge of pollutants to Waters of the State and which has not otherwise been addressed in the SWPPP or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP by signing the contractor's certification statement. The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected in the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

FINAL STABILIZATION

Final Stabilization has occurred when all soil disturbing activities at the site have been completed, and either of the two following conditions have been met:

(i) A uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gabions or geotextiles) have been employed.

For individual lots in residential construction, final stabilization has occurred when either:

(i) The homebuilder has completed final stabilization as specified above, or
(ii) The homebuilder has established temporary stabilization including perimeter controls for individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need to, and the benefits of, final stabilization.

When the site has been finally stabilized and all storm water discharges from construction sites that are authorized by the ILR10 permit are eliminated, the permittee of the facility must submit a completed Notice of Termination that is signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 permit. Elimination of storm water discharges associated with industrial activity means that all disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all storm water discharges associated with construction activities from the identified site that are authorized by a NPDES general permit have otherwise been eliminated.

BMP Operation and Maintenance

Silt Fence

Silt fences shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

Silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Should the fabric decompose or become ineffective prior to the end of the expected usable life and the fence still is necessary, the fabric or the entire system shall be replaced promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one–half the height of the silt fence.

Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, a seedbed prepared, and the site vegetated.

Stabilized Construction Entrance

The entrance shall be maintained in a condition that will prevent tracking of sediment onto public right–of–ways or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public right–of–ways must be removed immediately. Periodic inspection and needed maintenance shall be provided after each rain.

Inlet Protection

Each inlet protection practice or device shall be inspected after every runoff event. Accumulated sediment shall be removed per manufacturers' directions but not less than when the capacity for sediment storage has been reduced by half. Sediment that has been removed shall be placed such that it will not reenter the storm drain system.

Repairs or replacement of inlet protection devices shall be made immediately.

For devices to be kept in place in the winter season, areas shall be cleared of any sediment accumulation and prepared or protected for snow removal operations.

Inlet protection practices shall be removed upon job completion.

Erosion Control Blanket

Inspect all erosion control blankets periodically and after rainstorms to check for damage due to water running under the blanket or if the blankets that have been displaced by wind. Any areas where water seeped under the blanket, more staples may be needed per given area or more frequent anchoring trenches installed with better compaction. If significant erosion has occurred under the blanket, regrading and reseeding may also be necessary. Any erosion control blankets that have been displaced will need to be re–installed and re–stapled. This may indicate that the wrong type of blanket was chosen. One may need to revisit the site characteristics and then select a different type of erosion control blanket or chose a different practice.

Temporary Concrete Washout Facility

Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 in.) for above grade facilities and 300 mm (12 in.) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete or slurry and returning the facilities to a functional condition.

Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is two–thirds full.

Temporary concrete washout facilities shall be inspected for damage (e.g. tears in plastic liner, missing sand bags, etc.). Damaged facilities shall be repaired promptly.

Portable Sediment Tank

The tank shall be cleaned out when one–third of the storage volume is filled with sediment. All sediment collected in the tank shall be disposed of in an approved sediment trapping device (i.e. temporary sediment trap) or on the construction site or as approved by the engineer/inspector.

Temporary Sediment Trap

Inspect temporary sediment traps after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one–half the design depth of the permanent pool. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment to slightly above the design grade. Any rip rap displaced from the spillway must be replaced immediately.

After all sediment–producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

Ditch Check (Manufactured)

Manufactured ditch check shall be inspected every 7 days and after each 1/2" rainfall or snow equivalent.

Sediment shall be removed from the upstream of the ditch check when sediment has reached one–half the height of the ditch check. Inspect any fabric for tears or dislodging after the sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Any fabric used as a base or apron underneath the plastic permeable or synthetic porous runoff control structure ditch checks that is torn or dislodged must be replaced or repaired.

Remove debris (litter, cornstalks) when observed.

Water or sediment going around the ditch check indicates incorrect installation or maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need length up the side slope, sediment removed from pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be a part are not designed to be part of the permanent storm water management system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized, and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions, provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired such as in the case of establishing a vegetated swale.

Rock Check Dam

On active construction sites, the rock check dams shall be inspected at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. If any erosion has taken place around the or below the rock check dam or if rocks have been dislodged, repairs shall be made to prevent further damage. Sediment shall be removed once has accumulated to one–half the height of the rock check dam. The center of the rock check dam shall also be inspected periodically to ensure that the center of the dam is lower than the sides.

Unless they will be incorporated into permanent stormwater management control, rock check dams must be removed when useful life has been completed. In temporary ditches and swales, rock check dams should be removed, and the ditch filled in when they are no longer needed. In permanent structures rock check dams should be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the rock check dams should be seeded and mulched immediately after they are removed.

For rock check dams that are made a part of stormwater management control, regular inspections should be made to see if any erosion has occurred around or below the dam and if any rock has been dislodged. Immediately make all needed repairs to prevent further damage. If sediment trapping is to be a continuing function of the rock check dam, the sediment shall be removed when it has accumulated to one–half the depth of the rock check dam.

Rock Outlet Protection

Inspect outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs.

Dewatering

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water.

1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Dewatering bags shall be stopped and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate.
6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.
7. Sediment shall be disposed in accordance with all applicable laws and regulations.

Discharges from Dewatering Activities

Discharges from dewatering activities, including from dewatering of trenches and excavations, are allowable if managed by appropriate controls:

- Dewatering discharges shall be treated or controlled to minimize discharge of pollutants.
- The discharge shall not include visible floating solids or foam.
- An oil–water separator (or suitable filtration device) shall be used to treat oil, grease, or other similar products if dewatering water is found to contain these materials.
- To the extent feasible, use vegetated, upland areas of the site to infiltrate dewatering water before discharging.
- Backwash water (water used to clean any filters used as part of stormwater treatment) must be properly treated or hauled off site for disposal.
- Dewatering treatment devices shall be properly maintained as described above.

Natural Buffers

For any stormwater discharges from construction activities within 50 feet of a Waters of the United States, except for activities for water–dependent structures authorized by a Section 404 permit, the permittee shall:

(i) Provide a 50–foot undisturbed natural buffer between the construction activity and the Waters of the United States; or
(ii) Provide additional erosion and sediment controls within that area.

TABLE 1	
ACTION	RESPONSIBLE PARTY
Provide qualified personnel for weekly and 0.5 inch rain event inspections	Contractor ☐ Permittee/Owner ☐
Install and maintain erosion control practices and address Corrective Actions	Contractor ☐

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

STORMWATER POLLUTION PREVENTION PLAN NOTES

C26

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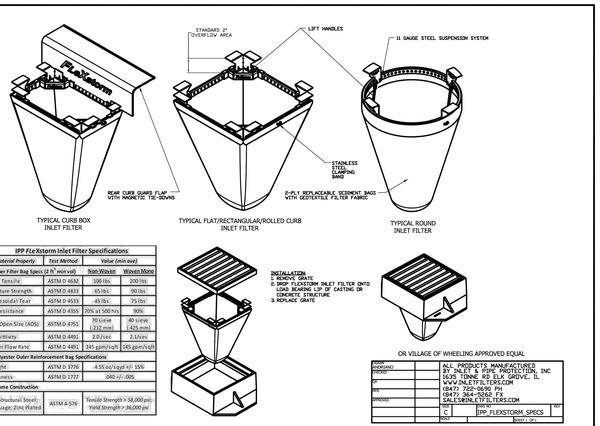
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE, SHEET IS ANSI D

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTS



IPP FLEXstorm Inlet Filter Specifications

Material Property	Test Method	Value (min ave)	
• Inner Filter Bag Specs (2 ft² min roll)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 Hrs	90%
Appl Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.5/sec
Water Flow Rate	ASTM D 4491	145 gpm/sq ft	145 gpm/sqft
• Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.50 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/-.005	
• Frame Construction			
AISI Structural Steel, 13 Gauge, Zinc Plated	ASTM A 536	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi	

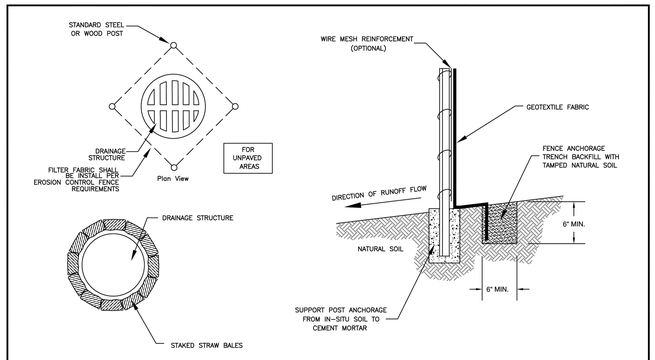
INSTALLATION
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

OR VILLAGE OF WHEELING APPROVED EQUAL

NONE		ALL PRODUCTS MANUFACTURED BY: INLET & PIPE PROTECTION, INC
ZONING		6635 TINNIE RD ELK GROVE, IL
PC		WWW.INLETPROTECTION.COM
SEC.		(847) 722-0090 PH
ENGRG		(847) 364-5262 FX
		SALES@INLETFILTERS.COM
	CK	IPP_FLEXSTORM_SPECS
	DRN	SHT
	DATE	SHEET 1 OF 1

INLET AND FILTER PROTECTION STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			



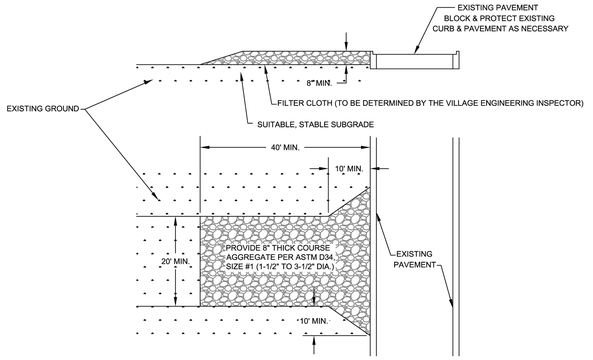
STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

Inlet Protection Details

SILT FENCE INSTALLATION STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	09-07-00 AUTOCAD FILE	ERO-2
FILE LOCATION	S.W.	11-07-01 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-18 INLET PROTECTION	

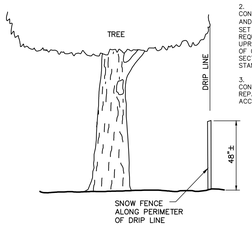


TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	P.F.	06-16-99	ERO-4
FILE LOCATION	C.J.C.	10-01-08 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

NOTES:

1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION, IN CONFORMANCE WITH SECTION 201.05a OF THE HIGHWAY STANDARDS.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.



ELEVATION

03.15.2016

TREE PROTECTION FENCING DETAIL

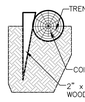
NOTES:

1. DO NOT SCALE DRAWING.
2. REFER TO MANUFACTURER'S PRODUCT SPECIFICATIONS TO ENSURE QUALITY OF THE PRODUCTS

PLAN VIEW



SECTION VIEW



DROP INLET OR MANHOLE
INLET PROTECTION FOR DROP INLETS OR MANHOLES

* USE 9LB DENSITY 12" DIAMETER, 20' LONG COIR LOG POLYNET FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE COIR LOG AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH COIR TWINE. USE 2"x2"x24" WOODEN STAKES SPACED 3' APART TO HOLD DOWN LOG POLYNET.

MAINTENANCE
1. CLEAN OUT SEDIMENT BEHIND LOG WHEN ½ FULL
2. RESECURE LOOSE LOGS
3. REPLACE LOGS AS NEEDED
4. REMOVE WHEN NOT NEEDED

03.15.2016

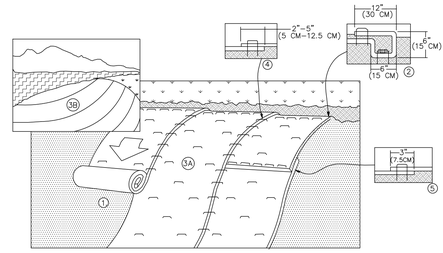
COIR ROLL DETAIL INLET PROTECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

NOTE:

*IN LOOSE SOIL, CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



STAPLE PLACEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE STAPLE PATTERN GUIDES FOR ACTUAL RECOMMENDED PLACEMENTS.

03.15.2016

EROSION CONTROL BLANKET SLOPE INSTALLATION

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL DETAILS

C27

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File Location: G:\95005987.151 Wheeling RD Aquatic Cnt\9587.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.

2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

UTILITY NOTES

1. UNDERGROUND WORK SHALL INCLUDE TRENCHING, DISPOSAL OF EXCESS MATERIAL, DEWATERING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCLUDED TO THE COST OF THE CONTRACT. ALL SEWER SHALL BE INSTALLED USING A LASER AND BEGIN AT THE DOWNSTREAM END.

2. MACHINE CORE ALL CONNECTIONS TO EXISTING STRUCTURES USING A CORE DRILL. HAMMERING OR SAWING OF STRUCTURES WILL NOT BE ALLOWED.

3. SANITARY SERVICE CONNECTIONS TO NEW SEWERS SHALL BE MADE WITH WYE BRANCHES. WYE BRANCHES SHALL BE FACTORY MANUFACTURED PERMANENTLY AFFIXED TO THE MAIN SEWER. TEE BRANCHES ARE NOT ALLOWED.

4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

5. ALL CONNECTIONS TO EXISTING OR DISSIMILAR STORM/SANITARY LINES SHALL BE DONE WITH STAINLESS STEEL NON-SHEAR COUPLINGS.

6. STONE BEDDING AND BACKFILL SHALL BE OMITTED FOR A DISTANCE OF 15 FEET UP AND DOWNSTREAM OF SEWERS DRAINING TO OR FROM PONDS OR STREAMS. THE REPLACED BEDDING SHALL BE SILTY CLAY SOIL MECHANICALLY COMPACTED TO 90% MODIFIED PROCTOR DENSITY. THE USE OF PERMEABLE SOILS WILL NOT BE PERMITTED.

7. ALL WATER MAIN SHALL HAVE MECHANICAL RESTRAINED TYPE JOINTS AT ALL CONNECTIONS AND FITTINGS. IN ADDITION, ALL HARDWARE SHALL BE STAINLESS STEEL.

8. THRUST BLOCKING SHALL BE PROVIDED ON WATER MAIN AT ALL BENDS, TEES, ELBOWS, ETC. INDIVIDUAL INSPECTION FOR ALL THRUST BLOCKING IS REQUIRED. THRUST BLOCKING SHALL BE POURED IN PLACE CONCRETE. PRECAST BLOCKS MAY BE USED AS APPROVED BY THE ENGINEER IN THE FIELD.

9. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER. ALL DOWNSPOUTS, SIDE YARD DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. FOOTING DRAINS SHALL FIRST DRAIN TO A SUMP PIT.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE; CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, SUFFICIENT INFORMATION SUCH THAT THE ENGINEER MAY VERIFY DETENTION VOLUMES, RIM AND INVERT ELEVATIONS OF ALL SEWERS, RIM AND TOP OF PIPE ELEVATIONS OF ALL WATER MAIN, LOCATIONS OF ALL INSTALLED UNDERGROUND UTILITIES, LOCATIONS OF ALL BURIED BENDS AND FITTINGS AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.

3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.

4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF WHEELING PUBLIC WORKS DEPT.

5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE VILLAGE OF WHEELING BEFORE WORK IS STARTED.

6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING (847) 459-2620 AND THE PROJECT ENGINEER (630-701-4242) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.

8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.

9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.

11. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

12. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.

13. CRUSHED CONCRETE IS NOT PERMITTED FOR USE ON THE PROJECT UNLESS PRIOR WRITTEN NOTICE IS GIVEN BY THE ENGINEER.

14. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

15. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

16. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.

17. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND PDST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.

18. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.

19. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.

20. UNLESS OTHERWISE NOTED ON THE PLANS WHENEVER NEW CONCRETE ABUTS EXISTING/ OR NEW CONCRETE SET A 1/2" THICK PRE-MOLDED FIBER EXPANSION JOINT AND DOWEL WITH SMOOTH 12" #4 BARS @ 24" O.C. THIS INCLUDES CONCRETE POURED ADJACENT TO EXISTING SIDEWALKS, CURBS AND BUILDING. THE DOWEL BARS SHOULD BE 4" INTO EXISTING CONCRETE WITH 8" EXTENDING INTO NEW CONCRETE.

21. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.

22. ALL PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHALL BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)

23. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ILLINOIS SUPPLEMENT OR ILLINOIS DEPARTMENT OF TRANSPORTATION DETAILS.

25. ALL SIGNAGE NOT ATTACHED TO SIGNAL OR LIGHTING POLES SHALL BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS WITH BREAKAWAY BASES IN ACCORDANCE WITH SECTION 728.

26. ALL SIGNAGE SHALL HAVE TYPE ZZ SHEETING.

SPECIAL PROVISIONS

CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) MATERIAL DISPOSAL

WORK UNDER THIS ITEM SHALL BE PERFORMED IN COMPLIANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GUIDELINES IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAKE ALL ARRANGEMENTS FOR COORDINATION AND SUBMISSION OF THE NECESSARY DOCUMENTS WITH THEIR CHOSEN CCDD OR OTHER SUITABLE DISPOSAL FACILITY. WRITTEN CONFIRMATION OF PRELIMINARY APPROVAL MUST BE PROVIDED FROM THE DISPOSAL FACILITY AND CONFIRMED BY THE OWNER AS ACCEPTABLE. ALL SURPLUS, CLEAN MATERIAL GENERATED FROM THE CONTRACTOR'S ACTIVITIES MUST BE DISPOSED OF AT AN IEPA PERMITTED CCDD OR OTHERWISE ACCEPTABLE FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOCUMENTATION TO THE OWNER FOR EACH LOAD HAULED OFF-SITE SHOWING THE QUANTITY OF MATERIAL AND THE LOCATION THE MATERIAL WAS DISPOSED OF. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES INCURRED COMPLYING WITH THESE REQUIREMENTS INCLUDING BUT NOT LIMITED TO; DELAYS, INCONVENIENCE, OR INTERRUPTIONS IN THE WORK RESULTING FROM COMPLIANCE WITH THESE REQUIREMENTS. ALL COSTS ASSOCIATED WITH MATERIAL TESTING AND DISPOSAL SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

AS-BUILT DOCUMENTS

THE CONTRACTOR IS REQUIRED TO SUBMIT "AS-BUILT PLANS", i.e. - RECORD DRAWINGS OF ALL PROJECTS THAT INCLUDE THE INSTALLATION OF STORM SEWER, SANITARY SEWER, WATERMAIN AND WATER SERVICES, STORMWATER MANAGEMENT FACILITIES AND SITE GRADING. THE EXISTING ELEVATIONS SHALL BE LINED-THROUGH AND THE AS-CONSTRUCTED GRADES WRITTEN NEXT TO THEM. THE "AS-BUILT PLANS" MUST BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND/OR A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO GHA FOR REVIEW. THE AS-BUILT PLANS SHALL FURTHER:

A. SHOW THE RIM AND INVERT ELEVATIONS FOR ALL MANHOLES, CATCH BASINS, INLETS AND FLARED END SECTIONS.

B. WHEN SURFACE DETENTION IS PROVIDED ON A PAVED SURFACE SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME AND HIGH-WATER ELEVATION WAS ACHIEVED.

C. WHEN SURFACE DETENTION IS PROVIDED IN A DETENTION OR RETENTION POND, SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME WAS ACHIEVED. THE AS-CONSTRUCTED GRADES SHALL INCLUDE THE TOP OF THE BERM AND EMERGENCY OVERFLOW.

D. RESTRICTOR STRUCTURES SHALL BE LOCATED AND THE SIZE, TYPE AND ELEVATION OF THE RESTRICTOR SHALL BE PROVIDED ALONG WITH ANY INTERIOR OVERFLOW WEIRS, LOW-FLOW NOTCHES, ETC.

PARTICULAR CARE SHALL BE GIVEN TO INSTALLATION OF ALL IMPROVEMENTS WITHIN THE ADA ROUTES INCLUDING RAMPS, LEVEL LANDINGS, TRANSITION PANELS, CURBS AND TACTILE SURFACES. THE CONTRACTOR SHALL ENSURE THAT ALL CROSS SLOPES AND LANDINGS DO NOT EXCEED 2% EXCEPT IN CHICAGO WHICH CANNOT EXCEED 1.56% RUNNING SLOPES ON ADA ROUTES GREATER THAN 5% REQUIRE HANDRAILS. THE CONTRACTOR SHALL INFORM THE ENGINEER WHEN THE STATED SLOPES ARE EXCEEDED IN THE FIELD

VOLUME CONTROL AS-BUILTS

1. UPON COMPLETION OF THE PROJECT, RECORD DRAWINGS OF ALL PLAN SHEET(S) SHALL BE SUBMITTED TO THE DISTRICT.
2. ALL RECORD DRAWINGS SHALL CONTAIN BENCHMARK INFORMATION AND REFERENCE A VERTICAL DATUM.
3. RECORD DRAWING CALCULATIONS SHALL BE SUBMITTED TO THE DISTRICT FOR THE FOLLOWING:
   A. AS-BUILT VOLUME OF CONSTRUCTED VOLUME CONTROL PRACTICES, DETENTION FACILITIES, AND COMPENSATORY STORAGE; AND
   B. ACREAGE OF CONSTRUCTED NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, AND RIPARIAN ENVIRONMENT MITIGATION AREAS.
4. IF THE CONSTRUCTED GRADES, GEOMETRIES, INVERTS, ACREAGE, OR VOLUMES OF CONSTRUCTED STORMWATER FACILITIES, VOLUME CONTROL PRACTICES, DETENTION FACILITIES, COMPENSATORY STORAGE, NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, OR RIPARIAN ENVIRONMENT MITIGATION AREAS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR COMPLIANCE WITH THIS ORDINANCE.
5. RECORD DRAWINGS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR. THE RECORD CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER.

UTILITY TABLE, SPECIFICATIONS, AND TESTING REQUIREMENTS

STORM SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212
	RCP CL HV	PIPE:ASTM C-76	JOINT:ASTM C-990
	PERFORATIONS	HOLE PATTERN:ASTM D-2729	
FINGERDRAINS	PVC SDR 35	PIPE:ASTM D-3034	SOLVENT WELD JOINT
UNDERDRAINS			
	PVC SDR 35	PIPE:ASTM D-3034	JOINT:ASTM D-3212
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
FRAME & GRATE/LID	PAVED AREAS	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
	CURB STRUCTURES	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:N/A
	GRASS AREAS	OPEN LID:NEENAH R-4340-B UNLESS OTHERWISE NOTED	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA7/CA-11		
TRENCH BACKFILL	CA7/CA-11		
TRENCH BACKFILL UNDERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	
TRENCH BACKFILL FINGERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	

WATER MAIN	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4X	JOINT:ANSI/AWWA A21.11/C-111 COVER: 5.5' MIN, 8-FT MAX
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID:NEENAH R-1713	
	GRASS AREAS	CLOSED LID:NEENAH R-1713	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
VALVE BOXES	5.25" TWO PIECE SCREW	LID EMBOSSED WATER, RUBBER STABILIZER REQUIRED	
WATER VALVES	AWWA C-515	RESILIENT WEDGE GATE VALVE; All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults *UNLESS OTHERWISE NOTED*	
WATER MAIN FITTINGS	AWWA C-153	ALL FITTINGS MUST BE MANUFACTURED IN THE USA	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
CURB STOP	NO LEAD BRASS	MUELLER B-25154, FORD B22-444	
CURB BOX	1-1/2" Mueller or Ford telescopic B-box	with "WATER" imprinted on the lid of the box and a brass pentagon plug.	
CORPORATION VALVE	NO LEAD BRASS	MUELLER H-15000, FORD F600	
SERVICE SADDLE	DOUBLE STRAP SADDLE	MUELLER SS SERIES SS DBLE STRAP, FORD FS323, ROMAC 306	
FIRE HYDRANT	RED 6' MUELLER A-423 SUPER CENTURION	AWWA C502, 5.25" VALVE OPENINGS, NST, TWO 2.5" PORTS WITH VENTED CAPS AND ONE 4.5" PORT, STAINLESS STEEL HARDWARE, TRAFFIC TYPE, PAINTED RED, 250 PSI OPERATING PRESSURE	
THRUST BLOCKS	PCC	MIN. 12" THICK, REQUIRED ON BENDS 22.5° AND GREATER	
FITTING FASTENER HARDWARE	STAINLESS STEEL	All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel. Fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.	
WATER SERVICE PIPE	TYPE K COPPER	PIPE:ASTM B-88	ALL WATER SERVICES TO BE INSTALLED PER VILLAGE STANDARD

SANITARY SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212 AND F-477
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
	GRASS AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
MANHOLE CHIMNEY SEAL	CRETEX	ASTM: C-923	
MANHOLE CONNECTIONS		ASTM: C-923	

TESTING REQUIREMENTS	
WATER MAIN	ALL WATER MAIN SHALL HAVE A PRESSURE AND LEAKAGE TEST PERFORMED IN ACCORDANCE WITH SECTION 41-2.14 OF STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS All water mains shall be pressure tested per requirements of the Village of Wheeling. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi and 200 psi held for 2 hours for domestic water and fire suppression line, respectively. All water mains shall be chlorinated per the following requirements. Initial chlorine concentration shall be 50 mg/l during disinfection and shall be maintained at a minimum of 25 mg/l free chlorine. The chlorinated water shall be retained in the main for a period of at least 24 hours. At the end of the 24 hour period, the treated water shall contain no less than 10 mg/l free chlorine throughout the main. Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6900, at least 48 hours prior to tap
SANITARY SEWER	ALL SANITARY SEWER SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ALL RIGID SANITARY SEWER PIPE SHALL BE TESTED BY EITHER METHOD A, B OR C AS OUTLINED IN SECTION 31-1.12. ALL FLEXIBLE SANITARY SEWER PIPE SHALL BE TESTED BY METHOD D AND EITHER METHOD A, B OR C. ALL SANITARY SEWER MUST BE TESTED BY METHOD E. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF THE VIDEO ON A DIGITAL VIDEO DISC. THE VIDEO MUST BE IN COLOR AND PROCEED NO FASTER THAN 1 FOOT PER SECOND. All sanitary sewers shall be televised, air tested mandrel tested and manholes vacuum tested as required by the Village of Wheeling and the Metropolitan Water Reclamation District of Greater Chicago.
SEWER WATER MAIN CROSSINGS	ALL SEWERS THAT CROSS OR RUN PARRALEL TO WATER MAINS SUBJECT TO IEPA REQUIREMENTS FOR WATER MAIN QUALITY PIPE MUST BE PRESSURE TESTED ACCORDING TO 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
SANITARY MANHOLES	ALL SANITARY MANHOLES SHALL BE TESTED BY EITHER ASTM C-969 OR ASTM C-1244

NON-WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS
LIGHT DUTY	UNDERDRAIN FABRIC	3.5 oz MINIMUM GRAD TENSILE ASTM D4632 = 90 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 40 LBS MINIMUM FLOW RATE ASTM D4491 = 150 GAL/MIN/SQFT
MEDIUM DUTY	UNDERDRAIN FABRIC	6 oz MINIMUM GRAD TENSILE ASTM D4632 = 160 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 60 LBS MINIMUM FLOW RATE ASTM D4491 = 110 GAL/MIN/SQFT
HEAVY DUTY	SUBGRADE/SUBBASE SEPARATION	10 oz MINIMUM GRAD TENSILE ASTM D4632 = 250 LBS MINIMUM TRAPEZOID TEAR ASTM D4533 = 100 LBS MINIMUM FLOW RATE ASTM D4491 = 75 GAL/MIN/SQFT

Village of Wheeling - General Notes

1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.
2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction", latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.) except for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (M.W.R.D.G.C.) Sewer Permit and Manual of Procedures Ordinances. In case of a conflict the most restrictive standards and requirements shall govern.
3) All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.
4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.
5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.
6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.
7) The contractor shall notify the Village of Wheeling Engineering Division at (847) 459-2620 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-4055 two (2) business days prior to the start of construction.
8) It shall be the responsibility of the contractor to call the Village at 847-459-2620 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.
9) One set of stamped approved plans shall be on site at all times during construction of the project.
10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of "Record Drawings" showing all changes from the original plans. The contractor shall deliver the "Record Drawings" to the engineer at the conclusion of the project, prior to any final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheeling As-Built requirement list and furnish the Village one (1) sets of complete "Record Drawings," and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.

Village of Wheeling - General Notes

11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The el

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 WHEELING 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF WHEELING 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-3035	ASTM D-3261,F-2620 (HEAT FUSION) 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 ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 PICKHOLE 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 ("SHEWER-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.
11. 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.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. 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.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. 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.
18. 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.
19. 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 SUMP 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.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. 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.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. 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	10/13/2022
MWRD GENERAL NOTES	STD. DWG. NO.18 PAGE NO. 19

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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

MWRD GENERAL NOTES

C29

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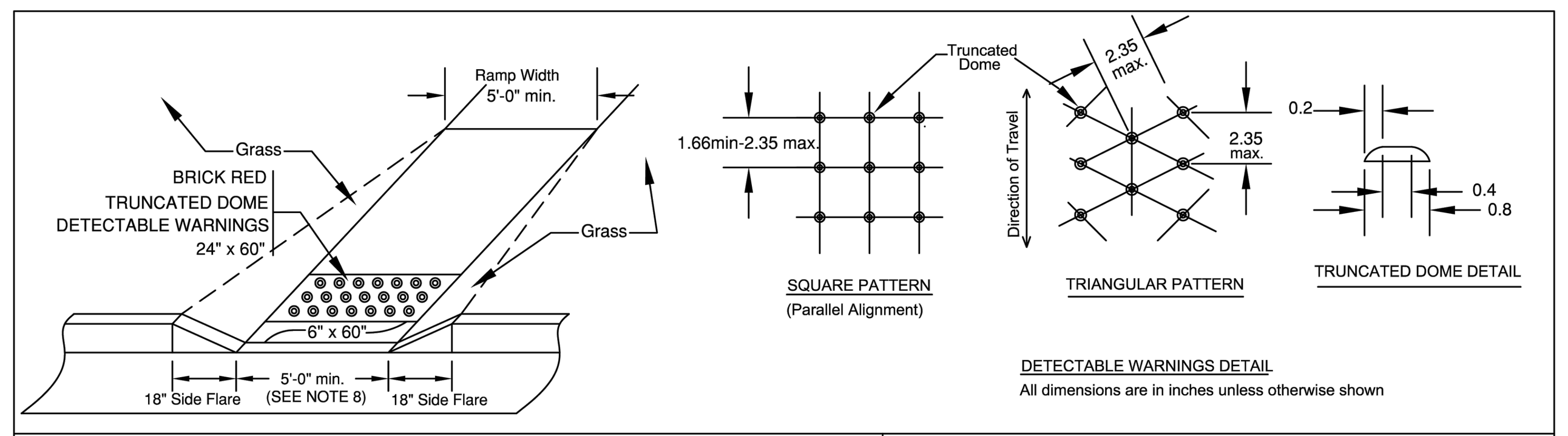
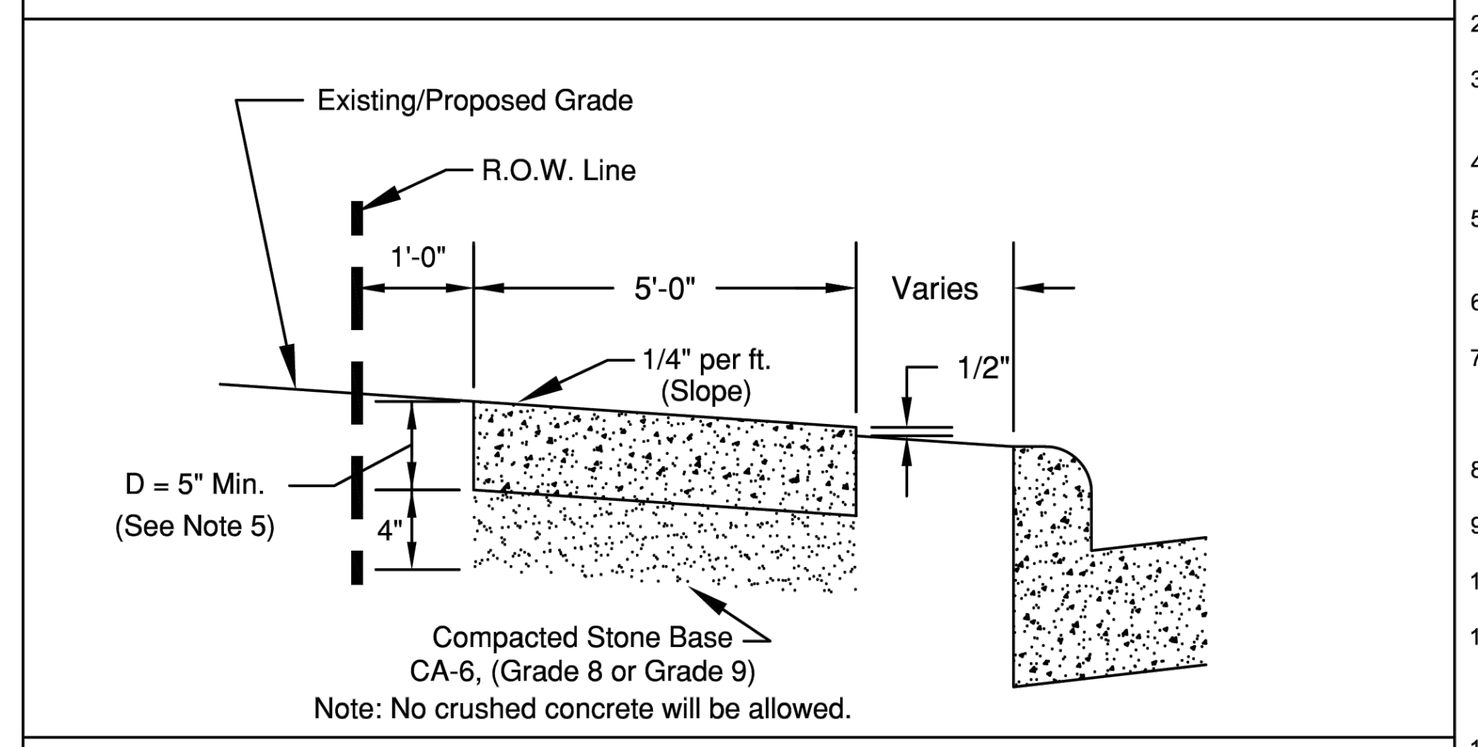


SIDEWALK RAMP



PUBLIC SIDEWALK

NOTE:
1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 50' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = 6" AT RESIDENTIAL DRIVEWAY
D = 8" AT COMMERCIAL/INDUSTRIAL DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE CONCRETE SHALL BE A 6 BAG MIX AND SHALL NOT CONTAIN CHLORIDE OR FLY ASH. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 5' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR TUFTILE DETECTABLE WARNING TILES, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

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PUBLIC SIDEWALK STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	K.R.G.	9-11-06 AS PER T.W.M.	R-3
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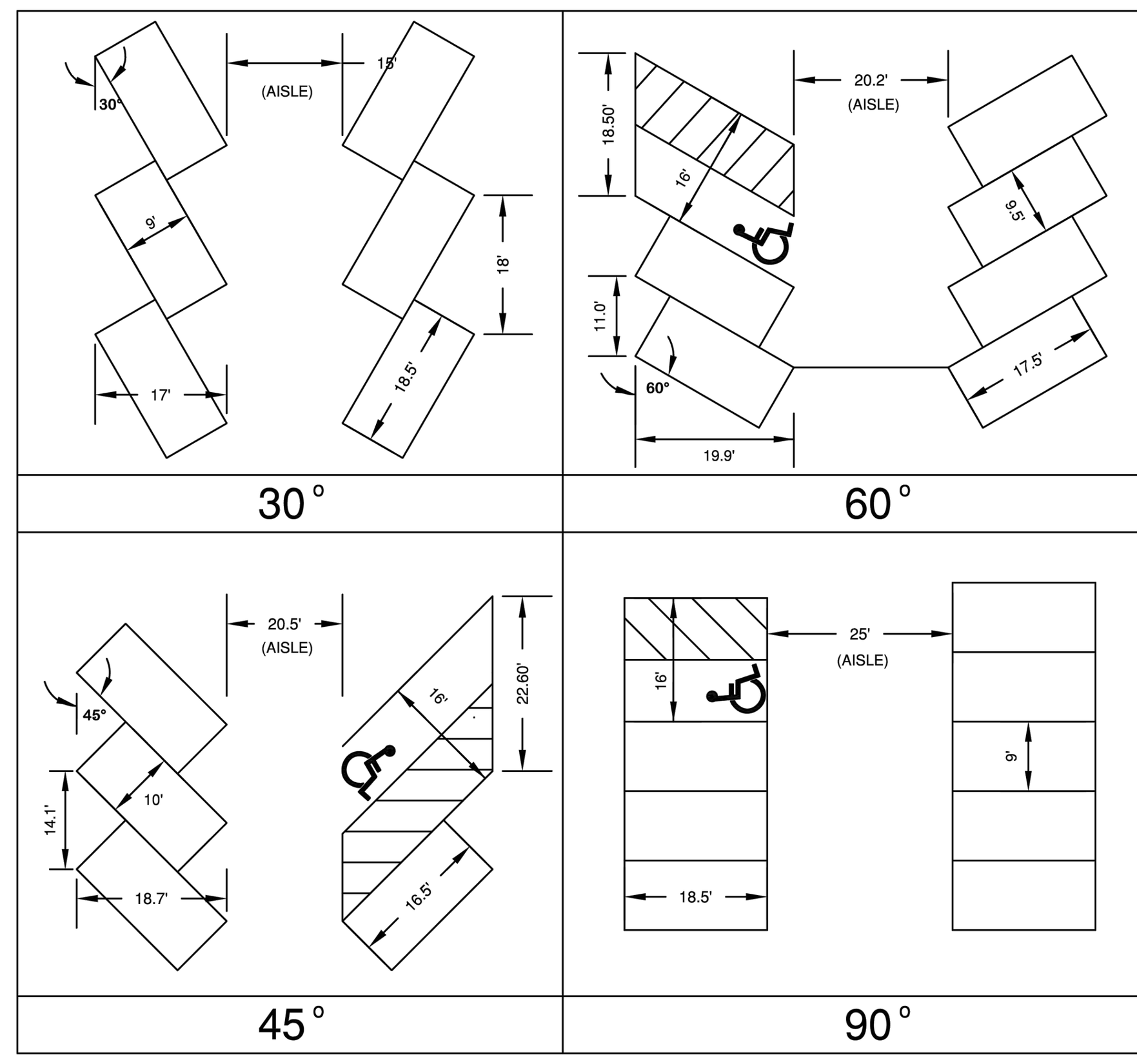
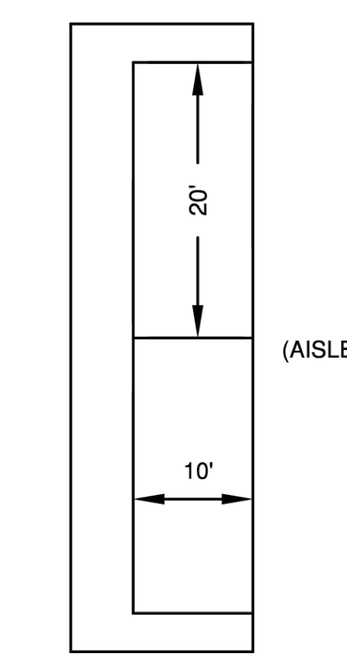
	C.J.C.	08-08-08 AS PER K.R.G.	
	L.R.	04-04-14 AS PER J.T.	
	K.A.G.	12-21-16 AUTOCAD FILE	



NOTES:
1. NO HANDICAPPED PARKING ALLOWED 30° AND PARALLEL.
2. HANDICAPPED DIMENSIONS - SEE HANDICAPPED PARKING STANDARD.



PARALLEL

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PARKING STALL STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	06-01-00 AUTOCAD FILE	R-7
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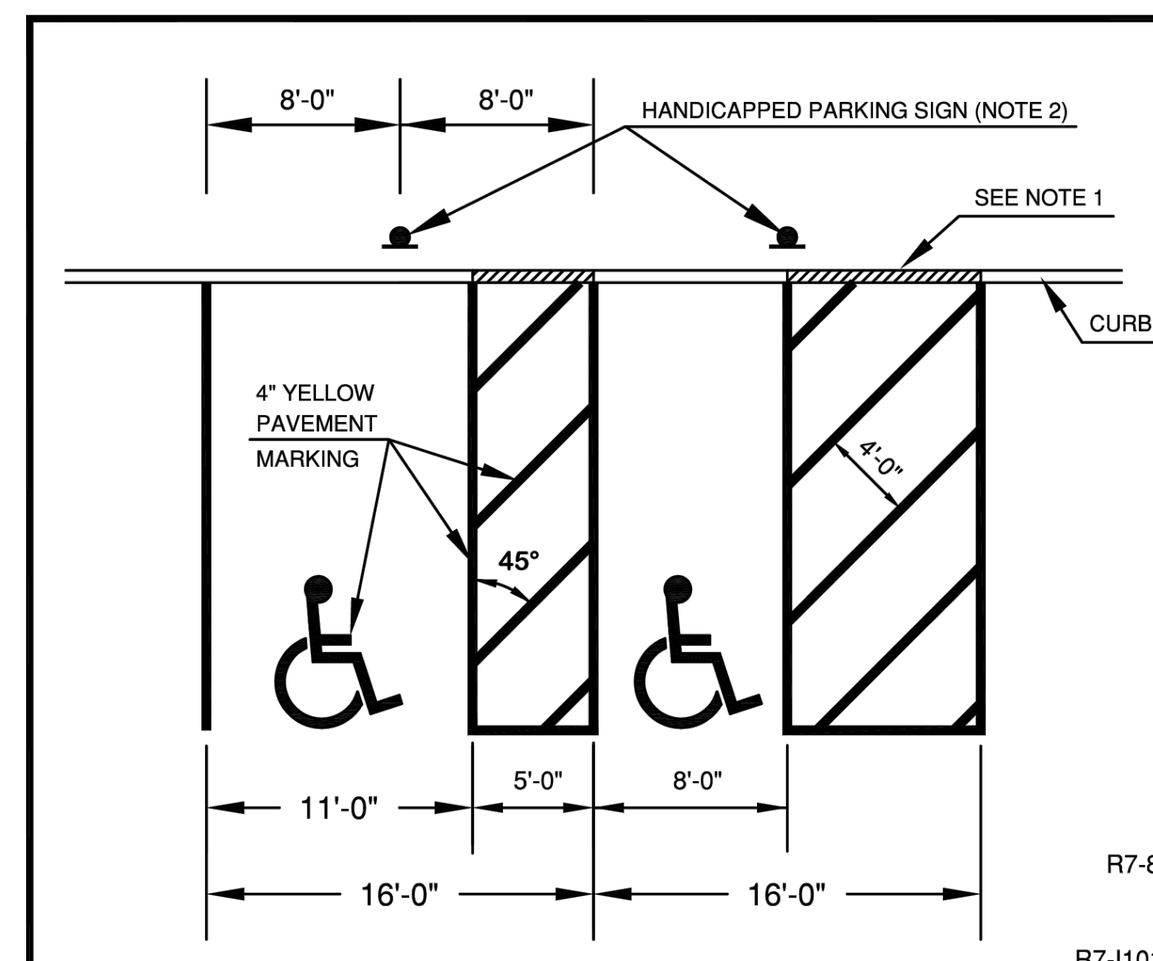
	K.A.G	01-12-16 AUTOCAD FILE	



PARKING STALL

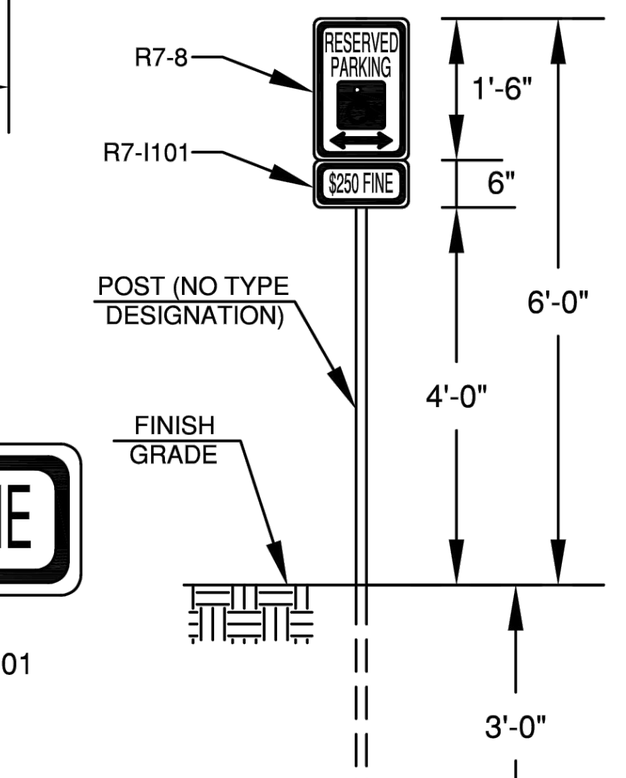
PARKING STALL NOTES
1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.



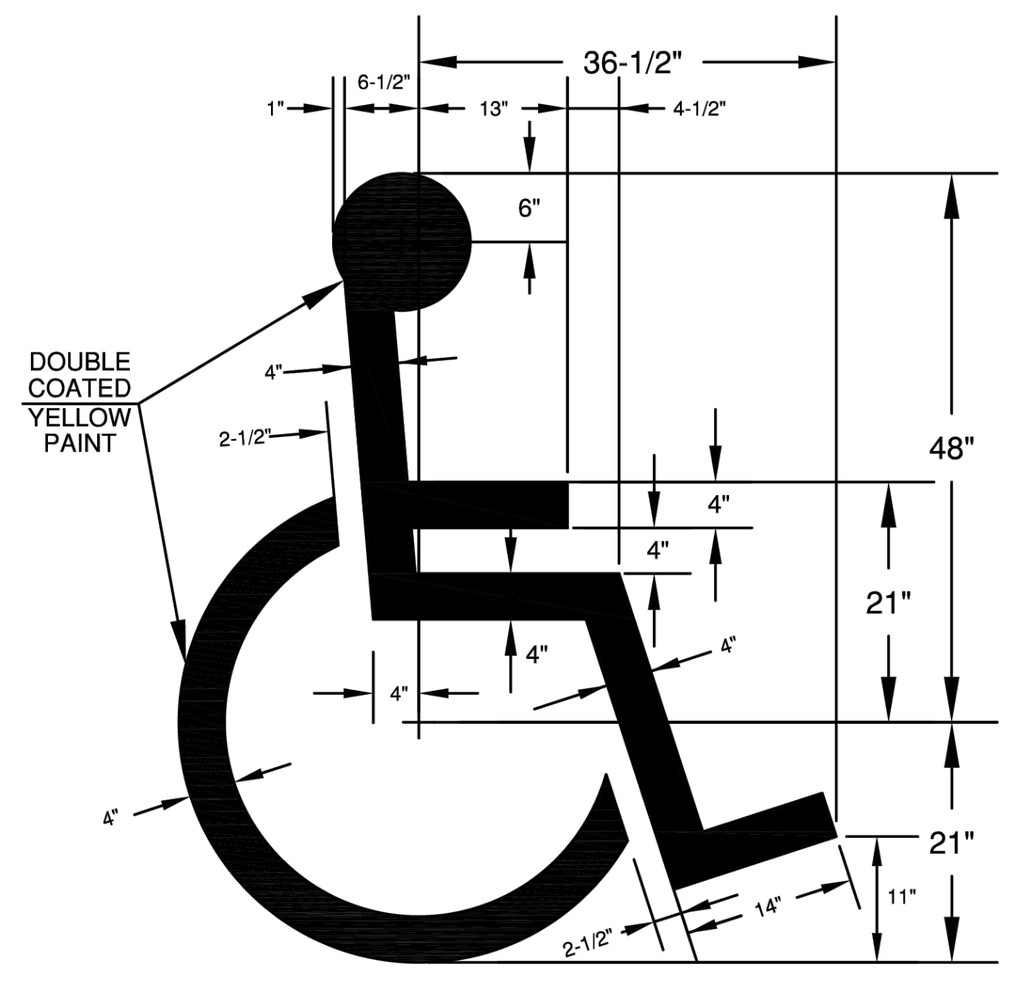
MUTCD R7-8
12" x 18"



MUTCD R7-I101
12" x 6"



HANDICAPPED PARKING SIGN



SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL

PAINTED SYMBOL

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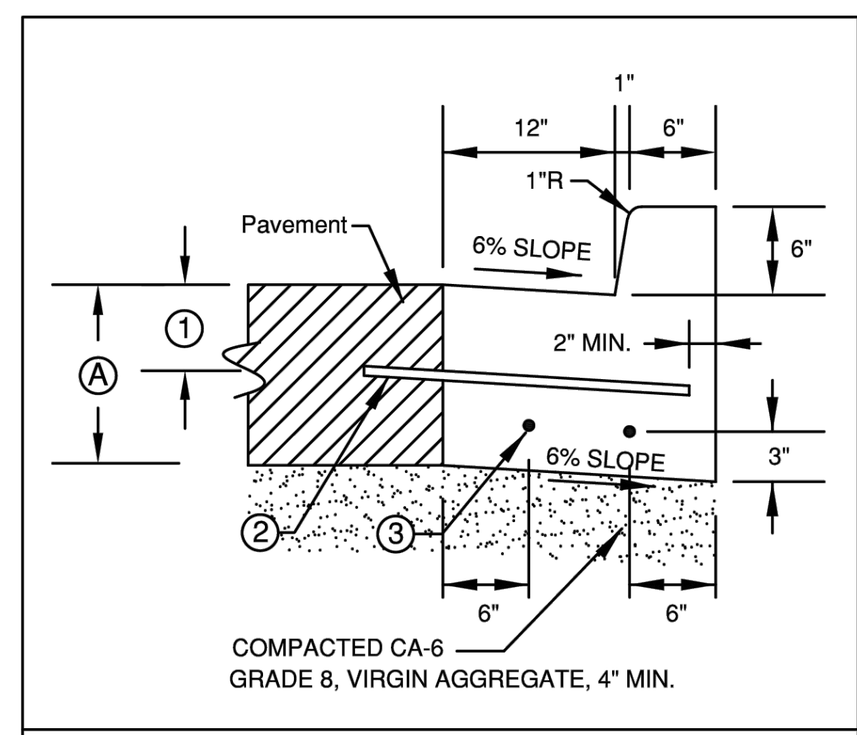
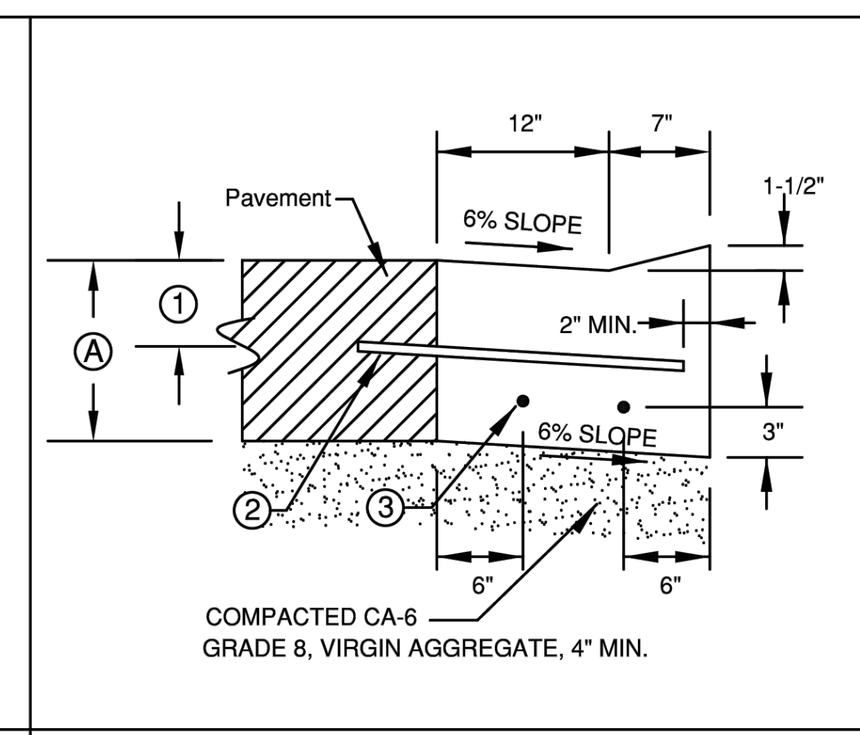
HANDICAPPED PARKING STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	3-10-00 AUTOCAD FILE	R-8
T:\ENGINEERING\STANDARDS	S.W.	5-23-06 AS PER COMMENTS	
	C.J.C.	11-27-07 AUTOCAD FILE	



COMBINATION CURB & GUTTER TYPE B-6.12



COMBINATION DEPRESSED CURB & GUTTER

Ⓐ PAVEMENT DEPTH OR 9" MIN.

① TO BE CENTERED OR SET AS REQUIRED IN FIELD.

② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.

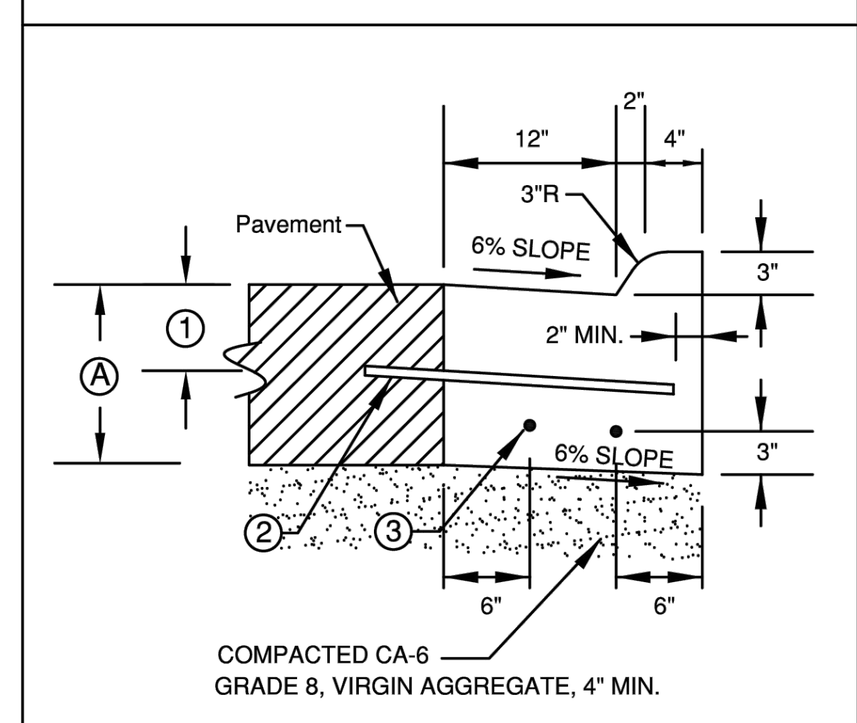
③ 5/8" DIA. STEEL REBAR CONTINUOUS (TYPICAL).

NOTES:

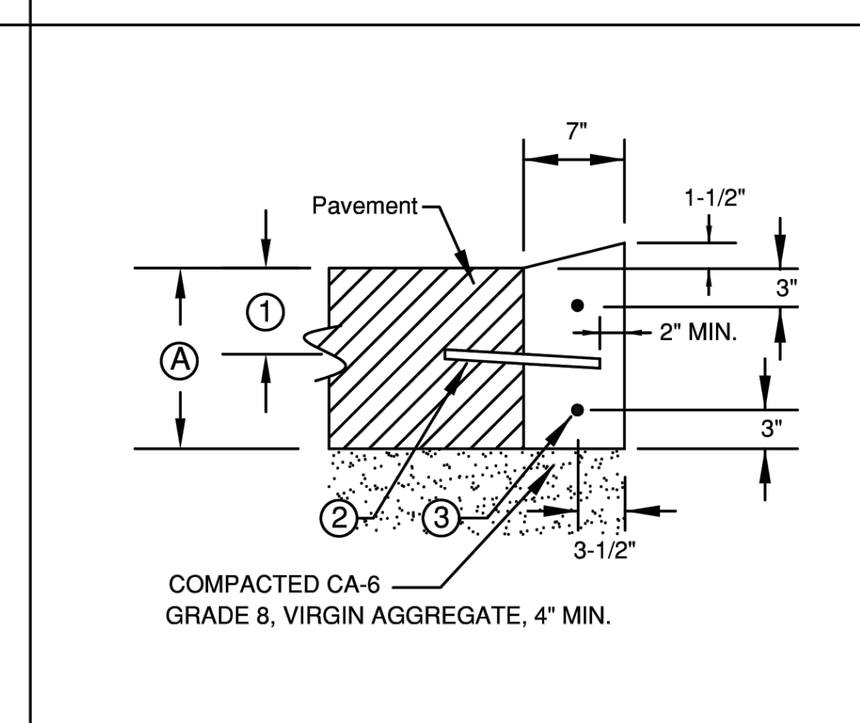
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.

ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

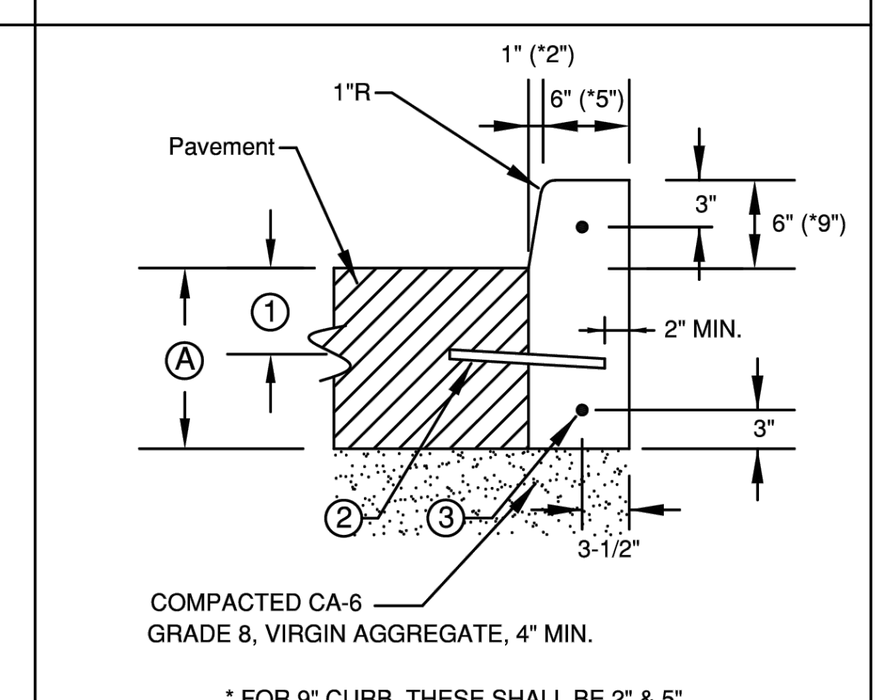
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.



COMBINATION CURB & GUTTER TYPE M-3.12



DEPRESSED CURB (TYPE B)



* FOR 9" CURB, THESE SHALL BE 2" & 5".

BARRIER CURB (TYPE B)

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CURB AND GUTTER STANDARD

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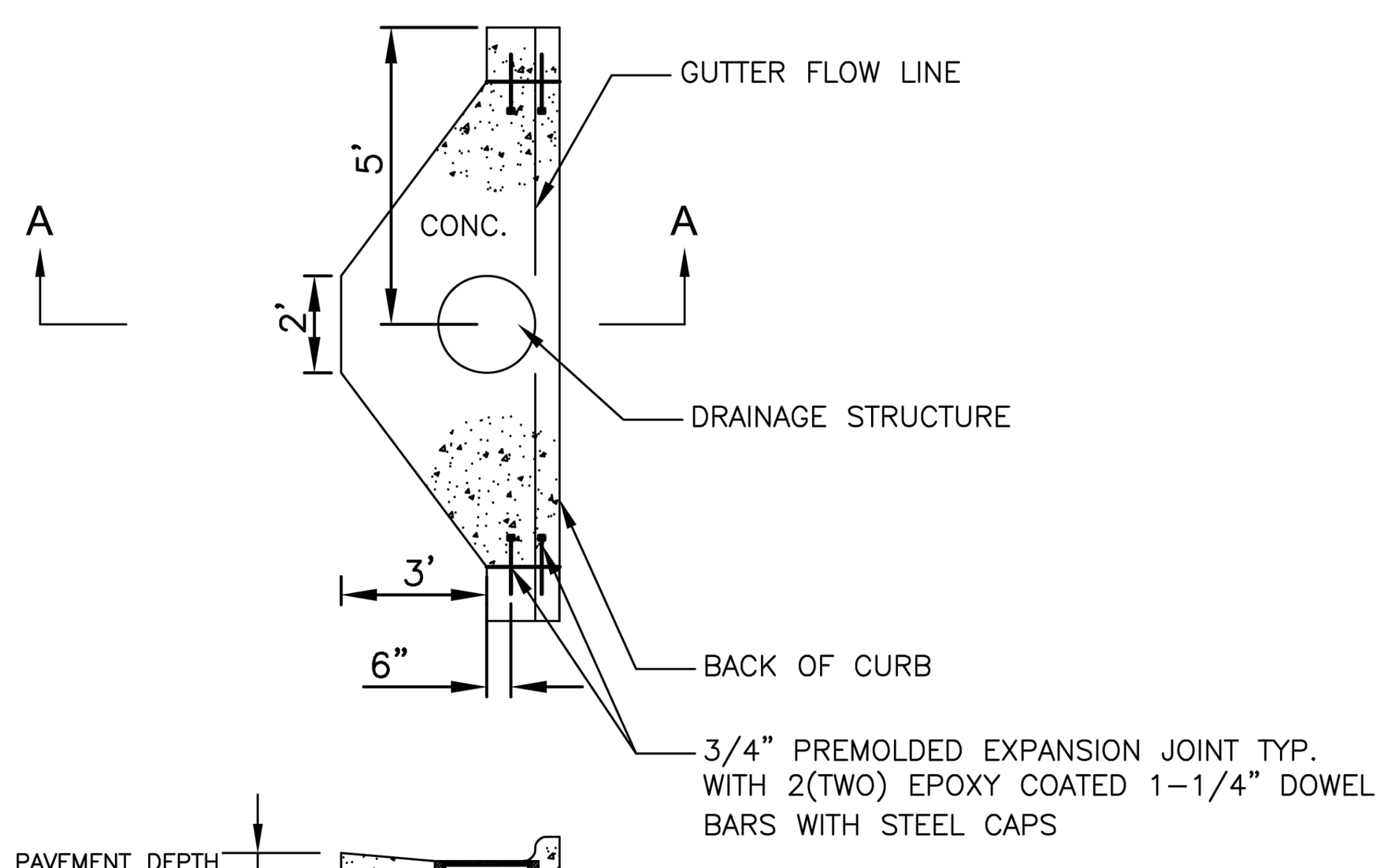
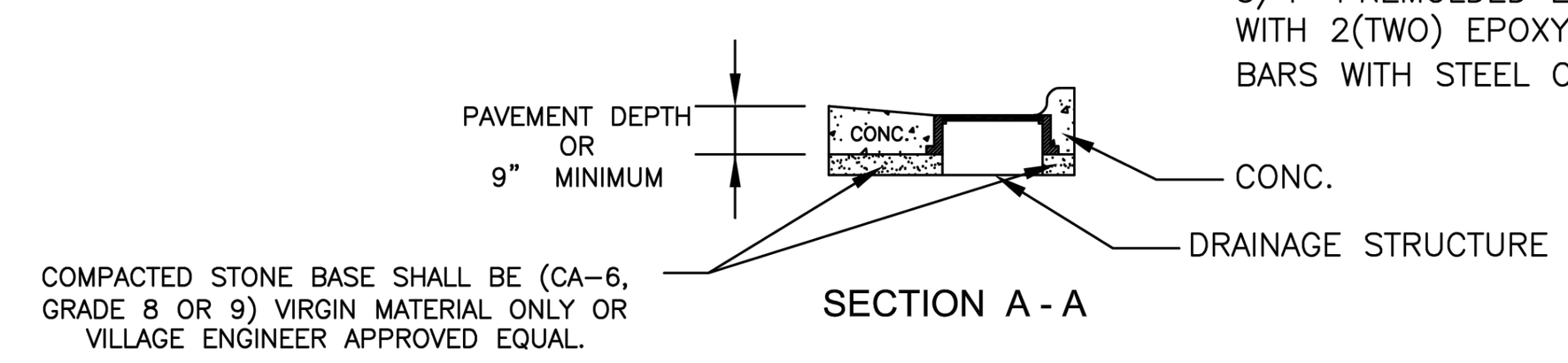
FILE LOCATION	S.W.	06-16-00 AUTOCAD FILE	R-12
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G	11-21-16 AUTOCAD FILE	





SECTION A - A

NOTE:

CONCRETE REPLACEMENT WILL BE MONOLITHIC POUR WITH EXPANSON MATERIAL AT CONSTRUCTION JOINT.

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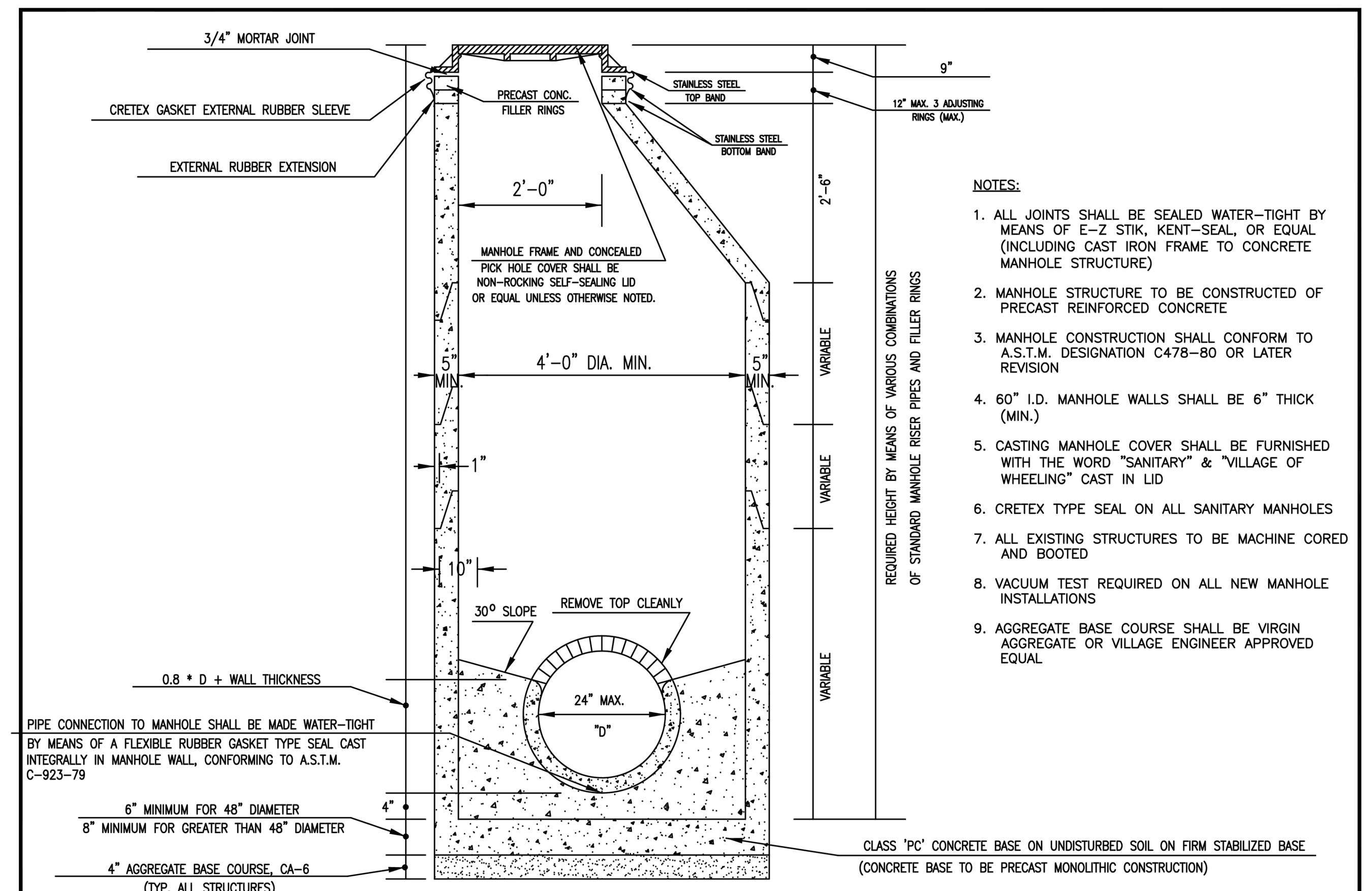
MODIFIED CURB DRAINAGE STRUCTURE PRIVATE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	K.R.G.	02-19-08 AGG. BASE	R-16
T:\ENGINEERING\STANDARDS	M.T.P.	09-29-09 AGG. BASE	



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF WHEELING" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
9. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL

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SANITARY MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	02-27-03 PER COMMENTS	SAN-1
T:\ENGINEERING\STANDARDS	P.F.	06-16-06 PER COMMENTS	
	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G.	1-04-18 STEPS REMOVED	

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C30

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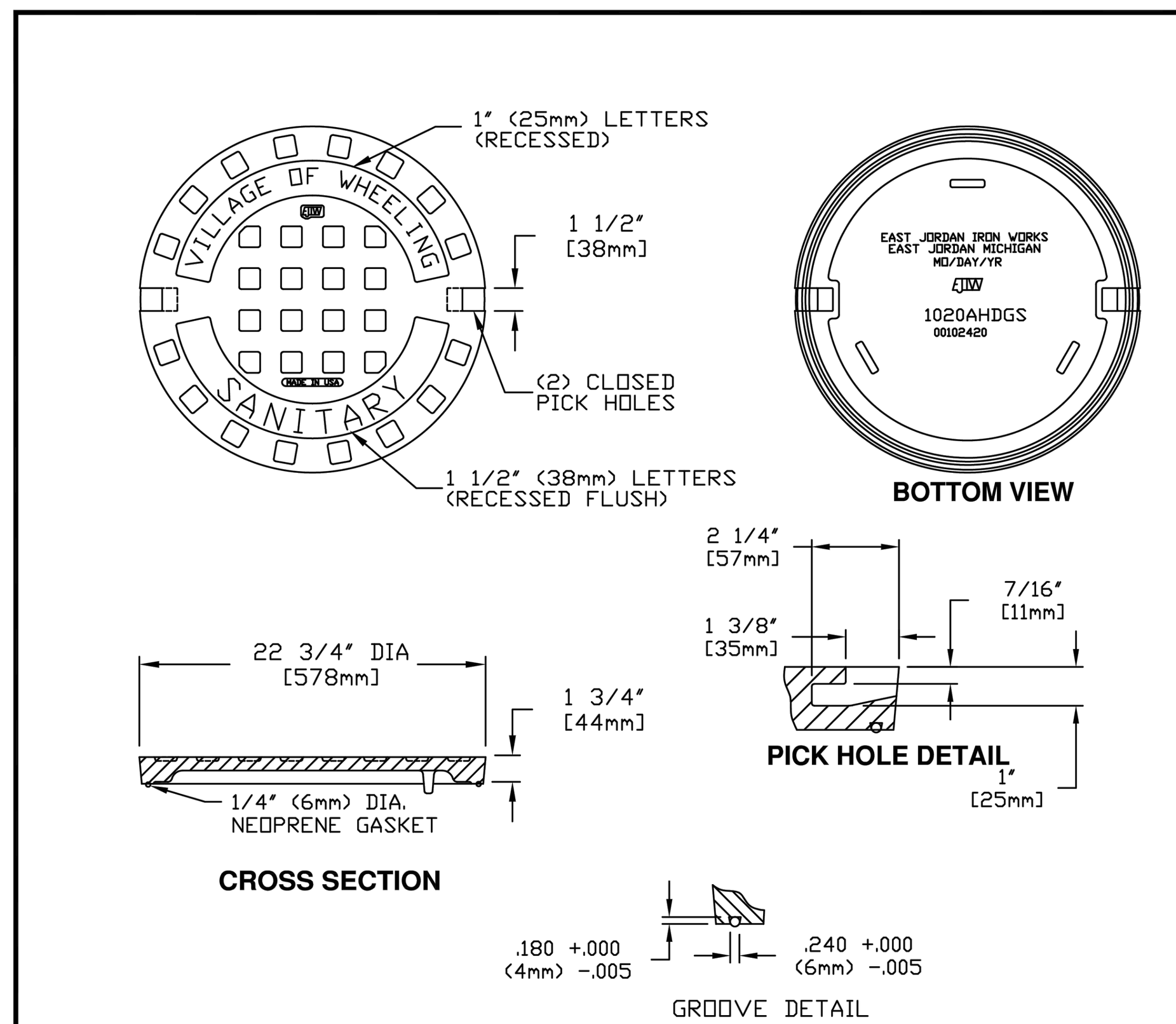

(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN SMH	DATE 11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102420**

(*) CATALOG NO. **1020AGS**

REF. PRODUCT DRAWING 00102108

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

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FRAME AND CLOSED LID SANITARY STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
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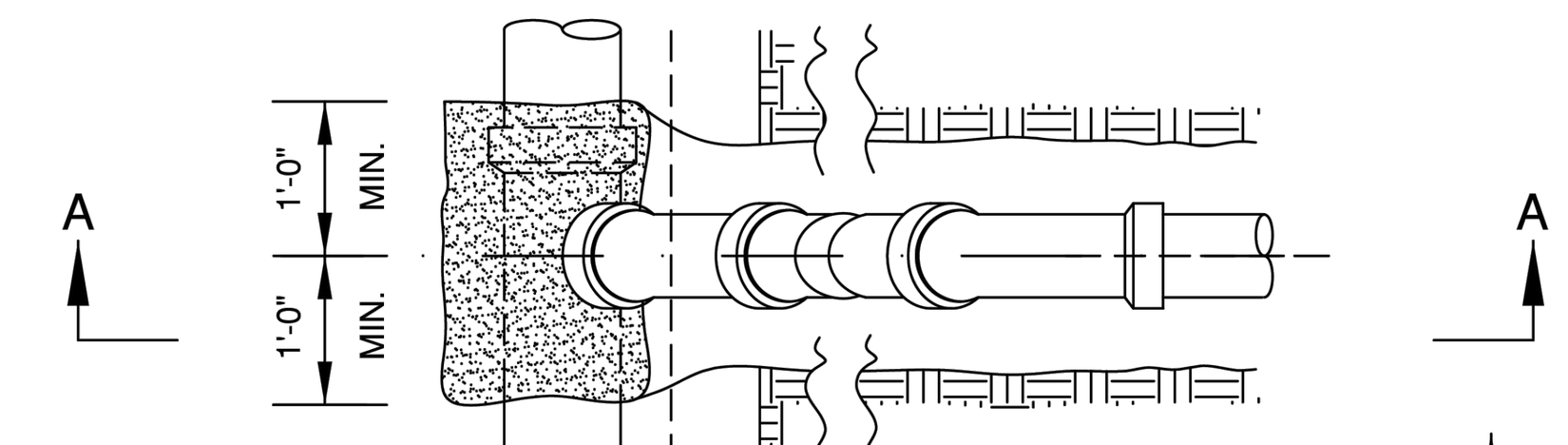
T:\ENGINEERING\STANDARDS	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	C.J.C.	11-27-07 AUTOCAD FILE	

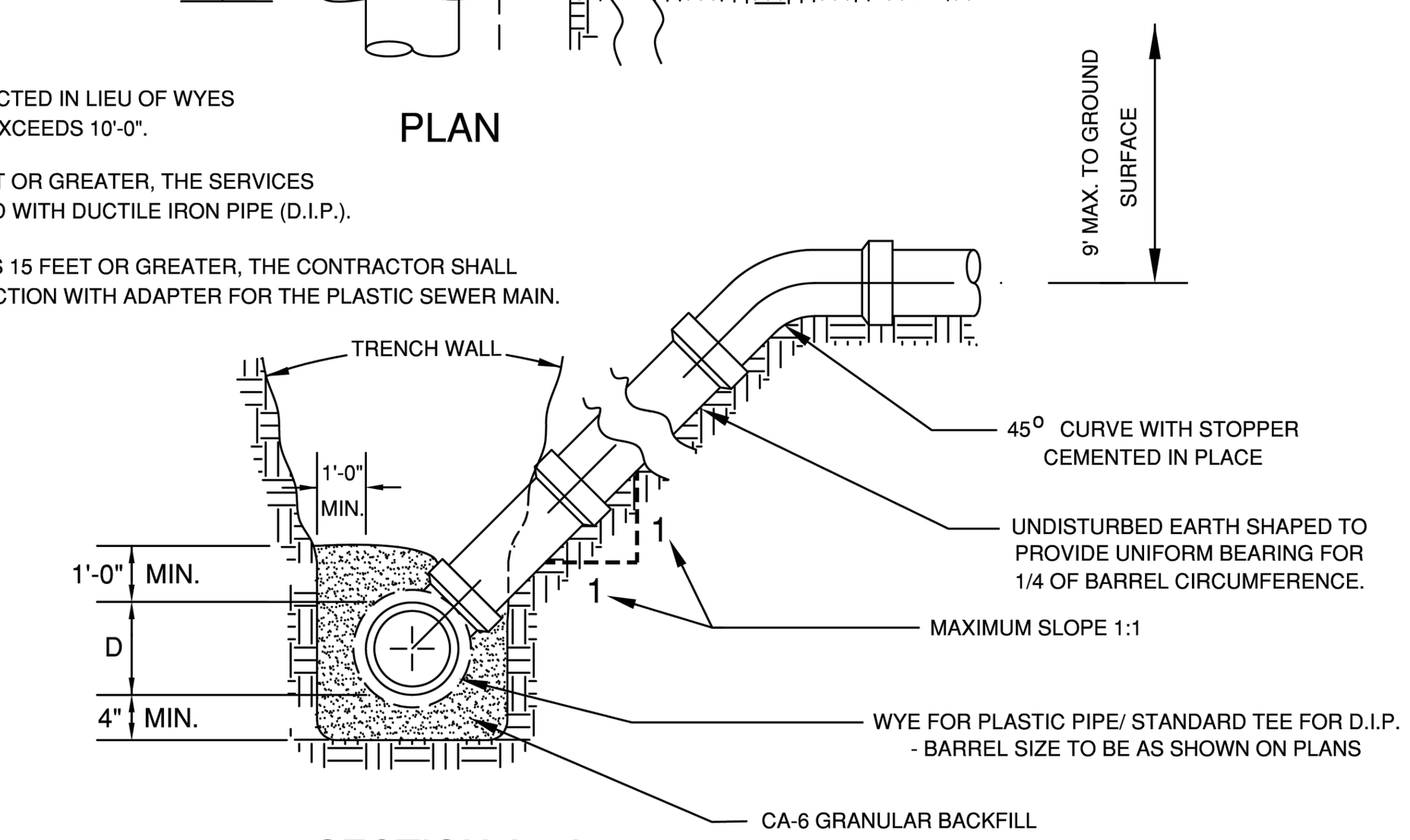


PLAN

NOTE:
RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 10'-0".

FOR A DEPTH OF 10 FEET OR GREATER, THE SERVICES SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P.).

WHERE A SEWER MAIN IS 15 FEET OR GREATER, THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.

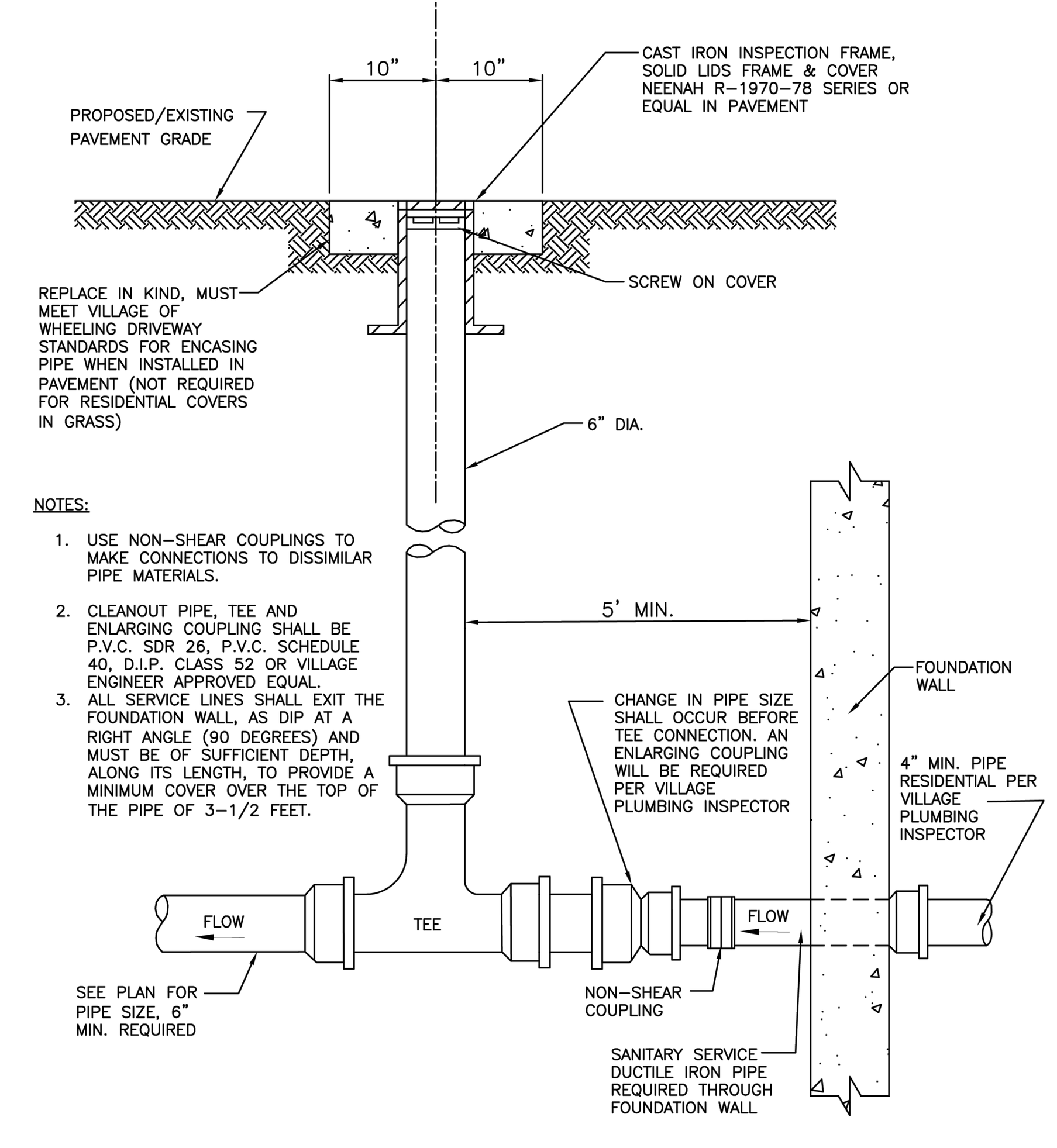


SECTION A - A

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

SANITARY SERVICE RISER STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	9-8-00 AUTOCAD FILE	SAN-5
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	

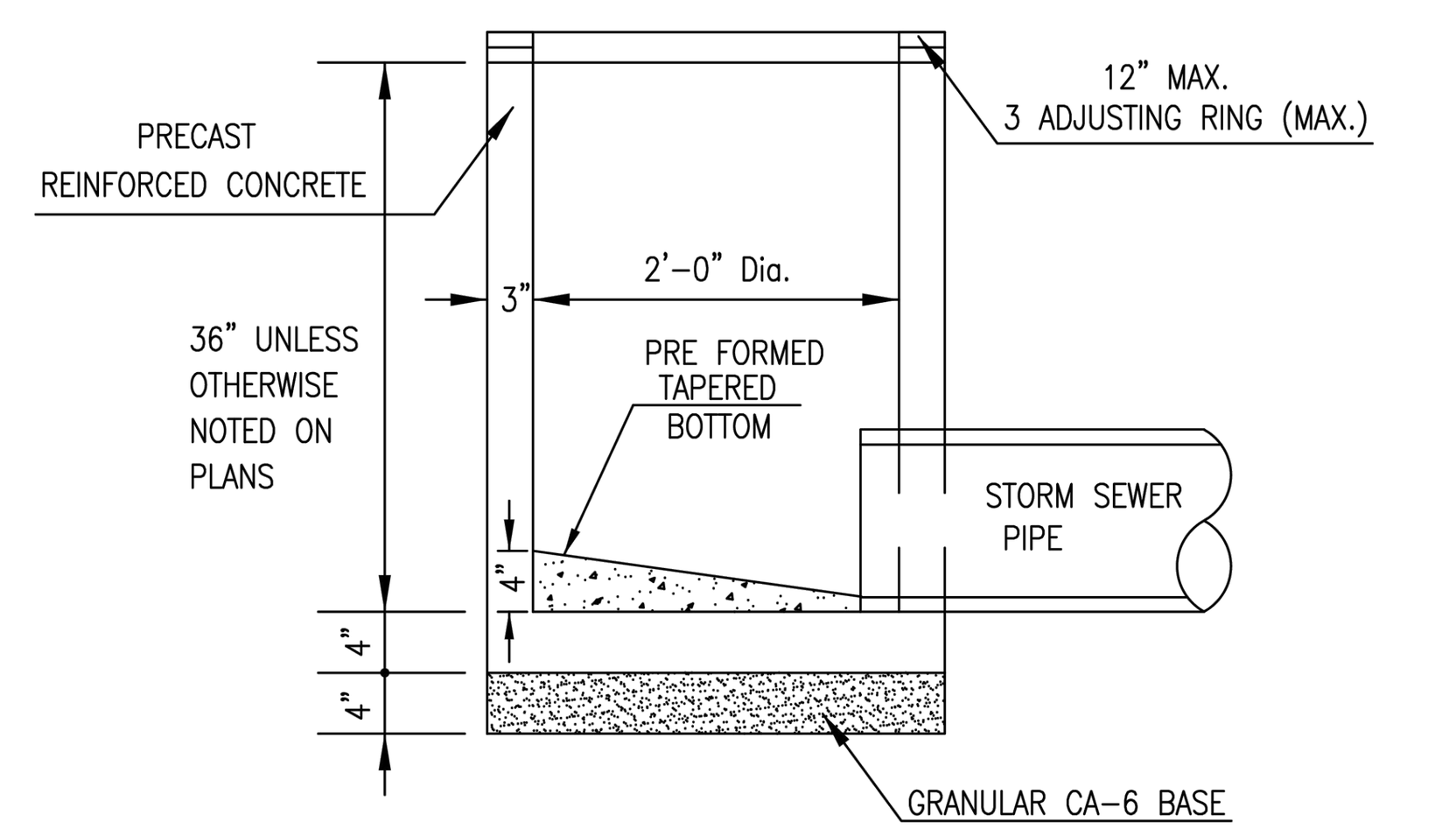


NOTES:
1. USE NON-SHEAR COUPLINGS TO MAKE CONNECTIONS TO DISSIMILAR PIPE MATERIALS.
2. CLEANOUT PIPE, TEE AND ENLARGING COUPLING SHALL BE P.V.C. SDR 26, P.V.C. SCHEDULE 40, D.I.P. CLASS 52 OR VILLAGE ENGINEER APPROVED EQUAL.
3. ALL SERVICE LINES SHALL EXIT THE FOUNDATION WALL, AS DIP AT A RIGHT ANGLE (90 DEGREES) AND MUST BE OF SUFFICIENT DEPTH, ALONG ITS LENGTH, TO PROVIDE A MINIMUM COVER OVER THE TOP OF THE PIPE OF 3-1/2 FEET.

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

SANITARY SEWER CLEANOUT STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	SAN-6
T:\ENGINEERING\STANDARDS	C.J.C.	08-08-08 VILLAGE REVISIONS	
	K.R.G.	08-31-11 TEE REVISIONS	



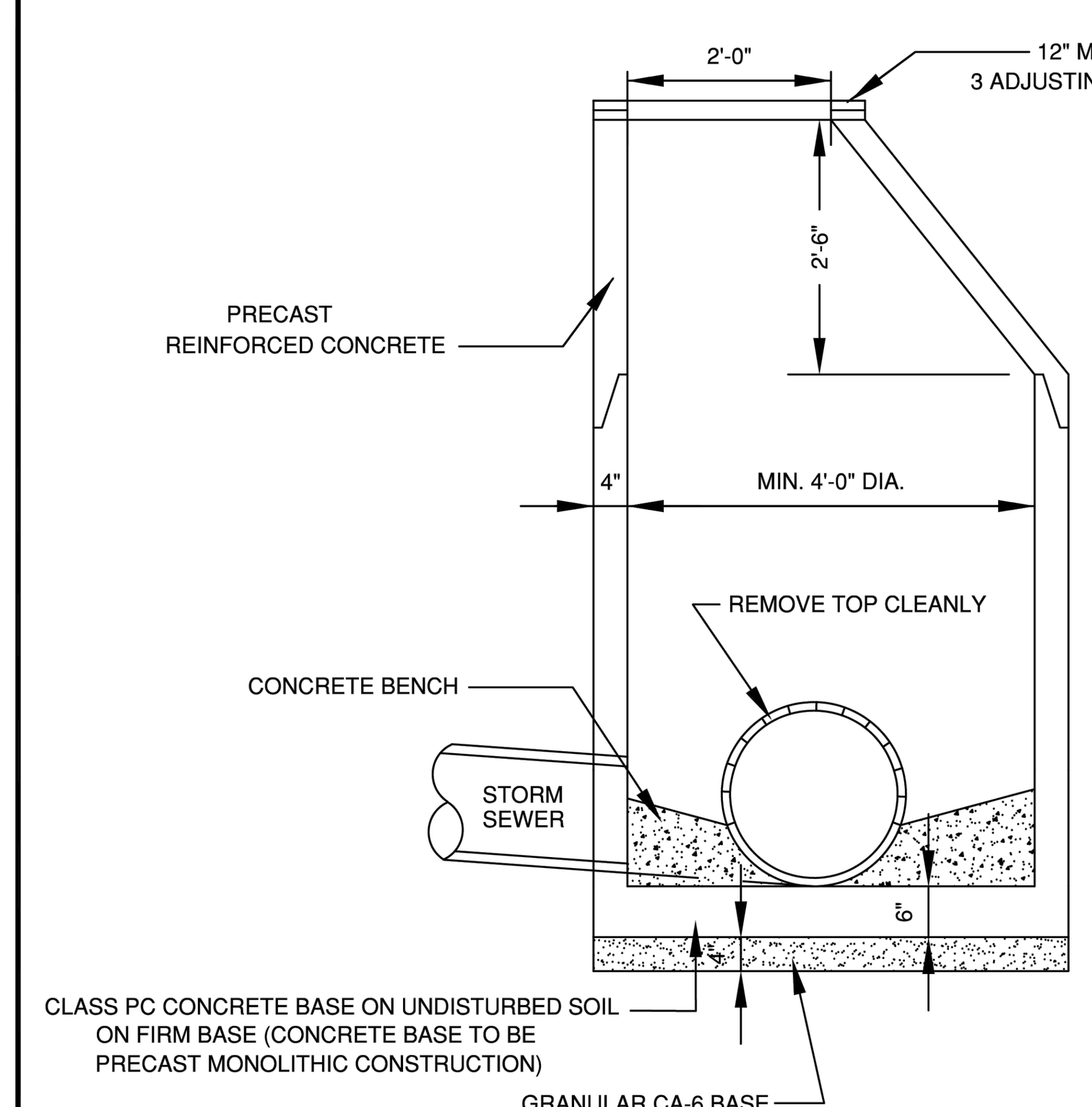
INLET (TYPE A)

NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

INLET STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-1
T:\ENGINEERING\STANDARDS	S.W.	9-21-01 PER COMMENTS	
	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	01-04-18 ADDED NOTES	

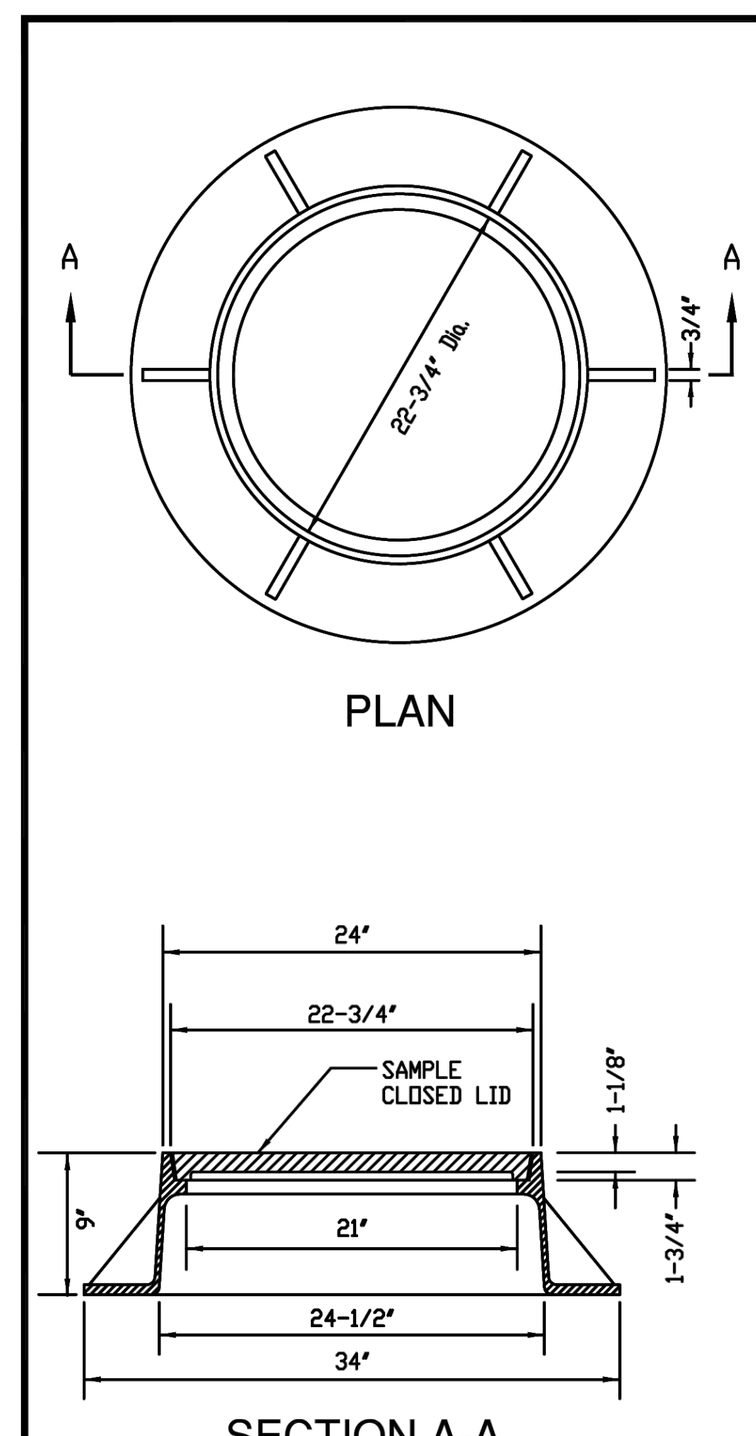


NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

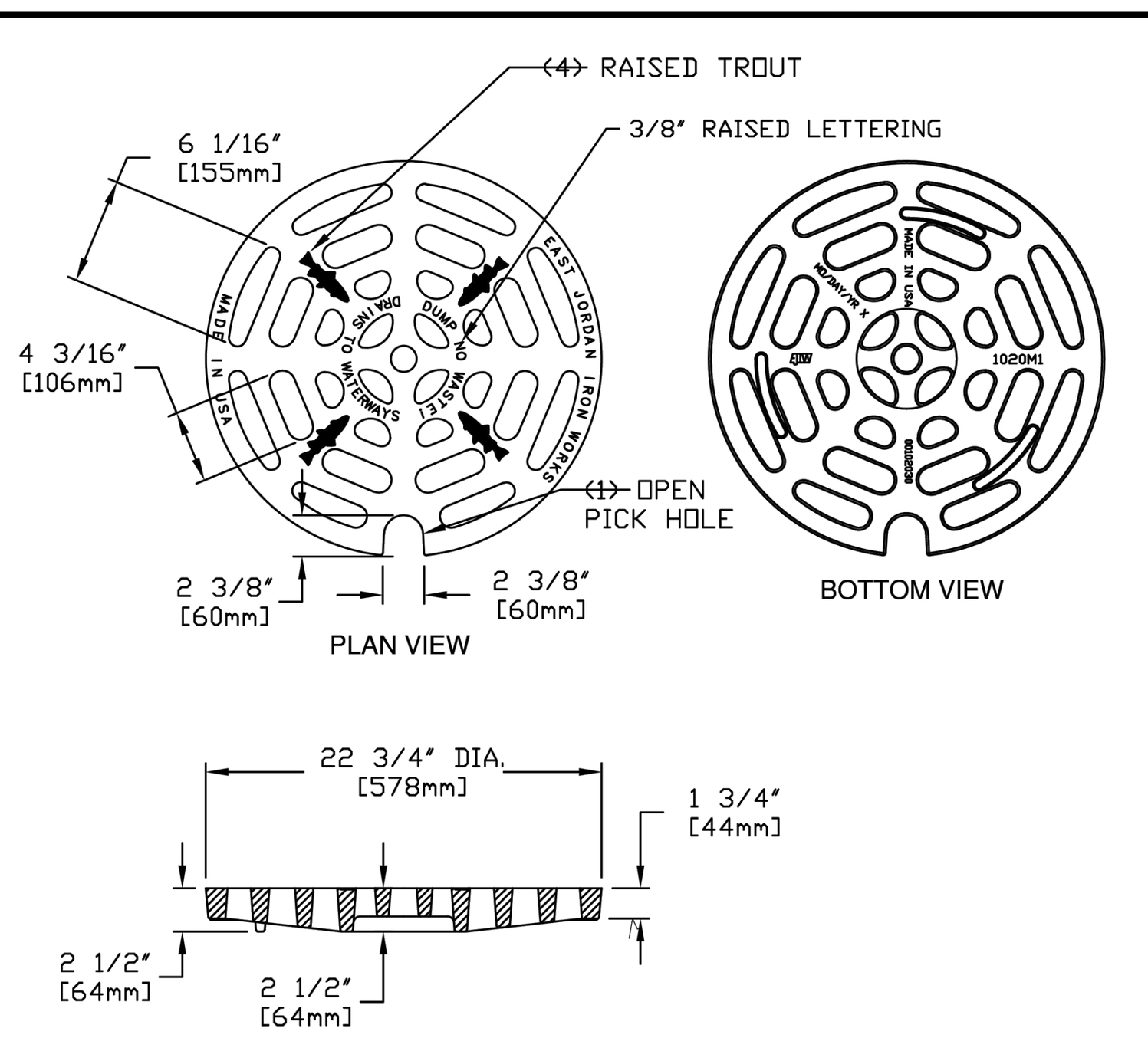
VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	9-21-01 PER COMMENTS	ST-4
T:\ENGINEERING\STANDARDS	S.W.	2-27-03 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	
	K.A.G.	1-04-18 NOTES ADDED	



FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER



(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN TCL	DATE 09/26/02
APPROVED	DATE

CATCH BASIN GRATE

(*) PRODUCT NO. 00102030 DIPPED

(*) CATALOG NO. 1020M1

REF. PRODUCT DRAWING 102031

EST. WT. GRATE: 124 LBS (56 kg)

OPEN AREA 120 SQ. INCHES (774 SQ. cm)

MAT'L SPEC. GRATE - GRAY IRON ASTM A45 CL 35B

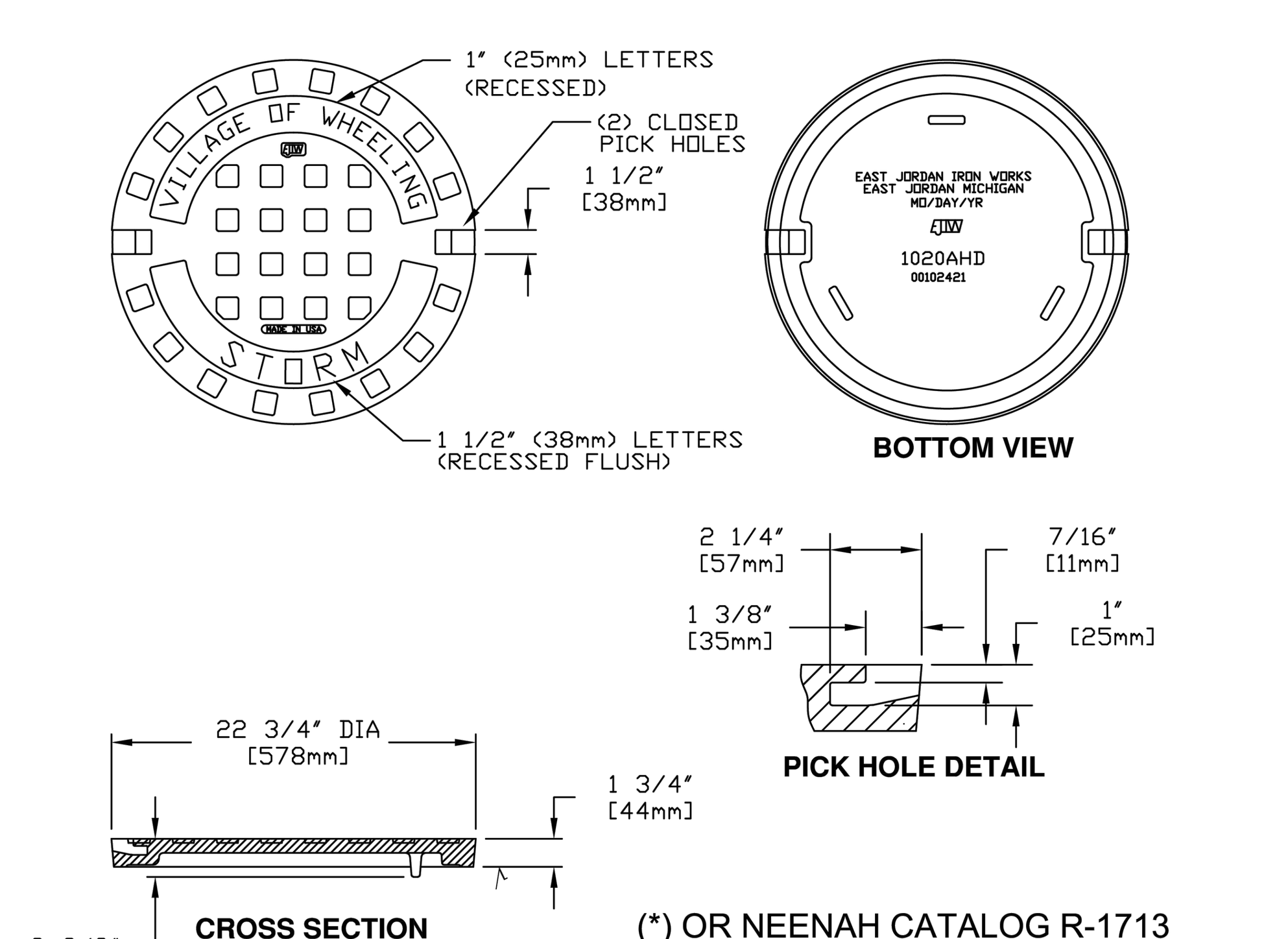
LOAD RATING EXTRA HEAVY DUTY

(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND OPEN LID STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	ST-6
T:\ENGINEERING\STANDARDS	S.W.	9-19-01 PER COMMENTS	
	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	K.R.G.	9-11-06 AUTOCAD FILE	



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

√ MACHINED SURFACE

EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN SMH	DATE 11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102421**

(*) CATALOG NO. **1020A**

REF. PRODUCT DRAWING 102067

EST. WT. COVER WT: 115 LBS. (52 kg)

OPEN AREA N/A

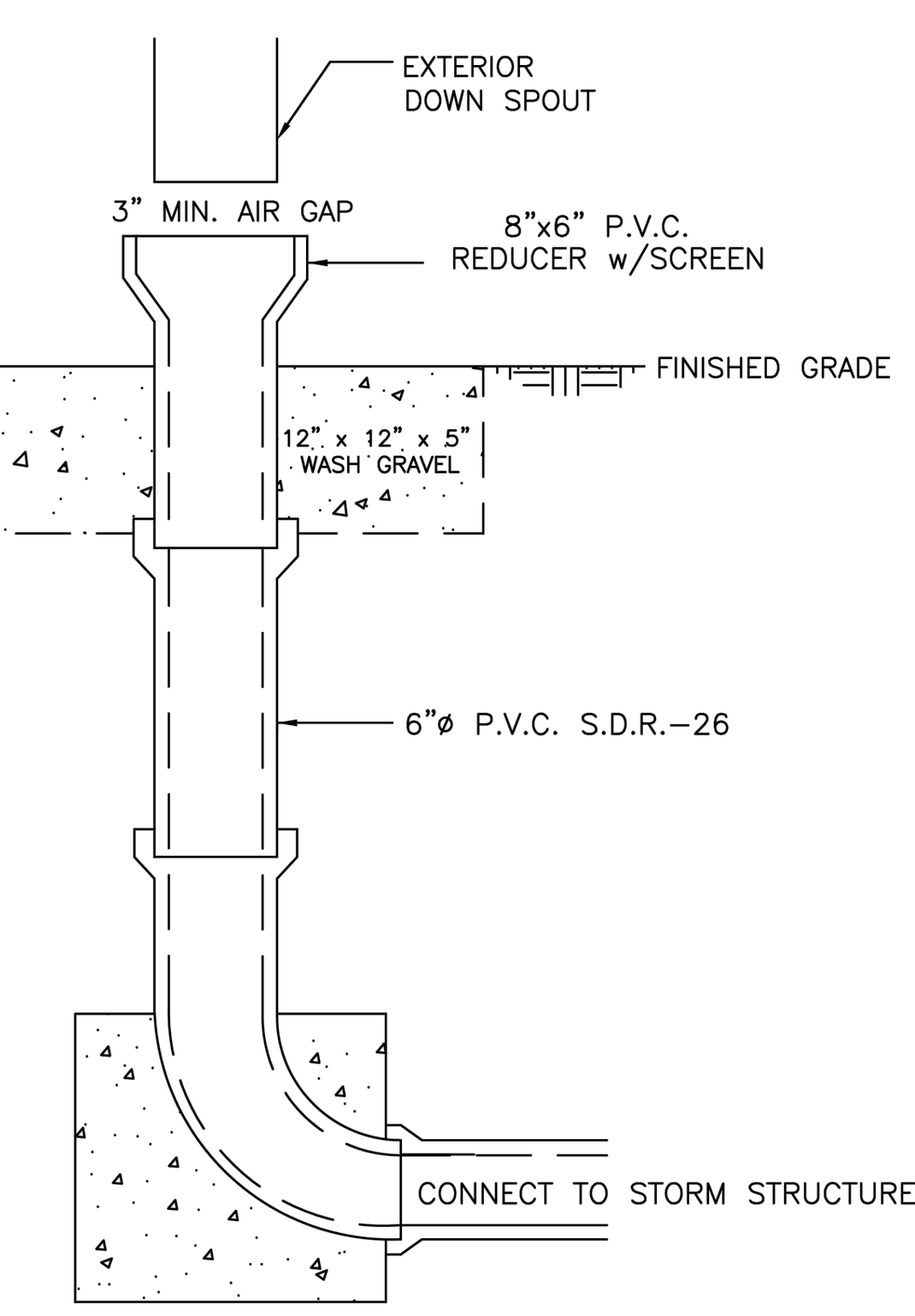
MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

FRAME AND CLOSE LID STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	ST-7
T:\ENGINEERING\STANDARDS	S.W.	9-19-01 PER COMMENTS	
	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	C.J.C.	01-29-08 AUTOCAD FILE	



NOTE:
1. IF DOWN SPOUT DISCHARGE IS NOT INTO THE STORM SEWER SYSTEM, IT MUST BE TERMINATED NO MORE THAN 10 FT FROM THE BUILDING BUT NOT CLOSER THAN 3 FT FROM THE ADJACENT PROPERTY OR WITH THE DIRECTION OF FLOW ONTO ADJACENT PROPERTY.
2. IF CONNECTING DOWN SPOUT DISCHARGE TO VILLAGE STORM SEWER STRUCTURE, CONNECTION MUST BE CORED AND RUBBER BOOTED.
3. DOWNSPOUT PIPE MATERIAL ON PRIVATE PROPERTY MAY BE PVC OR PE (POLYETHYLENE) PLASTIC PIPE.

VILLAGE OF WHEELING ILLINOIS — VILLAGE OF WHEELING ENGINEERING DIVISION, 2 COMMUNITY BOULEVARD, WHEELING, IL 60090, WWW.WHEELINGIL.GOV

DOWNSPOUT CONNECTION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-11
T:\ENGINEERING\STANDARDS	S.W.	11-07-02 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	
	K.A.G.	1-04-18 NOTES ADDED	

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312.258.9595

CIVIL ENGINEER
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C31

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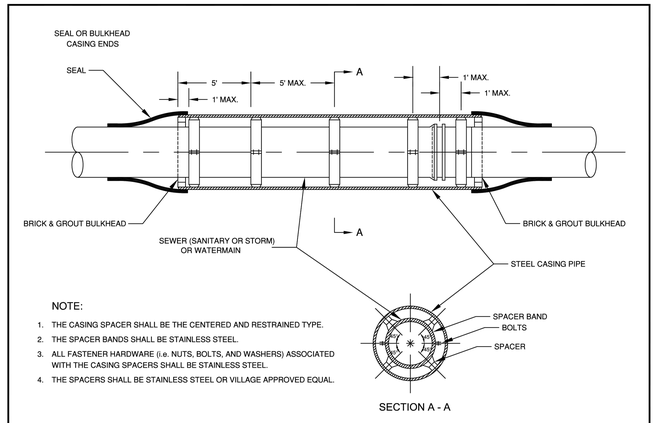
IF THE LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, AT THIS PLOT IS SCALED INCORRECTLY

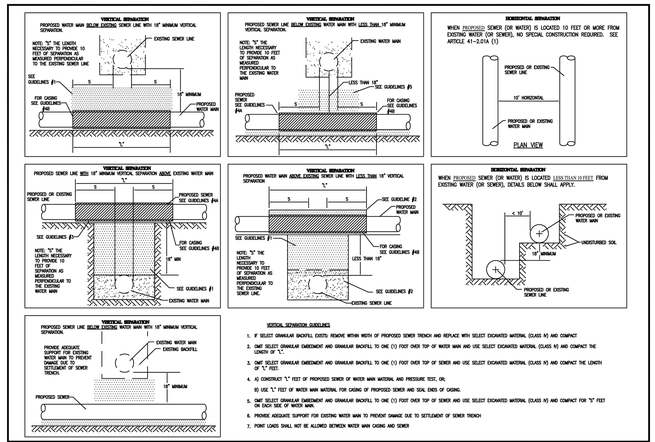
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



NOTE:

1. THE CASING SPACER SHALL BE THE CENTERED AND RESTRAINED TYPE.
2. THE SPACER BANDS SHALL BE STAINLESS STEEL.
3. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE CASING SPACERS SHALL BE STAINLESS STEEL.
4. THE SPACERS SHALL BE STAINLESS STEEL OR VILLAGE APPROVED EQUAL.

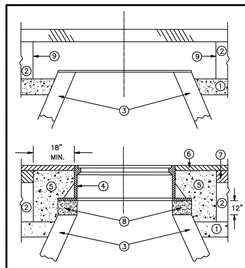
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	UNDERGROUND UTILITY CASING PIPE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	4-17-00 AUTOCAD FILE	UTL-3
		FILE LOCATION	S.W.	5-11-04 SPACER ROMNEY	
		T:\ENGINEERING\STANDARDS	K.R.G.	9-11-06 AUTOCAD FILE	



VERTICAL SEPARATION GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. CMT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
3. CMT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
4. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
5. CMT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "L" FEET ON EACH SIDE OF WATER MAIN.
6. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH
7. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	UTILITY SEPARATION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	2-8-08 AUTOCAD FILE	UTL-4
		FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
		T:\ENGINEERING\STANDARDS	K.A.G.	11-07-16 AUTOCAD FILE	



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSE HMA SURFACE COURSE
7. PROPOSE HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 12" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WHEELING BY THE COTNRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WHEELING CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED.

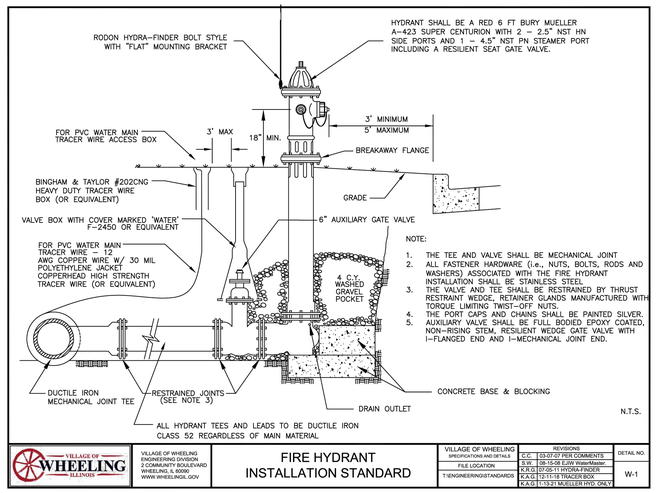
CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED.
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5' X 5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5' X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS.

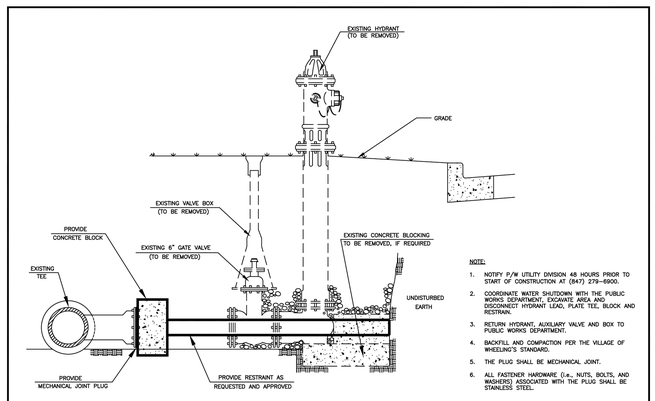
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
		FILE LOCATION			UTL-7
		T:\ENGINEERING\STANDARDS			



NOTE:

1. THE TEE AND VALVE SHALL BE MECHANICAL JOINT
2. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, RODS AND WASHERS) ASSOCIATED WITH THE FIRE HYDRANT INSTALLATION SHALL BE STAINLESS STEEL.
3. THE VALVE AND TEE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.
4. THE PORT CAPS AND CHAINS SHALL BE PAINTED SILVER.
5. AUXILIARY VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGED END AND I-MECHANICAL JOINT END.

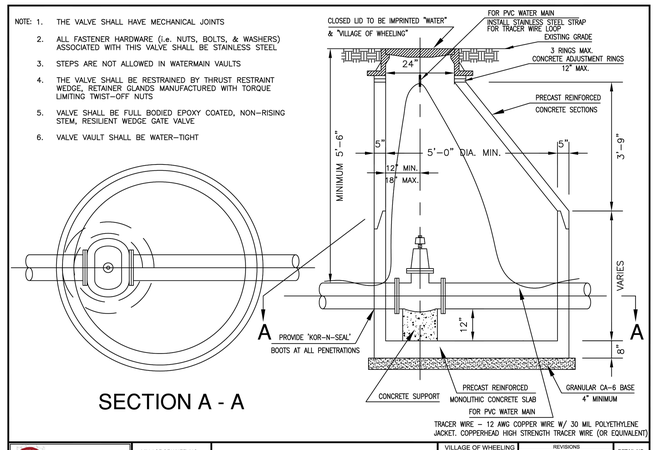
VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FIRE HYDRANT INSTALLATION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			C.C.	03-07-07 PER COMMENTS	W-1
		FILE LOCATION	S.W.	08-15-08 EJW WaterMaster	
		T:\ENGINEERING\STANDARDS	K.R.G.	07-08-11 HYDRA FINDER	
			K.A.G.	12-11-18 TRACER BOX	
			K.A.G.	1-13-21 MUELLER HYD. ONLY	



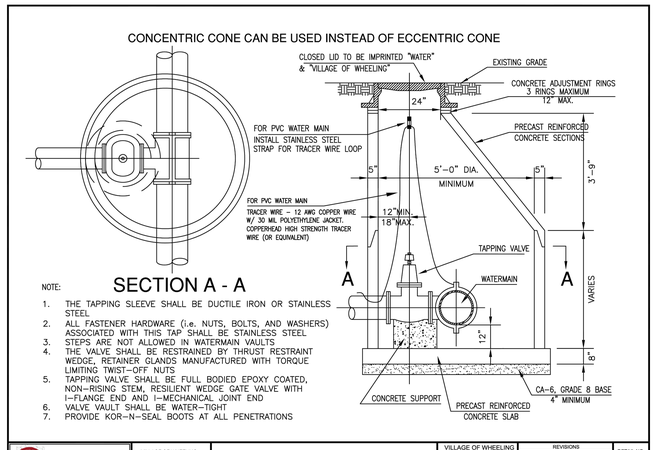
NOTE:

1. NOTIFY P/W UTILITY DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (847) 279-6900.
2. COORDINATE WATER SHUTDOWN WITH THE PUBLIC WORKS DEPARTMENT. EXCAVATE AREA AND DISCONNECT HYDRANT LEAD, PLATE TEE, BLOCK AND RESTRAIN.
3. RETURN HYDRANT, AUXILIARY VALVE AND BOX TO PUBLIC WORKS DEPARTMENT.
4. BACKFILL AND COMPACTION PER THE VILLAGE OF WHEELING'S STANDARD.
5. THE PLUG SHALL BE MECHANICAL JOINT.
6. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE PLUG SHALL BE STAINLESS STEEL.

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FIRE HYDRANT ABANDONMENT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			R.A.	8-19-99	W-2
		FILE LOCATION	S.W.	3-3-00 AUTOCAD FILE	
		T:\ENGINEERING\STANDARDS	C.J.C.	9-11-06 AUTOCAD FILE	
			S.W.	01-24-07 PER COMMENTS	
			K.A.G.	11-21-16 CHANGE PHONE #	



VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	5' DIA. VALVE VAULT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	11-07-07 PER COMMENTS	W-3
		FILE LOCATION	C.C.	03-07-07 PER COMMENTS	
		T:\ENGINEERING\STANDARDS	K.R.G.	07-18-07 PER COMMENTS	
			K.A.G.	12-11-18 TRACER WIRE	



NOTE:

1. THE TAPPING SLEEVE SHALL BE DUCTILE IRON OR STAINLESS STEEL
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THIS TAP SHALL BE STAINLESS STEEL
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. TAPPING VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGE END AND I-MECHANICAL JOINT END
6. VALVE VAULT SHALL BE WATER-TIGHT
7. PROVIDE KOR-N-SEAL BOOTS AT ALL PENETRATIONS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VALVE & TAPPING VAULT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	4-12-00 AUTOCAD FILE	W-4
		FILE LOCATION	C.C.	03-07-07 PER COMMENTS	
		T:\ENGINEERING\STANDARDS	S.W.	08-15-08 CONCENTRIC CONE	
			K.A.G.	01-03-18 TRACER WIRE	

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100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C32

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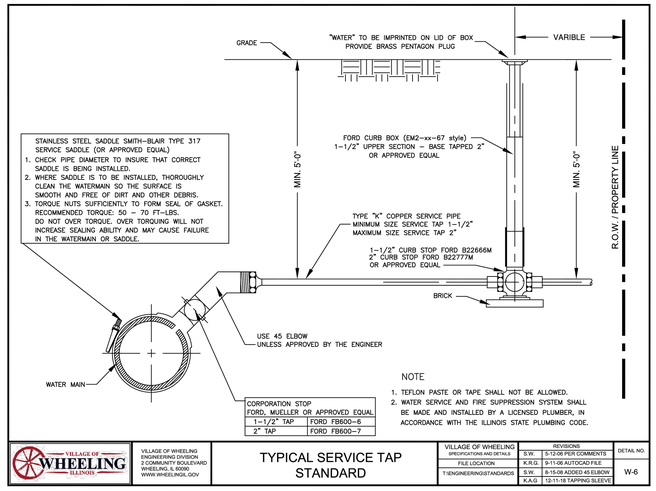
File Location: G:\08\25\0887.151 Wheeling PD Aquatic Ctr\0887.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pawalters / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZE PLOTTING
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH BLACK AND WHITE LETTERS.



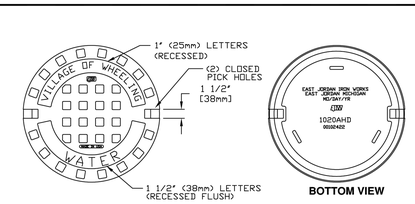
NOTE
1. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
2. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TYPICAL SERVICE TAP STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	5-12-06 PER COMMENTS	W-6
FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	S.W.	8-15-06 ADDED 45 ELBOW	
	K.A.G.	12-11-18 TAPPING SLEEVE	



(*) or NEENAH CATALOG R-1713
SHOP DRAWING NF-1015 T46

√ MACHINED SURFACE

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102422**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 00102067

EST. WT. COVER WT- 115 LBS (52kg)

OPEN AREA N/A

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

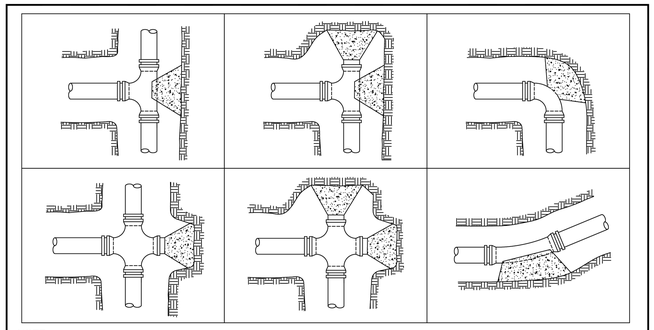
LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSED LID WATER MANHOLE STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	2-24-00 AUTOCAD FILE	W-7
FILE LOCATION	S.W.	9-11-06 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	S.W.	11-13-07 ENPOSS PHASE II	
	S.W.	10-27-09 ADDING NEENAH	
	C.J.C.	01-29-08 AUTOCAD FILE	



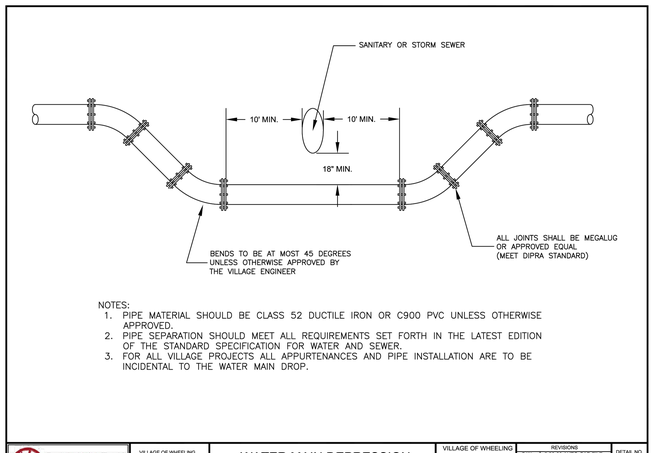
NOTE
1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

THRUST BLOCK STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	4-27-00 AUTOCAD FILE	W-8
FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS	T.W.M.	3-18-14 CONCRETE CLASS	



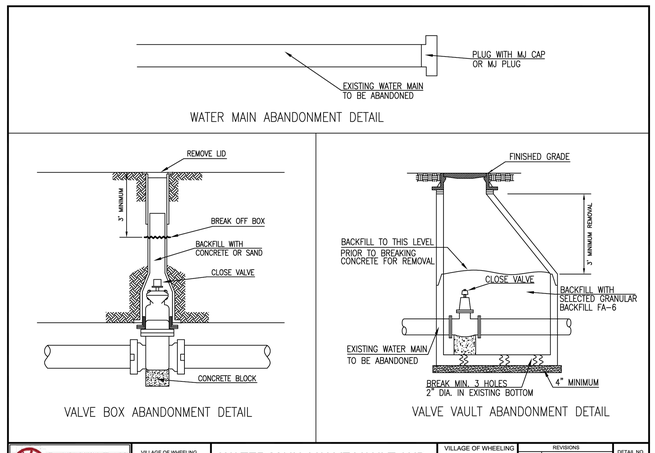
NOTES:
1. PIPE MATERIAL SHOULD BE CLASS 52 DUCTILE IRON OR C900 PVC UNLESS OTHERWISE APPROVED.
2. PIPE SEPARATION SHOULD MEET ALL REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR WATER AND SEWER.
3. FOR ALL VILLAGE PROJECTS ALL APPURTENANCES AND PIPE INSTALLATION ARE TO BE INCIDENTAL TO THE WATER MAIN DROP.

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN DEPRESSION STANDARD

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	5-30-00 AUTO-CAD FILE	W-9
FILE LOCATION	S.W.	5-11-06 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-20-08 AUTOCAD FILE	
	K.A.G.	01-21-20 NOTES	



WATER MAIN ABANDONMENT DETAIL

VALVE BOX ABANDONMENT DETAIL

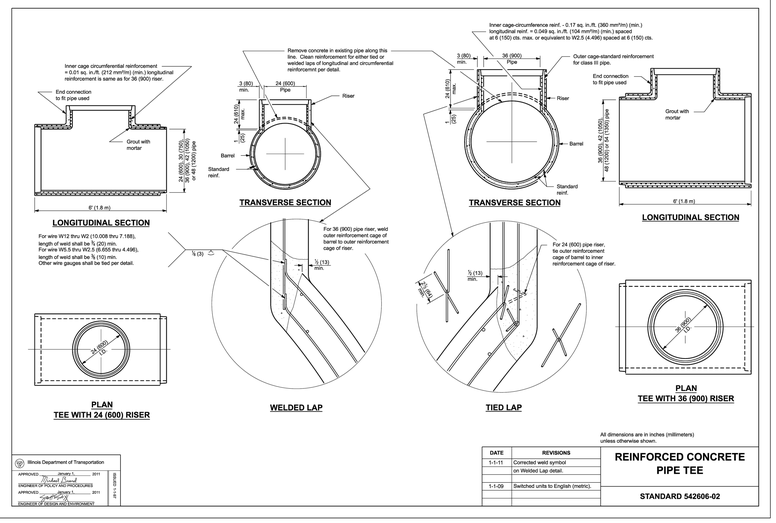
VALVE VAULT ABANDONMENT DETAIL

VILLAGE OF WHEELING ILLINOIS

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

WATER MAIN, VALVE VAULT AND BOX ABANDONMENT DETAIL

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS			W-11
FILE LOCATION			
T:\ENGINEERING\STANDARDS			



Illinois Department of Transportation

APPROVED: /s/ Robert Bond, DEPUTY DIRECTOR FOR POLICY AND PROCEDURES, 2011
APPROVED: /s/ Jeffrey L. Hochstetler, ENGINEER OF DESIGN AND ENVIRONMENT, 2011
STANDARD 542606-02

DATE	REVISIONS
1-1-11	Corrected weld symbol on Welded Lap detail.
1-1-09	Switched units to English (metric).

REINFORCED CONCRETE PIPE TEE

STANDARD 542606-02

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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C33

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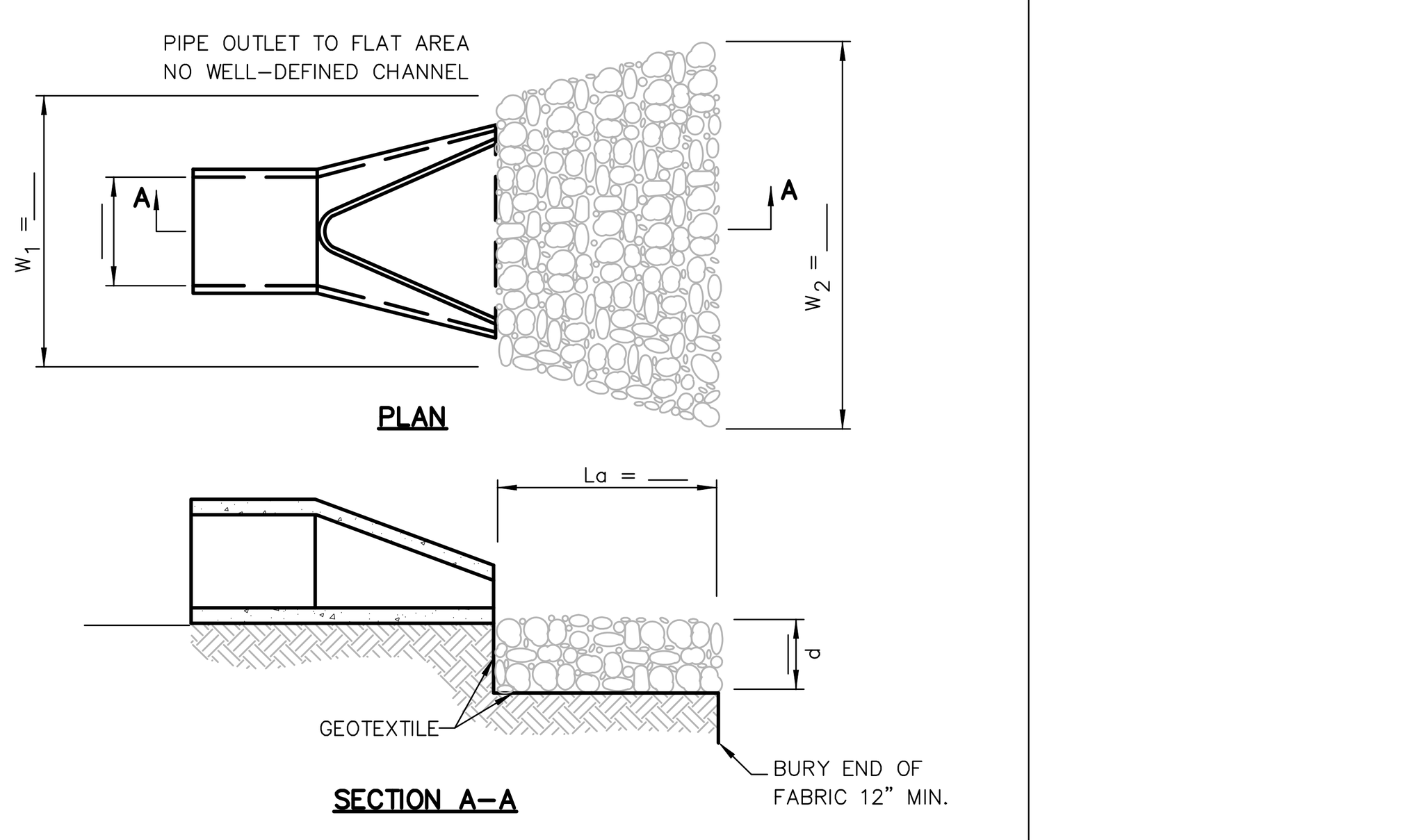
File Location: G:\6900\6987.151 Wheeling PD Aquatic Ctr\6987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswistek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

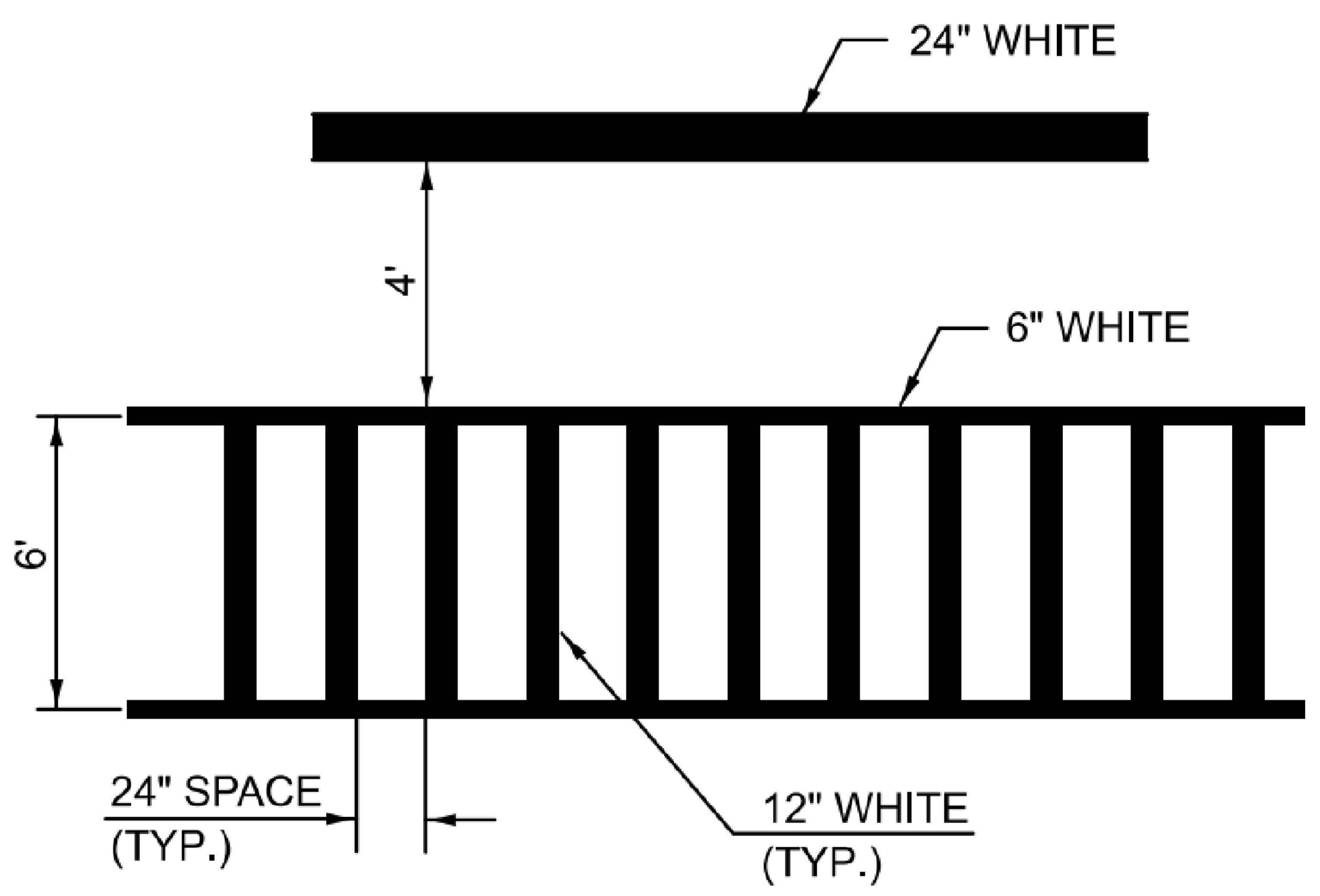
NOTES:

1. ALL GEOTEXTILE SHALL BE NON-WOVEN TABLE 1, CLASS 2 MATERIAL.
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

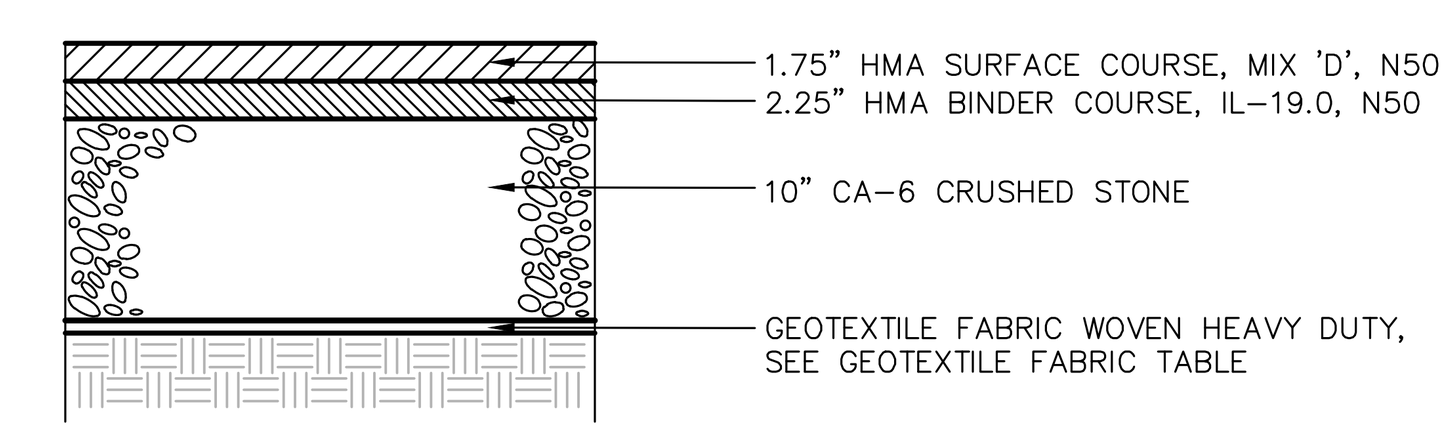


03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — PIPE OUTLET TO FLAT AREA



TYPICAL SPACING FOR CROSSWALKS & STOP BARS

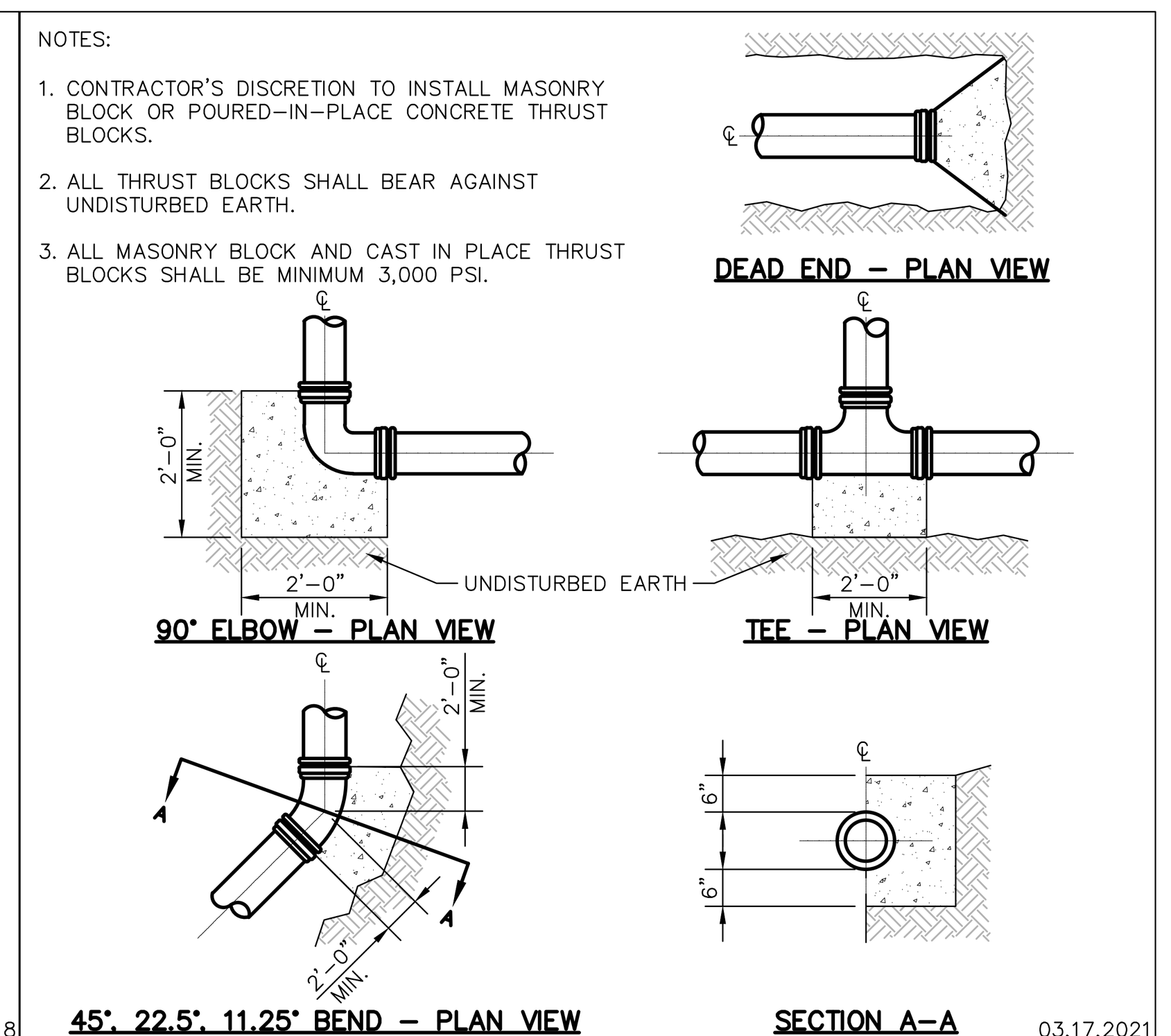


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — NORMAL DUTY PAVEMENT DETAIL

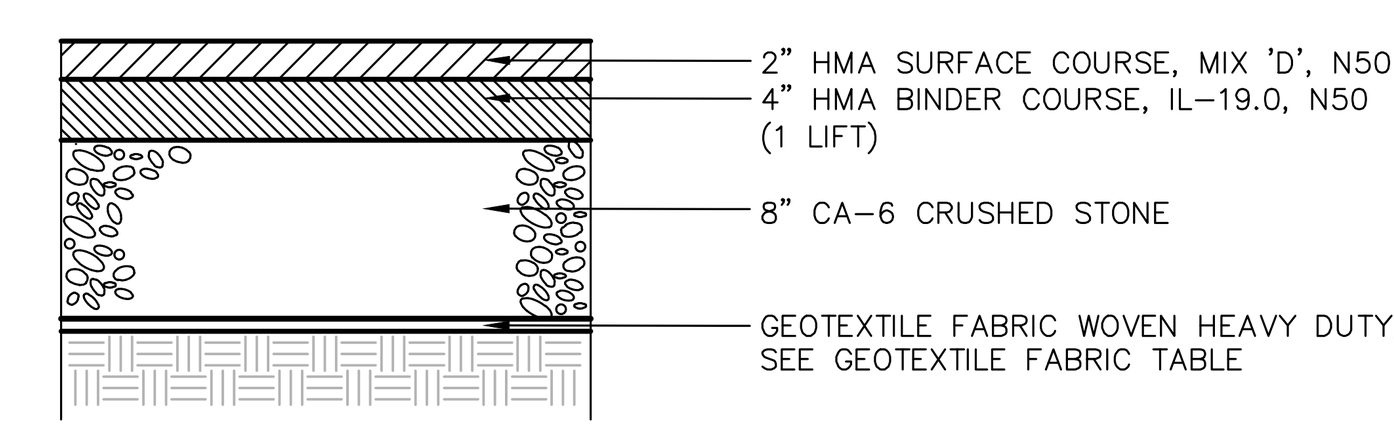
NOTES:

1. CONTRACTOR'S DISCRETION TO INSTALL MASONRY BLOCK OR POURED-IN-PLACE CONCRETE THRUST BLOCKS.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.



03.17.2021

GEWALT HAMILTON ASSOCIATES, INC. — THRUST BLOCKING

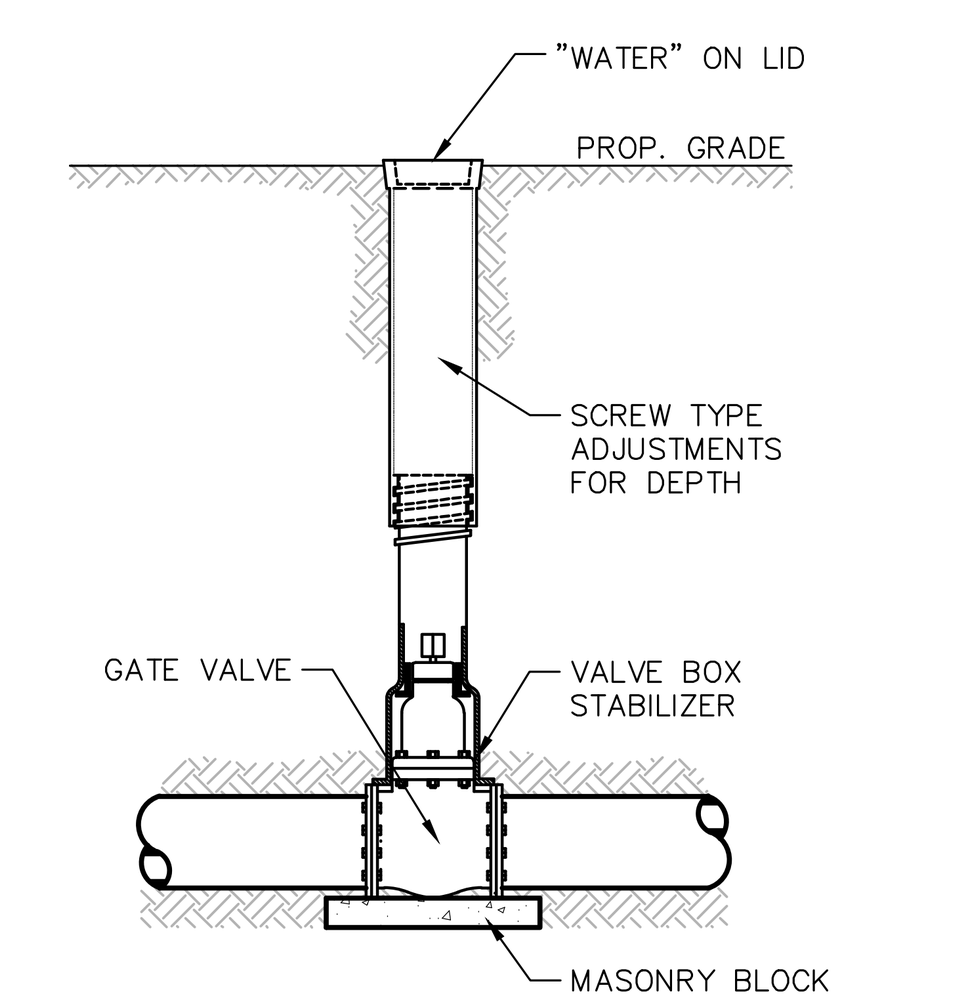


10.12.2018

GEWALT HAMILTON ASSOCIATES, INC. — HEAVY DUTY PAVEMENT DETAIL

NOTES:

1. SEE WATER TABLE FOR FURTHER REQUIREMENTS.

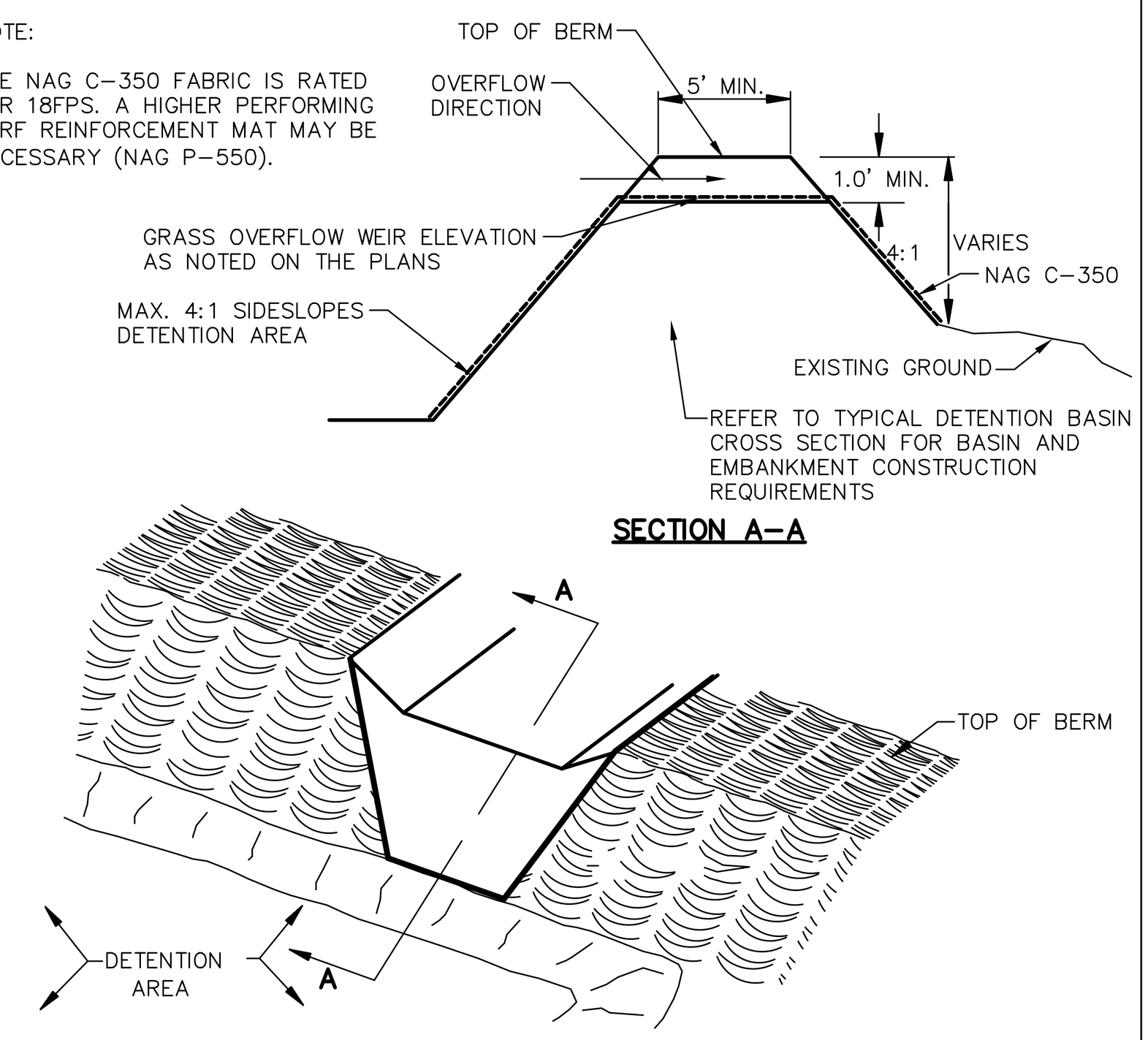


03.17.2021

GEWALT HAMILTON ASSOCIATES, INC. — VALVE BOX

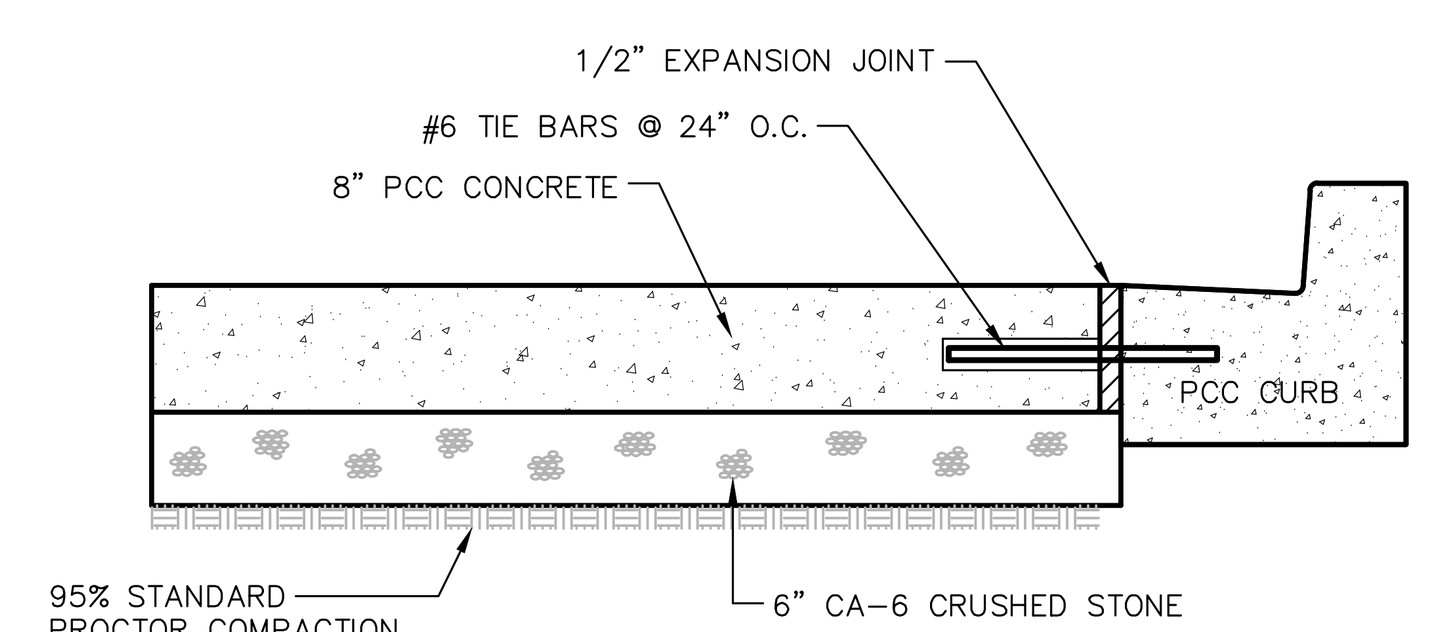
NOTE:

THE NAG C-350 FABRIC IS RATED FOR 18FPS. A HIGHER PERFORMING TURF REINFORCEMENT MAT MAY BE NECESSARY (NAG P-550).



03.15.2016

GEWALT HAMILTON ASSOCIATES, INC. — GRASS OVERFLOW WEIR DETAIL

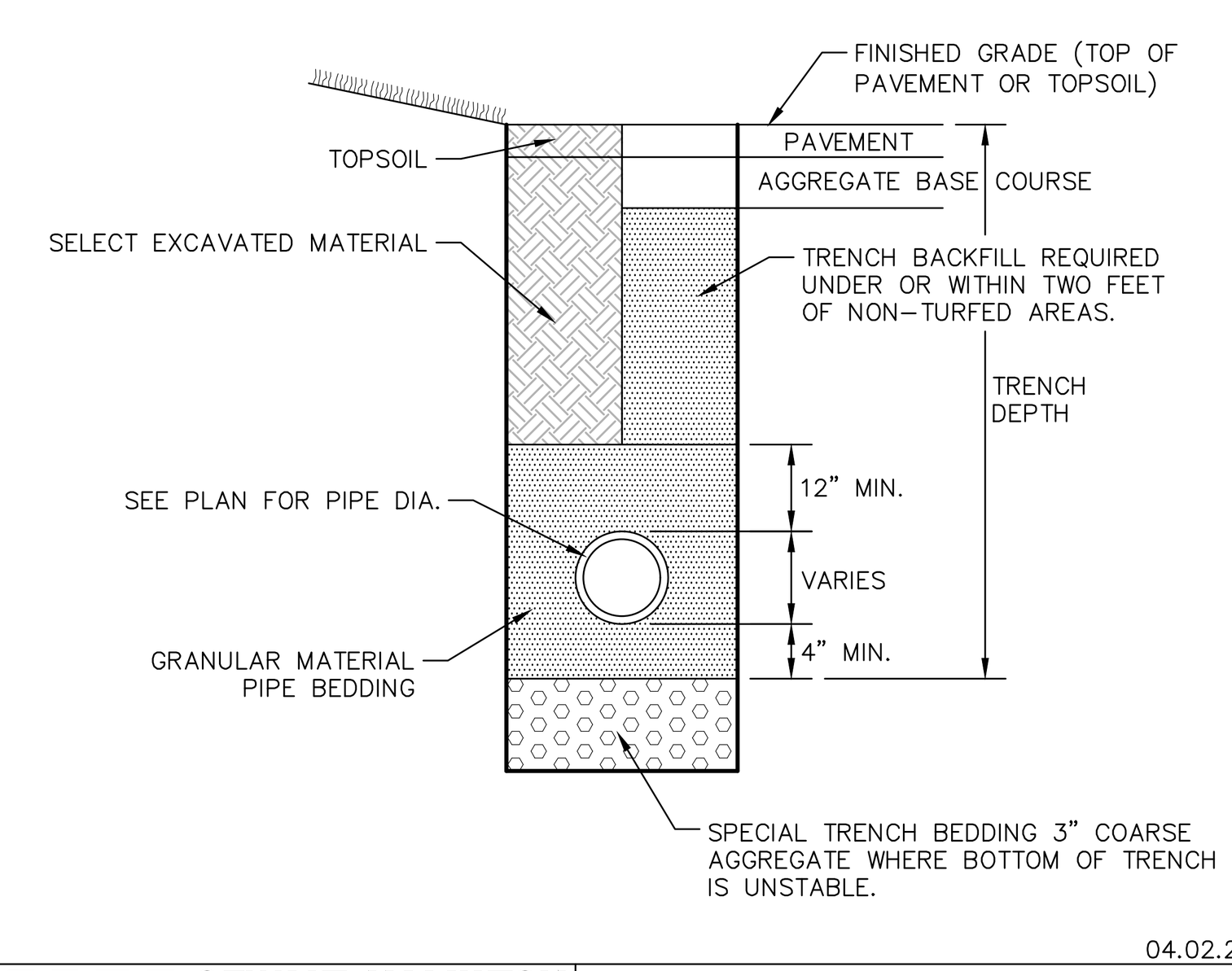


02.01.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC PAVEMENT DETAIL

NOTE:
SEE SANITARY TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.

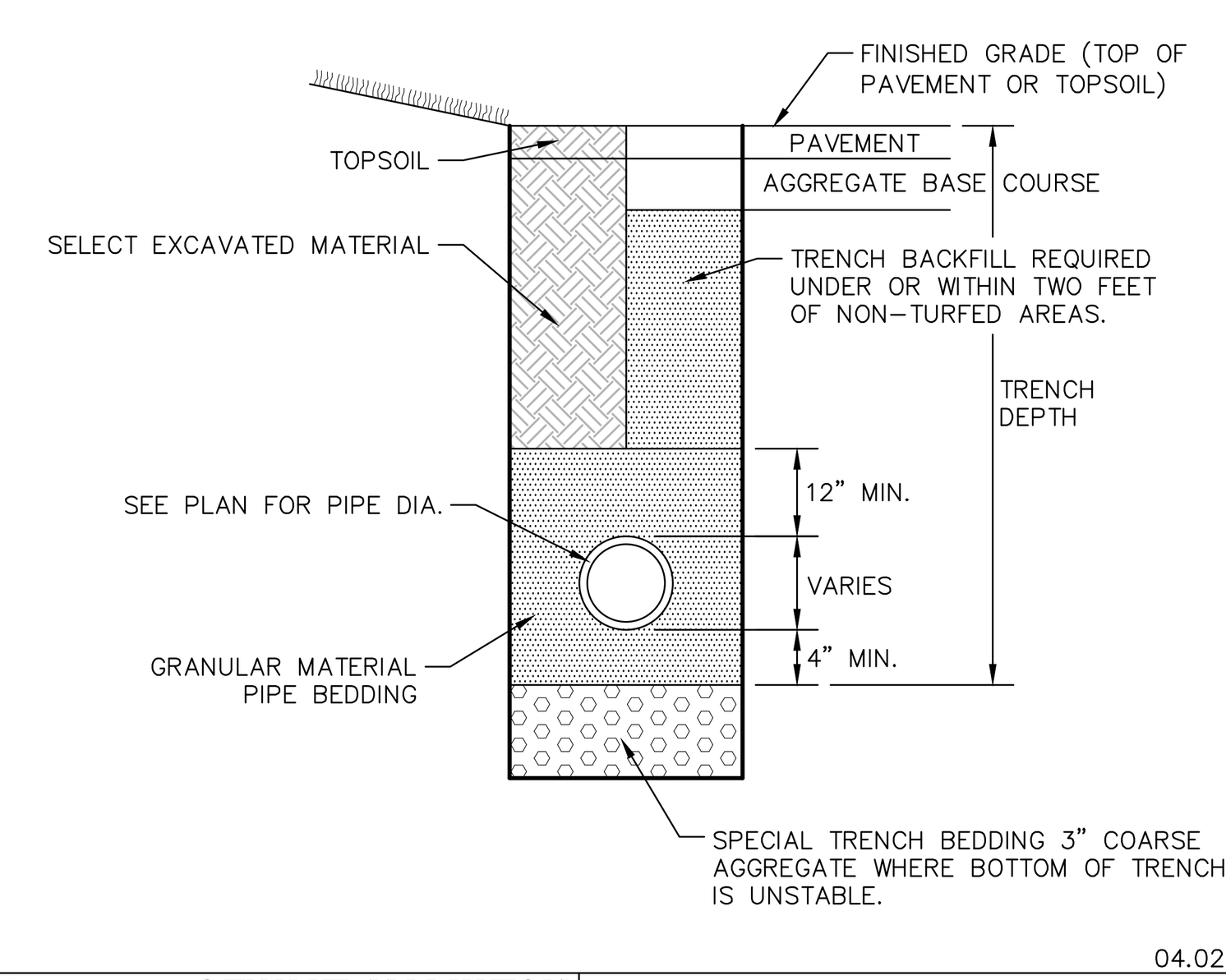


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — SANITARY TRENCH DETAIL

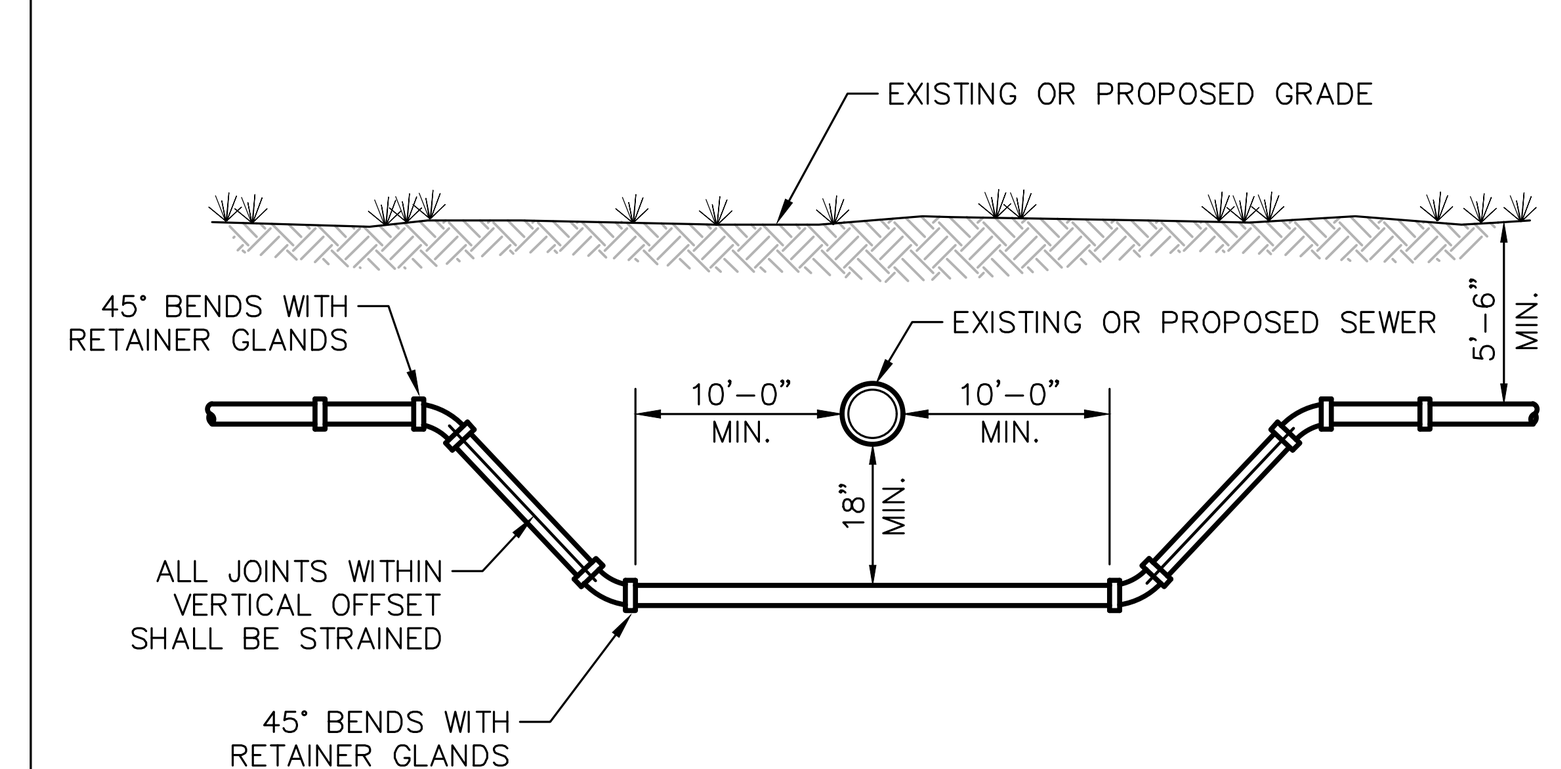
NOTE:
SEE WATER TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN TRENCH

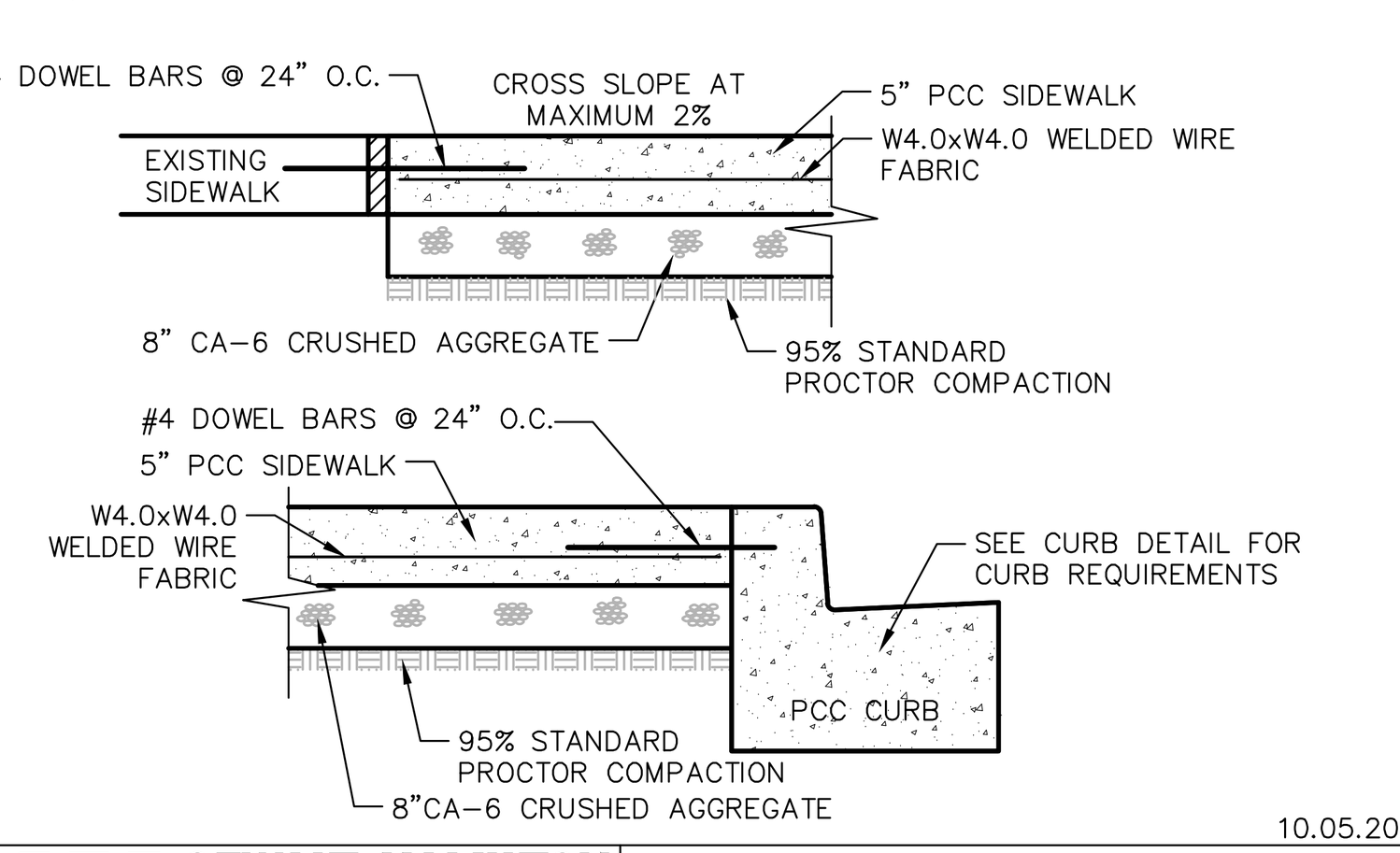


04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — HORIZONTAL WATER MAIN SEPARATION

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.
5. W4.0xW4.0 WELDED WIRE FABRIC SHALL BE INSTALLED ON CHAIRS/SHOES PRIOR TO POURING OF CONCRETE

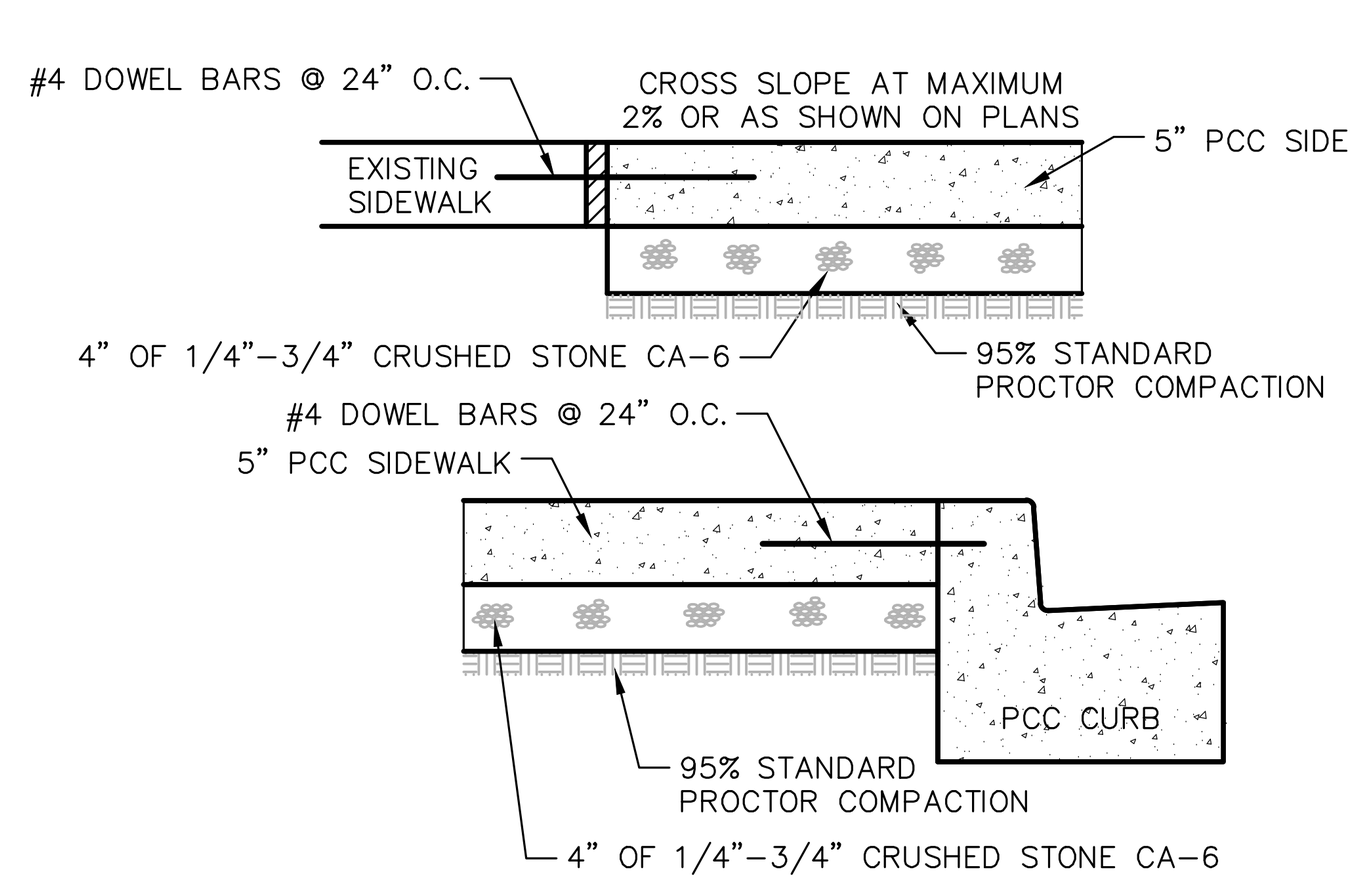


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL WITH WELDED WIRE FABRIC

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.

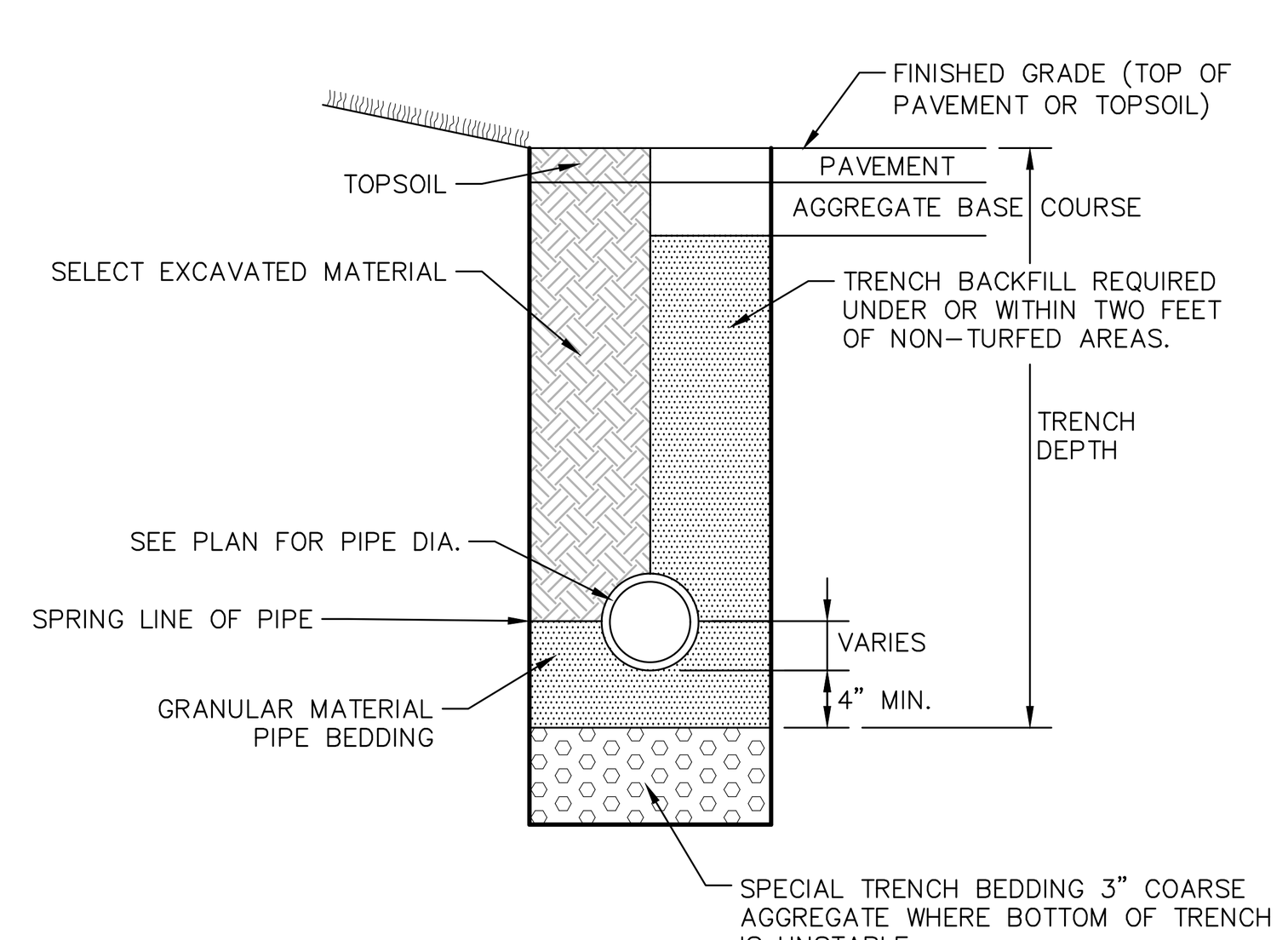


10.05.2021

GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL

NOTE:
SEE STORM TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — STORM TRENCH DETAIL RIGID PIPE INSTALLATION

VERTICAL SEPARATION REQUIREMENTS

CROSSING	REQUIRED VERTICAL SEPARATION	ADDITIONAL REQUIREMENTS (SELECT ONE)
WATER OVER SEWER	WATER INVERT >18" ABOVE CROWN OF SEWER.	**VERTICAL SEPARATION < 18"** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.
SEWER OVER WATER	SEWER INVERT >18" ABOVE CROWN OF WATER. (SEWER INVERT < 18" ABOVE CROWN OF WATER NEVER ALLOWED)	**VERTICAL SEPARATION < 18" (NEVER ALLOWED)** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.

NOTES:

1. SEE WATER TABLE FOR FURTHER MATERIAL REQUIREMENTS.
2. SEPARATION REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED WATER MAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER, AND ALL SERVICE CONNECTIONS.
3. WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.

HORIZONTAL SEPARATION REQUIREMENTS

REQUIRED HORIZONTAL SEPARATION	ADDITIONAL REQUIREMENTS
10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.	**HORIZONTAL SEPARATION < 10'** 1. WATER INVERT 18" ABOVE CROWN OF SEWER. **HORIZONTAL SEPARATION < 10' & VERTICAL SEPARATION < 18"** 2. SEWER CONSTRUCTED WITH WATER MAIN CLASS PIPE (SEE VERTICAL SEPARATION REQUIREMENTS) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
90° BEND	18'-0"
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

04.02.2021

GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS

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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

DETAILS

C34

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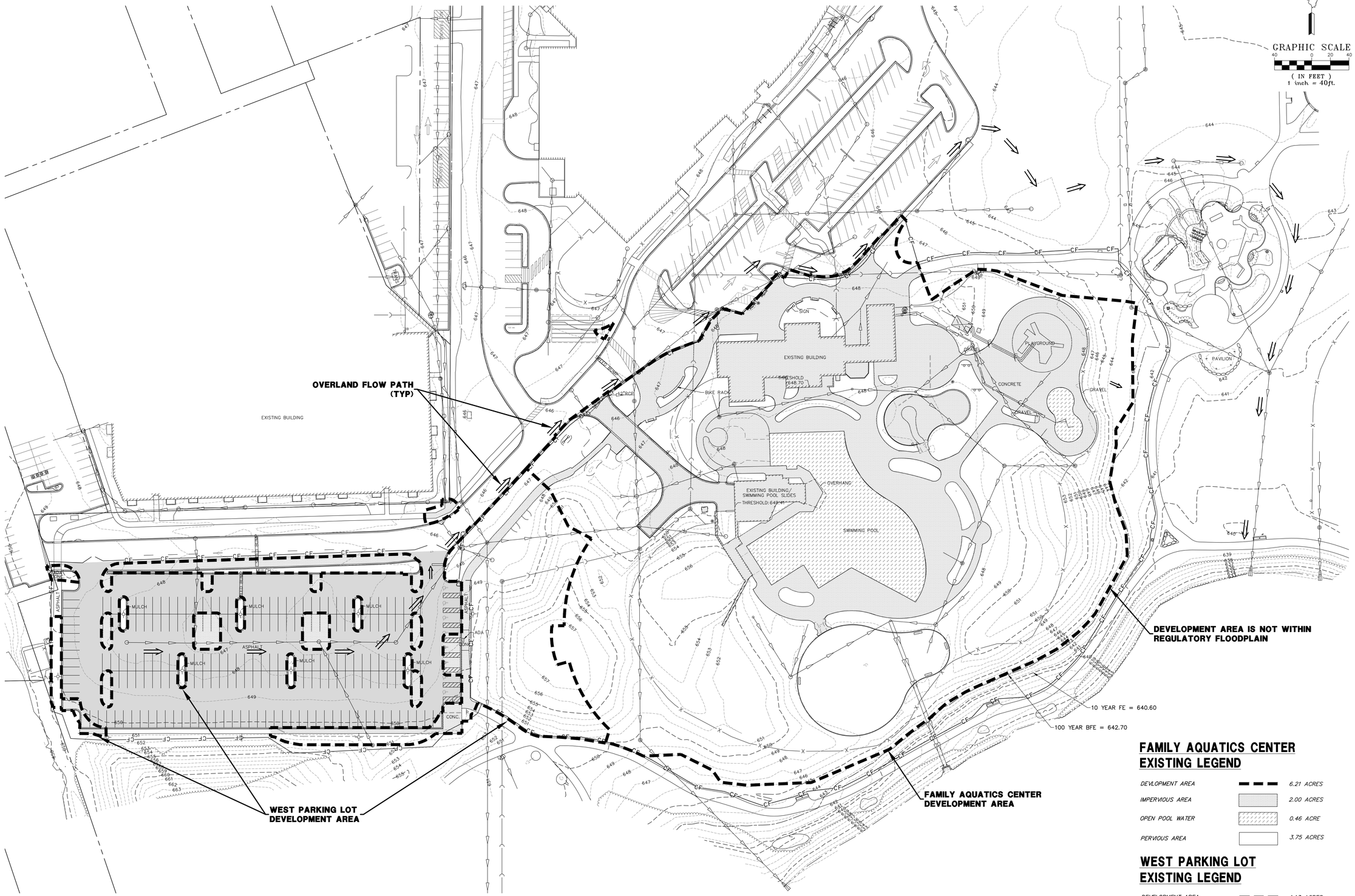

FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

CONFLUENCE

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www.thinkconfluence.com

ARCHITECT
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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING DRAINAGE EXHIBIT

C35

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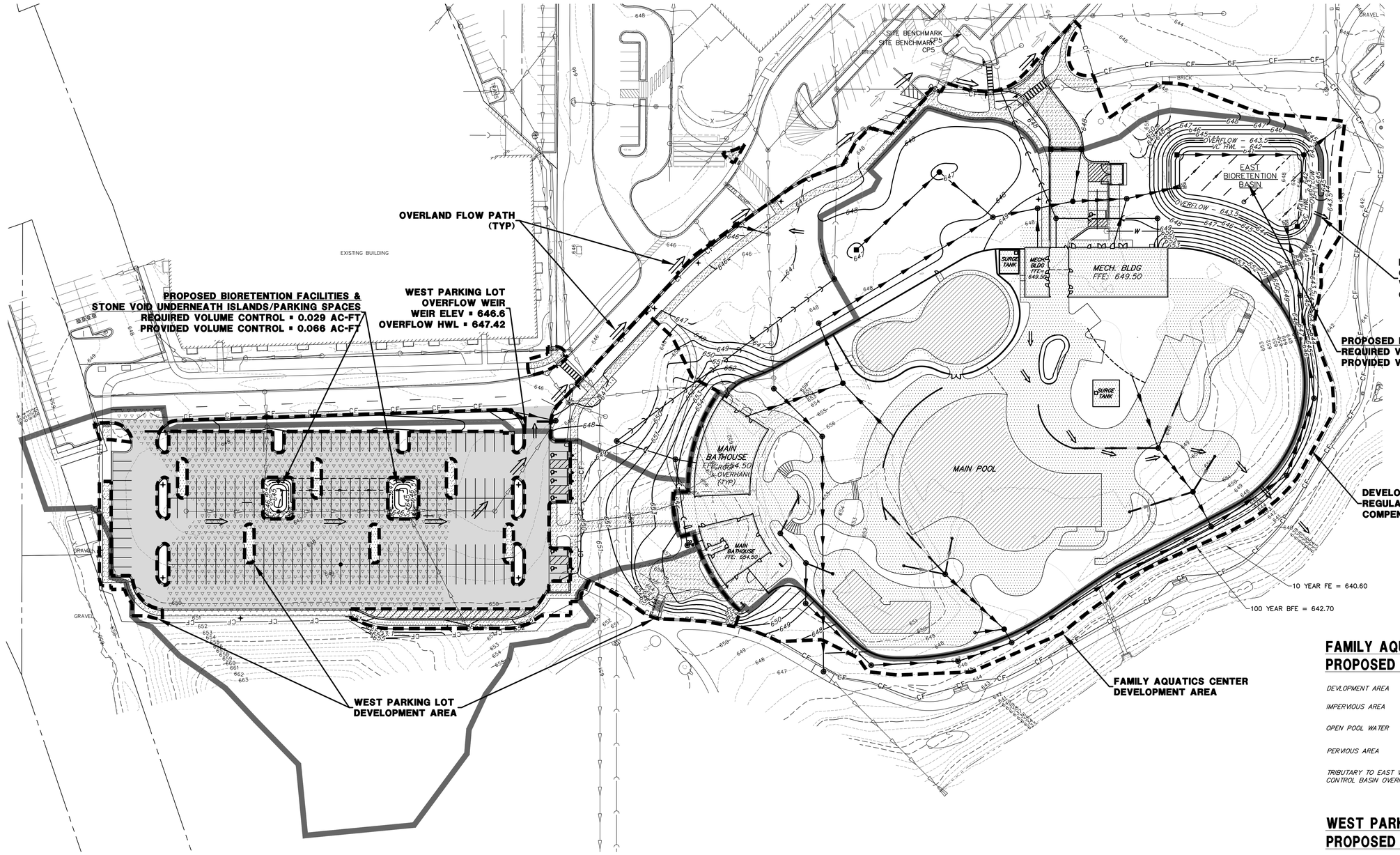

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE = 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT = 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVELOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE
OVERLAND FLOW ROUTE	

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920.887.7375

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

PROPOSED DRAINAGE EXHIBIT

C36

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

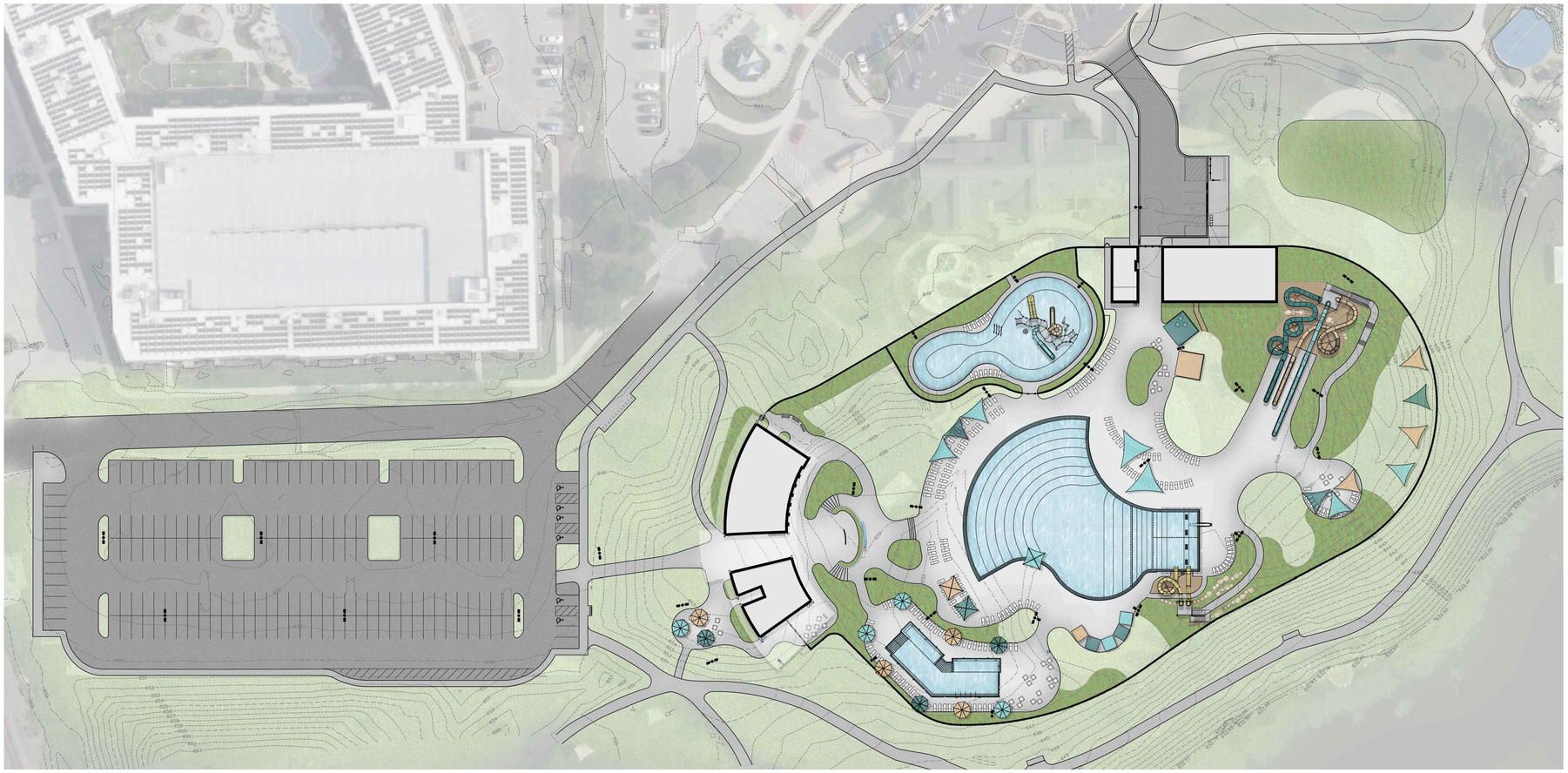
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REFERENCE

File Location: G:\950\50987 151 Wheeling PD Aquatic Cntr\Drainage\50987 151 DRAINAGE EXHIBIT / SAVE DATE: 2/26/2026 11:29 AM BY: pwroblek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



NOTE: THE ABOVE SITE RENDERING IS PROVIDED FOR DESIGN INTENT ONLY. FINAL LAYOUT AND DESIGN MAY VARY FROM RENDERING.

DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

BID PACKAGE COORDINATION

THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
116 S ADAMS STREET, SUITE 201
GREEN BAY, WI 54301
PH: (920) 592-9402
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 8, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7375
BRIAN FREBER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
PAUL SILIUNAS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
RYAN SPAULDING

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
PH: (312) 258-9595
TED HAUG

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT AND PRIME DESIGN CONSULTANT. I AM A DULY LICENSED ARCHITECT AND LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONS QUALIFIED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL DISCIPLINE INDICATED.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

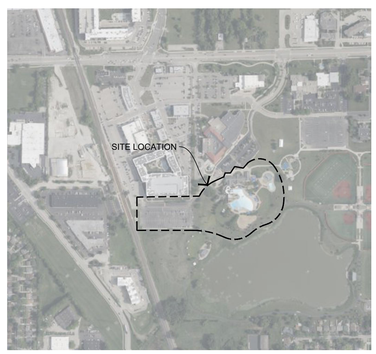
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

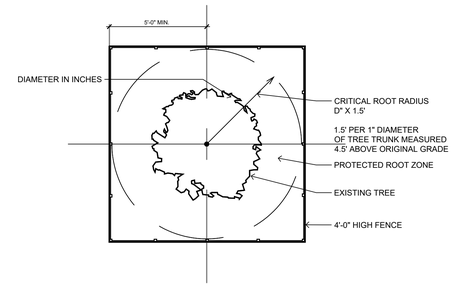
DRAWING SYMBOLS

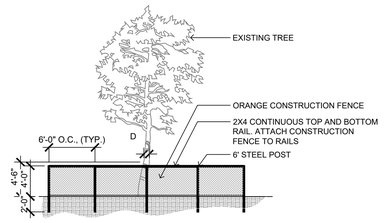
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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CONSTRUCTION MANAGER
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43451 N. US Hwy.
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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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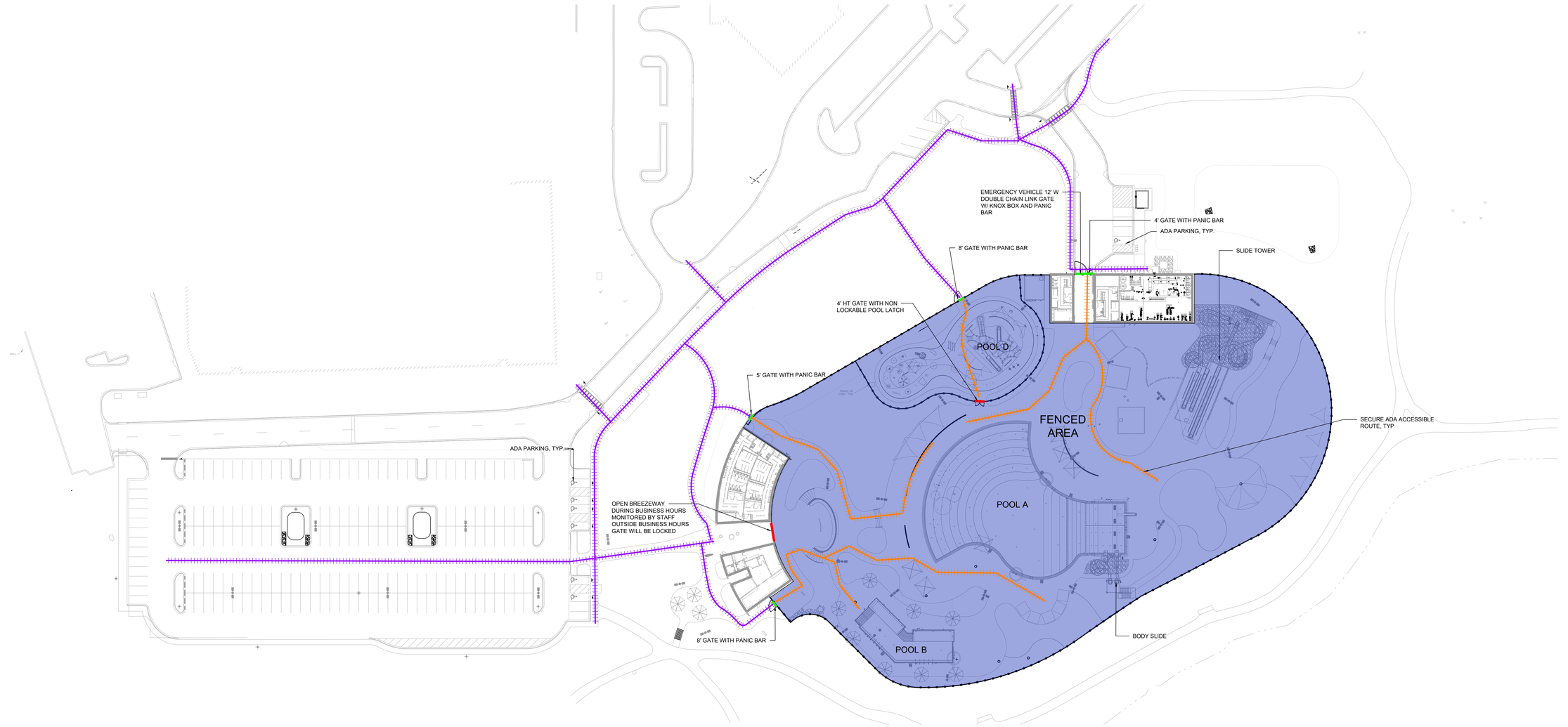
IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS ORIGINAL SIZE

THIS SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PLOTTED

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p\03 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

CONFLUENCE

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Chicago, IL 60601
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ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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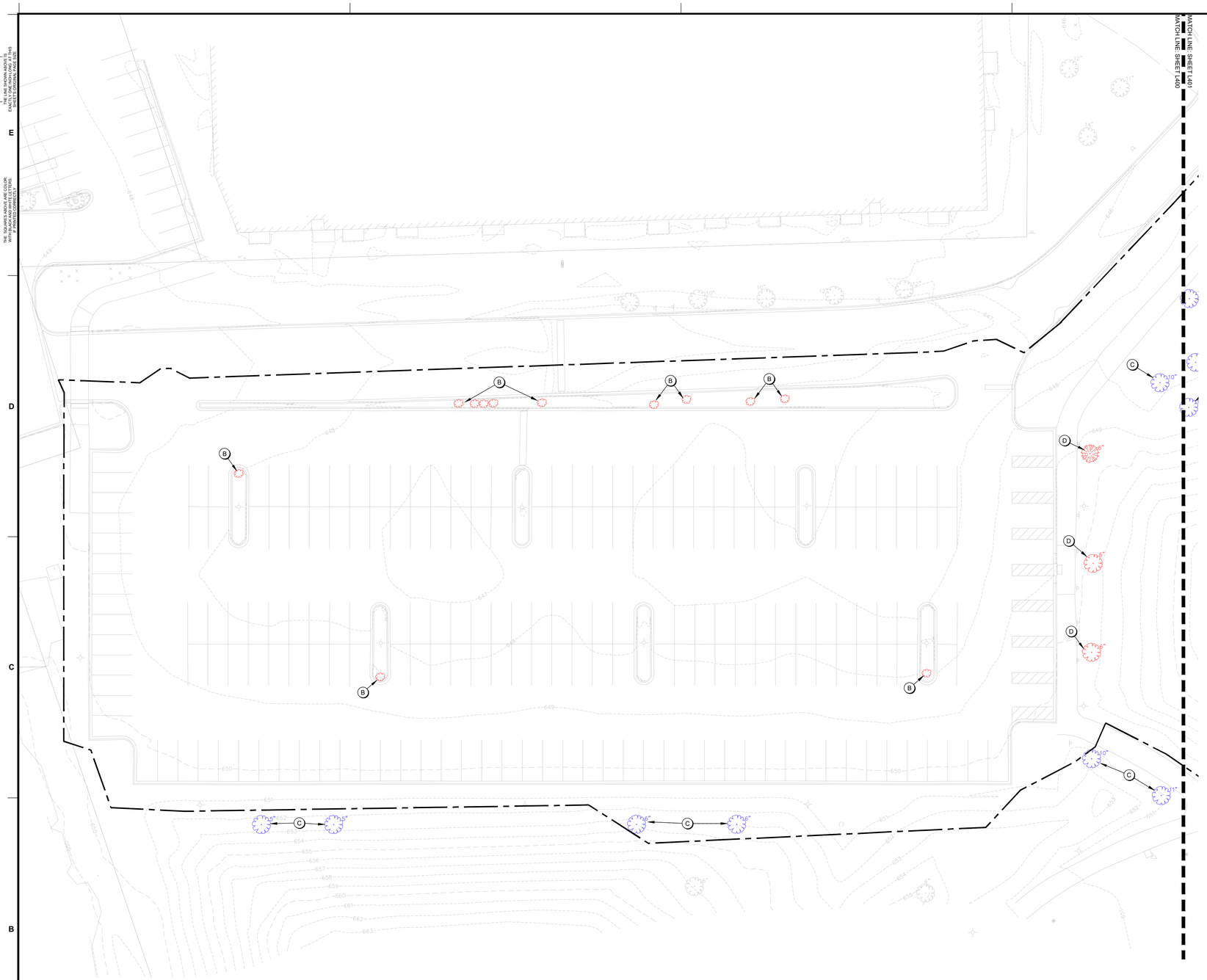

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L200

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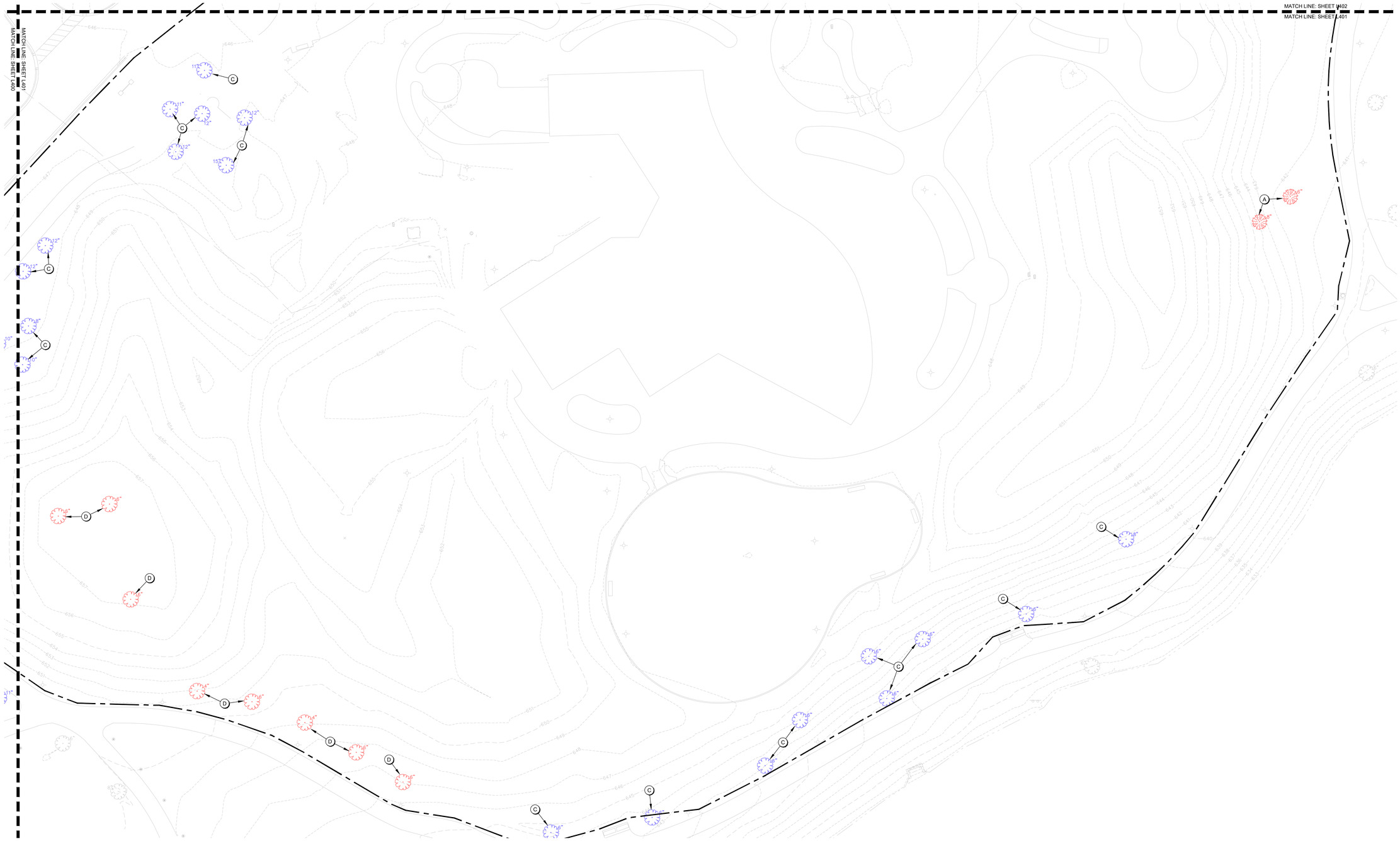

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
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847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L201

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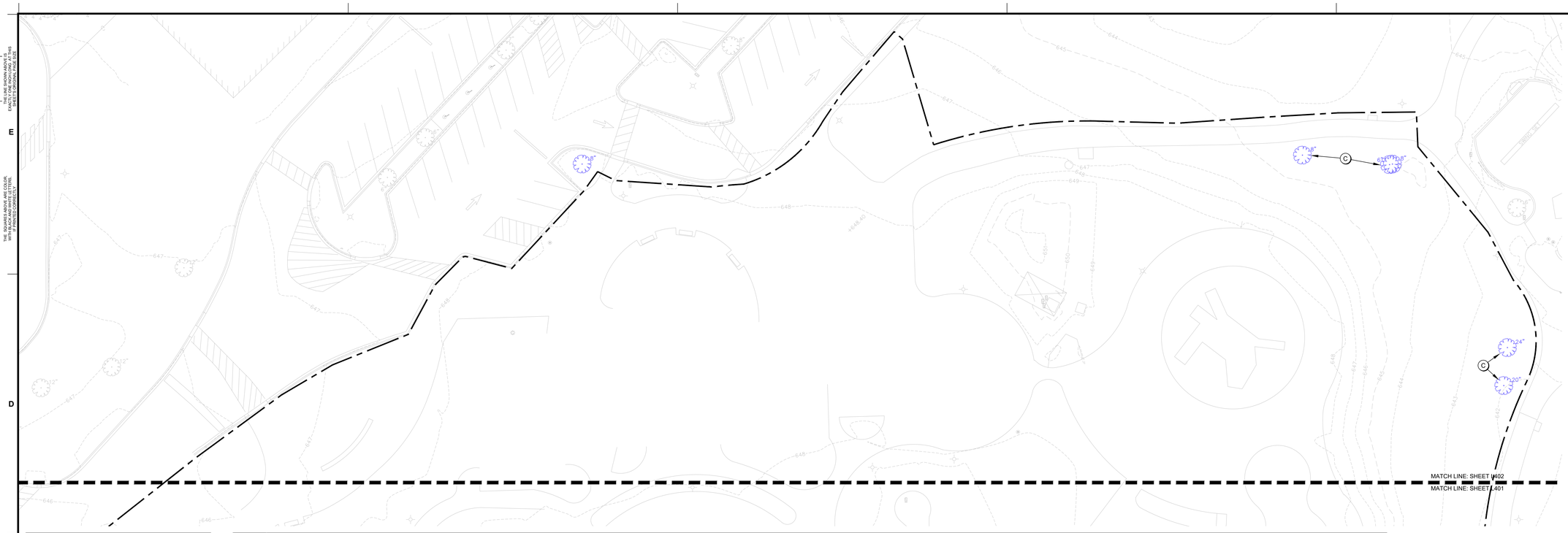

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
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312.663.5494
www.thinkconfluence.com

ARCHITECT
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No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L202

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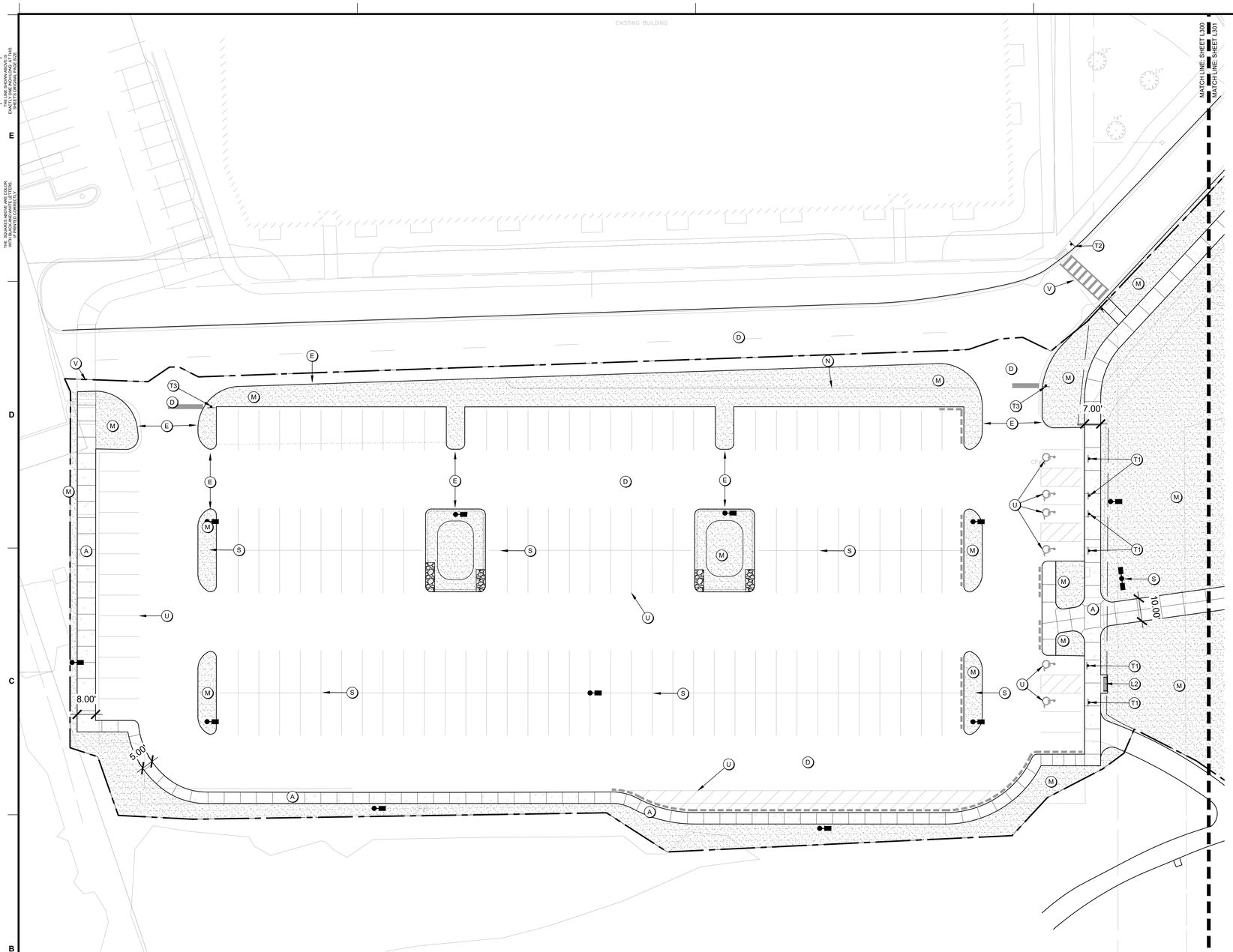

1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
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307 N Michigan Avenue #601
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AQUATICS DESIGNER
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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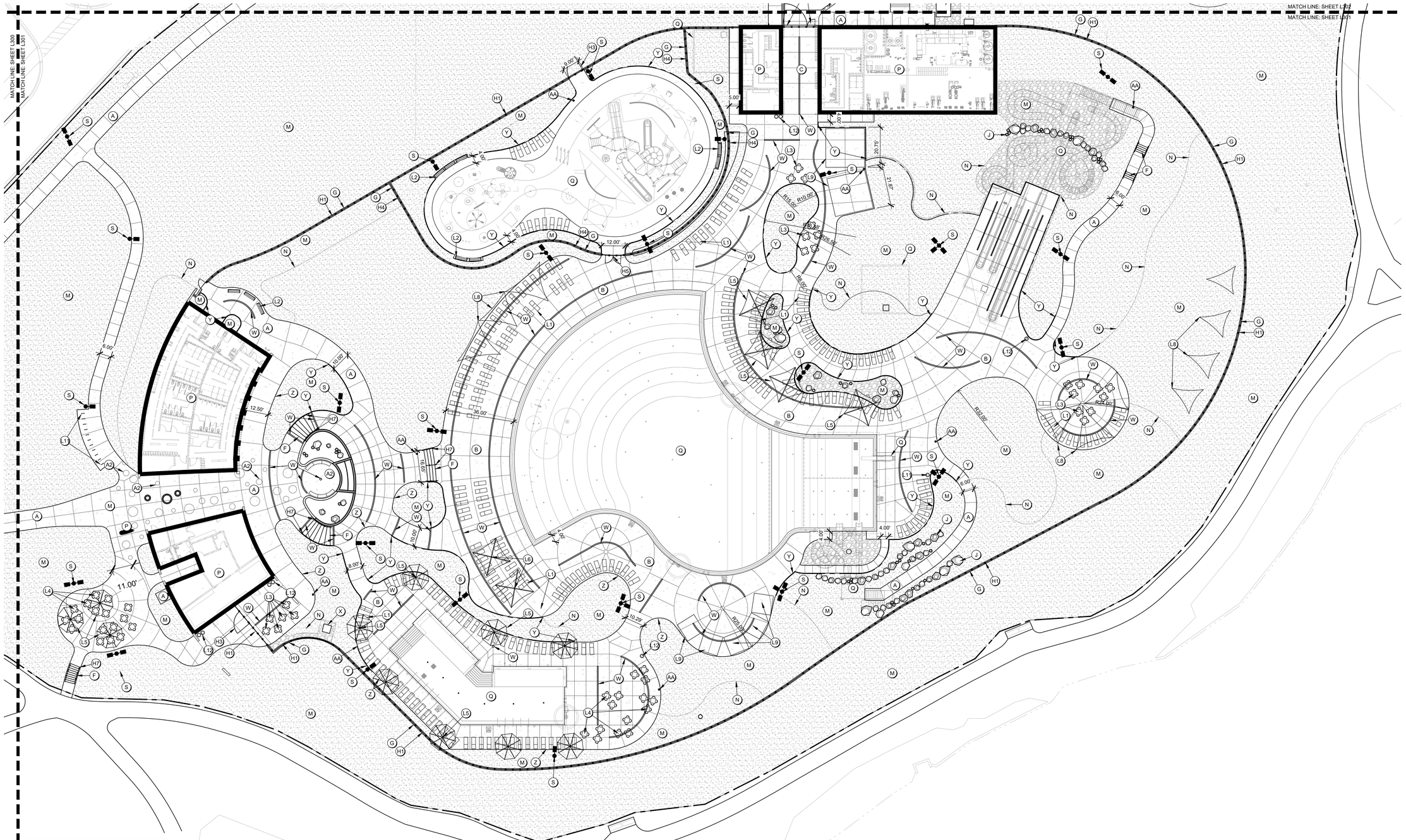
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PLOTTED SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS.

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: .mmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
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F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
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K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
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C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

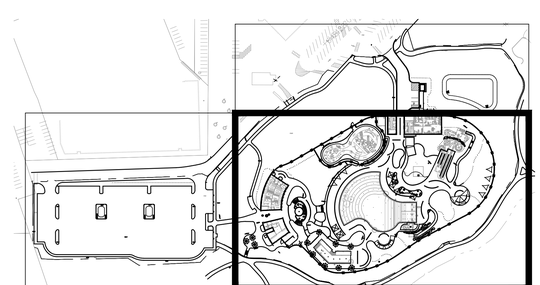
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
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ARCHITECT
LEGAT ARCHITECTS
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AQUATICS DESIGNER
WATER TECHNOLOGY
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3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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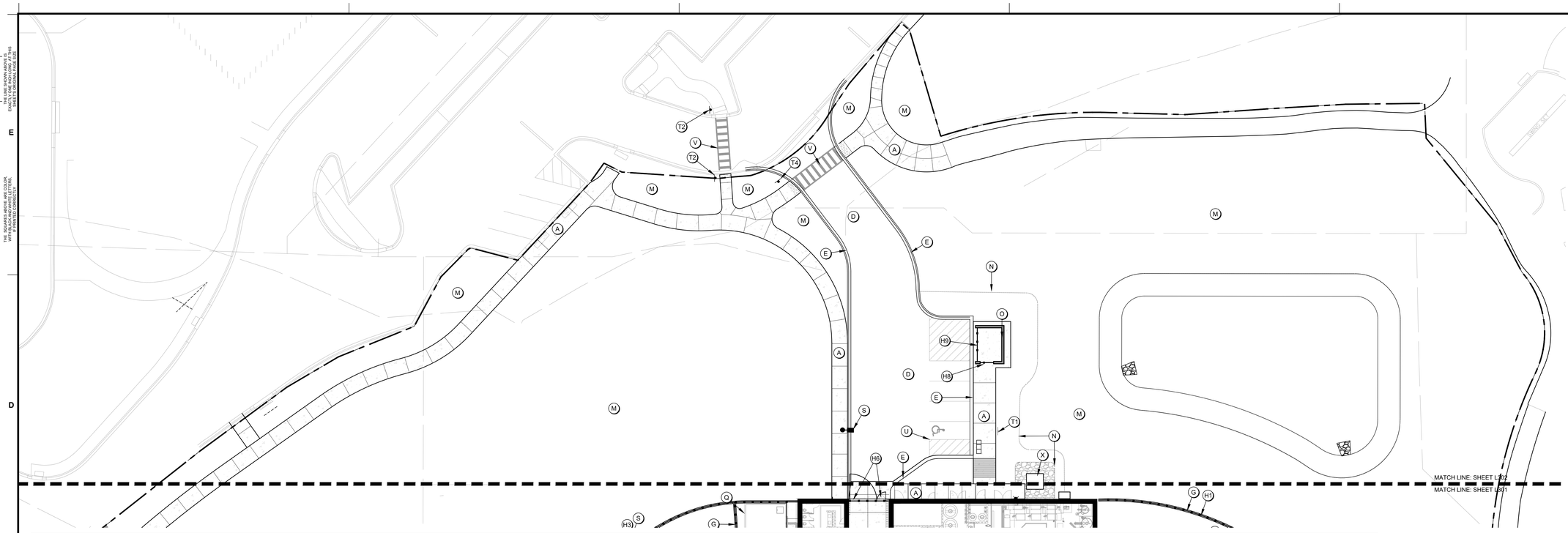
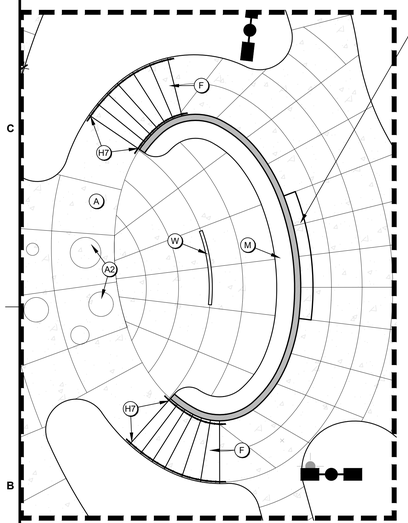
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p90)\ working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/27/2026 12:48 PM BY: mmiller | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



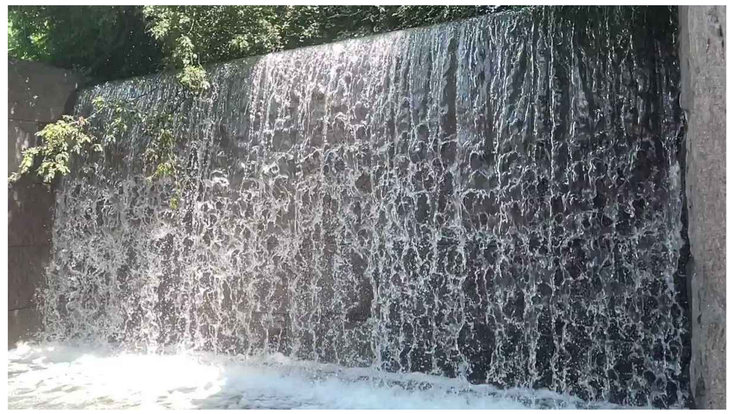
1 L302 HARDSCAPE PLAN - AREA C



WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

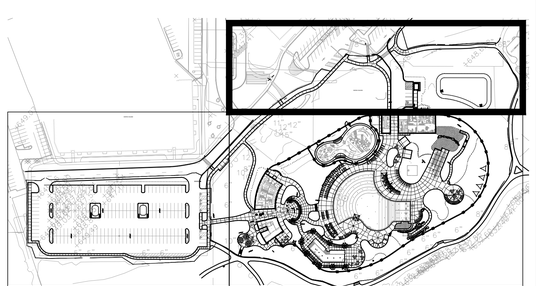
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

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307 N Michigan Avenue #601
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312.663.5494
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ARCHITECT
LEGAT ARCHITECTS
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CIVIL ENGINEER
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100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

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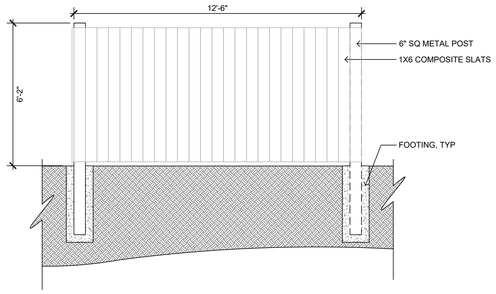
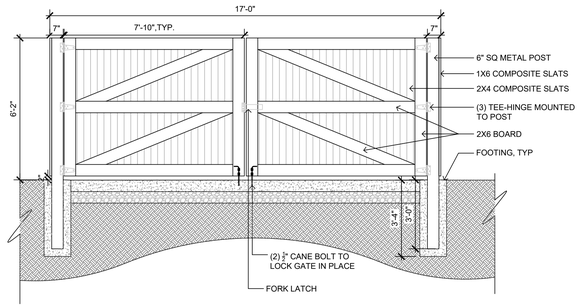
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

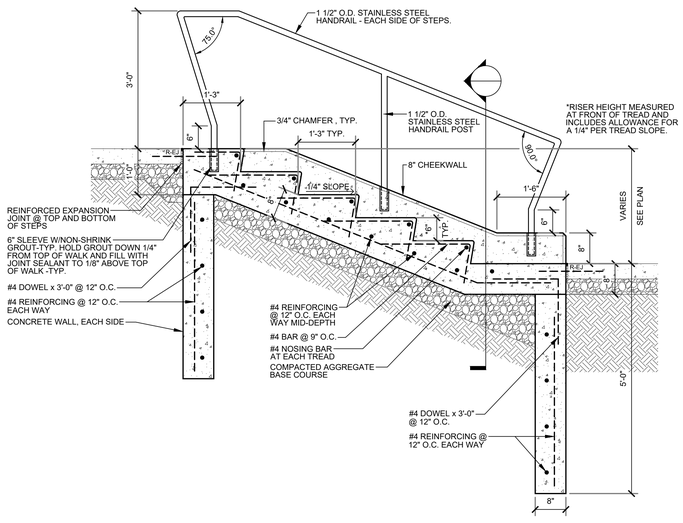
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



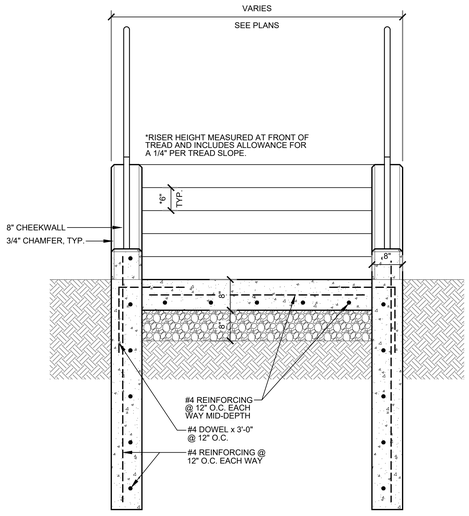
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

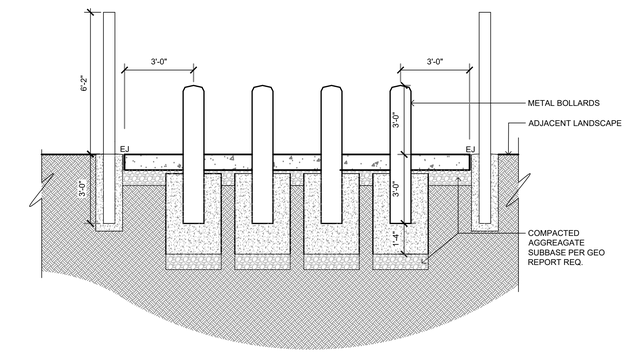


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

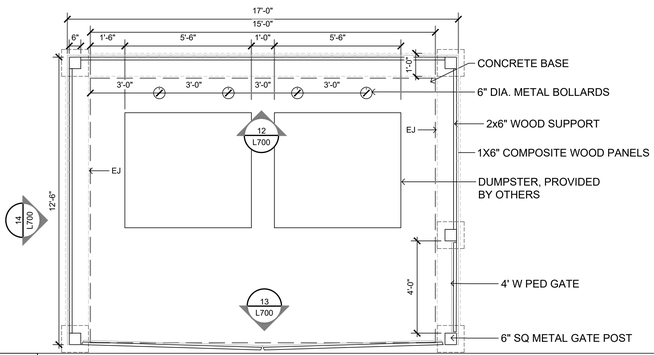


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

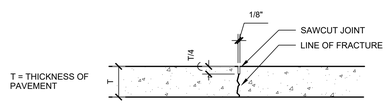




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

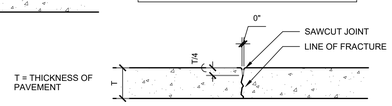


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



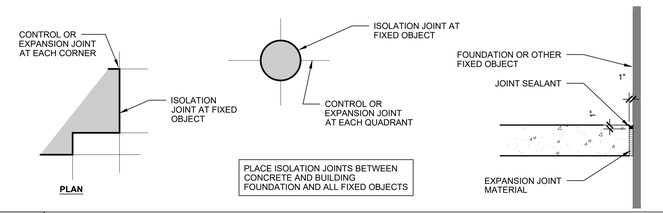
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



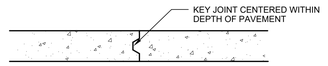
TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



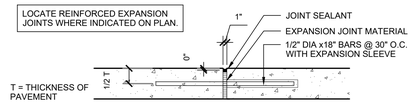
9 L700 ISO JOINT TYP — N.T.S

CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



8 L700 CONSTRUCTION JOINT TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.

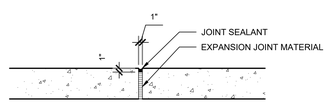


7 L700 REINF. EXPANSION JOINT TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



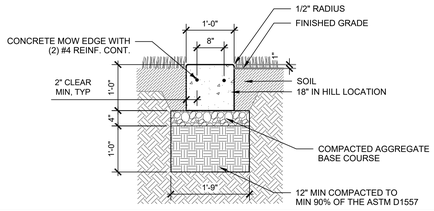
SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

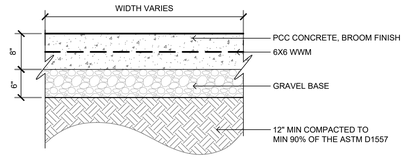
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

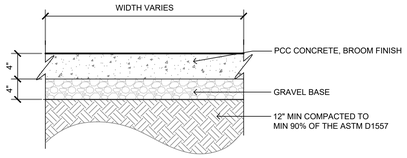


NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



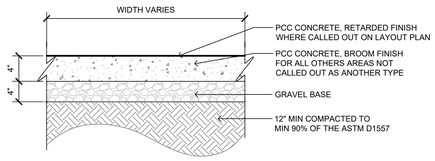
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6



2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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AQUATICS DESIGNER
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100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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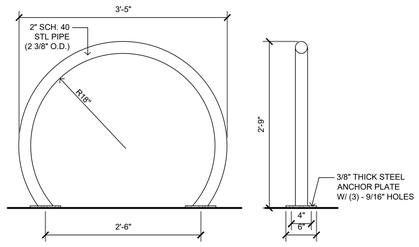
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PROPERLY SCALED

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PROPER PRINTING

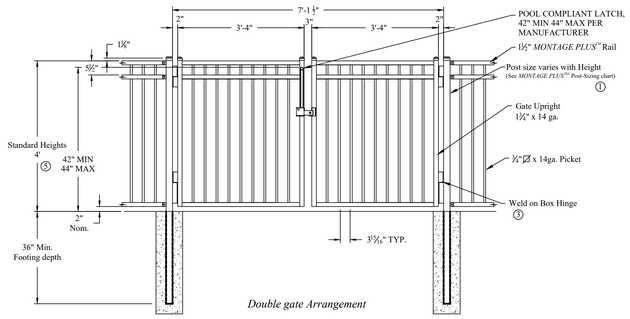


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

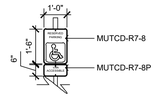


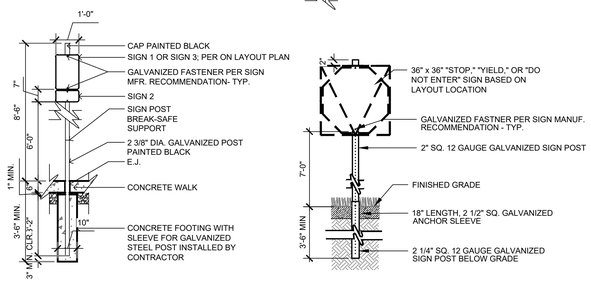
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

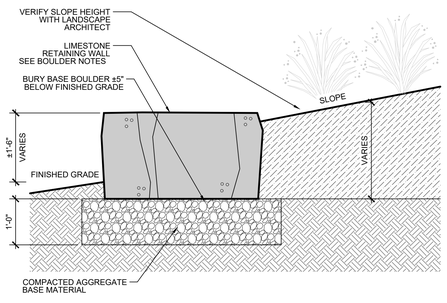
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

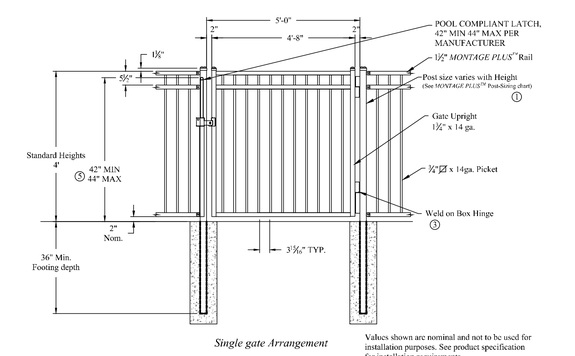




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

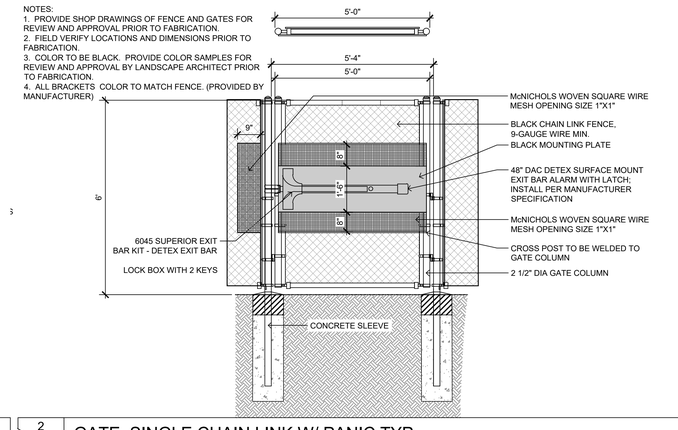


Single gate Arrangement

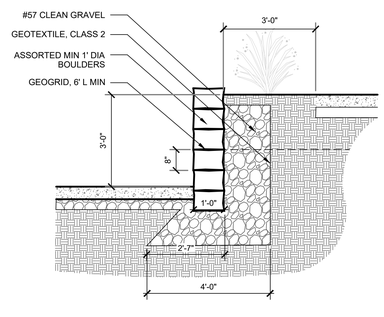
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

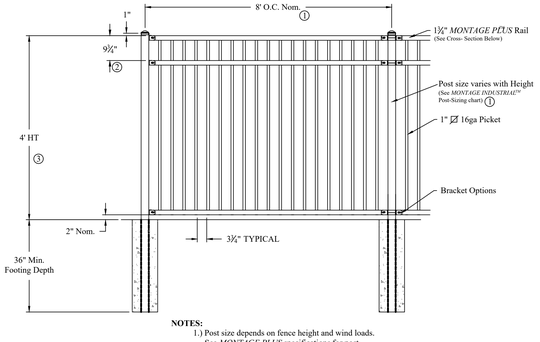
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



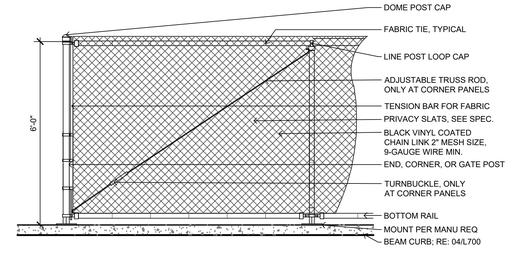
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

CONFLUENCE

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WATER TECHNOLOGY
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\Site Details\ | SAVE DATE: 3/5/2026 1:41 PM BY: mmiller | PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

CONFLUENCE

MEMORANDUM

Date: May 1, 2026

RE: Wheeling Park District Aquatic Facility
Supplemental Memorandum – Parking Variation Clarification

This supplementary memorandum is to provide additional clarification on the parking operations and related parking variation request.

Bather Capacity:
The current bather capacity of 2,847 included in the site plan submittal is based on the current Illinois Department of Public Health code calculation. This is not representative of actual operational capacity at the facility. The size of the swimming pools and the amenities proposed in the new facility are approximately the same as in the former facility and do not propose any significant expansion, as the bather capacity might suggest. The former facility had a bather capacity of 1,500, and the Park District does not anticipate increasing the operational capacity at the new facility.

Improved Parking Operations:
The new aquatic facility entrance is oriented to the west, making the existing lot in that area the primary aquatic center parking. This simple, but important reconfiguration will provide an immediate and significant improvement in the parking operations of Heritage Park, decompressing parking demand on the CRC lot and reducing traffic circling the lot, creating safety concerns with pedestrians.

Monday through Friday, approximately 700 of these daily attendees are associated with camps and arrive by bus or walk over from the Community Recreation Center, further reducing the need for parking.

The proposed parking lot provides adequate spaces for peak events that occur, and when coupled with the additional parking at the CRC and the Heritage Park sports complex, there is ample parking provided without building additional parking (paved surface) in the park.

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PV26-0007, Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center (105 Community Boulevard). **PUBLIC HEARING Continued from 4/22/2026**

RECOMMENDED ACTION: **Recommend approval of Docket No. PV26-0007** granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

EXECUTIVE SUMMARY

Docket No. PV26-0007: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner) requests a variation to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center, for the property located at 105 Community Boulevard, as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.010, Off-Street Parking and Loading, and associated sections.

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):

North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

UPDATE FROM APRIL 22, 2026 PLAN COMMISSION MEETING

At the April 22, 2026 Plan Commission meeting, the public hearing was opened and continued to the May 13, 2026 meeting at the petitioner's request. No changes have been made to this staff report since the April 22, 2026 Plan Commission meeting.

SUMMARY OF REQUEST

The petitioner is requesting a variation to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 associated with the redevelopment of the Wheeling Aquatics Center located at 105 Community Boulevard.

The petitioner is also seeking an amendment to the existing Special Use (Docket No. PSU26-0003), along with a variation to permit a reduction in the minimum number of required parking spaces (PV26-0006) and major site plan and appearance approval (PSPMAJ25-0006).

VARIANCE

A variation is to grant relief from the literal requirements of the zoning ordinance when unique circumstances, applicable to the property, deprive it from enjoying privileges commonly enjoyed by other properties in the same zoning district. After review of the Standards summarized in this staff report, the Commission must find beyond a reasonable doubt that all of the standards are met.

As detailed in Docket No. PSPMAJ25-0006, the petitioner is seeking to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities located at 105 Community Boulevard.

A comprehensive lighting plan has been prepared to provide new site lighting and architectural light fixtures to serve the new aquatics center facility, including parking areas, pathways, sidewalks, and facility structures. The photometric analysis demonstrates that lighting levels across the site are designed to provide adequate illumination for safety and visibility while maintaining a generally uniform distribution of light. The uniformity ratio measures the difference between the brightest and darkest areas within the parking lot, with lower ratios indicating more consistent lighting conditions.

Village Code permits a maximum uniformity ratio of 4:1, where the proposed lighting plan results in a ratio of 6:1 within the "west" parking lot. This indicates that certain areas of the parking lot will experience a greater disparity in light levels compared to what is typically permitted. As a result, the petitioner is requesting a variation to allow the

increased uniformity ratio. All lighting will be controlled through a centralized system with zoning and sequencing to ensure efficient operation and compliance with energy standards.

The proposed increase in uniformity ratio is limited to the “west” parking lot which the petitioner has determined would provide for improved public safety for motorists and pedestrians that is expected to increase in activity upon the new aquatic center. As such, the requested variation is considered reasonable in the context of the overall site design and operational needs of the facility.

Standards for Variation: Following are the petitioner's responses to the standards for variation for the variance request. (Any staff comments follow the petitioner’s response)

1. **State how the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a practical difficulty or particular hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**
   Petitioner: The existing decorative parking lot pole lights use high wattage HID fixtures with limited optic and distribution options. Because the project proposes to reuse the existing poles and decorative pole heads, the lighting system cannot meet the Village's 4:1 uniformity ratio without replacing the existing fixtures. The existing relocated lights currently produce an average to minimum uniformity ratio of approximately 6:1. The hardship is created by the physical limitations of the existing decorative fixtures and the desire to salvage and reuse lights that still have useful life remaining. Reusing the existing lights supports sustainability goals, reduces waste, and avoids the cost of replacing all decorative pole heads.

   Staff: The existing decorative light fixtures and poles were installed as part of the Heritage Park Master Plan in which a specific light fixture and pole design creates an intentional aesthetic throughout Heritage Park. Due to the type of fixtures limits the ability to achieve the required uniformity ratio without full replacement and deviation from the Heritage Park Master Plan.

2. **Indicate how the hardship is due to unique circumstances that do not generally apply to the other properties or uses.**
   Petitioner: This hardship is unique because the project includes relocated decorative parking lot lights that were previously installed by the Park District. Unlike a typical new development that would use new standard LED fixtures, this project is using existing decorative pole tops and poles. These existing decorative pole top fixtures offer fewer optic and distribution options than newer parking lot fixtures, which limits the ability to achieve the required lighting uniformity ratio.

   Staff: Staff concurs with the petitioner’s response.

3. **Describe how the alleged difficulty or hardship has not been created by any person presently having an interest in the property.**
   Petitioner: The existing decorative lighting poles and HID fixtures were previously installed and are part of the Park District's existing infrastructure. The project team is attempting to reuse these existing improvements to reduce costs, limit waste, and maintain consistency with the character of the site. The lighting limitations are a result of the existing HID fixtures.

   Staff: Staff concurs with the petitioner’s response.

4. **State how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
   Petitioner: Without the requested variation, the project may require full replacement of the existing decorative light fixtures and possible modifications to the existing poles in order to meet the 4:1 standard. This would increase project costs and require removal of fixtures that still have useful life remaining. The requested variation allows the Park District to continue using functional infrastructure while maintaining a safe and attractive parking lot lighting system.

   Staff: Strict compliance would require replacement of functional lighting infrastructure, resulting in increased costs and reduced efficiency without a proportional benefit to site performance.

5. **State how the granting of the variation will not alter the essential character of the locality.**

Petitioner: Granting the variation will not alter the essential character of the area. The proposed parking lot lighting will continue to use decorative pole top fixtures that are compatible with the park, aquatic center, and surrounding community facilities. The variation only relates to the lighting uniformity ratio and does not affect the building, land use, or overall character of the site.

Staff: The variation will not alter the character of the area, as the current lighting will be reused within the same parking area.

6. **Describe how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**
Petitioner: The proposed variation will not negatively affect adjacent properties or public safety. The parking lot lighting will continue to provide adequate illumination for pedestrians and vehicles. The variation will not increase traffic, noise, congestion, fire risk, or other impacts on the surrounding area. The proposed variation is limited in scope and will not diminish property values or impair public health, safety, or welfare.

Staff: The variation is not expected to adversely impact public safety, adjacent properties, or infrastructure, as adequate lighting levels will still be maintained throughout the site.

STAFF REVIEW
Fire Department Review: No comments related to the variance request.

Engineering Division Review: No comments related to the variance request.

Staff Recommended Action: Staff recommends approval of the variance request subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

****
If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of a variation, the appropriate motion would be to:

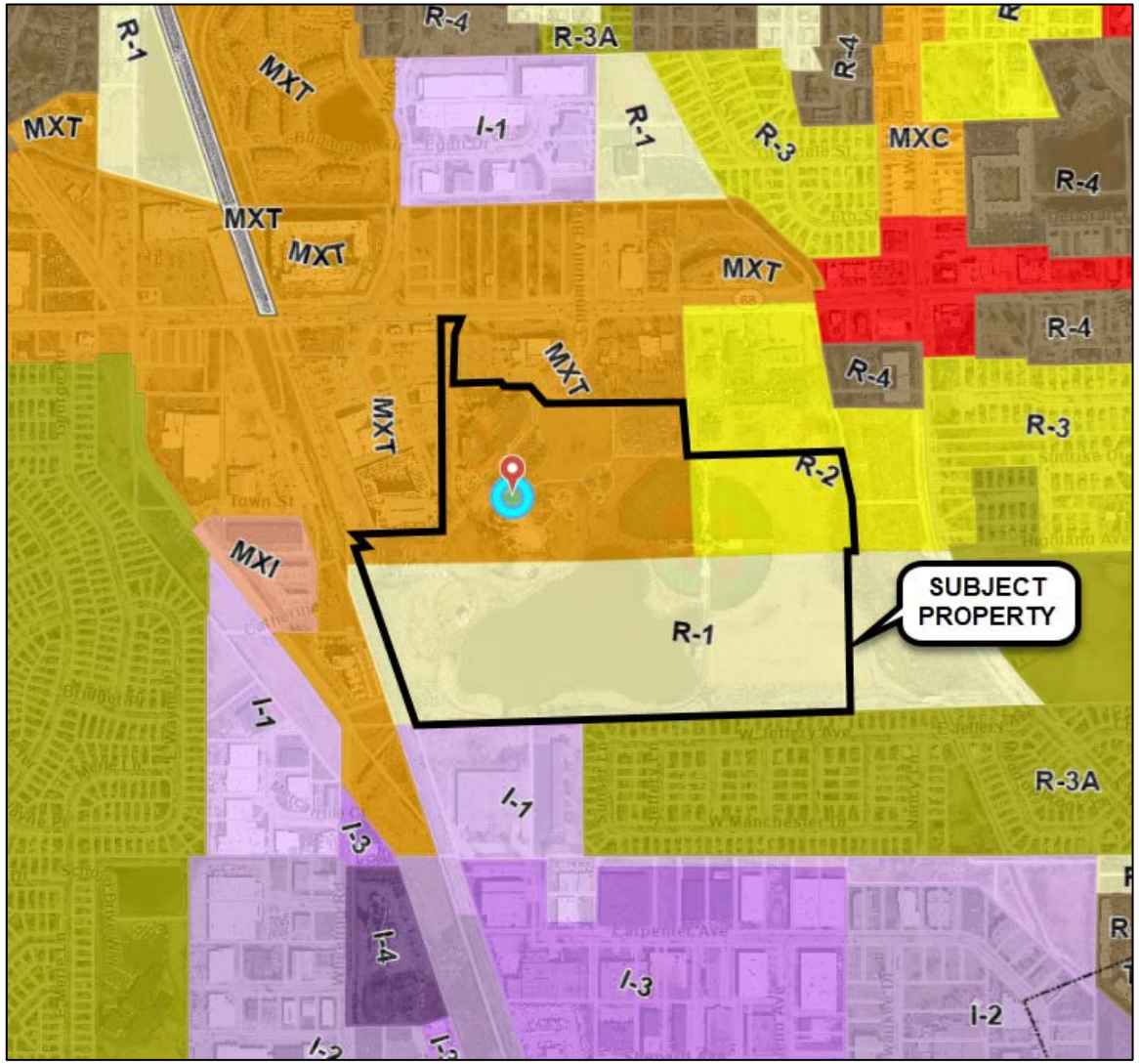
Recommend approval of Docket No. PV26-0007 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11.040, Lighting Standards, and associated sections, to permit an increase in the uniformity (Avg/Min) lighting level from 4:1 to 6:1 for the Wheeling Park District Aquatic Center Facility, located at 105 Community Boulevard in accordance with the Photometric Plan prepared by Confluence, last revised 3/27/2026; Project Description Letter prepared by Confluence, last revised 2/26/2026; and Site Plan Drawings prepared by Confluence, last revised 3/27/2026; and subject to the following condition:

1. Approval of the variance is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use to permit the continued operation of a public park), Docket No. PV26-0006 (variation to permit a reduction in the minimum required number of parking spaces), and Docket No. PSPMAJ25-0006 (major site plan and building appearance approval).

ATTACHMENTS:
Attachments to Staff Report (Staff)
Photometric Plan prepared by Confluence, last revised 3/27/2026
Project Description Letter prepared by Confluence, last revised 2/26/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



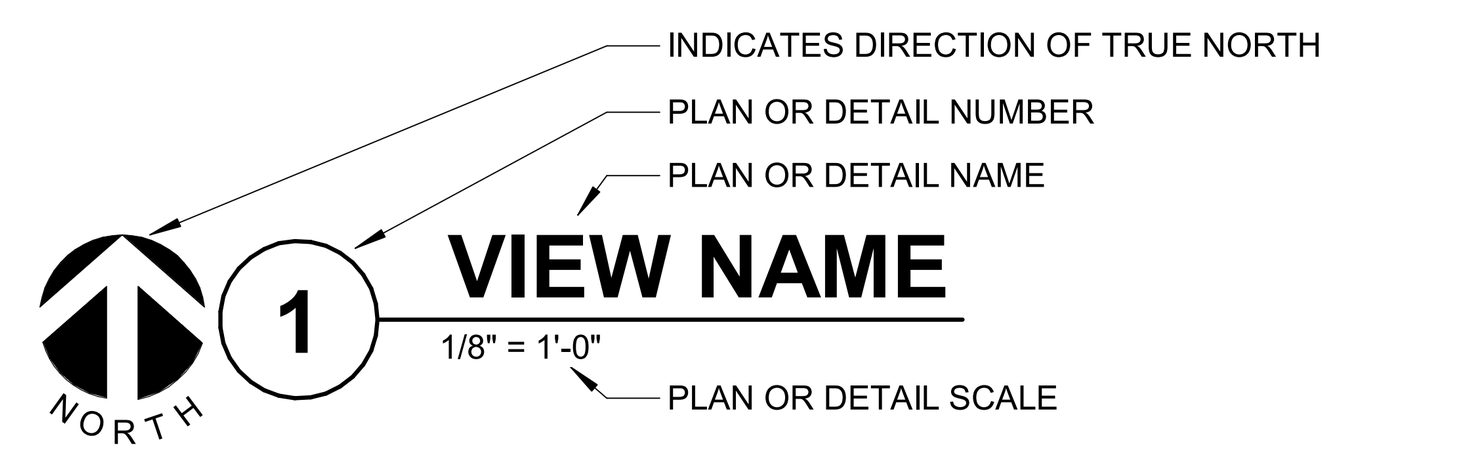
Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

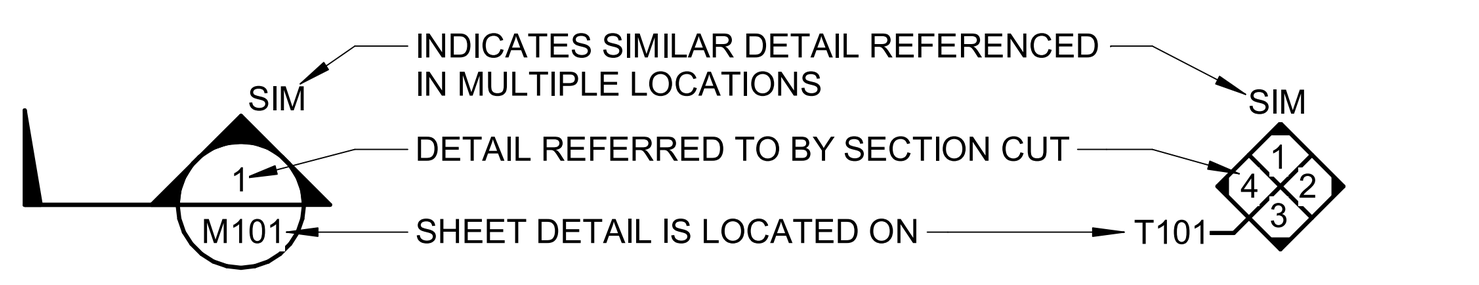
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

VIEW KEY

NAME → LEVEL NAME
10'-0" → HEIGHT ABOVE PROJECT 0'-0"

(1) → KEYNOTE: INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL





LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)
NEW
EXISTING TO BE REMOVED (SHORT DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)
EXISTING
EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG-1 UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

APPLICABLE ELECTRICAL CODES

CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

ELECTRICAL CODE:	IDPH: NFPA 70 (NEC) 2008 EDITION VILLAGE OF WHEELING: NFPA 70 (NEC) 2017 EDITION
ENERGY CONSERVATION CODE:	IECC 2021
ILLINOIS ACCESSIBILITY CODE:	ADA 2018

ELECTRICAL EQUIPMENT TAGS

TAG:	DESCRIPTION:	RELATED SPECIFICATION
INV-#	LIGHTING INVERTER	26 52 00
SPD-#	SURGE PROTECTION DEVICE	26 43 00

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
C.C.	CIVIL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
F.P.C	FIRE PROTECTION CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR

ELECTRICAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
C	CONDUIT (BRANCH CIRCUIT OR FEEDER CONTEXT)
EGC	EQUIPMENT GROUNDING CONDUCTOR
EPO	EMERGENCY POWER OFF
NEMA #	NEMA RATING
NO	NORMALLY OPEN
ROOF	EQUIPMENT LOCATED ON ROOF ABOVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

ELECTRICAL SYMBOL LIST - RECEPTACLES

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
#		REC-DUP	26 27 26	DUPLEX RECEPTACLE, 125V
	X	REC-DUP-XP	26 27 26	DUPLEX RECEPTACLE, EXPLOSION PROOF, 125V
	W	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE, 125V - NEMA 3R WHILE IN-USE COVER
		REC-DUP-GFI	26 27 26	DUPLEX RECEPTACLE, TAMPER RESISTANT, GROUND FAULT CIRCUIT INTERRUPTER, 125V
#		REC-QUAD	26 27 26	QUAD RECEPTACLE, 125V
#	630	REC-SIM-630R	26 27 26	RECEPTACLE, 6-30R, 250V

ELECTRICAL SYMBOL LIST - POWER

SYMBOL	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
E	ECONN	26 05 33	ELECTRICAL CONNECTION - CEILING/SURFACE
E	ECONN	26 05 33	ELECTRICAL CONNECTION - WALL
J	JB	26 05 33	JUNCTION BOX - WALL
	ES	26 09 16	EMERGENCY STOP, N.C. CONTACT
	PANEL-'##'	26 24 16	PANELBOARD - SURFACE MOUNT
	DP-#	26 24 16	DISTRIBUTION PANEL
	MX-#	26 24 19	MANUAL SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	TR-#	26 22 00	DRY TRANSFORMER(S),REFER TO TRANSFORMER SCHEDULE
	ATS-#	26 36 00	AUTOMATIC TRANSFER SWITCH, REFER TO TRANSFER SWITCH SCHEDULE
	DS-#	26 28 16	DISCONNECT SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	VFD-#	26 29 23	VARIABLE FREQUENCY DRIVE, REFER TO VFD SCHEDULE
HH	HH-#	26 05 31	HAND HOLE

EQUIPMENT ABBREVIATION KEY

ABBR:	DESCRIPTION:
AD	AUTOMATIC DOOR OPERATOR WITH SENSOR
COF	COFFEE
COPY	COPIER
DOOR	DOOR OPERATOR, ELECTRIC
EWC	ELECTRIC WATER COOLER
HD	HAND DRYER
MW	MICROWAVE
REF	REFRIGERATOR
TV	TELEVISION - MONITOR - DISPLAY
UCF	UNDERCOUNTER FREEZER
VEND	VENDING MACHINE

RECEPTACLE SUBSCRIPT KEY:

DEVICE KEY:
DEVICE # = MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:
A MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
C MOUNT AT CEILING (DEVICE OR ROUGH-IN CONTEXT)
L MOUNT IN CASEWORK
+#" MOUNT AT #" TO CENTERLINE ABOVE FINISHED FLOOR

TECHNOLOGY ROUGH-IN SYMBOL LIST AND REQUIREMENTS

DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.
MOUNTING: 18" AFF, UNLESS NOTED OTHERWISE ON PLANS.

D - ROUGH-IN FOR DATA, CONFIRM FINAL LOCATION WITH OWNER.
CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
WAP - ROUGH-IN FOR WIRELESS ACCESS POINT, CONFIRM FINAL LOCATION WITH OWNER.

CEILING MOUNTED DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.

D-CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.

D-SPK - ROUGH-IN FOR SPEAKER, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S SPEAKER HEADEND RACK.

CR CARD READER ROUGH-IN. ROUTE (2) 1" C. FROM CARD READER ROUGH-IN AND ELECTRIC STRIKE AND STUB NEXT TO IT CABINET.

ELECTRICAL INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2018 (LATEST PUBLISHED) ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
3. FLUSH MOUNT ALL LIGHTING CONTROL DEVICES AT +42" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED.
4. FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. MOUNT EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
5. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. REFER TO 26 05 03 FOR ADDITIONAL INFORMATION AND REQUIREMENTS SPECIFIC TO FIRESTOPPING.
6. CONNECTION FOR ELECTRIC WATER COOLERS (EWC) SHALL BE A JUNCTION BOX CONCEALED BEHIND WATER COOLER ACCESS PLATE OR BE A GFI RECEPTACLE LOCATED DIRECTLY BELOW AND CENTERED ON EWC. CONTRACTOR SHALL VERIFY TYPE OF EWC TO BE INSTALLED.
7. MOUNT ALL FIRE ALARM PULL STATIONS AT +42" FROM FLOOR (CENTERLINE DIMENSION) EXCEPT WHERE OTHERWISE NOTED.
8. INSTALL ALL WALL MOUNTED FIRE ALARM NOTIFICATION DEVICES AT 90" ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, EXCEPT WHERE OTHERWISE NOTED. HEIGHT SHALL BE MEASURED TO THE TOP OF THE DEVICE.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING MOUNTED DEVICES AND EQUIPMENT WITH LUMINAIRES, SPRINKLER, AND CEILING DIFFUSERS. CENTER ALL DEVICES IN CEILING TILE PATTERN. SMOKE DETECTORS,CARBON MONOXIDE DETECTORS, AND OCCUPANCY/VACANCY SENSORS SHALL BE LOCATED NO CLOSER THAN 3 FEET TO AN AIR SUPPLY DIFFUSER OR RETURN GRILLE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED 10 PLUS FT FROM FIRE PLACES, COOKING, AND SIMILAR FUEL-BURNING APPLIANCES.
10. CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION, THIS CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS, OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
11. ELECTRICAL AND TECHNOLOGY EQUIPMENT SHALL BE MOUNTED TO AVOID IMPEDANCE OF, OPERATION OF, AND/OR ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT, ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR, SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
13. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
14. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER ELECTRICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
15. ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SHEET INDEX

E-000	ELECTRICAL COVERSHEET
E-001	ELECTRICAL COVERSHEET
E-002	ELECTRICAL SITE PLAN
E-003	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
E-004	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC
E-005	ELECTRICAL SITE PLAN - PHOTOMETRICS
E-006	ELECTRICAL SITE LIGHTING - CUT SHEETS
E-101A	FIRST FLOOR PLAN - LIGHTING - BATH HOUSE & CONCESSIONS
E-101B	FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM
E-102A	LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS
E-102B	LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM
E-103	INTERIOR LIGHTING - CUT SHEETS
E-104	INTERIOR LIGHTING - CUT SHEETS
E-111A	FIRST FLOOR PLAN - POWER - BATH HOUSE & CONCESSIONS
E-111B	FIRST FLOOR PLAN - POWER - MECHANICAL & RESTROOM
E-121A	FIRST FLOOR PLAN - SYSTEMS - BATH HOUSE & CONCESSIONS
E-121B	FIRST FLOOR PLAN - SYSTEMS - MECHANICAL & RESTROOM
E-200	ELECTRICAL DETAILS
E-201	ELECTRICAL DETAILS
E-300	ELECTRICAL DIAGRAMS
E-400	ELECTRICAL SCHEDULES
E-500	ELECTRICAL PANEL SCHEDULES
E-501	ELECTRICAL PANEL SCHEDULES
E-502	ELECTRICAL PANEL SCHEDULES
GRAND TOTAL: 24	

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-000

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	REFER TO LUMINAIRE SCHEDULE		LINEAR LUMINAIRES
			DOWNLIGHT LUMINAIRE
			INDUSTRIAL LUMINAIRE
			POLE MOUNTED LUMINAIRE
			SINGLE FACE EXIT SIGN
			DOUBLE FACE EXIT SIGN

LUMINAIRE CIRCUIT AND CONTROL KEY

LUMINAIRE

F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
z1=ZONE DESIGNATION
"NL" INDICATES LUMINAIRE IS UNSWITCHED FOR NIGHT LIGHT.
"SE" INDICATES LUMINAIRE IS SWITCHED/CONTROLLED DURING NORMAL OPERATION AND OPERATES FROM CENTRAL EMERGENCY LIGHTING INVERTER UPON LOSS OF POWER.

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

ELECTRICAL SYMBOL LIST - LIGHTING CONTROLS

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
S		SW-1P	26 09 33	SWITCH - SINGLE POLE
	3	SW-3W	26 09 33	SWITCH - THREE WAY
	V	SW-V	26 09 33	SWITCH - VACANCY SENSOR AND SWITCH
	W	SW-1P-WP	26 09 33	SWITCH - WEATHERPROOF
	O	SW-O	26 09 33	SWITCH - OCCUPANCY SENSOR AND SWITCH
	K	SW-1P-K	26 09 33	SWITCH - SINGLE POLE - KEY LOCK
# #B		SW-#B	26 09 33	LIGHTING CONTROL STATION - RAISE, LOWER, FADE DIMMING (DEFAULT)

ELECTRICAL SYMBOL LIST - FIRE ALARM

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
		FACP	28 31 00	CONTROL PANEL
		FA-120	28 31 00	SMOKE DETECTOR - PHOTOELECTRIC
		FA-140	28 31 00	HEAT DETECTOR
		FA-200	28 31 00	VISUAL ALARM DEVICE
	##	FA-200	28 31 00	VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
		FA-210	28 31 00	AUDIO (HORN/CHIME) ALARM DEVICE
	##	FA-211	28 31 00	COMBINATION AUDIO (HORN/CHIME) / VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
		FA-160	28 31 00	FIRE ALARM ADDRESSABLE MONITOR MODULE

LIGHTING SYSTEM DESCRIPTION KEY:

THE DESIGN DOCUMENTS DESCRIBE THE OPERATIONAL PERFORMANCE REQUIREMENTS OF THE LIGHTING CONTROL SYSTEM. THE PROJECT MAY REQUIRE ONE OR MORE LIGHTING CONTROL STRATEGIES FOR THE PROJECT. REFER TO THE ELECTRICAL SYMBOL KEY, SPECIFICATION SECTION 26 09 33 LIGHTING CONTROL SYSTEMS, AND THE DRAWINGS TO DETERMINE THE DESIGN APPLICATION FOR EACH SPACE. THE POTENTIAL STRATEGIES ARE AS FOLLOWS:

1. STANDALONE LIGHTING CONTROL DEVICES: INDEPENDENT (STANDALONE) DEVICES TRADITIONALLY OPERATING AT LINE OR LOW VOLTAGE, FIELD CONFIGURABLE WITH OTHER STANDALONE DEVICES TO PROVIDE AN OVERALL LIGHTING CONTROL SYSTEM.
2. ROOM BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLLERS, CONTROL PANELS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM. LIGHTING CONTROL ZONES AND POWER CIRCUITS COMMONLY ALIGN.
3. NETWORK BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLS, CONTROL PANELS, DIMMER RACKS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM FOR ADVANCED ARCHITECTURALLY BASED LIGHTING CONTROL SYSTEMS. LIGHTING CONTROL ZONES COMMONLY ASSOCIATED WITH ONE OR MORE BRANCH POWER CIRCUITS WITHIN THE SAME CONTROL ZONE.

LIGHTING CONTROL SYSTEM DESIGNATION: THE FOLLOWING KEY MAY BE USED AS AN EXAMPLE TO DETERMINE THE DESIGNATED LIGHTING CONTROL SYSTEM FOR EACH SPACE. REFER TO ELECTRICAL COVERSHEET FOR ELECTRICAL SYMBOLS LIST AND DEVICE SPECIFICATION TAG. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. STANDALONE LIGHTING CONTROL DEVICES: CONTROL STATION COMMONLY DEFINED BY AN ALPHA CHARACTER WITH SUBSCRIPTS.
   A. EXAMPLE SYMBOL "S", SPECIFICATION TAG "SW-1P", DESCRIPTION "SWITCH-SINGLE POLE SWITCH".
   B. EXAMPLE CONTROL DESIGNATION: a, b, c (WHEN REQUIRED TO CLARIFY DESIGN INTENT).
   C. SINGLE POLE LIGHT SWITCH "SA" CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" WITHIN THE SAME SPACE.
   D. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL REQUIREMENTS.

   F# a — LUMINAIRE; a S — CONTROL

2. ROOM BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE CONTROL STATION: SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPR#", DESCRIPTION "ROOM BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: a, b, c
   D. LIGHTING CONTROL STATION "#B" a,b CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" AND "b" WITHIN THE SAME SPACE
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# a — LUMINAIRE; F# b — LUMINAIRE; a,b #B — CONTROL

3. NETWORK BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPN", DESCRIPTION "NETWORK BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: z1, z2, z3
   D. LIGHTING CONTROL STATION "#B" z1 CONTROLS LUMINAIRES WITH THE SUBSCRIPT "z1". LUMINAIRES WITH A z1 DESIGNATION MAY OR MAY NOT BE SERVED BY THE SAME BRANCH LIGHTING CIRCUIT.
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# z1 1 — LUMINAIRE; F# z1 5 — LUMINAIRE; z1 #B — CONTROL

   BOTH LUMINAIRES ARE CONTROLLED BY THE SAME CONTROL STATION, SAME LIGHTING CONTROL ZONE Z1, BUT POWERED BY DIFFERENT BRANCH LIGHTING CIRCUITS.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL NOTES:

{L#-##} INDICATES THE LIGHTING SEQUENCE OF OPERATION FOR THE SPACE. REFER TO THE LIGHTING SEQUENCE OF OPERATION MATRIX ON SHEET E-400.

{#B} LIGHTING CONTROL STATION. THE "#" INDICATES THE MINIMUM QUANTITY OF ZONES/SCENES AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. THE LIGHTING CONTROL STATION SHALL PROVIDE SEPARATE ON AND OFF AS WELL AS RAISE AND LOWER BUTTON(S). CONTROL SHALL BE CAPABLE OF DIMMING UP/DOWN AND SWITCHING AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. REFER TO DRAWINGS AND LUMINAIRE SUBSCRIPTS TO DETERMINE IF A ROOM BASED CONTROLLER (a, b, c SUBSCRIPTS) OR NETWORK CONTROL SYSTEM (z1, z2, z3) IS REQUIRED.

{z##} INDICATES ZONING AND REFLECTS A LIGHTING CONTROL GROUP. PROVIDE RELAYS AS REQUIRED TO ALLOW LUMINAIRES WITHIN THE DEFINED ZONE TO FUNCTION TOGETHER.

LIGHTING CONTROL SUBSCRIPTS:
1. LOWER CASE ALPHA SUBSCRIPTS "a, b, c" INDICATE LINE VOLTAGE OR ROOM BASED LIGHTING CONTROL SYSTEMS. REFER TO DRAWINGS TO DETERMINE IF LINE VOLTAGE CONTROL (S, S3, S4, ETC) OR {#B} ROOM BASED CONTROLLER SYSTEM (#B) IS REQUIRED.
2. LOWER CASE ALPHA NUMERIC SUBSCRIPTS "z1, z2, z3" INDICATE NETWORK BASED LIGHTING CONTROL SYSTEM.

REFER TO SHEET E-400 FOR LUMINAIRE SCHEDULE

CONDUIT INSTALLATION SCHEDULE

THE FOLLOWING SCHEDULE SHALL BE ADHERED TO UNLESS THEY CONSTITUTE A VIOLATION OF APPLICABLE CODES OR ARE NOTED OTHERWISE ON THE DRAWINGS. THE INSTALLATION OF RMC CONDUIT WILL BE PERMITTED IN PLACE OF ALL CONDUIT SPECIFIED IN THIS SCHEDULE. REFER TO CONDUIT AND BOXES SPECIFICATION 26 05 33 FOR ADDITIONAL INFORMATION.

INSTALLATION TYPE	RMC	IMC	EMT	PVC	RTRC	PVC COATED RMC	HDPE
FEEDERS: SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, ETC.		X	X				
BRANCH CIRCUITS: LIGHTING, RECEPTACLES, CONTROLS, ETC.		X	X				
MECHANICAL EQUIPMENT FEEDERS: PUMPS, CHILLERS, AIR HANDLING UNITS, ETC.		X	X				
FLOOR MOUNTED EQUIPMENT FEEDERS: PUMPS, ETC. (INCLUDE NO MORE THAN 6 FEET OF LFMC TO PUMP)		X	X				
CONTROLS (LIGHTING, POWER, BUILDING AUTOMATION, ETC.)		X	X				
WET AND DAMP LOCATIONS: (CONDUIT, BOXES, FITTINGS, INSTALLED AND EQUIPPED TO PREVENT WATER ENTRY)	X				X		
CORROSIVE LOCATIONS	X	X			X	X	
INTERIOR LOCATIONS WITH FINISHED CEILING AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS			X				
INTERIOR LOCATIONS WITHOUT FINISHED CEILINGS: CONCEALED IN WALL, EXPOSED ABOVE CEILINGS		X	X				
EXISTING INTERIOR LOCATIONS WITH FINISHED CEILINGS AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILING UNLESS OTHERWISE NOTED			X				
UNDERGROUND / SLABS ON GRADE (OR UNDER SLABS ON GRADE)							
WITHIN THE PERIMETER OF THE BUILDING, UNDER SLAB ON GRADE	X			X			
WITHIN 5' OF ANY BUILDING WALL OR FOUNDATION WHEN PENETRATING THE STRUCTURAL FOUNDATION OR WALL	X				X		
UNDERGROUND SITE CONDUITS:							
WITHIN 5' FROM THE PERIMETER OF A BUILDING FOUNDATION	X				X		
5' OR GREATER FROM THE PERIMETER OF A BUILDING FOUNDATION	X			X	X		
HAZARDOUS (CLASSIFIED LOCATIONS AS DEFIED BY THE NATIONAL ELECTRICAL CODE: COMPLETE WITH SCREWED FITTINGS AND CONDUIT SEALS	X				X		

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-001

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF IT DOES NOT MEASURE ONE INCH, ADJUST ACCORDINGLY

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/ Min	Max
NEW PATHWAY	+	5.7 fc	1.1 fc	12.0:1	5.2:1	13.2 fc
PARKING	+	0.6 fc	0.1 fc	9.0:1	6.0:1	0.9 fc
SIDEWALK	+	0.9 fc	0.0 fc	N/A	N/A	3.5 fc

SHEET NOTES:

1. AQUATIC CENTER SITE LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS5), UNLESS NOTED OTHERWISE AT THE FIXTURE.

KEYNOTES:

1. REFER TO 1/E-201 POOL BONDING DETAIL TO COMPLY WITH NEC 680.26 FOR POOL EQUIPONTENTIAL BONDING REQUIREMENTS.
2. (2) 2 1/2" C. ROUTED BETWEEN EACH PROPOSED BUILDING IT WALL CABINET. PROVIDE WITH PULL STRING.
3. (1) 2 1/2" C. FROM OWNERS TELECOM CABINET STUBBED TO BUILDING IT CABINET.
4. (2) 3" C. FROM MAIN SERVICE PANEL TO BATH & CONCESSION BUILDING DISTRIBUTION PANEL.
5. SLIDE EMERGENCY STOP. LOCATE AT TOP OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
6. SLIDE EMERGENCY STOP. LOCATE AT SIDE OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
7. ZERO DEPTH ENTRY WATER FEATURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
8. WET DECK WATER FEATURE/PLAY STRUCTURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
9. 120V CONNECTION TO IN-POOL/POOL FEATURE REMOTE LED CONTROLLER. COORDINATE LOCATION OF ALL REMOTE LED DRIVERS WITH CONTROLLER LOCATION. REFER TO AQUATIC PLAN LIGHTING DETAILS AND 5/E-201 FOR ADDITIONAL REQUIREMENTS.
10. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM CONCESSIONS BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
11. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
12. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP TO TOP OF SLIDE TOWER. COORDINATE EXACT LOCATION AT TOWER WITH OWNER.
13. MOUNT RECEPTACLE AT BOTTOM OF AREA LIGHT FIXTURE POLE BASE WITH NEMA 3R WHILE-IN-USE COVER.
14. MOUNT RECEPTACLE IN FREESTANDING POWER PEDESTAL WITH NEMA 3R HINDGED LOCAKABLE COVER, PEDOC OR APPROVED EQUAL.

EXISTING INCOMING FIBER

EXISTING PEDESTRIAN POLE LIGHT

EXISTING FIBER CABINET

UTILITY TRANSFORMER, REFER TO E-111B FOR ADDITIONAL INFORMATION

EXISTING COMED PRIMARY

REMOVE EXISTING POLE LIGHT AND POLE BASE. INSTALL NEW POLE LIGHT IN EXISTING LOCATION WITH NEW BASE.

PROVIDE SPLICE PIT/MANHOLE PER COMED REQUIREMENTS, INSTALLED BY CONTRACTOR, TO INTERCEPT EXISTING UTILITY PRIMARY SERVING PREVIOUS AQUATIC CENTER ELECTRICAL SERVICE. PROVIDE (2) 4" SCH 40 PVC CONDUIT TO NEW UTILITY TRANSFORMER FOR UTILITY PRIMARY PATHWAY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND CONDUIT ROUTE.

MOUNT INTO PRE-CUT OPENING IN SUPPORT COLUMNS (TYP.)

EM PHONE/L1A-14

EM PHONE/L2-62

POOL 'A' LED CONTROLLER/L1A-15

POOL 'B' LED CONTROLLER/L2-44

POOL 'D' LED CONTROLLER/L1A-17

EXISTING SITE LIGHTING POLE

W/+18"/L1A-11

W/+18"/L2-36

W/+18"/L2-29

W/+18"/L2-29

W/L1A-28 (LS6) P1 13 11

W/L1A-26 13 P2/H-S1-4,6,8 11

W/L1A-25 13 P2/H-S1-4,6,8 11

W/L1A-21 13 P2/H-S1-4,6,8 11

W/L1A-19 13 P2/H-S1-7,9,11 11

W/L1A-18 13 P2/H-S1-4,6,8 11

W/L2-90 13 P3/H-S2-6,8,10 11

W/L2-89 13

W/L2-89 13

W/L2-98 13 P2/H-S2-6,8,10 10

W/L2-100 13 P2/H-S2-6,8,10 10

W/L2-97 13

W/L2-94 13 P2/H-S2-7,9,11 10

W/L2-91 13

W/L2-91 13

W/L2-99 13 P2/H-S2-7,9,11 10

W/L2-93 13 P2/H-S2-12,14,16 10

W/L2-93 13 P1/H-S2-7,9,11 10

W/L2-92 14

W/L2-92 14

W/L2-92 14

W/L2-92 14

W/L2-92 14

W/L2-96 13 P2/H-S2-12,14,16 10

W/L1A-27 13 P3/H-S1-10,12,14 11

W/L1A-23 13 P3/H-S1-10,12,14 11

W/L1A-24 13 P2/H-S1-7,9,11 11

W/L1A-22 13 P3/H-S1-10,12,14 11

W/L1A-12 13 P2/H-S1-7,9,11 11

W/L1A-20 P2/H-S1-7,9,11 11

W/L1A-13

W/L1A-13

W/L1A-13

(LS6) P4 P1-S2-5 10

(LS6) P4 P1-S2-5 10

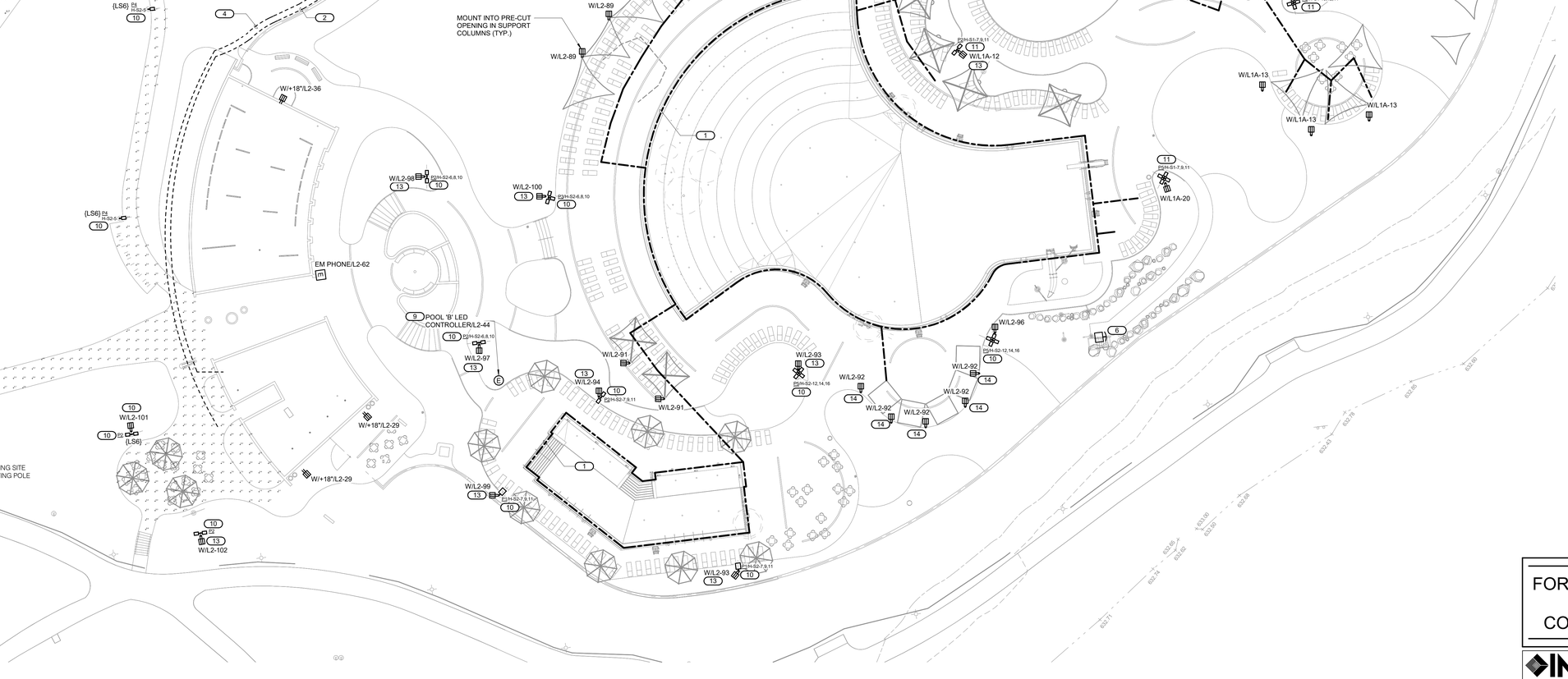
(LS6) P4 P1-S2-5 10

(LS6) P4 P1-S2-5 10

(LS6) P2 10

W/L2-101 10 P2 10

W/L2-102 10 P2 13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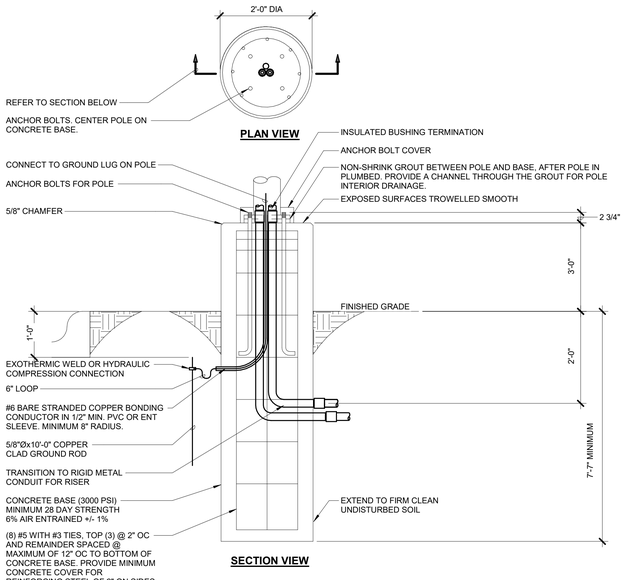
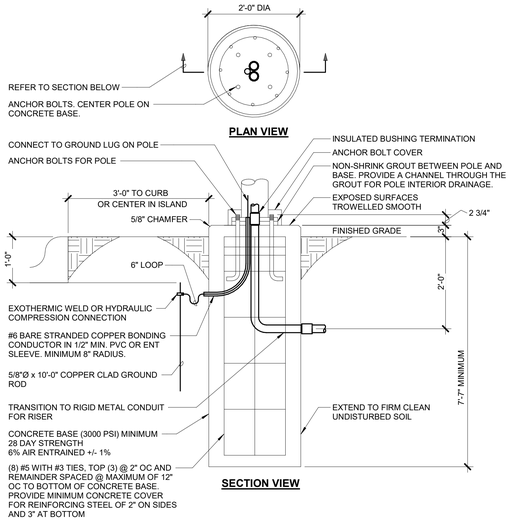


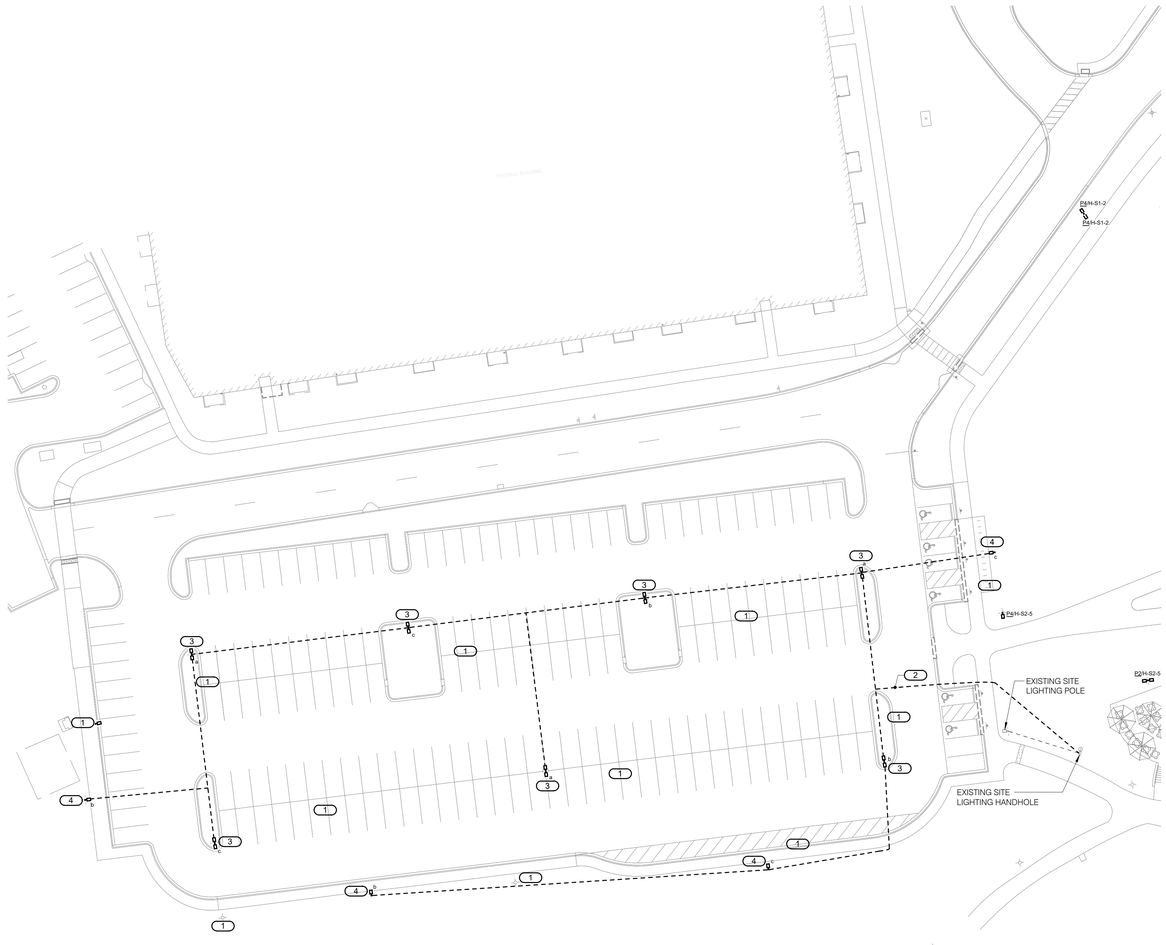
2 EXTENDED POLE BASE DETAIL
NO SCALE



3 POLE BASE DETAIL
NO SCALE

KEYNOTES:

1. EXISTING PARKING LOT POLE LIGHT AND ASSOCIATED CONCRETE BASE TO BE REMOVED. EXISTING POLE AND POLE LIGHT SHALL BE PROTECTED AND RELOCATED TO NEW LOCATION. DURING REMOVAL RECORD CONCRETE BASE DEPTH AND POLE BASE ANCHOR BOLT TYPE AND SPACING TO MATCH FOR NEW LOCATION. POLE BASE DETAIL ON THIS DRAWING SET PROVIDES THE MIN. REQUIREMENTS. EXISTING LIGHTING CIRCUIT SHALL BE REMOVED TO LAST ACTIVE DEVICES OR SITE HANDHOLE. EXISTING CONDUIT CAN BE CUT BELOW GRADE AND ABANDONED IN PLACE.
2. INTERCEPT EXISTING SITE LIGHTING CIRCUIT, WITHIN EXISTING HANDHOLE, SERVING PREVIOUS PARKING LOT FIXTURES. EXTEND EXISTING CIRCUIT(S) AND CONDUIT TO RELOCATE POLE LOCATIONS. MATCH EXISTING CONDUIT AND CONDUCTORS SIZE, USING MINIMUM OF 2#8 & 1#8 EGC IN 1" C. LIGHTING CIRCUITS ARE FED FROM LIGHTING CONTROLLER LOCATED IN CONCESSION BUILDING FIELD STORAGE ROOM. (3) CIRCUITS ARE ASSUMED TO BE SERVING THIS PARKING LOT. CIRCUITS SHALL ALTERNATE WITH EACH FIXTURE AS NOTED BY SITE PLAN SUBSCRIPT 'a', 'b', 'c'.
3. REFER TO EXTENDED POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS. BASE SHALL BE EXTENDED TYPE WITH LENGTH ABOVE GRADE AS SHOWN ON DETAIL.
4. REFER TO POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS.



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
1" = 30'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES

E-003

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT DOES NOT MEASURE ONE INCH, ADJUST ACCORDINGLY.

Statistics						
Description	Avg	Min	Max/Min	Avg/Min	Max	Symbol
Drive/Pedestrian Walkway	2.1 fc	0.1 fc	133.0:1	21.0:1	13.3 fc	+
Parking Lot	2.2 fc	0.1 fc	238.0:1	22.0:1	23.8 fc	+



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC PLAN

1" = 30'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
2	03-27-2026	MAJOR SITE PLAN RESUBMITTAL 02

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC

E-004

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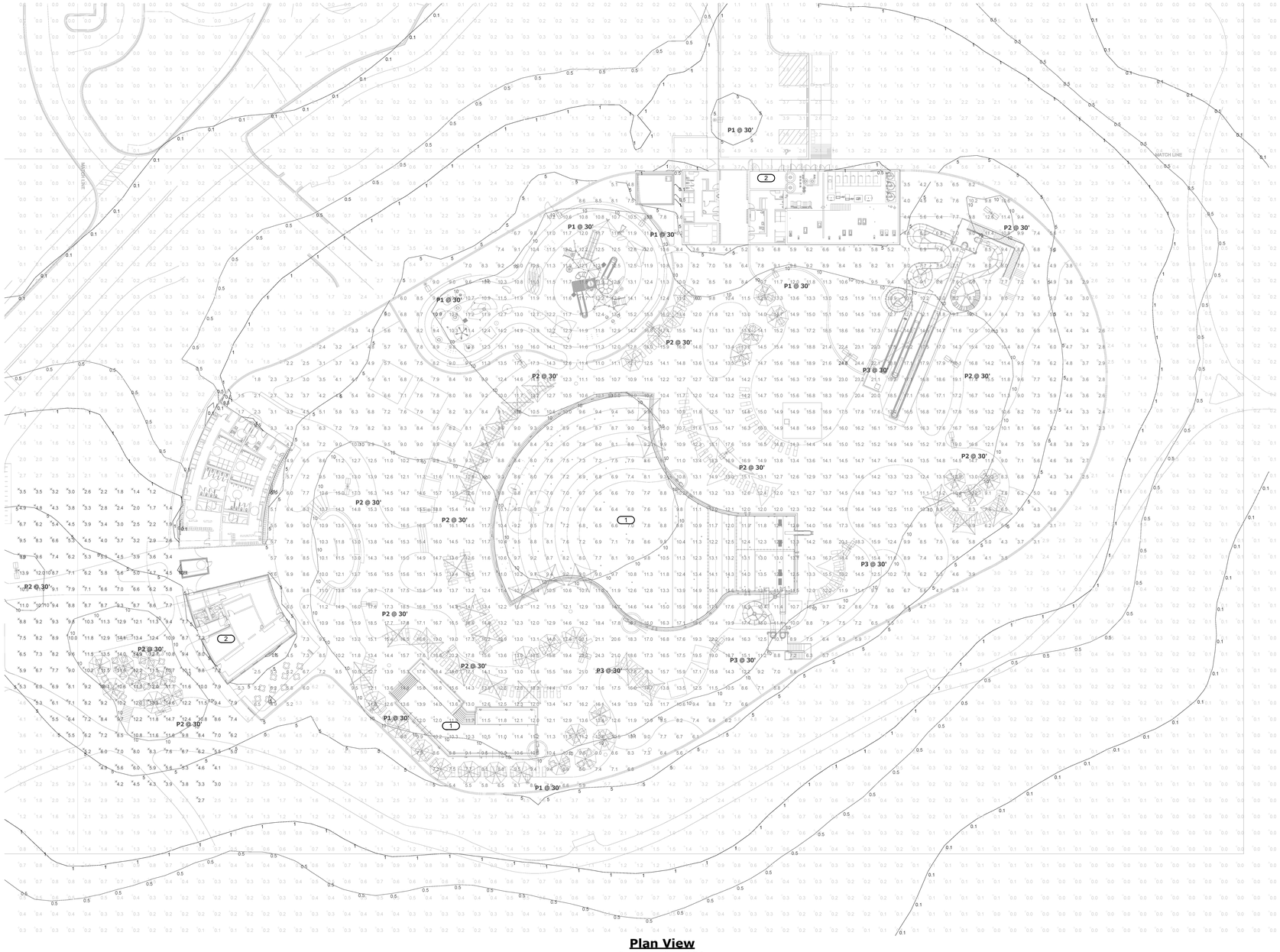

Plan View
Scale - 1" = 25ft

KEYNOTES:

1. REFER TO AQUATIC DESIGNER POOL DRAWINGS FOR IN-POOLING LIGHTING PHOTOMETRICS FOR POOL SURFACE LIGHT LEVELS. POOL 'A' IS PROVIDED WITH 41 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.39 LUMENS/SF. POOL 'B' IS PROVIDED WITH 7 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.79 LUMENS/SF.
2. SITE LIGHTING CONTROLS SHALL FOLLOW SEQUENCE (LS5), REFER TO LIGHTING SEQUENCE OF OPERATIONS ON E-500.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	7	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	462.45
	P2	13	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	924.9
	P3	4	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	1387.35

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY AREA	✕	7.5 fc	14.9 fc	1.0 fc	14.9:1	7.5:1
POOL SITE - INSIDE FENCE		11.1 fc	24.8 fc	1.5 fc	16.5:1	7.4:1

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - PHOTOMETRICS

E-005

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P1/P2/P3/P4



D-Series Size 2
LED Area Luminaire

DLC LISTED PREMIUM · DLC LISTED · NIGHTTIME FRIENDLY · ida · ds · BAA · BABA

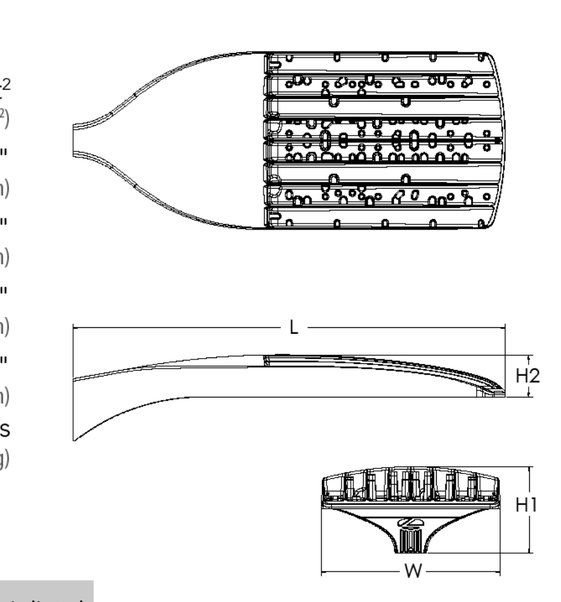
Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



ds Design Select options indicated by this color background.

ds design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information
EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1, P5, P2, P6, P3, P7, P4, P8 **Rotated optics** P10[1], P13[1], P11[1], P14[1], P12[1]	(this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K — 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	70CRI; 70CRI; 70CRI — 80CRI; 80CRI; 80CRI; 80CRI; 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; 3G Vibration rated for 3G[27]	**Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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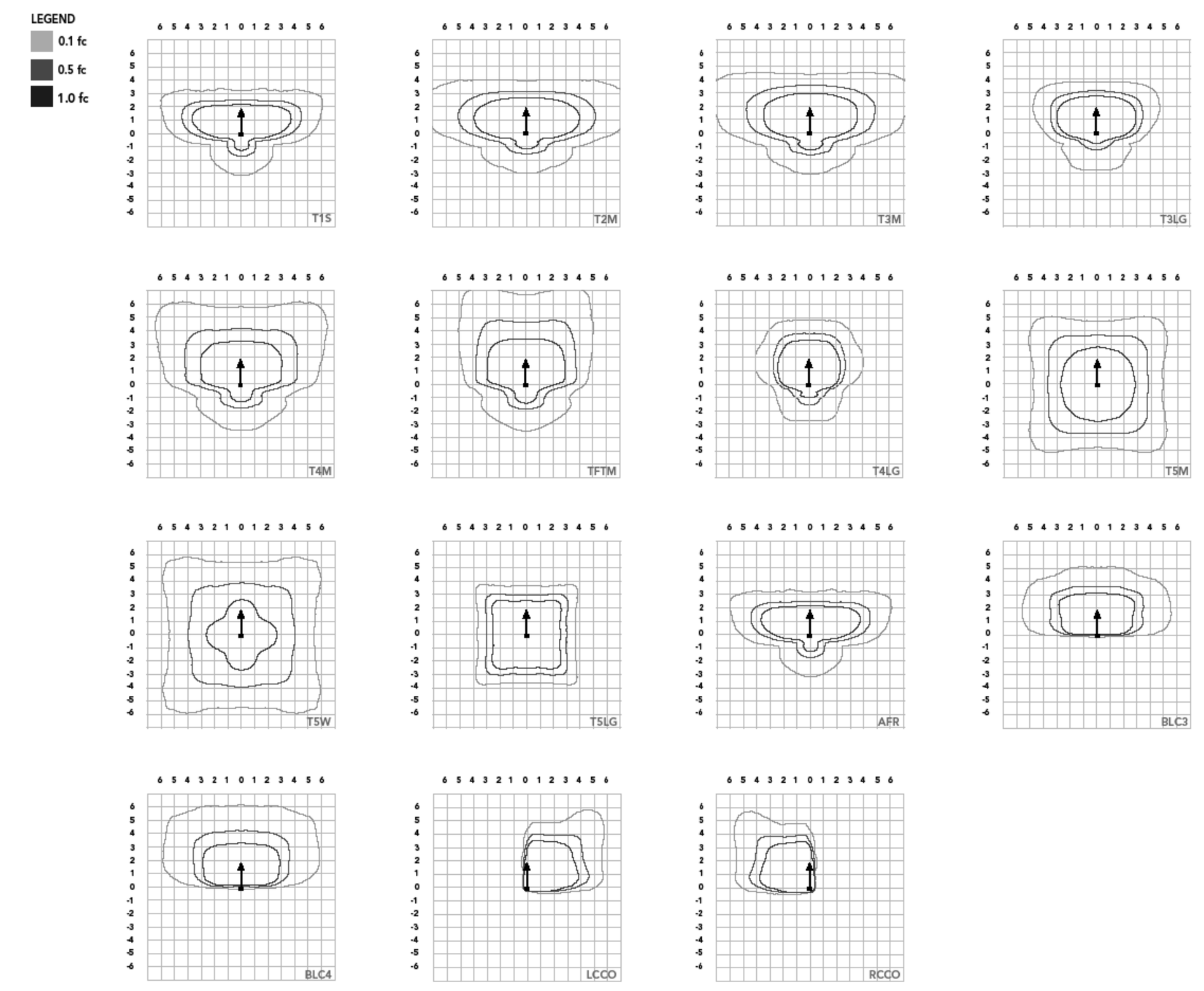
P1/P2/P3/P4

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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P1/P2/P3/P4

Performance Data

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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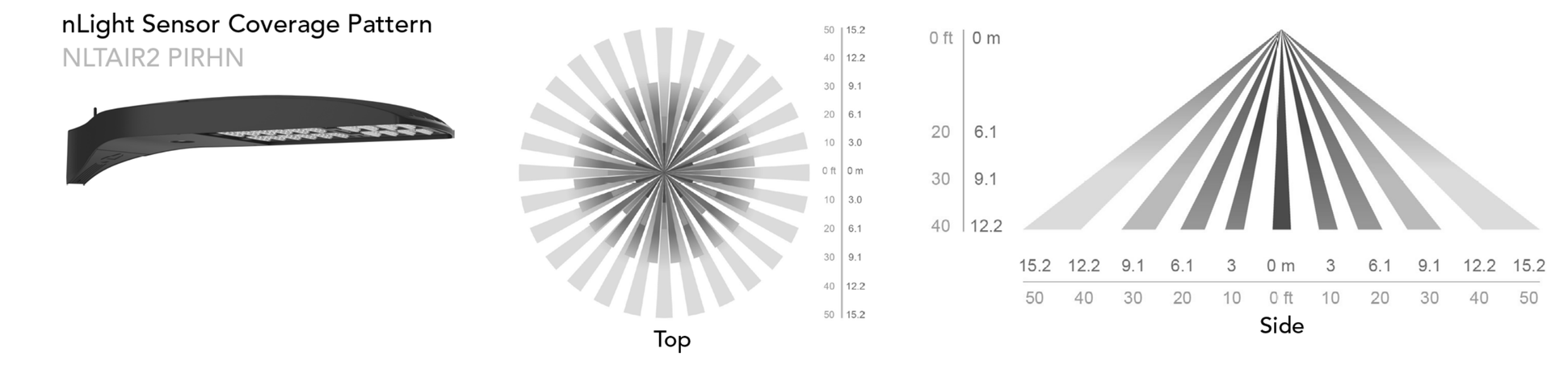
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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P1/P2/P3/P4

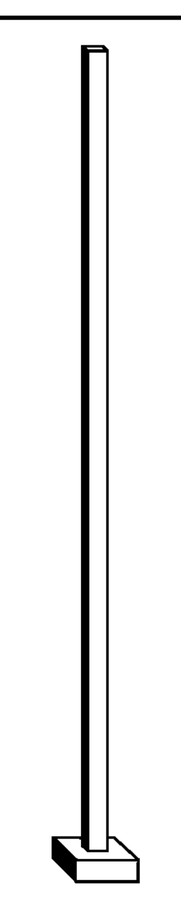
LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



FEATURES & SPECIFICATIONS
INTENDED USE — **These specifications are for USA standards only.** Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T6 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".

Pole Top: Options include 4" tall tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 14"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 2" x 4"; the handhole for a pole specified with a 6" or 6.75" width has a nominal dimension of 2.63" x 5". Standard and extra handholes come with cover and attachment hardware.

Bolt Caps/Base Cover: Pole base plate utilizes cast aluminum A365 nut cover discs to cover anchor bolt and nut assembly. 2 piece, spun aluminum base cover available as an option.

Anchor Base/Bolts: Anchor base is cast from A356 alloy aluminum. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING: Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE LIGHTING - CUT SHEETS

E-006

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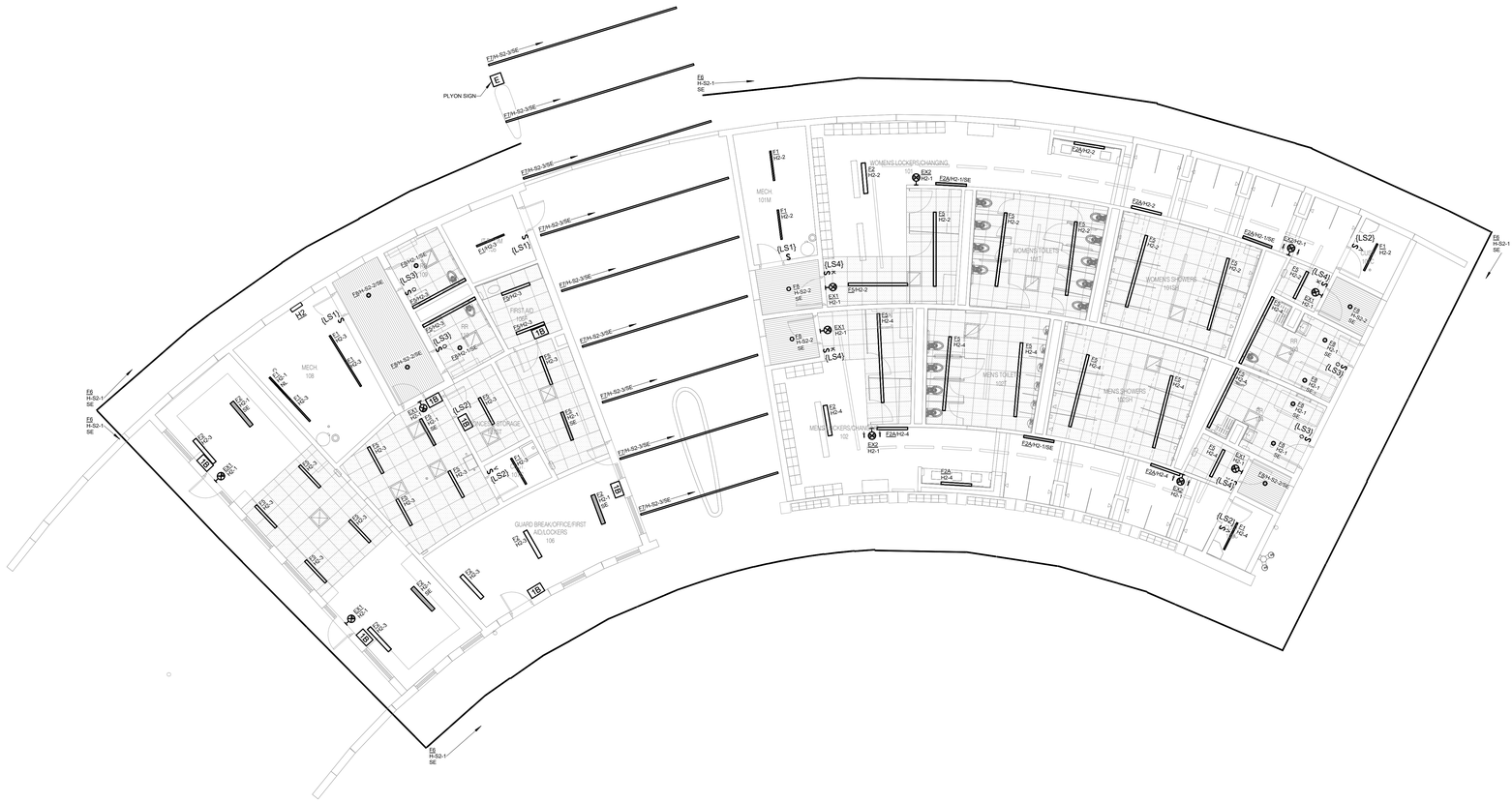
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED PLOTTING PAPER

SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.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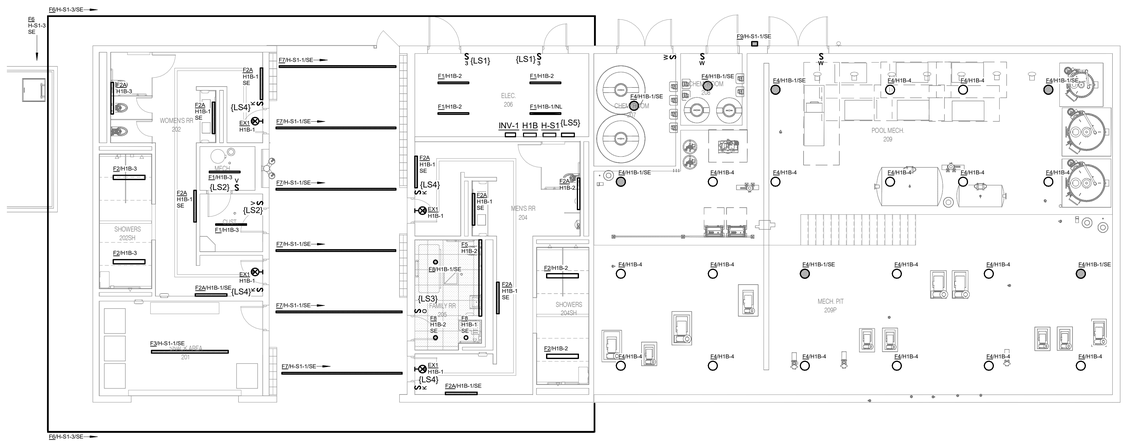
PLYON SIGN
E6 H-S2-1 SE
E7H-S2-3/SE
E7H-S2-2/SE
E7H-S2-1/SE
E6 H-S2-1 SE
E6 H-S2-1 SE
E6 H-S2-1

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT BOTH ORIGINAL AND REDUCED SIZES

SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.



NORTH

1 FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

1/8" = 1'-0"

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

E-101B

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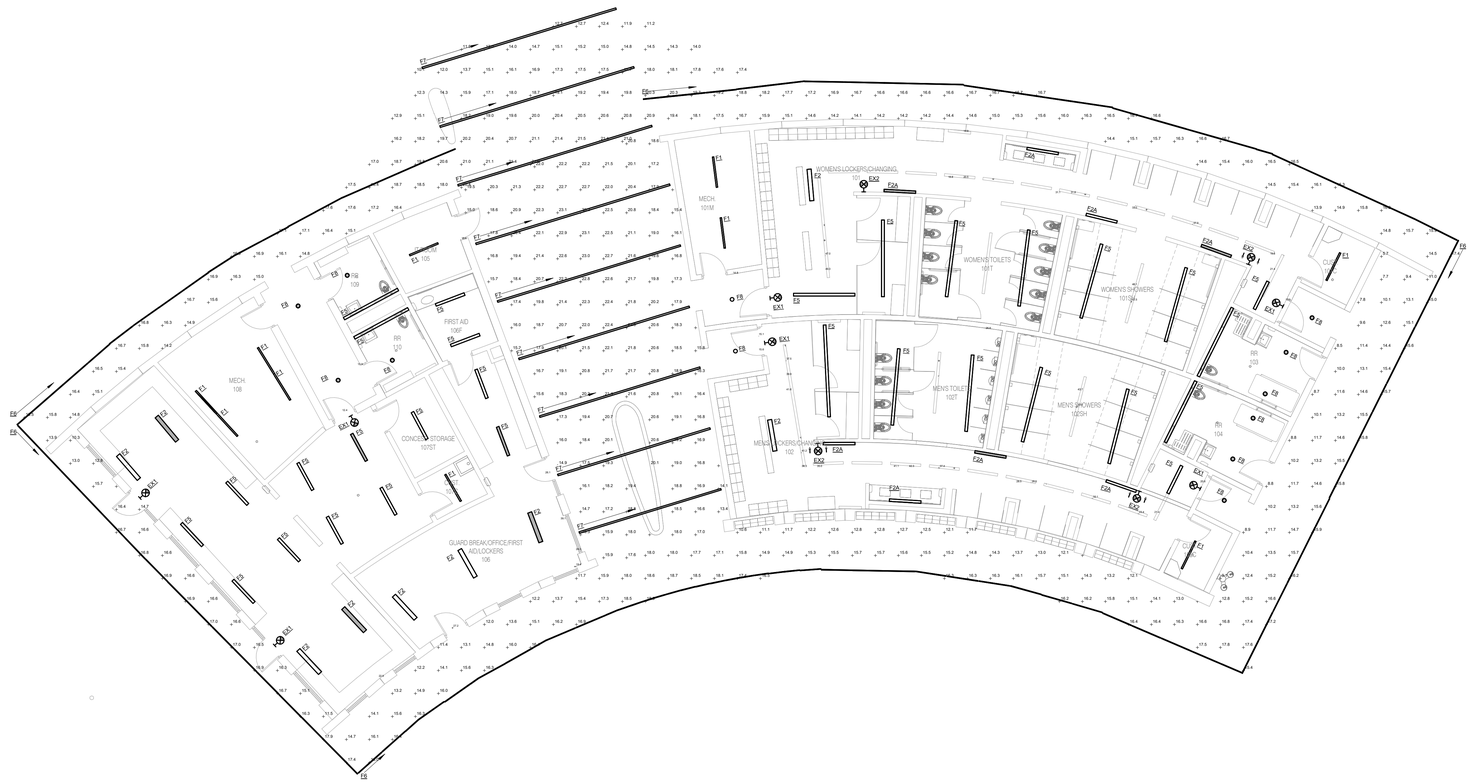
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ORIGINAL PLOTS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



NORTH

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

E-102A

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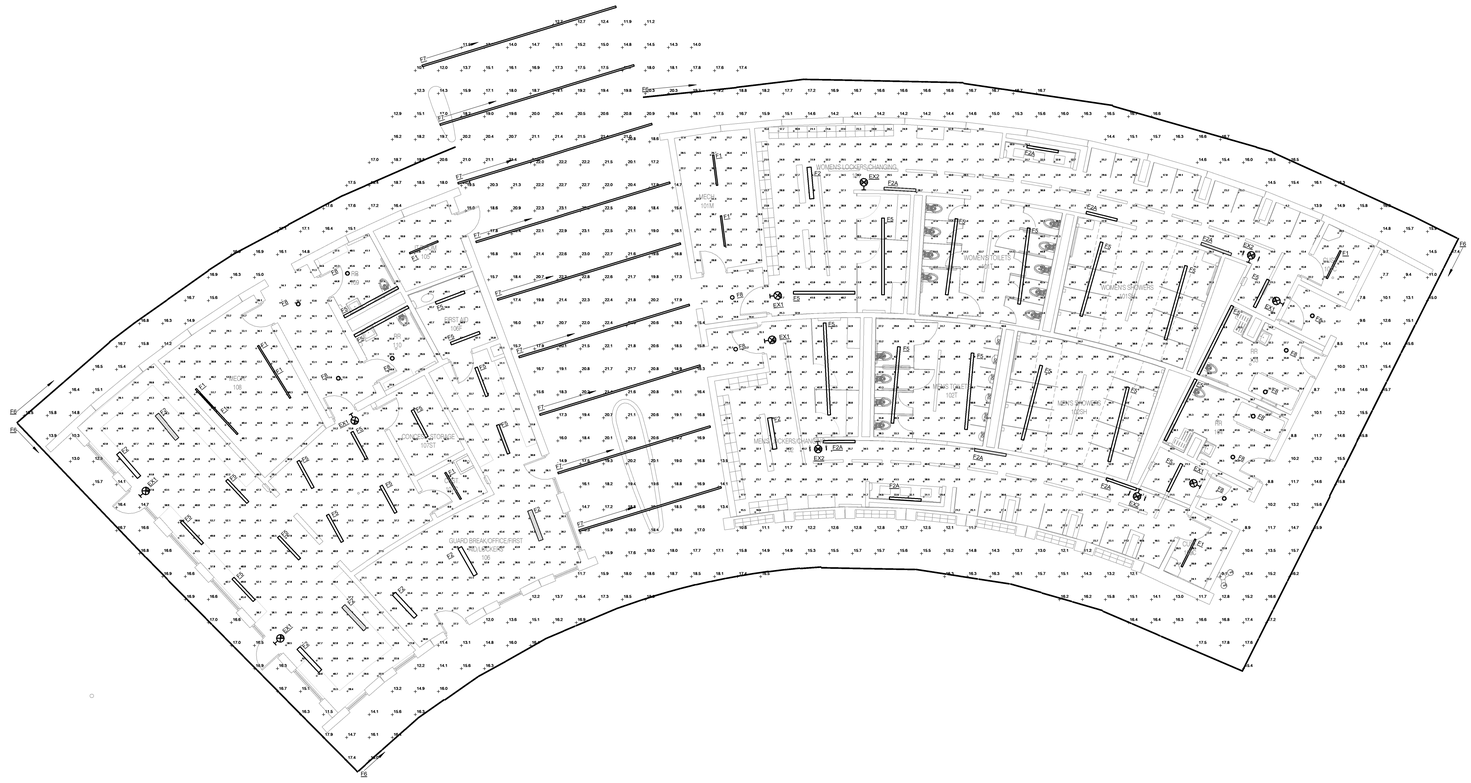
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ORIGINAL DRAWING

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1


WOMEN'S LOCKERS/CHANGING
MEN'S LOCKERS/CHANGING
QUARD BREAK/OFFICE/FIRST AID
MECHANICAL
MECHANICAL
MECHANICAL

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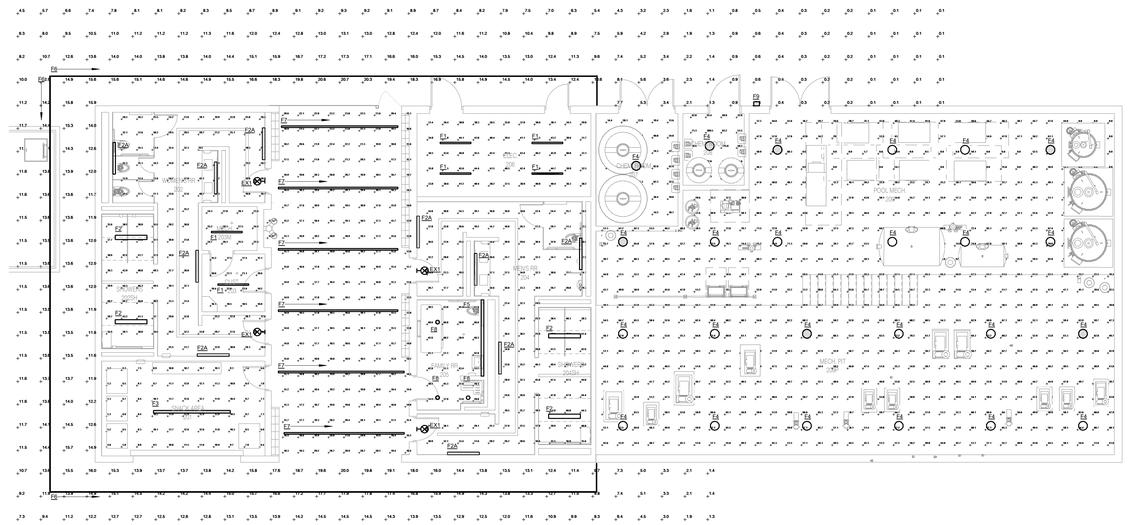

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

1/8" = 1'-0"

NORTH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHEM. ROOM 207	+	43.7 fc	133.5 fc	10.7 fc	12.5:1	4.1:1
CHEM. ROOM 208	+	66.6 fc	137.2 fc	26.7 fc	5.1:1	2.5:1
CUST. 203	+	18.5 fc	22.0 fc	15.1 fc	1.5:1	1.2:1
ELEC. 206	+	39.5 fc	46.8 fc	29.0 fc	1.6:1	1.4:1
Exterior Canopy	+	10.0 fc	20.7 fc	0.1 fc	207.0:1	100.0:1
EXTERIOR PASSAGE	+	18.0 fc	23.2 fc	12.9 fc	1.8:1	1.4:1
FAMILY RR 205	+	42.1 fc	51.1 fc	28.8 fc	1.8:1	1.5:1
MECH. 203M	+	25.4 fc	28.3 fc	22.6 fc	1.3:1	1.1:1
MEN RR 204	+	31.6 fc	49.4 fc	14.7 fc	3.4:1	2.1:1
POOL MECH. 209	+	49.2 fc	76.6 fc	0.0 fc	N/A	N/A
SNACK AREA 201	+	9.2 fc	12.9 fc	4.8 fc	2.7:1	1.9:1
WOMEN'S RR 202	+	32.5 fc	49.5 fc	8.5 fc	5.8:1	3.8:1

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

E-102B

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F1

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LED Striplight

ZL1D

24", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in T8 lengths. Ideal for use in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Compact-design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), or matte black (MB). After fabrication, five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Standard diffuse snap on/snap off lens eliminates pixels, improves uniformity and minimizes glare.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR_ ordering information on page 5). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page 4 for actual wattage consumption), **multi-volt input and 0-10V dimming standard.** This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide 80CRI or 90 CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).

INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -40°F (-40°C) and 86°F (30°C).

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.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

C US · A+ CAPABLE · DLC LISTED · BAA · BABA

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

F2 & F2A

VICTORY® NARROW SERIES

NewStarLighting

PROJECT:
TYPE:
PRODUCT:
APPROVED BY:



VICN Series

Registration No. 7,933,706

PRODUCT FEATURES

- Intended for Public Areas, Corridors, Stairways, Parking Garages, Restrooms, Lobbies, Schools, and more
- Architectural linear luminaire that melds aesthetics, function and vandal resistance
- Extruded aluminum housing with cast aluminum endcaps for durability
- Certified to UL standards by Intertek Testing Laboratories for Wet Locations (under covered ceiling). IK10 Listed per IEC60068. Optional 3G rating
- This product is Made in America and complies with the Buy American Act (BAA)
- The Victory Series is covered by the New Star Promise

INTERTEK · IK10 · BAA · 3G VIBRATION · NEW STAR PROMISE

ORDERING INFORMATION

Example: VIC2N-L235-90C-1C-RW-WH-UN

VIC		N						
Series	Nominal Size* 1 = 1ft 2 = 2ft 3 = 3ft 4 = 4ft *Nominal size. Dimensional data on Page 2.	Style N = Narrow	End Caps blank = Flat End Caps (std) DE = Decorative End Caps	Lumen Output* L1 = Low L2 = Standard L3 = High** CL = Custom Lumens*** *Subject to change. Performance Data on Page 3. **Cannot be used with Occ Sensor. ***N/A with 1ft. Must be specified at time of quote. Must not exceed fixture maximum output.	Color Temp. 35 = 3500K 40 = 4000K 50 = 5000K AMB = Amber	CRI 80C = 80 CRI 90C = 90 CRI	Circuits 1C = 1 Circuit 2C = 2 Circuits* *Allows for inboard/outboard control	Lens RW = .09 Ribbed White Poly. RC = .09 Ribbed Clear Poly. RWC = .156 Ribbed White Poly. RCC = .156 Ribbed Clear Poly.

Finish	Voltage	Driver	Options	Accessory
WH = White CC = Custom Color* *Must specify RAL number at time of order and if antimicrobial finish is needed. Subject to setup fees.	12 = 120V 27 = 277V 34 = 347V UN = Universal (120V-277V)	blank = DMI (Standard 0-10V Dimming with 0-10% range) SD2 = Step. Dimming Driver (50-100%)† SD3 = Step. Dimming Driver (30-70-100%)† †3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OC are ordered together, fixture operates at 50% when area isunoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user).	PC = Photocell (N/A decorative end cap)* OC = Occupancy Sensor (N/A decorative end cap)** RM = Row Mount for Field Installation*** EL1 = Emerg. Bat. LED Low (10W)ᵜ EL2 = Emerg. Bat. LED Low (20W)ᵜ LN = LED Night Light' FZ1 = Fuse (120V) FZ2 = Fuse (277V) PH = Phillips Flat Head Screws (3 fasteners on each side) NAT = Natatorium Finish PM = Pendant Mount Install (Stems/Hardware by others) 3G = 3G Vibration Rated Design *N/A with 347 or UN voltage. Refer to Page 1 if ordering with SD2 or SD3. **Refer to Specification Features if ordering with SD2 or SD3 option. Cannot be used with L3 Output. ***Kit includes joining hardware for field installation. If decorative end caps are specified, only end units will have decorative end cap. Consult factory for details. ᵜConsult factory for VIC1 emergency options. '3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OCare ordered together, fixture operates at 50% when area is unoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user). 'Consult factory for 347V. If SD3 and OC are ordered together, SD3 will be set at lowest dimming level	CM = Corner Mount Bracket

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.

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F3

Extend 4 | Surface mount



Project
Type
Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft	10.1 W/ft	111 lm/W	SO
1000 lm/ft	9.9 W/ft	100 lm/W	GZ
1000 lm/ft	9.8 W/ft	102 lm/W	WW
1000 lm/ft	9.8 W/ft	102 lm/W	ASO
1200 lm/ft	12 W/ft	100 lm/W	BW

*Please consult factory for custom lumen output and wattage.

NSF · IK10 · IP66 · cULus

Ordering Guide

PRODUCT ID	NOM.LUMENS/FT	CRI	COLOR TEMP.	SHIELDING
EX4S				
EX4S Extend 4 Surface	400 400 lm/ft - Min. 1000 1000 lm/ft - Max for GZ, WW, ASO.* 1200 1200 lm/ft - Max.	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available. * 1000 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory.			Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2.	* Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	IC CONTROLS (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SB surface bracket S surface ceiling* SBBP surface bracket with bird protection	B(#) battery pack (integral)* BR(#) battery pack (remote)**	OS(#) occupancy sensor	+EF end feed* +N natatorium finish	C custom
* Requires opening fixture for installation.	*Minimum 3ft; **Dry/Damp location only. Please consult factory.	See integrated controls guide for further details Please consult factory	* End Feed standard for S mounting	Please specify

F4

HJCR Series

The SENTINEL™

Hazardous Location LED Lighting

HazLoc HAZARDOUS LOCATION



SOLAS RAY™ LIGHTING

5935 West 84th St. | Indianapolis, IN 46278 | 1-888-391-4822 | www.SolasRay.com

Cat. #	Type
Notes	

CERTIFICATIONS / RATINGS

UL844 · UL924 · CERTIFIED UL 1598 · IP66 · IP67 · MARINE UL 1598 A · DLC LISTED · IK08 IMPACT RATING · IK10 IMPACT RATING** · ABS · CSA C22.2 No. 137-18 · CSA C22.2 No. 250.0

CLASS / DIVISION

- Class I, Div 1, Groups C, D
- Class II, Div 1, Groups E, F, G
- Class III
- Class I, Div 2, Groups A, B, C, D
- Class II, Div 2, Groups F, G

KEY FEATURES AND BENEFITS

- Ambient temperature capabilities: -40°C (-40°F) to 60°C (140°F)
- * DLC V5.1 Standard (4000K/5000K / 120° models only).
- Internal EM battery option (15W / 90 min).
- ** Impact Resistance: IK08 (standard lens) / IK10 (glass globe with wire guard).
- Corrosion proof - coated copper free aluminum alloy housing.
- Gray nylon corrosion resistant powder coating.
- Optional reflective hoods available.
- 0-10V dimming option available.
- 1000 hours salt spray test passed.

SPECIFICATIONS

Voltage	120-277 VAC / 347-480 VAC
Wattage	40W / 60W / 80W / 100W / 150W / 200W / 250W / 280W
Color Temp	4000 / 5000 Kelvin
Housing	Coated copper free aluminum alloy
Color	Gray
Lens	Tempered glass
Ambient Temperature	-40°C (-40°F) to 60°C (140°F) (-10°C to 60°C with EM Battery)
T-Rating	T4
Lifetime	100,000+ hrs L_{70}
CRI	>70
Beam Angles	120° / 90° / 60° / 40°
Efficacy	140 lm/W
Entrance Thread	3/4" NPT
Protection	IP66 / IP67
Warranty	5 Year Limited Warranty - Fixture 3 Year Limited Warranty - Battery

LUMENS

40W	60W	80W	100W	150W	200W	250W	280W
5,600	8,400	11,200	14,000	21,000	28,000	35,000	39,200

PRODUCT ORDERING SELECTION

HJCR1L - ___ - ___ - ___ - ___ - ___ - ___

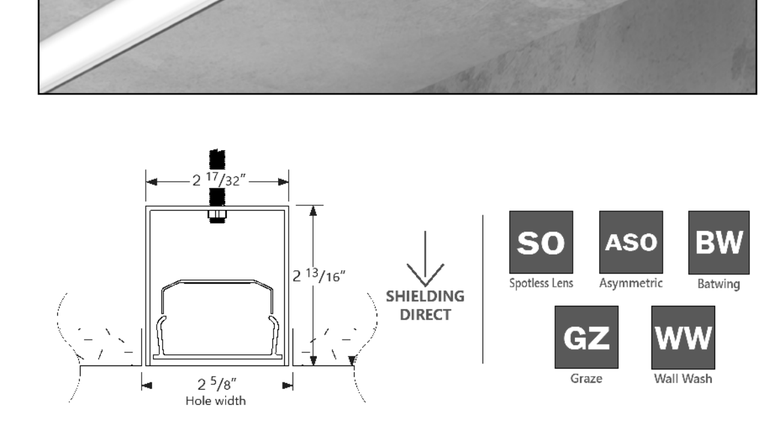
Series	Watts	Kelvin	Voltage	Beam Angle	Mounting Options	Other Options
☑ HJCR1L	☐ 040 - 40W ☐ 060 - 60W ☐ 080 - 80W ☐ 100 - 100W ☐ 150 - 150W ☐ 200 - 200W ☐ 250 - 250W ☐ 280 - 280W	☐ 40 - 4000K ☐ 50 - 5000K	☐ U - 120-277 VAC ☐ 48 - 347-480 VAC	☐ 120 - 120° (Std) ☐ 90 - 90° ☐ 60 - 60° ☐ 40 - 40°	☐ HJTB - Trunnion Bracket ☐ HJCJB - Ceiling Junction Box ☐ HJPP - Pendant Pipe ☐ HJWA - Wall Arm ☐ HJPS90 - 90° Pole Stanchion ☐ HJPS25 - 25° Pole Stanchion ☐ HJW90 - 90° Junction Box Wall Arm ☐ HJW25 - 25° Junction Box Wall Arm	☐ HJDR - Dome Reflective Hood* ☐ HJAR - Angled Reflective Hood* ☐ GL-HJGU - Glass Globe with Wire Guard ☐ DIM - 0-10V Dimming ☐ EM - Emergency Battery Backup- 15W (100W and up / 120-277VAC models only) *Hoods not available for 200W and above.

HAZ SENTINEL 5.25 SI-08130

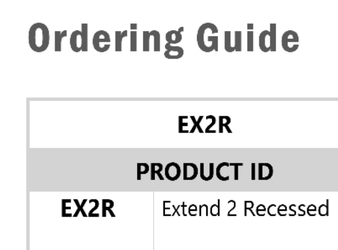
Specifications and data are subject to change without notice.

F5

Extend 2 | Recessed mount



Project
Type
Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

IC cULus Listed Type I.C. · NSF · IK10 · IP66 · cULus

Ordering Guide

PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING DIRECT
EX2R				
EX2R Extend 2 Recessed	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	SO spotless lens GZ graze WW wallwash ASO asymmetric BW batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			Choose only one of the options above;

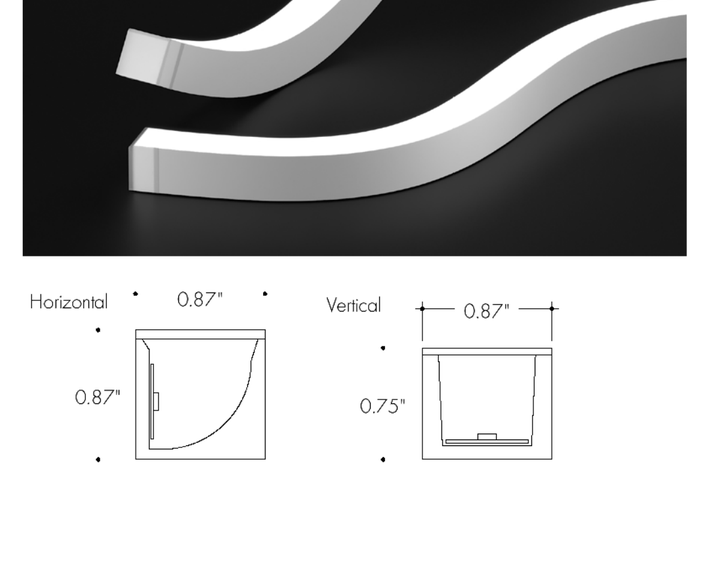
LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTING
2 2' 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* UNV universal	DP dimming (0-10V) 1% temp. range (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range (-40°C - +50°C) LT(#) Lutron* BI bi-level dimming O(#) other*	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **	DF flange D flangeless DS drywall spackle flange
Lengths are nominal. Exact lengths can be specified, please consult factory.		*Remote surge protection device only	*Please consult factory; see page 2.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.	

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)* BR(#) battery pack (remote)**	+TF top feed* +EF end feed* +N natatorium finish	C custom
*Minimum 3ft; **Dry/Damp location only. Please consult factory.	7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.	Please specify

F6

Kurba Max Horizontal and Vertical | Field Bendable 24V System

optic arts by luminii



Features

Kurba Max is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 8" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

Applications
Indoor/Outdoor dry & wet location

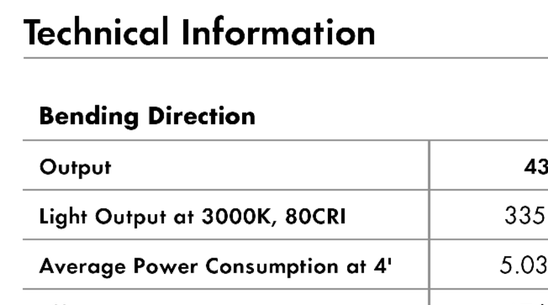
Materials
Silicone for red list approved, as well as heat, weather, UV, and solvent resistance

Dimming
Dimable down to 1%. Dot Free even illumination. Also available with Black Lens

Average Life (L70)
50,000 hours

Approvals
24VDC Class 2 wet listed, IP68

Warranty
3 years



Finish Options (see page 2 for additional information)
Base __ White

TITLE 24 JA8 COMPLIANT · RoHS · CE · cULus LISTED · DIM · Declare. · IP68

Technical Information

Bending Direction	Horizontal		Vertical	
Output	43SO	44HO	43SO	44HO
Light Output at 3000K, 80CRI	335 lm/ft	437 lm/ft	396 lm/ft	536 lm/ft
Average Power Consumption at 4'	5.03 W/ft	5.03 W/ft	5.03 W/ft	5.03 W/ft
Efficacy	67 lm/W	87 lm/W	79 lm/W	107 lm/W
Ordering Increment	1.97"	2.19"	1.97"	2.19"
Maximum Run Length (In Series)	19'	19'	19'	19'
Operating Temperature Range	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F

CCT INFO / LUMEN MULTIPLIER
(ref. -3000K)

Bending Direction	Horizontal		Vertical	
CRI	80 CRI	90 CRI	80 CRI	90 CRI
2200K	0.95	0.74	0.94	0.75
2700K	0.99	0.81	0.99	0.81
3000K	1.00	0.80	1.00	0.80
3500K	1.01	0.80	1.01	0.80
4000K	1.08	0.82	1.08	0.82

Ordering Code

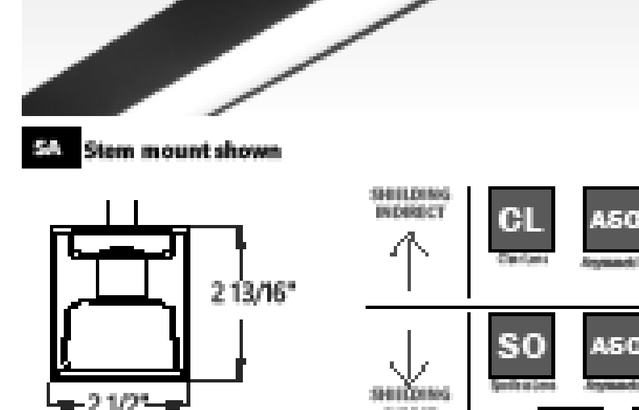
MODEL	BEND DIRECTION	LENGTH	OUTPUT[1]	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION LEFT	FEED POSITION RIGHT
KBX-W - Kurba Max Wet	HB - Horizontal Bending VB - Vertical Bending	SEE PCC CHART ON PAGES 7 - 8	43SO - Standard 44HO - High	22K - 2200K 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	R80 - 80 CRI R90 - 90 CRI	SF - Silicone Frosted	NA - See Page 6 for orderable mounting accessories	WH - White	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]	INJECTION MOLD IME - End Feed 1 IMB - Back Feed 1 IMSA - Side A Feed IMSB - Side B Feed[2] NPF - No Power Feed[3]

Feeds come with 118" wire leads

1 - Title 24 JA8 compliance achievable, contact factory for specific requests   2 - IMSB - Side B Feed not available with HB - Horizontal Bending   3 - NPF-NPF for Feed Position 1&2 is not a valid configuration option

F7

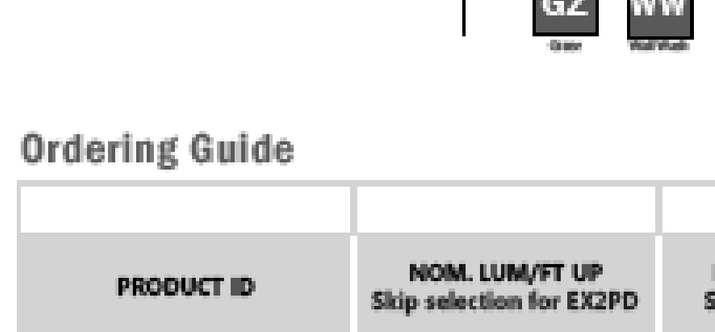
Extend 2 | Pendant mount



SA Stem mount shown



RS Rugged stem shown



Project
Type
Notes

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT UP	NOMINAL LUMEN OUTPUT DOWN	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft		8.5 W/ft	140 lm/W	CL
1200 lm/ft		9.6 W/ft	125 lm/W	BW
1200 lm/ft		9.1 W/ft	132 lm/W	ASO
	1000 lm/ft	9.8 W/ft	101 lm/W	SO
	750 lm/ft	7.2 W/ft	103 lm/W	GZ
	750 lm/ft	7.4 W/ft	101 lm/W	ASO
	1000 lm/ft	9.8 W/ft	102 lm/W	BW
	750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

NSF · IK10 · IP66 · cULus

Ordering Guide

PRODUCT ID	NOM. LUM/FT UP Skip selection for EX2PD	NOM. LUM/FT DOWN Skip selection for EX2PI	CRI	COLOR TEMP. (choose one)	SHIELDING UP Skip selection for EX2PD	SHIELDING DOWN Skip selection for EX2PI
EX2PDI Extend 2 Pendant Direct / Indirect EX2PD Extend 2 Pendant Direct EX2PI Extend 2 Pendant Indirect	300 300 lm/ft - min 1400 1400 lm/ft - max	300 300 lm/ft - min 750 750 lm/ft - max for GZ, WW, ASO* 1000 1000 lm/ft - max	80 80 CRI 90 90 CRI	27 2700 K 30 3000 K 35 3500 K 40 4000 K 50 5000 K	CL Clear lens BW Batwing ASO Asymmetric	SO Spotless lens GZ Graze WW Wallwash ASO Asymmetric BW Batwing
	Outputs between listed min and max are available.Consult factory for outputs outside of the listed range.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.				

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' * 3 3' 4 4' 5 5' 6 6' 7 7' 8 8' 12 12' S(L) System Run	AP aluminum paint W white BLK black C custom	120 120 V 277 277 V 347 347 V* ** UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C) DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C)** LT(#) Lutron* ** BI bi-level dimming** O(#) other* **	1 1 circuit 2 2 circuits +E(#) emergency circuit* +NL(#) night light circuit* +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory. * Not available with EX2PDI.		*Remote surge protection device only. **Not available with EX2PDI.	Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2. **Remote only with EX2PDI.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SA(#) drywall+stem length <36" (18" std.) SASL(#) drywall stem sloped ceiling* RS(#) rugged stem (for stem length above 36", or for any stem length in extreme conditions)	B(#) battery pack (integral)* *** BR(#) battery pack (remote)**	+EF end feed* +TF top feed* ** +N natatorium finish	C custom
See Mounting kit guide for full specification code. White canopy standard * Not recommended for outdoor applications.	*Minimum 3ft; **Dry or damp location. Please consult factory. ***Not available with EX2PDI.	* See page 3 for more details ** Not available with EX2PDI or EX2PI.	Please specify

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

IMEG
www.imegcorp.com
263 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-103

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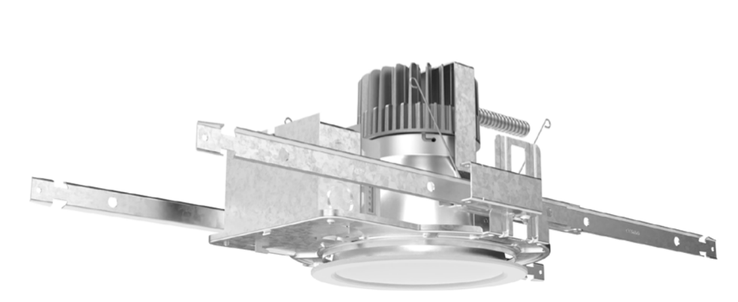
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

F8

gotham® | EVO®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Shower Downlight 6"



OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

medium wide
1.0 S:MH

Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000	4500
Delivered	857	1274	1729	2187	2624	3062	3499	3745
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0	48.6
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7	52.0

*Lumen output for 80CRI - 3500K

COMPLIMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light


General Illumination Layer | EVO


High Center Beam Layer | Incito


EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare: MRI, Surgical Suite, Patient Room

Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com
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F9



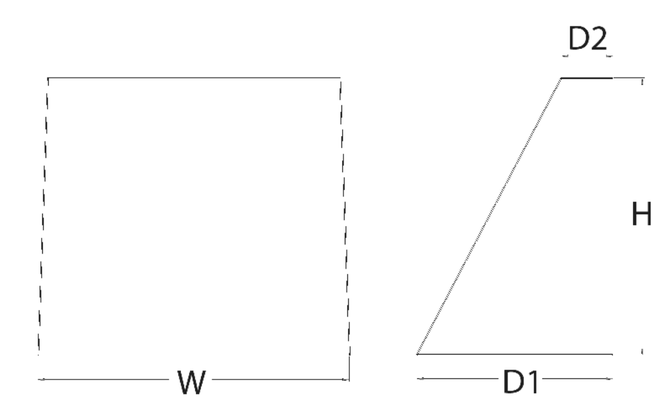
WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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EX1 & EX2

LITHONIA LIGHTING®

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for wet location areas requiring exit signs for AC only or battery back-up power that are subject to saturation with non-mechanically delivered water. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — White, compact, contemporary design. Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant and corrosion-proof. Universal directional Chevron inserts are easily removed and reinserted. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources. Rugged, heavy-duty, polycarbonate clear housing lens. Housing also available in black or gray. Letters 6" high with 3/4" stroke, with 100 ft. viewing distance rating, based upon UL924 standards.

OPTICS — Low energy consumption — fewer than 5 watts. The typical life of the exit LED lamp is 5 years, based on 24/7 operation.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) – Sealed, maintenance free nickel-cadmium battery delivers 90 minutes rated capacity. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (SD Option Only) for 30 seconds every 30 days, 30 minutes every 180 days and a 90-minute annual test. Diagnostic evaluation of LED light source, charging and battery condition.

INSTALLATION — Universal mounting canopy for top or end mount. Back mount standard for single face only. Junction box hole pattern for 4" octagon mounting. Flexible conduit entry.

LISTINGS — UL listed. Wet location listed. Standard cold temperature rating -4°F to 122°F (-20°C to 50°C). Meets UL 924, NFPA 101 (current Life Safety Code) and NFPA 70-NEC, Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY — 5-year limited warranty. (Battery is prorated.) This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.

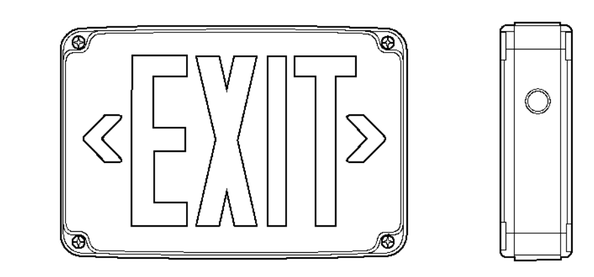
Indura®
Wet Location
Exit Sign

WLTE


White


Gray

Specifications
Length: 12-1/2 (31.8)
Depth: 2-1/2 (6.4)
Height: 8-1/8 (20.6)
Weight: 4.1 lbs (1.9 kg)
All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: WLTE W 1 R EL

Series	Housing color	Number of faces	Letter color	Operation	Options
WLTE	W White B Black GY Gray	1 Single face 2 Double face	R Red G Green	(blank) AC only EL Nickel-cadmium battery	TP Tamper-resistant screw hardware SD Self-diagnostics[1]

Accessories: *Order as separate catalog number.*[2]	
ELA WG1	Wireguard (back mount only)

Notes
1 Only available with EL option.
2 See spec sheet ELA-WG.

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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-104

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LUMINAIRE SCHEDULE LEGEND

DESCRIPTION:

PAF - PAINT AFTER FABRICATION

CFSA - COLOR FINISH SELECTION BY ARCHITECT

CCFSA - CUSTOM COLOR FINISH SELECTED BY ARCHITECT

CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER

OPTICS:

BEAM ANGLE

##° or ## DEG - BEAM ANGLE IN DEGREES

VNSP - VERY NARROW SPOT
NSP - NARROW SPOT
SP - SPOT
WSP - WIDE SPOT
VWSP - VERY WIDE SPOT
NFL - NARROW FLOOD
FL - FLOOD
WFL - WIDE FLOOD
VWF - VERY WIDE FLOOD

MOUNTING (MTG):

CL - CEILING
CV - COVE
G - GROUND SURFACE
IG - IN GRADE
P - PERIMETER
PL - POLE
RE - RECESSED
SP - SUSPENDED
SU - SURFACE
UC - UNDER CABINET
WL - WALL
O - OTHER (SEE DESCRIPTION)

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS. REFER TO ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS, SECTIONS, AND DETAILS FOR LUMINAIRE MOUNTING LOCATIONS AND REQUIREMENTS.

MOUNTING HEIGHTS INDICATED IN THE SCHEDULE ARE TO THE BOTTOM OF FIXTURE UNLESS NOTED OTHERWISE.

DIMENSIONS:

L - LENGTH **W** - WIDTH **H** - HEIGHT **D** - DEPTH **Ø** - DIAMETER
VAR. - DIMENSION VARIES, SEE ARCHITECTURAL PLANS.

LIGHT SOURCE:

SOURCE TYPE
LED - INTEGRAL LIGHT EMITTING DIODE
DLED - DYNAMIC TUNABLE WHITE LED
RLED - RETROFIT LED LAMP
WLED - WARM DIM LED

CCT / CRI
INTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.
EXTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.

DELIVERED LUMENS:

LUMENS INDICATED ARE MINIMUM INITIAL DELIVERED LUMENS AT SPECIFIED CCT AND CRI.

WATTS:

MAXIMUM ANSI WATTS PER: (BLANK) = PER LUMINAIRE **FT** = LINEAR FOOT **LAMP** **POLE**

POWER SUPPLY:

PS TYPE
(BLANK) - INTEGRAL UNLESS NOTED OTHERWISE
REM - REMOTE
EM - EMERGENCY BATTERY

CONTROL METHOD
0-10V - 0 TO 10V DIMMING
10%, **1%**, **0.1%**, **0.01%** AS INDICATED
DALI - DIGITAL ADDRESSABLE LIGHTING INTERFACE (IEC 62386)
DMX - USITT DMX512-A (ANSI E1.11)
UPC - UNIVERSAL PHASE CONTROL DIMMING (PHASE ADAPTIVE)
SWC - SWITCHED CONTROL
O - OTHER (SEE DESCRIPTION)

COORDINATE LUMINAIRE DRIVER DIMMING METHODS AND PROTOCOLS WITH THE LIGHTING CONTROL SYSTEM AND CONTROL MANUFACTURER REQUIREMENTS TO ENSURE DIMMING COMPATIBILITY.

MANUFACTURER - SERIES:

1. **THE FIRST MANUFACTURER AND MODEL LISTED IS THE BASIS OF DESIGN.**
2. **THE MODEL NUMBER SHOWN SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE MODEL NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED.**

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	OPTICS	MTG	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	WATTS	POWER SUPPLY	MANUFACTURER - SERIES	NOTES
EX1	SINGLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
EX2	DOUBLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
F1	LINEAR LED STRIP, FLAT DIFFUSE LENS. GENERAL DISTRIBUTION. COORDINATE FINISH WITH ARCHITECT. PROVIDE ALL NECESSARY MOUNTING HARDWARE.	DROP LENS	SP	48"L X 2 1/4"W X 3"H	LED	5,000 lm	48 / FIX	277 0-10V	LITHONIA ZL1D	
F2	SURFACE MOUNT NARROW SERIES LUMINAIRE. MARINE GRADE, EXTRUDED ALUMINUM HOUSING WITH CAST ALUMINUM ENDCAPS, 0.090" LINEAR RIBBER CLEAR LENS, WHITE POLYESTER COAT FINISH. INTEGRAL OCCUPANCY SENSOR.		SU	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	NEWSTAR VICTORY VIC4N	
F2A	SIMILAR TO F2, DIFFERENT MOUNTING.		WL	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	SIMILAR TO F2	
F3	SURFACE MOUNTED DIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, CAST ALUMINUM END CAPS, EXTRUDED ACRYLIC LENS. COORDINATE COLOR AND FINISH WITH ARCHITECT.	BATWING	SU	120"L X 4 1/8"W X 5"H	LED	500 lm	5 / FT	277 0-10V	AXIS EXTEND 2 SURFACE EX2S	
F4	CIRCULAR HIGHBAY, COATED COPPER FREE ALUMINUM ALLOY HOUSING, GRAY NYLON CORROSION RESISTANT POWDER COATING. BUILT-IN HIGH MOUNT OCCUPANCY SENSOR. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED. COORDINATE WITH ARCHITECT FOR COLOR, FINISH, AND MOUNTING HEIGHTS.	TEMPERED GLASS LENS, 60 DEG OPTIC	SP	42 5/8"H, 14 1/8"Ø	LED	8,400 lm	60 / FIX	277	SOLAS RAY HJCR	
F5	RECESSED LINEAR. PROVIDE WITH INTEGRAL OCCUPANCY SENSOR. IK10 IMPACT RESISTANT RATING. IP66 LISTED. CONTINUOUS RUNS PER FLOOR PLAN.	FLUSH	RE	<varies>L X 4 1/4"W X 4 7/8"H	LED	1,000 lm	10 / FT	277 0-10V	AXIS EXTEND 2	
F6	LINEAR FLEXIBLE LED STRIP. WET LOCATION LISTED.		RE	<varies>L X 7/8"W X 7/8"H	LED	437 lm	5 / FT	277 0-10V	LUMINI KURBA MAX	
F7	PENDANT MOUNTED EXTERIOR LINEAR LED, WET LOCATION LISTED, DIRECT FLUSH LENS, CONTINUOUS RUN LENGTH AS SHOWN ON PLANS. COORDINATE FINISH WITH ARCHITECT. FIXTURE MOUNTED BETWEEN CANOPY PANELS, REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING DETAILS.		RE	<varies>L X 2 1/2"W X 2 7/8"H	LED	300 lm	4 / FT	277 0-10V	AXIS EXTEND 2 PENDANT EX2PD	
F8	STANDARD 6" RECESSED DOWNLIGHT. WIDE OPTICS, WET SHOWER LENS.		RE	9 1/2"H, 6"Ø	LED	1,500 lm	15 / FIX	277	GOTHAM EVO6	
F9	EXTERIOR WALL MOUNTED LOW PROFILE BUILDING LUMINAIRE. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT. COORDINATE COLOR AND FINISH WITH ARCHITECT.	VISUAL COMFORT FORWARD THROW	WL	9"L X 5 1/2"W X 10 1/2"H	LED	2,000 lm	15 / FIX	277	LITHONIA WDGE 1	
P1	SQUARE LED AREA/FLOOD LUMINAIRE. FORWARD THROW MEDIUM DISTRIBUTION WITH BACKLIGHT SHIELD, SINGLE HEAD LUMINAIRE MOUNTED ON ROUND, TAPERED, ALUMINUM POLE AT 30' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). INSTALL ON EXTENDED BASE FOUNDATION UNLESS NOTED OTHERWISE. PROVIDE WITH WIRELESS DIMMING.	FORWARD THROW MEDIUM	PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	462 / FIX	277	LITHONIA DSX2	
P2	SIMILAR TO P1, WITH TWO HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	924 / FIX	277	SIMILAR TO P1	
P3	SIMILAR TO P1, WITH THREE HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	1,386 / FIX	277	SIMILAR TO P1	
P4	SIMILAR TO P1, DIFFERENT OUTPUT AND OPTICS. PROVIDE TYPE II DISTRIBUTION. WITH BACKLIGHT SHIELDING. 20' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). PROVIDE DIFFERENT MANUFACTURER SERIES TYPE. REFER TO FLOOR PLAN FOR NUMBER OF HEADS ON SAME POLE. PROVIDE FIXTURE WITH INTEGRAL HIGH/LOW OCCUPANCY SENSOR AND WIRELESS DIMMING.		PL	22"L X 15"W X 5 1/2"H	LED	9,651 lm	68 / FIX	277	LITHONIA DSX1	

LIGHTING SEQUENCE OF OPERATION

PLAN ID	LIGHTING SWITCHED
{LS1}	Sequence: Switched Lights are manually controlled in this space. ON: Lights turn on manually using a wall switch. OFF: Lights turn off manually using a wall switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS2}	Sequence: Switched Lights are vacancy controlled in this space. ON: The lights turn on by vacancy sensor wall switch. OFF: After the space has been vacant for 15 minutes, the lights automatically turn off via vacancy sensor or by wall sensor switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS3}	Sequence: Switched Lights are occupancy controlled in this space. ON: The lights turn on manually by wall switch or automatically by wall switch sensor. OFF: Lights turn off using wall switch or automatically after the space has been vacant for 15 minutes via wall switch sensor. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS4}	Sequence: Switched lights are occupancy controlled in this space. ON: The lights turn on automatically by integral fixture sensor. OFF: Lights turn off automatically by integral fixture sensor after the space has been vacant for 15 minutes. Key-switch shall provide manual off. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS5}	Sequence: Aquatic Center site lights are controlled by lighting control system relay panel. Lighting control system shall be provided with photocell input, relay panel on/off control, and wireless dimming. ON: The lights turn on automatically by lighting schedule. ADJUST: The light will be provided with wireless dimming nodes for manual adjustment at lighting control system. OFF: The lights turn off automatically by lighting schedule and photocell input.
{LS6}	Sequence: Exterior dimmable pole lighting is time scheduled and occupancy controlled by lighting control system. pole lights are provided with integral wireless occupancy sensors and wireless dimming. Each zone shall be scheduled separately and controlled together, with integral override sensors. Coordinate schedule with Owner prior to programming. ON: Pole lights are automatically turned on based on schedule via lighting control system. After scheduled hours, pole lights shall automatically turn on via lighting control system upon detection from integral fixture occupancy sensor and remain on for 15 minutes. ADJUST: Pole lights are provided with wireless dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. Integral fixture occupancy sensor shall dim lights to 50% when no activity has been detected for 15 minues. Lights shall raise to 100% when activity is present. OFF: Pole lights are automatically turned off based on schedule via lighting control system.
{LS7}	Sequence: Exterior dimmable building mounted luminaires are time scheduled and controlled by lighting control system. Fixtures are provided with integral dimming. Coordinate schedule with Owner prior to programming. ON: Luminaires are automatically turned on based on schedule via lighting control system. ADJUST: Luminaires are provided with dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. OFF: Luminaires are automatically turned off based on schedule via lighting control system. EMERGENCY (if applicable): When normal power fails, switched emergency 'SE' luminaires automatically turn on to 100% and bypass the local lighting controls. Emergency luminaires are fed from emergency lighting inverter circuit. Provide a shunt relay to allow for full control during normal operation.

DISCONNECT AND STARTER SCHEDULE

NOTE: ALL DISCONNECTS (EXCEPT MANUAL STARTERS) SHALL BE HEAVY DUTY TYPE.

DISCONNECT TYPE:	**ACCESSORIES & OPTIONS**	
FU - FUSED	SA - STANDARD ACCESSORIES (INCLUDES * ITEMS)	PF - PHASE LOSS PROTECTION (5 HP OR GREATER, 3 PHASE...
NF - NON-FUSED	*CT - CONTROL TRANSFORMER, FUSED 120V	TO - MELTING THERMAL OVERLOADS (1 PHASE)
CB - CIRCUIT BREAKER	*EO - ELECTRONIC OVERLOAD (3 PHASE MOTORS)	TS - 2 SPEED SELECTOR SWITCH IN DOOR
	*HA - HAND-OFF-AUTO IN DOOR	GP - GREEN (OFF) PILOT LIGHT IN DOOR
STARTER TYPE:	*RP - RED (RUN) PILOT LIGHT IN DOOR	FA - 4-CONVERTIBLE AUXILIARY CONTACTS
FV - FULL VOLTAGE	*TA - TWO CONVERTIBLE AUXILIARY CONTACTS	EI - ELECTRICAL INTERLOCK (2)-N.O. & (2)-N.C.
YD - WYE - DELTA	S/N - INSULATED NEUTRAL ASSEMBLY	SS - START-STOP PUSHBUTTON IN DOOR
RE - REVERSING		HL - HANDLE PADLOCK HASP
TW - 2 SPEED, 2 WINDING		
SW - 2 SPEED, 1 WINDING		
RV - REDUCED VOLTAGE AUTOXFMR		
SS - SOLID STATE		
MS - MANUAL STARTER		
MX - MANUAL SWITCH		
FS - FUSED SWITCH		
AMS-ASSEMBLED MOTOR STARTER		

ITEM	DISCONNECT TYPE & RATING			VOLTAGE	POLES	STARTER		ENCLOSURE	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
	TYPE	RATING	TRIP RATING			NEMA SIZE	TYPE			
MX-1		30		120	1	0	MX	NEMA 1	<varies>	
MX-CP-1		30		120	1	0	MX	NEMA 1		
MX-CP-2		30		120	1	0	MX	NEMA 1		
MX-CP-3		30		120	1	0	MX	NEMA 1		
MX-CU-2		30		120	1	0	MX	NEMA 3R		
MX-H		30		120	1	0	MX	NEMA 4X		
MX-WH-1		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-2		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-3		30		120	1	0	MX	NEMA 1		
DS-CU	NF	60		208	1			NEMA 1		

TRANSFORMER SCHEDULE

TYPE:		**ACCESSORIES & OPTIONS**
K1 - DOE 2016 DRY TYPE	AUT - AUTOTRANSFORMER	AL - ALUMINUM WINDINGS
K4 - K4 RATED DRY TYPE	BB - BUCK BOOST	CU - COPPER WINDINGS
K13 - K13 RATED DRY TYPE	LIQ - LIQUID FILLED	RS - EPOXY RESIN ENCAPSULATED
HM - HARMONIC MITIGATING		NV - NON-VENTILATED
PE - NEMA PREMIUM EFFICIENCY		NL - 200% RATED NEUTRAL
		EL - ELECTROSTATIC SHIELD
		TTM - TRANSFORMER TEMP MONITOR (REFER TO SPECIFCATION 26 09 13)

ITEM	KVA RATING	TYPE	ENCLOSURE	MAX. TEMP. RISE C.	PRIMARY		SECONDARY		REQUIRED ACCESSORIES & OPTIONS	COMMENTS
					VOLTS	PH	VOLTS	PH		
TR-75	75 kVA	K-1	NEMA 1	150	480	3	120/208	3	AL	

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Key Plan

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P: 630.527.2320
www.imegcorp.com

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REF. SCALE IN INCHES PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SCHEDULES

E-400

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~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

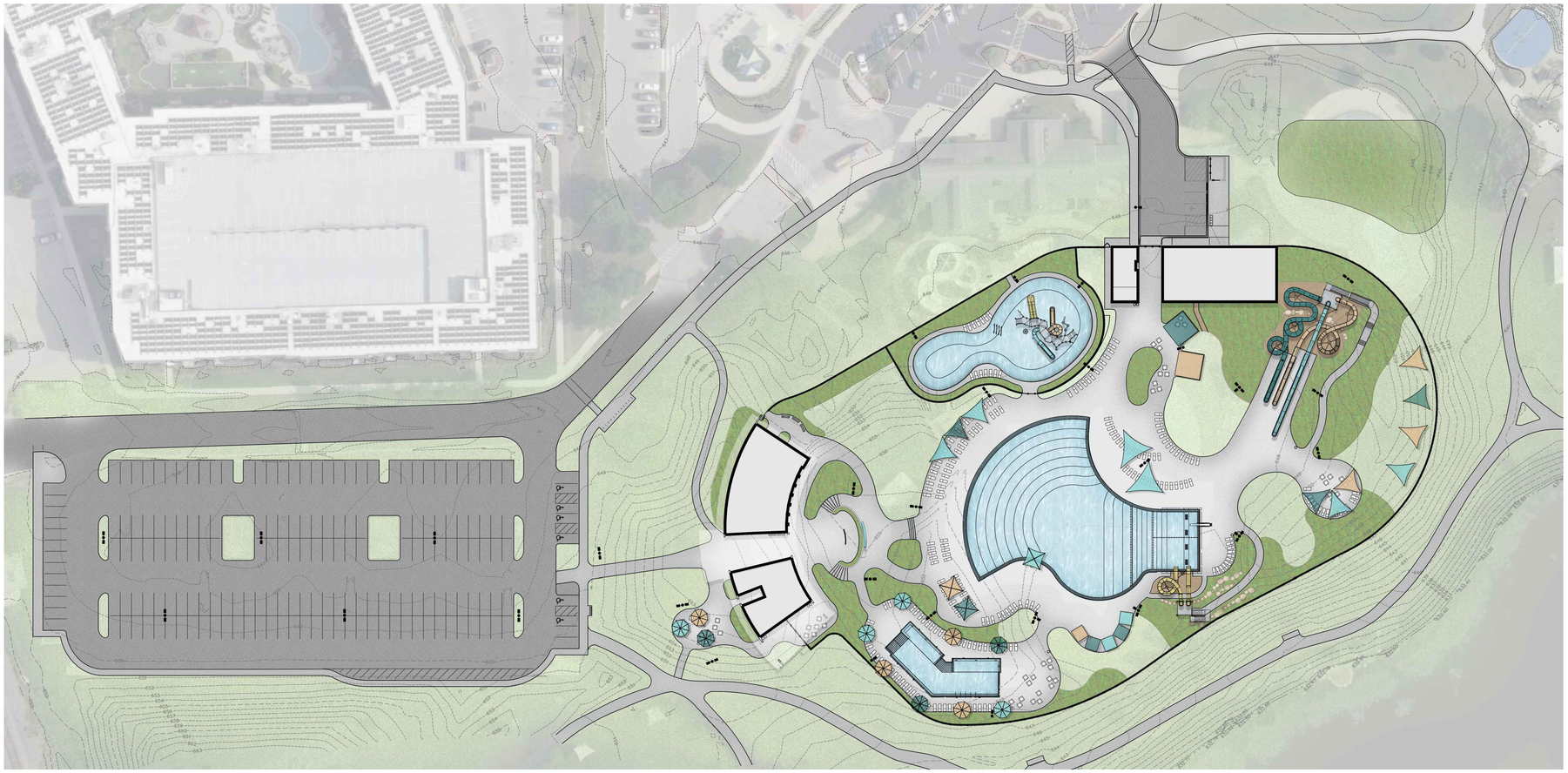
Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



NOTE: THE ABOVE SITE RENDERING IS PROVIDED FOR DESIGN INTENT ONLY. FINAL LAYOUT AND DESIGN MAY VARY FROM RENDERING.

DESIGN DISCLAIMER

THESE PLANS ARE INTENDED SOLELY FOR THE WHEELING PARK DISTRICT AQUATICS CENTER AT HERITAGE PARK LOCATED AT 105 COMMUNITY BLVD, WHEELING IL 60090. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, UPLOADED TO ARTIFICIAL INTELLIGENCE PLATFORMS, OR ALTERED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PROJECT TEAM LISTED ON THIS COVER SHEET. UNAUTHORIZED USE, INCLUDING USE OF ARTIFICIAL INTELLIGENCE TO ANALYZE, INTERPRET, MODIFY, OR GENERATE DERIVATIVE WORKS, IS STRICTLY PROHIBITED.

BID PACKAGE COORDINATION

THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
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GREEN BAY, WI 54301
PH: (920) 592-9402
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 8, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
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PH: (920) 887-7371
BRIAN FREBER

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
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PAUL SILIUNAS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
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RYAN SPAULDING

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
PH: (312) 258-9595
TED HAUG

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF ILLINOIS

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT AND PRIME DESIGN CONSULTANT. I AM A DULY LICENSED ARCHITECT AND LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONS QUALIFIED UNDER THE RESPONSIBLE CHARGE OF EACH PROFESSIONAL DISCIPLINE INDICATED.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

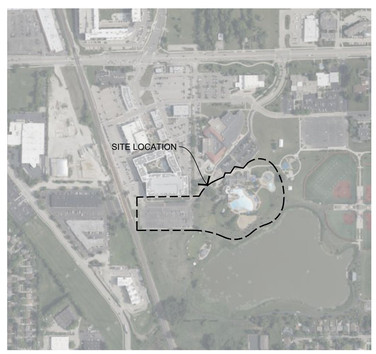
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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File Location: T:\Projects\25070\250700_wheeling family aquatics (village of wheeling, p153 working)\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet (Drawn by: XX | Checked by: XX

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, IF THIS SHEET IS NOT FULL SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF THIS SHEET IS COLOR

C M Y K

GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

DRAWING SYMBOLS

(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME)
- CONTOUR ELEVATION
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY / ABBREVIATION)
- KEYNOTE
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)

XX / L-XX

XX / L-XX

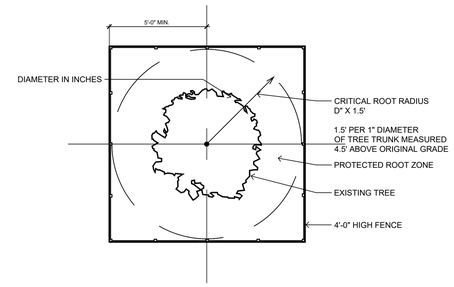
A

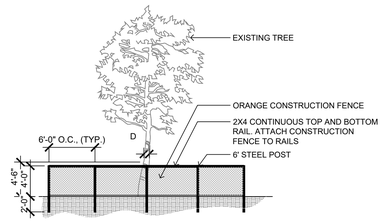
℄

SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

CONFLUENCE

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AQUATICS DESIGNER
WATER TECHNOLOGY
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
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Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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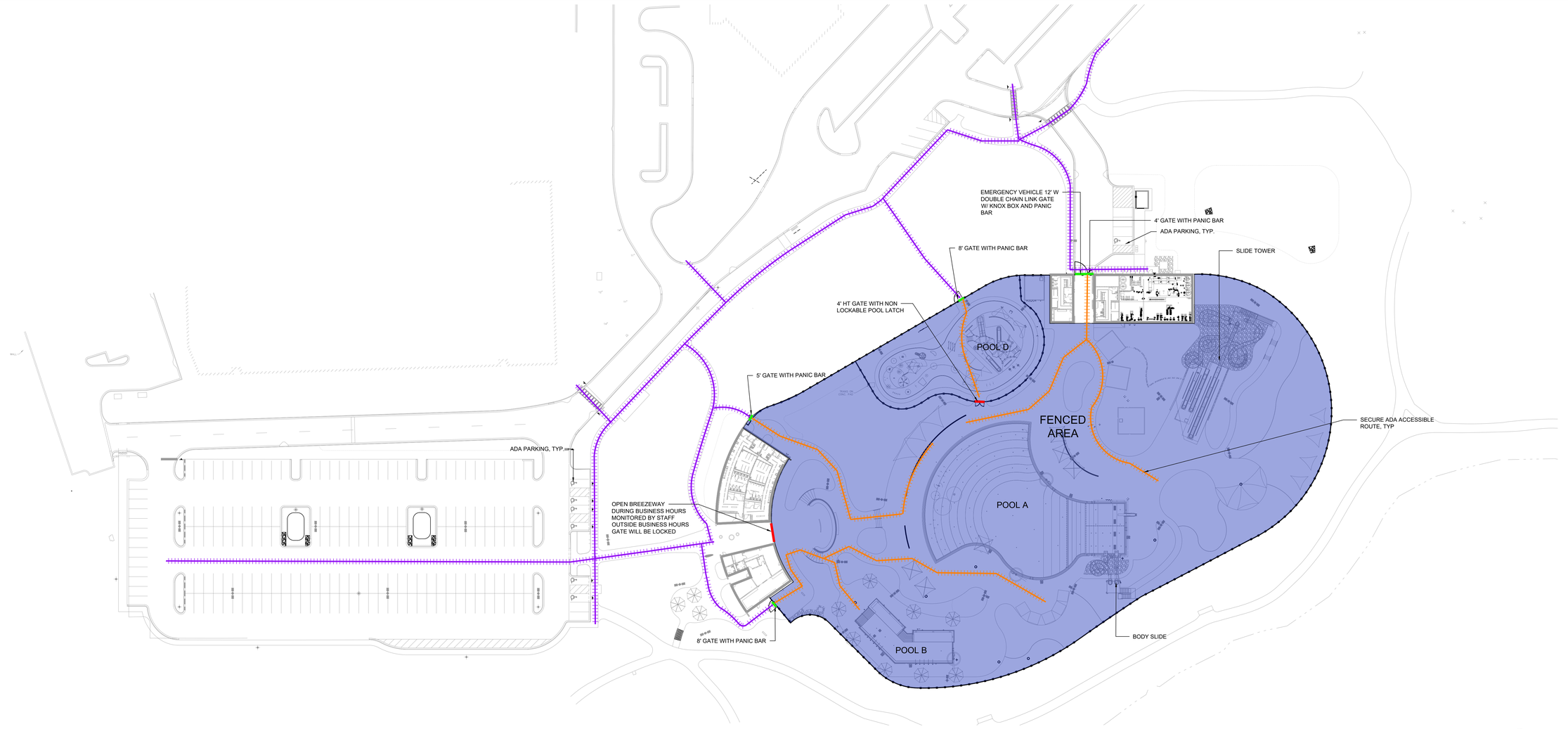
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\G000 Cover Sheet / SAVE DATE: 3/5/2026 10:23 AM BY: mmiller / PLOT DATE: 3/5/2026 1:31 PM BY: Mark Miller



1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

CONFLUENCE

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ARCHITECT
LEGAT ARCHITECTS
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312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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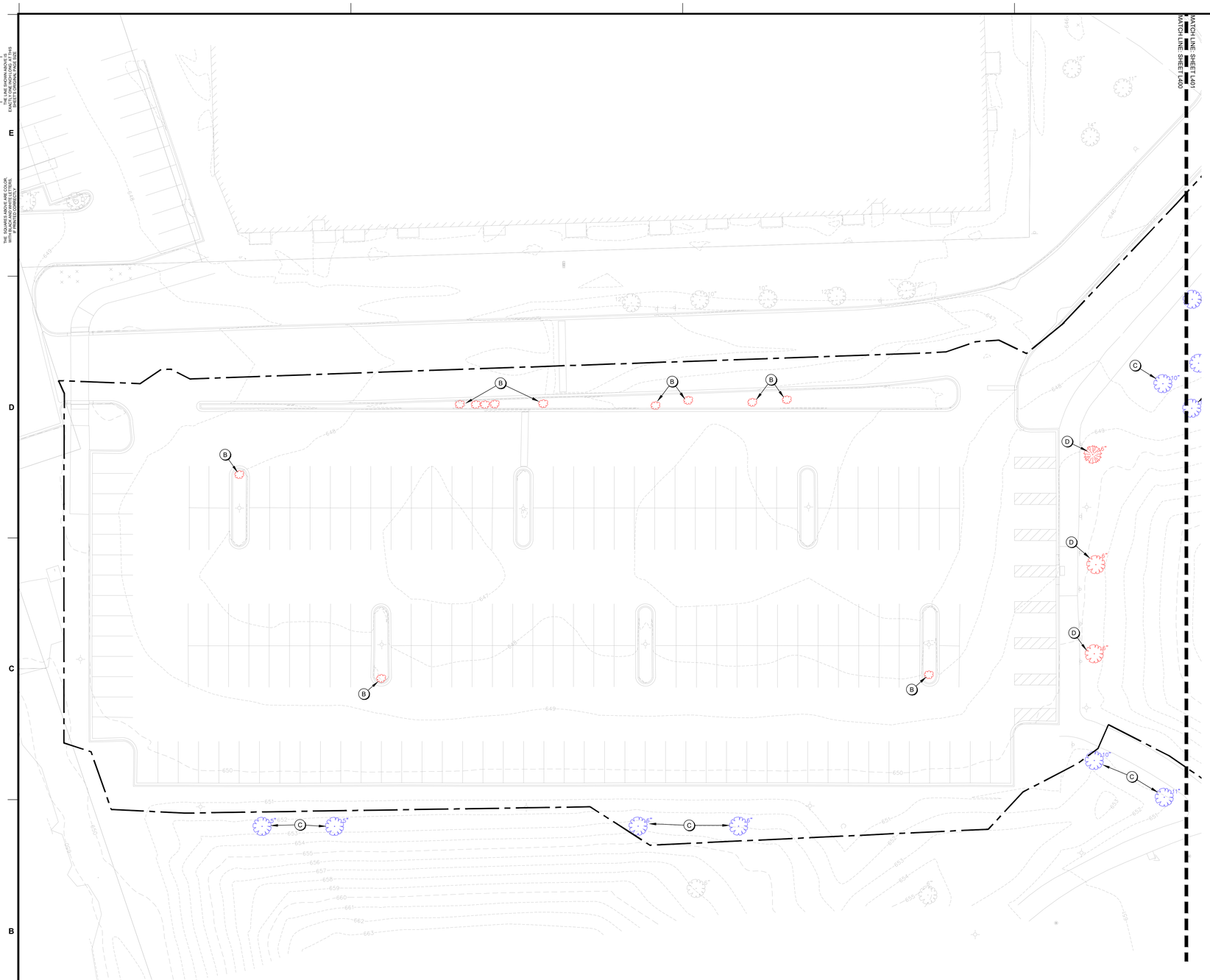

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
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ARCHITECT
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312.258.9595

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Revision Schedule

No.	Date	Description
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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L200

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MATCH LINE: SHEET L401
MATCH LINE: SHEET L400

MATCH LINE: SHEET L402
MATCH LINE: SHEET L401

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SCALE

THE SQUARES ABOVE ARE, COLOR, WITH BLACK AND WHITE LETTERS, RESPECTIVELY

C M Y K

E

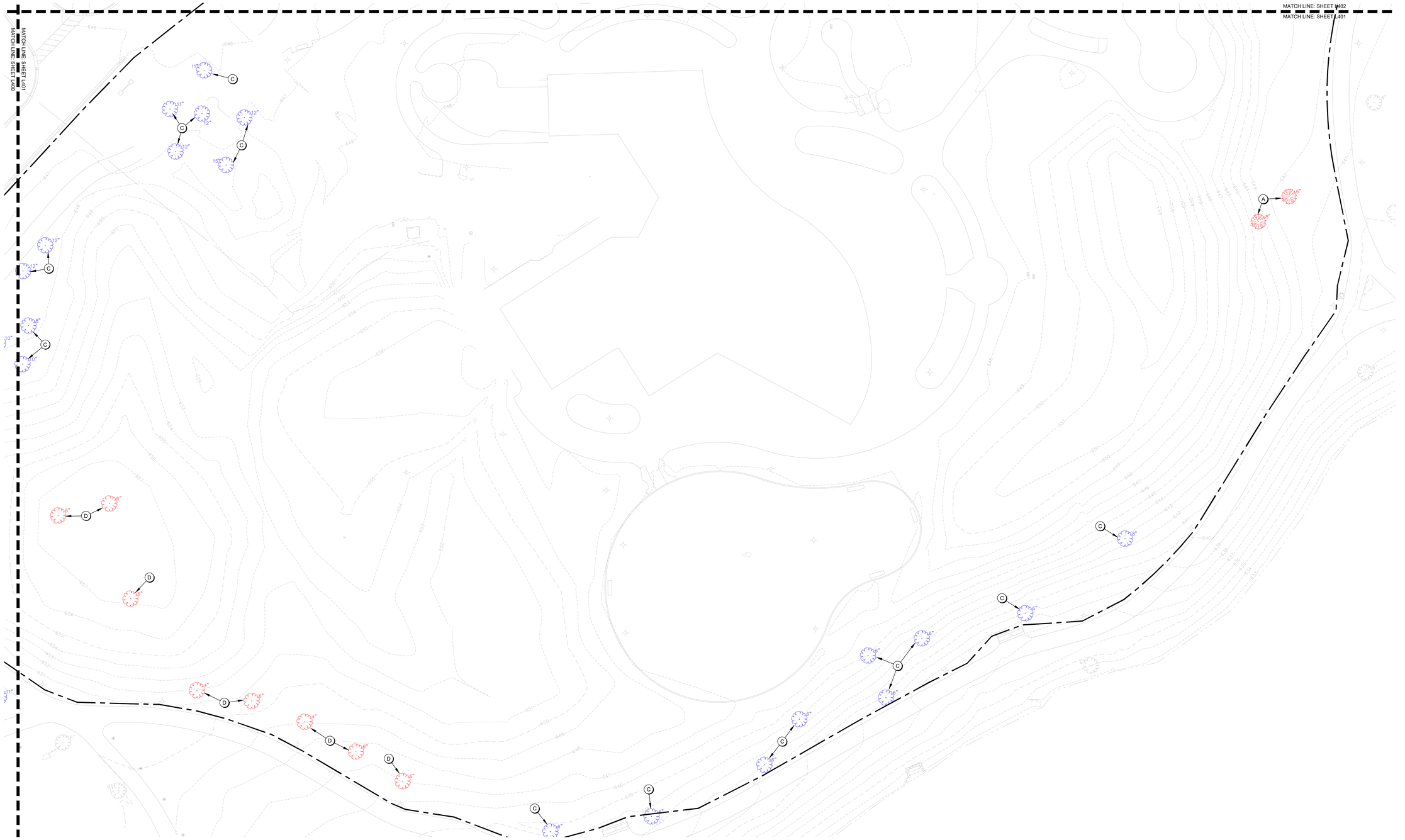
D

C

B

A

1 2 3 4 5



KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN

1 / L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'



L201 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
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ARCHITECT
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Chicago, IL 60601
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CONSTRUCTION MANAGER
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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L201

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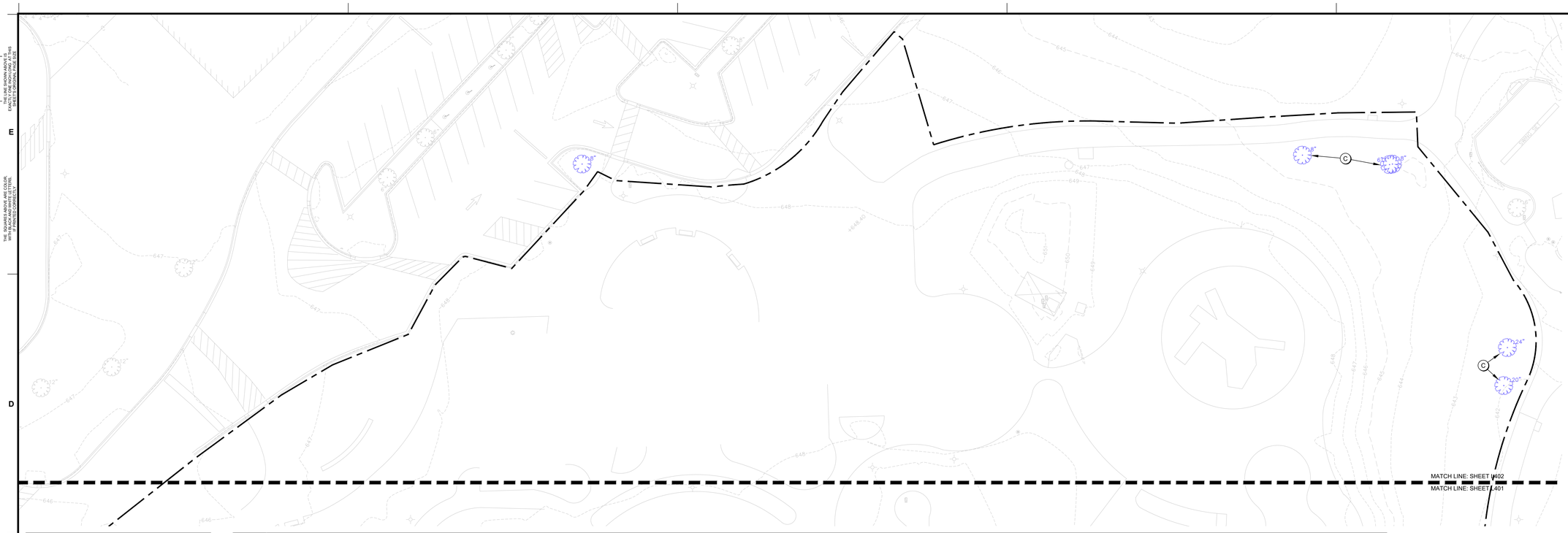

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
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AQUATICS DESIGNER
WATER TECHNOLOGY
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CONSTRUCTION MANAGER
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43451 N. US Hwy.
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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L202

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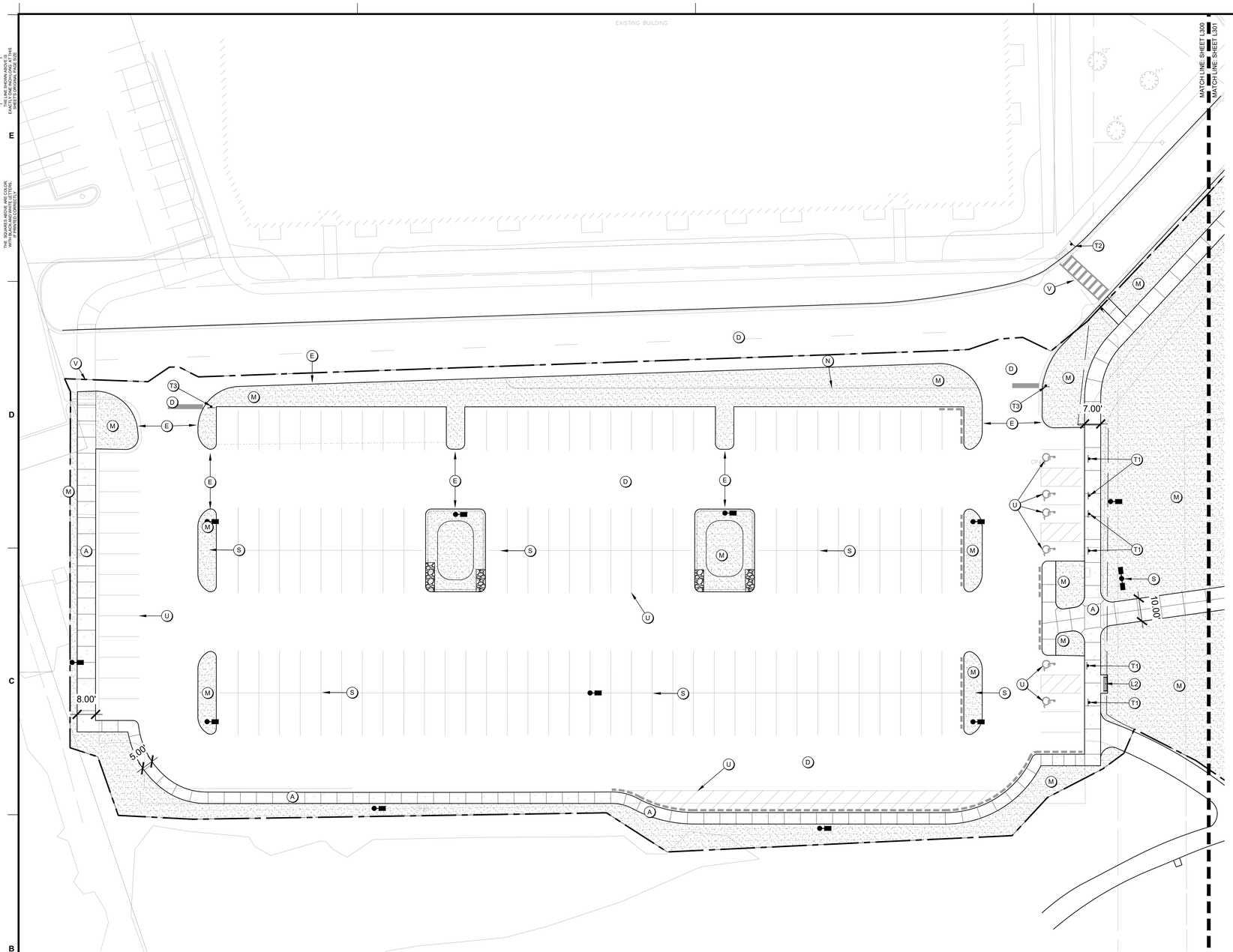


1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

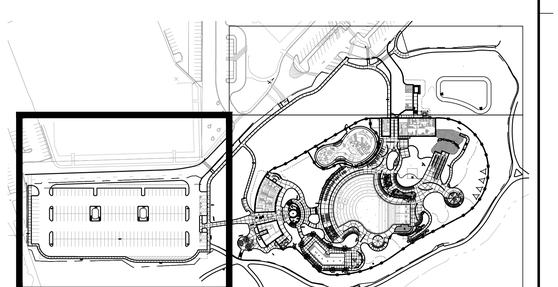
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
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49 West Randolph Street
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312.258.9595

CIVIL ENGINEER
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AQUATICS DESIGNER
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100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS.

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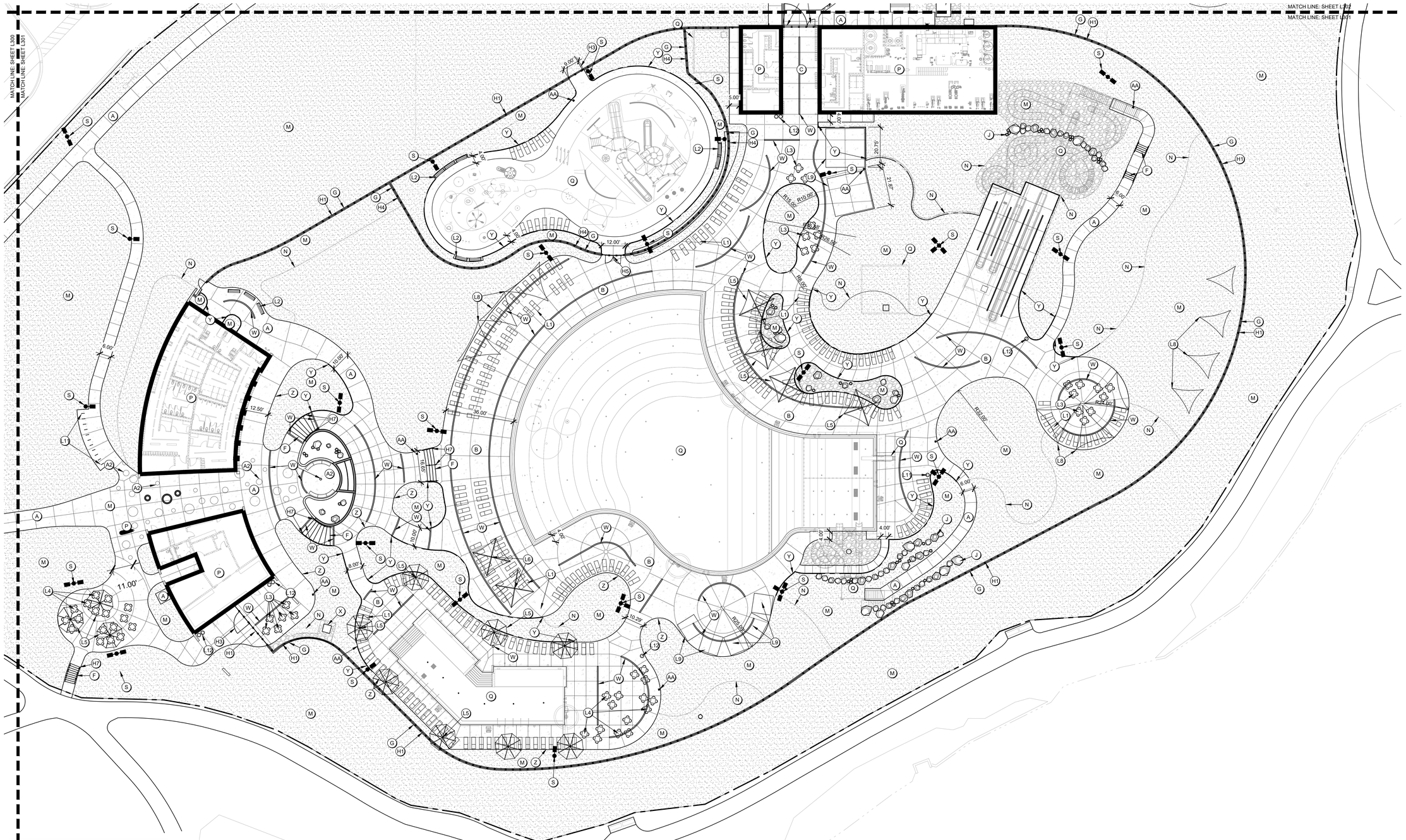

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
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K) SEAT WALL; RE: 11/L701
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M) LANDSCAPING; RE: PLANTING SHEETS
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O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

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G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

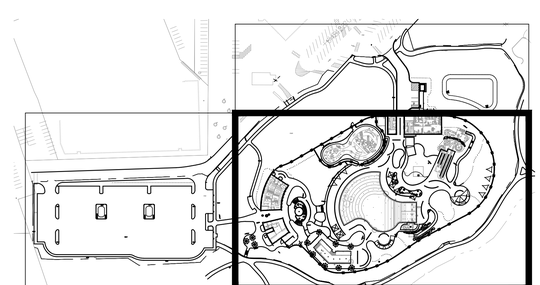
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
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312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZE PLOTTING

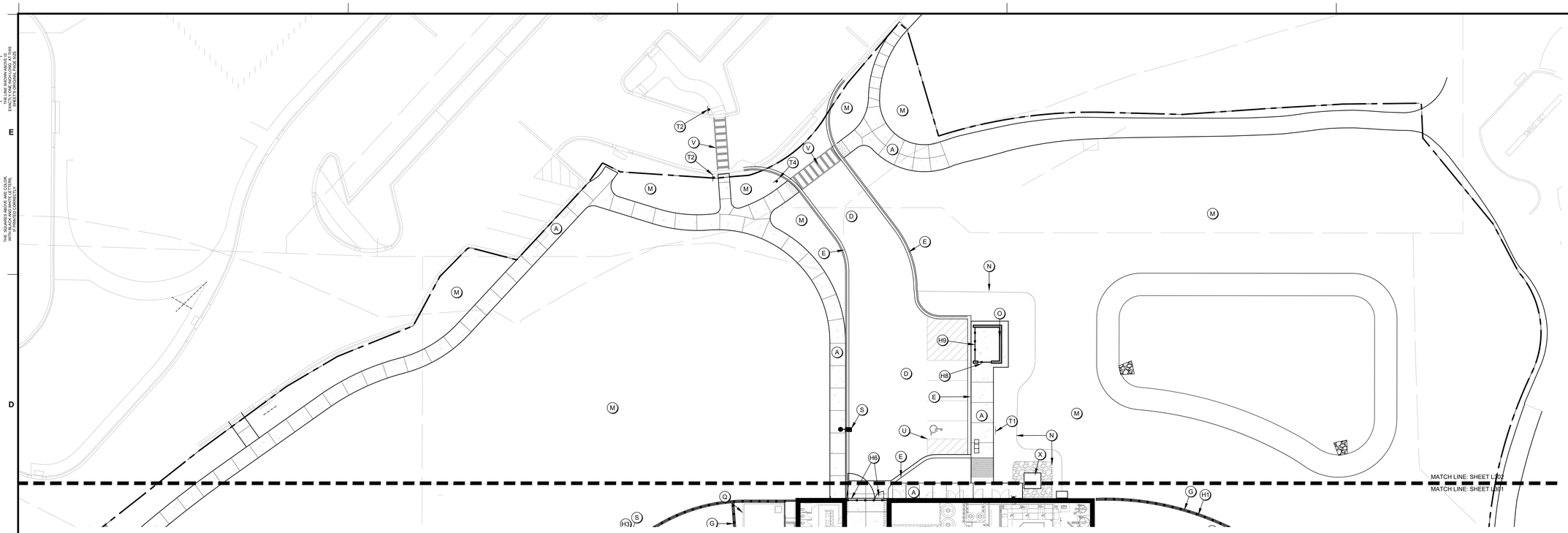
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS, FOR ACCURATE REPRODUCTION

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p90)\ working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan | SAVE DATE: 3/27/2026 12:48 PM BY: mmiller | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

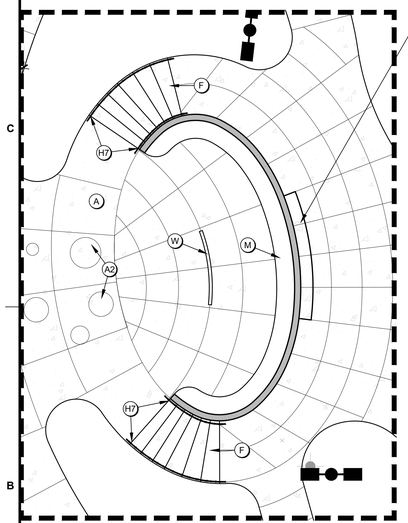
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS PRINTED CORRECTLY

C M Y K

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PROPERLY PRINTED



1 L302 HARDSCAPE PLAN - AREA C



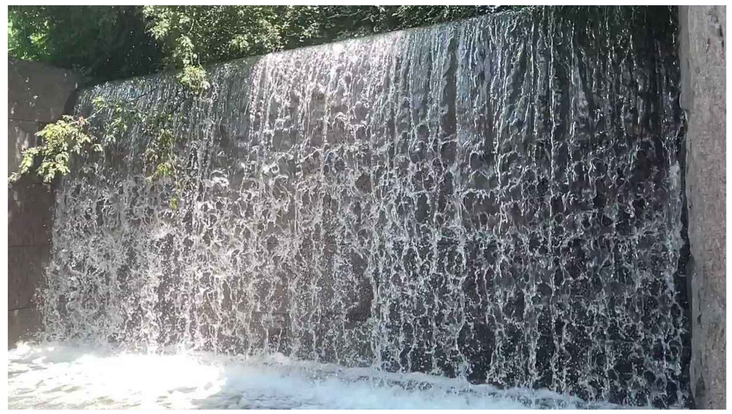
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

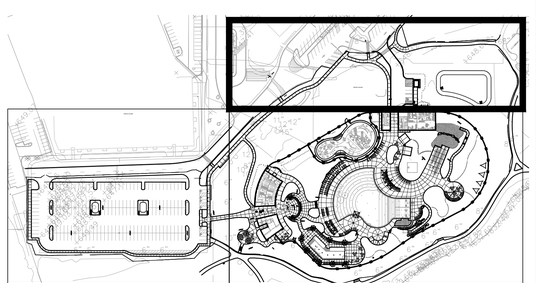
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
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847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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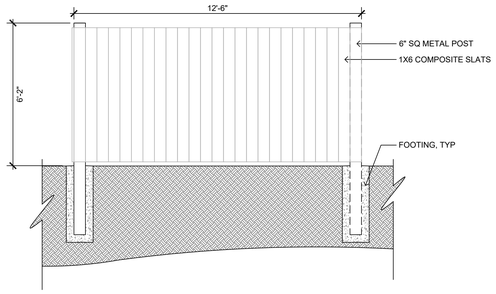
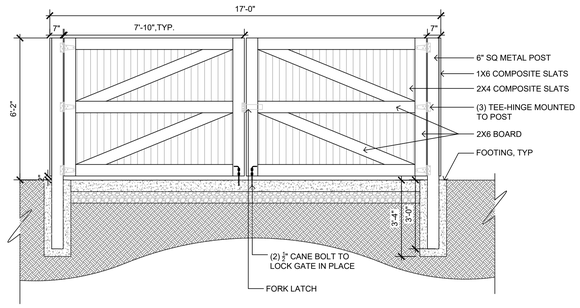
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

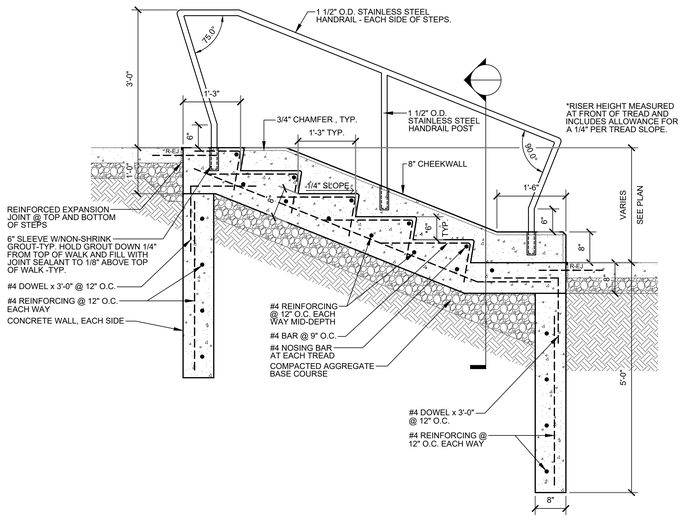
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



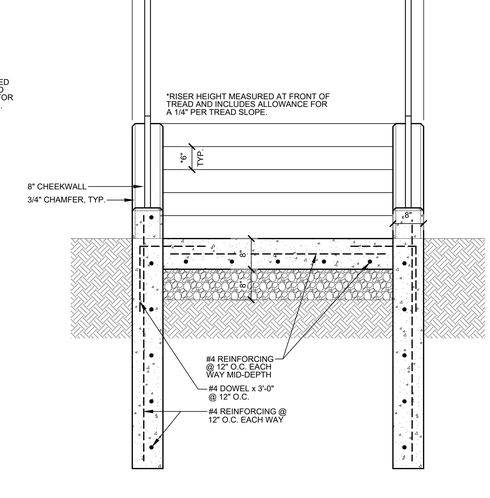
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

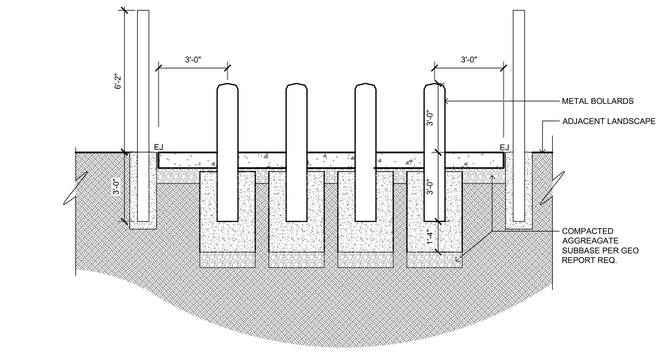


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

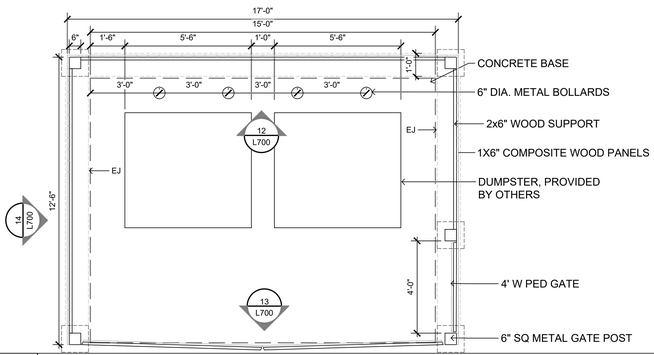


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

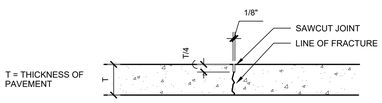




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

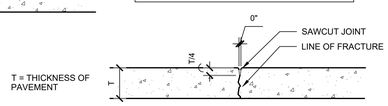


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



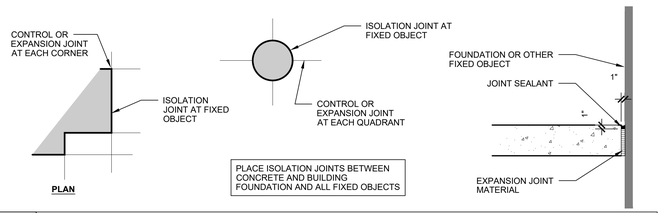
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



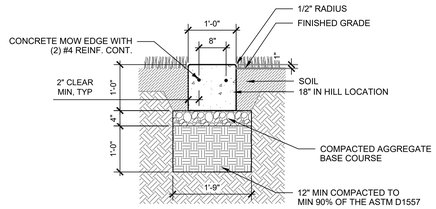
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

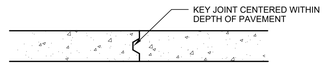
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

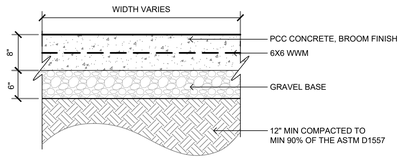


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



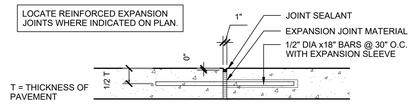
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



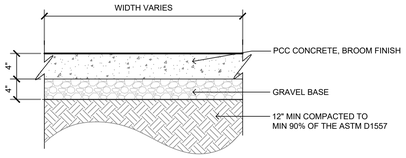
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

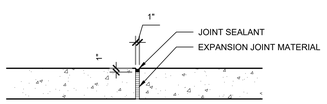


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

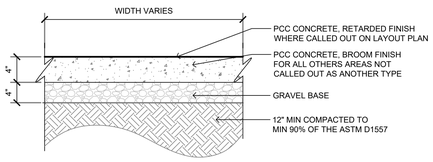
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

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847.478.9700

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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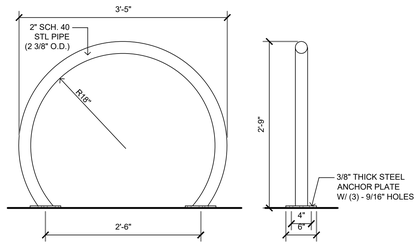
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PROPERLY SCALED

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PROPER PRINTING

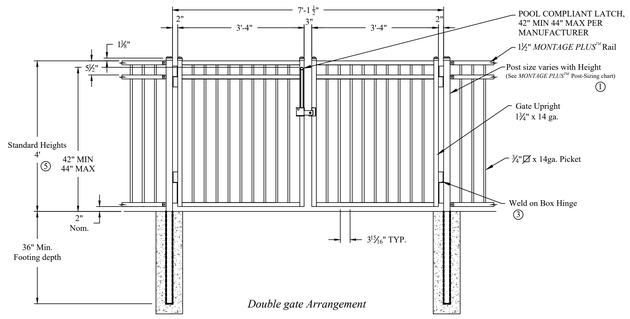


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

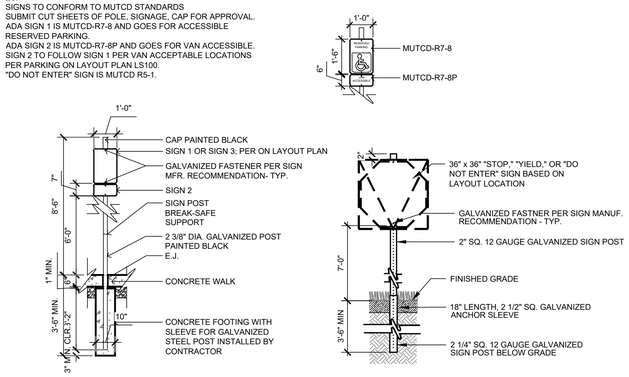


Double gate Arrangement

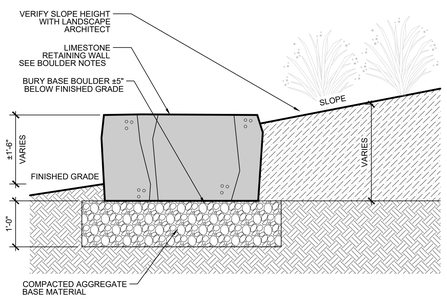
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

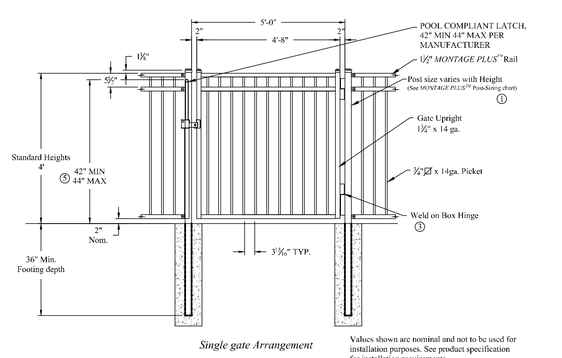
NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.



3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

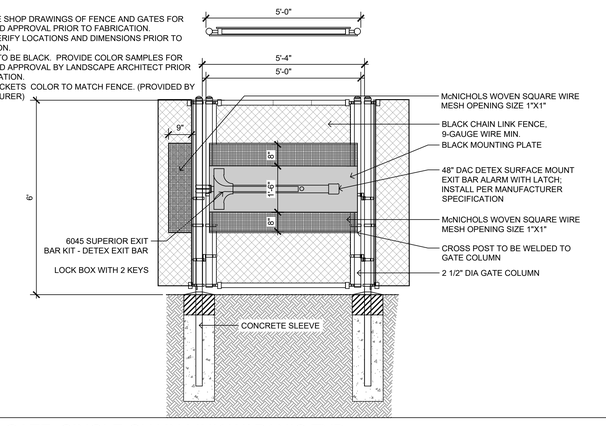


Single gate Arrangement

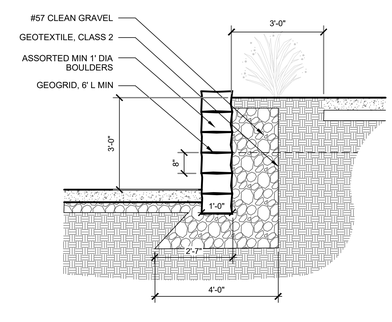
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

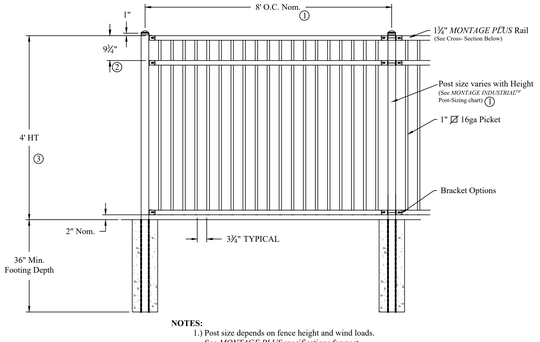
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



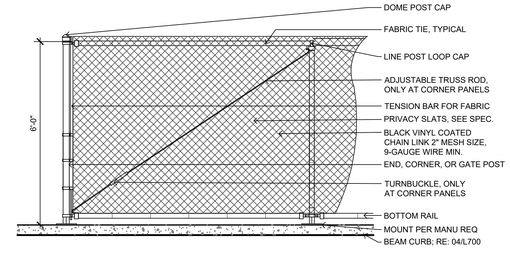
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

LANDSCAPE ARCHITECT
CONFLUENCE
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Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pj53 working\10 autocad\200 sheet set manager\SHEETS\Site Details\ | SAVE DATE: 3/5/2026 1:43 PM BY: mmiller | PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

MEMORANDUM

DATE: May 13, 2026

FROM: Marcy Knysz, Village Planner

SUBJECT: Docket No. PSPMAJ25-0006, Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements (105 Community Boulevard). **Continued from 4/22/2026**

RECOMMENDED ACTION: **Recommend Approval of Docket No. PSPMAJ25-0006,** granting major site plan and building appearance approval for the construction of the Wheeling Park District aquatics center and associated site improvements for the property located at 105 Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prepared by Confluence, last revised 2/26/2026; Architectural Drawings prepared by Confluence, last revised 2/26/2026; Bike Rack Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample Board prepared by Confluence, last revised 2/26/2026; Mechanical Unit Specification and Envisor® Screening Detail; Photometric Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026; Rendering prepared by Confluence, last revised 2/26/2026; Site Plan Drawings prepared by Confluence, last revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and subject to the following conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:

a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
b. Construction ready irrigation plans.
c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

EXECUTIVE SUMMARY

GENERAL PROPERTY INFORMATION

Petitioner: Confluence, Inc. (325 W. Huron Street, Suite 602, Chicago, IL 60654) on behalf of the Wheeling Park District (property owner)

Location: 105 Community Boulevard

Property size: 103.8 acres (total acreage of Heritage Park)/ 7.34 acres (total development area)

Proposed Floor Area: 12,154 sq. ft. (primary building and mechanical building)

Neighboring Property Land Use(s):

North: Wheeling Village Hall and Police Department
West: Wheeling Park District Community Recreation Center (CRC)/Residential
South: Industrial/Residential
East: Residential/Institutional (across Wolf Road)

Existing Use of Property: Wheeling Outdoor Aquatics Center (Public Park)

Existing Zoning: MXT (Transit-Oriented Mixed Use), R-1 (Single Family Residential) and R-2 (Single-Family)

Comprehensive Plan Designation: Open Space

Zoning History:

- Ordinance No. 2698, approved May 20, 1991, granting Special Use and Site Plan Approval for an existing public park and development improvements (Docket # 1991-10).
- Ordinance No. 3067, approved August 21, 1995, granting an amendment to Sections A and B of Ordinance No. 2698, which granted Special Use and Site Plan Approval for a public park (Docket # 1995-20).
- Ordinance No. 3665, approved August 12, 2002, granting an amendment to Ordinance No's. 2698 and 3067, which granted Special Use and Site Plan Approval for a public park to expand the Aquatic Center Facility (Docket # 2002-22).

UPDATE FROM APRIL 22, 2026 PLAN COMMISSION MEETING

At the April 22, 2026 Plan Commission meeting, the public hearing was opened and continued to the May 13, 2026 meeting at the petitioner's request to allow for the submission of updated building elevations. Revisions made to the following staff report are identified with an "*Update*:" label.

SUMMARY OF REQUEST

The petitioner is seeking major site plan and building appearance approval to redevelop the existing outdoor aquatics center at Heritage Park to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency and integrates cohesively with the surrounding park amenities and landscape features located at 105 Community Boulevard. Since the project consists of the construction of a new principal building, major site plan and building appearance approval is required.

Due to the full redevelopment of the Aquatic Center, the petitioner is also seeking an amendment to the special use (Docket No. PSU26-0003), along with a variation to reduce the minimum required number of parking spaces (PV26-0006) and a variation to permit an increase in the maximum lighting uniformity ratio (PV26-0007).

SITE ANALYSIS

For the purposes of promoting compatible development and ensuring adequate public facilities, Site Plan and Building Appearance review and approval is required prior to issuance of a building permit or commencing use of land, except for single and two-family residences. Site Plan review only involves the static aspects of a site – layout, parking, landscaping, fencing, etc., and not the land use or operations of a business. Appearance review only involves the aspects of exterior architectural design – style, form, scale, materials, colors, etc., and not the land use

or operations of a business.

The Zoning Code requires that proposals including construction of a principal structure have a concept review by the Village Board before being reviewed by the Plan Commission, unless waived by the Village Administrator. The petitioner presented the Concept Review to the Village Board on January 19, 2026. As this request is for major site plan and building appearance approval, the Commission's recommendation will be forwarded to the Village Board for a final decision.

The Wheeling Park District proposes to redevelop the existing outdoor aquatic facilities at Heritage Park with a new aquatic center where the overall design prioritizes clear site organization, intuitive circulation, and safe operations. The centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. The concessions area is designed to serve both aquatics center patrons and general park users, providing year-round convenience for park visitors.

Site Plan: The proposed redevelopment includes demolition of the entire existing outdoor aquatics center facility pools and structures, to be fully replaced with new pool facilities, bathhouses, concessions building, and a mechanical building within the same general footprint as the existing aquatic center. A primary change to the site layout is the reorientation of the main building from a north-facing to a west-facing entrance, shifting the primary access point further south and west towards the existing parking lot located west of the existing facility.

Historically, guests accessed the aquatic center from the parking lot located to the northeast; between the existing facility and the Health and Fitness Center. As part of the redevelopment, the entrance will be reconfigured to direct traffic to the parking lot located west of the facility, which has previously been underutilized. This parking lot will be reconstructed and will incorporate underground stormwater volume control to accommodate detention requirements associated with the improvements. The majority of patrons will utilize this "west" parking lot to access the new aquatics center.

The redeveloped Aquatic Center will include a primary building (bathhouse and concessions), a mechanical building, a recreation pool with a diving board, an adult leisure pool, zero-depth entry play structure, a splash pad, and multiple body and drop slides, as depicted on the Overall Pool Layout Exhibit.
Pedestrian circulation, grading, stormwater management, and landscape improvements have been coordinated throughout the site to enhance accessibility, manage drainage and reinforce connections to the broader Heritage Park system.

A primary water feature will be located at the main entrance to the Aquatics Center. The feature will consist of an approximately 3 foot tall CMU wall finished with a stone veneer façade. A concealed weir system will be integrated at the top of the wall to ensure uniform water distribution across the full width of the feature, as depicted on Sheet L302 of the Site Plan Drawings.

Sidewalk: The proposed improvements include new sidewalks along the west and south sides of the reconstructed "west" parking lot, as well as a new sidewalk crossing on Community Boulevard to connect to the existing sidewalk on the north side of the street and provide access to the Metra parking lot. Collectively, these improvements will enhance pedestrian circulation and create a safer, more direct connection between the aquatics center and the surrounding Wheeling Town Center residential area.

Fencing: The proposal includes new 6' tall black vinyl coated chain link fencing to secure the aquatics center and control access to the site. The fencing is generally located around the perimeter of the facility and specific operational areas, including pool enclosures and service areas, to ensure safety and restricted unauthorized access where necessary. In addition, a 4' tall black picket fence will surround the splash pad area located in the northwest portion of the aquatics center.

Trash Enclosure: A free-standing trash enclosure is proposed within the small parking lot serving the mechanical building. The six-foot tall enclosure walls and gates will be constructed of 1" x 6" composite slats supported by 6" square metal posts. The gates will be equipped with cane bolts to secure them in an open or closed position. The pavement area in front of the trash enclosure will be striped to prevent vehicles from parking and obstructing access.

Building Elevations: The primary building, consisting of the bathhouse and concessions, is designed as two structures separated by a guest entry plaza, unified by an integrated roof system to present the appearance of a single cohesive building element. The 6,754 square-foot structure utilizes precast concrete panels as the primary exterior material.

Update: The original proposed design incorporated a recessed vertical wave "formliner" pattern across the primary west façade to create a crescendo wave effect, along with circular "porthole" windows featuring blue-colored glazing to introduce visual interest and natural light into interior spaces.
The revised elevations (attached) present a variety of modifications. The vertical formliner wave pattern has been replaced with a shallower horizontal wave pattern extending upward from the base of the walls. The upper termination of this wave feature is defined by a smooth, curvilinear accent band intended to evoke the movement of water. Above this element, the façade transitions to a light exposed concrete aggregate finish, providing additional texture and visual contrast. Additionally, the previously proposed circular "porthole" windows have been replaced with decorative blue glass integrated within the precast panels. These circular elements are arranged in clustered groupings across the façades to simulate bubbles rising to the water's surface.

As shown on the (updated) attached Material Board, the design is further enhanced through the use of complementary materials, including simulated wood soffit panels (Parklex Prodema in White American Oak) at roof overhangs, perforated stainless steel accent panels, and prefinished PAC-CLAD metal fascia in graphite color.

The east and west curved wall elements are connected by flat, acid-etched precast panels, with the east curved walls also utilizing the wave "formliner" to frame glazed openings and exterior lockers. The combination of textured precast, metal, and wood-look materials creates a cohesive, contemporary aesthetic that reinforces the aquatic theme while adding depth and variation to the building façades.

Update: **Mechanical Building:** A separate 5,400 sq. ft. mechanical building is proposed along the north end of aquatic center and will incorporate many of the same design attributes of the primary building. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel and emergency vehicles. Smaller secondary bathrooms, lockers, showers and a concessions area are included to help distribute crowds and reduce congestion at the main building. The majority of the eastern portion of the mechanical building houses mechanical systems that serve the facility. The building is enclosed with precast concrete panels that mirror the main building design, including the wave "formliner" integrated pattern treatment and blue glass exposed aggregate "bubbles".

Rooftop Units: A rooftop mechanical unit will be located on the primary building and will be screened with an Envisor® metal panel roof screen. In addition, a ground-mounted mechanical unit will be located southeast of the primary building, within the fenced aquatic area, and will be screened with landscaping. A ground-mounted mechanical unit will serve the mechanical building and will be installed at the northeast corner of the building, along the north façade, and will be screened with landscaping.

Parking: The redevelopment of the aquatic center will reposition the main guest entry to the west and will take advantage of the existing "west" parking lot (located west of the existing aquatics center and south of The One Apartment complex) to serve as the main parking area. The use of the existing "west" parking lot will focus guest traffic away from the existing Health and Fitness Center and provide greater parking availability than its current configuration. The project will include a reconstruction of the "west" lot to incorporate needed stormwater management landscaped islands, which will result in a decrease in parking spaces from the current parking layout. The reconfigured parking lot will provide 192 parking spaces, with seven ADA-accessible parking spaces located along the east side of the lot, in close proximity to the building entrance. In addition, an eleven-space bicycle rack will be installed to the northeast of the "west" parking lot, along the existing walkway.

Pursuant to the off-street parking standards for outdoor swimming pools, a parking ratio of 1 space per 8 bathers is required. Based on the proposed maximum capacity of 2,847 bathers, a total of 356 parking spaces are required. Accordingly, the petitioner is requesting a variation to reduce the required number of parking spaces from 356 spaces to 192 spaces (Docket No. PV26-0006). Additional 250 parking spaces are available at the existing Sports Complex parking lot, which will continue to serve overflow demand during peak periods. Furthermore, a significant portion of the facility's users are anticipated to arrive via school bus or other group transportation, which reduces on-site parking demand. Given the reuse of the existing parking area, the availability of nearby supplemental parking,

the provision of bicycle accommodations, and the anticipated travel patterns of patrons, staff finds that the proposed parking supply to be reasonable.

Landscaping: The attached Landscape Plan provides a comprehensive planting design organized across three planting areas (Areas A, B and C of the attached landscape plans). The plan incorporates a mix of canopy and understory trees, evergreen and deciduous shrubs, ornamental grasses, and perennial plantings distributed throughout the site to enhance aesthetics, provide screening, and support stormwater management.

Landscape treatments include hardwood mulch planting beds, low-mow seed areas, decorative gravel, groundcover plantings, ornamental grasses, and native bio-mix plantings within the stormwater management areas in the parking lot.

Perimeter landscaping is enhanced with continuous planting beds and tree groupings that frame the site, soften views of parking and structures, and integrate the development into the surrounding environment. Additional plantings are concentrated around key pedestrian areas, building entrances, and amenity spaces to improve the overall user experience.

An irrigation system is also included, consisting of a combination of drip irrigation and rotary sprinkler systems to ensure adequate coverage of all planting areas and promote long-term plant health.

Lighting: The proposed lighting plan includes new site and building-mounted fixtures to serve the new aquatics center, including parking areas, pathways, sidewalks, and facility structures. The design incorporates a combination of pole-mounted and pedestrian-scale fixtures to provide appropriate illumination throughout the site. Existing parking lot fixtures will be removed and relocated as part of the redevelopment. Lighting will be controlled through a centralized system with zoning and sequencing to ensure efficient operation and compliance with energy standards.

The photometric analysis demonstrates that lighting levels across the site are designed to provide adequate illumination for safety and visibility while maintaining a generally uniform distribution of light. The uniformity ratio measures the difference between the brightest and darkest areas within the parking lot, with lower ratios indicating more consistent lighting conditions. While the Village Code permits a maximum uniformity ratio of 4:1, the proposed lighting plan results in a ratio of 6:1 within the parking lot. This indicates that certain areas of the lot will experience a greater disparity in light levels compared to what is typically permitted. As a result, the petitioner is requesting a variation to allow the increased uniformity ratio (Docket No. PV26-0007).

Recreational Amenities and Aquatic Features: Internal aquatic equipment is proposed to include a variety of pools, play structures, splash pad, and multiple water slides as depicted on the Overall Pool Layout Exhibit. Supporting facility amenities include shaded seating areas with umbrellas, shade structures, cabanas, party shelters, landscaped lawn terraces, and an overlook terrace featuring an integrated water element. The internal configuration and final selection of aquatic equipment will be finalized by the Park District in coordination with the Cook County Department of Public Health. Detailed specifications regarding materials and color schemes for these amenities will need to be provided within the building permit submittal to ensure consistency with the overall design and compatibility with the surrounding park environment.

STAFF REVIEW

Fire Department Review: Comments from the Fire Department have been incorporated into the conditions of approval. There are no comments at this time. The Fire Department will conduct an additional review during the building permit review.

Engineering Division Review: There are no comments at this time. The Engineering Division will conduct an additional review during the building permit review.

Staff Recommended Actions: Staff recommends approval of this request, subject to the following conditions:

1. Major site plan and appearance approval is contingent upon approval of Docket No. PSU26-0003 (amendment to an existing Special Use associated with operation of a public park), PV26-0006 (variation to permit a reduction in the minimum number of required parking spaces); and Docket No. PV26-0007 (variation to permit an increase in the maximum lighting uniformity ratio).

2. A building permit must be obtained from the Community Development Department prior to commencing any construction of the aquatics center or parking lot, which shall include the following items to be submitted with the building permit application:
    a. Architectural elevations/details for the pergola structure proposed over the concessions seating area.
    b. Construction ready irrigation plans.
    c. Specification for the trash enclosure panels and gates indicating the color of the composite material.
    d. Detailed product specifications for any shade structures and umbrellas, cabanas, party shelters, etc., including identification of material(s) and color(s).

3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

******

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of major site plan and building appearance approval, the appropriate motion would be to:

Recommend Approval of Docket No. PSPMAJ25-0006, granting major site plan and building appearance approva construction of the Wheeling Park District aquatics center and associated site improvements for the property locatec Community Boulevard, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Si and Building Appearance Approval Requirements, in substantial compliance with the Project Description Letter prep Confluence, last revised 2/26/2026; Architectural Drawings prepared by Confluence, last revised 2/26/2026; Bik Detail by DuMor, Inc. Sheets 1-2; Landscape Plan prepared by Confluence, last revised 3/27/2026; Materials Sample prepared by Confluence, last revised 5/1/2026; Mechanical Unit Specification and Envisor® Screening Detail; Phot Plan prepared by Confluence, last revised 3/27/2026; Preliminary Civil Engineering Plans prepared by Confluen revised 3/27/2026; Rendering prepared by Confluence, last revised 5/1/2026; Site Plan Drawings prepared by Conf last revised 3/27/2026; Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025; and su the following conditions:

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3. An unobstructed access path, a minimum of eighteen (18) inches in width, shall be maintained within the landscaped area to provide access to the fire department connection.

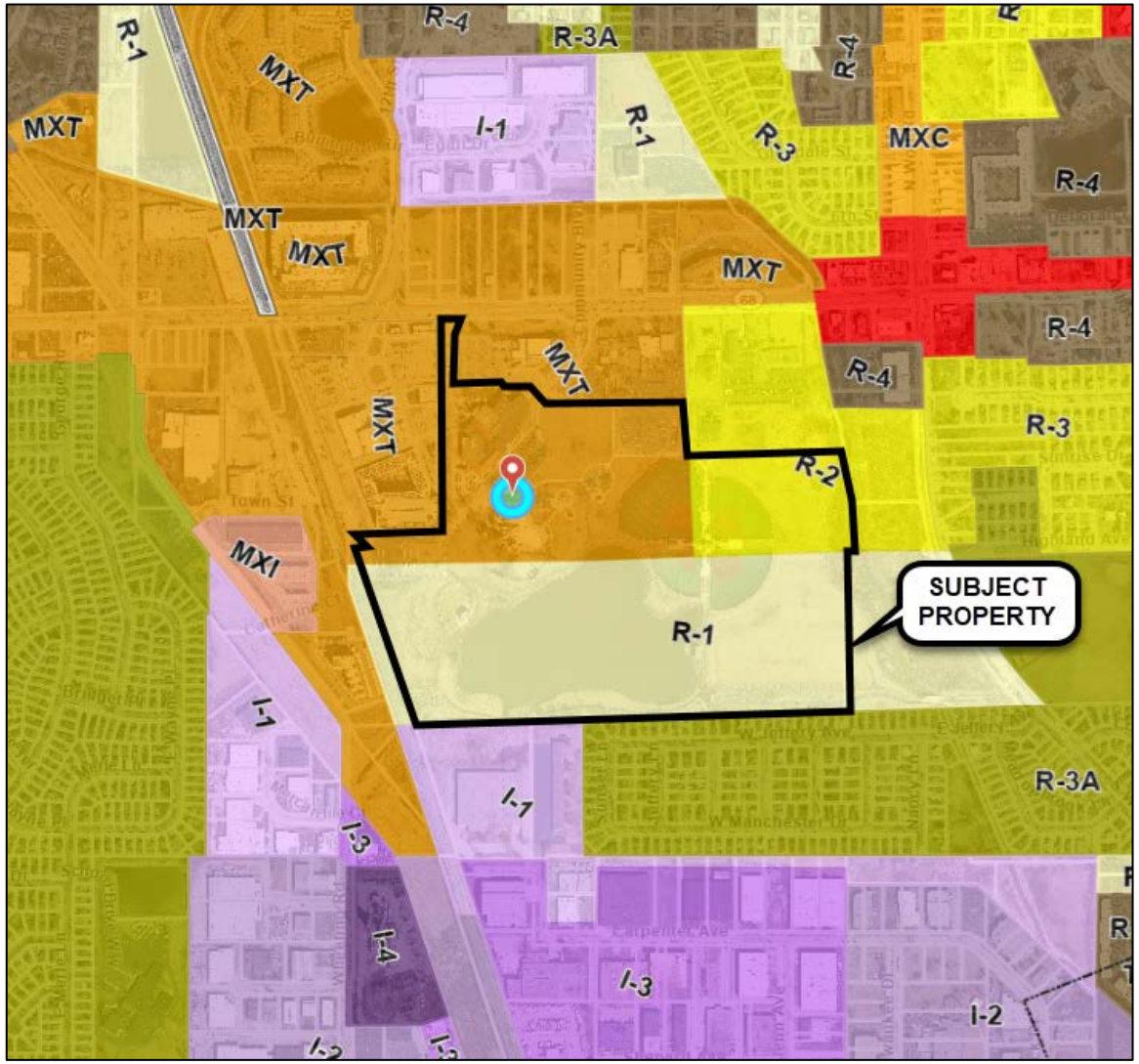
ATTACHMENTS:

Attachments to Staff Report (Staff)
Project Description Letter prepared by Confluence, last revised 2/26/2026
Architectural Drawings prepared by Confluence, last revised 2/26/2026
Bike Rack Detail by DuMor, Inc. Sheets 1-2
Landscape Plan prepared by Confluence, last revised 3/27/2026
Update: Materials Sample Board prepared by Confluence, last revised 5/1/2026
Mechanical Unit Specification and Envisor® Screening Detail
Overall Pool Layout Exhibit
Photometric Plan prepared by Confluence, last revised 3/27/2026

Preliminary Civil Engineering Plans prepared by Confluence, last revised 3/27/2026
Update: Rendering prepared by Confluence, last revised 5/1/2026
Site Plan Drawings prepared by Confluence, last revised 3/27/2026
Stormwater Report prepared by Gewalt Hamilton Associated, Inc., dated 12/12/2025



LOCATION MAP



ZONING MAP



Photo of the Existing Parking Lot Located Southwest of the Aquatics Center.



Photo of the crosswalk between The One Apartments and the west side of the parking lot, facing south.

~~Jan 30, 2026~~ Feb 26, 2026

RE: Wheeling Aquatic Center, 25070
Narrative Description

Project Address: 105 Community Boulevard, Wheeling, Illinois

Prepared By: Confluence, Inc.
ATTN: Terry Berkbuegler, PLA
Principal + Landscape Architect
325 W Huron Street, Suite 602
Chicago, Illinois 60654

Owner and Developer Information
Owner and or Developer: Wheeling Park District
ATTN: Jan Buchs
Executive Director
100 Community Blvd
Wheeling, IL 60090

Summary of Proposed Development and Intent
The new Wheeling Aquatic Center project consists of the comprehensive redevelopment of the existing outdoor aquatic facilities at Heritage Park, located at 105 Community Boulevard in Wheeling, Illinois. The proposed development is intended to create a modern, family oriented aquatic destination that enhances community recreation, improves operational efficiency, and integrates cohesively with surrounding park amenities and landscape features.

The overall design prioritizes clear site organization, intuitive circulation, and safe operations. A centrally located bathhouse and concessions building serves as the primary public entry point into the aquatic complex, establishing a clear arrival sequence from existing parking areas and park circulation routes. Controlled access points and logical internal circulation support efficient staffing, clear wayfinding, and patron safety.

The anticipated general public operating hours for the Wheeling Aquatic Center are 10:00 a.m. to 7:00 p.m., 7 days per week during the summer season. Limited morning programming may occur prior to public opening, including swim lessons and small group activities. Occasional special events may also be scheduled in the evening after public closing hours. These extended use periods will be limited in frequency and managed by Park District staff to ensure compatibility with surrounding park uses.

Description of Proposed Buildings
The design of the main bathhouse and mechanical buildings for the Wheeling Aquatics Center is based on providing durable, functional structures that meet the diverse operational needs of the facility while creating an engaging and enjoyable aesthetic experience for users.

The main bathhouse building is conceived as two interconnected structures separated by a central entry space, defined by an illuminated perforated metal entry pylon and an elevated cantilevered roof. The north portion of the building contains unconditioned changing areas, toilet rooms, and showers. These spaces are designed to comply with all applicable Illinois Plumbing Code and Illinois Department of Public Health requirements for aquatic facilities. Additional access control points allow limited toilet room use during shoulder seasons when the pools are closed. Individual unisex and family changing/toilet rooms are also provided in this portion of the building.

The south portion of the bathhouse contains conditioned spaces, including concessions, an IT room, guard support areas, first aid, and mechanical functions. The concession area is designed to serve both aquatics center patrons and general park users, while the toilet rooms provide year-round convenience for park visitors. The guard support area is strategically located to maintain clear views of adjacent aquatic areas for security and operational control. Ample daylighting is provided throughout the building via clerestory glazing located beneath the continuous roof overhang that encircles the structure.

- The total enclosed area of the main bathhouse building is 6,754 square feet.

The architectural character of the building is driven by the goal of expressing its aquatic function through form, color, and texture while maintaining a cost-effective and durable building envelope. Precast concrete was selected as the primary exterior material due to its durability, economy, and aesthetic versatility. A recessed wave formliner creates a crescendo wave pattern across the primary west façade, drawing attention toward the main entry. Circular “bubble” elements composed of blue-colored glass punctuate the elevation, allowing daylight into interior spaces and animating the façade at night. As an alternate, these elements may be constructed as circular recessed panels with embedded crushed blue glass. Subtle variations in color and texture distinguish the smooth formliner areas from the surrounding acid-etched panels. The east and west curved wall elements are connected by flat, acid-etched panels, with the east curved walls utilizing the wave formliner to frame glazed openings and exterior kit lockers.

The mechanical building located to the north incorporates many of the same design attributes as the main bathhouse. A central breezeway divides the structure and serves as a controlled access point for day campers, maintenance personnel, and emergency vehicles. Smaller secondary toilet rooms, lockers, showers, and a concessions area are included to help distribute use and reduce congestion at the main bathhouse. The majority of the eastern portion of the building houses mechanical systems serving all pools. Architecturally, the building is enclosed with precast concrete panels that mirror the bathhouse design, including the wave formliner and blue “bubble” elements.

- The total enclosed area of the mechanical building is 5,400 square feet.

Site Features and Uses

The aquatic program includes a diverse range of water features designed to serve a wide range of ages, abilities, and recreational preferences. These include a recreation pool with varied depths for swimming and general use, a resort style leisure pool with shallow lounging areas, and a zero depth entry play structure that supports inclusive access for younger users and individuals with mobility limitations. A separate splash pad provides interactive water play without the need for swimming. Active recreation elements include a slide complex with multiple body slides, drop slides, and a vertical drop slide, strategically located to maintain separation from leisure areas while providing

visual interest and excitement. A diving board area is incorporated into the recreation pool to support traditional aquatic programming.

Supporting site amenities include shaded seating areas with umbrellas and shade structures, cabanas, party shelters, landscaped lawn terraces, outdoor storage, screened service areas, and an overlook terrace with an integrated water feature. Pedestrian circulation, grading, stormwater management, and landscape improvements are coordinated throughout the site to enhance accessibility, manage drainage, and reinforce connections to the broader Heritage Park system.

Site and Area Calculations

- Total contiguous ownership interest: 103.8 acres
- Total Development Area: 7.34 acres
- Total Building(s) Floor Area: 12,154 square feet
- Total Number of Parking Spaces
    - West parking lot: 193 pool spaces proposed vs. 188 pool spaces required per Ordinance No. 2017-5118
    - Overall Park District property: 673 required, 713 provided
- Total Number of Bike Spaces
    - 24 spaces (12 racks, 2 spaces per rack)
- Total Impervious Surface Area: 2.43 (proposed); 2.35 (Existing)
- Total Non-Impervious Green Space: 4.31 (proposed); 4.53 (existing) square feet
- Open Pool water: 0.60 acres (proposed); 0.46 acres (existing)
- Total maintenance area*: 1.46 acres
    - *note: maintenance area is for west parking lot asphalt repavement

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY. IF THIS SHEET IS ORIGINAL PAGE SIZE

ARCHITECTURAL PLAN NOTES

NOTE	DESCRIPTION
N001	PHENOLIC LOCKER ROOM BENCH (9 1/2"D)
N002	PHENOLIC ADA LOCKER ROOM BENCH (20"x48")
N003	PHENOLIC CHANGING ROOM BENCH (20"D)
N004	CLINIC COT FOOTPRINT, SHOWN HATCHED
N005	RETRACTABLE GATE ASSEMBLY
N006	SWINGING GATE ASSEMBLY W/INTEGRATED POST AND MAN DOOR - REFER TO LANDSCAPE DRAWINGS
N008	OVERHEAD SECURITY DOOR ASSEMBLY
N009	VENDING MACHINE EQUIPMENT
N010	CONCESSIONS SEATING AREA FENCING - SEE LANDSCAPE DRAWINGS

FLOOR PLAN LEGEND

- 1 / A101 SIM — DETAIL SECTION TAG
- 1 / A101 SIM — BUILDING & WALL SECTION TAG
- M8 — WALL TYPE - REFER TO A-611 FOR WALL TYPES
- 101 — DOOR NUMBER - REFER TO A-601 FOR DOOR AND FRAME SCHEDULE
- ROOM NAME / 101 — ROOM NAME / ROOM NUMBER
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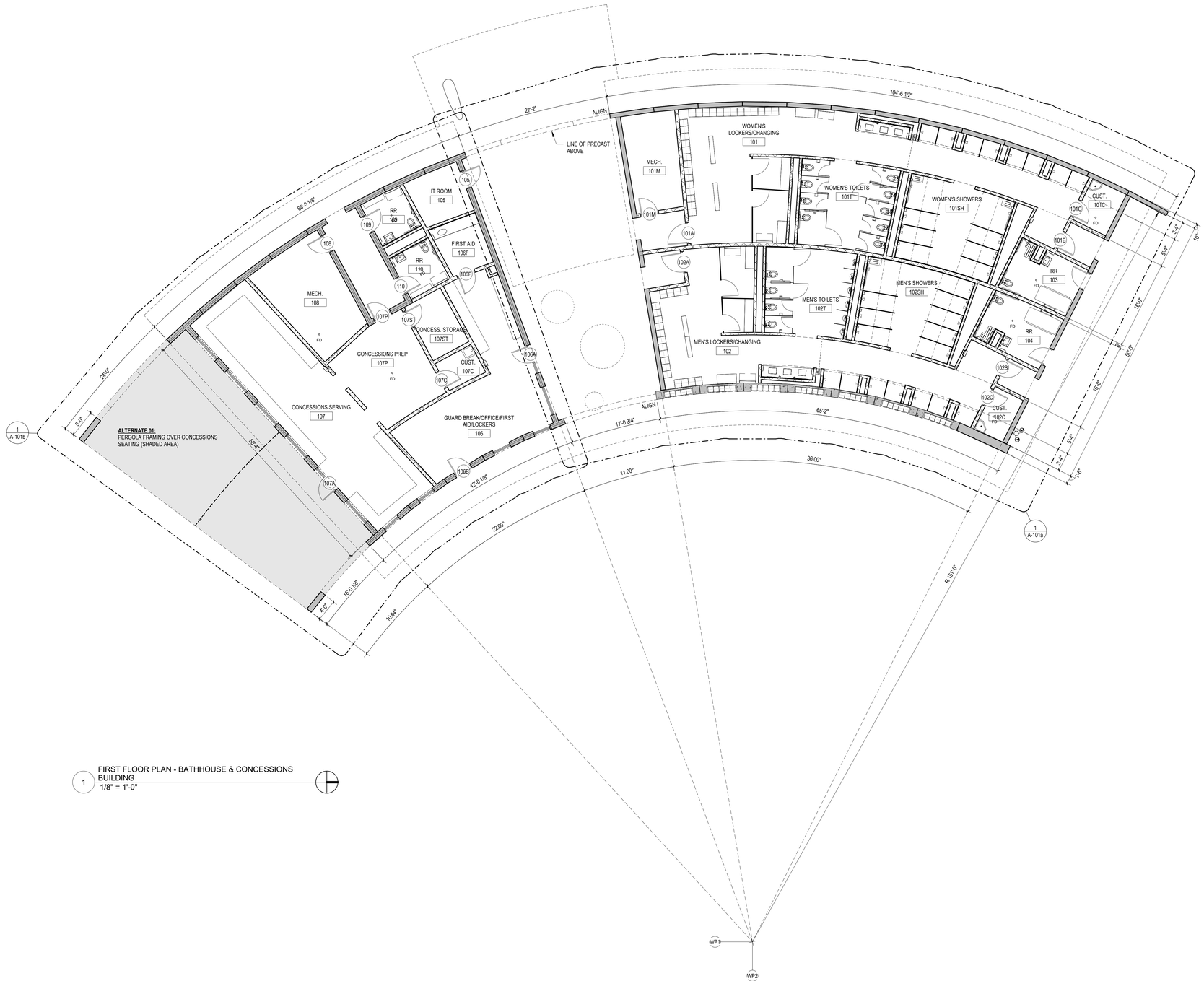
- 30X52 — ACCESSIBILITY CLEARANCE - SEE FLOOR PLAN FOR SIZES MARKED IN GRAY
- 67" DIAMETER TURNING CIRCLE ACCESSIBILITY CLEARANCE

NOTE: DIMENSIONS SHOWN IN THIS PLAN ARE TO THE FACE OF CMU WALL ASSEMBLIES, U.N.O. DIMENSION STRINGS WITH 'F.F.' INDICATE DIMENSIONS TO FINISH FACE MATERIAL



1 FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS BUILDING
1/8" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE & CONCESSIONS

A-101

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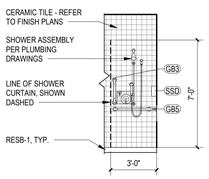
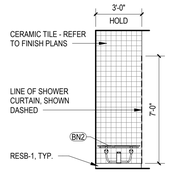


6 INT. ELEV. - SHOWER - SOUTH
1/4" = 1'-0"



5 INT. ELEV. - SHOWER - NORTH
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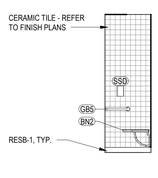

4 INT. ELEV. - SHOWER - WEST
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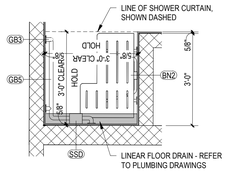
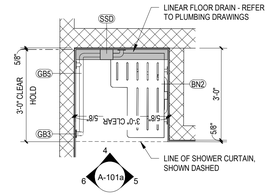


3 ENLARGED PLAN - RR104 SHOWER
1/2" = 1'-0"



2 ENLARGED PLAN - RR103 SHOWER
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

BN1	BOBRICK B-5193 FOLDING SHOWER SEAT
BN2	BOBRICK B-5181 REVERSIBLE FOLDING SHOWER SEAT
CHT	BABY CHANGING STATION
CHT-A	ADULT CHANGING STATION
GB1	36" HORIZONTAL GRAB BAR
GB2	42" HORIZONTAL GRAB BAR
GB3	18" VERTICAL GRAB BAR
GB4	48" HORIZONTAL GRAB BAR
GB5	TWO-WALL GRAB BAR
M1	4'-0" X 3'-0" MIRROR
SD	WALL MOUNTED SOAP DISPENSER
SSD	WALL MOUNTED SHOWER SOAP DISPENSER
SN	SANITARY NAPKIN DISPOSAL
SR1	SHOWER CURTAIN ROD | EXPOSED MOUNTING | 1" OD
TP	TOILET PAPER DISPENSER
PTD	SURFACE MOUNTED PAPER TOWEL DISPENSER

NOTE:
1. REFER TO G-201 FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES AND ACCESSORIES.
2. ELEVATIONS ARE FROM FINISHED TILE SURFACES.
3. ALL TOILET STALLS TO HAVE 1'-0" TOE CLEARANCE.
4. BOTTOM OF ALL SHOWER PARTITIONS TO BE 6" ABOVE FINISHED FLOOR

FLOOR PLAN LEGEND

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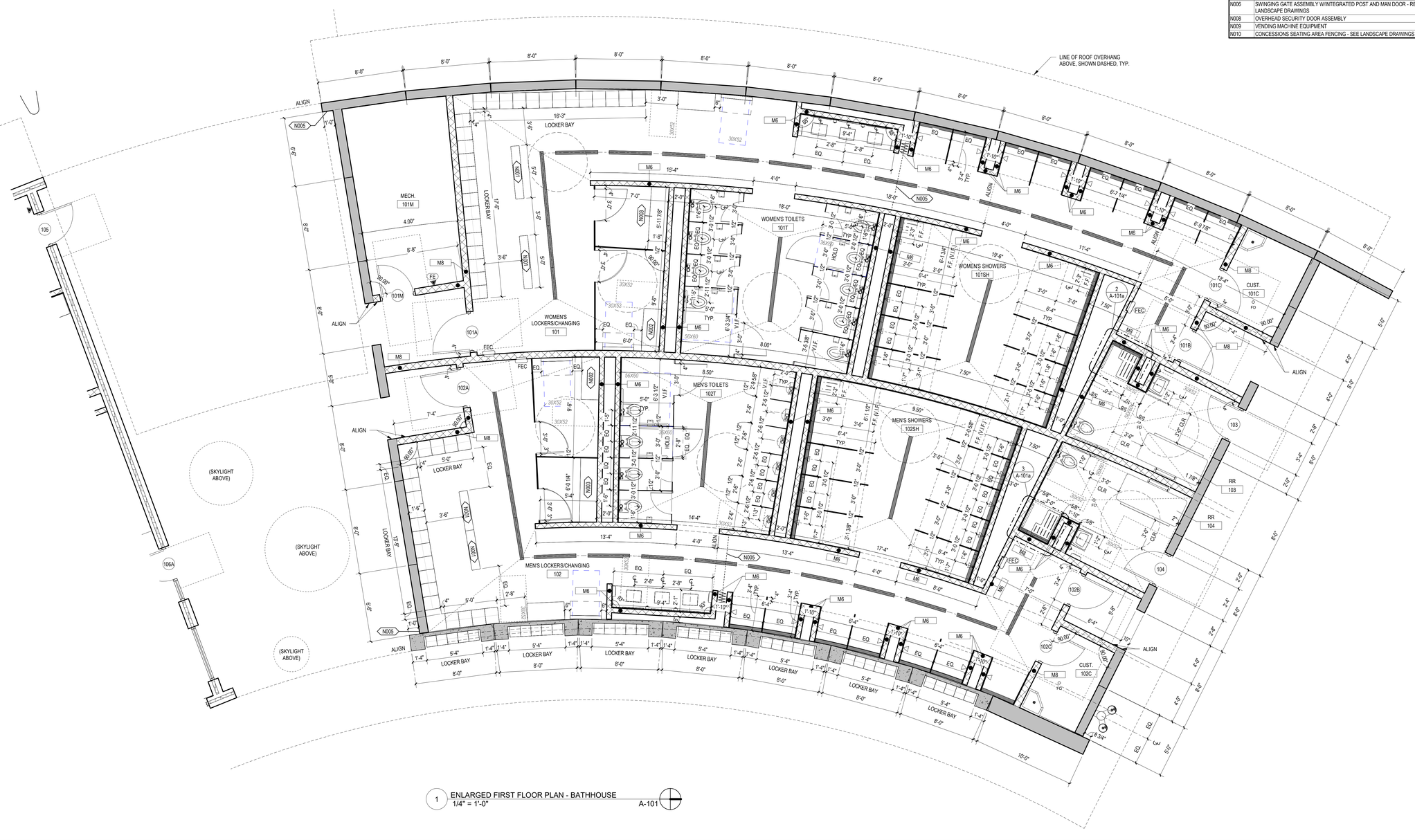

1 ENLARGED FIRST FLOOR PLAN - BATHHOUSE
1/4" = 1'-0"
A-101

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR PLAN - BATHHOUSE

A-101a

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1 ENLARGED FIRST FLOOR PLAN - CONCESSIONS BUILDING
1/4" = 1'-0"
A-101

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Date	1/30/2026

FIRST FLOOR PLAN - CONCESSIONS

A-101b

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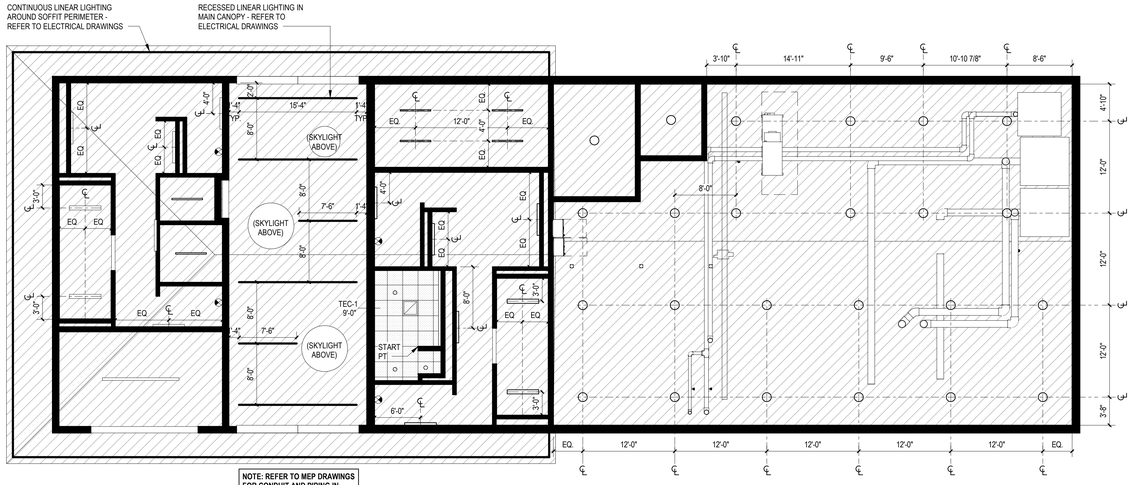
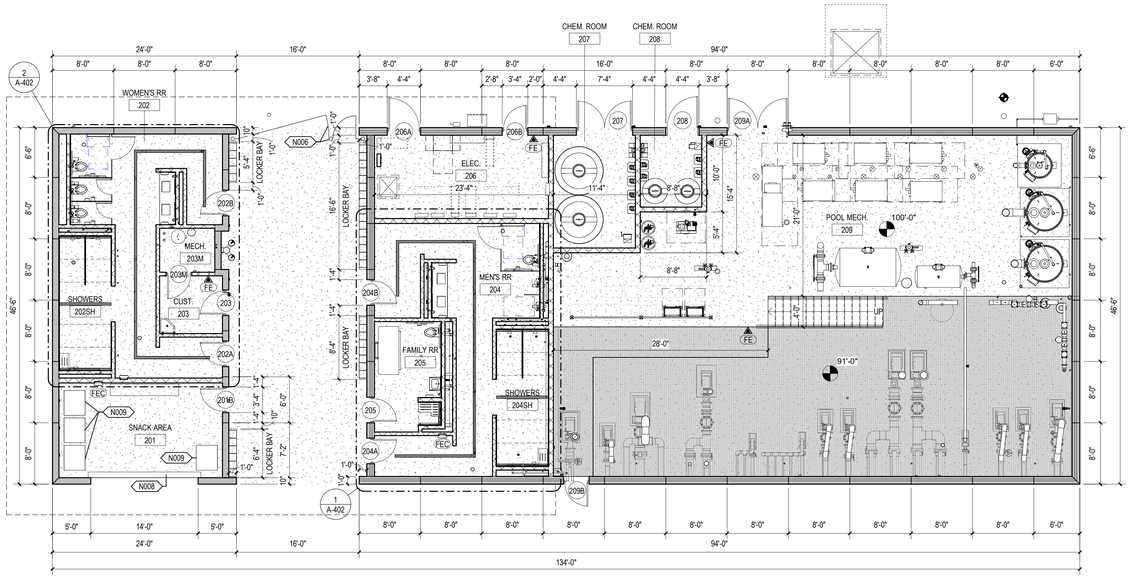


2 REFLECTED CEILING PLAN - MECHANICAL BUILDING
1/8" = 1'-0" A-101a



1 FIRST FLOOR PLAN - MECHANICAL BUILDING
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REFLECTED CEILING PLAN LEGEND

- FINISHED CEILING ELEVATION
- 2' X 2' SUSPENDED ACOUSTICAL CEILING TILE *BASIS OF DESIGN: ARMSTRONG PRELUDE PLUS SOLID ALUMINUM W/TECTUM PANELS*
- METAL SOFFIT PANEL
- EXPOSED CEILING
- RECESSED CAN LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
- RECESSED CAN WALL WASHER - REFER TO ELECTRICAL DRAWINGS
- 1' X 4' SURFACE MOUNTED LUMINAIRE - REFER TO ELECTRICAL DRAWINGS
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- RECESSED 4" LINEAR FIXTURE
- DROPPED PENDANT MOUNTED
- SUSPENDED TRANSLUCENT RESIN PANEL SYSTEM
- RETURN DIFFUSER - SEE MECHANICAL DRAWINGS
- SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- ROUND SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- LINEAR SLOT SUPPLY DIFFUSER - SEE MECHANICAL DRAWINGS
- SPRINKLER HEAD - SEE FIRE PROTECTION DRAWINGS
- CABINET UNIT HEATER - SEE MECHANICAL DRAWINGS
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- EMERGENCY EXIT SIGN
- RECESSED BUSWAY SYSTEM - REFER TO ELECTRICAL DRAWINGS
- SD SMOKE DETECTOR
- OS OCCUPANCY SENSOR
- DS DAYLIGHT SENSOR
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- AV AV SPEAKERS
- WAP WIRELESS ACCESS POINT

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FIRST FLOOR PLAN & RCP - MECHANICAL BUILDING

A-102

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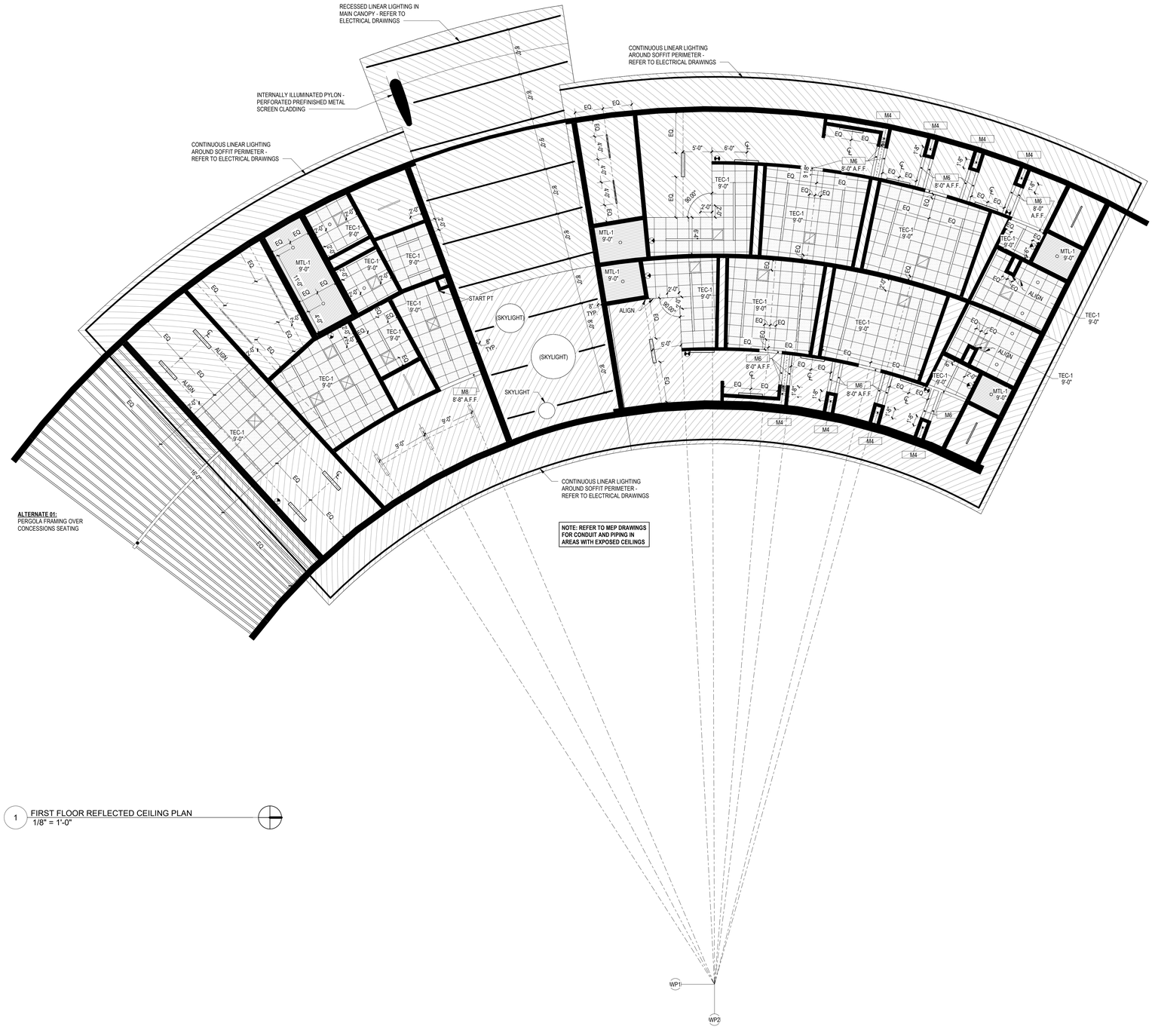

1 FIRST FLOOR REFLECTED CEILING PLAN
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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

FIRST FLOOR RCP - BATHHOUSE & CONCESSIONS

AC101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT IS NOT, ADJUST DRAWING SCALE.

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
- ORD — OVERFLOW ROOF DRAIN
- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - ENTRY BUILDING

ROOF AREA 01: 4,106 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM), STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
6. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
7. INSTALL WALKWAY PADS.
8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 02: 1,450 SF
ROOF AREA 03: 5,388 SF
METAL DECK
UNINSULATED ROOFING

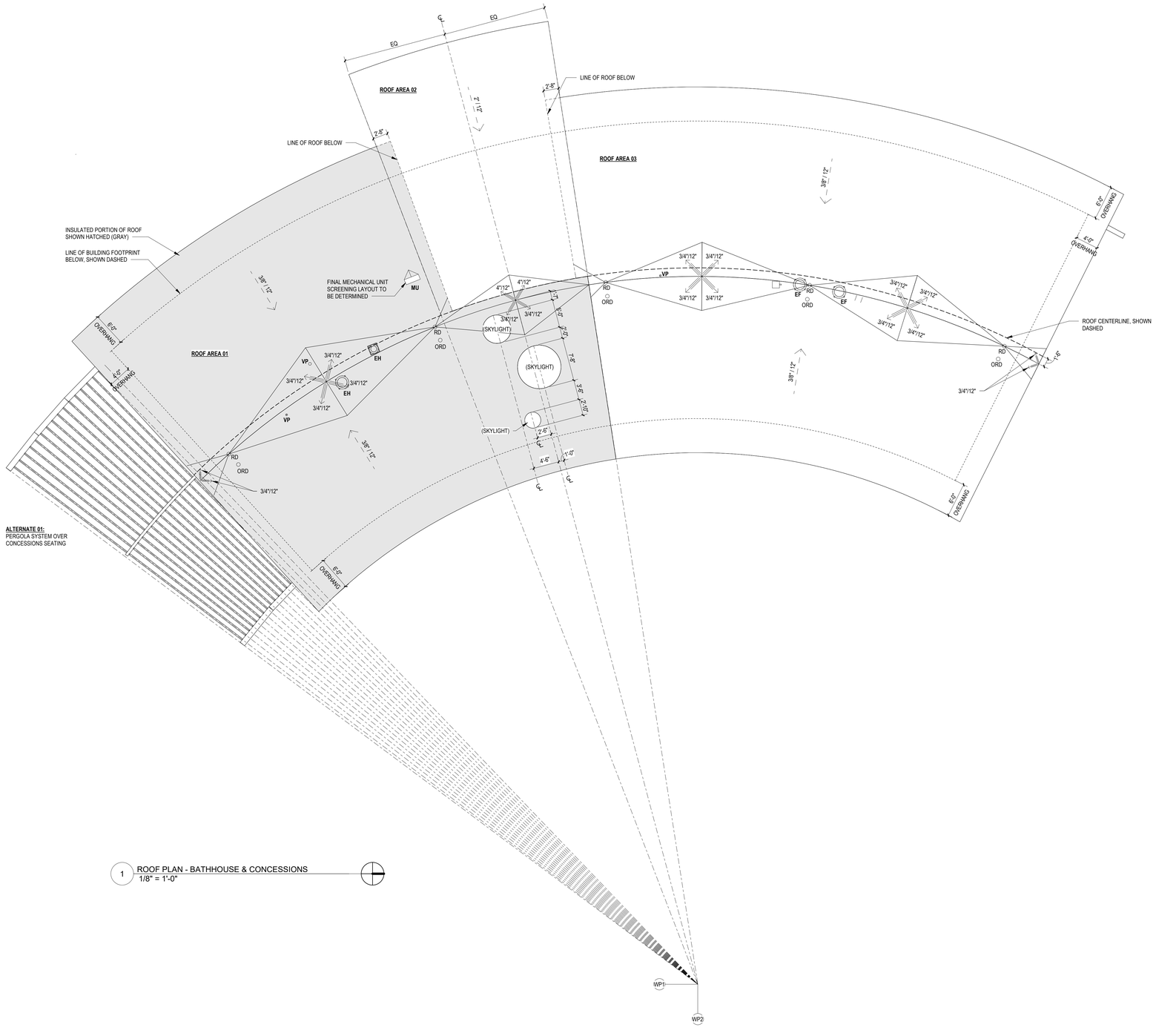
1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

1. ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
5. ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
6. ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE, HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
7. APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
8. DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
9. PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
10. WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
4. ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
5. NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 ***(PAINT)*** SCREW.
6. EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 PAINT SCREW.
7. NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
8. EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLIMASEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
9. EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TEKS 1 WITH NEOPRENE WASHERS.
10. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
11. ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.



ALTERNATE 01:
PERGOLA SYSTEM OVER CONCESSIONS SEATING

1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0"

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - BATHHOUSE & CONCESSIONS

AR101

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT ITS ORIGINAL PAPER SIZE

ROOF PLAN LEGEND

- AREA OF SLOPED STRUCTURE
- AREA OF 1/4" PER FOOT TAPERED INSULATION
- AREA OF TAPERED INSULATION - REFER TO ROOF PLAN FOR SLOPE
- RD — ROOF DRAIN
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- # — TOTAL HEIGHT OF INSULATION IN INCHES NOT INCLUDING COVER BOARD
- METAL COPING AND JOINT - REFER TO DETAILS 5/A-521 (HORIZONTAL) AND 6/A-521 (VERTICAL)
- VP — VENT PIPE ROOF PENETRATION
- **EF** — EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
- **EH** — EXHAUST HOOD - REFER TO MECHANICAL DRAWINGS
- **MU** — MECHANICAL UNIT - REFER TO MECHANICAL DRAWINGS

ROOF CONSTRUCTION NOTES - MECHANICAL BUILDING

ROOF AREA 04: 2,493 SF
METAL DECK
UNINSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
4. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
5. INSTALL FULLY-ADHERED SINGLE-PLY MEMBRANE ROOFING.
6. INSTALL WALKWAY PADS.
7. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
8. INSTALL LIGHTNING PROTECTION SYSTEM.

ROOF AREA 05: 1,342 SF
ROOF AREA 06: 3,006 SF
METAL DECK
INSULATED ROOFING

1. INSTALL DECK SHEATHING.
2. INSTALL TEMPORARY ROOF / VAPOR BARRIER. WRAP OVER PARAPET.
3. INSTALL TWO LAYERS OF 3" RIGID POLYISOCYANURATE INSULATION (R34 AVERAGE MINIMUM). STAGGER JOINTS, SET IN INSULATION ADHESIVE.
4. INSTALL TAPERED RIGID INSULATION AND SADDLES, SET IN INSULATION ADHESIVE.
5. INSTALL COVER BOARD, SET IN INSULATION ADHESIVE.
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8. INSTALL PREFINISHED METAL COPINGS, ENDWALL FLASHINGS, COUNTERFLASHINGS, GUTTERS AND DOWNSPOUTS, AND EXPANSION JOINT COVERS.
9. INSTALL LIGHTNING PROTECTION SYSTEM.

GENERAL ROOF NOTES

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2. ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
3. ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
4. FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
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11. SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
12. ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
13. ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.
14. REFER TO "ROOF PLAN LEGEND" ON SHEETS AR101 & AR102.

ROOF PLAN FLASHING NOTES

1. ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
2. ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
3. FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
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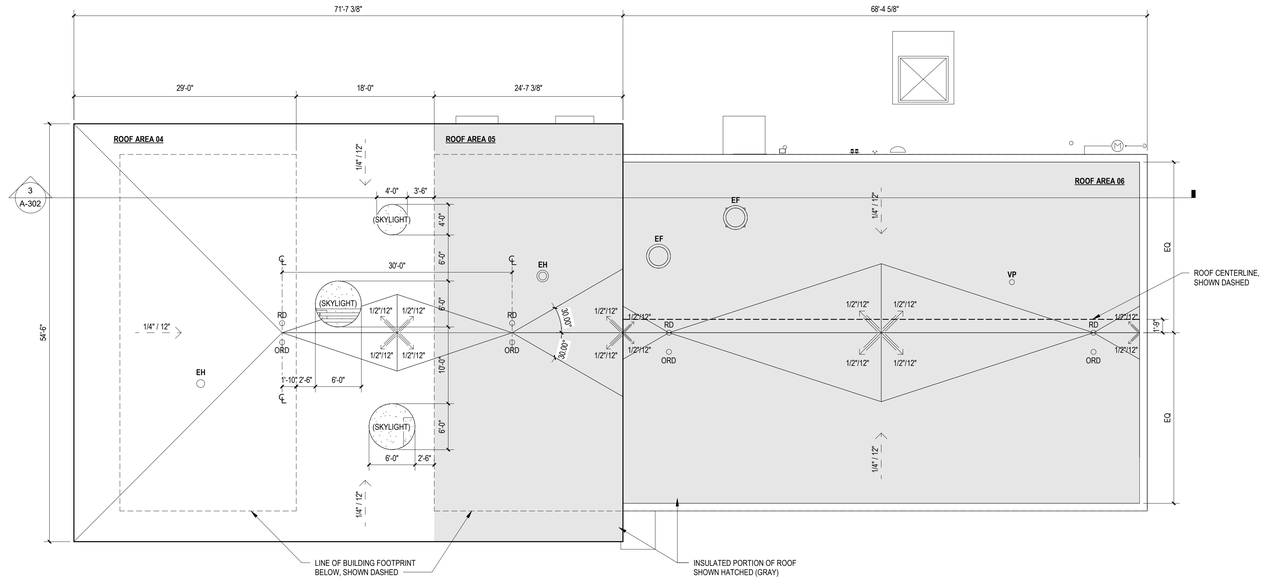

1 ROOF PLAN - BATHHOUSE & CONCESSIONS
1/8" = 1'-0" A-202

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

ROOF PLAN - MECHANICAL BUILDING

AR102

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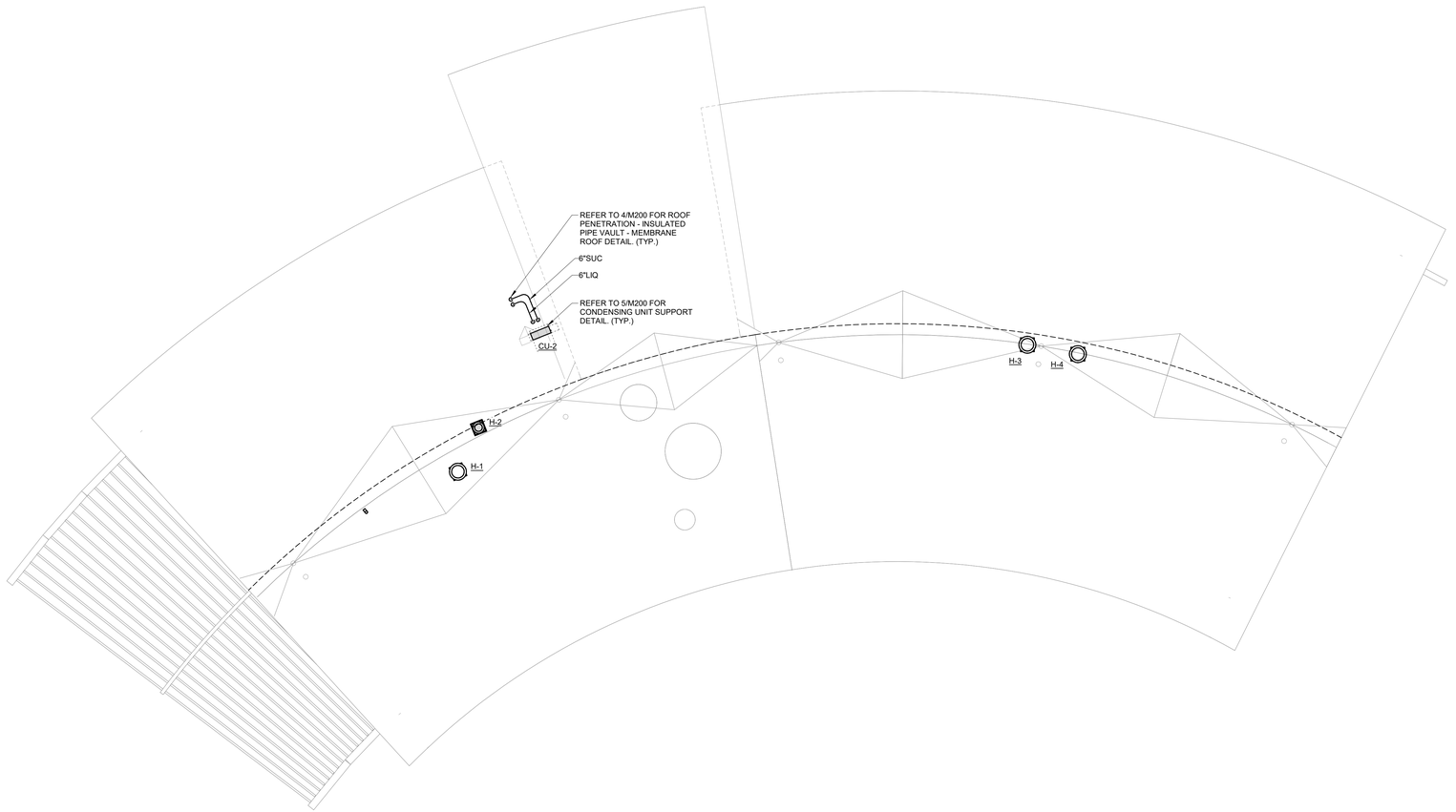

NORTH

1 **ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS**

1/8" = 1'-0"

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CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - BATH HOUSE & CONCESSIONS

M-112A

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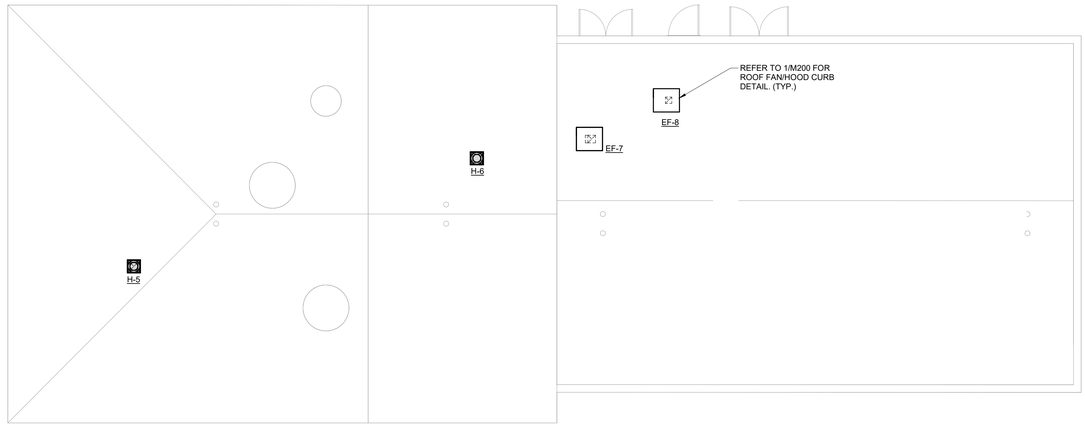

NORTH

1 ROOF PLAN - HVAC - MECHANCAL & RESTROOM

1/8" = 1'-0"

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ROOF PLAN - HVAC - MECHANCAL & RESTROOM

M-112B

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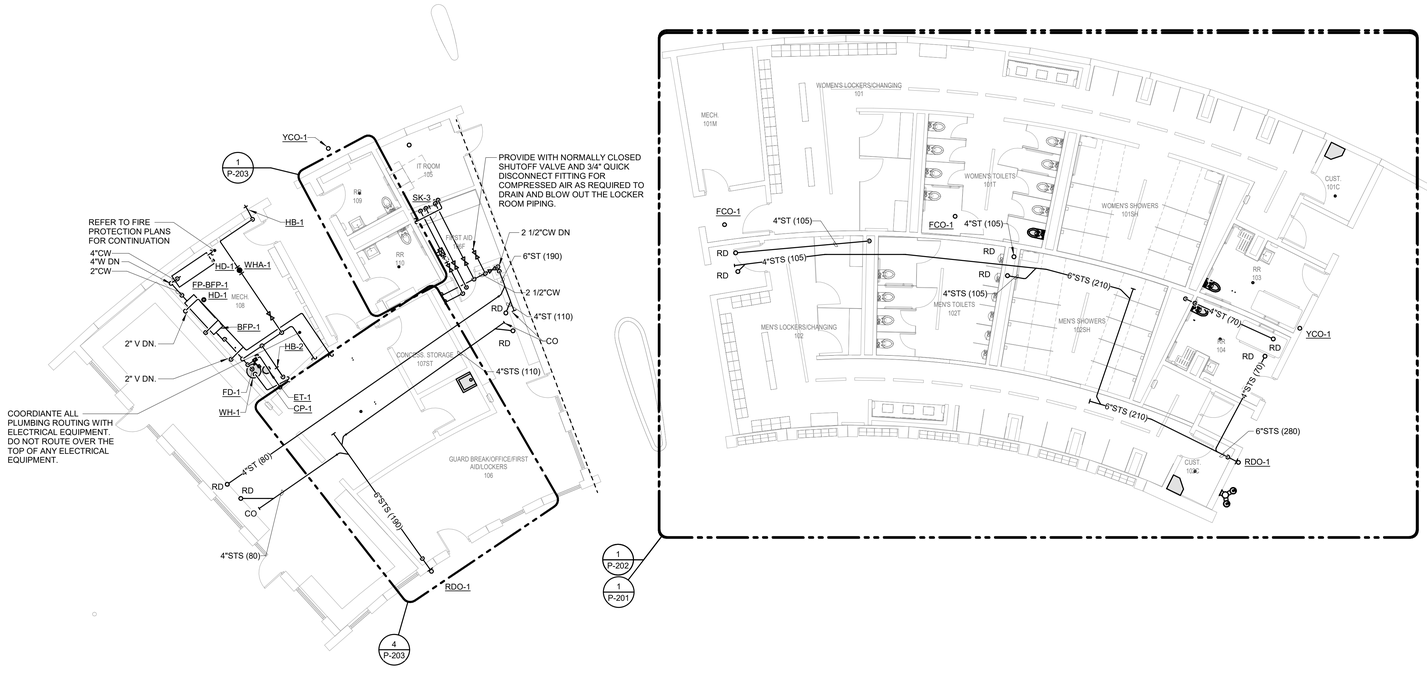
GENERAL SHEET NOTES:

1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

NORTH

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PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - PLUMBING - BATH HOUSE & CONCESSIONS

P-101A

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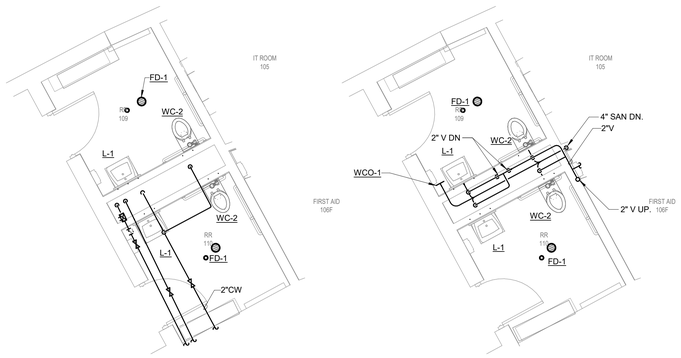
GENERAL SHEET NOTES:

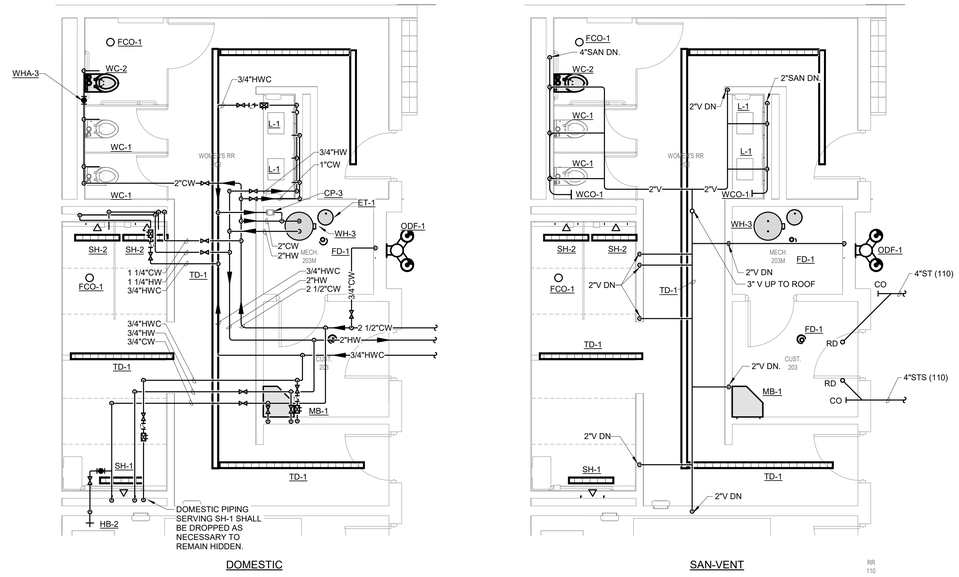
1. ALL BALANCING VALVES TO BE 0.5 GPM UNLESS NOTED OTHERWISE.



DOMESTIC SAN-VENT

1 ENLARGED PLAN RR-1 TOILETS - PLUMBING

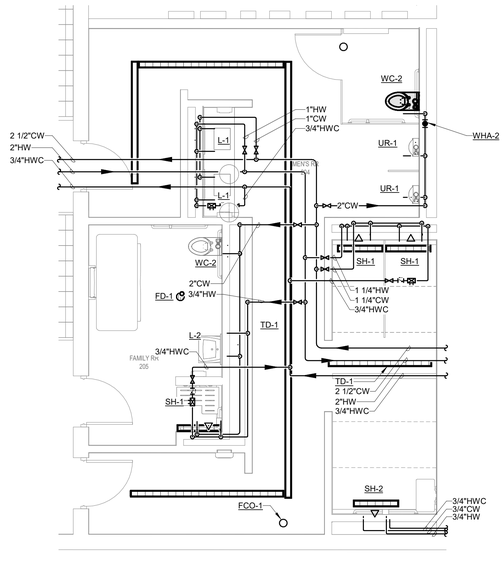
1/4" = 1'-0"

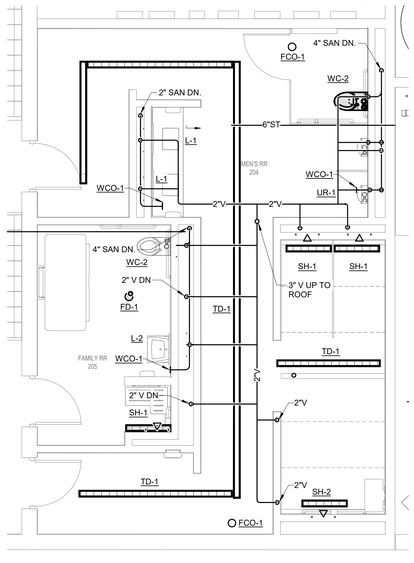


DOMESTIC SAN-VENT

2 ENLARGED PLAN RR-1 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"

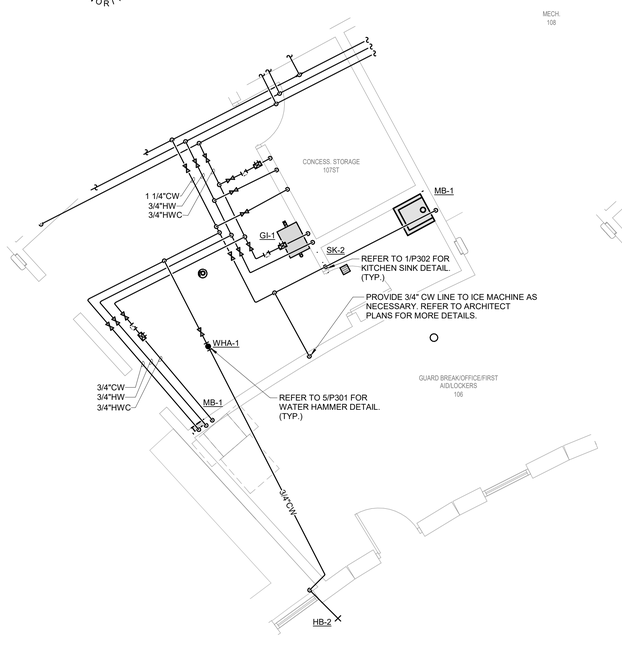


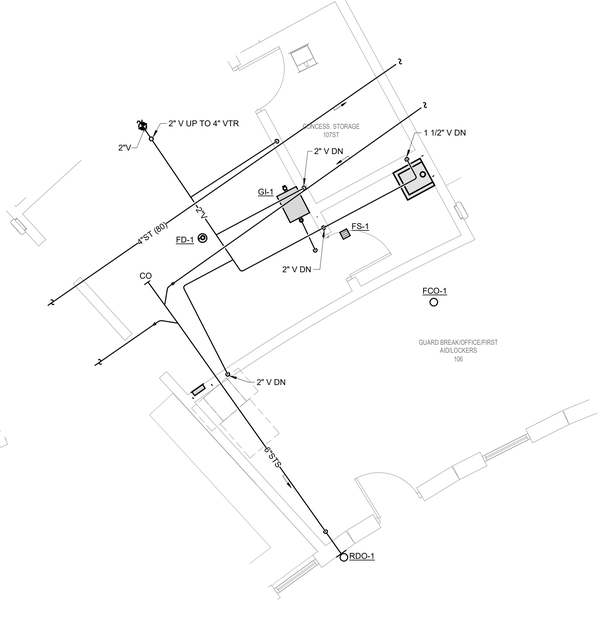


DOMESTIC SAN-VENT

3 ENLARGED PLAN RR-2 - MECHANICAL & RESTROOM - PLUMBING

1/4" = 1'-0"





DOMESTIC SAN-VENT

4 ENLARGED PLAN - CONCESSIONS PREP

1/4" = 1'-0"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

IMEG
383 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320
www.imegcorp.com

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Illinois Design Firm Registration #184003976-0014

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REF. SCALE IN INCHES

PROJECT #25005326.00

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
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625 Forest Edge Drive
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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

PLUMBING ENLARGED PLANS

P-203

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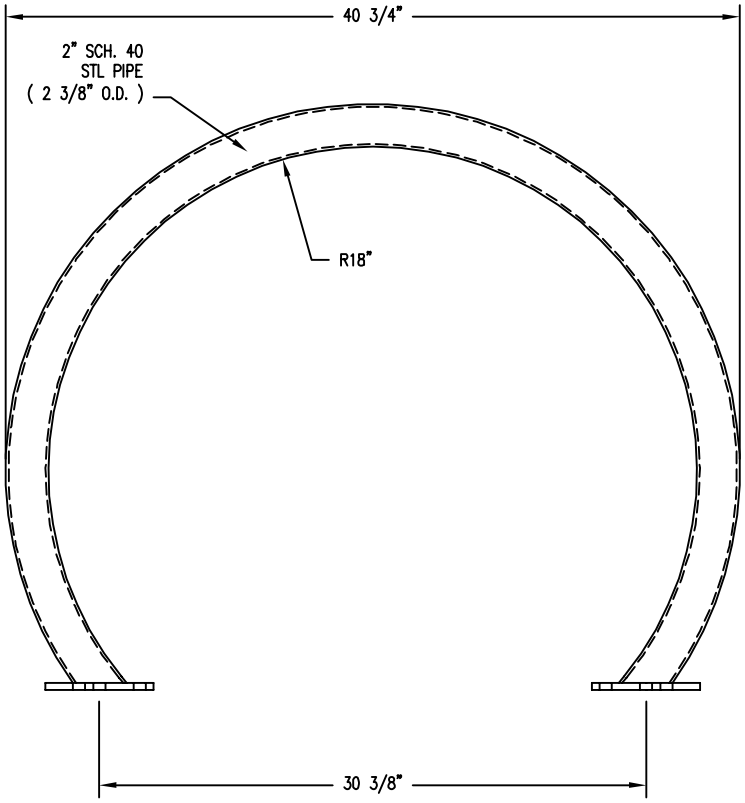
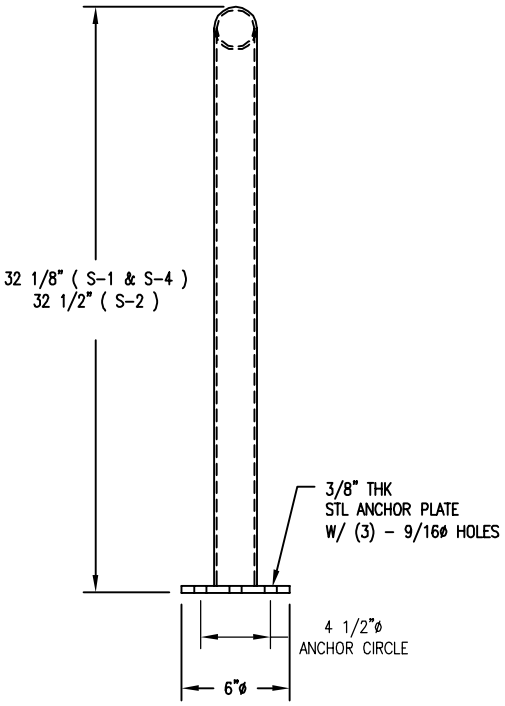
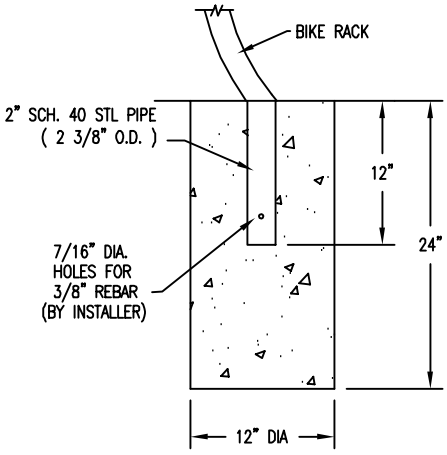
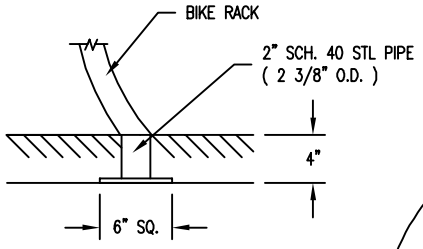




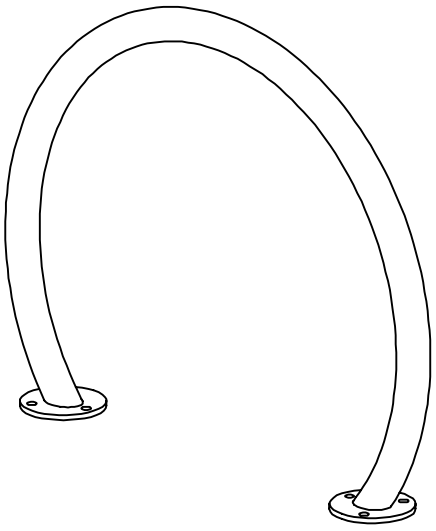
☐ S-2 SURFACE MOUNT



☐ S-1 EMBEDMENT



☐ S-4 SUB FLOOR



NOTE:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

DuMor, inc.	BIKE RACK	DATE DRAWN : 01/21/15 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 292 SERIES	SHEET 1 OF 2

NOTES:

1.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

3/4" WRENCH
1/2" MASONRY DRILL BIT
DRILL

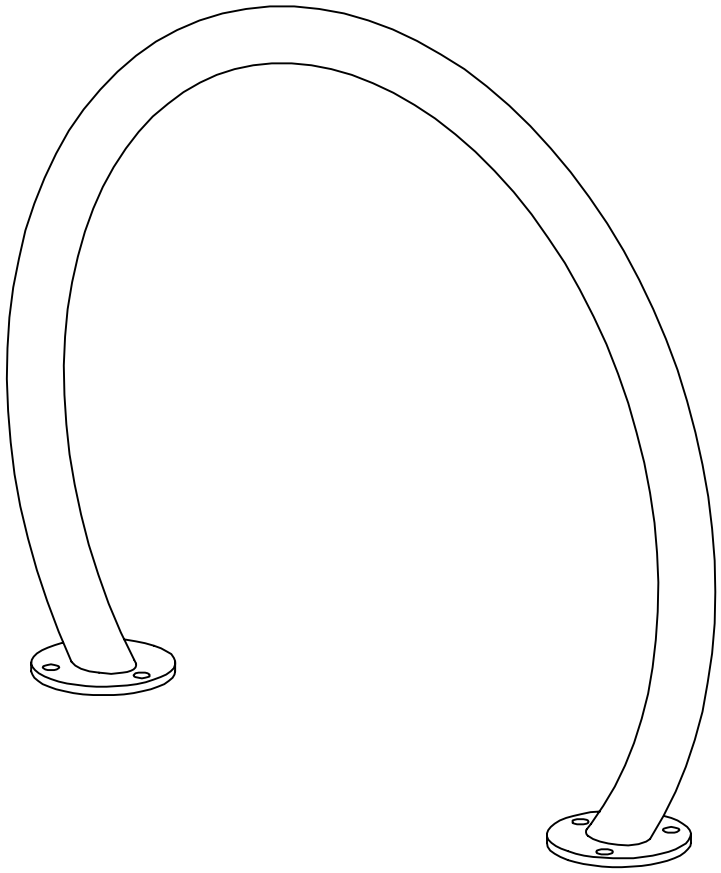
PARTS LIST FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-292-00-01/S-2	36" I.D. BIKE LOOP FOR SURFACE MOUNT

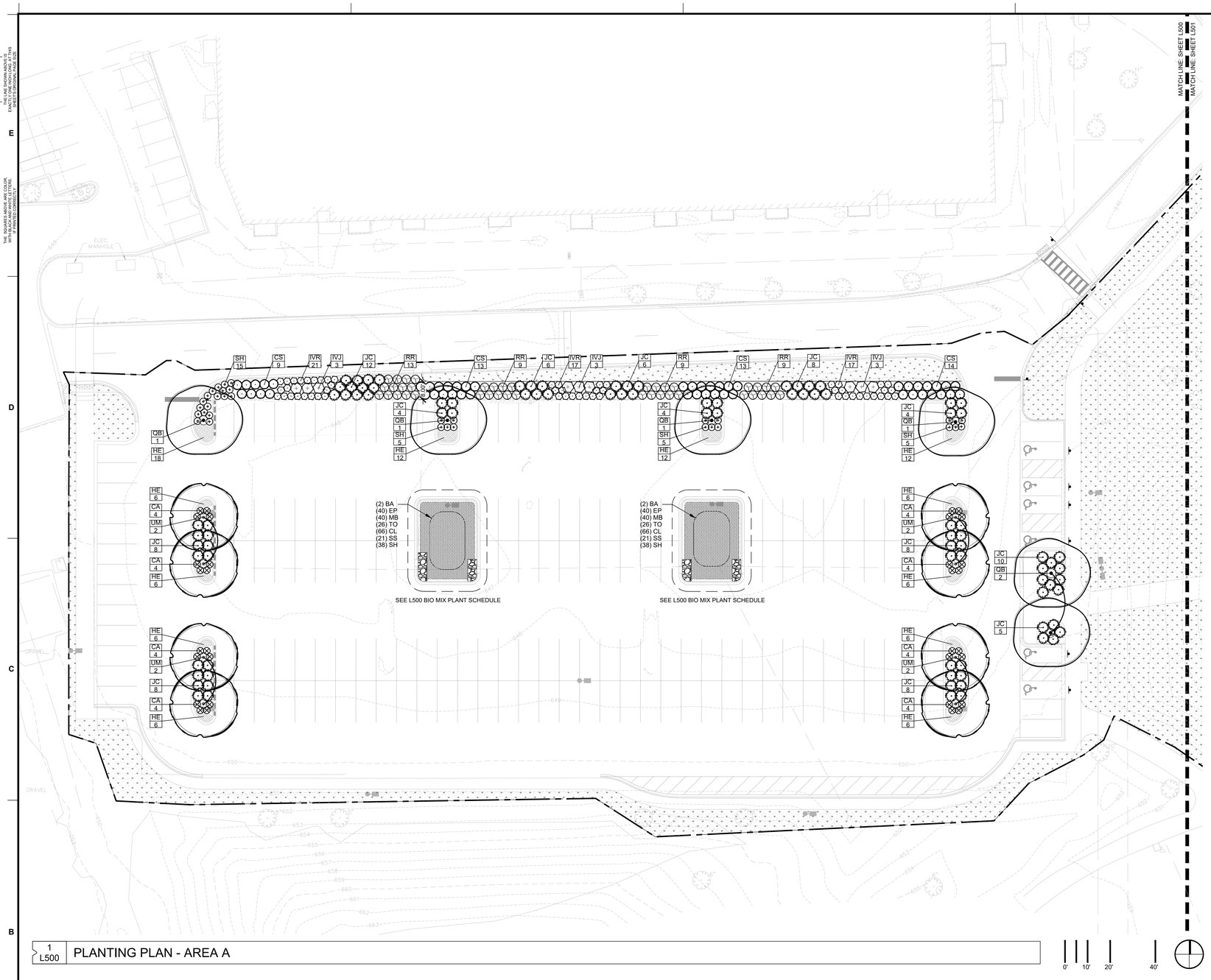
KITS PROVIDED FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
2	2	K-ANC0860-3	1/2" X 3 3/4" SS ANCHOR KIT (3PCS)

(1)



DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 01/21/15 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 292 SERIES	SHEET 2 OF 2



1 L500 PLANTING PLAN - AREA A

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

VEHICULAR USE AREA INTERNAL PLANTING

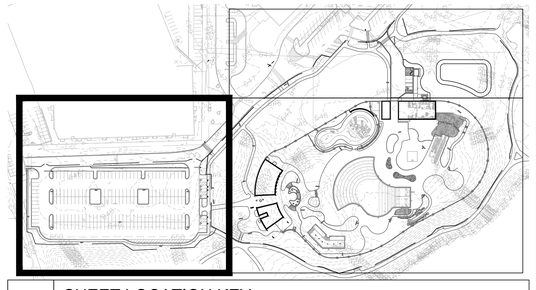
TOTAL VEHICULAR USE AREA	65,770 SF
TOTAL PARKING SPACES	192
INTERNAL PLANTING AREA REQUIRED (192 X 20)	3,840 SF
INTERNAL PLANTING AREA PROPOSED	3,842 SF
NUMBER OF INTERNAL TREES REQUIRED (192 / 15)	13
NUMBER OF INTERNAL EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL INTERNAL TREES TO BE PROVIDED	14

L500 BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			PERENNIALS				
BA	4	*Baptisia alba*	WHITE WILD INDIGO	#1	CONT.	48" O.C.	
EP	80	*Echinacea purpurea*	PURPLE CONEFLOWER	#1	CONT.	18" O.C.	
MB	80	*Monarda bradburiana*	EASTERN BEEBLAM	#1	CONT.	18" O.C.	
TO	52	*Tradescantia ohiensis*	OHIO SPIDERWORT	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CL	132	*Chasmanthium latifolium*	INDIAN WOODOATS	#1	CONT.	PER PLAN	
SS	42	*Schizachyrium scparium*	LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	76	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	

L500 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
QB	6	*Quercus bicolor*	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
UM	8	*Ulmus* 'Morton Glossy'	TRIUMPH ELM	3" CAL.	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
IVJ	9	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	54	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
RR	40	*Rosa rugosa* 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP ROSE	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
CS	49	*Cornus sericea* 'Bailey'	BAILEY RED TWIGGED DOGWOOD	#5	CONT.	PER PLAN	
JC	96	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
			PERENNIALS				
HE	26	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING;
	26	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	ALTERNATE VARIETIES; NO
	26	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	TWO ALIKE ADJACENT
			ORNAMENTAL GRASSES				
CA	32	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
SH	17	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	



L500 SHEET LOCATION KEY

CONFLUENCE

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307 N Michigan Avenue #601
Chicago, IL 60601
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ARCHITECT
LEGAT ARCHITECTS
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AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

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Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L500

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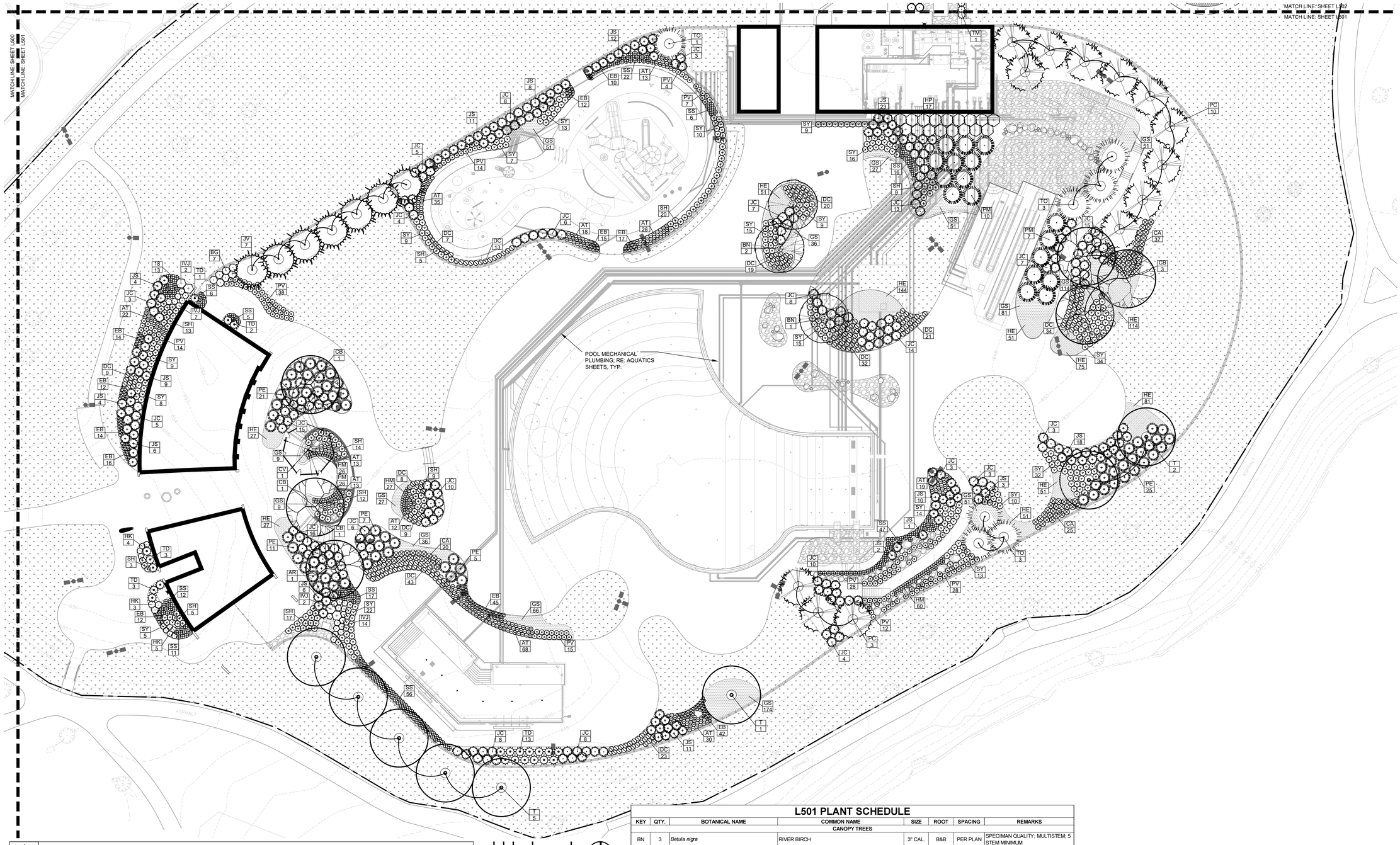
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE, ADJUST PLOT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH ANSI31 HATCH AT 100%

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan | SAVE DATE: 3/27/2026 12:25 PM BY: amarshall | PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



1 L501 PLANTING PLAN - AREA B

PLANTING GENERAL NOTES

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F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

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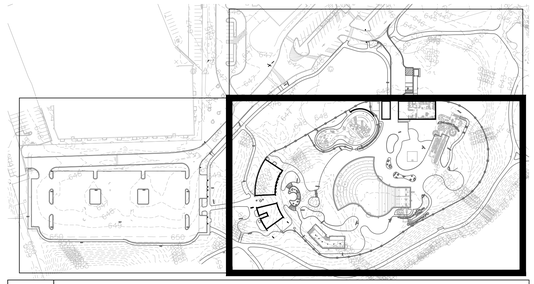
K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING
- ORNAMENTAL GRASSES

L501 PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
			CANOPY TREES				
BN	3	*Betula nigra*	RIVER BIRCH	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY; MULTISTEM: 5 STEM MINIMUM
CB	6	*Carpinus caroliniana*	AMERICAN HORNBEAM	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY; SINGLE STEM
CV	1	*Crataegus viridis* 'Winter King'	WINTER KING GREEN HAWTHORN	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
T	8	TRANSPLANT - SPECIED UNDITERMINED	TRANSPLANT - SPECIED UNDITERMINED	N/A	N/A	PER PLAN	N/A
			CONIFER TREES				
JV	7	*Juniperus virginiana*	EASTERN RED CEDAR	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
PC	13	*Picea pungens* 'Glauca'	COLORADO BLUE SPRUCE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
TO	7	*Thuja occidentalis* 'Nigra'	DARK AMERICAN ARBORVITAE	3" CAL	B&B	PER PLAN	SPECIMAN QUALITY
			DECIDUOUS SHRUBS				
HP	17	*Hydrangea paniculata* 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	PER PLAN	
HK	12	*Hypericum kalmianum*	SUNNY BOULEVARD ST. JOHN'S WORT	#5	CONT.	PER PLAN	
IVJ	4	*Ilex verticillata* 'Jim Dandy'	JIM DANDY HOLLY	#5	CONT.	PER PLAN	
IVR	21	*Ilex verticillata* 'Red Sprite'	RED SPRITE HOLLY	#5	CONT.	PER PLAN	
			EVERGREEN SHRUBS				
BG	7	*Buxus x* 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	PER PLAN	
JC	184	*Juniperus chinensis* 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	#5	CONT.	PER PLAN	
JS	123	*Juniperus sabina* 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	PER PLAN	
PE	69	*Pinus mugo* 'Enci'	ENCI MUGO PINE	#5	CONT.	PER PLAN	
PM	17	*Pinus mugo var.* 'Mugo'	MUGO PINE	#5	B&B	48" O.C.	
TM	1	*Taxus x media* 'Hicksii'	HICKS YEW	#5	CONT.	PER PLAN	
TD	22	*Taxus media* 'Densiformis'	DENSE INTERMEDIATE YEW	#5	CONT.	PER PLAN	
			PERENNIALS				
AT	254	*Asclepias tuberosa* 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	18" O.C.	
EB	209	*Echinacea hybrid* 'Baileyween'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	18" O.C.	
HE	224	*Hemerocallis* 'Black Eyed Stella'	DAYLILY 'BLACK EYED STELLA'	#1	CONT.	18" O.C.	TRIANGULAR SPACING; ALTERNATE VARIETIES; NO TWO ALIKE ADJACENT
	224	*Hemerocallis* 'Happy Returns'	DAYLILY 'HAPPY RETURNS'	#1	CONT.	18" O.C.	
	224	*Hemerocallis* 'Strawberry Candy'	DAYLILY 'STRAWBERRY CANDY'	#1	CONT.	18" O.C.	
HM	139	*Heuchera micrantha* 'Palace Purple'	PALACE PURPLE CORAL BELLS	#1	CONT.	18" O.C.	
SY	250	*Salvia yangi*	RUSSIAN SAGE	#1	CONT.	18" O.C.	
			ORNAMENTAL GRASSES				
CA	82	*Calamagrostis x acutiflora* 'Karl Foerster'	FEATHER REED GRASS	#1	CONT.	PER PLAN	
DC	238	*Deschampsia caespitosa* 'Goldtau'	GOLD DEW TUFTED HAIR GRASS	#1	CONT.	PER PLAN	
PV	160	*Panicum virgatum* 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	PER PLAN	
SS	216	*Schizachyrium scoparium* 'The Blues'	THE BLUES LITTLE BLUESTEM	#1	CONT.	PER PLAN	
SH	107	*Sporobolus heterolepis*	PRAIRIE DROPSEED	#1	CONT.	PER PLAN	
			GROUNDCOVERS				
GS	783	*Geranium sanguineum var.* STRIATUM	PROSTRATE BLOODY CRANESBILL	#1	CONT.	18" O.C.	



L501 SHEET LOCATION KEY

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847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
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2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

PLANTING PLAN

L501

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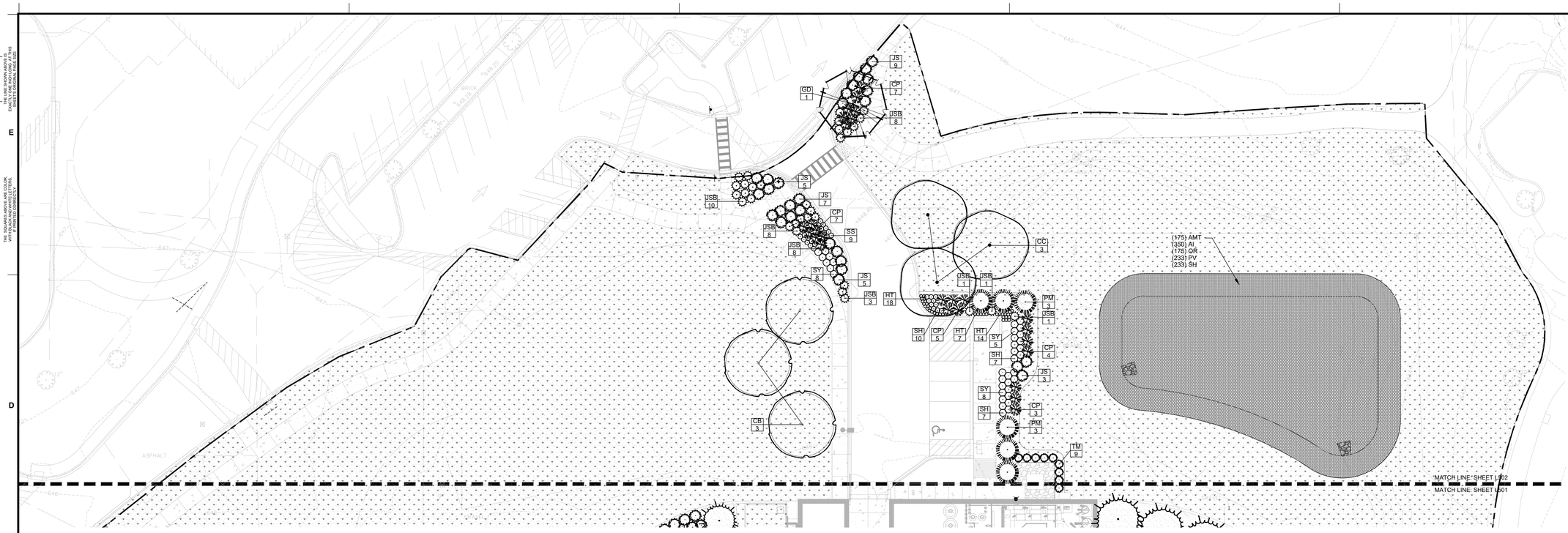
THE SQUARES ABOVE ARE COLOR WITH BLACK AND WHITE LETTERS.

File Location: T:\Projects\2025\25070_wheeling family aquatics (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan (SAVE DATE: 3/27/2026 12:25 PM BY: amarshall) PLOT DATE: 3/27/2026 12:25 PM BY: Anaya Marshall



1 L502 PLANTING PLAN - AREA C

0' 10' 20' 40'

HATCH LEGEND

- MULCH, HARDWOOD
- DECORATIVE GRAVEL; RE: 5/L800
- LOW MOW SEED, PER SPEC
- BIO-MIX PLANTING
- GROUNDCOVER PLANTING

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CHICO PROJECT MANAGERFOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 14 DAYS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE "Estimated quantities for reference only"

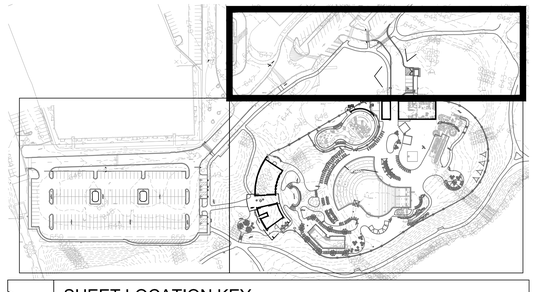
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			CANOPY TREES			
AR	6	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	3" CAL	B&B	SPACING PER PLAN
BN	6	Betula nigra	RIVER BIRCH	3" CAL	B&B	SPACING PER PLAN
CB	4	Cercis canadensis 'Northern Strain	EASTERN REDBUD	3" CAL	B&B	SPACING PER PLAN
CC	3	Carpinus caroliniana 'Native Flame'	AMERICAN HORNBEAM 'NATIVE FLAME'	3" CAL	B&B	SPACING PER PLAN
T	8	TRANSPLANT - SPECIES UNDETERMINED	TRANSPLANT - SPECIES UNDETERMINED	NA	NA	SPACING PER PLAN
			CONIFER TREES			
JV	10	Juniperus virginiana	EASTERN RED CEDAR	6'	CONT.	SPACING PER PLAN
PC	13	Picea pungens	BLUE SPRUCE	6'	CONT.	SPACING PER PLAN
TO	6	Thuja occidentalis	NORTHERN WHITE CEDAR	6'	CONT.	SPACING PER PLAN
			DECIDUOUS SHRUBS			
HP	5	Hydrangea paniculata 'Ruby'	ANGEL'S BLUSH HYDRANGEA	#5	CONT.	SPACING PER PLAN
IV	8	Ilex verticillata	WINTERBERRY HOLLY	#2	CONT.	SPACING PER PLAN
SA	33	Sphaeralcea ambigua 'Orange Crush'	ORANGE CRUSH DESERT GLOBEMALLOW	#2	CONT.	SPACING PER PLAN
			EVERGREEN SHRUBS			
BG	7	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	SPACING PER PLAN
CP	29	Chamaecyparis pisifera 'Vintage Gold'	VINTAGE GOLD FALSE CYPRESS	#5	CONT.	SPACING PER PLAN
TM	9	Taxus x media 'Hicksii'	HICKS YEW	#5	CONT.	SPACING PER PLAN
JS	135	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	#5	CONT.	SPACING PER PLAN
JSB	171	Juniperus squamata 'Blue Star'	BLUE STAR JUNIPER	#5	CONT.	SPACING PER PLAN
PM	48	Pinus mugo	MUGO PINE	#5	CONT.	SPACING PER PLAN
			PERENNIALS			
AT	227	Asclepias tuberosa 'Gay Butterflies'	GAY BUTTERFLIES MILKWEED	#1	CONT.	SPACING PER PLAN
EB	236	Echinacea hybrid 'Balevoeen'	EVOLUTION COLORIFIC CONEFLOWER	#1	CONT.	SPACING PER PLAN
HT	122	Heuchera 'TNHEUSSDN'	SIRENS' SONG DARK NIGHT HEUCHERA	#1	CONT.	SPACING PER PLAN
SY	153	Salvia yangii	RUSSIAN SAGE	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
MC	150	Muhlenbergia capillaris	PINK GULF MUHLY GRASS	#1	CONT.	SPACING PER PLAN
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			PERENNIALS			
AMT	175	Amsonia tabernaemontana	EASTERN BLUESTAR	#1	CONT.	SPACING PER PLAN
AI	350	Asclepias incarnata	SWAMP MILKWEED	#1	CONT.	SPACING PER PLAN
OR	175	Osmunda regalis	ROYAL FERN	#1	CONT.	SPACING PER PLAN
			ORNAMENTAL GRASSES			
PV	233	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	SPACING PER PLAN
SH	230	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	SPACING PER PLAN

BIO MIX PLANTING NOTES

A. PLANTS ARE TO BE EVENLY DISTRIBUTED AND TRIANGULAR PLANTED; RE: 3/L800.



L502 SHEET LOCATION KEY

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING PLAN

L502

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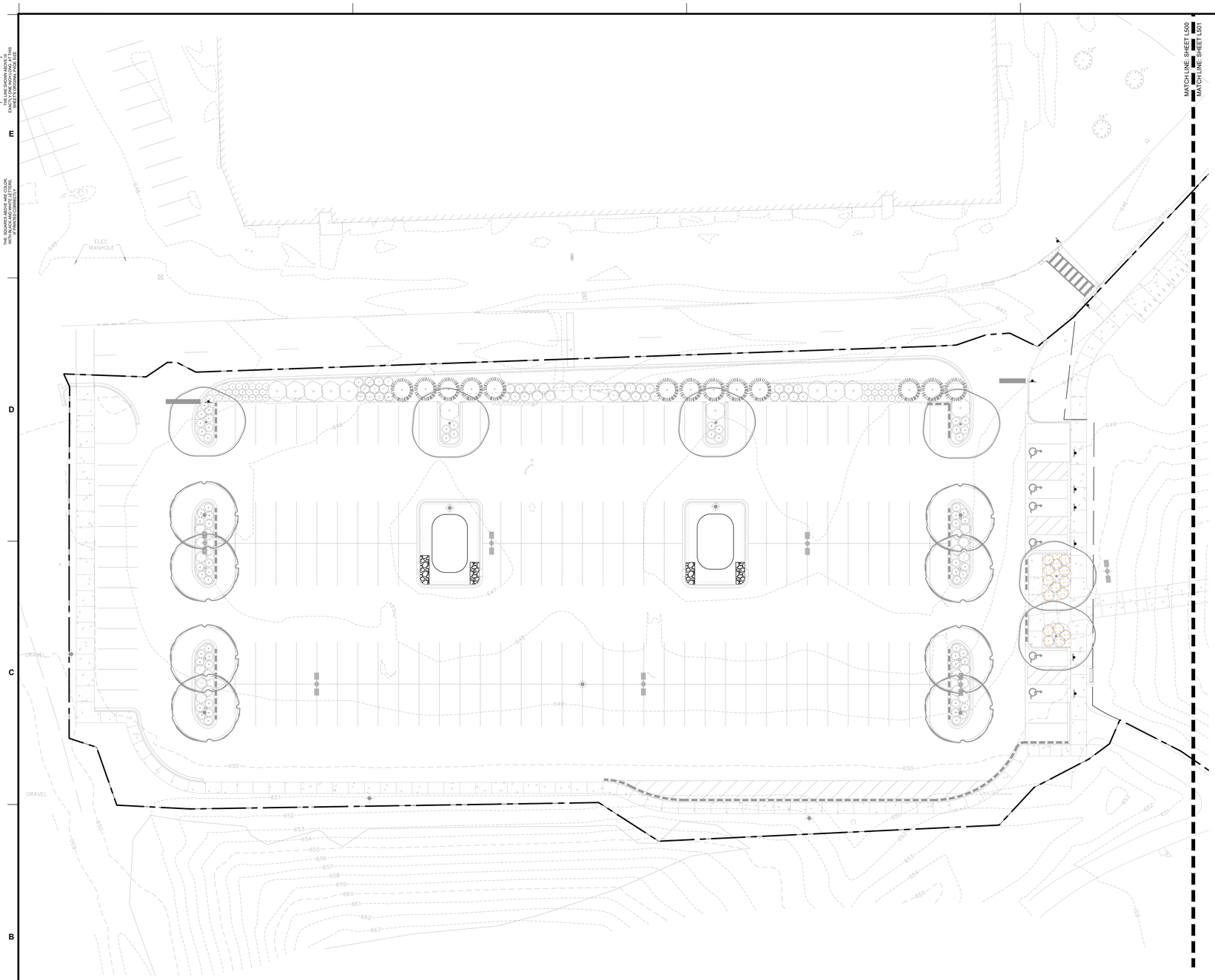
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, ATTHIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE: COLOR, WITH BLACK AND WHITE LETTERS, WITH A REGISTRATION MARK

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\L500 Planting Plan / SAVE DATE: 3/5/2026 1:17 PM BY: rmiller / PLOT DATE: 3/5/2026 2:10 PM BY: Mark Miller

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



1 L510 IRRIGATION PLAN - AREA A

IRRIGATION GENERAL NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. DESIGN OF IRRIGATION IS DELEGATED TO THE CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF PLANTING IRRIGATION SPECIFICATIONS (32 84 23) PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. PROVIDE AND MAINTAIN WARNING SIGNS, BARRICADES AND CONSTRUCTION FENCING AS REQUIRED BY LOCAL AUTHORITIES.

E. FLAG QUICK COUPLER LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

F. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND INSTALLATION OF ALL EQUIPMENT TO PROVIDE A WORKING IRRIGATION SYSTEM FOR THE OWNER. SEE ELECTRICAL AND CIVIL SHEETS FOR WORK BY OTHERS.

G. CONTRACTOR TO VERIFY PLUMBING EQUIPMENT (BACKFLOW, ETC) USED WILL MEET DEMANDS OF IRRIGATION AS RECOMMENDED BY MANUFACTURER AND ARE WITHIN TOLERANCES OF SPECIFICATIONS. BACKFLOW DEVICES ARE TO BE INSPECTED BY A CERTIFIED TECHNICIAN WHERE REQUIRED. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY CODE.

H. ALL IRRIGATION EQUIPMENT AND PIPING TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES THAT MAY APPLY.

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J. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES SHALL BE MINIMUM 4" DIAMETER. SCHEDULE 40 PVC CONDUIT IS REQUIRED FOR CONTROL WIRE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. WHERE REQUIRED DIRECTIONAL BORING OF PIPE SLEEVES UNDER CONCRETE SHALL BE INCLUDED AT NO ADDITIONAL COST.

K. INSTALL LATERAL LINES WITH A MINIMUM COVER OF 12" AND MAINLINES WITH A MINIMUM COVER OF 24".

L. ADJUST ALL IRRIGATION HEADS TO PROPER SPRAY DISTRIBUTION, VERIFY NOZZLE INSTALLATION IS PER PLANS.

M. AS BUILT DRAWINGS ARE INCLUDED IN THE CONSTRUCTION CONTRACT AND SHALL BE PROVIDED AND APPROVED PRIOR TO FINAL PAYMENT.

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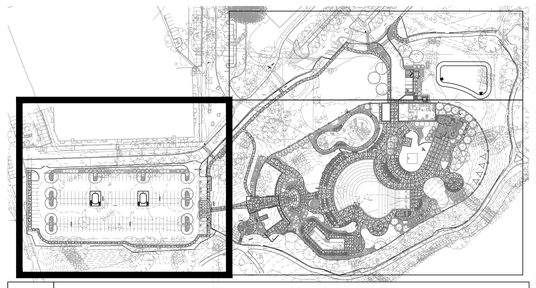
IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.



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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L510

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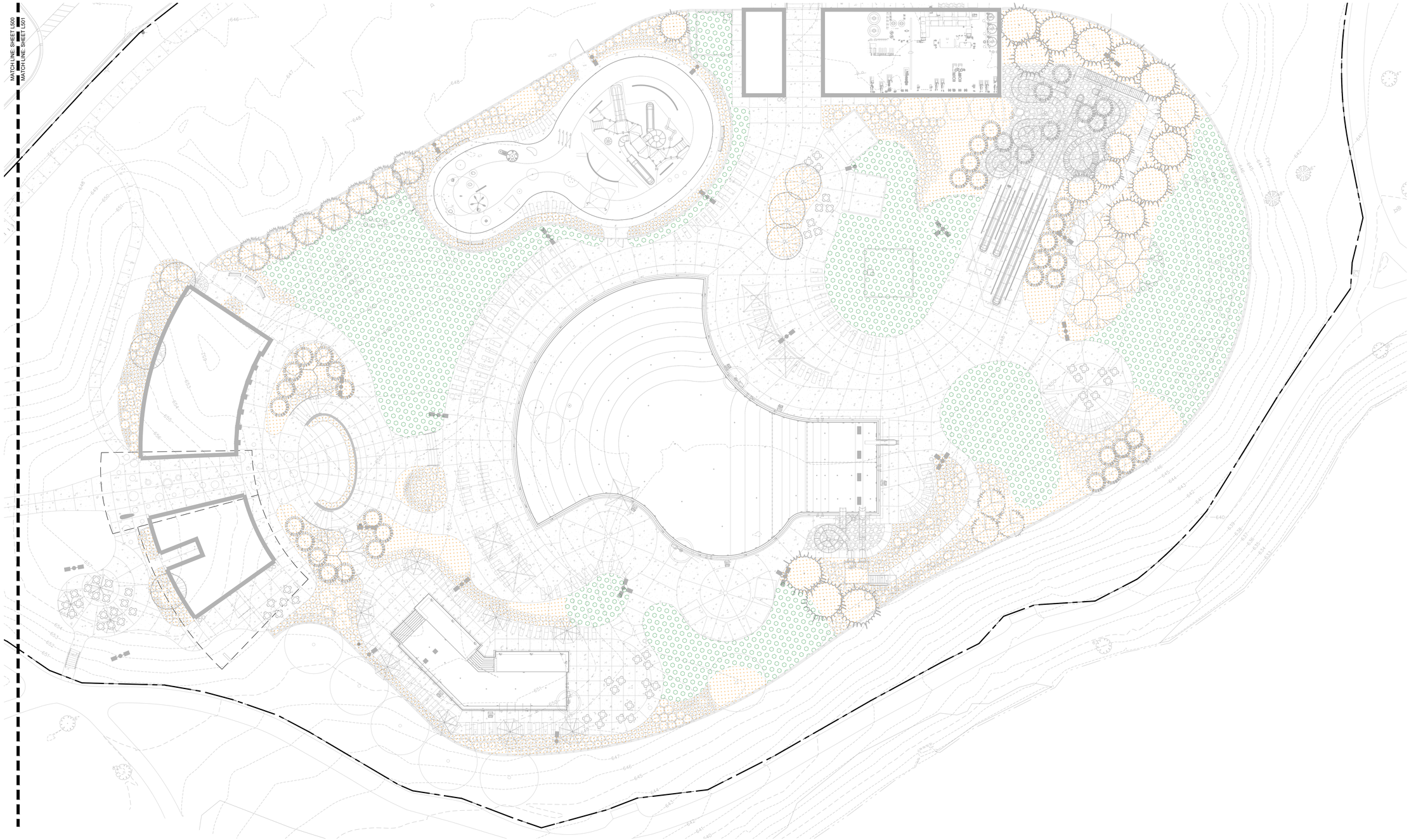
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pl)\03 working\10 autocad\200 sheet set manager\SHEETS\L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 1:55 PM BY: Mark Miller

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT HAS BEEN REDUCED OR ENLARGED, ADJUST SCALES ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REFERENCE

MATCH LINE: SHEET L500

MATCH LINE: SHEET L501



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1 L511 IRRIGATION PLAN - AREA B

0' 10' 20' 40'

IRRIGATION LEGEND

DRIP IRRIGATION (31,872 SF)

LOW MOW SEED ROTARY NOZZLE SPRINKLER IRRIGATION (24,784 SF)

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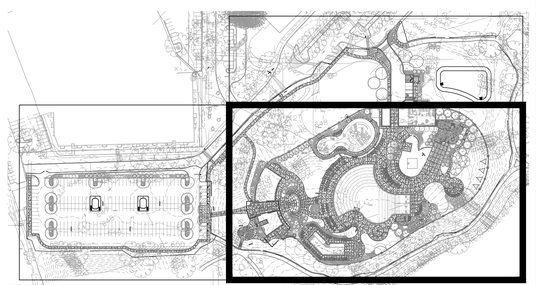

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

IRRIGATION PLAN

L511

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1 L512 IRRIGATION PLAN - AREA C

0' 10' 20' 40'

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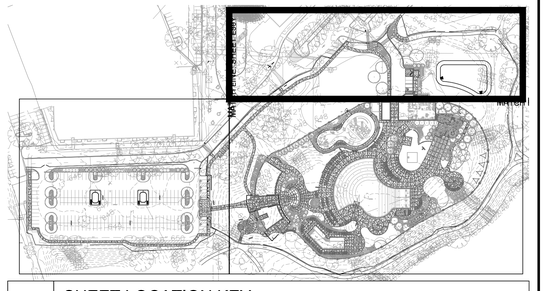

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
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IRRIGATION PLAN

L512

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ARCHITECTURAL SCALE WHEN PLOTTED

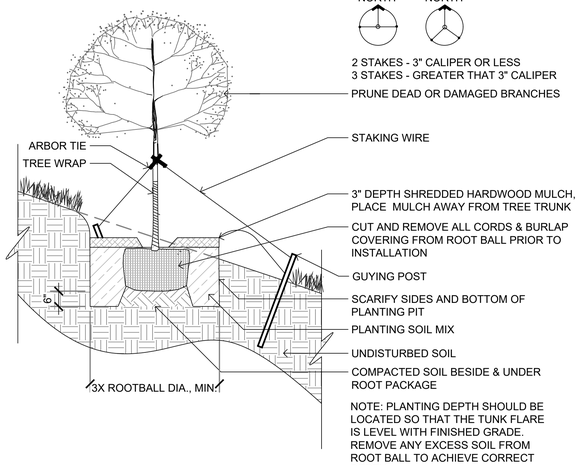
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PROPERLY CONFIGURED

File Location: T:/Projects/2025/25070_wheeling family aquatic (village of wheeling, p)/03 working/10 autocad/200 sheet set manager/SHEETS/L510 Irrigation Plan / SAVE DATE: 3/5/2026 10:41 AM BY: mmiller / PLOT DATE: 3/5/2026 2:00 PM BY: Mark Miller

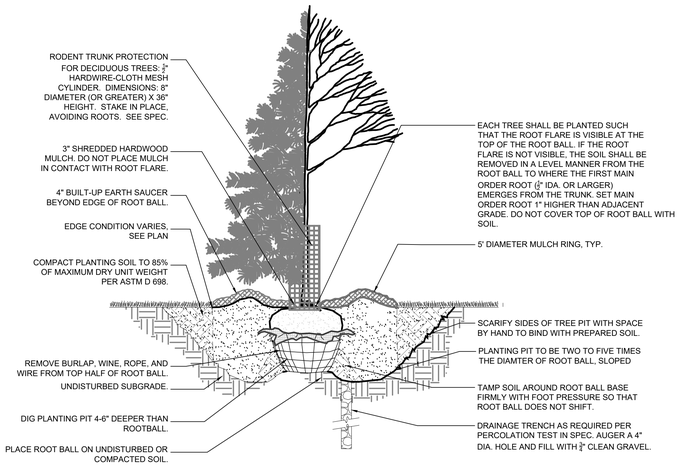
IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS PLOT SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IN PROPER PRINTING SEQUENCE

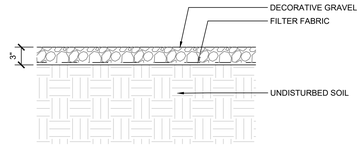
C M Y K



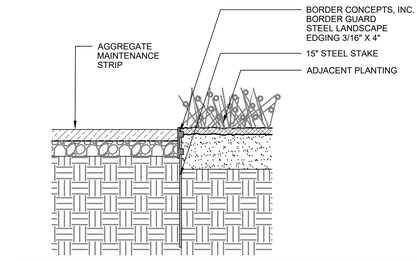
7 L800 TREE INSTALLATION ON SLOPE SCALE: 1/2" = 1'-0"



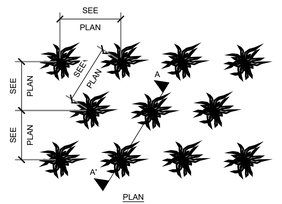
6 L800 TREE INSTALLATION SCALE: 1/2" = 1'-0"



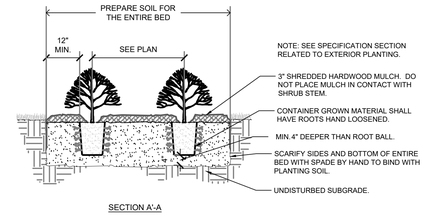
5 L800 DECORATIVE GRAVEL MULCH, TYP. SCALE: 1/2" = 1'-0"



4 L800 STEEL EDGING SCALE: 3/4" = 1'-0"

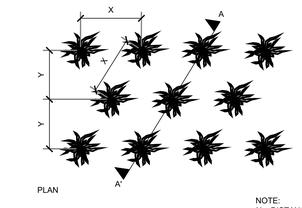


PLAN



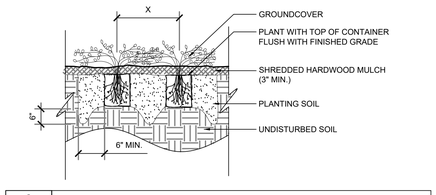
SECTION A'-A

3 L800 SHRUB INSTALLATION SCALE: 1/2" = 1'-0"

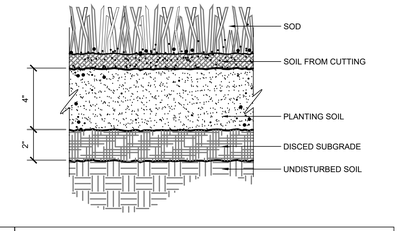


PLAN

NOTE:
X = DISTANCE SPECIFIED WITHIN PLANT SCHEDULE
Y = DISTANCE 'X' MULTIPLIED BY .866



2 L800 GROUNDCOVER INSTALLATION SCALE: 1/2" = 1'-0"



1 L800 SOD INSTALLATION SCALE: 3" = 1'-0"

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CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

PLANTING DETAILS

L800

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p3k3 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 1:41 PM BY: mmiller / PLOT DATE: 3/5/2026 2:01 PM BY: Mark Miller



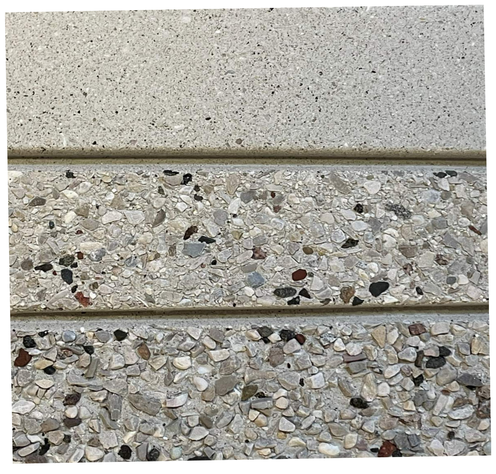
Precast Concrete
Exposed Glass Aggregate



Simulated Wood Soffit Panels
Parklex Prodema - White American Oak



Perforated Stainless Steel Panels



Precast Concrete
Exposed Aggregate



Precast Concrete Formliner
Estreela Wave #15405



Prefinished Metal Fascia
PAC-CLAD - Graphite

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Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

MATERIAL BOARD

A-903

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PKA-AL18NL & PUY-AK18NL
18,000 BTU/H WALL-MOUNTED INDOOR UNIT
18,000 BTU/H COOLING ONLY OUTDOOR UNIT

Job Name:

System Reference: Date:





Indoor Unit PKA-AL18NL

Outdoor Unit PUY-AK18NL

INDOOR UNIT FEATURES

- Auto fan speed mode: Automatic adjustment of fan speed
- Ideal PKA spaces: Ideal for spaces such as server rooms, daycare centers, classrooms, churches, small offices, and more
- Light commercial: Units with this icon are suitable for light commercial applications such as small offices, restaurants, and retail.
- Multiple control options, including the comfort app for remote access, third-party interfaces, and both wired and wireless controllers
- Simple installation
- Single-zone: One outdoor unit connects to one indoor unit to control the comfort in a single space.
- Sleek, compact design
- Up and down swing-mode: An indoor unit with this capability can move air up and down throughout the room like an oscillating fan using the horizontal vanes.
- Vane settings: Vane setting for air flow direction control

OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- Continuous operation: 24-hour continuous operation (cooling mode)
- Fast restart
- High pressure protection
- INVERTER-driven compressor: An inverter-driven compressor generates the precise capacity needed to maintain a temperature set point.
- Low ambient cooling: Low ambient cooling down to -40°F providing 100% capacity (with wind baffles)
- Pre-charged refrigerant: 12k -30k BTU/h come pre-charged for ease of installation. 24k – 30k BTU/h are pre-charged to maximum line length of 225 feet. 12k – 18k BTU/h are pre-charged for up to 165 feet of line length. For units with a capacity of 36,000 BTU/h and above, additional refrigerant charges will be required.
- Seacoast protection: Seacoast Protection, made standard in the 2022 production, features a robust anti-corrosion system with phosphate and acrylic-enamel coated external panels, epoxy resin-coated fan motor support and separator assembly valve beds, and Blue Fin treatment for the heat exchanger coil. These components are rated for 2,000 hours of durability under ASTM B117 testing standards, ensuring longevity in corrosive coastal environments.
- Superior energy and operational efficiency

Specifications are subject to change without notice.

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SPECIFICATIONS: PKA-AL18NL & PUY-AK18NL

Cooling at 95F[1]	Maximum Capacity	Btu/h	18,000
	Rated Capacity	Btu/h	18,000
	Minimum Capacity	Btu/h	4,300
	Maximum Power Input	W	1,630
	Rated Power Input	W	1,630
	Moisture Removal	Pints/h	6.6
	Sensible Heat Factor	-	0.6
	Power Factor [208V / 230V]	%	93 / 93
Efficiency	SEER2		19.5
	EER2[1]		11
	ENERGY STAR® Certified		No
Electrical	Voltage, Phase, Frequency	V AC / V AC, , Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 264
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	12-24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	20
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Indoor Unit	Fan Motor Output	W	30
	Airflow Rate at Cooling, Dry	CFM	215, 255, 320, 375
	Airflow Rate at Cooling, Wet	CFM	265, 310, 375, 450
	Sound Pressure Level [Cooling]	dB (A)	34, 39, 44, 48
	External Finish Color		0.7PB 9.2/0.4
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	35-11/32 x 9-11/32 x 11-25/32 [898 x 237 x 299]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	38-1/4 x 13-7/16 x 14-3/16 [970 x 340 x 360]
	Unit Weight	lbs [kg]	28 [12.70]
	Package Weight	lbs [kg]	32 [14.50]
	Fan Motor Type		DC Motor
IDU Operating Temp. Range	Cooling Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	90, 73 / 66, 59
Outdoor Unit	MCA	A	16
	MOCP	A	27
	Fan Motor Output	W	51
	Airflow Rate Cooling	CFM	1,590
	Coating on Heat Exchanger (Bluefin, Sea Coast)		Yes, Yes
	Sound Pressure Level, Cooling[1]	dB (A)	44
	Compressor Type		Twin Rotary
	Compressor Model		SRB140FQHMC□L1
	Compressor Oil [Type // Charge]	Type // oz	RM68EH // 16
	External Finish Color		Munsell No.3Y 7.8/1.1
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	34-19/64 x 11-13/16 x 24-13/16 [871 x 300 x 630]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	37-1/16 x 16-3/16 x 32-1/4 [941 x 411 x 819]
	Unit Weight	lbs [kg]	99 [45]
	Package Weight	lbs [kg]	112 [51]
ODU Operating Temp. Range	Cooling Intake Maximum Air Temp [Maximum / Minimum*]	°FDB	115 / 23
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	4, 6
	Maximum Pre-Charged Piping Length	ft [m]	165 [50]
	Additional Refrigerant Charge Per Additional Piping Length	oz/ft	0
Piping	Gas Pipe Size O.D. [Flared]	inch [mm]	1/2 [12.7]
	Liquid Pipe Size O.D. [Flared]	inch [mm]	1/4 [6.35]
	Maximum Piping Length	ft [m]	165 [50]
	Maximum Height Difference	ft [m]	100 [30]
	Maximum Number of Bends		15

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Wind baffles required to operate below 23°F DB in cooling mode.
• Cooling-only system with advanced wind baffle: -40°F - 115°F.
• Refer to wind baffle documentation for further information.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures):

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INDOOR UNIT ACCESSORIES: PKA-AL18NL

Wired Remote Controller	Deluxe Wired MA Remote Controller [1]	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller [1]	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller [1]	PAR-CT01MAU-SB
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
	Universal Wireless MA Handheld Remote Controller	PAR-FL32MA-E
	Universal Wireless Receiver for PAR-FL32MA-E	PAR-FA32MA-W
Lineset	100 x 1/4 x 100 1/2 Lineset Twin-Tube Insulation	MLS141212T-100
	15 x 1/4 x 15 1/2 Lineset Twin-Tube Insulation	MLS141212T-15
	30 x 1/4 x 30 1/2 Lineset Twin-Tube Insulation	MLS141212T-30
	50 x 1/4 x 50 1/2 Lineset Twin-Tube Insulation	MLS141212T-50
	65 x 1/4 x 65 1/2 Lineset Twin-Tube Insulation	MLS141212T-65
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Condensate	Blue Diamond (Slim Fascia Kit) Condensate Pump w/ Reservoir & Sensor	X86-011
	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH	X85-003
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Drain Pan Level SensorControl	SS610E
	Refco Condensate Pump 100-240 VAC	GOBI-II
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Remote Sensor	Flush Mount Remote Temperature Sensor for SEZ SLZ SVZ and all P-Series models	PAC-USSEN002-FM-1
	Wall Mount Remote Temperature Sensor	PAC-SE41TS-E
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3
NOTES		

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OUTDOOR UNIT ACCESSORIES: PUY-AK18NL

Stand	18 Single Fan Stand	QSMS1801M
	24 Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
Wind Baffle	Front Wind Baffle	WB-PA4
	Rear Wind Baffle	WB-RE4
	Side Advanced Wind Baffle	WB-SD4
Power Supplies & Auxiliary Components	3-Pin Wiring Harness	PAC-715AD
	5-Pin Wiring Harness	PAC-725AD
Hail Guards	Hail Guard	HG-A5
Drain Socket	Drain Socket	MAC-871DS
Snow/Rain Diverter	SnowRain Diverter	SRD-2
Control/Service Tool	ControlService Tool	PAC-SK52ST
	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1
Air Outlet Guide	Air Outlet Guide	PAC-SJ07SG-E
M-NET Converter	M-Net Interface for P-Series	PAC-SJ96MA-E
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
NOTES		

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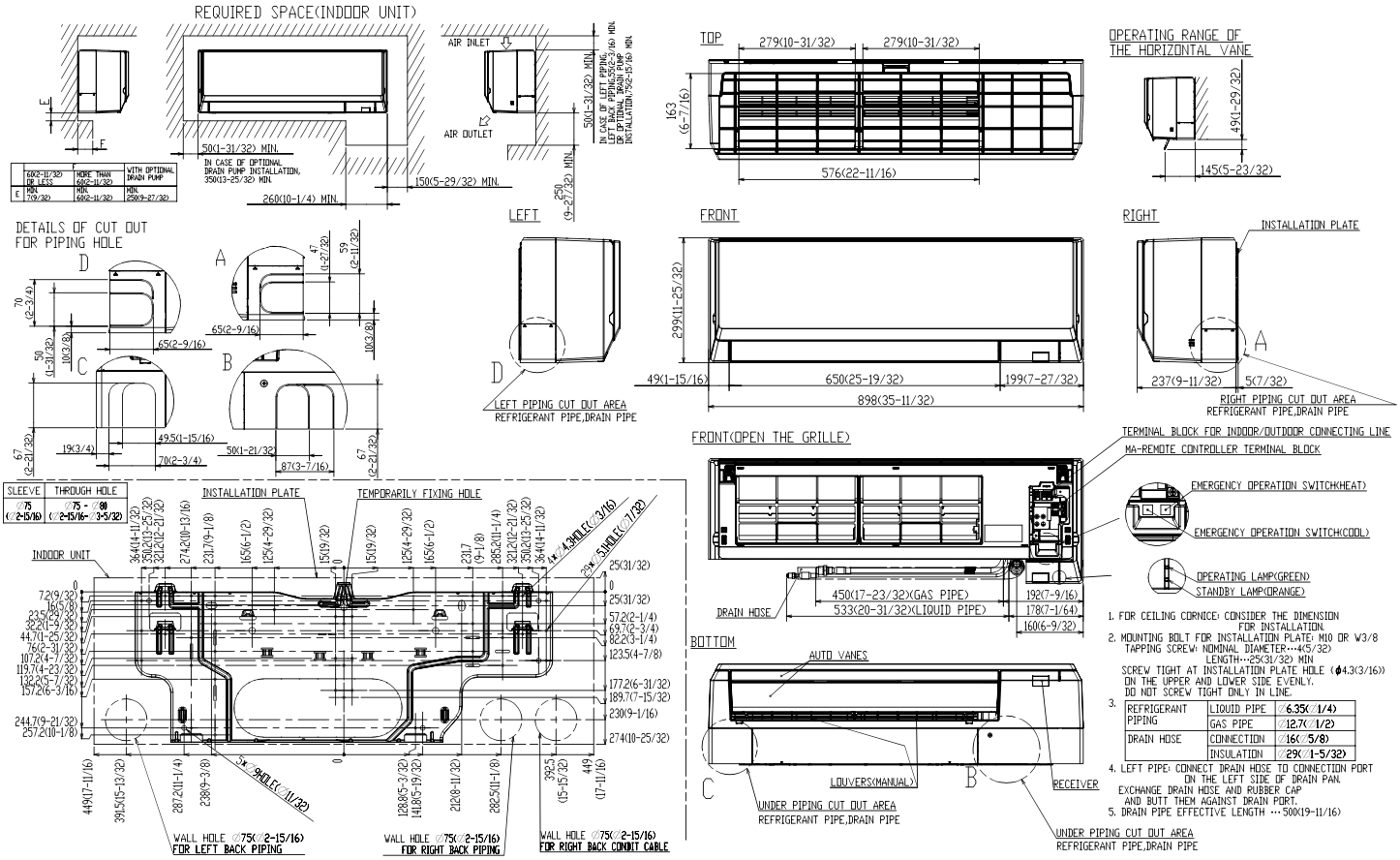
INDOOR UNIT DIMENSIONS: PKA-AL18NL



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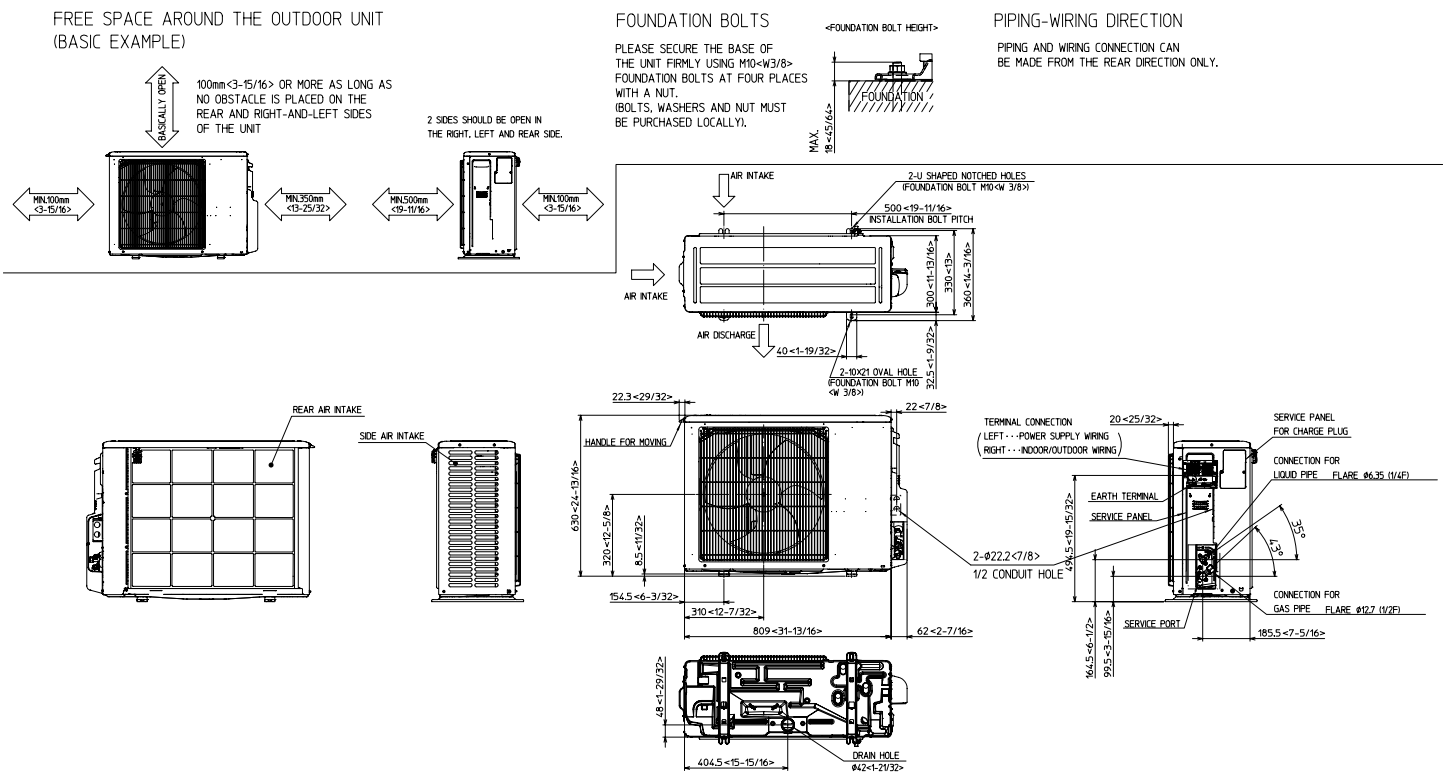
OUTDOOR UNIT DIMENSIONS: PUY-AK18NL



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Toll Free: 800-433-4822 https://mitsubishicomfort.com

METUS_2025-02_PROPIN

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6 - 25 Ton Unitary Split Systems Outdoor

Unit Overview

Model	TTA120K3DAA**BS0100010000000000000000000
Construction	New Construction
Unit Tonnage	10 Ton
Controls	Symbio (Cooling)
Communication Option	Advanced Controller - BACnet BAS (TTA)
Voltage	208-230/60/3
Refrigeration Circuit / Stage	Dual Compressors / Dual Circuit
Refrigerant	R-454B Refrigerant
Unit Function	Cooling
Max. Cond. Operating Weight	403.4 lb



Electrical Information

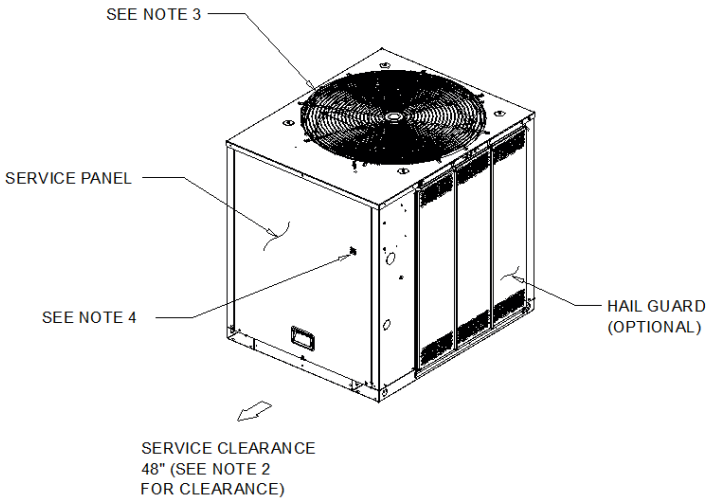
MCA	42.00 A	**Compressor 1 RLA**	16.10 A	**Cond. Motor 1 FLA**	4.30 A
MOP	50.00 A	**Compressor 2 RLA**	16.10 A	**Cond. Motor 2 FLA**	0.00 A

Refrigerant Information

Refrigerant	R-454B Refrigerant
Suction Line Connection Size	1.125 in
Liquid Line Connection Size	0.500 in

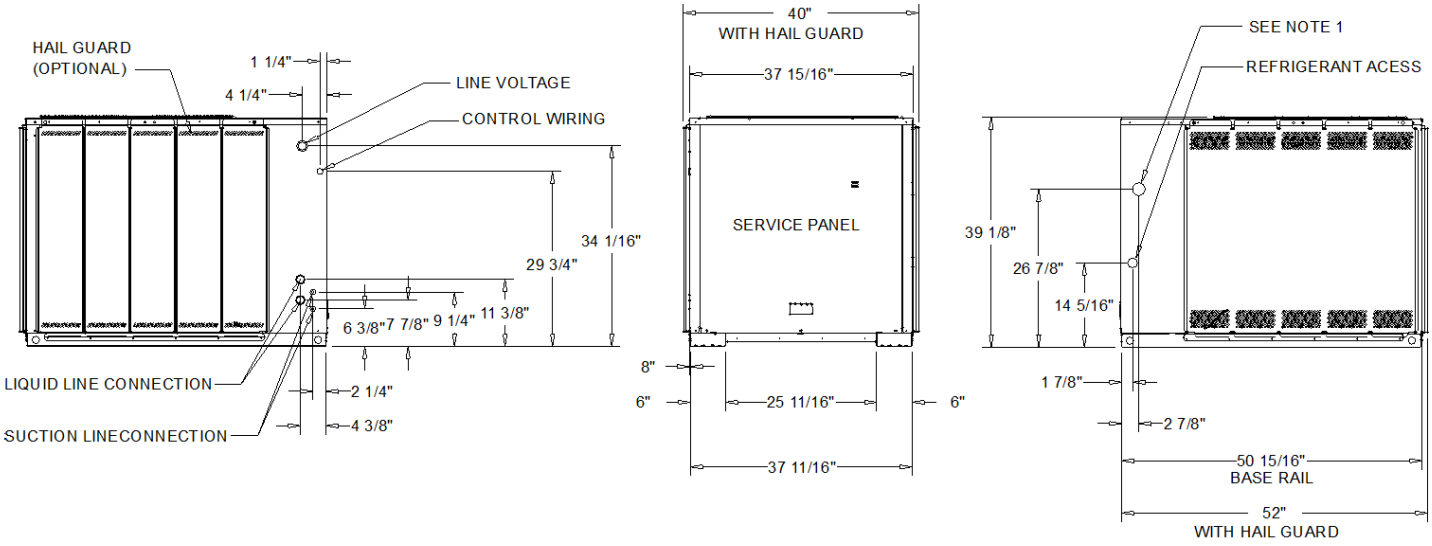
New Section

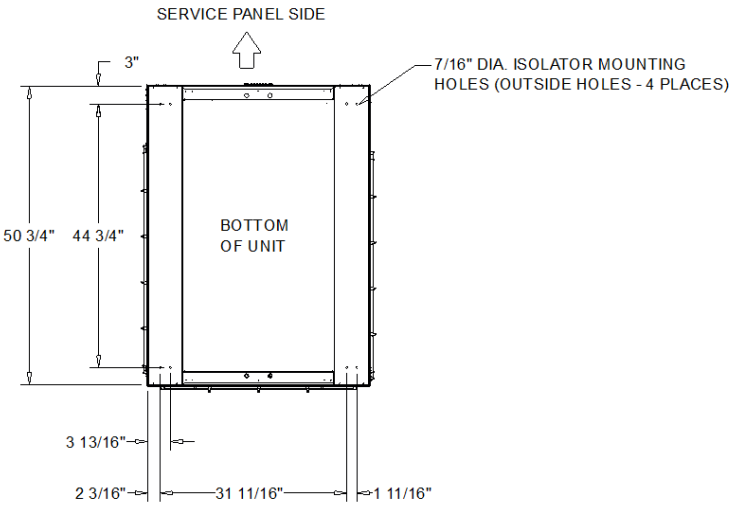
Approx Installed Weight	Corner weight A	Corner Weight B	Corner Weight C	Corner Weight D
403.4 lb	117.0 lb	116.0 lb	87.0 lb	85.0 lb



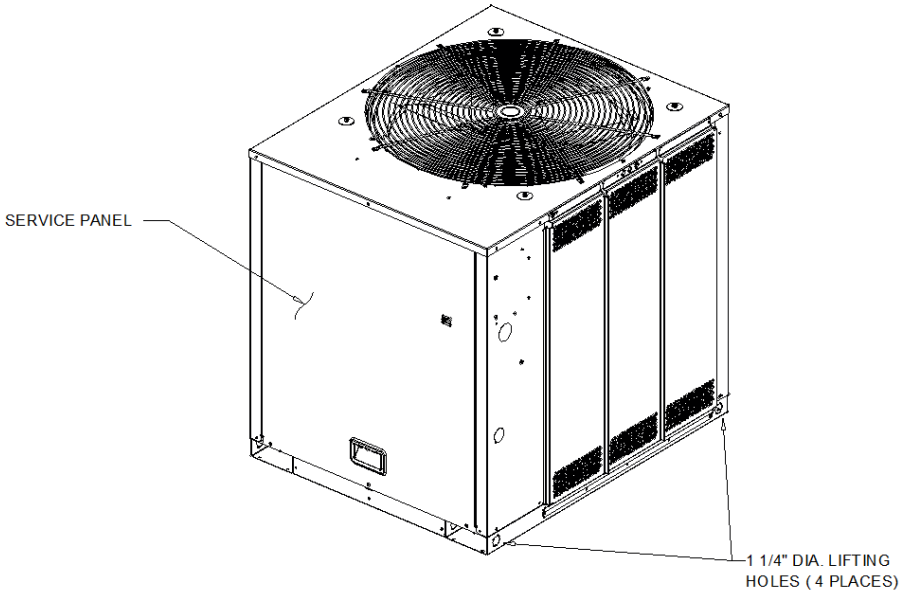
NOTES:
1. ACCESS OPENING IS FOR FIELD INSTALLED BAYLOAM ACCESSORY.
2. MINIMUM CLEARANCE FOR PROPER OPERATION IS 36" FROM WALLS, SHRUBBERY, PRIVACY FENCES ETC. MINIMUM CLEARANCE BETWEEN ADJACENT UNITS IS 72". RECOMMENDED SERVICE CLEARANCE 48"
3. TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR 100" MINIMUM. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT
4. OUTDOOR AIR TEMPERATURE SENSOR OPENING (DO NOT BLOCK OPENING).

REFRIGERANT
1. SUCTION CONNECTION 1 1/8"OD) AND LIQUID CONNECTION (1/2" OD)



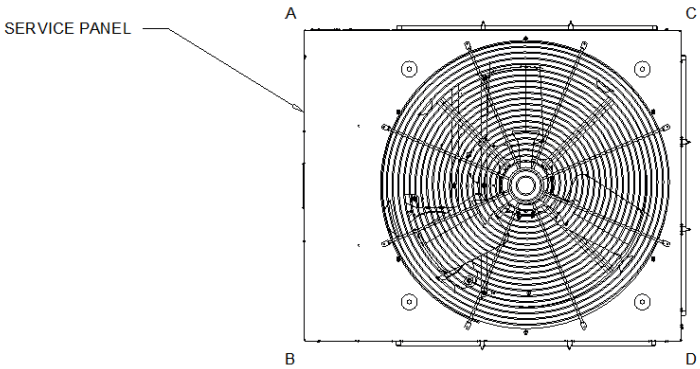


10 TON COOLING CONDENSER (DUAL COMPRESSOR)
DIMENSIONAL DRAWING



WEIGHTS AND CORNER WEIGHTS

Unit Weights	
Approx Installed Weight	403.4 lb
Corner Weights	
Corner weight A:	117.0 lb
Corner Weight B:	116.0 lb
Corner Weight C:	87.0 lb
Corner Weight D:	85.0 lb



WEIGHTS AND LOAD POINT LOCATION

WEIGHT AND RIGGING



ENVISOR®

ROOF SCREENS WITH SOARING GOOD LOOKS

Set the bar high with durable and attractive Envisor® roof screens. Affordable and elegant, Envisor makes meeting code simple and blends into any design. Better yet: no rooftop penetration is required for installation, which gives you a clean, modern look.

- Practical solution for municipal screening requirements of HVAC units, chillers, air handlers, and more
- Create your own custom design for your specific application
- Nationwide project management and installation available
- Designed in-house and manufactured in a state-of-the-art facility

ZERO ROOFTOP PENETRATION

WIND LOAD / WIND RESISTANCE

MADE IN USA

Screens secure directly to the equipment

Ultimate wind speed resistance up to 115mph

Design • Manufacturing • Installation



OUR PATENTED DESIGN

Envisor® screens feature our patented attachment method, so they can secure directly to the equipment—no rooftop penetration required. Post-mounted options are also available.

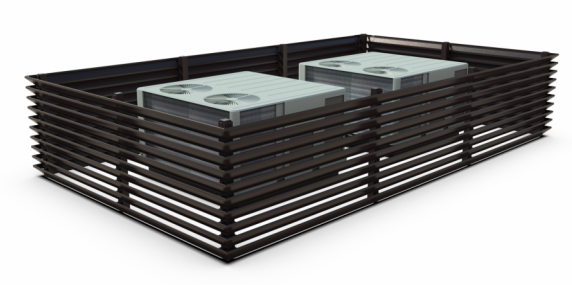
This is the perfect alternative to parapet walls and will satisfy even the strictest of screening code requirements. Screens can be stacked up to three panels high, which means you can shield just about anything.



UNIT ATTACHED



POST MOUNTED



Z-FIN POST MOUNTED

PAIR ENVISOR WITH THESE BRANDS





INTRODUCING - Z-FIN

Meet the Z-Fin Envisor® system—our latest innovation in rooftop screening. This upgraded system brings modern aesthetics, code-compliant screening, added airflow, and extreme durability into one elegant solution.

- Engineered for wind and weather
- 54% Open airflow
- Post mounting required

- Durable powder coat finish

Get a Quote

AVAILABLE IN 2 MATERIALS

METAL SERIES PANELS

Available in a variety of all-aluminum panels with unmatched ultimate wind speed of 115mph. Our proprietary design captures the panels in the frame, meeting or exceeding code requirements in areas with high wind requirements. Choose from a wide range of custom finishing options including digital printing and our proprietary 6-stage powder coated process that will fit your project.

METAL SERIES PANEL SPECS

- Frames are 6063 T6 extruded aluminum
- Frame infill material thickness varies depending on infill choice
- Sherwin Williams 4000 Series Powder-Coated Components

WIND LOAD / WIND RESISTANCE

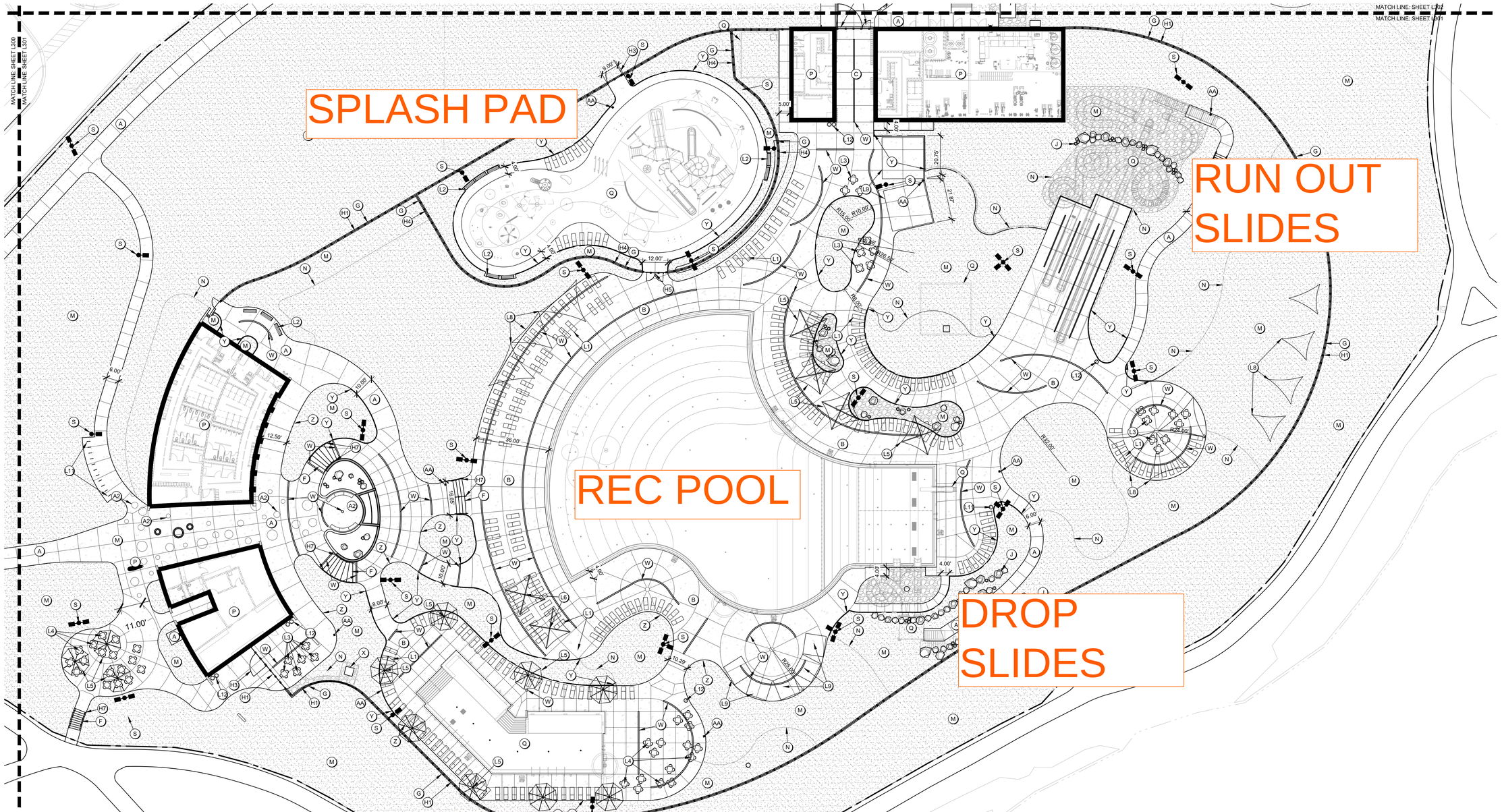
- Our products have an ultimate wind speed ranging between 115mph - 180mph, surpassing municipal code compliance regulations.
- Added reinforcements are utilized to achieve Miami Dade County requirements.
- PE Stamped drawings are available on all North American projects.

MOLD RESISTANCE

- Our products are resistant to mold and mildew growth.
- Industry-standard testing method ASTM D5590/ASTM G21 measured a zero fungal growth value.

GET A QUOTE (/GET-A-QUOTE?HSLANG=EN)

METAL INFILL OPTIONS	TOP TRIM OPTIONS	COLOR OPTIONS



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

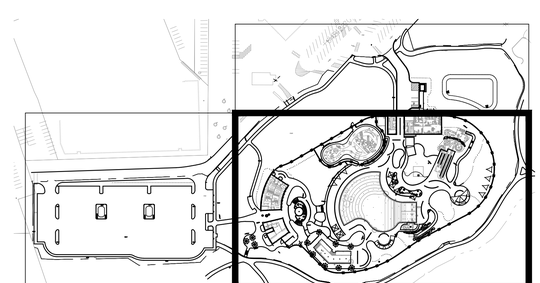
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

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LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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File Location: T:\Projects\25025\25070_wheeling family aquatic (village of wheeling, p90)\ working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: mmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

VIEW KEY

NAME — LEVEL NAME
10'-0" — HEIGHT ABOVE PROJECT 0'-0"

(1) — KEYNOTE: INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED, SPECIFIC TO THE SHEET AND/OR DETAIL

INDICATES DIRECTION OF TRUE NORTH
PLAN OR DETAIL NUMBER
PLAN OR DETAIL NAME
NORTH — 1 — VIEW NAME — 1/8" = 1'-0"
PLAN OR DETAIL SCALE

SIM — INDICATES SIMILAR DETAIL REFERENCED IN MULTIPLE LOCATIONS — SIM
1 — DETAIL REFERRED TO BY SECTION CUT — 1 2 3 4
M101 — SHEET DETAIL IS LOCATED ON — T101

LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)
NEW
EXISTING TO BE REMOVED (SHORT DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)
EXISTING
EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E — TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG-1 — UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

APPLICABLE ELECTRICAL CODES

CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND LOCAL AMENDMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

ELECTRICAL CODE:	IDPH: NFPA 70 (NEC) 2008 EDITION VILLAGE OF WHEELING: NFPA 70 (NEC) 2017 EDITION
ENERGY CONSERVATION CODE:	IECC 2021
ILLINOIS ACCESSIBILITY CODE:	ADA 2018

ELECTRICAL EQUIPMENT TAGS

TAG:	DESCRIPTION:	RELATED SPECIFICATION
INV-#	LIGHTING INVERTER	26 52 00
SPD-#	SURGE PROTECTION DEVICE	26 43 00

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
C.C.	CIVIL CONTRACTOR
E.C.	ELECTRICAL CONTRACTOR
F.P.C	FIRE PROTECTION CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
P.C.	PLUMBING CONTRACTOR

ELECTRICAL ABBREVIATION KEY

ABBR:	DESCRIPTION:
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
C	CONDUIT (BRANCH CIRCUIT OR FEEDER CONTEXT)
EGC	EQUIPMENT GROUNDING CONDUCTOR
EPO	EMERGENCY POWER OFF
NEMA #	NEMA RATING
NO	NORMALLY OPEN
ROOF	EQUIPMENT LOCATED ON ROOF ABOVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

ELECTRICAL SYMBOL LIST - RECEPTACLES

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
#		REC-DUP	26 27 26	DUPLEX RECEPTACLE, 125V
	X	REC-DUP-XP	26 27 26	DUPLEX RECEPTACLE, EXPLOSION PROOF, 125V
	W	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE, 125V - NEMA 3R WHILE IN-USE COVER
		REC-DUP-GFI	26 27 26	DUPLEX RECEPTACLE, TAMPER RESISTANT, GROUND FAULT CIRCUIT INTERRUPTER, 125V
#		REC-QUAD	26 27 26	QUAD RECEPTACLE, 125V
#	630	REC-SIM-630R	26 27 26	RECEPTACLE, 6-30R, 250V

ELECTRICAL SYMBOL LIST - POWER

SYMBOL	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
E	ECONN	26 05 33	ELECTRICAL CONNECTION - CEILING/SURFACE
E	ECONN	26 05 33	ELECTRICAL CONNECTION - WALL
J	JB	26 05 33	JUNCTION BOX - WALL
	ES	26 09 16	EMERGENCY STOP, N.C. CONTACT
	PANEL-'##'	26 24 16	PANELBOARD - SURFACE MOUNT
	DP-#	26 24 16	DISTRIBUTION PANEL
	MX-#	26 24 19	MANUAL SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	TR-#	26 22 00	DRY TRANSFORMER(S),REFER TO TRANSFORMER SCHEDULE
	ATS-#	26 36 00	AUTOMATIC TRANSFER SWITCH, REFER TO TRANSFER SWITCH SCHEDULE
	DS-#	26 28 16	DISCONNECT SWITCH, REFER TO DISCONNECT AND STARTER SCHEDULE
	VFD-#	26 29 23	VARIABLE FREQUENCY DRIVE, REFER TO VFD SCHEDULE
HH	HH-#	26 05 31	HAND HOLE

EQUIPMENT ABBREVIATION KEY

ABBR:	DESCRIPTION:
AD	AUTOMATIC DOOR OPERATOR WITH SENSOR
COF	COFFEE
COPY	COPIER
DOOR	DOOR OPERATOR, ELECTRIC
EWC	ELECTRIC WATER COOLER
HD	HAND DRYER
MW	MICROWAVE
REF	REFRIGERATOR
TV	TELEVISION - MONITOR - DISPLAY
UCF	UNDERCOUNTER FREEZER
VEND	VENDING MACHINE

RECEPTACLE SUBSCRIPT KEY:

DEVICE KEY:

DEVICE — # = MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

A	MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
C	MOUNT AT CEILING (DEVICE OR ROUGH-IN CONTEXT)
L	MOUNT IN CASEWORK
+#"	MOUNT AT #" TO CENTERLINE ABOVE FINISHED FLOOR

TECHNOLOGY ROUGH-IN SYMBOL LIST AND REQUIREMENTS

\# DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.
MOUNTING: 18" AFF, UNLESS NOTED OTHERWISE ON PLANS.

D - ROUGH-IN FOR DATA, CONFIRM FINAL LOCATION WITH OWNER.
CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
WAP - ROUGH-IN FOR WIRELESS ACCESS POINT, CONFIRM FINAL LOCATION WITH OWNER.

\# CEILING MOUNTED DATA
BOX: 4" x 4" x 2-1/8" WITH SINGLE GANG RING.

D-CAM - ROUGH-IN FOR CAMERA, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S IT ROOM.

D-SPK - ROUGH-IN FOR SPEAKER, CONFIRM FINAL LOCATION WITH OWNER.
CONDUIT: 1" CONDUIT STUBBED TO BUILDING'S SPEAKER HEADEND RACK.

CR — CARD READER ROUGH-IN. ROUTE (2) 1" C. FROM CARD READER ROUGH-IN AND ELECTRIC STRIKE AND STUB NEXT TO IT CABINET.

ELECTRICAL INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2018 (LATEST PUBLISHED) ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CIRCUITING SHALL AGREE WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
3. FLUSH MOUNT ALL LIGHTING CONTROL DEVICES AT +42" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED.
4. FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TECHNOLOGY OUTLETS AT +18" FROM FLOOR (CENTERLINE DIMENSION), EXCEPT WHERE OTHERWISE NOTED. RECEPTACLES AND OUTLETS MAY BE SURFACE MOUNTED WHEN CONDUIT IS SPECIFIED EXPOSED. MOUNT EXTERIOR LOCATED RECEPTACLES WITH WHILE-IN-USE COVERS AT +20" FROM FINISHED GRADE (CENTER DIMENSIONS) TO MAINTAIN INSTALLATION ADA COMPLIANCE.
5. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE TESTED AND CERTIFIED AS A SYSTEM PER ASTM E814 STANDARDS FOR FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. REFER TO 26 05 03 FOR ADDITIONAL INFORMATION AND REQUIREMENTS SPECIFIC TO FIRESTOPPING.
6. CONNECTION FOR ELECTRIC WATER COOLERS (EWC) SHALL BE A JUNCTION BOX CONCEALED BEHIND WATER COOLER ACCESS PLATE OR BE A GFI RECEPTACLE LOCATED DIRECTLY BELOW AND CENTERED ON EWC. CONTRACTOR SHALL VERIFY TYPE OF EWC TO BE INSTALLED.
7. MOUNT ALL FIRE ALARM PULL STATIONS AT +42" FROM FLOOR (CENTERLINE DIMENSION) EXCEPT WHERE OTHERWISE NOTED.
8. INSTALL ALL WALL MOUNTED FIRE ALARM NOTIFICATION DEVICES AT 90" ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER, EXCEPT WHERE OTHERWISE NOTED. HEIGHT SHALL BE MEASURED TO THE TOP OF THE DEVICE.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING MOUNTED DEVICES AND EQUIPMENT WITH LUMINAIRES, SPRINKLER, AND CEILING DIFFUSERS. CENTER ALL DEVICES IN CEILING TILE PATTERN. SMOKE DETECTORS,CARBON MONOXIDE DETECTORS, AND OCCUPANCY/VACANCY SENSORS SHALL BE LOCATED NO CLOSER THAN 3 FEET TO AN AIR SUPPLY DIFFUSER OR RETURN GRILLE. CARBON MONOXIDE DETECTORS SHALL BE LOCATED 10 PLUS FT FROM FIRE PLACES, COOKING, AND SIMILAR FUEL-BURNING APPLIANCES.
10. CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION, THIS CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS, OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
11. ELECTRICAL AND TECHNOLOGY EQUIPMENT SHALL BE MOUNTED TO AVOID IMPEDANCE OF, OPERATION OF, AND/OR ACCESS TO ELECTRICAL AND MECHANICAL EQUIPMENT. ALL MOUNTING OF ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT, ON EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR, SHALL BE APPROVED IN ADVANCE BY THE OTHER CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED TO MATCH EXISTING BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUITS THROUGH WALLS SHALL BE GROUTED OR SEALED INTO OPENINGS.
13. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
14. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, ELECTRICAL, TECHNOLOGY AUDIO/VISUAL, AND OTHER ELECTRICAL PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES, OTHER THAN SPRINKLERS.
15. ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SHEET INDEX

E-000	ELECTRICAL COVERSHEET
E-001	ELECTRICAL COVERSHEET
E-002	ELECTRICAL SITE PLAN
E-003	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
E-004	ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC
E-005	ELECTRICAL SITE PLAN - PHOTOMETRICS
E-006	ELECTRICAL SITE LIGHTING - CUT SHEETS
E-101A	FIRST FLOOR PLAN - LIGHTING - BATH HOUSE & CONCESSIONS
E-101B	FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM
E-102A	LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS
E-102B	LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM
E-103	INTERIOR LIGHTING - CUT SHEETS
E-104	INTERIOR LIGHTING - CUT SHEETS
E-111A	FIRST FLOOR PLAN - POWER - BATH HOUSE & CONCESSIONS
E-111B	FIRST FLOOR PLAN - POWER - MECHANICAL & RESTROOM
E-121A	FIRST FLOOR PLAN - SYSTEMS - BATH HOUSE & CONCESSIONS
E-121B	FIRST FLOOR PLAN - SYSTEMS - MECHANICAL & RESTROOM
E-200	ELECTRICAL DETAILS
E-201	ELECTRICAL DETAILS
E-300	ELECTRICAL DIAGRAMS
E-400	ELECTRICAL SCHEDULES
E-500	ELECTRICAL PANEL SCHEDULES
E-501	ELECTRICAL PANEL SCHEDULES
E-502	ELECTRICAL PANEL SCHEDULES
GRAND TOTAL: 24	

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

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Illinois Design Firm Registration #184008976-0014

0 1 2 3
REF. SCALE IN INCHES — PROJECT #25005326.00

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847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-000

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
	REFER TO LUMINAIRE SCHEDULE		LINEAR LUMINAIRES
			DOWNLIGHT LUMINAIRE
			INDUSTRIAL LUMINAIRE
			POLE MOUNTED LUMINAIRE
			SINGLE FACE EXIT SIGN
			DOUBLE FACE EXIT SIGN

LUMINAIRE CIRCUIT AND CONTROL KEY

LUMINAIRE

F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
z1=ZONE DESIGNATION
"NL" INDICATES LUMINAIRE IS UNSWITCHED FOR NIGHT LIGHT.
"SE" INDICATES LUMINAIRE IS SWITCHED/CONTROLLED DURING NORMAL OPERATION AND OPERATES FROM CENTRAL EMERGENCY LIGHTING INVERTER UPON LOSS OF POWER.

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

ELECTRICAL SYMBOL LIST - LIGHTING CONTROLS

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
S		SW-1P	26 09 33	SWITCH - SINGLE POLE
	3	SW-3W	26 09 33	SWITCH - THREE WAY
	V	SW-V	26 09 33	SWITCH - VACANCY SENSOR AND SWITCH
	W	SW-1P-WP	26 09 33	SWITCH - WEATHERPROOF
	O	SW-O	26 09 33	SWITCH - OCCUPANCY SENSOR AND SWITCH
	K	SW-1P-K	26 09 33	SWITCH - SINGLE POLE - KEY LOCK
# #B		SW-#B	26 09 33	LIGHTING CONTROL STATION - RAISE, LOWER, FADE DIMMING (DEFAULT)

ELECTRICAL SYMBOL LIST - FIRE ALARM

SYMBOL	TAG	EQUIP ABBREV	SPEC SECTION	DESCRIPTION
		FACP	28 31 00	CONTROL PANEL
# S		FA-120	28 31 00	SMOKE DETECTOR - PHOTOELECTRIC
# H		FA-140	28 31 00	HEAT DETECTOR
#		FA-200	28 31 00	VISUAL ALARM DEVICE
	##	FA-200	28 31 00	VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
# F		FA-210	28 31 00	AUDIO (HORN/CHIME) ALARM DEVICE
	##	FA-211	28 31 00	COMBINATION AUDIO (HORN/CHIME) / VISUAL ALARM DEVICE - ## INDICATES CANDELA RATING
		FA-160	28 31 00	FIRE ALARM ADDRESSABLE MONITOR MODULE

LIGHTING SYSTEM DESCRIPTION KEY:

THE DESIGN DOCUMENTS DESCRIBE THE OPERATIONAL PERFORMANCE REQUIREMENTS OF THE LIGHTING CONTROL SYSTEM. THE PROJECT MAY REQUIRE ONE OR MORE LIGHTING CONTROL STRATEGIES FOR THE PROJECT. REFER TO THE ELECTRICAL SYMBOL KEY, SPECIFICATION SECTION 26 09 33 LIGHTING CONTROL SYSTEMS, AND THE DRAWINGS TO DETERMINE THE DESIGN APPLICATION FOR EACH SPACE. THE POTENTIAL STRATEGIES ARE AS FOLLOWS:

1. STANDALONE LIGHTING CONTROL DEVICES: INDEPENDENT (STANDALONE) DEVICES TRADITIONALLY OPERATING AT LINE OR LOW VOLTAGE, FIELD CONFIGURABLE WITH OTHER STANDALONE DEVICES TO PROVIDE AN OVERALL LIGHTING CONTROL SYSTEM.
2. ROOM BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLLERS, CONTROL PANELS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM. LIGHTING CONTROL ZONES AND POWER CIRCUITS COMMONLY ALIGN.
3. NETWORK BASED LIGHTING CONTROLS: INTEGRATED SYSTEM COMPRISED OF SWITCH STATIONS, SENSORS, ROOM CONTROLS, CONTROL PANELS, DIMMER RACKS, AND ACCESSORIES, OPERATING AT LINE AND/OR LOW VOLTAGE, CONFIGURED AS AN INTEGRATED OVERALL 'INTELLIGENT' LIGHTING CONTROL SYSTEM FOR ADVANCED ARCHITECTURALLY BASED LIGHTING CONTROL SYSTEMS. LIGHTING CONTROL ZONES COMMONLY ASSOCIATED WITH ONE OR MORE BRANCH POWER CIRCUITS WITHIN THE SAME CONTROL ZONE.

LIGHTING CONTROL SYSTEM DESIGNATION: THE FOLLOWING KEY MAY BE USED AS AN EXAMPLE TO DETERMINE THE DESIGNATED LIGHTING CONTROL SYSTEM FOR EACH SPACE. REFER TO ELECTRICAL COVERSHEET FOR ELECTRICAL SYMBOLS LIST AND DEVICE SPECIFICATION TAG. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. STANDALONE LIGHTING CONTROL DEVICES: CONTROL STATION COMMONLY DEFINED BY AN ALPHA CHARACTER WITH SUBSCRIPTS.
   A. EXAMPLE SYMBOL "S", SPECIFICATION TAG "SW-1P", DESCRIPTION "SWITCH-SINGLE POLE SWITCH".
   B. EXAMPLE CONTROL DESIGNATION: a, b, c (WHEN REQUIRED TO CLARIFY DESIGN INTENT).
   C. SINGLE POLE LIGHT SWITCH "SA" CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" WITHIN THE SAME SPACE.
   D. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL REQUIREMENTS.

   F# a — LUMINAIRE; a S — CONTROL

2. ROOM BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE CONTROL STATION: SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPR#", DESCRIPTION "ROOM BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: a, b, c
   D. LIGHTING CONTROL STATION "#B" a,b CONTROLS LUMINAIRES WITH THE SUBSCRIPT "a" AND "b" WITHIN THE SAME SPACE
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# a — LUMINAIRE; F# b — LUMINAIRE; a,b #B — CONTROL

3. NETWORK BASED LIGHTING CONTROLS: CONTROL STATION COMMONLY DEFINED BY A RECTANGLE SYMBOL.
   A. EXAMPLE SYMBOL "#B", TAGGED "SW-#B", DESCRIPTION "LIGHTING CONTROL STATION".
   B. EXAMPLE PANEL/RACK/CABINET: TAGGED "LCPN", DESCRIPTION "NETWORK BASED LIGHTING CONTROL PANEL/RACK/CABINET.
   C. EXAMPLE CONTROL DESIGNATIONS: z1, z2, z3
   D. LIGHTING CONTROL STATION "#B" z1 CONTROLS LUMINAIRES WITH THE SUBSCRIPT "z1". LUMINAIRES WITH A z1 DESIGNATION MAY OR MAY NOT BE SERVED BY THE SAME BRANCH LIGHTING CIRCUIT.
   E. REFER TO THE LIGHT CONTROL SEQUENCE OF OPERATION TAG {L#-##} FOR A COMPLETE DESCRIPTION OF THE LIGHTING CONTROL AND PRE-PROGRAMMED SCENE SELECTION REQUIREMENTS.

   F# z1 1 — LUMINAIRE; F# z1 5 — LUMINAIRE; z1 #B — CONTROL

   BOTH LUMINAIRES ARE CONTROLLED BY THE SAME CONTROL STATION, SAME LIGHTING CONTROL ZONE Z1, BUT POWERED BY DIFFERENT BRANCH LIGHTING CIRCUITS.

LIGHTING CONTROL NOTES:

LIGHTING CONTROL NOTES:

{L#-##} INDICATES THE LIGHTING SEQUENCE OF OPERATION FOR THE SPACE. REFER TO THE LIGHTING SEQUENCE OF OPERATION MATRIX ON SHEET E-400.

{#B} LIGHTING CONTROL STATION. THE "#" INDICATES THE MINIMUM QUANTITY OF ZONES/SCENES AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. THE LIGHTING CONTROL STATION SHALL PROVIDE SEPARATE ON AND OFF AS WELL AS RAISE AND LOWER BUTTON(S). CONTROL SHALL BE CAPABLE OF DIMMING UP/DOWN AND SWITCHING AS DEFINED IN THE LIGHTING SEQUENCE OF OPERATIONS. REFER TO DRAWINGS AND LUMINAIRE SUBSCRIPTS TO DETERMINE IF A ROOM BASED CONTROLLER (a, b, c SUBSCRIPTS) OR NETWORK CONTROL SYSTEM (z1, z2, z3) IS REQUIRED.

{z##} INDICATES ZONING AND REFLECTS A LIGHTING CONTROL GROUP. PROVIDE RELAYS AS REQUIRED TO ALLOW LUMINAIRES WITHIN THE DEFINED ZONE TO FUNCTION TOGETHER.

LIGHTING CONTROL SUBSCRIPTS:
1. LOWER CASE ALPHA SUBSCRIPTS "a, b, c" INDICATE LINE VOLTAGE OR ROOM BASED LIGHTING CONTROL SYSTEMS. REFER TO DRAWINGS TO DETERMINE IF LINE VOLTAGE CONTROL (S, S3, S4, ETC) OR {#B} ROOM BASED CONTROLLER SYSTEM (#B) IS REQUIRED.
2. LOWER CASE ALPHA NUMERIC SUBSCRIPTS "z1, z2, z3" INDICATE NETWORK BASED LIGHTING CONTROL SYSTEM.

REFER TO SHEET E-400 FOR LUMINAIRE SCHEDULE

CONDUIT INSTALLATION SCHEDULE

THE FOLLOWING SCHEDULE SHALL BE ADHERED TO UNLESS THEY CONSTITUTE A VIOLATION OF APPLICABLE CODES OR ARE NOTED OTHERWISE ON THE DRAWINGS. THE INSTALLATION OF RMC CONDUIT WILL BE PERMITTED IN PLACE OF ALL CONDUIT SPECIFIED IN THIS SCHEDULE. REFER TO CONDUIT AND BOXES SPECIFICATION 26 05 33 FOR ADDITIONAL INFORMATION.

INSTALLATION TYPE	RMC	IMC	EMT	PVC	RTRC	PVC COATED RMC	HDPE
FEEDERS: SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, ETC.		X	X				
BRANCH CIRCUITS: LIGHTING, RECEPTACLES, CONTROLS, ETC.		X	X				
MECHANICAL EQUIPMENT FEEDERS: PUMPS, CHILLERS, AIR HANDLING UNITS, ETC.		X	X				
FLOOR MOUNTED EQUIPMENT FEEDERS: PUMPS, ETC. (INCLUDE NO MORE THAN 6 FEET OF LFMC TO PUMP)		X	X				
CONTROLS (LIGHTING, POWER, BUILDING AUTOMATION, ETC.)		X	X				
WET AND DAMP LOCATIONS: (CONDUIT, BOXES, FITTINGS, INSTALLED AND EQUIPPED TO PREVENT WATER ENTRY)	X				X		
CORROSIVE LOCATIONS	X	X			X	X	
INTERIOR LOCATIONS WITH FINISHED CEILING AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS			X				
INTERIOR LOCATIONS WITHOUT FINISHED CEILINGS: CONCEALED IN WALL, EXPOSED ABOVE CEILINGS		X	X				
EXISTING INTERIOR LOCATIONS WITH FINISHED CEILINGS AND WALLS: CONCEALED IN WALLS AND ABOVE FINISHED CEILING UNLESS OTHERWISE NOTED			X				
UNDERGROUND / SLABS ON GRADE (OR UNDER SLABS ON GRADE)							
WITHIN THE PERIMETER OF THE BUILDING, UNDER SLAB ON GRADE	X			X			
WITHIN 5' OF ANY BUILDING WALL OR FOUNDATION WHEN PENETRATING THE STRUCTURAL FOUNDATION OR WALL	X				X		
UNDERGROUND SITE CONDUITS:							
WITHIN 5' FROM THE PERIMETER OF A BUILDING FOUNDATION	X				X		
5' OR GREATER FROM THE PERIMETER OF A BUILDING FOUNDATION	X			X	X		
HAZARDOUS (CLASSIFIED LOCATIONS AS DEFIED BY THE NATIONAL ELECTRICAL CODE: COMPLETE WITH SCREWED FITTINGS AND CONDUIT SEALS	X				X		

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL
COVERSHEET

E-001

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH ONLY, IF THIS DOES NOT MEASURE ONE INCH, ADJUST ALL DRAWINGS ACCORDINGLY

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/ Min	Max
NEW PATHWAY	+	5.7 fc	1.1 fc	12.0:1	5.2:1	13.2 fc
PARKING	+	0.6 fc	0.1 fc	9.0:1	6.0:1	0.9 fc
SIDEWALK	+	0.9 fc	0.0 fc	N/A	N/A	3.5 fc

SHEET NOTES:

1. AQUATIC CENTER SITE LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS5), UNLESS NOTED OTHERWISE AT THE FIXTURE.

KEYNOTES:

1. REFER TO 1/E-201 POOL BONDING DETAIL TO COMPLY WITH NEC 680.26 FOR POOL EQUIPONTENTIAL BONDING REQUIREMENTS.
2. (2) 2 1/2" C. ROUTED BETWEEN EACH PROPOSED BUILDING IT WALL CABINET. PROVIDE WITH PULL STRING.
3. (1) 2 1/2" C. FROM OWNERS TELECOM CABINET STUBBED TO BUILDING IT CABINET.
4. (2) 3" C. FROM MAIN SERVICE PANEL TO BATH & CONCESSION BUILDING DISTRIBUTION PANEL.
5. SLIDE EMERGENCY STOP. LOCATE AT TOP OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
6. SLIDE EMERGENCY STOP. LOCATE AT SIDE OF SLIDE TOWER. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
7. ZERO DEPTH ENTRY WATER FEATURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
8. WET DECK WATER FEATURE/PLAY STRUCTURE EMERGENCY STOP. LOCATE AT BARRIER FENCE. COORDINATE LOCATION AND WIRING REQUIREMENTS WITH AQUATIC PLANS.
9. 120V CONNECTION TO IN-POOL/POOL FEATURE REMOTE LED CONTROLLER. COORDINATE LOCATION OF ALL REMOTE LED DRIVERS WITH CONTROLLER LOCATION. REFER TO AQUATIC PLAN LIGHTING DETAILS AND 5/E-201 FOR ADDITIONAL REQUIREMENTS.
10. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM CONCESSIONS BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
11. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP WITHIN POLE BASE TO POLE HANDHOLE ACCESS. PROVIDE WITH NYLON PULL STRING.
12. ROUTE (2) 1" C. FOR LOW-VOLTAGE PATHWAYS TO SERVE FUTURE WAPS OR SPEAKERS MOUNTED ON POLE. STUB CONDUIT FROM MECHANICAL BUILDING IT ROOM UP TO TOP OF SLIDE TOWER. COORDINATE EXACT LOCATION AT TOWER WITH OWNER.
13. MOUNT RECEPTACLE AT BOTTOM OF AREA LIGHT FIXTURE POLE BASE WITH NEMA 3R WHILE-IN-USE COVER.
14. MOUNT RECEPTACLE IN FREESTANDING POWER PEDESTAL WITH NEMA 3R HINDGED LOCAKABLE COVER, PEDOC OR APPROVED EQUAL.

EXISTING INCOMING FIBER

EXISTING PEDESTRIAN POLE LIGHT

EXISTING FIBER CABINET

UTILITY TRANSFORMER, REFER TO E-111B FOR ADDITIONAL INFORMATION

EXISTING COMED PRIMARY

REMOVE EXISTING POLE LIGHT AND POLE BASE. INSTALL NEW POLE LIGHT IN EXISTING LOCATION WITH NEW BASE.

PROVIDE SPLICE PIT/MANHOLE PER COMED REQUIREMENTS, INSTALLED BY CONTRACTOR, TO INTERCEPT EXISTING UTILITY PRIMARY SERVING PREVIOUS AQUATIC CENTER ELECTRICAL SERVICE. PROVIDE (2) 4" SCH 40 PVC CONDUIT TO NEW UTILITY TRANSFORMER FOR UTILITY PRIMARY PATHWAY. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION AND CONDUIT ROUTE.

MOUNT INTO PRE-CUT OPENING IN SUPPORT COLUMNS (TYP.)

EM PHONE/L1A-14

EM PHONE/L2-62

POOL 'A' LED CONTROLLER/L1A-15

POOL 'B' LED CONTROLLER/L2-44

POOL 'D' LED CONTROLLER/L1A-17

EXISTING SITE LIGHTING POLE

W/+18"/L1A-11

W/+18"/L2-36

W/+18"/L2-29

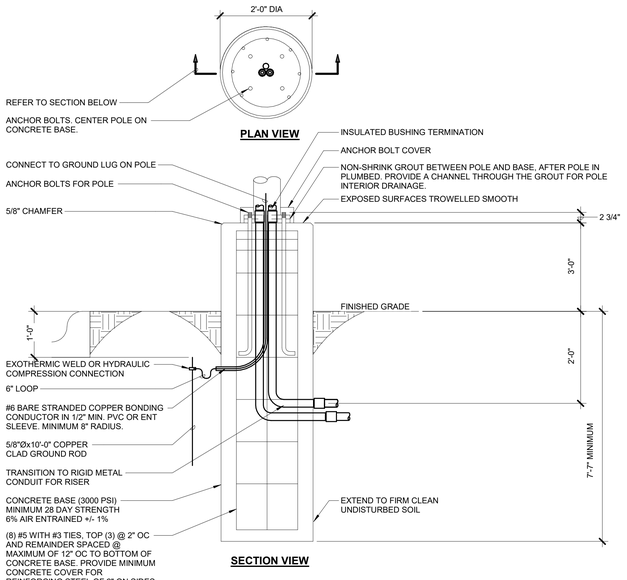
W/+18"/L2-29

W/L1A-28 (LS6) P1 W/L1A-26 W/L1A-25 W/L1A-21 W/L1A-19 W/L1A-18 W/L2-90 W/L2-89 W/L2-89 W/L2-98 W/L2-100 W/L2-97 W/L2-101 W/L2-102 W/L2-99 W/L2-93 W/L2-91 W/L2-94 W/L2-96 W/L2-92 W/L2-92 W/L2-92 W/L2-92 W/L1A-27 W/L1A-23 W/L1A-24 W/L1A-22 W/L1A-12 W/L1A-13 W/L1A-13 W/L1A-13 W/L1A-20

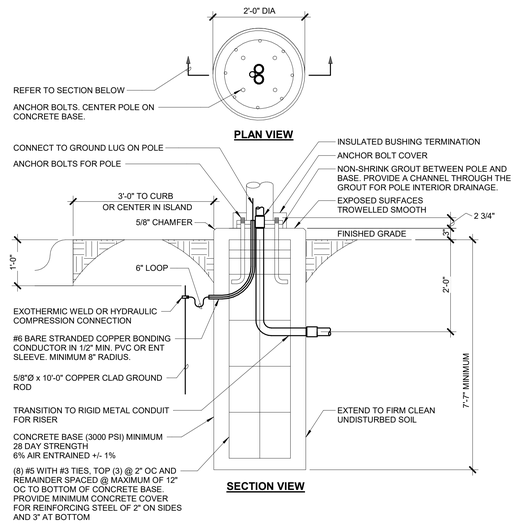
P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P53 P54 P55 P56 P57 P58 P59 P60 P61 P62 P63 P64 P65 P66 P67 P68 P69 P70 P71 P72 P73 P74 P75 P76 P77 P78 P79 P80 P81 P82 P83 P84 P85 P86 P87 P88 P89 P90 P91 P92 P93 P94 P95 P96 P97 P98 P99 P100 P101 P102

632.80 632.85 632.90 632.95 633.00 633.05 633.10 633.15 633.20 633.25 633.30 633.35 633.40 633.45 633.50 633.55 633.60 633.65 633.70 633.75 633.80 633.85 633.90 633.95 634.00 634.05 634.10 634.15 634.20 634.25 634.30 634.35 634.40 634.45 634.50 634.55 634.60 634.65 634.70 634.75

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH (1") LONG AT FULL SCALE ON ANSI D (24"x36") SHEETS



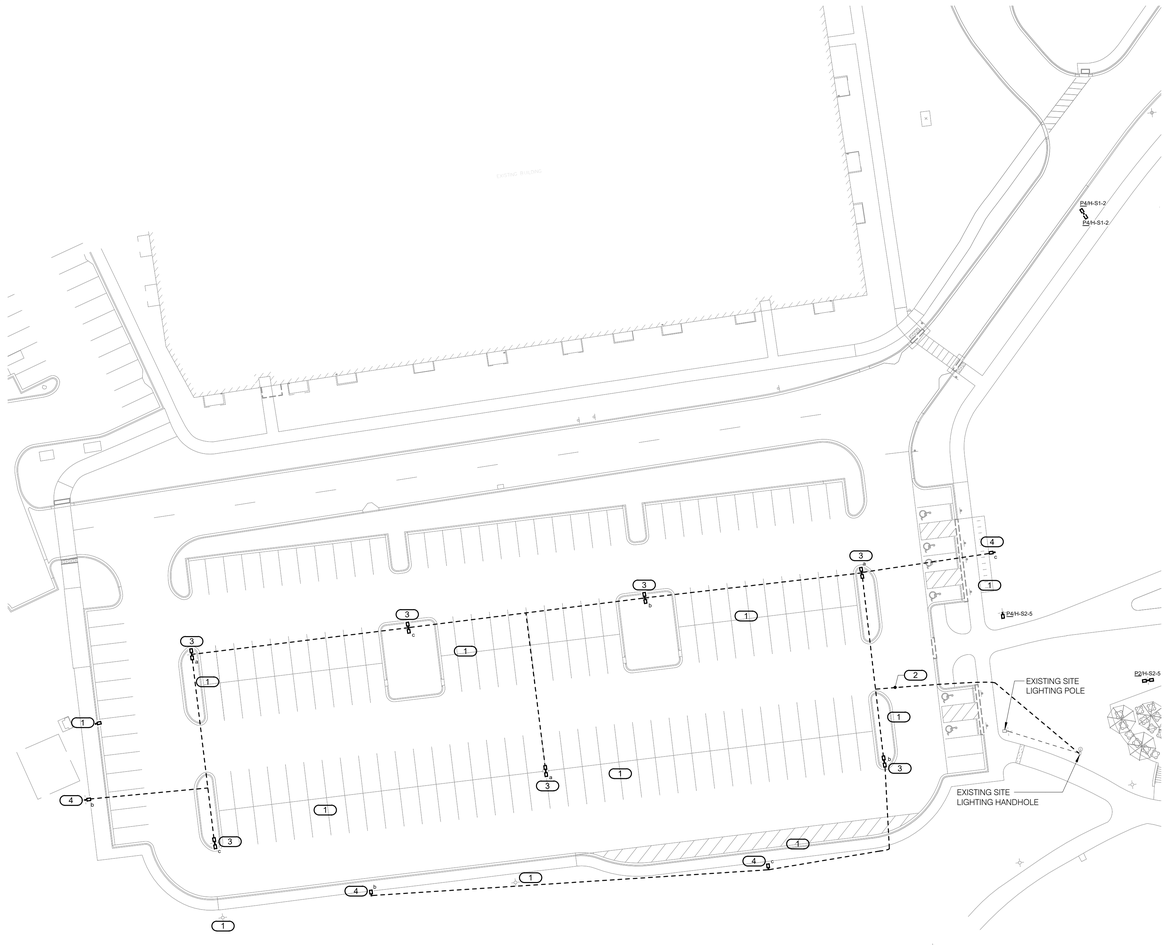
2 EXTENDED POLE BASE DETAIL
NO SCALE



3 POLE BASE DETAIL
NO SCALE

KEYNOTES:

1. EXISTING PARKING LOT POLE LIGHT AND ASSOCIATED CONCRETE BASE TO BE REMOVED. EXISTING POLE AND POLE LIGHT SHALL BE PROTECTED AND RELOCATED TO NEW LOCATION. DURING REMOVAL RECORD CONCRETE BASE DEPTH AND POLE BASE ANCHOR BOLT TYPE AND SPACING TO MATCH FOR NEW LOCATION. POLE BASE DETAIL ON THIS DRAWING SET PROVIDES THE MIN. REQUIREMENTS. EXISTING LIGHTING CIRCUIT SHALL BE REMOVED TO LAST ACTIVE DEVICES OR SITE HANDHOLE. EXISTING CONDUIT CAN BE CUT BELOW GRADE AND ABANDONED IN PLACE.
2. INTERCEPT EXISTING SITE LIGHTING CIRCUIT, WITHIN EXISTING HANDHOLE, SERVING PREVIOUS PARKING LOT FIXTURES. EXTEND EXISTING CIRCUIT(S) AND CONDUIT TO RELOCATE POLE LOCATIONS. MATCH EXISTING CONDUIT AND CONDUCTORS SIZE, USING MINIMUM OF 2#8 & 1#8 EGC IN 1" C. LIGHTING CIRCUITS ARE FED FROM LIGHTING CONTROLLER LOCATED IN CONCESSION BUILDING FIELD STORAGE ROOM. (3) CIRCUITS ARE ASSUMED TO BE SERVING THIS PARKING LOT. CIRCUITS SHALL ALTERNATE WITH EACH FIXTURE AS NOTED BY SITE PLAN SUBSCRIPT 'a', 'b', 'c'.
3. REFER TO EXTENDED POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS. BASE SHALL BE EXTENDED TYPE WITH LENGTH ABOVE GRADE AS SHOWN ON DETAIL.
4. REFER TO POLE BASE DETAIL. POLE BASE DEPTH, WIDTH, AND ANCHOR BOLT LAYOUT SHALL MATCH EXISTING AT PREVIOUS POLE LOCATION. DETAIL PROVIDES MIN. REQUIREMENTS.



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES
1" = 30'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES

E-003

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF IT DOES NOT MEASURE ONE INCH, ADJUST ACCORDINGLY.

Statistics						
Description	Avg	Min	Max/Min	Avg/Min	Max	Symbol
Drive/Pedestrian Walkway	2.1 fc	0.1 fc	133.0:1	21.0:1	13.3 fc	+
Parking Lot	2.2 fc	0.1 fc	238.0:1	22.0:1	23.8 fc	+



1 ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC PLAN

1" = 30'-0"

NORTH

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Revision Schedule

NO.	DATE	DESCRIPTION
2	03-27-2026	MAJOR SITE PLAN RESUBMITTAL 02

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - HERITAGE PARK WEST PARKING UPGRADES - PHOTOMETRIC

E-004

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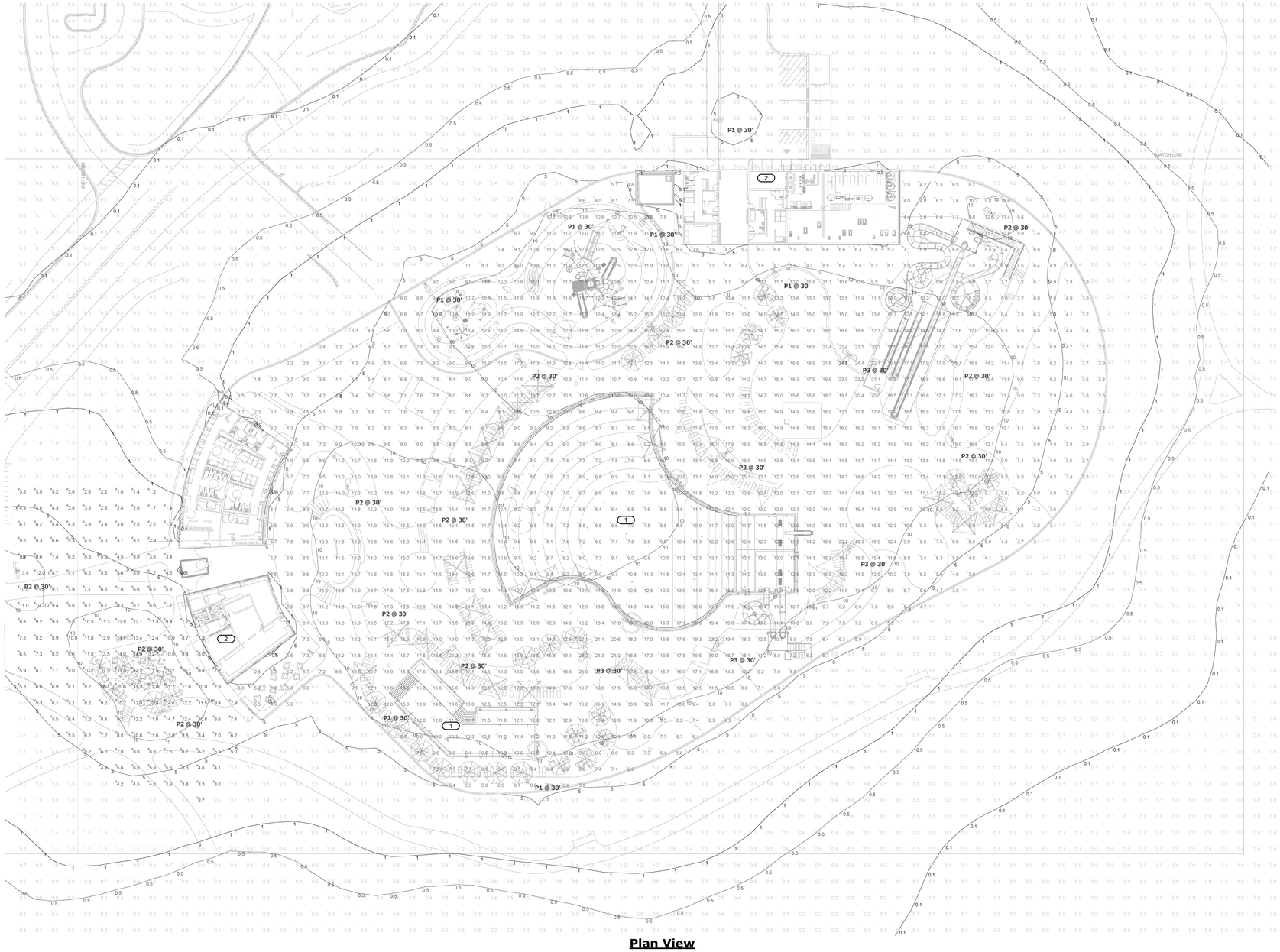

Plan View
Scale - 1" = 25ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	7	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	462.45
	P2	13	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	924.9
	P3	4	Lithonia Lighting	DSX2 LED P8 40K 80CRI TFTM	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Forward Throw	1	52804	0.93	1387.35

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRY AREA	✕	7.5 fc	14.9 fc	1.0 fc	14.9:1	7.5:1
POOL SITE - INSIDE FENCE		11.1 fc	24.8 fc	1.5 fc	16.5:1	7.4:1

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN

KEYNOTES:

1. REFER TO AQUATIC DESIGNER POOL DRAWINGS FOR IN-POOLING LIGHTING PHOTOMETRICS FOR POOL SURFACE LIGHT LEVELS. POOL 'A' IS PROVIDED WITH 41 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.39 LUMENS/SF. POOL 'B' IS PROVIDED WITH 7 IN-POOL LIGHTS AT 3200 LUMENS PER FIXTURE RESULTING IN 8.79 LUMENS/SF.
2. SITE LIGHTING CONTROLS SHALL FOLLOW SEQUENCE (LS5), REFER TO LIGHTING SEQUENCE OF OPERATIONS ON E-500.

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Illinois Design Firm Registration #184008976-0014

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PROJECT #25005326.00

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE PLAN - PHOTOMETRICS

E-005

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D-Series Size 2

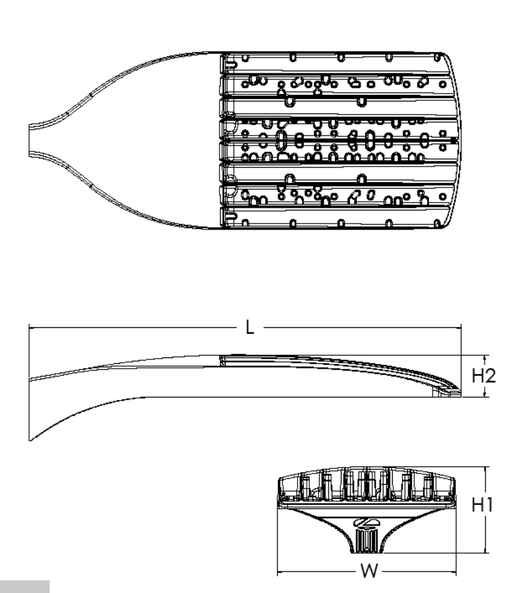
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED						
Series	**LEDs**	**Color temperature[2]**	**Color Rendering Index[2]**	**Distribution**	**Voltage**	**Mounting**
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] 3G Vibration rated for 3G[27]	**Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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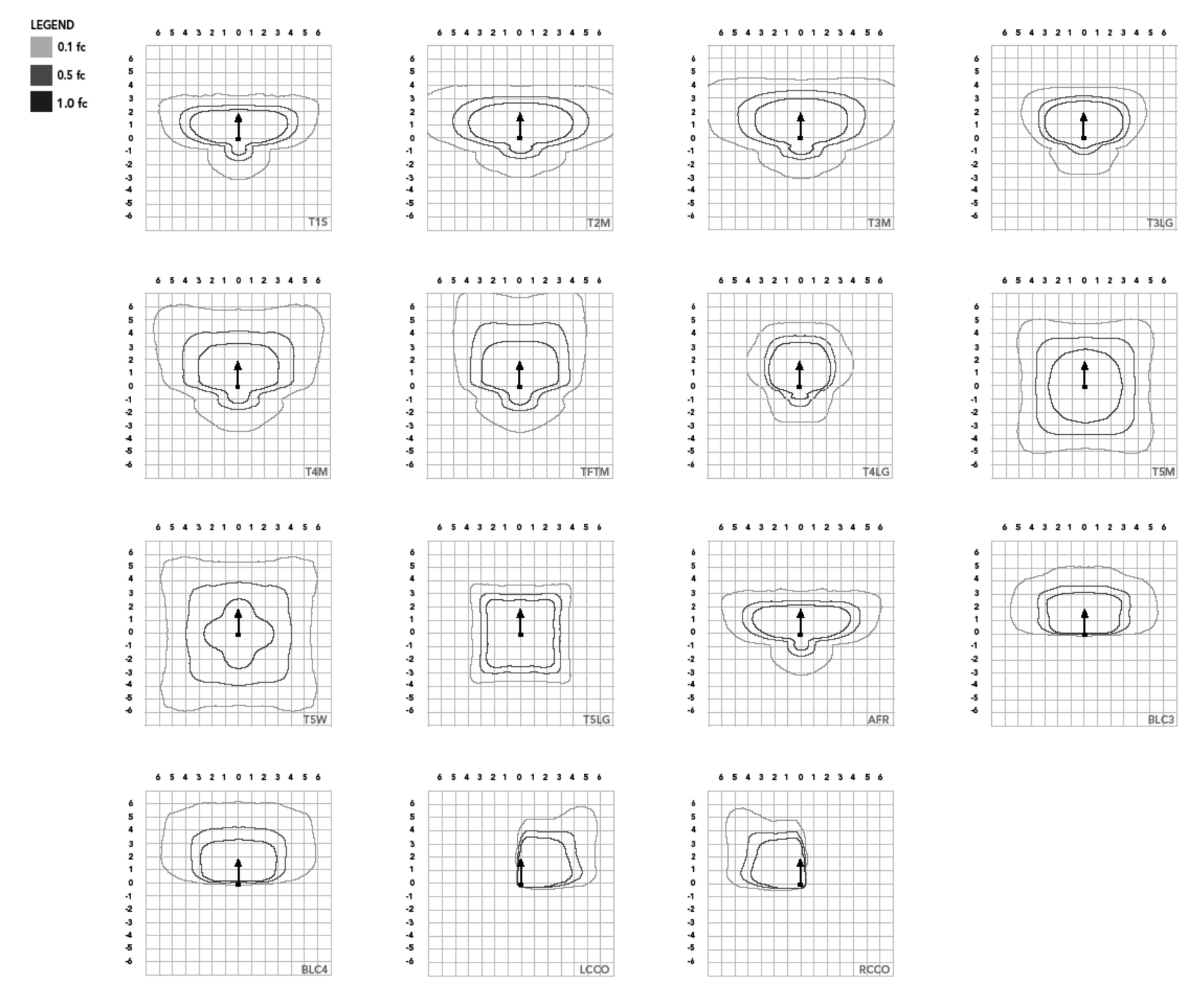
P1/P2/P3/P4

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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P1/P2/P3/P4

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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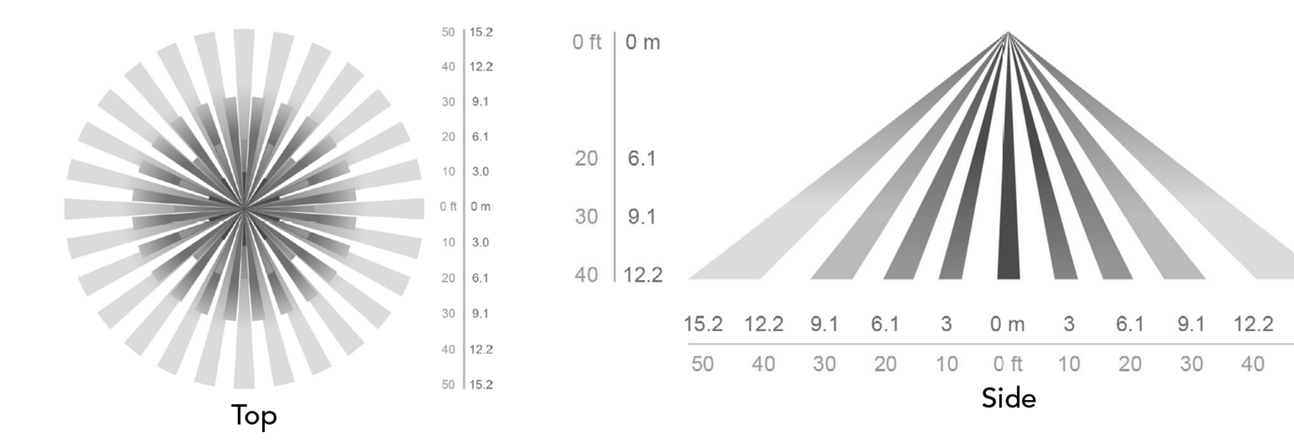
P1/P2/P3/P4

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern
NLTAIR2 PIRHN





FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS
The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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P1/P2/P3/P4

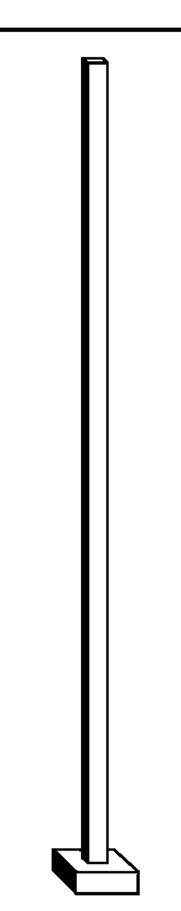
LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T6 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".

Pole Top: Options include 4" tall tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 14"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 2" x 4"; the handhole for a pole specified with a 6" or 6.75" width has a nominal dimension of 2.63" x 5". Standard and extra handholes come with cover and attachment hardware.

Bolt Caps/Base Cover: Pole base plate utilizes cast aluminum A365 nut cover discs to cover anchor bolt and nut assembly. 2 piece, spun aluminum base cover available as an option.

Anchor Base/Bolts: Anchor base is cast from A356 alloy aluminum. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING: Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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REF. SCALE IN INCHES
PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SITE
LIGHTING - CUT SHEETS

E-006

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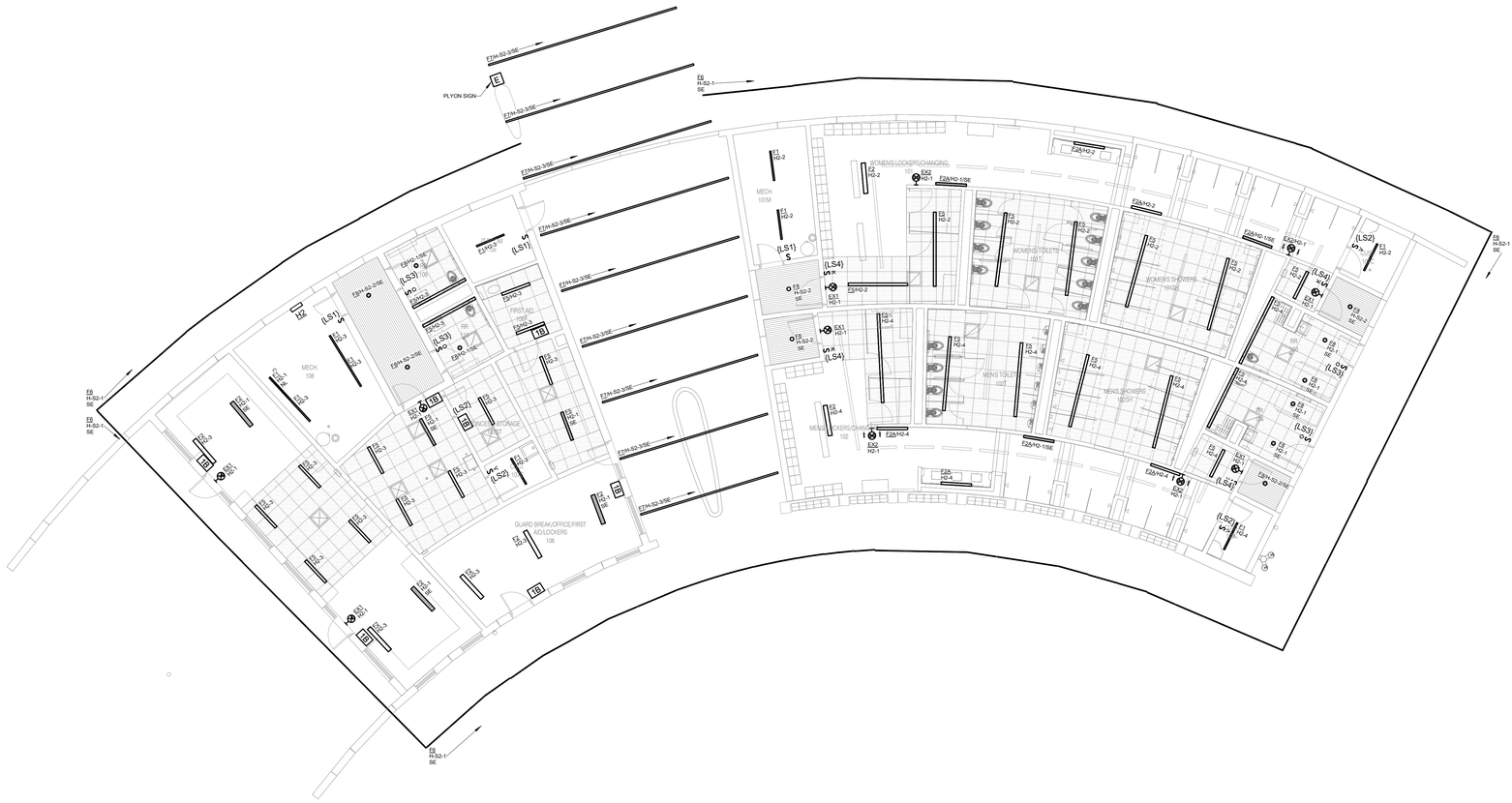
SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.



NORTH

1 FIRST FLOOR PLAN - LIGHTING - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

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Illinois Design Firm Registration #184008976-0014

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PROJECT #25005326.00

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312.663.5494
www.thinkconfluence.com

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49 West Randolph Street
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312.258.9595

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GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - LIGHTING - BATH HOUSE & CONCESSIONS

E-101A

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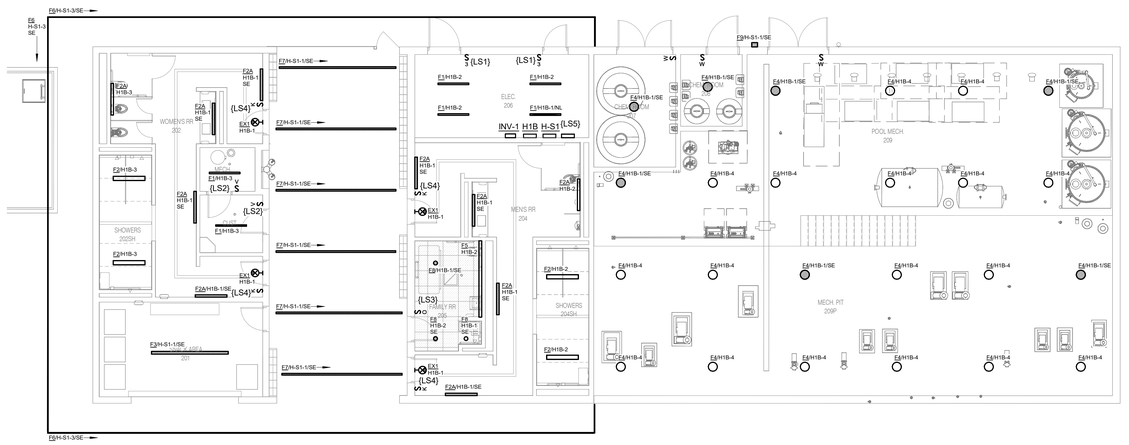
SHEET NOTES:

1. EXTERIOR BUILDING MOUNTED LIGHTING IS CONTROLLED BY LIGHTING SEQUENCE OF OPERATION (LS7), UNLESS NOTED OTHERWISE AT THE FIXTURE.



1 FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

1/8" = 1'-0"

NORTH

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Key Plan

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Project Number	225093.00
Issue	-
Date	02/06/2026

FIRST FLOOR PLAN - LIGHTING - MECHANICAL & RESTROOM

E-101B

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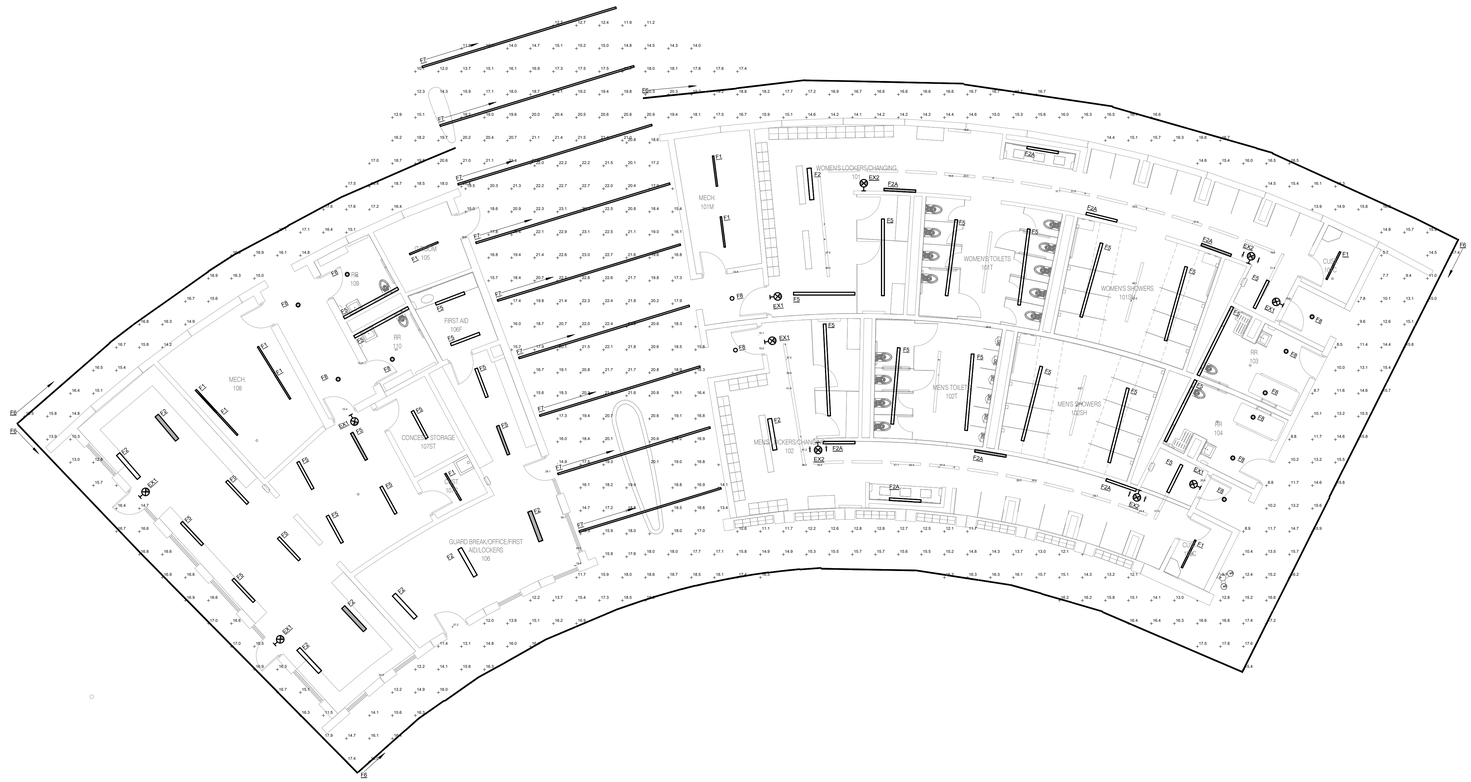
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE ON ORIGINAL PLOTS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
RR 109	+	43.0 fc	51.2 fc	31.1 fc	1.6:1	1.4:1
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



1 **FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS**
1/8" = 1'-0"

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

E-102A

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED DRAWINGS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CONCESS. STORAGE	+	16.8 fc	19.6 fc	13.5 fc	1.5:1	1.2:1
CONCESSIONS SERVING 107	+	45.5 fc	74.6 fc	20.9 fc	3.6:1	2.2:1
CUST	+	24.6 fc	28.3 fc	19.5 fc	1.5:1	1.3:1
CUSTO 102C	+	24.3 fc	28.5 fc	19.2 fc	1.5:1	1.3:1
ENTRY	+	15.9 fc	16.2 fc	15.7 fc	1.0:1	1.0:1
ENTRY 101A	+	13.5 fc	14.8 fc	9.4 fc	1.6:1	1.4:1
ENTRY 101B	+	15.2 fc	15.6 fc	14.4 fc	1.1:1	1.1:1
ENTRY 101B	+	15.3 fc	15.7 fc	15.1 fc	1.0:1	1.0:1
FIRST AID 106F	+	46.9 fc	58.9 fc	35.0 fc	1.7:1	1.3:1
GUARD BREAK/OFFICE/FIRST AIR/LOCKERS 106	+	36.6 fc	59.0 fc	19.4 fc	3.0:1	1.9:1
IT 105	+	19.3 fc	23.3 fc	15.6 fc	1.5:1	1.2:1
MECH 101	+	25.5 fc	31.4 fc	17.9 fc	1.8:1	1.4:1
MECH 108	+	40.8 fc	57.3 fc	20.1 fc	2.9:1	2.0:1
MENS locker Toilets 102T, Shower 102SH	+	34.5 fc	58.2 fc	14.1 fc	4.1:1	2.4:1
PASSAGE	+	13.1 fc	14.2 fc	8.6 fc	1.7:1	1.5:1
RR 103	+	34.9 fc	47.9 fc	18.9 fc	2.5:1	1.8:1
RR 104	+	31.4 fc	42.1 fc	16.4 fc	2.6:1	1.9:1
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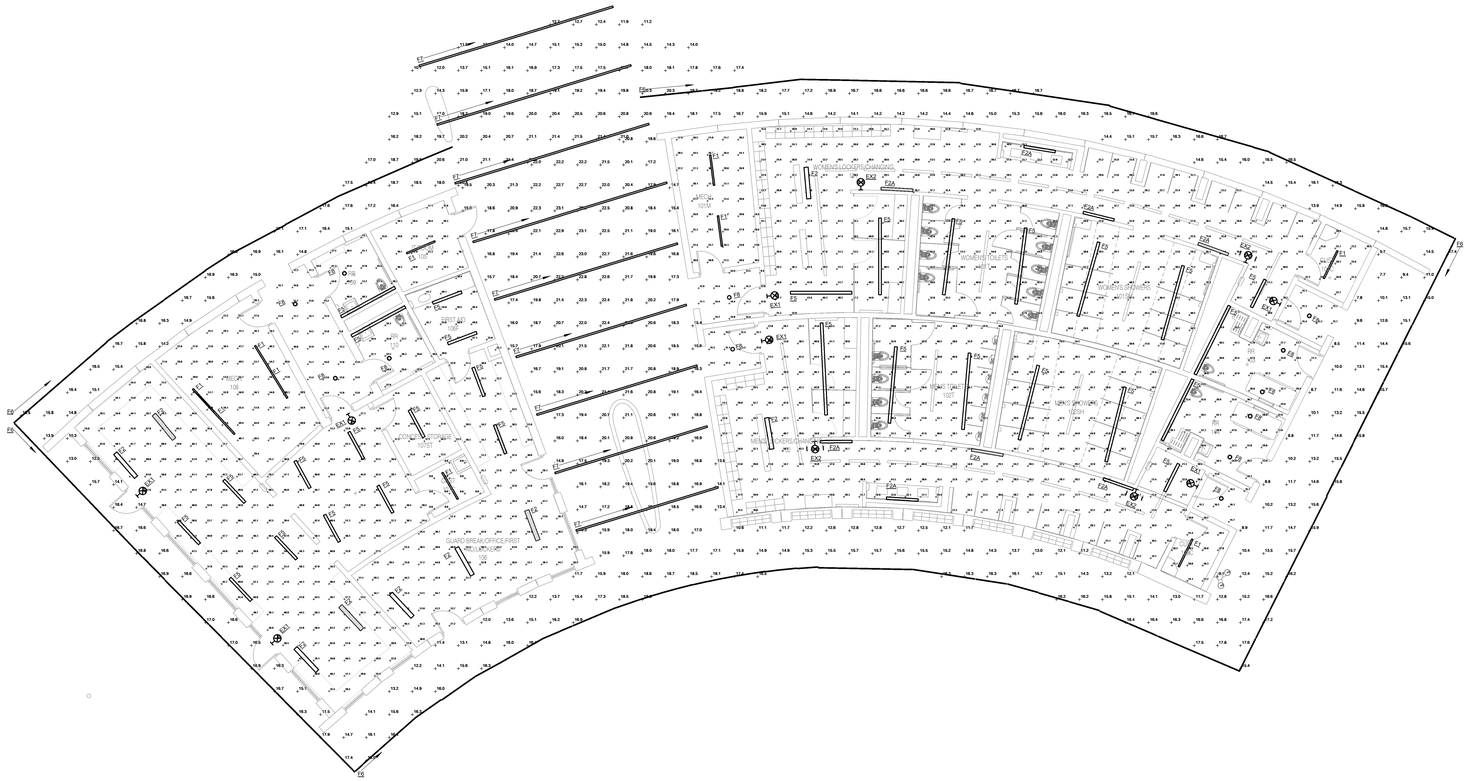
RR 110	+	28.9 fc	35.8 fc	18.0 fc	2.0:1	1.6:1
WOMEN'S LOCKERS/CHANGING 101	+	32.9 fc	54.5 fc	6.3 fc	8.7:1	5.2:1
BUILDING CANOPY	+	15.6 fc	21.9 fc	5.7 fc	3.8:1	2.7:1
WOMEN'S LOCKERS/CHANGING 101	+	19.3 fc	23.2 fc	13.3 fc	1.7:1	1.5:1



1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - BATH HOUSE & CONCESSIONS

1/8" = 1'-0"

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Revision Schedule

NO	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING
PHOTOMETRICS - BATH
HOUSE & CONCESSIONS

E-102A

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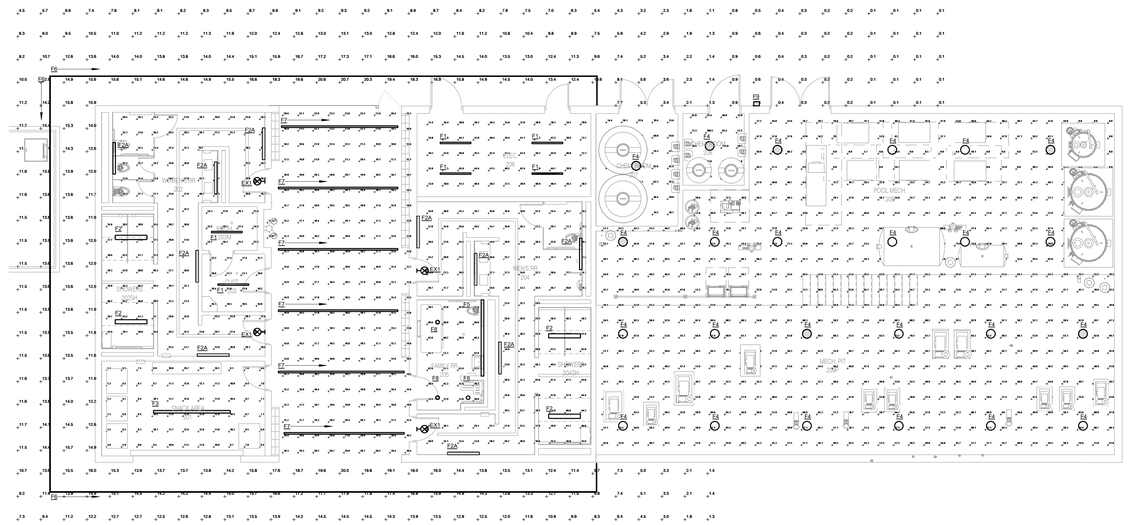

1 FIRST FLOOR PLAN - LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

1/8" = 1'-0"

NORTH

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CHEM. ROOM 207	+	43.7 fc	133.5 fc	10.7 fc	12.5:1	4.1:1
CHEM. ROOM 208	+	66.6 fc	137.2 fc	26.7 fc	5.1:1	2.5:1
CUST. 203	+	18.5 fc	22.0 fc	15.1 fc	1.5:1	1.2:1
ELEC. 206	+	39.5 fc	46.8 fc	29.0 fc	1.6:1	1.4:1
Exterior Canopy	+	10.0 fc	20.7 fc	0.1 fc	207.0:1	100.0:1
EXTERIOR PASSAGE	+	18.0 fc	23.2 fc	12.9 fc	1.8:1	1.4:1
FAMILY RR 205	+	42.1 fc	51.1 fc	28.8 fc	1.8:1	1.5:1
MECH. 203M	+	25.4 fc	28.3 fc	22.6 fc	1.3:1	1.1:1
MEN RR 204	+	31.6 fc	49.4 fc	14.7 fc	3.4:1	2.1:1
POOL MECH. 209	+	49.2 fc	76.6 fc	0.0 fc	N/A	N/A
SNACK AREA 201	+	9.2 fc	12.9 fc	4.8 fc	2.7:1	1.9:1
WOMEN'S RR 202	+	32.5 fc	49.5 fc	8.5 fc	5.8:1	3.8:1

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NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

LIGHTING PHOTOMETRICS - MECHANICAL & RESTROOM

E-102B

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F1

LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Built on the compact, low-profile Z strip channel, this LED strip offers long maintenance-free life, several color temperatures, lumen outputs and lengths. Ideal for new construction and retrofit applications in T8 lengths. Ideal for use in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — Compact-design channel and cover are formed from code-gauge cold-rolled steel. Easy to install six-point row aligner included for continuous row mounting.

Finish: Paint options include high-gloss, baked white enamel (WH), or matte black (MB). After fabrication, five-stage iron phosphate pre-treatment ensures superior paint adhesion and rust resistance.

OPTICS — Standard diffuse snap on/snap off lens eliminates pixels, improves uniformity and minimizes glare.

ELECTRICAL — Utilizes high-output LEDs integrated on a two-layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications (see PLR_ ordering information on page 5). Electronic LED driver is rated for 75 input watts maximum (see Operational Data on page 4 for actual wattage consumption), **multi-volt input and 0-10V dimming standard**. This fixture is designed to withstand a maximum line surge of 2.5kV at 0.75kA combination wave for indoor locations, for applications requiring higher level of protection additional surge protection must be provided.

LEDs provide 80CRI or 90 CRI at 3000 K, 3500 K, 4000 K or 5000 K.

Lumen output up to 1,500 lumens per foot. Luminaire should be installed in applications where ambient temperatures do not exceed 86°F (30°C).

INSTALLATION — Fixture may be surface mounted (with or without ZSPRG hanger), pendant or stem mounted with appropriate mounting options. Six-point aligner locks in place for easy continuous row mounting.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -40°F (-40°C) and 86°F (30°C).
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.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

Z SERIES

LED Striplight

ZL1D

24", 48" and 96" Lengths



C US · A+ CAPABLE · DLC LISTED · BAA · BABA

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® or control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

COMMERCIAL INDOOR — ZL1D Page 1 of 7

F2 & F2A

VICTORY® NARROW SERIES

NewStarLighting

PROJECT: ____
TYPE: ____
PRODUCT: ____
APPROVED BY: ____

PRODUCT FEATURES

- Intended for Public Areas, Corridors, Stairways, Parking Garages, Restrooms, Lobbies, Schools, and more
- Architectural linear luminaire that melds aesthetics, function and vandal resistance
- Extruded aluminum housing with cast aluminum endcaps for durability
- Certified to UL standards by Intertek Testing Laboratories for Wet Locations (under covered ceiling). IK10 Listed per IEC60068. Optional 3G rating
- This product is Made in America and complies with the Buy American Act (BAA)
- The Victory Series is covered by the New Star Promise



VICN Series

Registration No. 7,933,706

INTERTEK · IK10 · BAA · 3G VIBRATION · NEW STAR PROMISE

ORDERING INFORMATION

Example: VIC2N-L235-90C-1C-RW-WH-UN

VIC		N						
Series	**Nominal Size*** 1 = 1ft; 2 = 2ft; 3 = 3ft; 4 = 4ft. *Nominal size. Dimensional data on Page 2.	**Style** N = Narrow	**End Caps** blank = Flat End Caps (std); DE = Decorative End Caps	**Lumen Output*** L1 = Low; L2 = Standard; L3 = High**; CL = Custom Lumens***. *Subject to change. Performance Data on Page 3. **Cannot be used with Occ Sensor. ***N/A with 1ft. Must be specified at time of quote. Must not exceed fixture maximum output.	**Color Temp.** 35 = 3500K; 40 = 4000K; 50 = 5000K; AMB = Amber	**CRI** 80C = 80 CRI; 90C = 90 CRI	**Circuits** 1C = 1 Circuit; 2C = 2 Circuits*. *Allows for inboard/outboard control	**Lens** RW = .09 Ribbed White Poly.; RC = .09 Ribbed Clear Poly.; RWC = .156 Ribbed White Poly.; RCC = .156 Ribbed Clear Poly.

Finish	Voltage	Driver	Options	Accessory
WH = White; CC = Custom Color*. *Must specify RAL number at time of order and if antimicrobial finish is needed. Subject to setup fees.	12 = 120V; 27 = 277V; 34 = 347V; UN = Universal (120V-277V)	blank = DMI (Standard 0-10V Dimming with 0-10% range); SD2 = Step. Dimming Driver (50-100%)†; SD3 = Step. Dimming Driver (30-70-100%)†. †3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OC are ordered together, fixture operates at 50% when area isunoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user).	PC = Photocell (N/A decorative end cap)*; OC = Occupancy Sensor (N/A decorative end cap)**; RM = Row Mount for Field Installation***; EL1 = Emerg. Bat. LED Low (10W)#; EL2 = Emerg. Bat. LED Low (20W)#; LN = LED Night Light·; FZ1 = Fuse (120V); FZ2 = Fuse (277V); PH = Phillips Flat Head Screws (3 fasteners on each side); NAT = Natatorium Finish; PM = Pendant Mount Install (Stems/Hardware by others); 3G = 3G Vibration Rated Design	CM = Corner Mount Bracket

*N/A with 347 or UN voltage. Refer to Page 1 if ordering with SD2 or SD3.
**Refer to Specification Features if ordering with SD2 or SD3 option. Cannot be used with L3 Output.
***Kit includes joining hardware for field installation. If decorative end caps are specified, only end units will have decorative end cap. Consult factory for details.
#Consult factory for VIC1 emergency options.
†3500K Non-dimming Night Light with integrated switch allows light levels at 100%, 70%, 40% and 10%. Consult factory for 347V. If SD2 and OCare ordered together, fixture operates at 50% when area is unoccupied. Fixture increases to 100% after motion is detected and reverts to 50% after time delay (set by user).
·Consult factory for 347V. If SD3 and OC are ordered together, SD3 will be set at lowest dimming level

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.

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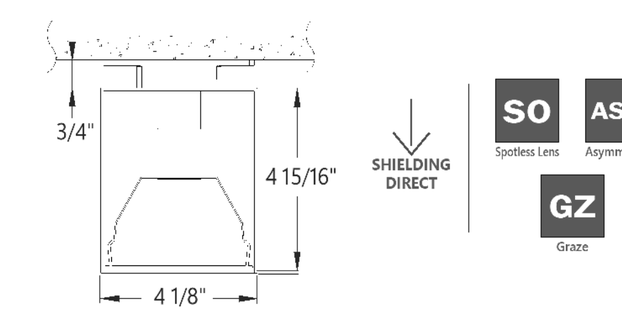
1 — 09182025

F3

Extend 4 — Surface mount



Project ____
Type ____
Notes ____



3/4" · 4 15/16" · 4 1/8" · SHIELDING DIRECT: SO Spotless Lens, ASO Asymmetric, BW Batwing, GZ Graze, WW Wall Wash

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft	10.1 W/ft	111 lm/W	SO
1000 lm/ft	9.9 W/ft	100 lm/W	GZ
1000 lm/ft	9.8 W/ft	102 lm/W	WW
1000 lm/ft	9.8 W/ft	102 lm/W	ASO
1200 lm/ft	12 W/ft	100 lm/W	BW

*Please consult factory for custom lumen output and wattage.

NSF · IK10 · IP66 · cULus

Ordering Guide

EX4S

PRODUCT ID	NOM.LUMENS/FT	CRI	COLOR TEMP.	SHIELDING
EX4S Extend 4 Surface	400 400 lm/ft - Min.; 1000 1000 lm/ft - Max for GZ, WW, ASO.*; 1200 1200 lm/ft - Max.	80 80 CRI; 90 90 CRI	27 2700 K; 30 3000 K; 35 3500 K; 40 4000 K; 50 5000 K	SO spotless lens; GZ Graze; WW Wallwash; ASO Asymmetric; BW Batwing
	Outputs between listed min and max are available. * 1000 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2'; 3 3'; 4 4'; 5 5'; 6 6'; 7 7'; 8 8'; 12 12'; S(L) System Run	AP aluminum paint; W white; BLK black; C custom	120 120 V; 277 277 V; 347 347 V; UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C); DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C); LT(#) Lutron*; BI bi-level dimming; O(#) other*	1 1 circuit; 2 2 circuits; +E(#) emergency circuit*; +NL(#) night light circuit*; +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory.			Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2.	* Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	IC CONTROLS (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SB surface bracket; S surface ceiling*; SBBP surface bracket with bird protection	B(#) battery pack (integral)*; BR(#) battery pack (remote)**	OS(#) occupancy sensor	+EF end feed*; +N natatorium finish	C custom
* Requires opening fixture for installation.	*Minimum 3ft; **Dry/Damp location only. Please consult factory.	See integrated controls guide for further details. Please consult factory	* End Feed standard for S mounting	Please specify

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F4

HJCR Series

The SENTINEL™

Hazardous Location LED Lighting

HazLoc HAZARDOUS LOCATION



SOLAS RAY™ LIGHTING

5935 West 84th St. | Indianapolis, IN 46278 | 1-888-391-4822 | www.SolasRay.com

Cat. #	Type
Notes	

CERTIFICATIONS / RATINGS

UL844 · UL924 · CERTIFIED UL 1598 · IP66 · IP67 · MARINE UL 1598 A · DLC LISTED · IK08 IMPACT RATING · IK10 IMPACT RATING · ABS · CSA C22.2

CLASS / DIVISION

- Class I, Div 1, Groups C, D
- Class II, Div 1, Groups E, F, G
- Class III
- Class I, Div 2, Groups A, B, C, D
- Class II, Div 2, Groups F, G

KEY FEATURES AND BENEFITS

- Ambient temperature capabilities: -40°C (-40°F) to 60°C (140°F)
- * DLC V5.1 Standard (4000K/5000K / 120° models only).
- Internal EM battery option (15W / 90 min).
- ** Impact Resistance: IK08 (standard lens) / IK10 (glass globe with wire guard).
- Corrosion proof - coated copper free aluminum alloy housing.
- Gray nylon corrosion resistant powder coating.
- Optional reflective hoods available.
- 0-10V dimming option available.
- 1000 hours salt spray test passed.

SPECIFICATIONS

Voltage	120-277 VAC / 347-480 VAC	T-Rating	T4
Wattage	40W / 60W / 80W / 100W / 150W / 200W / 250W / 280W	Lifetime	100,000+ hrs L_{70}
Color Temp	4000 / 5000 Kelvin	CRI	>70
Housing	Coated copper free aluminum alloy	Beam Angles	120° / 90° / 60° / 40°
Color	Gray	Efficacy	140 lm/W
Lens	Tempered glass	Entrance Thread	3/4" NPT
Ambient Temperature	-40°C (-40°F) to 60°C (140°F) (-10°C to 60°C with EM Battery)	Protection	IP66 / IP67
		Warranty	5 Year Limited Warranty - Fixture; 3 Year Limited Warranty - Battery

LUMENS

40W	60W	80W	100W	150W	200W	250W	280W
5,600	8,400	11,200	14,000	21,000	28,000	35,000	39,200

PRODUCT ORDERING SELECTION

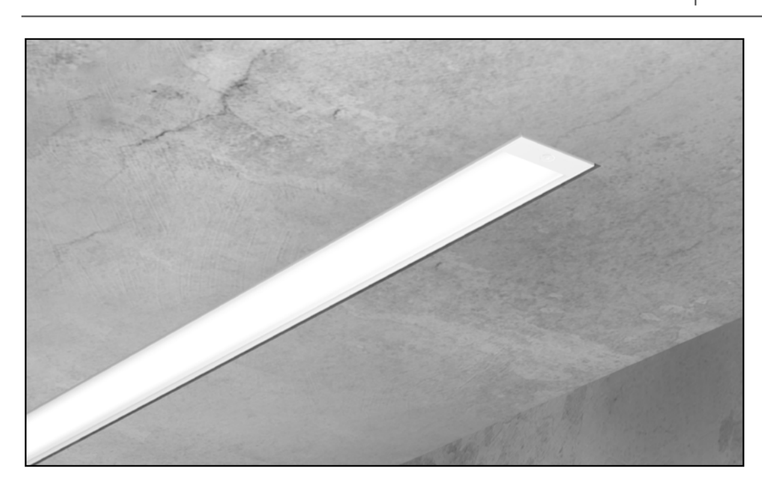
HJCR1L – ____ – ____ – ____ – ____ – ____ – ____

Series	Watts	Kelvin	Voltage	Beam Angle	Mounting Options	Other Options
☑ HJCR1L	☐ 040 - 40W; ☐ 060 - 60W; ☐ 080 - 80W; ☐ 100 - 100W; ☐ 150 - 150W; ☐ 200 - 200W; ☐ 250 - 250W; ☐ 280 - 280W	☐ 40 - 4000K; ☐ 50 - 5000K	☐ U - 120-277 VAC; ☐ 48 - 347-480 VAC	☐ 120 - 120° (Std); ☐ 90 - 90°; ☐ 60 - 60°; ☐ 40 - 40°	☐ HJTB - Trunnion Bracket; ☐ HJCJB - Ceiling Junction Box; ☐ HJPP - Pendant Pipe; ☐ HJWA - Wall Arm; ☐ HJPS90 - 90° Pole Stanchion; ☐ HJPS25 - 25° Pole Stanchion; ☐ HJW90 - 90° Junction Box Wall Arm; ☐ HJW25 - 25° Junction Box Wall Arm	☐ HJDR - Dome Reflective Hood*; ☐ HJAR - Angled Reflective Hood*; ☐ GL-HJGU - Glass Globe with Wire Guard; ☐ DIM - 0-10V Dimming; ☐ EM - Emergency Battery Backup- 15W (100W and up / 120-277VAC models only). *Hoods not available for 200W and above.

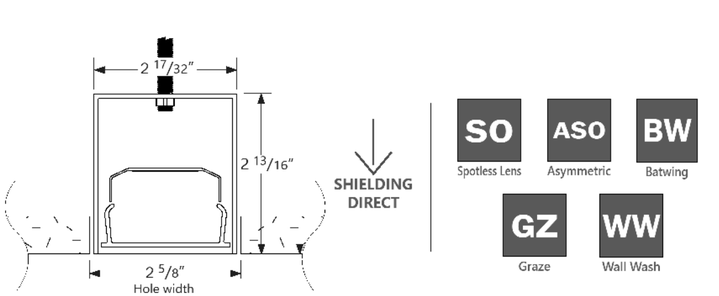
HAZ SENTINEL 5.25 SI-08130 — Specifications and data are subject to change without notice.

F5

Extend 2 — Recessed mount



Project ____
Type ____
Notes ____



2 27/32" · 2 13/16" · 2 5/8" Hole width · SHIELDING DIRECT: SO Spotless Lens, ASO Asymmetric, BW Batwing, GZ Graze, WW Wall Wash

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

IC cULus Listed Type I.C. · NSF · IK10 · IP66 · cULus

Ordering Guide

EX2R

PRODUCT ID	NOM. LUM/FT	CRI	COLOR TEMP. (choose one)	SHIELDING DIRECT
EX2R Extend 2 Recessed	300 300 lm/ft - min; 750 750 lm/ft - max for GZ, WW, ASO*; 1000 1000 lm/ft - max	80 80 CRI; 90 90 CRI	27 2700 K; 30 3000 K; 35 3500 K; 40 4000 K; 50 5000 K	SO spotless lens; GZ graze; WW wallwash; ASO asymmetric; BW batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.			Choose only one of the options above;

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTING
2 2'; 3 3'; 4 4'; 5 5'; 6 6'; 7 7'; 8 8'; 12 12'; S(L) System Run	AP aluminum paint; W white; BLK black; C custom	120 120 V; 277 277 V; 347 347 V*; UNV universal	DP dimming (0-10V) 1% temp. range (-30°C - +40°C); DPX dimming (0-10V) 1%, extended temp. range (-40°C - +50°C); LT(#) Lutron*; BI bi-level dimming; O(#) other*	1 1 circuit; 2 2 circuits; +E(#) emergency circuit*; +NL(#) night light circuit*; +GTD(#) generator transfer device* **	DF flange; D flangeless; DS drywall spackle flange
Lengths are nominal. Exact lengths can be specified, please consult factory.		*Remote surge protection device only	*Please consult factory; see page 2.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.	

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)*; BR(#) battery pack (remote)**	+TF top feed*; +EF end feed*; +N natatorium finish	C custom
*Minimum 3ft; **Dry/Damp location only. Please consult factory.	7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.	Please specify

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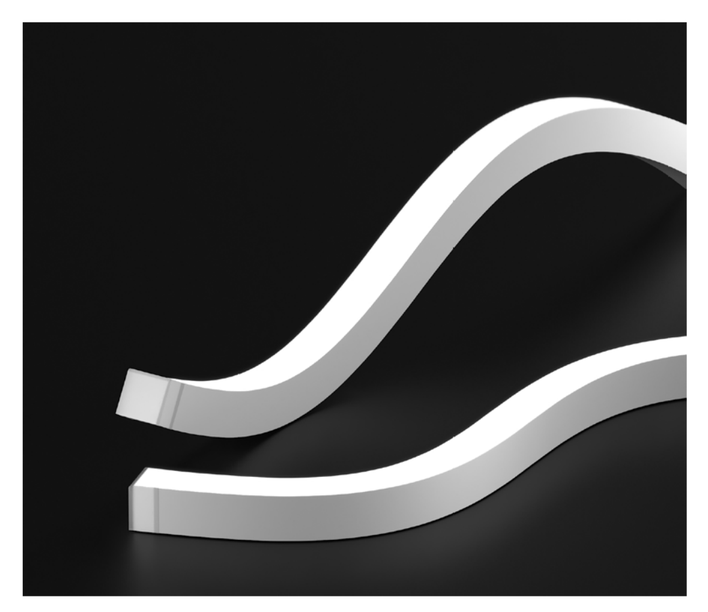
F6

Kurba Max Horizontal and Vertical | Field Bendable 24V System

optic arts by luminii



Features

Kurba Max is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 8" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

Applications
Indoor/Outdoor dry & wet location

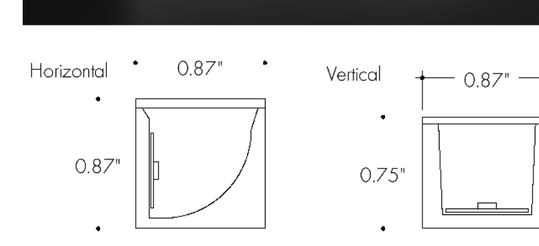
Materials
Silicone for red list approved, as well as heat, weather, UV, and solvent resistance

Dimming
Dimable down to 1%. Dot Free even illumination. Also available with Black Lens

Average Life (L70)
50,000 hours

Approvals
24VDC Class 2 wet listed, IP68

Warranty
3 years



Horizontal 0.87" × 0.87" · Vertical 0.87" × 0.75"

Finish Options (see page 2 for additional information)
Base __ White

TITLE 24 JA8 COMPLIANT · RoHS · CE · Declare. · cULus LISTED · DIM · IP68

Technical Information

Bending Direction	Horizontal		Vertical	
Output	43SO	44HO	43SO	44HO
Light Output at 3000K, 80CRI	335 lm/ft	437 lm/ft	396 lm/ft	536 lm/ft
Average Power Consumption at 4'	5.03 W/ft	5.03 W/ft	5.03 W/ft	5.03 W/ft
Efficacy	67 lm/W	87 lm/W	79 lm/W	107 lm/W
Ordering Increment	1.97"	2.19"	1.97"	2.19"
Maximum Run Length (In Series)	19'	19'	19'	19'
Operating Temperature Range	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F	-40°F to 113°F

CCT INFO / LUMEN MULTIPLIER (ref. -3000K)

Bending Direction	Horizontal		Vertical	
CRI	80 CRI	90 CRI	80 CRI	90 CRI
2200K	0.95	0.74	0.94	0.75
2700K	0.99	0.81	0.99	0.81
3000K	1.00	0.80	1.00	0.80
3500K	1.01	0.80	1.01	0.80
4000K	1.08	0.82	1.08	0.82

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT[1]	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION LEFT	FEED POSITION RIGHT
KBX-W - Kurba Max Wet	HB - Horizontal Bending; VB - Vertical Bending	SEE PCC CHART ON PAGES 7 - 8	43SO - Standard; 44HO - High	22K - 2200K; 27K - 2700K; 30K - 3000K; 35K - 3500K; 40K - 4000K	R80 - 80 CRI; R90 - 90 CRI	SF - Silicone Frosted	NA - See Page 6 for orderable mounting accessories	WH - White	INJECTION MOLD: IME - End Feed 1; IMB - Back Feed 1; IMSA - Side A Feed; IMSB - Side B Feed[2]; NPF - No Power Feed[3]	INJECTION MOLD: IME - End Feed 1; IMB - Back Feed 1; IMSA - Side A Feed; IMSB - Side B Feed[2]; NPF - No Power Feed[3]

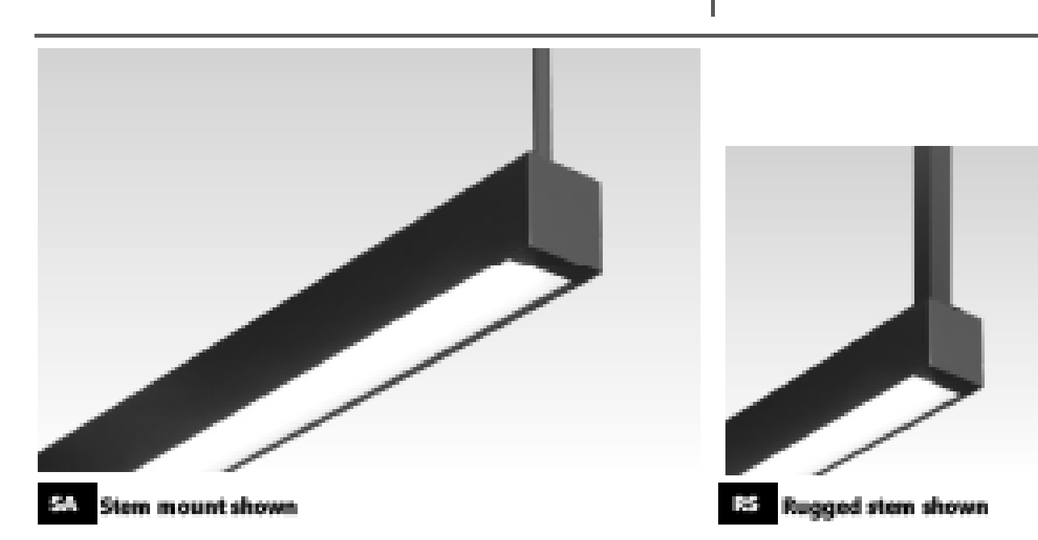
Feeds come with 118" wire leads

1 - Title 24 JA8 compliance achievable, contact factory for specific requests — 2 - IMSB - Side B Feed not available with HB - Horizontal Bending — 3 - NPF-NPF for Feed Position 1&2 is not a valid configuration option

1 | 12 — REV0.209252025 — *LUMINII RESERVES THE RIGHTS TO CHANGE SPECIFICATION & INSTRUCTION WITHOUT NOTICE — www.luminii.com — T: 224-333-6033

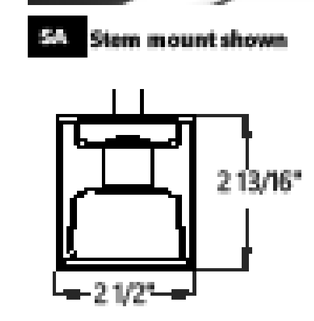
F7

Extend 2 — Pendant mount



SA Stem mount shown — RS Rugged stem shown

Project ____
Type ____
Notes ____



2 13/16" · 2 1/2" · SHIELDING INDIRECT: CL Clear lens, ASO Asymmetric, BW Batwing · SHIELDING DIRECT: SO Spotless Lens, ASO Asymmetric, BW Batwing, GZ Graze, WW Wall Wash

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT UP	NOMINAL LUMEN OUTPUT DOWN	INPUT WATTS*	EFFICACY	SHIELDING
1200 lm/ft		8.5 W/ft	140 lm/W	CL
1200 lm/ft		9.6 W/ft	125 lm/W	BW
1200 lm/ft		9.1 W/ft	132 lm/W	ASO
	1000 lm/ft	9.8 W/ft	101 lm/W	SO
	750 lm/ft	7.2 W/ft	103 lm/W	GZ
	750 lm/ft	7.4 W/ft	101 lm/W	ASO
	1000 lm/ft	9.8 W/ft	102 lm/W	BW
	750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

NSF · IK10 · IP66 · cULus

Ordering Guide

PRODUCT ID	NOM. LUM/FT UP Skip selection for EX2PD	NOM. LUM/FT DOWN Skip selection for EX2PI	CRI	COLOR TEMP. (choose one)	SHIELDING UP Skip selection for EX2PD	SHIELDING DOWN Skip selection for EX2PI
EX2PDI Extend 2 Pendant Direct / Indirect; EX2PD Extend 2 Pendant Direct; EX2PI Extend 2 Pendant Indirect	300 300 lm/ft - min; 1400 1400 lm/ft - max	300 300 lm/ft - min; 750 750 lm/ft - max for GZ, WW, ASO*; 1000 1000 lm/ft - max	80 80 CRI; 90 90 CRI	27 2700 K; 30 3000 K; 35 3500 K; 40 4000 K; 50 5000 K	CL Clear lens; BW Batwing; ASO Asymmetric	SO Spotless lens; GZ Graze; WW Wallwash; ASO Asymmetric; BW Batwing
	Outputs between listed min and max are available.Consult factory for outputs outside of the listed range.	Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.				

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2' *; 3 3'; 4 4'; 5 5'; 6 6'; 7 7'; 8 8'; 12 12'; S(L) System Run	AP aluminum paint; W white; BLK black; C custom	120 120 V; 277 277 V; 347 347 V* **; UNV universal	DP dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C); DPX dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C)**; LT(#) Lutron* **; BI bi-level dimming**; O(#) other* **	1 1 circuit; 2 2 circuits; +E(#) emergency circuit*; +NL(#) night light circuit*; +GTD(#) generator transfer device* **
Lengths are nominal. Exact lengths can be specified, please consult factory. * Not available with EX2PDI.		*Remote surge protection device only. **Not available with EX2PDI.	Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2. **Remote only with EX2PDI.	*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.

MOUNTING/SUSPENSION	BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
SA(#) drywall+stem length <36" (18" std.); SASL(#) drywall stem sloped ceiling*; RS(#) rugged stem (for stem length above 36", or for any stem length in extreme conditions)	B(#) battery pack (integral)* ***; BR(#) battery pack (remote)**	+EF end feed*; +TF top feed* **; +N natatorium finish	C custom
See Mounting kit guide for full specification code. White canopy standard. * Not recommended for outdoor applications.	*Minimum 3ft; **Dry or damp location. Please consult factory. ***Not available with EX2PDI.	* See page 3 for more details. ** Not available with EX2PDI or EX2PI.	Please specify

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

IMEG
263 SHUMAN BOULEVARD
SUITE 550
NAPERVILLE, IL 60563
P: 630.527.2320
www.imegcorp.com

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Illinois Design Firm Registration #184008976-0014

0 1 2 3 REF. SCALE IN INCHES — PROJECT #25005326.00

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-103

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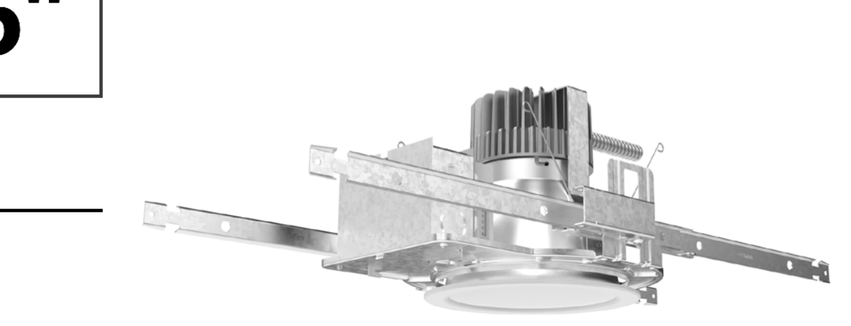
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

F8

gotham® | EVO®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Shower Downlight 6"



OVERVIEW

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

medium wide
1.0 S:MH

Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000	4500
Delivered	857	1274	1729	2187	2624	3062	3499	3745
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0	48.6
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7	52.0

*Lumen output for 80CRI - 3500K

COMPLIMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light


General Illumination Layer I EVO


High Center Beam Layer I Incito


EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare: MRI, Surgical Suite, Patient Room

Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-705-SERV (7378) | gothamlighting.com
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F9



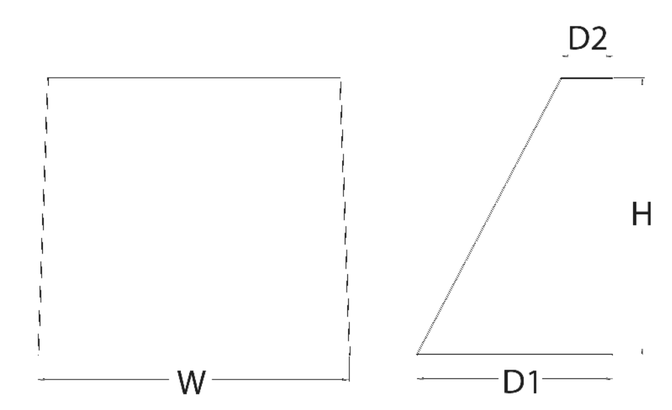
WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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EX1 & EX2

LITHONIA LIGHTING®

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for wet location areas requiring exit signs for AC only or battery back-up power that are subject to saturation with non-mechanically delivered water. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — White, compact, contemporary design. Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant and corrosion-proof. Universal directional Chevron inserts are easily removed and reinserted. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources. Rugged, heavy-duty, polycarbonate clear housing lens. Housing also available in black or gray. Letters 6" high with 3/4" stroke, with 100 ft. viewing distance rating, based upon UL924 standards.

OPTICS — Low energy consumption — fewer than 5 watts. The typical life of the exit LED lamp is 5 years, based on 24/7 operation.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) – Sealed, maintenance free nickel-cadmium battery delivers 90 minutes rated capacity. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (SD Option Only) for 30 seconds every 30 days, 30 minutes every 180 days and a 90-minute annual test. Diagnostic evaluation of LED light source, charging and battery condition.

INSTALLATION — Universal mounting canopy for top or end mount. Back mount standard for single face only. Junction box hole pattern for 4" octagon mounting. Flexible conduit entry.

LISTINGS — UL listed. Wet location listed. Standard cold temperature rating -4°F to 122°F (-20°C to 50°C). Meets UL 924, NFPA 101 (current Life Safety Code) and NFPA 70-NEC, Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY — 5-year limited warranty. (Battery is prorated.) This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.

Indura®
Wet Location
Exit Sign

WLTE

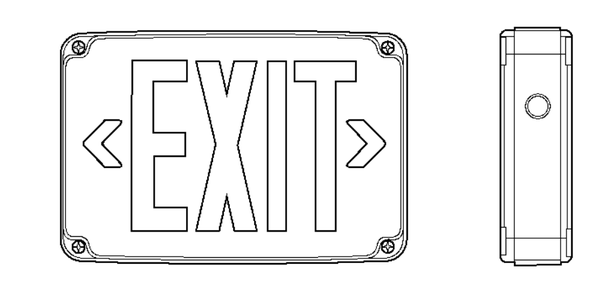

White


Gray

Specifications

Length: 12-1/2 (31.8)
Depth: 2-1/2 (6.4)
Height: 8-1/8 (20.6)
Weight: 4.1 lbs (1.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: WLTE W 1 R EL

WLTE Series	Housing color	Number of faces	Letter color	Operation	Options
WLTE	W White B Black GY Gray	1 Single face 2 Double face	R Red G Green	(blank) AC only EL Nickel-cadmium battery	TP Tamper-resistant screw hardware SD Self-diagnostics[1]

Accessories: *Order as separate catalog number.*[2]	
ELA WG1	Wireguard (back mount only)

Notes
1 Only available with EL option.
2 See spec sheet ELA-WG.

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

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0 1 2 3
REF. SCALE IN INCHES PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

INTERIOR LIGHTING - CUT SHEETS

E-104

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

E

D

C

B

A

LUMINAIRE SCHEDULE LEGEND

DESCRIPTION:

PAF - PAINT AFTER FABRICATION

CFSA - COLOR FINISH SELECTION BY ARCHITECT

CCFSA - CUSTOM COLOR FINISH SELECTED BY ARCHITECT

CONFIRM ALL COLORS AND FINISHES OF ALL LUMINAIRE COMPONENTS WITH ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE RELEASE OF THE LUMINAIRE ORDER

OPTICS:

BEAM ANGLE

##° or ## DEG - BEAM ANGLE IN DEGREES

VNSP - VERY NARROW SPOT
NSP - NARROW SPOT
SP - SPOT
WSP - WIDE SPOT
VWSP - VERY WIDE SPOT
NFL - NARROW FLOOD
FL - FLOOD
WFL - WIDE FLOOD
VWF - VERY WIDE FLOOD

MOUNTING (MTG):

CL - CEILING
CV - COVE
G - GROUND SURFACE
IG - IN GRADE
P - PERIMETER
PL - POLE
RE - RECESSED
SP - SUSPENDED
SU - SURFACE
UC - UNDER CABINET
WL - WALL
O - OTHER (SEE DESCRIPTION)

VERIFY AND COORDINATE ALL CEILING TYPES WITH LUMINAIRE MOUNTING AND TRIM REQUIREMENTS. REFER TO ARCHITECTURAL AND INTERIOR DESIGN ELEVATIONS, SECTIONS, AND DETAILS FOR LUMINAIRE MOUNTING LOCATIONS AND REQUIREMENTS.

MOUNTING HEIGHTS INDICATED IN THE SCHEDULE ARE TO THE BOTTOM OF FIXTURE UNLESS NOTED OTHERWISE.

DIMENSIONS:

L - LENGTH   **W** - WIDTH   **H** - HEIGHT   **D** - DEPTH   **Ø** - DIAMETER

VAR. - DIMENSION VARIES, SEE ARCHITECTURAL PLANS.

LIGHT SOURCE:

SOURCE TYPE
LED - INTEGRAL LIGHT EMITTING DIODE
DLED - DYNAMIC TUNABLE WHITE LED
RLED - RETROFIT LED LAMP
WLED - WARM DIM LED

CCT / CRI
INTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.
EXTERIOR CORRELATED COLOR TEMPERATURE [2700, 3000, 3500, 4000/4100]K, COLOR RENDERING INDEX (CRI) AT OR ABOVE [80, 85, 90], UNLESS NOTED OTHERWISE.

DELIVERED LUMENS:

LUMENS INDICATED ARE MINIMUM INITIAL DELIVERED LUMENS AT SPECIFIED CCT AND CRI.

WATTS:

MAXIMUM ANSI WATTS PER: (BLANK) = PER LUMINAIRE   **FT** = LINEAR FOOT   **LAMP**   **POLE**

POWER SUPPLY:

PS TYPE
(BLANK) - INTEGRAL UNLESS NOTED OTHERWISE
REM - REMOTE
EM - EMERGENCY BATTERY

CONTROL METHOD
0-10V - 0 TO 10V DIMMING
10%, **1%**, **0.1%**, **0.01%** AS INDICATED
DALI - DIGITAL ADDRESSABLE LIGHTING INTERFACE (IEC 62386)
DMX - USITT DMX512-A (ANSI E1.11)
UPC - UNIVERSAL PHASE CONTROL DIMMING (PHASE ADAPTIVE)
SWC - SWITCHED CONTROL
O - OTHER (SEE DESCRIPTION)

COORDINATE LUMINAIRE DRIVER DIMMING METHODS AND PROTOCOLS WITH THE LIGHTING CONTROL SYSTEM AND CONTROL MANUFACTURER REQUIREMENTS TO ENSURE DIMMING COMPATIBILITY.

MANUFACTURER - SERIES:

1. **THE FIRST MANUFACTURER AND MODEL LISTED IS THE BASIS OF DESIGN.**
2. **THE MODEL NUMBER SHOWN SHALL NOT BE CONSIDERED COMPLETE AND MATERIAL SHALL NOT BE ORDERED BY MANUFACTURER AND MODEL NUMBER ONLY. THE COMPLETE DESCRIPTION AND THE SPECIFICATION SHALL BE COORDINATED WITH THE MODEL NUMBER TO DETERMINE THE EXACT MATERIAL AND ACCESSORIES TO BE ORDERED.**

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	OPTICS	MTG	DIMENSIONS	LIGHT SOURCE	DELIVERED LUMENS	WATTS	POWER SUPPLY	MANUFACTURER - SERIES	NOTES
EX1	SINGLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
EX2	DOUBLE FACE EXIT SIGN, HIGH IMPACT POLYCARBONATE CONSTRUCTION. WET LOCATION LISTED. COORDINATE COLORS WITH ARCHITECT. VERIFY END, BACK, OR CEILING MOUNTING AND ARROWS WITH PLANS.		WL/CL	12 1/2"L X 2 1/2"W X 8 1/8"H	LED	0 lm	3 / FIX	277	LITHONIA WLTE	
F1	LINEAR LED STRIP, FLAT DIFFUSE LENS. GENERAL DISTRIBUTION. COORDINATE FINISH WITH ARCHITECT. PROVIDE ALL NECESSARY MOUNTING HARDWARE.	DROP LENS	SP	48"L X 2 1/4"W X 3"H	LED	5,000 lm	48 / FIX	277 0-10V	LITHONIA ZL1D	
F2	SURFACE MOUNT NARROW SERIES LUMINAIRE. MARINE GRADE, EXTRUDED ALUMINUM HOUSING WITH CAST ALUMINUM ENDCAPS, 0.090" LINEAR RIBBER CLEAR LENS, WHITE POLYESTER COAT FINISH. INTEGRAL OCCUPANCY SENSOR.		SU	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	NEWSTAR VICTORY VIC4N	
F2A	SIMILAR TO F2, DIFFERENT MOUNTING.		WL	49 1/2"L X 6 1/2"W X 3 7/8"H	LED	7,200 lm	75 / FIX	277 0-10V	SIMILAR TO F2	
F3	SURFACE MOUNTED DIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, CAST ALUMINUM END CAPS, EXTRUDED ACRYLIC LENS. COORDINATE COLOR AND FINISH WITH ARCHITECT.	BATWING	SU	120"L X 4 1/8"W X 5"H	LED	500 lm	5 / FT	277 0-10V	AXIS EXTEND 2 SURFACE EX2S	
F4	CIRCULAR HIGHBAY, COATED COPPER FREE ALUMINUM ALLOY HOUSING, GRAY NYLON CORROSION RESISTANT POWDER COATING. BUILT-IN HIGH MOUNT OCCUPANCY SENSOR. PROVIDE ALL MOUNTING HARDWARE AS REQUIRED. COORDINATE WITH ARCHITECT FOR COLOR, FINISH, AND MOUNTING HEIGHTS.	TEMPERED GLASS LENS, 60 DEG OPTIC	SP	42 5/8"H, 14 1/8"Ø	LED	8,400 lm	60 / FIX	277	SOLAS RAY HJCR	
F5	RECESSED LINEAR. PROVIDE WITH INTEGRAL OCCUPANCY SENSOR. IK10 IMPACT RESISTANT RATING. IP66 LISTED. CONTINUOUS RUNS PER FLOOR PLAN.	FLUSH	RE	<varies>L X 4 1/4"W X 4 7/8"H	LED	1,000 lm	10 / FT	277 0-10V	AXIS EXTEND 2	
F6	LINEAR FLEXIBLE LED STRIP. WET LOCATION LISTED.		RE	<varies>L X 7/8"W X 7/8"H	LED	437 lm	5 / FT	277 0-10V	LUMINI KURBA MAX	
F7	PENDANT MOUNTED EXTERIOR LINEAR LED, WET LOCATION LISTED, DIRECT FLUSH LENS, CONTINUOUS RUN LENGTH AS SHOWN ON PLANS. COORDINATE FINISH WITH ARCHITECT. FIXTURE MOUNTED BETWEEN CANOPY PANELS, REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING DETAILS.		RE	<varies>L X 2 1/2"W X 2 7/8"H	LED	300 lm	4 / FT	277 0-10V	AXIS EXTEND 2 PENDANT EX2PD	
F8	STANDARD 6" RECESSED DOWNLIGHT. WIDE OPTICS, WET SHOWER LENS.		RE	9 1/2"H, 6"Ø	LED	1,500 lm	15 / FIX	277	GOTHAM EVO6	
F9	EXTERIOR WALL MOUNTED LOW PROFILE BUILDING LUMINAIRE. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT. COORDINATE COLOR AND FINISH WITH ARCHITECT.	VISUAL COMFORT FORWARD THROW	WL	9"L X 5 1/2"W X 10 1/2"H	LED	2,000 lm	15 / FIX	277	LITHONIA WDGE 1	
P1	SQUARE LED AREA/FLOOD LUMINAIRE. FORWARD THROW MEDIUM DISTRIBUTION WITH BACKLIGHT SHIELD, SINGLE HEAD LUMINAIRE MOUNTED ON ROUND, TAPERED, ALUMINUM POLE AT 30' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). INSTALL ON EXTENDED BASE FOUNDATION UNLESS NOTED OTHERWISE. PROVIDE WITH WIRELESS DIMMING.	FORWARD THROW MEDIUM	PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	462 / FIX	277	LITHONIA DSX2	
P2	SIMILAR TO P1, WITH TWO HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	924 / FIX	277	SIMILAR TO P1	
P3	SIMILAR TO P1, WITH THREE HEAD.		PL	22"L X 15"W X 5 1/2"H	LED	57,549 lm	1,386 / FIX	277	SIMILAR TO P1	
P4	SIMILAR TO P1, DIFFERENT OUTPUT AND OPTICS. PROVIDE TYPE II DISTRIBUTION. WITH BACKLIGHT SHIELDING. 20' AFG (INCLUDING POLE AND FOUNDATION HEIGHT). PROVIDE DIFFERENT MANUFACTURER SERIES TYPE. REFER TO FLOOR PLAN FOR NUMBER OF HEADS ON SAME POLE. PROVIDE FIXTURE WITH INTEGRAL HIGH/LOW OCCUPANCY SENSOR AND WIRELESS DIMMING.		PL	22"L X 15"W X 5 1/2"H	LED	9,651 lm	68 / FIX	277	LITHONIA DSX1	

LIGHTING SEQUENCE OF OPERATION

PLAN ID	LIGHTING SWITCHED
{LS1}	Sequence: Switched Lights are manually controlled in this space. ON: Lights turn on manually using a wall switch. OFF: Lights turn off manually using a wall switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS2}	Sequence: Switched Lights are vacancy controlled in this space. ON: The lights turn on by vacancy sensor wall switch. OFF: After the space has been vacant for 15 minutes, the lights automatically turn off via vacancy sensor or by wall sensor switch. EMERGENCY: Night lights 'NL' are always ON and fed from emergency lighting inverter.
{LS3}	Sequence: Switched Lights are occupancy controlled in this space. ON: The lights turn on manually by wall switch or automatically by wall switch sensor. OFF: Lights turn off using wall switch or automatically after the space has been vacant for 15 minutes via wall switch sensor. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS4}	Sequence: Switched lights are occupancy controlled in this space. ON: The lights turn on automatically by integral fixture sensor. OFF: Lights turn off automatically by integral fixture sensor after the space has been vacant for 15 minutes. Key-switch shall provide manual off. EMERGENCY: 'SE' luminaires are fed from emergency lighting inverter circuit.
{LS5}	Sequence: Aquatic Center site lights are controlled by lighting control system relay panel. Lighting control system shall be provided with photocell input, relay panel on/off control, and wireless dimming. ON: The lights turn on automatically by lighting schedule. ADJUST: The light will be provided with wireless dimming nodes for manual adjustment at lighting control system. OFF: The lights turn off automatically by lighting schedule and photocell input.
{LS6}	Sequence: Exterior dimmable pole lighting is time scheduled and occupancy controlled by lighting control system. pole lights are provided with integral wireless occupancy sensors and wireless dimming. Each zone shall be scheduled separately and controlled together, with integral override sensors. Coordinate schedule with Owner prior to programming. ON: Pole lights are automatically turned on based on schedule via lighting control system. After scheduled hours, pole lights shall automatically turn on via lighting control system upon detection from integral fixture occupancy sensor and remain on for 15 minutes. ADJUST: Pole lights are provided with wireless dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. Integral fixture occupancy sensor shall dim lights to 50% when no activity has been detected for 15 minues. Lights shall raise to 100% when activity is present. OFF: Pole lights are automatically turned off based on schedule via lighting control system.
{LS7}	Sequence: Exterior dimmable building mounted luminaires are time scheduled and controlled by lighting control system. Fixtures are provided with integral dimming. Coordinate schedule with Owner prior to programming. ON: Luminaires are automatically turned on based on schedule via lighting control system. ADJUST: Luminaires are provided with dimming control and shall be programmed to lighting control system for future dimming control. Dimming set level shall be coordinated with Owner prior to programming controls. OFF: Luminaires are automatically turned off based on schedule via lighting control system. EMERGENCY (if applicable): When normal power fails, switched emergency 'SE' luminaires automatically turn on to 100% and bypass the local lighting controls. Emergency luminaires are fed from emergency lighting inverter circuit. Provide a shunt relay to allow for full control during normal operation.

DISCONNECT AND STARTER SCHEDULE

NOTE: ALL DISCONNECTS (EXCEPT MANUAL STARTERS) SHALL BE HEAVY DUTY TYPE.

DISCONNECT TYPE:	**ACCESSORIES & OPTIONS**	
FU - FUSED	SA - STANDARD ACCESSORIES (INCLUDES * ITEMS)	PF - PHASE LOSS PROTECTION (5 HP OR GREATER, 3 PHASE...
NF - NON-FUSED	*CT - CONTROL TRANSFORMER, FUSED 120V	TO - MELTING THERMAL OVERLOADS (1 PHASE)
CB - CIRCUIT BREAKER	*EO - ELECTRONIC OVERLOAD (3 PHASE MOTORS)	TS - 2 SPEED SELECTOR SWITCH IN DOOR
	*HA - HAND-OFF-AUTO IN DOOR	GP - GREEN (OFF) PILOT LIGHT IN DOOR
STARTER TYPE:	*RP - RED (RUN) PILOT LIGHT IN DOOR	FA - 4-CONVERTIBLE AUXILIARY CONTACTS
FV - FULL VOLTAGE	*TA - TWO CONVERTIBLE AUXILIARY CONTACTS	EI - ELECTRICAL INTERLOCK (2)-N.O. & (2)-N.C.
YD - WYE - DELTA	S/N - INSULATED NEUTRAL ASSEMBLY	SS - START-STOP PUSHBUTTON IN DOOR
RE - REVERSING		HL - HANDLE PADLOCK HASP
TW - 2 SPEED, 2 WINDING		
SW - 2 SPEED, 1 WINDING		
RV - REDUCED VOLTAGE AUTOXFMR		
SS - SOLID STATE		
MS - MANUAL STARTER		
MX - MANUAL SWITCH		
FS - FUSED SWITCH		
AMS-ASSEMBLED MOTOR STARTER		

ITEM	DISCONNECT TYPE & RATING: TYPE	RATING	TRIP RATING	VOLTAGE	POLES	STARTER: NEMA SIZE	TYPE	ENCLOSURE	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
MX-1		30		120	1	0	MX	NEMA 1	<varies>	
MX-CP-1		30		120	1	0	MX	NEMA 1		
MX-CP-2		30		120	1	0	MX	NEMA 1		
MX-CP-3		30		120	1	0	MX	NEMA 1		
MX-CU-2		30		120	1	0	MX	NEMA 3R		
MX-H		30		120	1	0	MX	NEMA 4X		
MX-WH-1		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-2		30		120	1	0	MX	NEMA 1	RP, 115 VOLT PILOT LIGHT CIRCUIT	
MX-WH-3		30		120	1	0	MX	NEMA 1		
DS-CU	NF	60		208	1			NEMA 1		

TRANSFORMER SCHEDULE

TYPE:		**ACCESSORIES & OPTIONS**
K1 - DOE 2016 DRY TYPE	AUT - AUTOTRANSFORMER	AL - ALUMINUM WINDINGS
K4 - K4 RATED DRY TYPE	BB - BUCK BOOST	CU - COPPER WINDINGS
K13 - K13 RATED DRY TYPE	LIQ - LIQUID FILLED	RS - EPOXY RESIN ENCAPSULATED
HM - HARMONIC MITIGATING		NV - NON-VENTILATED
PE - NEMA PREMIUM EFFICIENCY		NL - 200% RATED NEUTRAL
		EL - ELECTROSTATIC SHIELD
		TTM - TRANSFORMER TEMP MONITOR (REFER TO SPECIFCATION 26 09 13)

ITEM	KVA RATING	TYPE	ENCLOSURE	MAX. TEMP. RISE C.	PRIMARY: VOLTS	PH	SECONDARY: VOLTS	PH	REQUIRED ACCESSORIES & OPTIONS	COMMENTS
TR-75	75 kVA	K-1	NEMA 1	150	480	3	120/208	3	AL	

1 2 3 4 5

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Revision Schedule

NO.	DATE	DESCRIPTION
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

Key Plan

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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0 1 2 3
REF. SCALE IN INCHES   PROJECT #25005326.00

WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	-
Date	02/06/2026

ELECTRICAL SCHEDULES

E-400

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WHEELING AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS

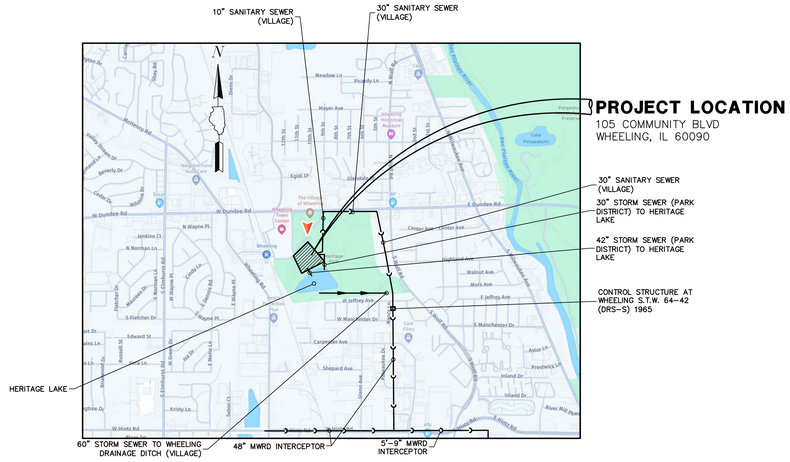
105 COMMUNITY BLVD
WHEELING, IL 60090

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX	⊕	◑
BUSH/SHRUB	◌	●
CATCH BASIN	○	C.O.
CLEANOUT	CO	C.O.
COMBINE SEWER LINE	——C——C——	——C——C——
CONTOUR	——708——	——708——
CULVERT	▱——▱	▶——
DITCH/SWALE	←·←·←·←	←·←·←·←
ELECTRIC LINE	——E——	——E——
ELECTRIC MANHOLE	Ⓔ	Ⓔ
FENCE	—X—X—X—X—	—X—X—X—X—
FIRE HYDRANT	♉	♉
FLARED END SECTION	▭	▬
GAS LINE	——G——	——G——
GAS MANHOLE	Ⓖ	Ⓖ
GAS VALVE	⧋	⧋
INLET	□	■
LIGHT POLE	☼	✦
OVERHEAD WIRES	——A——	——A——
POWER POLE	⊸	●
R.O.W LINE	———————	— — —
R.O.W MARKER	⧋	
SANITARY FORCEMAIN LINE	——CC——CC——	——CC——CC——
SANITARY SEWER LINE	——C——	——C——
SANITARY SEWER MANHOLE	Ⓢ	◉
SIGN	⚲	▶
SPOT ELEVATION	×850.00	×850.0
STORM SEWER LINE	——C——	——C——
STORM SEWER MANHOLE	Ⓢ	◉
TELEPHONE LINE	——T——	——T——
TELEPHONE MANHOLE	Ⓣ	Ⓣ
TELEPHONE BOX/PEDESTAL	⊡	⊡
TREE-CONIFEROUS (SIZE/TAG#)	345	345
TREE-DECIDUOUS (SIZE/TAG#)	12"	12"
VALVE BOX	⊗	⊗
VALVE VAULT	⊠	■
WATER VALVE	⊗	⊗
WATERMAIN LINE	——W——	——W——



LOCATION MAP
(Not to Scale)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS® NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD88

SITE BENCHMARK:
CUT "X" IN SIDEWALK APPROX 190' EAST OF THE FARTHEST SOUTH BUILDING CORNER OF THE REC. CENTER AND 20' NORTHWEST OF LIGHT POLE AT THE SOUTH END OF THE EAST ISLAND BETWEEN THE REC. CENTER AND POOL BUILDING. ALSO KNOWN AS CP#5.
ELEVATION: 647.07
DATUM: NAVD88

CONTRACTOR IS RESPONSIBLE TO VERIFY CONTROL AND BENCHMARKS PRIOR TO PROCEEDING WITH CONSTRUCTION.
REPORT ALL DISCREPANCIES TO GHA.

CONTROL POINTS:

Point #	Northing	Easting	Elevation	Description
1	1992982.59	1095891.70	645.05	CP1-XSW
2	1993313.48	1095440.82	647.40	CP2-XSW
3	1993324.42	1095758.74	644.69	CP3-MAG-PKG
4	1992976.18	1095447.34	645.55	CP4-MAG-PKG
5	1992790.14	1095380.26	647.04	CP5-XSW
8	1993332.82	1095037.20	644.65	CP8-MAG-PKG
9	1992397.06	1094993.96	648.16	CP9-MAG-PKG

SHEET INDEX

C01 TITLE SHEET
C02 EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL
C03 EXISTING CONDITIONS / DEMOLITION PLAN
C04 EXISTING CONDITIONS / DEMOLITION PLAN
C05 EXISTING CONDITIONS / DEMOLITION PLAN
C06 GEOMETRIC PLAN - OVERALL
C07 GEOMETRIC PLAN
C08 GEOMETRIC PLAN
C09 GEOMETRIC PLAN
C10 UTILITY PLAN - OVERALL
C11 UTILITY PLAN
C12 UTILITY PLAN
C13 UTILITY PLAN
C14 UTILITY PROFILES
C15 UTILITY PROFILES
C16 GRADING PLAN - OVERALL
C17 GRADING PLAN
C18 GRADING PLAN
C19 GRADING PLAN
C20 GRADING - ENLARGEMENT
C21 GRADING - ENLARGEMENT
C22 SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL
C23 SOIL EROSION AND SEDIMENT CONTROL PLAN
C24 SOIL EROSION AND SEDIMENT CONTROL PLAN
C25 SOIL EROSION AND SEDIMENT CONTROL PLAN
C26 STORMWATER POLLUTION PREVENTION PLAN NOTES
C27 SOIL EROSION AND SEDIMENT CONTROL DETAILS
C28 GENERAL NOTES
C29 MWRD GENERAL NOTES
C30 VILLAGE OF WHEELING DETAILS
C31 VILLAGE OF WHEELING DETAILS
C32 VILLAGE OF WHEELING DETAILS
C33 VILLAGE OF WHEELING DETAILS
C34 DETAILS
C35 EXISTING DRAINAGE EXHIBIT
C36 PROPOSED DRAINAGE EXHIBIT

J.U.L.I.E
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
CALL 811

811 Know what's **below.** **Call** before you dig.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROPERTY OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

PROFESSIONAL DESIGN FIRM LICENSE:
GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010

DONALD E. MATTHEWS 062-048084 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANS PREPARED FOR:
WHEELING PARK DISTRICT
100 COMMUNITY BLVD
WHEELING, ILLINOIS 60090
TELEPHONE: 847-465-3333

COORDINATING/PERMITTING AGENCIES:

VILLAGE WHEELING	1-847-459-2600
METROPOLITAN WATER RECLAMATION DISTRICT LOCAL SEWER SECTION	1-312-751-5600
MWRD FIELD OFFICE	1-708-588-4055
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)	1-217-782-0610
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL SANITARY SEWER PERMIT	1-217-782-2027
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF PUBLIC WATER SUPPLIES	1-217-782-3397

SIGNED: _____ P.E.
Donald E. Matthews
DATE: 02-26-2026
ILLINOIS LICENSE NO.: 062-048084
EXPIRATION DATE: NOVEMBER 30, 2027

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

TITLE SHEET

C01

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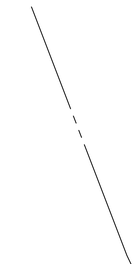
File Location: G:\580\0987.151 Wheeling PD Aquatic Cen\0987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwhalen / PLOT DATE: 2/26/2026 3:44 PM BY: Brian Spencer

EXISTING CONDITION AND DEMOLITION NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FENCING THE ACTIVE WORK ZONE FROM THE PUBLIC AND PROTECTING THE PUBLIC FROM ANY CONSTRUCTION RELATED HAZARDS. AT A MINIMUM, ALL EXCAVATION, DEMOLITION AREAS AND OTHER AREAS POTENTIALLY HAZARDOUS TO PEDESTRIANS AND VEHICLES MUST BE PROTECTED.
4. AT ALL TIMES, MAIN DRIVE, LOADING DOCKS, AND DUMPSTER AREAS SHALL REMAIN OPEN AND UNOBSTRUCTED. TEMPORARY SHUT DOWN OF ONE TRAFFIC LANE AT A TIME WILL BE PERMITTED FOR SHORT TERM PERIODS AND SHALL BE COORDINATED WITH APPOINTED PROPERTY OWNER CONSTRUCTION STAFF. SHORT TERM CLOSINGS SHALL BE COMPLETED WITHIN THE WORK DAY AND RESTORED TO UNOBSTRUCTED ACCESS BY THE CLOSE OF THE WORK DAY.
5. TEMPORARY STONE OR ASPHALT PATHWAYS SHALL BE PROVIDED AS NEEDED THROUGHOUT THE COURSE OF CONSTRUCTION TO FACILITATE SAFE PEDESTRIAN AND VEHICULAR MOVEMENT. THE LONGITUDINAL SLOPE OF SUCH PATHS SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. PROVIDE 6" CA-6 BASE AND 2" SURFACE ASPHALT.
6. THE EXISTING AMPHITHEATER FACILITY TO THE SOUTHWEST WILL REMAIN OPEN AND ACTIVELY USED. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL PLANS AND COORDINATE WITH UTILITY COMPANIES TO ENSURE CONTINUOUS UTILITY SERVICES DURING DEMOLITION AND TRANSITIONING OF SERVICES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REUSE, AND DISPOSAL OF ALL EXISTING IMPROVEMENTS ONSITE NECESSARY TO COMPLETE THE JOB. THESE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITIES, LIGHTING, LIGHT BASES, MANHOLES, FENCES, FOUNDATIONS, AND OTHER STRUCTURES WITHIN THE WORK AREA. EXCAVATE AND GRADE TO PROPOSED PAVEMENT AND BUILDING SUBBASE GRADES. (REFER TO FOUNDATION PLANS FOR PROPOSED BUILDING SUBBASE GRADES.) THESE ITEMS SHALL BE COMPLETELY REMOVED AND LEGALLY DISPOSED OF OFFSITE. EXISTING CONCRETE TO BE CRUSHED AND REUSED ON-SITE FOR FILL IN SELECT AREAS. DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE CRUSHED CONCRETE AND GRADATION PER SPEC. CRUSHED CONCRETE TO MEET IDOT SPECIFICATION OR APPROVED EQUAL. CRUSHED CONCRETE SHALL NOT BE USED FOR SELECT FILL FOR PIPE BEDDING OR BUILDING FOUNDATION.
8. REMOVE OR ABANDON EXISTING UTILITIES AS SHOWN. UTILITIES THAT ARE REMOVED, UNLESS OTHERWISE NOTED, SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2 FEET LONG NON-SHRINK CONCRETE/MORTAR PLUGS. MANHOLE STRUCTURES TO BE ABANDONED SHALL HAVE THE TOP SECTION REMOVED, SEWERS BULKHEADED WITH CONCRETE AND BACKFILLED WITH CA-6 CRUSHED STONE.
9. TEMPORARILY REMOVE, STORE AND PROTECT SIGNS AND POSTS WITHIN AFFECTED WORK ZONE FOR REINSTALLATION AND TEMPORARILY REMOVE, STORE AND PROTECT ALL WEST PARKING LOT LIGHT POLES WITHIN THE AFFECTED WORK ZONE FOR REINSTALLATION. COORDINATE ONSITE STORAGE WITH PROPERTY OWNER.
10. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
11. SEE GEOTECH REPORT FOR BORING AND CORE NOTES.
12. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN - OVERALL

C02

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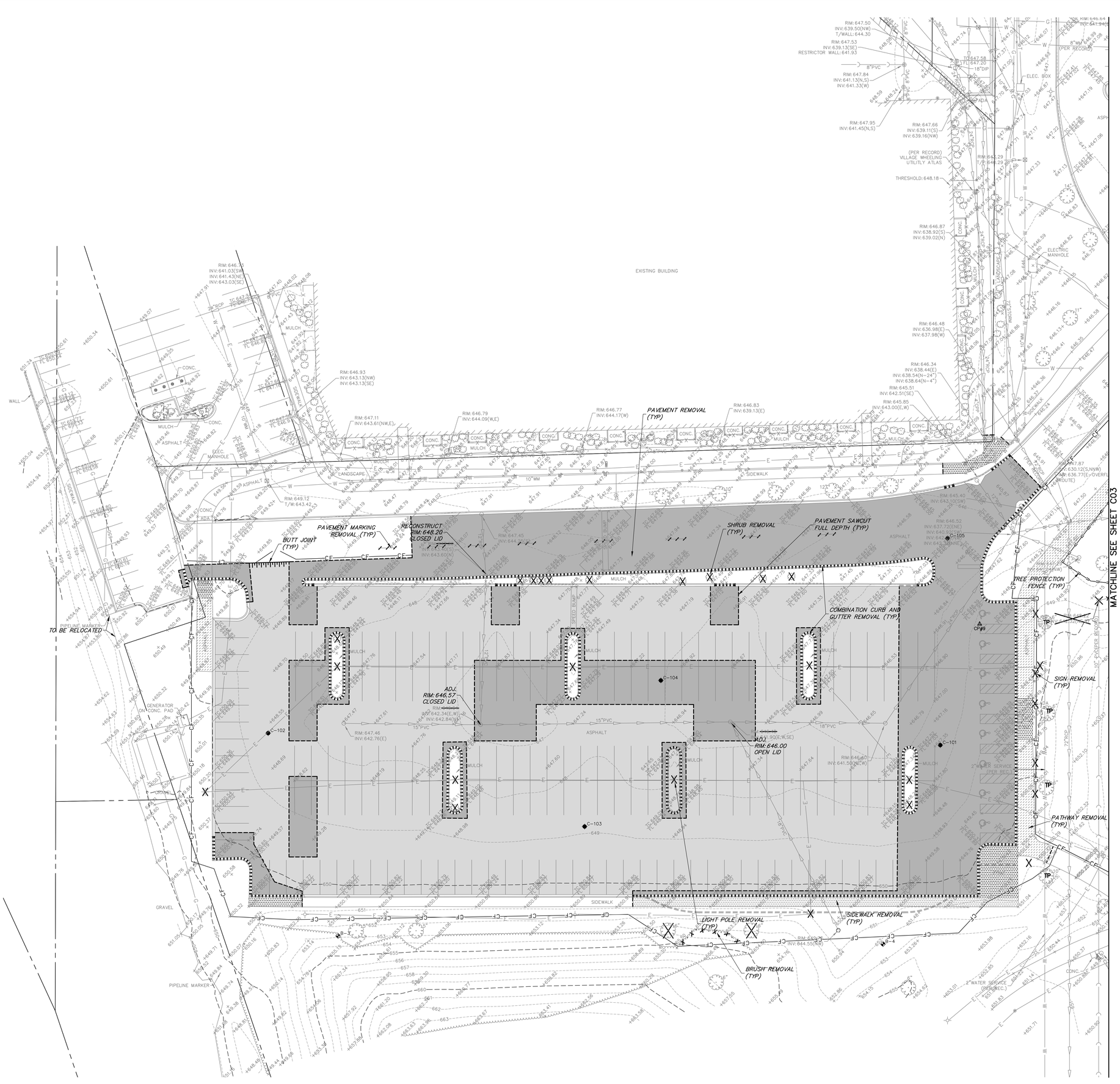
File Location: G:\950\5987 151 Wheeling PD Aquatic Cntr\5987 151 PR\ | SAVE DATE: 2/26/2026 9:55 PM BY: tspencer | PLOT DATE: 2/26/2026 10:22 PM BY: Brian Spencer



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

REMOVAL LEGEND

- BUILDING/POOL REMOVAL
- PAVEMENT REMOVAL FULL DEPTH
- HMA PAVEMENT REMOVAL VARIABLE THICKNESS, REFER TO GEOTECH
- CONCRETE REMOVAL
- SIDEWALK REMOVAL
- ASPHALT PATHWAY REMOVAL
- CURB/COMBINATION CURB AND GUTTER REMOVAL
- SIGN REMOVAL
- LIGHT POLE REMOVAL
- TREE/SHRUB REMOVAL
- TREE TO BE TRANSPLANTED SEE LANDSCAPE ARCHITECT PLANS
- TREE PROTECTION FENCE
- UTILITY TO BE ABANDONED
- UTILITY TO BE REMOVED
- STRUCTURE REMOVAL
- FENCE REMOVAL
- PAVEMENT SAWCUT FULL DEPTH
- BUTT JOINT
- PERIMETER EROSION BARRIER
- 10 YEAR FE: 640.6
- BFE: 642.7
- BORING LOCATION
- CORE LOCATION
- CONTROL POINT
- CONSTRUCTION FENCING

NOTE:
SEE SHEET C02 FOR EXISTING CONDITIONS AND DEMOLITION NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C03

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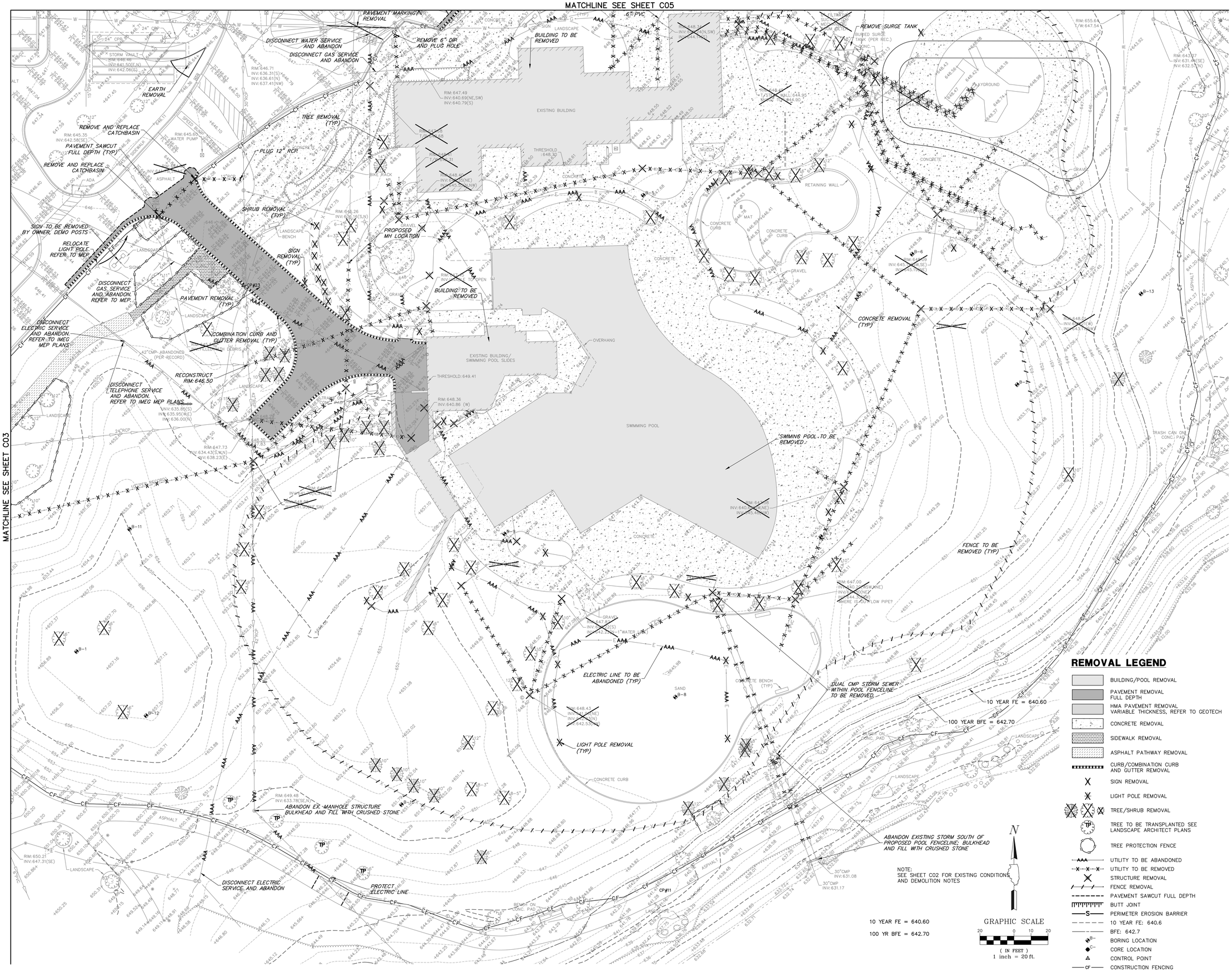

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EXISTING CONDITIONS / DEMOLITION PLAN

C04

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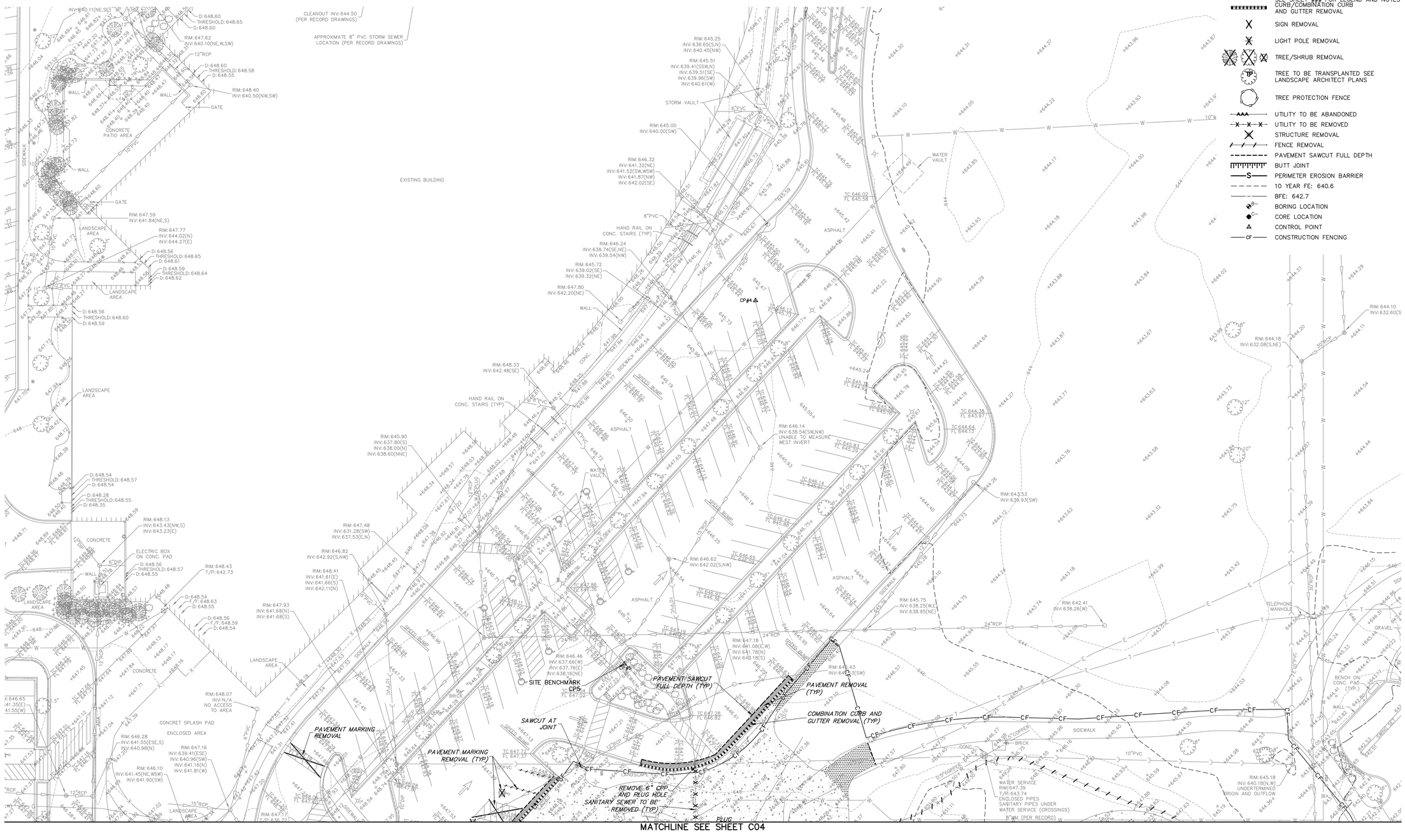

REMOVAL LEGEND

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- PAVEMENT REMOVAL FULL DEPTH
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GRAPHIC SCALE
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(IN FEET)
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AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
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Date	02-26-2026

EXISTING CONDITIONS / DEMOLITION PLAN

C05

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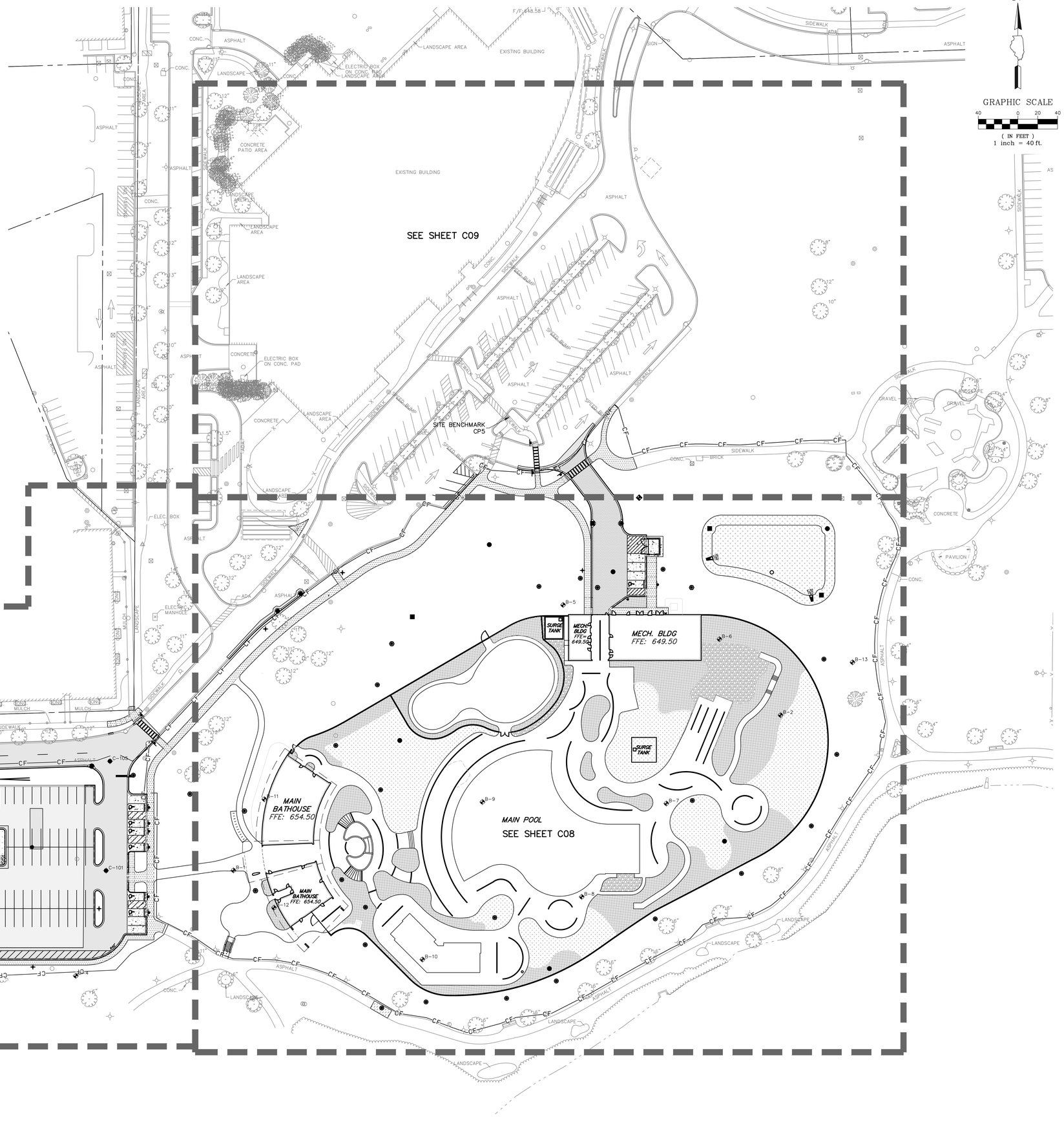
GEOMETRIC AND PAVING PLAN

1. ALL PAVEMENT DIMENSIONS ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. E=EDGE OF PAVEMENT, B=BACK OF CURB, F=FACE OF CURB. RADII DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. INSTALL ALL CURB AND SIDEWALK AS SHOWN. NOTE SOME CURBS REQUIRE REVERSE PITCH GUTTER. DOWEL NEW SIDEWALK AND CURB TO EXISTING AND PROPOSED CURBS PER GENERAL NOTES. WHEN CONSTRUCTING A CARRIAGE WALK, THE PROPOSED SIDEWALK CONTRACTION AND EXPANSION JOINTS SHALL ALIGN WITH EXISTING CURB JOINTS.
3. PROVIDE 1.90% CROSS SLOPE AND 4.5% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATH WAYS UNLESS OTHERWISE INDICATED. ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.
4. INSTALL BITUMINOUS PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTIONS AND GENERAL NOTE SHEET FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
5. INSTALL PCC PAVEMENT AS SHOWN. REFER TO DETAIL SHEET FOR SPECIFIC PAVEMENT SECTION AND GENERAL NOTES FOR CONSTRUCTION, TESTING AND COMPACTION REQUIREMENTS.
6. ALL PARKING LOT STALL MARKINGS SHALL BE 4" YELLOW PAINT AND ALL OTHER PARKING LOT PAVEMENT MARKINGS SHALL BE PAINT, COLOR AS NOTED, IN ACCORDANCE WITH SECTION 780 OF THE IDOT STANDARD SPECIFICATIONS. (TWO SINGLE APPLICATIONS, 16 MILS EACH REQUIRED). SITE PAVEMENT MARKING SHALL BE COORDINATED WITH SITE ENGINEER. CONTRACTOR SHALL NOTIFY SITE ENGINEER 48 HRS PRIOR TO INSTALLING PAVEMENT MARKING.
7. FOR HANDICAPPED STALL MARKINGS, REFER TO HANDICAPPED PARKING STALL AND SIGN DIMENSIONING DETAIL.
8. INSTALL NEW SIGNS AND HANDICAPPED PARKING SIGNS USING 2" GALVANIZED SQUARE TUBE POST AND TELESCOPING POST SLEEVE PER IDOT STANDARD.
9. INSTALL RETAINING WALL AS SHOWN. REFER TO DETAIL SHEET FOR MATERIAL AND DESIGN REQUIREMENTS.
10. INSTALL TRANSFORMER PAD AS SHOWN. PAD SHALL BE SET 6" ABOVE FINISHED GRADE. REFER TO MEP PLANS FOR FINAL PAD SIZE AND DESIGN REQUIREMENTS.
11. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL SEED AND BLANKET AS NECESSARY TO MEET SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. REFER TO NOTES AND DETAILS THROUGHOUT THE PLAN SET FOR SPECIFIC MATERIAL REQUIREMENTS.
12. FOR FINAL RESTORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED TURF AREAS AND PROPOSED TURF AREAS AS FOLLOWS, REFER TO LANDSCAPE PLANS FOR ALL TOPSOIL AND RESTORATION SPECIFICATIONS.
13. ONCE RESTORATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES. SILT FENCE TRENCHES SHALL BE BACKFILLED AND RESTORED IN KIND. STORM STRUCTURES SHALL BE CLEANED OF DEBRIS.
14. INSTALL PARKING LOT AND CONCRETE PAVEMENT AS SHOWN. WHERE HMA PAVEMENT REMOVAL AND REPLACEMENT IS INDICATED, THE EXISTING STONE BASE SHALL BE REGRADED TO MEET THE 4" ASPHALT DEPTH AND RECOMPACTED AND PROOF ROLLED PRIOR TO REPAVING.
15. ALL 8" PCC PAVEMENT AND B6.12 CURB AND GUTTER CONTRACTION JOINTS SHALL BE SAWCUT A MINIMUM OF 2" DEEP WITHIN 12 HOURS OF POUR.
16. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET



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920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
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Zion, IL 60099
847.478.9700

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN - OVERALL

C06

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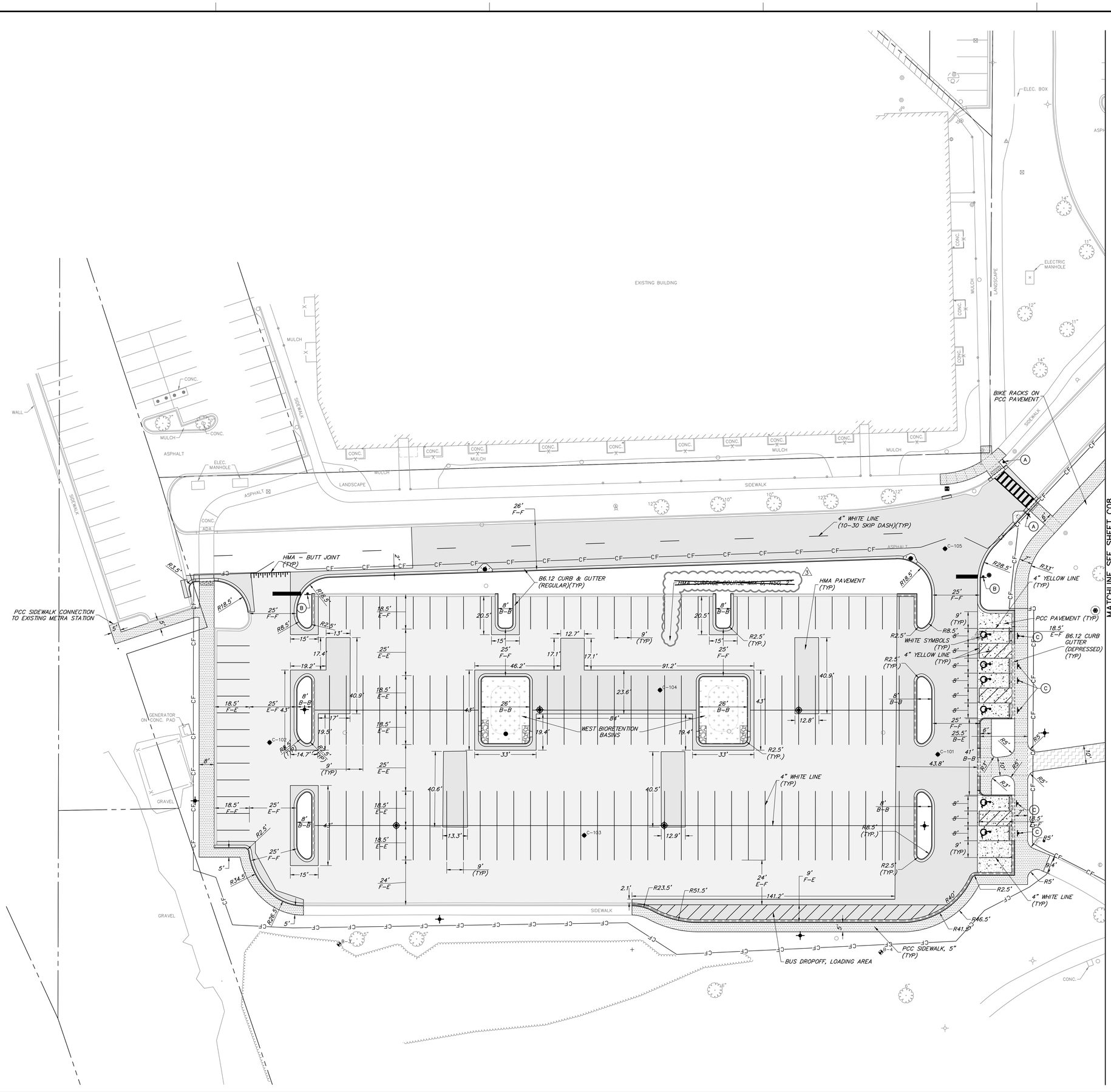

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

PROPOSED LEGEND

- NORMAL DUTY HMA PAVEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  10" CA-6 CRUSHED STONE
- HEAVY DUTY HMA PAVEMENT
  2" HMA SURFACE COURSE, MIX "D", N50
  4" HMA BINDER COURSE, IL-19.0, N50
  8" CA-6 CRUSHED STONE
- HMA PAVEMENT REMOVAL & REPLACEMENT
  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
  8" CA-6 CRUSHED STONE
- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA - BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

PARKING COUNTS

EXISTING PARKING SPACES

ACCESSIBLE PARKING SPACES	8
REGULAR PARKING SPACES	197
TOTAL EXISTING PARKING SPACES	205

PROPOSED PARKING SPACES

ACCESSIBLE PARKING SPACES	7
REGULAR PARKING SPACES	185
TOTAL PROPOSED PARKING SPACES*	192

*INCLUDES (3) REGULAR AND (1) ACCESSIBLE SPACE FROM MAINTENANCE DRIVE. REFERENCE SHEET C08
**REQUIRED PARKING CALCULATED BY OVERALL PROPERTY PER ORD 2917-5118. SEE SEPARATE PARKING EXHIBITS FOR DETAILS. SUMMARY BELOW.

H:\Screenshot 2026-01-22 195838.png

NOTE: SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

SIGN LEGEND:

Ⓐ YIELD HERE TO PEDESTRIANS SIGN

Ⓑ STOP SIGN

Ⓒ RESERVED ADA PARKING SIGN

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN

C07

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MATCHLINE SEE SHEET C09

MATCHLINE SEE SHEET C07

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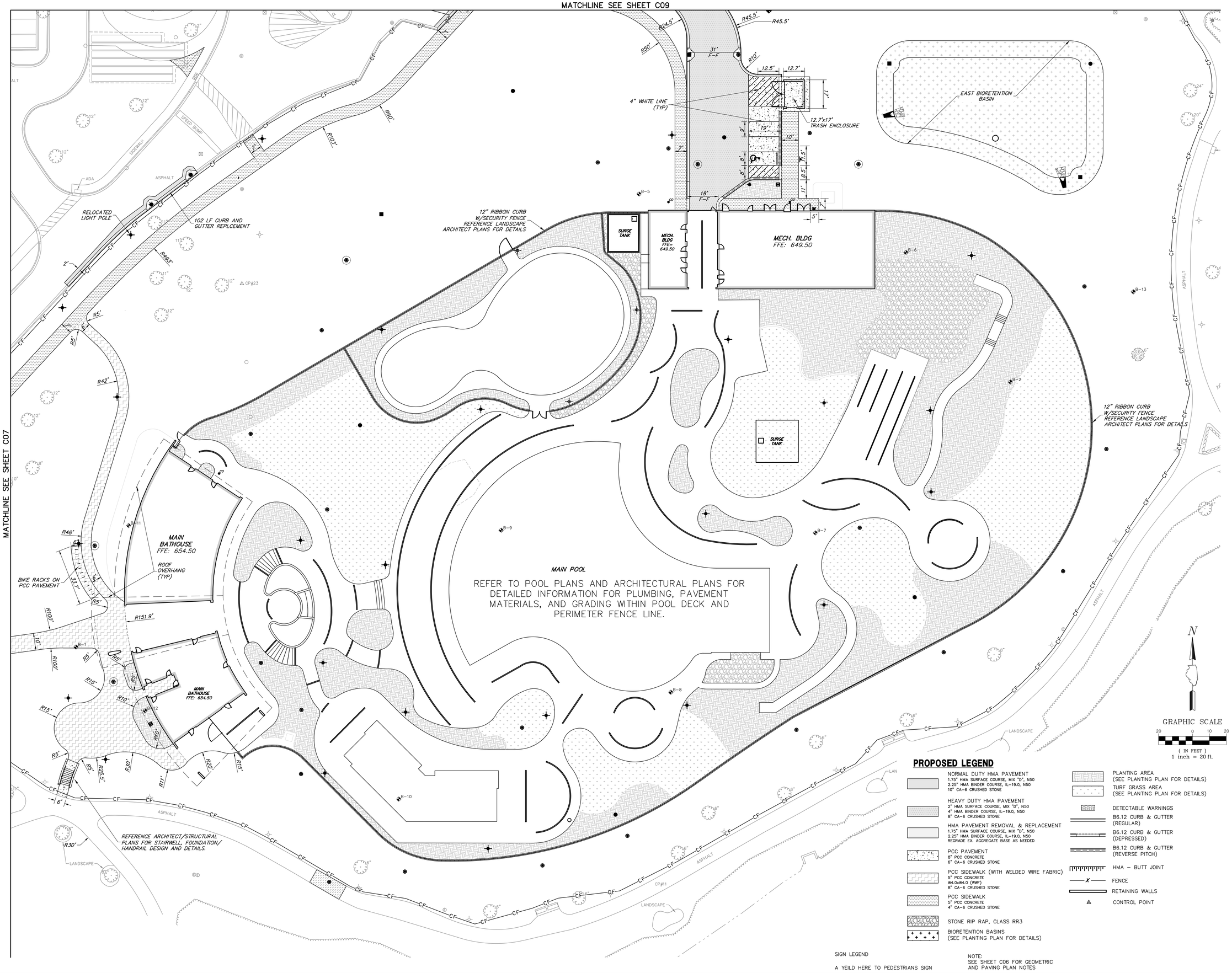

PROPOSED LEGEND

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  1.75" HMA SURFACE COURSE, MIX "D", N50
  2.25" HMA BINDER COURSE, IL-19.0, N50
  10" CA-6 CRUSHED STONE
- HEAVY DUTY HMA PAVEMENT
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  4" HMA BINDER COURSE, IL-19.0, N50
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  REGRADE EX. AGGREGATE BASE AS NEEDED
- PCC PAVEMENT
  8" PCC CONCRETE
  6" CA-6 CRUSHED STONE
- PCC SIDEWALK (WITH WELDED WIRE FABRIC)
  5" PCC CONCRETE
  W4.0xW4.0 (WWF)
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- PCC SIDEWALK
  5" PCC CONCRETE
  4" CA-6 CRUSHED STONE
- STONE RIP RAP, CLASS RR3
- BIORETENTION BASINS (SEE PLANTING PLAN FOR DETAILS)
- PLANTING AREA (SEE PLANTING PLAN FOR DETAILS)
- TURF GRASS AREA (SEE PLANTING PLAN FOR DETAILS)
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- HMA – BUTT JOINT
- FENCE
- RETAINING WALLS
- CONTROL POINT

SIGN LEGEND

A YEILD HERE TO PEDESTRIANS SIGN

NOTE:
SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GEOMETRIC PLAN

C08

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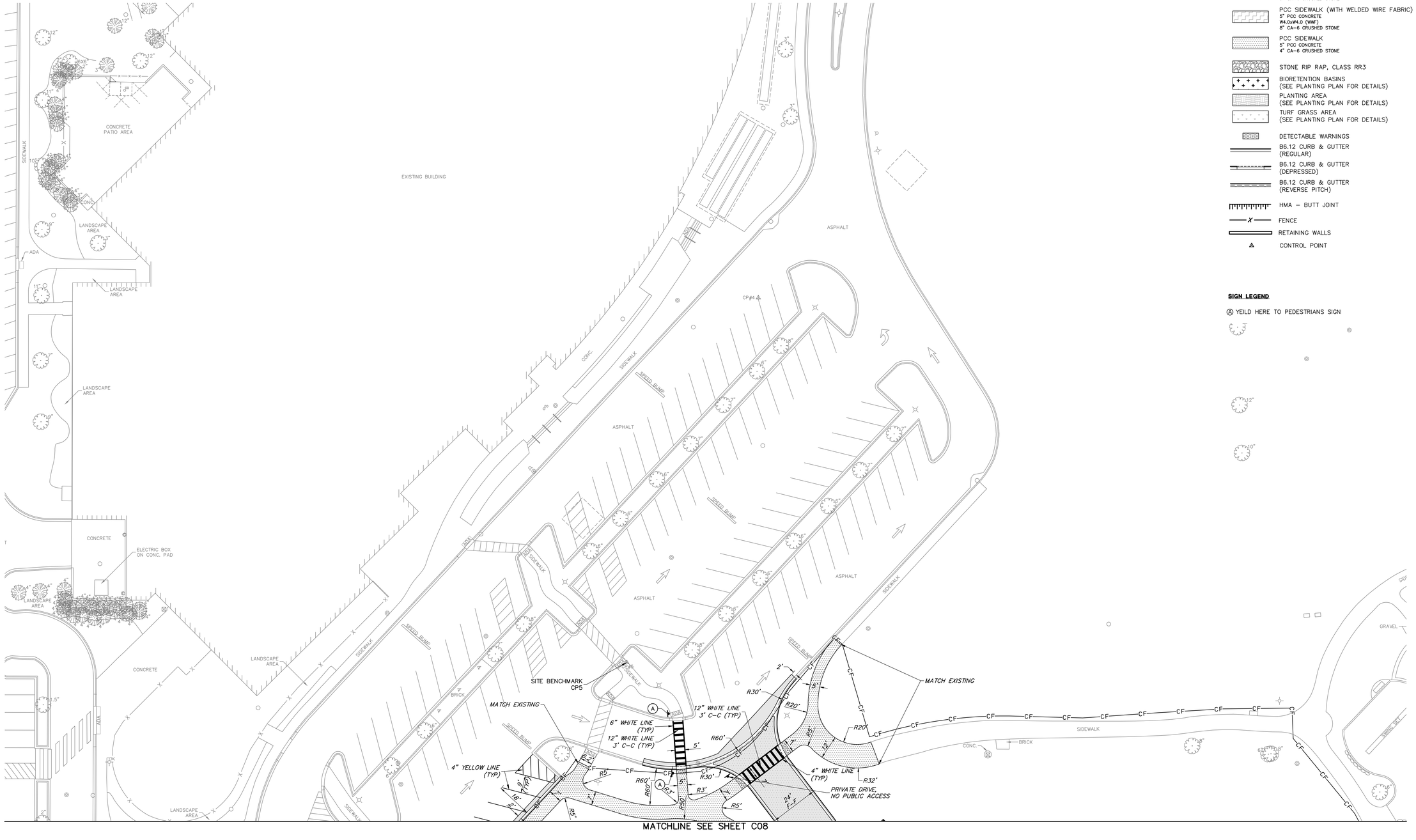

NOTE:
SEE SHEET C06 FOR GEOMETRIC AND PAVING PLAN NOTES

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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- RETAINING WALLS
- CONTROL POINT

SIGN LEGEND

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GEOMETRIC PLAN

C09

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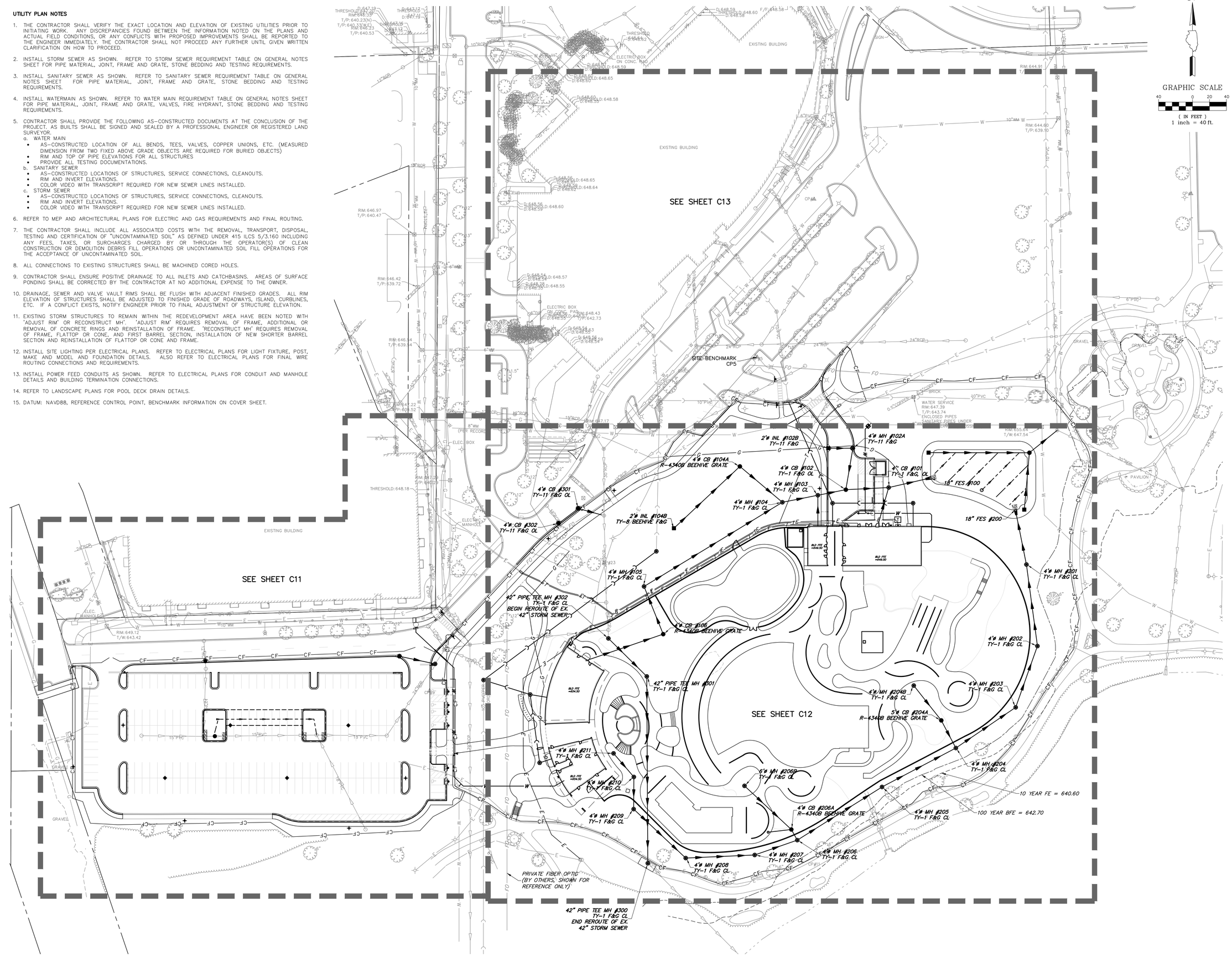
UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO INITIATING WORK. ANY DISCREPANCIES FOUND BETWEEN THE INFORMATION NOTED ON THE PLANS AND ACTUAL FIELD CONDITIONS, OR ANY CONFLICTS WITH PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED ANY FURTHER UNTIL GIVEN WRITTEN CLARIFICATION ON HOW TO PROCEED.
2. INSTALL STORM SEWER AS SHOWN. REFER TO STORM SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
3. INSTALL SANITARY SEWER AS SHOWN. REFER TO SANITARY SEWER REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, STONE BEDDING AND TESTING REQUIREMENTS.
4. INSTALL WATERMAIN AS SHOWN. REFER TO WATER MAIN REQUIREMENT TABLE ON GENERAL NOTES SHEET FOR PIPE MATERIAL, JOINT, FRAME AND GRATE, VALVES, FIRE HYDRANT, STONE BEDDING AND TESTING REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT. AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
   a. WATER MAIN
      - AS-CONSTRUCTED LOCATION OF ALL BENDS, TEES, VALVES, COPPER UNIONS, ETC. (MEASURED DIMENSION FROM TWO FIXED ABOVE GRADE OBJECTS ARE REQUIRED FOR BURIED OBJECTS)
      - RIM AND TOP OF PIPE ELEVATIONS FOR ALL STRUCTURES
      - PROVIDE ALL TESTING DOCUMENTATIONS.
   b. SANITARY SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
   c. STORM SEWER
      - AS-CONSTRUCTED LOCATIONS OF STRUCTURES, SERVICE CONNECTIONS, CLEANOUTS.
      - RIM AND INVERT ELEVATIONS.
      - COLOR VIDEO WITH TRANSCRIPT REQUIRED FOR NEW SEWER LINES INSTALLED.
6. REFER TO MEP AND ARCHITECTURAL PLANS FOR ELECTRIC AND GAS REQUIREMENTS AND FINAL ROUTING.
7. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
8. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE MACHINED CORED HOLES.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. DRAINAGE, SEWER AND VALVE VAULT RIMS SHALL BE FLUSH WITH ADJACENT FINISHED GRADES. ALL RIM ELEVATION OF STRUCTURES SHALL BE ADJUSTED TO FINISHED GRADE OF ROADWAYS, ISLAND, CURBLINES, ETC. IF A CONFLICT EXISTS, NOTIFY ENGINEER PRIOR TO FINAL ADJUSTMENT OF STRUCTURE ELEVATION.
11. EXISTING STORM STRUCTURES TO REMAIN WITHIN THE REDEVELOPMENT AREA HAVE BEEN NOTED WITH 'ADJUST RIM' OR RECONSTRUCT MH'. 'ADJUST RIM' REQUIRES REMOVAL OF FRAME, ADDITIONAL OR REMOVAL OF CONCRETE RINGS AND REINSTALLATION OF FRAME. 'RECONSTRUCT MH' REQUIRES REMOVAL OF FRAME, FLATTOP OR CONE, AND FIRST BARREL SECTION, INSTALLATION OF NEW SHORTER BARREL SECTION AND REINSTALLATION OF FLATTOP OR CONE AND FRAME.
12. INSTALL SITE LIGHTING PER ELECTRICAL PLANS. REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE, POST, MAKE AND MODEL AND FOUNDATION DETAILS. ALSO REFER TO ELECTRICAL PLANS FOR FINAL WIRE ROUTING CONNECTIONS AND REQUIREMENTS.
13. INSTALL POWER FEED CONDUITS AS SHOWN. REFER TO ELECTRICAL PLANS FOR CONDUIT AND MANHOLE DETAILS AND BUILDING TERMINATION CONNECTIONS.
14. REFER TO LANDSCAPE PLANS FOR POOL DECK DRAIN DETAILS.
15. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

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Project Number	25070
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UTILITY PLAN - OVERALL

C10

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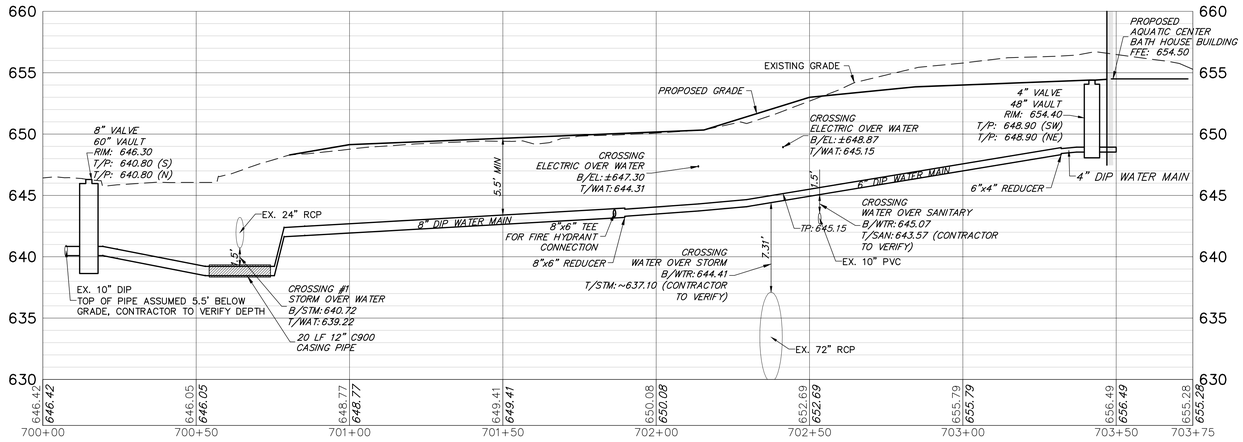
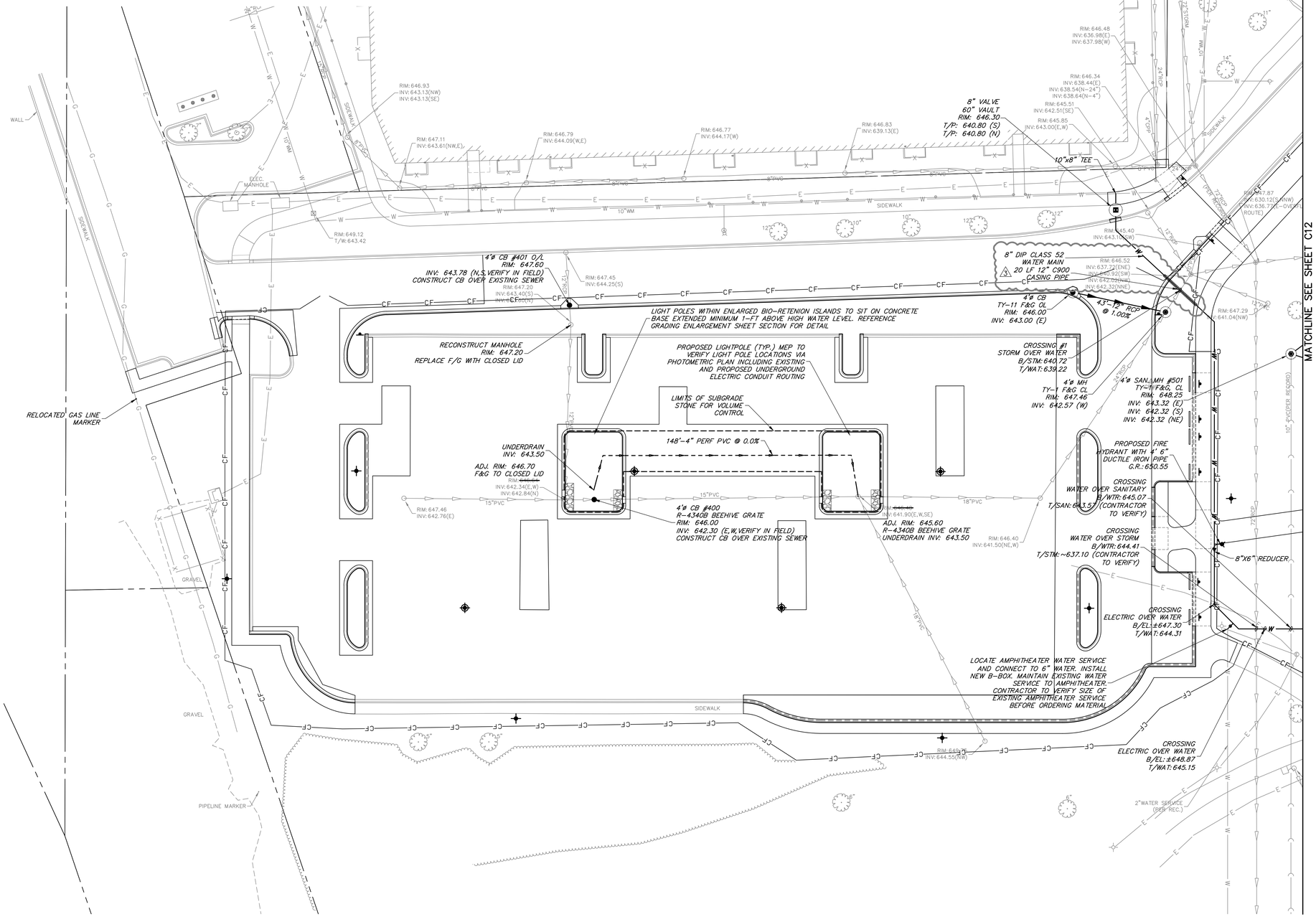


WATER MAIN PROFILE AQUATIC CENTER BATH HOUSE BUILDING



N

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1 inch = 20 ft.

UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATION
		POWER POLE
		SIGN

- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- 100 YEAR BFE: 642.7
- POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
- POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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UTILITY PLAN

C11

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MATCHLINE SEE SHEET C13

MATCHLINE SEE SHEET C11

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

UTILITY PLAN LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN

EXISTING	PROPOSED	
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATIC
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C10 FOR UTILITY PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

UTILITY PLAN

C12

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File Location: G:\680\25070\1 151 Wheeling PD Aquatic Ctr\25071 151 UT / SAVE DATE: 3/26/2026 5:21 PM BY: Inspector / PLOT DATE: 3/27/2026 2:20 PM BY: Brian Spencer

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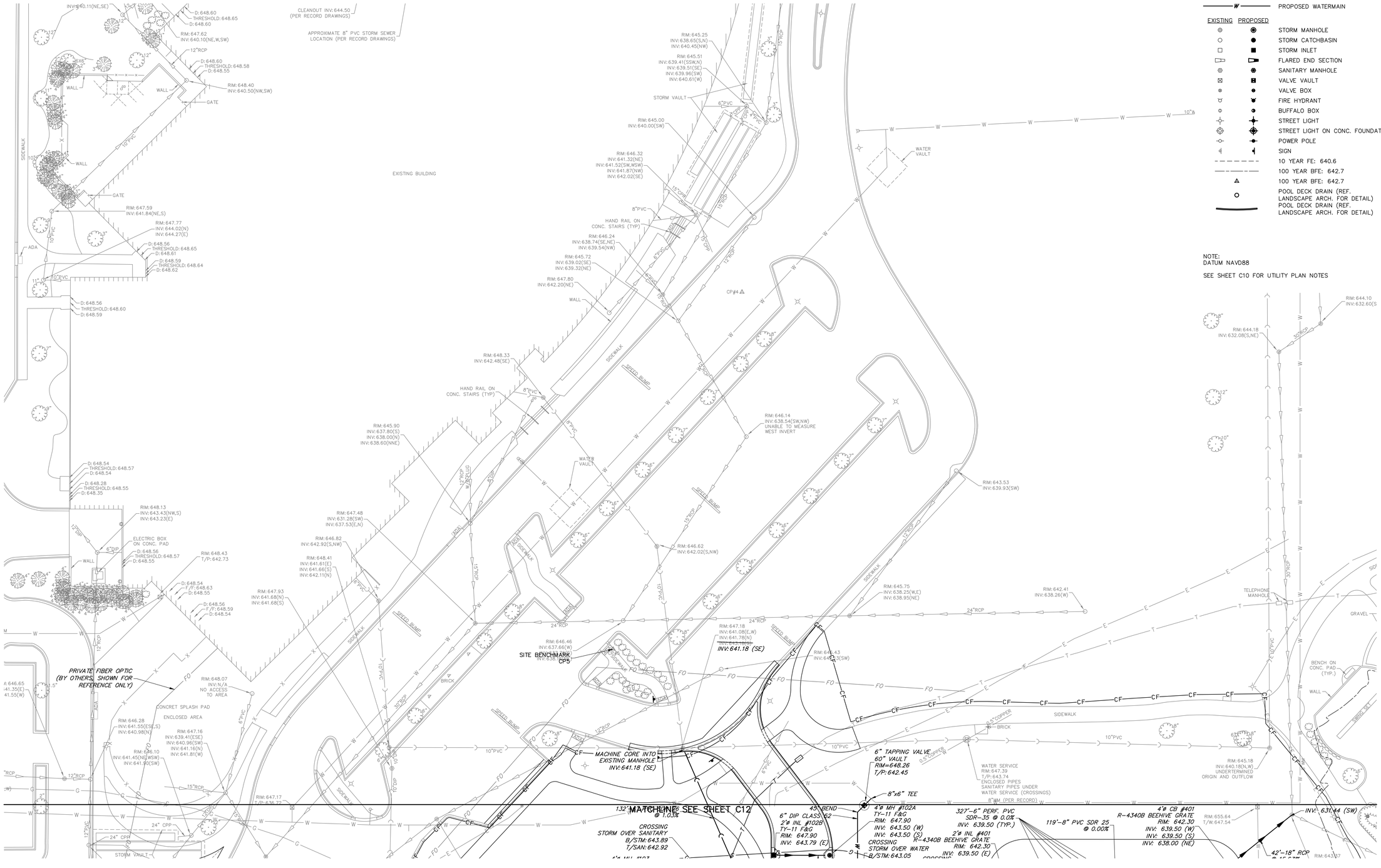
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



UTILITY PLAN LEGEND

EXISTING	PROPOSED	
		EXISTING STORM SEWER
		EXISTING SANITARY SEWER
W		EXISTING WATERMAIN
		PROPOSED STORM SEWER
		PROPOSED SANITARY SEWER
	W	PROPOSED WATERMAIN
		STORM MANHOLE
		STORM CATCHBASIN
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		VALVE VAULT
		VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		STREET LIGHT
		STREET LIGHT ON CONC. FOUNDATIC
		POWER POLE
		SIGN
		10 YEAR FE: 640.6
		100 YEAR BFE: 642.7
		100 YEAR BFE: 642.7
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)
		POOL DECK DRAIN (REF. LANDSCAPE ARCH. FOR DETAIL)

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Revision Schedule

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PLAN

C13

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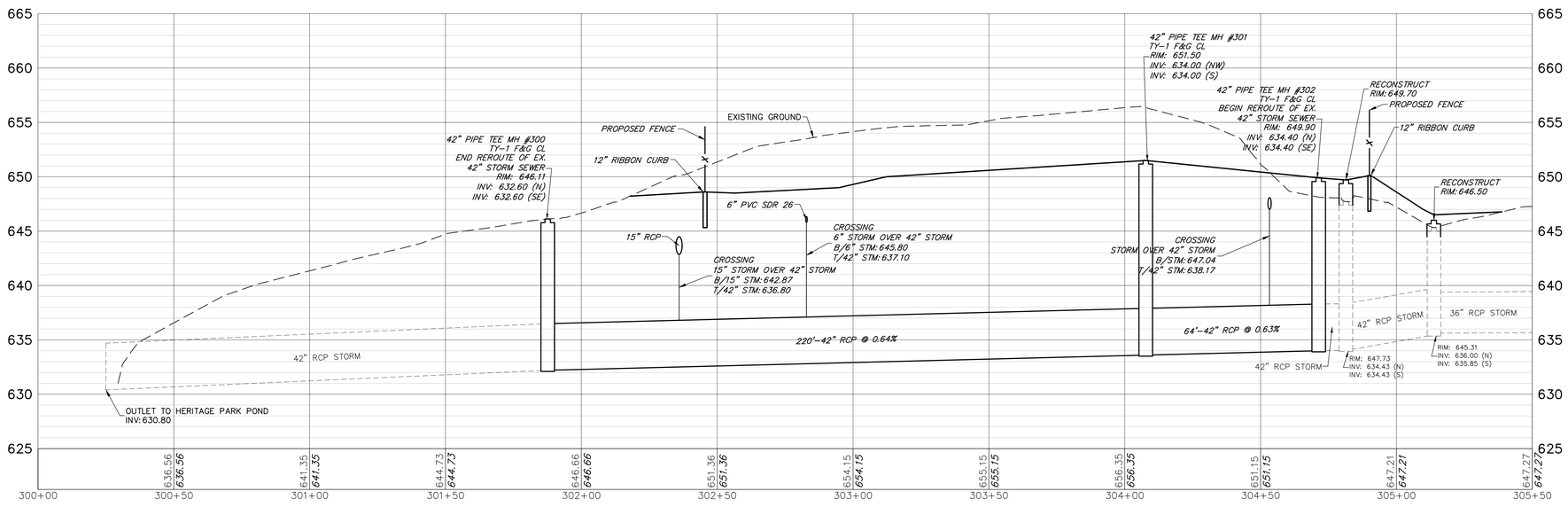
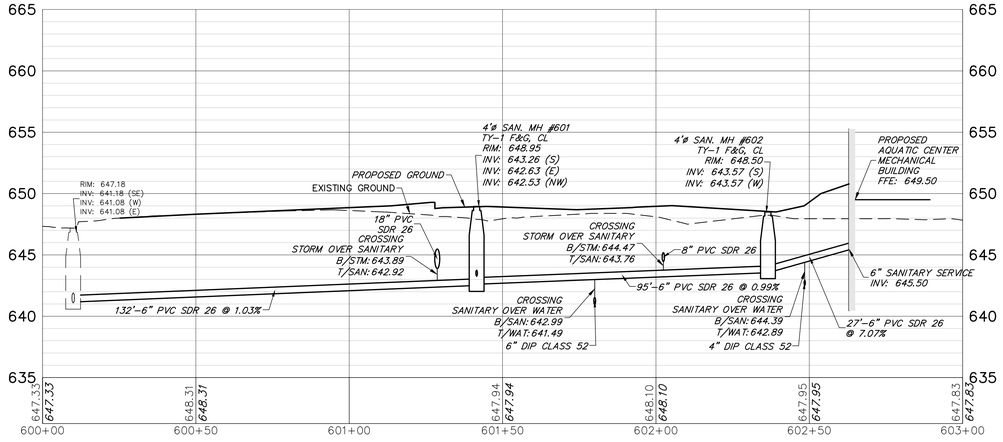
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ENTIRE SHEET IS ORIGINALLY PLOTTED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, NUMBERS AND LINES

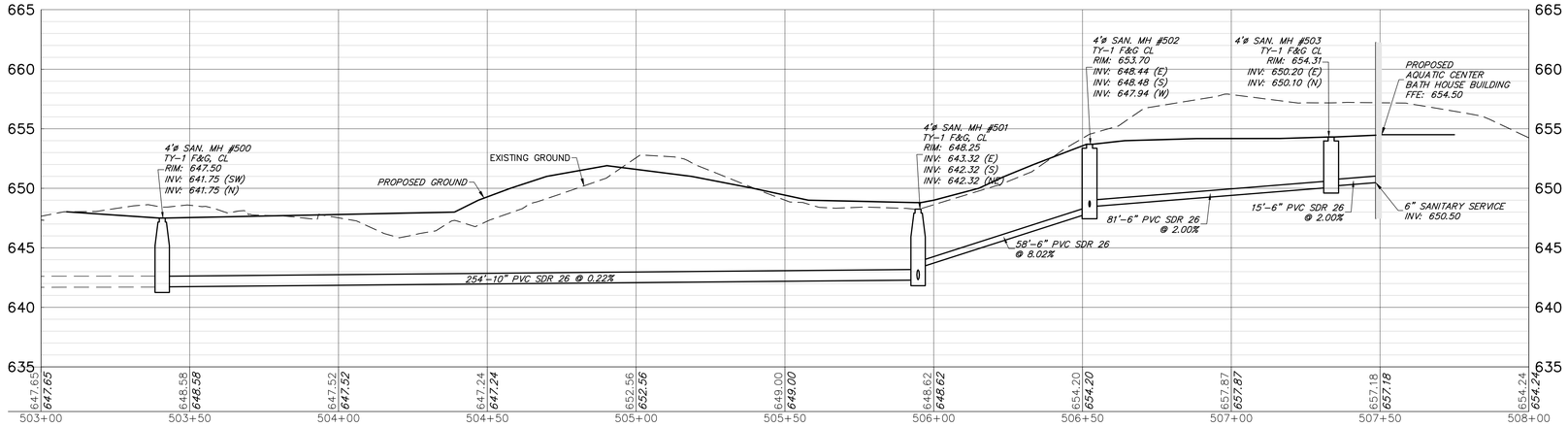
GRAPHIC SCALE
20 0 10 20
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



42" STORM SEWER REROUTE PROFILE



SANITARY SEWER PROFILE FROM AQUATIC CENTER MECHANICAL BUILDING



SANITARY SEWER PROFILE FROM AQUATIC CENTER BATH HOUSE BUILDING

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PROFILES

C14

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GRAPHIC SCALE
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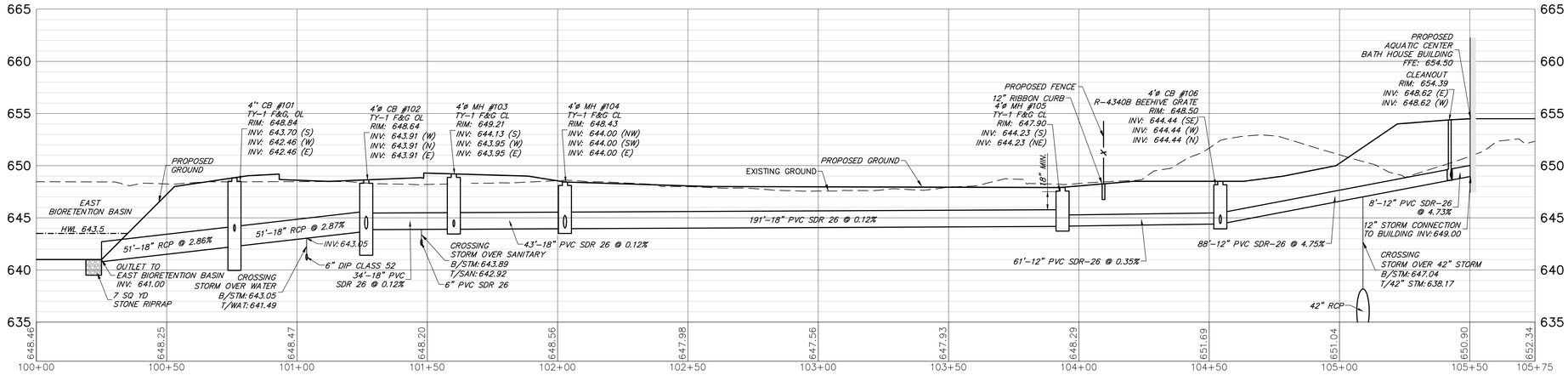
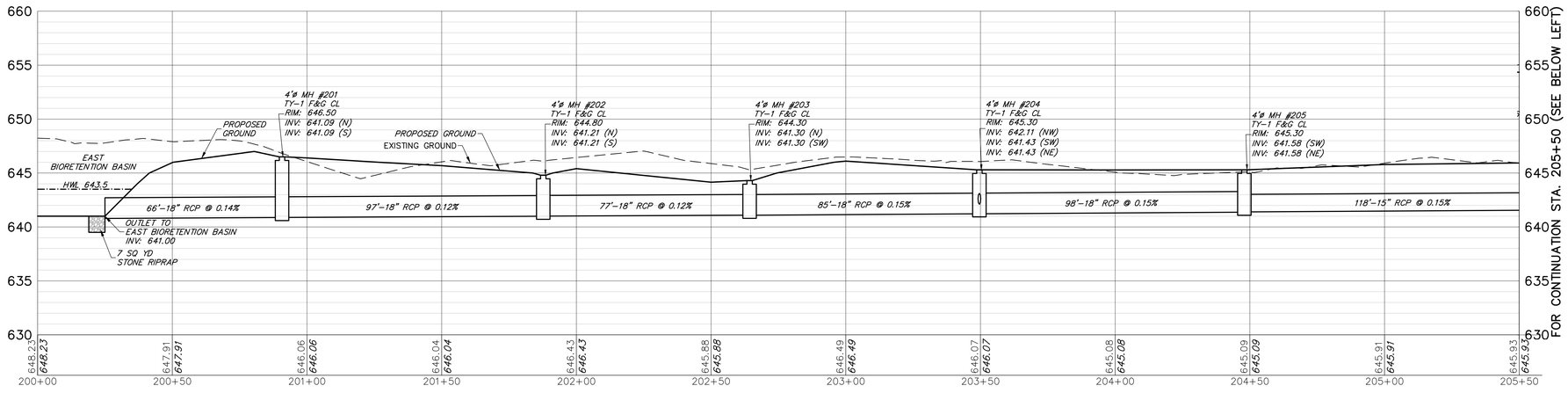
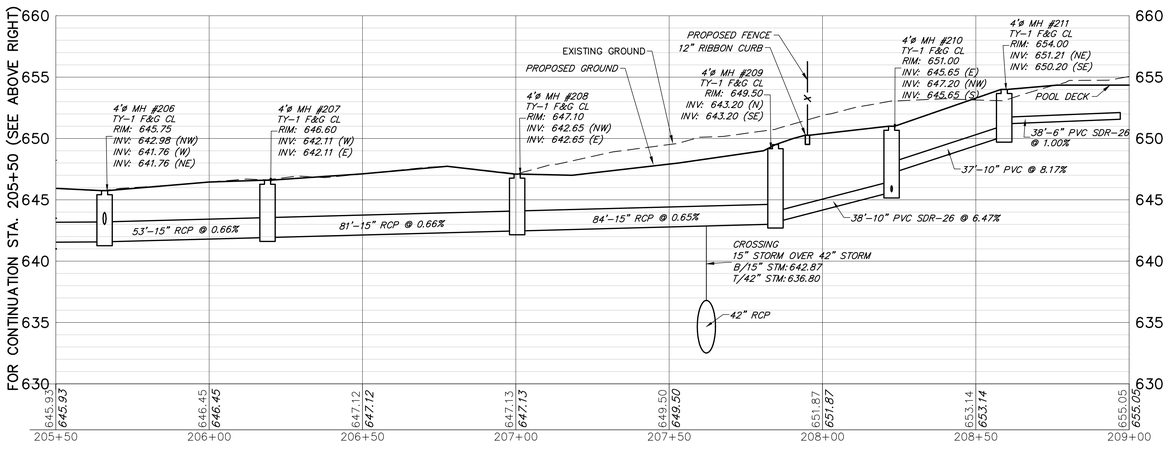
(IN FEET)
H. 1" = 20 ft. V. 1" = 5 ft.



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER BATH HOUSE BUILDING



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER



STORM SEWER PROFILE FROM EAST BIORETENTION BASIN TO AQUATIC CENTER

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Revision Schedule

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

UTILITY PROFILES

C15

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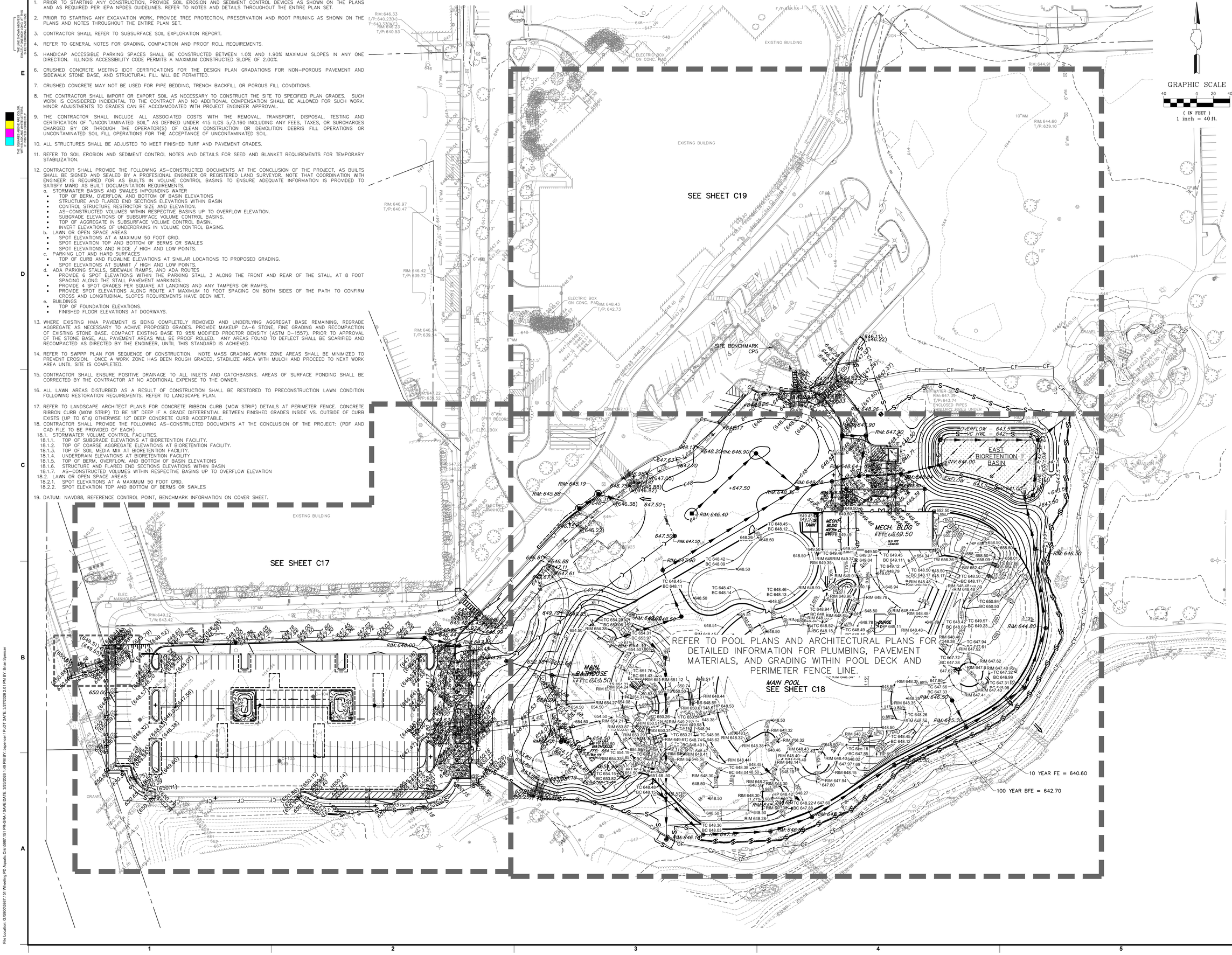
GRADING PLAN NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, PROVIDE SOIL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND AS REQUIRED PER IEPA NPDES GUIDELINES. REFER TO NOTES AND DETAILS THROUGHOUT THE ENTIRE PLAN SET.
2. PRIOR TO STARTING ANY EXCAVATION WORK, PROVIDE TREE PROTECTION, PRESERVATION AND ROOT PRUNING AS SHOWN ON THE PLANS AND NOTES THROUGHOUT THE ENTIRE PLAN SET.
3. CONTRACTOR SHALL REFER TO SUBSURFACE SOIL EXPLORATION REPORT.
4. REFER TO GENERAL NOTES FOR GRADING, COMPACTION AND PROOF ROLL REQUIREMENTS.
5. HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED BETWEEN 1.0% AND 1.90% MAXIMUM SLOPES IN ANY ONE DIRECTION. ILLINOIS ACCESSIBILITY CODE PERMITS A MAXIMUM CONSTRUCTED SLOPE OF 2.00%.
6. CRUSHED CONCRETE MEETING IDOT CERTIFICATIONS FOR THE DESIGN PLAN GRADATIONS FOR NON-POROUS PAVEMENT AND SIDEWALK STONE BASE, AND STRUCTURAL FILL WILL BE PERMITTED.
7. CRUSHED CONCRETE MAY NOT BE USED FOR PIPE BEDDING, TRENCH BACKFILL OR POROUS FILL CONDITIONS.
8. THE CONTRACTOR SHALL IMPORT OR EXPORT SOIL AS NECESSARY TO CONSTRUCT THE SITE TO SPECIFIED PLAN GRADES. SUCH WORK IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR SUCH WORK. MINOR ADJUSTMENTS TO GRADES CAN BE ACCOMMODATED WITH PROJECT ENGINEER APPROVAL.
9. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS WITH THE REMOVAL, TRANSPORT, DISPOSAL, TESTING AND CERTIFICATION OF "UNCONTAMINATED SOIL" AS DEFINED UNDER 415 ILCS 5/3.160 INCLUDING ANY FEES, TAXES, OR SURCHARGES CHARGED BY OR THROUGH THE OPERATOR(S) OF CLEAN CONSTRUCTION OR DEMOLITION DEBRIS FILL OPERATIONS OR UNCONTAMINATED SOIL FILL OPERATIONS FOR THE ACCEPTANCE OF UNCONTAMINATED SOIL.
10. ALL STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED TURF AND PAVEMENT GRADES.
11. REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR SEED AND BLANKET REQUIREMENTS FOR TEMPORARY STABILIZATION.
12. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT, AS BUILTS SHALL BE SIGNED AND SEALED BY A PROFESIONAL ENGINEER OR REGISTERED LAND SURVEYOR. NOTE THAT COORDINATION WITH ENGINEER IS REQUIRED FOR AS BUILTS IN VOLUME CONTROL BASINS TO ENSURE ADEQUATE INFORMATION IS PROVIDED TO SATISFY MWRD AS BUILT DOCUMENTATION REQUIREMENTS.
    a. STORMWATER BASINS AND SWALES IMPOUNDING WATER
        - TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        - STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        - CONTROL STRUCTURE RESTRICTOR SIZE AND ELEVATION.
        - AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION.
        - SUBGRADE ELEVATIONS OF SUBSURFACE VOLUME CONTROL BASINS.
        - TOP OF AGGREGATE IN SUBSURFACE VOLUME CONTROL BASIN.
        - INVERT ELEVATIONS OF UNDERDRAINS IN VOLUME CONTROL BASINS.
    b. LAWN OR OPEN SPACE AREAS
        - SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        - SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
        - SPOT ELEVATIONS AND RIDGE / HIGH AND LOW POINTS.
    c. PARKING LOT AND HARD SURFACES
        - TOP OF CURB AND FLOWLINE ELEVATIONS AT SIMILAR LOCATIONS TO PROPOSED GRADING.
        - SPOT ELEVATIONS AT SUMMIT / HIGH AND LOW POINTS.
    d. ADA PARKING STALLS, SIDEWALK RAMPS, AND ADA ROUTES
        - PROVIDE 6 SPOT ELEVATIONS WITHIN THE PARKING STALL 3 ALONG THE FRONT AND REAR OF THE STALL AT 8 FOOT SPACING ALONG THE STALL PAVEMENT MARKINGS.
        - PROVIDE 4 SPOT GRADES PER SQUARE AT LANDINGS AND ANY TAMPERS OR RAMPS.
        - PROVIDE SPOT ELEVATIONS ALONG ROUTE AT MAXIMUM 10 FOOT SPACING ON BOTH SIDES OF THE PATH TO CONFIRM CROSS AND LONGITUDINAL SLOPES REQUIREMENTS HAVE BEEN MET.
    e. BUILDINGS
        - TOP OF FOUNDATION ELEVATIONS.
        - FINISHED FLOOR ELEVATIONS AT DOORWAYS.
13. WHERE EXISTING HMA PAVEMENT IS BEING COMPLETELY REMOVED AND UNDERLYING AGGREGAT BASE REMAINING, REGRADE AGGREGATE AS NECESSARY TO ACHIVE PROPOSED GRADES. PROVIDE MAKEUP CA-6 STONE, FINE GRADING AND RECOMPACTION OF EXISTING STONE BASE. COMPACT EXISTING BASE TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). PRIOR TO APPROVAL OF THE STONE BASE, ALL PAVEMENT AREAS WILL BE PROOF ROLLED. ANY AREAS FOUND TO DEFLECT SHALL BE SCARIFIED AND RECOMPACTED AS DIRECTED BY THE ENGINEER, UNTIL THIS STANDARD IS ACHIEVED.
14. REFER TO SWPPP PLAN FOR SEQUENCE OF CONSTRUCTION. NOTE MASS GRADING WORK ZONE AREAS SHALL BE MINIMIZED TO PREVENT EROSION. ONCE A WORK ZONE HAS BEEN ROUGH GRADED, STABLIZE AREA WITH MULCH AND PROCEED TO NEXT WORK AREA UNTIL SITE IS COMPLETED.
15. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL INLETS AND CATCHBASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. ALL LAWN AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION LAWN CONDITION FOLLOWING RESTORATION REQUIREMENTS. REFER TO LANDSCAPE PLAN.
17. REFER TO LANDSCAPE ARCHITECT PLANS FOR CONCRETE RIBBON CURB (MOW STRIP) DETAILS AT PERIMETER FENCE. CONCRETE RIBBON CURB (MOW STRIP) TO BE 18" DEEP IF A GRADE DIFFERENTIAL BETWEEN FINISHED GRADES INSIDE VS. OUTSIDE OF CURB EXISTS (UP TO 6"Δ) OTHERWISE 12" DEEP CONCRETE CURB ACCEPTABLE.
18. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
    18.1. STORMWATER VOLUME CONTROL FACILITIES.
        18.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
        18.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
        18.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
        18.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
        18.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
        18.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
    18.2. LAWN OR OPEN SPACE AREAS
        18.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
        18.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES
19. DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.



N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
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WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN - OVERALL

C16

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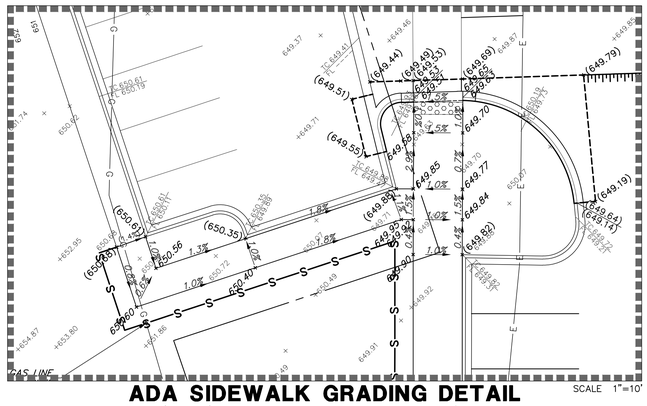
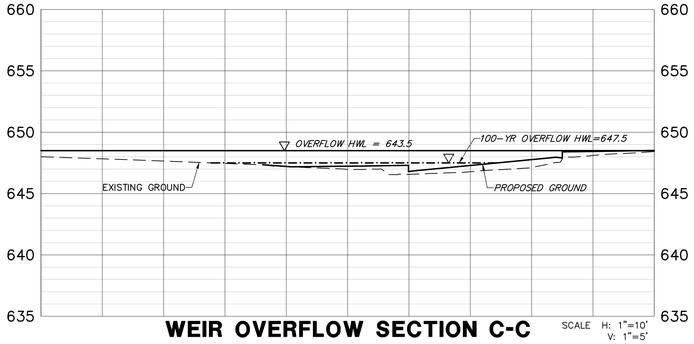


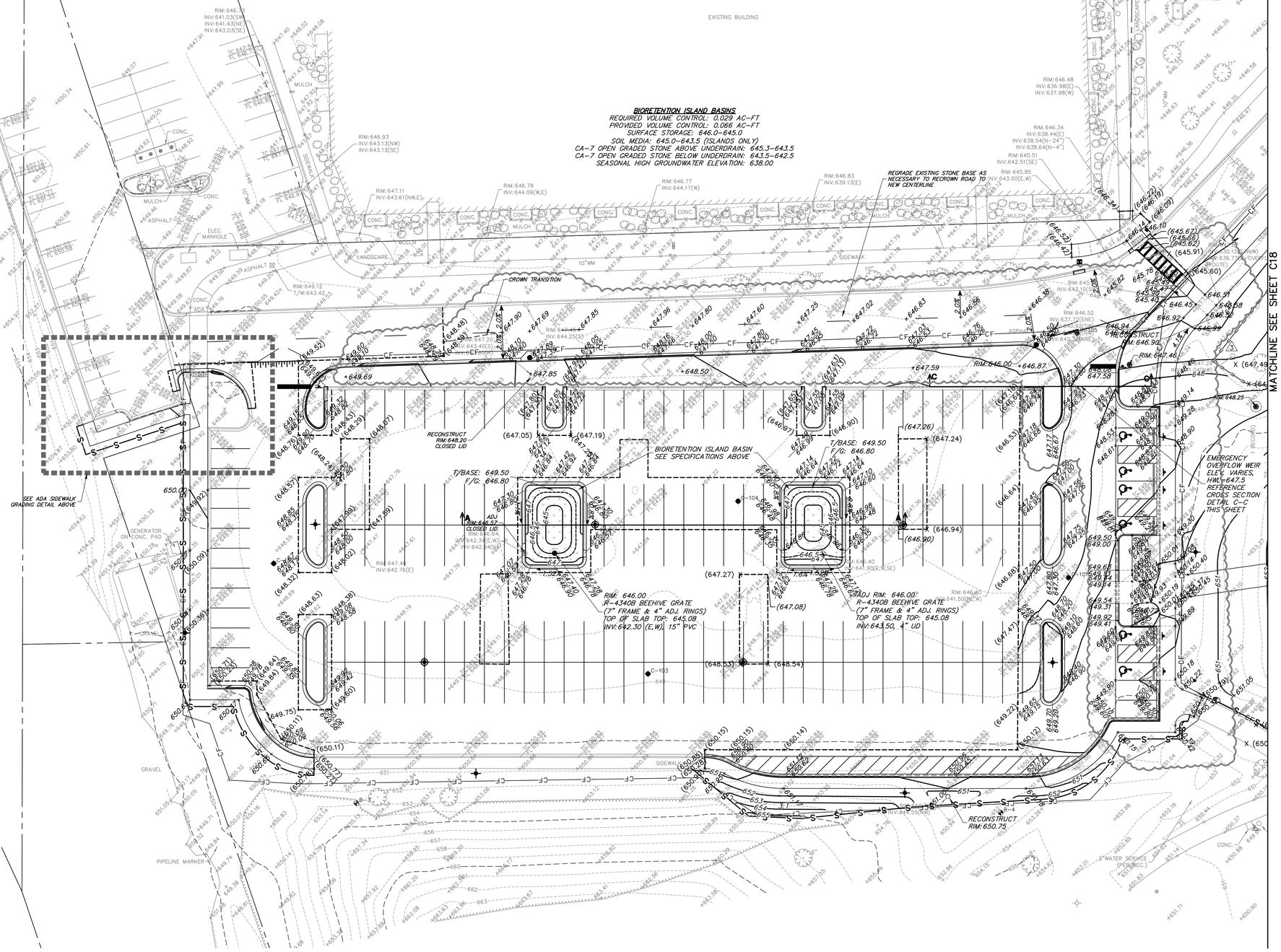
ADA SIDEWALK GRADING DETAIL

SCALE 1"=10'



WEIR OVERFLOW SECTION C-C

SCALE H: 1"=10'
V: 1"=5'



GRADING LEGEND

600.50 / 600.00	TOP OF CURB / FLOW LINE
+670.30	PROPOSED SPOT ELEVATION
XXX	CONTOUR
XXX.5	1/2 CONTOUR
AD.I: ####.## SUMMIT	STRUCTURE ADJUSTMENT
	SUMMITS
2.5%	SLOPES
	SWALES
	OVERLAND FLOW ROUTE
	DETECTABLE WARNINGS
	B6.12 CURB & GUTTER (REGULAR)
	B6.12 CURB & GUTTER (DEPRESSED)
	B6.12 CURB & GUTTER (REVERSE PITCH)
	10 YEAR FE: 640.6
	100 YEAR BFE: 642.7
	CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C17

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MATCHLINE SEE SHEET C19

MATCHLINE SEE SHEET C17

REFER TO POOL PLANS AND ARCHITECTURAL PLANS FOR DETAILED INFORMATION FOR PLUMBING, PAVEMENT MATERIALS, AND GRADING WITHIN POOL DECK AND PERIMETER FENCE LINE.

EAST
BIORETENTION BASIN
REQUIRED VOLUME CONTROL = 0.173 AC-FT
PROVIDED VOLUME CONTROL = 0.248 AC-FT
SURFACE STORAGE: 642.0 - 641.0
SOIL MEDIA: 641.0 - 639.5
CA-7 OPEN GRADED STONE: 639.5 - 638.5
SEASONAL HIGH GROUNDWATER ELEVATION: 635.50

40 LF EMERGENCY OVERFLOW 17' WIDE, ELEV. 643.50 HWL (OVERFLOW TO BE ARMORED WITH NAG S150 APPROVED EQUIVALENT) REFERENCE CROSS SECTION DETAIL B-B THIS SHEET

MAIN BATHOUSE FFE: 654.50

MAIN POOL

SURGE TANK

MECH. BLDG FFE= 649.50

GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- XXX.5 — 1/2 CONTOUR
- ADJ. ### ## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

10 YEAR FE = 640.60
100 YEAR BFE = 642.70

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

REF ARCH FOR STAIRWALL, RAILING, AND FOUNDATION DETAIL

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERS

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01
1b	03-04-2026	IEPA Water Initial Submittal
3	03-20-2026	BP3 - ADDENDUM #3
4	03-27-2026	Major Site Plan Resubmittal 02

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	Major Site Plan Resubmittal 02
Date	2026-03-27

GRADING PLAN

C18

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOTTED SCALE

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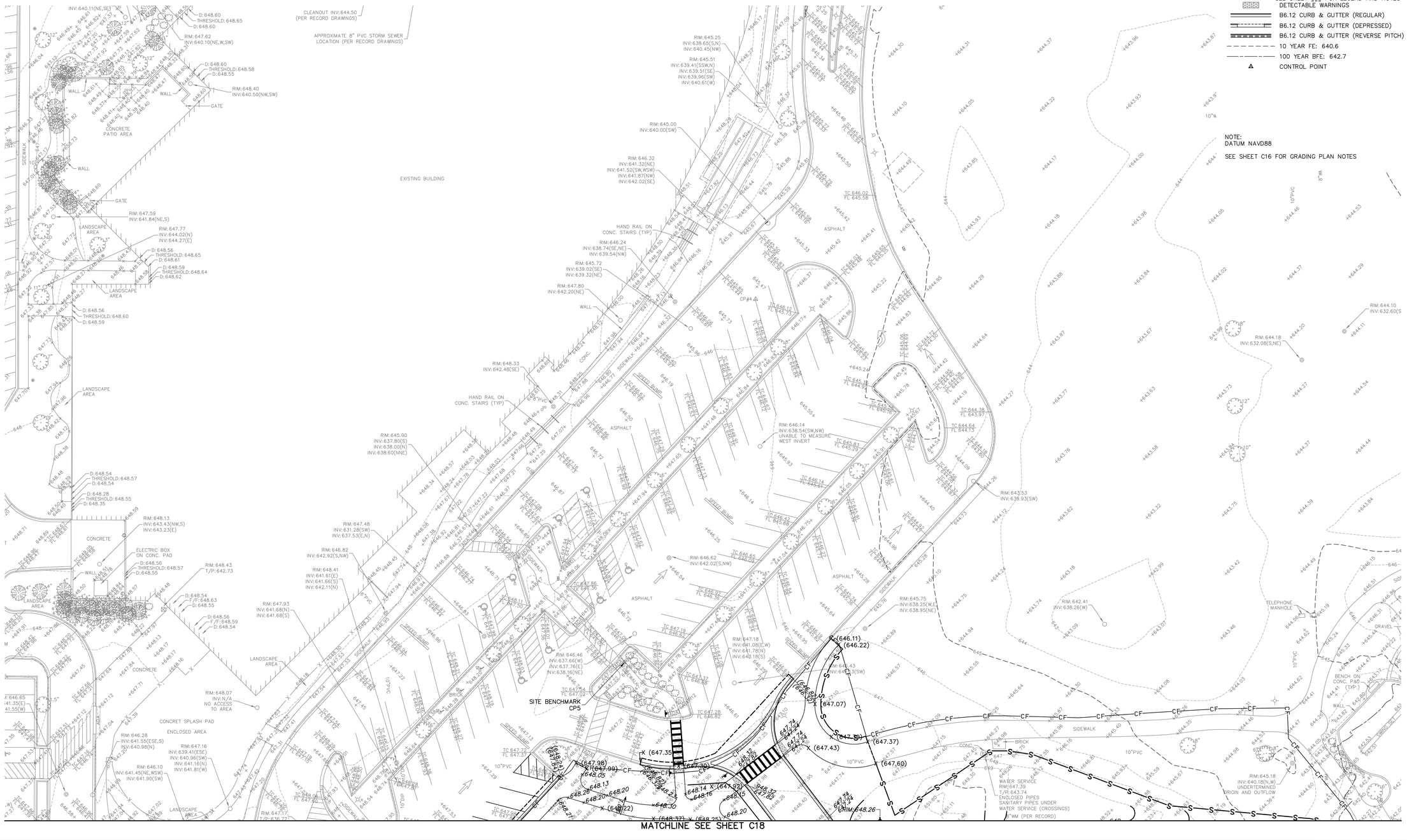

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

GRADING LEGEND

- 603.50 / 603.00 — TOP OF CURB FLOW LINE
- +670.30 — PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ### ## — STRUCTURE ADJUSTMENT
- SUMMIT — SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
SEE SHEET ### FOR LEGEND AND NOTES

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING PLAN

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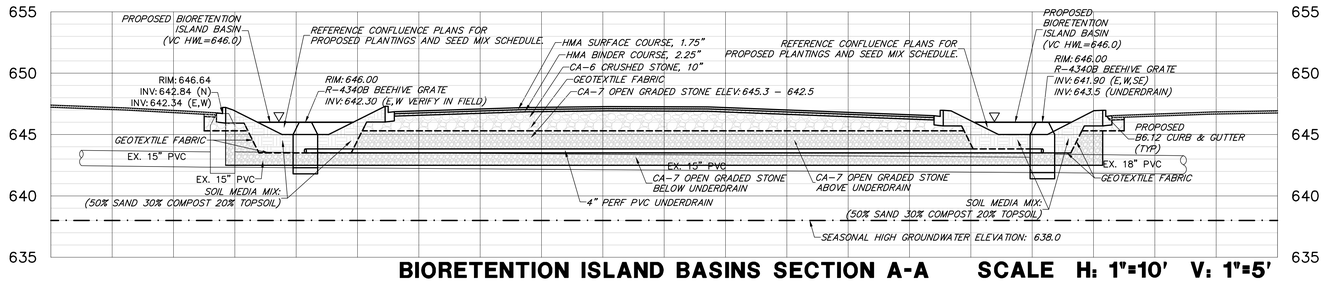
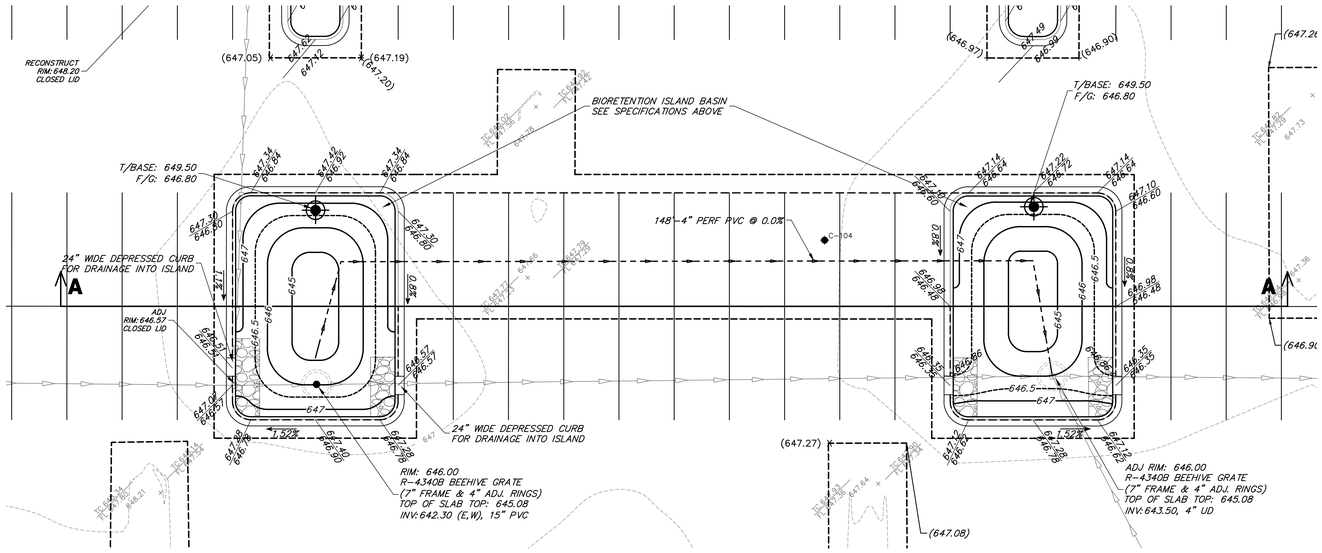
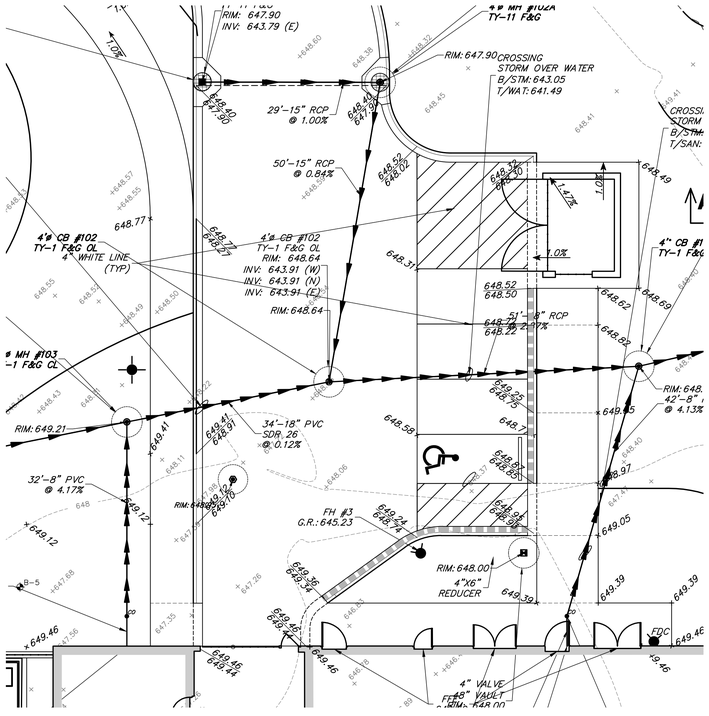


BIORETENTION ISLAND BASINS SECTION A-A SCALE H: 1"=10' V: 1"=5'



BIORETENTION ISLAND BASINS SCALE 1"=10'



MAINTENANCE BUILDING PARKING LOT SCALE 1"=10'

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

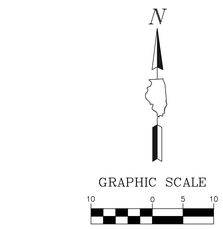
Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

NOTES:
1. SEE SHEET C21 FOR ADDITIONAL BIOFILTRATION POND DETAILS.
2. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

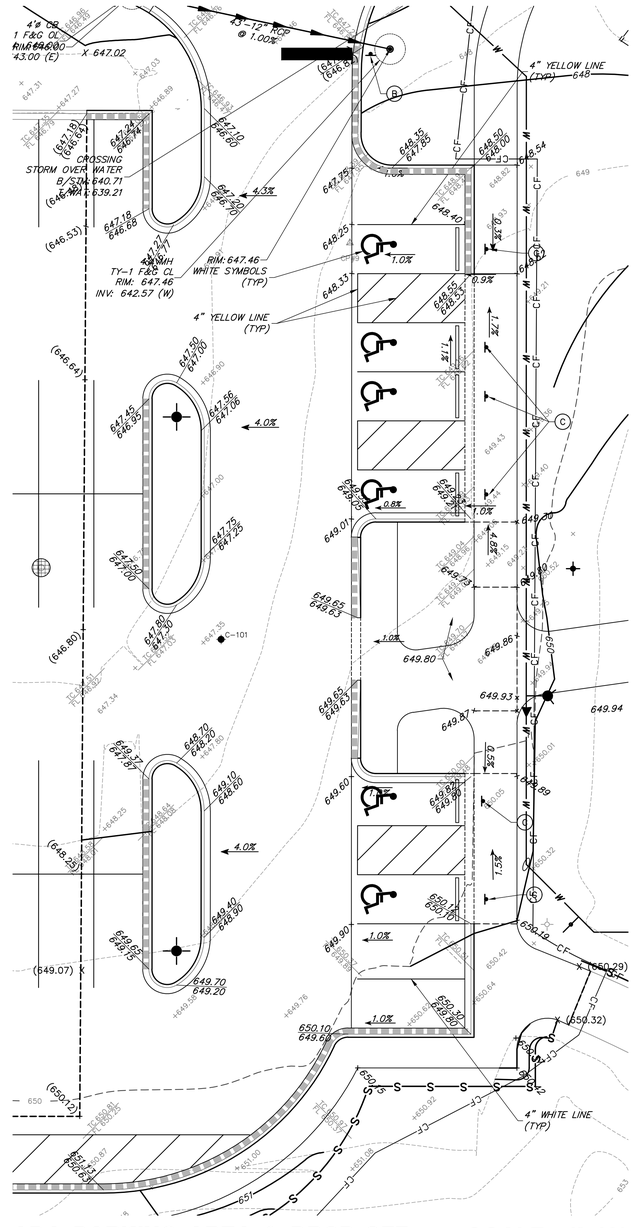


GRADING LEGEND

- TOP OF CURB / FLOW LINE
- PROPOSED SPOT ELEVATION
- XXX — CONTOUR
- ADJ: ###.## SUMMIT — STRUCTURE ADJUSTMENT
- SUMMITS
- 2.5% — SLOPES
- SWALES
- OVERLAND FLOW ROUTE
- DETECTABLE WARNINGS
- B6.12 CURB & GUTTER (REGULAR)
- B6.12 CURB & GUTTER (DEPRESSED)
- B6.12 CURB & GUTTER (REVERSE PITCH)
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

NOTE:
DATUM NAVD88

SEE SHEET C16 FOR GRADING PLAN NOTES



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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

GRADING - ENLARGEMENT

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT 100% PLOTTING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PLOTTED CORRECTLY

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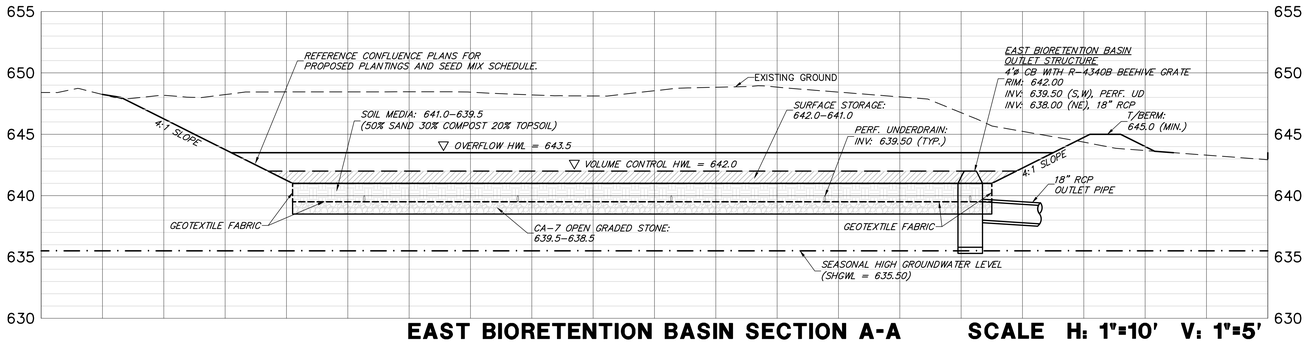


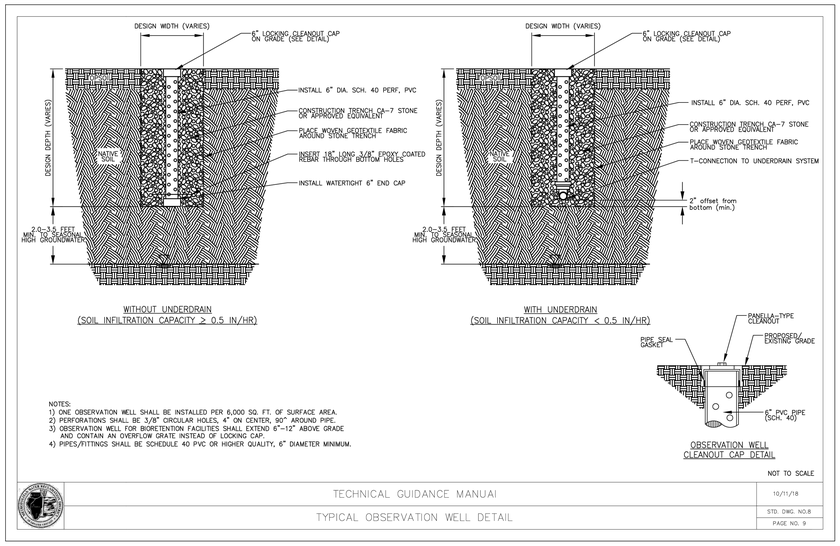
EAST BIORETENTION BASIN SECTION A-A SCALE H: 1"=10' V: 1"=5'

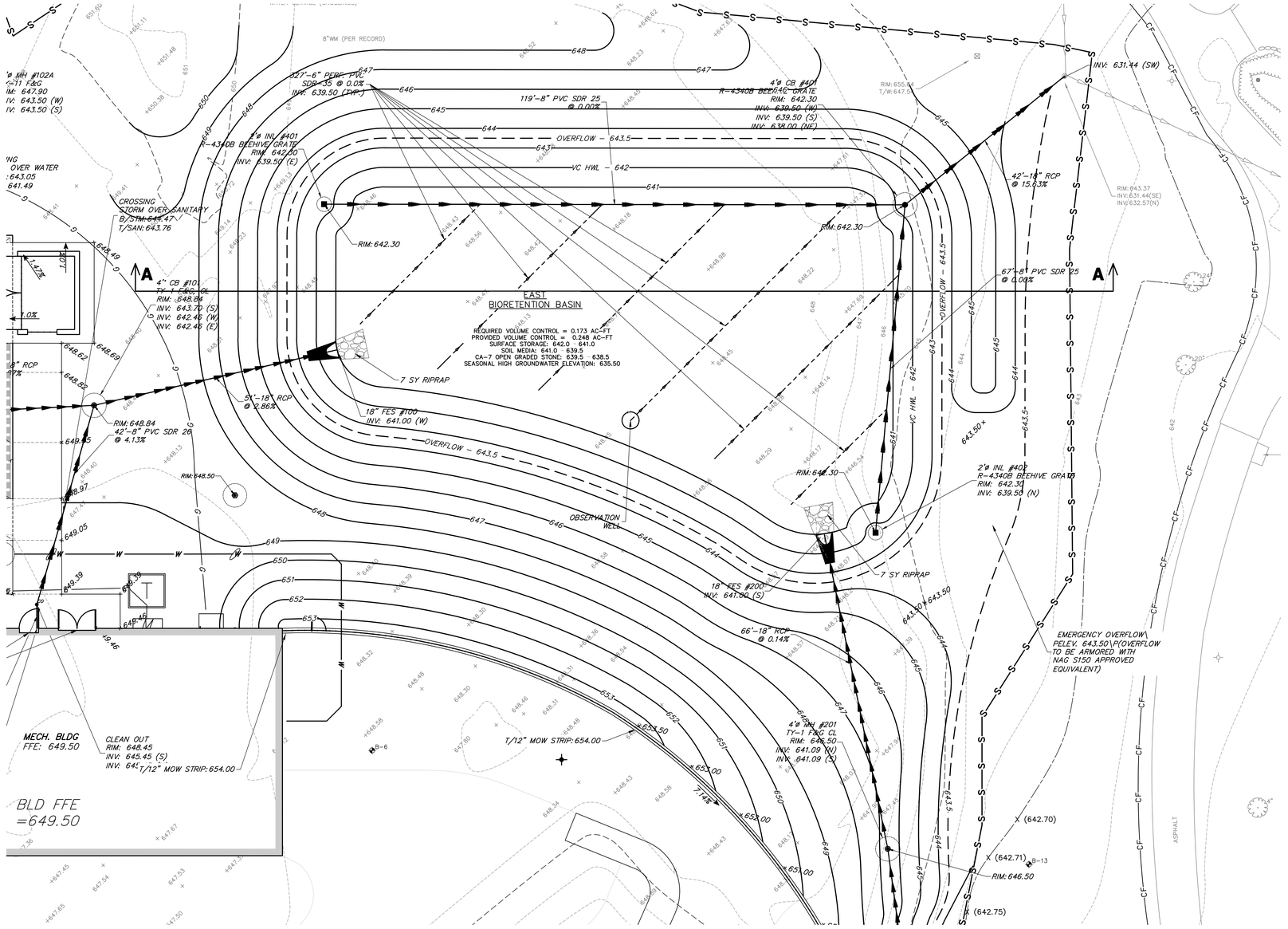
Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume
	High	Low	(feet)	(sf)		Formula	V_d (cf)
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_d	6,729
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666
						Total Provided	10,784 (CF)
							0.248 (Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

NOTE:
1. CONTRACTOR REQUIRED TO MAINTAIN A DEWATERED CONDITION WITHIN ALL STORMWATER CONTROL BASINS UNTIL VEGETATION HAS BEEN FULLY ESTABLISHED





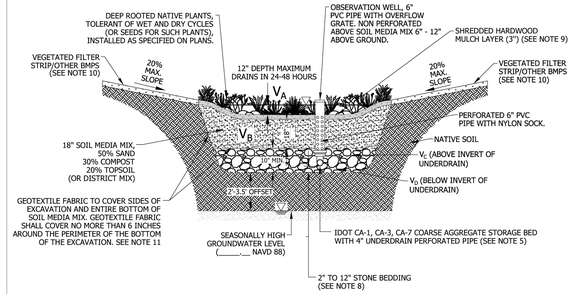
EAST BIORETENTION BASIN SCALE 1"=10'

STORMWATER CONTROL FACILITY AS-BUILT REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE THE FOLLOWING AS-CONSTRUCTED DOCUMENTS AT THE CONCLUSION OF THE PROJECT: (PDF AND CAD FILE TO BE PROVIDED OF EACH)
   - 1.1. STORMWATER VOLUME CONTROL FACILITIES.
     - 1.1.1. TOP OF SUBGRADE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.2. TOP OF COARSE AGGREGATE ELEVATIONS AT BIORETENTION FACILITY.
     - 1.1.3. TOP OF SOIL MEDIA MIX AT BIORETENTION FACILITY.
     - 1.1.4. UNDERDRAIN ELEVATIONS AT BIORETENTION FACILITY
     - 1.1.5. TOP OF BERM, OVERFLOW, AND BOTTOM OF BASIN ELEVATIONS
     - 1.1.6. STRUCTURE AND FLARED END SECTIONS ELEVATIONS WITHIN BASIN
     - 1.1.7. AS-CONSTRUCTED VOLUMES WITHIN RESPECTIVE BASINS UP TO OVERFLOW ELEVATION
   - 1.2. LAWN OR OPEN SPACE AREAS
     - 1.2.1. SPOT ELEVATIONS AT A MAXIMUM 50 FOOT GRID.
     - 1.2.2. SPOT ELEVATION TOP AND BOTTOM OF BERMS OR SWALES

N

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.



BOTTOM OF THE FACILITY: ELEV. _____
SEASONALLY HIGH GROUNDWATER: ELEV. _____
SEPARATION: FEET _____

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : SURFACE STORAGE			1.00	1.00 X V_A	
V_B : SOIL MEDIA MIX			0.25	0.50 X 0.25 X V_B	
V_C : COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 X 0.36 X V_C	
V_D : COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 X V_D	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS 1). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS 1).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS. NO FILTER FABRIC COVER/SOCK.
8. MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
9. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLOATING GROUND COVER.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. CHOKING STONE MAY BE SUBSTITUTED FOR GEOTEXTILE FABRIC, PER APPROVAL BY THE ENGINEER.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL | 10/11/18
BIORETENTION FACILITY DETAIL | STD. DWG. NO.1 | PAGE NO.1

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

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IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOTTED SIZE, SCALE IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PLOTTED CORRECTLY

SEDIMENTATION AND EROSION CONTROL NOTES

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SOIL REOSION AND SEDIMENT CONTROL PLANS, THE STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE (SWPPP) AND THE ILLINOIS GENERAL CONSTRUCTION PERMIT (ILR10) AND BECOME FAMILIAR WITH THEIR CONTENTS AND SIGN THE CERTIFICATION FORMS.

C. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, PROJECT ENGINEER OR OWNER.

D. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. WATER USE MUST NOT CAUSE ADDITIONAL EROSION.

I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE (SWPPP), SHALL BE INITIATED AS SOON AS PRACTICABLE.

K. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT, WASHING SHALL BE IMPLEMENTED AND PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

L. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

M. ON-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

N. ERODIBLE STOCKPILES MUST BE ENCLOSED WITH SILT FENCE BY THE END OF THE WORK DAY.

O. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

P. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

Q. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES

R. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

S. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

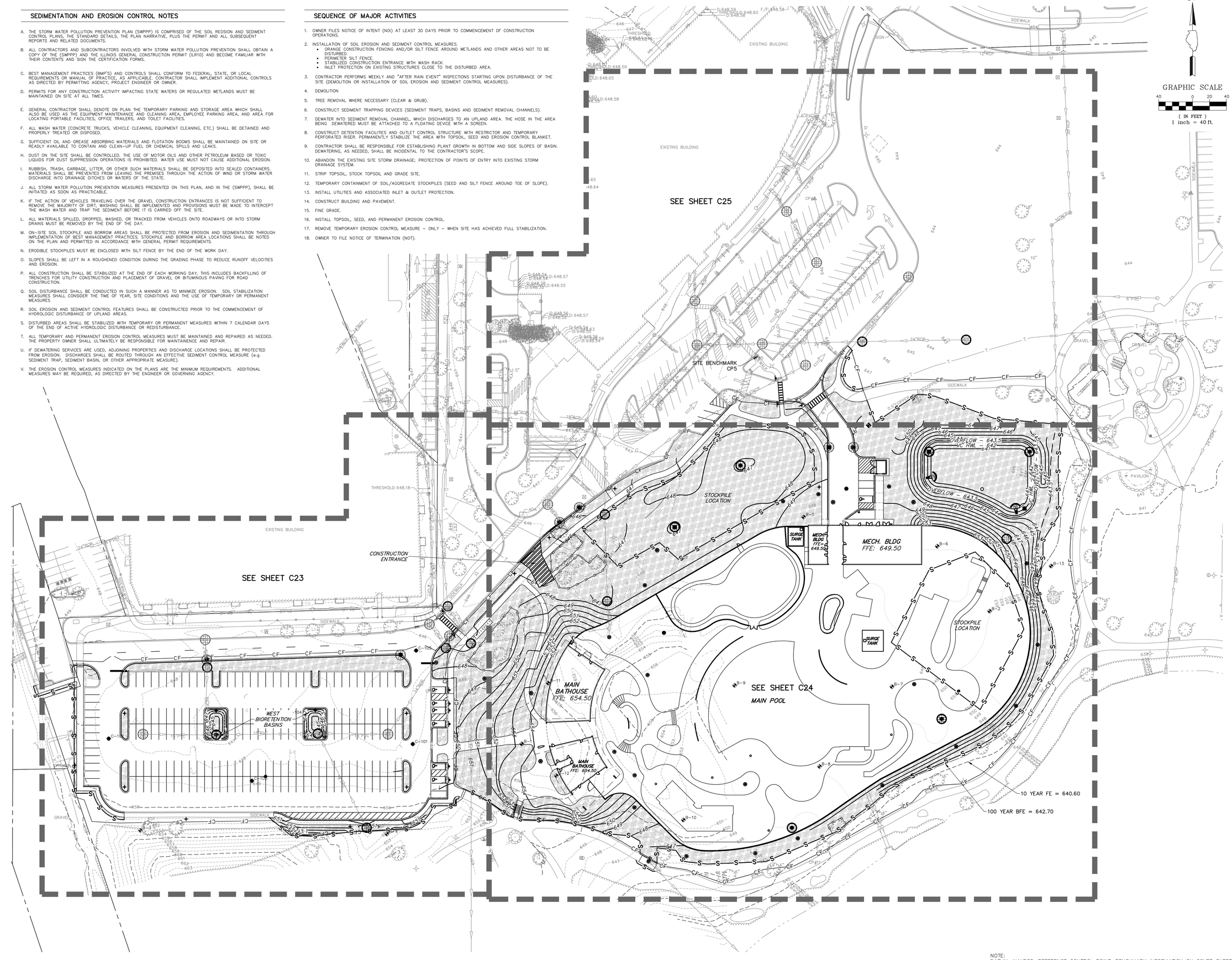
T. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL ULTIMATELY BE RESPONSIBLE FOR MAINTAINENCE AND REPAIR.

U. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE).

V. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.

SEQUENCE OF MAJOR ACTIVITIES

1. OWNER FILES NOTICE OF INTENT (NOI) AT LEAST 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES.
   - ORANGE CONSTRUCTION FENCING AND/OR SILT FENCE AROUND WETLANDS AND OTHER AREAS NOT TO BE DISTURBED.
   - PERIMETER SILT FENCE.
   - STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK.
   - INLET PROTECTION ON EXISTING STRUCTURES CLOSE TO THE DISTURBED AREA.
3. CONTRACTOR PERFORMS WEEKLY AND "AFTER RAIN EVENT" INSPECTIONS STARTING UPON DISTURBANCE OF THE SITE (DEMOLITION OR INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES).
4. DEMOLITION
5. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
6. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS AND SEDIMENT REMOVAL CHANNELS).
7. DEWATER INTO SEDIMENT REMOVAL CHANNEL, WHICH DISCHARGES TO AN UPLAND AREA. THE HOSE IN THE AREA BEING DEWATERED MUST BE ATTACHED TO A FLOATING DEVICE WITH A SCREEN.
8. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR AND TEMPORARY PERFORATED RISER. PERMANENTLY STABILIZE THE AREA WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING PLANT GROWTH IN BOTTOM AND SIDE SLOPES OF BASIN. DEWATERING, AS NEEDED, SHALL BE INCIDENTAL TO THE CONTRACTOR'S SCOPE.
10. ABANDON THE EXISTING SITE STORM DRAINAGE; PROTECTION OF POINTS OF ENTRY INTO EXISTING STORM DRAINAGE SYSTEM.
11. STRIP TOPSOIL, STOCK TOPSOIL AND GRADE SITE.
12. TEMPORARY CONTAINMENT OF SOIL/AGGREGATE STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE).
13. INSTALL UTILITIES AND ASSOCIATED INLET & OUTLET PROTECTION.
14. CONSTRUCT BUILDING AND PAVEMENT.
15. FINE GRADE.
16. INSTALL TOPSOIL, SEED, AND PERMANENT EROSION CONTROL.
17. REMOVE TEMPORARY EROSION CONTROL MEASURE – ONLY – WHEN SITE HAS ACHIEVED FULL STABILIZATION.
18. OWNER TO FILE NOTICE OF TERMINATION (NOT).



NOTE:
DATUM: NAVD88, REFERENCE CONTROL POINT, BENCHMARK INFORMATION ON COVER SHEET.

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

C22

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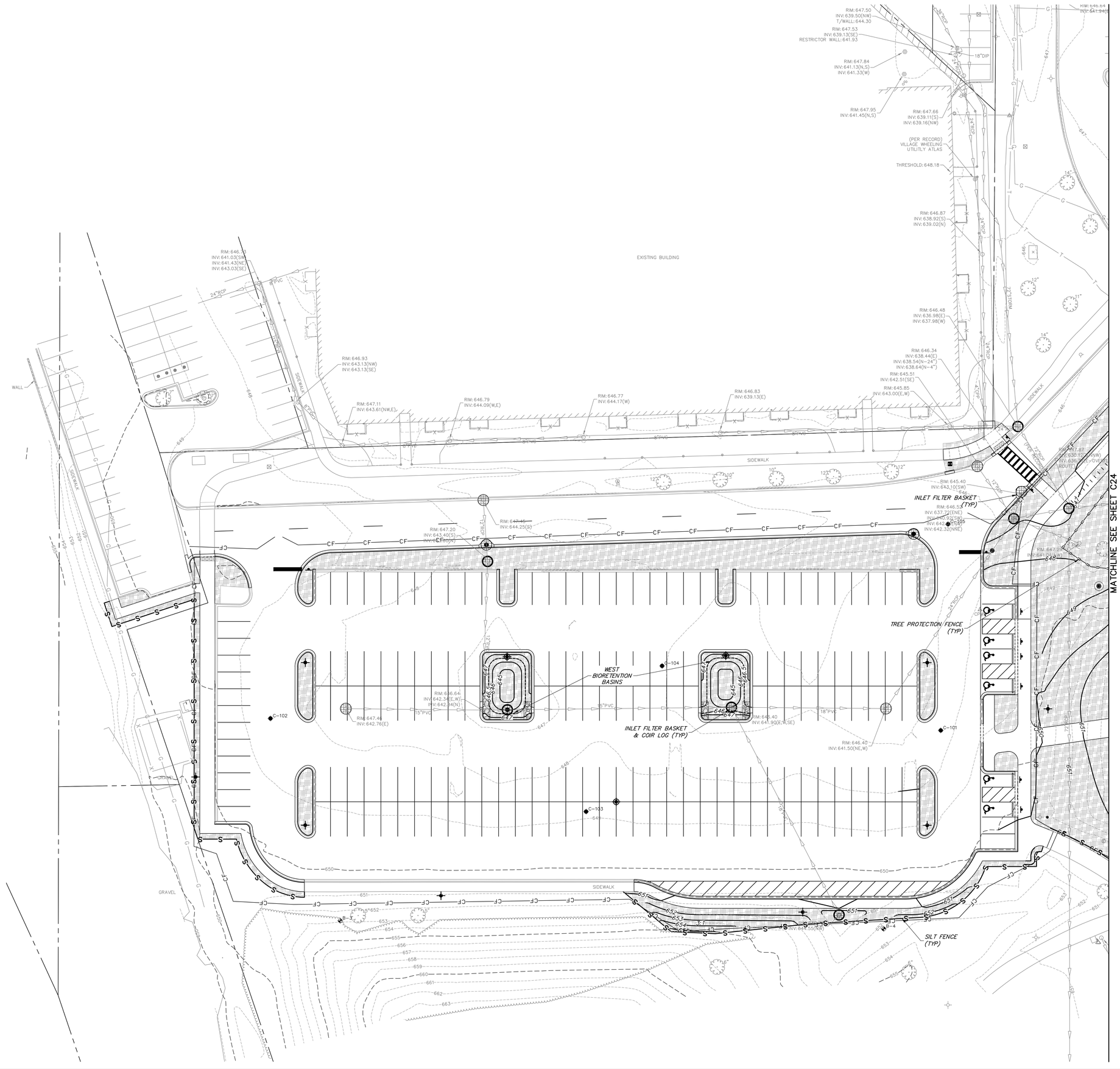

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

SESC LEGEND

- TOPSOIL FURNISH AND PLACE, 6" MIN. – EROSION CONTROL BLANKET NAG S75 (WHERE SLOPE IS 5:1 OR GREATER)
- STONE RIP-RAP, GRAD NO. RR3
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE INSTALLATION
- TREE PROTECTION FENCE
- STORM SEWER INLET PROTECTION: – INLET FILTER BASKET
- – INLET FILTER BASKET & COIR LOG
- COIR LOG
- 10 YEAR FE: 640.6
- 100 YEAR BFE: 642.7
- CONTROL POINT

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No.	Date	Description
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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN

C23

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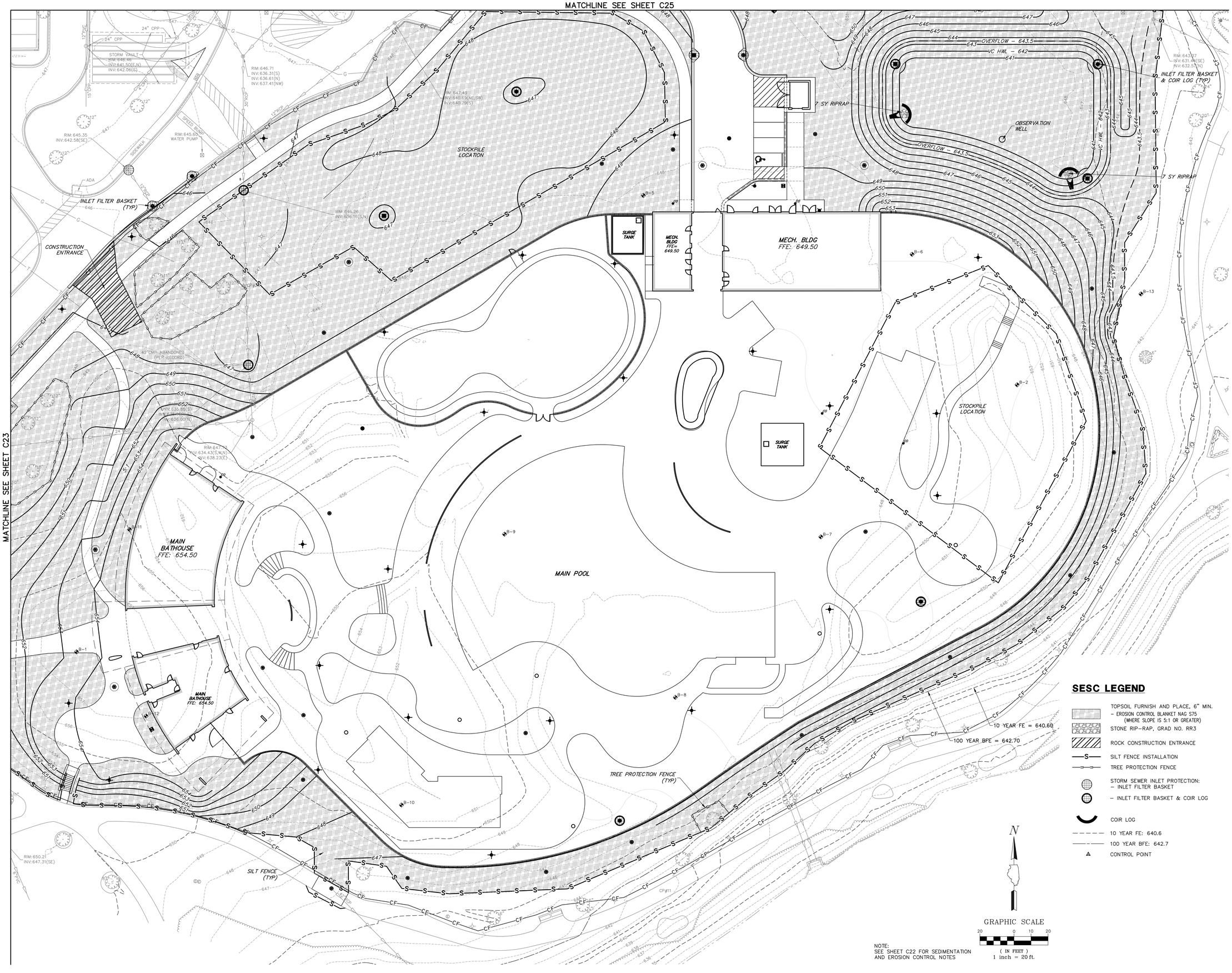
MATCHLINE SEE SHEET C25

MATCHLINE SEE SHEET C23



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- CONTROL POINT

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTE:
SEE SHEET C22 FOR SEDIMENTATION AND EROSION CONTROL NOTES

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN ORIGINALLY PLOTTED

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105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN

C24

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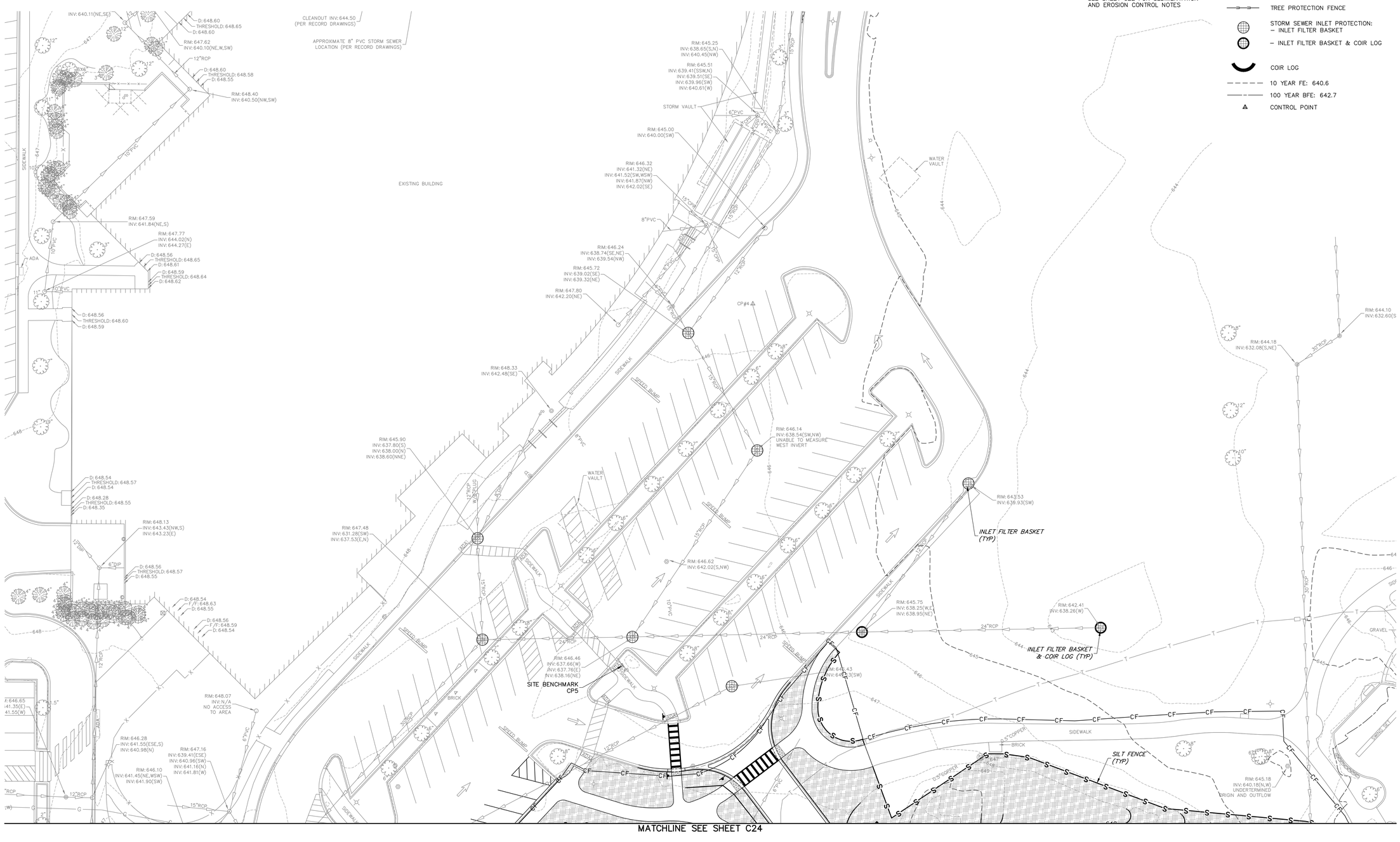
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT 100% WHEN PRINTED CORRECTLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: G:\08\05\087.151 Wheeling PD Aquatic Cntr\087.151 PR\ | SAVE DATE: 2/26/2026 9:53 PM | BY: bspencer | PLOT DATE: 2/26/2026 10:26 PM | BY: Brian Spencer



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Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL PLAN

C25

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PERMIT COVERAGE AND REQUIREMENTS

The management practices, controls and other provisions contained in this Storm Water Pollution Prevention Plan (SWPPP) are at least as protective as the requirements contained in the Illinois Environmental Protection Agency (IEPA) NPDES ILR10 permit, and the Illinois Urban Manual, both latest editions. Requirements specified in plans or permits for this project approved by local officials that are applicable to protecting surface water resources are, upon submittal of a NOI to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in the storm water pollution prevention plan. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for this project.

CONTROL IMPLEMENTATION SCHEDULE

Perimeter controls of the site and stabilized construction entrance shall be installed prior to demolition, clearing and grubbing. Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Existing storm sewer inlets that will function during the construction process should have the sediment control measures installed as indicated prior to land – disturbing activities, including demolition and site clearing. In addition, sediment control measures shall be installed in newly constructed inlets immediately after their installation is complete. Erosion control blanket may be used to stabilize the construction areas where the final grade has been reached but cannot be permanently stabilized due to planting season restrictions. Permanent controls, such as riprap, shall be installed at each storm sewer outfall structure prior to any storm water discharge. Temporary perimeter controls shall only be removed after final stabilization of those portions of the site upward of the perimeter control. Temporary drop-in sediment bags will be installed in all inlets to prevent infiltration of sediment-laden ground water into existing and proposed structures. Sediment bags shall remain in place until placement of base course in paved areas or until vegetation has taken hold. Care shall be taken when removing sediment bags to avoid release of sediment into the storm sewer.

POST CONSTRUCTION STORM WATER MANAGEMENT

Storm water management devices installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed may include storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices). Velocity dissipation devices shall be located (i.e. riprap) at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to the water course so that the natural physical and biological characteristics and functions are maintained and protected. Structural measures should be placed on upland soils to the degree attainable. The contractor is responsible for the installation and maintenance of storm water management measures until final stabilization of the site.

SOIL EROSION AND SEDIMENT CONTROLS

The appropriate soil erosion and sediment controls shall be implemented onsite and shall be modified to reflect the current phase of construction. All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be installed according to the Standard Practice. The contractor shall be responsible for the installation of any additional erosion and sediment control measures necessary to prevent erosion and sedimentation as determined by the engineer, owner, or permitting authority.

1. Stabilization Practices
Areas that will not be paved or covered with non-erosive material shall be stabilized as indicated on the erosion control plan using procedures in substantial conformance with the Illinois Urban Manual. Stabilization practices may include: temporarily seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, staged or staggered development, and other appropriate measures.

Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:

(i) Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
(ii) On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall be described in the SWPPP.

2. Structural Practices
Structural practices will be utilized to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Structural practices should be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the CWA.

(i) The following design requirements apply to sediment basins if such structural practices will be installed to reduce sediment concentrations in storm water discharges:
   a. When discharging from the sediment basin, utilize outlet structures that withdraw water from the surface in order to minimize the discharges.
   b. Prevent erosion of the sediment basin using stabilization controls (e.g., erosion control blankets), at the inlet and outlet using erosion controls and velocity dissipation devices.
   c. Sediment basins shall be designed to facilitate maintenance, including sediment removal from the basins, as necessary.

(ii) The following requirements apply to protecting storm drain inlets:
   a. Install inlet protection measures that removes sediment from discharges prior to entry into any storm drain inlet that carries stormwater flow from your site to a water of the U.S., provided you have authority to access the storm drain inlet.
   b. Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there Is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

OFF-SITE VEHICLE TRACKING

A stabilized pad of aggregate underlain with filter fabric shall be located at any point where traffic will be entering or leaving the construction site to or from a public right-of-way, street, alley, sidewalk, or parking area to help reduce vehicle tracking of sediments. Roads shall be swept as needed to reduce excess sediment, dirt or stone tracked from the site. Accumulated sediment and stone shall be removed from the stabilized construction entrance as needed. Water runoff from such washing area shall be periodically inspected and repaired as necessary throughout the life of the project. Vehicles hauling erodible material to and from the construction site should be covered with a tarp. The stabilized construction entrance shall be installed prior to any soil disturbance (including demolition) and removed prior to any paving.

DUST CONTROL

As requested, a water truck will be used to limit the amount of dust leaving the site. The following list of control measures may also be implemented on-site to limit the generation of dust as needed: Sprinkling/irrigation, Vegetative cover, Mulch, Spray-on soil treatments, Tillage, Stone.

WASTE MANAGEMENT

No solid materials, including building materials, shall be discharged to protected natural areas, a storm sewer system or Waters of the State (except as authorized by a Section 404 permit). All waste materials shall be collected and stored in approved receptacles. No wastes shall be placed in any location other than in the approved containers appropriate for the materials being discarded. There shall be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies shall be replaced as soon as possible and the appropriate clean-up procedure shall take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all local, State and Federal regulations. Hazardous material shall not be stored on site. Any hazardous waste should be disposed of in the manner specified by local or State regulation or by the manufacturer.

MATERIAL STORAGE

Materials and or contaminants shall be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area shall be designated for material delivery and storage. All materials kept on-site shall be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSD sheets shall be available for referencing cleanup procedures. Any release of chemicals/contaminants shall be immediately cleaned up and disposed of properly. Contractors shall immediately report all spills to the Primary Contact, who shall notify the appropriate agencies, if needed. To reduce the risks associated with hazardous materials on-site, hazardous products shall be kept in original containers unless they are not re-sealable. The original labels and MSD data shall be retained on-site at all times. Hazardous materials and all other materials on-site shall be stored in accordance with manufacturer's MSDS specifications. When disposing of hazardous materials, follow manufacturers' or local and State recommended methods on Local, State and Federal regulations.

DE-WATERING OPERATIONS

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State or to a storm sewer system. Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water with a screen in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (i.e. stone) on a stabilized surface, sediment filter bag on a stabilized surface or a sediment removal channel. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional erosion control and sediment control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

SANITARY FACILITIES

To the extent practicable, sanitary facilities shall be located at a minimum 8 feet behind the curb and gutter of the internal roads and be located in an area that does not drain to any protected natural area, Waters of the State or storm water structures. Sanitary facilities shall be anchored to the ground to prevent tipping over. Sanitary facilities located on impervious surfaces shall be placed on top of a secondary containment device or be surrounded by a control device (i.e. gravel-bag berm).

CONCRETE WASTE MANAGEMENT

Concrete mixer trucks shall only perform washouts in designated areas. Concrete waste or washout is not allowed in the street or allowed to reach a storm water drainage system or watercourse. A sign shall be posted at each location to identify the washout. Concrete washout areas should be located at least 50 feet from a storm water drainage inlets or watercourse. Concrete washout areas shall be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance as detailed on the erosion control plan shall be installed at each washout area. The washout areas shall be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material shall be picked up and disposed of properly when 75% of the capacity is reached. Hardened concrete can be properly recycled and reused on-site or hauled off-site to an appropriate facility.

SPILL PREVENTIONS

Discharges of hazardous substances or oil caused by a spill are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site shall have the capacity to control, contain and remove spills if they occur. Spills shall be cleaned up immediately in accordance with MSD sheets and shall not be buried on-site or washed into storm sewer drainage inlets, drainageways or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117 or 302) shall be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on federal Reportable Quantities for materials. Spills of toxic or hazardous materials shall be reported to the appropriate State or local government IEPA, regardless of size. When cleaning up a spill, the area shall be kept well ventilated and appropriate personal protective equipment shall be used to minimize injury from contact with a hazardous substance.

In addition to proper Waste Management, Concrete Waste Management, Concrete Cutting, Vehicle Storage and Maintenance, Material Storage and Sanitary Station protection, the following minimum practices shall be followed to reduce the risk of spills:
- Petroleum products shall be stored in tightly sealed and clearly labeled containers.
- All paint containers shall be tightly sealed and stored when not required for use. Excess paint shall be disposed of according to the manufacturer's instructions or State and local regulations and shall not be discharged to the storm sewer.
- Contractors shall follow manufacturers' recommendations for proper use and disposal of materials.

CONCRETE CUTTING

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting shall not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned up and disposed into the concrete washout facility described above.

VEHICLE STORAGE AND MAINTENENCE

When not in use, vehicles utilized in the development operations of the site shall be stored in a designated upland area away from any natural or created watercourse, pond, drainage-way or storm drain. Whenever possible, vehicle maintenance, fueling, and washing will occur off-site. If allowed on-site, vehicle maintenance (including both routine maintenance as well as on-site repairs) shall be made within the designated area to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads shall be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents or other vehicle fluids. Construction vehicles shall be inspected frequently to identify any leaks. Leaks shall be repaired immediately, or the vehicle should be removed from the site. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer MSDS instructions. Contractors shall immediately report spills to the Primary Contact.

NON-STORM WATER DISCHARGES

Authorized Discharges

The following non-storm water discharges may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.6 (Non-Storm Water Discharges) of the ILR10 permit:
- Discharges from firefighting activities
- Water main flushing
- Fire hydrant flushing
- Watering for Dust Control
- Irrigation drainage for vegetative growth for seeding, etc.
- Uncontaminated groundwater

The pollution prevention measures described below will be implemented for non-storm water components of the discharge:
- The fire hydrant and water main should not be flushed directly on the exposed area or subgrade of the pavement. Hoses should be used to direct the flow onto a stabilized area.
- Erosion due to irrigation of seeding shall be minimized.

Prohibited Discharges

The following non-storm water discharges are prohibited by this permit:
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, detergents
- Toxic or hazardous substances from a spill or other release

DISCHARGES TO RECEIVING WATERS WITH AN APPROVED TMDL

Discharges to waters for which there is an approved Total Maximum Daily Load (TMDL) waste load allocation for sediment or a parameter that addresses sediment (total suspended solids, turbidity or siltation) are not eligible for coverage under the ILR10 permit unless the owner/operator develops and certifies a SWPPP that is consistent with allocations listed in the TMDL. To be eligible for coverage under the ILR10 permit, operators must incorporate into their SWPPP any conditions and/or Best Management Practices (BMPs) applicable to their discharges necessary for consistency with the TMDL within any timeframes established in the TMDL. If a specific numeric allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet it.

INSPECTIONS

Qualified personnel (provided by the permittee or contractor- see Table 1.) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days, and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.5 inches or greater.
- Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or air temperatures are at or below 32°F). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.
- Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Based on the results of the inspection, the description of potential pollutant sources identified in the SWPPP and the pollution prevention control measures identified in the SWPPP shall be revised as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The reports shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.
- The permittee (or qualified inspector) shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit.
- The permittee (or qualified inspector) shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non-compliance issue(s).
- All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).
- After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the IEPA at the following address:

  Illinois Environmental Protection Agency
  Division of Water Pollution Control
  Compliance Assurance Section
  1021 North Grand Avenue East
  Post Office Box 19276
  Springfield, Illinois 62794-9276

CORRECTIVE ACTIONS

The Contractor must take corrective actions to address any of the following conditions identified on site:
(i) A stormwater control needs repair or replacement
(ii) A stormwater control necessary to comply with the requirements of this permit was never installed or was installed incorrectly.
(iii) Site discharges are causing an exceedance of applicable water quality standards.
(iv) A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within seven (7) days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the stormwater control(s) and making it operational as soon as feasible after the 7-day timeframe.

RECORDKEEPING

The permittee shall retain copies of the SWPPP and all reports and notices required by the ILR10 permit, and records of all data used to complete the Notice of Intent to be covered by the ILR10 permit, for a period of at least three years from the date that the permit coverage expires or is terminated unless extended by request of the IEPA. In addition, the contractor shall retain a copy of the SWPPP required by the ILR10 permit at the construction site from the date of project initiation to the date of final stabilization.

LOG OF MAJOR GRADING AND CONSTRUCTION ACTIVITIES

A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in this SWPPP.

KEEPING PLANS CURRENT

The permittee or contractor shall amend the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for discharge of pollutants to Waters of the State and which has not otherwise been addressed in the SWPPP or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP by signing the contractor's certification statement.The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected in the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

FINAL STABILIZATION

Final Stabilization has occurred when all soil disturbing activities at the site have been completed, and either of the two following conditions have been met:

(i) A uniform (e.g. evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gabions or geotextiles) have been employed.

For individual lots in residential construction, final stabilization has occurred when either:

(i) The homebuilder has completed final stabilization as specified above, or
(ii) The homebuilder has established temporary stabilization including perimeter controls for individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need to, and the benefits of, final stabilization.

When the site has been finally stabilized and all storm water discharges from construction sites that are authorized by the ILR10 permit are eliminated, the permittee of the facility must submit a completed Notice of Termination that is signed in accordance with Part VI.G (Signatory Requirements) of the ILR10 permit. Elimination of storm water discharges associated with industrial activity means that all disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time, or that all storm water discharges associated with construction activities from the identified site that are authorized by a NPDES general permit have otherwise been eliminated.

BMP Operation and Maintenance

Silt Fence

Silt fences shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

Silt fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Should the fabric decompose or become ineffective prior to the end of the expected usable life and the fence still is necessary, the fabric or the entire system shall be replaced promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the silt fence.

Any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, a seedbed prepared, and the site vegetated.

Stabilized Construction Entrance

The entrance shall be maintained in a condition that will prevent tracking of sediment onto public right-of-ways or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public right-of-ways must be removed immediately. Periodic inspection and needed maintenance shall be provided after each rain.

Inlet Protection

Each inlet protection practice or device shall be inspected after every runoff event. Accumulated sediment shall be removed per manufacturers' directions but not less than when the capacity for sediment storage has been reduced by half. Sediment that has been removed shall be placed such that it will not reenter the storm drain system.

Repairs or replacement of inlet protection devices shall be made immediately.

For devices to be kept in place in the winter season, areas shall be cleared of any sediment accumulation and prepared or protected for snow removal operations.

Inlet protection practices shall be removed upon job completion.

Erosion Control Blanket

Inspect all erosion control blankets periodically and after rainstorms to check for damage due to water running under the blanket or if the blankets that have been displaced by wind. Any areas where water seeped under the blanket, more staples may be needed per given area or more frequent anchoring trenches installed with better compaction. If significant erosion has occurred under the blanket, regrading and reseeding may also be necessary. Any erosion control blankets that have been displaced will need to be re-installed and re-stapled. This may indicate that the wrong type of blanket was chosen. One may need to revisit the site characteristics and then select a different type of erosion control blanket or chose a different practice.

Temporary Concrete Washout Facility

Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 in.) for above grade facilities and 300 mm (12 in.) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete or slurry and returning the facilities to a functional condition.

Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is two-thirds full.

Temporary concrete washout facilities shall be inspected for damage (e.g. tears in plastic liner, missing sand bags, etc.). Damaged facilities shall be repaired promptly.

Portable Sediment Tank

The tank shall be cleaned out when one-third of the storage volume is filled with sediment. All sediment collected in the tank shall be disposed of in an approved sediment trapping device (i.e. temporary sediment trap) or on the construction site or as approved by the engineer/inspector.

Temporary Sediment Trap

Inspect temporary sediment traps after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.

Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a minimum of 1.5 feet below the low point of the embankment to slightly above the design grade. Any rip rap displaced from the spillway must be replaced immediately.

After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas and stabilize properly.

Ditch Check (Manufactured)

Manufactured ditch check shall be inspected every 7 days and after each 1/2" rainfall or snow equivalent.

Sediment shall be removed from the upstream of the ditch check when sediment has reached one-half the height of the ditch check. Inspect any fabric for tears or dislodging after the sediment is removed and repair or replace immediately. Additional requirements may apply per manufacturer specifications or permit requirements.

Products shall be maintained in same condition as when installed. Rolled erosion control ditch checks must be replaced whenever tears, splits, unraveling or compressed straw or excelsior is apparent.

Any fabric used as a base or apron underneath the plastic permeable or synthetic porous runoff control structure ditch checks that is torn or dislodged must be replaced or repaired.

Remove debris (litter, cornstalks) when observed.

Water or sediment going around the ditch check indicates incorrect installation or maintenance is required. The flow of water over the center of the ditch check or through the device must be reestablished. The manufactured ditch check may need length up the side slope, sediment removed from pores, or the flow velocities are too great for the type of ditch check.

Manufactured ditch checks are not designed to be a part are not designed to be part of the permanent storm water management system. Their material components are not conducive to being incorporated into soils once they have reached their useful life.

Remove manufactured ditch checks once all upslope areas are stabilized, and swale or ditch stabilization is complete. The biodegradable form of plastic permeable ditch checks can be left in place on top of the permanent stabilization such as blankets to provide velocity reductions, provided they are not a hazard to mowing operations. Vegetated ditch checks may remain in place within the ditch or swale if permanent vegetation is desired such as in the case of establishing a vegetated swale.

Rock Check Dam

On active construction sites, the rock check dams shall be inspected at least once every 7 days and within 24 hours of a rainfall of 0.5 inches or more. If any erosion has taken place around the or below the rock check dam or if rocks have been dislodged, repairs shall be made to prevent further damage. Sediment shall be removed once has accumulated to one-half the height of the rock check dam. The center of the rock check dam shall also be inspected periodically to ensure that the center of the dam is lower than the sides.

Unless they will be incorporated into permanent stormwater management control, rock check dams must be removed when useful life has been completed. In temporary ditches and swales, rock check dams should be removed, and the ditch filled in when they are no longer needed. In permanent structures rock check dams should be removed when the grass has matured sufficiently to protect the ditch or swale. The area beneath the rock check dams should be seeded and mulched immediately after they are removed.

For rock check dams that are made a part of stormwater management control, regular inspections should be made to see if any erosion has occurred around or below the dam and if any rock has been dislodged. Immediately make all needed repairs to prevent further damage. If sediment trapping is to be a continuing function of the rock check dam, the sediment shall be removed when it has accumulated to one-half the depth of the rock check dam.

Rock Outlet Protection

Inspect outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs.

Dewatering

The frequency of inspections shall depend on the dewatering method, amount of discharge, potential damage, and quality of the receiving bodies of water.

1. Inspections shall be conducted to ensure proper operation and compliance with any permits or water standards.
2. Accumulated sediment shall be removed from the flow area and temporary diversions shall be repaired, as required.
3. Outlet areas shall be checked, and repairs shall be made in a timely manner, as needed.
4. Pump outlets shall be inspected for erosion, and sumps shall be inspected for accumulated sediment.
5. Dewatering bags shall be stopped and replaced when half full of sediment or when the pump discharge has reduced to an impractical rate.
6. If the receiving area is showing any signs of cloudy water, erosion, or sediment accumulation, discharges shall be stopped immediately once safety and property damage concerns have been addressed.
7. Sediment shall be disposed in accordance with all applicable laws and regulations.

Discharges from Dewatering Activities

Discharges from dewatering activities, including from dewatering of trenches and excavations, are allowable if managed by appropriate controls:
- Dewatering discharges shall be treated or controlled to minimize discharge of pollutants.
- The discharge shall not include visible floating solids or foam.
- An oil-water separator (or suitable filtration device) shall be used to treat oil, grease, or other similar products if dewatering water is found to contain these materials.
- To the extent feasible, use vegetated, upland areas of the site to infiltrate dewatering water before discharging.
- Backwash water (water used to clean any filters used as part of stormwater treatment) must be properly treated or hauled off site for disposal.
- Dewatering treatment devices shall be properly maintained as described above.

Natural Buffers

For any stormwater discharges from construction activities within 50 feet of a Waters of the United States, except for activities for water-dependent structures authorized by a Section 404 permit, the permittee shall:
(i) Provide a 50-foot undisturbed natural buffer between the construction activity and the Waters of the United States; or
(ii) Provide additional erosion and sediment controls within that area.

TABLE 1

ACTION	RESPONSIBLE PARTY
Provide qualified personnel for weekly and 0.5 inch rain event inspections	Contractor ☐ Permittee/Owner ☐
Install and maintain erosion control practices and address Corrective Actions	Contractor ☐

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

STORMWATER POLLUTION PREVENTION PLAN NOTES

C26

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File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

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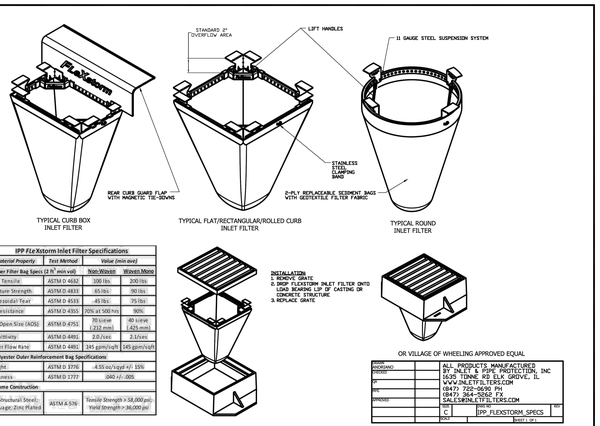


IPP FLEXstorm Inlet Filter Specifications

Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Spec (2 ft² min roll)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 Hrs	90%
Appl Opens Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.5/sec
Water Flow Rate	ASTM D 4491	141 gpm/sq/ft	145 gpm/sq/ft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.50 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/-.005	
> Frame Construction			
ASI Structural Steel, 11 Gauge, Zinc Plated	ASTM A 536	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi	

INSTALLATION
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

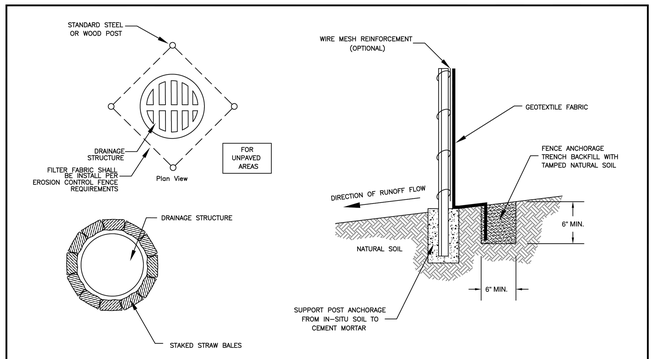
OR VILLAGE OF WHEELING APPROVED EQUAL

CHECKED		ALL PRODUCTS MANUFACTURED BY: INLET & PIPE PROTECTION, INC
APPROVED		6635 TINNIE RD ELK GROVE, IL
QA		WWW.INLETPROTECTION.COM
ENG.		(847) 722-0090 PH
DRAWING		(847) 364-5262 FX
		SALES@INLETFILTERS.COM
		DWG NO. IPP_FLEXSTORM_SPECS
		SHEET 1 OF 1

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	01-30-03 AUTOCAD FILE	ERO-1
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

INLET AND FILTER PROTECTION STANDARD



STRAW BALE INSTALLATION FOR EROSION CONTROL AROUND A DRAINAGE STRUCTURE

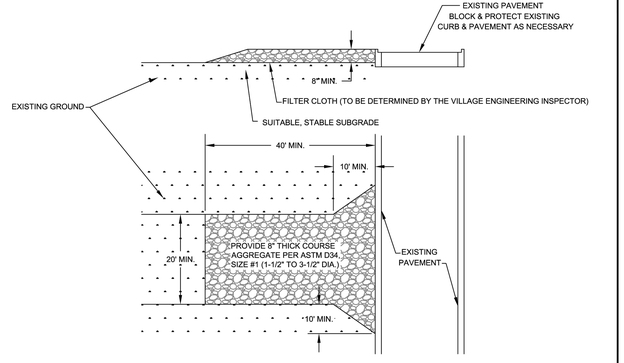
Inlet Protection Details

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	S.W.	09-07-00 AUTOCAD FILE	ERO-2
FILE LOCATION	S.W.	11-07-01 PER COMMENTS	
T:\ENGINEERING\STANDARDS	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	12-20-18 INLET PROTECTION	

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

SILT FENCE INSTALLATION STANDARD



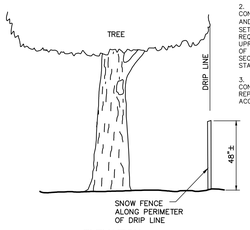
VILLAGE OF WHEELING	REVISIONS		DETAIL NO.
SPECIFICATIONS AND DETAILS	P.F.	06-16-99	ERO-4
FILE LOCATION	C.J.C.	10-01-08 AUTOCAD FILE	
T:\ENGINEERING\STANDARDS			

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

TEMPORARY CONSTRUCTION ENTRANCE STANDARD

NOTES:

1. EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
2. SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS, OR AS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION, IN CONFORMANCE WITH SECTION 201.05a OF THE HIGHWAY STANDARDS.
3. TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.



ELEVATION

03.15.2016

TREE PROTECTION FENCING DETAIL

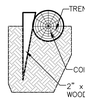
NOTES:

1. DO NOT SCALE DRAWING.
2. REFER TO MANUFACTURER'S PRODUCT SPECIFICATIONS TO ENSURE QUALITY OF THE PRODUCTS

PLAN VIEW



SECTION VIEW



DROP INLET OR MANHOLE
INLET PROTECTION FOR DROP INLETS OR MANHOLES

* USE 9LB DENSITY 12" DIAMETER, 20' LONG COIR LOG POLYNET FOR STANDARD CIRCULAR DRAINAGE STRUCTURES. PLACE THE COIR LOG AROUND THE STRUCTURE AND JOIN THE ENDS TOGETHER WITH COIR TWINE. USE 2"x2"x24" WOODEN STAKES SPACED 3' APART TO HOLD DOWN LOG POLYNET.

MAINTENANCE
1. CLEAN OUT SEDIMENT BEHIND LOG WHEN ½ FULL
2. RESECURE LOOSE LOGS
3. REPLACE LOGS AS NEEDED
4. REMOVE WHEN NOT NEEDED

03.15.2016

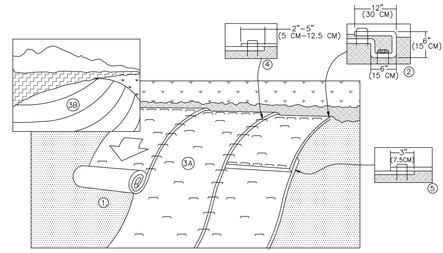
COIR ROLL DETAIL INLET PROTECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.

NOTE:

*IN LOOSE SOIL, CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



STAPLE PLACEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE STAPLE PATTERN GUIDES FOR ACTUAL RECOMMENDED PLACEMENTS.

03.15.2016

EROSION CONTROL BLANKET SLOPE INSTALLATION

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

SOIL EROSION AND SEDIMENT CONTROL DETAILS

C27

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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, THE ILLINOIS PLUMBING CODE, THE DETAILS IN THESE PLANS, THE CONTRACT DOCUMENTS, ALL APPLICABLE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE IEPA AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND ALL ADDENDA THERETO.

2. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

3. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL WILL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE PRIOR TO ORDERING MATERIALS. IN ADDITION, THE CONTRACTOR MUST VERIFY THE LINE AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSION OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS/HER OWN RISK AND EXPENSE AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ANY COSTS INCURRED..

5. ALL PAVEMENT DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

6. WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS OTHER THAN THOSE SHOWN ON THE PLANS, HE/SHE SHALL INFORM THE ENGINEER, WHO SHALL DIRECT THE WORK NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED. EXISTING FACILITIES TO BE MAINTAINED THAT ARE DAMAGED BECAUSE OF NON-COMPLIANCE WITH THIS PROVISION SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND HAND SANITIZING STATIONS FOR THE USE OF ALL THE CONTRACTORS PERSONNEL EMPLOYED ON THE WORK SITE. THE FACILITIES SHALL BE MAINTAINED IN PROPER SANITARY CONDITION THROUGHOUT THE PROJECT. THE LOCATION OF THE TEMPORARY FACILITIES SHALL BE APPROVED BY THE ENGINEER.

10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NPDES PERMIT AND SWPPP MANUAL. IF NO NPDES PERMIT OR SWPPP MANUAL IS NEEDED FOR THE PROJECT THE CONTRACTOR SHALL PERFORM SOIL EROSION SEDIMENT CONTROL BEST PRACTICES OR AS DIRECTED BY THE OWNER TO PREVENT ILLICIT DISCHARGES FROM THE SITE.

UTILITY NOTES

1. UNDERGROUND WORK SHALL INCLUDE TRENCHING, DISPOSAL OF EXCESS MATERIAL, DEWATERING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION, AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED BUT SHALL BE CONSIDERED AS INCLUDED TO THE COST OF THE CONTRACT. ALL SEWER SHALL BE INSTALLED USING A LASER AND BEGIN AT THE DOWNSTREAM END.

2. MACHINE CORE ALL CONNECTIONS TO EXISTING STRUCTURES USING A CORE DRILL. HAMMERING OR SAWING OF STRUCTURES WILL NOT BE ALLOWED.

3. SANITARY SERVICE CONNECTIONS TO NEW SEWERS SHALL BE MADE WITH WYE BRANCHES. WYE BRANCHES SHALL BE FACTORY MANUFACTURED PERMANENTLY AFFIXED TO THE MAIN SEWER. TEE BRANCHES ARE NOT ALLOWED.

4. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

5. ALL CONNECTIONS TO EXISTING OR DISSIMILAR STORM/SANITARY LINES SHALL BE DONE WITH STAINLESS STEEL NON-SHEAR COUPLINGS.

6. STONE BEDDING AND BACKFILL SHALL BE OMITTED FOR A DISTANCE OF 15 FEET UP AND DOWNSTREAM OF SEWERS DRAINING TO OR FROM PONDS OR STREAMS. THE REPLACED BEDDING SHALL BE SILTY CLAY SOIL MECHANICALLY COMPACTED TO 90% MODIFIED PROCTOR DENSITY. THE USE OF PERMEABLE SOILS WILL NOT BE PERMITTED.

7. ALL WATER MAIN SHALL HAVE MECHANICAL RESTRAINED TYPE JOINTS AT ALL CONNECTIONS AND FITTINGS. IN ADDITION, ALL HARDWARE SHALL BE STAINLESS STEEL.

8. THRUST BLOCKING SHALL BE PROVIDED ON WATER MAIN AT ALL BENDS, TEES, ELBOWS, ETC. INDIVIDUAL INSPECTION FOR ALL THRUST BLOCKING IS REQUIRED. THRUST BLOCKING SHALL BE POURED IN PLACE CONCRETE. PRECAST BLOCKS MAY BE USED AS APPROVED BY THE ENGINEER IN THE FIELD.

9. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER. ALL DOWNSPOUTS, SIDE YARD DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. FOOTING DRAINS SHALL FIRST DRAIN TO A SUMP PIT.

PROJECT SPECIFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT INCLUDE; CRITICAL SPOT GRADES SUCH AS OVERFLOW ELEVATIONS, SPOT ELEVATIONS NEAR ENTRANCES, SPOT ELEVATIONS ALONG THE DESIGNATED ADA ROUTE, SUFFICIENT INFORMATION SUCH THAT THE ENGINEER MAY VERIFY DETENTION VOLUMES, RIM AND INVERT ELEVATIONS OF ALL SEWERS, RIM AND TOP OF PIPE ELEVATIONS OF ALL WATER MAIN, LOCATIONS OF ALL INSTALLED UNDERGROUND UTILITIES, LOCATIONS OF ALL BURIED BENDS AND FITTINGS AND ALL FIELD CHANGES FROM THE APPROVED DRAWINGS.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF INITIAL ACCEPTANCE OF THE WORK BY THE OWNER AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE.

3. ALL CONSTRUCTION WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS.

4. ALL PUBLIC WATER MAINS AND SANITARY SEWER MAINS MUST BE ACCEPTED BY THE VILLAGE OF WHEELING PUBLIC WORKS DEPT.

5. THE SEWER AND WATER CONTRACTOR SHALL BE REQUIRED TO BE LICENSED AND BONDED WITH THE VILLAGE OF WHEELING BEFORE WORK IS STARTED.

6. CONTRACTOR SHALL NOTIFY THE VILLAGE OF WHEELING (847) 459-2620 AND THE PROJECT ENGINEER (630-701-4242) AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.

7. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, THE MUNICIPALITY AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED IN CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT.

8. THE CONTRACTOR MUST CARRY INSURANCE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL OFFICIALS, EMPLOYEES AND AGENTS OF GEWALT HAMILTON ASSOCIATES MUST BE LISTED AS ADDITIONAL INSURED.

9. ALL ELEVATIONS ARE ON NAVD 88 VERTICAL DATUM.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL TO ADEQUATELY INFORM AND PROTECT THE PUBLIC OF ALL CONSTRUCTION OPERATIONS.

11. STOCKPILING MATERIAL WITHIN THE 100 YEAR FLOOD PLAIN AND OR THE FLOODWAY IS STRICTLY PROHIBITED

12. PRIOR TO PLACEMENT OF FABRIC AND STONE, THE SUBGRADE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER. PROOF-ROLLING SHALL BE DONE USING A THREE AXLE DUMP TRUCK TOGETHER WITH LOAD WEIGHING AT LEAST TWENTY-FIVE (25) TONS. THE LOAD SHALL BE UNIFORMLY PLACED IN THE DUMP BODY. ALL DEFICIENCIES SHALL BE REPAIRED AND RE-PROOF-ROLLED UNTIL FOUND ACCEPTABLE TO THE ENGINEER.

13. CRUSHED CONCRETE IS NOT PERMITTED FOR USE ON THE PROJECT UNLESS PRIOR WRITTEN NOTICE IS GIVEN BY THE ENGINEER.

14. ALL STONE USED ON THE PROJECT SHALL BE CRUSHED UNLESS SPECIFICALLY NOTED OTHERWISE.

15. ALL CONNECTIONS TO EXISTING STORM MANHOLES SHALL BE INSTALLED WITH A NEOPRENE BOOT SECURED WITH DOUBLE STAINLESS STEEL STRAPS MEETING THE REQUIREMENTS OF ASTM C-923.

16. ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH APPLIED WITHIN 1 HOUR OF FINAL STRIKING.

17. ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT CONCRETE MEETING REQUIREMENTS OF SECTION 1020. ALL SIDEWALKS, CURBS AND PDST FOUNDATIONS SHALL BE CLASS SI 3,500 PSI @ 14 DAYS. ALL PAVEMENT SHALL BE CLASS PV 3,500 PSI @ 14 DAYS. WHERE NOTED ON THE PLANS HIGH EARLY CONCRETE SHALL BE CLASS PV TYPE III 3,500 PSI CONCRETE @ 3 DAYS. ALL CONCRETE REQUIRING A CURE TIME FASTER THAN 3 DAYS SHALL HAVE A MIX DESIGN SUBMITTED TO THE ENGINEER FOR APPROVAL. WHEN REQUIRED BY THE MUNICIPALITY, FLY ASH SHALL NOT BE USED IN THE MIX DESIGN. SLUMP SHALL BE 2-4" AND AIR CONTENT SHALL BE BETWEEN 5-8% UNLESS MODIFIED BY ARTICLE 1020.04.

18. ALL CONCRETE SHALL HAVE A WHITE, IDOT TYPE 3 CURING COMPOUND APPLIED TO THE SURFACE WITHIN 1 HOUR OF FINAL STRIKING AT THE MANUFACTURER RECOMMENDED APPLICATION RATE.

19. 3/4" THICK PRE-MOLDED FIBER EXPANSION JOINTS WITH 2 , 3/4" x 18" PLAIN ROUND, STEEL DOWEL BARS SHALL BE INSTALLED IN ALL CURBS AT (45') FORTY-FIVE FOOT INTERVALS AND AT ALL P.C.'S, P.T.'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. ALL EXPANSION JOINTS MUST BE FREE OF CONCRETE FOR FULL DEPTH. CONTRACTION JOINTS SHALL BE TOOLED AT 15' INTERVALS.

20. UNLESS OTHERWISE NOTED ON THE PLANS WHENEVER NEW CONCRETE ABUTS EXISTING/ OR NEW CONCRETE SET A 1/2" THICK PRE-MOLDED FIBER EXPANSION JOINT AND DOWEL WITH SMOOTH 12" #4 BARS @ 24" O.C. THIS INCLUDES CONCRETE POURED ADJACENT TO EXISTING SIDEWALKS, CURBS AND BUILDING. THE DOWEL BARS SHOULD BE 4" INTO EXISTING CONCRETE WITH 8" EXTENDING INTO NEW CONCRETE.

21. ALL DOWEL BARS AND TIE BARS SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE.

22. ALL PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL SUBGRADE IN LAWN AREAS SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY (ASTM D-1557). ALL TOPSOIL AND SUBGRADE 6" BELOW TOPSOIL SHALL BE COMPACTED TO 80% STANDARD PROCTOR DENSITY (ASTM D-698)

23. SPREAD SCREENED TOPSOIL ON ALL DISTURBED AREAS AND PROPOSED GREEN AREAS. TOPSOIL SHALL COMPLY WITH REQUIREMENTS OF ARTICLE 1081.05.

24. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ILLINOIS SUPPLEMENT OR ILLINOIS DEPARTMENT OF TRANSPORTATION DETAILS.

25. ALL SIGNAGE NOT ATTACHED TO SIGNAL OR LIGHTING POLES SHALL BE MOUNTED ON TELESCOPING STEEL SIGN SUPPORTS WITH BREAKAWAY BASES IN ACCORDANCE WITH SECTION 728.

26. ALL SIGNAGE SHALL HAVE TYPE ZZ SHEETING.

SPECIAL PROVISIONS

CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) MATERIAL DISPOSAL

WORK UNDER THIS ITEM SHALL BE PERFORMED IN COMPLIANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) GUIDELINES IN EFFECT AT THE TIME OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO MAKE ALL ARRANGEMENTS FOR COORDINATION AND SUBMISSION OF THE NECESSARY DOCUMENTS WITH THEIR CHOSEN CCDD OR OTHER SUITABLE DISPOSAL FACILITY. WRITTEN CONFIRMATION OF PRELIMINARY APPROVAL MUST BE PROVIDED FROM THE DISPOSAL FACILITY AND CONFIRMED BY THE OWNER AS ACCEPTABLE. ALL SURPLUS, CLEAN MATERIAL GENERATED FROM THE CONTRACTOR'S ACTIVITIES MUST BE DISPOSED OF AT AN IEPA PERMITTED CCDD OR OTHERWISE ACCEPTABLE FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOCUMENTATION TO THE OWNER FOR EACH LOAD HAULED OFF-SITE SHOWING THE QUANTITY OF MATERIAL AND THE LOCATION THE MATERIAL WAS DISPOSED OF. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES INCURRED COMPLYING WITH THESE REQUIREMENTS INCLUDING BUT NOT LIMITED TO; DELAYS, INCONVENIENCE, OR INTERRUPTIONS IN THE WORK RESULTING FROM COMPLIANCE WITH THESE REQUIREMENTS. ALL COSTS ASSOCIATED WITH MATERIAL TESTING AND DISPOSAL SHALL BE INCLUDED IN THE COST OF THE CONTRACT.

AS-BUILT DOCUMENTS

THE CONTRACTOR IS REQUIRED TO SUBMIT "AS-BUILT PLANS", i.e. - RECORD DRAWINGS OF ALL PROJECTS THAT INCLUDE THE INSTALLATION OF STORM SEWER, SANITARY SEWER, WATERMAIN AND WATER SERVICES, STORMWATER MANAGEMENT FACILITIES AND SITE GRADING. THE EXISTING ELEVATIONS SHALL BE LINED-THROUGH AND THE AS-CONSTRUCTED GRADES WRITTEN NEXT TO THEM. THE "AS-BUILT PLANS" MUST BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR AND/OR A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO GHA FOR REVIEW. THE AS-BUILT PLANS SHALL FURTHER:

A. SHOW THE RIM AND INVERT ELEVATIONS FOR ALL MANHOLES, CATCH BASINS, INLETS AND FLARED END SECTIONS.

B. WHEN SURFACE DETENTION IS PROVIDED ON A PAVED SURFACE SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME AND HIGH-WATER ELEVATION WAS ACHIEVED.

C. WHEN SURFACE DETENTION IS PROVIDED IN A DETENTION OR RETENTION POND, SUFFICIENT AS-CONSTRUCTED GRADES SHALL BE PROVIDED TO CONFIRM THAT THE REQUIRED DETENTION VOLUME WAS ACHIEVED. THE AS-CONSTRUCTED GRADES SHALL INCLUDE THE TOP OF THE BERM AND EMERGENCY OVERFLOW.

D. RESTRICTOR STRUCTURES SHALL BE LOCATED AND THE SIZE, TYPE AND ELEVATION OF THE RESTRICTOR SHALL BE PROVIDED ALONG WITH ANY INTERIOR OVERFLOW WEIRS, LOW-FLOW NOTCHES, ETC.

PARTICULAR CARE SHALL BE GIVEN TO INSTALLATION OF ALL IMPROVEMENTS WITHIN THE ADA ROUTES INCLUDING RAMPS, LEVEL LANDINGS, TRANSITION PANELS, CURBS AND TACTILE SURFACES. THE CONTRACTOR SHALL ENSURE THAT ALL CROSS SLOPES AND LANDINGS DO NOT EXCEED 2% EXCEPT IN CHICAGO WHICH CANNOT EXCEED 1.56% RUNNING SLOPES ON ADA ROUTES GREATER THAN 5% REQUIRE HANDRAILS. THE CONTRACTOR SHALL INFORM THE ENGINEER WHEN THE STATED SLOPES ARE EXCEEDED IN THE FIELD

VOLUME CONTROL AS-BUILTS

1. UPON COMPLETION OF THE PROJECT, RECORD DRAWINGS OF ALL PLAN SHEET(S) SHALL BE SUBMITTED TO THE DISTRICT.
2. ALL RECORD DRAWINGS SHALL CONTAIN BENCHMARK INFORMATION AND REFERENCE A VERTICAL DATUM.
3. RECORD DRAWING CALCULATIONS SHALL BE SUBMITTED TO THE DISTRICT FOR THE FOLLOWING:
   A. AS-BUILT VOLUME OF CONSTRUCTED VOLUME CONTROL PRACTICES, DETENTION FACILITIES, AND COMPENSATORY STORAGE; AND
   B. ACREAGE OF CONSTRUCTED NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, AND RIPARIAN ENVIRONMENT MITIGATION AREAS.
4. IF THE CONSTRUCTED GRADES, GEOMETRIES, INVERTS, ACREAGE, OR VOLUMES OF CONSTRUCTED STORMWATER FACILITIES, VOLUME CONTROL PRACTICES, DETENTION FACILITIES, COMPENSATORY STORAGE, NATIVE PLANTING CONSERVATION AREAS, WETLAND MITIGATION AREAS, OR RIPARIAN ENVIRONMENT MITIGATION AREAS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR COMPLIANCE WITH THIS ORDINANCE.
5. RECORD DRAWINGS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR. THE RECORD CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER.

UTILITY TABLE, SPECIFICATIONS, AND TESTING REQUIREMENTS

STORM SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212
	RCP CL HV	PIPE:ASTM C-76	JOINT:ASTM C-990
	PERFORATIONS	HOLE PATTERN:ASTM D-2729	
FINGERDRAINS	PVC SDR 35	PIPE:ASTM D-3034	SOLVENT WELD JOINT
UNDERDRAINS			
	PVC SDR 35	PIPE:ASTM D-3034	JOINT:ASTM D-3212
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
FRAME & GRATE/LID	PAVED AREAS	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
	CURB STRUCTURES	OPEN LID:NEENAH R-2015; NF-2015 T17	CLOSED LID:N/A
	GRASS AREAS	OPEN LID:NEENAH R-4340-B UNLESS OTHERWISE NOTED	CLOSED LID:NEENAH R-1713; NF-1015 T45 * All closed lids shall have the words "Village of Wheeling - Storm" casted in it as per standard detail.
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA7/CA-11		
TRENCH BACKFILL	CA7/CA-11		
TRENCH BACKFILL UNDERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	
TRENCH BACKFILL FINGERDRAIN	CA7/CA-11	CRUSHED CONCRETE NOT ALLOWED, ALL STONE MUST BE WASHED	

WATER MAIN	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4X	JOINT:ANSI/AWWA A21.11/C-111 COVER: 5.5' MIN, 8-FT MAX
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID:NEENAH R-1713	
	GRASS AREAS	CLOSED LID:NEENAH R-1713	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
VALVE BOXES	5.25" TWO PIECE SCREW	LID EMBOSSED WATER, RUBBER STABILIZER REQUIRED	
WATER VALVES	AWWA C-515	RESILIENT WEDGE GATE VALVE; All valves shall be installed in a minimum, 60 inch diameter precast concrete water-tight vaults *UNLESS OTHERWISE NOTED*	
WATER MAIN FITTINGS	AWWA C-153	ALL FITTINGS MUST BE MANUFACTURED IN THE USA	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
CURB STOP	NO LEAD BRASS	MUELLER B-25154, FORD B22-444	
CURB BOX	1-1/2" Mueller or Ford telescopic B-box	with "WATER" imprinted on the lid of the box and a brass pentagon plug.	
CORPORATION VALVE	NO LEAD BRASS	MUELLER H-15000, FORD F600	
SERVICE SADDLE	DOUBLE STRAP SADDLE	MUELLER SS SERIES SS DBLE STRAP, FORD FS323, ROMAC 306	
FIRE HYDRANT	RED 6' MUELLER A-423 SUPER CENTURION	AWWA C502, 5.25" VALVE OPENINGS, NST, TWO 2.5" PORTS WITH VENTED CAPS AND ONE 4.5" PORT, STAINLESS STEEL HARDWARE, TRAFFIC TYPE, PAINTED RED, 250 PSI OPERATING PRESSURE	
THRUST BLOCKS	PCC	MIN. 12" THICK, REQUIRED ON BENDS 22.5° AND GREATER	
FITTING FASTENER HARDWARE	STAINLESS STEEL	All fastener hard ware (i.e., nuts, bolts and washers) associated with fittings shall be stainless steel. Fittings shall be restrained by thrust resistant wedge, retainer glands, manufactured with torque limiting twist off nuts.	
WATER SERVICE PIPE	TYPE K COPPER	PIPE:ASTM B-88	ALL WATER SERVICES TO BE INSTALLED PER VILLAGE STANDARD

SANITARY SEWERS	MODEL/SPECIFICATION	STANDARDS/REQUIREMENTS	
	PVC SDR 26	PIPE:ASTM D-3034	JOINT:ASTM D-3212 AND F-477
WATER MAIN CLASS			
	DIP CL 52	PIPE:ANSI/AWWA A21.51/C-151 LINING:ANSI/AWWA C104/A21.4	JOINT:ANSI/AWWA A21.11/C-111
FRAME & GRATE/LID	PAVED AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
	GRASS AREAS	CLOSED LID: NEENAH R-1713; NF-1015 T47	
ADJUSTMENT RINGS	CONCRETE	4" MINIMUM, 12" MAXIMUM	
PIPE BEDDING MATERIAL	CA-11	*CRUSHED CONCRETE NOT ALLOWED*	
TRENCH BACKFILL	CA-6	*CRUSHED CONCRETE NOT ALLOWED*	
MANHOLES	TYPE A	48" MINIMUM INSIDE DIAMETER	
MANHOLE CHIMNEY SEAL	CRETEX	ASTM: C-923	
MANHOLE CONNECTIONS		ASTM: C-923	

TESTING REQUIREMENTS	
WATER MAIN	ALL WATER MAIN SHALL HAVE A PRESSURE AND LEAKAGE TEST PERFORMED IN ACCORDANCE WITH SECTION 41-2.14 OF STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS All water mains shall be pressure tested per requirements of the Village of Wheeling. Leakage test method shall be used to pressure test the watermain. The pressure shall be 150 psi and 200 psi held for 2 hours for domestic water and fire suppression line, respectively. All water mains shall be chlorinated per the following requirements. Initial chlorine concentration shall be 50 mg/l during disinfection and shall be maintained at a minimum of 25 mg/l free chlorine. The chlorinated water shall be retained in the main for a period of at least 24 hours. At the end of the 24 hour period, the treated water shall contain no less than 10 mg/l free chlorine throughout the main. Fire sprinkler and water lines must be pressure tested and chlorinated from the point of connection at the existing watermain to the valve inside the building. Contact Village of Wheeling Public Works Utility Division at (847) 279-6900, at least 48 hours prior to tap
SANITARY SEWER	ALL SANITARY SEWER SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ALL RIGID SANITARY SEWER PIPE SHALL BE TESTED BY EITHER METHOD A, B OR C AS OUTLINED IN SECTION 31-1.12. ALL FLEXIBLE SANITARY SEWER PIPE SHALL BE TESTED BY METHOD D AND EITHER METHOD A, B OR C. ALL SANITARY SEWER MUST BE TESTED BY METHOD E. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF THE VIDEO ON A DIGITAL VIDEO DISC. THE VIDEO MUST BE IN COLOR AND PROCEED NO FASTER THAN 1 FOOT PER SECOND. All sanitary sewers shall be televised, air tested mandrel tested and manholes vacuum tested as required by the Village of Wheeling and the Metropolitan Water Reclamation District of Greater Chicago.
SEWER WATER MAIN CROSSINGS	ALL SEWERS THAT CROSS OR RUN PARRALEL TO WATER MAINS SUBJECT TO IEPA REQUIREMENTS FOR WATER MAIN QUALITY PIPE MUST BE PRESSURE TESTED ACCORDING TO 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
SANITARY MANHOLES	ALL SANITARY MANHOLES SHALL BE TESTED BY EITHER ASTM C-969 OR ASTM C-1244

NON-WOVEN	STYLE DESCRIPTION	STANDARDS/REQUIREMENTS
LIGHT DUTY	UNDERDRAIN FABRIC	3.5 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 90 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 40 LBS
		MINIMUM FLOW RATE ASTM D4491 = 150 GAL/MIN/SQFT
MEDIUM DUTY	UNDERDRAIN FABRIC	6 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 160 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 60 LBS
		MINIMUM FLOW RATE ASTM D4491 = 110 GAL/MIN/SQFT
HEAVY DUTY	SUBGRADE/SUBBASE SEPARATION	10 oz
		MINIMUM GRAD TENSILE ASTM D4632 = 250 LBS
		MINIMUM TRAPEZOID TEAR ASTM D4533 = 100 LBS
		MINIMUM FLOW RATE ASTM D4491 = 75 GAL/MIN/SQFT

Village of Wheeling - General Notes

1) It shall be the responsibility of the developer (owner) and the contractor to abide by, adhere to and perform all work in accordance with the requirements, specifications, standards, practices, policies and codes of the Village of Wheeling which includes but is not limited to labor, materials, procedures and safety.
2) Underground construction shall comply with the applicable ordinances and requirements of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction", latest edition, and the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition. All construction shall conform to the Illinois Recommended Standards for Sewerage Works, latest edition, published by the Illinois Environmental Protection Agency (I.E.P.A.) except for conflicts with the Metropolitan Water Reclamation District of Greater Chicago (M.W.R.D.G.C.) Sewer Permit and Manual of Procedures Ordinances. In case of a conflict the most restrictive standards and requirements shall govern.
3) All paving and excavation work shall comply with the applicable ordinances of the Village of Wheeling and the Illinois Department of Transportation "Specifications for Road and Bridge Construction" latest edition. In case of a conflict, the most restrictive standards and requirements shall govern.
4) The contractor shall field check and verify all existing utility locations, dimensions and elevations in the field prior to the commencement of construction of the improvements or proposed work. All existing utility locations on the plans have been shown based on best available information. Notify the engineer immediately if discrepancies are found.
5) Any changes, revisions or substitutions to the plans, specifications, materials, requirements or work shall be submitted to the Village Engineer, in writing, with written approval by the Village Engineer received prior to beginning said work. All materials and construction whether implicitly or explicitly stated or covered within the requirements, codes or specifications, shall be approved by the Village Engineer, prior to commencing the installation and construction.
6) The contractor must contact J.U.L.I.E. at 1-800-892-0123 at least 48 hours prior to starting work. All other agencies shall also be notified as required.
7) The contractor shall notify the Village of Wheeling Engineering Division at (847) 459-2620 and the Metropolitan Water Reclamation District of Greater Chicago (708) 588-4055 two (2) business days prior to the start of construction.
8) It shall be the responsibility of the contractor to call the Village at 847-459-2620 at least 48 hours in advance and set up the necessary and proper inspection(s) for all work to be performed.
9) One set of stamped approved plans shall be on site at all times during construction of the project.
10) It is the responsibility of the contractor to maintain and keep at the job site, an up to date set of "Record Drawings" showing all changes from the original plans. The contractor shall deliver the "Record Drawings" to the engineer at the conclusion of the project, prior to any final inspections. The engineer will transfer the information to the original plans by incorporating the Village of Wheeling As-Built requirement list and furnish the Village one (1) sets of complete "Record Drawings," and, if required, one (1) set of electronic version of the Record Drawings and Site Information at the completion of the project.

T:\Engineering\General Notes\General Notes - Current\General Notes.docx Page 1 of 2
Revised on January 28, 2020

Village of Wheeling - General Notes

11) The location of all service connections for sanitary sewer, storm sewer and water shall be shown from the closest manhole or valve vault. All B-boxes and cleanouts must be shown with tied dimensions. The elevation of all rims

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 WHEELING 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 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF WHEELING 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-3035	ASTM D-3261,F-2620 (HEAT FUSION) 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 ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ 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 PICKHOLE 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 ("SHEWER-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.
11. 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.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. 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.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. 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.
18. 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.
19. 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 SUMP 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.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. 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.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. 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.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

TECHNICAL GUIDANCE MANUAL | 10/13/2022

MWRD GENERAL NOTES | STD. DWG. NO.18 | PAGE NO. 19

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS, INC.
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

MWRD GENERAL NOTES

C29

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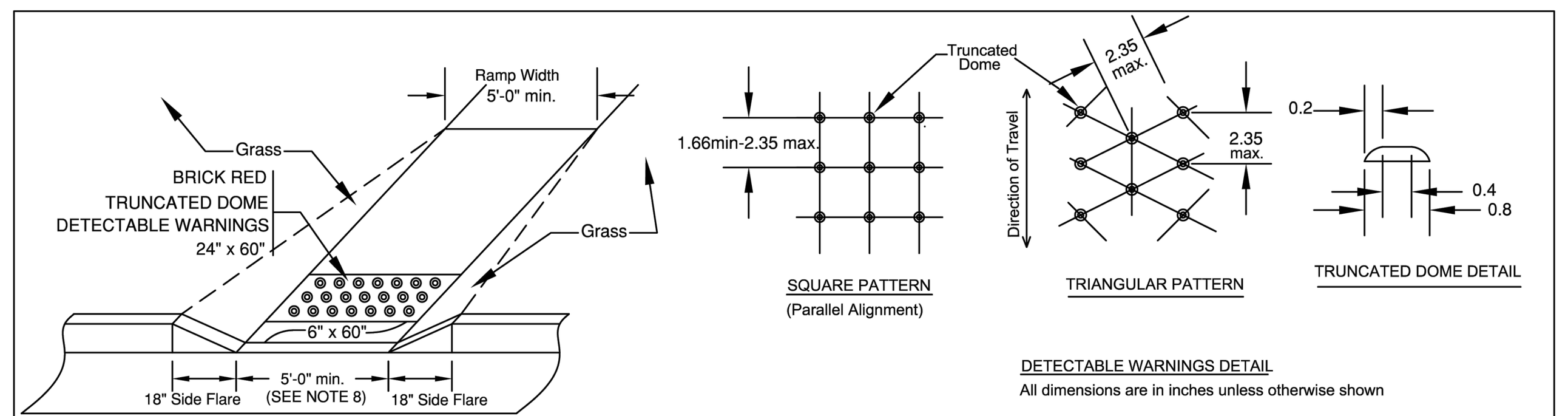
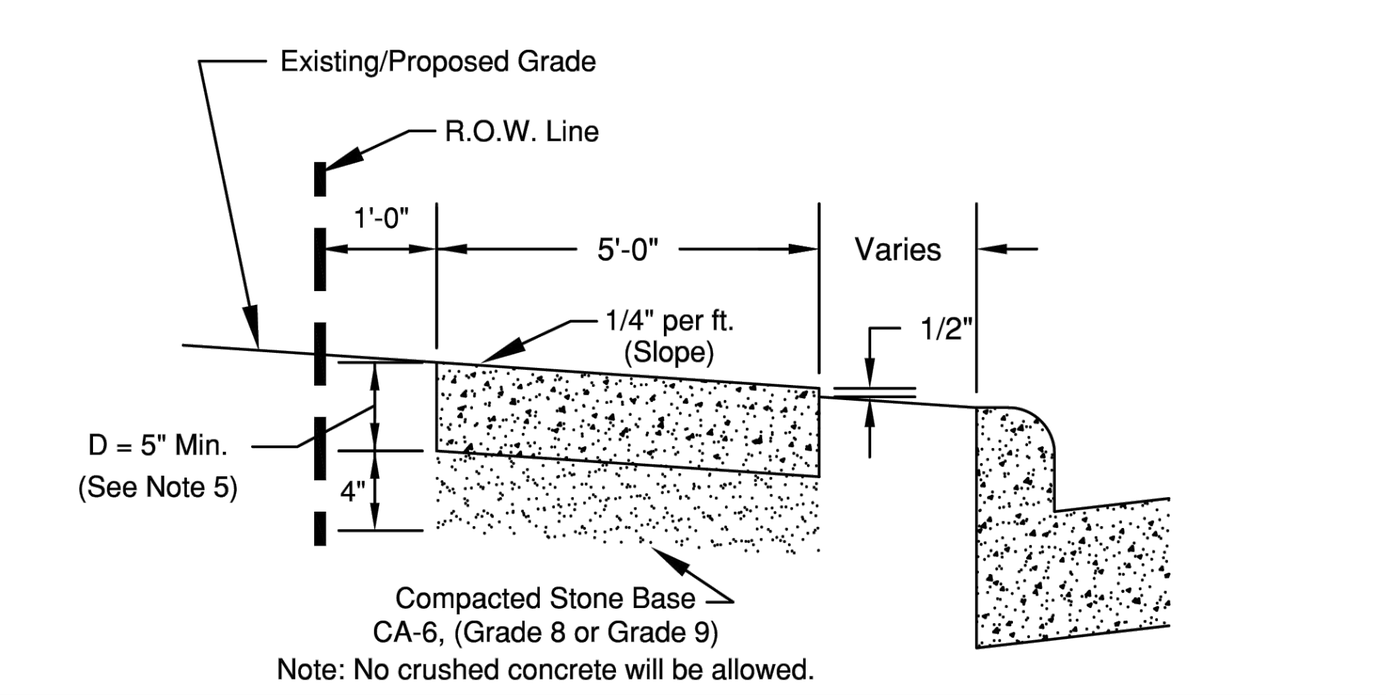
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer



SIDEWALK RAMP



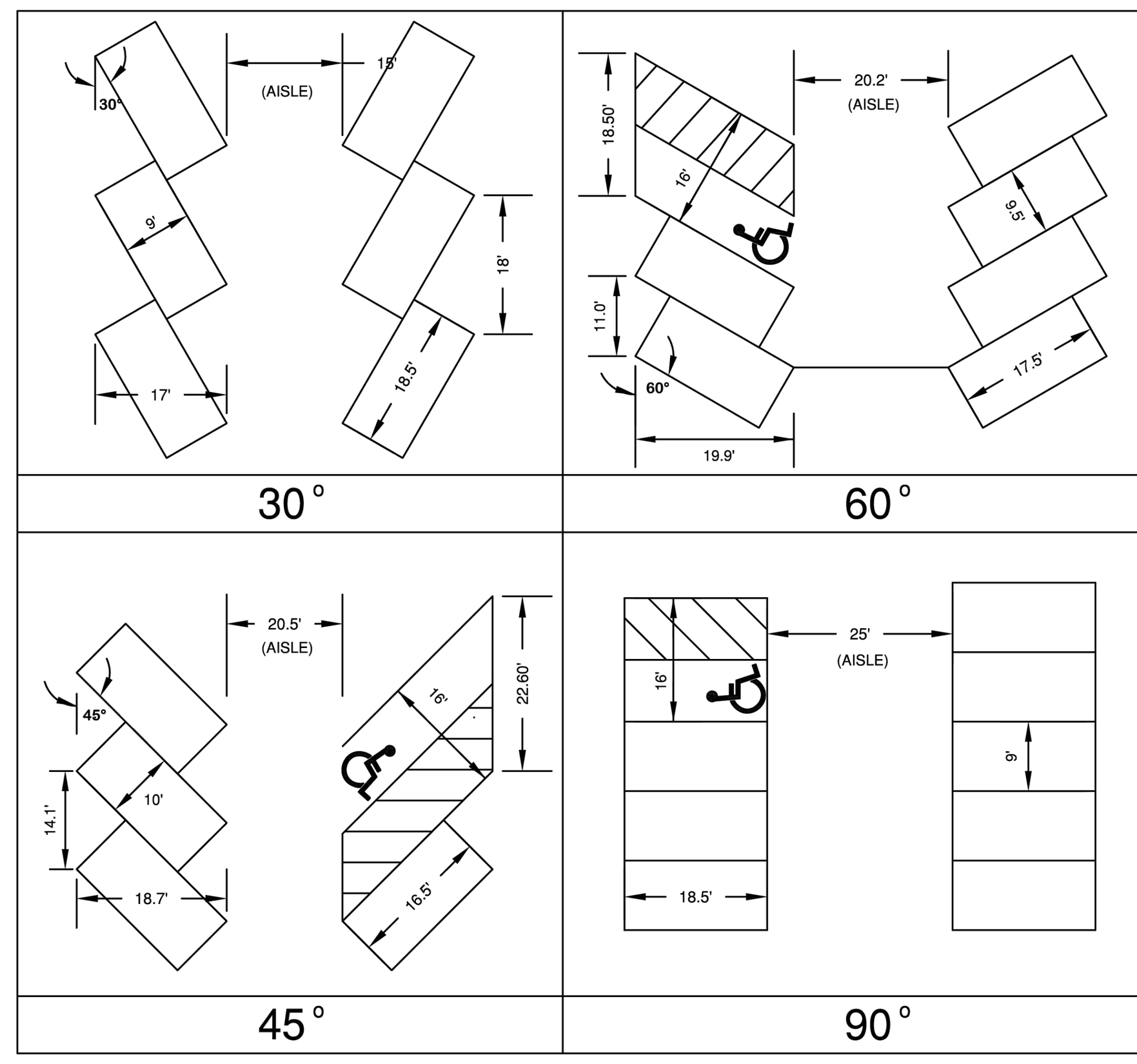
PUBLIC SIDEWALK

NOTE:
1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 50' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = 6" AT RESIDENTIAL DRIVEWAY
D = 8" AT COMMERCIAL/INDUSTRIAL DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE CONCRETE SHALL BE A 6 BAG MIX AND SHALL NOT CONTAIN CHLORIDE OR FLY ASH. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 5' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR TUFTILE DETECTABLE WARNING TILES, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

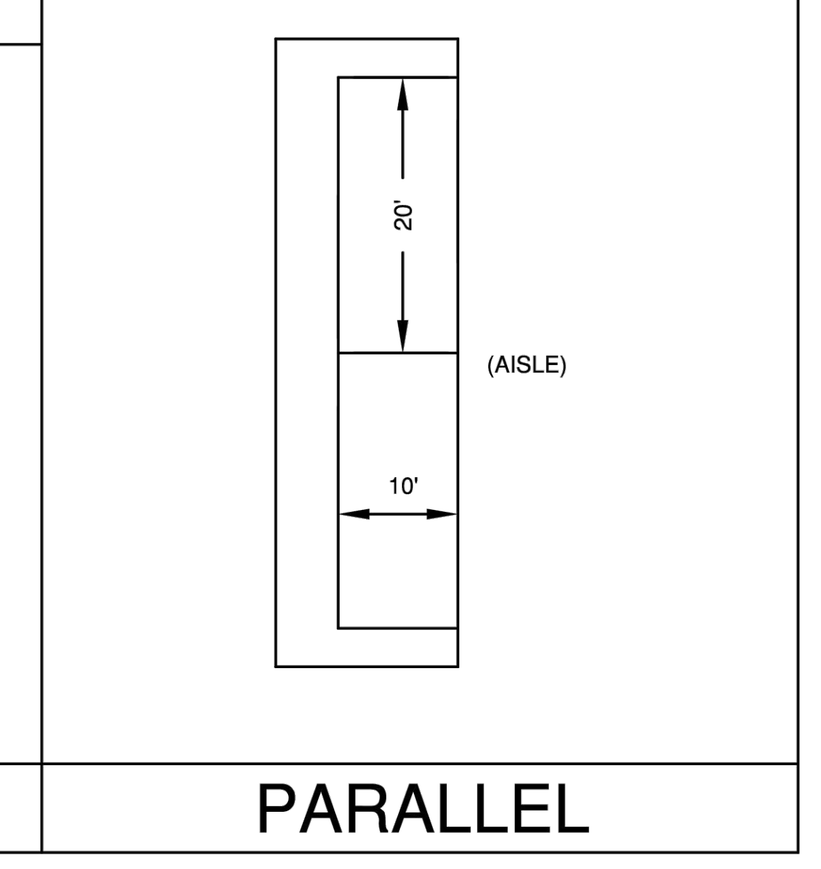
VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

PUBLIC SIDEWALK STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	K.R.G.	9-11-06 AS PER T.W.M.	R-3
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	C.J.C.	08-08-08 AS PER K.R.G.	
	L.R.	04-04-14 AS PER J.T.	
	K.A.G.	12-21-16 AUTOCAD FILE	



NOTES:
1. NO HANDICAPPED PARKING ALLOWED 30° AND PARALLEL.
2. HANDICAPPED DIMENSIONS - SEE HANDICAPPED PARKING STANDARD.



VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
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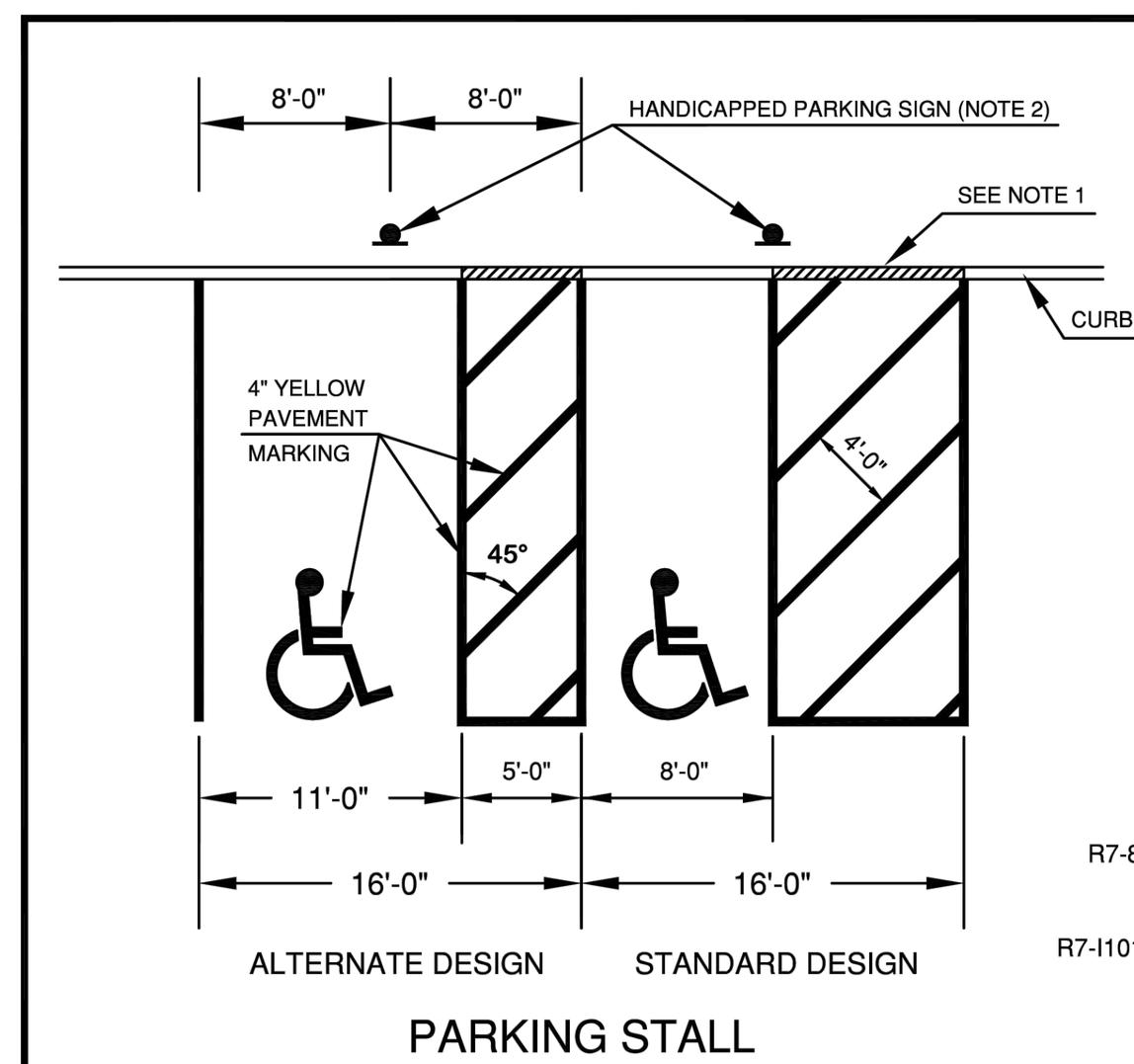
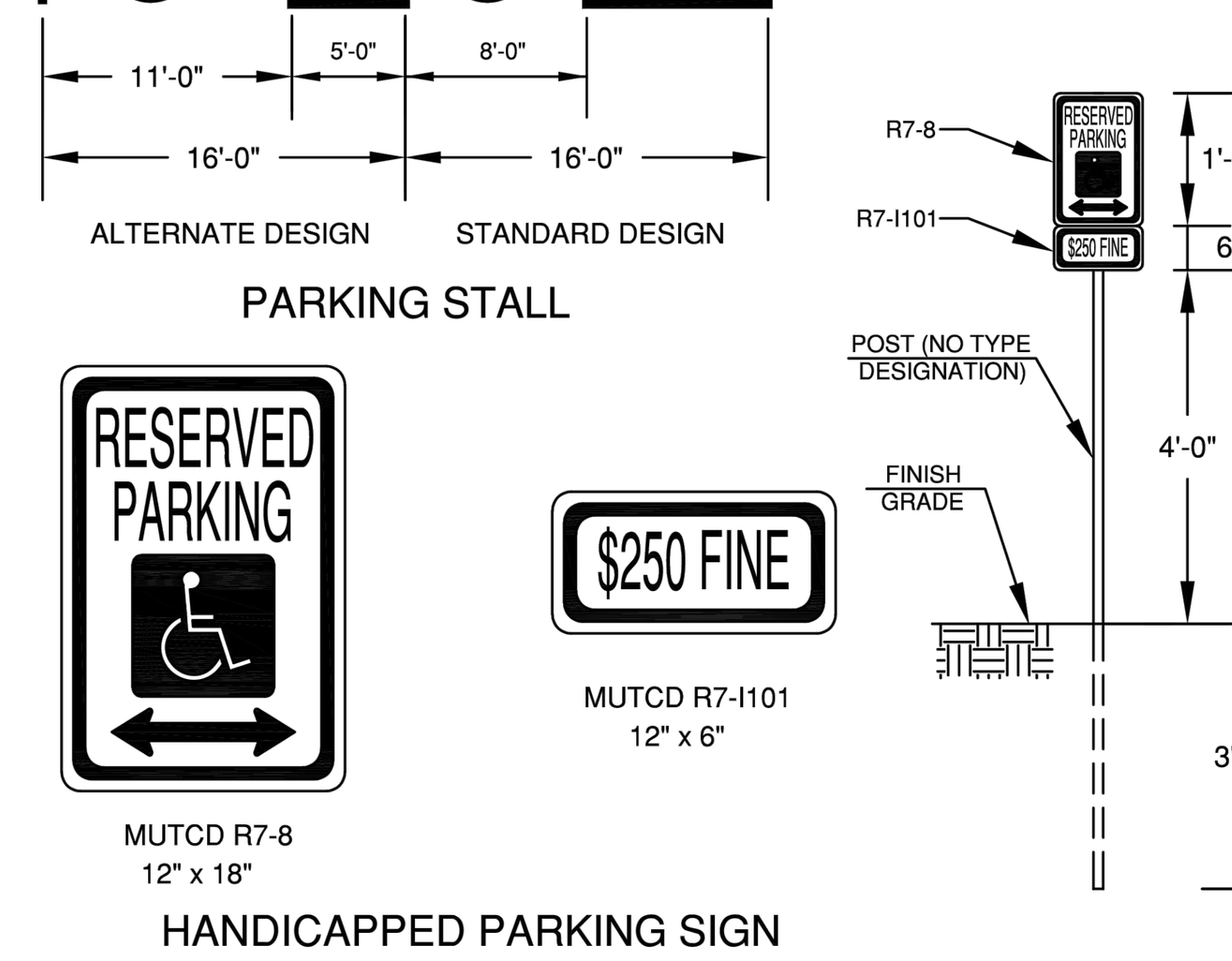
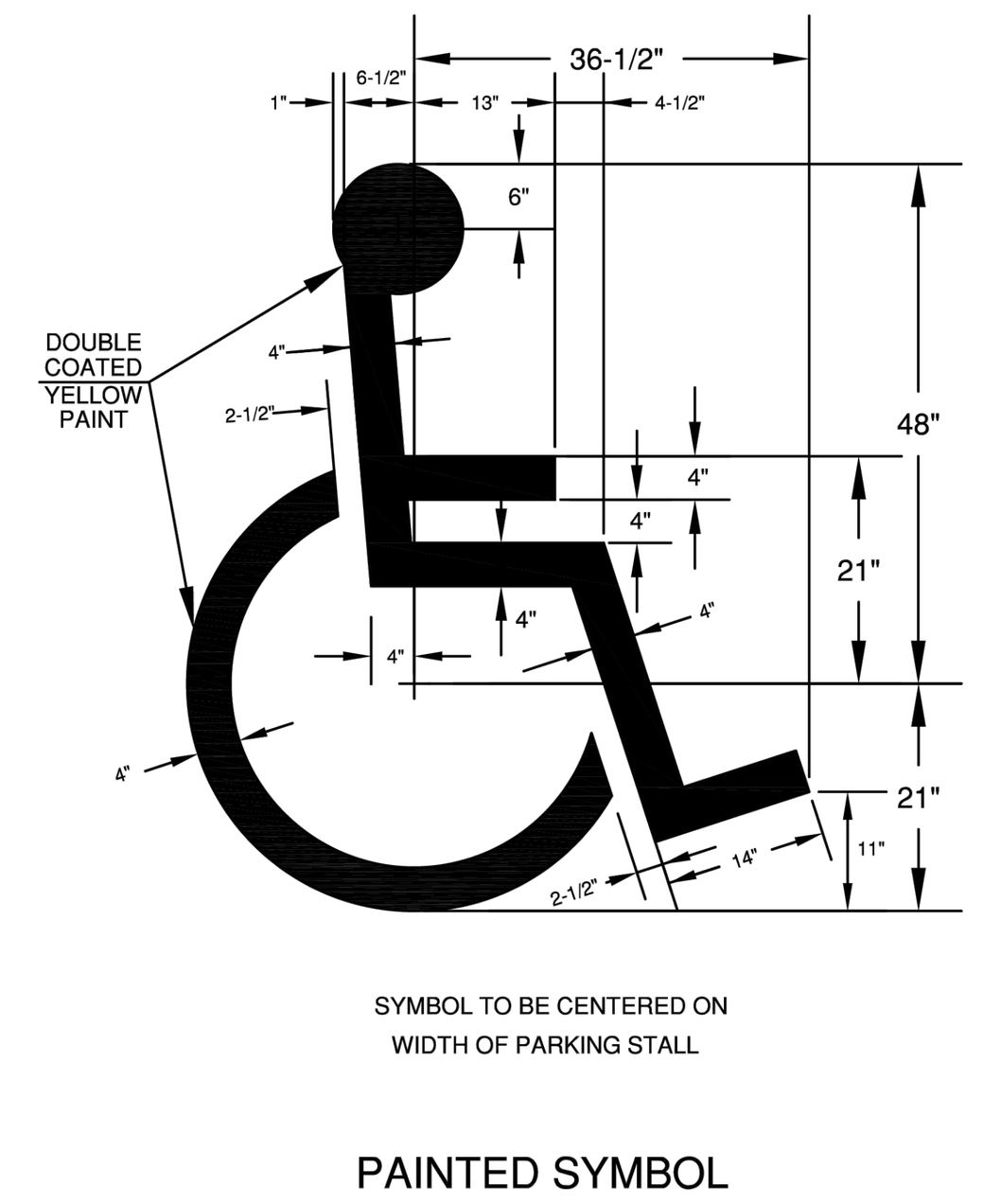
PARKING STALL STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	06-01-00 AUTOCAD FILE	R-7
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G	01-12-16 AUTOCAD FILE	



PARKING STALL NOTES
1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.

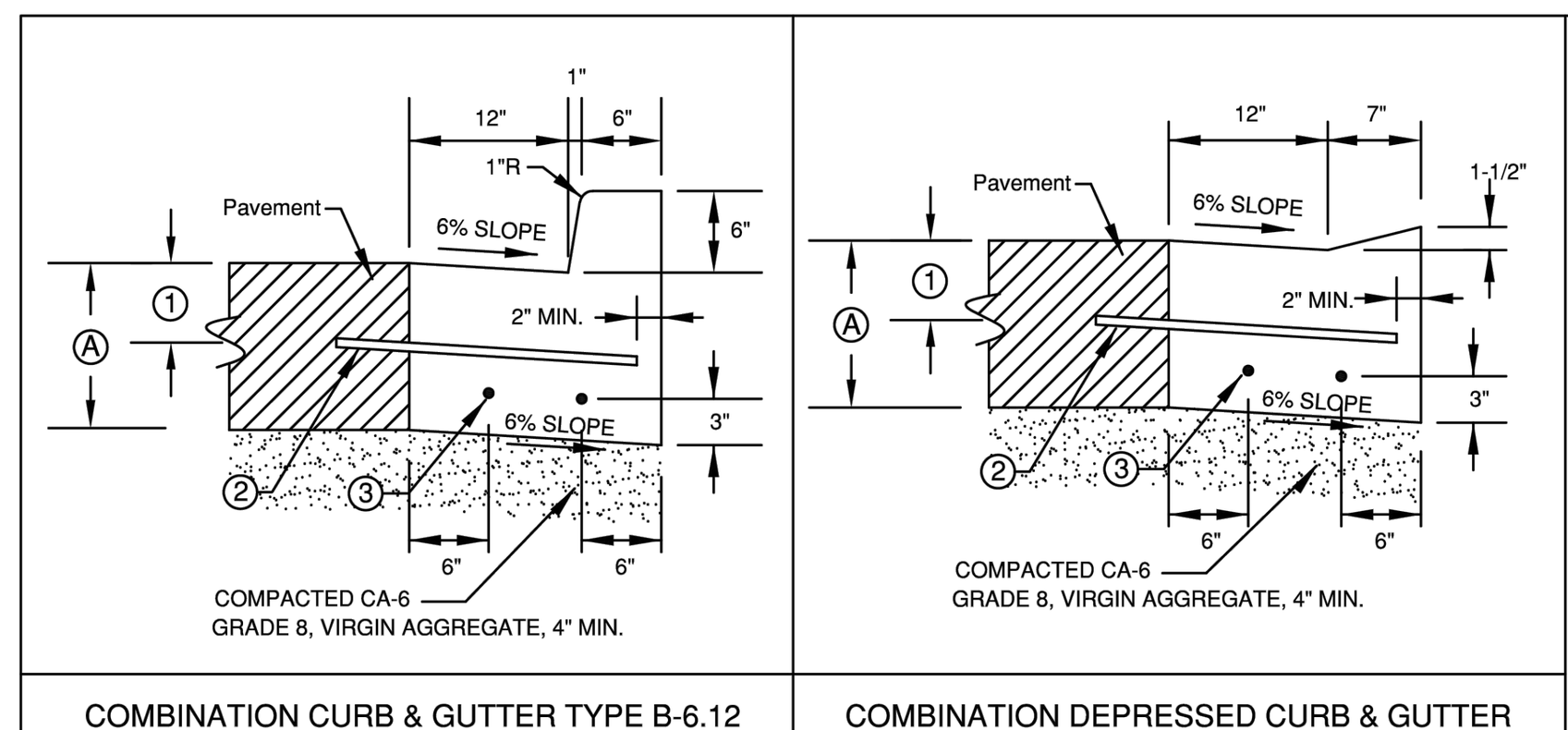




VILLAGE OF WHEELING ILLINOIS
VILLAGE OF WHEELING
ENGINEERING DIVISION
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

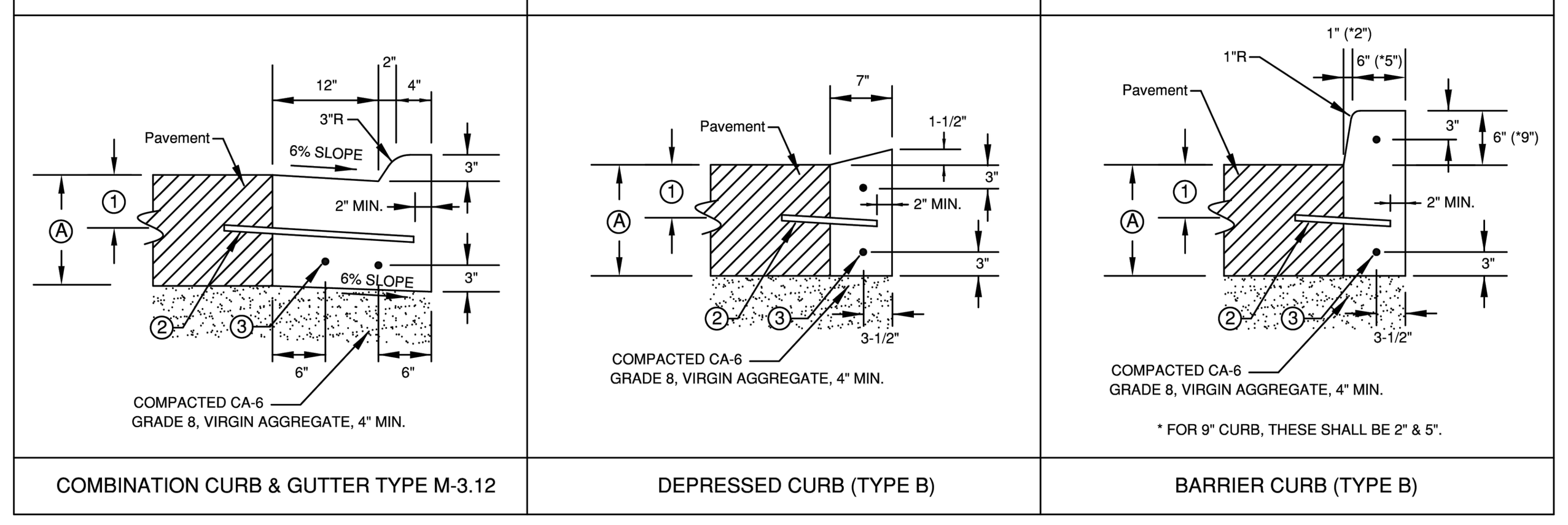
HANDICAPPED PARKING STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	3-10-00 AUTOCAD FILE	R-8
T:\ENGINEERING\STANDARDS	S.W.	5-23-06 AS PER COMMENTS	
	C.J.C.	11-27-07 AUTOCAD FILE	



Ⓐ PAVEMENT DEPTH OR 9" MIN.
① TO BE CENTERED OR SET AS REQUIRED IN FIELD.
② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.
③ 5/8" DIA. STEEL REBAR CONTINUOUS (TYPICAL).

NOTES:
PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.
ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 606 UNLESS OTHERWISE NOTED HEREIN.



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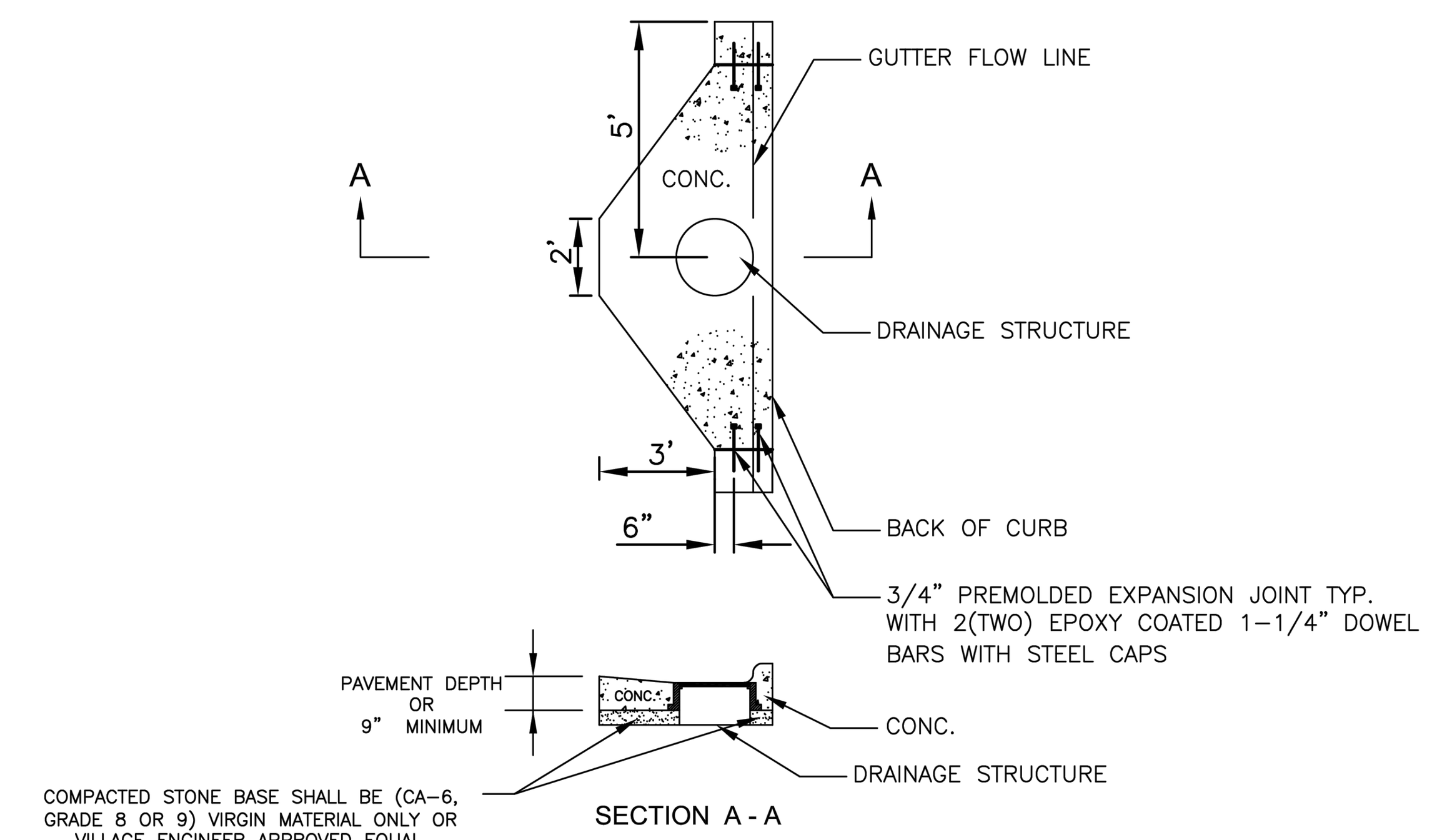
2 COMMUNITY BOULEVARD
WHEELING, IL 60090
WWW.WHEELINGIL.GOV

CURB AND GUTTER STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	06-16-00 AUTOCAD FILE	R-12
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G	11-21-16 AUTOCAD FILE	



NOTE:
CONCRETE REPLACEMENT WILL BE MONOLITHIC POUR WITH EXPANSON MATERIAL AT CONSTRUCTION JOINT.

VILLAGE OF WHEELING ILLINOIS
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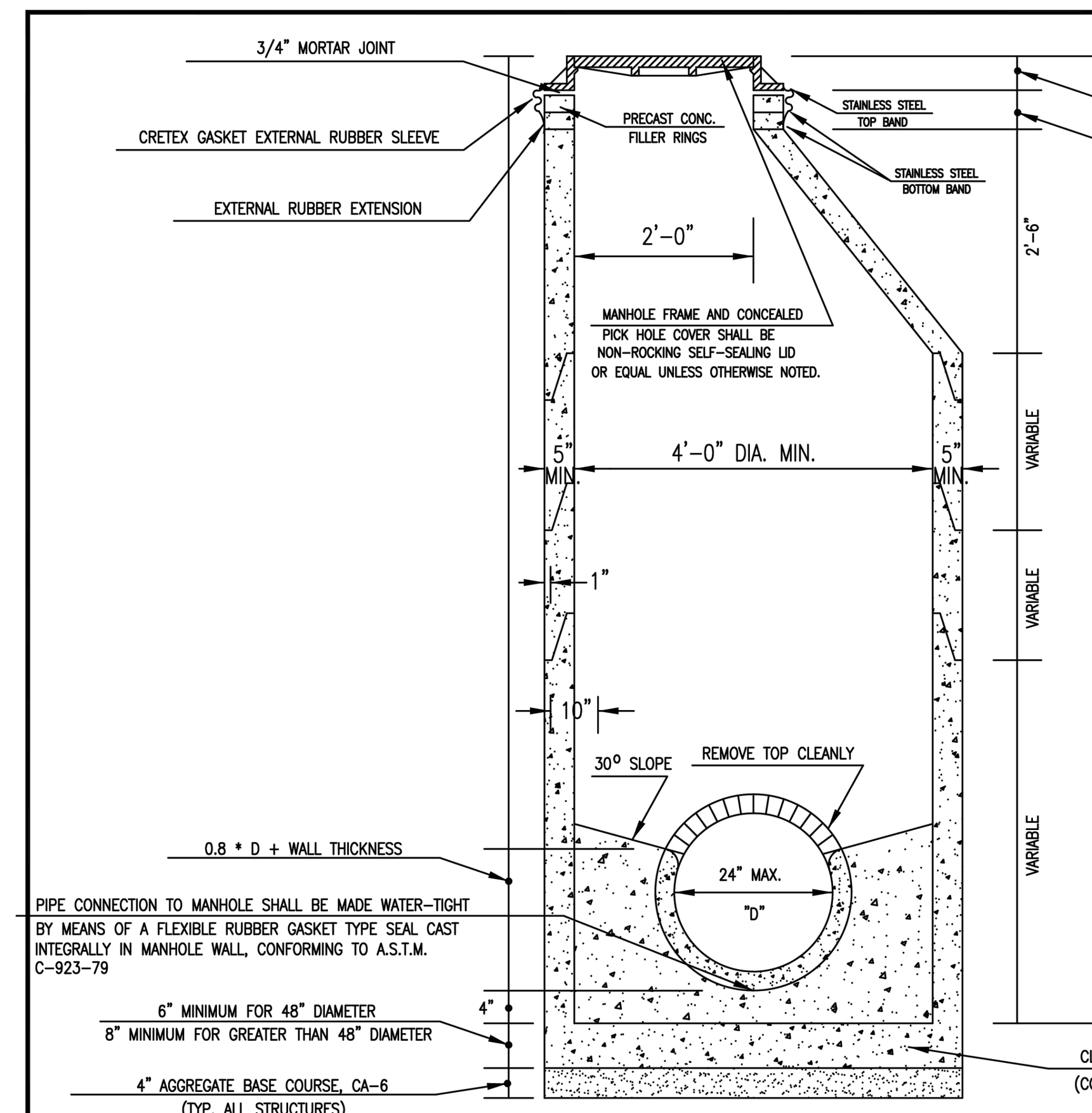
MODIFIED CURB DRAINAGE STRUCTURE PRIVATE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	K.R.G.	02-19-08 AGG. BASE	R-16
T:\ENGINEERING\STANDARDS	M.T.P.	09-29-09 AGG. BASE	



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF WHEELING" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
9. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL

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SANITARY MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	02-27-03 PER COMMENTS	SAN-1
T:\ENGINEERING\STANDARDS	P.F.	06-16-06 PER COMMENTS	
	C.J.C.	11-27-07 AUTOCAD FILE	
	K.A.G.	1-04-18 STEPS REMOVED	

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Vernon Hills, IL 60061
847.478.9700

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WATER TECHNOLOGY, INC.
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Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C30

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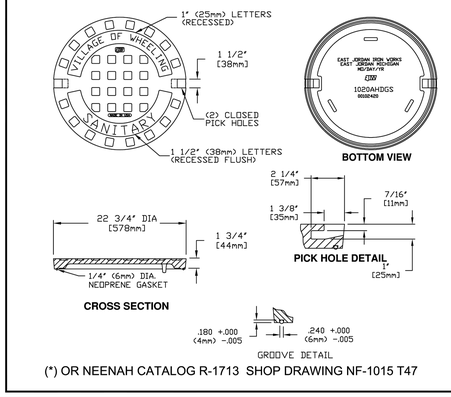
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer

IF LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT SCALE, DRAWING IS CORRECT

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR BLACK AND WHITE PRINTS



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102420**

CATALOG NO. **(*) 1020AGS**

REF. PRODUCT DRAWING 00102108

EST. WT. COVER WT= 115 LBS. (52 kg)

OPEN AREA N/A

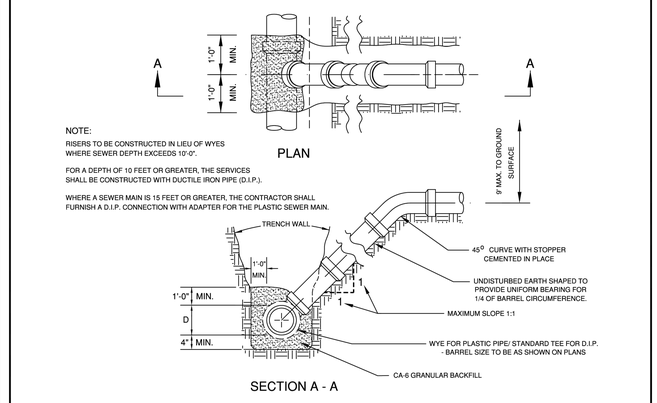
MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

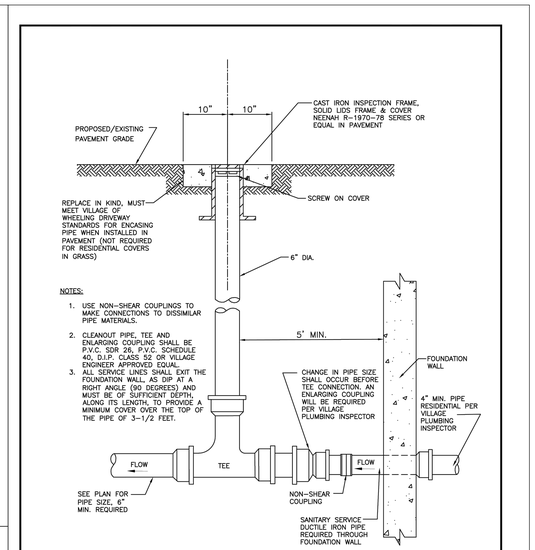
FRAME AND CLOSED LID SANITARY STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	SAN 3
T:\ENGINEERING\STANDARDS	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	C.J.C.	11-27-07 AUTOCAD FILE	



SANITARY SERVICE RISER STANDARD

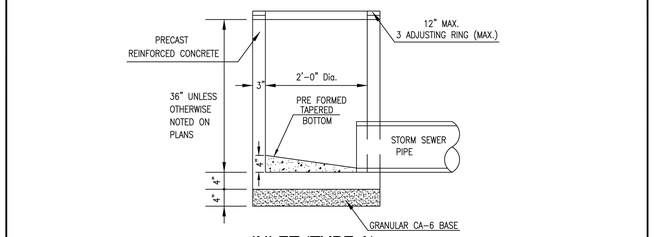
VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	9-8-00 AUTOCAD FILE	SAN-5
T:\ENGINEERING\STANDARDS	C.J.C.	11-27-07 AUTOCAD FILE	



VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

SANITARY SEWER CLEANOUT STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	C.J.C.	11-27-07 AUTOCAD FILE	SAN-6
T:\ENGINEERING\STANDARDS	C.J.C.	08-08-08 VILLAGE REVISIONS	
	K.R.G.	08-31-11 TEE REVISIONS	



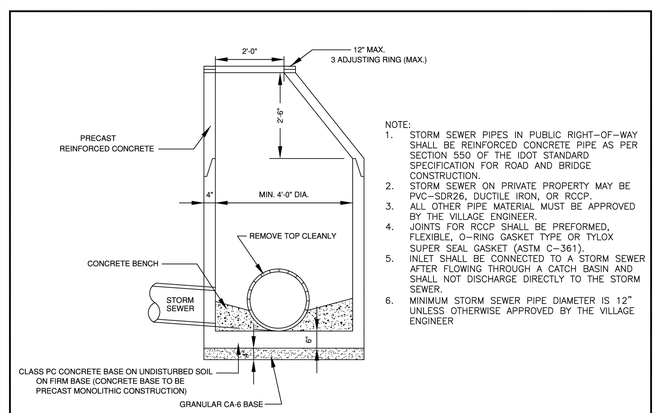
INLET (TYPE A)

NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

INLET STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-1
T:\ENGINEERING\STANDARDS	S.W.	9-21-01 PER COMMENTS	
	C.J.C.	01-29-08 AUTOCAD FILE	
	K.A.G.	01-04-18 ADDED NOTES	



NOTE:
1. STORM SEWER PIPES IN PUBLIC RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE AS PER SECTION 550 OF THE IDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. STORM SEWER ON PRIVATE PROPERTY MAY BE PVC-SDR26, DUCTILE IRON, OR RCCP.
3. ALL OTHER PIPE MATERIAL MUST BE APPROVED BY THE VILLAGE ENGINEER.
4. JOINTS FOR RCCP SHALL BE PREFORMED, FLEXIBLE, O-RING GASKET TYPE OR TYLOX SUPER SEAL GASKET (ASTM C-361).
5. INLET SHALL BE CONNECTED TO A STORM SEWER AFTER FLOWING THROUGH A CATCH BASIN AND SHALL NOT DISCHARGE DIRECTLY TO THE STORM SEWER.
6. MINIMUM STORM SEWER PIPE DIAMETER IS 12" UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	9-21-01 PER COMMENTS	ST-4
T:\ENGINEERING\STANDARDS	S.W.	2-27-03 PER COMMENTS	
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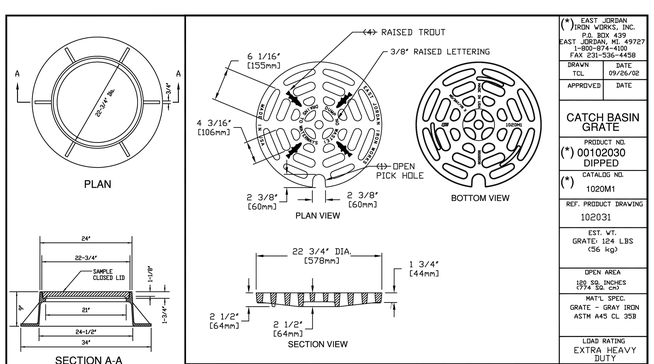
	K.A.G.	1-04-18 NOTES ADDED	



FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER

(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
TCL	09/26/02
APPROVED	DATE

CATCH BASIN GRATE

PRODUCT NO. (*) 00102030 DIPPED

CATALOG NO. (*) 1020M1

REF. PRODUCT DRAWING 102031

EST. WT. GRATE: 124 LBS (56 kg)

OPEN AREA 183 SQ. INCHES (1174 SQ. CM)

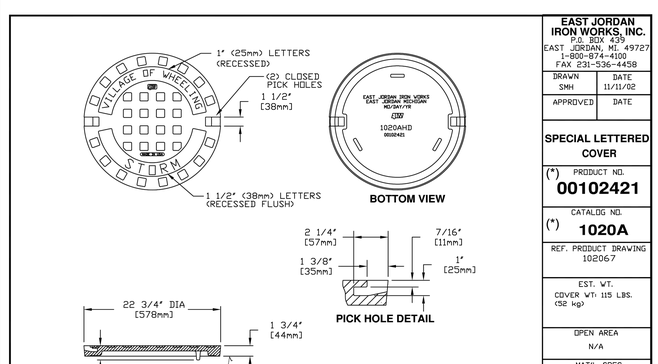
MAT'L SPEC. GRATE - GRAY IRON ASTM A48 CL 35B

LOAD RATING EXTRA HEAVY DUTY

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND OPEN LID STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	ST-6
T:\ENGINEERING\STANDARDS	S.W.	9-19-01 PER COMMENTS	
	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	K.R.G.	9-11-06 AUTOCAD FILE	



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

√ MACHINED SURFACE

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EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO. **00102421**

CATALOG NO. (*) **1020A**

REF. PRODUCT DRAWING 102067

EST. WT. COVER WT= 115 LBS. (52 kg)

OPEN AREA N/A

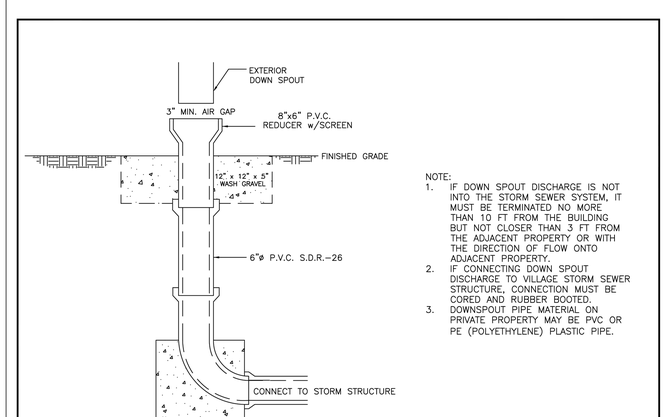
MAT'L SPEC. COVER = GRAY IRON ASTM A48 CL 35

LOAD RATING **HEAVY DUTY**

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

FRAME AND CLOSE LID STORM MANHOLE STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	2-24-00 AUTOCAD FILE	ST-7
T:\ENGINEERING\STANDARDS	S.W.	9-19-01 PER COMMENTS	
	S.W.	11-12-02 NPDES PHASE II	
	S.W.	02-07-03 ADDING NEENAH	
	C.J.C.	01-29-08 AUTOCAD FILE	



NOTE:
1. IF DOWN SPOUT DISCHARGE IS NOT INTO THE STORM SEWER SYSTEM, IT MUST BE TERMINATED NO MORE THAN 10 FT FROM THE BUILDING BUT NOT CLOSER THAN 3 FT FROM THE ADJACENT PROPERTY OR WITH THE DIRECTION OF FLOW ONTO ADJACENT PROPERTY.
2. IF CONNECTING DOWN SPOUT DISCHARGE TO VILLAGE STORM SEWER STRUCTURE, CONNECTION MUST BE CORED AND RUBBER BOOTED.
3. DOWNSPOUT PIPE MATERIAL ON PRIVATE PROPERTY MAY BE PVC OR PE (POLYETHYLENE) PLASTIC PIPE.

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV

DOWNSPOUT CONNECTION STANDARD

VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
FILE LOCATION	S.W.	5-17-00 AUTOCAD FILE	ST-11
T:\ENGINEERING\STANDARDS	S.W.	11-07-02 PER COMMENTS	
	K.R.G.	9-11-06 AUTOCAD FILE	
	K.A.G.	1-04-18 NOTES ADDED	

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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C31

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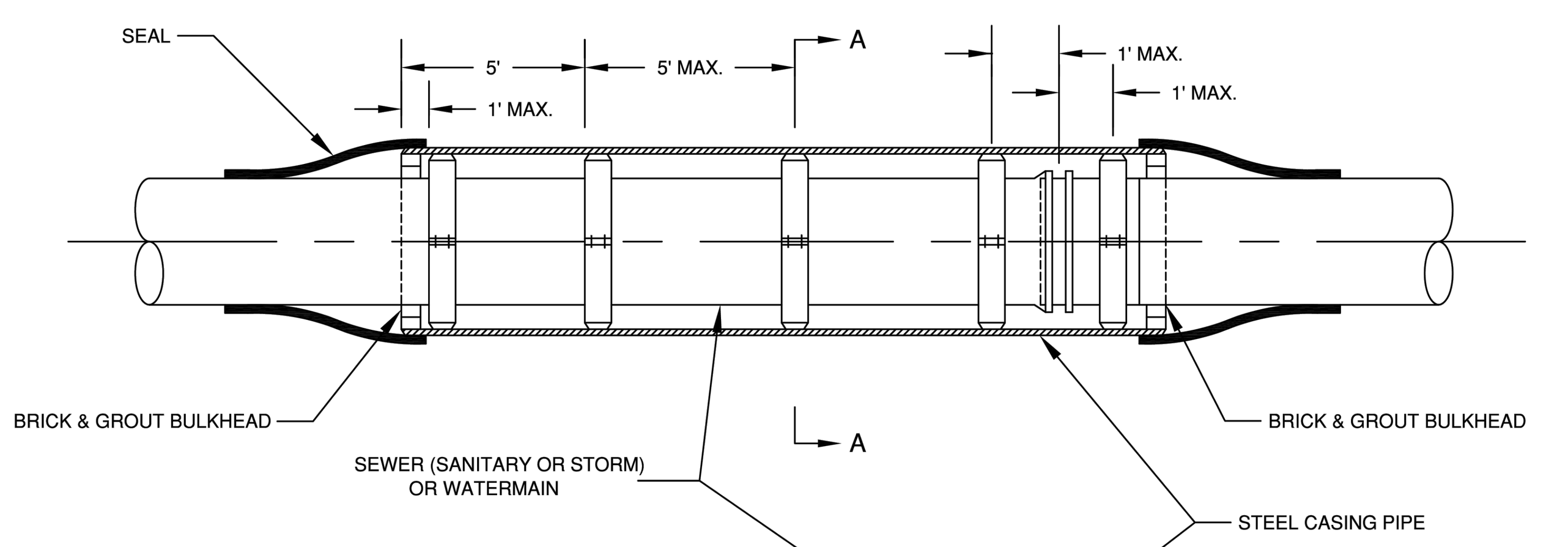
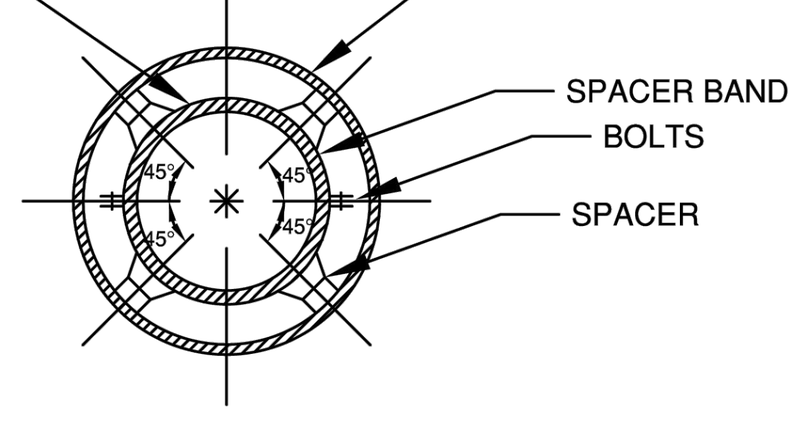
File Location: G:\950\95887.151 Wheeling PD Aquatic Ctr\95887.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswisher / PLOT DATE: 2/26/2026 3:50 PM BY: Brian Spencer



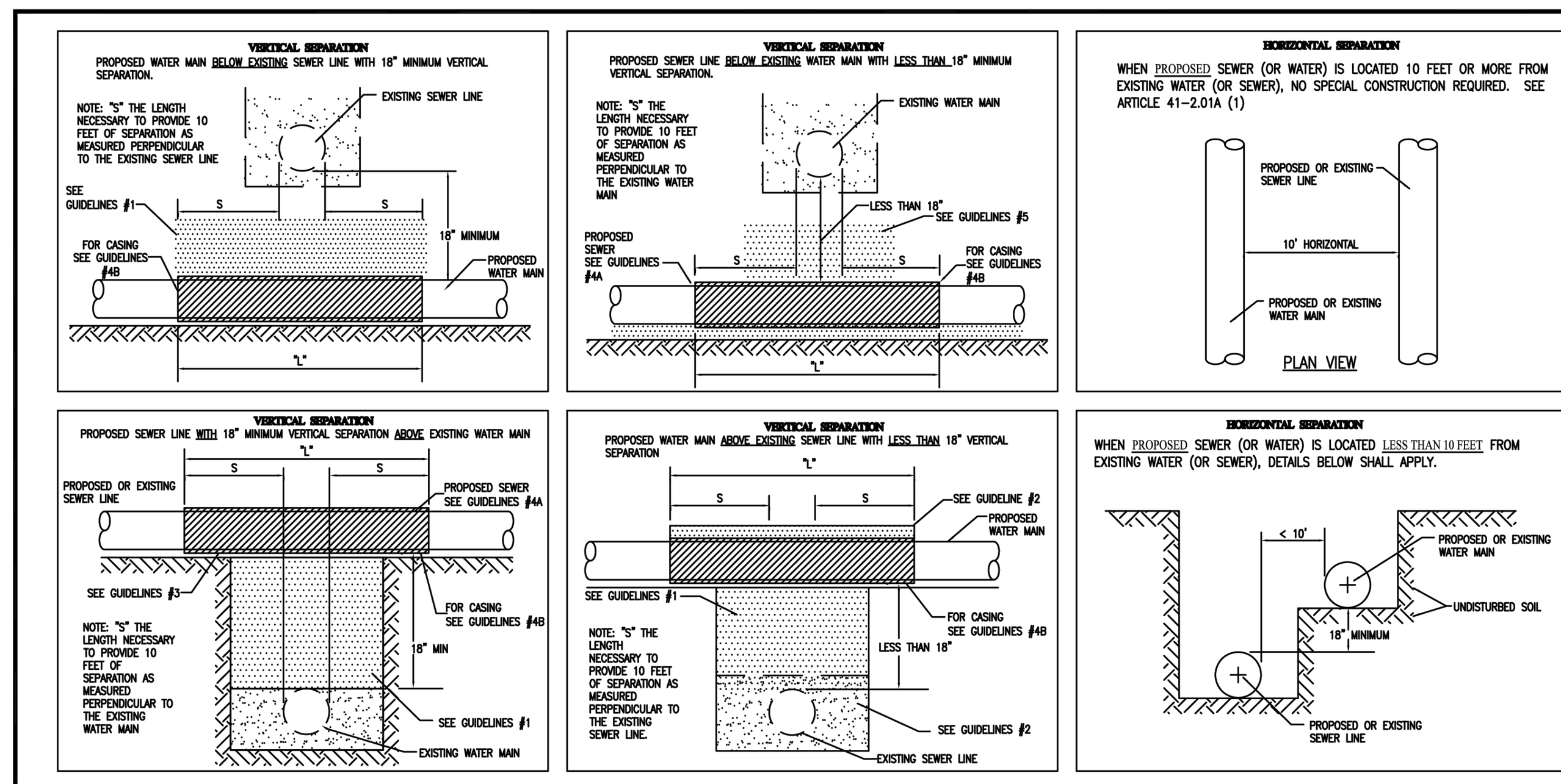
NOTE:

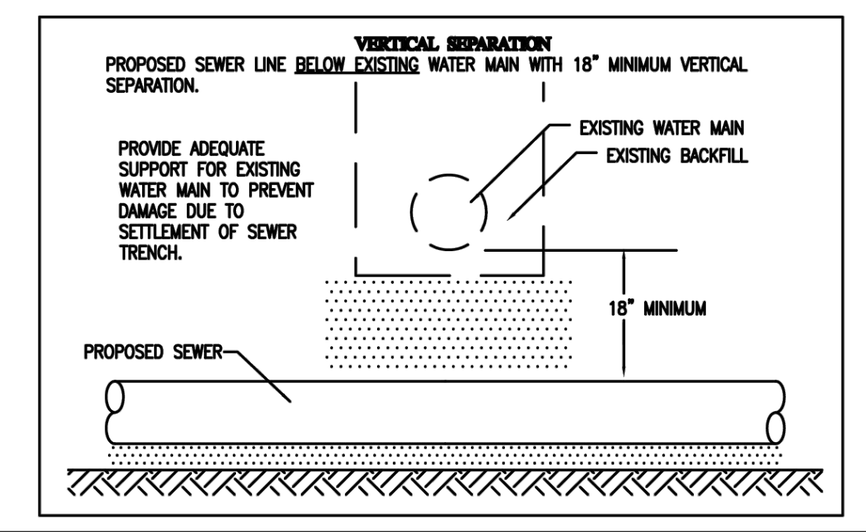
1. THE CASING SPACER SHALL BE THE CENTERED AND RESTRAINED TYPE.
2. THE SPACER BANDS SHALL BE STAINLESS STEEL.
3. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE CASING SPACERS SHALL BE STAINLESS STEEL.
4. THE SPACERS SHALL BE STAINLESS STEEL OR VILLAGE APPROVED EQUAL.



SECTION A - A

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	UNDERGROUND UTILITY CASING PIPE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 4-17-00 AUTOCAD FILE; S.W. 6-11-04 SPACER RQRMNT.; K.R.G. 9-11-06 AUTOCAD FILE	DETAIL NO. UTL-3

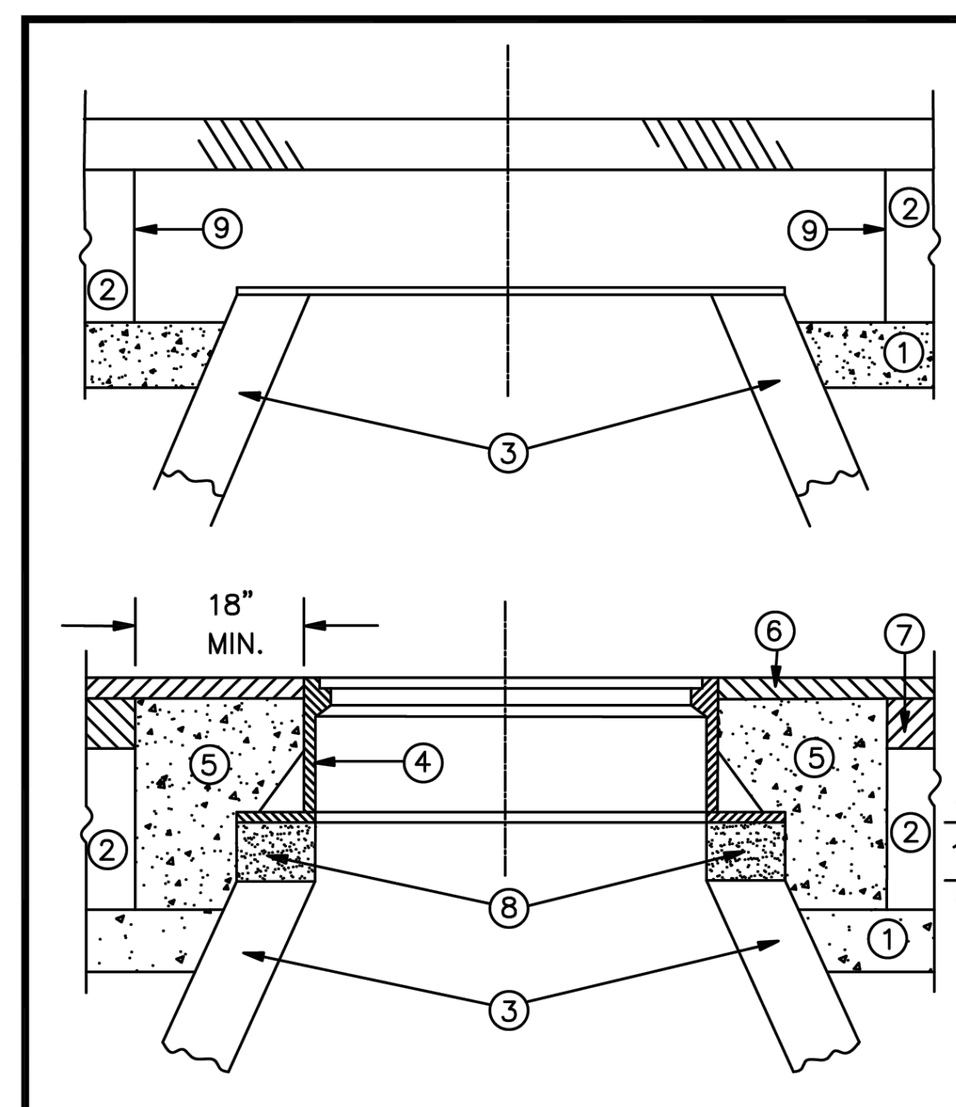




VERTICAL SEPARATION GUIDELINES

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
3. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
4. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
5. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR "S" FEET ON EACH SIDE OF WATER MAIN.
6. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH
7. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	UTILITY SEPARATION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 2-6-06 AUTOCAD FILE; K.R.G. 9-11-06 AUTOCAD FILE; K.A.G 11-07-16 AUTOCAD FILE	DETAIL NO. UTL-4



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSE HMA SURFACE COURSE
7. PROPOSE HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 12" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WHEELING BY THE COTNRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WHEELING CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED.

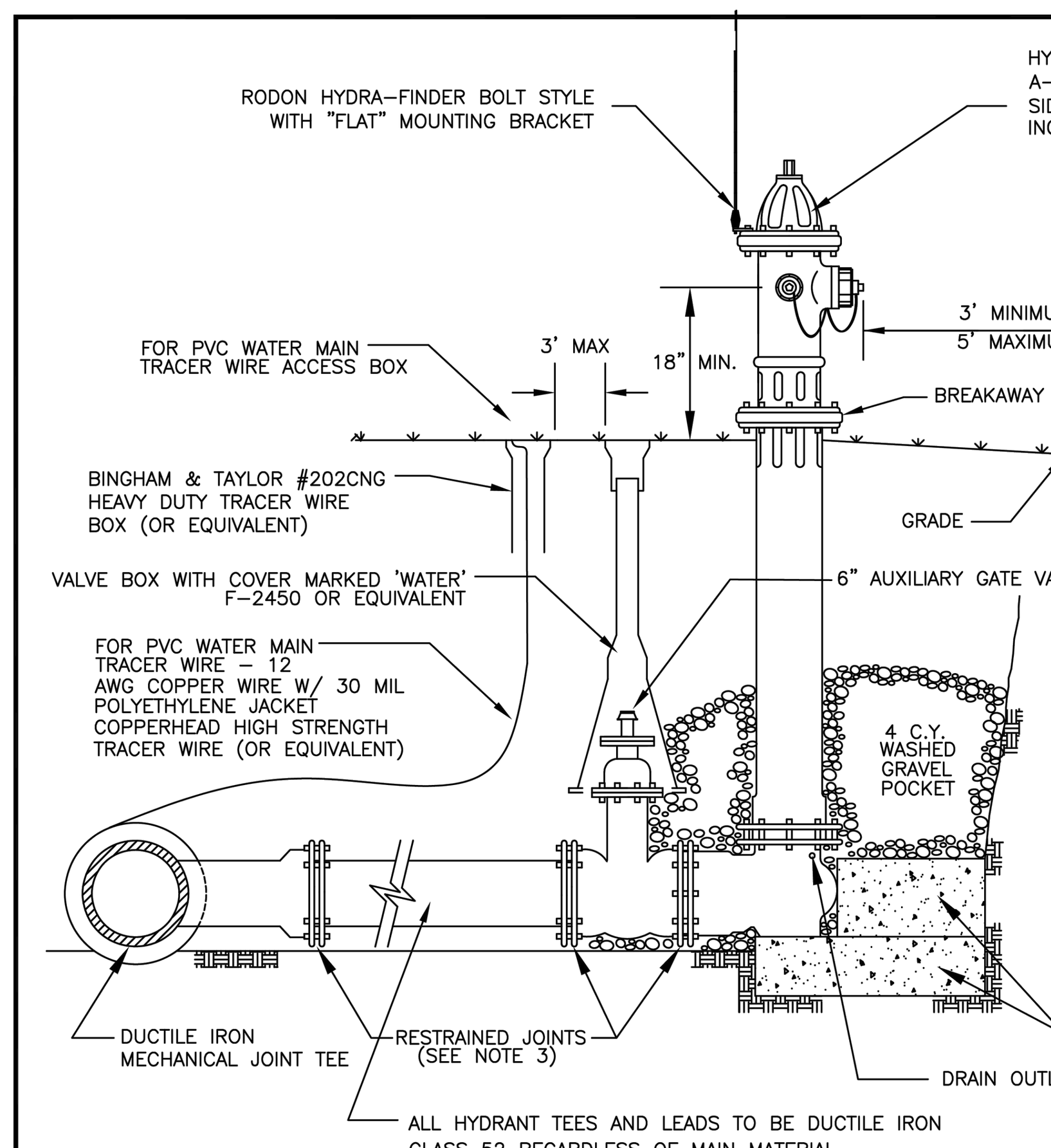
CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED.
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5' X 5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5' X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS.

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS	DETAIL NO. UTL-7

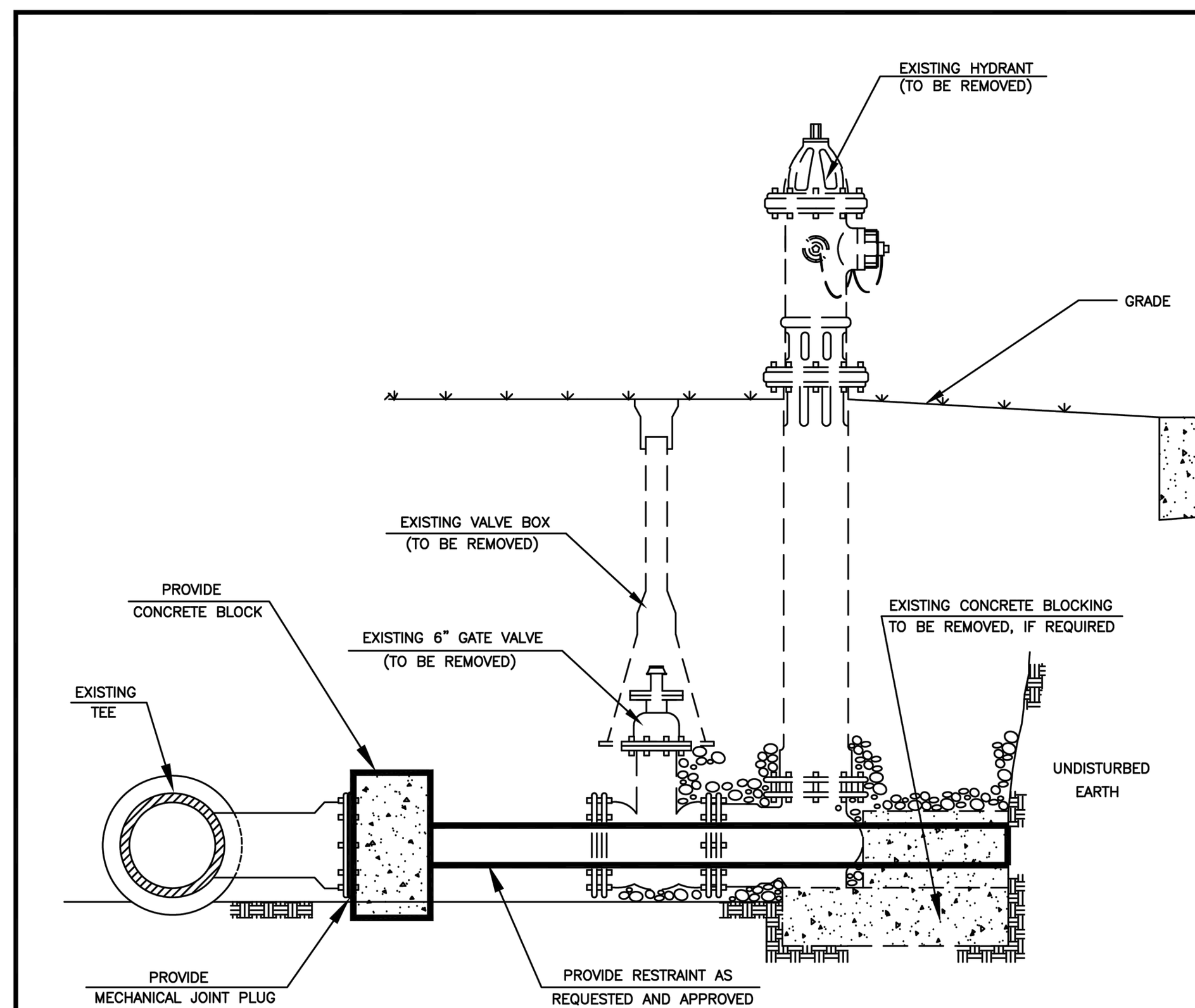


NOTE:

1. THE TEE AND VALVE SHALL BE MECHANICAL JOINT
2. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, RODS AND WASHERS) ASSOCIATED WITH THE FIRE HYDRANT INSTALLATION SHALL BE STAINLESS STEEL
3. THE VALVE AND TEE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.
4. THE PORT CAPS AND CHAINS SHALL BE PAINTED SILVER.
5. AUXILIARY VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGED END AND I-MECHANICAL JOINT END.

N.T.S.

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FIRE HYDRANT INSTALLATION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: C.C. 03-07-07 PER COMMENTS; S.W. 08-15-08 EJIW WaterMaster.; K.R.G. 07-05-11 HYDRA-FINDER; K.A.G. 12-11-18 TRACER BOX; K.A.G. 1-13-21 MUELLER HYD. ONLY	DETAIL NO. W-1

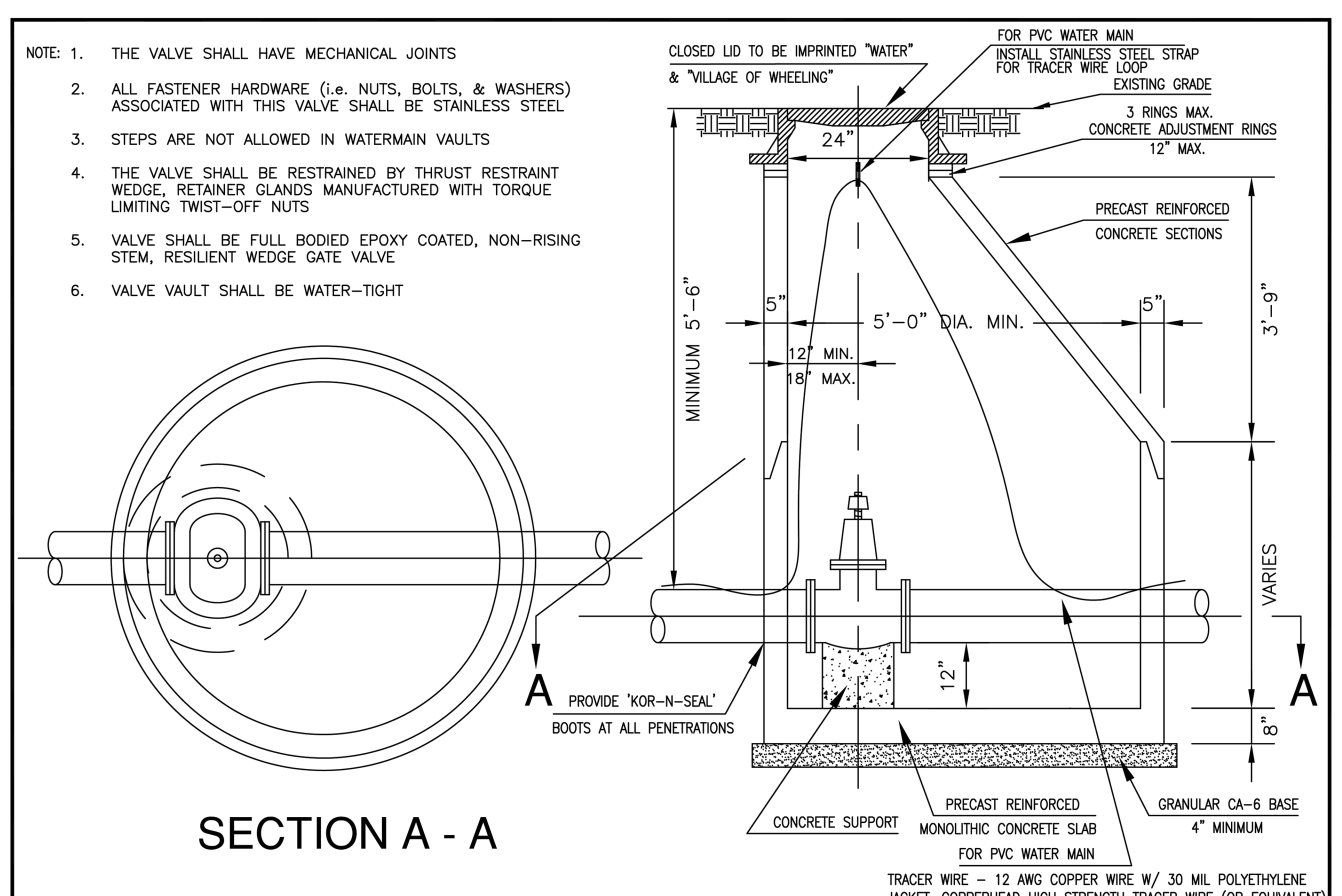


NOTE:

1. NOTIFY P/W UTILITY DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (847) 279-6900.
2. COORDINATE WATER SHUTDOWN WITH THE PUBLIC WORKS DEPARTMENT, EXCAVATE AREA AND DISCONNECT HYDRANT LEAD, PLATE TEE, BLOCK AND RESTRAIN.
3. RETURN HYDRANT, AUXILIARY VALVE AND BOX TO PUBLIC WORKS DEPARTMENT.
4. BACKFILL AND COMPACTION PER THE VILLAGE OF WHEELING'S STANDARD.
5. THE PLUG SHALL BE MECHANICAL JOINT.
6. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE PLUG SHALL BE STAINLESS STEEL.

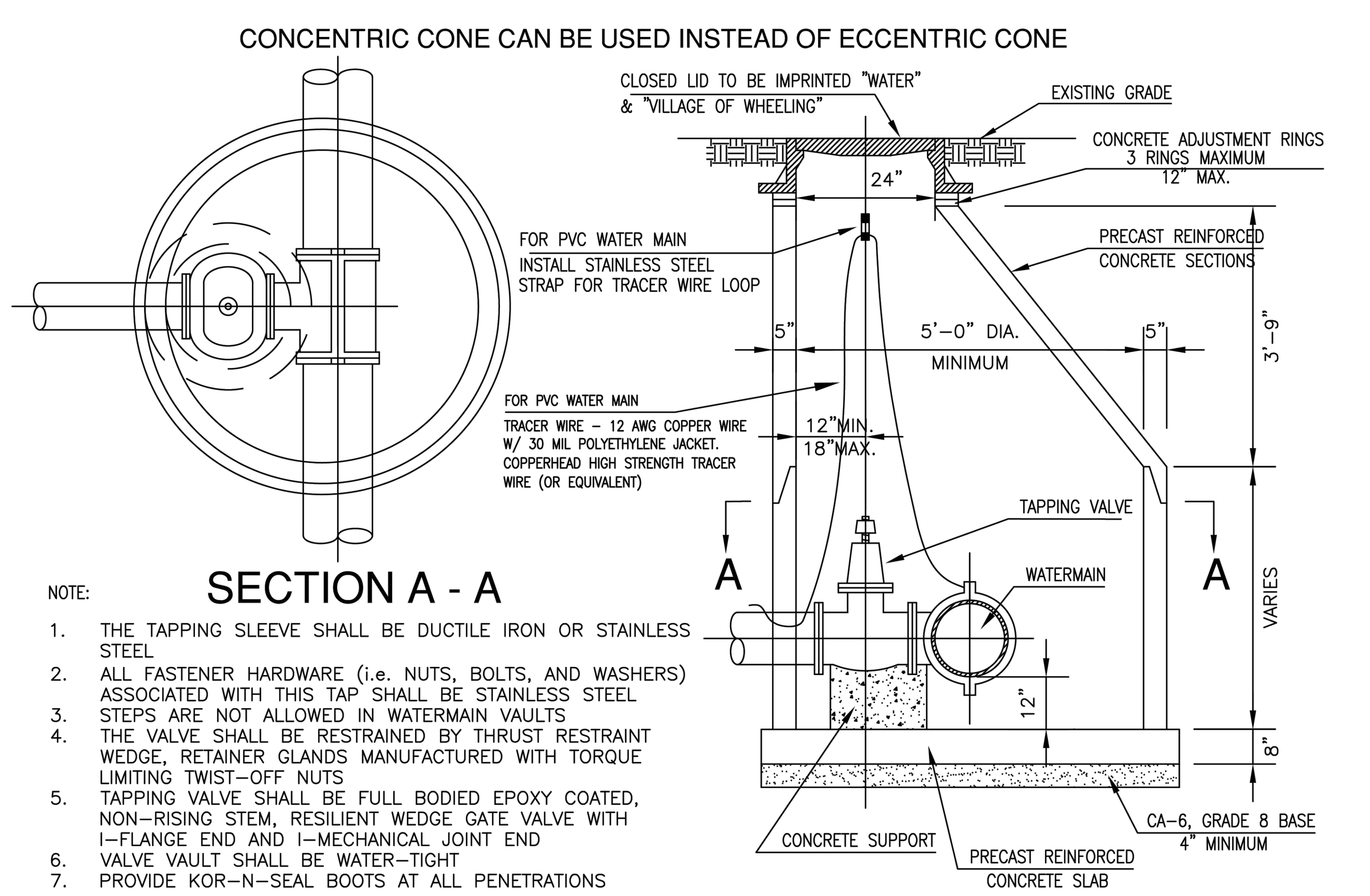
VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FIRE HYDRANT ABANDONMENT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: R.A. 8-19-99; S.W. 3-2-00 AUTOCAD FILE; C.J.C. 9-11-06 AUTOCAD FILE; S.W. 01-24-07 PER COMMENTS; K.A.G. 11-21-16 CHANGE PHONE #	DETAIL NO. W-2

NOTE:
1. THE VALVE SHALL HAVE MECHANICAL JOINTS
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, & WASHERS) ASSOCIATED WITH THIS VALVE SHALL BE STAINLESS STEEL
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE
6. VALVE VAULT SHALL BE WATER-TIGHT



VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	5' DIA. VALVE VAULT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 11-07-01 PER COMMENTS; C.C. 03-07-07 PER COMMENTS; K.R.G. 07-18-07 PER COMMENTS; K.A.G. 12-11-18 TRACER WIRE	DETAIL NO. W-3

CONCENTRIC CONE CAN BE USED INSTEAD OF ECCENTRIC CONE



NOTE:
1. THE TAPPING SLEEVE SHALL BE DUCTILE IRON OR STAINLESS STEEL
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THIS TAP SHALL BE STAINLESS STEEL
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. TAPPING VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGE END AND I-MECHANICAL JOINT END
6. VALVE VAULT SHALL BE WATER-TIGHT
7. PROVIDE KOR-N-SEAL BOOTS AT ALL PENETRATIONS

VILLAGE OF WHEELING ILLINOIS	VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	VALVE & TAPPING VAULT STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS / FILE LOCATION / T:\ENGINEERING\STANDARDS	REVISIONS: S.W. 4-12-00 AUTOCAD FILE; C.C. 03-07-07 PER COMMENTS; S.W. 08-15-08 CONCENTRIC CONE; K.A.G. 01-03-18 TRACER WIRE	DETAIL NO. W-4

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Zion, IL 60099
847.478.9700

ISSUED FOR BID
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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C32

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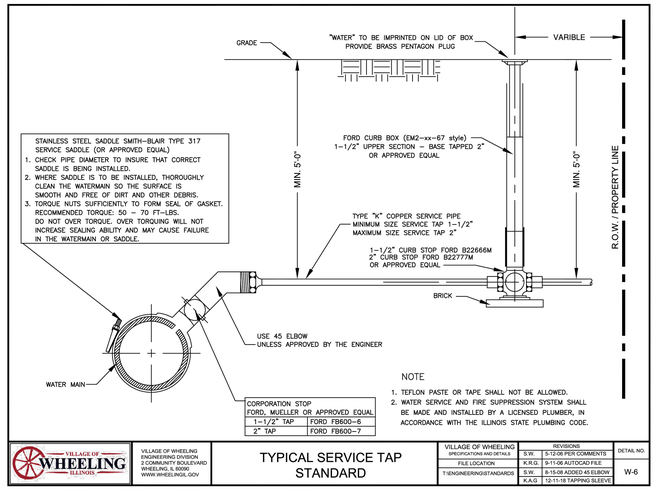
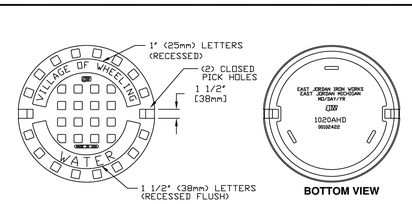
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY
File Location: G:\5900\5987.151 Wheeling PD Aquatic Cntr\5987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswiatek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE PLOTTING
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH BLACK AND WHITE LETTERS.



NOTE
1. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
2. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	TYPICAL SERVICE TAP STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	5-12-06 PER COMMENTS	W-6
		FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
		T:\ENGINEERING\STANDARDS	S.W.	8-15-06 ADDED 45 ELBOW	
			K.A.G.	12-11-18 TAPPING SLEEVE	



(*) or NEENAH CATALOG R-1713
SHOP DRAWING NF-1015 T46

√ MACHINED SURFACE

(*) EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN	DATE
SMH	11/11/02
APPROVED	DATE

SPECIAL LETTERED COVER

(*) PRODUCT NO.
00102422

CATALOG NO.
(*) **1020A**

REF. PRODUCT DRAWING
00102067

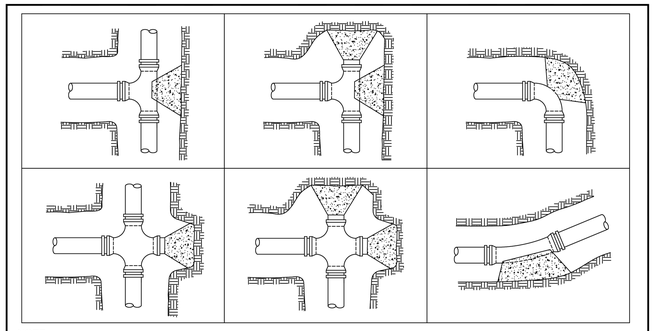
EST. WT.
COVER WT: 115 LBS (52kg)

OPEN AREA
N/A

MAT'L SPEC.
COVER – GRAY IRON ASTM A48 CL 35

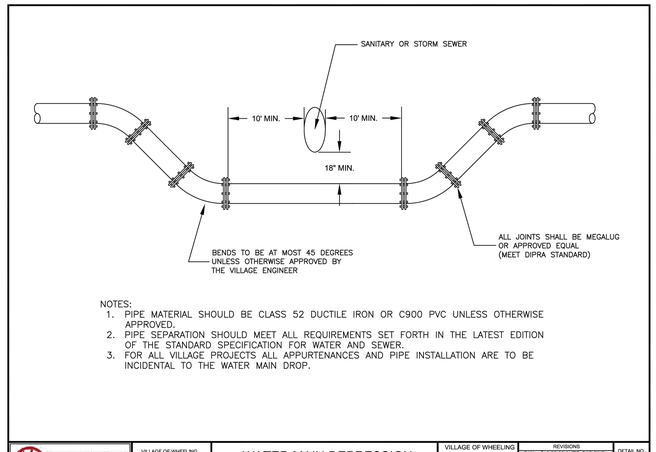
LOAD RATING
HEAVY DUTY

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	FRAME AND CLOSED LID WATER MANHOLE STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	2-24-00 AUTOCAD FILE	W-7
		FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
		T:\ENGINEERING\STANDARDS	S.W.	11-13-07 EN'POES PHASE II	
			S.W.	10-27-09 ADDING NEENAH	
			C.J.C.	01-29-08 AUTOCAD FILE	



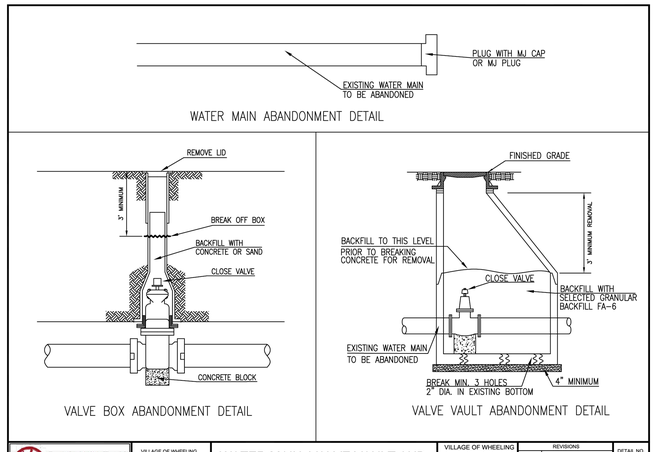
NOTE
1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS.

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	THRUST BLOCK STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	4-27-00 AUTOCAD FILE	W-8
		FILE LOCATION	K.R.G.	9-11-06 AUTOCAD FILE	
		T:\ENGINEERING\STANDARDS	T.W.M.	3-18-14 CONCRETE CLASS	



NOTES:
1. PIPE MATERIAL SHOULD BE CLASS 52 DUCTILE IRON OR C900 PVC UNLESS OTHERWISE APPROVED.
2. PIPE SEPARATION SHOULD MEET ALL REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR WATER AND SEWER.
3. FOR ALL VILLAGE PROJECTS ALL APPURTENANCES AND PIPE INSTALLATION ARE TO BE INCIDENTAL TO THE WATER MAIN DROP.

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	WATER MAIN DEPRESSION STANDARD	VILLAGE OF WHEELING SPECIFICATIONS AND DETAILS	REVISIONS		DETAIL NO.
			S.W.	5-30-00 AUTO-CAD FILE	W-9
		FILE LOCATION	S.W.	5-11-06 PER COMMENTS	
		T:\ENGINEERING\STANDARDS	C.J.C.	01-20-08 AUTOCAD FILE	
			K.A.G.	01-21-20 NOTES	

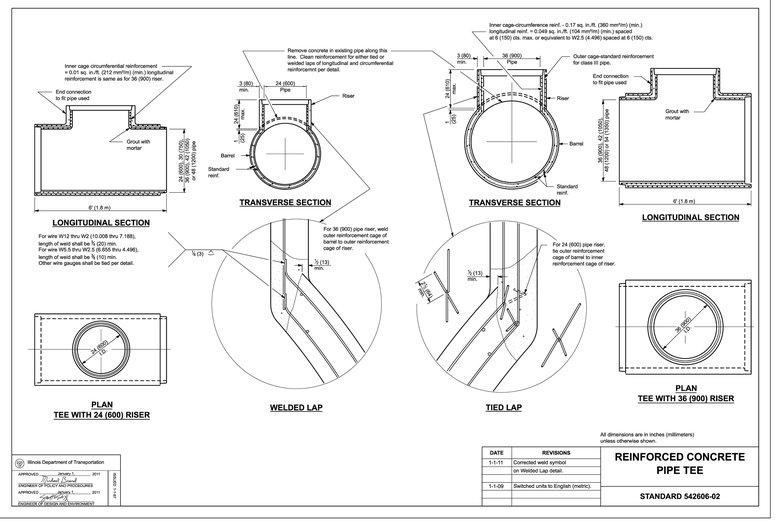


WATER MAIN ABANDONMENT DETAIL

VALVE BOX ABANDONMENT DETAIL

VALVE VAULT ABANDONMENT DETAIL

VILLAGE OF WHEELING ENGINEERING DIVISION 2 COMMUNITY BOULEVARD WHEELING, IL 60090 WWW.WHEELINGIL.GOV	WATER MAIN, VALVE VAULT AND BOX ABANDONMENT DETAIL	VILLAGE OF WHEELING SPECIFICATIONS AUTO-DETAILS	REVISIONS		DETAIL NO.
					W-11
		FILE LOCATION			
		T:\ENGINEERING\STANDARDS			



All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED: Bureau Chief, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED: Director, 2011
ENGINEER OF DESIGN AND ENVIRONMENT
STANDARD 542606-02
SHEET 1 OF 1

DATE	REVISIONS
1-1-11	Corrected weld symbol on Welded Lap detail.
1-1-09	Switched units to English (metric).

REINFORCED CONCRETE PIPE TEE

STANDARD 542606-02

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

VILLAGE OF WHEELING DETAILS

C33

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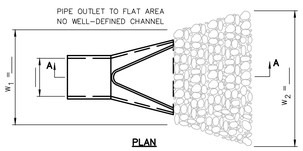
File Location: G:\6900\6987.151 Wheeling PD Aquatic Ctr\6987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pswalek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR REPRODUCIBILITY

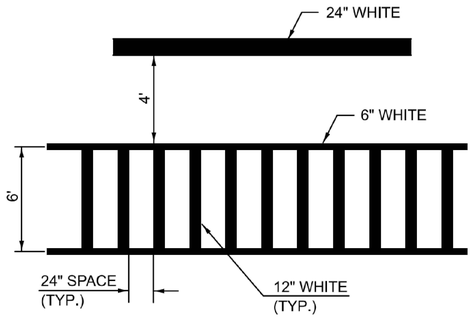
NOTES:

1. ALL GEOTEXTILE SHALL BE NON-WOVEN TABLE 1, CLASS 2 MATERIAL.
2. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

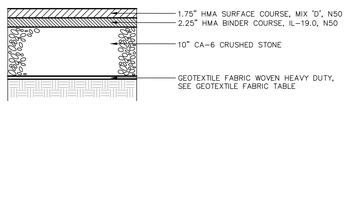


03.15.2016

GHA GEWALT HAMILTON ASSOCIATES, INC. — PIPE OUTLET TO FLAT AREA



TYPICAL SPACING FOR CROSSWALKS & STOP BARS

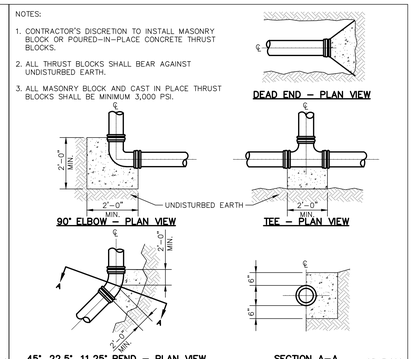


10.12.2018

GHA GEWALT HAMILTON ASSOCIATES, INC. — NORMAL DUTY PAVEMENT DETAIL

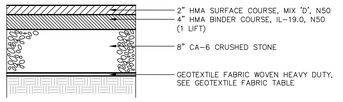
NOTES:

1. CONTRACTOR'S DISCRETION TO INSTALL MASONRY BLOCK OR POURED-IN-PLACE CONCRETE THRUST BLOCKS.
2. ALL THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. ALL MASONRY BLOCK AND CAST IN PLACE THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI.



03.17.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — THRUST BLOCKING

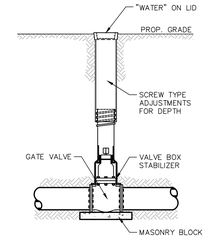


10.12.2018

GHA GEWALT HAMILTON ASSOCIATES, INC. — HEAVY DUTY PAVEMENT DETAIL

NOTES:

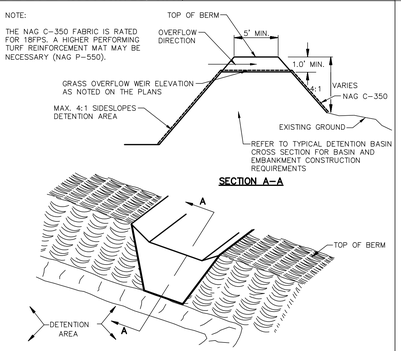
1. SEE WATER TABLE FOR FURTHER REQUIREMENTS.



03.17.2021

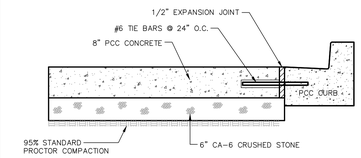
GHA GEWALT HAMILTON ASSOCIATES, INC. — VALVE BOX

NOTE:
THE NAG C-350 FABRIC IS RATED FOR 18FPS. A HIGHER PERFORMING TURF REINFORCEMENT MAT MAY BE NECESSARY (NAG P-550).



03.15.2016

GHA GEWALT HAMILTON ASSOCIATES, INC. — GRASS OVERFLOW WEIR DETAIL

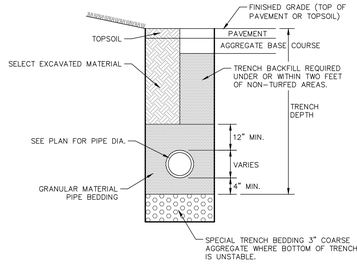


02.01.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — PCC PAVEMENT DETAIL

NOTE:
SEE SANITARY TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.

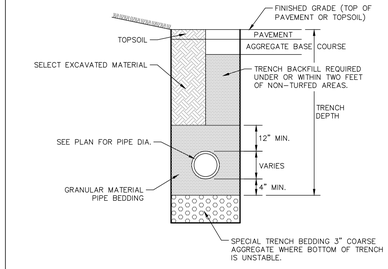


04.02.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — SANITARY TRENCH DETAIL

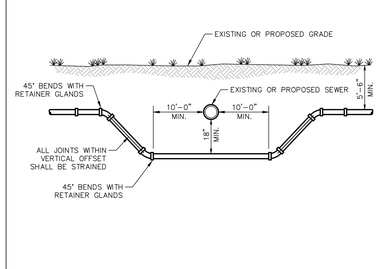
NOTE:
SEE WATER TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN TRENCH

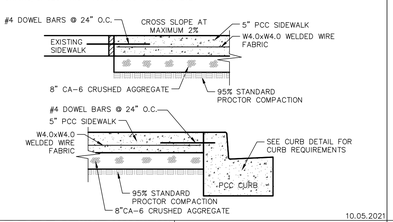


04.02.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — HORIZONTAL WATER MAIN SEPARATION

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.
5. W4.0xW4.0 WELDED WIRE FABRIC SHALL BE INSTALLED ON CHAIRS/SHOES PRIOR TO POURING OF CONCRETE.

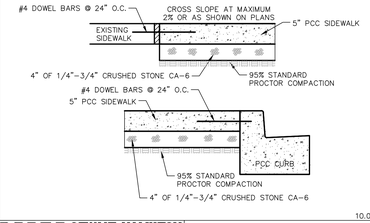


10.05.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL WITH WELDED WIRE FABRIC

NOTES:

1. SET 1/2" EXPANSION JOINTS AT POINTS ABUTTING CURB OR PAVEMENT AND AT 60' MAX. INTERVALS.
2. CONTROL JOINTS SHALL BE 1/8" TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGE OF THE CONTROL JOINTS SHALL BE GIVE A 1/4" RADIUS.
3. SIDEWALK WIDTH AS SHOWN ON PLANS.
4. SIDEWALK JOINTS SHALL MATCH CURB CONTROL AND CONSTRUCTION JOINTS.

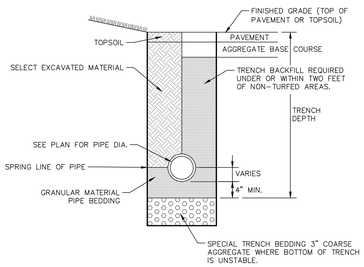


10.05.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — PCC SIDEWALK DETAIL

NOTE:
SEE STORM TABLE FOR MATERIAL REQUIREMENTS.

TRENCH WIDTH
WIDTH (MAX.) = 9" + OD + 9" WHEN TRENCH DEPTH ≤ 5 FT.
WIDTH (MAX.) = 18" + OD + 18" WHEN TRENCH DEPTH > 5 FT.



04.02.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — STORM TRENCH DETAIL RIGID PIPE INSTALLATION

VERTICAL SEPARATION REQUIREMENTS

CROSSING	REQUIRED VERTICAL SEPARATION	ADDITIONAL REQUIREMENTS (SELECT ONE)
WATER OVER SEWER	WATER INVERT >18" ABOVE CROWN OF SEWER.	**VERTICAL SEPARATION < 18"** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE, ON EITHER SIDE, PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.
SEWER OVER WATER	SEWER INVERT >18" ABOVE CROWN OF WATER. (SEWER INVERT < 18" ABOVE CROWN OF WATER NEVER ALLOWED)	**VERTICAL SEPARATION < 18" (NEVER ALLOWED)** 1. WATER OR SEWER TO BE ENCASED FOR A MINIMUM DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING. 2. SEWER TO BE WATER MAIN CLASS PIPE FOR A DISTANCE OF 10' FROM THE EDGE OF PIPE ON EITHER SIDE PERPENDICULAR TO THE CROSSING.

NOTES:

1. SEE WATER TABLE FOR FURTHER MATERIAL REQUIREMENTS.
2. SEPARATION REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED WATER MAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER, AND ALL SERVICE CONNECTIONS.
3. WATER MAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS, SEEPAGE BEDS, AND LIFT STATIONS BY A MINIMUM OF 25'.

HORIZONTAL SEPARATION REQUIREMENTS

REQUIRED HORIZONTAL SEPARATION	ADDITIONAL REQUIREMENTS
10' OF LATERAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.	**HORIZONTAL SEPARATION < 10'** 1. WATER INVERT 18" ABOVE CROWN OF SEWER. **HORIZONTAL SEPARATION < 10' & VERTICAL SEPARATION < 18"** 2. SEWER CONSTRUCTED WITH WATER MAIN CLASS PIPE (SEE VERTICAL SEPARATION REQUIREMENTS) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE PRIOR TO BACKFILLING.

RESTRAINED LENGTH TABLE

TYPE OF FITTING	RESTRAINED LENGTH (EACH WAY)
TEE AND PLUG	LENGTH OF TEE
90° BEND	18'-0"
45° BEND	8'-0"
22 1/2° BEND	4'-0"
11 1/4° BEND	2'-0"

LOCKING GASKET LENGTH TABLE

TYPE OF BEND/FITTING	DISTANCE FROM BEND/FITTING (EACH WAY)
45° HORIZONTAL BEND	15'-0"
22.5° HORIZONTAL BEND	10'-0"
45° VERTICAL OFFSET	25'-0"
TEES	PROVIDE THRUST BLOCK
PRESSURE CONNECTION	PROVIDE THRUST BLOCK
END CAPS	PROVIDE THRUST BLOCK

04.02.2021

GHA GEWALT HAMILTON ASSOCIATES, INC. — WATER MAIN INSTALLATION AND SEPARATION REQUIREMENTS

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

DETAILS

C34

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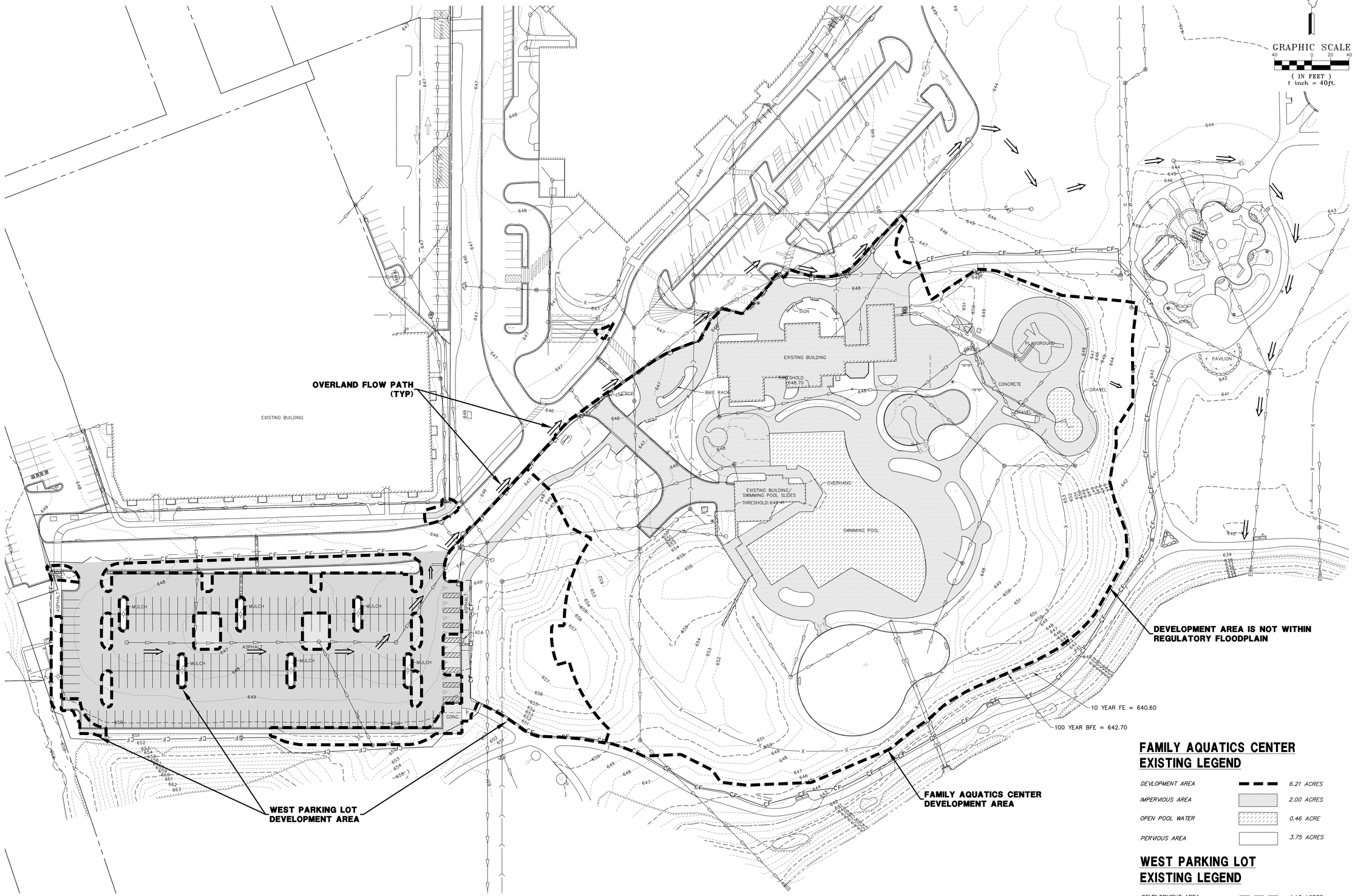
File Location: G:\58005987.151 Wheeling PD Aquatic Cen\58987.151 DT / SAVE DATE: 2/26/2026 11:04 AM BY: pwrublek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer



FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

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Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

EXISTING DRAINAGE EXHIBIT

C35

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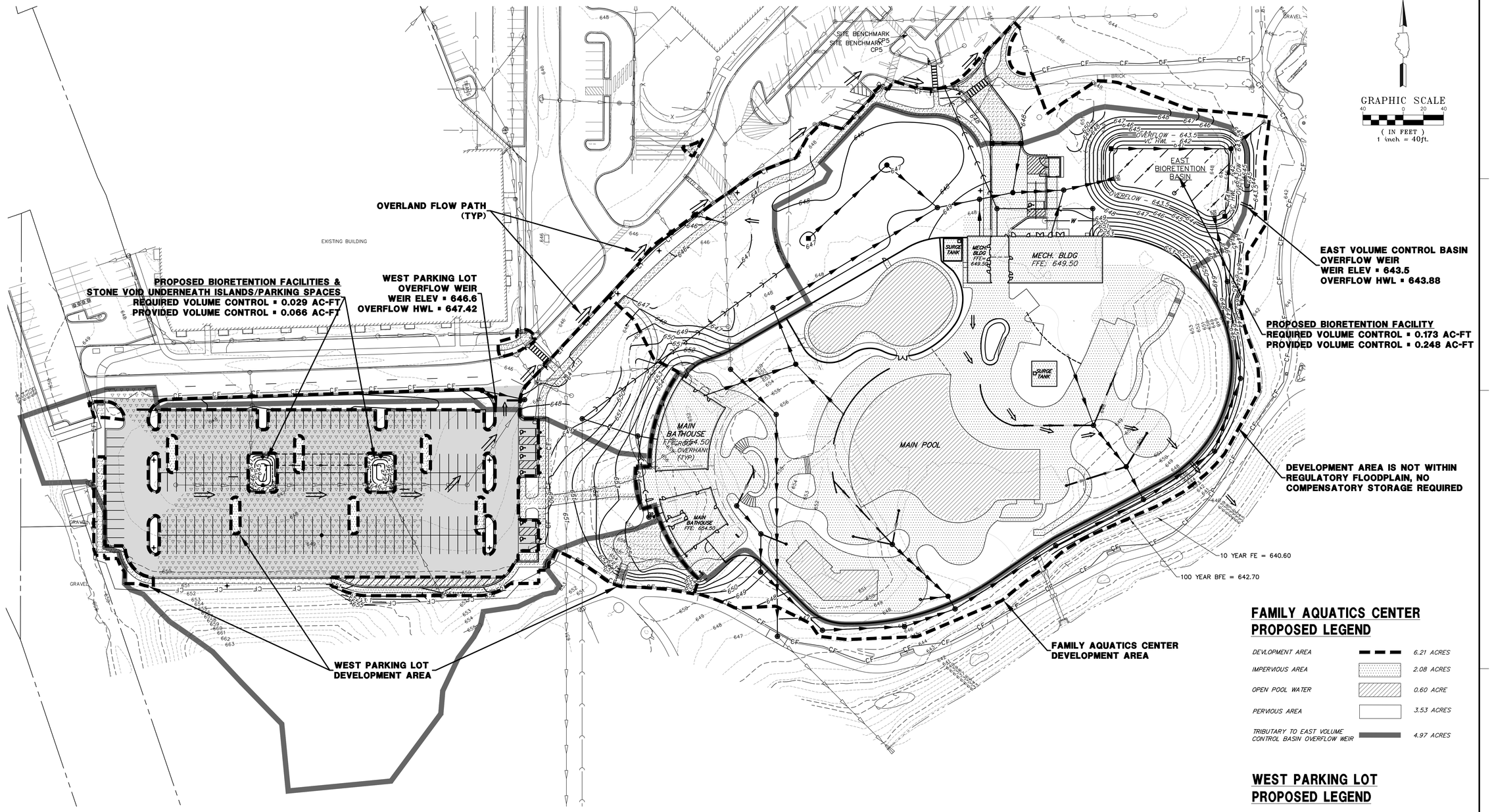

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE
OVERLAND FLOW ROUTE	

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE = 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT = 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

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847.478.9700

ISSUED FOR BID
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	Major Site Plan Resubmittal 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	BID PACK 3 (EARTHWORK, SITE, UTILITIES)
Date	02-26-2026

PROPOSED DRAINAGE EXHIBIT

C36

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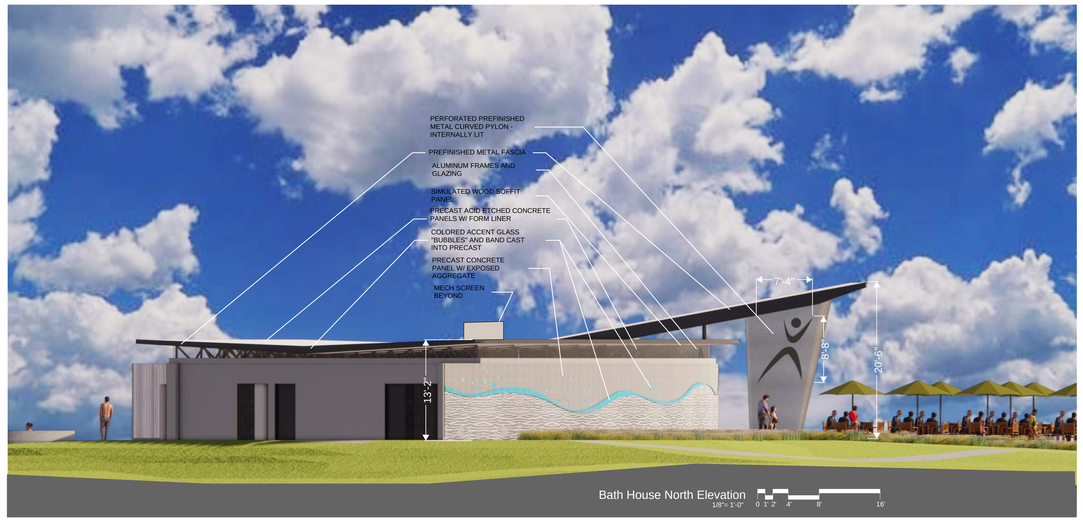
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOTTED SIZE.
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, FOR IDENTIFICATION.
File Location: G:\950\50987 151 Wheeling PD Aquatic Cntr\Drainage\50987 151 DRAINAGE EXHIBIT / SAVE DATE: 2/26/2026 11:29 AM BY: pwroblek / PLOT DATE: 2/26/2026 3:51 PM BY: Brian Spencer

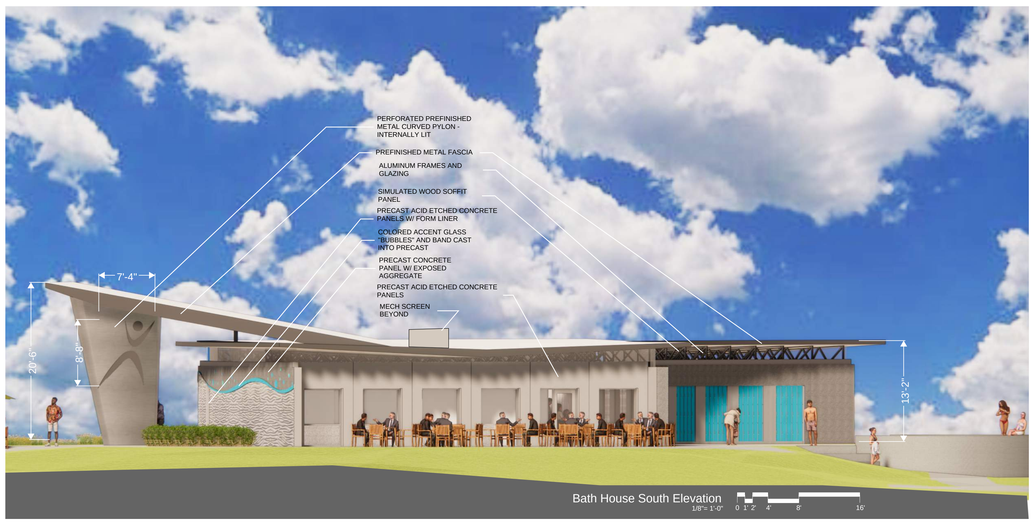
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SIZED DRAWINGS



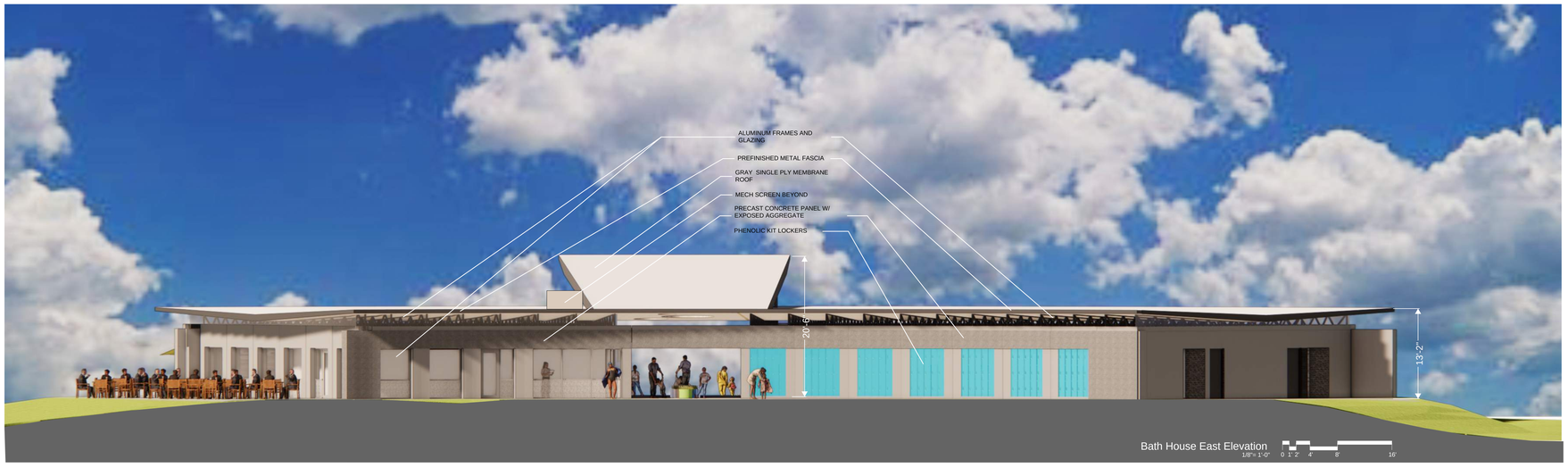
Bath House West Elevation
1/8"= 1'-0" 0 1' 2' 4' 8' 16'



Bath House North Elevation
1/8"= 1'-0" 0 1' 2' 4' 8' 16'



Bath House South Elevation
1/8"= 1'-0" 0 1' 2' 4' 8' 16'



Bath House East Elevation
1/8"= 1'-0" 0 1' 2' 4' 8' 16'

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERED ELEVATIONS - BATHHOUSE & CONCESSIONS

A-203

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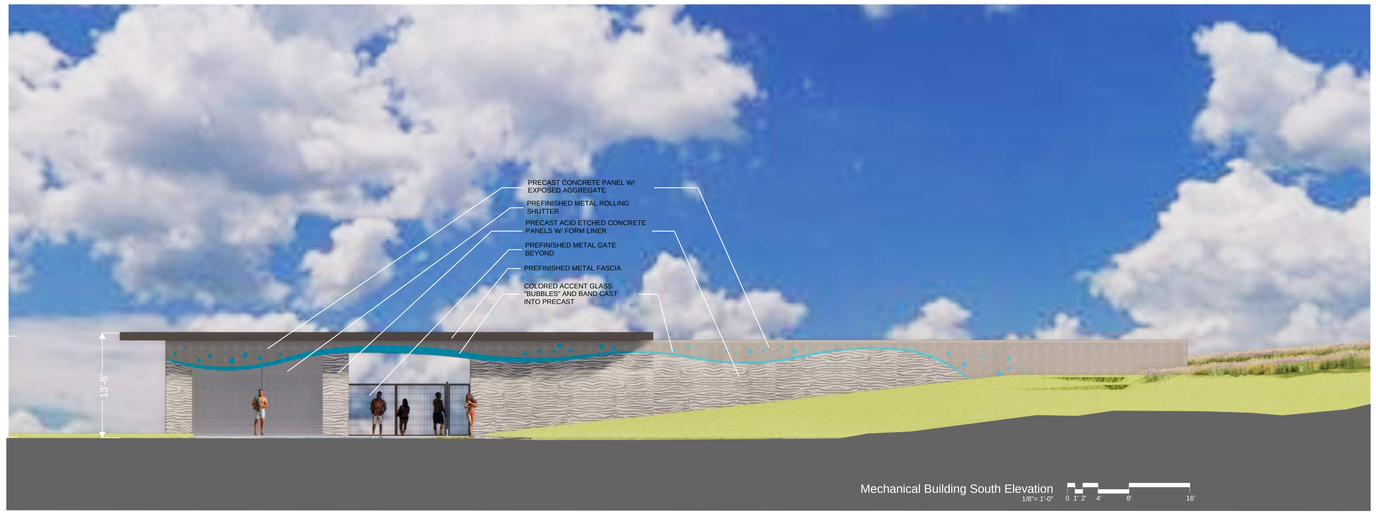
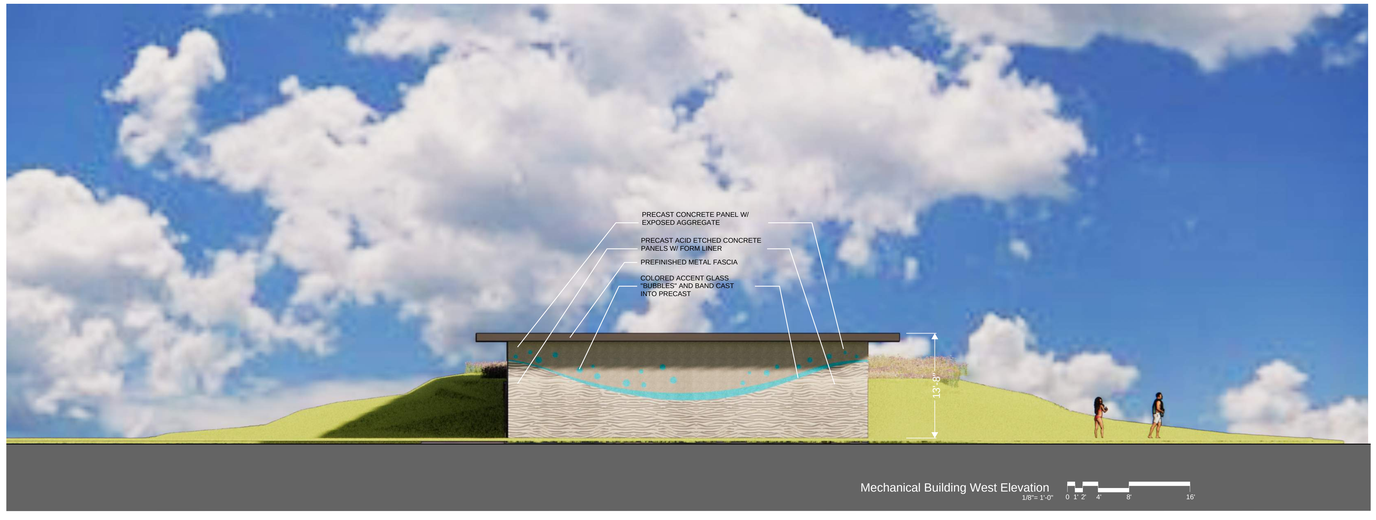
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT 3/4 SCALE. IF IT IS NOT, ADJUST PLOT SETTINGS ACCORDINGLY.



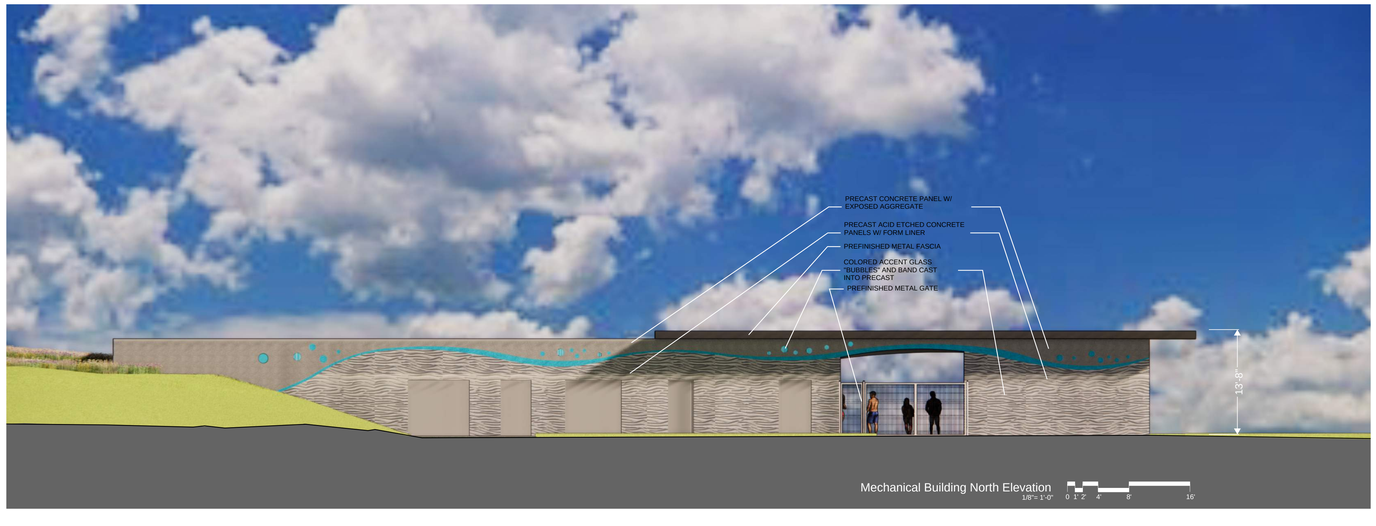
Mechanical Building South Elevation

1/8"= 1'-0" 0 1' 2' 4' 8' 16'



Mechanical Building West Elevation

1/8"= 1'-0" 0 1' 2' 4' 8' 16'



Mechanical Building North Elevation

1/8"= 1'-0" 0 1' 2' 4' 8' 16'

Note: The majority of the east building elevation is hidden by a berm and landscaping.

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PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERED BUILDING ELEVATIONS - MECHANICAL BUILDING

A-204

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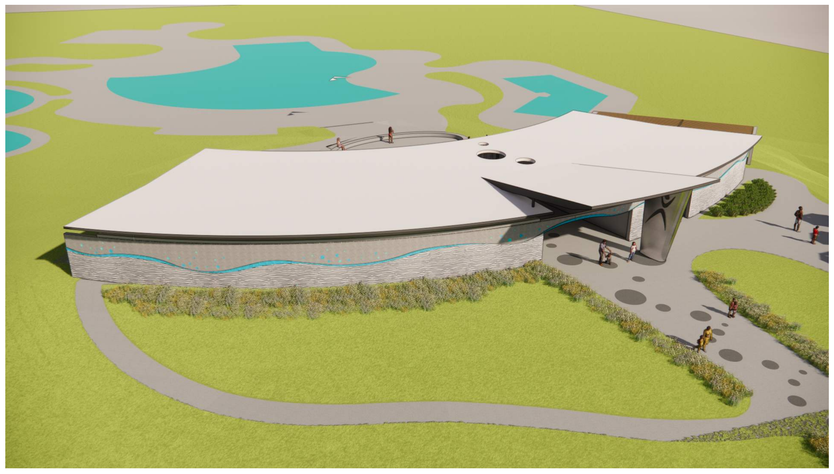
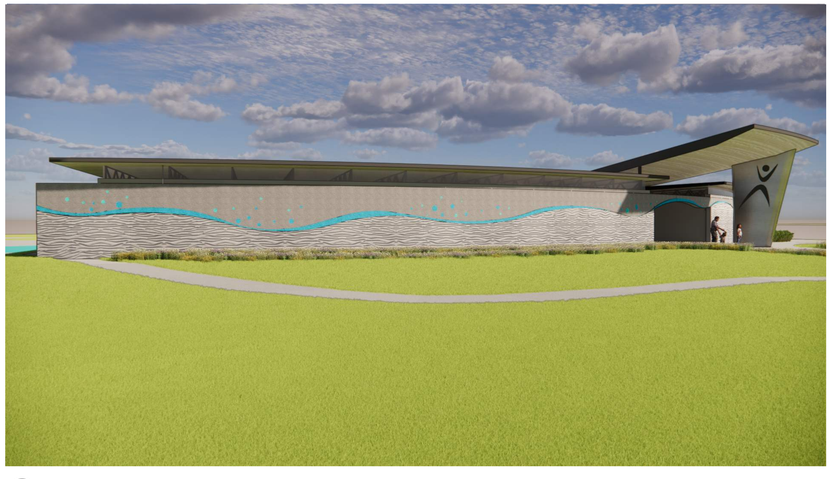
PERSPECTIVE - ENTRY BUILDING - SOUTHWEST
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - NORTHWEST
1/4" = 1'-0"



PERSPECTIVE - MAIN ENTRANCE
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - NORTH
1/4" = 1'-0"



PERSPECTIVE - ENTRY BUILDING - WEST
1/4" = 1'-0"

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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	225093.00
Issue	Major Site Plan Submittal
Date	1/30/2026

RENDERINGS - BATHHOUSE & CONCESSIONS

A-901

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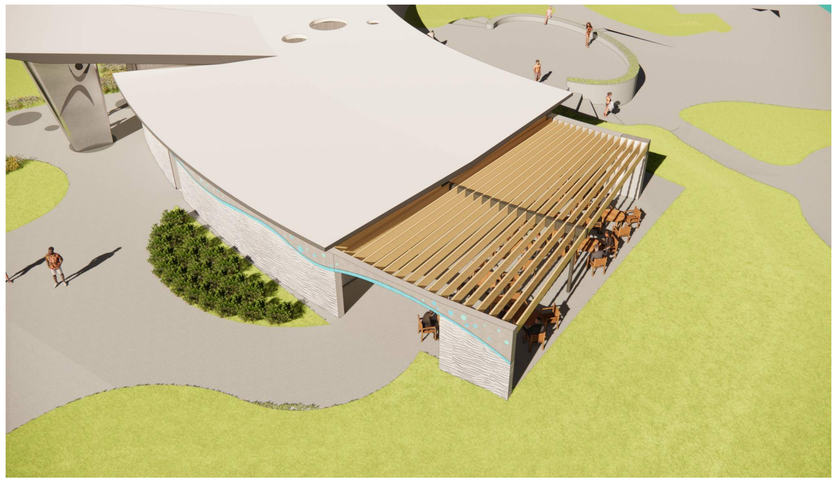
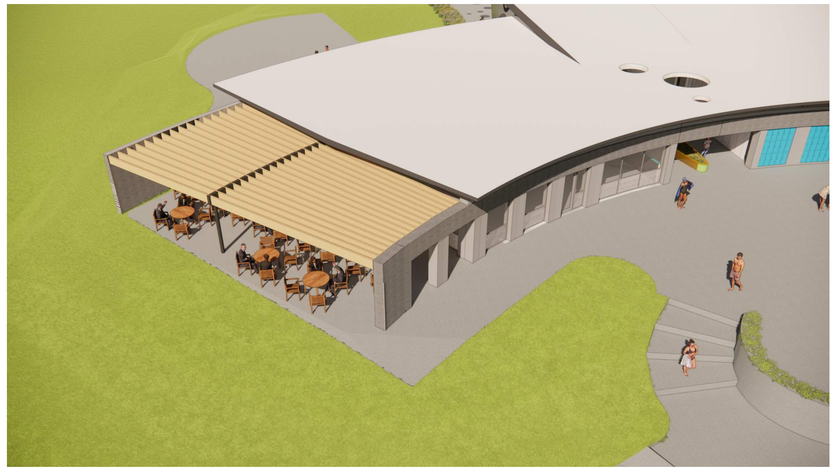


PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTHWEST
1/4" = 1'-0"



PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTHEAST
1/4" = 1'-0"



PERSPECTIVE - CONCESSIONS - PERGOLA - SOUTH
1/4" = 1'-0"

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AQUATICS DESIGNER
WATER TECHNOLOGY, INC.
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01
	05-01-2026	Revised Submittal

Key Plan

WHEELING AQUATICS CENTER

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WHEELING, IL 60090

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RENDERINGS - PERGOLA ALTERNATE

A-901a

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PERSPECTIVE - MECHANICAL BUILDING - ACCESS
1/4" = 1'-0"



PERSPECTIVE - MECHANICAL BUILDING - NORTHWEST
1/4" = 1'-0"



PERSPECTIVE - MECHANICAL BUILDING - SOUTHWEST
1/4" = 1'-0"

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RENDERINGS -
MECHANICAL BUILDING

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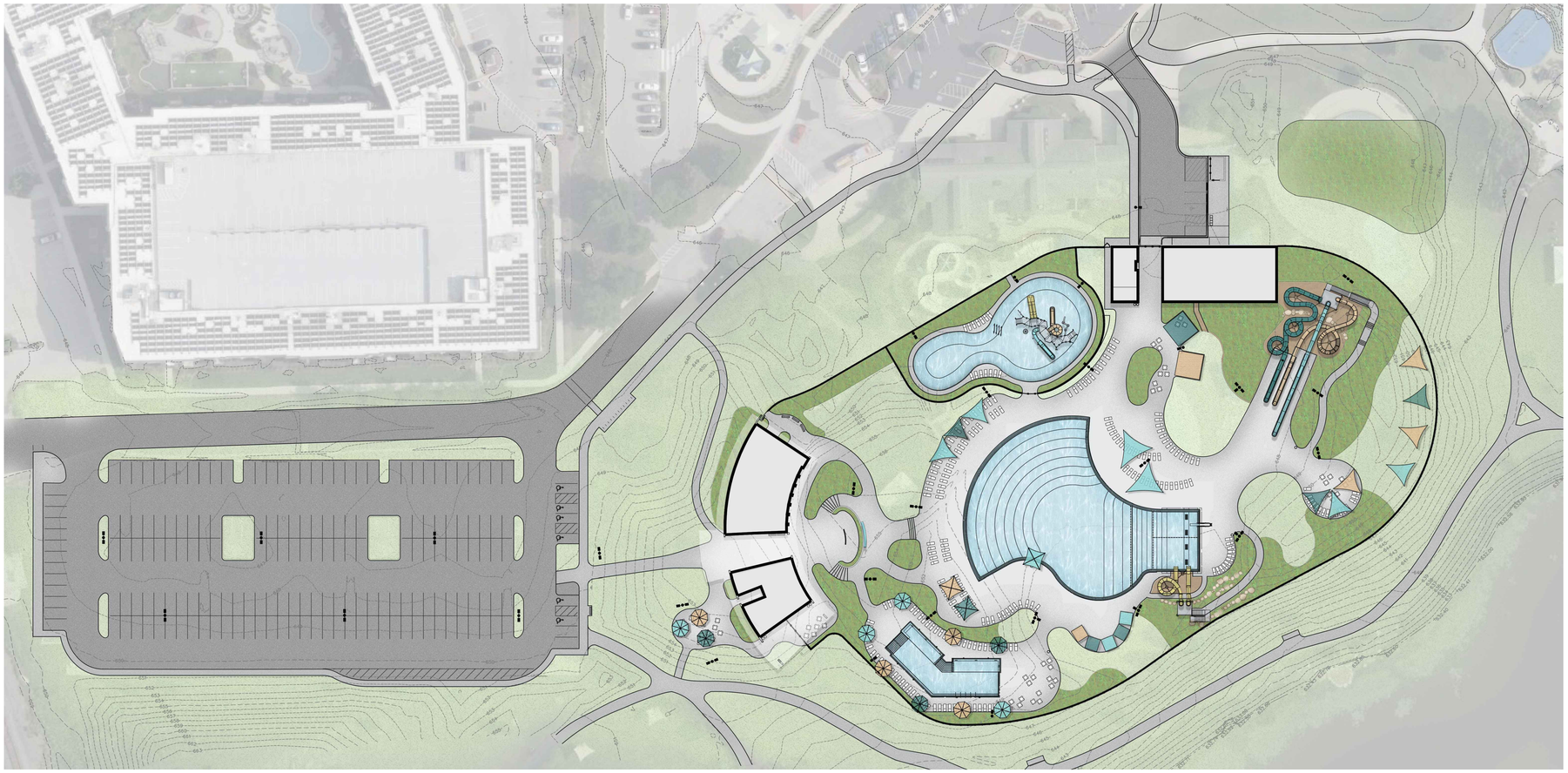
WHEELING PARK DISTRICT AQUATICS CENTER

WHEELING PARK DISTRICT

105 COMMUNITY BLVD
Wheeling, IL



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THIS PROJECT IS BEING ISSUED AND BID IN MULTIPLE BID PACKAGES. THE CONTRACT DOCUMENTS ASSOCIATED WITH THIS PACKAGE REPRESENT A PORTION OF THE OVERALL PROJECT SCOPE. ALL BID PACKAGES COLLECTIVELY CONSTITUTE A SINGLE, COHESIVE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW, COORDINATE, AND VERIFY ALL APPLICABLE CONTRACT DOCUMENTS ACROSS ALL BID PACKAGES, INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, AND RELATED DOCUMENTS. THE CONTRACTOR SHALL ENSURE THAT THE WORK INCLUDED IN THIS PACKAGE IS COORDINATED WITH WORK SHOWN OR SPECIFIED IN PREVIOUSLY ISSUED BID PACKAGES FOR THIS PROJECT.

FAILURE TO REVIEW AND COORDINATE THE FULL SET OF CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PROVIDING A COMPLETE, COORDINATED, AND FUNCTIONAL PROJECT.

AQUATIC STRUCTURAL ENGINEER
GRAEF
116 S ADAMS STREET, SUITE 201
GREEN BAY, WI 54301
PH: (920) 592-9402
BEAU SANDERS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 8, 2009
SHEETS COVERED BY SEAL: "PL"

AQUATIC DESIGN
WATER TECHNOLOGY INC (WTI)
100 PARK AVENUE
BEAVER DAM, WI 53916
PH: (920) 887-7371
BRIAN FREBER

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: MARCH 4, 2010
SHEETS COVERED BY SEAL: "PL"

ELECTRICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
PAUL SILIUNAS

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE:
SHEETS COVERED BY SEAL: "E"

PLUMBING & MECHANICAL ENGINEER
IMEG
263 SHUMAN BLVD
NAPERVILLE, IL 60593
PH: (630) 527-2320
RYAN SPAULDING

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JAN 4, 2011
SHEETS COVERED BY SEAL: "P" AND "M"

STRUCTURAL ENGINEER
McCLUSKEY ENGINEERING
1887 HIGH GROVE LN
NAPERVILLE, IL 60540
PH: (630) 717-5395
ANDREW ECK

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED STRUCTURAL ENGINEER UNDER THE STATE OF ILLINOIS.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JUN 21, 2004
SHEETS COVERED BY SEAL: "S"

ARCHITECT
LEGAT ARCHITECTS, INC.
49 W RANDOLPH ST
CHICAGO, IL 60601
PH: (312) 258-9595
TED HAUG

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SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: DEC 20, 1985
SHEETS COVERED BY SEAL: "A"

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES, INC
625 FOREST EDGE DRIVE
VERNON HILLS, IL 60061
PH: (847) 478-9700
DON MATTHEWS

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE STATE OF ILLINOIS

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: FEB 9, 1993
SHEETS COVERED BY SEAL: "C"

LANDSCAPE ARCHITECT
CONFLUENCE
325 W HURON STREET, SUITE 602
CHICAGO, ILLINOIS 60654
PH: (312) 663-5494
TERRY BERKBUEGLER

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT AND PRINCIPAL CONSULTANT. I AM A DULY LICENSED LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. ALL CONSULTANT WORK NOT PREPARED BY ME WAS PREPARED BY PERSONS QUALIFIED UNDER THE RESPONSIBLE CHARGE OF EACH RESPECTIVE PROFESSIONAL DISCIPLINE.

SIGNATURE
DATE
REGISTRATION ISSUANCE DATE: JULY 2, 2024
SHEETS COVERED BY SEAL: "L"

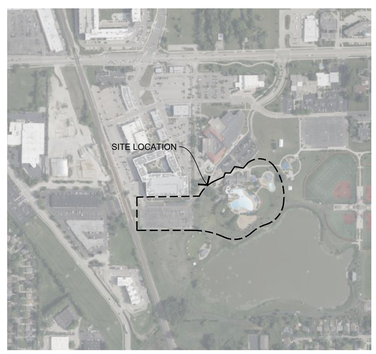
NOT FOR CONSTRUCTION - REVIEW ONLY

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L100	GENERAL NOTES
L110	POOL DECK EGRESS PLAN
L200	TREE MITIGATION PLAN
L201	TREE MITIGATION PLAN
L202	TREE MITIGATION PLAN
L300	HARDSCAPE PLAN
L301	HARDSCAPE PLAN
L302	HARDSCAPE PLAN
L500	PLANTING PLAN
L501	PLANTING PLAN
L502	PLANTING PLAN
L503	PLANTING PLAN
L510	IRRIGATION PLAN
L511	IRRIGATION PLAN
L512	IRRIGATION PLAN
L700	SITE DETAILS
L701	SITE DETAILS
L800	PLANTING DETAILS

VICINITY MAP



ISSUED FOR MAJOR SITE PLAN RESUBMITTAL #1

MAR 5, 2026

811 Know what's below. Call before you dig.

COVER SHEET

CONFLUENCE PROJECT # 25070

G000

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GENERAL NOTES

A. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

B. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

C. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

D. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER VILLAGE OF WHEELING STANDARD SPECIFICATIONS.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BOF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DBH	DIA AT BREAST HT
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
NONE	
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
RE	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
NONE	
Y	
YD	YARD
Z	
NONE	

LINE SYMBOL LEGEND

- LIMIT OF WORK
- EASEMENT
- SETBACK
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- COMMUNICATIONS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER
- UNDERDRAIN
- TELEPHONE
- WATER
- SILT FENCE
- FENCE, TYPE 1
- FENCE, TYPE 2
- FENCE, TYPE 3

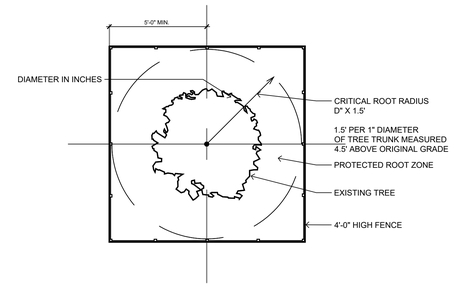
DRAWING SYMBOLS

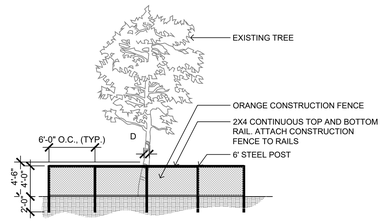
(NOT ALL ARE USED)

- SECTION
- ELEVATION
- TEXT MULTILEADER (MULTILEADER STD.)
- GRADING MULTILEADER (XX ###.#)
- DETAIL MULTILEADER (DETAIL NAME ## L-##)
- CONTOUR ELEVATION (###)
- CENTER POINTS
- SLOPE (#.#%)
- COORDINATE TAGS (N.#### E.####)
- ELEVATION (XXXX.XX / X'XXXX)
- PLANT TAG (QTY ## / ABBREVIATION XX)
- KEYNOTE (#)
- DIMENSION (#'-##")
- RADIUS DIMENSION (R##)
- ANGLE DIMENSION (##°)
- REVISION TRIANGLE (ISSUE NO.)
- XX / L-XX
- XX / L-XX
- A
- ℄
- # SHEET TITLE N.T.S

SCALE: 1"=10'

0' 5' 10' 20'





1 / L100 TREE PROTECTION FENCE TYP NTS

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CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

GENERAL NOTES

L100

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THIS SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, AND NUMBERS

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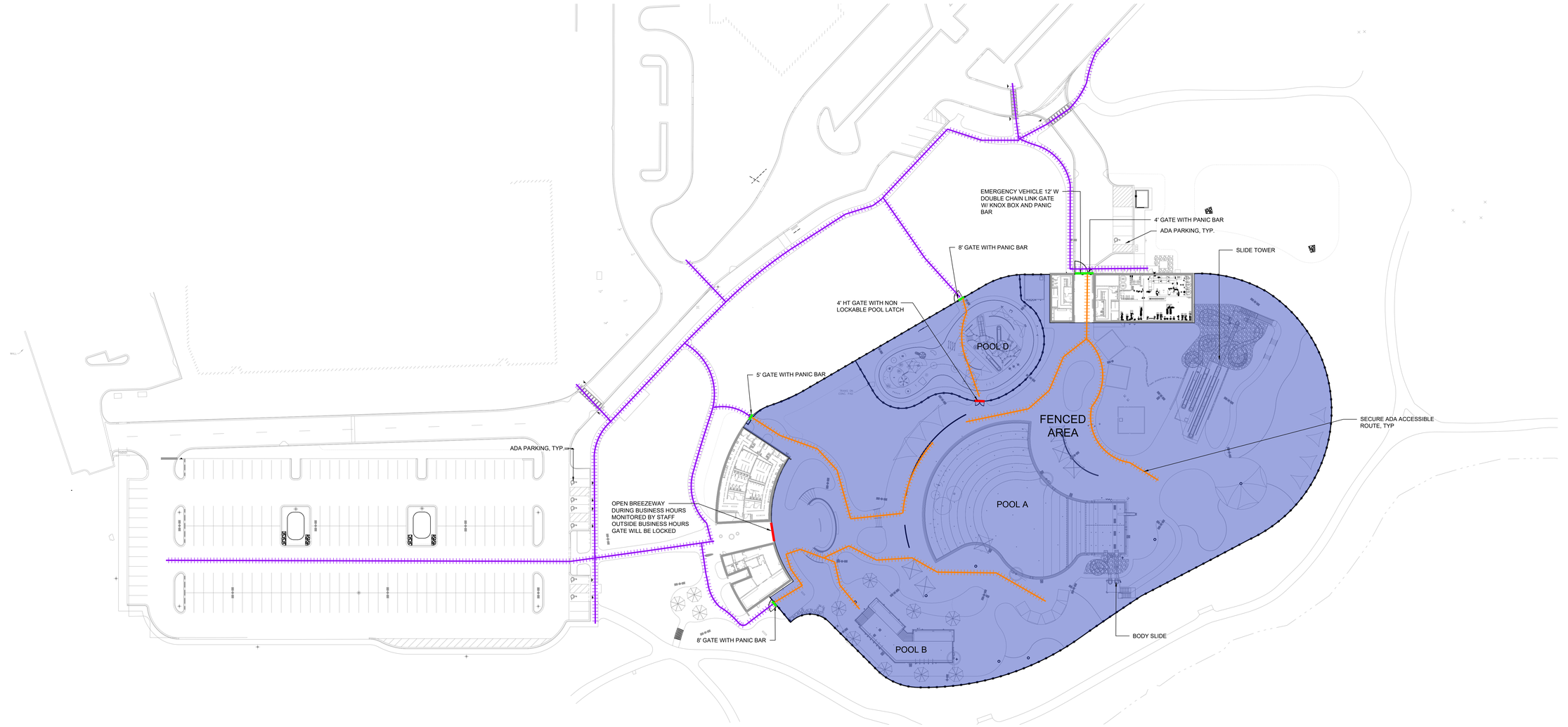

1 L110 POOL DECK EGRESS PLAN

0' 20' 40' 80'

POOL DECK LEGEND

- LOCK GATE
- PANIC GATE
- ROW PATH
- SECURE PATH

POOL DECK EGRESS CODE

A. THIS SHEET MUST BE PRINTED IN COLOR TO DISPLAY AND CONVEY ALL THE NECESSARY INFORMATION.

B. KEY REQUIREMENTS FOR OUTDOOR POOL EGRESS

1. OCCUPANCY LOAD
   1.1. TOTAL BATHERS: 2,847.

2. NUMBER OF EXITS (GATES)
   2.1. BASED ON IBC TABLE 1006.3.3:
   2.2. FOR 2,847 BATHERS : MINIMUM 5 EXITS (GATES) REQUIRED.

3. EXIT WIDTH
   3.1. AREA A (2847 BATHERS): 2847 × 0.15 = 428 INCHES

4. TRAVEL DISTANCE TO EXITS
   4.1. MAXIMUM TRAVEL DISTANCE:
      4.1.1. 200 FEET IF UNSPRINKLERED.
      4.1.2. 250 FEET IF SPRINKLERED.

5. GATE FEATURES
   5.1. ALL GATES MUST:
      5.1.1. SWING OUTWARD IN THE DIRECTION OF EGRESS.
      5.1.2. BE EQUIPPED WITH PANIC HARDWARE FOR QUICK EXIT.
      5.1.3. BE ADA-COMPLIANT:
         5.1.3.1. MINIMUM WIDTH: 36 INCHES PER GATE.
         5.1.3.2. OPERABLE PARTS MUST NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

B. SUMMARY FOR WHEELING PARKS DISTRICT PROJECT:

1. AREA A (2847 BATHERS):
NUMBER OF GATES: 5 GATES; 1 144 IN. WIDE, 2 96 IN. WIDE, 1 60 IN. WIDE, 1 48 INCHES WIDE.

2. ALL CHAIN LINK GATES WILL BE 6' HT WITH PANIC, SWINGING OUT

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AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

POOL DECK EGRESS PLAN

L110

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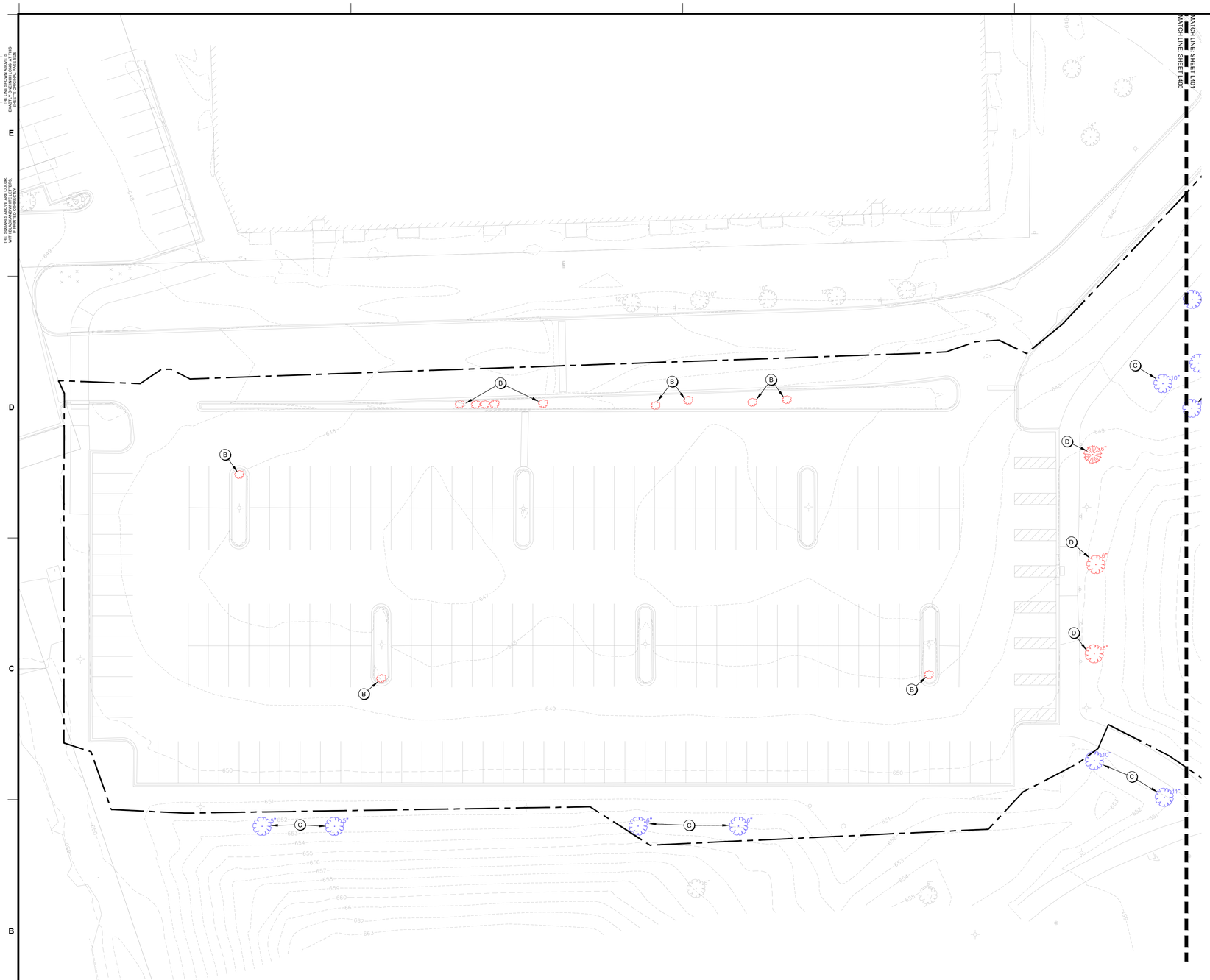

1 L200 TREE MITIGATION PLAN - AREA A

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L200 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L200

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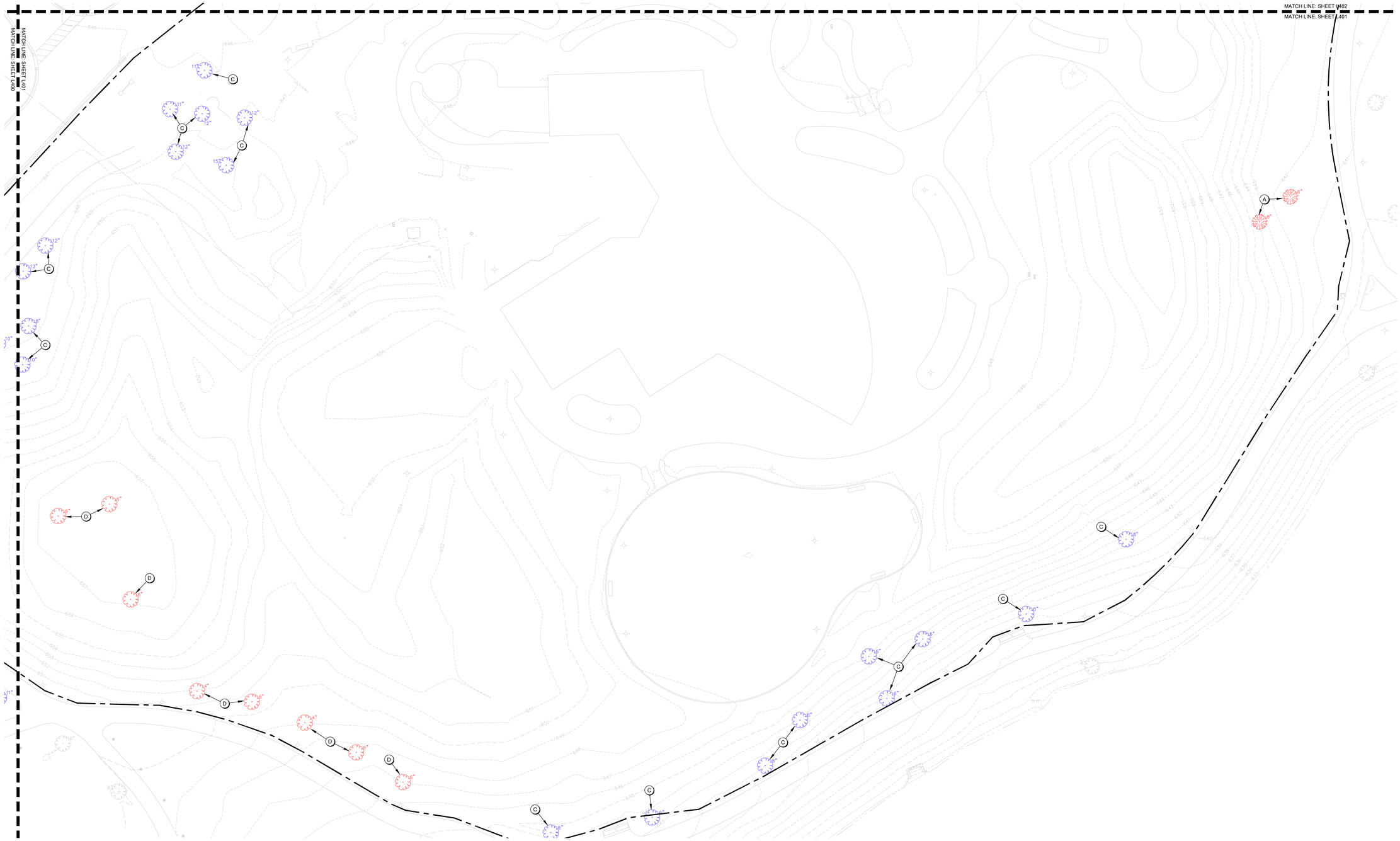

1 L201 TREE MITIGATION PLAN - AREA B

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L201 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
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847.478.9700

PRELIMINARY
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L201

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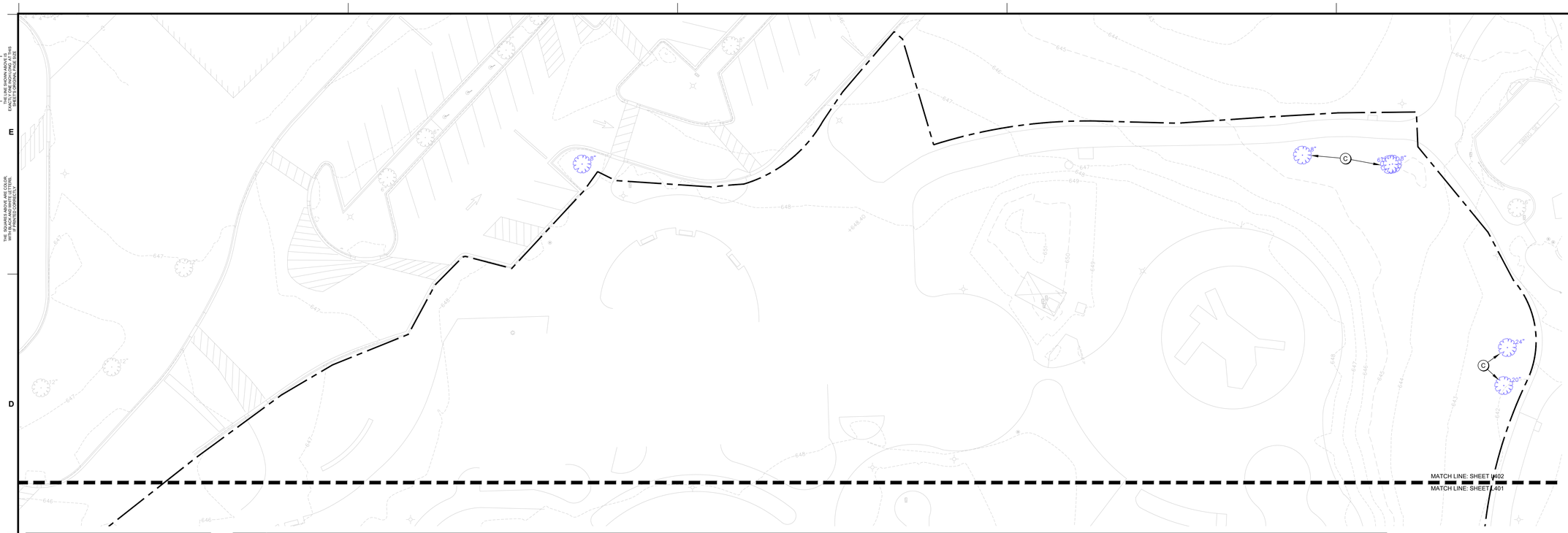

1 L202 TREE MITIGATION PLAN - AREA C

0' 10' 20' 40'

KEYNOTES

A) TREE TO BE REMOVED
B) SHRUB TO BE REMOVED
C) TREE TO BE PROTECTED: RE; 1/L100
D) TREE TO BE TRANSPLANTED: RE; PLANTING PLAN



L202 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
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Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBBMITTAL #1
Date	2026-03-05

TREE MITIGATION PLAN

L202

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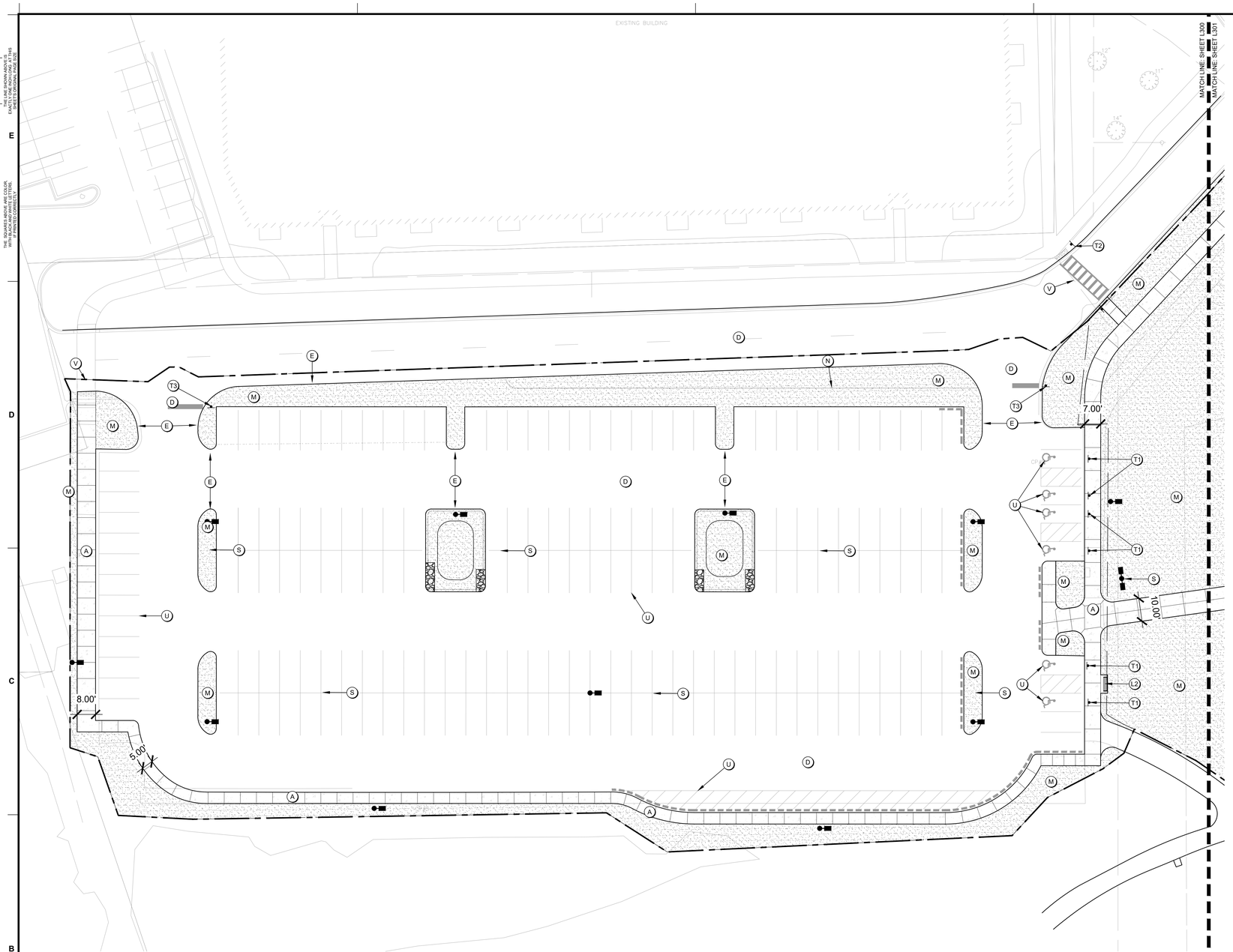

1 L300 HARDSCAPE PLAN - AREA A

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
Y) LANDSCAPE BED EDGE TYPE 1; RE: 13/L701
Z) LANDSCAPE BED EDGE TYPE 2; RE: 14/L701
AA) YARD HYDRANT; RE: 15/L701

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L300 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
www.thinkconfluence.com

ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
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CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
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Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	01-30-2026	MAJOR SITE PLAN SUBMITTAL
2	02-20-2026	MAJOR SITE PLAN RESUBMITTAL #1
3	03-27-2026	MAJOR SITE PLAN RESUBMITTAL #2

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L300

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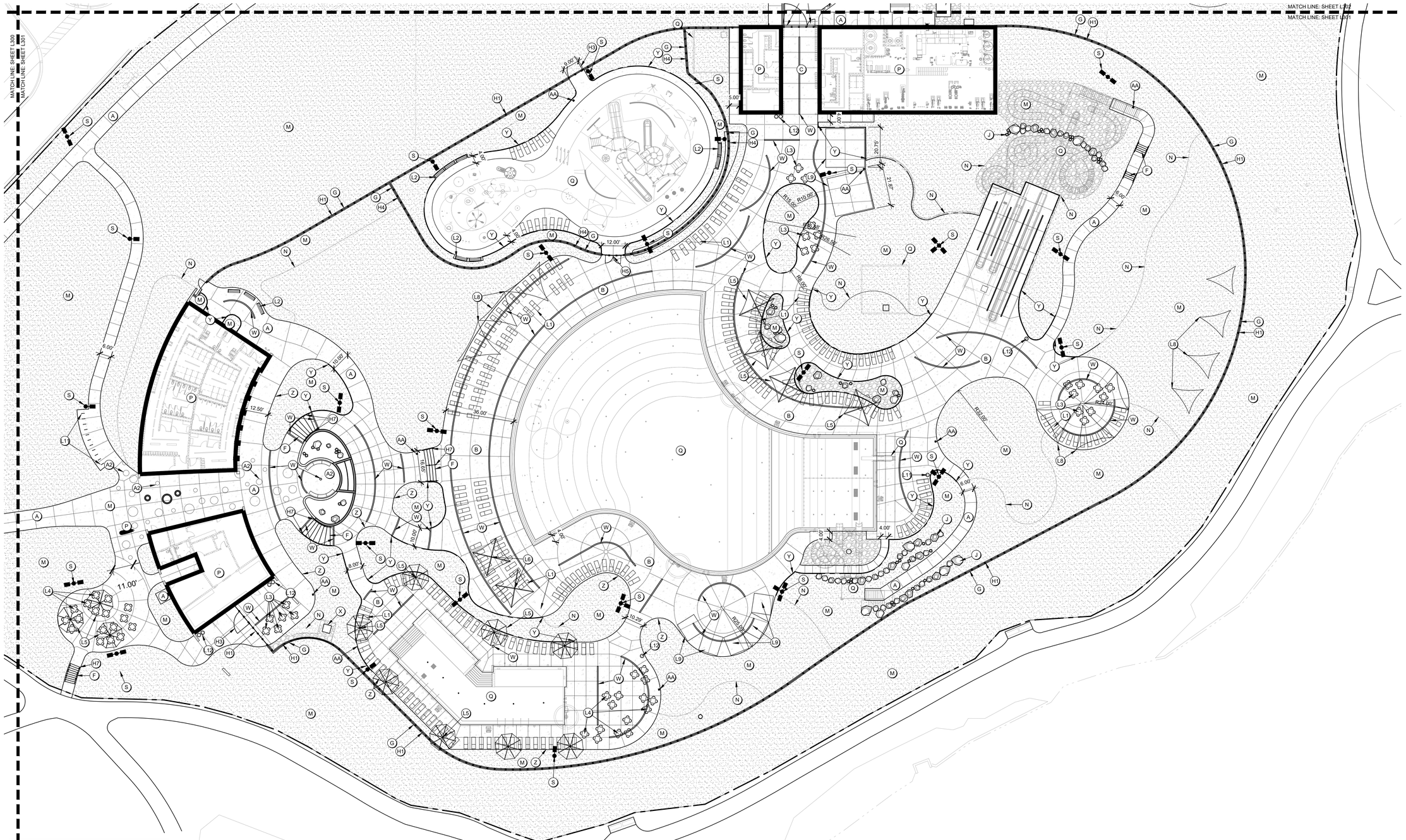
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL PAPER SIZE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY

File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 outcost\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/27/2026 12:48 PM BY: rmiller / PLOT DATE: 3/27/2026 12:53 PM BY: Anaya Marshall



KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
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F) CONCRETE STAIRS; RE: 5/L700
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M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS
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C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

1 L301 HARDSCAPE PLAN - AREA B

0' 10' 20' 40'

RAILING, FENCE, AND GATES; SCHEDULE A

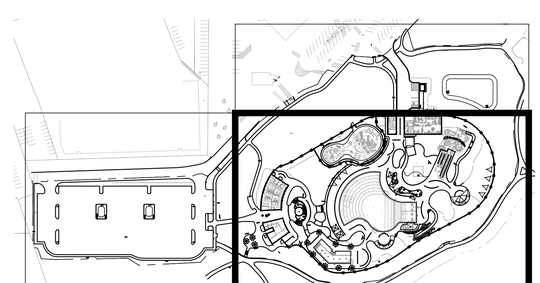
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ, SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L301 SHEET LOCATION KEY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
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ARCHITECT
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Vernon Hills, IL 60061
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AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

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43451 N. US Hwy.
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Revision Schedule

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WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #2
Date	2026-03-27

HARDSCAPE PLAN

L301

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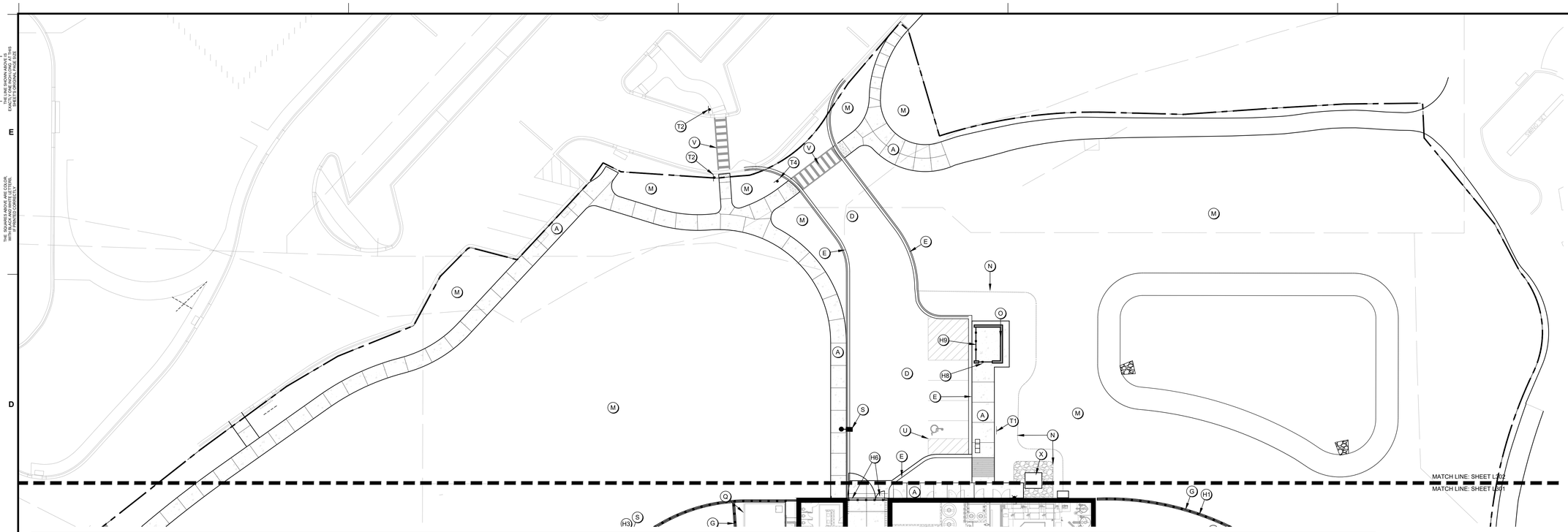
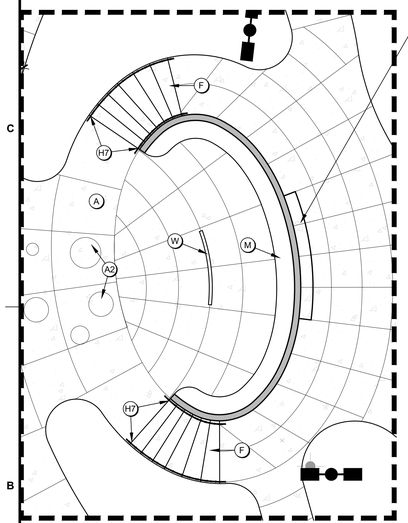


1 L302 HARDSCAPE PLAN - AREA C



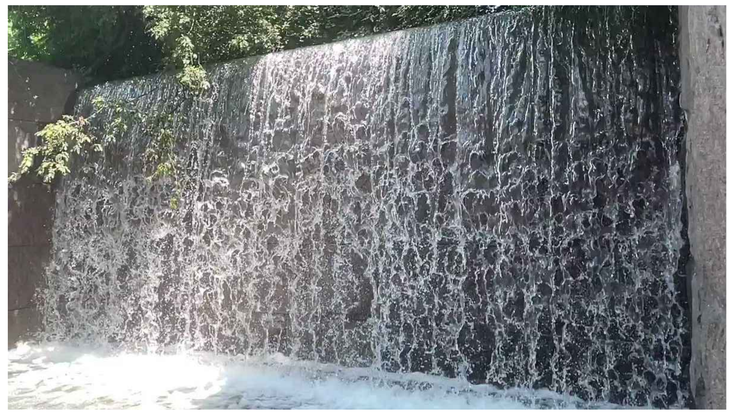
WATER FEATURE/FOUNTAIN. THE APPROXIMATELY 3 FOOT TALL WALL SHALL BE CONSTRUCTED OF REINFORCED CONCRETE OR CMU WITH A FINISHED FACE OF STONE VENEER, OR AS INDICATED IN THE DRAWINGS. A CONCEALED WEIR SYSTEM SHALL BE PROVIDED AT THE TOP OF WALL TO DISTRIBUTE WATER EVENLY ACROSS THE FULL WIDTH AS INDICATED IN THE DRAWINGS, CREATING A UNIFORM, UNINTERRUPTED CURTAIN OF WATER FLOWING DOWN THE VERTICAL SURFACE INTO A RECEIVING BASIN OR POOL BELOW. THE CONTRACTOR SHALL PROVIDE A COMPLETE RECIRCULATING SYSTEM, INCLUDING PUMPS, FILTRATION, PIPING, VALVES, AND CONTROLS, SIZED TO ACHIEVE CONSISTENT FLOW WITHOUT STREAKING OR DRY AREAS. THE WALL SURFACE SHALL BE TRUE, SMOOTH, AND FREE OF IRREGULARITIES THAT WOULD DISRUPT WATER FLOW. ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONAL, DURABLE, AND MAINTAINABLE SYSTEM SHALL BE INCLUDED, COORDINATED WITH STRUCTURAL, ELECTRICAL AND POOL SYSTEMS, AND INSTALLED IN ACCORDANCE WITH THIS DESIGN INTENT.

2 L302 HARDSCAPE PLAN - OVERLOOK ENLARGEMENT

0' 5' 10' 20'



3 L302 WATER FEATURE CONCEPT RENDERING EXAMPLE



4 L302 WATER FEATURE CONCEPT REFERENCE EXAMPLE

KEYNOTES

A) PAVING TYPE 1 (SIDEWALK); RE: 1/L700
A2) PAVING TYPE 1B (SIDEWALK); RE: 1/L700
B) PAVING TYPE 2 (POOL DECK); RE: 2/L700
C) PAVING TYPE 3 (REINFORCED); RE: 3L/700
D) ASPHALT PAVING; RE: CIVIL SHEETS
E) CONCRETE CURB; RE: CIVIL SHEETS
F) CONCRETE STAIRS; RE: 5/L700
G) CONCRETE MOW STRIP; RE: 4/L700
H) FENCING; RE: RAILING, FENCE, & GATES SCHEDULE A
I) RETAINING WALL; RE: 9/L701
J) BOULDER WALL; RE: 10/L701
K) SEAT WALL; RE: 11/L701
L) SITE FURNITURE; RE: FURNISHINGS SCHEDULE B
M) LANDSCAPING; RE: PLANTING SHEETS
N) STEEL EDGING; RE: 4/L800
O) TRASH ENCLOSURE; RE: 11/L700
P) BUILDINGS; RE: ARCHITECTURE SHEETS
Q) POOL/AQUATICS; RE: AQUATICS SHEETS
R) WET DECK AREA; RE: AQUATICS SHEETS
S) LIGHT FIXTURES; RE: ELECTRICAL SHEETS
T) SIGNS; RE: SCHEDULE C
U) STRIPING AND SYMBOLS; RE: SPECS
V) RAMPS AND CROSSWALK; RE: CIVIL SHEETS
W) TRENCH DRAIN; RE: 12/L701
X) MECHANICAL UNIT PAD; RE: MECHANICAL SHEETS

SITE LAYOUT NOTES

A. REFERENCE ALL DRAWINGS SHEETS AND SPECIFICATIONS THROUGHOUT THE CONSTRICTION DOCUMENTS. NOT ALL NOTES ARE ON THIS SHEET. REFER TO OTHER DIVISIONS FOR ALL WORK.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND ANY RELATED WORK TO ESTABLISH BENCHMARKS. LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER CAN PROVIDE DIGITAL FILES, BUT IS NOT RESPONSIBLE FOR FILE TYPE OR CONVERSION NEEDS.

E. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

F. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

G. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

H. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

ELECTRICAL SAFETY CONSTRUCTION NOTES

A. ENSURE THAT ALL METALLIC COMPONENTS WITHIN 5 FEET HORIZONTALLY AND 12 FEET VERTICALLY OF THE POOL'S INSIDE WALLS — INCLUDING BUT NOT LIMITED TO REBAR, FENCES, SHADE STRUCTURES, SITE LIGHTING, EXTERIOR SHOWERS, LOCKERS — ARE BONDED TO THE POOL'S EQUIPOTENTIAL BONDING GRID IN ACCORDANCE WITH NEC ARTICLE 680.26(B).

B. AN EQUIPOTENTIAL BONDING GRID SHALL COMPLETELY SURROUND THE PERIMETER OF THE POOL AND EXTEND 3 FEET HORIZONTALLY FROM THE INSIDE WALLS OF THE POOL IN ACCORDANCE WITH NEC ARTICLE 680. THE GRID SHALL BE 6'X6' W1.4XW1.4 WELDED WIRE MESH (WWM) GRID. BOND THE WWM TO THE POOL REINFORCING STEEL AS REQUIRED BY NEC ARTICLE 680.

C. REFER TO AQUATIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RAILING, FENCE, AND GATES; SCHEDULE A

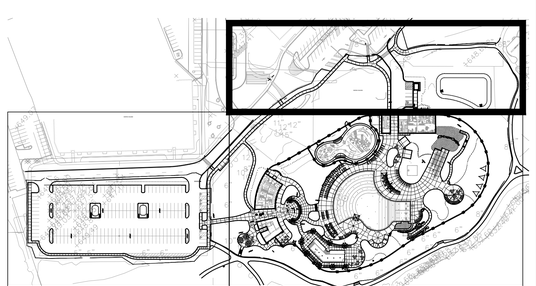
KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL/OPTIONS	COLOR	MOUNTING	DETAIL
H1	1,160 LF	CHAINLINK FENCE	TBD	6' HT, VINYL COATED	BLACK	EMBED	1/L701
H2	1	CHAINLINK FENCE GATE 5'	TBD	6' HT X 5' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H3	1	CHAINLINK FENCE GATE 8'	TBD	6' HT X 8' W, VINYL COATED	BROWN STAIN	EMBED	2/L701
H4	300 LF	PICKET FENCE	TBD	4' HT	BLACK	EMBED	5/L701
H5	1	PICKET FENCE GATE 7'	TBD	4' HT X 7' W, VINYL COATED	BLACK	EMBED	6/L701
H6	1	PICKET FENCE GATE 16'	TBD	4' HT X 16' W, VINYL COATED	BLACK	EMBED	7/L701
H7	9	STAIR RAILING	TBD		BLACK	EMBED	5/L700
H8	1	TRASH ENCLOSURE GATE 4'	TBD	6'-2" HT X 4' W, COMPOSITE	TBD	EMBED	13/L700
H9	1	TRASH ENCLOSURE GATE 15.5'	TBD	6'-2" HT X 15.5' W, COMPOSITE	TBD	EMBED	13/L700

SITE FURNITURE; SCHEDULE B

KEYNOTE	QTY	PRODUCT	MANUFACTURER	MODEL	OPTIONS	COLOR	MOUNTING
L1	226	CHAISE LOUNGE	POLYWOOD	NAUTICAL CHAISE		TBD	NONE
L2	11	BENCH	DUMOR	BENCH 165		TBD	SURFACE MOUNT
L3	24	PICNIC TABLE	ANOVA	ROUND STEEL TABLE	EXTENDED BENCH	TBD	SURFACE MOUNT
L4	32	TABLE & CHAIRS	ANOVA	AIRI ROUND BISTRO		TBD	NONE
L5	11	UMBRELLA SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L6	2	UMBRELLA SQ. SINGLE POST	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L7	4	UMBRELLA, CANTILEVER,	SHADE SYSTEMS	SINGLE POST	14' x 14'	TBD	FOOTING
L8	8	TRIANGLE SHADE STRUCTURE	SHADE SYSTEMS	SHADE SAILS	16' & 22'	TBD	FOOTING
L9	2	SHADE STRUCTURE, 20' SQ	SHADE SYSTEMS	MEGA STRUCTURES	20' x 20'	TBD	FOOTING
L10	5	CABANA	RESORT CABANAS	CANCUN	10' x 10'	TBD	SURFACE MOUNT
L11	12	BIKE RACK	DUMOR	BIKE RACK 292		TBD	SURFACE MOUNT
L12	5	TRASH RECEPTACLE	DUMOR	RECEPTACLE 502		TBD	SURFACE MOUNT

SIGNS; SCHEDULE C

KEYNOTE	QTY	SIGN TYPE	DETAIL
T1	SEE CIVIL	ADA PARKING	3/L700
T2	SEE CIVIL	YIELD SIGN	3/L700
T3	SEE CIVIL	STOP SIGN	3/L700
T4	SEE CIVIL	DO NOT ENTER SIGN	3/L700



L302 SHEET LOCATION KEY

CONFLUENCE

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CONFLUENCE
307 N Michigan Avenue #601
Chicago, IL 60601
312.663.5494
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ARCHITECT
LEGAT ARCHITECTS
49 West Randolph Street
Chicago, IL 60601
312.258.9595

CIVIL ENGINEER
GEWALT HAMILTON ASSOCIATES
625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

HARDSCAPE PLAN

L302

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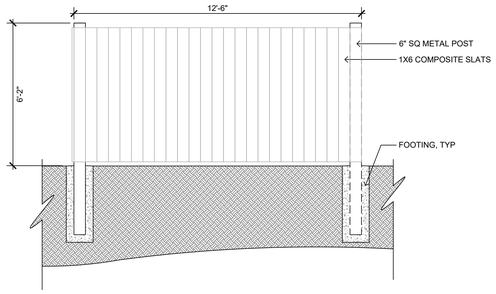
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL DRAWING SIZE

THE SQUARES ABOVE ARE SOLID COLOR, WITH BLACK AND WHITE LETTERS, FOR MAXIMUM CONTRAST

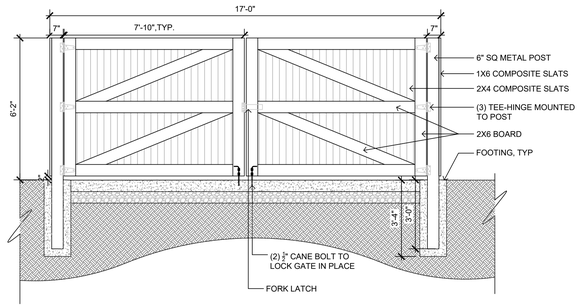
File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, pj003 working\10 autocad\200 sheet set manager\SHEETS\L300 Hardscape Plan / SAVE DATE: 3/5/2026 4:09 PM BY: ; mmiller / PLOT DATE: 3/5/2026 4:17 PM BY: Mark Miller

IF THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG, AT THIS SHEET IS CORRECTLY SCALED

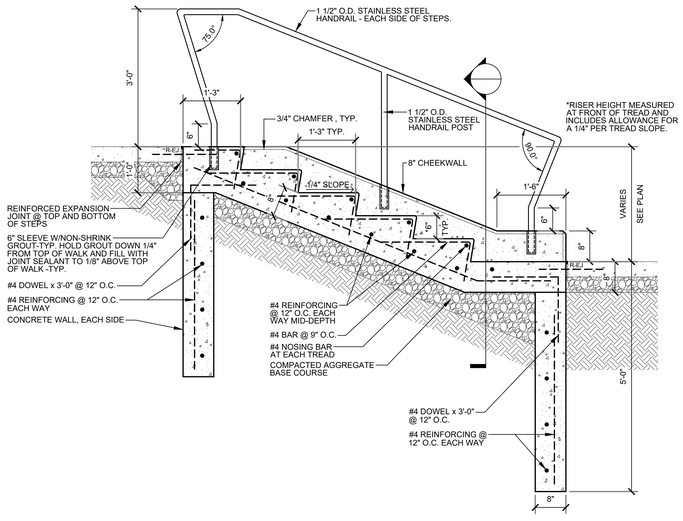
C M Y K
THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WHEN PRINTED CORRECTLY



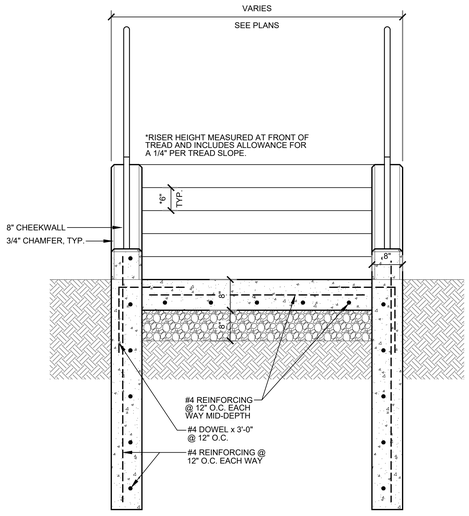
14 L700 TRASH ENCLOSURE SIDE SECTION — SCALE: 3/8" = 1'-0"

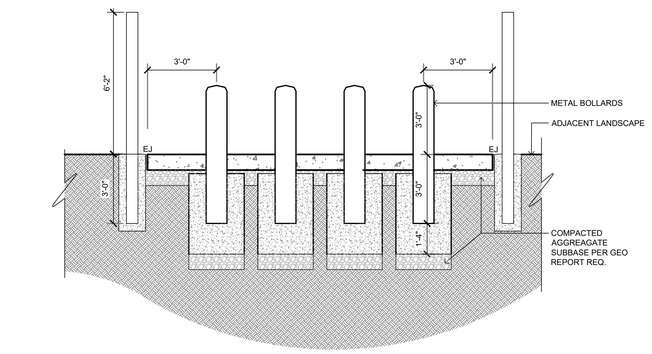


13 L700 TRASH ENCLOSURE GATES — SCALE: 3/8" = 1'-0"

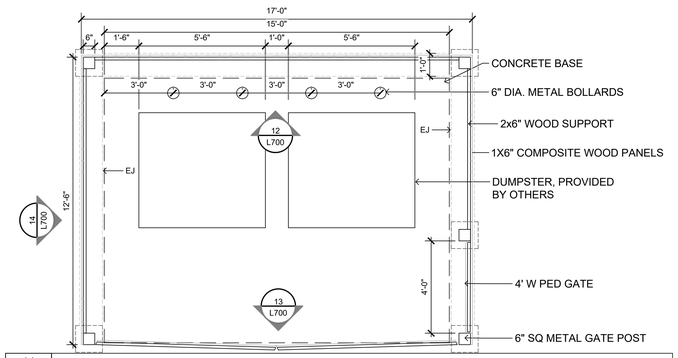


5 L700 CONCRETE STAIRS — SCALE: 3/4" = 1'-0"

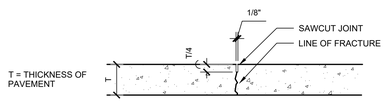




12 L700 TRASH ENCLOSURE — SCALE: 3/8" = 1'-0"

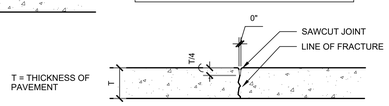


11 L700 TRASH ENCLOSURE LAYOUT — SCALE: 3/8" = 1'-0"



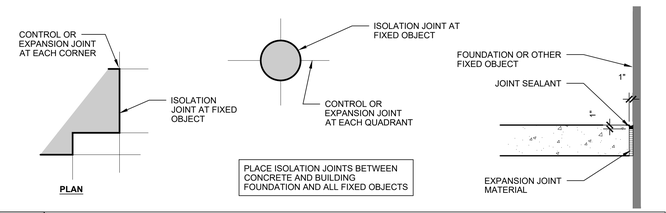
SAWCUT CONTROL JOINT

TOOLED JOINTS SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF ONE INCH BY SCORING WITH A TOOL WHICH WILL LEAVE THE CORNERS ROUNDED AND INSURE A FREE MOVEMENT OF CONCRETE AT THE JOINT.



TOOLED CONTROL JOINT

10 L700 CONTROL JOINT TYP — N.T.S



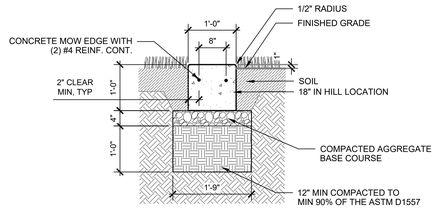
PLACE ISOLATION JOINTS BETWEEN CONCRETE AND BUILDING FOUNDATION AND ALL FIXED OBJECTS

9 L700 ISO JOINT TYP — N.T.S

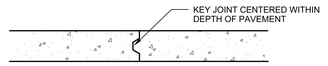
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY ALONG THE CURB EVERY 40'.

CONTROL JOINTS SHALL BE PLACED 10'-0" O.C. MAX.

4 L700 CONCRETE MOW STRIP TYP — SCALE: 3/4" = 1'-0"

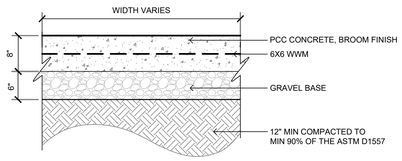


CONSTRUCTION JOINTS SHALL BE PLACED BETWEEN INDIVIDUAL POURS OF CONCRETE WHERE EXPANSION JOINTS DO NOT OCCUR.



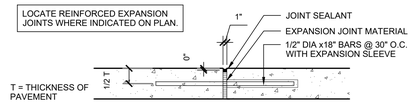
8 L700 CONSTRUCTION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



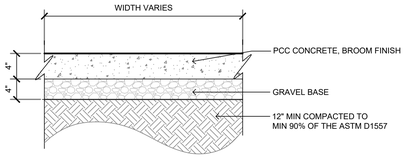
3 L700 PAVING TYPE 3 (REINF PPC) TYP — N.T.S

LOCATE REINFORCED EXPANSION JOINTS WHERE INDICATED ON PLAN.



7 L700 REINF. EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.
3. BROOM FINISH DYNAMIC COEFFICIENT OF FRICTION 0.6

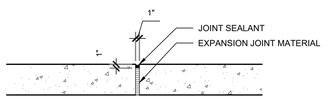


2 L700 PAVING TYPE 2 (POOL DECK) TYP — N.T.S

ALL EXPANSION JOINTS IN WALKS SHALL BE SEALED WITH A SELF LEVELING URETHANE JOINT SEALANT. ASTM C920 , MULTI-COMPONENT (M), GRADE P, CLASS 25, TRAFFIC (T) EXPOSURE. COLOR TO BE MANUFACTURERS STANDARD GRAY OR LIMESTONE.

CLEAN, PRIME, AND BACK JOINTS AS RECOMMENDED BY SEALANT MANUFACTURER. INSTALL IN ACCORDANCE WITH ASTM C1193.

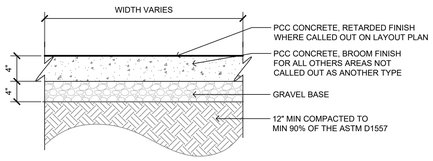
CLEAN OFF EXCESS SEALANT AND SMEARS ADJACENT TO JOINTS AS THE WORK PROGRESSES BY METHODS AND MATERIALS APPROVED IN WRITING BY THE SEALANT MANUFACTURER.



SPACE EXPANSION JOINTS NOT TO EXCEED 35' IN CONCRETE WALKS AND WHERE INDICATED ON PLAN.

6 L700 EXPANSION JOINT TYP — N.T.S

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2.0%.
2. CONTROL JOINTS TO OCCUR AT SPACING EQUAL TO WIDTH OF SLAB UNLESS INDICATED ON PLAN OR BY LANDSCAPE ARCHITECT.



1 L700 PAVING TYPE 1 (SIDEWALK) TYP — N.T.S

CONFLUENCE

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ARCHITECT
LEGAT ARCHITECTS
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625 Forest Edge Drive
Vernon Hills, IL 60061
847.478.9700

AQUATICS DESIGNER
WATER TECHNOLOGY
100 Park Avenue
Beaver Dam, WI 53916
920.887.7375

CONSTRUCTION MANAGER
CAMOSY CONSTRUCTION
43451 N. US Hwy.
Zion, IL 60099
847.478.9700

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L700

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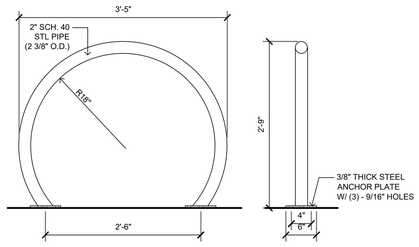
IF LINE SHOWN ABOVE IS NOT EXACTLY ONE INCH LONG, ALL ITEMS ARE NOT PROPERLY SCALED

THE SQUARES ABOVE ARE PROCESS COLOR, WITH BLACK AND WHITE LETTERS, FOR PRINTING PURPOSES ONLY

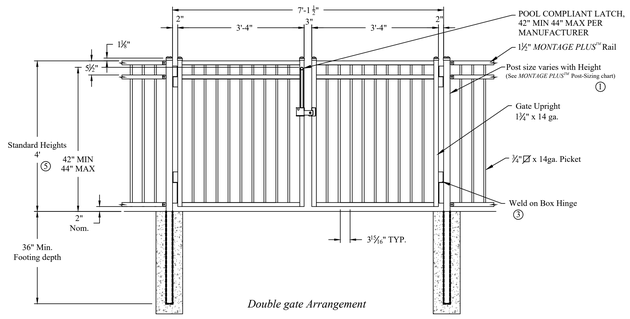


NOTES:
1. INSTALL PER MANUFACTURER SPECIFICATIONS
2. PRODUCT: NDS, SPEE-D CHANNEL DRAINS,
   4" BOTTOM OUTLET AND DECORATIVE GRATES,
   COLOR TO BE DETERMINED
   GRAY CHANNEL, GRATE COLOR TO BE DETERMINED
3. MANUFACTURER:
   NDS
   NDSPRO.COM

12 L701 TRENCH DRAIN
NTS



11 L701 BIKE RACK
SCALE: 1" = 1'-0"

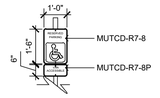


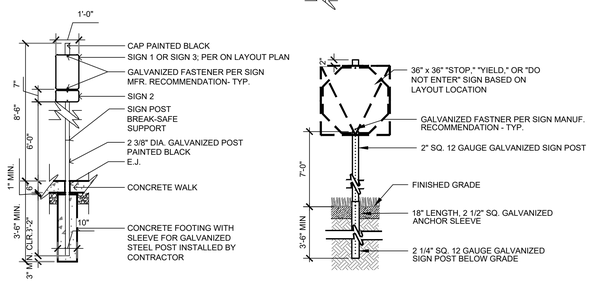
Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

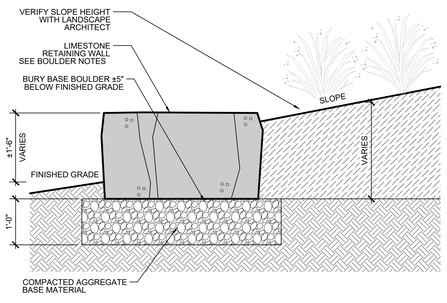
7 L701 GATE, DOUBLE PICKET - 7' OPENING
SCALE: 1/2" = 1'-0"

NOTES:
1. SIGNS TO CONFORM TO MUTCD STANDARDS
2. SUBMIT CUT SHEETS OF POLE, SIGNAGE, CAP FOR APPROVAL.
3. ADA SIGN 1 IS MUTCD-R7-8 AND GOES FOR ACCESSIBLE RESERVED PARKING.
4. ADA SIGN 2 IS MUTCD-R7-8P AND GOES FOR VAN ACCESSIBLE.
5. SIGN 2 TO FOLLOW SIGN 1 PER VAN ACCEPTABLE LOCATIONS PER PARKING ON LAYOUT PLAN LS100.
6. "DO NOT ENTER" SIGN IS MUTCD R5-1.

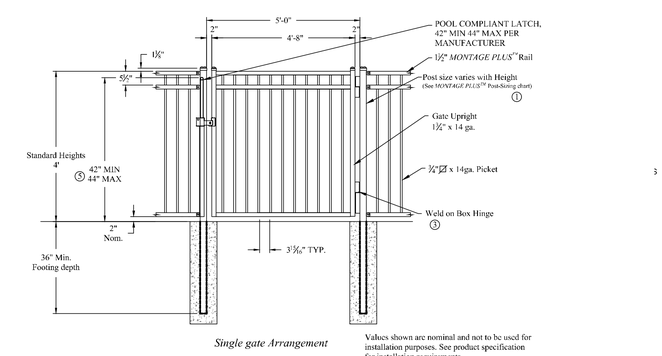




3 L701 ROAD SIGNS, TYP.
SCALE: 3/8" = 1'-0"



10 L701 BOULDER WALL
SCALE: 3/4" = 1'-0"

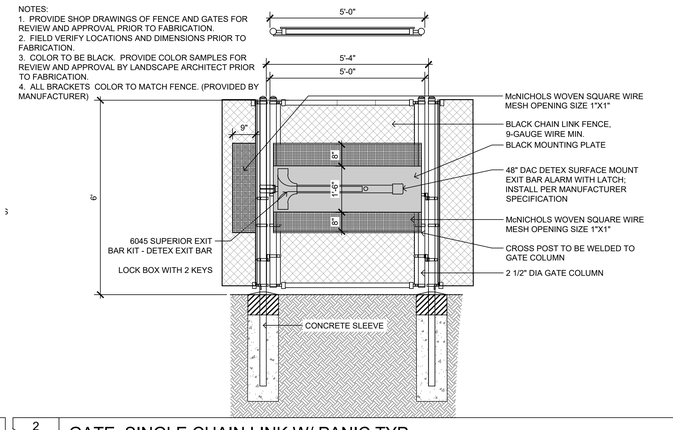


Single gate Arrangement

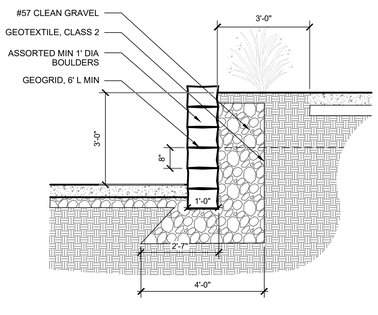
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 L701 GATE, SINGLE - 5' OPENING
SCALE: 1/2" = 1'-0"

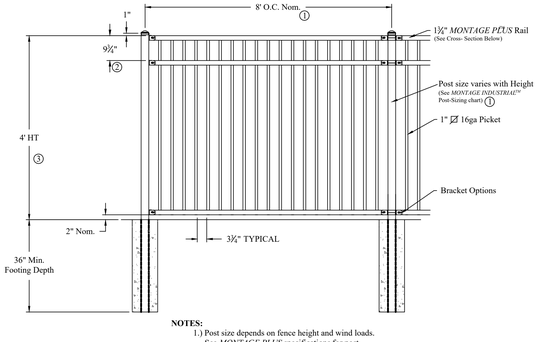
NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER)



2 L701 GATE, SINGLE CHAIN LINK W/ PANIC TYP
SCALE: 1/2" = 1'-0"



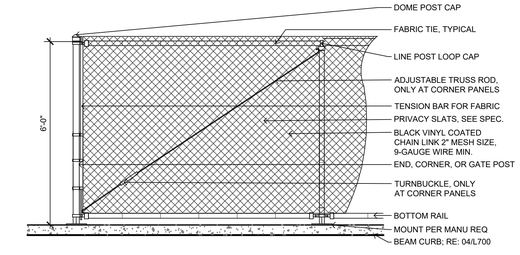
9 L701 RETAINING WALL
SCALE: 1/2" = 1'-0"



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS* specifications for post sizing chart and dimensions.
2.) Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

5 L701 FENCE PICKET (INTERNAL) TYP
SCALE: 1/2" = 1'-0"

NOTES:
1. PROVIDE SHOP DRAWINGS OF FENCE AND GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. FIELD VERIFY LOCATIONS AND DIMENSIONS PRIOR TO FABRICATION.
3. COLOR TO BE BLACK. PROVIDE COLOR SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
4. ALL BRACKETS COLOR TO MATCH FENCE. (PROVIDED BY MANUFACTURER).



1 L701 FENCE CHAIN LINK (PERIMETER) TYP
SCALE: 1/2" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description
1	02-26-2026	MAJOR SITE PLAN RESUBMITTAL 01

WHEELING PARK DISTRICT AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	MAJOR SITE PLAN RESUBMITTAL #1
Date	2026-03-05

SITE DETAILS

L701

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File Location: T:\Projects\2025\25070_wheeling family aquatic (village of wheeling, p)\03 working\10 autocad\200 sheet set manager\SHEETS\Site Details / SAVE DATE: 3/5/2026 1:41 PM BY: mmiller / PLOT DATE: 3/5/2026 1:43 PM BY: Mark Miller

WHEELING PARK DISTRICT AQUATICS CENTER
STORMWATER MANAGEMENT REPORT

GHA Project No.: 5987.151
Date: December 12, 2025



Prepared For:
Wheeling Park District
100 Community Blvd
Wheeling, Illinois 60090

Wheeling Park District
We're People Driven

Prepared by:
Monica Hue, P.E.
Gewalt Hamilton Associates, Inc.
625 Forest Edge Drive
Vernon Hills, IL 60061

REGISTERED PROFESSIONAL ENGINEER
MONICA X. HUE
062-071066
STATE OF ILLINOIS

GHA GEWALT HAMILTON ASSOCIATES, INC.

Table of Contents

1. Project Description 1
2. Stormwater History and Existing Conditions 1
3. Proposed Stormwater Design 1
   3.1 Detention and Volume Control Requirements 2
   3.2 Detention Design 2
   3.3 Volume Control Design 3
   3.4 Compensatory Storage Requirements 4
   3.5 Storm Sewer System Design 4
   3.6 WMO Runoff Requirements 4
   3.7 Soil Erosion and Sediment Control 4

List of Tables

Table 1: Volume Control Summary 3

Exhibits

A. Heritage Park FEMA FIRM Map
B. Wheeling Drainage Ditch Flood Profile
C. Existing Drainage Exhibit
D. Proposed Drainage Exhibit

Appendices

A. Relevant Historical Documents
B. Updated Required Detention Calculations
C. Updated Lake Heritage Available Detention Storage Tracker
D. Provided Volume Control Calculations
E. Seasonal High Groundwater Table Letter & Soil Boring Logs
F. Storm Sewer Calculations
G. Overflow Weir Capacity Calculations

1. Project Description

The existing Aquatics Center at Heritage Park has reached the end of its service life and needs to be replaced. Site improvements for the Aquatics Center include demolition of the existing pool facility and accessory pool buildings and construction of new pool facilities, bathhouses, and mechanical buildings. There will also be internal roadway modifications and at grade parking lot partial reconstruction / partial rehabilitation immediately west of the Aquatics Center.

There will be stormwater management improvements to support the redevelopment zones. The proposed stormwater management system, including existing detention and proposed volume control, is designed in accordance with the requirements of the Village of Wheeling and the Metropolitan Water Reclamation District (MWRD). Detention is to be provided in the existing Heritage Park onsite regional detention basin. The location of the proposed volume control facilities are to be within the improved west parking lot and in an open area east of the Aquatics Center.

2. Stormwater History and Existing Conditions

The project is located within a separate sewer area tributary to the waterway, the Wheeling Drainage Ditch.

Stormwater management for the park campus is currently provided in the Heritage Park onsite regional detention basin. Based on the latest MWRD permit #24-136 and the Lake Heritage Detention Volume / Compensatory Storage Tracker, there is some excess detention storage available in Lake Heritage and that 0.78 acre-feet of storage is still reserved for the Park District and 5.24 acre-feet of detention is reserved for the Village of Wheeling.

The Aquatics Center improvements is located adjacent to the regulatory floodplain of the Wheeling Drainage Ditch, in which the 10-year flood elevation is 640.6 and the base flood elevation is 642.7 as shown in Exhibits A and B. Although the project limits are not within the regulatory floodplain, the project area is within 100 feet of the floodplain. There are no wetlands nor riparian environments on or within 100 feet of the project area. The site does not appear to have known subsurface contamination.

Refer to Appendix A for relevant historical documents, including MWRD Permit #07-306 Schedule D Area of Site Exhibit, Lake Heritage Detention Volume / Compensatory Storage Tracker last updated on May 31, 2024, and the MWRD pre-application meeting minutes for the proposed project.

3. Proposed Stormwater Design

The Family Aquatics Center portion of the proposed project, as shown in Exhibit D – Proposed Drainage Exhibit, has a redevelopment area of 6.21 acres with a proposed impervious area of 2.08 acres and 0.60 acre of open pool water.

The west parking lot improvements, including the front entrance drop-off area, pathways, and the amphitheater concession patio west of the bath house and concession buildings, have a redevelopment area of 1.13 acres with a proposed impervious area of 0.35 acre. The redevelopment area within the west parking lot includes reconfiguration areas of the parking lot islands. There will be two large parking lot islands to accommodate volume control required for the west parking lot improvements. Approximately

1.46 acres of the improved west parking lot is treated as maintenance area as there will be no change in use with similar drainage patterns and grading as the existing conditions.

3.1 Detention and Volume Control Requirements

Schedule D-Legacy is used to determine the required detention volume. Based on historical MWRD permits, it appears that both Village and MWRD have used the same required detention volume. For consistency and simplicity, the updated required volume for this project still uses the Village's more stringent stormwater standards for both Village and MWRD. The required additional detention volume is calculated using Modified Rational Method and is the difference between the storage required for the redevelopment area using the new Bulletin 75 rainfall data (with the Village's allowable release of 0.15 cfs/acre) and the storage required for the same redevelopment area using TP-40 rainfall data (with the actual release of 0.17 cfs/acre). The provided volume control storage for this project is then subtracted from the difference in detention volume between existing and proposed conditions.

Note it appears the original runoff coefficients for the Lake Heritage detention service area of 57.5 acres from MWRD permit #98-480 used 0.95 for impervious area and 0.45 for pervious area for both Village and MWRD. For the proposed conditions within the redevelopment area, the runoff coefficients adhere to the current Village's more stringent standards: 0.95 for impervious area and 0.5 for pervious area.

Since the proposed impervious area is at least 0.10 acre, volume control is required for MWRD. The requirement for volume control is to retain one inch of runoff from impervious surfaces within the project area. The required volume control volume excludes the pool areas because they will drain out to the sanitary sewer.

3.2 Detention Design

As shown in Appendix B, the additional required detention volume for the combined Family Aquatics Center and west parking lot redevelopment areas is 0.72 ac-ft. The proposed project will utilize 0.72 ac-ft of the available 0.78 ac-ft of detention volume in Lake Heritage for the Park District use. The remaining detention storage for the Park District becomes 0.06 ac-ft post project. Appendix C provides an updated Lake Heritage Available Detention Storage Tracker.

Note that based on the tracker, the Village has 5.24 ac-ft of surplus detention storage available within Lake Heritage. Our office and the Park District have had preliminary discussions with the Village staff in which the Village is open to providing their credits for detention to the Park District for the redevelopment within Heritage Park. Creating additional detention storage on Heritage Park is a hardship for the Park District as it would burden park open space areas. The expansion of the existing Lake Heritage has been also considered. However, the expansion of the lake is not viewed as a practical means of increasing stormwater storage due to the presence of wetlands southwest of the existing lake, the steepness of the existing lake bank on its south shore, the high costs of excavation in such close proximity to the lake, and the excessive distance between where excavation would occur and where the soil would be placed.

At this time, it does not appear utilizing Village credits will be needed for the proposed project based on the current site plan. The use of Village detention credits will be requested to the Village board if the site

plan changes that requires additional detention storage once the Park District available credits are exhausted and when future improvements are proposed within the park.

3.3 Volume Control Design

A bioretention facility (surface storage, soil media mix, and coarse aggregate) will capture the first flush of the proposed impervious area stormwater runoff for the Family Aquatics Center improvements. Main storm sewer trunklines north and south of the Family Aquatics Center are proposed to capture the proposed runoff and convey it to the bioretention facility.

Volume control for the west parking lot zone is provided in two bioretention facilities via parking lot islands along with coarse aggregate underneath a bay of parking stalls between the two islands. Runoff from the pavement of the parking lot will sheet drain through the curb cuts to the bioretention facilities, which will then collect and infiltrate runoff and disperse it through the stone underneath the parking lot. Stormwater within the volume control facilities will then rise to the volume control high water level (HWL) elevation of 646.0 before it overflows into the rims of the open lid structures within the islands. The underdrains within the volume control facility will discharge to existing storm sewers within the parking lot that eventually outlets into Lake Heritage.

There will be unrestricted proposed impervious areas that cannot drain to the volume control facilities, which include the front entrance drop-off area, pathways, and the amphitheater concession patio west of the bath house and concession buildings. A portion of the maintenance area within the west parking lot draining to the volume control islands is used as tradeoff area for the unrestricted areas to the volume control facilities.

Since the site in a separate sewer area tributary to the waterway, MWRD requires a minimum of 2' separation between the seasonal high groundwater level (SHGWL) and the bottom of the volume control facilities.

The following is a summary of the volume control design for each facility.

Table 1: Volume Control Summary

	East Bioretention Facility	West Bioretention Facilities & Stone Voids Under West Parking Lot
Proposed Impervious (ac)	2.08	0.35
Required Volume Control (ac-ft)	0.173	0.029
Provided Volume Control (ac-ft)	0.248	0.066
SHGWL	635.5	638.0
Bottom of Volume Control	638.5	642.5

Provided volume control calculations are provided in Appendix D. The seasonal high groundwater table letter and soil boring logs are provided in Appendix E.

3.4 Compensatory Storage Requirements

No fill is proposed within the regulatory floodplain in which the base flood elevation is 642.7. Therefore, there is no need to quantify and create compensatory storage.

3.5 Storm Sewer System Design

New storm sewers to the east volume control facility are adequately sized to pass the 25-year storm event by hydraulic grade line/pressure flow. The 25-year storm event conservatively captures the first flush of the proposed impervious areas. Runoff coefficients used are 0.5 for pervious area and 0.95 for impervious area. Catchment areas exclude the pool areas because they will drain out to the sanitary sewer. Refer to Appendix F for the storm sewer calculations.

Beyond the 25-year storm event, runoff from the family aquatics center overland flows directly southeast to Lake Heritage that serves as the detention facility for Heritage Park.

3.6 WMO Runoff Requirements

A total of 4.97 acres drain to the east volume control facility and its basin overflow weir. The overflow weir conveys the 100-year peak design runoff rate of 28.2 cfs. In order to pass 28.2 cfs, the weir elevation is at 643.5 and the weir crest HGL elevation is at 643.88. The lowest building entry elevation is at 649.5, so there is well beyond the required 1′ of freeboard above the adjacent HGL.

Note the 4.97-ac drainage area and 28.2-cfs runoff rate is conservative as it assumes the 100-year storm drains to the east volume control facility and includes pool areas in the computations for simplicity, as Exhibit D shows the overall outer drainage area to the east volume control facility. In reality, the pool areas drain to the sanitary sewer. Also, during overflow conditions, the family aquatics center sheet drains directly southeast to Lake Heritage along the aquatics center perimeter and thus has no single discharge overflow weir point. The 4.97-ac drainage area and 28.2-cfs is conservatively used to fill in the WMO runoff requirements section of Schedule D, in which the east volume control basin weir acts as the major stormwater system for the family aquatics center.

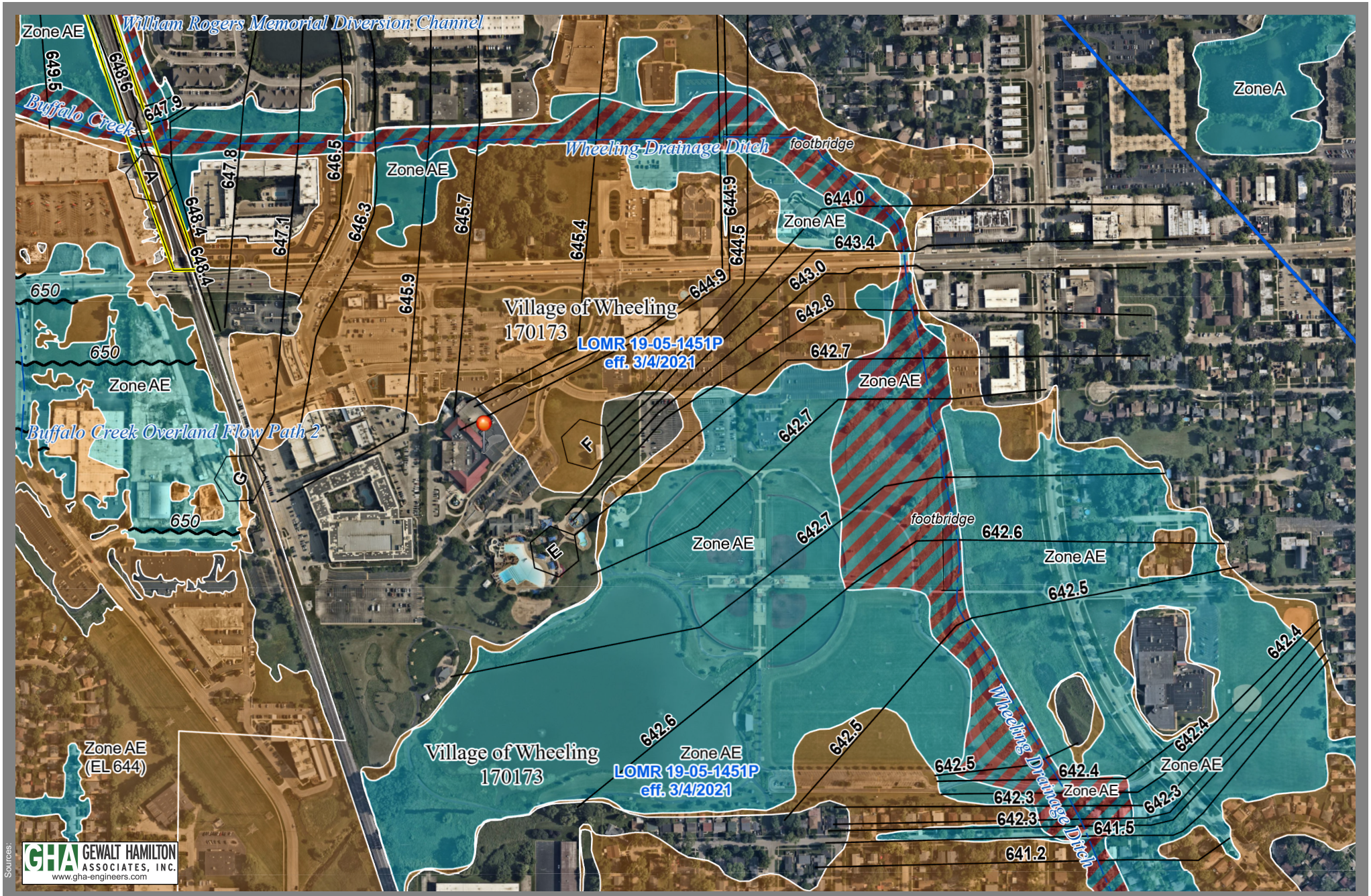
A total of 3.17 acres drain to overflow weir from the west parking lot to the existing Heritage Park roadway to the northeast. The overflow weir conveys the 100-year peak design runoff rate of 18.81 cfs. The bottom of the weir is at 646.6, and the weir crest HGL elevation to pass 18.81 cfs is at 647.42. There is no building within the tributary area to this overflow weir. The overland flow route from the existing Heritage Park roadway follows existing conditions overflow patterns, draining through the roadway and parking lots north and around the family aquatics center and eventually discharging to Lake Heritage.

Refer to Appendix G for the overflow weir capacity calculations.

3.7 Soil Erosion and Sediment Control

As shown in the engineering plan set, soil erosion and sediment control measures are proposed, including silt fence, seed and erosion control blanket, construction entrance, inlet filter baskets, and concrete washout. Since the project will disturb more than 1 acre, an IEPA NPDES permit will be submitted.

EXHIBITS



Sources:

GHA GEWALT HAMILTON ASSOCIATES, INC.
www.gha-engineers.com

N

1 in = 700 ft

Heritage Park FEMA FIRM Map

Exhibit A

This exhibit is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

Date:

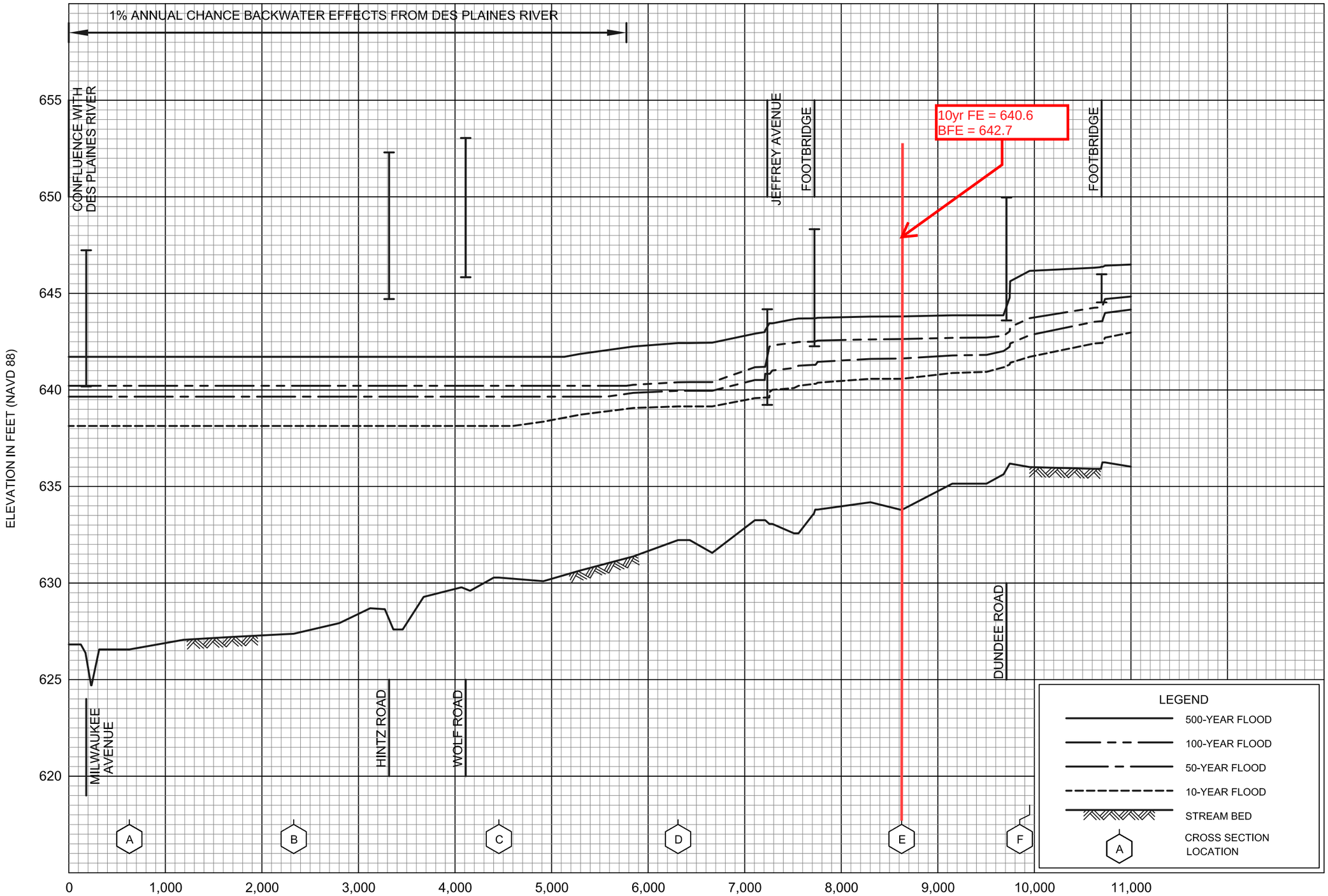


Exhibit B

FLOOD PROFILES

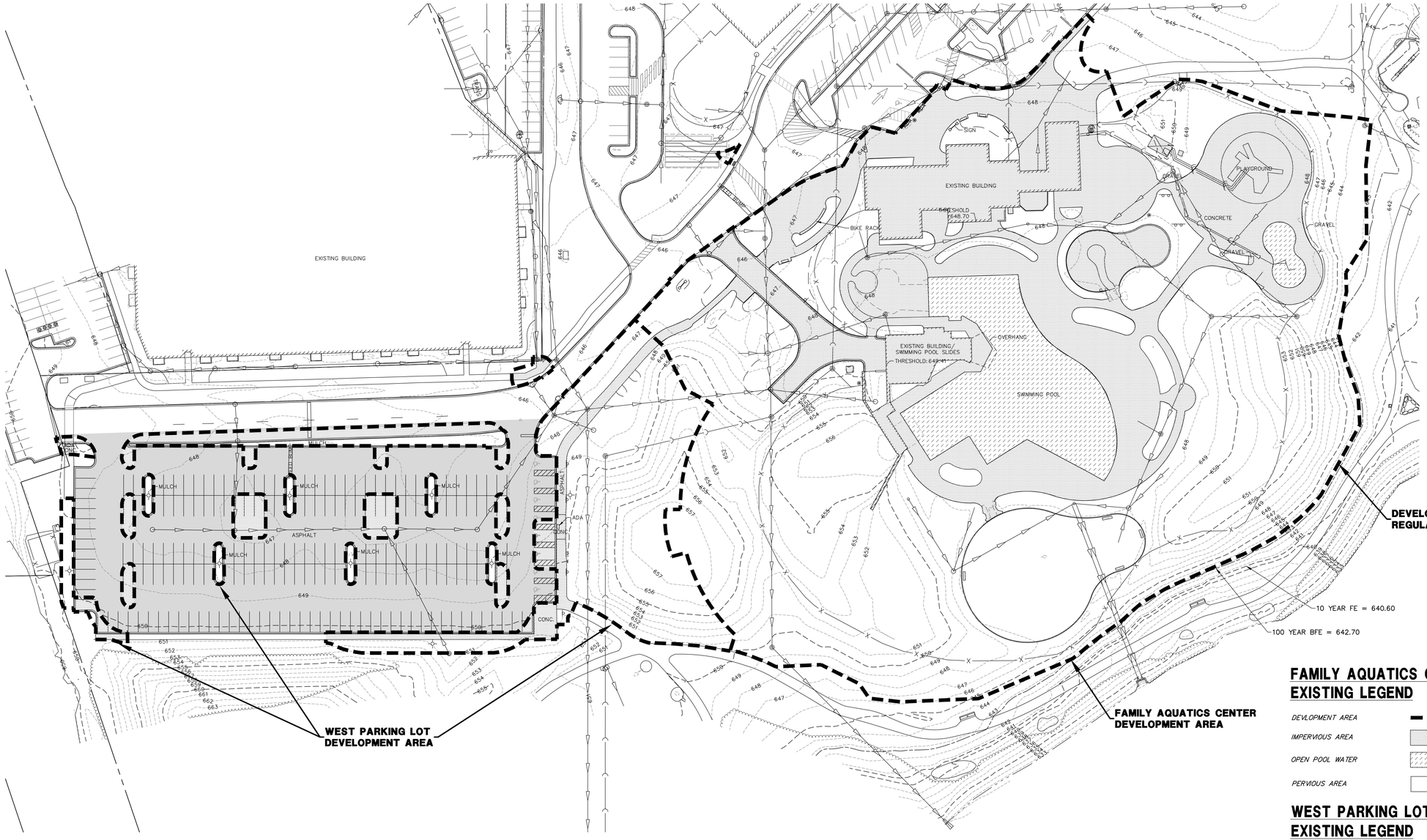
WHEELING DRAINAGE DITCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

COOK COUNTY, IL

AND INCORPORATED AREAS

393P



N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40ft.

FAMILY AQUATICS CENTER EXISTING LEGEND

DEVLOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.00 ACRES
OPEN POOL WATER	0.46 ACRE
PERVIOUS AREA	3.75 ACRES

WEST PARKING LOT EXISTING LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA = 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE = 0.78 AC-FT

Exhibit C

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Revision Schedule

No.	Date	Description

WHEELING PARK DISTRICT AQUATICS CENTER

VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	VILLAGE PERMIT - INITIAL SUBMITTAL
Date	2025-12-19

EXISTING DRAINAGE EXHIBIT

C36

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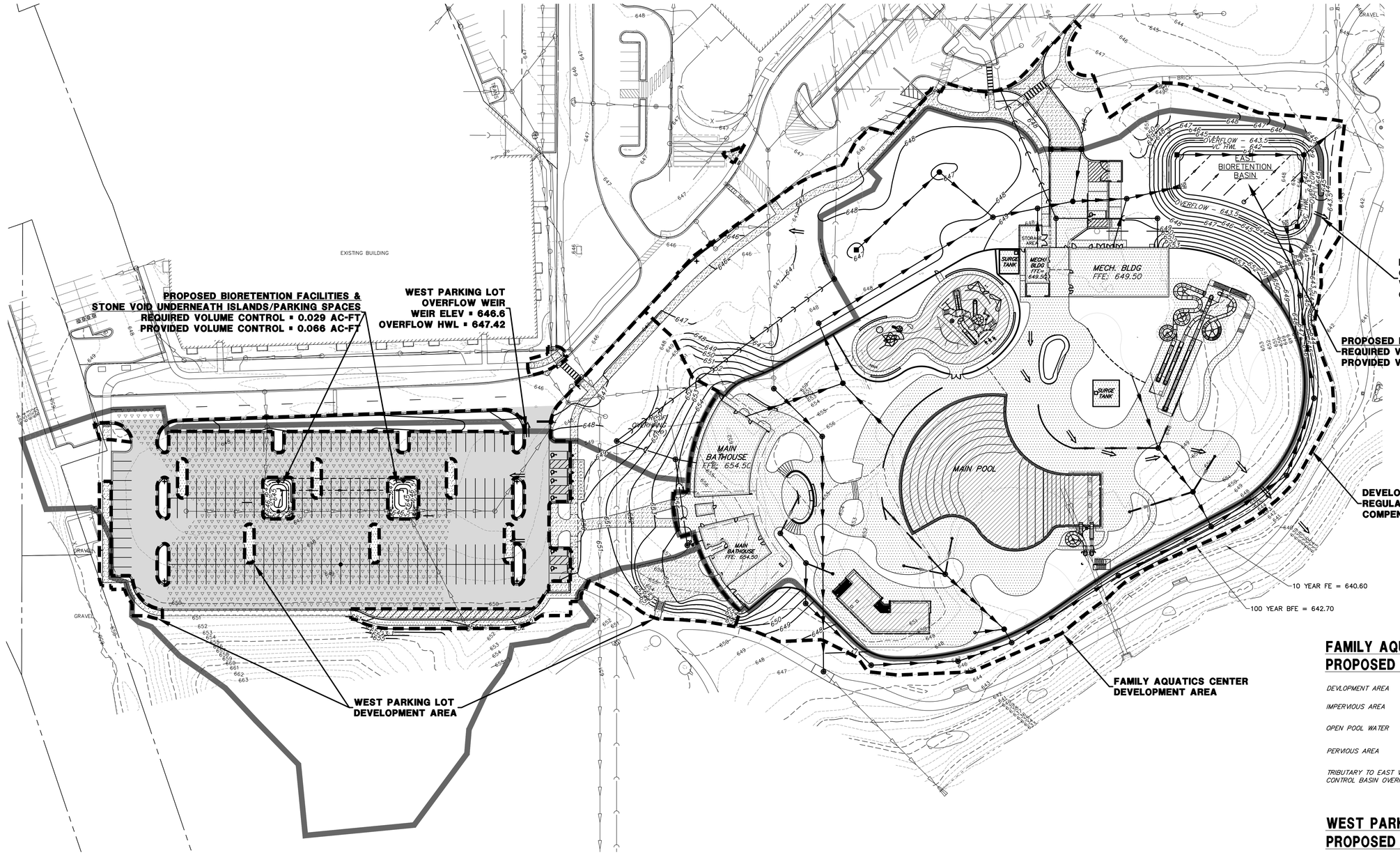

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40ft.

FAMILY AQUATICS CENTER PROPOSED LEGEND

DEVELOPMENT AREA	6.21 ACRES
IMPERVIOUS AREA	2.08 ACRES
OPEN POOL WATER	0.60 ACRE
PERVIOUS AREA	3.53 ACRES
TRIBUTARY TO EAST VOLUME CONTROL BASIN OVERFLOW WEIR	4.97 ACRES

WEST PARKING LOT PROPOSED LEGEND

DEVELOPMENT AREA	1.13 ACRES
IMPERVIOUS AREA	0.35 ACRE
PERVIOUS AREA	0.78 ACRE
MAINTENANCE AREA	1.46 ACRES
TRIBUTARY TO WEST PARKING LOT OVERFLOW WEIR	3.17 ACRES
DEVELOPMENT IMPERVIOUS AREA NOT TRIBUTARY TO VOLUME CONTROL	0.44 ACRE
TRADEOFF IMPERVIOUS AREA TO VOLUME CONTROL	0.94 ACRE

EXISTING LAKE HERITAGE DETENTION DATA

TOTAL DRAINAGE AREA ▪ 57.5 AC

FOR WHEELING PARK DISTRICT:
EXISTING EXCESS DETENTION STORAGE ▪ 0.78 AC-FT
2025 ADDITIONAL REQUIRED DETENTION STORAGE ▪ 0.72 AC-FT
EXCESS STORAGE AFTER 2025 PROJECT ▪ 0.06 AC-FT

MAINTENANCE PLAN FOR WHEELING PARK DISTRICT

Wheeling Park District with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a quarterly or as-needed basis. Specific items of concern include:
- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
- Roads shall be swept, vacuumed and/or washed on a regular basis

2. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.

Vegetated Areas
- Regular mowing to control vegetation, no cutting of native vegetation
- Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established
- Evidence of grazing, motorbikes or other vehicles, repair
- Check for invasive vegetation, remove where possible
- All vegetation must be maintained per the approved planting plan

3. Stormwater Collection System
The Owner shall perform two inspections per year of all components of the stormwater collection system. The inspections shall occur in the spring and fall of each year and include the following specific areas of concern.

Storm Inlets/Manholes
- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers
- Visually inspect pipes by removing manhole lids, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed any eroded areas
- Restore riprap at outfalls if erosion observed

4. Overflow Weirs
- Annual visual inspections shall be performed that verify the design capacity of the overflow weir is maintained
- Remove any obstructions that have been placed in the drainage path
- Regrade to provide positive drainage as necessary

5. Vegetated Areas
- Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
- Evidence of grazing, motorbikes, or other vehicles, repair
- Check for invasive vegetation, remove when possible
- Regular mowing to control vegetation; it is recommended that native vegetation remain uncut
- Dead or damaged non-native grassy areas - repair with seeding with fertilization or seeding with mulch

6. Qualified Sewer Construction
- Perform manhole inspections once every five years, make repairs as necessary
- Perform sewer inspections once every five years, make repairs as necessary
- Perform regular cleaning so that each sewer segment is cleaned once every 5 years

Exhibit D

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PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

No.	Date	Description

WHEELING PARK DISTRICT
AQUATICS CENTER
VILLAGE OF WHEELING, ILLINOIS
105 COMMUNITY BLVD
WHEELING, IL 60090

Project Number	25070
Issue	VILLAGE PERMIT - INITIAL SUBMITTAL
Date	2025-12-19

PROPOSED DRAINAGE EXHIBIT

C37

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, WITH BLACK AND WHITE LETTERS.

File Location: G:\950\50987 151 Wheeling PD Aquatic Cntr\Drainage\50987 151 DRAINAGE EXHIBIT / SAVE DATE: 12/17/2025 10:44 AM BY: MHue / PLOT DATE: 11/19/2026 6:00 PM BY: Monica Hue

APPENDIX A

Relevant Historical Documents



N

LEGEND

SCHEDULE D SITE AREA FOR DETENTION PER PREVIOUS MWRD PERMIT (57.5 ACRES)

TOTAL AREA OF CONTIGUOUS OWNERSHIP-VILLAGE OF WHEELING AND WHEELING PARK DISTRICT (100.36 ACRES)

CONSULTANTS	REV. NO.	DATE	DESCRIPTION
* REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWINGS			

1" .5" 0 1" 2" 3"

DRAWING FILE: ...\050583 VILLAGE & PARK SITE EXHIBIT.SHT

BAXTER & WOODMAN
Consulting Engineers

Baxter & Woodman

Crystal Lake, Illinois	815.459.1260
Burlington, Wisconsin	262.763.7834
Mokena, Illinois	708.478.2090
DeKalb, Illinois	815.787.3111
Grayslake, Illinois	847.223.5088
Rockford, Illinois	815.489.1551
Plainfield, Illinois	815.609.7425

VILLAGE OF WHEELING, ILLINOIS

VILLAGE HALL SITE IMPROVEMENTS

SCHEDULE D
AREA OF SITE
EXHIBIT

DESIGNED BY TLH	SCALE 1" = 150'
DRAWN BY RKM	PROJECT NO. 050583.01
CHECKED BY TLH	SHEET NO. 1 OF 1
DATE 10-16-2007	

522rkm 10/17/2007 7:54:53 AM
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STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM ...\050583\dgns\MWRD\EXHIBITS.tbl
LICENSE NO. - 184-001121 - EXPIRES 4/30/2007 $FILE$

Lake Heritage Detention Volume / Compensatory Storage Tracker
Updated May 31, 2024

Permit No.	Project Name/Description	Methodology for Detention	Detention Volume						Compensatory Storage					
			Village of Wheeling			Wheeling Park District			WMO Requirements			Village Requirements		
			Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage Before Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage After Project (ac-ft)
14-161	Northgate Crossing	Detention N/A Comp Storage N/A - SPO							26.000	2.410	23.590	26.000	2.410	23.590
15-213	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	10.00	0.00**	10.00	1.40	0.00	1.40	23.590	0.000**	23.590	23.590	0.000**	23.590
N/A	Dundee Road Bridge (IDOT)	Detention N/A Comp Storage N/A - IDOT							23.590	0.270	23.320	23.590	0.270	23.320
16-162	Wheeling Town Center (*See below and 9/22/16 Letter)	0.30 cfs/ac, theoretical pond, 0.85 ac-ft onsite	10.00	1.00	9.00									
16-343	Proposed Asphalt Plant	N/A							23.320	0.000***	23.320	23.320	0.000***	23.320
18-003	Wheeling Recreation Center Renovation	0.15 cfs/ac, village requirement				1.40	0.51	0.89						
18-199	The Whitley of Wheeling (IGA Amended October 2, 2015)	0 cfs, located within FPA, TR-20	9.00	1.66	7.34				23.320	0.275	23.045	23.320	0.375	22.945
23-049	Northgate - Dundee Storm Sewer	Bulletin 70 - Nomograph	*9.00*	*1.66*	*7.34*									
18-234	Uptown 500	0.30 cfs/ac, theoretical pond	7.34	2.10	5.24				23.045	4.664	18.381	22.945	6.360	16.585
22-338	Fire Station 42	0.611 ac-ft provided in onsite via vaults							18.381	0.277	18.104	16.585	0.824	15.761
24-136	Community Recreation Center Parking & Greenhouse	0.15 cfs/ac, village requirement				0.89	0.11	0.78						
			Current Available Volume (ac-ft)		**5.24**	**Current Available Volume (ac-ft)**		**0.78**	**Current Available Storage (ac-ft)**		**18.104**	**Current Available Storage (ac-ft)**		**15.761**

* The Village has agreed to provide up to 1.0 ac-ft of detention storage. A resolution will be prepared when final engineering is approved and actual required detention volume determined.
** Permit 15-213 was issued with 1.66 ac-ft of detention storage and 0.375 ac-ft of compensatory storage provided in Lake Heritage, and was superseded by Permit 18-199.
*** 3.102 acre-feet of WMO compensatory storage and 4.24 acre-feet of compensatory storage credited back due to revised modeling and FEMA LOMR (see September 2022 letter; original development not within 100-year floodplain, per new model)

MWRD Pre-Application Meeting Minutes
Heritage Park Improvements

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Project #: 5987.151

Date: June 17, 2025, 10:30am – 11:30am

Location: Online – Microsoft Teams Meeting

Attendees: Daniel Feltes, MWRD
Stephen Kaszonyi, MWRD
Jeremiah Campion, MWRD
Maureen Durkin, MWRD
Terry Berkbuegler, Confluence
Devon Dillinger, Confluence
Jan Buchs, Wheeling Park District
Matt Wehby, Wheeling Park District
Don Matthews, GHA
Brian Spencer, GHA
Monica Hue, GHA
Mei Zhu, GHA

The following meeting minutes represent topics discussed at the referenced meeting.

Project Overview

- Phase 1: family aquatic center reconstruction and west parking lot improvements
- Future phase: north parking lot and access roads reconstruction, new roundabout

Heritage Park & Lake Heritage – Existing Conditions

- 10yr FE = 640.6, BFE = 642.7
- Per MWRD Permits #98-480 and #91-196:
    - Detention was provided in 1st foot of pond (NWL = 632, top of detention = 633) and compensatory storage provided between 633 – 640(overflow).
    - 10 cfs pumped release, 3 – 1500 gpm pumps
    - Required detention computed using 10 cfs actual release over 57.5-ac detention service area using weighted runoff coefficient of pond, impervious, and pervious areas
- MWRD said the Lake Heritage Flood Control project reconfigured the lake from the original permits. Stormwater management and design are now subjected to the Intergovernmental Agreement (IGA) between the MWRD, Wheeling Park District, and the Village of Wheeling. The original permit conditions do not apply anymore; they are superseded by the IGA. We are no longer limited to the elevations within the lake where detention and compensatory storage shall be. The guidelines in the IGA also supersede current WMO requirements.

- Per the latest MWRD Permit #24-136, available detention storage remaining for Wheeling Park District = 0.78 ac-ft
- Surplus detention storage in Lake Heritage allocated to the Village (5.24 ac-ft surplus).

Additional Detention, Volume Control, & Stormwater Storage Strategies

- Required detention and volume control methodology
    - Currently assuming the proposed family aquatic center area has similar impervious coverage as existing, treated as new development
    - HMA to HMA pavement at west parking lot is treated as maintenance area. HMA pavement to parking lot islands and vice versa are considered development.
    - Additional required detention is the difference between current (Bul75) and old (TP40) ordinance.
    - Drains for filter backwash, deck drains and main drains of interior swimming pools are to be connected to the sanitary sewer system. Drains for filter backwash, drains intended to capture pool water for filtration and turn to the pool, and main drains of exterior swimming pools are to be connected to the sanitary sewer system. Deck drains for exterior swimming pools are to be connected to the storm sewer system.
    - For exterior swimming pools, the portion of decks that are tributary to deck drains are subject to volume control and detention. However, the pool area itself and areas served by drains that are tributary to the pool are not subject to volume control or detention because rain that falls into the pool eventually drains out the sanitary sewer.
- Volume control facility options:
    - Permeable pavement at north bays of west parking lot
        - HMA to permeable pavement is considered non-qualified development and therefore is excluded from the redevelopment area for the required detention volume computations.
        - Both HMA pavement maintenance areas and permeable pavement can be used as tradeoff areas for the proposed aquatic center impervious area.
    - Bioretention/detention basin in green space north of Lake Heritage
- Detention facility options:
    - Bioretention/detention basin in green space north of Lake Heritage
        - A new facility may be built to add additional detention required. A new, dedicated detention basin that is separate from the shoreline of the existing lake is considered qualified development. This area will need to be included in the redevelopment area of the required detention volume calculations.
    - Expand Lake Heritage (likely at southwest or south end)
        - Expanding the existing lake is considered non-qualified development and therefore is excluded from the redevelopment area for the required detention volume computations.
        - MWRD did not see an objection to expanding the lake during the call but advised us to review the IGA to make sure there are no prohibitions. The Village and/or the Park District shall not alter any stormwater management facilities at Heritage Park without the written consent of the MWRD.

- Storage in the lake can either be used as detention or compensatory storage. We no longer need to limit detention storage to the 1st foot of the lake or specific elevations.
- Recent permits have used the Village's more stringent 0.15 cfs/ac allowable release rate rather than the zero release rate to determine additional required detention volume, even though the lake/detention facility is below the BFE. MWRD mentioned to follow the guidelines of the IGA rather than the WMO for detention computations. Using zero allowable release rate is not required for this project.
- The lake is a man-made detention and flood storage facility. However, if there were wetlands at the location of the lake expansion, wetland mitigation may be required. MWRD suggested reaching out to Joe Kratzer (kratzer@mwrd.org) to confirm if there were wetlands that were protected in this area as part of the original lake development.
- MWRD has no concerns to make the area where the lake expands naturalized rather than open water with deeper excavation.
- Wheeling Park District maintains the lake. MWRD only maintains the pump station at the outfall.
- MWRD does not require verification of the existing volume and pumped outfall of the lake as it has annually been maintained by the Park District.

- Other improvements may include building berms to lose spoils. This is considered open space development as long as the existing area is turf/open space and there's no change in use. Open space development is excluded from required stormwater storage calculations. Areas with a change in use need to be included in stormwater storage calculations.

These minutes prepared by:

Gewalt Hamilton Associates, Inc.



Monica Hue, P.E.
Civil Engineer

APPENDIX B

Updated Required Detention Calculations

SCHEDULE D – LEGACY

WMO Permit Number: _____

STORMWATER MANAGEMENT FACILITIES

3. EXISTING DETENTION FACILITY APPROVED UNDER:

- ☒ Sewer Permit Ordinance → SPO Permit Number: 24-136, 18-003, 07-306, 98-480, 91-196
  (Complete items 4, 5, 7, 8)
- ☐ Watershed Management Ordinance → WMO Permit Number: _____
  (Complete items 4, 5, 7, 9 or 10)
- ☐ Not permitted by MWRD → Date Constructed: _____
  (Complete items 4, 6, 7, 8)

4. REDEVELOPMENT INFORMATION:

When the detention service area is redeveloped in the amount specified in §505.4.B of the WMO, the control structure must be modified and documented on Item 7 of this schedule.

A.	Watershed specific release rate *(Appendix B)* per Village of Wheeling's more stringent relase rate	0.15	cfs/ac
B.	Redevelopment area	7.34	acres
C.	Detention Service Area *(existing or revised)*	57.50	acres
D.	Redevelopment percentage *(4.B / 4.C)*	12.8	%

5. INFORMATION FOR EXISTING DETENTION FACILIY PERMITTED BY MWRD:

Information obtained from the approved permit and recent survey. The existing detention facility may be modified to comply with the existing and/or new stormwater detention requirements.

A.	Detention Service Area	57.50	acres
B.	Gross allowable release rate	12.679	cfs
C.	Unrestricted release rate	0	cfs
D.	Depressional storage release rate adjustment	0	cfs
E.	Net allowable release rate	12.679	cfs
F.	Actual release rate	10	cfs
G.	Required detention volume at actual release rate 9.677 (from Permit #07-306) + 0.51 (from Permit #18-003) + 0.106 (from Permit #24-136)	10.293	ac-ft
H.	Provided detention volume at HWL	12.791	ac-ft

Note: per Lake Heritage available detention storage tracker last modified for Permit #24-136, Lake Heritage has available detention storage of 0.78 ac-ft attributed to the Wheeling Park District and 5.24 ac-ft attributed to the Village of Wheeling

6. INFORMATION FOR EXISTING DETENTION FACILIY NOT PERMITTED BY MWRD:

SPO methodology may be used to determine the stormwater detention requirements for existing detention facilities constructed prior to May 1, 2014. If constructed on or after May 1, 2014, use WMO Schedule D.

A.	Detention Service Area		acres
B.	Time-of-concentration		minutes
C.	3-year storm rainfall intensity		in/hr
D.	Gross allowable release rate		cfs
E.	Unrestricted release rate *(100-year rainfall intensity)*		cfs
F.	Net allowable release rate *(6.D – 6.E)*		cfs
G.	Composite C *(excluding unrestricted area)*		
H.	Required detention volume at actual release rate *(7.H.2)*		ac-ft

SCHEDULE D – LEGACY

WMO Permit Number: _____

STORMWATER MANAGEMENT FACILITIES

7. REDEVELOPMENT RELEASE RATE REQUIREMENTS: Provide an exhibit delineating the assigned release rates for the redevelopment and remaining non-redeveloped areas of the detention service area. Release rates must be based on the lesser of the watershed specific release rate or the existing gross allowable release rate.

A. Redeveloped area ..... 7.34 ac, 0.15 cfs/ac

0.15((2.15+0.71)/50.16) + 0.221 (47.3/50.16) = 0.217 cfs/ac

B. Remaining detention service area ..... 50.16 ac, 0.217 cfs/ac

C. New composite gross allowable release rate ..... 11.99 cfs

D. Unrestricted area *(existing or revised)* ..... *C or CN* _____ , 0 acres

E. Unrestricted release rate *(100-year, 24-hour storm)* ..... 0 cfs

F. Depressional storage release rate adjustment *(100-year, 24-hour storm)* ..... 0 cfs

G. New composite net allowable release rate *(7.C – 7.E – 7.F)* ..... 11.99 cfs

H. Control structure (restrictor) information: Existing detention basin - no proposed modifications

☒ Existing/Verified ☐ Proposed

1. Diameter ..... _____ in
2. Actual Release Rate ..... 10 cfs
3. C_d ..... _____
4. HWL ..... _____ ft
5. Type ..... 3 pumps, 1500gpm, pumped outfall
6. Invert elevation ..... _____ ft

8. REDEVELOPMENT TRIBUTARY TO SPO EXISTING DETENTION FACILITY: This item is for existing detention facilities approved under the SPO. All volumes must be based on the lesser of the watershed specific release rate or the actual release rate for the redevelopment area.

A. Release rate for the redevelopment ..... 0.15 cfs/ac

B. Existing required detention volume for redevelopment ..... 7.34 ac *C* 0.64 , 1.140 ac-ft

C. Proposed required detention volume for redevelopment ..... 7.34 ac *C* 0.69 , 2.176 ac-ft

D. Incremental detention volume *(8.C – 8.B)* ..... 1.036 ac-ft

E. Provided storage within retention-based practice *(2.F)* ..... 0.314 ac-ft

F. New required detention volume *((5.G or 6.H) + 8.D – 8.E)* ..... 11.015 ac-ft

Additional required detention = 1.036-0.314 = **0.722 ac-ft**

G. Verified detention volume *(from survey)* ..... 12.791 ac-ft

H. Additional detention volume required *(8.F – 8.G)* ..... 0 ac-ft

I. New provided detention volume at HWL *(must be ≥ 8.G)* ..... _____ ac-ft

Note: Project is utilizing 0.72 ac-ft of available 0.78 ac-ft of detention volume in Heritage Lake credited for Park District use.

9. REDEVELOPMENT TRIBUTARY TO WMO NOMOGRAPH EXISTING DETENTION FACILITY: This item is for existing detention facilities approved under the WMO using the nomograph. All volumes must be based on the lesser of the watershed specific release rate or the actual release rate for the redevelopment area.

A. Release rate allocated for the redevelopment ..... _____ cfs/ac

B. Existing required detention volume for redevelopment ..... CN_{adj} _____ , _____ ac-ft

C. Proposed required detention volume for redevelopment ..... CN_{adj} _____ , _____ ac-ft

D. Incremental detention volume *(9.C – 9.B)* ..... _____ ac-ft

E. New required detention volume *(5.G + 9.D)* ..... _____ ac-ft

F. Verified detention volume *(from survey)* ..... _____ ac-ft

G. Additional detention volume required *(9.E – 9.F)* ..... _____ ac-ft

H. New provided detention volume at HWL *(must be ≥ 8.G)* ..... _____ ac-ft

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Family Aquatics Center & West Parking Lot** **PERMIT NUMBER:**

LOCATION: **Village of Wheeling, IL** **DATE:** **12/8/2025**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: ___

CONDITION (SELECT WITH DROP-DOWN)

- ___ PROPOSED CONDITION
- **X** EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Family Aquatics Center Impervious Area	0.95	2.00	1.90
Family Aquatics Center Pool Area	0.95	0.46	0.44
Family Aquatics Center Pervious Area	0.45	3.75	1.69
West Parking Lot Impervious Area	0.95	0.35	0.33
West Parking Lot Pervious Area	0.45	0.78	0.35
TOTALS:		7.34	4.71

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{4.71}{7.34} \rightarrow \text{Composite C} = \mathbf{0.64}$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: Family Aquatics Center & West Parking Lot **PERMIT NUMBER:**

LOCATION: Village of Wheeling, IL **DATE:** 12/8/2025

DEVELOPMENT INFORMTION

1.	Detained Area	7.340	acres
2.	Runoff Coefficient	0.640	
3.	Actual Release Rate Actual release = 10 cfs / 57.5 ac detention service area = 0.17 cfs/ac Actual release = 0.17 cfs/ac x 7.34 ac = **1.248 cfs**	1.248	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**1.140**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	35.70	34.45	0.475	
20 min	5.50	25.84	24.59	0.677	
30 min	4.40	20.67	19.42	0.803	
40 min	3.70	17.38	16.13	0.889	
50 min	3.20	15.03	13.78	0.949	
1 hr	2.80	13.15	11.91	0.984	
1.5 hr	2.10	9.86	8.62	1.068	
2 hr	1.70	7.99	6.74	1.114	
3 hr	1.20	5.64	4.39	1.088	
4 hr	1.00	4.70	3.45	1.140	←
5 hr	0.84	3.95	2.70	1.115	
6 hr	0.73	3.43	2.18	1.082	
7 hr	0.65	3.05	1.81	1.045	
8 hr	0.58	2.72	1.48	0.976	
9 hr	0.53	2.49	1.24	0.924	
10 hr	0.49	2.30	1.05	0.871	
11 hr	0.46	2.16	0.91	0.830	
12 hr	0.43	2.02	0.77	0.766	
13 hr	0.40	1.88	0.63	0.678	
14 hr	0.38	1.79	0.54	0.622	
15 hr	0.36	1.69	0.44	0.550	
16 hr	0.34	1.60	0.35	0.462	
17 hr	0.33	1.55	0.30	0.425	
18 hr	0.31	1.46	0.21	0.310	
19 hr	0.30	1.41	0.16	0.254	
20 hr	0.29	1.36	0.11	0.189	
21 hr	0.28	1.32	0.07	0.117	
22 hr	0.27	1.27	0.02	0.037	
23 hr	0.26	1.22	-0.03	-0.050	
24 hr	0.25	1.17	-0.07	-0.146	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Family Aquatics Center & West Parking Lot** **PERMIT NUMBER:**

LOCATION: **Village of Wheeling, IL** **DATE:** **12/8/2025**

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Family Aquatics Center Impervious Area	0.95	2.08	1.98
Family Aquatics Center Pool Area (Drain to Sanitary)	1.00	0.60	0.60
Family Aquatics Center Pervious Area	0.50	3.53	1.77
West Parking Lot Impervious Area	0.95	0.35	0.33
West Parking Lot Pervious Area	0.50	0.78	0.39
TOTALS:		7.34	5.06

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{5.06}{7.34} \rightarrow \text{Composite C} = \mathbf{0.69}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: Family Aquatics Center & West Parking Lot **PERMIT NUMBER:**

LOCATION: Village of Wheeling, IL **DATE:** 12/8/2025

DEVELOPMENT INFORMTION

1.	Detained Area	7.340	acres
2.	Composite Runoff Coefficient	0.690	
3.	Actual Release Rate — Village's allowable release = 0.15 cfs/ac; Release = 0.15 cfs/ac x 7.34 ac = **1.101 cfs**	1.101	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**2.176**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	62.60	61.50	0.424	
10 min	10.80	54.70	53.60	0.738	
15 min	9.28	47.00	45.90	0.948	
20 min	8.04	40.72	39.62	1.091	
30 min	6.34	32.11	31.01	1.281	
40 min	5.28	26.74	25.64	1.413	
50 min	4.55	23.04	21.94	1.511	
1 hr	4.03	20.41	19.31	1.596	
1.5 hr	3.03	15.35	14.24	1.766	
2 hr	2.49	12.61	11.51	1.902	
3 hr	1.83	9.27	8.17	2.025	
4 hr	1.48	7.50	6.39	2.114	
5 hr	1.25	6.33	5.23	2.161	
6 hr	1.07	5.42	4.32	2.141	
7 hr	0.96	4.86	3.76	2.176	←
8 hr	0.86	4.36	3.25	2.152	
9 hr	0.79	4.00	2.90	2.157	
10 hr	0.72	3.65	2.55	2.104	
11 hr	0.67	3.39	2.29	2.084	
12 hr	0.62	3.15	2.05	2.029	
18 hr	0.45	2.27	1.17	1.734	
24 hr	0.36	1.81	0.71	1.403	

APPENDIX C

Updated Lake Heritage Available Detention Storage Tracker

Lake Heritage Detention Volume / Compensatory Storage Tracker
Updated December 8, 2025

Permit No.	Project Name/Description	Methodology for Detention	Detention Volume						Compensatory Storage					
			Village of Wheeling			Wheeling Park District			WMO Requirements			Village Requirements		
			Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage Before Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Storage Available After Project (ac-ft)	Available Storage Before Project (ac-ft)	Storage Utilized for Project (ac-ft)	Available Storage After Project (ac-ft)
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N/A	Dundee Road Bridge (IDOT)	Detention N/A Comp Storage N/A - IDOT							23.590	0.270	23.320	23.590	0.270	23.320
16-162	Wheeling Town Center (*See below and 9/22/16 Letter)	0.30 cfs/ac, theoretical pond, 0.85 ac-ft onsite	10.00	1.00	9.00									
16-343	Proposed Asphalt Plant	N/A							23.320	0.000***	23.320	23.320	0.000***	23.320
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22-338	Fire Station 42	0.611 ac-ft provided in onsite via vaults							18.381	0.277	18.104	16.585	0.824	15.761
24-136	Community Recreation Center Parking & Greenhouse	0.15 cfs/ac, village requirement				0.89	0.11	0.78						
TBD	Wheeling Park District Aquatics Center	0.15 cfs/ac, village requirement				0.78	0.72	0.06						
			Current Available Volume (ac-ft)		**5.24**	**Current Available Volume (ac-ft)**		**0.06**	**Current Available Storage (ac-ft)**		**18.104**	**Current Available Storage (ac-ft)**		**15.761**

* The Village has agreed to provide up to 1.0 ac-ft of detention storage. A resolution will be prepared when final engineering is approved and actual required detention volume determined.
** Permit 15-213 was issued with 1.66 ac-ft of detention storage and 0.375 ac-ft of compensatory storage provided in Lake Heritage, and was superseded by Permit 18-199.
*** 3.102 acre-feet of WMO compensatory storage and 4.24 acre-feet of compensatory storage credited back due to revised modeling and FEMA LOMR (see September 2022 letter; original development not within 100-year floodplain, per new model)

APPENDIX D

Provided Volume Control Calculations

Stormwater Volume Control Volume Calculations - Bioretention Facilities and Stone Voids Underneath West Parking Lot

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	646.00	645.00	1.00	489	1.00	1.0 x V_d	489	
Soil Media (Above Invert)	645.00	643.50	1.50	917	0.25	0.5 x 0.25 x V_d	172	
Coarse Aggregate (Above Invert)	645.30	643.50	1.80	2,734	0.36	0.5 x 0.36 x V_d	886	
Coarse Aggregate (Below Invert)	643.50	642.50	1.00	3,651	0.36	0.36 x V_d	1,314	
						Total Provided	2,861	(CF)
							0.066	(Ac-Ft)

WEST VOLUME CONTROL REQUIRED: 0.029 (Ac-Ft)
WEST VOLUME CONTROL PROVIDED: 0.066 (Ac-Ft)

Stormwater Volume Control Volume Calculations - East Bioretention Facility

Volume Type	Elevations		Depth	Surface Area	Porosity	Storage Volume	Media Volume	
	High	Low	(feet)	(sf)		Formula	V_d (cf)	
Surface Storage	642.00	641.00	1.00	6,729	1.00	1.0 x V_d	6,729	
Soil Media (Above Invert)	641.00	639.50	1.50	7,406	0.25	0.5 x 0.25 x V_d	1,389	
Coarse Aggregate (Below Invert)	639.50	638.50	1.00	7,406	0.36	0.36 x V_d	2,666	
						Total Provided	10,784	(CF)
							0.248	(Ac-Ft)

EAST VOLUME CONTROL REQUIRED: 0.173 (Ac-Ft)
EAST VOLUME CONTROL PROVIDED: 0.248 (Ac-Ft)

APPENDIX E

Seasonal High Groundwater Table Letter & Soil Boring Logs

August 18, 2025

TESTING SERVICE CORPORATION

Local Office:
457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.462.2600 ● Fax 630.653.2726

Corporate Office:
360 S. Main Place, Carol Stream, IL 60188-2404
630.462.2600 ● Fax 630.653.2988

Ms. Jan Buchs
Wheeling Park District
100 Community Blvd.
Wheeling, IL 60090

RE: L-99,731
Bioretention Basins - Seasonal High Groundwater Table (SHGWT)
Family Aquatic Center
Heritage Park
105 Community Blvd.
Wheeling, Illinois

Dear Ms. Buchs:

An east Bioretention Basin will be constructed just northeast of the Aquatic Center and two (2) smaller west Bioretention basins will be provided in the parking lot west of the Aquatic Center. Borings 6 and 13 were drilled in the general area of the East Basin and Core 104 was performed in the area of the West Basin.

For the East Basin, the bottom is proposed at Elevation 641, to be underlain by soil media underlain by coarse aggregate and an underdrain. The coarse aggregate will extend to Elevation 637.5.

Based upon the results of nearby Borings 6 and 13, an estimated Seasonal High Groundwater Table (SHGWT) of Elevation 635.5 is recommended in connection with bioretention basin design. It should be noted that the soils encountered at the base of the proposed aggregate layers is silty clay which is practically impervious.

For the Western Basins, the bottoms will be at Elevation 645.0 with soil media underlain by coarse aggregate extending to Elevation 642. An estimated SHGWT of 638.0 is recommended at this location based upon the results of Core 104. It should be noted that the clay soils found below Elevation 641 in this core will be practically impervious.

Please call if there are any questions in regards to this matter or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Steven R. Koester
Vice President

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

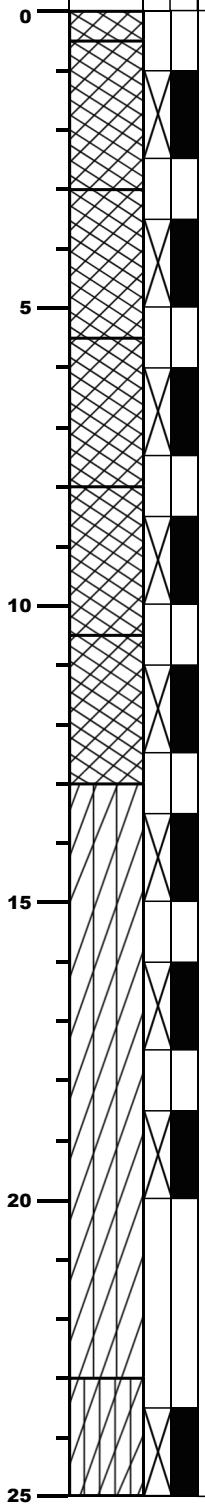
CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/13/2025** FINISHED **10/13/2025** DRILL RIG NO. **314** JOB **L-99,731**

BORING **6**

ELEVATIONS
GROUND SURFACE **648.5**
END OF BORING **623.5**

WATER LEVEL OBSERVATIONS
WHILE DRILLING **Dry**
AT END OF BORING **Dry**



SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
							0.5	648.0	FILL - Black clayey TOPSOIL (OL)
1	SS	7	36.2	1.75		85			FILL - Brown and black ORGANIC CLAY, trace snail shells, very moist (OH)
							3.0	645.5	
2	SS	7	31.3	2.25		91			FILL - Gray and black silty CLAY and organic clay layers, little sand, trace gravel, very moist (CH/OH)
							5.5	643.0	
3	SS	8	35.4	1.5		86			FILL - Gray and black ORGANIC CLAY, very moist (OH)
							8.0	640.5	
4	SS	6	26.3	1.0		94			FILL - Gray and black silty CLAY, trace to little sand and gravel, trace Wood pieces, trace organic, very moist (CL)
							10.5	638.0	
5	SS	9	24.8	1.5		98			FILL - Gray, brown and black silty CLAY, trace sand and gravel, trace Brick pieces, trace organic, very moist (CL)
							13.0	635.5	
6	SS	17	19.5	4.25	3.87				Very stiff to hard gray silty CLAY, trace sand, occasional sand seams, moist (CL)
7	SS	23	19.6	4.0	3.87				
8	SS	27	18.5	3.75					
							23.0	625.5	
9	SS	17	27.3	2.25	2.28				Very stiff gray very silty CLAY, trace to little sand, occasional silt seams, moist (CL)

End of Boring at 25.0'

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/13/2025** FINISHED **10/13/2025** DRILL RIG NO. **314** JOB **L-99,731**

BORING **13**

ELEVATIONS

GROUND SURFACE **642.5**

END OF BORING **630.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.7	641.8	FILL - Dark brown clayey TOPSOIL (OL)
				1	SS	8	16.0	3.75		114			FILL - Brown, gray and black silty CLAY and very silty CLAY layers, little to some sand, trace gravel, moist (CL)
				2	SS	10	13.6	3.25		122			
5											5.5	637.0	
				3	SS	8	14.6	1.75		115			FILL - Black and gray sandy CLAY, trace gravel, trace organic seams, moist (CL)
											8.0	634.5	
				4	SS	20	8.4						FILL - Dark gray silty SAND, little to some gravel, occasional silt layers, trace organic seams, very moist (SM)
10											10.5	632.0	
				5	SS	19	17.7	3.75	3.34				Very stiff gray silty CLAY, little to some sand, trace gravel, moist (CL)
													End of Boring at 12.5'
15													
20													
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **Family Aquatic Center, at Heritage Park 105 Community Boulevard, Wheeling, IL**

CLIENT **Wheeling Park District, 100 Community Boulevard, Wheeling, IL**

STARTED **10/15/2025** FINISHED **10/15/2025** DRILL RIG NO. **353** JOB **L-99,731**

BORING **C-104**

ELEVATIONS
GROUND SURFACE **647.0**
END OF BORING **637.0**

WATER LEVEL OBSERVATIONS
WHILE DRILLING **Dry**
AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.3	646.7	3.8" Bituminous Concrete*
				1A			19.5	2.0		109	1.0	646.0	8" Crushed Stone Base Course
													FILL - Gray, brown and black silty CLAY, little to some sand, trace gravel, trace organic, moist (CL)
					MC						2.5	644.5	
				1B			17.2	4.25					Hard brown and gray silty CLAY, little to some sand, occasional gravel, moist (CL)
				2A			19.8				4.0	643.0	
5													Brown silty fine SAND and clayey SILT layers, very moist (SM)
					MC						6.0	641.0	
													Hard brown silty CLAY, little sand, trace gravel, moist (CL)
				2B			17.9	4.5+	6.13		8.0	639.0	
				3A			18.1	4.5					Hard gray and brown silty CLAY, little sand, trace gravel, moist (CL)
					MC						9.0	638.0	
10				3B			17.9	3.5	3.87				Very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
													End of Boring at 10.0'
15													
20													
25													

* Pavement Core Results:
1.5" Surface Course Bituminous Concrete
2.3" Binder Course Bituminous Concrete

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.



NOTE:

GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.
BORING 9 WAS OFFSET ABOUT 20' SW OF LOCATION SHOWN DUE TO OBSTRUCTION AT 2'.

LEGEND

BORING LOCATION

CORE LOCATION

BORING LOCATION PLAN
FAMILY AQUATIC CENTER
105 COMMUNITY BOULEVARD
WHEELING, ILLINOIS

TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY:	FFE
CHECKED BY:	SRK
JOB NO. :	L-99,731
DATE:	10-31-25

PAGE NO.
1 OF 1



NOTE:

GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.
BORING 9 WAS OFFSET ABOUT 20' SW OF LOCATION SHOWN DUE TO OBSTRUCTION AT 2'.

LEGEND

BORING LOCATION

CORE LOCATION

BORING LOCATION PLAN
FAMILY AQUATIC CENTER
105 COMMUNITY BOULEVARD
WHEELING, ILLINOIS

TSC
TESTING SERVICE CORPORATION
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY: FFE
CHECKED BY: SRK
JOB NO. : L-99,731
DATE: 10-31-25

PAGE NO.
1 OF 1

APPENDIX F

Storm Sewer Calculations

GHA GEWALT HAMILTON ASSOCIATES, INC.

Project Name: Wheeling PD Aquatics Center
GHA Project #: 5987.151

Calculated by: MGW
Checked by: MXH

Storm Sewer Design

DESIGN STORM: 25 YEAR STORM

From	To	Local Area		Cumulative		CA	Tc	Total	I25	**Total**	Pipe	n	Pipe	Pipe	Hydraulic	Pipe	**Pipe**	Velocity	Hyd. Grade Line		U/S Rim	Cover	Pipe Invert		Travel	Head	Depth of	Drainage Area	Notes
		Area	C	Area	C		Tc	Tc		**Flow**	Dia		Length	Area	Slope	Slope	**Capacity**		Upper	Lower	Elev.		U/S	D/S	Time	Loss	Ponding		
		(Ac.)	Factor	(Ac.)	Factor		(min)	(min)	(in/hr)	**(cfs)**	(in)		(ft)	(sq.ft)	%	%	**(cfs)**	(ft/sec)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(min.)	(ft)	(ft)		
STM9	MH211	0.05	0.91	0.05	0.91	0.05	5	5	9.24	**0.42**	6	0.011	38	0.20	0.41	1.00	**0.66**	3.36	651.83	651.68	654.09	1.90	651.59	651.21	0.19	0.10	0.00	A9	
MH211	MH210	0.00	0.00	0.05	0.91	0.05	5	5	9.24	**0.42**	10	0.011	37	0.55	0.03	10.68	**8.43**	15.47	648.04	648.04	654.00	1.86	651.21	647.26	0.04	0.10	0.00	A9	
MH210	MH209	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	10	0.011	38	0.55	0.22	10.68	**8.44**	15.48	646.46	646.37	651.00	2.81	647.26	643.20	0.04	0.10	0.00	A6	
MH209	MH208	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	15	0.013	84	1.23	0.04	0.65	**5.22**	4.25	646.27	646.24	649.50	4.80	643.20	642.65	0.33	0.10	0.00	N/A	
MH208	MH207	0.00	0.00	0.16	0.81	0.13		5	9.24	**1.22**	15	0.013	81	1.23	0.04	0.67	**5.27**	4.29	646.14	646.12	647.10	2.95	642.65	642.11	0.31	0.10	0.00	N/A	
MH207	MH206	0.00	0.00	0.16	0.81	0.13		6	9.01	**1.19**	15	0.013	53	1.23	0.03	0.66	**5.24**	4.27	646.02	646.00	646.60	2.99	642.11	641.76	0.21	0.10	0.00	N/A	
MH206	MH205	0.00	0.00	0.57	0.83	0.47	10	10	8.10	**3.81**	15	0.013	118	1.23	0.35	0.15	**2.52**	2.05	645.90	645.49	645.75	2.49	641.76	641.58	0.96	0.10	0.00	A5, A7, A8, A3, A4	
MH205	MH204	0.00	0.00	0.57	0.83	0.47		11	7.87	**3.71**	18	0.013	98	1.77	0.12	0.15	**4.11**	2.32	645.39	645.26	645.30	1.97	641.58	641.43	0.70	0.10	0.00	N/A	
MH204	MH203	0.00	0.00	1.74	0.70	1.22		12	7.64	**9.34**	18	0.013	85	1.77	0.79	0.15	**4.10**	2.32	645.16	644.49	645.30	2.12	641.43	641.30	0.61	0.10	0.00	A14, A12, A13, A1, A2	
MH203	MH202	0.00	0.00	1.74	0.70	1.22		12	7.64	**9.34**	18	0.013	77	1.77	0.79	0.12	**3.59**	2.03	644.39	643.78	644.30	1.25	641.30	641.21	0.63	0.10	0.00	N/A	
MH202	MH201	0.00	0.00	1.74	0.70	1.22		13	7.42	**9.06**	18	0.013	97	1.77	0.75	0.12	**3.69**	2.09	643.68	642.96	644.80	1.84	641.21	641.09	0.77	0.10	0.00	N/A	
MH201	FES200	0.00	0.00	1.74	0.70	1.22		14	7.19	**8.78**	18	0.013	66	1.77	0.70	0.14	**3.87**	2.19	642.86	642.40	646.60	3.76	641.09	641.00	0.50	0.10	0.00	N/A	
STM6	MH210	0.11	0.77	0.11	0.77	0.09	5	5	9.24	**0.80**	6	0.011	27	0.20	1.46	1.00	**0.66**	3.36	646.51	646.12	648.42	1.90	645.92	645.65	0.13	0.10	0.00	A6	
MH206B	CB206A	0.00	0.00	0.24	0.85	0.20	5	5	9.24	**1.88**	10	0.011	74	0.55	0.53	1.22	**2.85**	5.22	646.58	646.19	648.50	2.45	644.70	643.80	0.24	0.10	0.00	A5, A7, A8	
CB206A	MH206	0.12	0.73	0.41	0.83	0.34		5	9.24	**3.13**	12	0.011	16	0.79	0.56	5.12	**9.51**	12.11	646.09	646.00	646.50	1.60	643.80	642.98	0.02	0.10	0.00	A3, A4	
STM8	MH206B	0.08	0.89	0.08	0.89	0.07	5	5	9.24	**0.67**	6	0.011	86	0.20	1.02	1.00	**0.66**	3.36	647.16	646.29	648.42	1.90	645.92	645.06	0.43	0.10	0.00	A8	
STM7	MH206B	0.04	0.95	0.04	0.95	0.04	5	5	9.24	**0.39**	6	0.011	37	0.20	0.34	1.00	**0.66**	3.36	646.41	646.29	648.32	1.90	645.82	645.45	0.18	0.10	0.00	A7	
STM5	MH206B	0.11	0.79	0.11	0.79	0.09	5	5	9.24	**0.82**	6	0.011	40	0.20	1.56	1.23	**0.73**	3.72	646.91	646.29	648.32	1.89	645.83	645.34	0.18	0.10	0.00	A5	
STM4	CB206A	0.05	0.95	0.05	0.95	0.05	5	5	9.24	**0.47**	6	0.011	27	0.20	0.52	4.56	**1.41**	7.18	646.33	646.19	648.22	1.89	645.73	644.50	0.06	0.10	0.00	A4	
STM#15	MH204B	0.09	0.50	0.09	0.50	0.04	5	5	9.24	**0.39**	6	0.011	74	0.20	0.35	3.30	**1.20**	6.11	647.07	646.81	648.50	1.36	646.54	644.10	0.20	0.10	0.00	N/A	
MH204B	CB204A	0.00	0.00	0.41	0.72	0.29		5	9.24	**2.70**	10	0.011	52	0.55	1.09	1.00	**2.58**	4.74	646.71	646.14	647.90	2.87	644.10	643.58	0.18	0.10	0.00	A14, A12, A13	
CB204A	MH204	0.10	0.45	1.17	0.64	0.75	10	10	8.10	**6.08**	12	0.011	37	0.79	2.10	3.97	**8.37**	10.67	646.04	645.26	646.50	1.82	643.58	642.11	0.06	0.10	0.00	A1, A2	
STM14	MH204B	0.09	0.50	0.09	0.50	0.04	5	5	9.24	**0.39**	6	0.011	56	0.20	0.35	3.39	**1.22**	6.19	647.00	646.81	648.50	1.90	646.00	644.10	0.15	0.10	0.00	A14	
STM12	MH204B	0.24	0.88	0.24	0.88	0.21	5	5	9.24	**1.91**	8	0.011	104	0.35	1.80	1.71	**1.86**	5.33	648.68	646.81	648.38	1.73	645.88	644.10	0.32	0.10	0.00	A12, A13	
STM1	CB204A	0.57	0.60	0.57	0.60	0.34	10	10	8.10	**2.78**	10	0.011	43	0.55	1.16	3.19	**4.61**	8.45	646.64	646.14	647.45	1.57	644.95	643.58	0.08	0.10	0.00	A1	
STM2	CB204A	0.09	0.76	0.09	0.76	0.07	5	5	9.24	**0.65**	10	0.011	61	0.55	0.06	3.31	**4.70**	8.62	646.18	646.14	648.10	1.57	645.60	643.58	0.12	0.10	0.00	A2	
BATH HOUSE	MH106	0.28	0.95	0.28	0.95	0.27	5	5	9.24	**2.46**	12	0.011	96	0.79	0.34	4.75	**9.15**	11.66	647.36	647.04	654.50	4.40	649.00	644.44	0.14	0.10	0.00	A BATH HOUSE	
MH106	MH105	0.00	0.00	0.28	0.95	0.27		5	9.24	**2.46**	12	0.011	61	0.79	0.34	0.34	**2.46**	3.14	646.94	646.73	648.50	2.81	644.44	644.23	0.32	0.10	0.00	N/A	
MH105	MH104	0.00	0.00	0.91	0.87	0.79		5	9.24	**7.34**	18	0.011	191	1.77	0.35	0.12	**4.30**	2.44	646.63	645.96	647.90	2.07	644.23	644.00	1.31	0.10	0.00	A10, A11	
MH104	MH103	0.00	0.00	1.67	0.72	1.20		11	7.87	**9.43**	18	0.011	43	1.77	0.58	0.12	**4.23**	2.39	645.86	645.61	648.43	2.83	644.00	643.95	0.30	0.10	0.00	A15, A16	
MH103	CB102	0.00	0.00	1.70	0.72	1.22		11	7.87	**9.61**	18	0.011	34	1.77	0.60	0.12	**4.25**	2.41	645.51	645.31	649.21	3.66	643.95	643.91	0.24	0.10	0.00	A W MECH BLDG	
CB102	CB101	0.00	0.00	1.86	0.74	1.37		12	7.64	**10.49**	18	0.013	51	1.77	1.00	2.84	**17.69**	10.02	644.36	643.86	648.64	2.98	643.91	642.46	0.08	0.10	0.00	A17, A18	
CB101	FES100	0.00	0.00	1.96	0.75	1.47		12	7.64	**11.20**	18	0.013	51	1.77	1.14	2.86	**17.75**	10.05	642.98	642.40	648.84	4.63	642.46	641.00	0.08	0.10	0.00	A E MECH BLDG	
MH106	MH105	0.00	0.00	0.63	0.83	0.53	5	5	9.24	**4.88**	12	0.011	61	0.79	1.35	0.57	**3.18**	4.05	647.55	646.73	648.11	2.29	644.72	644.37	0.25	0.10	0.00	A10, A11, A BATH HOUSE	
STM10	MH106	0.35	0.74	0.35	0.74	0.26	5	5	9.24	**2.42**	10	0.011	68	0.55	0.88	2.18	**3.81**	6.99	647.42	646.83	648.42	1.57	645.92	644.44	0.16	0.10	0.00	A10 + A11	
INL104B	CB104A	0.32	0.52	0.32	0.52	0.17	10	10	8.10	**1.35**	12	0.011	107	0.79	0.10	0.20	**1.86**	2.37	646.28	646.17	646.40	0.96	644.34	644.13	0.75	0.10	0.00	A15	
CB104A	MH104	0.44	0.54	0.76	0.53	0.40		11	7.87	**3.18**	15	0.011	66	1.23	0.17	0.20	**3.38**	2.76	646.07	645.96	646.90	1.42	644.13	644.00	0.40	0.10	0.00	A16	
W MECH BLDG	MH103	0.02	0.95	0.02	0.95	0.02	5	5	9.24	**0.21**	8	0.011	37	0.35	0.02	3.35	**2.60**	7.47	645.62	645.61	649.50	4.23	644.50	643.26	0.08	0.10	0.00	A W MECH BLDG	
INL102B	INL102A	0.06	0.94	0.06	0.94	0.06	5	5	9.24	**0.52**	15	0.013	29	1.23	0.01	1.00	**6.45**	5.26	645.43	645.43	647.50	1.50	644.50	644.21	0.09	0.10	0.00	A17	
INL102A	CB102	0.10	0.92	0.16	0.93	0.15		5	9.24	**1.40**	15	0.013	50	1.23	0.05	1.00	**6.45**	5.26	645.33	645.31	647.50	1.79	644.21	643.71	0.16	0.10	0.00	A18	
E MECH BLDG	CB101	0.10	0.95	0.10	0.95	0.09	5	10	8.10	**0.76**	8	0.011	47	0.35	0.28	1.70	**1.86**	5.32	644.45	644.32	649.50	4.23	644.50	643.70	0.15	0.10	0.00	A E MECH BLDG	

Notes:
1. Refer to engineering plans or exhibits for tributary areas, pipe diameter, length, and slope.
2. Manning's roughness coefficient: n = 0.013 for RCP; n = 0.011 for PVC pipe.
3. I25 (25-year Storm Rainfall Intensity) is taken from Bulletin 75, Illinois State Water Survey.
4. Flow Q (cfs) = C I A
5. Pipe Capacity (cfs) is calculated by Manning's Equation.
6. Velocity (fps) = Q/A
7. Travel Time (min.) = Pipe length / Velocity / 60
8. Tailwater Elevation = 93% pipe depth for full flow at downstream structures

APPENDIX G

Overflow Weir Capacity Calculations

Subsection: Runoff CN-Area
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Area	98.000	1.920	0.0	0.0	98.000
Open Water	100.000	0.600	0.0	0.0	100.000
Pervious Area	74.000	2.450	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	4.970	(N/A)	(N/A)	86.410

Subsection: Unit Hydrograph Summary
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Storm Event	30 min 100 yr
Return Event	100.00 years
Duration	100.000 hours
Depth	3.17 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	4.970 acres

Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.222 hours
Flow (Peak, Computed)	28.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	28.20 ft³/s

100yr, 30min critical duration storm

Drainage Area	
SCS CN (Composite)	86.000
Area (User Defined)	4.970 acres
Maximum Retention (Pervious)	1.63 in
Maximum Retention (Pervious, 20 percent)	0.33 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.81 in
Runoff Volume (Pervious)	0.749 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.750 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	33.78 ft³/s

Subsection: Unit Hydrograph Summary
Label: Trib to East VC Basin Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.111 hours
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.556 hours

Culvert Analysis Report
Weir

East volume control basin overflow weir

Hydraulic Component(s): Roadway					
Discharge	28.20	cfs	Allowable HW Elevation	643.88	ft
Roadway Width	20.00	ft	Overtopping Coefficient	2.95	US
Low Point	643.50	ft	Headwater Elevation	643.88	ft
Discharge Coefficient (Cr)	2.95		Submergence Factor (Kt)	1.00	
Tailwater Elevation	-9,999.00	ft			

Overflow HWL

Sta (ft)	Elev. (ft)
0.00	645.00
8.00	644.00
10.00	643.50
49.00	643.50
51.00	644.00
55.00	645.00

Subsection: Runoff CN-Area
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Runoff Curve Number Data

Soil/Surface Description	CN	Area (acres)	C (%)	UC (%)	Adjusted CN
Impervious Area	98.000	1.740	0.0	0.0	98.000
Pervious Area	74.000	1.430	0.0	0.0	74.000
COMPOSITE AREA & WEIGHTED CN --->	(N/A)	3.170	(N/A)	(N/A)	87.174

Subsection: Unit Hydrograph Summary
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

Storm Event	30 min 100 yr
Return Event	100.00 years
Duration	100.000 hours
Depth	3.17 in
Time of Concentration (Composite)	0.167 hours
Area (User Defined)	3.170 acres

Computational Time Increment	0.022 hours
Time to Peak (Computed)	0.222 hours
Flow (Peak, Computed)	19.24 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	0.250 hours
Flow (Peak Interpolated Output)	18.81 ft³/s

100yr, 30 min critical duration

Drainage Area	
SCS CN (Composite)	87.000
Area (User Defined)	3.170 acres
Maximum Retention (Pervious)	1.49 in
Maximum Retention (Pervious, 20 percent)	0.30 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.89 in
Runoff Volume (Pervious)	0.499 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.500 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.167 hours
Computational Time Increment	0.022 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	21.55 ft³/s

Subsection: Unit Hydrograph Summary
Label: Trib to West Parking Lot Weir
Scenario: 100 yr 30 min

Return Event: 100.00 years
Storm Event: 30 min 100 yr

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.111 hours
Unit receding limb, Tr	0.445 hours
Total unit time, Tb	0.556 hours

Culvert Analysis Report
Weir

West parking lot overflow weir

Hydraulic Component(s): Roadway					
Discharge	18.81	cfs	Allowable HW Elevation	647.42	ft
Roadway Width	20.00	ft	Overtopping Coefficient	2.96	US
Low Point	646.60	ft	Headwater Elevation	647.42	ft
Discharge Coefficient (Cr)	2.96		Submergence Factor (Kt)	1.00	
Tailwater Elevation	-9,999.00	ft			

Overflow HWL

Sta (ft)	Elev. (ft)
-45.00	647.74
-24.00	647.35
-8.50	647.24
0.00	647.10
0.00	646.60
25.00	647.80
25.00	648.30

Meeting Minutes
Wednesday, April 22, 2026
Wheeling Plan Commission Regular Meeting
Board Room, Wheeling Village Hall, 2 Community Boulevard, Wheeling, Illinois
6:30 p.m.

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on April 22, 2026.

2. PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

3. ROLL CALL

Present were Commissioners, Riles, Hyken, Myer, Sprague, Smart, and Chairman Johnson. Commissioner Karl was absent with prior notice. Also present were Village Planner Marcy Knysz, Village Attorney Mallory Milluzzi and Village Engineer Kyle Goetzelmann.

4. CHANGES TO AGENDA – Ms. Knysz reported that the first agenda item will be tabled until a sign language interpreter is available.

5. CITIZENS' CONCERNS AND COMMENTS – None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

7A. Docket No.: PV25-0016
Applicant: Mohammed Khan
Address: 157 W. Jeffery Avenue
Request: Request for a Variation to Reduce the Front Yard Setback from 25 feet to 9 Feet on the North Property Line Associated with the Construction of a 6' Tall Fence

See the Findings of Fact for Docket No. PV25-0016.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to approve Docket No. PV25-0016 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.050 R-3A Single-Family Residential District and associated sections, to permit the installation of a six-foot tall fence to encroach sixteen (16) feet into the required front yard setback along W. Jeffery Avenue for the property located at 157 W. Jeffery Avenue, in accordance with the Plat of Survey provided by the petitioner and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the fence. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon

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payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

AYES: None
NAYS: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
ABSENT: Commissioner Karl
ABSTAIN: None

There being zero affirmative votes, the motion failed.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve closing Docket No. PV25-0016.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7B. Docket No.: PSU26-0003
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request to Amend Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility

Ms. Knysz reported that the applicant requested that the items be continued to the May 13th Plan Commission meeting, at which time they will present an updated design for the aquatic center.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve continuing Docket No. PSU26-0003, Request to Amend Ordinance No. 3665, Which Granted Special Use and Site Plan Approval for a Public Park to the Wheeling Park District, Associated with the Reconstruction of the Wheeling Aquatics Center Facility to the May 13, 2026, Plan Commission meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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7C. Docket No.: PV26-0006
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve continuing Docket No. PV26-0006, Request for a Variation to Reduce the Minimum Required Number of Parking Spaces from 356 Spaces to 192 Spaces Associated with the Redevelopment of the Wheeling Aquatics Center to the May 13, 2026, Plan Commission meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7D. Docket No.: PV26-0007
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve continuing Docket No. PV26-0007, Request for a Variation to Increase the Uniformity (Avg/Min) Lighting Level from 4:1 to 6:1 Associated with the Redevelopment of the Wheeling Aquatics Center to the May 13, 2026, Plan Commission meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7E. Docket No.: PSMPMAJ26-0006
Applicant: Wheeling Aquatics Center Facility
Address: 105 Community Boulevard
Request: Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements

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MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve continuing Docket No. PSMPMAJ26-0006, Request for Major Site Plan and Building Appearance Approval for the Construction of the Wheeling Park District Aquatics Center and Associated Site Improvements to the May 13, 2026, Plan Commission meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7F. Docket No.: PV25-0015
Applicant: Cubesmart, L. P.
Address: 1004 S. Milwaukee Avenue
Request: Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line From 15 Feet to 0.5 Feet for Construction of Ground-Mounted Equipment Associated with a Proposed Rooftop Solar Collection System.

See the Findings of Fact for Docket No's. PV25-0015, PV26-0008 & PV25-0014.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to approve Docket No. PV25-0015 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required side yard setback from 15 feet to 0.5 feet for installation of a 600 kW rooftop solar collection system and associated ground-mounted equipment for Cubesmart, L.P., located at 1004 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/27/2026; and Equipment Specifications; and subject to the following conditions:

1. Approval of the variance is contingent upon approval of Docket No. PSPMIN26-0004 (minor site plan and building appearance approval) and Docket No. PV26-0008 (variation to permit a decrease in the minimum required front yard setback along Milwaukee Avenue).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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7G. Docket No.: PV26-0008
Applicant: Cubesmart, L. P.
Address: 1004 S. Milwaukee Avenue
Request: Request for a Variation to Reduce the Minimum Required Front Yard Setback Along Milwaukee Avenue from 25 Feet to 4.7 Feet for the Installation of a 40-Foot-Tall Utility Pole Associated with a Proposed Roof Top Solar Collection System

See the Findings of Fact for Docket No's. PV25-0015, PV26-0008 & PV25-0014.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve Docket No. PV26-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required front yard setback along Milwaukee Avenue from 25 feet to 4.7 feet for installation of a 40 foot tall utility pole associated with a 600 kW roof top solar collection system for Cubesmart, L.P., located at 1004 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/27/2026; and Equipment Specifications; and subject to the following conditions:

1. Approval of the variation is contingent upon approval of Docket No. PSPMIN26-0004 (minor site plan and building appearance approval) and Docket No. PV25-0015 (variation to permit a decrease in the minimum required side yard setback on the north property line).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve closing Docket No's. PV25-0015 and PV26-0008.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7H. Docket No.: PSMPMIN26-0004
Applicant: Cubesmart, L. P.
Address: 1004 S. Milwaukee Avenue
Request: Request for Minor Site Plan and Appearance Approval for

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Construction of Ground-Mounted Equipment Associated with a Proposed Rooftop Solar Collection System

Ms. Knysz noted that the airport authority issued some of the conditions.

Ms. Knysz read the proposed conditions:

1. Minor Site Plan and appearance approval is contingent upon approval of Docket No. PV25-0015, a variation to permit a decrease in the minimum required side yard setback from 15 feet to 0.5 feet for the installation of ground-mounted equipment.

2. The petitioner shall obtain a floodplain permit prior to the issuance of any Village construction.

3. The height and location of the proposed utility poles shall be installed in accordance with all applicable FAA obstruction standards and any restrictions imposed by the Chicago Executive Airport to ensure no hazard to air navigation.

4. The petitioner shall complete the FAA Form 7460 Airspace Determination process and receive written authorization, as required by the Chicago Executive Airport, prior to receiving any Village permits.

5. The utility poles shall include aviation marking and/or lighting if required by the FAA or Chicago Executive Airport, now or in the future.

6. The petitioner shall coordinate with all applicable utility providers to ensure proper placement, clearances, and compliance with utility standards, including overhead and underground conflicts.

7. The installation shall not obstruct sightlines for vehicular or pedestrian traffic and shall comply with all applicable roadway safety standards.

It was confirmed that the FAA had no issue with the pole's height. The written declaration was still needed for Chiago Executive Airport, but it was verbally provided.

All Commissioners agreed with granting the 40-foot pole instead of the 20-foot standard for 1004 S. Milwaukee Rd.

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve Docket No. PSPMIN26-0004, granting minor site plan and appearance approval for the construction of ground-mounted equipment associated with a 600 kW rooftop solar collection system for Cubesmart, L.P. located at 1004 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, and associated sections, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/27/2026; Equipment Specifications; and Fence Specifications; and subject to the following conditions:

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1. Minor Site Plan and appearance approval is contingent upon approval of Docket No. PV25-0015, a variation to permit a decrease in the minimum required side yard setback from 15 feet to 0.5 feet for the installation of ground-mounted equipment.

2. The petitioner shall obtain a floodplain permit prior to the issuance of any Village construction.

3. The height and location of the proposed utility poles shall be installed in accordance with all applicable FAA obstruction standards and any restrictions imposed by the Chicago Executive Airport to ensure no hazard to air navigation.

4. The petitioner shall complete the FAA Form 7460 Airspace Determination process and receive written authorization, as required by the Chicago Executive Airport, prior to receiving any Village permits.

5. The utility poles shall include aviation marking and/or lighting if required by the FAA or Chicago Executive Airport, now or in the future.

6. The petitioner shall coordinate with all applicable utility providers to ensure proper placement, clearances, and compliance with utility standards, including overhead and underground conflicts.

7. The installation shall not obstruct sightlines for vehicular or pedestrian traffic and shall comply with all applicable roadway safety standards.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7I. Docket No.: PV25-0014
Applicant: Cubesmart, L. P.
Address: 1042 S. Milwaukee Avenue
Request: Request for a Variation to Reduce the Minimum Front Yard Setback from 25 Feet to 8.4 Feet for Construction of Ground-Mounted Equipment Associated with a Proposed Rooftop Solar Collection System

See the Findings of Fact for Docket No's. PV25-0015, PV26-0008 & PV25-0014.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0014 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required front yard setback from 25 feet to 8.4 feet for installation of a 600 kW rooftop solar collection system and associated ground-mounted equipment for Cubesmart, L.P., located at 1042 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell,

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last revised 3/4/2026; Equipment Specification Sheets; and subject to the following conditions:

1. Approval of the variance is contingent upon approval of PSPMIN26-0005 (minor site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PV25-0014.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7J. Docket No.: PSPMIN26-0005
Applicant: Cubesmart, L. P.
Address: 1042 S. Milwaukee Avenue
Request: Request for Minor Site Plan and Appearance Approval for Construction of Ground-Mounted Equipment Associated with the Installation of a Proposed Rooftop Solar Collection System

Ms. Knysz read the proposed conditions:

1. Minor Site Plan and appearance approval are contingent upon approval of Docket No. PV25-0014, a variation to permit a decrease in the minimum required front yard setback from 25 feet to 8.4 feet for the installation of ground-mounted equipment.

2. A financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department before the issuance of any Village permits. The amount will be based on the landscape cost estimate prepared by Atwell dated March 5, 2026.

3. Landscaping shall be installed concurrently with the project and shall generally conform to the Landscape Plans prepared by Atwell, last revised March 4, 2026.

4. The petitioner shall obtain a floodplain permit in conjunction with any Village

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construction permits.

5. No Village construction permits shall be issued until written authorization is received from the Illinois Department of Transportation (IDOT) to permit installation of a ComEd pole and any associated equipment within the Milwaukee Avenue right-of-way.

6. The height and location of the proposed utility poles shall be installed in accordance with all applicable FAA obstruction standards and any restrictions imposed by the Chicago Executive Airport to ensure no hazard to air navigation.

7. The petitioner shall complete the FAA Form 7460 Airspace Determination process and receive written authorization, as required by the Chicago Executive Airport, prior to receiving any Village permits.

8. The utility poles shall include aviation marking and/or lighting if required by the FAA or Chicago Executive Airport, now or in the future.

9. The petitioner shall coordinate with all applicable utility providers to ensure proper placement, clearances, and compliance with utility standards, including overhead and underground conflicts.

10. The installation shall not obstruct sightlines for vehicular or pedestrian traffic and shall comply with all applicable roadway safety standards.

All Commissioners agreed with granting the 40-foot pole instead of the 20-foot standard for 1042 S. Milwaukee Rd.

MOTION: Commissioner Hyken moved, seconded by Commissioner Myer, to approve Docket No. PSPMIN26-0005, granting minor site plan and appearance approval for the installation of a 600 kW rooftop solar collection system and associated ground-mounted equipment for the Cubesmart Self Storage facility, located at 1042 S. Milwaukee Avenue, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, and associated sections, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/4/2026; Equipment Specification Sheets; and Landscape Cost Estimate prepared by Atwell dated March 5, 2026; and subject to the following conditions:

1. Minor Site Plan and appearance approval is contingent upon approval of Docket No. PV25-0014, a variation to permit a decrease in the minimum required front yard setback from 25 feet to 8.4 feet for the installation of ground-mounted equipment.

2. A financial surety covering the cost of all landscape plant material and installation shall be submitted to the Community Development Department prior to the issuance of any Village permits. The amount will be based on the landscape cost estimate prepared by Atwell dated March 5, 2026.

DRAFT

3. Landscaping shall be installed concurrently with the project and shall be in general conformance with the Landscape Plans prepared by Atwell, last revised March 4, 2026.

4. The petitioner shall obtain a floodplain permit in conjunction with any Village construction permits.

5. No Village construction permits shall be issued until written authorization is received from the Illinois Department of Transportation (IDOT) to permit installation of a ComEd pole and any associated equipment within the Milwaukee Avenue right-of-way.

6. The height and location of the proposed utility poles shall be installed in accordance with all applicable FAA obstruction standards and any restrictions imposed by the Chicago Executive Airport to ensure no hazard to air navigation.

7. The petitioner shall complete the FAA Form 7460 Airspace Determination process and receive written authorization, as required by the Chicago Executive Airport, prior to receiving any Village permits.

8. The utility poles shall include aviation marking and/or lighting if required by the FAA or Chicago Executive Airport, now or in the future.

9. The petitioner shall coordinate with all applicable utility providers to ensure proper placement, clearances, and compliance with utility standards, including overhead and underground conflicts.

10. The installation shall not obstruct sightlines for vehicular or pedestrian traffic and shall comply with all applicable roadway safety standards.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Chairman Johnson asked if there were any issues with underground equipment at the site. Village Engineer Kyle Goetzelmann reported that there was a flood zone and that all electrical equipment had to be elevated to the flood protection elevation. It would all be reviewed. The right-of-way already had many underground utilities.

7K. Docket No.: PV26-0005
Applicant: Village of Wheeling
Address: 77 W. Hintz Rd.
Request: Request for a Variation to Increase the Maximum Fence Height Associated with Facility Upgrades

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See the Findings of Fact for Docket No. PV26-0005.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PV26-0005 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10.070, Accessory Uses and Structures, and associated sections, to permit an increase in the maximum permitted fence height from 6 feet to 8 feet for the Village of Wheeling, located at 77 W Hintz Road, in accordance with the Project Description Letter prepared by Kyle Goetzelmann, dated 3/9/2026; and Site Plan dated 3/10/2026, and subject to the following condition:

1. Approval of the variance is contingent upon approval of PSPMIN26-0003 (minor site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PV26-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7L. Docket No.: PSPMIN26-0003
Applicant: Village of Wheeling
Address: 77 W. Hintz Rd.
Request: Request for Minor Site Plan Approval for Facility Upgrades and Related Site Improvements to the Vehicle Fueling Area

Ms. Knysz read the proposed conditions:

1. Minor Site Plan approval is contingent upon approval of Docket No. PV26-0005, variation to increase the fence height from 6 feet to 8 feet.

2. The fence shall be a black-coated chain-link fence (no privacy slats).

3. All landscaping removed as part of the proposed improvements, including the three (3) existing trees located within the landscaped island, shall be replaced in accordance with the approved Site Plan. Replacement trees shall be of similar species and shall meet the minimum size and planting standards of the Village

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Code. Any landscaping disturbed during construction shall be restored prior to the final inspection.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PSPMIN26-0003, granting minor site plan approval for facility upgrades and related site improvements to the vehicle fueling area located at 77 W. Hintz Road, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, and associated sections, in accordance with the Project Description Letter prepared by Kyle Goetzelmann, Village Engineer, dated 3/9/2026; and Site Plan dated 3/10/2026; and subject to the following conditions:

1. Minor Site Plan approval is contingent upon approval of Docket No. PV26-0005, variation to increase the fence height from 6 feet to 8 feet.

2. The fence shall be a black coated chain link fence (no privacy slats).

3. All landscaping removed as part of the proposed improvements, including the three (3) existing trees located within the landscaped island, shall be replaced in accordance with the approved Site Plan. Replacement trees shall be of similar species and shall meet the minimum size and planting standards of the Village Code. Any landscaping disturbed during construction shall be restored prior to final inspection.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

MOTION: Commissioner Myer moved, seconded by Commissioner Hyken, to approve the Minutes of the Regular Meeting of March 11, 2026 (including the Findings of Fact for Docket Nos. PSU25-0012, PV26-0003 and PV26-0004) and March 25, 2026 (including the Findings of Fact for Docket No. PSU25-0004).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

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There was no other business.

10. ADJOURNMENT

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to adjourn the meeting at 8:27 p.m. The motion was approved by a voice vote.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: April 22, 2026

Re: Docket No. PV25-0016
Request for a Variation to Permit the Installation of a 6 Foot Fence to Encroach 16 Feet Into the Required 25 Foot Front Yard Building Setback
Mohammed Khan (Representative for property owner)
157 W. Jeffery Avenue

Chairman Johnson called Docket No. PV25-0016. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, and Smart. Commissioner Karl was absent with prior notice. Also present were Village Planner Marcy Knysz, Village Attorney Mallory Milluzzi, and Village Engineer Kyle Goetzelmann.

Secretary Sprague reported that the variation was being sought to install a six-foot-tall fence to encroach 16 feet into the required front yard setback. He read the requirements for the zoning variation.

Ms. Knysz reported that in 2024, the petitioner came in and received a variation to install the fence at 9 feet. A condition was added that required the fence to be angled at the northeast corner to preserve the site distance for vehicles and pedestrians where it abutted the neighbor's driveway. The fence was installed in full compliance with the angle. Following that, the petitioner requested that the angled portion be removed. The staff denied the request, but the petitioner moved forward with the removal of the angle. Staff had safety concerns since it blocked the view of the sidewalk and did not recommend approval of the request. Staff requested that the angle be restored to its previous setting.

A sign language interpreter was provided for the petitioner.

The petitioner, Mohammed Khan, stepped to the podium and was sworn in.

Mr. Khan stated that he agreed with the 2024 request, but his personal circumstances had changed. He discussed his safety concerns about his children climbing the fence and that his son was hurt twice, so a change was needed. He asked whether any police reports indicated that it was unsafe for other members of the public. Ms. Knysz reported that they did not have that information.

Commissioner Sprague asked if the proposal was a six-foot fence to match the existing one. Mr. Khan confirmed that it was. Commissioner Sprague asked how it would help his son not to climb over the fence. Mr. Khan explained that there was a pole, and that if the fence was not at the angle and was flush with the neighbor's driveway, his son would not climb over it. Commissioner Sprague raised concerns about the son falling on his neighbor’s driveway. Mr. Khan explained that the son would not climb it and noted that he had almost gone to the hospital twice. The intent was to sell the property, and it had no wheelchair accessibility at home. He was concerned about the property value if the fence was moved back.

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Ms. Knysz noted that there were still fence posts every six feet if it was moved.

Commissioner Sprague commented that the fence could be adjusted to have a 45-degree angle at the corner. Mr. Khan noted that his son would still climb the fence. Commissioner Sprague discussed the safety concerns with the fence at a 90-degree angle and suggested a small notch in the fence.

Ms. Knysz noted that if they had the small notch, a custom piece of fence would be needed. Questions were opened to the public.

David Thomas, the son of the owner of the neighboring house, stepped to the podium and was sworn in. He explained that the middle portion of the fence was damaged and Mr. Khan had agreed to fix it since it was his fence. In July 2025, the neighbors were away on vacation, and upon their return, the fence had been replaced. The fence had been installed partially in the driveway and is impeding Mr. Thomas's mother from getting out of the car. Mr. Thomas noted that he could also not see the sidewalk at all when backing out of the driveway, which posed a safety issue. Mr. Thomas showed pictures of the fence to the Plan Commissioner's. Mr. Thomas's father went to speak to Mr. Khan, and the police were called on Mr. Thomas.

Ron Terromini, the owner of a property across the street, stepped to the podium and was sworn in. He discussed the poor state of the front and backyard of the subject property, which he believed would lower property values. He noted that there was no one in a wheelchair. There was a complete blind spot where the fence was. He commented that he believed it was also an eyesore and decreased the neighbor's property value.

Mr. Khan reported that there was no communication with the neighbor when his son fell, so he installed the fence. He reported that the neighbor painted their side of the fence black without his permission. He discussed that he wanted to change everything to make it better.

Commissioner Riles stated that he understood the safety concerns of Mr. Khan's children and others in the neighborhood. He asked why the proper channels were not gone through before making the change. Mr. Khan stated that it was only a temporary fence, but his son was in the hospital in Chicago and was taking priority. Mr. Khan stated that putting up a temporary fence did not make it right and that the proper channels had to be followed. Mr. Khan discussed that the process was too long, and his older son would have kept climbing the wall. Commissioner Riles stated that he understood the time limit, but it still did not allow the right to bypass the channels. Commissioner Smart had no questions. She commented that the rules and code were in place for everyone's safety.

Commissioner Hyken reiterated the comments of Commissioners Riles and Smart.

Commissioner Sprague explained that the Commission was to ensure the safety of everyone in the Village, which was why they had originally agreed to having the fence at the 45-degree angle. He stated that he could not support the presented request.

Commissioner Myer stated that she understood the personal circumstances, but actions were taken in direct violation of the approval received. She stated that she could not support the presented request.

In response to Chairman Johnson's question, Village Engineer Kyle Goetzelmann discussed that

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an angled fence would help improve the site line for visibility to the sidewalk.

Ms. Knysz stated that, if a diagonal fence configuration is proposed, a vision triangle must be depicted on the Site Plan, measured 20 feet in each direction from the driveway. Should any modification to the approved fence be proposed, a revised Site Plan must be submitted for staff review to verify that the fence remains located outside of the required vision triangle.

Mr. Thomas asked for the fence to follow the original permit due to the narrowness of the driveway. He stated that he was concerned that an angle would still have the fence over their property line.

Commissioner Sprague questioned why the fence was approved as shown in the permit. Ms. Knysz clarified that the permit was issued administratively by staff in full conformance with the Plan Commission's approval, which explicitly required the fence to be installed at an angle, subject to staff approval. While the approved Site Plan did not graphically depict the angled configuration, the controlling approval included a condition requiring that design, and staff implemented the permit accordingly.

Ms. Knysz read the proposed conditions for Docket No. PV25-0016:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the fence. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

Ms. Knysz explained that the approval was for the current fence layout.

The Commissioners had no further questions.

MOTION: Commissioner Sprague moved, seconded by Commissioner Myer, to approve Docket No. PV25-0016 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.04.050 R-3A Single-Family Residential District and associated sections, to permit the installation of a six-foot tall fence to encroach sixteen (16) feet into the required front yard setback along W. Jeffery Avenue for the property located at 157 W. Jeffery Avenue, in accordance with the Plat of Survey provided by the petitioner and subject to the following:

1. Within thirty (30) days from the granting of the variance by the Village of Wheeling, the petitioner shall submit an Application for Building Permit to the Department of Community Development for the fence. Upon demonstration of compliance with all Village regulations, the building permit shall be issued upon payment by the petitioner in which the building permit fee shall be doubled pursuant to the Schedule of Village Fees and Charges.

On the roll call, the vote was as follows:

AYES: None
NAYS: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
ABSENT: Commissioner Karl
ABSTAIN: None

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There being zero affirmative votes, the motion failed.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve closing Docket No. PV25-0016.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: April 22, 2026

Re: Docket No. PV25-0015
Request for a Variation to Reduce the Minimum Required Side Yard Setback on the North Property Line From 15 Feet to 0.5 Feet
Cubesmart, L.P.
1004 S. Milwaukee Avenue

Docket No. PV26-0008
Request for a Variation to Reduce the Minimum Required Front Setback Along Milwaukee Avenue From 25 Feet to 4.7 Feet
Cubesmart, L.P.
1004 S. Milwaukee Avenue

Docket No. PV25-0014
Request for a Variation to Reduce the Minimum Required Front Yard Setback Along Milwaukee Avenue From 25 Feet to 8.4 Feet
Cubesmart, L.P.
1042 S. Milwaukee Avenue

Chairman Johnson called Docket No's. PV25-0015, PV26-0008 and PV25-0014 on April 22, 2026. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, and Smart. Commissioner Karl was absent with prior notice. Also present were Village Planner Marcy Knysz, Village Attorney Mallory Milluzzi, and Village Engineer Kyle Goetzelmann.

Secretary Sprague reported that the applicant was seeking a variation to reduce the minimum required side-yard setback along the north property line from 15 feet to 0.5 feet. A variance was also sought to reduce the front-yard setback from 25 feet to 4.7 feet for the installation of a 40-foot-tall utility pole. The zoning variation requirements were reviewed.

Ms. Knysz explained that there were two different Cubesmart projects. One of the projects was up north at 1004 S. Milwaukee Avenue. Both projects involved installing solar panels on the buildings and the associated ground equipment. At the north location, there were two ground-equipment locations. Staff recommended approval for the ground equipment on the north setback, but not for the equipment on the front yard setback. The existing conditions were presented, and the equipment and the pole in the front yard were highlighted.

The 1042 S. Milwaukee project had one utility pole outside the property. Staff did not recommend approval of the front-yard setback, and there was a comment regarding the utility pole.

Ms. Knysz read the proposed conditions for Docket No. PV25-0015:

1. Approval of the variance is contingent upon approval of Docket No. PSPMIN26-0004

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(minor site plan and building appearance approval) and Docket No. PV26-0008 (variation to permit a decrease in the minimum required front yard setback along Milwaukee Avenue).

The petitioners stepped to the podium and were sworn in. Nick Standiford, attorney with Schain, Bank; Michael Keith, civil engineer with Atwell, Vincent Busano, project manager with Solar Landscape; Emily McCue, pre-construction manager with Solar Landscape; and Mary Marshall, senior manager of preconstruction, were all sworn in.

Mr. Standiford mentioned that he and Mr. Keith had experience with community solar projects and were excited to work with Solar Landscape as a client with nearby projects. He discussed that the projects were slightly different from their normal community solar projects, which were on the ground and smaller. Many people had asked for more projects on the roofs so that they would not be in the yard. Mr. Standiford explained that the side yard setback for the 1004 project was for the equipment, and the front yard setback involved relocating the pole. For the 1042 project, there was equipment in the front yard. He explained that the equipment could not be placed anywhere else since the properties were already fully developed and constrained the site.

Ms. McCue provided a background on the Solar Landscape company, noting that they developed, installed, and operated solar projects. The project and construction managers for the projects were all local. She explained the process of community solar, which involves Solar Landscape building projects on commercial rooftops to generate energy, with the energy fed back into the utility grid, and subscribers then receive a credit for the generated electricity. The projects had to be accepted by the Illinois Shines program, and both had been. The benefits included a guaranteed discount on the cost of solar credits applied to the utility bill, grid strengthening, renewable energy that reduces carbon emissions, and rooftop buildings that would otherwise go unused. Both projects were on Cubesmart buildings in the B-3 zone, and they had both passed the structural assessment. There was a written FAA determination of No Hazard, and the conditions could be satisfied. 1004 S. Milwaukee would generate enough energy to power 84 homes, and 1042 S. Milwaukee would generate enough energy to power 129 homes.

Ms. McCue presented the site plans for each property. She noted the need for the setbacks. For 1004 S. Milwaukee Avenue, the existing pole would be removed and replaced with another pole a couple feet away. The current conditions of the area would not be impacted. For 1042 S. Milwaukee Avenue, the equipment was in the front yard because it was the only available location. A landscape plan was submitted to help improve the site. Pictures of equipment examples were provided.

Mr. Keith reiterated that all panels would be on the rooftop, with no overhangs. The only items on the ground were the equipment, including the LVAC disconnect switch, the solar AC panelboard, the 40-foot-tall customer-owned pole, the 40-foot-tall ComEd pole, the 40-foot-tall utility disconnect pole, the 40-foot utility metering pole, and the overhead cable. For 1042 S. Milwaukee Ave, the control panels and disconnect would be mounted to the building. All of the equipment was out of the right-of-way. The landscaping would consist predominantly of evergreen trees and shrubs for year-round coverage.

Ms. Marshall noted that a letter from the engineer of record was included in the materials handed out to the Plan Commission and provided more detail on all of the equipment, reviewed the ComEd requirements for clearance and accessibility, and provided detailed information from the National Electrical Code and safety requirements.

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He discussed the benefits the projects offered. He noted that the buildings were already constructed in the setbacks, so their additions would not change the buildings' appearance.

The Commissioners asked questions about the 1004 S. Milwaukee Ave building.

Commissioner Myer stated that she appreciated the energy that would be provided to the grid and asked for more clarity on why there was only one location for the utility pole within the front-yard setback area. It was explained that they did not want to cross onto someone else's property when running wires. It also remained in line with the existing utility line and infrastructure. Commissioner Myer asked if it could be shifted back from the street. It was stated that it had to be within the infrastructure and could not be moved.

Commissioner Sprague had no questions.

Commissioner Hyken asked why the pole had to be moved. It was explained that it was to avoid easement concerns. The existing pole necessitated running wires across the neighbor's property, which would require an assessment. They already had rights to the lines within the Cubesmart property.

Commissioner Smart had no questions but noted the same concerns about the poles in the front yard.

Commissioner Riles thanked the applicants for their presentation. He stated that he understood the reasoning for the requested variations.

Chairman Johnson asked why some of the equipment could not go underground. It was explained that each pole had equipment that had to be pole-mounted due to the electrical code. The equipment could not be fully underground due to safety and access concerns.

Commissioner Sprague asked if the one pole being moved could be underground. It was explained that it was not possible to keep it entirely underground since it would have to rise to meet the existing lines. It was discussed that they tried to go underground as much as possible, but ComEd's standards did not allow a lot of the equipment to be underground.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague to approve Docket No. PV25-0015 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required side yard setback from 15 feet to 0.5 feet for installation of a 600 kW rooftop solar collection system and associated ground-mounted equipment for Cubesmart, L.P., located at 1004 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/27/2026; and Equipment Specifications; and subject to the following conditions:

1. Approval of the variance is contingent upon approval of Docket No. PSPMIN26-0004 (minor site plan and building appearance approval) and Docket No. PV26-0008 (variation to permit a decrease in the minimum required front yard setback along Milwaukee Avenue).

On the roll call, the vote was as follows:

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AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz read the proposed conditions for Docket No. PV26-0008:

1. Approval of the variation is contingent upon approval of Docket No. PSPMIN26-0004 (minor site plan and building appearance approval) and Docket No. PV25-0015 (variation to permit a decrease in the minimum required side yard setback on the north property line).

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve Docket No. PV26-0008 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required front yard setback along Milwaukee Avenue from 25 feet to 4.7 feet for installation of a 40 foot tall utility pole associated with a 600 kW roof top solar collection system for Cubesmart, L.P., located at 1004 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/27/2026; and Equipment Specifications; and subject to the following conditions:

1. Approval of the variation is contingent upon approval of Docket No. PSPMIN26-0004 (minor site plan and building appearance approval) and Docket No. PV25-0015 (variation to permit a decrease in the minimum required side yard setback on the north property line).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve closing Docket No's. PV25-0015 and PV26-0008.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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Secretary Sprague read the requested variations and reviewed the zoning requirements for Docket No. PV25-0014.

Ms. Knysz read the proposed conditions for Docket No. PV25-0014:

1. Approval of the variance is contingent upon approval of PSPMIN26-0005 (minor site plan and building appearance approval).

Commissioner Sprague commented that ComEd would be moving the transformers to the next pole. He asked whether the transformer for Cubesmart could be moved there as well, so the existing pole could be used for the down feed instead of adding a third pole. The petitioners noted that they could ask about it.

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Riles, to approve Docket No. PV26-0014 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06.040, B-3 General Commercial and Office District, and associated sections, to permit a decrease in the minimum required front yard setback from 25 feet to 8.4 feet for installation of a 600 kW rooftop solar collection system and associated ground-mounted equipment for Cubesmart, L.P., located at 1042 S. Milwaukee Avenue, in accordance with the Project Description Letter prepared by Solar Landscape, received by the Village 10/27/2025; Plan Set prepared by Atwell, last revised 3/4/2026; Equipment Specification Sheets; and subject to the following conditions:

1. Approval of the variance is contingent upon approval of PSPMIN26-0005 (minor site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Smart moved, seconded by Commissioner Myer, to approve closing Docket No. PV25-0014.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz reported that the Village Board meeting was scheduled for May 4.

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FINDINGS OF FACT
AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Date: April 22, 2026

Re: Docket No. PV26-0005
Request for a Variation to Increase the Maximum Permitted Fence Height from 6 Feet to 8 Feet
Village of Wheeling
77 W. Hintz Road

Chairman Johnson called Docket No. PV26-0005. Present were Commissioners Riles, Hyken, Johnson, Sprague, Myer, and Smart. Commissioner Karl was absent with prior notice. Also present were Village Planner Marcy Knysz, Village Attorney Mallory Milluzzi, and Village Engineer Kyle Goetzelmann.

Secretary Sprague reported that the Village of Wheeling was seeking a variation to increase the maximum fence height for facility upgrades.

The petitioner, Village Engineer Kyle Goetzelmann, stepped to the podium and was sworn in. He reported that the Public Works Facility had an underground storage tank in place. Through inspections with the Fire Marshall, a leak was found from the outer wall into the space in between. The tank was emptied, but it needed to be replaced. For maintenance and environmental reasons, it was decided to proceed with an above-ground tank. The trees would be removed for construction and replaced with trees of the same species. The canopy would be removed and replaced. A black-coated chain link with no privacy slats, with barbed wire on the top for protection, would be added. The fence was requested to be eight feet tall to provide protection.

Commissioner Smart asked whether the fence was see-through or dark. Mr. Goetzelmann reported that it would be a chain-link fence, but it would have a black coating. The whole tank would be visible.

Commissioner Riles asked about the lighting. Mr. Goetzelmann reported that it was fairly well lit and that the canopy itself would also have underlighting.

Commissioner Hyken asked if bollards were being placed all around. It was confirmed they were.

Commissioner Sprague asked if the tank was 12,000 gallons. Mr. Goetzelmann confirmed that it was, with 8,000 for gasoline and 4,000 for diesel. It was approximately the same size. The biggest size felt necessary. Commissioner Sprague asked if the comprised tank was steel or metal. Mr. Goetzelmann stated that it was steel. Commissioner Sprague asked if fiberglass would have worked. Mr. Goetzelmann explained that fiberglass was more costly and that groundwater had caused corrosion of the existing tank. The tank would be removed and backfilled after testing for contaminants.

Ms. Knysz read the proposed conditions for Docket No. PV26-0005:

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1. Approval of the variance is contingent upon approval of PSPMIN26-0003 (minor site plan and building appearance approval).

The Commissioners had no further questions.

MOTION: Commissioner Myer moved, seconded by Commissioner Smart, to approve Docket No. PV26-0005 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10.070, Accessory Uses and Structures, and associated sections, to permit an increase in the maximum permitted fence height from 6 feet to 8 feet for the Village of Wheeling, located at 77 W Hintz Road, in accordance with the Project Description Letter prepared by Kyle Goetzelmann, dated 3/9/2026; and Site Plan dated 3/10/2026, and subject to the following condition:

1. Approval of the variance is contingent upon approval of PSPMIN26-0003 (minor site plan and building appearance approval).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

MOTION: Commissioner Myer moved, seconded by Commissioner Sprague, to approve closing Docket No. PV26-0005.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Johnson, Smart, Sprague, Myer, Riles
NAYS: None
ABSENT: Commissioner Karl
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Ms. Knysz reported that the Village Board meeting was scheduled for May 4.

Mr. Goetzelmann reported that they received a Community Project Funding Grant for the project and that the state would cover 80% of the installation costs.

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