Village of Morton Grove

PLAN COMMISSION MEETING

Monday, January 21, 2025 - 7:00 P.M.
Flickinger Municipal Center, 6101 Capulina Avenue, Morton Grove, IL 60053

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS:

CASE: PC 25-01

PETITION: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 6200 Lake Street in Morton Grove, Illinois (PIN 10-17-305-006-0000, 10-17-305-008-0000, 10-17-306-001-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is STR Partners LLC on behalf of Morton Grove School District 70.

CASE: PC 25-02

PETITION: Request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road in Morton Grove, Illinois (PIN 09-13-219-042-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is a+c architects on behalf of Varda & Company, LLC.

IV. OTHER BUSINESS: None

V. CLOSE MEETING

Note that all persons are welcome to attend the public meeting in-person as regularly scheduled. Comments relating to this case may also be submitted no later than 12:00 p.m. on Tuesday, January 21, 2025, to bnolin@mortongroveil.org. All comments received in relation to this case will be read at the public hearing for consideration by the Plan Commission.

MINUTES OF THE DECEMBER 17, 2024
MEETING OF THE MORTON GROVE PLAN COMMISSION
MORTON GROVE VILLAGE HALL, 6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

Pursuant to proper notice in accordance with the Open Meetings Act, the regular meeting of the Plan Commission was called to order at 7:19 p.m. by Chairman Chris Kintner. Secretary Kirchner called the roll.

Commissioners Present:	Dorgan, Gabriel, Kintner, Liston, Mohr and Stein
Commissioners Absent:	Hussaini
Village Staff Present:	Brandon Nolin, Community Development Administrator; Anne Kirchner, Planner/Zoning Administrator and Secretary
Trustees Present:	None

Chairman Kintner noted tonight's agenda did not have any PC cases for a public hearing. The meeting will focus on year-end discussion and 2025 priorities for the Plan Commission.

A motion to approve the minutes of the November 19, 2024 meeting was made by Commissioner Liston and was seconded by Commissioner Gabriel.

Commissioner Dorgan	voting	aye
Commissioner Gabriel	voting	aye
Commissioner Liston	voting	aye
Commissioner Mohr	voting	aye
Commissioner Stein	voting	aye
Chairman Kintner	voting	aye

Motion passed (6-0).

Mr. Nolin outlined the agenda for the meeting, covering 2025 Plan Commission priorities and a review of ZBA case load.

Ms. Kirchner noted a two-fold increase in the number of ZBA cases from 2023 to 2024. A large number of the cases were fence requests and driveway setback requests. Staff acknowledged that many cases involve a self-imposed hardship which is difficult for an applicant to understand.

Mr. Nolin presented potential Unified Development Code updates under 4 categories: Procedural, Economic Development, Topical and Clerical. Updates would clarify some code sections and improve the clarity of the code. Any updates would require review through a public hearing process and approval by the Village Board of Trustees.

Plan Commission roles and responsibilities were discussed as presented in the May 2024 online Plan Commissioner Training presented by the Illinois Chapter of the American Planning Association. Preparedness, active participation, and standards of review were covered.

DRAFT

Zoning Board of Appeals member's roles and responsibilities were also discussed. Of note, personal hardships are not zoning hardships.

Mr. Nolin discussed the recently awarded RTA Community Planning Grant to develop a Dempster Street Corridor Plan. A consultant, with support of Village staff, will develop a transportation corridor plan for portions of Dempster Street as well as road segments the provide connections between the Metra station and Dempster street.

Potential scope tasks involving the Plan Commission could include: Scope review, visioning workshops, review of conditions reports, review of goals and key strategies, plan framework review and public hearings.

Chairman Kintner asked for any other business or discussion. Hearing none, Commissioner Gabriel moved to adjourn the meeting by acclamation. The motion was seconded by Commissioner Dorgan.

The motion to adjourn the meeting was approved unanimously pursuant to a voice vote at 9:04 p.m.

Minutes by: Anne Kirchner

DRAFT

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: January 14, 2025

Re: Plan Commission Case PC 25-01
Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 6200 Lake Street in Morton Grove, Illinois (PIN 10-17-305-006-0000, 10-17-305-008-0000, 10-17-306-001-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is STR Partners LLC on behalf of Morton Grove School District 70.

STAFF REPORT

Public Notice

The Village provided Public Notice for the January 21, 2025, Plan Commission public hearing for PC 25-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 2, 2054. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 24, 2024.

Application Summary

STR Partners LLC ("applicant"), submitted a complete Special Use Permit application to the Department of Community and Economic Development and an Appearance Certificate is requested for the expansion of the existing school (Park View Elementary School) at 6200 Lake Street. The proposed project consists of the expansion of an addition to the northwest portion of the existing school, including a new two-story wing to the north and related landscaping.

Subject Property

The subject property consists of three (3) parcels occupied by the existing Park View Elementary School at 6200 Lake Street in Morton Grove, Illinois. The parcel is zoned R-1 Single Family Residence. The subject property is located to the north of Harrer Park (Morton Grove Park District) and to the east and south of the Linne Woods portion of the Cook County Forest Preserves, both of which are also zoned R-1. All surrounding properties to the east are zoned R-2 and improved with single-family residences.



Subject Property Location Map

Project Overview

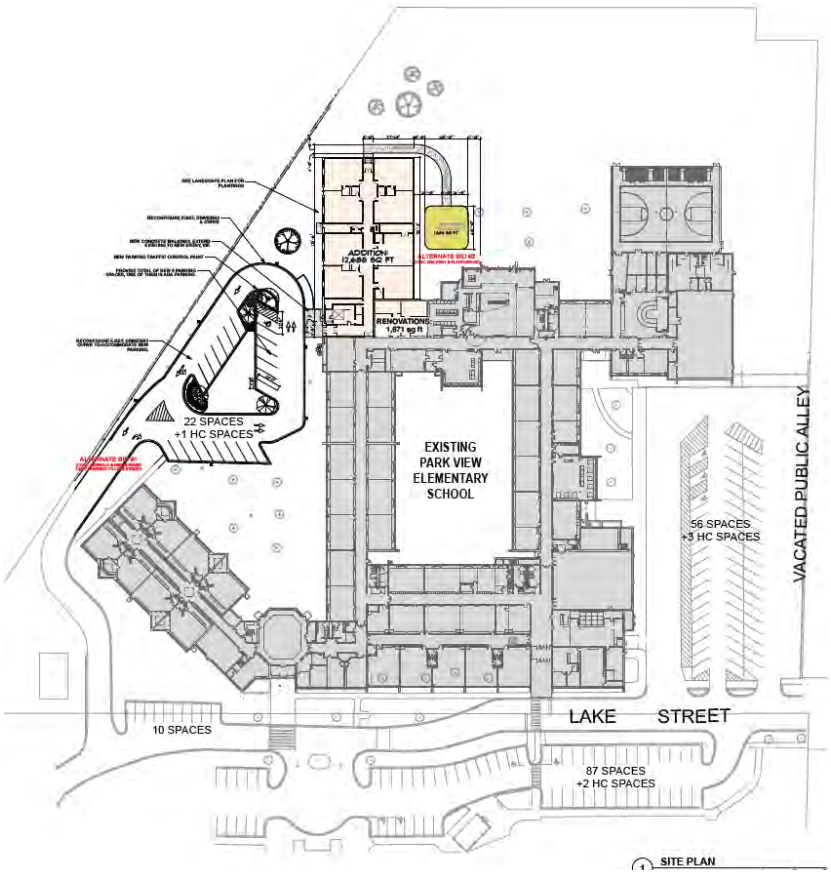
Morton Grove School District 70 is proposing to expand its existing school located at 6200 Lake Street. The project would include partial demolition of the western portion of the north façade (aligning with the westernmost hallway) and the addition of a new wing to the north including a partial second floor. No other portion of the existing building will be expanded or increased in height. The first floor of the proposed new addition is 12,688 sq. ft., and the second floor is 7,186 sq. ft. The floor area of the school would increase from 118,396 sq. ft. to 128,227 sq. ft., an increase of 2% of total floor area.

The north wall of the proposed addition would align closely with north wall of the existing gym located to the east, which represents the northernmost façade of the school building. The proposed addition would be located approximately eight feet (8 ft.) farther north, and sight lines to the addition from residential properties to the east would be limited due to distance and the location of the existing gym.

The first floor addition would provide six (6) additional classrooms each including a dedicated bathroom, a larger multipurpose room, and some miscellaneous office space The second floor of the proposed addition would serve as the administrative offices for the school district.

The adjoining parking lot to the west would be reconfigured for one-way circulation with a northbound lane closest to the school and a southbound lane closest to the adjacent forest preserve. The reconfigured circulation would provide for four (4) additional parking spaces. The access drive that curves around the existing building from the south would be straightened slightly as part of the project. No changes are proposed to existing parking or access to the site to the south and east of the school.

Proposed lighting is limited to four (4) light poles in the parking lot and wall sconces at the entryways. No new building signage is proposed.



Proposed Site Plan



Proposed Addition - Floor 1 (Left) & Floor 2 (Right)

Zoning Review

Park View Elementary School was constructed in the mid-twentieth century and there are no known special use permits or other ordinances guiding the current structure. Schools are a special use within the R-1 zoning district and expansion of the existing school requires a Special Use Permit.

Building Design

The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided in the following pages. All components of the addition would have a flat roof. The two-story portion of the addition (closest to the existing school) would have a height of 28.5 ft. and would achieve a similar roofline to the nearby gymnasium addition on east side of the school property. The northernmost portion of the proposed addition would be a single story that is 15.2 ft in height.

The first floor of the addition would use an orange brick to match the façade of the existing school building. The second floor would utilize vertical aluminum siding with a faux wood finish. The primary entrance to the proposed addition would be emphasized in the west façade using a combination of windows and spandrel glass from floor to roof, and a metal canopy over the door. Rooftop mechanicals would be screened by a metallic silver screen on all sides.

Bird-Friendly Building Design

The subject property is located adjacent to Linne Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, the applicant has included 2x2 dot pattern window film on all windows with the exception of the main entrance and some lower panels on first floor windows. The proposed bird strike film adheres to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the *American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf*).



Proposed East (Top) and West (Bottom) Elevations

Lighting

The applicant proposes the use four (4) light poles to be located in the parking lot to the west of the proposed addition, as well as wall sconces at entryways. The applicant submitted a revised photometric plan on January 14, 2025 showing levels of illumination along all lot lines. Pursuant Section 12-12-3 of the Unified Development Code, lighting for off-street parking areas must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures and would be 22.5 ft. in height (which is 2.5 ft. less than the maximum height permitted).

The only property line within proximity to the proposed addition is shared with the Forest Preserves of Cook County to the west. Light levels along the west lot line are between 0.1 and 0.8 foot-candles with a typical value of approximately 0.2 foot-candles. Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way.

Per comments from the Village Engineer, relocating the light poles to the outside of the circulation road provide the best chance of cutting light to the forest preserve (might need house-side shields) and improving the uniformity ratios. The northmost and westernmost light poles are the primary source of higher light levels along the property line, and at a minimum those two poles should be relocated to the opposite side of the drive aisle. Staff also recommend that a lighting be provided along the southern portion of the realigned drive leading to the drop-off area. *Staff recommends that as a condition of approval, the applicant modify the lighting plan to achieve as close to zero illumination at the northern property line, and provide lighting along the south access drive, subject to review and approval by the Village Engineer.* The applicant is expected to discuss the types of lighting fixtures proposed in the photometric plan and address concerns regarding spill over to adjacent properties.



Proposed Lighting Plan & Photometric Analysis

Landscape Design

The applicant submitted a landscape plan prepared by STR Partners, LLC. The existing school has landscaping in place and the proposed expansion and play surface installation would not impact compliance with the Village's requirement to maintain a landscaped yard a minimum of five (5) ft. in width. The reconfigured parking lot will be the location of the majority of proposed landscaping and would comply with requirements for shade trees and ground cover.

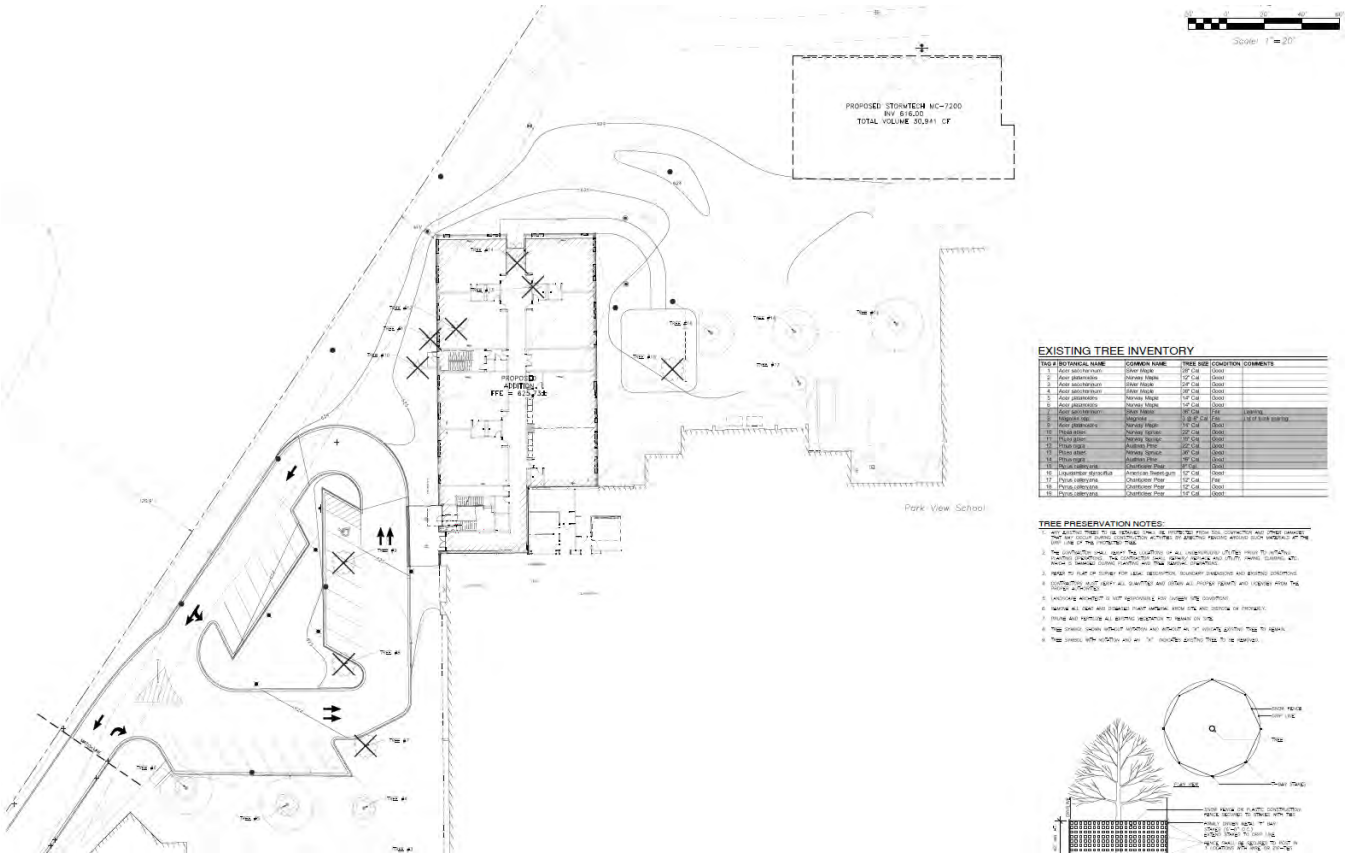
Tree Preservation

A total of nine (9) trees would be removed as part of the proposed project. Seven (7) of the trees to be removed would qualify as protected trees per the Village's recently approved Tree Ordinance (Ord. 24-28). The applicant is proposing to install six (6) canopy trees comprising three species (hackberry, sweet gum, and swamp white oak) that will be at least 2.5 inches in diameter, and three (3) eight foot (8 ft.) tall pine trees (White Pine), for a total of nine (9) replacement trees. The proposed tree species and sizes meet the replacement tree requirements of the Tree Ordinance.

Based on discussion with the Appearance Commission, the applicant agreed to swap a proposed "Sweet Gum" canopy tree for another species native to the northeast Illinois region. Submission of final plans and elevations consistent with discussions with the Appearance Commission has been included as a condition of approval within the recommended motion for consideration by the Plan Commission.

New Play Surface

The project includes the construction of a new rubber play surface to be located on the east side of the proposed addition in the courtyard area north of the main school building. The play surface could accommodate playground equipment in the future, but that has not been proposed by the applicant. The play surface would also be blocked from line of site from nearby residential properties to the east by the existing gymnasium. When accounting for the new addition and new play surface, total lot coverage increases from 22% to 26% which is well below the 55% maximum lot coverage permitted pursuant Section 12-4-2:D of the Unified Development Code.



Proposed Tree Preservation Plan

Traffic and Parking Impact

A traffic impact study was prepared by Eriksson Engineering Associates, Ltd. (EEA) and is included in the hearing packet for Case PC 25-01. The study demonstrated that the proposed site plan has sufficient off-street parking to meet the demands of the development and projected future traffic can be successfully accommodated on the surrounding roadway network and intersection controls. The report was present to the Traffic Safety Commission (TSC) on January 9, 2025.

Roadway Capacity

Capacity analyses were conducted for each intersection along Lake Street which functions as the primary access drive to the Park View Elementary School campus. The analysis was based on projected growth in student population from 862 to 922 students (an increase of 7%). Overall, service is anticipated to acceptable at intersections surrounding. EEA recommended that additional signage at the East Harrer Park driveway be required to discourage vehicles from making left-turns, and that additional signage at the West School Driveway is needed to prevent eastbound thru traffic on Lake Street during arrival and dismissal periods.

Parking Study

On school property, there are 88 existing spaces in the East, Lake Street, and West Lots with four spaces to be added in the proposed project (for a total of 92 spaces). The recommended parking supply for the school as a whole is 130 spaces which exceeds the on-site supply by 38 spaces. To address parking demand, the school district has a shared parking agreement with the Morton Grove Park District to share parking with Harrer Park. EEA has indicated that the 92 on-site parking spaces and the 160 Harrer parking spaces through the shared parking agreement are sufficient for the school.

Commission Review

Appearance Commission

On January 7, 2025, the Appearance Commission reviewed Case PC 25-01. At the conclusion of the discussion, the Appearance Commission voted unanimously (6-0) to recommend approval of the application. No additional comments were issued. The Staff Report to the Appearance Commission has been included as "Attachment A."

Traffic Safety Commission

On January 9, 2025, the Traffic Safety Commission (TSC) reviewed Case PC 25-01 and the Traffic Impact Study including a revision memo. At the conclusion of the discussion, the TSC voted unanimously (8-0) to recommend approval of the application. If the Plan Commission approves the request to amend the Special Use Permit, the following conditions were recommended for inclusion by the TSC (see "Attachment B"):

- *Warning signage should be provided for southbound traffic near the Park District west parking entrance to notify drivers left turns ahead at Dempster Street are prohibited.*

Departmental Review

The proposed project was reviewed by several department representatives with the Department of Public Works being the only department to provide comments (see "Attachment C").

- Building Department: No comments at this time.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: In review of the proposed project, the Village Engineer issued several comments dated January 14, 2025, regarding:
    - Discrepancies between the Traffic Study and proposed project details including inconsistent information regarding various parking counts.
    - Potential need for special event traffic control which is not discussed in the Traffic Impact Study
    - Lack of pavement markings in submitted plans.
    - Desire for a written traffic control policy.
    - Consideration for additional signage including a "Do Not Enter" signs
    - Need for additional discussion of Dempster congestion and school bus related congestion.

Standards for Review

The Standards for Special Uses are established in Section 12-16-4:C.5 of the Unified Development Code:

Standards For Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance To Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village Board of Trustees as a part of the special use permit.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 25-01, a request for a Special Use Permit to allow the expansion and modification of an existing school, all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E, at the property commonly known as 6200 Lake Street in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, elevations, and material specifications for review and approval. Final plans must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

2. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with a signage plan that includes installation of a warn sign for southbound traffic near the Park District west parking entrance to notify drivers left turns ahead at Dempster Street are prohibited*

3. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final lighting plan and photometric analysis, that achieves as close to zero illumination at the western property line and provides lighting along the south access drive, subject to review and approval by the Village Engineer.*

4. *The Applicant shall comply with all comments issued by the Village Engineer in the departmental comment form dated January 14, 2025, by strict or alternative compliance, subject to their respective approvals.*

Attachments

- Attachment A – Staff Report to the Appearance Commission for PC 25-01, prepared by Brandon Nolin, AICP, Community Development Administrator, dated December 24, 2024
- Attachment B – Plan Review Comment Form for PC 25-01, prepared by Keith White, Traffic Safety Commission Chair dated January 10, 2025
- Attachment C – Plan Review Comment Forms for PC 25-01, prepared by Chris Tomich, Village Engineer dated January 14, 2025
- Attachment D – Final Plans and Supporting Documents for PC 25-01

Attachment A
Staff Report to the Appearance Commission for PC 25-01
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated December 24, 2024

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: December 24, 2024

Re: Appearance Commission Case AC 25-02
Request for approval of an Appearance Certificate for site, landscape, and building plans associated with Case PC 25-01, a request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 6200 Lake Street in Morton Grove, Illinois (PIN 10-17-305-006-0000, 10-17-305-008-0000, 10-17-306-001-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is STR Partners LLC on behalf of Morton Grove School District 70.

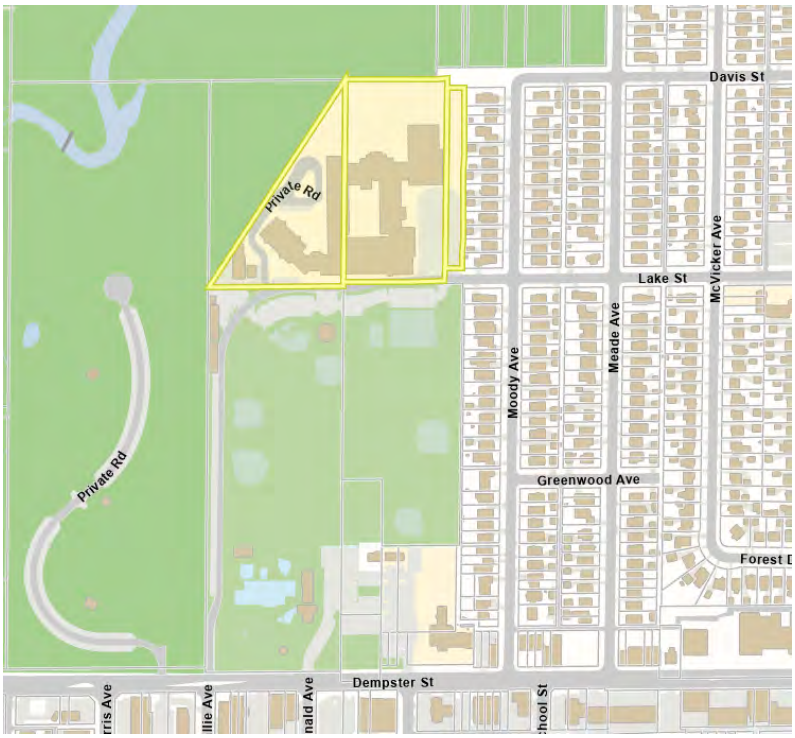
STAFF REPORT

Application Summary

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Subject Property

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Subject Property Location Map

Project Overview

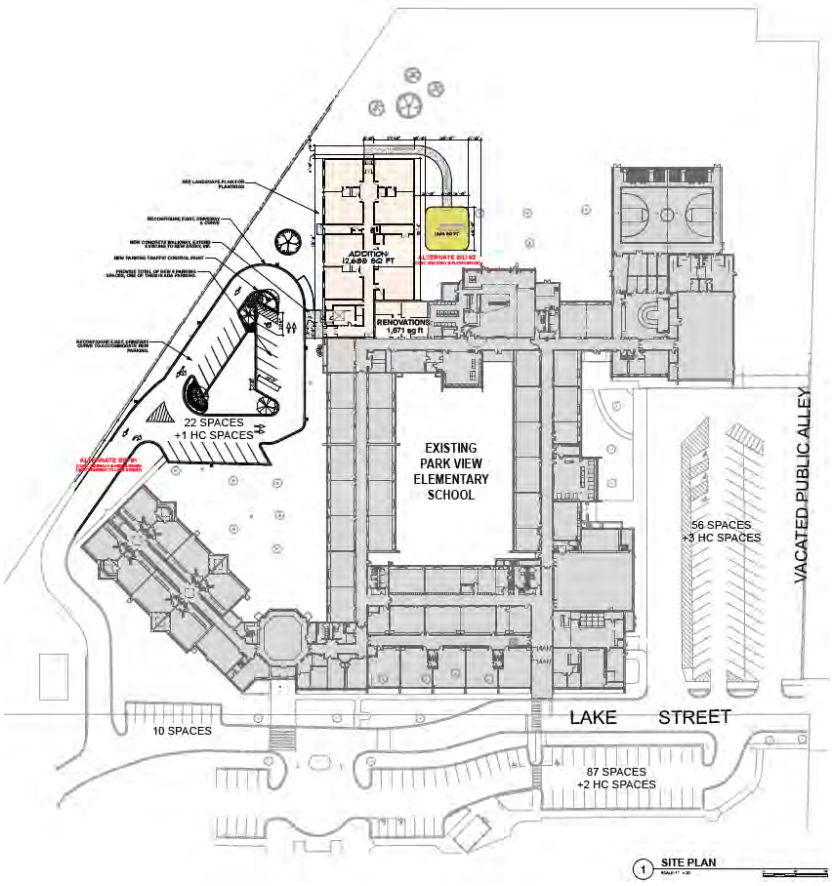
Morton Grove School District 70 is proposing to expand its existing school located at 6200 Lake Street. The existing school would be expanded including partial demolition of the western portion of the north façade (aligning with the westernmost hallway) and the addition of a new wing to the north including a partial second floor. No other portion of the existing building will be expanded or increased in height. The first floor of the proposed new addition is 12,688 sq. ft., and the second floor is 7,186 sq. ft. The floor area of the school would increase from 118,396 sq. ft. to 128,227 sq. ft., an increase of 2% of total floor area.

The north wall of the proposed addition would align closely with north wall of the existing gym located to the east, which represents the northernmost façade of the school building. The proposed addition would be located approximately eight feet (8 ft.) farther north, and sight lines to the addition from residential properties to the east would be limited due to distance and the location of the existing gym.

The first floor addition would provide six (6) additional classrooms each including a dedicated bathroom, a larger multipurpose room, and some miscellaneous office space The second floor of the proposed addition would serve as the administrative offices for the school district.

The adjoining parking lot to the west would be reconfigured for one-way circulation with a northbound lane closest to the school and a southbound lane closest to the adjacent forest preserve. The reconfigured circulation would provide for approximately nine (9) additional parking spaces. No changes are proposed to existing parking or access to the site to the south and east of the school.

Proposed lighting is limited to four (4) light poles in the parking lot. No new building signage is proposed.



Proposed Site Plan



Proposed Addition - Floor 1 (Left) & Floor 2 (Right)

Building Design

The applicant provided elevations and renderings of the proposed expansion. Sample imagery of the proposed façade materials are provided in the following pages.

All components of the addition would have a flat roof. The two-story portion of the addition (closest to the existing school) would have a height of 28.5 ft. and would achieve a similar roofline to the nearby gymnasium addition on east side of the school property. The northernmost portion of the proposed addition would be a single story that is 15.2 ft in height.

The first floor of the addition would use an orange brick to match the façade of the existing school building. The second floor would utilize vertical aluminum siding with a faux wood finish. The primary entrance to the proposed addition would be emphasized in the west façade using a combination of windows and spandrel glass from floor to roof, and a metal canopy overthe door. Rooftop mechanicals would be screened by a metallic silver screen on all sides.

Bird-Friendly Building Design

The subject property is located adjacent to Linne Woods portion of the Forest Preserves of Cook County. To mitigate bird collisions, the applicant has included 2x2 dot pattern window film on all windows with the exception of the main entrance and some lower panels on first floor windows. The proposed bird strike film adheres to bird-friendly design guidelines contained in the "Bird-Friendly Building Design" manual of the *American Bird Conservancy (2015, https://abcbirds.org/wp-content/uploads/2015/05/Bird-friendly-Building-Guide_2015.pdf*).



Proposed East (Top) and West (Bottom) Elevations





First Floor Material
Brick: Match Existing
Nevada Bld Modular,
The Belden Brick Company

Second Floor Material:
Longboard Aluminum Siding (6"
Vertical Tongue & Groove)
Dark Cherry

Proposed Façade Material – Matching Brick for First Floor (Bottom Left);
Faux Wood Panel System for Second Floor (Bottom Right) (Source: Applicant)

Landscape Design

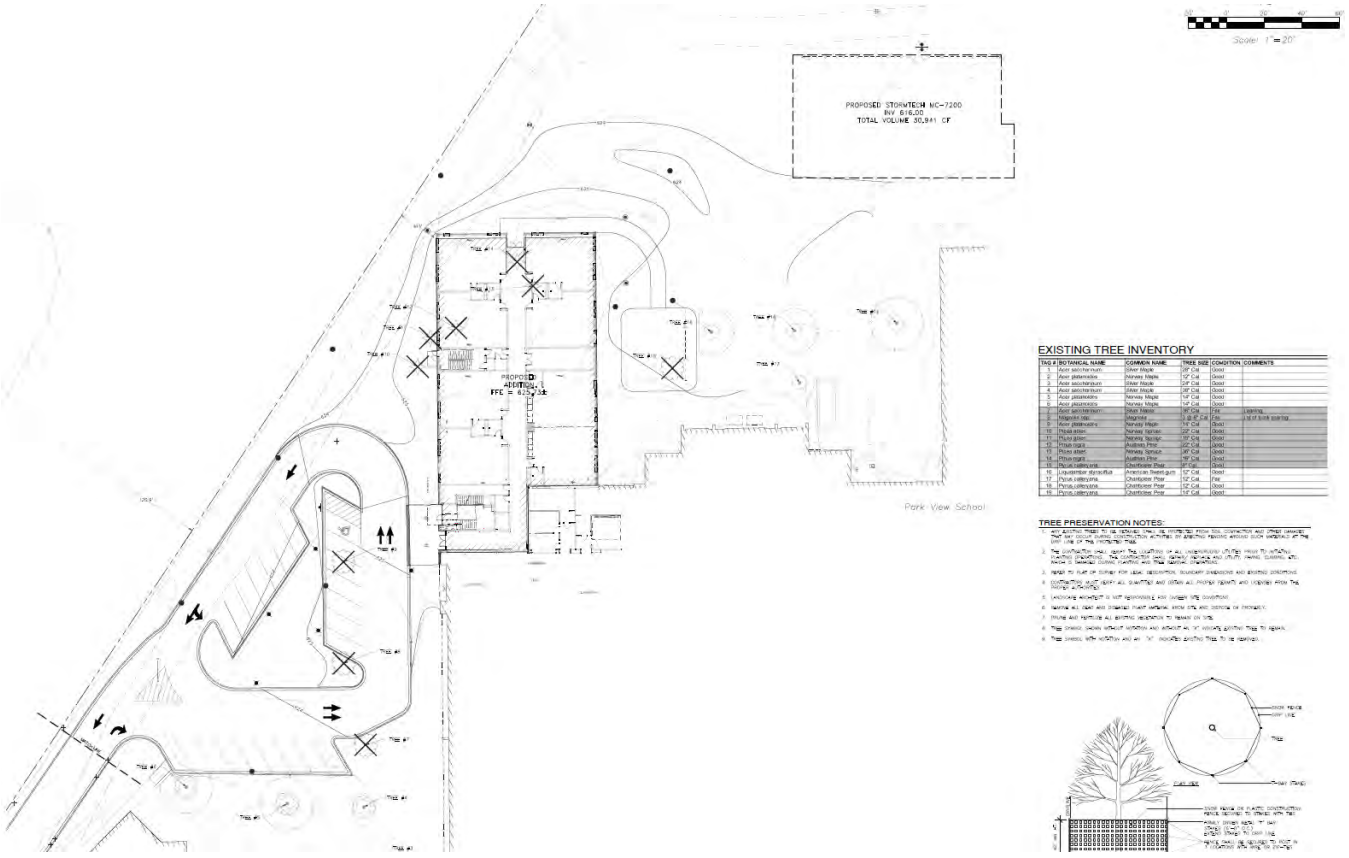
The applicant submitted a landscape plan prepared by STR Partners, LLC. The existing school has landscaping in place and the proposed expansion and play surface installation would not impact compliance with the Village's requirement to maintain a landscaped yard a minimum of five (5) ft. in width. The reconfigured parking lot will be the location of the majority of proposed landscaping and would comply with requirements for shade trees and ground cover.

Tree Preservation

A total of nine (9) trees would be removed as part of the proposed project. Seven (7) of the trees to be removed would qualify as protected trees per the Village's recently approved Tree Ordinance (Ord. 24-28). The applicant is proposing to install six (6) canopy trees comprising three species (hackberry, sweet gum, and swamp white oak) that will be at least 2.5 inches in diameter, and three (3) eight foot (8 ft.) tall pine trees (White Pine), for a total of nine (9) replacement trees. The proposed tree species and sizes meet the replacement tree requirements of the Tree Ordinance.

New Play Surface

The project includes the construction of a new rubber play surface to be located on the east side of the proposed addition in the courtyard area north of the main school building. The play surface would be 1,569 sq. ft., centrally located along the east wall of the addition, and offset by 10 feet into the courtyard. The play surface could accommodate playground equipment in the future, but that has not been proposed by the applicant. The play surface would also be blocked from line of site from nearby residential properties to the east by the existing gymnasium.



Proposed Tree Preservation Plan

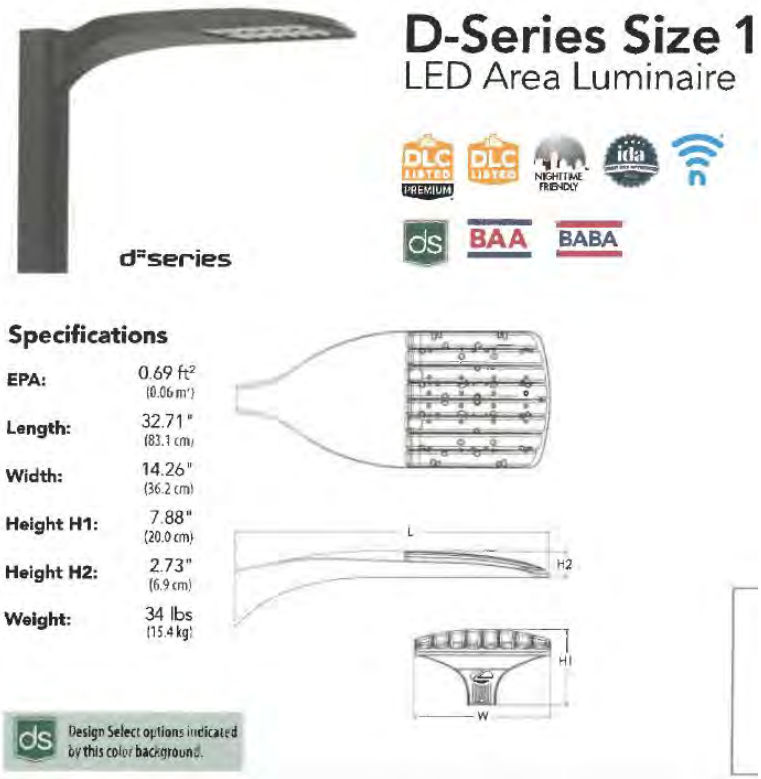
Lighting

The applicant proposes the use four (4) light poles to be located in the parking lot to the west of the proposed addition.

The applicant submitted a photometric plan showing levels of illumination along all lot lines. Per Section 12-12-3, for off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source's horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan can be configured as full cutoff fixtures and would be 22.5 ft. in height (which is 2.5 ft. less than the maximum height permitted).

The only property line within proximity to the proposed addition is shared with the Forest Preserves of Cook County to the west. Light levels along the west lot line are between 0.1 and 0.8 foot-candles with a typical value of approximately 0.2 foot-candles. Per Section 12-4-3:B.5, lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way.

No lighting has been proposed for the site beyond the parking lot, including no lighting for the new entrance. The applicant should speak to the types of lighting fixtures proposed in the photometric plan and address concerns regarding sufficient safety lighting, and potential glare at the Forest Preserves property line.



Proposed Light Pole Fixtures (Source: Lithonia)

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
    a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
    b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
    c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
    d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
    a. Standards: Appearance standards as set forth in this chapter.
    b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
    c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
    d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
    e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
    f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
    g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
    h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site, landscape, and building plans, for the expansion and modification of an existing school under Special Use Permit (PC 25-01) for the property commonly known as 6200 Lake Street in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

Attachment B
Plan Review Comment Form for PC 25-01,
Prepared by Keith White, Traffic Safety Commission Chair
Dated January 10, 2025

REVIEWING: BUILDING FIRE POLICE PUBLIC WORKS/ENGINEERING TSC

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/9/2024

CASE NUMBER: PC 25-01

APPLICATION: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 6200 Lake Street in Morton Grove, Illinois (PIN 10-17-305-006-0000, 10-17-305-008-0000, 10-17-306-001-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is STR Partners LLC on behalf of Morton Grove School District 70.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, January 10, 2024.**

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

Add warning signage for southbound traffic near the Park District west parking entrance to notify drivers left turns ahead at Dempster Street are prohibited.

These comments accurately represent existing Village regulations or policies.

Name (please print): Keith White, TSC Chairman

Signed:

Date: 01/10/2025

Attachment C
Plan Review Comment Forms for PC 25-01
Prepared by Chris Tomich, Village Engineer
Dated January 14, 2025

REVIEWING: BUILDING FIRE POLICE PUBLIC WORKS/ENGINEERING TSC

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/9/2024

CASE NUMBER: PC 25-01

APPLICATION: Request for a Special Use Permit to allow the expansion and modification of an existing school at the property commonly known as 6200 Lake Street in Morton Grove, Illinois (PIN 10-17-305-006-0000, 10-17-305-008-0000, 10-17-306-001-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is STR Partners LLC on behalf of Morton Grove School District 70.

A Special Permit Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by Friday, January 10, 2024.

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

1. GENERAL – Staff has identified discrepancies in the Traffic Study. It is recommended the Traffic Study be revised to eliminate all discrepancies and address any and all changes required by the plan approval process. The purpose would be to provide an updated Traffic Study that is consistent with an approved Special Use Permit. It should be submitted for approval by the Village before applying for a Site Improvements Permit.
2. GENERAL - Note that the public streets abutting this site are Dempster Street and a 222-foot segment of Lake Street extending westward from the centerline of Moody Avenue. This is important because the segment referred to throughout the application materials is called Lake Street, which may incorrectly lead a reviewer to believe that Lake Street is owned and maintained by the Village. The segment of Lake Street located on private property is owned and maintained cooperatively by the Morton Grove Park District and School District 70. The various traffic management activities and practices described in the Traffic Study are controlled by those districts, not the Village.
3. GENERAL – The Traffic Study does not evaluate how events in the gymnasium, if any do occur either during or after school, might affect traffic or parking demand. The worst-case scenario would likely involve a simultaneous school event and park event with parking demand that exceeds parking supply. A similarly undesirable event would be a school event with parking supply that does not exceed the parking supply, but that visitors choose to park closer to the school entrance on public streets rather than parking in more distant parking spaces on Park District property. The applicant should be able to address how these situations could be prevented or mitigated.
4. GENERAL – Engineering Plans – Plans are not provided with pavement markings clearly called out. The permit application will need to include pavement marking plans.
5. GENERAL - Traffic Study: 'Summary' – Park View School is in Morton Grove, not in Highland Park. This should be noted and corrected.
6. TRAFFIC - Passenger cars, buses and pedestrians all share space in a congested area to move throughout the site; the situation is common for suburban schools, but not ideal. Village staff has worked with School District staff over the years to support their efforts to safely improve capacity. The current circulation process was reviewed in the past few years and was found to work satisfactorily. However, Public Works Department staff also considers it to rely heavily on trained, human control to maintain that level of safety. It would be practical to have a written policy providing details of the traffic control plan during start and release

times for the school. A written policy approved by the Village could be included as a condition of the Special Use Permit. Perhaps the fact that the School District is a public taxing body with elected officials reduces the need for this type of assurance for safety.

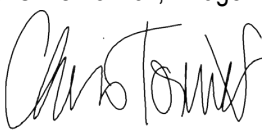
7. TRAFFIC – A 'Do Not Enter' sign could be considered at the East Lot Middle Drive intersection with the access drive to reduce northbound wrong way travel.
8. TRAFFIC – Traffic Study: 'Existing Conditions'; 'School Procedures and Observations' – The last sentence of paragraph 3 states, "Eastbound traffic on Lake Street backed up approximately two blocks at the peak times when many of the buses were arriving." The buses would be arriving in the westbound direction and departing in the eastbound direction. Also, referring to a two-block back-up would seem to be referring to the area east of the school, where blocks can be conveniently measured and would also seem to be referring to westbound traffic. The applicant should be able to clarify whether the statement is correct and how backups might affect non-school related traffic.
9. TRAFFIC – Traffic Study: 'Analyses', 'Dempster Street at Lake Street and Callie Avenue' – It is stated that "Traffic turning left from Dempster Street to Lake Street or Callie Avenue works well from the existing painted median. No further improvements are recommended." There is a wide and hatched painted median on Dempster Street at Lake Street which separates the dedicated left-turn lanes on Dempster Street for southbound Ferris Avenue or northbound Fernald Avenue into Harrer Park. There is approximately 40 ft between the beginnings of these turn-lane entrance tapers. It should be clarified if eastbound Dempster Street ever became backed up or delayed while an eastbound vehicle waits for an opening to turn left across the median and two westbound lanes onto northbound Lake Street or if conflicts arose with a westbound vehicle attempting to enter the westbound left-turn lane at Ferris Avenue or turn left onto southbound Callie Avenue. It is not uncommon for a driver entering a left-turn lane to cross over the double-yellow median line especially when the left-turn lane queue is full to the taper. Also, it has been observed that a vehicle appears to be entering the left-turn lane for southbound Ferris Avenue, but then stops short to turn into the McDonald's parking lot just east of Ferris. While this lead vehicle waits for eastbound Dempster to clear, this can cause any trailing traffic entering the left-turn lane for Ferris Avenue to back up and wait until the leading vehicle clears.
10. TRAFFIC – Traffic Study: 'Analyses', 'East School Lot Drives' – "East Drive" refers to the westmost drive of the three circulation aisles and may be more intuitively referred to as "Western Drive".
11. TRAFFIC – Traffic Study: 'Analyses', 'Parking' – The second and third paragraphs were re-peated.
12. TRAFFIC – Traffic Study: Table 4; Level of Service and Delay – In the first column under 'Intersection', the second row is described as "Dempster Street and Callie Avenue at Lake Street (Two-Way Stop)." This is confusing. It is believed this should read "Dempster Street at Callie Avenue and Lake Street."
13. TRAFFIC – Traffic Study: 'Analyses'; 'Parking Supply' – The Traffic Study states that traffic circulation near the building addition will be changed from clockwise to counterclockwise. This will be a new point for students to enter and exit the building. The new circulation will ensure the passenger-side door will be abut the sidewalk and reduce the need for students to cross the path of a car. Staff supports this change.
14. TRAFFIC - Traffic Study: 'Summary' – The Traffic Study recommends additional signage at the East Harrer Park driveway to discourage the few vehicles from making left-turns onto Dempster Street. Signage is often ineffective unless backed up by enforcement. Making physical improvements to the private drive shared by the School District and Park District would be a more effective way to prevent left turns onto Dempster Street than signage. However, the feasibility of making physical improvements and the overall benefit of eliminating those prohibited left turns has not yet been assessed.
15. PARKING – The School District relies on the Park District for a significant part of its parking supply and traffic circulation. This shared use is an efficient use of community resources and the Village should be supportive. Staff advocates having an agreement to ensure the use and cooperation of this land in order to reduce the chance school parking would be moved into the adjacent Village streets. It should be a condition of the Special Use Permit that School District 70 maintains a long-term agreement with the Park District to always maintain the number of parking spaces required for school operations.
16. PARKING – The Traffic Study prepared by Eriksson Engineering Associates, Ltd. and Detailed Site Plans prepared by STR Partners LLC provide different information from one another related to parking demand, accessible parking, shared parking, and on-site parking. The applicant should resolve those differences to provide a clear statement of all aspects of the parking described in each document.
17. PARKING - Village staff is unsure whether the calculation of accessible parking conforms to Illinois accessibility minimum requirements. If it does not, then it would reduce the total number of parking spaces in the proposal.
18. PARKING – Traffic Study: 'Analyses', 'Parking Supply' – The section concludes with the statement, "Parking for special events at

the school can be accommodated by a combination of off-street parking and on-street parking by the school." The preceding analyses indicate there is adequate on-site parking and shared parking (by agreement) with the adjacent Harrer Park facility. It would be important for the applicant to clarify for the public what type of events, frequency, and extent of impact they expect on-street parking to have. Parking demand that exceeds the off-street supply could negatively impact the residential neighborhood. There are occasionally traffic impacts on Moody Avenue to the north and south of Lake Street as well on a short segment of Lake Street east of Moody Avenue. It seems likely that with more students in the school that impacts to Village streets could become more frequent. It would be desirable for the School District to notify the Village when these impacts to Village streets are foreseeable.

19. PARKING – Traffic Study: 'Analyses', 'Parking' – The analysis of the Zoning Code assumes an increase of the existing staff of 118 by 7% to a predicted count of 127 based on the predicted student population percentage increase after expansion. This analysis does not include the additional advised parking supply based on 1 space per 500 sf of the administrative building square footage. This is shown on the Site Plan from STR Partners, LLC dated 12/5/2024 included with the application. This amounts to 15 additional spaces to be supplied which would bring the existing condition to 133 spaces advised and the post development condition to 142 spaces advised.
20. PARKING – Traffic Study: 'Analyses', 'Parking' – The fourth paragraph states "With estimated increase in staff, the parking demand would increase to 123 parked vehicles." In this section's second paragraph, it was noted "Assuming the 118 existing staff count increases proportionately with the student population (+7%) there would be 127 staff requiring 127 parking spaces." The applicant should clarify this discrepancy and revise the Traffic Study, if necessary.
21. PARKING – Traffic Study: 'Analyses', 'Parking' – The last paragraph states "Based on the analysis above, Park View School should supply 130 spaces for staff and visitor parking. This does not include the additional parking used by parents during arrival and dismissal." This summary does not include the 15 spaces advised for the administrative building square footage described in the previous comments. Also, it does not explain how visitor parking or how the demand for parent pickup and drop off are accounted for. The applicant should be able to clarify these aspects of the parking supply calculations and revise the Traffic Study, if necessary.

These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed: 

Date:01/10/2025

Attachment D
Final Plans and Supporting Documents for PC 25-01

1. *Special Use Application, submitted by STR Partners, LLC, received December 9, 2024*
2. *Legal Description, submitted by STR Partners, LLC, received December 9, 2024*
3. *Evidence of Ownership, submitted by STR Partners, LLC, received December 9, 2024*
4. *Written Authorization from Property Owner Morton Grove School District 70, dated December 3, 2024*
5. *Plat of Survey of 6200 Lake Street, prepared by TFW Consulting, Inc., dated September 19, 2024*
6. *Detailed Site Plan, prepared by STR Partners, LLC, dated December 5, 2024*
7. *Detailed Landscape Plans, prepared by STR Partners, LLC, dated December 6, 2024*
8. *Interior Floor Plans, prepared by STR Partners, LLC, dated December 4, 2024*
9. *Lighting Plans, prepared by STR Partners, LLC, dated September 13, 2024*
10. *Photometric Plan, prepared by KSA Lighting & Controls, dated January 13, 2025*
11. *Building Elevations (Color), prepared by STR Partners, LLC, dated December 4, 2024*
12. *Materials Palette in (Color), submitted by STR Partners, LLC, dated December 5, 2024*
13. *Stormwater Management Report, prepared by Eriksson Engineering Associates, Ltd., dated October 29, 2024*
14. *Traffic and Parking Study, prepared by Eriksson Engineering Associates, Ltd., dated December 6, 2024*
15. *Traffic and Parking Study Staff Comments Memorandum, prepared by Eriksson Engineering Associates, Ltd., dated January 8, 2025*

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

December 6, 2024

Re: Formal Application to Village of Morton Grove Department of Community and Economic Development For Special Use - Park View Elementary and D70 District Office Addition

Dear Community Development Administrator Brandon Nolin and Commission Members,

Enclosed please find the requested documents for the formal Special Use Application to the Village of Morton Grove Department of Community and Economic Development for the Park View Elementary and District Office Addition project. These documents include:

1. Special Use Application with Responses to Standards (Special Use)
2. Evidence of Ownership
3. Written authorization from the property owner
4. Current plat of survey
5. Detailed Site Plans
6. Detailed Landscape Plan
7. Interior Floor Plans
8. Lighting Plans
9. Building Elevations (Color)
10. Materials Palette in (Color)
11. Engineering Plans
12. Traffic Study

Morton Grove School District 70 will be hand delivering the requested checks for the fees and escrow to the Village Office.

Sincerely,
STR Partners LLC

Sandy Steinau-Weber, AIA, LEED AP BD + C
Project Manager

1. SPECIAL USE APPLICATION

SPECIAL USE APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: PC 25-01 Date Application Filed: Dec. 9, 2024

APPLICANT INFORMATION

Applicant Name: Alan Armbrust (STR Partners LLC) on behalf of Morton Grove School District 70
Applicant Organization: STR Partners LLC
Applicant Address: 350 W. Ontario St. Suite 200
Applicant City / State / Zip Code: Chicago, IL 60654
Applicant Phone: 312-464-1444
Applicant Email: alan@strpartners.com
Applicant Relationship to Property Owner: Architect
Applicant Signature:

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: Matt Condon of Morton Grove School District 70
Owner Address: 6200 Lake St.
Owner City / State / Zip Code: Morton Grove, IL 60053
Owner Phone: 847-965-6200
Owner Email: mcondon@mgsd70.org
Owner Signature:

PROPERTY INFORMATION

Common Address of Property: 6200 Lake Street
Property Identification Number (PIN): 10-17-305-006-0000,10-17-305-008-0000
Property Square Footage: 392,475 Sq. Ft.
Legal Description (attach as necessary):
Property Zoning District: R-1 Single Family Residence

APPLICATION INFORMATION

Requested Special Use: PK - 8 School
Purpose of Special Use (attach as necessary): The purpose of the special use is an addition to the existing K - 8 Grade School to provide additional facilities and grade levels for the growing needs of the community of Morton Grove.

RESPONSES TO STANDARDS FOR SPECIAL USE

Provide responses to the seven (7) Standards for Special Use as listed in Section 12-16-4-C-5 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The Special Use Standards are as follows:

a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The revised special use will continue to serve the public convenience as the community Pk-8 Grade School.

b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The revised special use will continue to not be injurious to the use and enjoyment of the other property in the immediate vicinity of the subject property and the improvements may lead to increased property valuations within the neighborhood.

c. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The building involved in the revised special use are set well away from the property boundaries and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate utilities, access roads, and necessary facilitie have been provided for the revised revision to the special use.

e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Adequate measures are taken to provide ingress and egress so designed to minimize traffic congestion in the public streets and may improve any current congestion.

f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove.

The proposed current use is not contrary to the objective of the current Comprehensive Plan for the Village of Morton Grove. The proposed building is an addition to an existing K-8 Grade School previously approved for special use.

g. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Commission.

The special use conforms to the applicable regulations of the district in which it is located, except as such regulations may be modified pursuant to the recommendations of the Commission.

MORTON GROVE SCHOOL DISTRICT 70 PARK VIEW SCHOOL
6200 LAKE ST., MORTON GROVE, IL 60053

LEGAL DESCRIPTION:

PARCEL A:
THE NORTH 653.75 FEET OF THAT PART OF THE EAST 4.938 CHAINS OF THE WEST 21.528 CHAINS LYING SOUTH OF THE NORTH 10 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE NORTH 653.75 FEET OF THE EAST 20 ACRES OF THE WEST 16.59 CHAINS OF THAT PART OF THE AFORESAID SOUTHWEST 1/4 WHICH LIES SOUTH OF THE NORTH 10 CHAINS THEREOF (EXCEPTING FROM SAID EAST 20 ACRES THAT PART LYING WEST OF A LINE BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST 16.59 CHAINS AND THE SOUTH LINE OF SAID NORTH 10 CHAINS TO A POINT ON THE WEST LINE OF SAID EAST 20 ACRES WHICH IS 668 FEET SOUTH OF THE NORTHWEST CORNER THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 351 IN OLIVER SALINGER AND COMPANY'S SECOND DEMPSTER STREET SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A: THE WEST 1/2 OF THE NORTH-SOUTH 16 FOOT WIDE VACATED ALLEY LYING EAST OF AND ADJOINING PARCEL 2 AFORESAID.

2. EVIDENCE OF OWNERSHIP

GEO E COLE & CO CHICAGO
LEGAL BLANKS

No. 806
(NEW FEB. 1960)

WARRANTY DEED—Statutory
(ILLINOIS)
(INDIVIDUAL TO CORPORATION)

Approved By (Chicago Title and Trust Co.
(Chicago Real Estate Board

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 23 '61 12 46 PM

18 092 348

Sidney R. Olsen
RECORDER OF DEEDS

(The Above Space For Recorder's Use Only)

18092348

30-99-116

23-57

THE GRANTORS Merrill B. Oransky and Freda R. Oransky, his wife,

of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten ($10.00) and other good and valuable ~~DOLLARS~~ considerations in hand paid,
CONVEY and WARRANT to TRUSTEES OF SCHOOLS, Township 41 North, Range 13, East of the 3rd Principal Meridian, for use and benefit of School District No. 70, Cook County, Illinois.
a corporation created and existing under and by virtue of the Laws of the State of Illinois / Municipal
having its principal office in the Village of Morton Grove and
State of Illinois the following described Real Estate situated in the County
of Cook in the State of Illinois, to wit:

Lot 351 in Oliver Salinger & Co.'s
2nd Dempster Street Subdivision in the
East Half of the S. W. 1/4 of Section 17,
Township 41 North, Range 13, East of the
Third Principal Meridian, in Cook County,
Illinois.

325



"RIDERS" OR REVENUE STAMPS HERE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to 1960 General Real Estate Taxes and all years subsequent thereto, and all restrictions of record.

DATED this 16th day of January 1961

(Seal) Merrill B. Oransky (Seal)

(Seal) Freda R. Oransky (Seal)

JOSEPH ROSENBERG
NOTARY PUBLIC
COOK COUNTY, ILL.
SIGNATURE

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Merrill B. Oransky and Freda R. Oransky, his wife,

IMPRESS SEAL HERE

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of January 1961

Commission expires April 22, 1962

Joseph Rosenberg
NOTARY PUBLIC

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

MAIL TO: NAME
ADDRESS
CITY AND STATE

OR RECORDER'S OFFICE BOX NO. 122

DOCUMENT NUMBER

18 092 348

OWNERS TITLE INSURANCE POLICY FORM A

CHICAGO TITLE AND TRUST COMPANY

for valuable consideration hereby insures, as of the date of this policy, the party named in Schedule A against all loss or damage which may be sustained by reason of:

1. Defects in the title, as set forth in Schedule A of this policy, to the real estate therein described, or
2. Liens or incumbrances affecting the title,

excepting only such defects, liens, incumbrances and other matters as are set forth in Schedule B.

This Company agrees to defend, at its own cost and expense, the title, estate or interest hereby insured in all actions or other proceedings which are founded upon, or in which is asserted by way of defense, a defect, claim, lien or incumbrance against which this policy insures.

The total liability of this Company under this policy is limited to the amount of policy shown in Schedule A, exclusive of costs and expenses of defending the title, estate or interest insured.

This policy is subject to the conditions set forth on the last page hereof, which conditions, together with Schedules A and B, are made a part of this policy.

In Witness Whereof, CHICAGO TITLE AND TRUST COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Paul W. Goodrich President.

ATTEST:

A. Edmund Peterson Secretary.

CHICAGO TITLE AND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

Countersigned

L. Rogaleki

Authorized Signatory

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or incumbrances, this policy should be reissued in the name of such purchaser.

SCHEDULE A

NO.	DATE OF POLICY	AMOUNT OF POLICY
50-94-116	February 23, 1961	$12,500.00

1. The party insured by this policy.

** TRUSTEES OF SCHOOLS, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR USE AND BENEFIT OF SCHOOL DISTRICT NO. 70. **

and the additional persons included in the term "party insured" as defined in the conditions herein set forth.

2. The title, estate or interest insured by this policy.

FEE SIMPLE

3. Description of the real estate with respect to which this policy is issued.

Permanent Tax No. 10-17-306-001

Lot 351 in Oliver Salinger andCompany's Second Dempster Street Subdivision in the East half of the South West quarter of Section 17, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. **

SCHEDULE B

Showing defects, liens, incumbrances and other matters excepted from this policy and against which this Company does not insure.

Special Exceptions.

1. Restrictions contained in Deed recorded April 26, 1947 as Document 14043112, that said premises shall not be conveyed, leased nor occupied by anyone not a Caucasian, servants excepted.

For further particulars see record.

2. Limitations and conditions imposed by law.

3. Taxes for the years 1960 and 1961.

General Exceptions.

Governmental Powers 1. Because of limitations imposed by law on ownership and use of property, or which arise from governmental powers, this policy does not insure against: (a) consequences of the future exercise or enforcement or attempted exercise or enforcement of police power, bankruptcy power, or power of eminent domain, under any existing or future law or governmental regulation; (b) consequences of any law, ordinance or governmental regulation, now or hereafter in force, (including building and zoning ordinances) limiting or regulating the use or enjoyment of the property, estate or interest described in Schedule A, or the character, size, use or location of any improvement now or hereafter erected on said property; (c) loss by reason of any violation of or liability arising under the statute of Illinois relating to alcoholic liquors, approved January 31, 1934, or any Act amendatory thereof or supplemental thereto; (d) water rentals or water taxes.

Matters Not of Record 2. The following matters which are not of record at the date of this policy are not insured against: (a) rights or claims of parties in possession not shown of record; (b) questions of survey; (c) easements and claims of easement not shown of record; (d) mechanics' liens where no notice thereof appears of record; (e) special assessments and special taxes not confirmed by a court of record; (f) defects, liens or incumbrances created subsequent to the date of this policy.

Acts Suffered by or Known to Party Insured 3. The following matters relating to acts of the party insured, or assumed by or known to said party, are not insured against: (a) defects, liens or incumbrances created, suffered or assumed by the party insured; (b) rights or claims not shown of record at the date of this policy if known to the party insured at the date of this policy or at the time said party acquired the title, estate or interest insured; (c) loss or damage which the party insured would not have sustained if said party were a purchaser for value; (d) loss or damage by reason of fraud of the party insured; (e) loss or damage in consequence of the party insured having acquired the title, estate or interest insured under a sale or conveyance voidable under the bankruptcy laws of the United States; (f) loss or damage in consequence of lack of corporate power of the party insured, if a corporation, to acquire or hold the real estate, title or interest or any part thereof described in Schedule A for a purpose other than the lawful purposes of its organization; (g) rights of dower and homestead of the spouse, if any, of the party insured, if an individual.

Refusal to Purchase 4. This policy does not insure against loss or damage by reason of the refusal of any person to purchase, lease or lend money on the property, estate or interest described in Schedule A.

Conditions. See reverse side hereof

Form A

CONDITIONS

Right of Company to Defend

1. If any action or proceeding shall be begun or defense be asserted in any action or proceeding which this Company is obligated to defend under this policy, this Company shall have the right, at its own expense, to defend in such action or proceeding the title, estate or interest insured; and, in case of an adverse judgment or decree, may have the same reviewed by a court of last resort. If any such action or proceeding shall be begun or defense be asserted, the party insured shall promptly notify this Company thereof in writing and secure to it, when practicable, the right to defend such title, estate or interest, and shall cooperate with this Company in the defense of such action or proceeding and in prosecuting appeals; and, upon a failure in any such respect so to do, then all liability of this Company with respect to the defect, claim, lien or incumbrance asserted or enforced in such action or proceeding shall terminate. Failure to give such notice, however, shall not prejudice the rights of the party insured, (1) if the party insured shall not be a party to such action or proceeding, or (2) if said party, being a party to such action or proceeding, be neither served with summons therein nor have any actual notice of such action or proceeding, or (3) if this Company shall not be prejudiced in its right to defend by reason of such failure to notify.

Notice of Actions

When Notice Excused

Notice of Writs

2. In case knowledge shall come to the party insured of the issuance or service of any writ of execution, attachment or other process to enforce any judgment, order or decree adversely affecting the title, estate or interest insured, said party shall promptly notify this Company thereof in writing; and, upon a failure so to do, then all liability of this Company in consequence of such judgment, order or decree or matter thereby adjudicated shall terminate, unless this Company shall not be prejudiced by reason of such failure to notify.

Option to Settle Adverse Claims

3. This Company reserves the right to settle, at its own costs, any claim or suit which may involve a liability under this policy; and, unless this Company shall refuse to defend against such claim or suit, the party insured shall not voluntarily assume any liability or settle any such claim or suit without the written consent of this Company.

Statement of Loss

4. A statement in writing of any loss or damage sustained by the party insured, and for which it is claimed this Company is liable under this policy, shall be furnished by said party to this Company within sixty days after said party has notice of such loss or damage; and no right of action shall accrue under this policy until thirty days after such statement shall have been furnished. No recovery shall be had under this policy unless suit be brought thereon within one year after said period of thirty days. Failure to furnish such statement of loss or to bring such suit within the times above specified shall forever bar any recovery under this policy.

Limitation of Action

Subrogation Rights

5. This Company shall, to the extent of any payment by it of loss under this policy, be subrogated to all rights of the party insured with respect to such loss; and the party insured shall execute such instruments as may be necessary to transfer such rights to this Company.

Policy Reduced by Payments of Loss

6. All payments of loss under this policy shall reduce the amount of this policy pro tanto.

Policy Reduced by Mortgage Title Policy

7. So long as there is outstanding any mortgage title policy issued with respect to (a) a mortgage or trust deed shown in Schedule B hereof or (b) a mortgage or trust deed hereafter made by the party insured hereby with respect to the premises herein described, this policy is reduced by the amount of this Company's liability thereunder.

Party Insured Defined

8. The term "party insured" wherever used in this policy means the party named in Schedule A hereof, and (a) the heirs, devisees or personal representatives of such party if an individual, (b) the corporate successors of such party if a corporation, and (c) those to whom this policy may be assigned with the written consent of this Company.

OWNERS TITLE INSURANCE POLICY

Form A

CHICAGO TITLE AND TRUST COMPANY

3. WRITTEN AUTHORIZATION FROM PROPERTY OWNER

MORTON GROVE
SCHOOL DISTRICT 70
CHALLENGING • GUIDING • INSPIRING

December 3, 2024

Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

To Whom It May Concern:

I, Matt Condon, as Superintendent of the Morton Grove School District 70 (owner) authorize the filing of this application and accept conditions of approval regarding the Park View ES Pre-K & Admin Office AD project and property at 6200 Lake St, Morton Grove, IL.

Regards,

Matt Condon, Ed.D
Superintendent

6200 Lake Street
Morton Grove, IL 60053
Phone: (847) 965 6200
Fax: (847) 965 0606

MORTON GROVE
SCHOOL DISTRICT 70
CHALLENGING • GUIDING • INSPIRING

December 3, 2024

Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

To Whom It May Concern:

I, Matt Condon, as Superintendent of the Morton Grove School District 70 (owner) authorize Alan Armbrust of STR Partners LLC (applicant) to act on the owner's behalf regarding the Park View ES Pre-K & Admin Office AD project and property at 6200 Lake St, Morton Grove, IL.

Regards,

Matt Condon, Ed.D
Superintendent

6200 Lake Street
Morton Grove, IL 60053
Phone: (847) 965 6200
Fax: (847) 965 0606

4. CURRENT PLAT OF SURVEY

LEGEND

STM = STORM
SAN = SANITARY
CB = CATCH BASIN
MH = MANHOLE
VV = VALVE VAULT
FES = FLARED END SECTION
CMP = CORRUGATED METAL PIPE
DI = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRILE CLAY PIPE
DU = DESTINATION UNKNOWN
FFE = FINISHED FLOOR ELEVATION
ETC = ELECTRIC TRANSFORMER ON CONCRETE
OHG = OVERHANG
= WATER VALVE
= B-BOX
= FIRE HYDRANT
= WATER VALVE VAULT
= FIRE DEPARTMENT CONNECTION
= UTILITY POLE
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= ELECTRIC TRANSFORMER
= LIGHT POLE
= TELECOMMUNICATIONS PEDESTAL
= TELECOMMUNICATIONS HANDHOLE
= SANITARY MANHOLE
= SANITARY CLEAN OUT
= STORM CATCH BASIN
= STORM INLET BASIN
= DOWNSPOUT
= GAS VALVE
= GAS METER
= BOLLARD
= SIGN
= FLAG POLE
OH = OVERHEAD WIRES
CA = UNDERGROUND TELECOMMUNICATION LINE
= UNDERGROUND STORM LINE
= UNDERGROUND SANITARY LINE
W = UNDERGROUND WATER LINE
G = UNDERGROUND GAS LINE
E = UNDERGROUND ELECTRIC LINE
785 = MAJOR CONTOUR
783 = MINOR CONTOUR
= SHRUB
= TREE
= CONCRETE
= DETECTABLE WARNING MAT
= DEPRESSED CURB

NOTE:
LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.

NOTE:
BOUNDARY AS SHOWN IS PER TFW SURVEYING & MAPPING, WORK ORDER NUMBER 131152.

NOTE:
THE INTENT OF THIS EXHIBIT IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS EXHIBIT.

ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

BUILDING MEASUREMENTS AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

STRIPING NOTE:
ALL STRIPING IS YELLOW UNLESS OTHERWISE NOTED.

BENCHMARK:

GLENVIEW STATION NUMBER 35.
A "GPS" MONUMENT IN THE NORTHERN PARKWAY OF OSAGE DRIVE. BETWEEN THE SIDEWALK AND THE BACK OF CURB, ON A LINE EXTENDED NORTH FROM THE WEST EDGE OF THE DRIVEWAY FOR 2517 OSAGE DRIVE. (UNINC. COOK CO.) 20.86' N-LY OF A PK NAIL IN THE CENTERLINE OF OF OSAGE, 90.70' E-LY OFA "+" CUT IN THE NORTH FLANGE BOLT OF A HYDRANT, AND 39.08' SE-LY OF A "+" CUT IN THE NORTH RIM OF A DROP INLET.

ELEVATION = 673.73

SITE BENCHMARK:

SITE BENCHMARK #1
CROSS CUT IN BACK OF CURB, APPROXIMATELY 53.5' WEST OF A NORTHWEST CORNER OF PARK VIEW SCHOOL.

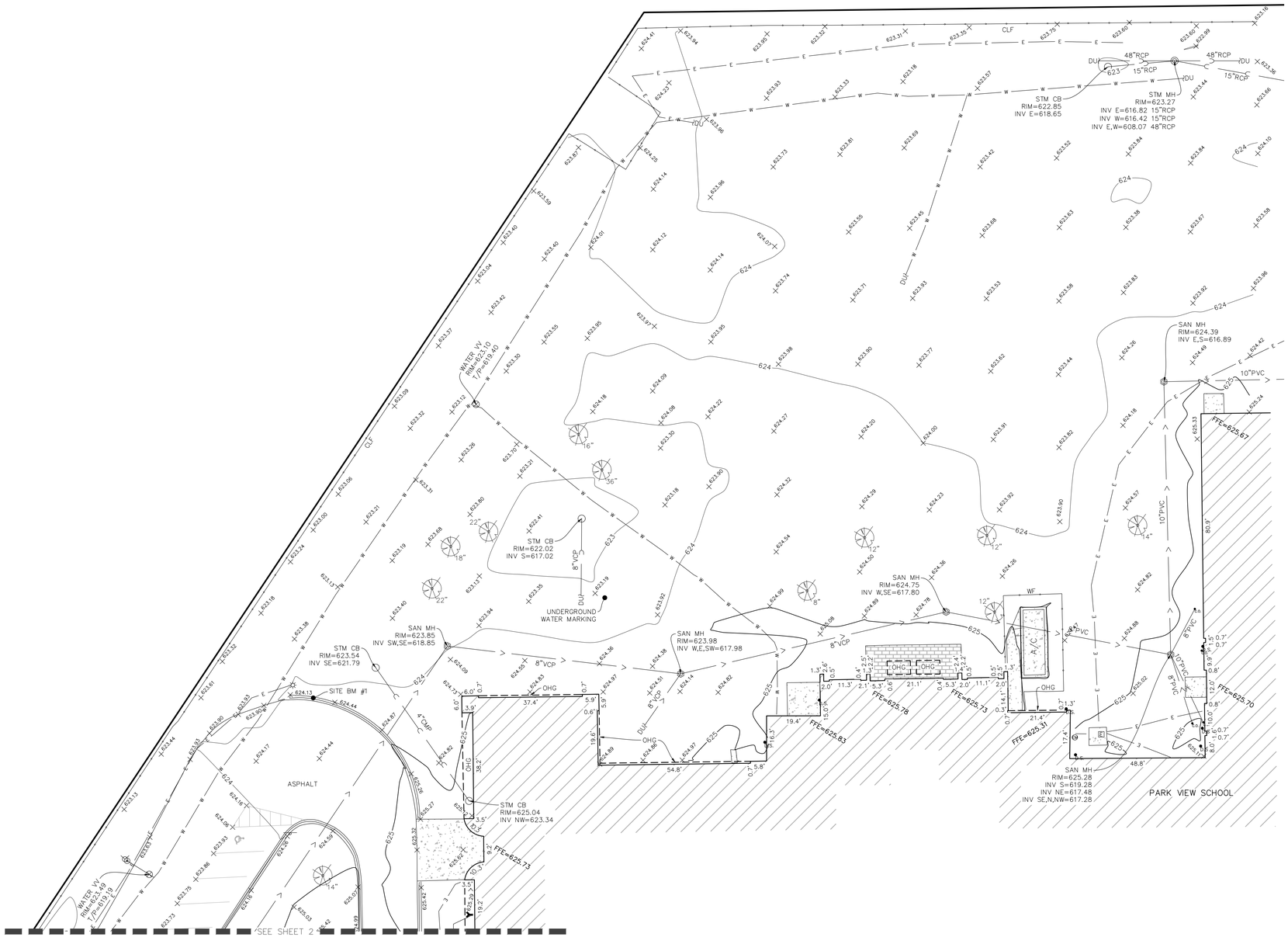
ELEVATION = 624.42

NORTH

GRAPHIC SCALE
20' 0' 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

TFW CONSULTING INC
SURVEYING - ENGINEERING - PLANNING
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
info@tfwsurvey.com 847-548-6600

TOPOGRAPHIC EXHIBIT
OF
PARK VIEW SCHOOL



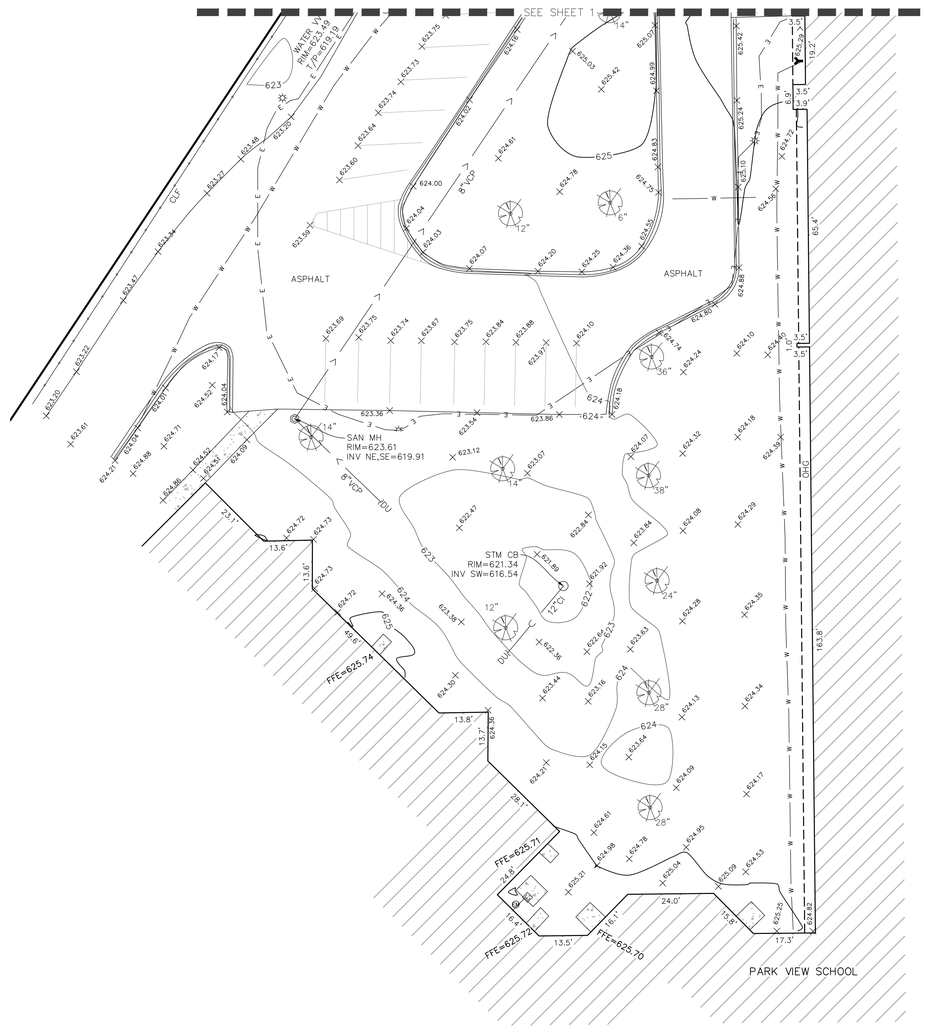
DATE: JULY 3, 2024
ORDER NO: 240611
PROJ. NO: 724
FOR: MORTON GROVE SCHOOL DISTRICT 70
PROJ. NAME: PARK VIEW SCHOOL

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Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
JUNE 20, 2024

LEGEND

STM = STORM
SAN = SANITARY
CB = CATCH BASIN
MH = MANHOLE
VV = VALVE VAULT
FES = FLARED END SECTION
CMP = CORRUGATED METAL PIPE
DI = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
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785 = MAJOR CONTOUR
783 = MINOR CONTOUR
= SHRUB
= TREE
= CONCRETE
= DETECTABLE WARNING MAT
= DEPRESSED CURB



NORTH

GRAPHIC SCALE
20' 0' 10' 20' 40'
(IN FEET)
1 inch = 20 ft.

TFW CONSULTING INC

SURVEYING - ENGINEERING - PLANNING
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
info@tfwsurvey.com 847-548-6600

TOPOGRAPHIC EXHIBIT
OF
PARK VIEW SCHOOL

DATE: JULY 3, 2024
ORDER NO: 240611
PROJ. NO: 724
FOR: MORTON GROVE SCHOOL DISTRICT 70
PROJ. NAME: PARK VIEW SCHOOL
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Professional Design Firm Registration #184-002793.

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info@tfwsurvey.com 847-548-6600

TOPOGRAPHIC EXHIBIT
OF PART OF
PARK VIEW SCHOOL

LEGEND

STM = STORM
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NOTE:
LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.

NOTE:
BOUNDARY AS SHOWN IS PER TFW SURVEYING & MAPPING, WORK ORDER NUMBER 131152.

PREVIOUS TOPOGRAPHIC INFORMATION AS SHOWN IS PER TFW CONSULTING, WORK ORDER NUMBER 240611.

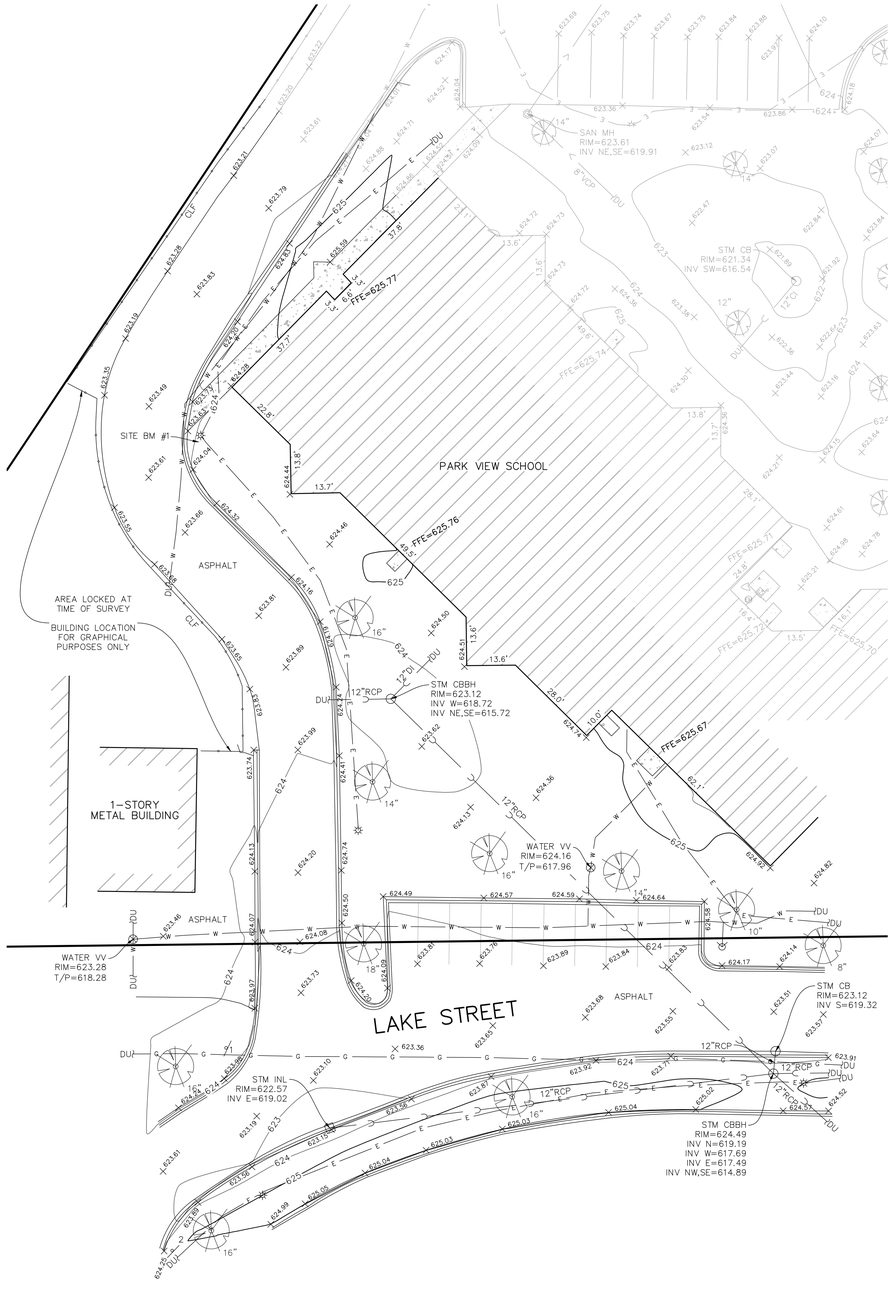
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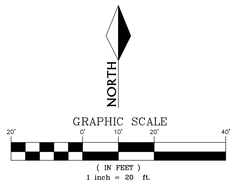
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BUILDING MEASUREMENTS AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

STRIPING NOTE:
ALL STRIPING IS YELLOW UNLESS OTHERWISE NOTED.





SIGN NOTES:
1. "MORTON GROVE SCHOOL DISTRICT 70 – DISTRICT OFFICE"
2. STOP SIGN

BENCHMARK:

GLENVIEW STATION NUMBER 35.
A "GPS" MONUMENT IN THE NORTHERN PARKWAY OF OSAGE DRIVE. BETWEEN THE SIDEWALK AND THE BACK OF CURB, ON A LINE EXTENDED NORTH FROM THE WEST EDGE OF THE DRIVEWAY FOR 2517 OSAGE DRIVE. (UNINC. COOK CO.) 20.86' N-LY OF A PK NAIL IN THE CENTERLINE OF OF OSAGE, 90.70' E-LY OF A "+" CUT IN THE NORTH FLANGE BOLT OF A HYDRANT, AND 39.08' SE-LY OF A "+" CUT IN THE NORTH RIM OF A DROP INLET.

ELEVATION = 673.73

SITE BENCHMARK:

SITE BENCHMARK #1
SQUARE CUT IN LIGHT POLE BASE.

ELEVATION = 625.88

DATE: SEPTEMBER 19, 2024
ORDER NO: 241126
PROJ. NO: 724
FOR: MORTON GROVE SCHOOL DISTRICT 70
PROJ. NAME: PARK VIEW SCHOOL

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Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
AUGUST 30, 2024

5. DETAILED SITE PLANS

Zoning District:
Special Use in R-1 Zoning District

Occupancy Classification:
Education Group E - Single Occupancy

General Building Limitations:
Building has been separated into independent structures by a 2-hour fire wall

Building and Site Areas:

Existing Site Area:	392,475 Sq. Ft.
Existing Building Area:	118,396 Sq. Ft. Total
Building Area to be demolished:	2,857 Sq. Ft.

Proposed Addition Area (separated from existing by 2 hr fire wall):

First Floor:	12,688 Sq. Ft.
Second Floor:	7,186 Sq. Ft.
Total:	19,874 Sq. Ft.

Proposed Total Floor Area:	128,227 Sq. Ft. First Floor
	7,186 SF Sq. Ft. Second Floor

Parking
Required:

Elementary School:	1 space per full time or part time staff
Office:	1 space per 500 Sf

School Staff:

73 Full time faculty + 1 Part Time Faculty + 44 other staff=	118 Spaces Required
District office: 7,186 Sf/500 Sq. Ft. =	15 Spaces Required
Total Required =	133 Total Spaces Required
Required Handicap Spaces =	6 Spaces

Total Proposed:

Park View Main Lot:	56 Spaces + 3 HC
Park View Side Lot:	10 Spaces
Park View District Office (17 existing and demo'd);	22 Spaces + 1 HC
Park District Shared spaces:	87 Spaces + 2 HC
Total Provided:	175 spaces + 6 HC

Maximum Floor Area Ratio

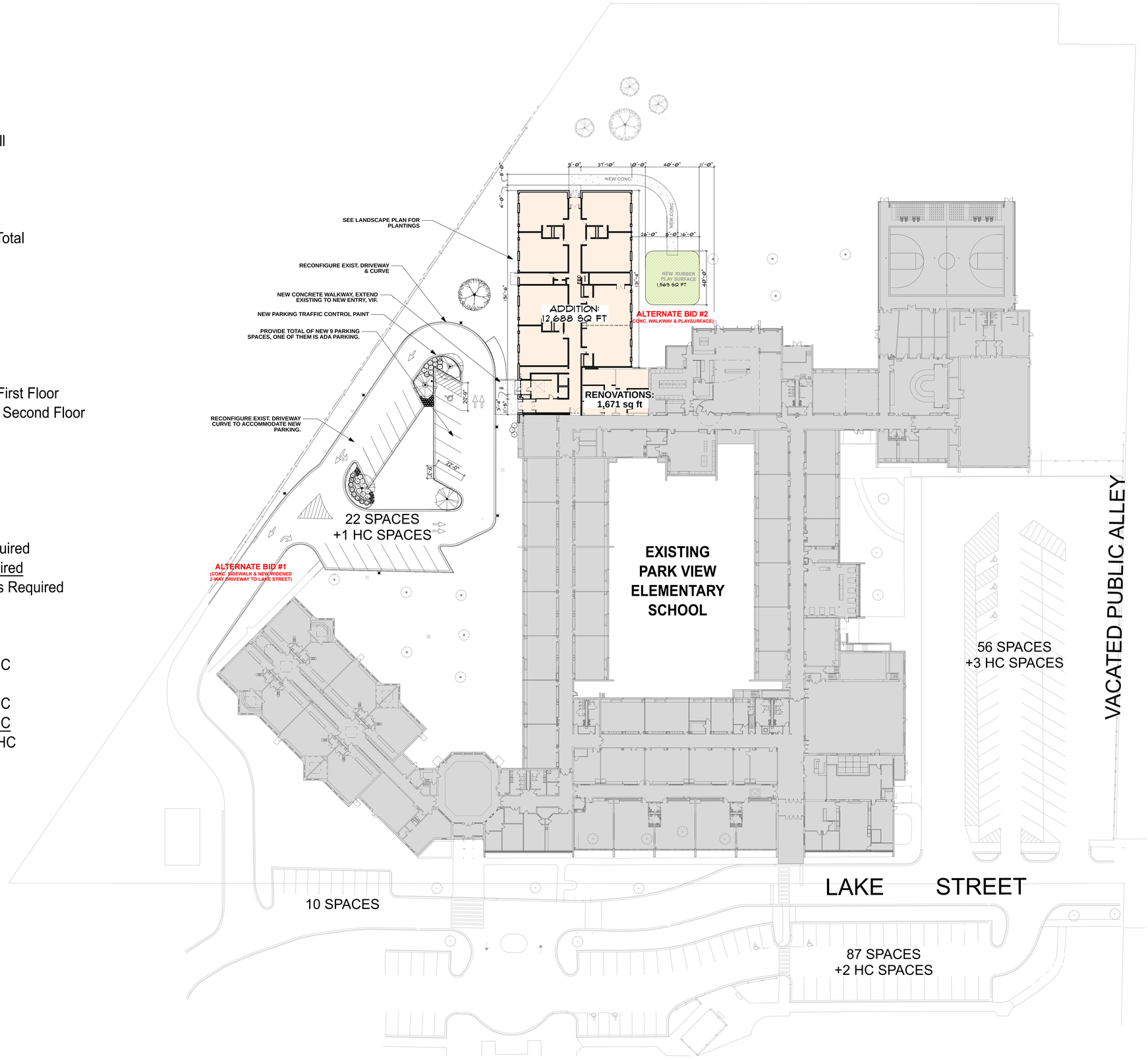
Allowed	Existing	Proposed	Comment
60%	31% (118,396/392,475)	33% (128,227/392,475)	**Complies** with Percentage Allowed

Maximum Impervious Surface Coverage

Allowed	Existing	Proposed	Comment
55%	22% (1.95 ac/9.01 ac)	26% (2.29 ac/9.01 ac)	**Complies** with Percentage Allowed

Maximum Height and Stories

Allowed	Existing	Proposed	Comment
35 ft. 2 stories	15'-1" 1 story	28'-0" 2 story	**Complies** with Height and Stories Allowed

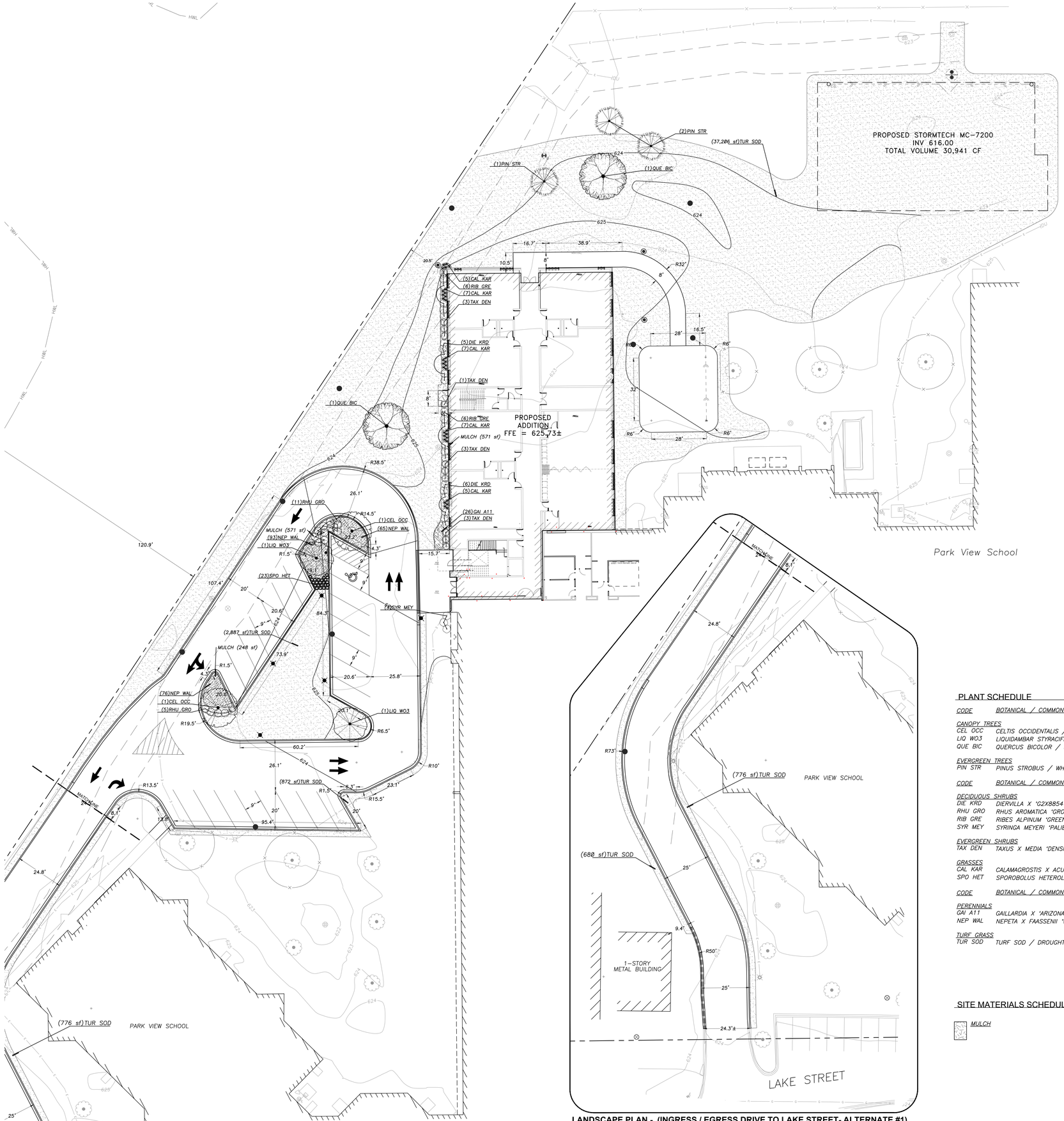


1 SITE PLAN
SCALE: 1" = 30'

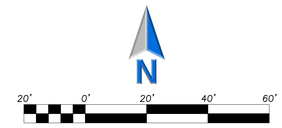
SITE PLAN

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

6. DETAILED LANDSCAPE PLANS



LANDSCAPE PLAN - (INGRESS / EGRESS DRIVE TO LAKE STREET- ALTERNATE #1)
Scale: 1" = 20'



Scale: 1"=20'

LANDSCAPE NOTES:

1. *PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.*
2. *ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.*
3. *ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.*
4. *ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.*
5. *ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.*
6. *THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.*
7. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.*
8. *ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.*
9. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.*
10. *SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.*
11. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
12. *ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING*
13. *ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.*
14. *ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.*
15. *ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.*
16. *ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.*
17. *THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.*
18. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
19. *ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.*
20. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
21. *ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.*
22. *LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.*
23. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
24. *PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.*

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	FIELD2	QTY
CANOPY TREES				
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	2
LIQ WO3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' / WORPLESDON SWEET GUM	B & B	2.5" CAL.	2
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL.	2
EVERGREEN TREES				
PIN STR	PINUS STROBUS / WHITE PINE	B & B	8' HT.	3
CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
DIE KRD	DIERVILLA X 'G2X885411' / KODIAK® RED DIERVILLA	CONT.	30" HT.	11
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	CONT.	24" HT.	16
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	12
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	36" HT.	3
EVERGREEN SHRUBS				
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	10
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	31
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	23
CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS				
GAI A11	GAILLARDIA X 'ARIZONA SUN' / BLANKET FLOWER	CONT.	#1	26
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	234
TURF GRASS				
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	S.F.	42,421 SF

SITE MATERIALS SCHEDULE

	MULCH	*1,390 SF*

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

MORTON GROVE D70 PARK VIEW ES PRE-K ADMIN OFFICE AD
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 12/06/24
2 DEC. 6, 2024	Village of Morton Grove Review
1 DEC. 3, 2024	BP 1 HVAC PRE-PURCHASE

DRAWING TITLE

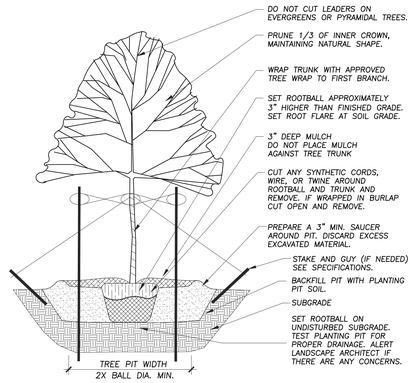
LANDSCAPE PLAN

SHEET NUMBER

L1.0

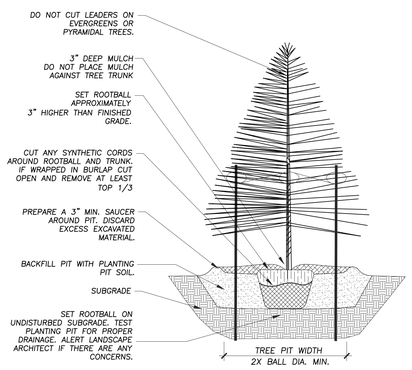
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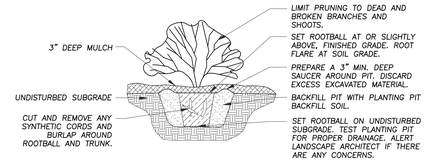
1 TREE PLANTING DETAIL

Not To Scale 329343-01



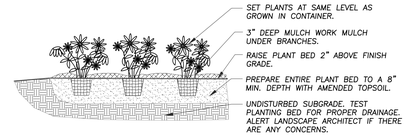
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03

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KEY PLAN

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PROJECT

MORTON GROVE D70 PARK VIEW ES PRE-K ADMIN OFFICE AD
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24049

DRAWING DATES

ISSUE	DATE	COMMENTS
2	DEC. 6, 2024	Village of Morton Grove Review
1	DEC. 3, 2024	BP 1 HVAC PRE-PURCHASE

IN PROGRESS
NOT FOR CONSTRUCTION
12/06/24

DRAWING TITLE

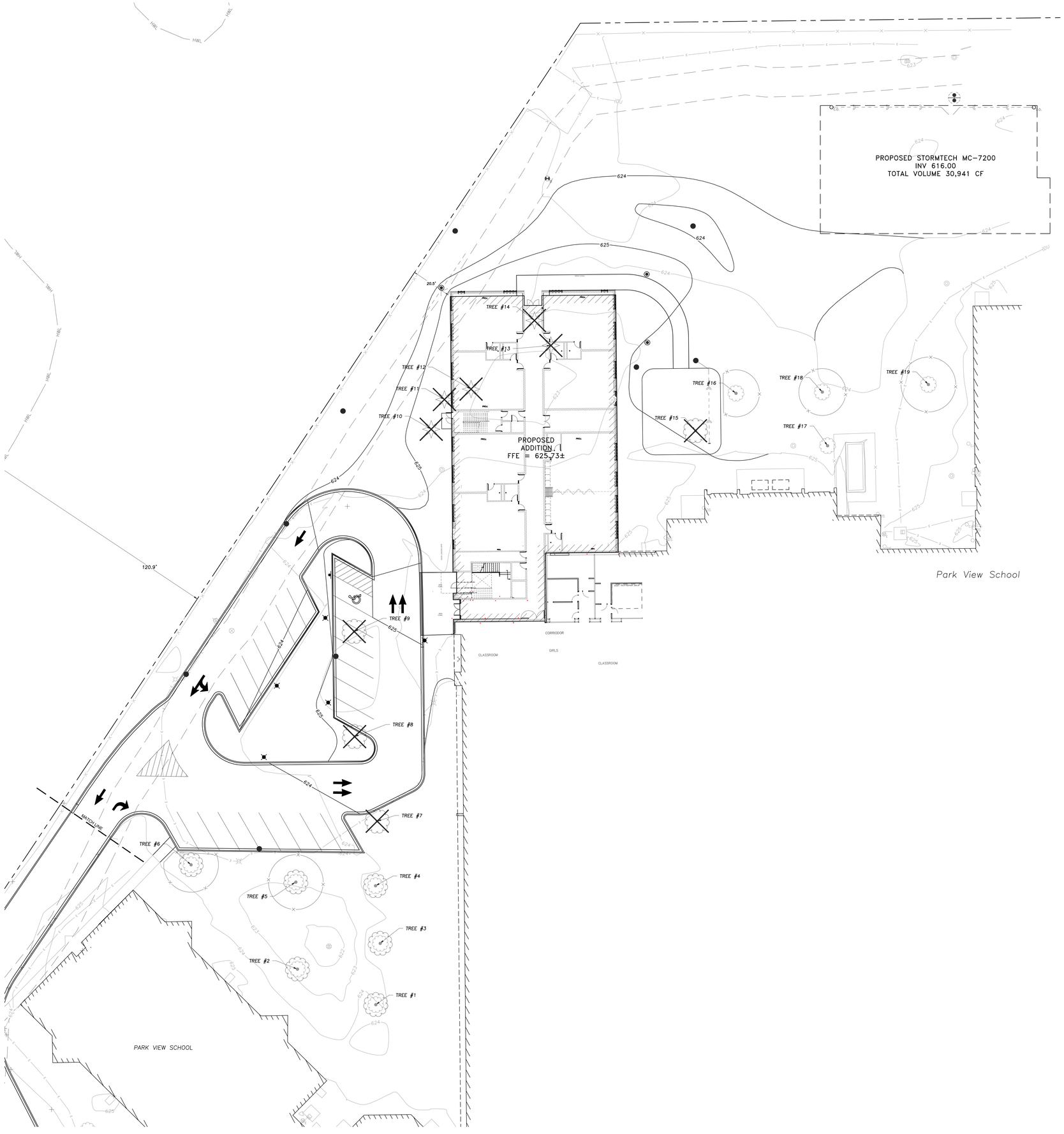
LANDSCAPE DETAILS

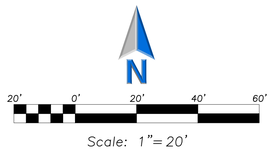
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Scale: 1"= 20'

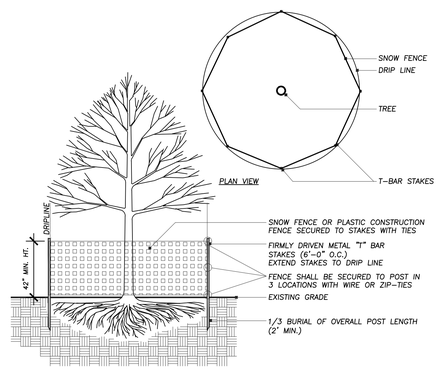
Park View School

EXISTING TREE INVENTORY

TAG #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Acer saccharinum	Silver Maple	28" Cal.	Good	
2	Acer platanoides	Norway Maple	12" Cal.	Good	
3	Acer saccharinum	Silver Maple	24" Cal.	Good	
4	Acer saccharinum	Silver Maple	38" Cal.	Good	
5	Acer platanoides	Norway Maple	14" Cal.	Good	
6	Acer platanoides	Norway Maple	14" Cal.	Good	
7	Acer saccharinum	Silver Maple	36" Cal.	Fair	Leaning
8	Magnolia spp.	Magnolia	3 @ 6" Cal	Fair	Lot of trunk scaring
9	Acer platanoides	Norway Maple	14" Cal.	Good	
10	Picea abies	Norway Spruce	22" Cal.	Good	
11	Picea abies	Norway Spruce	18" Cal.	Good	
12	Pinus nigra	Austrian Pine	22" Cal.	Good	
13	Picea abies	Norway Spruce	36" Cal.	Good	
14	Pinus nigra	Austrian Pine	16" Cal.	Good	
15	Pyrus calleryana	Chanticleer Pear	8" Cal.	Good	
16	Liquidambar styraciflua	American Sweet-gum	12" Cal.	Good	
17	Pyrus calleryana	Chanticleer Pear	12" Cal.	Fair	
18	Pyrus calleryana	Chanticleer Pear	12" Cal.	Good	
19	Pyrus calleryana	Chanticleer Pear	14" Cal.	Good	

TREE PRESERVATION NOTES:

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*



1 TREE PROTECTION DETAIL

Not To Scale 329383-01

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KEY PLAN

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PROJECT

MORTON GROVE D70 PARK VIEW ES PRE-K ADMIN OFFICE AD
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 12/06/24
2 DEC. 6, 2024	Village of Morton Grove Review
1 DEC. 3, 2024	BP 1 HVAC PRE-PURCHASE

DRAWING TITLE

TREE PRESERVATION PLAN

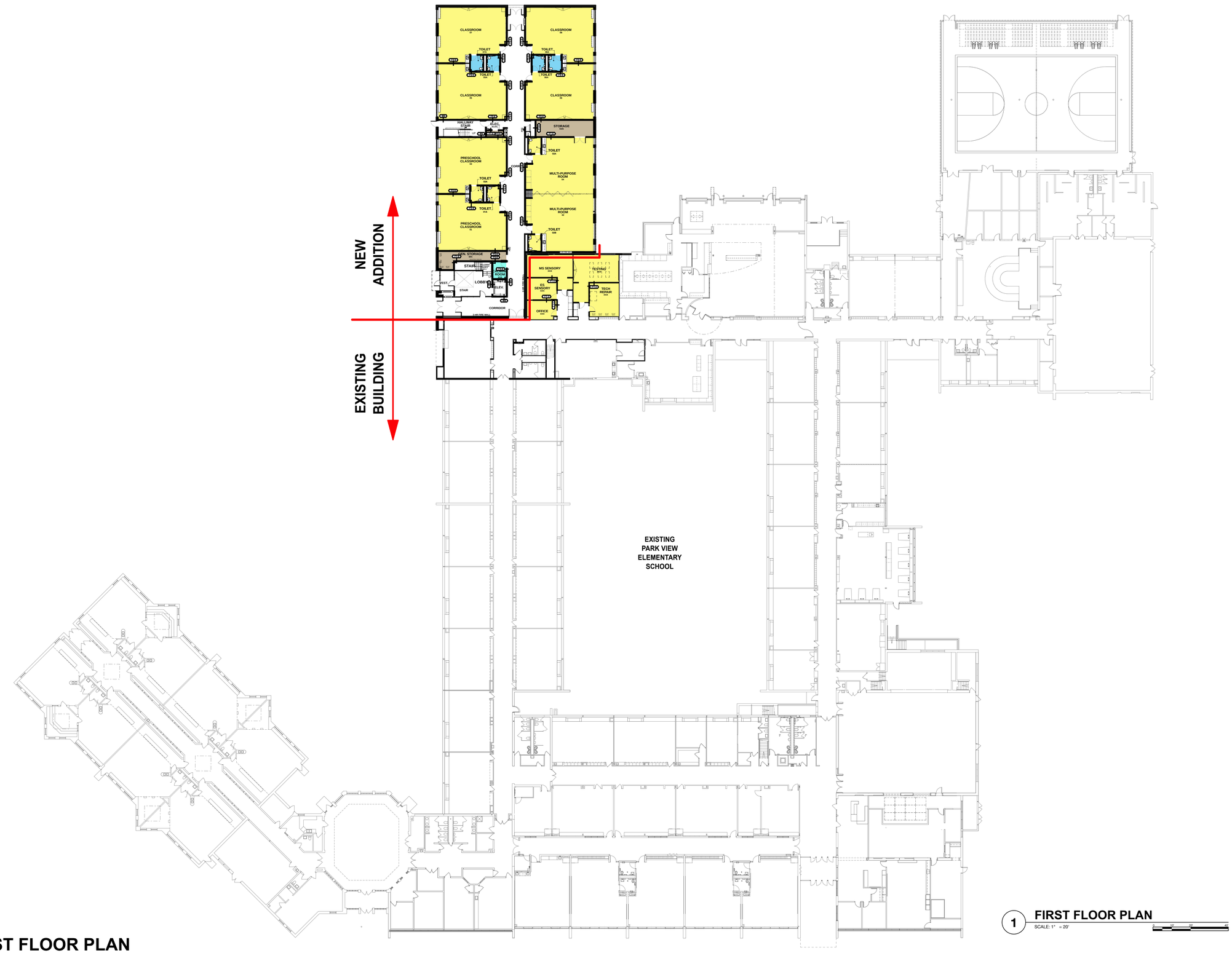
SHEET NUMBER

TP1.0

Actual size to read at scale
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1 IN
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Plotted: 12/04/24 @ 4:38pm By: sgregory

7. INTERIOR FLOOR PLANS



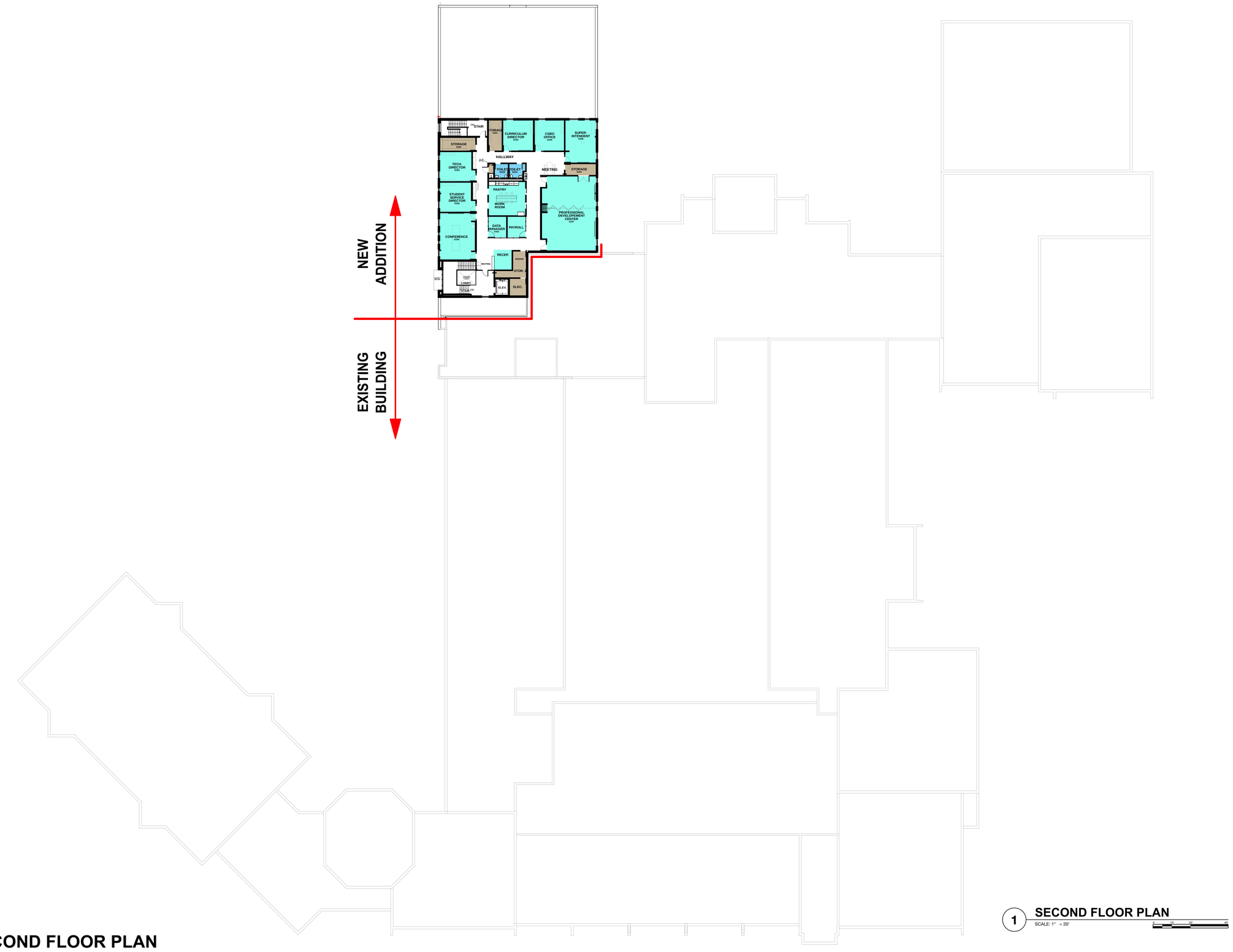
1 **FIRST FLOOR PLAN**
SCALE: 1" = 20'

PROPOSED FIRST FLOOR PLAN

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6200 Lake St., Morton Grove, IL 60053

Morton Grove School District 70
12/04/2024



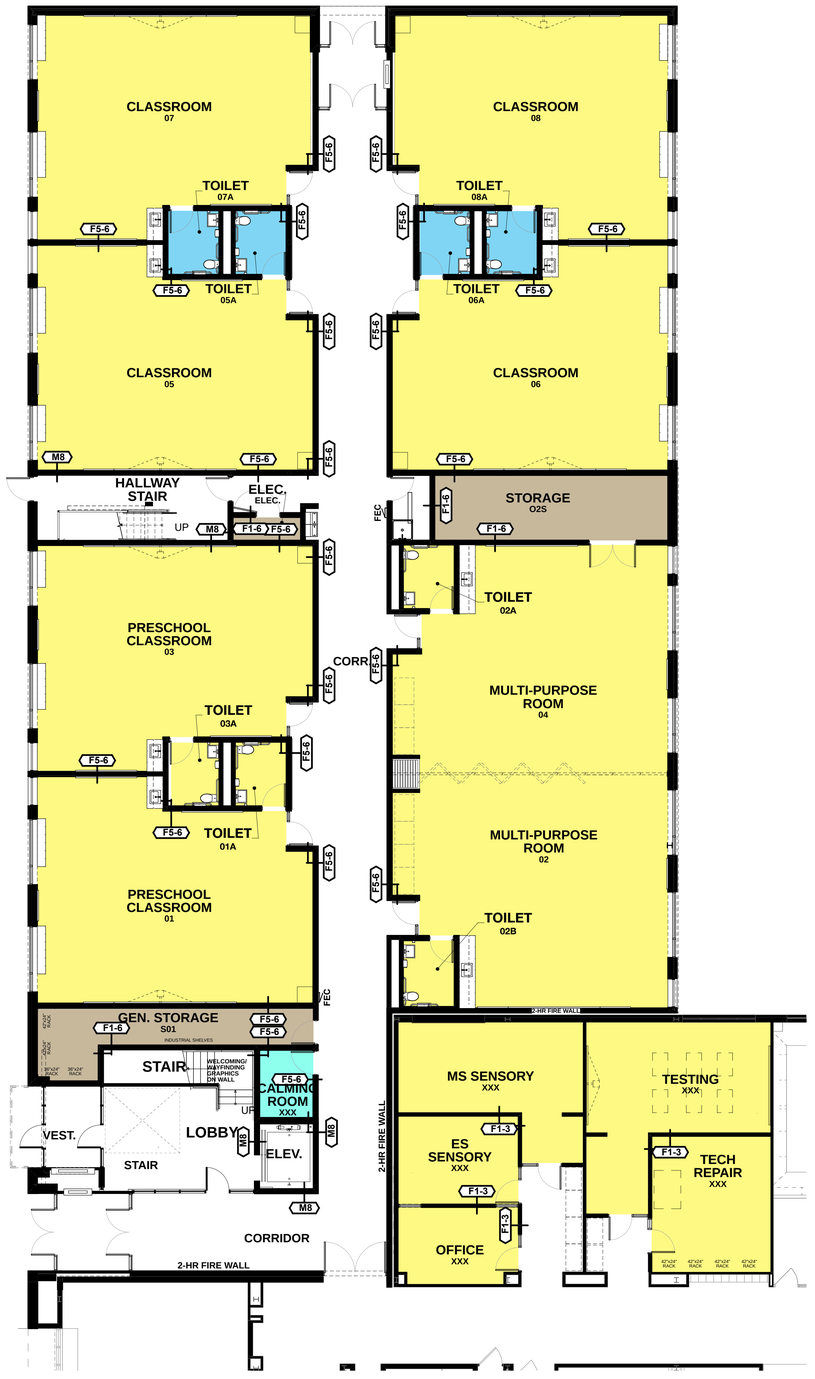
1 **SECOND FLOOR PLAN**
SCALE: 1" = 20'

PROPOSED SECOND FLOOR PLAN

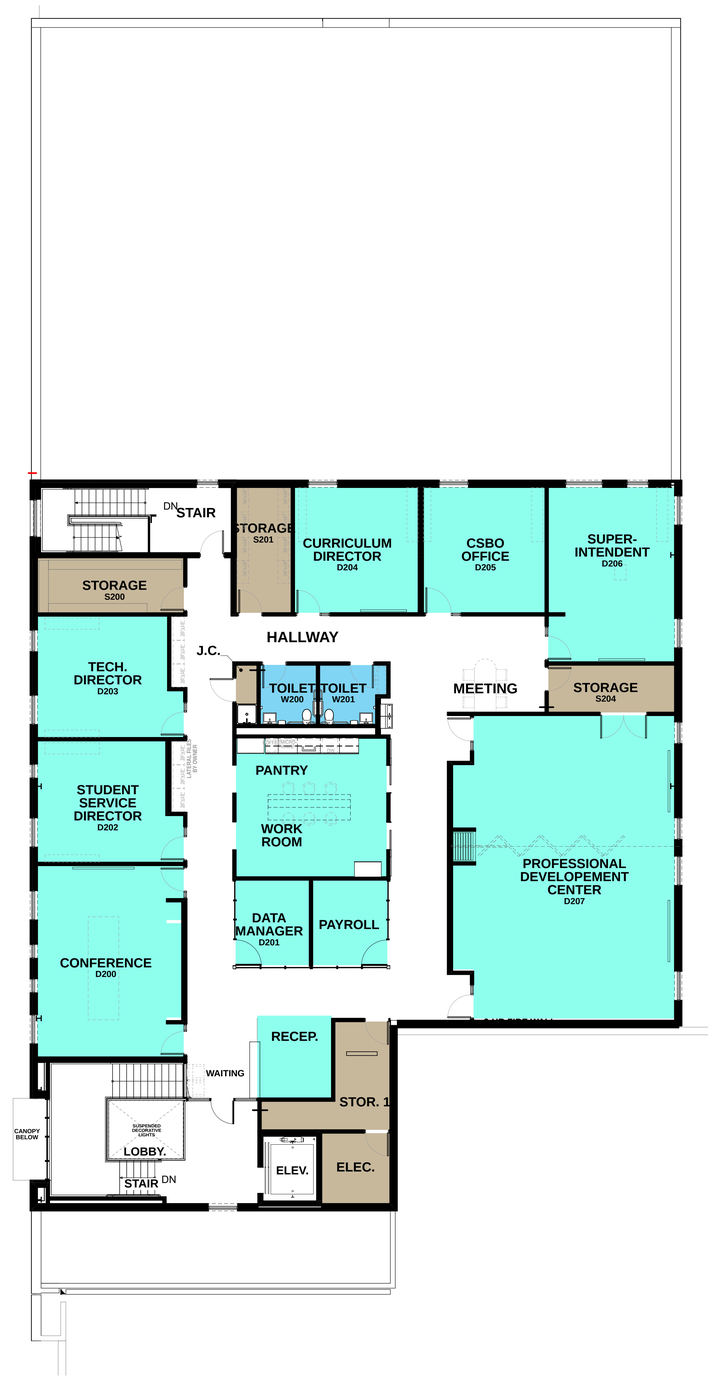
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MORTON GROVE D70 PARK VIEW ES PRE-K & ADMIN OFFICE AD
6200 Lake St., Morton Grove, IL 60053

Morton Grove School District 70
12/04/2024



1 ENLARGED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



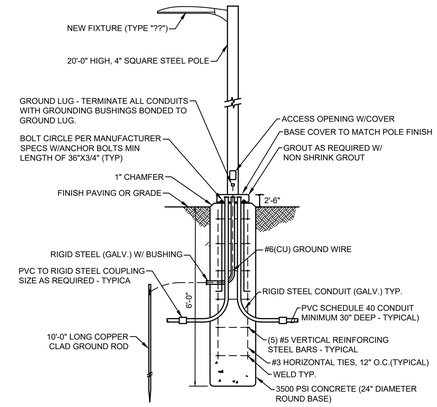
2 ENLARGED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ENLARGED PROPOSED FLOOR PLANS

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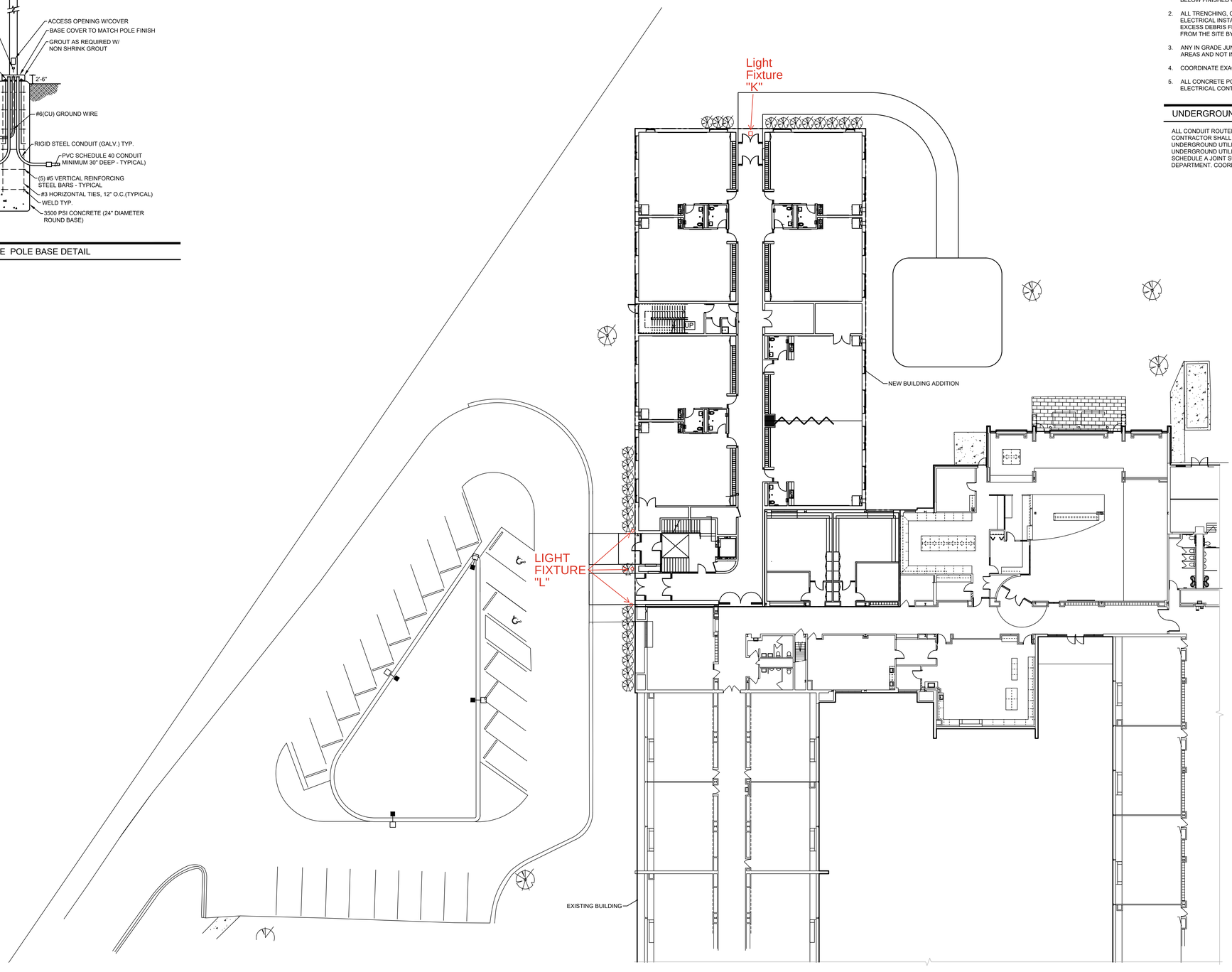
MORTON GROVE D70 PARK VIEW ES PRE-K & ADMIN OFFICE AD
6200 Lake St., Morton Grove, IL 60053
Morton Grove School District 70
12/04/2024

8. LIGHTING PLANS



LIGHT FIXTURE POLE BASE DETAIL

NO SCALE



1 PARTIAL ELECTRICAL SITE PLAN

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

0 4' 8' 16'

N

DRAWING NOTES:

1. --

ELECTRICAL SITE WORK NOTES:

1. ALL UNDERGROUND SITE WORK CONDUIT SHALL BE MINIMUM 36" BELOW FINISHED GRADE.
2. ALL TRENCHING, CORING, BACKFILLING AND COMPACTING FOR THE ELECTRICAL INSTALLATION IS BY THE ELECTRICAL CONTRACTOR. ALL EXCESS DEBRIS FROM TRENCHING AND CORING SHALL BE REMOVED FROM THE SITE BY THE ELECTRICAL CONTRACTOR.
3. ANY IN GRADE JUNCTION BOXES SHALL BE PLACED IN LANDSCAPE AREAS AND NOT IN PAVING OR CONCRETE SIDEWALKS.
4. COORDINATE EXACT CONDUIT ROUTING IN FIELD.
5. ALL CONCRETE POLE BASES SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR.

UNDERGROUND CONDUIT INSTALLATION NOTE:

ALL CONDUIT ROUTED OUTDOORS SHALL BE ROUTED BELOW GRADE. CONTRACTOR SHALL HAND DIG AREAS TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL IDENTIFY EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING CONTACT J.U.L.I.E. AND SCHEDULE A JOINT SURVEY INCLUDING SCHOOL DISTRICT MAINTENANCE DEPARTMENT. COORDINATE EXACT CONDUIT ROUTING IN FIELD.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24049

DRAWING DATES

ISSUE DATE	COMMENTS
1 Aug 30, 2024	Schematic Design Pricing Set

IN PROGRESS
NOT FOR CONSTRUCTION
9/13/24

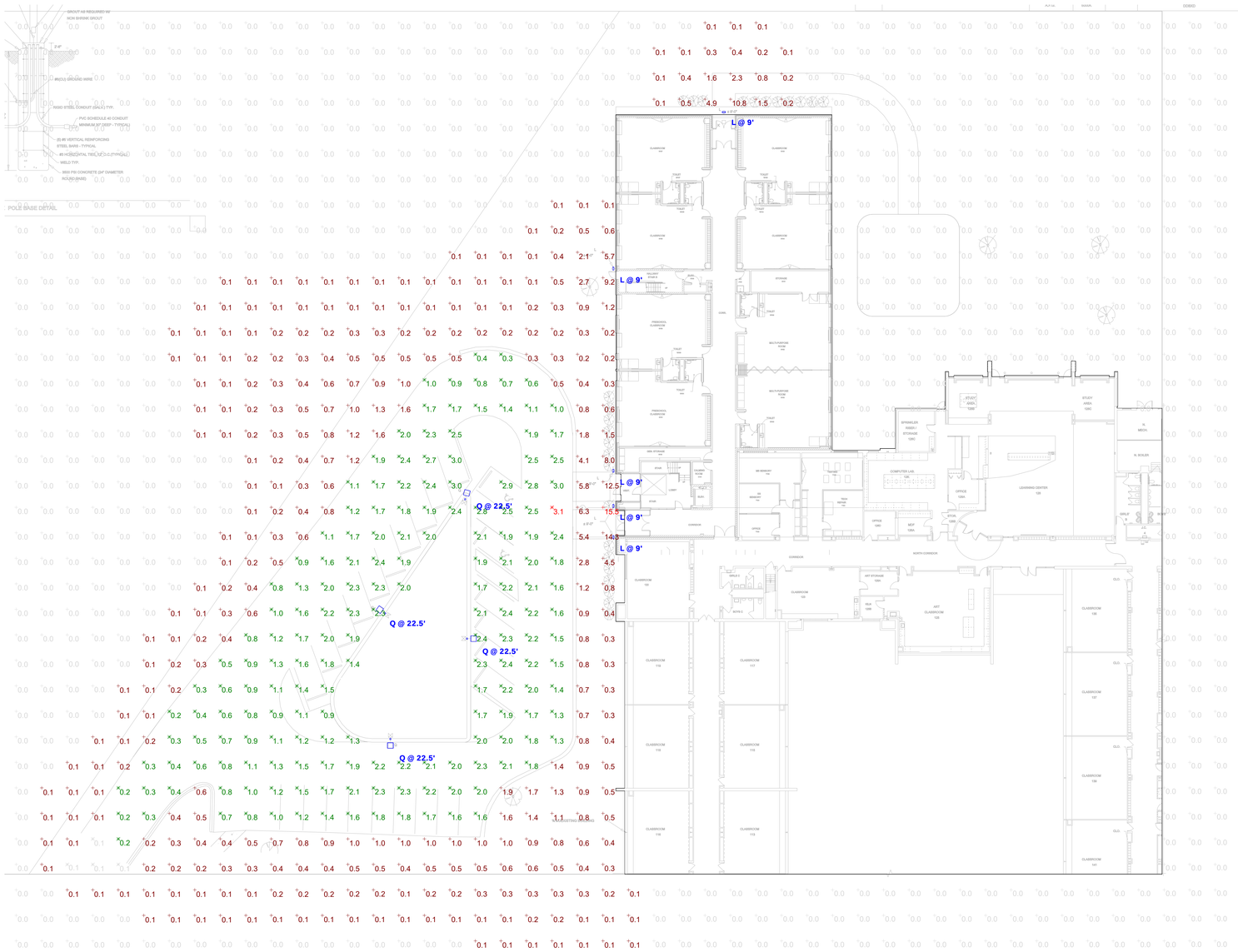
DRAWING TITLE

PARTIAL ELECTRICAL SITE PLAN

SHEET NUMBER

ES0.0

FILE: F:\787-4-15\E\PHOTOMETRICS\787A15 ES0.0.DWG SAVED BY: SWS DATE: 10/25/2024 TIME: 3:15 PM



Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	Q	4	Lithonia Lighting	DSX1 LED P3 50K 80CRI T2M	D-Series Size 1 Area Luminaire P3 Performance Package 5000K CCT 80 CRI Type 2 Medium	1	12545	0.93	102.17
	L	5	Lithonia Lighting	ARC1 LED P3 50K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 5000K	1	3041	0.93	24.5247

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Complete Site	+	0.2 fc	15.5 fc	0.0 fc	N/A	N/A
Parking Area	✳	1.6 fc	3.1 fc	0.1 fc	31.0:1	16.0:1

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

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KSA LIGHTING & CONTROLS

Parkview Elementary School - Morton Grove, IL - V5

Designer
JM
Date
01/13/2025
Scale
Not to Scale
Version No.
001
Summary

PROJECT INFORMATION

Job Name _____

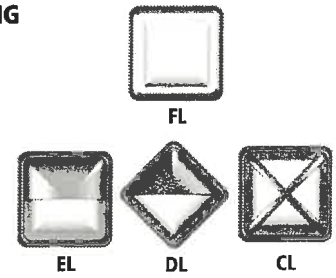
Fixture Type "K" _____

Catalog Number _____

Approved by _____

MILLENIUM™ SQUARE

MS11 SERIES – LOW PROFILE HOUSING



PRODUCT FEATURES:

- Surface mount – ceiling (FL & CL only) or wall mount;
  12"W×12"W×4"D (CL, EL, FL)
  15"W×15"W×4"D (DL)
- Peace of Mind Guarantee®
- Dust and water protected to IP64 standards
- ADA compliant

SPECIFICATIONS

BASEPLATE: Marine grade die-cast aluminum. Integral heat sinks. Baseplate flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Baseplate provided with four-point mounting holes and one wireway hole. Standard matte black, dark bronze or matte white exterior TGIC polyester powder coat – 5-step pre-treatment. See Ordering Information for optional finishes.

REFLECTOR: Full reflector/wire cover – 92% reflectivity.

LENS: UV-stabilized, high impact resistant, virgin injection molded polycarbonate. High efficiency blondel fluted lens maximizes uniformity. Lens secured with four concealed captive Torx® with center pin fasteners. Exclusive water channeling lens design provides 360° ingress protection.

LENS BASE/GRILLE: High impact resistant, injection molded matte black, dark bronze or matte white polycarbonate. Optional Light Gray, Silver, Forest Green or Custom Color (see Ordering Information below) are chemically bonded, impact resistant finishes.

GASKETING: Die-cut, closed cell EPDM self adhesive gasket seals baseplate to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base, baseplate and optional surface adapter.

HARDWARE: Four stainless steel Torx® T-20 with center pin fasteners.

ELECTRICAL: Available in 3500K, 4000K, and 5000K color temperatures, 80 CRI. 120-277VAC, 50/60Hz electrical input with high power factor electronic, constant-current driver (>.90 PF). Standard 0-10V dimming with 1-100% range; maximum driver source of 200 µA.

SENSOR & CONTROLS: Optional sensor available with compatible third party controls. To see the full list of compatible controls, click here.

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For additional photometric information, go to www.kenall.com.

WARRANTY: Limited five (5) year LED warranty. Peace of Mind Guarantee against breakage.

LISTINGS: Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for Wet Location (listing includes Emergency Battery Pack "EL" option). UL certified IP64 per IEC 60598. ADA Compliant. Luminaire tested to an IK10 impact protection rating per IEC 60068-2-75:1997-08.

LED | PEACE OF MIND Guarantee® | c UL us | c ETL us | IP64 | ADA | IK10

ORDERING INFORMATION (Ex: MS11DL-PP-MW-20L40K-DV)

Model	Lens Type	Finish	Lamp Type	Voltage	Options	Accessories
	PP					

Model
- **MS11CL** Crossbar
- **MS11DL** Diamond Eyelid
- **MS11EL** Eyelid
- **MS11FL** Full Face

Lens Type
- **PP** Pearlescent Polycarbonate

Finish
- **DB** Dark Bronze
- **FG** Forest Green
- **LG** Light Gray
- **MB** Matte Black
- **MW** Matte White
- **SL** Silver
- **CC** Custom Color (Consult factory)

Lamp Type
- **10L35K** 10 Watt 3500K LED
- **10L40K** 10 Watt 4000K LED
- **10L50K** 10 Watt 5000K LED
- **20L35K** 20 Watt 3500K LED
- **20L40K** 20 Watt 4000K LED
- **20L50K** 20 Watt 5000K LED

Voltage
- **120** 120 Volts
- **277** 277 Volts
- **347†** 347 Volts
- **DV†** 120-277 Volts

Options
- **LEL-SA*** LED Emergency Battery Backup with Die-cast Surface Adapter (SA) - Non ADA (n/a with 347V)
- **BPC-SA*** Photo Control – Shielded Button Type with Die-cast Surface Adapter (SA) - Non ADA (120V or 277V only)
- **FS** Single Fuse & Holder
- **NAT** Natatorium Environment Option

Accessories
- **SA** Die-Cast Surface Adapter (Non ADA)

† n/a with BPC
* LEL-SA and BPC-SA n/a in conjunction

This product is able to comply with the latest domestic preference legislation, such as the Buy American Act (BAA), Trade Agreement Ace (TAA), Build America, Buy America Act (BABA), and others. It may be covered by patents found at www.kenall.com/patents.Content of specification sheets is subject to change; please consult www.kenall.com for current product details. ©2024 Kenall Mfg.Co.

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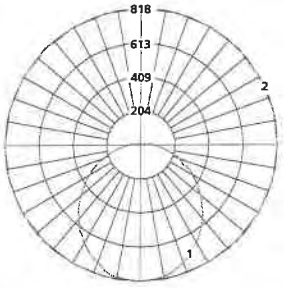
MS11 SERIES – LOW PROFILE HOUSING

PERFORMANCE

Model	Lamp Type	Initial Delivered Lumens @ 25°C (lm)	Efficacy (lm/W)	Input Power (W)	Drive Current (mA)	Estd. L_{70} LED Life (hrs)
MS11FL	10L35K	1,307	102	13	94	130,000
	10L40K	1,307	102	13	94	130,000
	10L50K	1,425	111	13	94	130,000
	20L35K	2,523	106	24	94	130,000
	20L40K	2,523	106	24	94	130,000
	20L50K	2,750	116	24	94	130,000
MS11CL	10L35K	1,050	82	13	94	130,000
	10L40K	1,050	82	13	94	130,000
	10L50K	1,144	89	13	94	130,000
	20L35K	2,026	85	24	94	130,000
	20L40K	2,026	85	24	94	130,000
	20L50K	2,208	93	24	94	130,000
MS11DL	10L35K	1,070	84	13	54	130,000
	10L40K	1,070	84	13	54	130,000
	10L50K	1,167	91	13	54	130,000
	20L35K	2,067	87	24	94	130,000
	20L40K	2,067	87	24	94	130,000
	20L50K	2,253	95	24	94	130,000
MS11EL	10L35K	1,023	80	13	94	130,000
	10L40K	1,023	80	13	94	130,000
	10L50K	1,116	87	13	94	130,000
	20L35K	1,975	83	24	94	130,000
	20L40K	1,975	83	24	94	130,000
	20L50K	2,153	91	24	94	130,000

Info subject to change. Visit www.kenall.com for IES files and additional information.

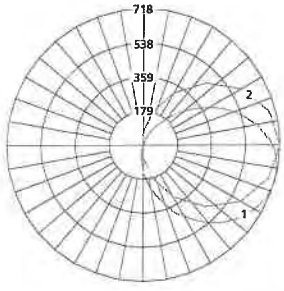
Model: MS11FL-PP-MW-20L40K-DCC-DV



Max Candela = 818 Located At Horizontal Angle = 0, Vertical Angle = 0

1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)

Model: MS11EL-PP-MW-20L40K-DCC-DV



Max Candela = 718 Located At Horizontal Angle = 0, Vertical Angle = 65

1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (65) (Through Max. Cd.)

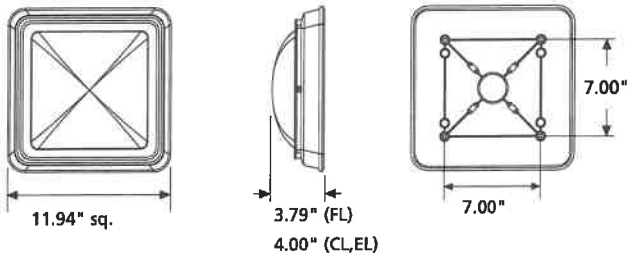
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MILLENIUM™ SQUARE

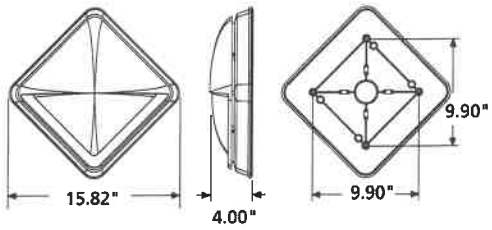
MS11 SERIES – LOW PROFILE HOUSING

DIMENSIONAL DATA

MS11FL, CL, EL

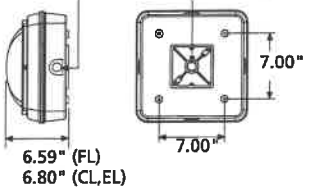


MS11DL

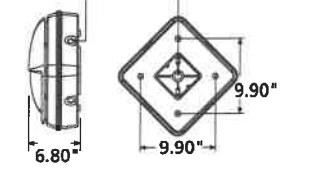


SURFACE ADAPTER SIDE & BACK VIEW

MS11FL, CL, EL



MS11DL



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ARC1 LED

Architectural Wall Luminaire

Catalog Number

Notes

Type "L"

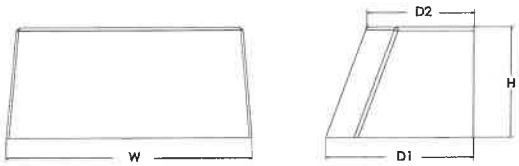
Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs



ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2] LDS18 18" Fixture leads	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH.
2 FAO not available with DMG.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

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
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
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	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

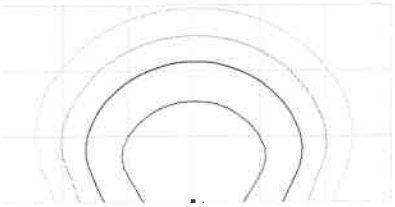
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft



ARC1 LED P3 40K

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Emergency Egress Options

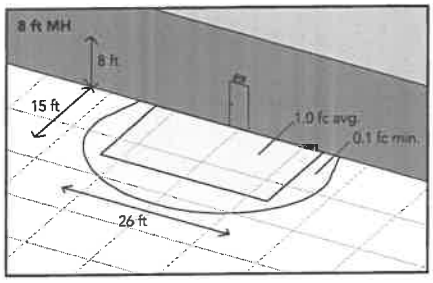
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid = 10ft x 10ft



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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 DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

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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D-Series Size 1
LED Area Luminaire

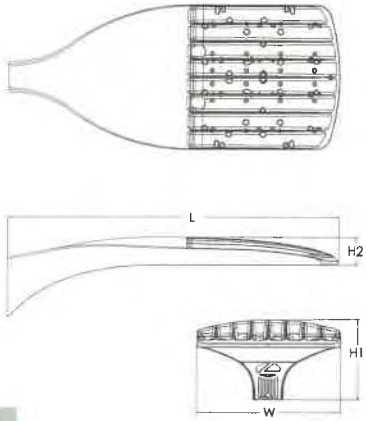
Catalog Number

Notes

Type

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 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 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 65% 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: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[4]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 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)[5] 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		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,20,21]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,20,21]	HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]	L90	Left rotated optics[1]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separate)[14,21]	R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]	CCE	Coastal Construction[23]	DBLBXD	Textured black
FAO	Field adjustable output[15,24]	HA	50°C ambient operation[24]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[16,21]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[16,21]	SF	Single fuse (120, 277, 347V)[26]		
DMG	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	DF	Double fuse (208, 240, 480V)[26]		
DS	Dual switching[18,19,21]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



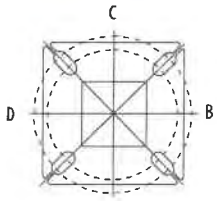
External Glare Shield (EGSR)

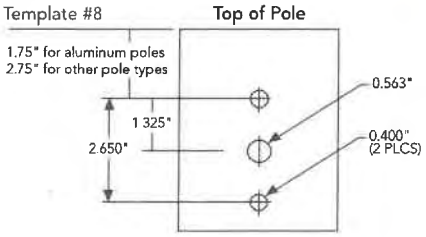


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomendature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

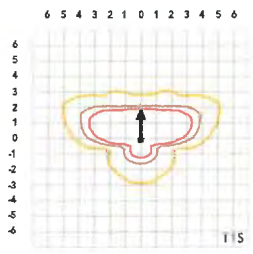
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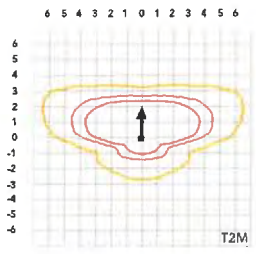
Photometric Diagrams

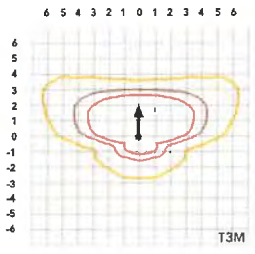
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

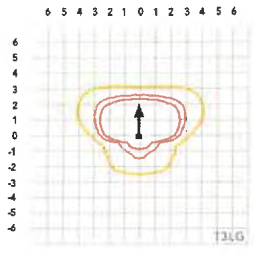
Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

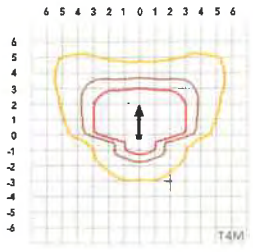
LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc

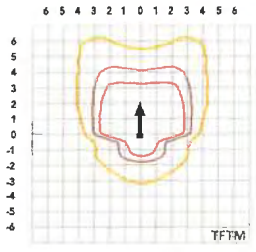


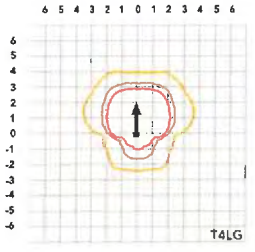


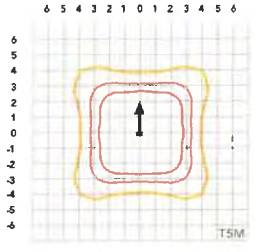


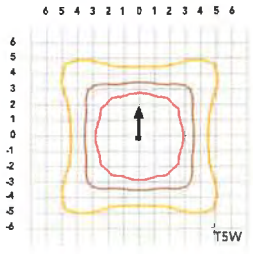


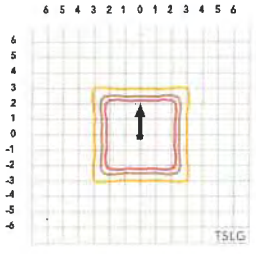


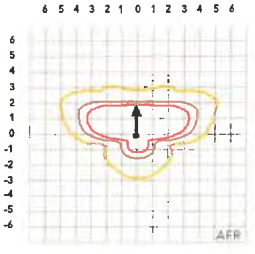


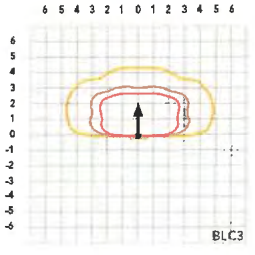


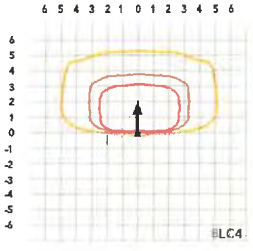


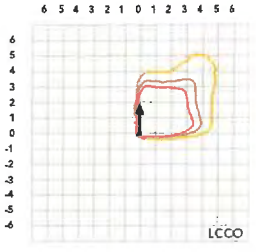


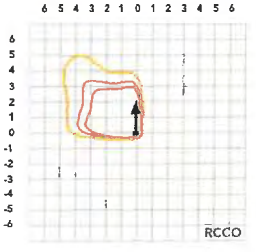












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Performance Data

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	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**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	0.81

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 maximum published values by package listed on specification sheet (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	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

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
NLTAIR2 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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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

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Performance Data

Lumen Output

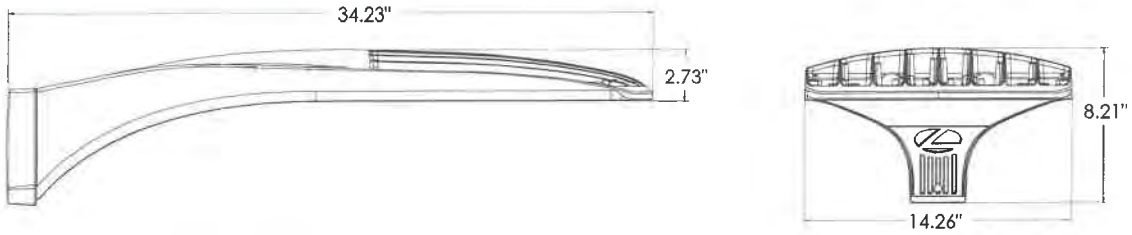
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

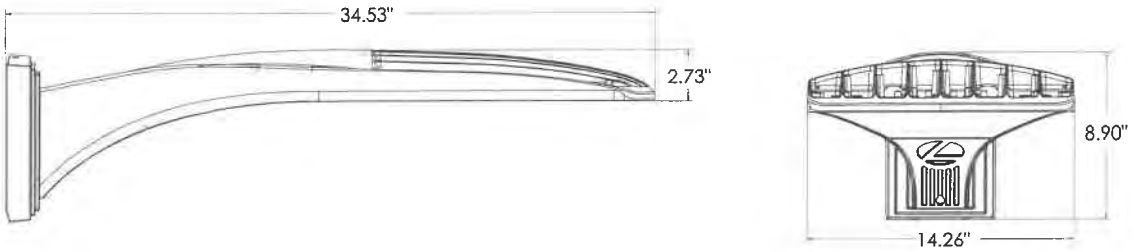
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

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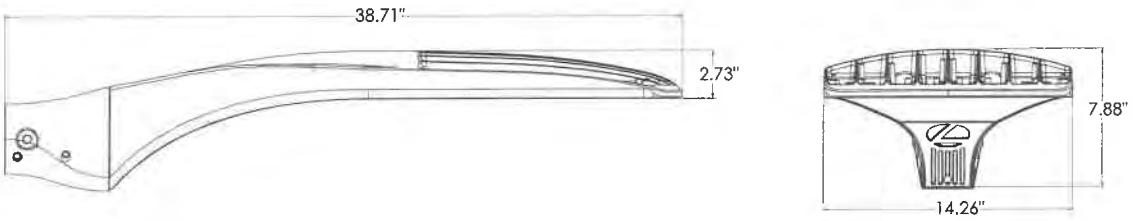
Dimensions



DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs

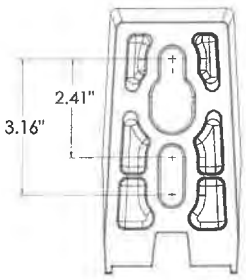


DSX1 with WBA mount
Weight: 38 lbs

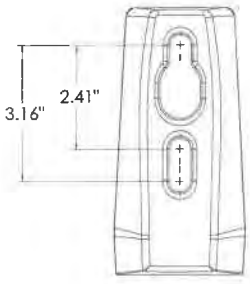


DSX1 with MA mount
Weight: 39 lbs

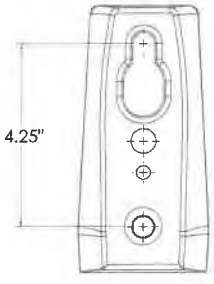
SPA (STANDARD ARM)



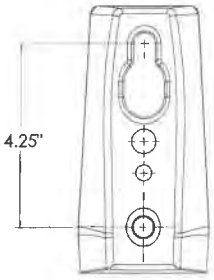
RPA



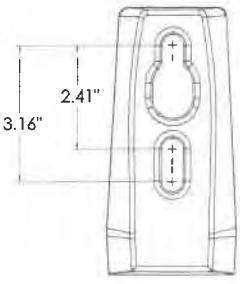
SPA5



RPA5



SPA8N



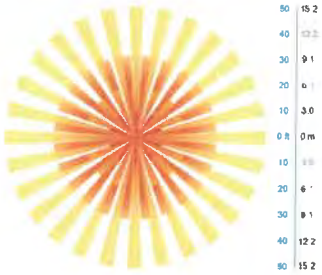
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nLight Control - Sensor Coverage and Settings

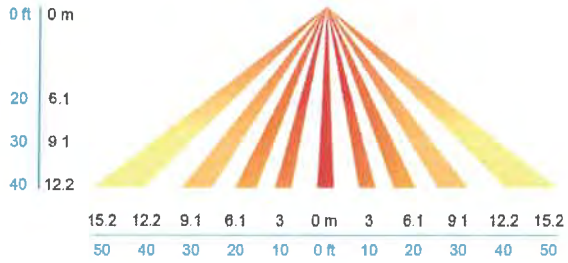
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

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 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 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 standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 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 L81/100,000 hours 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).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, 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 DSX1 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.

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.

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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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product 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.

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.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM19 DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	Shipped installed VD Vibration damper[4] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,8] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VM/original order# Match pole to prior order or project[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft^2) with 1.3 gust											
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	–	–	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	–	–	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	–	–	605

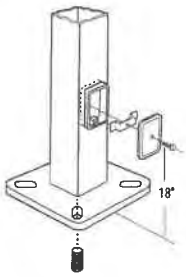
NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

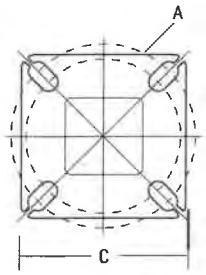
TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

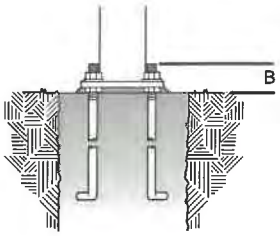
NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

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BASE DETAIL



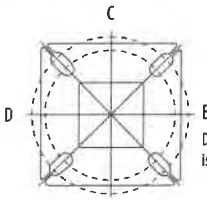




ANCHORAGE AND TEMPLATE INFORMATION

Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Bolt size (in. x in. x in.)	Anchor bolt and template description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

HANDHOLE ORIENTATION



Default DM19 is on side B.

Handhole

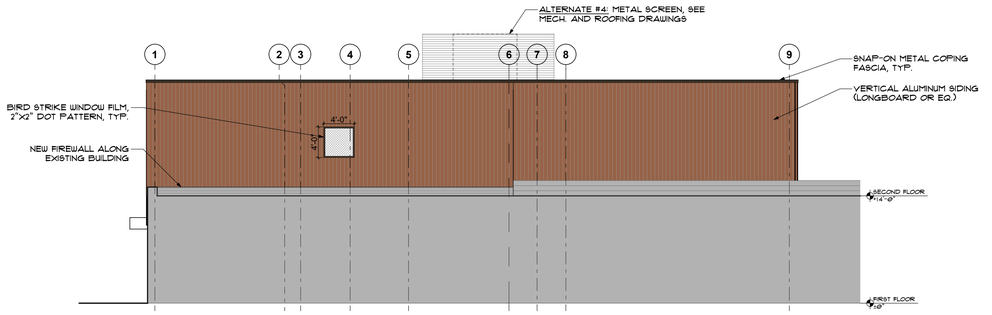
IMPORTANT INSTALLATION NOTES:

- **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.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

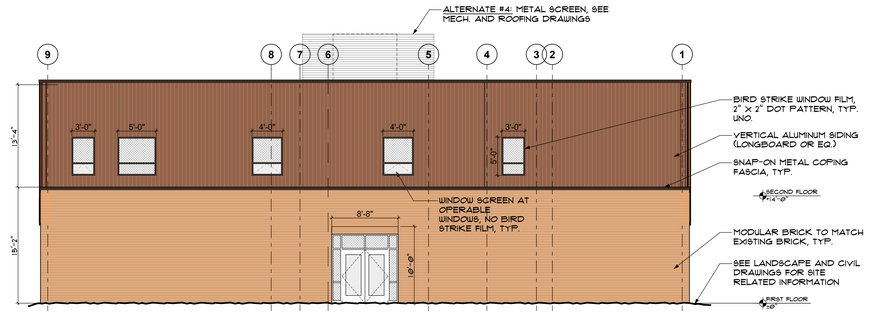
©1994-2024 Acuity Brands Lighting, Inc. All rights reserved.

9. BUILDING ELEVATIONS (COLOR)



4 **SOUTH ELEVATION**

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



3 **NORTH ELEVATION**

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

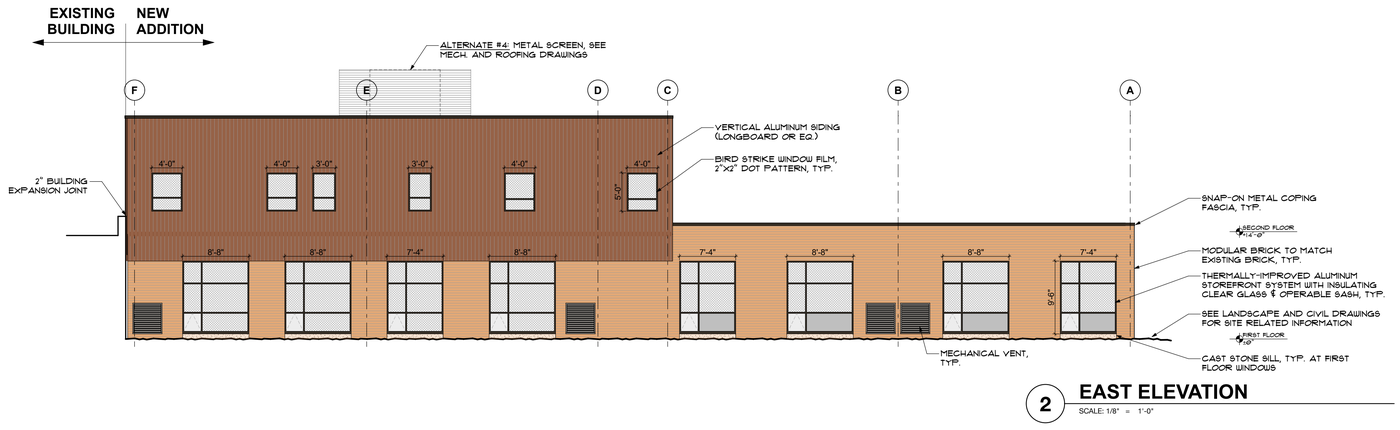
BIRD COLLISION GLAZING THREAT FACTORS

BUILDING DATA	
Number of Stories	2
Building Height	28'
Total Façade Area	10589
Façade Zone 1 Area	1571
Façade Zone 2 Area	0
Adjusted Building Façade Area3	3142

ZONE 1 HIGH RISK FACTOR CALCULATION (HRF)	
Material Type with Threat Factor >75	**HR Material Area (HRA)**
Clear Glass	231
Material 2	0
Material 3	0
High Risk Area (HRA) Totals=	231
HRF= (HRA/Z1 Area) <15%	**14.7%**

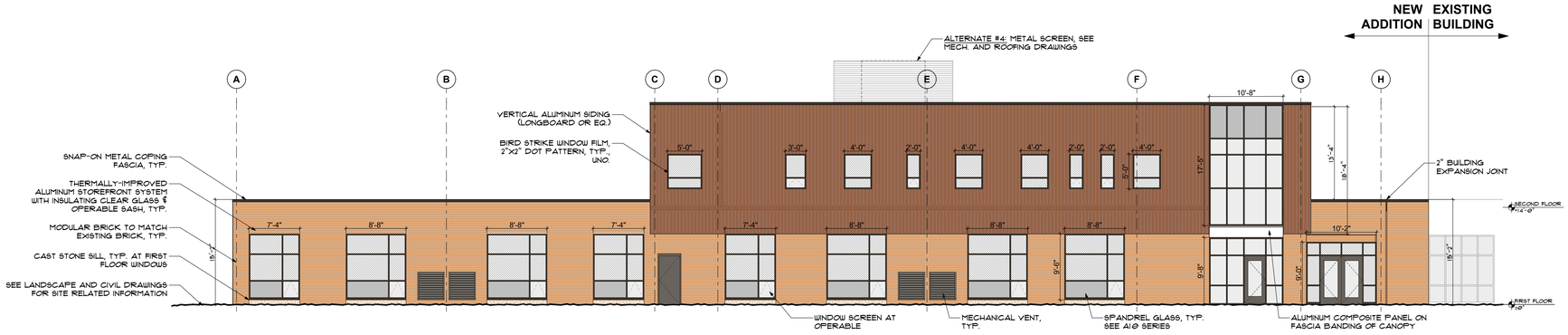
Zone 1 ONLY	Zone 1 (Z1) ONLY CALCULATION GRADE TO 36 FT1 & 12 FT ABOVE GREEN ROOF2		
Z1 Material Type	**Threat Factor**	**Material Area (A)**	**Factored Area (FA)**
Glass with 2" x 2" Dot Pattern Film	20	1089	21780
Opaque Spandrel Glass	0	252	0
Clear Glass	100	231	23100
	Z1 Area Totals=	1572	44880

Total Zone 1 ONLY Building BCTR =	**28.56779122**



2 **EAST ELEVATION**

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



1 **WEST ELEVATION**

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

PROPOSED EXTERIOR ELEVATIONS

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

MORTON GROVE D70 PARK VIEW ES PRE-K & ADMIN OFFICE AD
6200 Lake St., Morton Grove, IL 60053

Morton Grove School District 70
12/04/2024

10. MATERIALS PALETTE
(COLOR)

Exterior Materials Palette



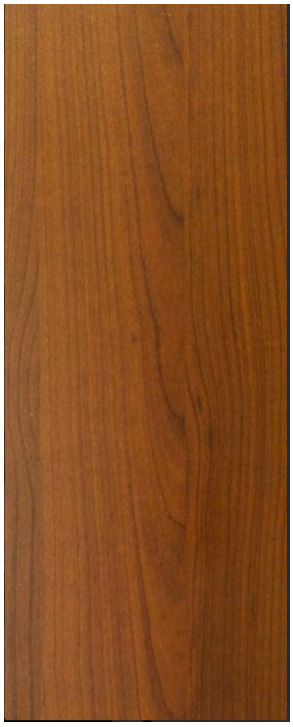
Window / Door Frame Material:
Medium Bronze to match existing



Exterior Palette



First Floor Material
Brick: Match Existing
Nevada Bld Modular,
The Belden Brick Company



Second Floor Material:
Longboard Aluminum Siding (6" Vertical Tongue & Groove)
Dark Cherry

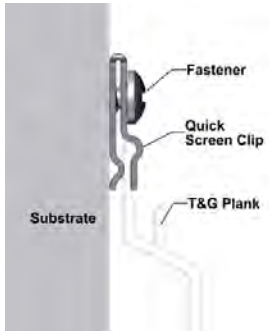
Material Pallette

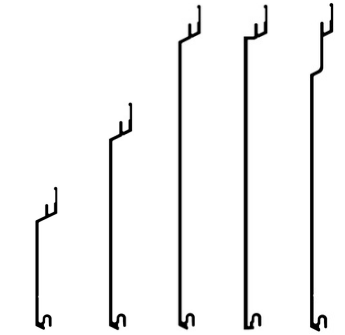
TONGUE & GROOVE
CLADDING SYSTEM



TYPICAL ISOMETRIC







PROFILES
V-Groove: 2-1/2", 4", 6"
Smooth: 6"
Channel: 6"
Standard Lengths: 24', 2-1/2"(12')
96 SQ FT/box

COMPONENTS - Standard Lengths: 12'

Traditional: Starter Strip, Back-to Back Starter Strip, 2" Corner Set, 1-3/8" Two Piece J-Track, 1-3/8" Termination Set, Compression Joint (24'), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftsman: 7/8" J-Track, 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Precision: 5/8" Starter J-Track, 3/16" Outside Corner, 5/8" J-Track, 5/8" Two Piece J-Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal

T&G_IS_RF_V7

FINISHES
Woodgrains, solid color, naturally aged metal, custom solid color matching (additional lead times apply)

ATTACHMENT
Planks: Quick-screen clips w. #10 Pan Head screws* @ 32" o.c. (standard).
Quick-screen clips included: 135 pcs/4" box, 90 pcs/6" box.
Trims: hard fasten w. #10 Pan Head screws* @ 16" o.c. *Screws not included.

BIM & CAD
RVT & DWG files available, see website for details

LEAD TIME
Most Popular Finishes
-ready to ship within 1 week
Additional Finishes
-ready to ship within 14 weeks

LONGBOARD®
INSPIRING ARCHITECTURE

info@longboardproducts.com
longboardproducts.com
800 604 0343

TECHNICAL SPECIFICATIONS

PHYSICAL DATA
6063-T5 Extruded Aluminum
100% Recyclable
Warranty: Finish:15 year (standard)/20 year* (ultra) (*10 week lead time);
Aluminum: 50 year
Weight (lbs/sqft): ~1.5

TESTING

ICC-ESR 4182 Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding

AAMA 509 Rainscreen: W1, V2

LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance

Florida Product Code: FL41934

Miami Dade, Florida, Notice of Acceptance(NOA): NOA No. 22-0209.01 -Expiration Date: January 26, 2028

Impact testing: TAS 201

WUI (The Wildland-Urban Interface) – California Department of Forestry & Fire Protection Office of the State Fire Marshal Listing No. 8140-2286:0500

Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84 ; A2-s1,d0 by EN 13501-1

Light Reflectance: 5% (Black) up to 73.2% (Ultra White)

Wind load: Up to 121 psf (5794 Pa) TAS 202, TAS 203

11. ENGINEERING PLANS

Morton Grove School District 70

Pre-K & District Office Addition at D70 Park View Elementary School

Stormwater Management Report

6200 Lake Street
Morton Grove, IL



October 29, 2024

Prepared by:

Matt O'Brien, EIT

Eriksson Engineering Associates, Ltd.

Reviewed by:

Kevin Camino, PE

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.4804

www.eea-ltd.com

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    a. Existing Conditions
    b. Proposed Conditions
        i. Volume Control
        ii. Detention Storage
        iii. Runoff Control
    c. Wetland/Riparian Areas
    d. Flood Protection Areas
- Appendix 1 – Maps
    a. FEMA
        i. FIRM Panels
    b. USFWS National Wetlands Inventory Map
    c. NRCS Hydrologic Soil Group Map
- Appendix 2 – Detailed Stormwater Calculations
    a. Site Information & Calculation Summary
    b. StormTech MC-7200 Stage Storage Table
    c. Proposed Detention
        i. MWRD Bulletin 75 Nomograph
        ii. Oriface Discharge Calculations
- Appendix 3 – Site Plan Exhibits
    a. Drainage Exhibit – Existing Conditions (CX2.1)
    b. Drainage Exhibit – Proposed Conditions (CX2.2)

STORMWATER NARRATIVE October 29, 2024

Morton Grove School District 70 (D70) is proposing improvements to Park View Elementary School located at 6200 Lake Street in Morton Grove, Illinois. The proposed improvements will provide new pre-k classroom space, district office space, and a new playground as well as a reconfigured drive loop, parking lot, and access drive. The addition will fill in an existing permitted detention basin which provides 0.093 ac-ft of storage.

The contiguous ownership area of the School District is 9.01 acres. The project will disturb approximately 1.51 acres of site area. The majority of the disturbance will be for the drive loop and building addition. Stormwater Detention, Volume Control, and Runoff Control will be provided for 1.51 acres of site area. Stormwater Detention will also be provided for filling in the permitted basin.

EXISTING CONDITIONS

The site contains an existing drive loop, access drive, grass playing fields, and a portion of the school building that will be replaced. The 1.51 acre development area currently contains 0.44 acres of impervious area and 1.07 acres of green space. The site is mostly flat with drainage leaving the property to the north and northwest into adjacent Forest Preserves of Cook County land.

The current Development area contains a permitted detention basin under MWRD permit 1985-0013 that provides 0.093-ac-ft of storage. This information was obtained via an MWRD permit inquiry. No other record of detention storage was found for the property. This detention volume shall be replaced in the proposed detention system.

PROPOSED CONDITIONS

The proposed conditions will consist of the building addition, the reconfiguration of the drive loop with added parking, a walking path, a new rubber surface playground, and a replaced access drive. The access drive will replace existing impervious area with flush curb to maintain existing drainage patterns. This will be exempt from stormwater management requirements of the MWRD as it is considered Maintenance activity. Within the 1.51 acres Development area, the impervious area will be increased from 0.44 acres in the existing condition to 0.78 acres in the proposed. All 0.78 acres will be treated as Qualified Development. Since the property holdings are greater than 3 acres, Stormwater Detention, Volume Control, and Runoff Control will be required for the site. The site will discharge to a 60” Village of Morton Grove storm sewer that ultimately discharges to the North Branch of the Chicago River.

Volume Control

The project will result in 0.78 acres of impervious Qualified Development area which will require 2,818 CF of volume control. The required volume control has been provided entirely in the StormTech MC-7200 system of which the vast majority is in the aggregate below the invert of the StormTech chambers. Refer to the StormTech cross-section detail and the StormTech staged storage calculations for detailed volume control facility calculations.

Detention Storage

The Development is located within the North Branch Chicago River watershed. The allowable discharge from in this watershed is 0.30 cfs/acre. A development area of 1.51 acres would require the discharge from the site to be 0.45 cfs or less. The orifice in the outlet control structure has been sized to provide a discharge of 0.44 cfs at the 100-year High Water Level. Using this release rate and the adjusted curve number of 85.03 that was calculated for the Development, 0.463 ac-ft of storage will be required for the

Development area per the Watershed Management Ordinance. Refer to the Orifice Discharge Rate, Curve Number, Adjusted Curve Number, and Bulletin 75 Nomograph pages for a breakdown of the calculations.

Additionally, 0.093 ac-ft of detention should be provided to replace the volume lost by filling in the permitted detention basin under MWRD permit 1985-0013.

The StormTech MC-7200 System has been sized to provide 0.646 ac-ft of detention storage which is more than the combined 0.556 ac-ft required due to the Development area and removal of the existing basin.

Runoff Control

Runoff control has been provided for the Development by a below grade concrete weir wall in the outlet control structure. The 6' wide below grade weir wall can convey 15.52 cfs which is more than the 11.62 cfs the Development requires. Refer to overflow calculations for the weir overflow capacity. The weir has a crest elevation of 622.40 which is 3.33' lower than the lowest finished floor elevation of the building which is 625.73.

WETLAND/RIPARIAN AREAS

Wetland or riparian areas are not present within 50' of the property. No impacts to a wetland or riparian environment will occur as a result of this Project.

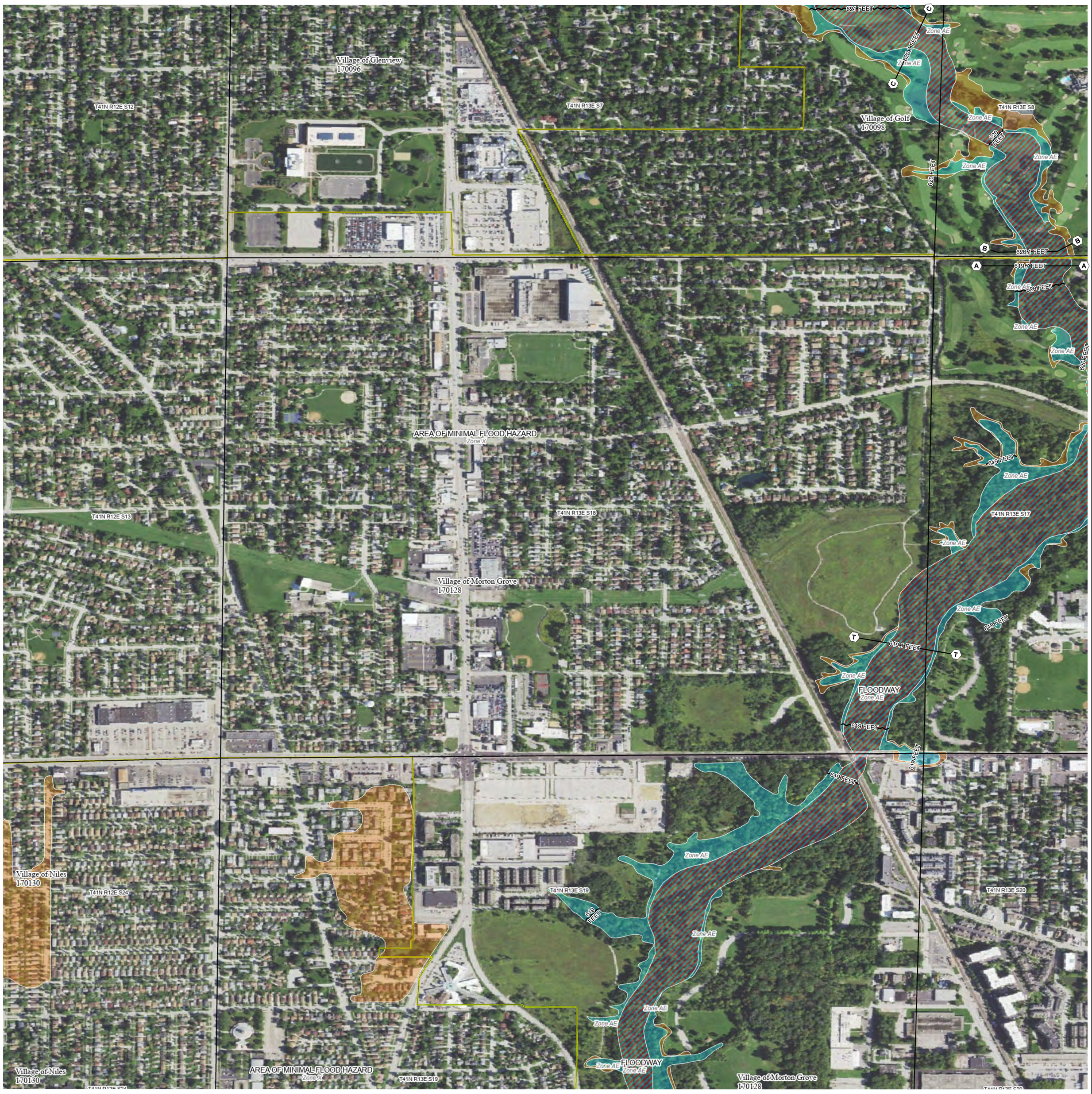
FLOOD PROTECTION AREAS

The property does contain floodplain. Per the FEMA Flood Insurance Study documents, the property is approximately 58' feet from floodplain at its nearest point. No work will be performed in the floodplain so no adverse impact should occur as a result of this Project.

APPENDIX 1

MAPS

87°48'45.45"W 42°3'51.67"N



87°46'52.09"W 42°1'45.99"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **10/17/2024 3:21 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 Feet

0 50 100 200 300 400 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 241 OF 832

This panel contains:

COMMUNITY	NUMBER	PANEL
VILLAGE OF GOLF	170098	0241
VILLAGE OF GLENVIEW	170096	0241
VILLAGE OF NILES	170130	0241
MORTON GROVE	170128	0241

MAP NUMBER
17031C0241J
EFFECTIVE DATE
August 19, 2008

87°46'52.95"W 42°3'51.64"N



87°44'59.59"W 42°1'45.96"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
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This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **10/17/2024 3:23 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

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SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

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N

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 Feet

0 50 100 200 300 400 Meters



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **242** OF **832**

PANEL Contains:

COMMUNITY	NUMBER	PANEL
VILLAGE OF GOLF	170098	0242
VILLAGE OF SKOKIE	171000	0242
COOK COUNTY VILLAGE OF MORTON GROVE	170128	0242

MAP NUMBER
17031C0242J
EFFECTIVE DATE
August 19, 2008

U.S. Fish and Wildlife Service
National Wetlands Inventory

Park View Elementary



October 17, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Map Scale: 1:719 if printed on C landscape (22" x 17") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 17, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
805B	Orthents, clayey, undulating	0.2	1.8%
2811A	Urban land-Anthroportic Udorthents complex, 0 to 2 percent slopes	9.1	98.2%
Totals for Area of Interest		**9.3**	**100.0%**

APPENDIX 2

DETAILED STORMWATER CALCULATIONS

DRAINAGE SUMMARY

Park View Elementary 10/21/24
MO

ERIKSSON ENGINEERING ASSOCIATES, LTD.

	Total Area		Water Area	Imp Area	Synth Turf Area	Gravel Area	Pervious Area	Naturalized Area	Comp CN	Comp C Value	VC (Ac-Ft)	Reduced CN	Disch (cfs)	Storage (Ac-Ft)
			100	**98**	**91**	**91**	**80**	**77**						
			1.00	**0.90**	**0.75**	**0.75**	**0.45**	**0.15**						
Existing Site Conditions														
TOTAL	1.51	0.00236	0.00	0.44	0.00	0.00	1.07	**0.00**	85.2	0.58				0.093

	Total Area		Water Area	Imp Area	Synth Turf Area	Gravel Area	Pervious Area	Naturalized Area	Comp CN	Comp C Value	VC (Ac-Ft)	Reduced CN	Disch (cfs)	Detention (Ac-Ft)
			100	**98**	**91**	**91**	**80**	**77**					**0.30**	
			1.00	**0.90**	**0.75**	**0.75**	**0.45**	**0.15**					**cfs/acre**	
Proposed Site Conditions														
TOTAL	1.51	0.00236	0.00	0.78	0.00	0.00	0.73	**0.00**	89.3	0.68	**0.065**	85.0	0.45	**0.454**
COMP STORAGE														**N/A**

Development Area
Emergency Overflow Spillway Calculations

Park View Elementary 10/29/24
MO

100-year Rainfall Event

Tributary Area =	1.51	acre
Composite C =	0.68	
100 year Rainfall Depth (Bulletin 75) =	1.42	inches
Tc =	7.45	Minutes
I =	**11.44**	**in/hr**
100-Year Runoff Rate =	11.74	cfs

Pond Overflow Type = Concrete Wier Wall

Where: L (length) = 6.00 ft.
H (head) = 0.90 ft.
Weir Elevation = 621.50 ft.

Weir Crest Elevation 622.40
Pond Overflow Rate Q = 15.52 cfs

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Broad Crested Weir) Concrete Wier Wall
Weir Equation: $Q = 2.60\ L\ H^{(3/2)}$ (Broad Crested Weir) Grass Spillway

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **Park View Elementary Addition** **PERMIT NUMBER:**

LOCATION: **Morton Grove** **DATE:** **10/21/2024**

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 CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious	D	98	0.78	76.44
Pervious	D	80	0.73	58.40
TOTALS:			1.51	134.84

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{134.84}{1.51} \rightarrow \textbf{Composite CN} = \textbf{89.30}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: Park View Elementary **PERMIT NUMBER:**

LOCATION: Morton Grove **DATE:** 10/21/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	1.507	acres
2.	Total Impervious Area	0.780	acres
3.	Composite CN	89.30	
4.	Volume Control Storage Provided, VC_P	0.065	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.20	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.28	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.91	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.065	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.850	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.77	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.76	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**85.03**

Project: **PARK VIEW ELEMENTARY**

Chamber Model -	MC-7200	
Units -	Imperial	
Number of Chambers -	106	
Number of End Caps -	16	
Voids in the stone (porosity) -	36	%
Base of Stone Elevation -	615.00	ft
Amount of Stone Above Chambers -	12	in
Amount of Stone Below Chambers -	12	in
Area of system -	7382	sf Min. Area - 6889 sf min. area

StormTech MC-7200 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Single Chamber *(cubic feet)*	Incremental Single End Cap *(cubic feet)*	Incremental Chambers *(cubic feet)*	Incremental End Cap *(cubic feet)*	Incremental Stone *(cubic feet)*	Incremental Ch, EC and Stone *(cubic feet)*	Cumulative System (cubic feet)	Elevation (feet)	
84	0.00	0.00	0.00	0.00	221.46	221.46	30940.83	622.00	
83	0.00	0.00	0.00	0.00	221.46	221.46	30719.37	621.92	
82	0.00	0.00	0.00	0.00	221.46	221.46	30497.91	621.83	
81	0.00	0.00	0.00	0.00	221.46	221.46	30276.45	621.75	
80	0.00	0.00	0.00	0.00	221.46	221.46	30054.99	621.67	
79	0.00	0.00	0.00	0.00	221.46	221.46	29833.53	621.58	
78	0.00	0.00	0.00	0.00	221.46	221.46	29612.07	621.50	
77	0.00	0.00	0.00	0.00	221.46	221.46	29390.61	621.42	
76	0.00	0.00	0.00	0.00	221.46	221.46	29169.15	621.33	
75	0.00	0.00	0.00	0.00	221.46	221.46	28947.69	621.25	
74	0.00	0.00	0.00	0.00	221.46	221.46	28726.22	621.17	
73	0.00	0.00	0.00	0.00	221.46	221.46	28504.76	621.08	
72	0.06	0.01	6.29	0.21	219.12	225.62	28283.30	621.00	
71	0.19	0.03	20.16	0.54	214.01	234.71	28057.68	620.92	
70	0.28	0.05	29.17	0.83	210.66	240.66	27822.97	620.83	
69	0.36	0.07	37.87	1.06	207.45	246.37	27582.31	620.75	
68	0.46	0.08	48.59	1.33	203.49	253.41	27335.94	620.67	100-YR HWL
67	0.74	0.11	78.61	1.69	192.55	272.85	27082.53	620.58	
66	1.10	0.13	116.22	2.12	178.86	297.19	26809.68	620.50	
65	1.32	0.16	139.76	2.58	170.22	312.56	26512.48	620.42	
64	1.50	0.19	158.81	3.02	163.20	325.03	26199.93	620.33	
63	1.65	0.22	175.38	3.50	157.07	335.94	25874.90	620.25	
62	1.79	0.25	190.16	3.95	151.58	345.69	25538.96	620.17	
61	1.92	0.28	203.48	4.40	146.62	354.51	25193.26	620.08	
60	2.04	0.30	215.97	4.83	141.97	362.77	24838.75	620.00	
59	2.15	0.33	227.40	5.24	137.71	370.35	24475.98	619.92	
58	2.25	0.35	238.26	5.67	133.65	377.57	24105.63	619.83	
57	2.34	0.38	248.37	6.14	129.84	384.35	23728.06	619.75	
56	2.43	0.41	257.95	6.55	126.24	390.74	23343.71	619.67	
55	2.52	0.44	267.02	7.05	122.79	396.87	22952.97	619.58	
54	2.60	0.47	275.66	7.50	119.52	402.68	22556.10	619.50	
53	2.68	0.50	283.91	7.92	116.40	408.24	22153.42	619.42	
52	2.75	0.52	291.77	8.33	113.42	413.53	21745.18	619.33	
51	2.82	0.54	299.28	8.71	110.58	418.58	21331.66	619.25	
50	2.89	0.57	306.49	9.07	107.86	423.42	20913.08	619.17	
49	2.96	0.59	313.37	9.42	105.26	428.05	20489.66	619.08	
48	3.02	0.61	319.99	9.76	102.75	432.50	20061.61	619.00	
47	3.08	0.63	326.34	10.11	100.34	436.79	19629.11	618.92	
46	3.14	0.64	332.45	10.29	98.08	440.81	19192.32	618.83	
45	3.19	0.68	338.33	10.84	95.76	444.93	18751.51	618.75	
44	3.25	0.70	343.97	11.20	93.60	448.77	18306.59	618.67	
43	3.30	0.72	349.41	11.56	91.51	452.48	17857.82	618.58	
42	3.35	0.74	354.64	11.90	89.51	456.04	17405.34	618.50	
41	3.39	0.76	359.67	12.23	87.58	459.48	16949.29	618.42	
40	3.44	0.79	364.52	12.57	85.71	462.80	16489.82	618.33	

39	3.48	0.80	369.19	12.84	83.93	465.96	16027.02	618.25	
38	3.53	0.82	373.69	13.12	82.21	469.02	15561.06	618.17	
37	3.57	0.84	378.01	13.42	80.55	471.98	15092.04	618.08	
36	3.61	0.85	382.19	13.62	78.97	474.78	14620.07	618.00	
35	3.64	0.86	386.21	13.75	77.47	477.44	14145.29	617.92	
34	3.68	0.89	390.07	14.23	75.91	480.22	13667.85	617.83	
33	3.71	0.90	393.79	14.47	74.49	482.75	13187.63	617.75	
32	3.75	0.92	397.36	14.68	73.13	485.16	12704.89	617.67	
31	3.78	0.92	400.79	14.72	71.88	487.38	12219.72	617.58	
30	3.81	0.94	404.08	15.09	70.56	489.73	11732.34	617.50	
29	3.84	0.96	407.22	15.30	69.35	491.87	11242.61	617.42	
28	3.87	0.97	410.24	15.50	68.20	493.93	10750.74	617.33	
27	3.90	0.98	413.12	15.70	67.08	495.91	10256.81	617.25	
26	3.92	0.97	415.89	15.54	66.15	497.57	9760.90	617.17	
25	3.95	1.00	418.52	16.05	65.02	499.59	9263.32	617.08	
24	3.97	1.01	421.03	16.18	64.07	501.27	8763.74	617.00	
23	3.99	1.02	423.42	16.33	63.15	502.90	8262.47	616.92	
22	4.02	1.03	425.69	16.49	62.28	504.45	7759.57	616.83	
21	4.04	1.04	427.84	16.62	61.46	505.91	7255.12	616.75	
20	4.06	1.05	429.88	16.74	60.68	507.30	6749.20	616.67	
19	4.07	1.05	431.80	16.86	59.94	508.60	6241.91	616.58	
18	4.09	1.05	433.59	16.81	59.32	509.72	5733.30	616.50	
17	4.11	1.06	435.31	16.91	58.66	510.88	5223.59	616.42	
16	4.12	1.08	436.94	17.21	57.97	512.12	4712.71	616.33	
15	4.14	1.08	438.47	17.32	57.37	513.17	4200.59	616.25	
14	4.15	1.09	439.90	17.41	56.83	514.14	3687.42	616.17	
13	4.17	1.11	442.13	17.70	55.92	515.75	3173.28	616.08	VC HWL
12	0.00	0.00	0.00	0.00	221.46	221.46	2657.53	616.00	
11	0.00	0.00	0.00	0.00	221.46	221.46	2436.07	615.92	
10	0.00	0.00	0.00	0.00	221.46	221.46	2214.61	615.83	
9	0.00	0.00	0.00	0.00	221.46	221.46	1993.15	615.75	
8	0.00	0.00	0.00	0.00	221.46	221.46	1771.69	615.67	
7	0.00	0.00	0.00	0.00	221.46	221.46	1550.23	615.58	
6	0.00	0.00	0.00	0.00	221.46	221.46	1328.76	615.50	
5	0.00	0.00	0.00	0.00	221.46	221.46	1107.30	615.42	
4	0.00	0.00	0.00	0.00	221.46	221.46	885.84	615.33	
3	0.00	0.00	0.00	0.00	221.46	221.46	664.38	615.25	
2	0.00	0.00	0.00	0.00	221.46	221.46	442.92	615.17	
1	0.00	0.00	0.00	0.00	221.46	221.46	221.46	615.08	

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: **Park View Elementary** **PERMIT NUMBER:**

LOCATION: **Morton Grove** **DATE:** **10/21/2024**

DEVELOPMENT INFORMATION

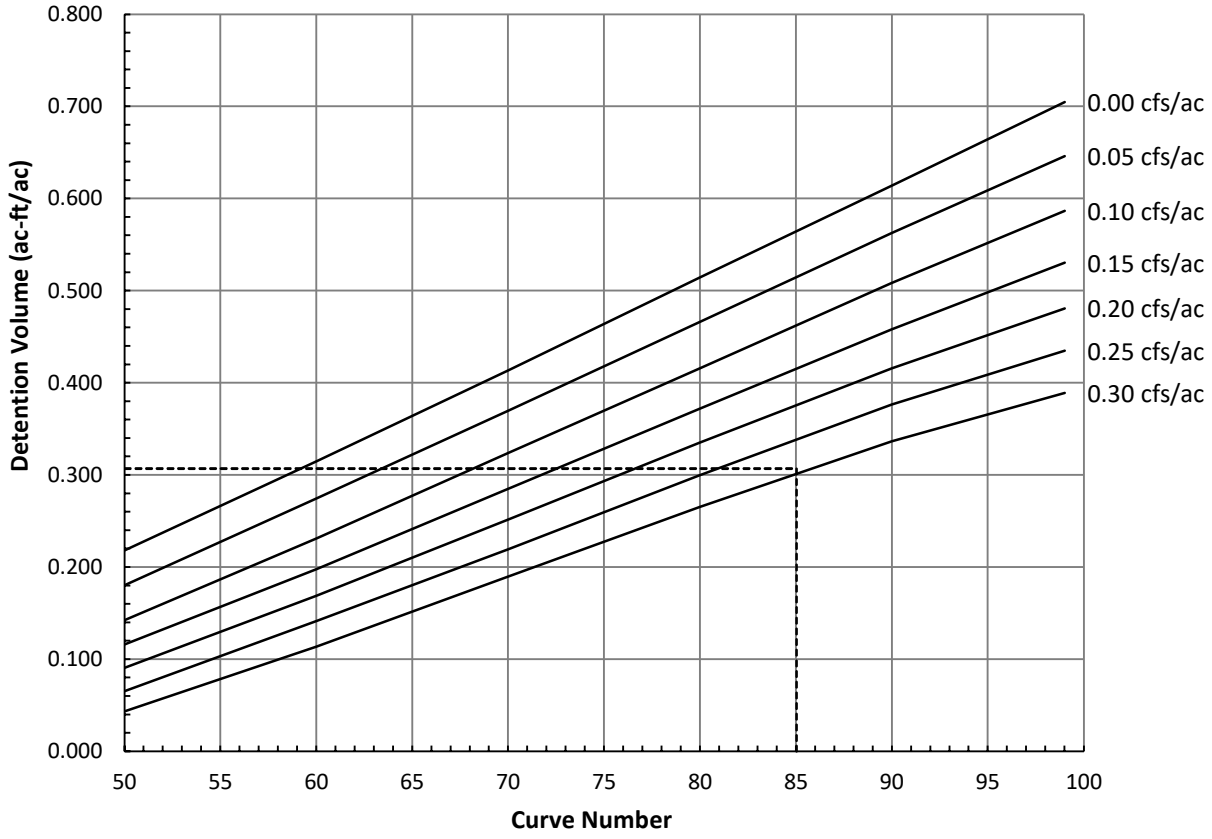
1.	Detained Area	1.507	acres
2.	Curve Number	85.03	
3.	Actual Release Rate	**0.440**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.463**	ac-ft

NOMOGRAPH

NOMOGRAPH: BULLETIN 75



ORIFICE DISCHARGE RATE

PROJECT: **Park View Elementary** **PERMIT NUMBER:**

LOCATION: **Morton Grove** **DATE:** **10/21/2024**

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	2.75	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	615.90	ft	
5.	High Water Elevation, HWL	620.67	ft	
6.	Tail Water Elevation		ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.44**	cfs	
7.	Submerged Actual Release Rate at HWL		cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
615.00	0.00		0.00
616.00	0.00		0.00
617.00	0.20		0.20
618.00	0.28		0.28
619.00	0.35		0.35
620.00	0.40		0.40
621.00	0.45		0.45
622.00	0.49		0.49
623.00	0.53		0.53
624.00	0.57		0.57
625.00	0.61		0.61
626.00	0.64		0.64
627.00	0.67		0.67

APPENDIX 3

SITE PLAN EXHIBITS

PROJECT AREA SUMMARY

Project Area
1.51 Acres
0.44 Acres Impervious
1.07 Acres Pervious
C 0.58

SURFACE LEGEND

Impervious Surface
C 0.90

Pervious Surface
C 0.45

TOTAL CONTIGUOUS PROPERTY AREA = 9.01 ACRES



N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Morton Grove*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

STR

ARCHITECTS

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Chicago, IL 60654

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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

STORMWATER EXHIBIT EXISTING CONDITIONS

SHEET NUMBER

CX2.1

PROJECT AREA SUMMARY

Project Area
1.51 Acres
0.78 Acres Impervious
0.73 Acres Pervious
C 0.68

SURFACE LEGEND

New Impervious Surface
C 0.90

Pervious Surface
C 0.45

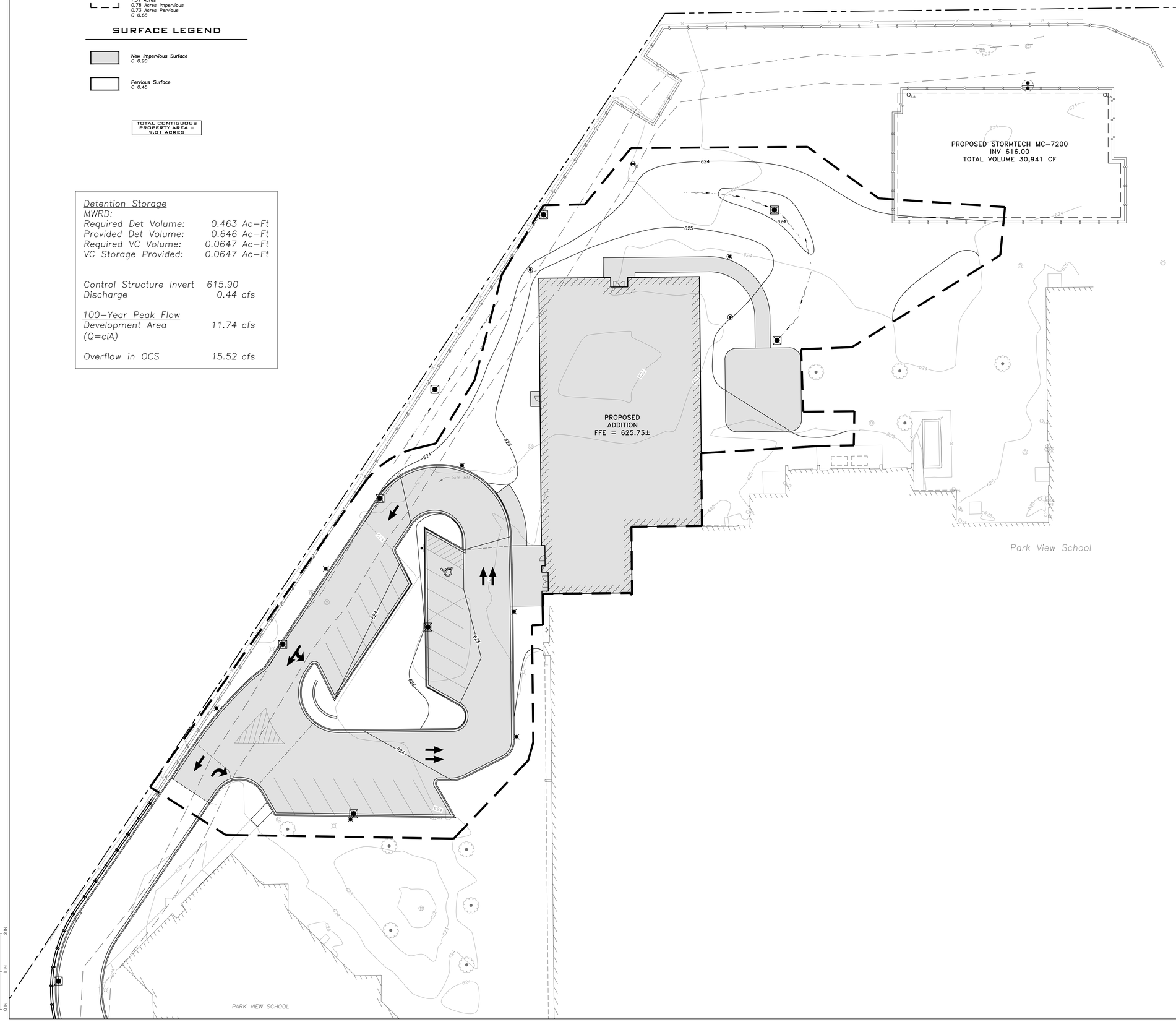
TOTAL CONTIGUOUS PROPERTY AREA = 9.01 ACRES

Detention Storage
MWRD:

Required Det Volume:	*0.463 Ac-Ft*
Provided Det Volume:	*0.646 Ac-Ft*
Required VC Volume:	*0.0647 Ac-Ft*
VC Storage Provided:	*0.0647 Ac-Ft*
Control Structure Invert	*615.90*
Discharge	*0.44 cfs*

100-Year Peak Flow

Development Area (Q=ciA)	*11.74 cfs*
Overflow in OCS	*15.52 cfs*



N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		*PROPOSED*
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	*Clean Out*	C.O.
	Flared End Section	
S	*Storm Sewer*	S
S	*Sanitary Sewer*	S
S	*Combined Sewer*	S
W	*Water Main*	W
G	*Gas Line*	G
OH	*Overhead Wires*	OH
E	*Electrical Cable (Buried)*	E
T	*Telephone Line*	T
	Fire Hydrant	
	Valve Vault	
B	*Buffalo Box*	B
DS	*Downspout*	DS
BOL	*Bollard*	BOL
GV	*Gas Valve*	
GM	*Gas Meter*	
E	*Electric Meter*	
E	*Electric Manhole*	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	*Telephone Pedestal*	
T	*Telephone Manhole*	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	*Curb Elevation*	C 782.50
x G 782.00	*Gutter Elevation*	G 782.00
x P 783.25	*Pavement Elevation*	P 783.25
x W 782.10	*Sidewalk Elevation*	W 782.10
x 784.0	*Ground Elevation*	x 784.0
x T/W 785.20	*Top of Retaining Wall Elevation*	T/W 785.20
	Swale	
781	*Contour Line*	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Morton Grove*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

STR

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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

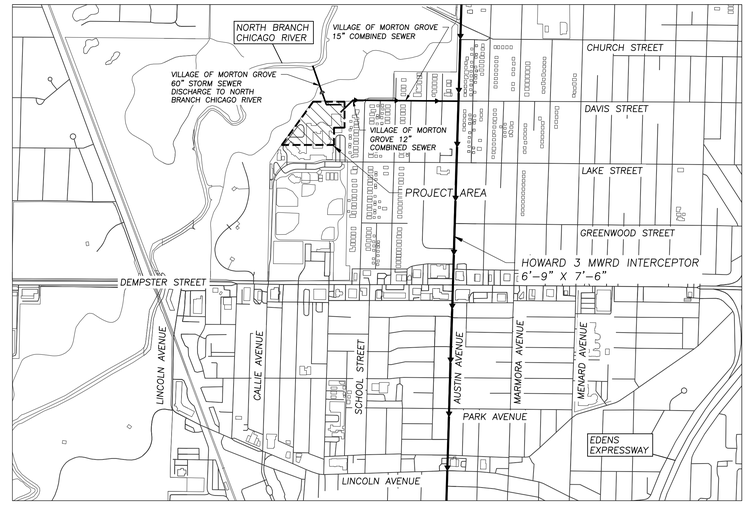
STORMWATER EXHIBIT PROPOSED CONDITIONS

SHEET NUMBER

CX2.2

PARK VIEW ELEMENTARY
PRE-K & DISTRICT OFFICE ADDITION

6200 LAKE STREET
MORTON GROVE, ILLINOIS 60053



Location Map

INDEX OF SHEETS

C0.0 Cover Sheet
C0.1 MWRD General Notes
C0.2 Plat Of Survey
C1.1 Site Demolition Plan
C1.2 Site Demolition Plan – Alternate Bid
C2.1 Site Geometry Plan
C2.2 Site Geometry Plan – Alternate Bid
C3.1 Site Utility Plan
C3.2 Site Utility Plan – Alternate Bid
C4.1 Site Grading, Paving, And Erosion Control Plan
C4.2 Site Grading, Paving, And Erosion Control Plan – Alternate Bid
C5.1 Site Details
C5.2 Site Details
C5.3 StormTech Standard Details
C5.4 Village of Morton Grove Details

CX2.1 Stormwater Exhibit Existing Conditions
CX2.2 Stormwater Exhibit Proposed Conditions
CX2.3 Stormwater Exhibit Operations and Maintenance

CX3.1 Circulation Exhibit – Fire Truck
CX3.2 Circulation Exhibit – Small Bus

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

DRAINAGE STATMENT

To The Best Of Our Knowledge And Belief, The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development 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 The Construction Of The Development.

KEVIN CAMINO
062-051739
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

Actual size to read at scale
0 IN 1 IN 2 IN

STR

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PROJECT
PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
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10/29/24

DRAWING TITLE
COVER SHEET

SHEET NUMBER
C0.0

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-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 CONTRCTOR 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

Actual size to read at scale
0 IN 1 IN 2 IN

STR

ARCHITECTS

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350 West Ontario Street | Suite 200
Chicago, IL 60654

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www.strpartners.com

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  Mount Prospect, IL 60056
  (847) 394-6200
- CIVIL ENGINEERING
  Eriksson Engineering Associates, Ltd.
  135 S. Jefferson St. Suite 135
  Chicago, IL 60661
  (312) 463-0551
- LANDSCAPE ARCHITECTURE
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  (312) 463-0551
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  CE Anderson & Associates
  175 N. Franklin St. Suite 410
  Chicago, IL 60606
  (312) 750-1701
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  350 W. Ontario St. Suite 200
  Chicago, IL 60654
  (262) 253-4700

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

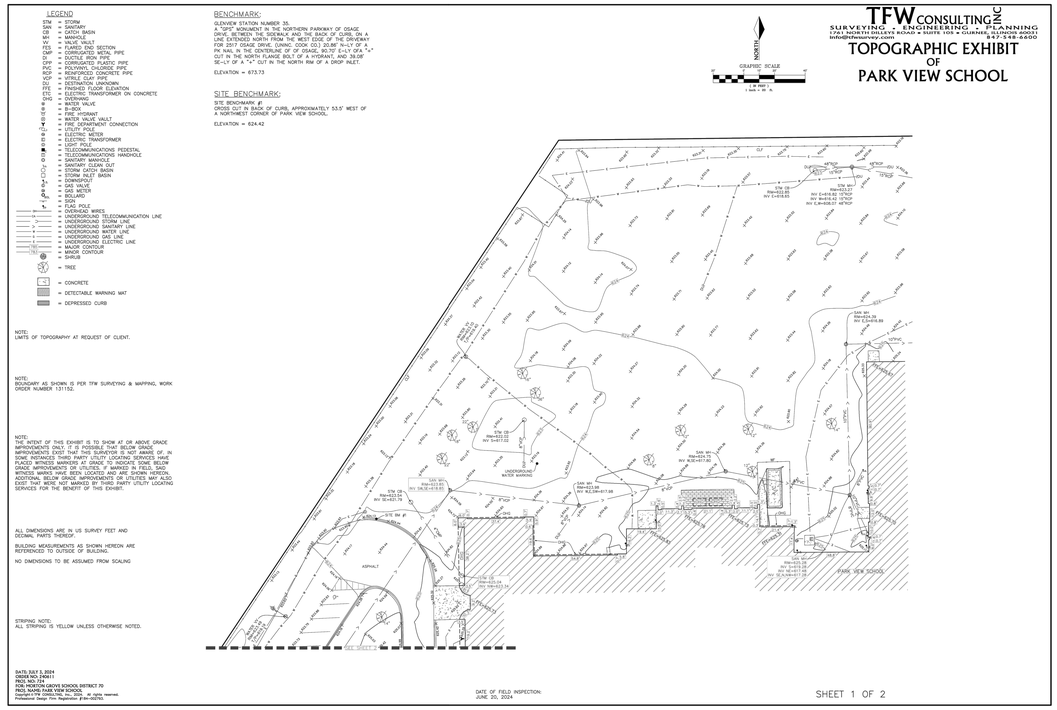
IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

MWRD GENERAL NOTES

SHEET NUMBER

C0.1

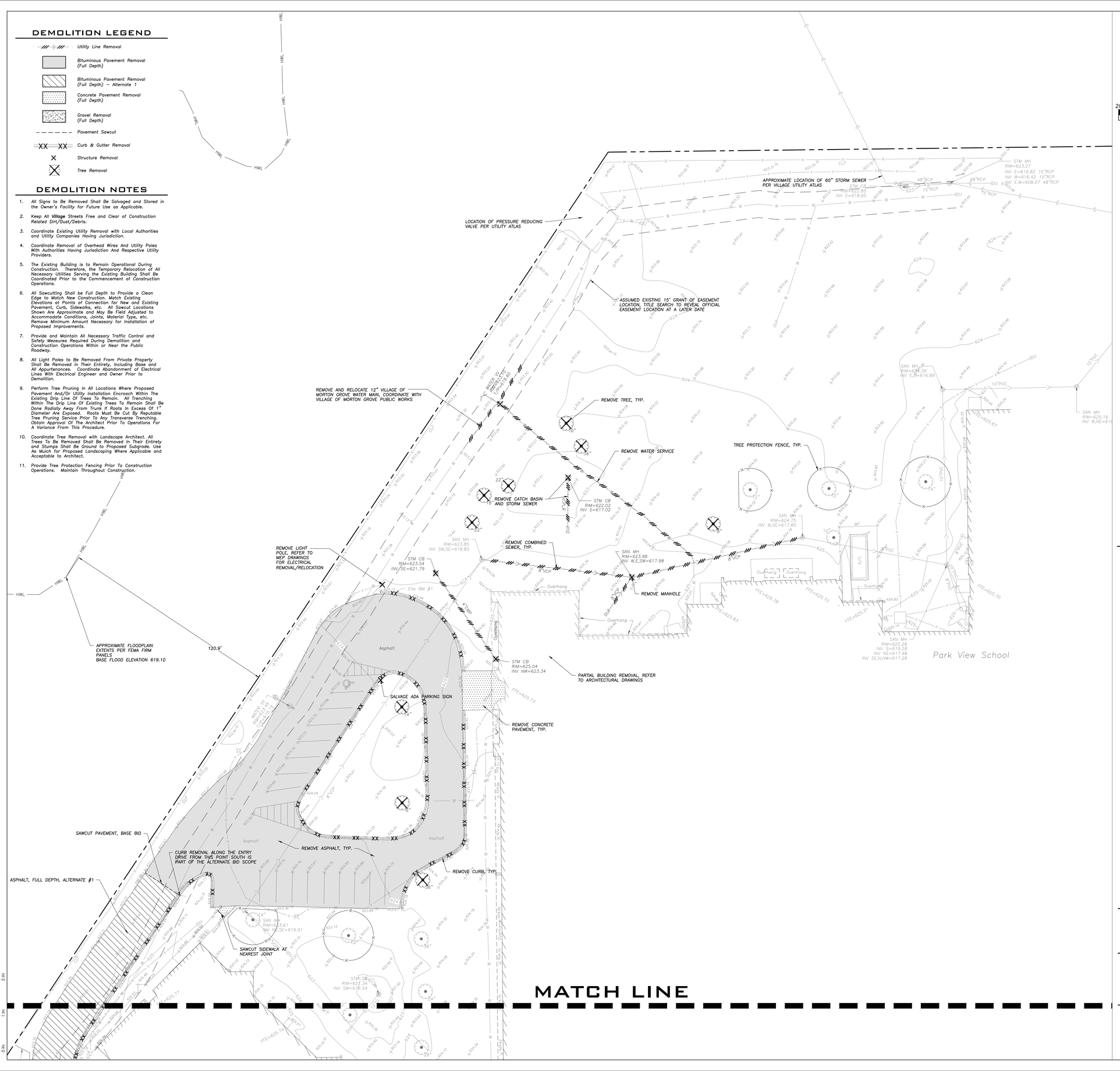

LEGEND
STM = STORM
SAN = SANITARY
CB = CATCH BASIN
MH = MANHOLE
VV = VALVE VAULT
FES = FLARED END SECTION
CMP = CORRUGATED METAL PIPE
DI = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DU = DESTINATION UNKNOWN
FFE = FINISHED FLOOR ELEVATION
ETC = ELECTRIC TRANSFORMER ON CONCRETE
OHG = OVERHANG
WV = WATER VALVE
B = B-BOX
FH = FIRE HYDRANT
WVV = WATER VALVE VAULT
FDC = FIRE DEPARTMENT CONNECTION
UP = UTILITY POLE
M = ELECTRIC METER
EI = ELECTRIC TRANSFORMER
LP = LIGHT POLE
TC = TELECOMMUNICATIONS PEDESTAL
TH = TELECOMMUNICATIONS HANDHOLE
SMH = SANITARY MANHOLE
SCO = SANITARY CLEAN OUT
CB = STORM CATCH BASIN
SB = STORM INLET BASIN
DS = DOWNSPOUT
GV = GAS VALVE
GM = GAS METER
BOL = BOLLARD
SIGN
FLAG POLE
OVERHEAD WIRES
UNDERGROUND TELECOMMUNICATION LINE
UNDERGROUND STORM LINE
UNDERGROUND SANITARY LINE
UNDERGROUND WATER LINE
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
MAJOR CONTOUR
MINOR CONTOUR
SHRUB
TREE
CONCRETE
DETECTABLE WARNING MAT
DEPRESSED CURB
NOTE:
LIMITS OF TOPOGRAPHY AT REQUEST OF CLIENT.
NOTE:
BOUNDARY AS SHOWN IS PER TFW SURVEYING & MAPPING, WORK ORDER NUMBER 131152.
NOTE:
THE INTENT OF THIS EXHIBIT IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS EXHIBIT.
ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
BUILDING MEASUREMENTS AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.
NO DIMENSIONS TO BE ASSUMED FROM SCALING
STRIPING NOTE:
ALL STRIPING IS YELLOW UNLESS OTHERWISE NOTED.
DATE: JULY 2, 2024
ORDER NO.:241128
PROJ. NO.:724
FOR: MORTON GROVE SCHOOL DISTRICT 70
PROJ. NAME: PARK VIEW SCHOOL
Copyright © TFW CONSULTING, INC., 2024. All rights reserved.
Professional Design Firm Registration #184-007743.
BENCHMARK:
GLENVIEW STATION NUMBER 35.
A "SPIT" MONUMENT IN THE NORTHERN PARKWAY OF OSAGE DR., APPROXIMATELY 53.5' WEST OF THE BACK OF CURB, ON A LINE EXTENDED NORTH FROM THE WEST EDGE OF THE DRIVEWAY FOR 2517 OSAGE DRIVE, (UNINC. COOK CO.) 20.86' N-LY OF A PK NAIL IN THE CENTERLINE OF OF OSAGE, 90.70' E-LY OF A "+" CUT IN THE NORTH FLANGE BOLT OF A HYDRANT, AND 39.08' SE-LY OF A "+" CUT IN THE NORTH RIM OF A DROP INLET.
ELEVATION = 673.73
SITE BENCHMARK:
SITE BENCHMARK #1
CROSS CUT IN BACK OF CURB, APPROXIMATELY 53.5' WEST OF A NORTHWEST CORNER OF PARK VIEW SCHOOL.
ELEVATION = 624.42
NORTH
GRAPHIC SCALE
1 IN. = 40 FT.
1 inch = 40 ft.
TFW CONSULTING INC
SURVEYING • ENGINEERING • PLANNING
1751 NORTH PLAZA ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
info@tfwsurvey.com 847-548-6400
TOPOGRAPHIC EXHIBIT
OF
PARK VIEW SCHOOL
STM 28
RIM=622.22
INV S=617.02
STM 27
RIM=622.03
INV E=618.63
STM 30
RIM=622.09
INV E=618.62 12"RCP
INV E=618.62 12"RCP
INV E=618.57 18"RCP
SAN 901
RIM=619.26
INV E,SW=616.89
SAN 901
RIM=623.08
INV W,E=617.88
SAN 901
RIM=624.75
INV W,SE=617.84
STM 29
RIM=622.03
INV N=617.93
STM 26
RIM=622.03
INV W=617.83
STM 25
RIM=622.03
INV SE=617.73
STM 24
RIM=622.03
INV E=617.63
STM 23
RIM=622.03
INV E=617.53
STM 22
RIM=622.03
INV E=617.43
STM 21
RIM=622.03
INV E=617.33
STM 20
RIM=622.03
INV E=617.23
STM 19
RIM=622.03
INV E=617.13
STM 18
RIM=622.03
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STM 17
RIM=622.03
INV E=616.93
STM 16
RIM=622.03
INV E=616.83
STM 15
RIM=622.03
INV E=616.73
STM 14
RIM=622.03
INV E=616.63
STM 13
RIM=622.03
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STM 12
RIM=622.03
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STM 11
RIM=622.03
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STM 10
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STM 9
RIM=622.03
INV E=616.13
STM 8
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INV E=616.03
STM 7
RIM=622.03
INV E=615.93
STM 6
RIM=622.03
INV E=615.83
STM 5
RIM=622.03
INV E=615.73
STM 4
RIM=622.03
INV E=615.63
STM 3
RIM=622.03
INV E=615.53
STM 2
RIM=622.03
INV E=615.43
STM 1
RIM=622.03
INV E=615.33
SAN 902
RIM=622.03
INV E=615.39
INV W=617.09
INV SE=617.09
SAN 903
RIM=622.03
INV E=617.49
INV NE,SE=617.39
SAN 904
RIM=622.03
INV E=617.59
INV W=617.59
INV NE=617.49
SAN 905
RIM=622.03
INV E=617.69
INV W=617.69
INV NE=617.59
SAN 906
RIM=622.03
INV E=617.79
INV W=617.79
INV NE=617.69
SAN 907
RIM=622.03
INV E=617.89
INV W=617.89
INV NE=617.79
SAN

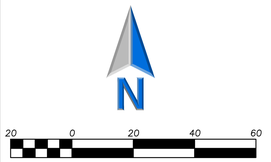
DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (Full Depth) – Alternate 1
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

DEMOLITION NOTES

1. *All Signs to be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All **Village** Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
6. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
9. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
10. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
11. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Morton Grove** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.** Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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ARCHITECTS

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Chicago, IL 60654

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KEY PLAN

SCOPE DOCUMENT

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6200 Lake St.
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Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

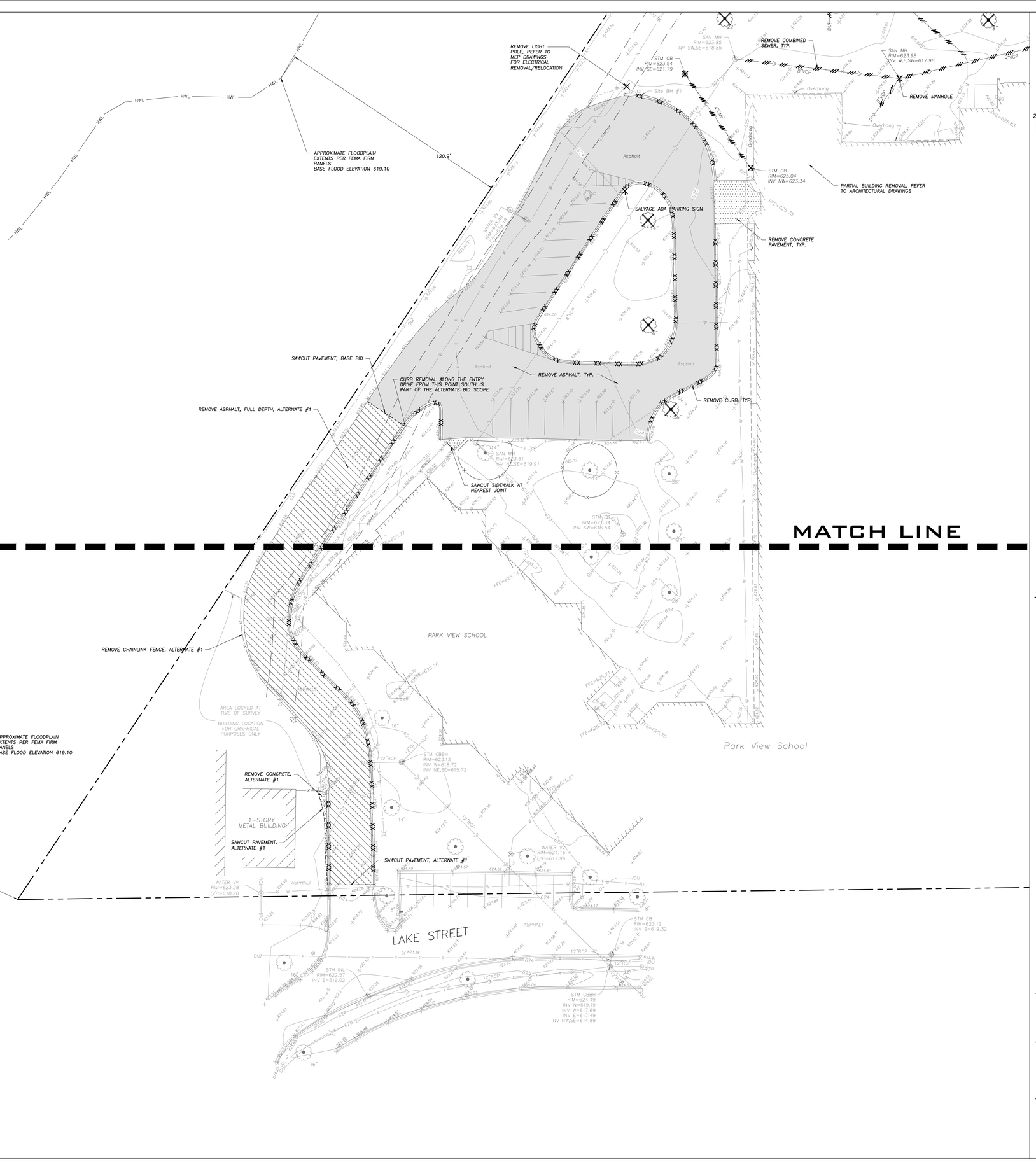
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DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (Full Depth) – Alternate 1
- Concrete Pavement Removal (Full Depth)
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LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
VB	Buffalo Box	VB
DS	Downspout	DS
BOL	Ballard	BOL
GV	Gas Valve	
GM	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
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T	Telephone Manhole	
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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Actual size to read at scale: 2"H, 1"H, 0"H

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  (847) 394-6200
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  Chicago, IL 60606
  (312) 750-1701
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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

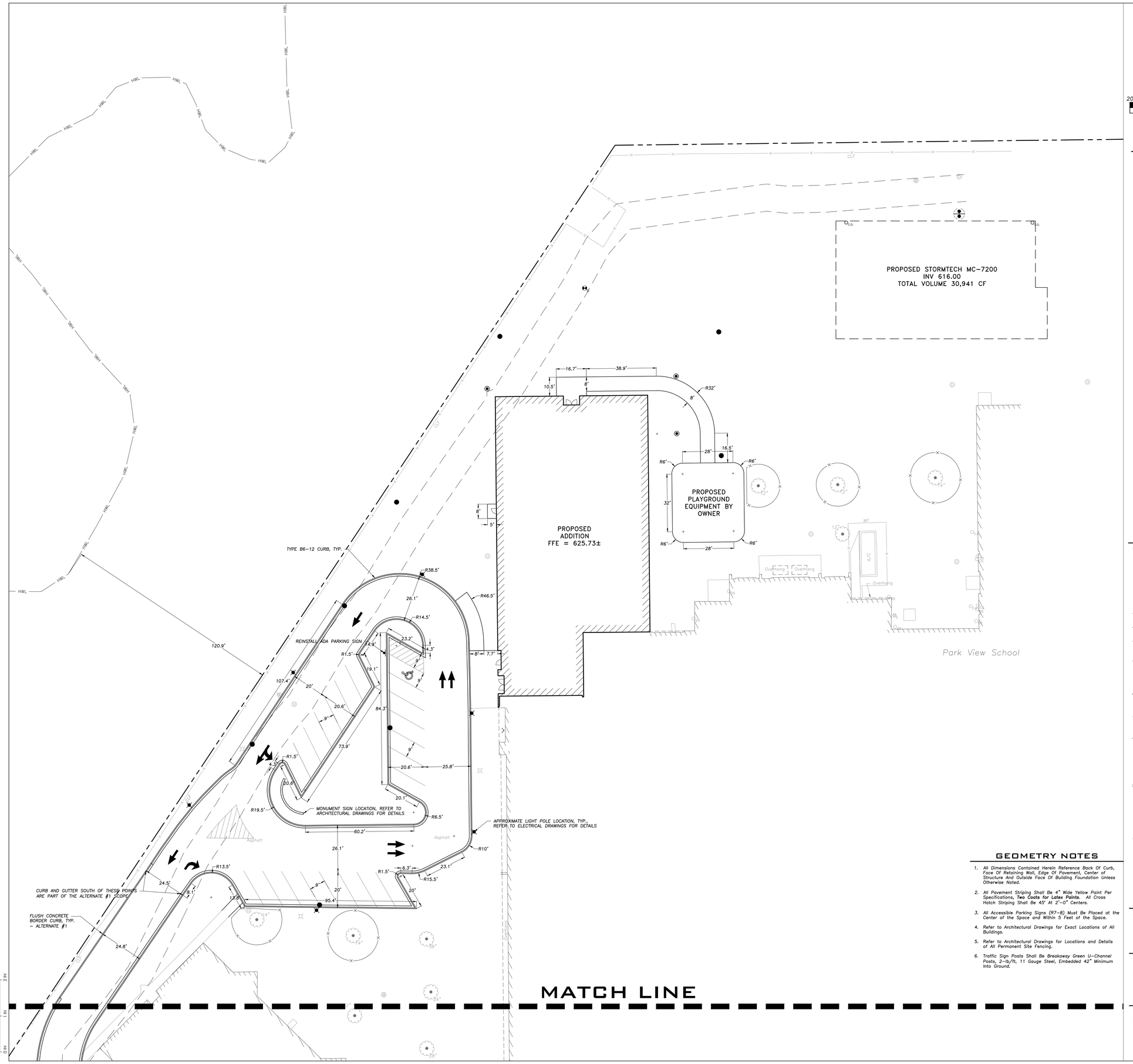
ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 10/29/24
OCT. 29, 2024	ISSUE FOR PERMIT

DRAWING TITLE

SITE DEMOLITION PLAN - ALTERNATE BID

SHEET NUMBER

C1.2



20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
SS	Sanitary Sewer	SS
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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GEOMETRY NOTES

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2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications,* ***Two Coats for Latex Paints.*** *All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
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6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

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KEY PLAN

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
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Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
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CLIENT PROJECT NUMBER

STR PROJECT NUMBER
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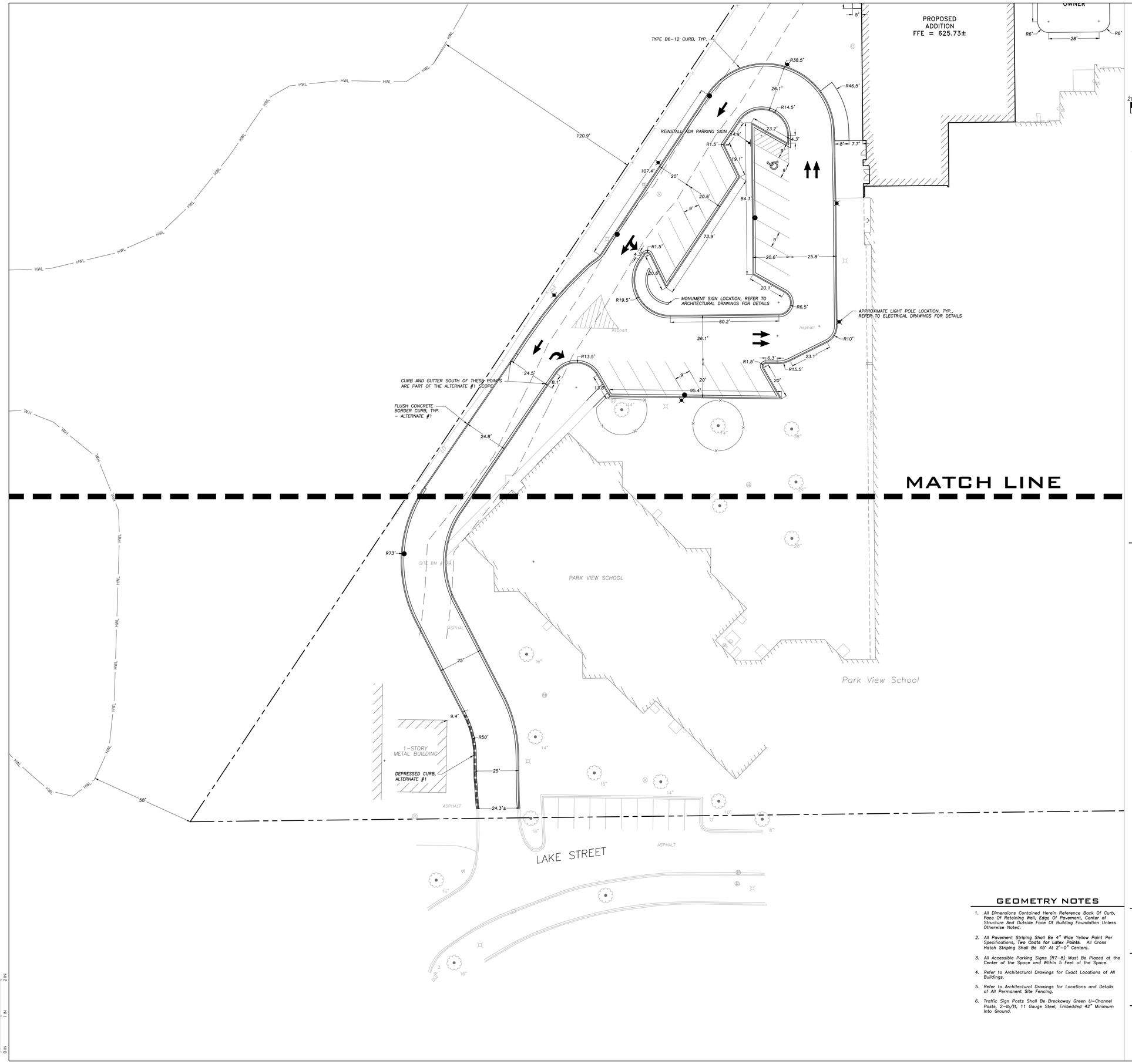
DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE
SITE GEOMETRY PLAN

SHEET NUMBER
C2.1



Actual size to read at scale: 2"H, 1"N, 0"H

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
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ISSUE DATE	COMMENTS
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IN PROGRESS
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10/29/24

DRAWING TITLE

SITE GEOMETRY PLAN - ALTERNATE BID

SHEET NUMBER

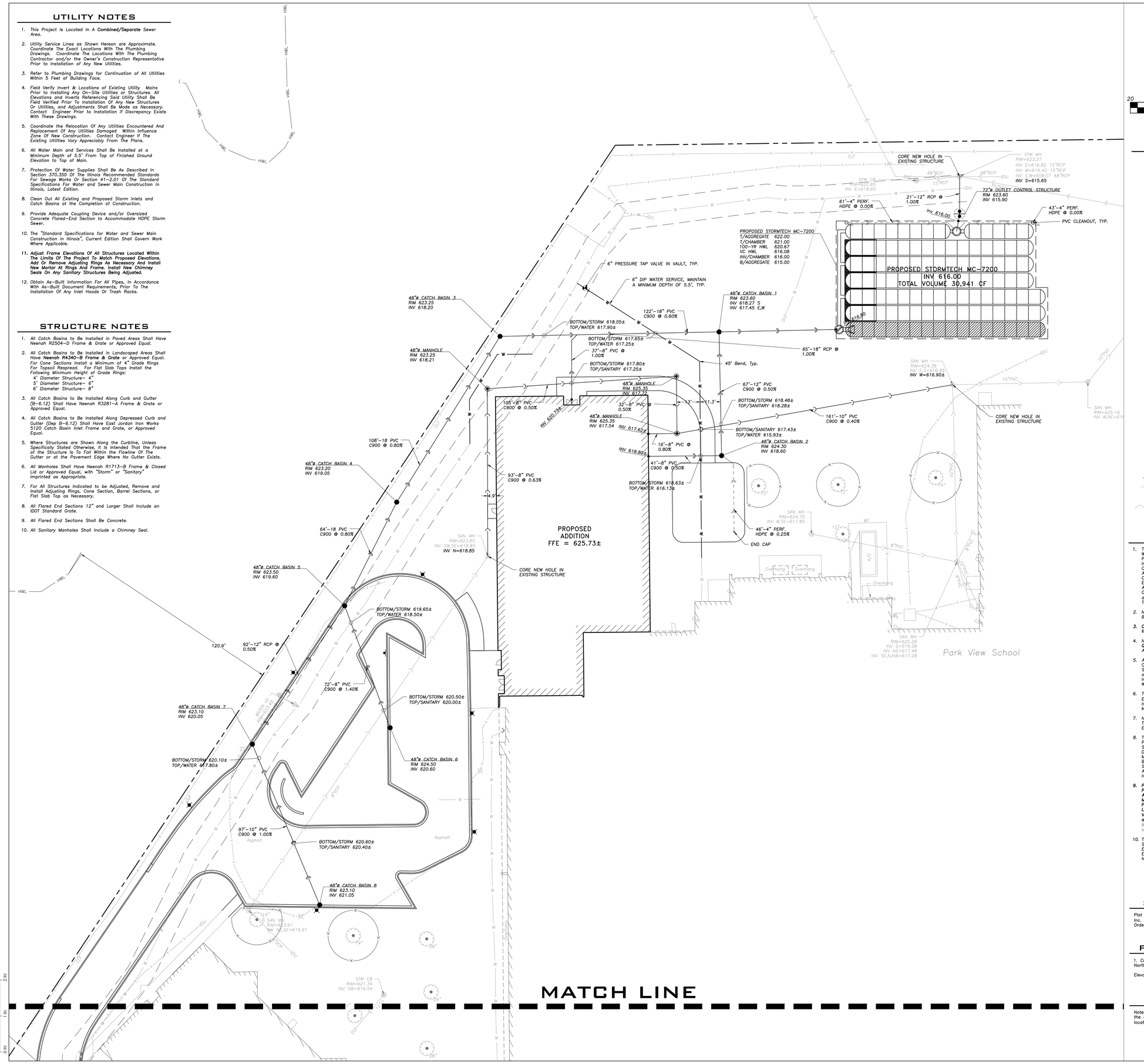
C2.2

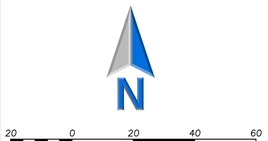
UTILITY NOTES

1. *This Project Is Located In A* ***Combined/Separate*** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
10. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
12. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
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	Tree Protection Fencing at Drip Line	

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1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Morton Grove*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

STR

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Chicago, IL 60654

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www.strpartners.com

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  Mount Prospect, IL 60056
  (847) 394-6200
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  Eriksson Engineering Associates, Ltd.
  135 S. Jefferson St. Suite 135
  Chicago, IL 60661
  (312) 463-0551
- LANDSCAPE ARCHITECTURE
  Eriksson Engineering Associates, Ltd.
  135 S. Jefferson St. Suite 135
  Chicago, IL 60661
  (312) 463-0551
- STRUCTURAL ENGINEERING
  CE Anderson & Associates
  175 N. Franklin St. Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
  CS2 Design Group LLC
  837 Oakton St.
  Elk Grove Village, IL 60007
  (847) 981-1880
- ROOFING AND BUILDING ENVELOPE
  STR-SEG
  350 W. Ontario St. Suite 200
  Chicago, IL 60654
  (262) 253-4700

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE
SITE UTILITY PLAN

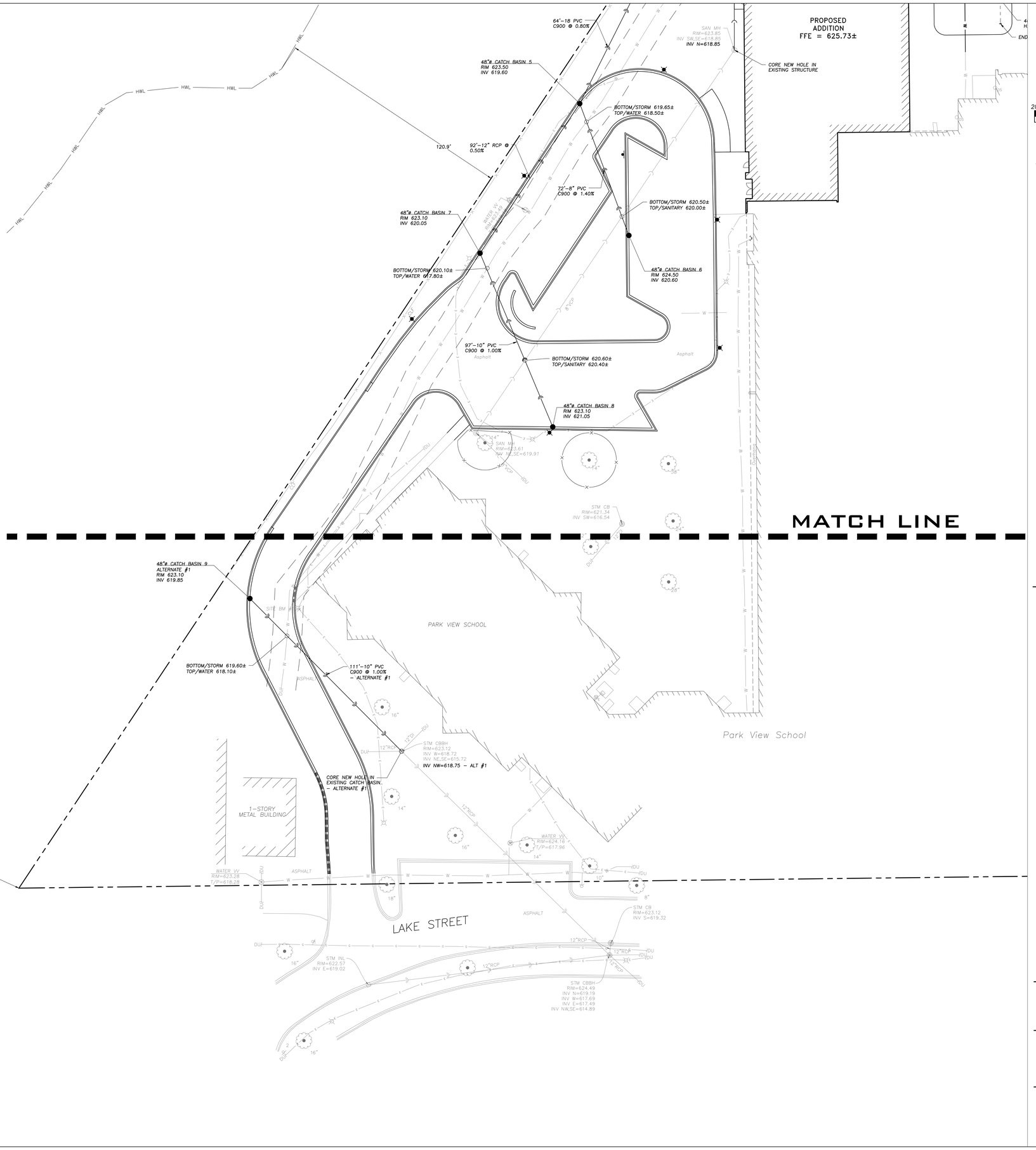
SHEET NUMBER
C3.1

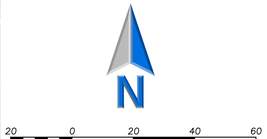
UTILITY NOTES

1. *This Project Is Located In A* ***Combined/Separate*** *Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
10. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
12. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Resspread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4' Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Actual size to read at scale: 2 IN / 1 IN / 0 IN

STR

ARCHITECTS

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- CONSTRUCTION MANAGER
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  CE Anderson & Associates
  175 N. Franklin St. Suite 410
  Chicago, IL 60606
  (312) 750-1701
- MEP/FP ENGINEERING
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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE
SITE UTILITY PLAN - ALTERNATE BID

SHEET NUMBER
C3.2

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence

Catch–All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *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.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch–All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch–All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch–All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA–NPDES Phase II* ***Requirements.***
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor*** *Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL–9.5, N50
2 1/2" Hot Mix Asphalt, IL–19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA–6
Non–Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Section – Alternate #1
1 1/2" Hot Mix Asphalt,Mix D, IL–9.5, N50
2 1/2" Hot Mix Asphalt, IL–19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA–6
Non–Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

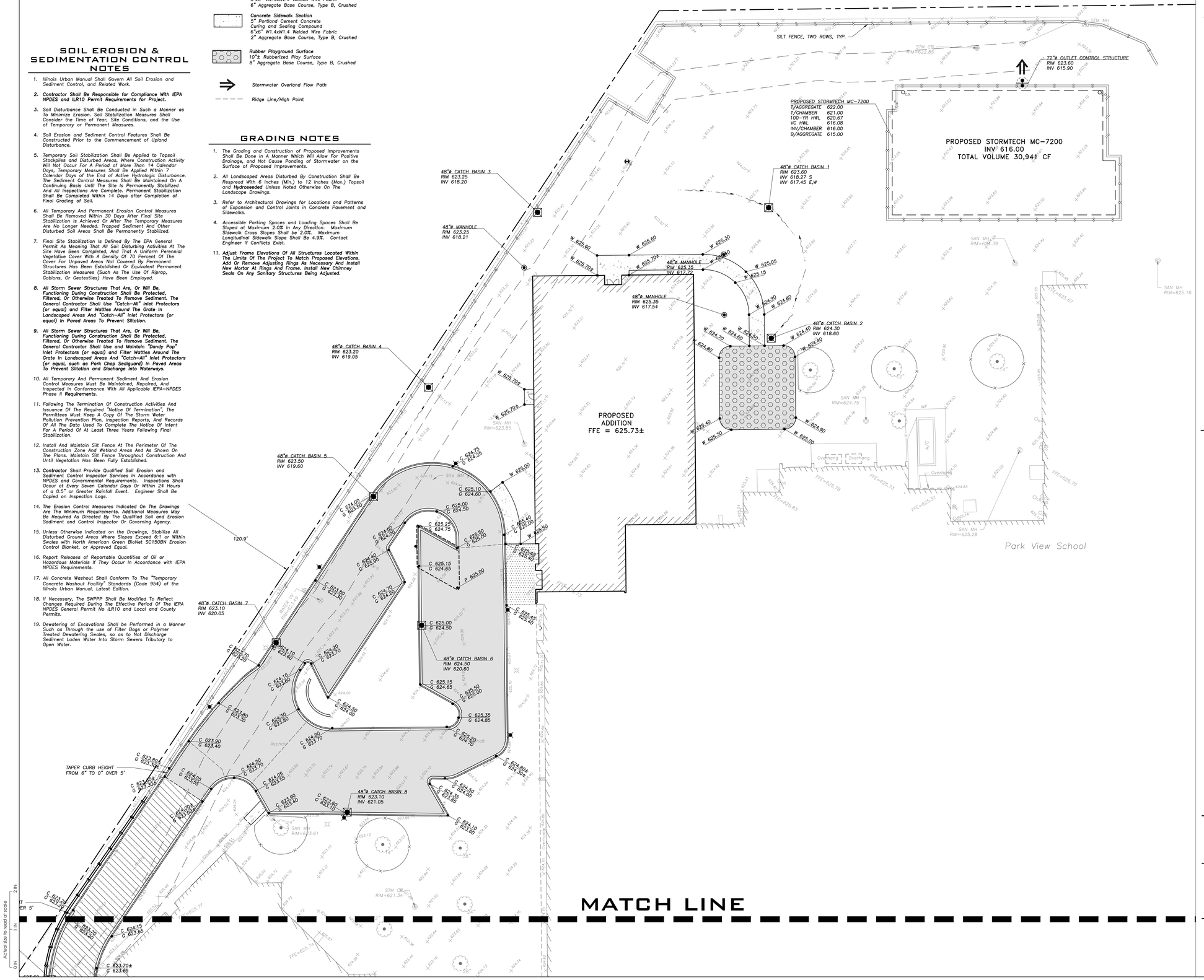
Rubber Playground Surface
10"± Rubberized Play Surface
8" Aggregate Base Course, Type B, Crushed

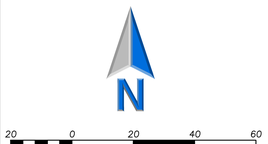
Stormwater Overland Flow Path

Ridge Line/High Point

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and* ***Hydroseeded*** *Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.5%. Contact Engineer If Conflicts Exist.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***





LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123

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  Chicago, IL 60654
  (262) 253-4700

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

SITE GRADING, PAVING, AND EROSION CONTROL PLAN

SHEET NUMBER

C4.1

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence

Catch–All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL–9.5, N50
2 1/2" Hot Mix Asphalt, IL–19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA–6
Non–Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Section – Alternate #1
1 1/2" Hot Mix Asphalt,Mix D, IL–9.5, N50
2 1/2" Hot Mix Asphalt, IL–19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA–6
Non–Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Rubber Playground Surface
10"± Rubberized Play Surface
8" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

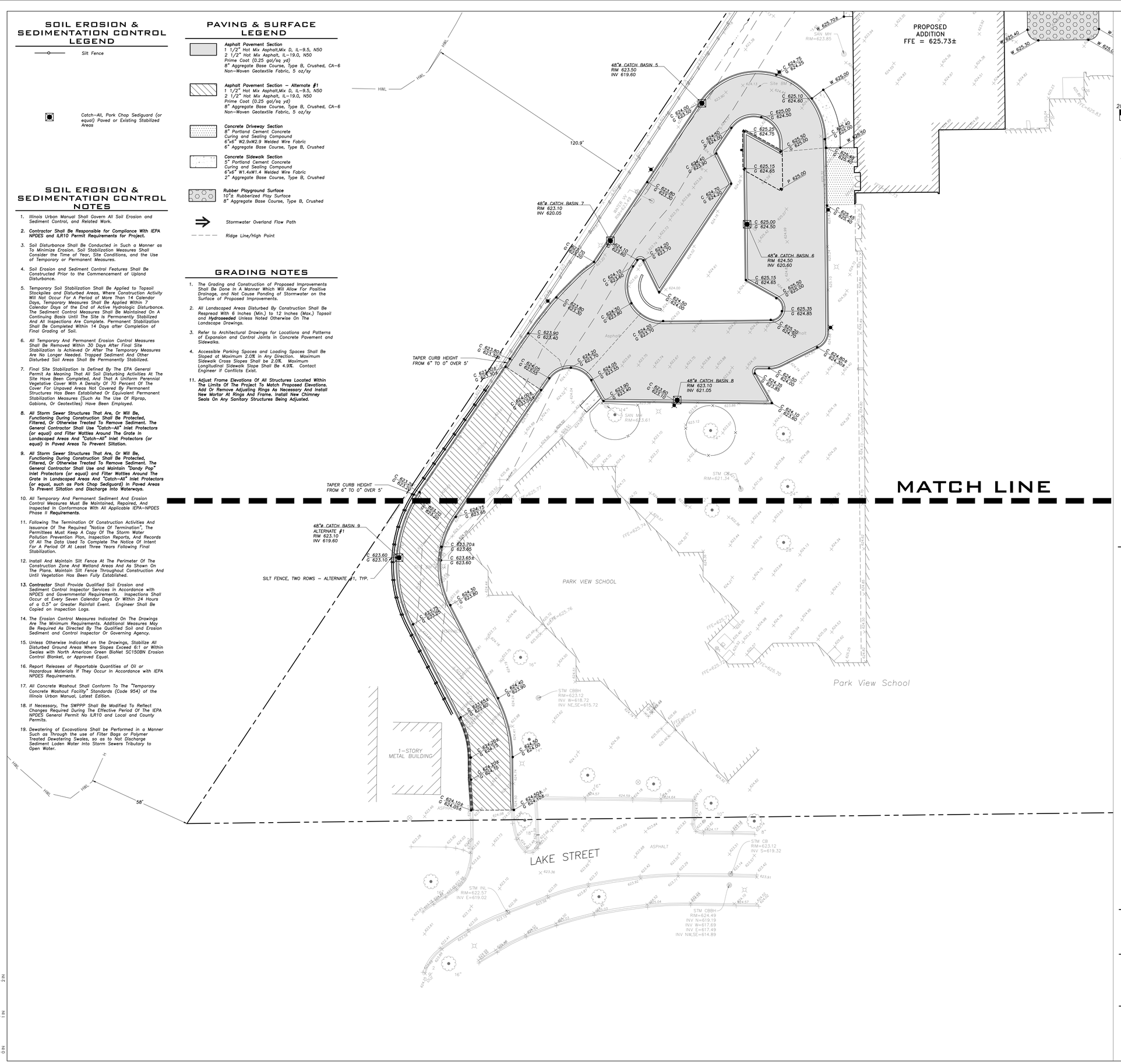
Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *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.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch–All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch–All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch–All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA–NPDES Phase II Requirements.*
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Hydroseeded** Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.5%. Contact Engineer if Conflicts Exist.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***



LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Morton Grove** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re–Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

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1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892–0123

Actual size to read at scale: 2"H, 1"H, 0"H

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

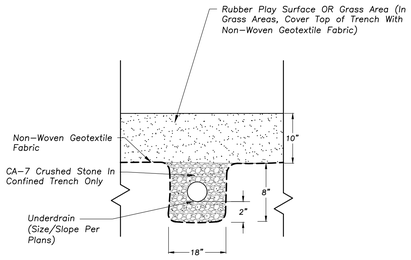
IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

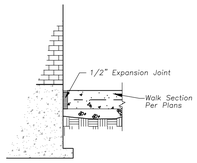
SITE GRADING, PAVING, AND EROSION CONTROL PLAN - ALTERNATE BID

SHEET NUMBER

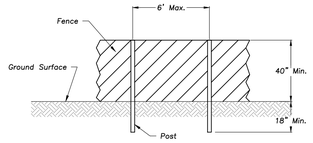
C4.2



UNDERDRAIN PIPE



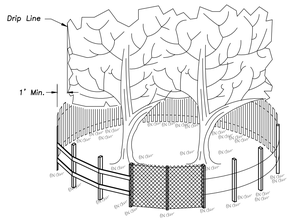
WALK ADJACENT TO BUILDING



POST AND FENCE DETAIL

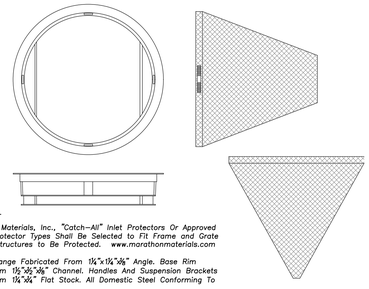
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

TREE PROTECTION FENCE



SIDE VIEW

TREE PROTECTION FENCE



General Notes:

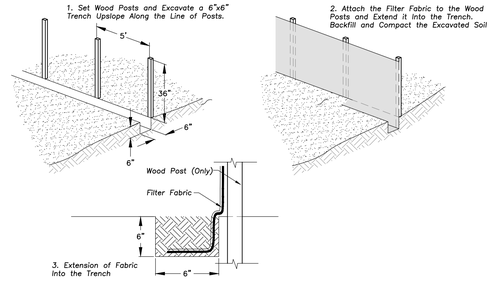
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1⅛"x1⅛"x⅛" Angle. Base Rim Fabricated From 1½"x½"x⅛" Channel. Handles And Suspension Brackets Fabricated From 1¼"x¼" Flat Stock. All Domestic Steel Conforming To ASTM-A36.

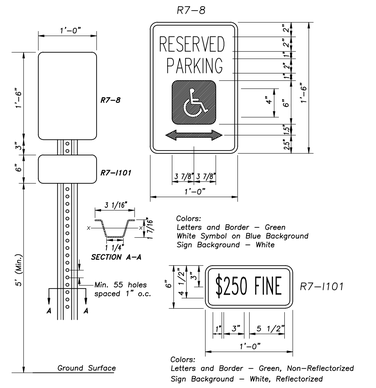
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



SILT FENCE CONSTRUCTION (AASHTO 288-00)



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.

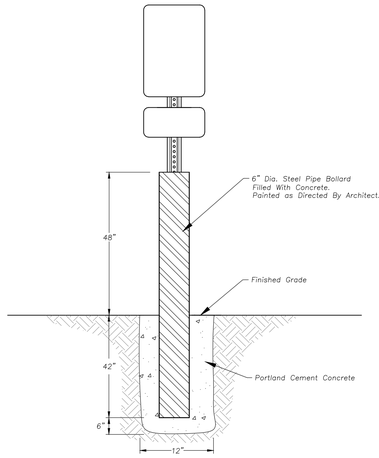
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

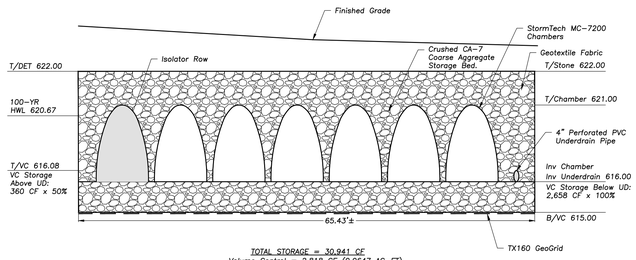
3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in 8 Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN IN BOLLARD

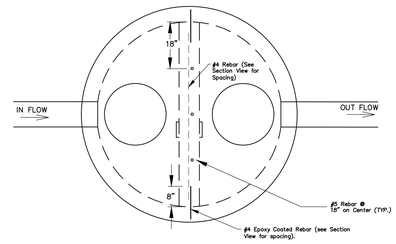




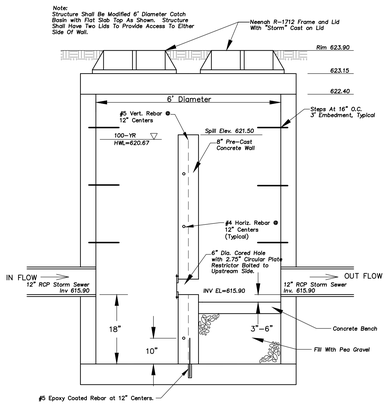
TOTAL STORAGE = 30,941 CF
Volume Control = 2,818 CF (0.0647 AC-FT)
Required Detention Storage = 20,168 CF (0.463 AC-FT)
Provided Detention Storage = 28,123 CF (0.646 AC-FT)

STORAGE TYPE	Volume	Void Ratio	Storage Ratio	VC Storage
StormTech				
Above UD	360 CF		50%	160 CF
Aggregate Below UD	7,383 CF	0.36	100%	2,658 CF
				2,818 CF TOTAL

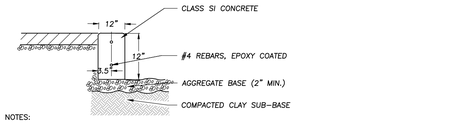
STORMTECH MC-7200 SWM FACILITY CROSS-SECTION



PLAN VIEW
NOT TO SCALE



6'ø OUTLET CONTROL STRUCTURE



NOTES:

1. A 1" EXPANSION JOINT SHALL BE INSTALLED AT ALL POINTS OF CURVATURE FOR SHORT RADIUS (UNDER 25 FT.) CURVES. MAXIMUM EXPANSION JOINT SPACING IS 50'. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1" THICK PREFORMED EXPANSION JOINT FILLER CONFORMING TO THE CURB AND GUTTER CROSS SECTION AND SHALL BE PROVIDED WITH ONE 1-1/4" DIAMETER, 18" LONG, COATED SMOOTH DOWEL BAR. THE DOWEL BAR SHALL BE FITTED WITH A CAP WITH A PINCHED STOP WHICH PROVIDES A MINIMUM OF 1" OF EXPANSION.

2. MAXIMUM CONTRACTION/CONTROL JOINT SPACING SHALL BE (20') TWENTY FEET.

FLUSH CURB

Actual size to read at scale
0 IN
1 IN
2 IN

STR

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  837 Oakton St.
  Elk Grove Village, IL 60007
  (847) 981-1880
- ROOFING AND BUILDING ENVELOPE
  STR-SEG
  350 W. Ontario St. Suite 200
  Chicago, IL 60654
  (262) 253-4700

KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

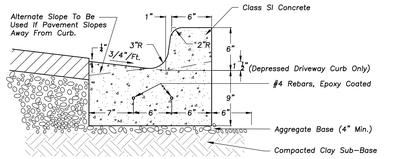
DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE
SITE DETAILS

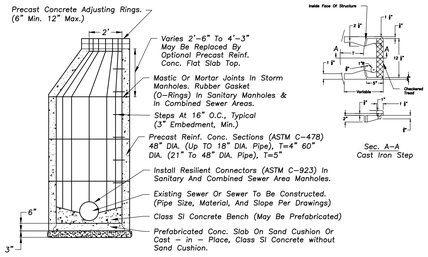
SHEET NUMBER
C5.1



Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER



MANHOLE - 48"-60" DIA.

GENERAL NOTES

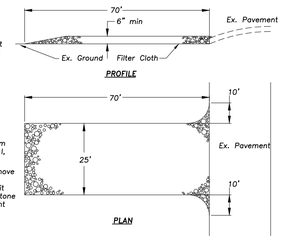
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

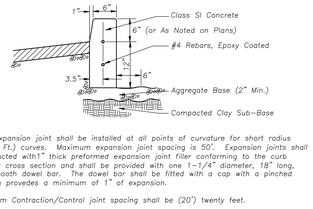
WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE

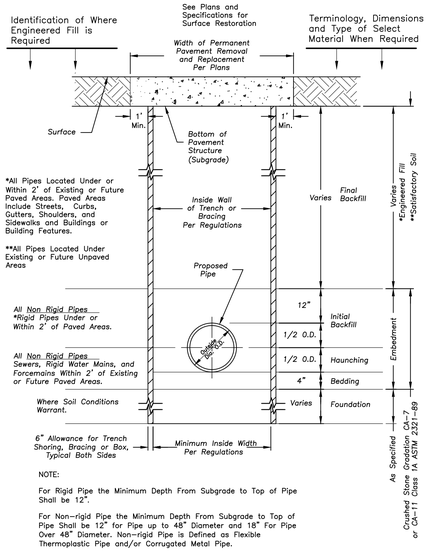
NOT TO SCALE



Notes:

1. A 1" expansion joint shall be installed at all points of curvature for short radius (under 25 Ft.) curves. Maximum expansion joint spacing is 50'. Expansion joints shall be constructed with1" thick preformed expansion joint filler conforming to the curb and gutter cross section and shall be provided with one 1-1/4" diameter, 18" long, coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provedes a minimum of 1" of expansion.
2. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

TYPE B CURB

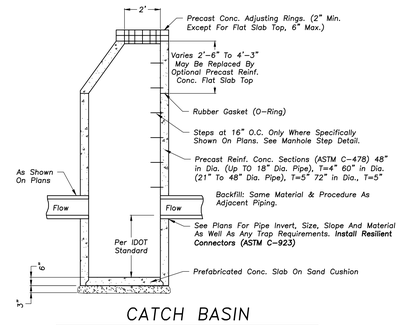


NOTE:

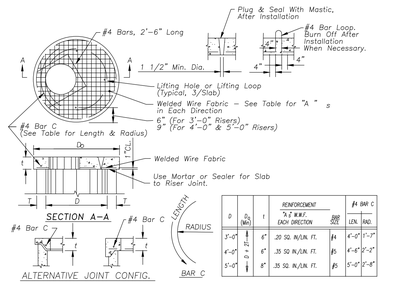
For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

For Non-rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non-rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STANDARD SEWER AND WATER TRENCH SECTION

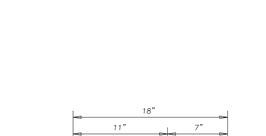


CATCH BASIN



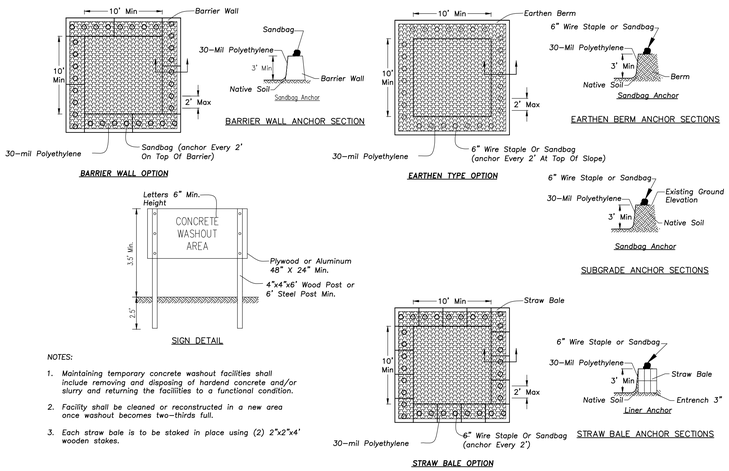
D	Do (Min)	t	REINFORCEMENT "A" s REQ'D. EACH DIRECTION	BAR SIZE	# BAR C LEN.	# BAR C QUAN.
3'-0"	2'-10"	6"	.20 SQ. IN./LIN. FT.	#4	4'-6"	1'-3"
4'-0"	3'-10"	6"	.35 SQ. IN./LIN. FT.	#5	4'-6"	2'-2"
5'-0"	4'-10"	8"	.35 SQ. IN./LIN. FT.	#5	5'-0"	2'-8"

PRECAST REINF. CONC. FLAT SLAB TOP



Note: Install 2-#4 bars, 10' long, centered over all utility trenches.

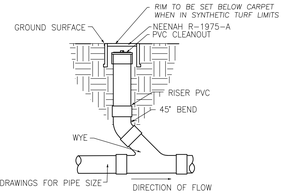
DEPRESSED CURB



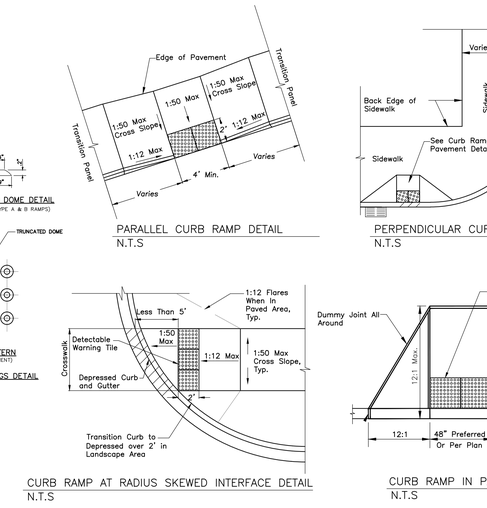
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

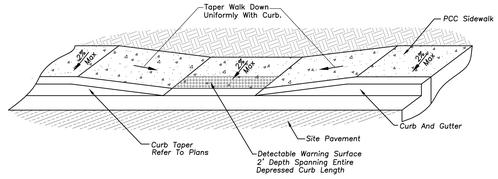
CONCRETE/MORTAR WASHOUT FACILITY



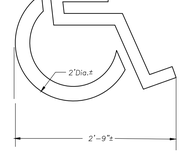
PVC CLEANOUT



ACCESSIBLE RAMPS FOR SIDEWALKS



DEPRESSED ACCESSIBLE LANDING DETAIL



Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.
2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.
3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.
4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.

Actual size to read at scale
2 IN
1 IN
0 IN

STR

ARCHITECTS

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350 West Ontario Street | Suite 200
Chicago, IL 60654

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(847) 394-6200

- CIVIL ENGINEERING
Eriksson Engineering Associates, Ltd.
135 S. Jefferson St. Suite 135
Chicago, IL 60661
(312) 463-0551

- LANDSCAPE ARCHITECTURE
Eriksson Engineering Associates, Ltd.
135 S. Jefferson St. Suite 135
Chicago, IL 60661
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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE COMMENTS

- OCT. 29, 2024 ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE
SITE DETAILS

SHEET NUMBER
C5.2

ADS
Advanced Drainage Systems, Inc.

SiteASSIST™ FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418 AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

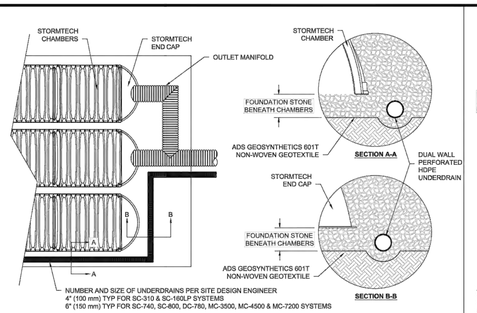
1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

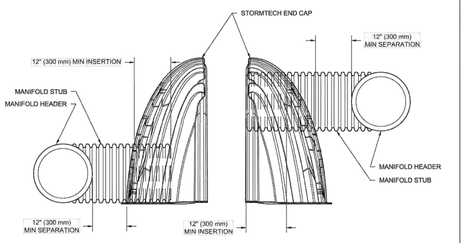
1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

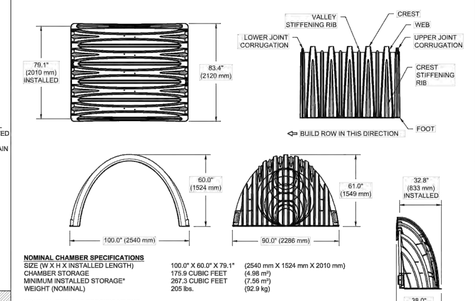


5 UNDERDRAIN DETAIL



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

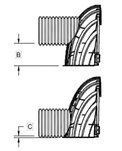
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

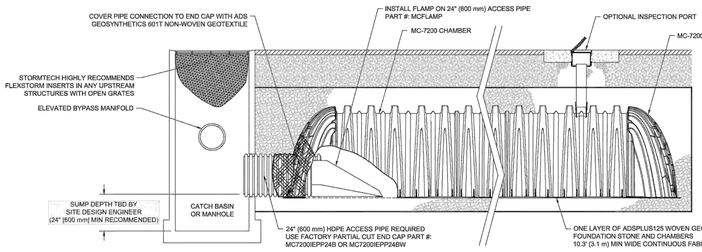
PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.80" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW			
MC7200IEPP18B		---	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

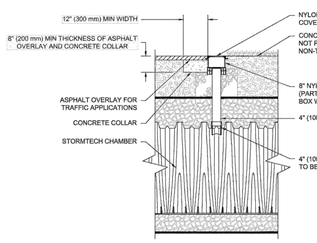


CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-7200 TECHNICAL SPECIFICATIONS



3 MC-7200 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

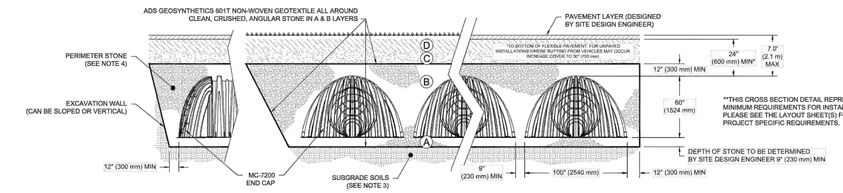
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (200 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL

Actual size to proof of scale
1 IN
2 IN
0 IN

DRAWN: JLM | DATE: 01/10/24
REVIEWED: JLM | PROJECT NO:
REV: | NOT TO SCALE

MC-7200 STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | www.stormtech.com

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERIC IN NATURE AND ARE INTENDED TO ASSIST THE ENGINEER OF RECORD AND CONTRACTOR. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STR

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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

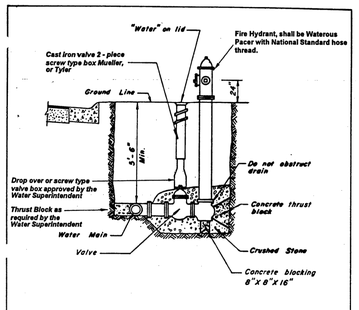
IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

STORMTECH STANDARD DETAILS

SHEET NUMBER

C5.3



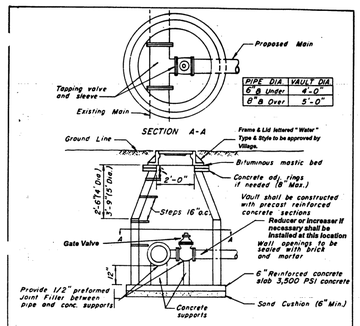
Notes:

1. Fire service to private properties are to be combined with domestic service. Both fire services and domestic services must be metered separately.
2. Fire hydrant spacing shall not exceed 300 lineal feet.
3. Notify the Water Superintendent 48 hours prior to commencing work.
4. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

FIRE HYDRANT ASSEMBLY

Village of Morton Grove

CONSTRUCTION STANDARDS W - 2



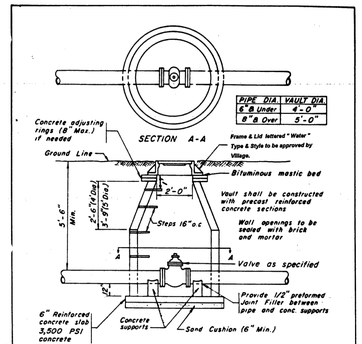
Notes:

1. Notify the Water Superintendent 48 hours prior to commencing work.
2. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
3. All water vaults shall be water tight.
4. No other utilities besides water are allowed inside the water vault. If any utilities are found inside the water vault they shall be relocated at the contractor's expense.

VALVE VAULT AT PRESSURE CONNECTION

Village of Morton Grove

CONSTRUCTION STANDARDS W - 5



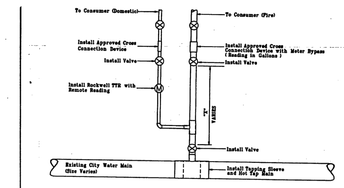
Notes:

1. Notify the Water Superintendent 48 hours prior to commencing work.
2. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
3. All water vaults shall be water tight.
4. No other utilities besides water are allowed inside the water vault. If any utilities are found inside the water vault they shall be relocated at the contractor's expense.

VALVE VAULT

Village of Morton Grove

CONSTRUCTION STANDARDS W - 6



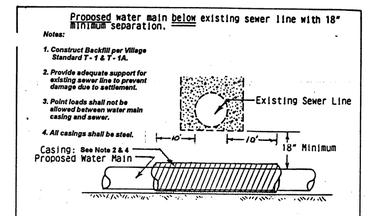
NOTES:

1. X= Size of pipe being installed times 7 and rounded up to the nearest foot.
2. Notify the Water Superintendent 48 hours prior to commencing work.
3. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
4. All taps will be done by a qualified contractor approved by the Village and are to be inspected by the Village of Morton Grove Water Department, both during and after tapping.
5. Domestic and fire services may be common. The domestic and fire services must be metered separately.
6. This Service Connection Detail is to be used for domestic service and fire service for all commercial property.

COMMERCIAL SERVICE CONNECTION

Village of Morton Grove

CONSTRUCTION STANDARDS W - 7



(VERTICAL SEPARATION)

WATER AND SEWER SEPARATION REQUIREMENT

Village of Morton Grove

CONSTRUCTION STANDARDS SEP - 1

(VERTICAL SEPARATION)

WATER AND SEWER SEPARATION REQUIREMENT

Village of Morton Grove

CONSTRUCTION STANDARDS SEP - 2

(VERTICAL SEPARATION)

WATER AND SEWER SEPARATION REQUIREMENT

Village of Morton Grove

CONSTRUCTION STANDARDS SEP - 3

(VERTICAL SEPARATION)

WATER AND SEWER SEPARATION REQUIREMENT

Village of Morton Grove

CONSTRUCTION STANDARDS SEP - 4

(HORIZONTAL SEPARATION)

WATER AND SEWER SEPARATION REQUIREMENTS

Village of Morton Grove

CONSTRUCTION STANDARDS SEP - 5

Water Main Requirements For New Construction:

1. Minimum Depth - 5'-6" to the top of pipe.
2. Ductile Iron Water Main - Shall conform with ANSI A21.51 (AWWA - C151) Minimum Size - 8" Diameter.
3. Fire Hydrant spacing shall not exceed 300 lineal feet.
4. Trench Backfill shall comply to Village Standard Drawing No. T-1.
5. All pipe joints shall be push joints with mechanical joint fittings and shall conform to ANSI A21.10 (AWWA-C110).
6. Gate valves must be installed at each branch main connection and elsewhere, as required, to allow adequate isolation of individual sections for maintenance.
7. All testing shall be done against bulkheads to prevent possible contamination of the Village water system. Tie into the Village system will be done after all testing has passed.
8. All testing shall be done in accordance with Section 41-2.12 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, and shall be paid for by the contractor.
9. Pavement is to be sawcut full depth before removal begins.
10. All water main construction shall require a drawing and calculations signed and sealed by a Professional Engineer.
11. Notify the Water Superintendent 48 hours prior to commencing work.
12. All material and workmanship shall conform to the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
13. For Water Main tie-ins see Standard W4 and W5.

WATER MAIN CONSTRUCTION

Village of Morton Grove

CONSTRUCTION STANDARDS W - 1

Actual size to read at scale
0 IN 1 IN 2 IN

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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

VILLAGE OF MORTON GROVE DETAILS

SHEET NUMBER

C5.4

PROJECT AREA SUMMARY

Project Area
1.51 Acres
0.44 Acres Impervious
1.07 Acres Pervious
C 0.58

SURFACE LEGEND

Impervious Surface
C 0.90

Pervious Surface
C 0.45

TOTAL CONTIGUOUS PROPERTY AREA = 9.01 ACRES



N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Morton Grove*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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- CONSTRUCTION MANAGER
Nicholas & Associates
1001 Feehanville Drive
Mount Prospect, IL 60056
(847) 394-6200

- CIVIL ENGINEERING
Eriksson Engineering Associates, Ltd.
135 S. Jefferson St. Suite 135
Chicago, IL 60661
(312) 463-0551

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KEY PLAN

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER

24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

STORMWATER EXHIBIT EXISTING CONDITIONS

SHEET NUMBER

CX2.1

PROJECT AREA SUMMARY

Project Area
1.51 Acres
0.78 Acres Impervious
0.73 Acres Pervious
C 0.68

SURFACE LEGEND

New Impervious Surface
C 0.90

Pervious Surface
C 0.45

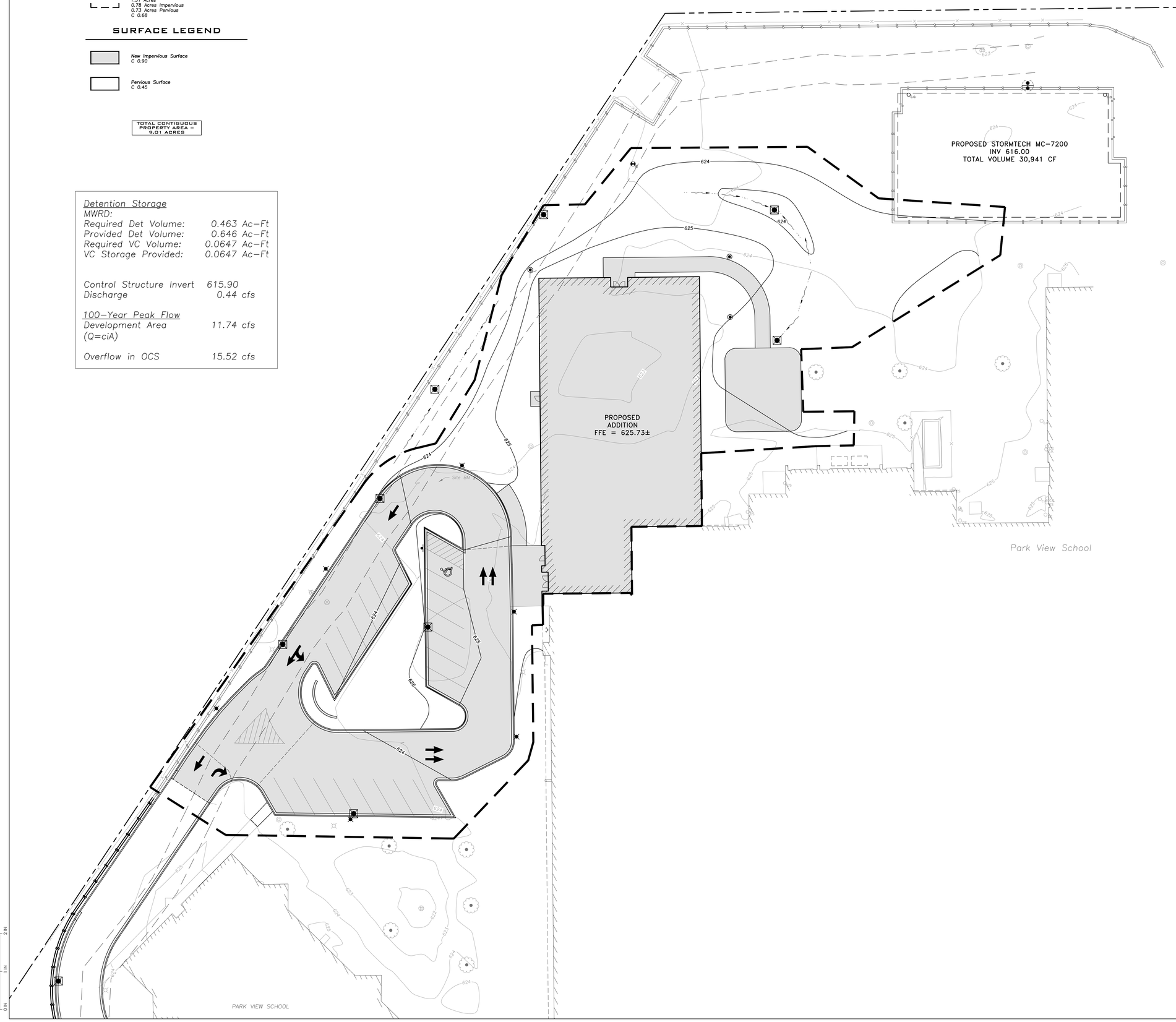
TOTAL CONTIGUOUS PROPERTY AREA = 9.01 ACRES

Detention Storage
MWRD:

Required Det Volume:	*0.463 Ac-Ft*
Provided Det Volume:	*0.646 Ac-Ft*
Required VC Volume:	*0.0647 Ac-Ft*
VC Storage Provided:	*0.0647 Ac-Ft*
Control Structure Invert	*615.90*
Discharge	*0.44 cfs*

100-Year Peak Flow

Development Area (Q=ciA)	*11.74 cfs*
Overflow in OCS	*15.52 cfs*



N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		*PROPOSED*
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	*Clean Out*	C.O.
	Flared End Section	
S	*Storm Sewer*	S
S	*Sanitary Sewer*	S
S	*Combined Sewer*	S
W	*Water Main*	W
G	*Gas Line*	G
OH	*Overhead Wires*	OH
E	*Electrical Cable (Buried)*	E
T	*Telephone Line*	T
	Fire Hydrant	
	Valve Vault	
B	*Buffalo Box*	B
DS	*Downspout*	DS
BOL	*Bollard*	BOL
GV	*Gas Valve*	
GM	*Gas Meter*	
E	*Electric Meter*	
E	*Electric Manhole*	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	*Telephone Pedestal*	
T	*Telephone Manhole*	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	*Curb Elevation*	C 782.50
x G 782.00	*Gutter Elevation*	G 782.00
x P 783.25	*Pavement Elevation*	P 783.25
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	Swale	
781	*Contour Line*	781
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1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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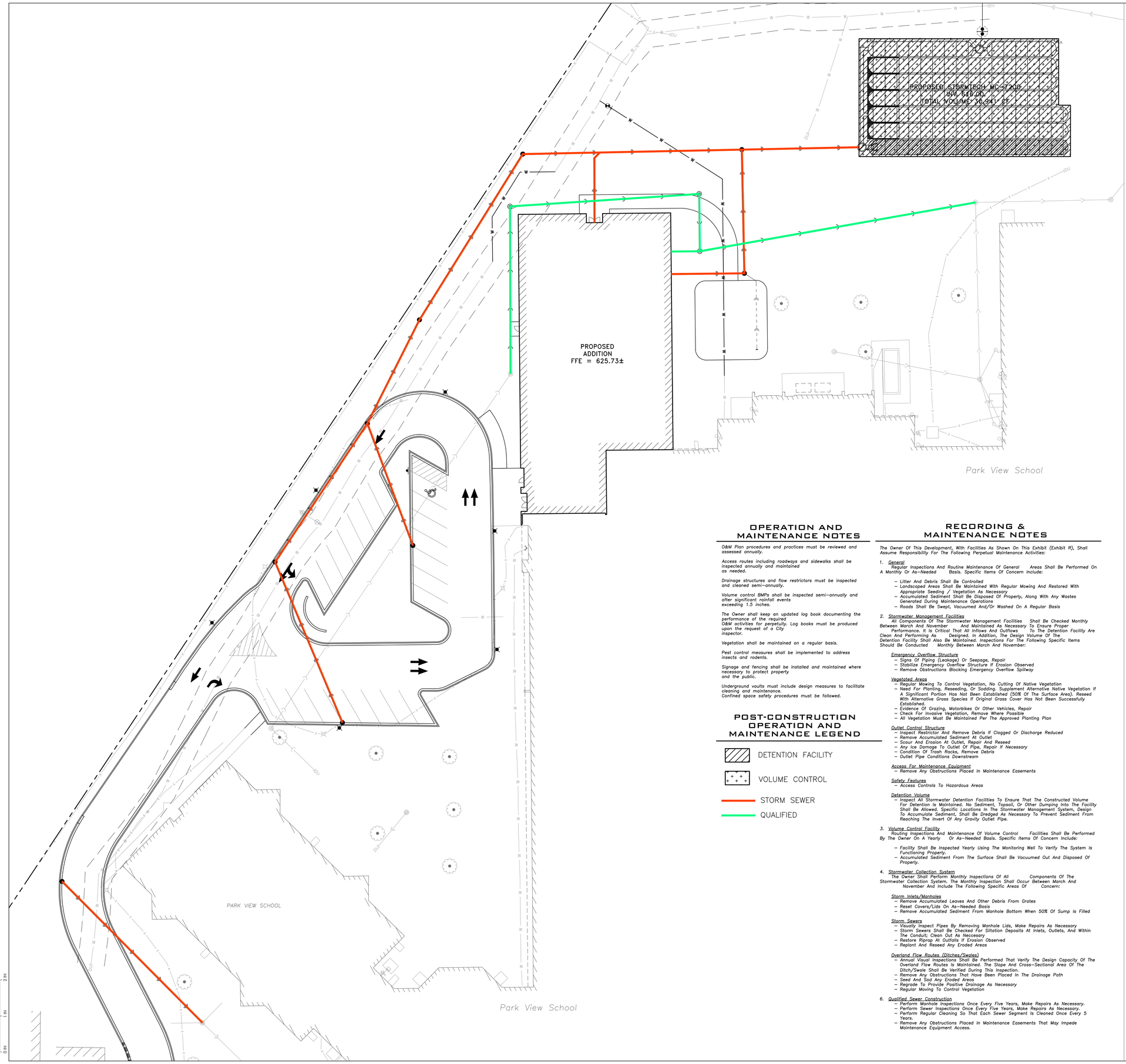
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DRAWING TITLE

STORMWATER EXHIBIT PROPOSED CONDITIONS

SHEET NUMBER

CX2.2



OPERATION AND MAINTENANCE NOTES

O&M Plan procedures and practices must be reviewed and assessed annually.

Access routes including roadways and sidewalks shall be inspected annually and maintained as needed.

Drainage structures and flow restrictors must be inspected and cleaned semi-annually.

Volume control BMPs shall be inspected semi-annually and after significant rainfall events exceeding 1.5 inches.

The Owner shall keep an updated log book documenting the performance of the required O&M activities for perpetuity. Log books must be produced upon the request of a City inspector.

Vegetation shall be maintained on a regular basis.

Pest control measures shall be implemented to address insects and rodents.

Signage and fencing shall be installed and maintained where necessary to protect property and the public.

Underground vaults must include design measures to facilitate cleaning and maintenance. Confined space safety procedures must be followed.

POST-CONSTRUCTION OPERATION AND MAINTENANCE LEGEND

DETENTION FACILITY

VOLUME CONTROL

STORM SEWER

QUALIFIED

RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit R), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

1. *General*
   Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly 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*
   - *Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis*

2. *Stormwater Management Facilities*
   All Components Of The Stormwater Management Facilities Shall Be Checked Monthly Between March And November And Maintained As Necessary To Ensure Proper Performance. It Is Critical That All Inflows And Outflows To The Detention Facility Are Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

   Emergency Overflow Structure
   - *Signs Of Piping (Leakage) Or Seepage, Repair*
   - *Stabilize Emergency Overflow Structure If Erosion Observed*
   - *Remove Obstructions Blocking Emergency Overflow Spillway*

   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 Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been 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*

   Outlet Control Structure
   - *Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced*
   - *Remove Accumulated Sediment At Outlet*
   - *Scour And Erosion At Outlet, Repair And Reseed*
   - *Any Ice Damage To Outlet Of Pipe, Repair If Necessary*
   - *Condition Of Trash Racks, Remove Debris*
   - *Outlet Pipe Conditions Downstream*

   Access For Maintenance Equipment
   - *Remove Any Obstructions Placed In Maintenance Easements*

   Safety Features
   - *Access Controls To Hazardous Areas*

   Detention Volume
   - *Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Stormwater Management System, Design To Accumulate Sediment, Shall Be Dredged As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.*

3. *Volume Control Facility*
   Routing 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 Using The Monitoring Well To Verify The System Is Functioning Properly.*
   - *Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.*

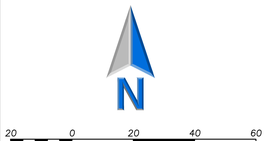
4. *Stormwater Collection System*
   The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

   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 Neccesary*
   - *Restore Riprap At Outfalls If Erosion Observed*
   - *Replant And Reseed Any Eroded Areas*

   Overland Flow Routes (Ditches/Swales)
   - *Annual Visual Inspections Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.*
   - *Remove Any Obstructions That Have Been Placed In The Drainage Path*
   - *Seed And Sod Any Eroded Areas*
   - *Regrade To Provide Positive Drainage As Necessary*
   - *Regular Moving To Control Vegetation*

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.*
   - *Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.*



Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
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	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
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T	Telephone Pedestal	
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	Sign	
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	Accessible Parking Stall	
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x C 782.50	Curb Elevation	C 782.50
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x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
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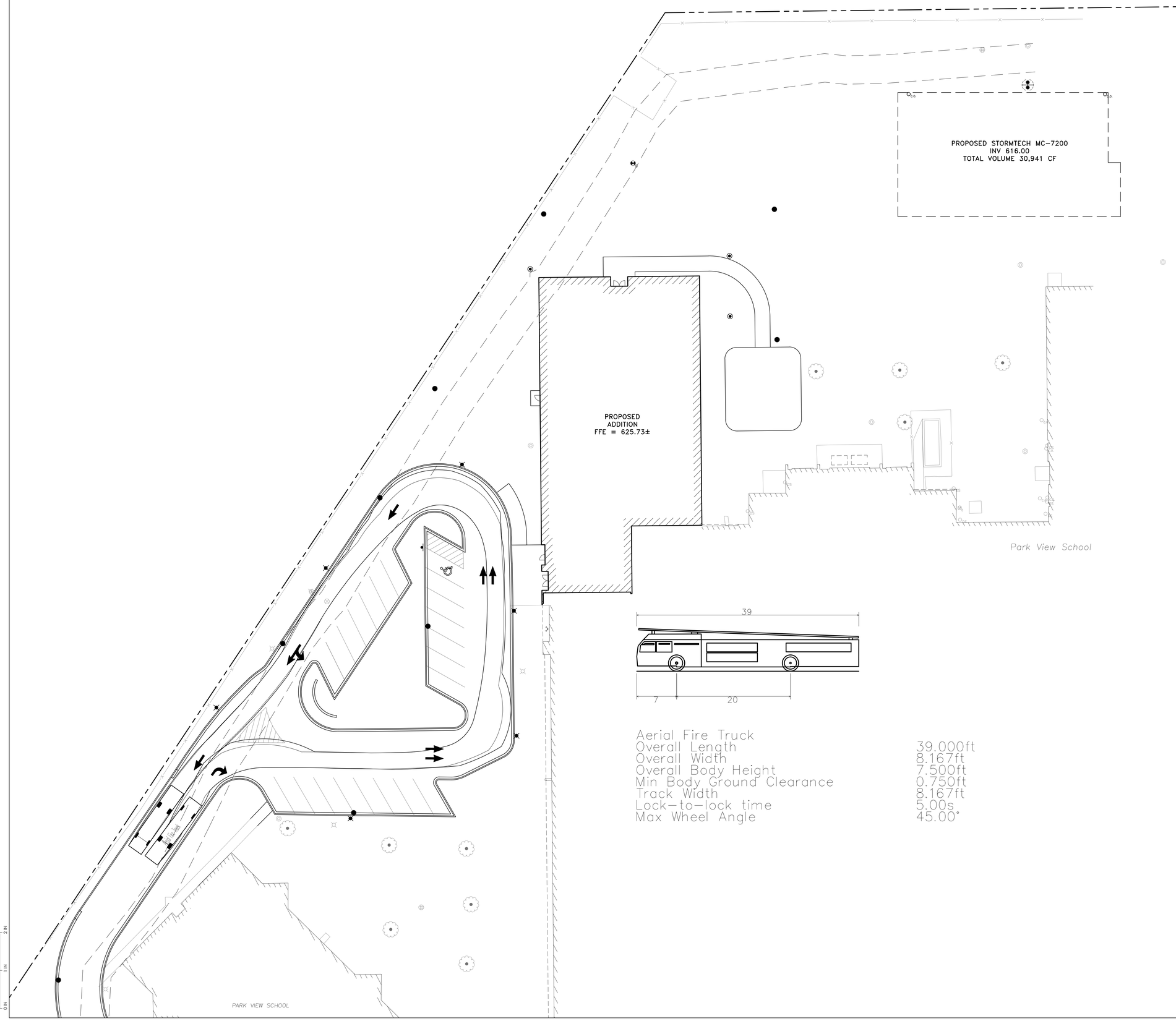
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STORMWATER EXHIBIT OPERATIONS AND MAINTENANCE

SHEET NUMBER

CX2.3





Scale: 1"=20'

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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.*** *Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
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SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Consulting, Inc. For Morton Grove School District 70 on 7/3/2024. Order Number 240611

PROJECT BENCHMARKS

1. Cross Cut in Back of Curb, Approximately 53.5' West of a Northwest Corner of Park View School.

Elevation = 624.42

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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  Eriksson Engineering Associates, Ltd.
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  Chicago, IL 60661
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- LANDSCAPE ARCHITECTURE
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  CE Anderson & Associates
  175 N. Franklin St. Suite 410
  Chicago, IL 60606
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KEY PLAN

SCOPE DOCUMENT

This sheet is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate general scope of project in terms of architectural design concept, building dimensions, major architectural elements, and types of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate / describe all work required for full performance and completion of requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for proper execution and completion of the Work.

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
6200 Lake Street
Morton Grove, IL 60053

CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

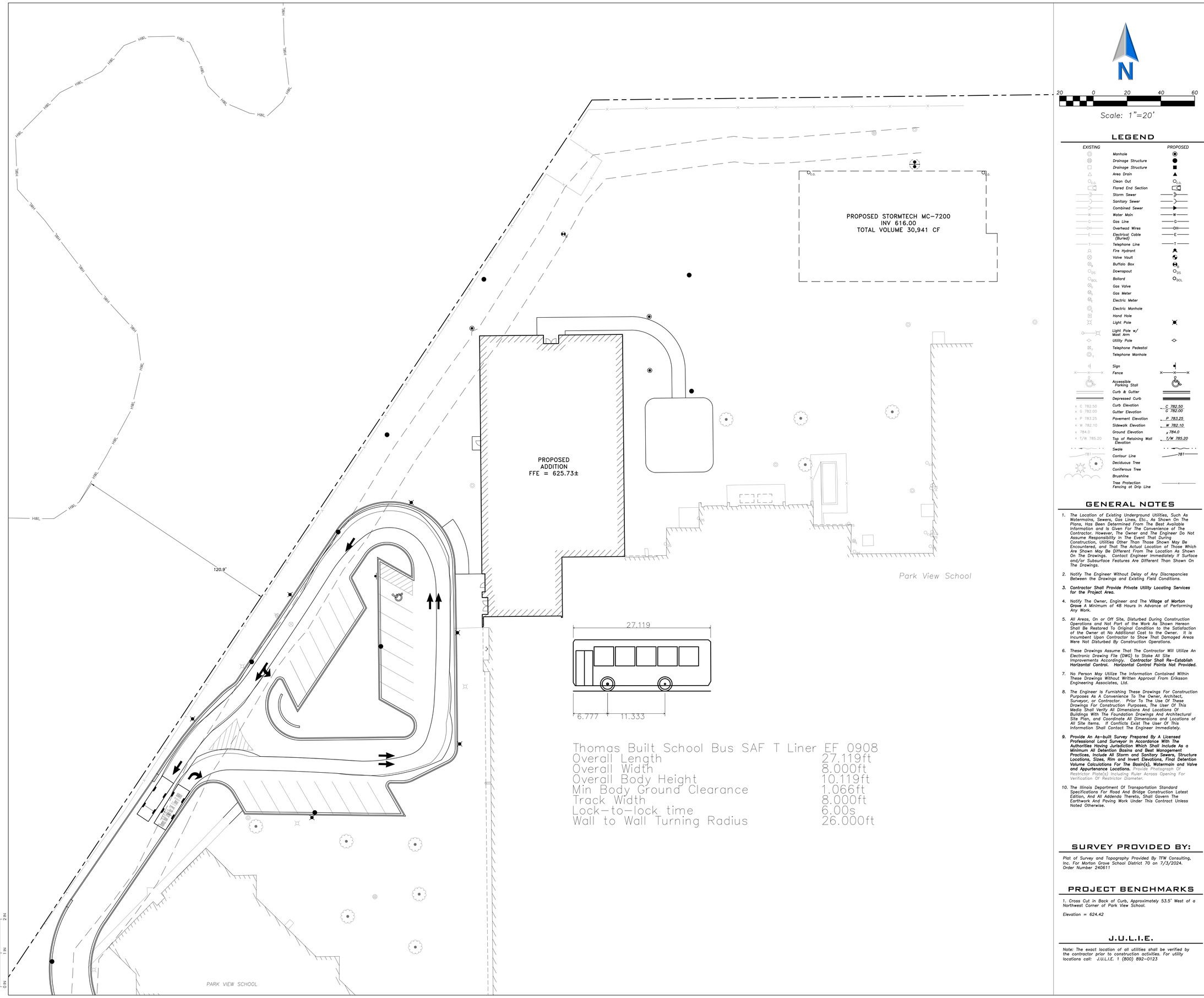
ISSUE DATE	COMMENTS
	IN PROGRESS NOT FOR CONSTRUCTION 10/29/24
OCT. 29, 2024	ISSUE FOR PERMIT

DRAWING TITLE

CIRCULATION EXHIBIT FIRE TRUCK

SHEET NUMBER

CX3.1



Thomas Built School Bus SAF T Liner EF 0908

Overall Length	27.119ft
Overall Width	8.000ft
Overall Body Height	10.119ft
Min Body Ground Clearance	1.066ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	26.000ft

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	
E	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Morton Grove*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
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KEY PLAN

SCOPE DOCUMENT

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PROJECT

PRE-K & DISTRICT OFFICE ADDITION AT D70 PARK VIEW ELEMENTARY SCHOOL
6200 Lake St.
Morton Grove, IL 60053

Morton Grove School District 70
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CLIENT PROJECT NUMBER

STR PROJECT NUMBER
24049

DRAWING DATES

ISSUE DATE	COMMENTS
OCT. 29, 2024	ISSUE FOR PERMIT

IN PROGRESS
NOT FOR CONSTRUCTION
10/29/24

DRAWING TITLE

CIRCULATION EXHIBIT SMALL SCHOOL BUS

SHEET NUMBER

CX3.2

12. TRAFFIC STUDY

Park View School
Traffic and Parking Study
6200 Lake Street
Morton Grove, Illinois



Prepared For:

Morton Grove School District 70
and
STR Partners LLC

Prepared by:

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Morton Grove School District 70 and STR Partners LLC to conduct a traffic and parking study for Park View School at 6200 Lake Street in Morton Grove, Illinois. Park View School currently serves 862 students in Kindergarten thru 8^{h} Grade.

The purpose of the study was to observe the existing traffic patterns around the school, to determine the traffic characteristics of the existing and future school, to review its parking needs, and to develop roadway and parking recommendations as needed.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Park View School is located at 6200 Lake Street in Morton Grove, Illinois. The school site is bounded by the Linne Woods Forest Preserve to the north and west, single family homes to the east, and Harrer Park and Pool to the south. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Pedestrian Routes

Sidewalks are provided on both sides of the public streets near the school and are located throughout Harrer Park. The portion of Lake Street between the school and the park has sidewalks in front of the school building and east parking lot.

There are two crosswalks between the Harrer Park parking lot and the school entrances. The intersection of Dempster Street and Fernald Avenue has crosswalks painted on the east, south, and west legs. The north leg has a concrete sidewalk. Pedestrian signals are provided on all four legs. Lake Street at Moody Avenue has crosswalks on all four legs with stop signs on the north and south legs.

Public Transportation

Bus service along Dempster Sterr is provided by PACE Bus Route 208 with daily service between Evanston and Schaumburg. Service operates primarily via Golf Road between Davis Street CTA Purple Line/Metra Station and the Pace Northwest Transportation Center. Service on Sundays has a shorter span of service. A bus stop signage is located on the northeast corner of the Fernald Avenue and Dempster Street signalized intersection.

Roadway Characteristics

A description of the area roadways accessing the school is provided below:

Dempster Street is an east-west four-lane Other Principal Arterial and Strategic Regional Arterial. It has a painted center median for left-turn lanes. Crosswalks are located at the Fernald Avenue and Ferris Avenue traffic signals east and west of the Lake Street intersection. It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a 30-mph speed limit.

Lake Street is an east-west local roadway with one travel lane in each direction. It has a 25-mph speed limit with a 20-mph school speed limit approaching the schools. An all-way stop controlled intersection is provided at the intersection of the Maintenance Area and Harrer Park Drives. A two-way stop-controlled intersection is provided at the intersection of Lake Street/Moody Avenue, Lake Street/East Lot Middle Drive, and Lake Street/Dempster Street. T-intersections are located at East Lot outbound drive and West Access Drive. Crosswalks are located at all four sides of the intersection of Lake Street/Moody, two two-way stop controlled cross walks in the north south direction between West School Access Drive and East Lot Outbound Drive. Parking is not permitted on either side of this street from Dempster Street to Moody Avenue. It is under the jurisdiction of the Village of Morton Grove east of the school and park sites. From the east property line to Dempster Street, Lake Street is a private road on a combination of school and park property.

Moody Avenue is a north-south local roadway with one travel lane in each direction with a 25-mph speed limit. Crosswalks are located on all legs of the intersection of Lake Street/Moody Avenue. Parking is allowed on both

sides of each street. A two-way stop-controlled intersection is located at Lake Street/Moody Avenue. It is under the jurisdiction of the Village of Morton Grove.

Figures 2 illustrates the existing traffic control and travel lanes around the school.

Existing Traffic Volumes

Weekday morning arrival (7:00-9:00 AM) and afternoon dismissal (2:00-4:00 PM) traffic counts were conducted at the intersections around the school. Peak-hours of traffic occurred from 7:30 to 8:30 AM and 2:45 to 3:45 PM on a school weekday which coincides with the school's 8:20 AM start and 3:20 PM dismissal times. The existing traffic volumes are shown on **Figure 3** and included in the **Appendix**. **Figure 4** summarizes the existing pedestrian and bicycle volumes observed.

School Procedures and Observations

During arrival and dismissal times, Lake Street between Moody Avenue and the west school access drive is lined with cones to prevent on-street parking and loading. Lake Street is restricted to one-way westbound from the west side of the east lot to the west school access drive. Traffic arriving from Dempster Street must turn into the Harrer Park lot or the west drive to the district offices. The east Harrer Park drive is restricted to right-turns out, but a few left-turns were observed. The center Harrer Park drive is coned off and closed.

School buses approach from the east in the morning and enter the east lot and travel counterclockwise thru the outside perimeter of the lot and drop-off their students along the school building. In the afternoon, the school buses line up in several rows to load in the parking lot and then exit onto Lake Street. There are 14 large buses and 2 small buses. The small buses load by the west building entrance and temporarily block traffic on Lake Street.

In the morning, parents have the option of parking in the Harrer Park lot and walk their student to the school building or use the east parking lot to drop-off in a separate line from the buses in the middle of the lot. A few parents were observed dropping off their students curbside on the approaches to the Moody Avenue and Lake Street intersection. Eastbound traffic on Lake Street backed up approximately two blocks at the peak times when many of the buses were arriving.

In the afternoon, parents can not use the east lot and must use the Harrer Park lot for pick-up. Curbside activity at Moody Avene and Lake Street was significantly higher than the morning. The Harrer Park lot was filled after school and some parents used parking on the west side of Harrer Park by the Forest Preserve.

Peak traffic activity lasted 20 minutes before and after school. Overall, the school traffic conditions were busy at peak times but flowed well. A few parents with their students were observed not using the crosswalks crossing Lake Street. The two small buses at the west school entrance temporarily blocked westbound Lake Street while loading. The peak westbound queuing on Lake Street lasted about 10 minutes.

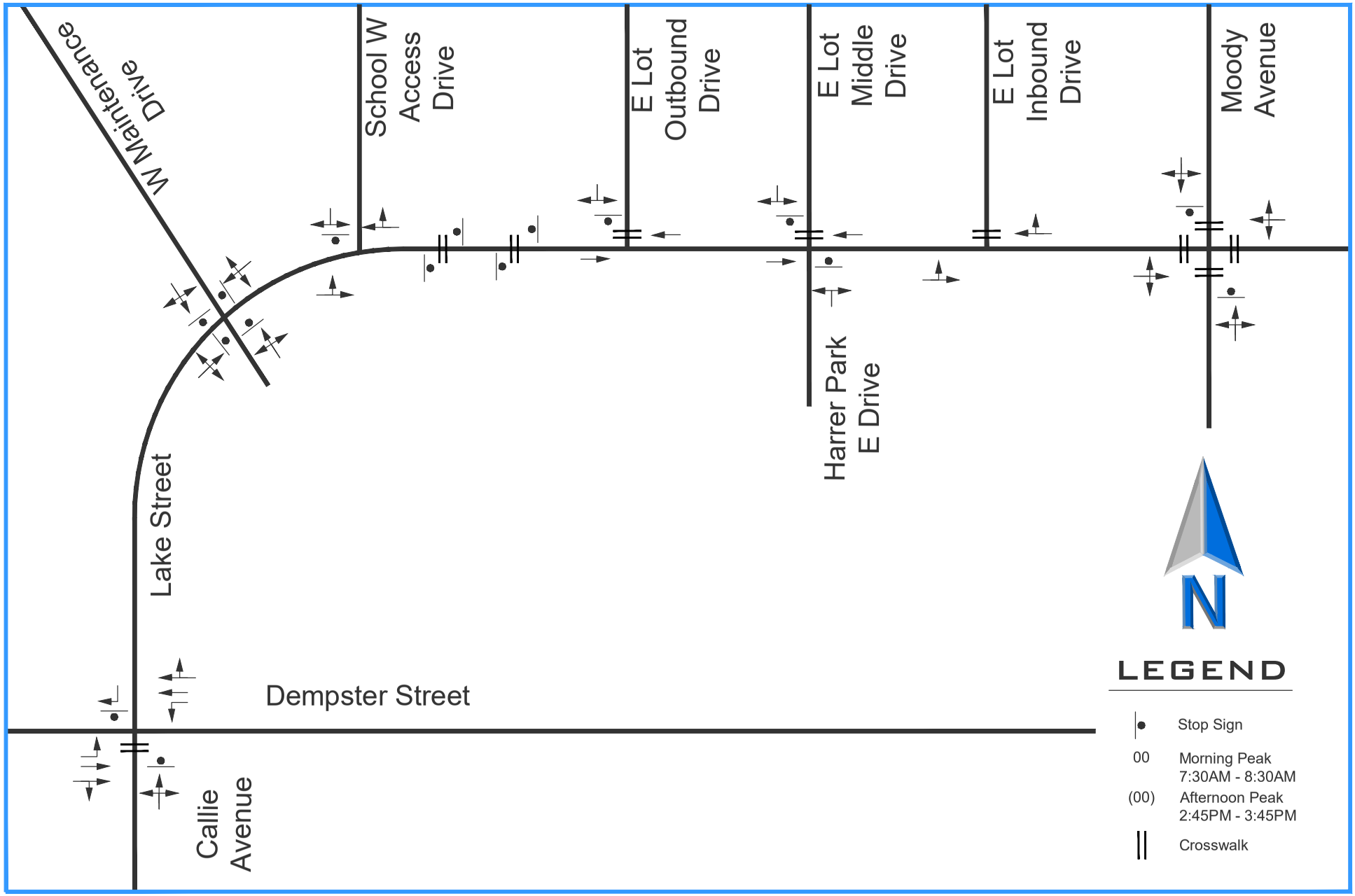
A crossing guard is stationed at the Dempster Street and Fernald Avenue traffic signal. School staff direct traffic by the east lot on Lake Street.



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Site Location & Area Roadways

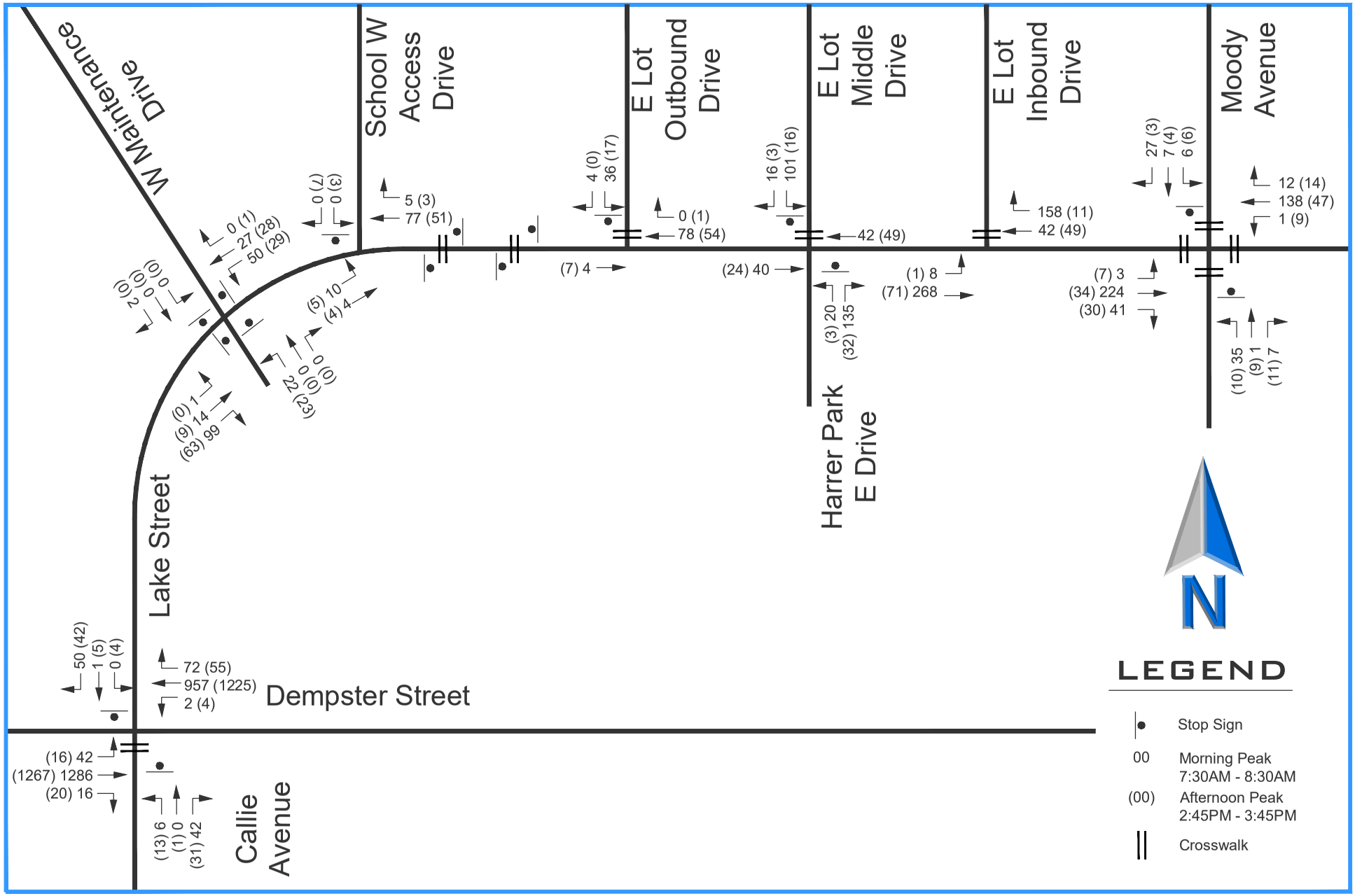
Figure 1



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Existing Roadway Geometrics

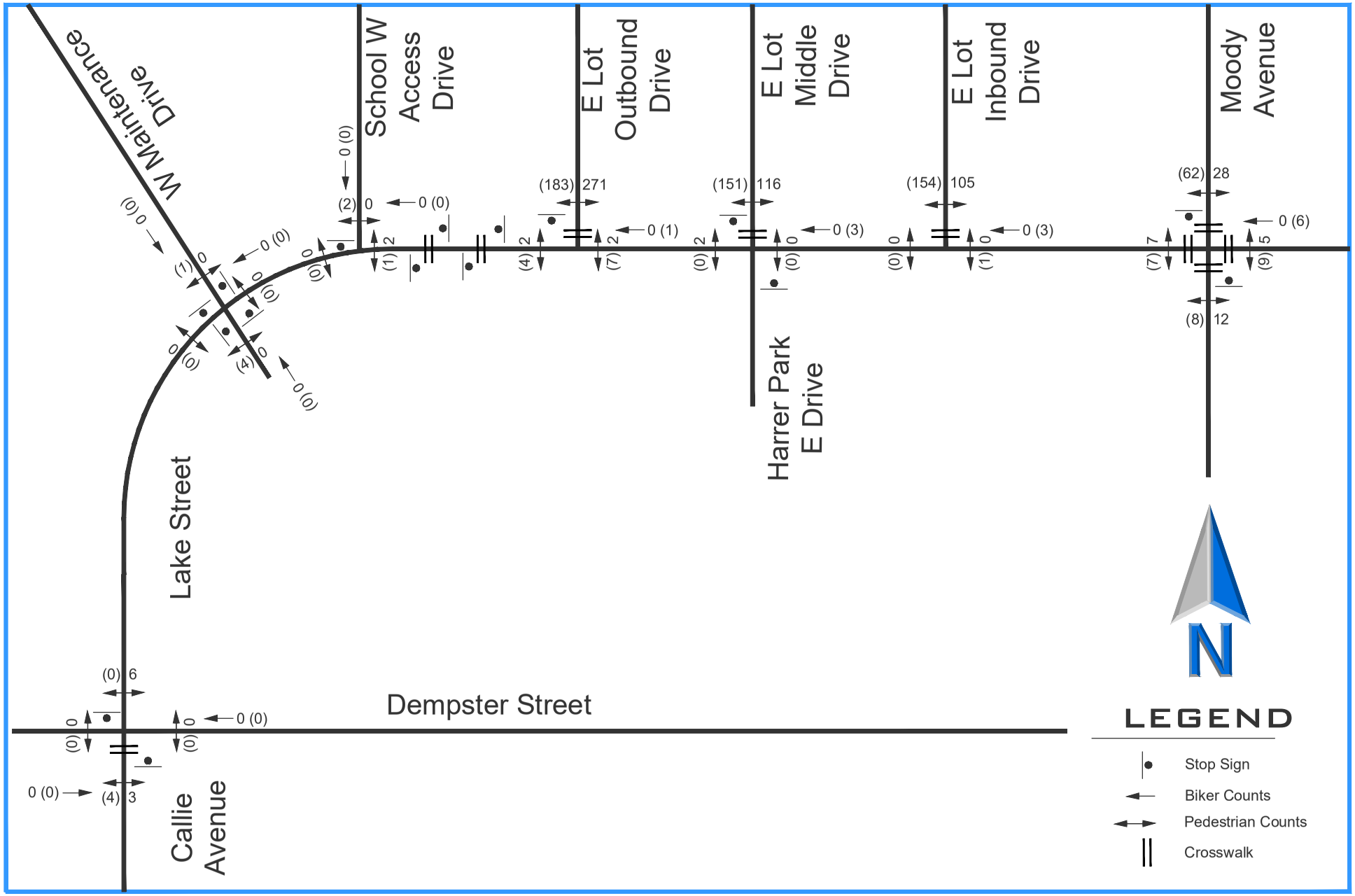
Figure 2



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Existing Traffic Volumes

Figure 3



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2024 Pedestrian and Bike Volumes

Figure 4

SITE TRAFFIC CHARACTERISTICS

The school currently serves 862 children with 118 staff including district staff. Over the next six years, the student population is expected to grow by 60 to 922 students (+7%). The number of school buses will remain at sixteen.

School Trip Generation and Distribution

Traffic estimates were made for the additional students using the traffic counts at the current school. The rate of vehicle trip generation was applied to the increased student population with the results shown in **Table 1.** Overall, school traffic is expected to increase by 7%.

Table 1
School Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Existing 862 Students	314	319	633	132	122	254
Additional 60 Students	24	27	51	11	13	24
Total 922 Students	**338**	**346**	**684**	**141**	**131**	**272**

The directional distribution for school traffic is based on the existing school traffic counts and is shown in **Table 2** and on **Figure 5**. Sixty-seven percent of the school traffic was to and from the east on Lake Street and the remaining thirty-three percent from the Dempster Street.

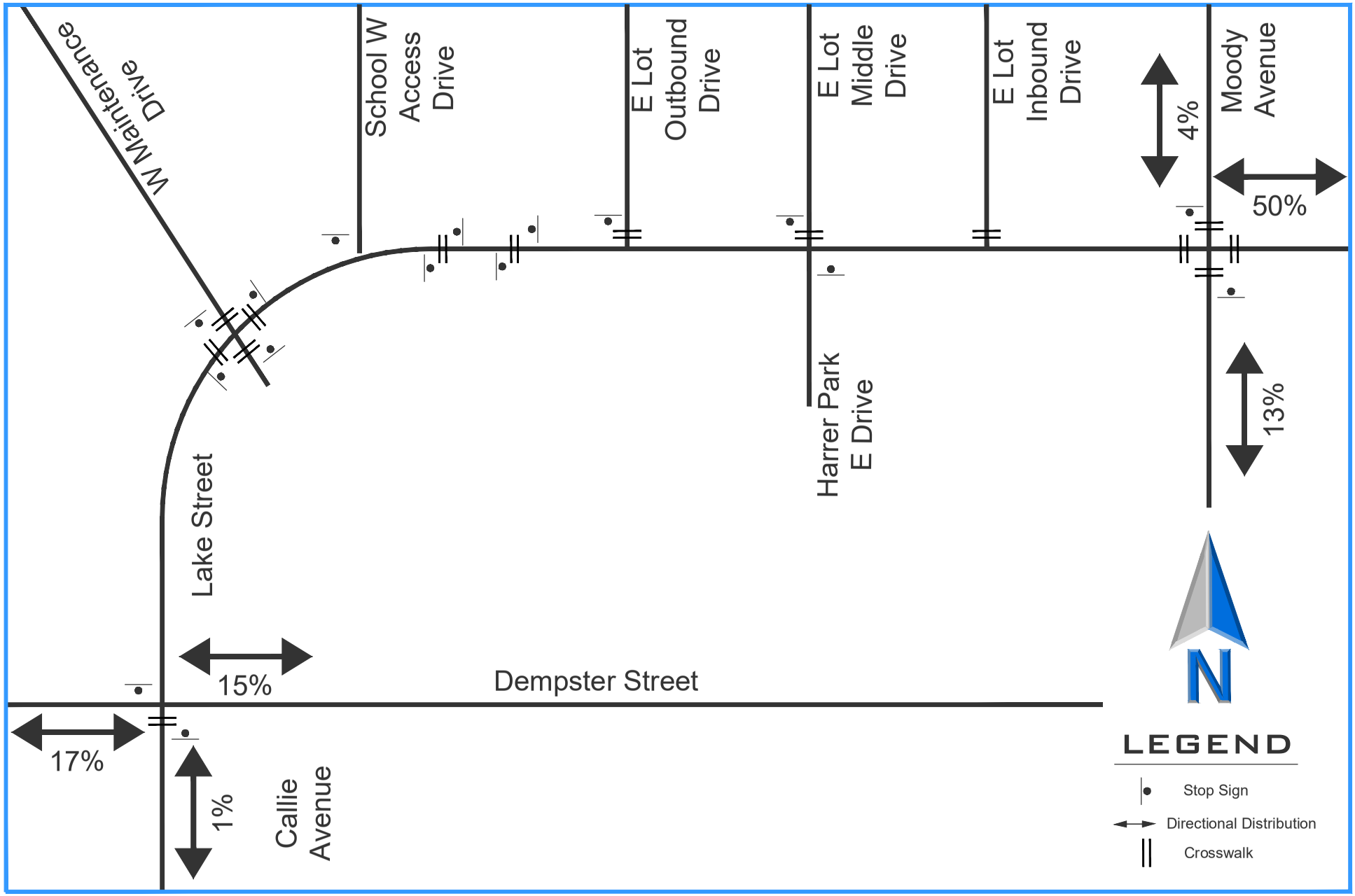
Table 2
Directional Distribution

Direction	Distribution
North on Moody Avenue	4%
South on Moody Avenue	13%
East on Lake Street	50%
South on Callie Dr	1%
East on Dempster Street	15%
West on Dempster Street	17%
Total	**100%**

Trip Assignment

The future vehicular trips that are generated by the school were distributed to the area roadways based on the site plan, projected school volumes, regional traffic growth, and the directional distribution analysis. **Figure 6** illustrates the site traffic generated by the school and its assignment on the road system.

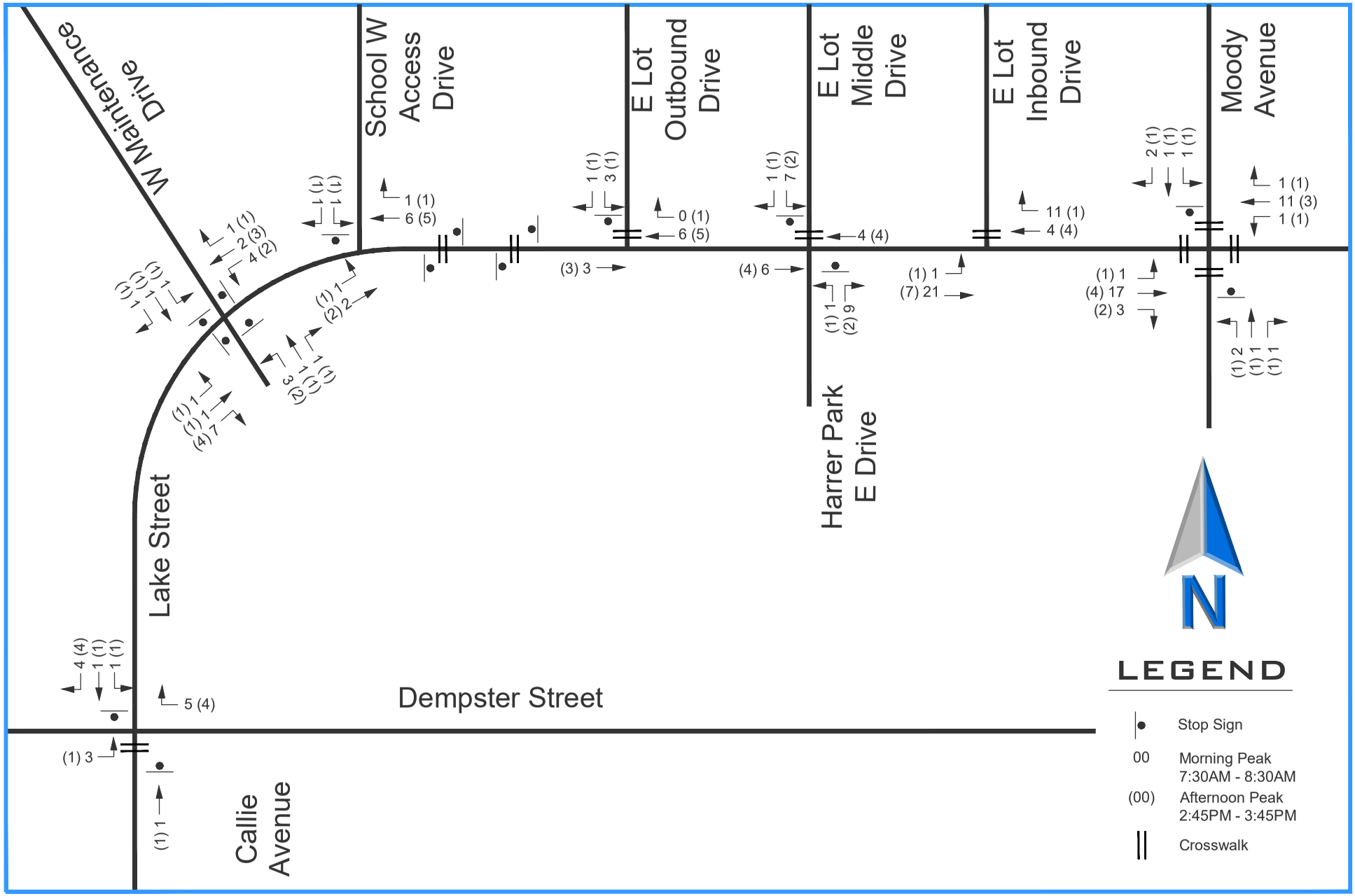
Traffic projections were estimated for a period of five years in the future after construction (Year 2030). A regional growth rate of 0.4% per year was applied to Dempster Street to obtain the base 2030 volumes (see **Figure 7**). Growth rates were not applied to Lake Street and Moody Avenue which do not carry regional traffic. The growth rates were provided by the Chicago Metropolitan Agency for Planning (see **Appendix**). **Figure 8** shows the total traffic volumes which a combination of Figure 7 and Figure 6 .



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Directional Distribution

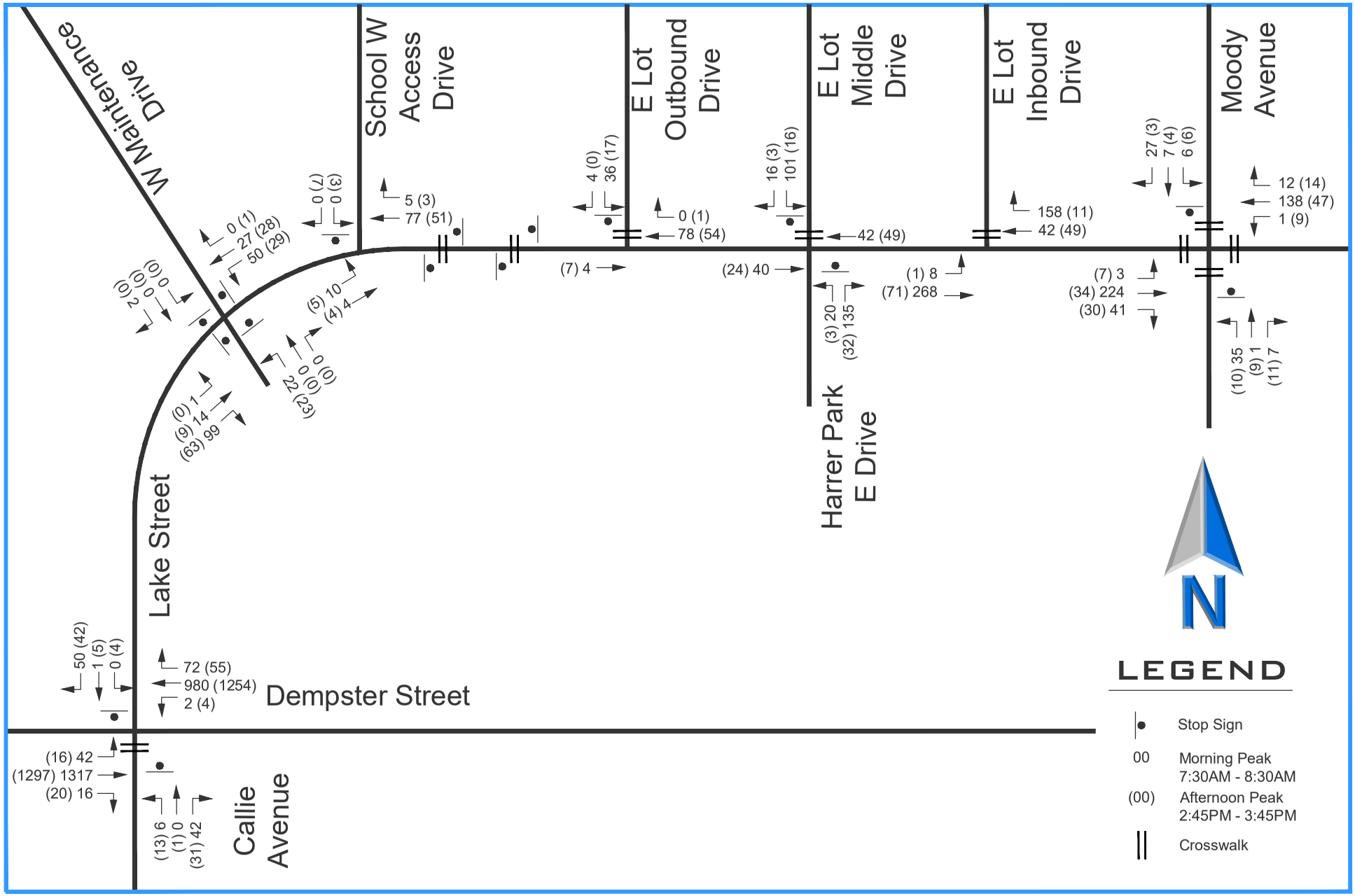
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

School Projected Traffic Volumes

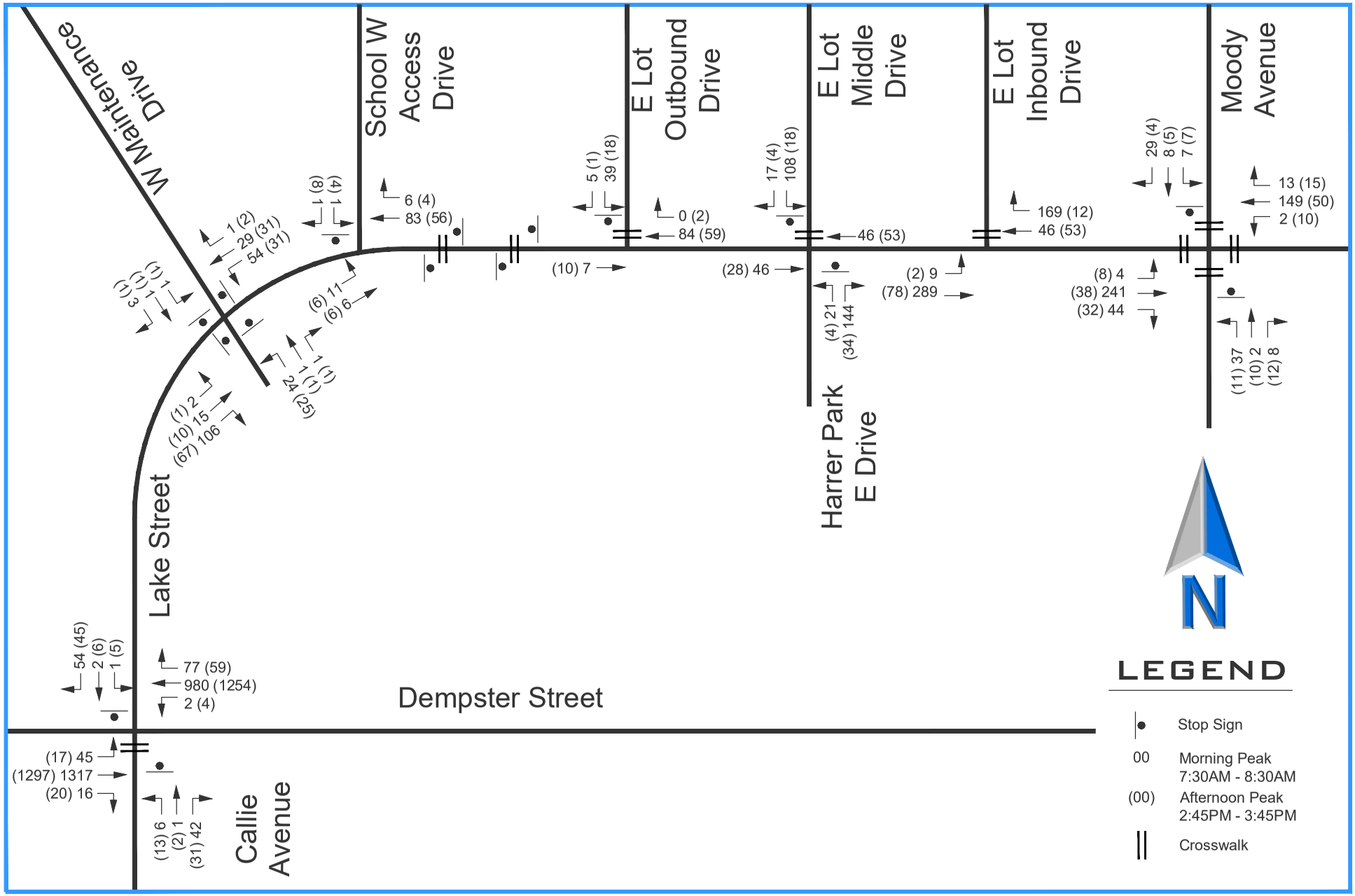
Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2030 Base Traffic Volumes

Figure 7



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2030 Total Traffic Volumes

Figure 8

ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the computer program Synchro to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the existing and future level of service results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**. Overall, there will be minor changes in operating conditions in the future with the additional traffic volumes.

Dempster Street at Lake Street and Callie Avenue

The capacity analyses for the intersection shows that traffic from Callie Avenue has longer delays turning onto Dempster Street which is not unusual for a stop-sign controlled intersection on a state arterial. Northbound traffic volumes are low so there is not significant queuing. Southbound school traffic on Lake Street must turn right on Dempster Street and works at an acceptable left-of service. Traffic turning left from Dempster Street to Lake Street or Callie Avenue works well from the existing painted median. No further improvements are recommended.

Moody Avenue at Lake Street

Moody Avenue at Lake Street generally works well until there is a backup of traffic entering the East School parking lot (parent and school buses in the morning). This congestion lasts for a short period of time, so no improvements are recommended.

Harrer Park East Drive

This drive during arrival and dismissal times is restricted to northbound right-turns. It is full access at other times. Up to 20 northbound left-turns were observed. The temporary signage should be updated to indicate left turns are not permitted.

Harrer Park Center Drive

This drive is coned off during arrival and dismissal to minimize conflicts with the western crosswalk pedestrian crossings. It is recommended that this drive remain closed.

West School Drive

This drive leads back to the district offices that has district staff traffic turning in and out. Signage indicates that traffic cannot continue eastbound on Lake Street, the start of the one-way westbound flow. Four to seven vehicles were counted going the wrong way on Lake Street. These likely occurred before or after peak activity. Additional temporarily signs or cones should be placed to prevent his movement.

West Harrer Park and Maintenance Building Drives

During arrival and dismissal, this drive has northbound right-turns into the Harrer Park lot and westbound left-turns out that works well. No changes are proposed.

East School Lot Drives

The three driveways serving the east parking lot are used as indicated below:

- Eastern Drive – Northbound In-only
  - Morning – School buses and parents can enter
  - Afternoon – Only school buses can enter
- Center Drive – Southbound out-only
  - Morning – Parents exit after dropping off students
  - Afternoon – Only staff parked in the lot can exit via this drive
- East Drive – Southbound out-only
  - Morning – School buses exit after unloading students
  - Afternoon – School buses exit after loading students

While close together, these drives operate well with the help of school staff directing traffic. No improvements are proposed.

Parking

Parking required by the Village of Morton Grove for a special use is as follows:

> *For special uses, the proposed parking standards identified in subsection I, "Required Spaces By Use", of this section, shall be advisory only. The final parking required for each special use shall be decided by the Village board based on the submitted, independent traffic and parking study and any traffic and parking recommendation or study prepared by the Village staff or Village consultants or any pertinent Village commission and the recommendation of the plan commission.*

For advisory purposes, the Zoning Code requires schools, nursery, elementary, or junior high, to have one space for each faculty member and other full or part time employees. Assuming the 118 existing staff count increases proportionately with the student population (+7%) there would be 127 staff requiring 127 parking spaces.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication Parking Generation, 6th Edition for Elementary School (Land Use Code 522). The peak demand in the ITE data is 0.14 spaces per student. Based on that ratio, the current school generates 121 parked vehicles now and will have 129 parked cars in the future with 922 students.

Parking counts were conducted in November 2024 which found 18 vehicles parked in the west lot, 40 vehicles in the east lot, 10 vehicles in the perpendicular spaces on Lake Street, and 47 vehicles in the Harrer Park parking lot for a total of 115 vehicles. Five vehicles for the maintenance yard were observed parking on the west side of the park. The school currently has 118 staff. With estimated increase in staff, the parking demand would increase to 123 parked vehicles. No school parking was observed along the west side of Harrer Park between arrival and dismissal.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival		PM Dismissal	
		2024	2030	2024	2030
Dempster Street and Callie Avenue at Lake Street (Two-Way Stop)	EB Left	B-11.4	B-12.0	B-12.4	B-13.1
	WB Left	B-12.8	B-13.5	B-12.3	B-13.1
	SB Right	C-18.3	D-27.5	C-15.3	C-16.3
	NB Approach	E-49.5	F-100+	F-100+	F-100+
Moody Avenue at Lake Street (Two-Way Stop)	EB Left	A-7.7	A-7.7	A-7.5	A-7.5
	EB Thru	A-0.0	A-0.0	A-0.0	A-0.0
	WB Left	A-8.1	A-8.2	A-7.5	A-7.5
	WB Thru	A-0.0	A-0.0	A-0.0	A-0.0
	NB Approach	B-15.0	C-16.2	B-10.2	B-10.4
	SB Approach	B-11.3	B-11.9	B-10.3	B-10.5
Maintenance Lot and Harrer Park West Drive at Lake Street (All-Way Stop)	EB Approach	A-4.2	A-7.4	A-7.1	A-7.9
	WB Approach	A-7.9	A-8.0	A-7.8	A-7.2
	NB Approach	A-7.8	A-7.9	A-8.5	A-7.9
	SB Approach	A-6.9	A-7.3	N/A	A-7.4
East Lot Middle Drive and Harrer Park East Drive at Lake Street (Two-Way Stop)	NB Approach	A-9.8	A-10.0	A-8.7	A-8.8
	SB Approach	B-11.6	B-12.1	A-9.3	A-9.4
East Lot Outbound Drive at Lake Street (T-Junction Stop)	SB Approach	A-9.4	A-9.6	A-9.0	A-9.0
West School Access Drive at Lake Street (T-Junction Stop)	EB Left	A-7.4	A-7.5	A-7.4	A-7.4
	EB Thru	A-0.0	A-0.0	A-0.0	A-0.0
	SB Right	A-0.0	A-9.0	A-8.8	A-8.9

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication Parking Generation, 6th Edition for Elementary School (Land Use Code 522). The peak demand in the ITE data is 0.14 spaces per student. Based on that ratio, the current school generates 121 parked vehicles now and will have 129 parked cars in the future with 922 students.

Parking counts were conducted in November 2024 which found 18 vehicles parked in the west lot, 40 vehicles in the east lot, 10 vehicles in the perpendicular spaces on Lake Street, and 47 vehicles in the Harrer Park parking lot for a total of 115 vehicles. Five vehicles for the maintenance yard were observed parking on the west side of the park. The school currently has 118 staff. With estimated increase in staff, the parking demand would increase to 123 parked vehicles. No school parking was observed along the west side of Harrer Park between arrival and dismissal.

Based on the analyses above, Park View School should supply 130 spaces for staff and visitor parking. This does not include the additional parking used by parents during arrival and dismissal.

Parking Supply

On school property, there are 88 existing spaces in the East, Lake Street, and West Lots. The parking area by the entrance to the district offices will be reconstructed to add four additional spaces. The flow within the turn around will be switched from clockwise to counterclockwise so the passenger side a car dropping off will be

curbside. This increases the on-site supply to 92 spaces including 4 accessible spaces. The required number of accessible spaces is four.

The recommended parking supply is 130 spaces which exceeds the on-site supply by 38 spaces.

Table 5
Existing and Proposed Parking Supply

Parking Lot	Regular	Accessible	Total	Parked Vehicles (11/22/2024)
West Lot	18 (22)[1]	1 (1)[1]	19 (23)[1]	18
Lake Street Lot	10	0	10	10
East Lot	56	3	59	40
Subtotal School	**84 (88)[1]**	**4 (4)[1]**	**88 (92)[1]**	**68**
Harrer Park Lot	82	4	86	47
Harrer Park West Lot	72	2	74	5[2]
Total	**238 (242)[1]**	**10 (10)[1]**	**248 (252)[1]**	**120**

(1) West Lot reconstructed with four additional spaces
(2) Maintenance parking

The School and Park District have an agreement to share parking on their respective lots. An additional 160 parking spaces are available in the north and west Harrer Park parking areas. The parking by the pool was not included in this analysis. A total of 252 spaces are available to accommodate the school's daytime needs and during arrival and dismissal.

The peak-demand of the school and park uses are complimentary with the school demand during the day for nine months of the year and is not open when the pool is open. Except for a few evenings a year, evening and weekend parking for the park will be when the school is closed. There is sufficient parking on-site and with the shared parking agreement to accommodate the school's needs.

Parking for special events at the school can be accommodated by a combination of off-street parking and on-street parking by the school.

SUMMARY

This report summarizes the results of the traffic and parking study for the Park View School in Highland Park, Illinois. The following recommendations were developed:

1. Future growth in student population from 862 to 922 students will increase school traffic by seven percent.
2. During the morning and afternoon peak periods of school traffic, peak activity for approximately 20 minutes.
3. Additional signage at the East Harrer Park driveway is required to discourage the few vehicles from making left-turns.
4. Additional signage at the West School Driveway is needed to prevent eastbound thru traffic on Lake Street during arrival and dismissal periods.
5. The recommended parking supply for the school is 130 parking spaces to accommodate existing and future needs.
6. Parking by the school can be accommodated by the 92 on-site parking spaces and the 160 Harrer Parking spaces through a shared parking agreement.

Appendix

- **Existing 2024 Traffic Counts**
- **CMAP Projection Letter**
- **Intersection Capacity Analyses**
    - **2024 Existing Conditions**
    - **2030 Total Traffic Conditions**

Dempster Street at Lake Street and Callie Avenue

Village of Morton Grove, Illinois															
	Lake Street Southbound			Dempster Street Westbound			Calllie Avenue Northbound			Dempster Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Wednesday November 20, 2024														
7:00 AM	1	0	0	5	264	3	6	0	2	6	285	2	574	2444	0.92
7:15 AM	7	0	0	8	241	2	10	2	2	5	351	8	636	2424	0.91
7:30 AM	9	0	0	5	226	0	15	0	1	2	306	7	571	**2472**	**0.90**
7:45 AM	5	0	0	11	233	0	6	0	1	5	383	19	663	2450	0.90
8:00 AM	9	0	0	32	247	0	9	0	2	5	243	7	554	2336	0.85
8:15 AM	25	0	1	24	251	2	12	0	2	4	354	9	684		
8:30 AM	4	0	0	0	255	2	11	0	4	4	267	2	549		
8:45 AM	0	0	0	0	238	1	9	0	0	0	301	0	549		
Total	60	0	1	85	1955	10	78	2	14	31	2490	54			
7:30-8:30 AM	**48**	**0**	**1**	**72**	**957**	**2**	**42**	**0**	**6**	**16**	**1286**	**42**	**2472**		
	Wednesday November 20, 2024														
2:00 PM	2	0	0	4	276	2	3	0	3	5	255	3	553	2366	0.92
2:15 PM	2	0	0	3	302	0	17	0	1	3	251	0	579	2526	0.89
2:30 PM	1	0	0	4	273	3	7	0	3	3	289	7	590	2595	0.91
2:45 PM	0	1	0	7	311	0	7	0	5	5	307	1	644	**2680**	**0.94**
3:00 PM	3	0	0	27	309	0	9	0	4	5	348	8	713	2660	0.93
3:15 PM	17	2	3	14	286	3	5	1	3	4	304	6	648		
3:30 PM	22	2	1	4	319	1	10	0	1	6	308	1	675		
3:45 PM	4	0	0	3	301	0	9	0	2	4	301	0	624		
Total	51	5	4	66	2377	9	67	1	22	35	2363	26			
2:45-3:45 PM	**42**	**5**	**4**	**52**	**1225**	**4**	**31**	**1**	**13**	**20**	**1267**	**16**	**2680**		

Moody Avenue at Lake Street

Village of Morton Grove, Illinois															
	Moody Avenue Southbound			Lake Street Westbound			Moody Avenue Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	1	0	0	0	5	0	0	0	2	1	3	0	12	217	0.70
7:15 AM	4	0	1	0	32	0	1	0	8	6	21	0	73	376	0.55
7:30 AM	5	1	1	0	26	0	2	0	12	5	24	1	77	**465**	**0.68**
7:45 AM	3	2	1	1	29	0	2	0	8	3	5	1	55	405	0.59
8:00 AM	11	0	1	7	71	1	2	1	6	11	60	0	171	367	0.54
8:15 AM	8	4	3	4	32	0	1	0	9	22	78	1	162		
8:30 AM	1	0	0	0	3	1	1	3	0	0	8	0	17		
8:45 AM	0	3	1	3	3	0	0	0	2	1	4	0	17		
Total	33	10	8	15	201	2	9	4	47	49	203	3			
7:30-8:30 AM	**27**	**7**	**6**	**12**	**158**	**1**	**7**	**1**	**35**	**41**	**167**	**3**	**465**		
	Wednesday November 20, 2024														
2:00 PM	0	2	0	0	0	0	3	2	0	0	4	2	13	90	0.64
2:15 PM	0	0	1	0	2	1	2	0	1	0	1	0	8	123	0.67
2:30 PM	1	4	0	2	17	1	0	2	1	1	5	0	34	234	0.49
2:45 PM	0	1	0	1	11	0	2	2	0	2	15	1	35	**264**	**0.55**
3:00 PM	2	2	0	5	17	5	1	3	8	1	1	1	46	251	0.53
3:15 PM	1	1	5	7	10	3	6	2	2	23	55	4	119		
3:30 PM	0	0	1	1	3	1	2	2	0	4	49	1	64		
3:45 PM	0	2	0	0	2	1	1	0	1	1	14	0	22		
Total	4	12	7	16	62	12	17	13	13	32	144	9			
2:45-3:45 PM	**3**	**4**	**6**	**14**	**41**	**9**	**11**	**9**	**10**	**30**	**120**	**7**	**264**		

Lake Street and W Park District Lot and Maintanance Lot

Village of Morton Grove, Illinois															
	Lake Street Southbound			Park Lot Westbound			Lake Street Northbound			Maintancne Bldg. Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	0	0	0	0	1	0	0	0	0	5	0	0	6	101	0.65
7:15 AM	1	1	0	0	4	5	0	0	0	12	1	0	24	163	0.60
7:30 AM	0	0	0	0	10	9	0	0	0	7	6	0	32	**202**	**0.74**
7:45 AM	1	0	0	0	0	11	0	0	2	19	6	0	39	176	0.65
8:00 AM	0	0	0	0	5	13	0	0	6	41	2	1	68	142	0.52
8:15 AM	1	0	0	0	8	8	0	0	14	32	0	0	63		
8:30 AM	1	0	0	0	1	1	0	0	1	2	0	0	6		
8:45 AM	0	0	0	0	0	4	0	0	0	0	0	1	5		
Total	4	1	0	0	29	51	0	0	23	118	15	2			
7:30-8:30 AM	**2**	**0**	**0**	**0**	**23**	**41**	**0**	**0**	**22**	**99**	**14**	**1**	**202**		
	Wednesday November 20, 2024														
2:00 PM	1	0	0	0	1	0	0	0	1	3	0	0	6	30	0.50
2:15 PM	0	0	0	0	1	0	0	0	0	3	0	0	4	67	0.39
2:30 PM	0	0	0	2	1	0	0	0	0	11	0	1	15	119	0.53
2:45 PM	0	0	0	0	0	0	0	0	0	5	0	0	5	**132**	**0.59**
3:00 PM	0	0	0	0	0	11	0	0	1	29	2	0	43	131	0.58
3:15 PM	0	0	0	0	10	14	0	0	11	20	1	0	56		
3:30 PM	0	0	0	1	8	4	0	0	11	2	2	0	28		
3:45 PM	0	0	0	0	4	0	0	0	0	0	0	0	4		
Total	1	0	0	3	25	29	0	0	24	73	5	1			
2:45-3:45 PM	**0**	**0**	**0**	**1**	**18**	**29**	**0**	**0**	**23**	**56**	**5**	**0**	**132**		

E Lot Inbound Drive at Lake Street

Village of Morton Grove, Illinois															
Begin Time	E Lot Inbound Drive Southbound			Lake Street Westbound			N/A Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	0		0	6	2						4	2	14	213	0.69
7:15 AM	0		0	33	9						27	2	71	345	0.59
7:30 AM	0		0	27	18						30	2	77	**424**	**0.71**
7:45 AM	0		0	21	18						9	3	51	359	0.60
8:00 AM	0		0	59	13						72	2	146	318	0.53
8:15 AM	0		0	39	8						102	1	150		
8:30 AM	0		0	1	3						8	0	12		
8:45 AM	0		0	2	3						5	0	10		
Total	0	0	0	188	74	0	0	0	0	0	257	12			
7:30-8:30 AM	**0**	**0**	**0**	**146**	**57**	**0**	**0**	**0**	**0**	**0**	**213**	**8**	**424**		
	Wednesday November 20, 2024														
2:00 PM	0		2	0	0						4	0	6	65	0.60
2:15 PM	0		0	0	4						1	0	5	88	0.76
2:30 PM	0		0	1	19						6	1	27	182	0.46
2:45 PM	0		0	1	8						18	0	27	**208**	**0.53**
3:00 PM	0		0	6	19						3	1	29	199	0.50
3:15 PM	0		0	3	12						84	0	99		
3:30 PM	0		0	1	3						49	0	53		
3:45 PM	1		0	0	2						15	0	18		
Total	1	0	2	12	67	0	0	0	0	0	180	2			
2:45-3:45 PM	**0**	**0**	**0**	**11**	**42**	**0**	**0**	**0**	**0**	**0**	**154**	**1**	**208**		

E Lot Middle Drive at Lake Street

Village of Morton Grove, Illinois															
Begin Time	E Lot Middle Drive Southbound			Lake Street Westbound			N/A Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	0		0	0	1						4	0	5	88	0.59
7:15 AM	0		0	0	8						18	0	26	157	0.53
7:30 AM	0		1	0	14						22	0	37	**202**	**0.68**
7:45 AM	0		4	0	14						2	0	20	167	0.56
8:00 AM	7		50	0	12						5	0	74	150	0.51
8:15 AM	9		46	0	9						7	0	71		
8:30 AM	0		0	0	2						0	0	2		
8:45 AM	0		0	0	3						0	0	3		
Total	16	0	101	0	63	0	0	0	0	0	58	0			
7:30-8:30 AM	**16**	**0**	**101**	**0**	**49**	**0**	**0**	**0**	**0**	**0**	**36**	**0**	**202**		
	Wednesday November 20, 2024														
2:00 PM	1		1	0	0						0	0	2	30	0.58
2:15 PM	0		0	0	3						0	0	3	49	0.58
2:30 PM	0		1	0	12						0	0	13	69	0.75
2:45 PM	0		3	0	7						2	0	12	**87**	**0.70**
3:00 PM	0		1	0	20						0	0	21	90	0.73
3:15 PM	0		3	0	12						8	0	23		
3:30 PM	3		9	0	4						15	0	31		
3:45 PM	1		3	0	3						8	0	15		
Total	5	0	21	0	61	0	0	0	0	0	33	0			
2:45-3:45 PM	**3**	**0**	**16**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**25**	**0**	**87**		

E Lot Outbound Drive at Lake Street

Village of Morton Grove, Illinois															
Begin Time	E Lot Outbound Drive Southbound			Lake Street Westbound			N/A Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	1		4	0	1						0	0	6	97	0.59
7:15 AM	5		19	0	9						0	0	33	113	0.69
7:30 AM	4		21	0	16						0	0	41	**105**	**0.64**
7:45 AM	0		2	0	15						0	0	17	66	0.66
8:00 AM	0		5	0	17						0	0	22	52	0.52
8:15 AM	0		7	0	18						0	0	25		
8:30 AM	0		0	0	2						0	0	2		
8:45 AM	0		0	0	3						0	0	3		
Total	10	0	58	0	81	0	0	0	0	0	0	0			
7:30-8:30 AM	**4**	**0**	**35**	**0**	**66**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**105**		
	Wednesday November 20, 2024														
2:00 PM	0		0	0	1						0	0	1	24	0.50
2:15 PM	0		0	1	2						0	0	3	43	0.54
2:30 PM	0		0	0	12						0	0	12	61	0.73
2:45 PM	0		1	0	7						0	0	8	**70**	**0.83**
3:00 PM	0		0	1	19						0	0	20	77	0.92
3:15 PM	0		9	0	12						0	0	21		
3:30 PM	0		7	0	7						7	0	21		
3:45 PM	1		3	0	4						7	0	15		
Total	1	0	20	2	64	0	0	0	0	0	14	0			
2:45-3:45 PM	**0**	**0**	**17**	**1**	**45**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**70**		

Harrer Park Middle Drive at Lake Street

Village of Morton Grove, Illinois															
	N/A Southbound			Lake Street Westbound			Harrer Park Middle Drive Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM					1	0	0		0	0	2		3	52	0.59
7:15 AM					0	0	0		0	0	13		13	65	0.74
7:30 AM					0	0	0		0	0	22		22	**65**	**0.74**
7:45 AM					0	0	0		0	0	14		14	44	0.69
8:00 AM					0	0	0		0	0	16		16	34	0.53
8:15 AM					0	0	0		0	2	11		13		
8:30 AM					0	0	0		0	0	1		1		
8:45 AM					0	0	0		0	0	4		4		
Total	0	0	0	0	1	0	0	0	0	2	83	0			
7:30-8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**63**	**0**	**65**		
	Wednesday November 20, 2024														
2:00 PM					0	0	0		0	0	1		1	16	0.36
2:15 PM					0	0	0		0	0	1		1	29	0.52
2:30 PM					0	0	0		0	0	11		11	37	0.66
2:45 PM					0	0	0		0	0	3		3	**41**	**0.68**
3:00 PM					0	0	0		0	0	14		14	49	0.82
3:15 PM					0	0	0		0	0	9		9		
3:30 PM					5	0	1		2	1	6		15		
3:45 PM					5	0	0		1	1	4		11		
Total	0	0	0	0	10	0	1	0	3	2	49	0			
2:45-3:45 PM	**0**	**0**	**0**	**0**	**5**	**0**	**1**	**0**	**2**	**1**	**32**	**0**	**41**		

Harrer Park E Drive at Lake Street

Village of Morton Grove, Illinois															
Begin Time	Harrer Park E Drive Southbound			Lake Street Westbound			N/A Northbound			Lake Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	1		3	6	2						1	0	13	189	0.66
7:15 AM	4		18	32	9						0	0	63	323	0.55
7:30 AM	6		22	28	16						0	0	72	**375**	**0.64**
7:45 AM	0		5	21	15						0	0	41	306	0.52
8:00 AM	6		54	75	12						0	0	147	270	0.46
8:15 AM	8		54	44	9						0	0	115		
8:30 AM	0		0	1	2						0	0	3		
8:45 AM	0		0	2	3						0	0	5		
Total	25	0	156	209	68	0	0	0	0	0	1	0			
7:30-8:30 AM	**20**	**0**	**135**	**168**	**52**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**375**		
	Wednesday November 20, 2024														
2:00 PM	1		3	0	0						0	0	4	33	0.59
2:15 PM	0		0	0	2						0	0	2	56	0.52
2:30 PM	0		1	2	10						0	0	13	79	0.73
2:45 PM	0		4	3	6						1	0	14	**98**	**0.77**
3:00 PM	0		1	9	17						0	0	27	103	0.80
3:15 PM	0		11	3	11						0	0	25		
3:30 PM	3		16	1	4						8	0	32		
3:45 PM	3		6	1	2						7	0	19		
Total	7	0	42	19	52	0	0	0	0	0	16	0			
2:45-3:45 PM	**3**	**0**	**32**	**16**	**38**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**98**		

Lake Street and W School Access Drive

Village of Morton Grove, Illinois															
	Lake Street Southbound			W School Access Drive Westbound			Lake Street Northbound			Maintancne Bldg. Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Wednesday November 20, 2024														
7:00 AM	0		0	0	1						0	0	1	60	0.58
7:15 AM	1		0	3	8						0	1	13	81	0.78
7:30 AM	0		0	1	19						2	4	26	**84**	**0.81**
7:45 AM	0		0	3	11						1	5	20	61	0.69
8:00 AM	0		0	1	19						1	1	22	45	0.51
8:15 AM	0		0	0	16						0	0	16		
8:30 AM	0		0	1	2						0	0	3		
8:45 AM	0		0	0	4						0	0	4		
Total	1	0	0	9	80	0	0	0	0	0	4	11			
7:30-8:30 AM	**0**	**0**	**0**	**5**	**65**	**0**	**0**	**0**	**0**	**0**	**4**	**10**	**84**		
	Wednesday November 20, 2024														
2:00 PM	0		0	0	1						0	0	1	21	0.48
2:15 PM	0		0	0	2						0	0	2	36	0.56
2:30 PM	0		0	0	11						0	0	11	59	0.59
2:45 PM	0		0	0	7						0	0	7	**65**	**0.65**
3:00 PM	0		0	3	11						0	2	16	66	0.66
3:15 PM	5		0	0	19						0	1	25		
3:30 PM	2		3	0	10						1	1	17		
3:45 PM	1		3	1	3						0	0	8		
Total	8	0	6	4	64	0	0	0	0	0	1	4			
2:45-3:45 PM	**7**	**0**	**3**	**3**	**47**	**0**	**0**	**0**	**0**	**0**	**1**	**4**	**65**		

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

November 13, 2024

Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 Commerce Drive
Suite A
Grayslake, IL 60030

Subject: Dempster Street at Lake Avenue
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated November 13, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Dempster St, @ Lake Ave	34,900	38,800

0.4%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\MortonGrove\ck-124-24\ck-124-24.docx

TRAFFIC FORECAST RECORD

Record Number: ck-124-24
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: Eriksson Engineering Associates
Contact: Stephen B. Corcoran, PE, PTOE
Email or Phone: scorcoran@eea-ltd.com
Sponsor: IDOT
Date request was received: 11/13/2024
Date that response was emailed: 11/13/2024
Facility Location: Dempster Street at Lake Avenue
Municipality: Morton Grove

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	14	99	50	27	0	22	0	0	0	0	2
Future Vol, veh/h	1	14	99	50	27	0	22	0	0	0	0	2
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	19	134	68	36	0	30	0	0	0	0	3
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.9	7.8	6.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	1%	65%	0%
Vol Thru, %	0%	12%	35%	0%
Vol Right, %	0%	87%	0%	100%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	22	114	77	2
LT Vol	22	1	50	0
Through Vol	0	14	27	0
RT Vol	0	99	0	2
Lane Flow Rate	30	154	104	3
Geometry Grp	1	1	1	1
Degree of Util (X)	0.038	0.152	0.122	0.003
Departure Headway (Hd)	4.577	3.547	4.235	3.796
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	773	1003	844	925
Service Time	2.662	1.598	2.274	1.892
HCM Lane V/C Ratio	0.039	0.154	0.123	0.003
HCM Control Delay, s/veh	7.8	7.2	7.9	6.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.5	0.4	0

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	1286	16	2	957	72	6	0	42	0	1	50
Future Vol, veh/h	42	1286	16	2	957	72	6	0	42	0	1	50
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	1429	18	2	1063	80	7	0	47	0	1	56

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1143	0	0	1447	0	0	2068	2679	723	-	2648	572
Stage 1	-	-	-	-	-	-	1531	1531	-	-	1108	-
Stage 2	-	-	-	-	-	-	537	1148	-	-	1540	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	-	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	-	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	-	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	-	4.02	3.32
Pot Cap-1 Maneuver	607	-	-	464	-	-	31	22	368	0	23	463
Stage 1	-	-	-	-	-	-	122	177	-	0	284	-
Stage 2	-	-	-	-	-	-	496	272	-	0	175	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	607	-	-	464	-	-	24	20	368	-	21	463
Mov Cap-2 Maneuver	-	-	-	-	-	-	24	20	-	-	21	-
Stage 1	-	-	-	-	-	-	113	164	-	-	282	-
Stage 2	-	-	-	-	-	-	433	270	-	-	162	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.36	0.02	49.48	18.28
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	132	607	-	-	464	-	-	328
HCM Lane V/C Ratio	0.403	0.077	-	-	0.005	-	-	0.173
HCM Control Delay (s/veh)	49.5	11.4	-	-	12.8	-	-	18.3
HCM Lane LOS	E	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	1.7	0.2	-	-	0	-	-	0.6

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	4	77	5	0	0
Future Vol, veh/h	10	4	77	5	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	5	95	6	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	101	0	-	0	128	98
Stage 1	-	-	-	-	98	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1491	-	-	-	867	958
Stage 1	-	-	-	-	926	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1491	-	-	-	860	958
Mov Cap-2 Maneuver	-	-	-	-	860	-
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s/v	5.31	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1286	-	-	-	-
HCM Lane V/C Ratio	0.008	-	-	-	-
HCM Control Delay (s/veh)	7.4	0	-	-	0
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	4	78	0	36	4
Future Vol, veh/h	0	4	78	0	36	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	6	122	0	56	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	128	122
Stage 1	-	-	-	-	122	-
Stage 2	-	-	-	-	6	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	0	866	929
Stage 1	0	-	-	0	903	-
Stage 2	0	-	-	0	1017	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	866	929
Mov Cap-2 Maneuver	-	-	-	-	866	-
Stage 1	-	-	-	-	903	-
Stage 2	-	-	-	-	1017	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.45
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	872
HCM Lane V/C Ratio	-	-	0.072
HCM Control Delay (s/veh)	-	-	9.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.2

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	224	41	1	138	12	35	1	7	6	7	27
Future Vol, veh/h	3	224	41	1	138	12	35	1	7	6	7	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	329	60	1	203	18	51	1	10	9	10	40

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	221	0	0	390	0	0	579	592	360	554	613	212
Stage 1	-	-	-	-	-	-	368	368	-	215	215	-
Stage 2	-	-	-	-	-	-	211	224	-	339	399	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1349	-	-	1169	-	-	426	419	685	443	408	828
Stage 1	-	-	-	-	-	-	651	621	-	788	725	-
Stage 2	-	-	-	-	-	-	791	719	-	676	602	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1349	-	-	1169	-	-	393	417	685	433	405	828
Mov Cap-2 Maneuver	-	-	-	-	-	-	393	417	-	433	405	-
Stage 1	-	-	-	-	-	-	649	619	-	786	724	-
Stage 2	-	-	-	-	-	-	741	718	-	661	600	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.09	0.05	15	11.33
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	423	20	-	-	12	-	-	628
HCM Lane V/C Ratio	0.149	0.003	-	-	0.001	-	-	0.094
HCM Control Delay (s/veh)	15	7.7	0	-	8.1	0	-	11.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.5	0	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	8.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑			↕			↕	
Traffic Vol, veh/h	0	40	0	0	42	0	20	0	135	101	0	16
Future Vol, veh/h	0	40	0	0	42	0	20	0	135	101	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	59	0	0	62	0	29	0	199	149	0	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	-	-	-	0	121	121	59	121	121	62
Stage 1	-	-	-	-	-	-	59	59	-	62	62	-
Stage 2	-	-	-	-	-	-	62	62	-	59	59	-
Critical Hdwy	-	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	0	0	-	0	855	770	1007	855	770	1003
Stage 1	0	-	0	0	-	0	953	846	-	949	843	-
Stage 2	0	-	0	0	-	0	949	843	-	953	846	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	835	770	1007	686	770	1003
Mov Cap-2 Maneuver	-	-	-	-	-	-	835	770	-	686	770	-
Stage 1	-	-	-	-	-	-	953	846	-	949	843	-
Stage 2	-	-	-	-	-	-	927	843	-	765	846	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	9.78	11.6
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT	SBLn1
Capacity (veh/h)	981	-	-	717
HCM Lane V/C Ratio	0.232	-	-	0.24
HCM Control Delay (s/veh)	9.8	-	-	11.6
HCM Lane LOS	A	-	-	B
HCM 95th %tile Q(veh)	0.9	-	-	0.9

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	9	63	29	28	1	23	0	0	0	0	0
Future Vol, veh/h	0	9	63	29	28	1	23	0	0	0	0	0
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	15	107	49	47	2	39	0	0	0	0	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.1	7.8	7.8	0
HCM LOS	A	A	A	-

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	100%	0%	50%	0%
Vol Thru, %	0%	13%	48%	100%
Vol Right, %	0%	88%	2%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	23	72	58	0
LT Vol	23	0	29	0
Through Vol	0	9	28	0
RT Vol	0	63	1	0
Lane Flow Rate	39	122	98	0
Geometry Grp	1	1	1	1
Degree of Util (X)	0.049	0.12	0.114	0
Departure Headway (Hd)	4.509	3.551	4.184	4.342
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	786	1001	854	0
Service Time	2.583	1.602	2.223	2.43
HCM Lane V/C Ratio	0.05	0.122	0.115	0
HCM Control Delay, s/veh	7.8	7.1	7.8	7.4
HCM Lane LOS	A	A	A	N
HCM 95th-tile Q	0.2	0.4	0.4	0

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	1267	20	4	1225	55	13	1	31	4	5	42
Future Vol, veh/h	16	1267	20	4	1225	55	13	1	31	4	5	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	1348	21	4	1303	59	14	1	33	4	5	45

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1362	0	0	1369	0	0	2055	2763	685	2049	2744	681
Stage 1	-	-	-	-	-	-	1393	1393	-	1341	1341	-
Stage 2	-	-	-	-	-	-	663	1370	-	709	1403	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	501	-	-	497	-	-	32	19	391	32	20	393
Stage 1	-	-	-	-	-	-	149	207	-	161	219	-
Stage 2	-	-	-	-	-	-	417	212	-	391	205	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	501	-	-	497	-	-	20	18	391	27	19	393
Mov Cap-2 Maneuver	-	-	-	-	-	-	20	18	-	27	19	-
Stage 1	-	-	-	-	-	-	144	200	-	159	217	-
Stage 2	-	-	-	-	-	-	357	211	-	344	198	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.15	0.04	191.73	15.33
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	57	501	-	-	497	-	-	393
HCM Lane V/C Ratio	0.842	0.034	-	-	0.009	-	-	0.114
HCM Control Delay (s/veh)	191.7	12.4	-	-	12.3	-	-	15.3
HCM Lane LOS	F	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	3.7	0.1	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	4	51	3	3	7
Future Vol, veh/h	5	4	51	3	3	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	6	78	5	5	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	83	0	-	0	102	81
Stage 1	-	-	-	-	81	-
Stage 2	-	-	-	-	22	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1514	-	-	-	896	979
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	1001	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1514	-	-	-	891	979
Mov Cap-2 Maneuver	-	-	-	-	891	-
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	1001	-

Approach	EB	WB	SB
HCM Control Delay, s/v	4.11	0	8.85
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1000	-	-	-	951
HCM Lane V/C Ratio	0.005	-	-	-	0.016
HCM Control Delay (s/veh)	7.4	0	-	-	8.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	7	54	1	17	0
Future Vol, veh/h	0	7	54	1	17	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	8	65	1	20	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	74	66
Stage 1	-	-	-	-	66	-
Stage 2	-	-	-	-	8	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	-	929	998
Stage 1	0	-	-	-	957	-
Stage 2	0	-	-	-	1015	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	929	998
Mov Cap-2 Maneuver	-	-	-	-	929	-
Stage 1	-	-	-	-	957	-
Stage 2	-	-	-	-	1015	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	8.96
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	929
HCM Lane V/C Ratio	-	-	-	0.022
HCM Control Delay (s/veh)	-	-	-	9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	34	30	9	47	14	10	9	11	6	4	3
Future Vol, veh/h	7	34	30	9	47	14	10	9	11	6	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	55	55	55	55	55	55	55	55	55	55	55	55
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	62	55	16	85	25	18	16	20	11	7	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	111	0	0	116	0	0	236	258	89	226	273	98
Stage 1	-	-	-	-	-	-	115	115	-	131	131	-
Stage 2	-	-	-	-	-	-	122	144	-	95	142	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1479	-	-	1472	-	-	718	646	969	729	634	958
Stage 1	-	-	-	-	-	-	890	801	-	873	788	-
Stage 2	-	-	-	-	-	-	882	778	-	911	779	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1479	-	-	1472	-	-	691	632	969	681	621	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	691	632	-	681	621	-
Stage 1	-	-	-	-	-	-	882	793	-	862	779	-
Stage 2	-	-	-	-	-	-	859	769	-	866	772	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.74	0.96	10.18	10.27
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	749	162	-	-	221	-	-	707
HCM Lane V/C Ratio	0.073	0.009	-	-	0.011	-	-	0.033
HCM Control Delay (s/veh)	10.2	7.5	0	-	7.5	0	-	10.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑			↕			↕	
Traffic Vol, veh/h	0	24	0	0	49	0	3	0	32	16	0	3
Future Vol, veh/h	0	24	0	0	49	0	3	0	32	16	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	70	70	70	70	70	70	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	34	0	0	70	0	4	0	46	23	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	-	-	-	0	104	104	34	104	104	70
Stage 1	-	-	-	-	-	-	34	34	-	70	70	-
Stage 2	-	-	-	-	-	-	70	70	-	34	34	-
Critical Hdwy	-	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	0	0	-	0	876	786	1039	876	786	993
Stage 1	0	-	0	0	-	0	982	866	-	940	837	-
Stage 2	0	-	0	0	-	0	940	837	-	982	866	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	872	786	1039	837	786	993
Mov Cap-2 Maneuver	-	-	-	-	-	-	872	786	-	837	786	-
Stage 1	-	-	-	-	-	-	982	866	-	940	837	-
Stage 2	-	-	-	-	-	-	936	837	-	938	866	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	8.7	9.33
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT	SBLn1
Capacity (veh/h)	1022	-	-	858
HCM Lane V/C Ratio	0.049	-	-	0.032
HCM Control Delay (s/veh)	8.7	-	-	9.3
HCM Lane LOS	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	15	106	54	29	1	24	1	1	1	1	3
Future Vol, veh/h	2	15	106	54	29	1	24	1	1	1	1	3
Peak Hour Factor	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	20	143	73	39	1	32	1	1	1	1	4
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.4	8	7.9	7.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	92%	2%	64%	20%
Vol Thru, %	4%	12%	35%	20%
Vol Right, %	4%	86%	1%	60%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	26	123	84	5
LT Vol	24	2	54	1
Through Vol	1	15	29	1
RT Vol	1	106	1	3
Lane Flow Rate	35	166	114	7
Geometry Grp	1	1	1	1
Degree of Util (X)	0.045	0.165	0.134	0.008
Departure Headway (Hd)	4.58	3.578	4.254	4.227
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	771	992	839	852
Service Time	2.675	1.637	2.301	2.227
HCM Lane V/C Ratio	0.045	0.167	0.136	0.008
HCM Control Delay, s/veh	7.9	7.4	8	7.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.6	0.5	0

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	1376	17	3	1024	77	7	1	45	1	2	54
Future Vol, veh/h	45	1376	17	3	1024	77	7	1	45	1	2	54
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	1529	19	3	1138	86	8	1	50	1	2	60

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1223	0	0	1548	0	0	2215	2868	774	2052	2835	612
Stage 1	-	-	-	-	-	-	1638	1638	-	1187	1187	-
Stage 2	-	-	-	-	-	-	577	1230	-	865	1648	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	566	-	-	424	-	-	24	16	341	32	17	436
Stage 1	-	-	-	-	-	-	105	157	-	200	260	-
Stage 2	-	-	-	-	-	-	469	248	-	315	155	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	566	-	-	424	-	-	16	15	341	23	16	436
Mov Cap-2 Maneuver	-	-	-	-	-	-	16	15	-	23	16	-
Stage 1	-	-	-	-	-	-	95	143	-	198	258	-
Stage 2	-	-	-	-	-	-	398	246	-	243	141	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.37	0.04	113.47	27.46
HCM LOS			F	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	85	566	-	-	424	-	-	222
HCM Lane V/C Ratio	0.696	0.088	-	-	0.008	-	-	0.281
HCM Control Delay (s/veh)	113.5	12	-	-	13.5	-	-	27.5
HCM Lane LOS	F	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	3.4	0.3	-	-	0	-	-	1.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	6	83	6	1	1
Future Vol, veh/h	11	6	83	6	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	7	102	7	1	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	110	0	-	0	141	106
Stage 1	-	-	-	-	106	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1480	-	-	-	852	948
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	988	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1480	-	-	-	844	948
Mov Cap-2 Maneuver	-	-	-	-	844	-
Stage 1	-	-	-	-	910	-
Stage 2	-	-	-	-	988	-

Approach	EB	WB	SB
HCM Control Delay, s/v	4.82	0	9.04
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1165	-	-	-	893
HCM Lane V/C Ratio	0.009	-	-	-	0.003
HCM Control Delay (s/veh)	7.5	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↱	
Traffic Vol, veh/h	0	7	84	0	39	5
Future Vol, veh/h	0	7	84	0	39	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	11	131	0	61	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	142	131
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	11	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	0	851	918
Stage 1	0	-	-	0	895	-
Stage 2	0	-	-	0	1012	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	851	918
Mov Cap-2 Maneuver	-	-	-	-	851	-
Stage 1	-	-	-	-	895	-
Stage 2	-	-	-	-	1012	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.56
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	SBLn1
Capacity (veh/h)	-	-	858
HCM Lane V/C Ratio	-	-	0.08
HCM Control Delay (s/veh)	-	-	9.6
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0.3

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	241	44	2	149	13	37	2	8	7	8	29
Future Vol, veh/h	4	241	44	2	149	13	37	2	8	7	8	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	354	65	3	219	19	54	3	12	10	12	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	238	0	0	419	0	0	629	643	387	602	665	229
Stage 1	-	-	-	-	-	-	399	399	-	235	235	-
Stage 2	-	-	-	-	-	-	231	244	-	368	431	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1329	-	-	1140	-	-	395	392	661	411	380	811
Stage 1	-	-	-	-	-	-	627	602	-	769	711	-
Stage 2	-	-	-	-	-	-	772	704	-	652	583	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1329	-	-	1140	-	-	359	389	661	398	377	811
Mov Cap-2 Maneuver	-	-	-	-	-	-	359	389	-	398	377	-
Stage 1	-	-	-	-	-	-	624	599	-	766	709	-
Stage 2	-	-	-	-	-	-	717	702	-	634	580	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.11	0.1	16.18	11.85
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	391	24	-	-	22	-	-	590
HCM Lane V/C Ratio	0.177	0.004	-	-	0.003	-	-	0.11
HCM Control Delay (s/veh)	16.2	7.7	0	-	8.2	0	-	11.9
HCM Lane LOS	C	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.6	0	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	8.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑			✣			✣	
Traffic Vol, veh/h	0	46	0	0	46	0	21	0	144	108	0	17
Future Vol, veh/h	0	46	0	0	46	0	21	0	144	108	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	68	68	68	68	68	68	68	68	68
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	68	0	0	68	0	31	0	212	159	0	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	-	-	-	0	135	135	68	135	135	68
Stage 1	-	-	-	-	-	-	68	68	-	68	68	-
Stage 2	-	-	-	-	-	-	68	68	-	68	68	-
Critical Hdwy	-	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	0	0	-	0	836	756	996	836	756	996
Stage 1	0	-	0	0	-	0	943	839	-	943	839	-
Stage 2	0	-	0	0	-	0	943	839	-	943	839	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	815	756	996	658	756	996
Mov Cap-2 Maneuver	-	-	-	-	-	-	815	756	-	658	756	-
Stage 1	-	-	-	-	-	-	943	839	-	943	839	-
Stage 2	-	-	-	-	-	-	919	839	-	742	839	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	9.96	12.1
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT	SBLn1
Capacity (veh/h)	968	-	-	690
HCM Lane V/C Ratio	0.251	-	-	0.266
HCM Control Delay (s/veh)	10	-	-	12.1
HCM Lane LOS	A	-	-	B
HCM 95th %tile Q(veh)	1	-	-	1.1

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	10	67	31	31	2	25	1	1	1	1	1
Future Vol, veh/h	1	10	67	31	31	2	25	1	1	1	1	1
Peak Hour Factor	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	17	114	53	53	3	42	2	2	2	2	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.2	7.9	7.9	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	93%	1%	48%	33%
Vol Thru, %	4%	13%	48%	33%
Vol Right, %	4%	86%	3%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	27	78	64	3
LT Vol	25	1	31	1
Through Vol	1	10	31	1
RT Vol	1	67	2	1
Lane Flow Rate	46	132	108	5
Geometry Grp	1	1	1	1
Degree of Util (X)	0.057	0.132	0.127	0.006
Departure Headway (Hd)	4.514	3.592	4.203	4.351
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	783	988	849	827
Service Time	2.6	1.653	2.249	2.351
HCM Lane V/C Ratio	0.059	0.134	0.127	0.006
HCM Control Delay, s/veh	7.9	7.2	7.9	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.5	0.4	0

Intersection	
Int Delay, s/veh	10.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	1376	21	5	1311	59	14	2	33	5	6	45
Future Vol, veh/h	17	1376	21	5	1311	59	14	2	33	5	6	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	1464	22	5	1395	63	15	2	35	5	6	48

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1457	0	0	1486	0	0	2222	2979	743	2206	2959	729
Stage 1	-	-	-	-	-	-	1511	1511	-	1437	1437	-
Stage 2	-	-	-	-	-	-	711	1468	-	769	1522	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	460	-	-	448	-	-	24	14	358	25	14	365
Stage 1	-	-	-	-	-	-	126	181	-	140	197	-
Stage 2	-	-	-	-	-	-	390	190	-	360	179	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	460	-	-	448	-	-	~ 11	13	358	18	13	365
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 11	13	-	18	13	-
Stage 1	-	-	-	-	-	-	121	174	-	138	195	-
Stage 2	-	-	-	-	-	-	324	188	-	308	172	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.16	0.05	$ 597.1	16.33
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	31	460	-	-	448	-	-	365
HCM Lane V/C Ratio	1.661	0.039	-	-	0.012	-	-	0.131
HCM Control Delay (s/veh)	$ 597.1	13.1	-	-	13.1	-	-	16.3
HCM Lane LOS	F	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	5.9	0.1	-	-	0	-	-	0.4

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	6	56	4	4	8
Future Vol, veh/h	6	6	56	4	4	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	65	65	65	65	65	65
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	9	86	6	6	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	92	0	-	0	117	89
Stage 1	-	-	-	-	89	-
Stage 2	-	-	-	-	28	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1502	-	-	-	879	969
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	995	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1502	-	-	-	874	969
Mov Cap-2 Maneuver	-	-	-	-	874	-
Stage 1	-	-	-	-	928	-
Stage 2	-	-	-	-	995	-

Approach	EB	WB	SB
HCM Control Delay, s/v	3.71	0	8.93
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	900	-	-	-	935
HCM Lane V/C Ratio	0.006	-	-	-	0.02
HCM Control Delay (s/veh)	7.4	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		Y	
Traffic Vol, veh/h	0	10	59	2	18	1
Future Vol, veh/h	0	10	59	2	18	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	71	2	22	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	84	72
Stage 1	-	-	-	-	72	-
Stage 2	-	-	-	-	12	-
Critical Hdwy	-	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	0	-	-	-	917	990
Stage 1	0	-	-	-	951	-
Stage 2	0	-	-	-	1011	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	917	990
Mov Cap-2 Maneuver	-	-	-	-	917	-
Stage 1	-	-	-	-	951	-
Stage 2	-	-	-	-	1011	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	9.01
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	921
HCM Lane V/C Ratio	-	-	-	0.025
HCM Control Delay (s/veh)	-	-	-	9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0.1

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	8	38	32	10	50	15	11	10	12	7	5	4
Future Vol, veh/h	8	38	32	10	50	15	11	10	12	7	5	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	55	55	55	55	55	55	55	55	55	55	55	55
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	69	58	18	91	27	20	18	22	13	9	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	118	0	0	127	0	0	259	282	98	248	297	105
Stage 1	-	-	-	-	-	-	127	127	-	141	141	-
Stage 2	-	-	-	-	-	-	132	155	-	107	156	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1470	-	-	1459	-	-	694	627	958	705	615	950
Stage 1	-	-	-	-	-	-	877	791	-	862	780	-
Stage 2	-	-	-	-	-	-	872	770	-	898	768	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1470	-	-	1459	-	-	662	612	958	653	600	950
Mov Cap-2 Maneuver	-	-	-	-	-	-	662	612	-	653	600	-
Stage 1	-	-	-	-	-	-	867	782	-	851	770	-
Stage 2	-	-	-	-	-	-	843	759	-	848	760	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.77	1	10.41	10.46
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	725	169	-	-	229	-	-	688
HCM Lane V/C Ratio	0.083	0.01	-	-	0.012	-	-	0.042
HCM Control Delay (s/veh)	10.4	7.5	0	-	7.5	0	-	10.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑			↕			↕	
Traffic Vol, veh/h	0	28	0	0	53	0	4	0	34	18	0	4
Future Vol, veh/h	0	28	0	0	53	0	4	0	34	18	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	70	70	70	70	70	70	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	40	0	0	76	0	6	0	49	26	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	-	-	-	0	116	116	40	116	116	76
Stage 1	-	-	-	-	-	-	40	40	-	76	76	-
Stage 2	-	-	-	-	-	-	76	76	-	40	40	-
Critical Hdwy	-	-	-	-	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	-	-	-	-	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	0	-	0	0	-	0	861	774	1031	861	774	986
Stage 1	0	-	0	0	-	0	975	862	-	933	832	-
Stage 2	0	-	0	0	-	0	933	832	-	975	862	-
Platoon blocked, %		-			-							
Mov Cap-1 Maneuver	-	-	-	-	-	-	856	774	1031	820	774	986
Mov Cap-2 Maneuver	-	-	-	-	-	-	856	774	-	820	774	-
Stage 1	-	-	-	-	-	-	975	862	-	933	832	-
Stage 2	-	-	-	-	-	-	928	832	-	929	862	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	8.77	9.42
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT	SBLn1
Capacity (veh/h)	1010	-	-	846
HCM Lane V/C Ratio	0.054	-	-	0.037
HCM Control Delay (s/veh)	8.8	-	-	9.4
HCM Lane LOS	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1

To: Chairperson Kintner and Members of the Plan Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: January 14, 2024

Re: Plan Commission Case PC 25-02
Request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road in Morton Grove, Illinois (PIN 09-13-219-042-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is a+c architects on behalf of Varda & Company, LLC.

STAFF REPORT

Public Notice

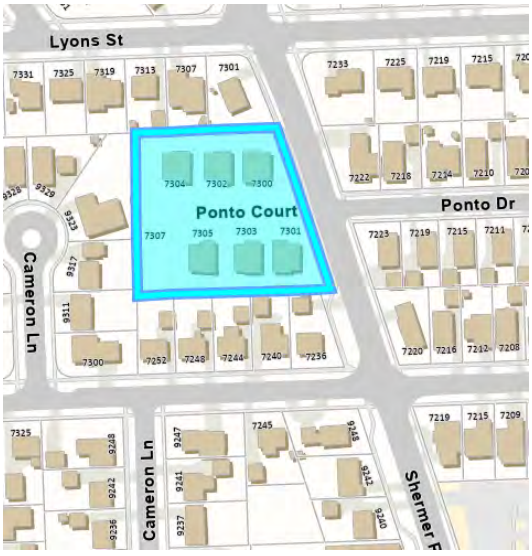
The Village provided Public Notice for the January 21, 2025, Plan Commission public hearing for PC 25-01 in accordance with the Unified Development Code. The Morton Grove Champion published a public notice on January 2, 2025. The Village notified surrounding property owners via mail and placed a public notice sign on the subject property on December 24, 2024.

Application Summary

a+c architects, LLC, on behalf of Varda & Company, LLC ("applicant"), submitted a complete application to the Department of Community and Economic Development to amend the Planned Unit Development (PUD) for the Ponto Collection Subdivision, requesting the addition of fencing between the individual single-family homes at the subject property commonly known as 9312 Shermer Road ("subject property"). The lack of fencing in the original PUD application was discussed explicitly as part of the approval process and therefore a request to add fencing is not being treated as a minor amendment and requires Appearance Commission and Plan Commission review.

Subject Property

The subject property at 9312 Shermer Road is an interior lot located on the west side of Shermer Road between Beckwith Road and Lyons Street. Properties to the north, west, and south are improved with single-family residences. The site measures 1.6 acres and is currently under development as a subdivision comprising six (6) single-family homes. The subject property is zoned R-1 Single Family Residence.



Subject Property Location Map

Project Overview

The applicant is proposing to install six-foot (6 ft.) tall painted aluminum fencing surrounding the rear yards of each of the subdivision's six (6) units. No other aspect of the approved PUD (Ord. 23-02) requires a change as part of the amendment request. The applicant is requesting the fencing in response to potential buyer feedback that indicates fences would make the newly constructed homes in the subdivision more marketable.

An initial plan submitted by the applicant located fences toward the front of each property, but when accounting for window wells and landscaping, there would have been almost no clear path to access the west side of two homes (7300 Ponto and 7301 Ponto). After discussions with Staff, the applicant revised the proposed fence locations to be located in the rear yard only. The revised fence locations are highlighted in the illustration on the following page.

Street Side Yard Fence

The proposed fence for the unit at 7301 Ponto Ct. would partially be located in the street side yard (see red hatching in the illustration on the following page). While the proposed fence meets Village requirement for 50% transparency, the proposed height of six feet (6 ft.) would require a waiver of two feet (2 ft.). The fence would be setback from the Shermer Road right-of-way by approximately 50 ft. and the setback area would be landscaped with native perennials and ornamental grasses.

DIMENSIONAL CONTROL	ORDINANCE REQUIREMENT	PROPOSED	REQUESTED VARIATION
Street Side Yard Fencing (Section 12-3-5)	Maximum Height: 4 ft. Minimum Transparency: 50% Location: Must be behind the rear portion of the principal structure closest to the street side yard Sight Line Triangle: Fences shall not be located within a 45-degree 10-foot by 10-foot sight line triangle at any point where the vehicular access way intersects a driveway, alley, sidewalk, or other vehicular or pedestrian access way.	Height: 6 ft. Transparency: 0% Location: Completely behind rear portion of the structure Sight Line Triangle: None required	*Height: Waiver of 2 ft. to increase the maximum height to 6 ft.* *Transparency: Compliant* *Location: Compliant* *Sight Line Triangle: Compliant*

Landscape Design

The applicant submitted a landscape plan prepared by a+c architects, LLC. The proposed fence locations would be accommodated within the approved landscape plan without relocating any approved plantings.

Previous Discussion

Fences were not previously included in the PUD application for the Ponto Collection Subdivision. As noted in the Plan Commission Report for PC 22-13, Raffi Arzoumanian of a+c architects, LLC (the applicant), made a point to emphasize the benefit of not including fencing in the project.

> *"Mr. Arzoumanian said current trends are for little separation between pedestrian and vehicular paths, which allows for houses to be closer together. The guest parking allows for a narrow roadway and allows for added green space in the back yards. The minimum side yard requirements are met, but the other yards are not like a typical cul-de-sac development from ten years ago. This is a safer design by keeping the street open.*
>
> *Commissioner Stein said in denser developments there is often a shared common space. Mr. Arzoumanian responded that there is not room for a large common space, but the open feel is enhanced by not having fenced backyards. The parking area and underground retention areas leave as much open space as possible."*

In the time since the initial PUD was approved, all six (6) single-family homes in the subdivision have broken ground and two (2) units have certificates of occupancy. In showing the homes, the developer has received input from prospective buyers that fencing is desired to delineate some private yard space.

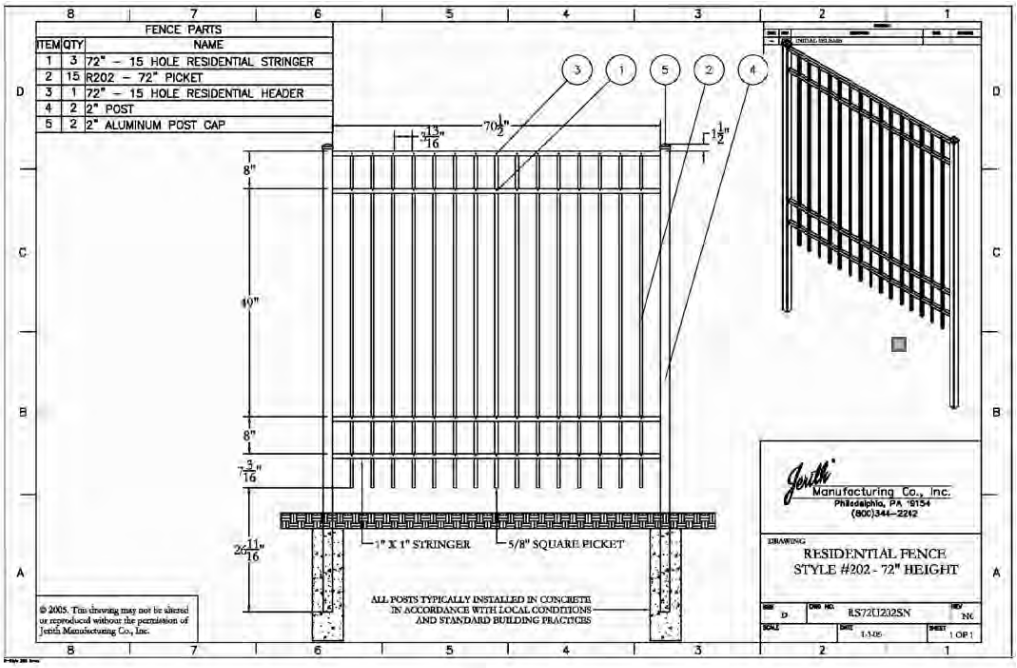


Proposed Site Plan (Fence Locations Highlighted by Staff); Street Side Yard fence location in RED Hatch

Fence Design

The proposed aluminum fence will be six feet (6 ft.) in height and painted black. The applicant has agreed to adhere to Village's adopted fence standard for multifamily and commercial properties with eight inch (8 in.) piers extending 42 inches deep and supporting members spaces a maximum of eight feet (8 ft.) apart. The proposed 5/8 inch picket and two inch (2 in.) posts would result in fence that is highly transparent (72% open).

Per discussion with the applicant, the proposed fence will help delineate yards and improve marketability of the single-family homes, while maintaining a sense of openness discussed with the Appearance Commission and Plan Commission in 2022 when the Ponto Collection subdivision was approved.



VILLAGE OF MORTON GROVE ADOPTED FENCE STANDARD OF METAL POSTS OR SUPPORTING MEMBERS SPACED A MAXIMUM OF EIGHT FEET (8') ON CENTER AND SET IN A MINIMUM EIGHT-INCH (8") DIAMETER CONCRETE PIER, EXTENDING A MINIMUM OF FORTY-TWO (42") DEEP.

Proposed Fence Style

Commission Review

Appearance Commission

On January 7, 2025, the Appearance Commission reviewed Case PC 25-02. At the conclusion of the discussion, the Appearance Commission voted unanimously (6-0) to recommend approval of the application. No additional comments were issued. The Staff Report to the Appearance Commission has been included as "Attachment A."

Departmental Review

The proposed project was reviewed by several department representatives with the Building Department being the only department to provide comments (see "Attachment B").

- Building Department: In review of the proposed project, the Director of Building and Inspectional Services issued one comment dated December 18, 2024 regarding the need to use a more durable structural post if the fence is to be maintained through an HOA.
- Fire Department: No comments at this time.
- Public Works Department/Engineering: No comments at this time.

Standards for Review

The Standards for Subdivision are established in Section 12-16-4:D.3 of the Unified Development Code:

> 12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonablemanner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:
>
> 1. Orderly Development: The proposed subdivision will encourage orderly and harmonious development within the Village.
> 2. Coordination of Streets: The streets within the proposed subdivision will coordinate with other existing and plannedstreets within the Village.
> 3. Coordination of Utilities: The utilities within the proposed subdivision will coordinate with existing and planned utilities,and create a uniform system of utilities within the Village.
> 4. Consistency with Comprehensive Plan: The proposed subdivision will be evaluated based on its consistency with theoverall land use policies of the Village as may be expressed in the Village's comprehensive plan.

Section 12-6-4 establishes the following standards for evaluating PUD Applications:

a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the Village as may be expressed in the comprehensive plan.

b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the Village.

c. Impact On Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.

d. Drives, Parking And Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.

e. Impact On Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.

f. Adequate Buffering And Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.

g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a

manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.

h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.

i. Relationship To Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and accessways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and accessways may be carried to the boundaries of the proposed planned unit development.

Recommendation

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

Motion to recommend approval of Case PC 25-02, a request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road in Morton Grove, Illinois, subject to the following conditions:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, and material specifications for review and approval. Final plans and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

Attachments

- Attachment A – Staff Report to the Appearance Commission for PC 25-02, prepared by Brandon Nolin, AICP, Community Development Administrator, dated December 24, 2024
- Attachment B – Plan Review Comment Forms for PC 25-02, prepared by James English, Director of Building and Inspectional Services, dated December 18, 2024
- Attachment C – Letter from area property owner, dated January 12, 2025
- Attachment D – Final Plans and Supporting Documents for PC 25-02

Attachment A
Staff Report to the Appearance Commission for PC 25-02
Prepared by Brandon Nolin, AICP, Community Development Administrator
Dated December 24, 2024

MORTON GROVE
Incredibly Close ✦ Amazingly Open

To: Chairperson Pietron and Members of the Appearance Commission

From: Brandon Nolin, AICP, Community Development Administrator
Anne Ryder Kirchner, Planner/Zoning Administrator

Date: December 24, 2024

Re: Appearance Commission Case AC 25-03
Request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road in Morton Grove, Illinois (PIN 09-13-219-042-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is a+c architects on behalf of Varda & Company, LLC.

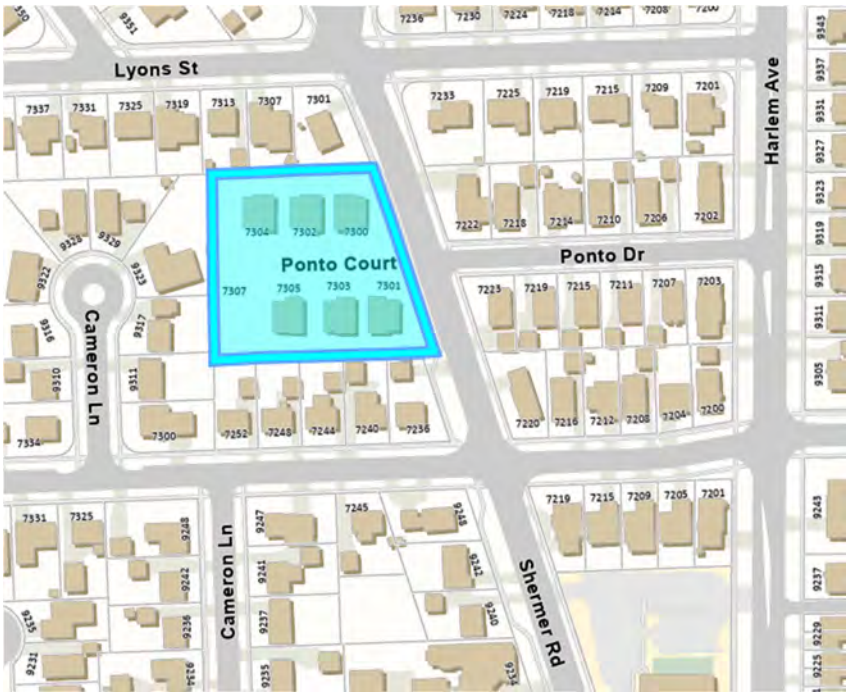
STAFF REPORT

Application Summary

a+c architects, LLC, on behalf of Varda & Company, LLC ("applicant"), submitted a complete application to the Department of Community and Economic Development to amend the Planned Unit Development (PUD) for the Ponto Collection Subdivision, requesting the addition of fencing between the individual single-family homes at the subject property commonly known as 9312 Shermer Road ("subject property"). The lack of fencing in the original PUD application was discussed explicitly as part of the approval process and therefore a request to add fencing is not being treated as a minor amendment and requires Appearance Commission and Plan Commission review.

Subject Property

The subject property at 9312 Shermer Road is an interior lot located on the west side of Shermer Road between Beckwith Road and Lyons Street. Properties to the north, west, and south are improved with single-family residences. The site measures 1.6 acres and is currently under development as a subdivision comprising six (6) single-family homes. The subject property is zoned R-1 Single Family Residence.



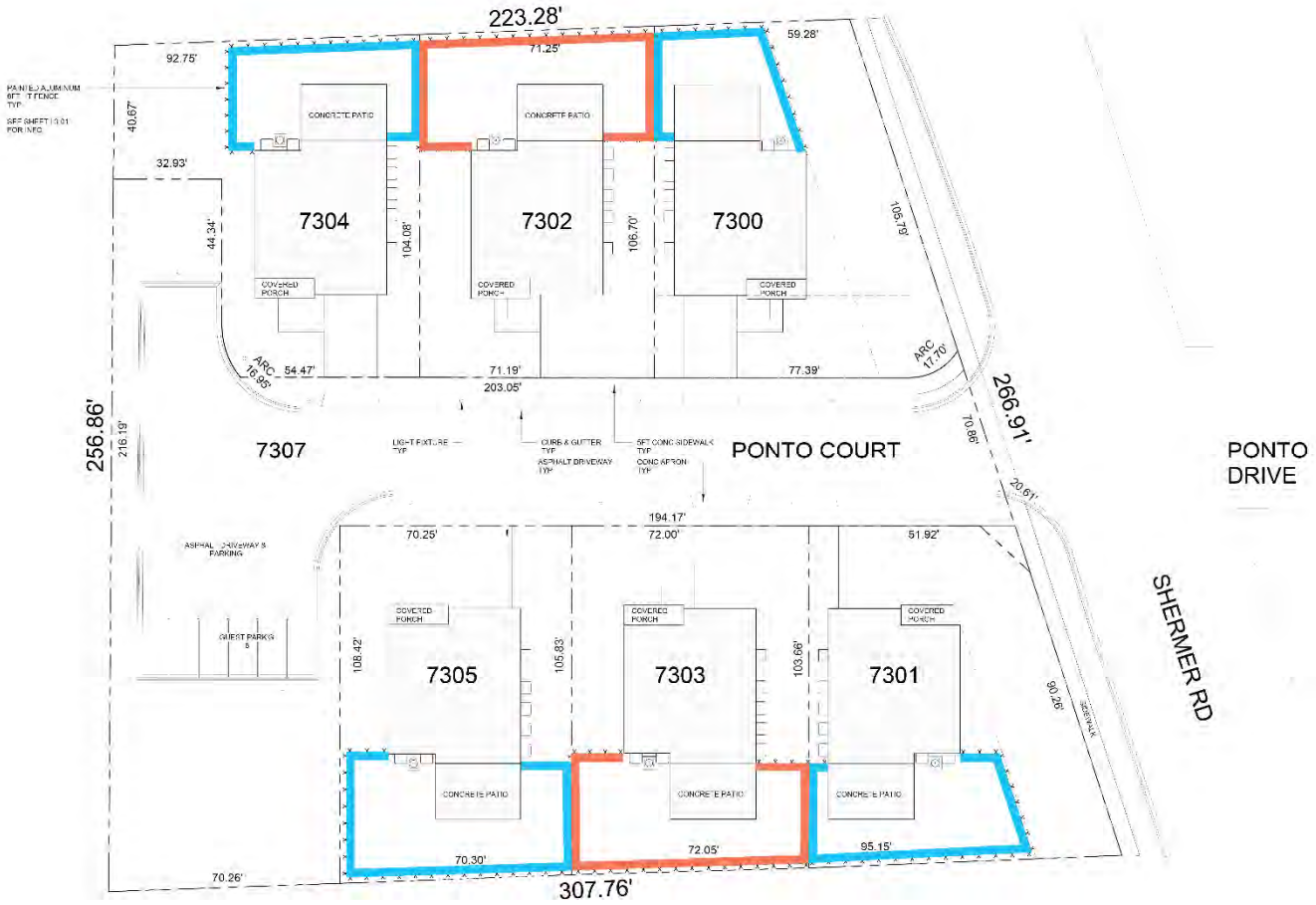
Subject Property Location Map

Project Overview

The applicant is proposing to install six-foot (6 ft.) tall painted aluminum fencing surrounding each of the subdivision's six (6) units. No other aspect of the approved PUD (Ord. 23-02) requires a change as part of the amendment request. The applicant is requesting the fencing in response to potential buyer feedback that indicates fences would make the newly constructed homes in the subdivision more marketable.

Interior Fence Location

An initial plan submitted by the applicant located fences toward the front of each property, but when accounting for window wells and landscaping, there would have been almost no clear path to access the west side of two homes (7300 Ponto and 7301 Ponto). After discussions with Staff, the applicant revised the proposed fence locations to be located in the rear yard only. The revised fence locations are highlighted in the illustration below.



Proposed Site Plan (Fence Locations Highlighted by Staff)

Landscape Design

The applicant submitted a landscape plan prepared by a+c architects, LLC. The proposed fence locations would be accommodated within the approved landscape plan without relocating any approved plantings.

Previous Discussion

Fences were not previously included in the PUD application for the Ponto Collection Subdivision. As noted in the Plan Commission Report for PC 22-13, Raffi Arzoumanian of a+c architects, LLC (the applicant), made a point to emphasize the benefit of not including fencing in the project.

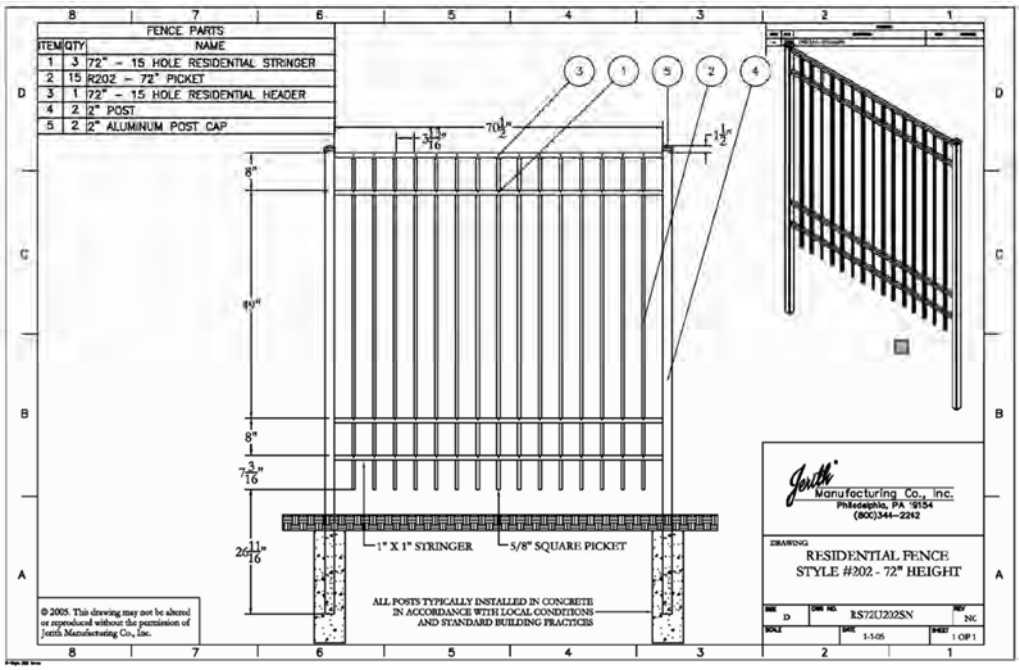
> *"Mr. Arzoumanian said current trends are for little separation between pedestrian and vehicular paths, which allows for houses to be closer together. The guest parking allows for a narrow roadway and allows for added green space in the back yards. The minimum side yard requirements are met, but the other yards are not like a typical cul-de-sac development from ten years ago. This is a safer design by keeping the street open.*
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> *Commissioner Stein said in denser developments there is often a shared common space. Mr. Arzoumanian responded that there is not room for a large common space, but the open feel is enhanced by not having fenced backyards. The parking area and underground retention areas leave as much open space as possible."*

In the time since the initial PUD was approved, all six (6) single-family homes in the subdivision have broken ground and two (2) units have certificates of occupancy. In showing the homes, the developer has received input from prospective buyers that fencing is desired to delineate some private yard space.

Fence Design

The proposed aluminum fence will be six feet in height and painted black. The applicant has agreed to adhere to Village's adopted fence standard for multifamily and commercial properties with eight inch (8 in.) piers extending 42 inches deep and supporting members spaces a maximum of eight feet (8 ft.) apart. The proposed 5/8 inch picket and two inch (2 in.) posts would result in fence that is highly transparent (72% open).

Per discussion with applicant, the proposed fence will help delineate yards and improve marketability of the single-family homes, while maintaining a sense of openness discussed with the Appearance Commission in 2022 when the Ponto Collection was approved.



VILLAGE OF MORTON GROVE ADOPTED FENCE STANDARD OF METAL POSTS OR SUPPORTING MEMBERS SPACED A MAXIMUM OF EIGHT FEET (8') ON CENTER AND SET IN A MINIMUM EIGHT-INCH (8") DIAMETER CONCRETE PIER, EXTENDING A MINIMUM OF FORTY-TWO (42") DEEP.

Proposed Fence Style

Appearance Commission Review

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
    a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
    b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
    c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
    d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
    a. Standards: Appearance standards as set forth in this chapter.
    b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
    c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
    d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
    e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
    f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
    g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
    h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

Recommendation

If the Appearance Commission approves the request for an Appearance Certificate for site and landscape plans, for the installation of fencing between and surrounding residential lots within the Ponto Collection Subdivision under an amendment to a Planned Unit Development (PC 25-02) for the property commonly known as 9312 Shermer Road in Morton Grove, Illinois, staff recommends the following conditions of approval:

1. *Prior to filing any Building Permit Application, the owner/applicant shall provide the Village with final site plans, landscape plans, and material specifications for review and approval. Final plans and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the owner/applicant will be required to file an application for an amendment to the Appearance Certificate.*

Attachment B
Plan Review Comment Form for PC 25-02,
Prepared by James English, Director of Building and Inspectional Services
Dated December 18, 2024

REVIEWING: **BUILDING** **FIRE** POLICE **PUBLIC WORKS/ENGINEERING** **TSC**

VILLAGE OF MORTON GROVE, ILLINOIS

PLAN REVIEW COMMENT FORM

DATE DISTRIBUTED: 12/18/2024

CASE NUMBER: PC 25-02

APPLICATION: Request for an amendment to a Planned Unit Development (Ord. 23-02) to allow the installation of fences between and surrounding residential lots within the Ponto Collection Subdivision located on property commonly known as 9312 Shermer Road in Morton Grove, Illinois (PIN 09-13-219-042-0000), all within a R-1 Single Family Residence District pursuant to Section 12-4-4:E. The applicant is a+c architects on behalf of Varda & Company, LLC.

A Planned Unit Development Application has been submitted to the Plan Commission for action. Please return your review to the Department of Community and Economic Development by **Friday, January 10, 2024.**

Thank you,
Brandon Nolin, AICP
Community Development Administrator

COMMENTS OR CONCERNS

Building Department approves the request for a fence, with one caveat. If the fence is maintained through an HOA the Building Inspectional Department strongly recommends a more durable structural post.

These comments accurately represent existing Village regulations or policies.

Name (please print): Jim English
Signed: Jim English 12/18/24

Attachment C
Letter from area property owner,
dated January 12, 2025

Outlook

Comments re: PC25-02, Fence Permitting

From mkemmh@gmail.com <mkemmh@gmail.com>
Date Sun 1/12/2025 5:10 AM
To Brandon Nolin <bnolin@mortongroveil.org>

My name is Mary Herman and I live at 9350 Shermer. Thank you for the opportunity to send in my comments regarding the permit request.

Simply, fences should be permitted. Additionally, I am writing to ask whether this is an opportunity for the fencing ordinances to be revisited altogether and challenge the village to modernize its approach.

It's silly to me that there's an ordinance against chain link fencing and I can count tons of exceptions throughout the village. It's silly to me that huge swaths of land due to the 20-something foot rule from the street forces homeowners -- especially those without pets or children -- to not use their front yards because they cannot erect a fence.

People want safety and privacy. Fencing helps ensure that and makes it a more attractive part of home ownership.

Shermer is very busy with traffic and there's frequently accidents at Beckwith and Shermer. So, fencing should be more broadly adopted for those who wish to use their land effectively and safely -- including for the homes in the subdivision.

However, I do ask that if fences are allowed for the subdivision that we ask that those facing yards of others be consistent in type and material for aesthetics.

Thank you.

Attachment D
Final Plans and Supporting Documents for PC 25-02

1. *Planned Unit Development Application, submitted by a+c architects, dated December 16, 2024*
2. *Plat of Survey, prepared by A.P. Surveying Company, P.C., dated October 5, 2022.*
3. *Legal Description, submitted by a+c architects, received December 18, 2024*
4. *Site Plan, prepared by a+c architects, dated December 19, 2024*
5. *Master Landscape Plan, prepared by a+c architects, dated December 19, 2024*

PLANNED UNIT DEVELOPMENT APPLICATION

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue, Morton Grove, Illinois 60053
commdev@mortongroveil.org | 847-663-3063

Case Number: _____ Date Application Filed: 12.16.2024

APPLICANT INFORMATION

Applicant Name: RAFFI ARZOUMANIAN
Applicant Organization: A+C ARCHITECTS
Applicant Address: 4840 MAIN ST
Applicant City / State / Zip Code: SKOKIE, IL, 60077
Applicant Phone: 847-829-0801
Applicant Email: info@acarchitects.net
Applicant Relationship to Property Owner: ARCHITECT
Applicant Signature: 

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: 9312 SHERMER ROAD DEVELOPMENT LLC
Owner Address: 1954 FENTON LN
Owner City / State / Zip Code: PARK RIDGE, IL, 60068
Owner Phone: 847-372-2499
Owner Email: vardaandcompany@gmail.com
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: 7300-7306 PONTO COURT
Property Identification Number (PIN): 09-13-219-042-0000
Property Square Footage: 68,133 SF
Legal Description (attach as necessary): ATTACHED
Property Zoning District: R-1

APPLICATION INFORMATION

Purpose of Planned Unit Development (attach as necessary): TO INSTALL PRIVACY FENCE

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENT

Provide responses to the nine (9) Standards for Planned Unit Development as listed in Section 12-6-4 of the Village of Morton Grove Unified Development Code. The applicant must present this information for the official record of the Planning Commission. The PUD Standards are as follows:

a. Comprehensive Plan: The planned unit development shall be consistent with the general policies of the village as may be expressed in the comprehensive plan.

The Planned unit development was approved several years ago. The current request is to allow for the installation of fences between individual single-family homes. The request does not have an impact on the general policies of the village.

b. Public Welfare: The planned unit development should be so located, designed, operated and maintained in a manner that will not only protect, but promote the public health, safety, and welfare of the village.

We believe the installation of the fences will enhance the safety of residents and the public. The fences will be maintained by the residents.

c. Impact on Adjoining Properties: The proposed planned unit development will not be injurious to the use and enjoyment of adjoining property and that the exceptions to the underlying district regulations are for the purpose of promoting development which is beneficial to the residents or occupants of the surrounding properties with and adjoining the proposed development.

The installation of the fences will not have any negative impact on adjoining properties. It will enhance the security and safety of the residents adjoining each other.

d. Drives, Parking and Circulation: Principal vehicular access to the planned unit development shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Adequate provision should be made to provide ingress and egress in a manner that minimizes traffic congestion in the public streets.

The installation of fences will not have any impact on principal vehicular access to the planned united development

e. Impact on Public Facilities: The planned unit development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it, and not negatively impact the existing public infrastructure. Surface water in all paved access areas shall be collected in a manner that will not obstruct the flow of vehicular and pedestrian traffic.

The installation of the fences will not affect utilities, road access, drainage, and other necessary facilities

f. Adequate Buffering and Landscaping: Adequate fencing, screening, and landscaping shall be provided to protect the enjoyment of surrounding properties, or provide for public safety, or to screen parking areas or other visually incompatible uses. The existing landscape should be preserved in its natural state, to the extent as practicable, minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed area.

The approved landscape has been and is being installed and the fences are designed and located in such manner to integrate with the original approved plans.

g. Integrated Design: The planned unit development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, and facilities, including common open space and storm water detention areas, and for appropriate relationship of space between buildings and site. Any common open space shall be integrated into the design in a manner which has a direct or visual relationship to the main building(s) and not be of an isolated or leftover character.

The addition of fences helps to define the boundaries of the single-family homes, and we believe it will enhance the harmonious relationship of the buildings to the site.

h. Appearance: The design of all buildings, structures, and facilities on the site of the planned unit development shall be subject to the approval of the appearance review commission, and shall be of quality as good, if not better, than the surrounding neighborhood. Higher or denser buildings shall be located in such a way as to dissipate any adverse impact on adjoining lower buildings within the development or on surrounding properties.

The design and installation of the fences are consistent with the overall design of the planned unit development

i. Relationship to Adjoining Land and Neighborhood: All planned unit developments shall encourage designs that emphasize accessibility, open views and connections to the larger community as a whole, discouraging new development which may divide neighborhoods and restrict access to adjacent property. In order to achieve this objective, the design of lots, streets, sidewalks, and access ways within the planned unit development, the continuation of such existing or proposed features to adjoining areas shall be encouraged. When a proposed planned unit development adjoins land susceptible of being subdivided, resubdivided, or redeveloped, new streets, sidewalks, and access ways may be carried to the boundaries of the proposed planned unit development.

The fence design is shown on the submitted landscape plan. You will note that they are more than 50% open; therefore, they do not block visual continuity of the planned unit development. The fences help define the boundaries of individual properties and provide for better safety.

THE SOUTH ½ OF THE NORTH 30 ACRES OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PARTLYING EAST OF THE WEST LINE OF THE TELEGRAPH ROAD, ALSO KNOWN AS SCHER,ERVILLE AVENUE), EXCEPT THE WEST 1885.88 FEET; ALSO THAT PART LYING EAST OF THE WEST 1885.88 FEET OF THAT PART OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE SOUTH 12.40 CHAINS THEREOF AND LYING S OF AND ADJOINING THE SOUTH ½ OF THE NORTH 30 ACRES OF THE SOUTH ½ OF THE NORTHEAST ¼ AFORESAID (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE TELEGRAPH ROAD) ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 9312 SHERMER ROAD, MORTON GROVE, ILLINOIS.

P.I.N.: 09-13-219-042-0000

TOTAL NET AREA: 68,133 SQ. FT. = 1.56 ACRE.

PLAT OF THE PONTO COLLECTION SUBDIVISION

NORTH
SCALE : 1 INCH = 30 FEET

THE SOUTH 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PARTLYING EAST OF THE WEST LINE OF TELEGRAPH ROAD, ALSO KNOWN AS SCHERMERVILLE AVENUE), EXCEPT THE WEST 1885.88 FEET; ALSO THAT PART LYING EAST OF THE WEST 1885.88 FEET OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE SOUTH 12.40 CHAINS THEREOF AND LYING S OF AND ADJOINING THE SOUTH 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AFORESAID (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF TELEGRAPH ROAD) ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: : 9312 SHERMER ROAD, MORTON GROVE, ILLINOIS.

P.I.N.: 09-13-219-042-0000

TOTAL NET AREA : 68,133 SQ. FT. = 1.56 ACRE.

A. P. SURVEYING COMPANY, P.C.
LAND — SURVEYORS
LICENSE No. 184-03309
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
2121 PARKVIEW COURT,WILMETTE, IL. 60091
TEL: (847) 853-3964; FAX: (847) 853-3991
E-MAIL: apsurveyingcompany @ gmail.com

ORDER NUMBER: 22-9521-S-P2
DATE: October 5, 2022



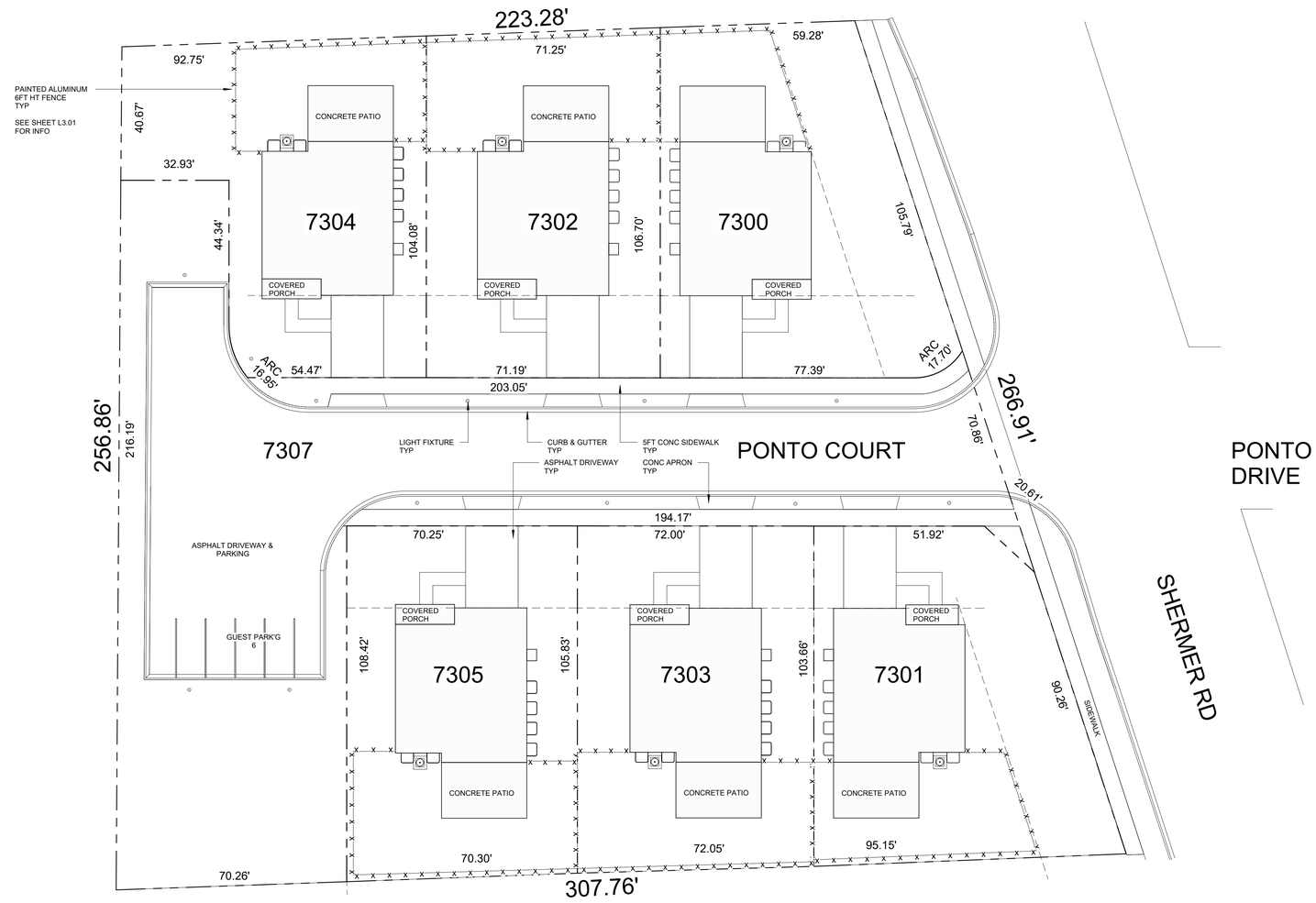
LOT NO.	AREA SQ. FT.
LOT 1	7,978
LOT 2	7,520
LOT 3	7,515
LOT 4	7,506
LOT 5	7,503
LOT 6	8,276
OUTLOT A	21,835
TOTAL	68,133

NOTES:

1) OUTLOT A TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
3) P. U. & D. E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
4) FIELD WORK PERFORMED OCTOBER 3, 2022.

REVISIONS

NO.	DATE	DESCRIPTION



1 SITE PLAN
1" = 20'-0"

architect:
a+c architects
4840 main street | skokie illinois 60077
office 847 . 829 . 0801 | fax 847 . 763 . 8708
info@acarchitects.net | www.acarchitects.net

project name:
THE PONTO COLLECTION_FENCE

project address:
7300 - 7307 PONTO COURT MORTON GROVE, IL 60053

owner:
-

consultants:

issue:
12 17 2024
rev 12 19 2204

architects notes:

revisions:

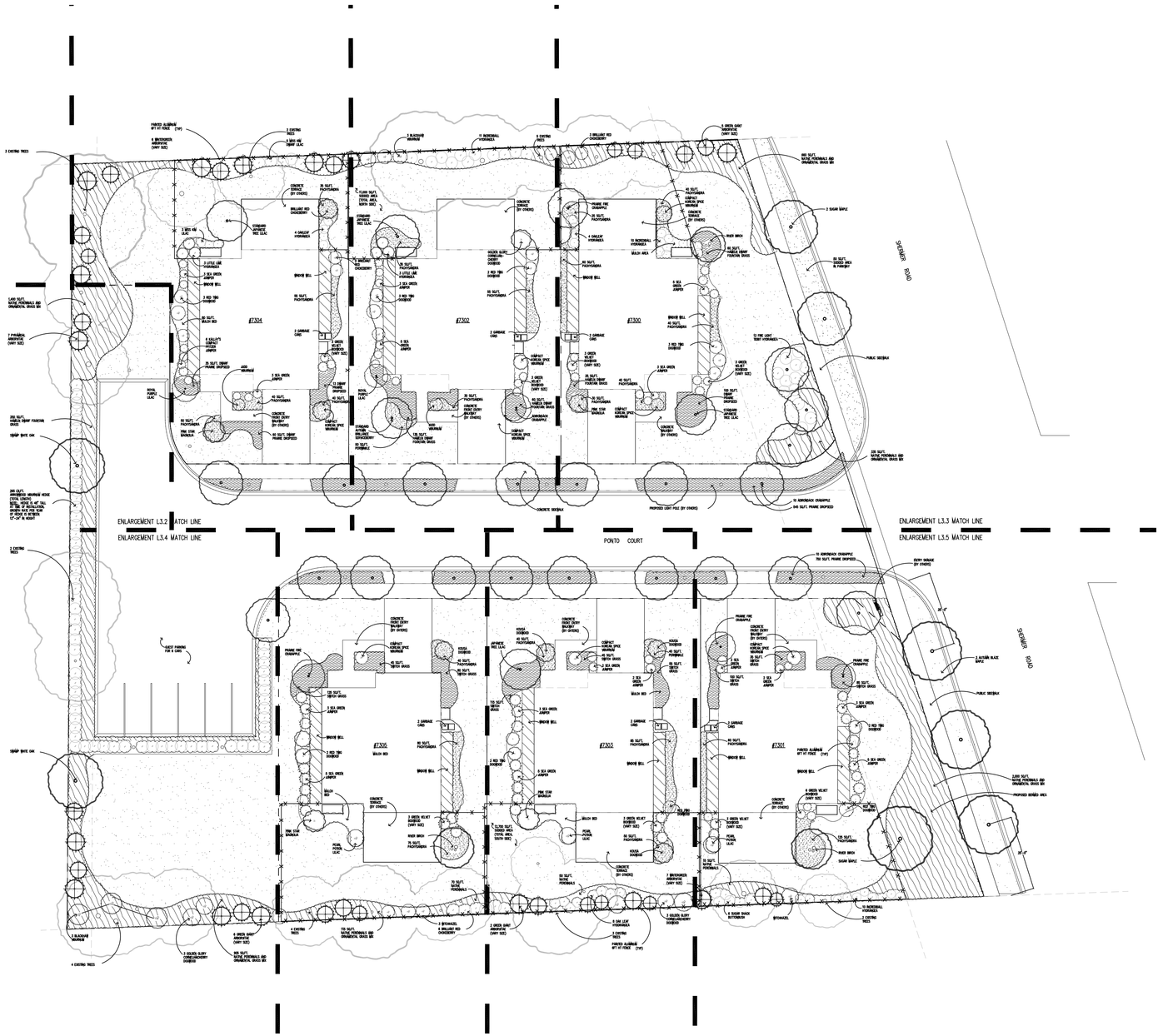
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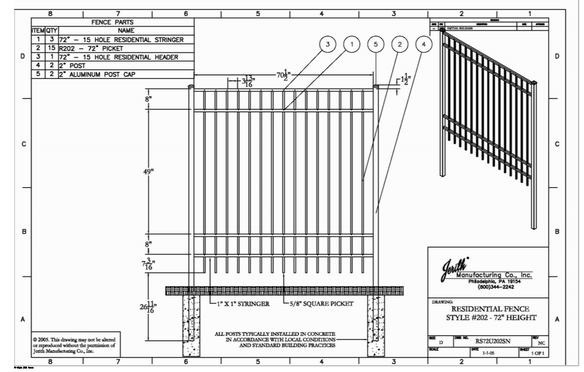
project: 1066
drawn: JZ
date:
checked: -
scale: AS INDICATED

sheet:
SITE PLAN

drawing:
A1.00

d042822 | © a+c architects 2024





VILLAGE OF MORTON GROVE ADOPTED FENCE STANDARD OF METAL POSTS OR SUPPORTING MEMBERS SPACED A MAXIMUM OF EIGHT FEET (8') ON CENTER AND SET IN A MINIMUM EIGHT-INCH (8") DIAMETER CONCRETE PIER, EXTENDING A MINIMUM OF FORTY-TWO (42") DEEP.

architect:
architects
4840 main street | skokie illinois 60077
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project name:

THE PONTO COLLECTION

project address:

7300 - 7307 PONTO COURT
MORTON GROVE, IL 60053

owner:

consultants:

issue:

12 19 2024

architects notes:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO COMPLY WITH THE PROVISIONS OF THE MORTON GROVE CODES & THE LAWS OF THE STATE OF ILLINOIS

revisions:

	09.16.2024 REV. 3	
	09.18.2024 REV. 4	
	12.13.2024 REV. 5	
2	FENCE	12.19.2023
1	SITE DEVELOPMENT PERMIT	01.25.2023
#	description	date

project: 1066

drawn: GT date: 01.25.2023

checked: - scale: 1"= 20'-0"

sheet:

MASTER LANDSCAPE PLAN

drawing:

L-03.1

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