ORDINANCE NO. O-2022-13

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A NURSERY SCHOOL AND A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION AND USE OF TWO COMMERCIAL BUILDINGS ON CERTAIN PROPERTY COMMONLY KNOWN AS 222 AND 250 E. ROOSEVELT ROAD - QUATTRO DEVELOPMENT, LLC - CALC HOLDINGS, LLC

WHEREAS, an application has been submitted to consider a special use permit for a nursery school and planned unit development to allow the construction and use of two commercial buildings, a 10,000 square foot nursery school and a 3,500 square foot urgent care facility (business and professional office) on the property commonly known as 250 E. Roosevelt Road; and

WHEREAS, the Wheaton Planning and Zoning Board conducted public hearings on August 24, 2021, September 14, 2021, September 28, 2021, October 12, 2021, October 26, 2021, and November 9, 2021 to consider evidence and receive public comment regarding the proposed special use permit requests; and

WHEREAS, on November 9, 2021, the Wheaton Planning and Zoning Board recommended to the Wheaton City Council that the special use permit requests be denied in part because the applicant did not provide sufficient evidence at the public hearing to address the special use standards, specifically standard number one which states that "the establishment, maintenance, or operation of the special use shall not be detrimental to the public health, safety, morals, comfort, convenience, and general welfare" and standard number two which states that "the special use shall not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish property values within the neighborhood"; and

WHEREAS, on December 6, 2021, the Wheaton City Council considered the recommendation of the Wheaton Planning and Zoning Board together with all evidence and public comment pertaining to the proposed special use permit requests; and

WHEREAS, following the December 6, 2021 City Council meeting, in an effort to address the concerns of the Wheaton Planning and Zoning Board, the developer entered into a contract to purchase the adjacent property to the west, located at 222 E. Roosevelt Road, to incorporate it into the development; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton City Council, acting as a hearing body, on Monday, March 28, 2022 to consider the special use permit for a planned unit development request on the property commonly known as 222 and 250 E. Roosevelt Road ("Subject Property"); and

WHEREAS, at their March 28, 2022 public hearing, the City Council approved a motion to incorporate the evidence and testimony from the original public hearing on this request (that was held by the Planning and Zoning Board on August 24, 2021, September 14, 2021, September 28, 2021, October 12, 2021, October 26, 2021, and November 9, 2021) as part of the record of the City Council public hearing.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the O-R Office and Research zoning classification:

The 222 E. Roosevelt Road property is legally described as:

THE WEST THIRTY FEET OF LOT 3 AND THE EAST FORTY FEET OF LOT 2 IN COUNTRY CLUB ADDITION TO WHEATON, IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-103-004

The 250 E. Roosevelt Road property is legally described as:

PARCEL 1: THE WEST 15 FEET OF LOT 4 AND THE EAST 45 FEET OF LOT 3 IN COUNTRY CLUB ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 60 FEET OF LOT 4 AND LOT 5, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 76.2 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF ROOSEVELT ROAD WHICH IS 66 FEET WEST OF THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 5 AND THE SOUTH LINE OF ROOSEVELT ROAD, THENCE EAST ON THE SOUTH LINE OF ROOSEVELT ROAD TO THE EAST LINE OF SAID LOT, THENCE SOUTH ON SAID EAST LINE TO THE PLACE OF BEGINNING) IN COUNTRY CLUB ADDITION TO WHEATON IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 5 DESCRIBED BY COMMENCING ON THE SOUTH LINE OF ROOSEVELT ROAD, 1 FOOT WEST OF THE EAST LINE OF SAID LOT 5 OF COUNTRY CLUB ADDITION TO WHEATON AND RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT: THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 75.2 FEET; THENCE NORTHERLY TO THE SOUTH LINE OF ROOSEVELT ROAD AT A POINT 65 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF ROOSEVELT ROAD, 65 FEET TO THE PLACE OF BEGINNING, IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE EAST 1.0 FOOT OF THE NORTH 175 FEET OF LOT 5 AND ALL OF LOTS 6 AND 7 (EXCEPT THAT PART OF SAID LOTS 6 AND 7 TAKEN FOR WIDENING OF STREET) IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD AS DESCRIBED IN DEEDS RECORDED AS DOCUMENT R69-10301 AND R88-120351, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-103-005; -006; -037

The Subject Property is commonly known as 222 and 250 E. Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the findings of fact made and determined by the Wheaton City Council, the special use permit requests for a nursery school and planned unit development are hereby granted to allow the construction and use of two commercial buildings, a 10,000 square foot nursery school and a 3,500 square foot urgent care facility (business and professional office) in full compliance with the following plans: "Higher Ground Daycare, 250 E. Roosevelt Road, Wheaton, IL 60187", prepared by David Mason Associates, Chicago, IL, sheets C1.0, C1.1, C1.2, C2.0, C3.0, C4.0, C4.1, C4.2, C5.0, C6.0, C6.1, C6.2, C7.0, C7.1, C7.2, C7.3, C7.4, C7.5, dated February 25, 2022 and SE001, dated January 28, 2022; "Higher Ground - Wheaton, IL", prepared by Hanson Landscape, dated January 28, 2022; "Higher Ground Daycare, 250 E. Roosevelt Road", prepared by Fitzgerald Architects, Chicago, IL, sheets A1.0, A2.0, and A2.01; "Physicians Immediate Care - 250 E. Roosevelt Road, Wheaton, IL 60187", prepared by CASCO, St. Louis, MO, sheets A1.0, A2.0, and A2.1, dated July 28, 2021, "Quattro Development, 250 E. Roosevelt Road, Wheaton, IL 60187", prepared by Access Your Sign Department, dated July 29, 2021, subject to the following conditions:

1. A tree preservation plan, prepared in compliance with the requirements of Article VI of the Wheaton Zoning Ordinance, shall be submitted with the demolition permit.

2. The parking lot lighting plan shall be revised to be in full compliance with the requirements of the Wheaton Zoning Ordinance.

3. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: The existing restrictive covenant; recorded on March 28, 1969 as document number R69-13179, which limited the future use of the Subject Property to only business and professional uses, so long as the zoning remained either in the R-7 classification or under any other lawful classification of zoning hereafter enacted that classified the use of said property similar to business and professional office uses, is hereby abrogated and vacated.

Section 4: In the event that the property owner elects to subdivide any portion of the Subject Property for the purpose of separating ownership and/or complying with lender's requirements, each such subdivision shall be reviewed for approval or denial by the City Council only. Any such subdivision shall provide all necessary cross easements for access and parking on the face of each such subdivision plat so as to ensure the continuing compliance of each building located upon the subject property with all of the standards and conditions of this ordinance.

Section 5: The property owner shall maintain all landscaping and plantings on the Subject Property so that the number, quality and character of the landscaping shall not be less than that which is illustrated on the final approved landscape plan. In the event any landscaping, plantings or vegetations on the property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping vegetation and/or plantings with reasonably similar substitutes of original planting size or larger as directed by the City.

Section 6: The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance. It shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 7: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 8: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

Mayor

ATTEST:

City Clerk

Roll Call Vote

Ayes:	Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilwoman Fitch Councilwoman Robbins Councilman Weller
Nays:	None
Absent:	None

Motion Carried Unanimously

Passed: April 4, 2022
Published: April 5, 2022

GENERAL NOTES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE FOLLOWING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE BUILDINGS AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL OF THE FACILITY ENGINEER AND OWNER.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, GAS LINES AND ALL OTHER UTILITY LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THESE PLANS. ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND FREE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH HIGHER GROUND TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. EXISTING SEWERS TO BE ABANDONED SHOULD BE REMOVED OR FILLED WITH FLOWABLE FILL. SEWERS 18" DIAMETER AND SMALLER SHALL BE CLOSED WITH PLUGS, AND SEWERS LARGER THAN 18" SHALL BE CLOSED WITH BULKHEADS.
14. COORDINATE ALL STORM STRUCTURE REMOVAL WITH THE UNDERGROUND CONTRACTOR TO CONTROL SYSTEM AND SERVICE DISRUPTIONS.

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF WHEATON AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL ITEMS CONTAINED WITHIN THE CONTRACT DOCUMENTS INCLUDING ITEMS DEPICTED GRAPHICALLY, IDENTIFIED BY NOTE, OR BOTH. ONLY ITEMS SPECIFICALLY EXCLUDED BY NOTE SHALL BE OMITTED FROM THE PROJECT. CONTRACTOR IS RESPONSIBLE TO SUBMIT QUESTIONS TO THE AOR AS NEEDED TO CLARIFY SCOPE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SITE PLAN NOTES (CONTINUED)

4. ALL DIMENSIONS AND RADII ARE TO THE NEAREST FACE OF CURB, UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PROVIDED BY PARTNER ENGINEERING & SCIENCE, UPDATED 2/11/22.
7. NO WETLANDS WERE PRESENT ON THIS SITE AS THE ENTIRE SITE WAS PREVIOUSLY DEVELOPED.
8. THE CONTRACTOR WILL BE PROVIDED WITH ELECTRONIC FILES OF THE PLANS IN AUTOCAD (RELEASE 2013) FORMAT FOR USE IN LAYING OUT THE WORK. POINTS REQUIRED TO LAYOUT THE WORK SHALL BE CALCULATED BY THE CONTRACTOR AS REQUIRED AT HIS EXPENSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE INFORMATION PROVIDED HEREON PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.

SITE GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL JULIE (811 OR 800-892-0123) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. CONSTRUCTION SHALL COMPLY WITH APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

SITE UTILITY NOTES

1. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
2. STORM AND SANITARY PIPE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF WHEATON STORMWATER MANAGEMENT & UTILITY REGULATIONS.
3. CONTRACTOR MUST DEMONSTRATE TO THE OWNER THAT THE STORM AND SANITARY PIPES ARE PROPERLY TESTED AND CLEANED PRIOR TO TURNOVER. USE OF A TELEVISING CAMERA UPON COMPLETION OF CONSTRUCTION AND/OR ACTIVE PREVENTION DURING CONSTRUCTION SHALL BE ACCEPTABLE.
4. WATER MAINS SHALL BE INSTALLED, TESTED AND CLEANED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO COST TO THE OWNER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLE LIDS SHALL BE LABELED "STORM SEWER."
8. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
9. ALL WATER AND STORM UTILITIES SHOULD BE TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

SITE UTILITY NOTES (CONTINUED)

10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINE, STORM LINES (EXISTING AND PROPOSED), THE SANITARY LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. TOPS OF EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. STRUCTURES SHOULD ALWAYS BE FLUSH WITH FINISH GROUND ELEVATION.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES CITY OF WHEATON WITH REGARD TO MATERIALS AND INSTALLATION OF THE SEWER LINES.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. ALL SEWER WORK SHALL BE COORDINATED WITH THE BUILDING ENGINEER TO CONTROL SYSTEM AND SERVICE DISRUPTIONS.

WORK IN THE PUBLIC WAY NOTES

1. 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.
2. THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, SHALL GOVERN THE UNDERGROUND WORK UNDER THIS CONTRACT.
3. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS AND CITY OF WHEATON, AND SHALL CONFORM IN ALL RESPECTS TO ALL STATE AND FEDERAL LAWS AND REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITY LOCATIONS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY. ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
5. ALL UTILITY TRENCHES UNDER AND WITHIN TWO FEET OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE BACKFILLED WITH CA-6 CRUSHED STONE (GRADE 8 OR 9), COMPACTED IN 9" LIFTS TO 95% OF MODIFIED PROCTOR.
6. UTILITY CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL BE ACCOMPLISHED BY SAW CUTTING AND REMOVING THE EXISTING PAVEMENT. BACKFILL AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF TRANSPORTATION.
7. ALL WORK IN THE ROOSEVELT ROAD (IL-38) PUBLIC WAY REQUIRES A PERMIT FROM THE ILLINOIS DEPT. OF TRANSPORTATION. ALL WORK IN THE NAPERVILLE ROAD PUBLIC WAY REQUIRES A PERMIT FROM THE DUPAGE COUNTY DIV. OF TRANSPORTATION.

SHEET INDEX

C1.0	GENERAL NOTES
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C1.2	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	DRIVEWAY GRADING PLAN DETAIL
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C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
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C8.0	OPERATIONS AND MAINTENANCE PLAN
C8.1	OPERATIONS AND MAINTENANCE NOTES

STORMWATER MANAGEMENT NOTES

1. CONTRACTOR SHALL PROVIDE MEASURES DURING CONSTRUCTION TO AVOID CLOGGING OF THE STORMTRAP WHICH ARE PART OF THE STORMWATER SYSTEM.
2. CONTRACTOR SHALL PROVIDE MEASURES DURING CONSTRUCTION TO AVOID COMPACTION OF THE UNDERLYING SOILS THAT ARE PART OF THE STORMWATER SYSTEM.

BENCH MARK:

DUPAGE COUNTY BENCHMARK #0108
ELEVATION = 745.92 NAVD 88

ON SITE BENCHMARK:

SOUTHWEST ANCHOR BOLT OF THE TRAFFIC SIGNAL BASE AT THE SOUTHWEST CORNER OF E. ROOSEVELT ROAD AND NAPERVILLE ROAD
ELEVATION = 763.80 NAVD 88

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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REV	DATE	ISSUED FOR
	02/25/22	ISSUED FOR REVIEW

GENERAL NOTES

DRAWN BY: PD | REVIEWED BY: AB

PROJECT #: 21121.00

C1.0

MISCELLANEOUS NOTES

(M1) SURVEY PREPARED BY:
AM LAND SURVEYING INC.
310 KEDRON STREET
SYCAMORE, IL 60178
815.739.1090
INFO@AMLANDSURVEY.COM

(M2) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

(M3) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

(M4) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

(M5) ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD TO BE N90°00'00"W PER RECORDED AT UNITED'S OF SYCAMORE PLAT

(M6) AT THE TIME OF THIS SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

(M7) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 250 E. ROOSEVELT ROAD.

(M8) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM ROOSEVELT ROAD AND IMPROVABLE ROAD WHICH ARE DEDICATED BY THE VILLAGE OF WHEATON.

(M9) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING

REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
77	3	0	0	80

(M10) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(M11) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES OBSERVED.

(M12) PERMANENT INDEX NUMBERS: 05-21-103-005, 05-21-103-006, 05-21-103-007, 05-21-103-017

(M13) IN REGARDS TO TABLE "A" ITEMS 3(A), 3(B)(1) AND 3(C), THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL. THE POINT OF HEIGHT MEASUREMENT IS SHOWN AND TAKEN FROM THE LOWEST ADJACENT GRADE AT SAID POINT.

(M14) DUE TO RECENT HEAVY SNOW AND ICE, SOME INTERIOR GROUND FEATURES MAY HAVE BEEN OBSCURED AND SHOWN AS PAINTED OVER ENTIRE EXTERIOR.

(M15) ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, SERVICEABILITY, ROADWAY ACCESS, PARKING, EASEMENTS, RESTRICTIONS, ZONE DESIGNATION OR BASED FIELD OBSERVATIONS. ZONE DESIGNATION HAS BEEN FIELD & ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

(M16) THE POINT OF HEIGHT MEASUREMENT IS CENTERED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THE STONE REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

(M17) THE DIMENSION AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

(M18) AREA: 84,234 Sq. Ft. OR 1.93 ACRES ±

LEGEND

VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

(4) CONSENT RECORDED MARCH 28, 1949 AS DOCUMENT 861-13979 AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 4) ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

(5) GRANT OF EASEMENT RECORDED OCTOBER 29, 1970 AS DOCUMENT R70-37043 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCELS 2 AND 4) ITEM IS SHOWN.

(6) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1313 CREATING WHEATON SANITARY DISTRICT, DUPAGE COUNTY, ILLINOIS, ORDINANCE ESTABLISHING A USER CHARGE RECORDED AS DOCUMENT R77-90337 (AFFECTS ALL PARCELS) ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

(7) EXPRESS GRANT OF UTILITIES RECORDED MARCH 24, 1978 AS DOCUMENT R78-21371 AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS ALL PARCELS) ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.

(8) EXPRESS GRANT OF UTILITIES, EASEMENTS RECORDED OCTOBER 25, 1979 AS DOCUMENT R79-88396 (AFFECTS PARCELS 1, 2) ITEM IS SHOWN.

(9) GRANT OF EASEMENT RECORDED DECEMBER 9, 1980 AS DOCUMENT R80-87955 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 2) ITEM IS SHOWN.

(10) GRANT OF EASEMENT RECORDED DECEMBER 1, 1982 AS DOCUMENT R82-87908 IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 1) ITEM IS SHOWN.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

(1) TERMS, CONDITIONS AND PROVISIONS IN ORDINANCE NO. F-3536 GRANTED AN ORDINANCE EXTENDING THE EFFECTIVENESS OF A SPECIAL USE PERMIT GRANTED PURSUANT TO CITY OF WHEATON ORDINANCE NO. F-2743, "AN ORDINANCE AMENDING THE VARIOUS ZONING MAPS AND GRANTING A SPECIAL USE PERMIT FOR BUSINESS AND PROFESSIONAL OFFICE ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 250 EAST ROOSEVELT ROAD" - NO AMERICA FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOCUMENT R89-121413. (AFFECTS PARCEL 1) ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

(2) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. F-3599 ENTITLED "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TWENTY-SIX SPACE PARKING LOT AND SETBACK VARIANCE - 340 AMERICA FEDERAL SAVINGS AND FINANCIAL SERVICES (PROPERTY) AND HAMPSHIRE ROAD) RECORDED AS DOCUMENT 90-049369 (FOR FURTHER PARTICULARS, SEE DOCUMENT) PARKING SETBACK IS SHOWN.

(3) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 04-30 ENTITLED "A RESOLUTION ADOPTING A GRANT OF LANDSCAPE EASEMENT AND AGREEMENT FOR CHANGE OF LANDSCAPE EASEMENT (NET-WHEATON FEDERAL SAVINGS BANK) RECORDED AS DOCUMENT R2004-126376 (AFFECTS ALL PARCELS) ITEM IS SHOWN.

(4) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 6116 ENTITLED "ORDINANCE REQUIRING PAYMENT OF USER CHARGES AND CORRECTION FEES UPON TRANSFER OF PROPERTY RECORDED AS DOCUMENT R2016-000822. (AFFECTS ALL PARCELS) ITEM IS NOT SURVEY RELATED AND NOT SHOWN.

THE ABOVE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1078485-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

TITLE LEGAL DESCRIPTION

PARCEL 1:
THE WEST 15 FEET OF LOT 4 AND THE EAST 45 FEET OF LOT 3 IN COUNTRY CLUB ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1923 AS DOCUMENT 146581, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 45 FEET OF LOT 4 AND LOT 5, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 75.2 FEET; THENCE NORTHERLY TO A POINT 150 FEET SOUTH OF ROOSEVELT ROAD AND 110 FEET WEST OF THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 5 AND THE SOUTH SIDE OF ROOSEVELT ROAD; THENCE EAST ON THE SOUTH LINE OF ROOSEVELT ROAD TO THE EAST LINE OF SAID LOT; THENCE SOUTH ON SAID EAST LINE TO THE PLACE OF BEGINNING) IN COUNTRY CLUB ADDITION TO WHEATON IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 5 DESCRIBED BY COMMENCING ON THE SOUTH LINE OF ROOSEVELT ROAD, 1 FOOT WEST OF THE EAST LINE OF SAID LOT 5 OF COUNTRY CLUB ADDITION TO WHEATON AND RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH SIDE OF SAID LOT 75.2 FEET; THENCE NORTHERLY TO THE SOUTH LINE OF ROOSEVELT ROAD AT A POINT 75 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF ROOSEVELT ROAD, 75 FEET TO THE PLACE OF BEGINNING, IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1923 AS DOCUMENT 146581, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
THE EAST 1.0 FOOT OF THE NORTH 175 FEET OF LOT 3 AND ALL OF LOTS 6 AND 7 (EXCEPT THAT PART OF SAID LOTS 6 AND 7 TAKEN FOR WIDENING OF STREET) IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1923 AS DOCUMENT 146581, IN DUPAGE COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD AS DESCRIBED IN DEEDS RECORDED AS DOCUMENT R69-10301 AND R84-129195, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1078485-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

TITLE LEGAL DESCRIPTION

THE WEST THIRTY FEET OF LOT 3 AND THE EAST FORTY FEET OF LOT 2 IN COUNTRY CLUB ADDITION TO WHEATON, IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 23, 1923 AS DOCUMENT 146581, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1078485-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

(3) EASEMENTS FOR PROPOSE AND EFFECTS AS SHOWN ON THE EXPRESS GRANT OF PARTIAL EASEMENTS RECORDED AS DOCUMENTS R79-88396, R78-21371 (FOR FURTHER PARTICULARS, SEE DOCUMENTS) SEE ITEM 10 ABOVE.

(4) EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE GRANT OF EASEMENTS RECORDED AS DOCUMENT R53-87487, (FOR FURTHER PARTICULARS, SEE DOCUMENTS) ITEM IS SHOWN.

(5) EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THE GRANT OF EASEMENT RECORDED AS DOCUMENT R82-087908. (FOR FURTHER PARTICULARS, SEE DOCUMENTS) ITEM IS SHOWN.

(6) COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANT RECORDED AS DOCUMENT R79-39504 AND ANY AND ALL AMENDMENTS, RELATIVE TO, AMONG OTHER THINGS LOCATION OF ACCESS TO ROOSEVELT ROAD. ITEM IS SHOWN.

(7) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 6116 ENTITLED "ORDINANCE REQUIRING PAYMENT OF USER CHARGES AND CORRECTION FEES UPON TRANSFER OF PROPERTY RECORDED AS DOCUMENT R2016-000822. ITEM IS NOT SURVEY RELATED.

THE ABOVE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1078485-PHX1, AND EFFECTIVE DATE JANUARY 14, 2022.

ZONING INFORMATION

THE SURVEYOR WAS PROVIDED WITH THE FOLLOWING ZONING INFORMATION, PARTNER ZONING REPORT, PROJECT NUMBER 21-337037.1, DATED MARCH 23, 2021.

THE SUBJECT PROPERTY, 220 E. ROOSEVELT ROAD, IS ZONED "OR" - OFFICE AND RESEARCH DISTRICT OF THE CITY OF WHEATON

FRONT SETBACK: 15 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 25 FEET
MINIMUM PARKING REQUIRED: 35 (FEET / 22 STALLS
MINIMUM LANDSCAPE AREA: 30%
MAXIMUM LOT COVERAGE: 25 %/OT
MAXIMUM FLOOR AREA: 15,000 SQ.FT.
MINIMUM PARKING: PER BANK / PROFESSIONAL OFFICE USE, 3.5 SPACES PER 1,000 SQUARE FEET. FOR PROPOSED DAYCARE, 1 SPACE PER TEACHER OF THREE EMPLOYEE, 10 SPACES REQUIRED.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE LIMITS AND THESE LINE WERE DETERMINED BY SCALING FROM MAPS AND UNOFFICIALLY PLOTTED FROM FLOOD INSURANCE RATE MAPS (FIRM) OF FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO BE OBTAINED TO VERIFY THE LOCATION OF THE FLOOD LINES. THE FLOOD INFORMATION INDICATED HEREON IS THE INTERPRETATION OF THE SURVEYOR AND NOT THE OFFICIAL DECISION OF THE GOVERNING AGENCIES OR THE PERSONNEL WHO STAFF A SO DESIGNATED BY OR WITHIN A FLOOD OWN COMMUNITY PANEL NO. 17043C0191J, DATED 12/16/2004 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD ESTIMATES WERE OBTAINED ON 3/24/2021 BY TELEPHONE OR EMAIL (www.fema.gov)

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED

UTILITY NOTE

(1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ALTA/NSPS LAND TITLE SURVEY

FOR

222-250 E. ROOSEVELT ROAD

PARTNER PROJECT NUMBER 21-337037 SITE NUMBER 4

ALTA SURVEY BASED AND REVISED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1078485-PHX1, CONTAINING AN EFFECTIVE DATE OF FEBRUARY 05, 2021 & NCS-1078485-PHX1, CONTAINING AN EFFECTIVE DATE JANUARY 14, 2022.

CERTIFICATION

TO: QUATTRO WHEATON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; QUATTRO DEVELOPMENT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; ICE MILLER LLP; FIRST AMERICAN TITLE INSURANCE COMPANY AND PARTNER ENGINEERING & SCIENCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2022.

DATE OF PLAT OR MAP: MARCH 18, 2021

PROPERTY ADDRESS: 222-250 E. ROOSEVELT ROAD, WHEATON, IL 60187

STAMP

JAMES L. MARTEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3170
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022

LATEST REVISION DATE: FEBRUARY 10, 2022

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
AL.TA@partnereci.com

PARTNER
Engineering and Science, Inc.®

http://www.partnereci.com/

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FOR REFERENCE ONLY

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF FITZGERALD ARCHITECTURE, PLANNING, DESIGN.

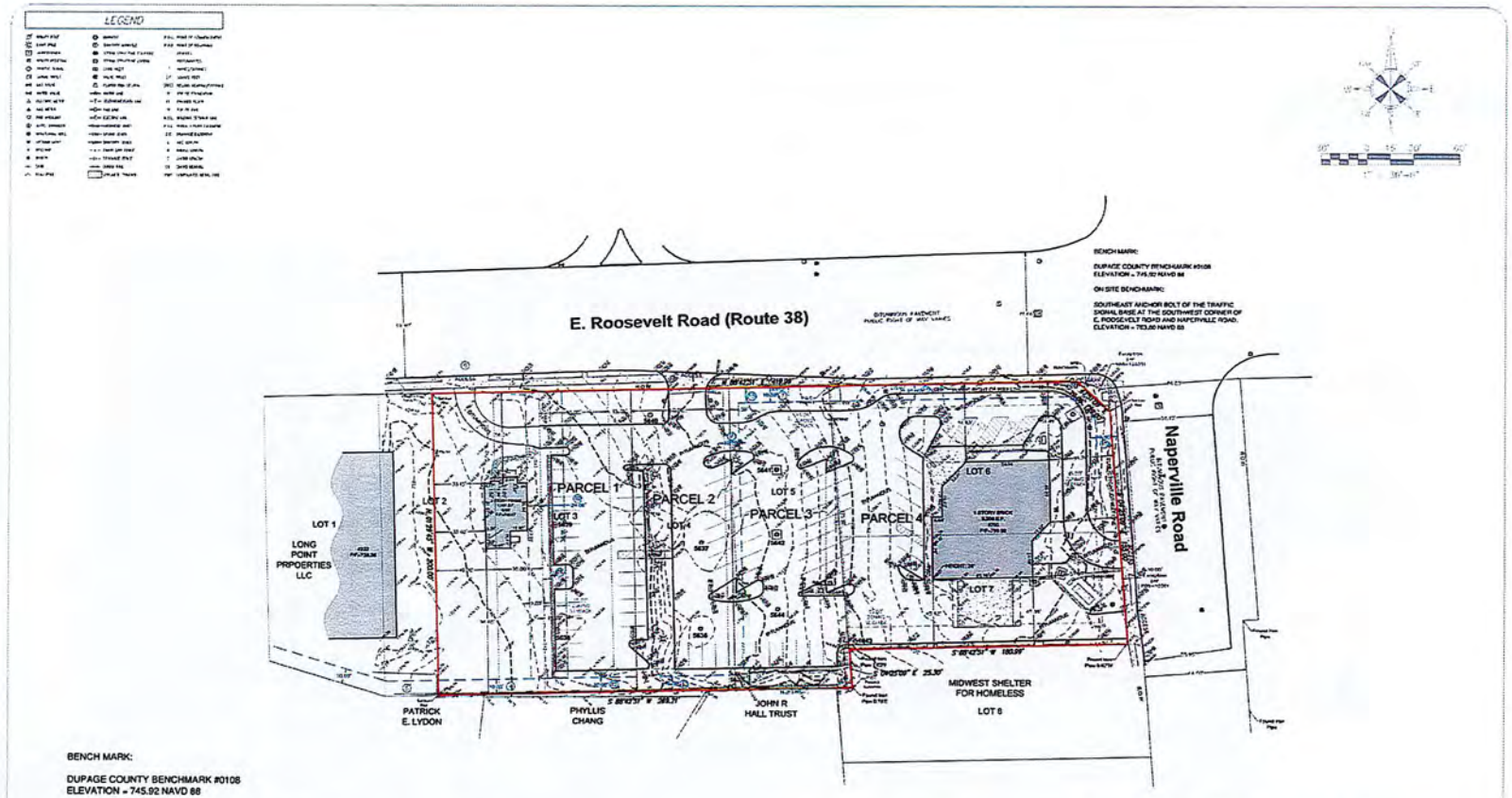
REV	DATE	ISSUED FOR:
	02/25/22	ISSUED FOR REVIEW

TOPOGRAPHIC SURVEY

DRAWN BY: PD | REVIEWED BY: AB

PROJECT #: 21121.00

C1.1



BENCH MARK:

DUPAGE COUNTY BENCHMARK #0108
ELEVATION = 745.92 NAVD 88

ON SITE BENCHMARK:

SOUTHEAST ANCHOR BOLT OF THE TRAFFIC SIGNAL BASE AT THE SOUTHWEST CORNER OF E. ROOSEVELT ROAD AND NAPERVILLE ROAD.
ELEVATION = 763.80 NAVD 88

ALTA/NSPS LAND TITLE SURVEY

PARTNER Engineering and Science, Inc.
CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com
http://www.partneresi.com/

PAGE 2 OF 2

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FOR REFERENCE ONLY

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
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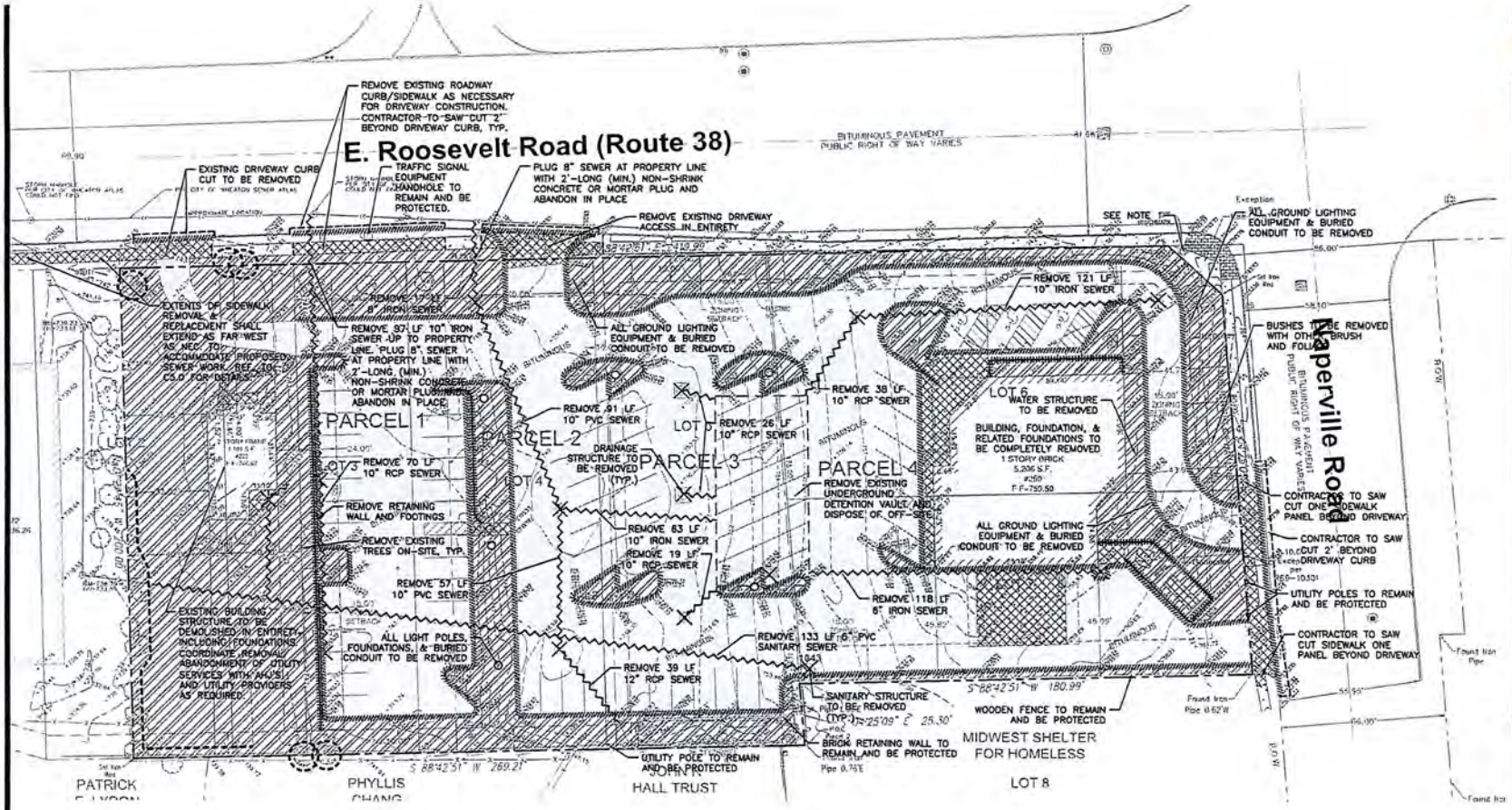
REV	DATE	ISSUED FOR
	02/25/22	ISSUED FOR REVIEW

TOPOGRAPHIC SURVEY

DRAWN BY: PD | REVIEWED BY: AB

PROJECT #: 21121.00

C1.2



LEGEND: DEMOLITION

- HMA PAVEMENT REMOVAL (FULL DEPTH)
- CONCRETE PAVEMENT REMOVAL (FULL DEPTH)
- CLEAR AND GRUB
- BUILDING REMOVAL (FULL DEPTH)
- SAW CUT PAVEMENT/CURB (FULL DEPTH)
- REMOVE EXISTING FENCING
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING DRAINAGE STRUCTURE
- TREE PROTECTION

NOTES:

1. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND UTILITY POLES AND SIGNAL EQUIPMENT AT THE CORNER AND ALONG THE SOUTH PARKWAY OF E. ROOSEVELT RD.

NORTH

GRAPHIC SCALE
20' 0 20' 40'
(IN FEET)
1 inch = 20 ft.
ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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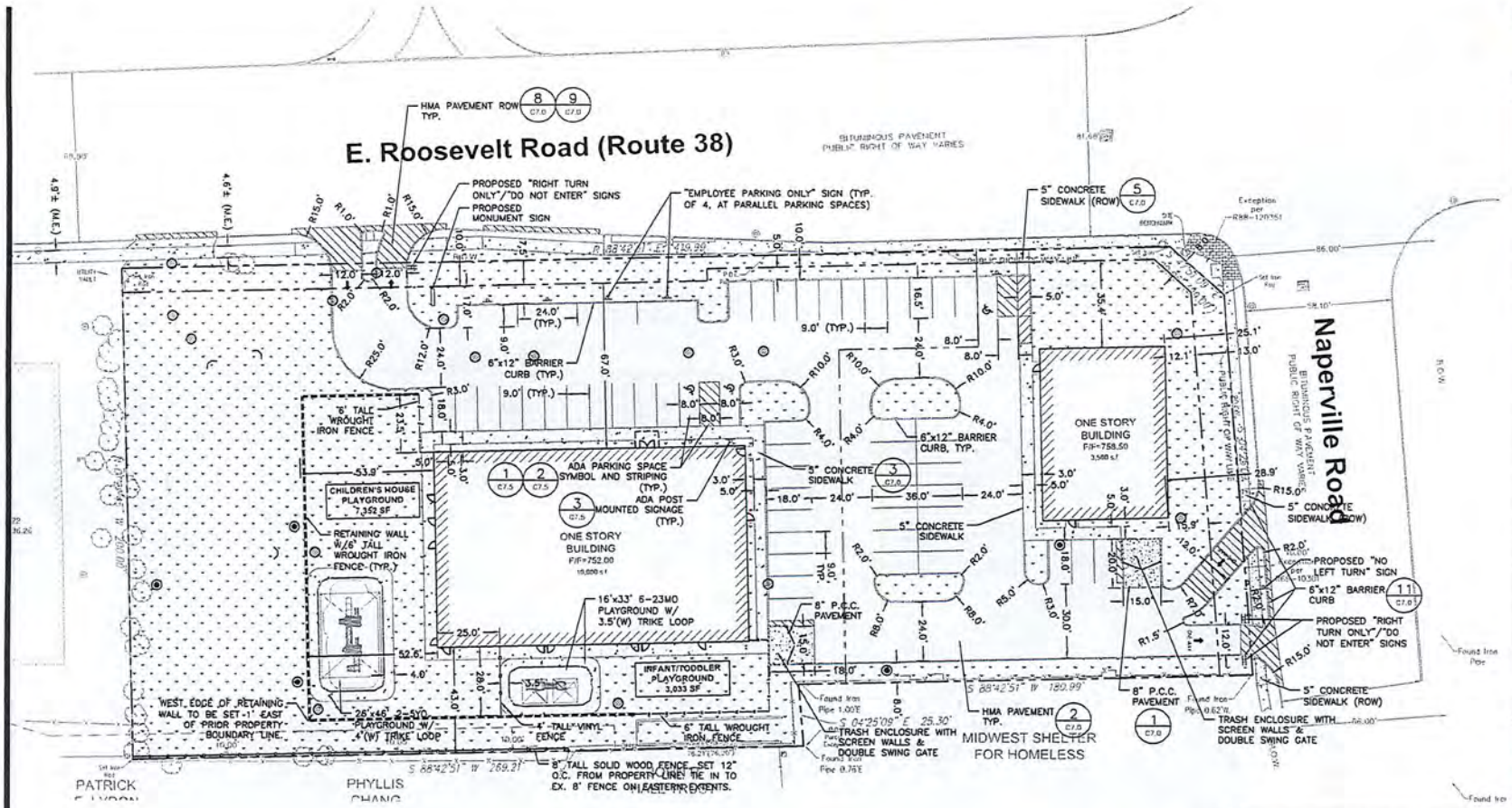
	07/25/22	ISSUED FOR REVIEW

DEMOLITION PLAN

DRAWN BY PD | REVIEWED BY AB

PROJECT #: 21121.00

DRAWING NO
C2.0



PROPOSED PARKING SUMMARY			
PARKING SPACE TYPE	DAYCARE LOT	MEDICAL OFFICE LOT	OVERALL SITE
STANDARD	35	17	52
ACCESSIBLE	2	1	3
TOTAL	37	18	55

LEGEND: GEOMETRIC

- HMA PAVEMENT
- R.O.W. PAVEMENT
- 5" CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK (ROW)
- 8" CONCRETE DRIVEWAY
- SOD / PLANTING AREA
- MULCHED PLAYGROUND AREA
- RETAINING WALL W/6' WROUGHT IRON FENCE (TYP.)
- TRASH ENCLOSURE SCREENING
- 6"x12" PCC CURB
- 6' TALL WROUGHT IRON FENCE/GATE
- 4' TALL VINYL FENCE/GATE

NOTES:

1. ALL PROPOSED FENCING TO BE INSTALLED 6 INCHES INSIDE OF PROPERTY BOUNDARIES. CONTRACTOR TO FIELD VERIFY ALL LIMITS OF BOUNDARY.
2. INSTALL OUTSIDE FACE OF FENCE END POSTS MAXIMUM 4 INCHES FROM BUILDING.
3. CONTRACTOR TO PROVIDE CONTROL/EXPANSION JOINT PLAN TO ENGINEER FOR REVIEW AND APPROVAL.

NORTH

GRAPHIC SCALE
20' 0 20' 40'
(IN FEET)
1 inch = 20 ft.
ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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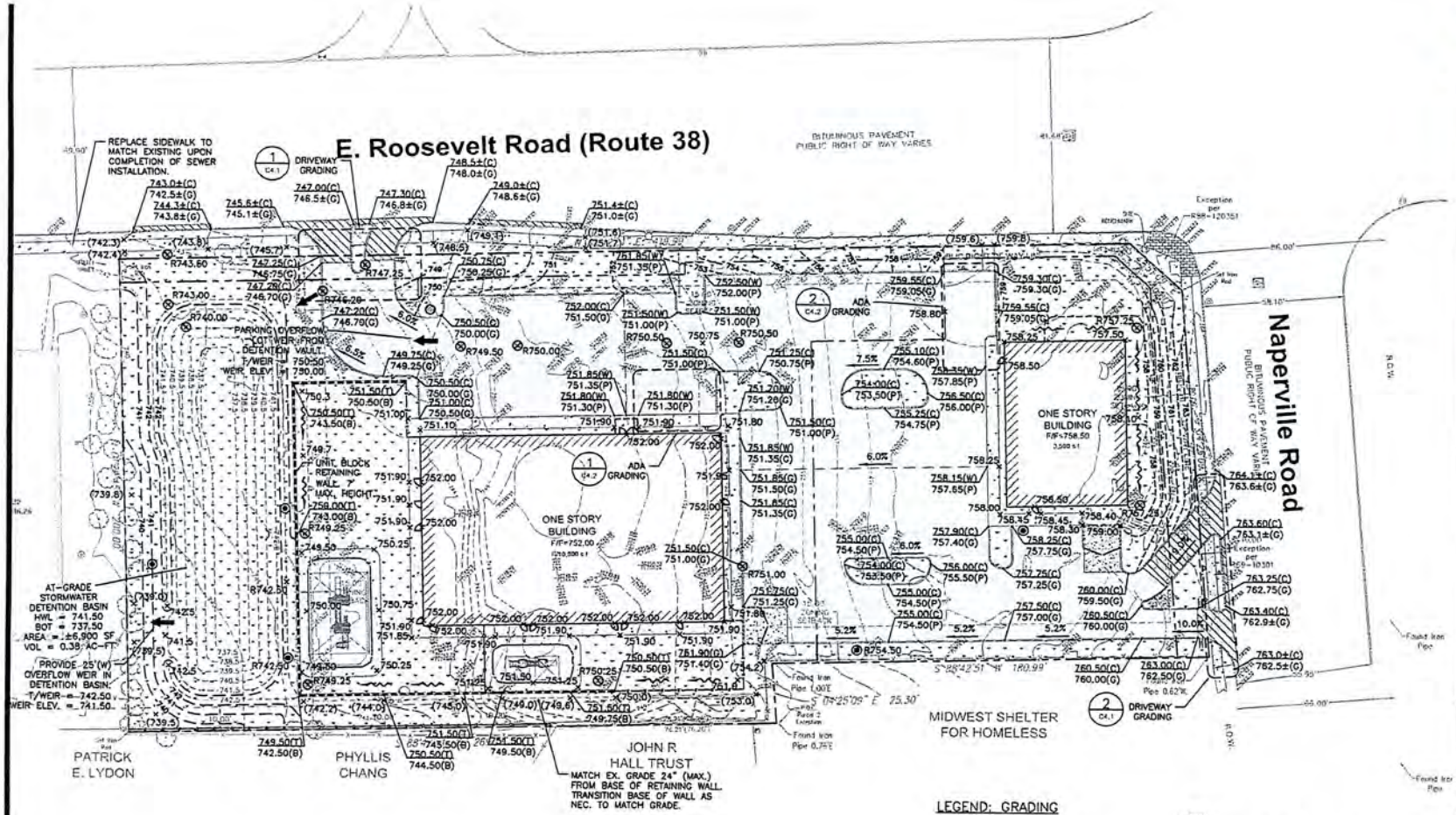
	02/25/22	ISSUED FOR REVIEW

SITE PLAN

DRAWN BY PD | REVIEWED BY AB

PROJECT #: 21121.00

C3.0



LEGEND: GRADING

x15.30	SPOT ELEVATION
15.30(T) / 15.30(B)	TOP/BOTTOM ELEVATION
X.XX%	SLOPE DIRECTION
x(15.30)	EXISTING/INTERPOLATED SPOT ELEVATION
	RIDGELINE
---15---	CONTOUR
	FLOW DIRECTION

NOTES:

1. CONTRACTOR TO MEET EXISTING ELEVATIONS UNLESS OTHERWISE NOTED AND MUST PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS. ASPHALT AND CONCRETE FINISHED SURFACES ARE TO BE INSTALLED AT MINIMUM 1.0% SLOPES; LOW SPOTS, I.E., PONDING, BIRD BATHS, ETC., AREAS WILL NOT BE ACCEPTED. AOR MUST BE NOTIFIED IMMEDIATELY OF ANY IDENTIFIED DISCREPANCIES.
2. MAXIMUM CROSS SLOPE OF POURED-IN-PLACE SAFETY SURFACING TO BE 1.56% IN ALL DIRECTIONS.

NORTH

GRAPHIC SCALE
20' 0 20' 40'
(IN FEET)
1 inch = 20 ft.
ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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GRADING PLAN

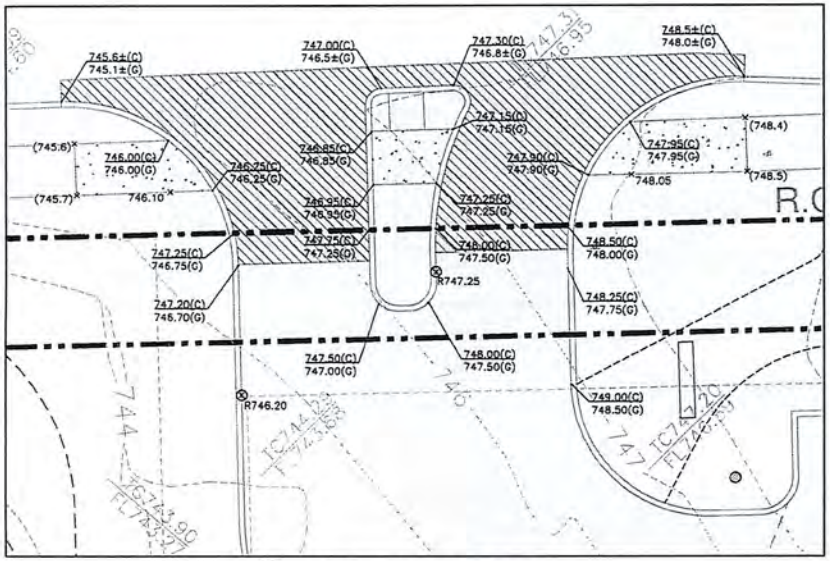
DRAWN BY PD | REVIEWED BY AB

PROJECT #: 21121.00

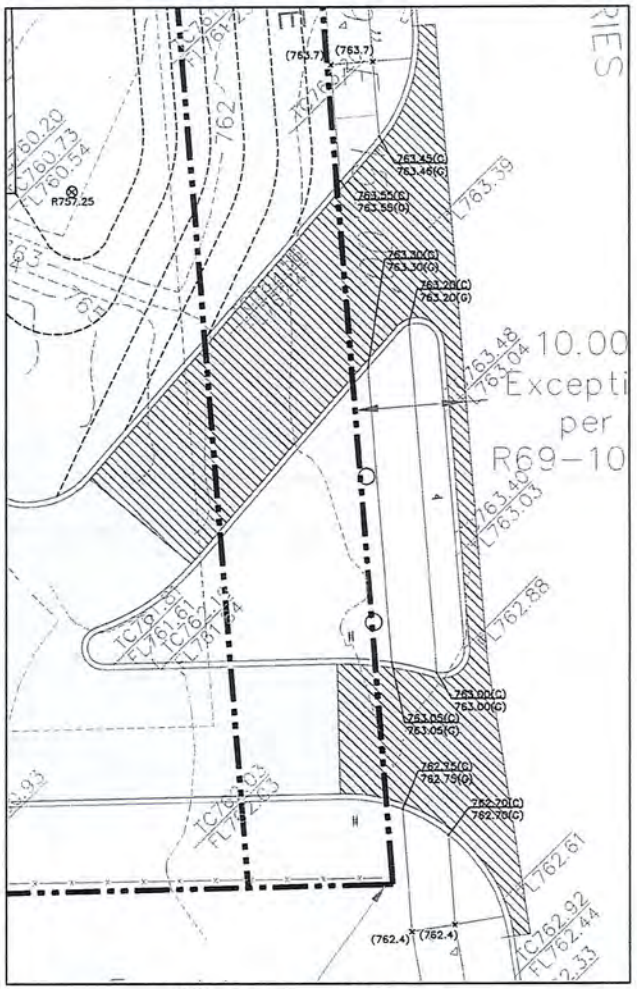
C4.0

LEGEND: GRADING

x 15.30	SPOT ELEVATION
15.30(T) / 15.30(B)	TOP/BOTTOM ELEVATION
X.XX%	SLOPE DIRECTION
x (15.30)	EXISTING/INTERPOLATED SPOT ELEVATION



1 E ROOSEVELT RD DRIVEWAY
C4.1 SCALE: 1"=5'



2 NAPERVILLE RD DRIVEWAY
C4.1 SCALE: 1"=5'

NORTH

GRAPHIC SCALE
5' 0 5' 10'
(IN FEET)
1 inch = 5 ft.
ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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DRIVEWAY GRADING PLAN DETAIL

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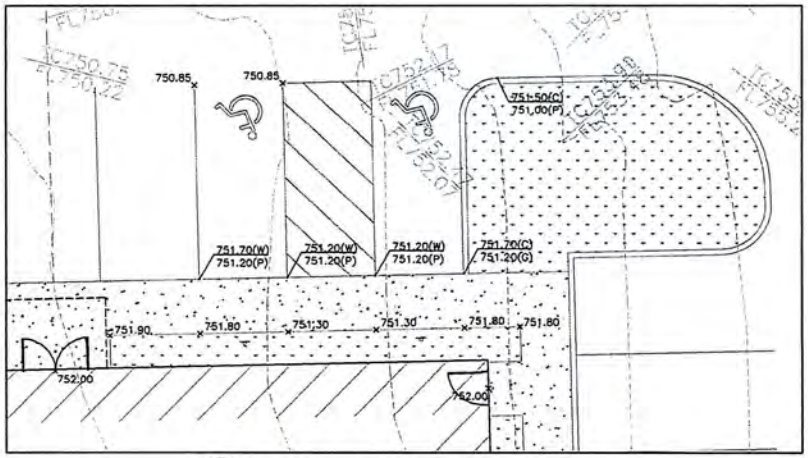
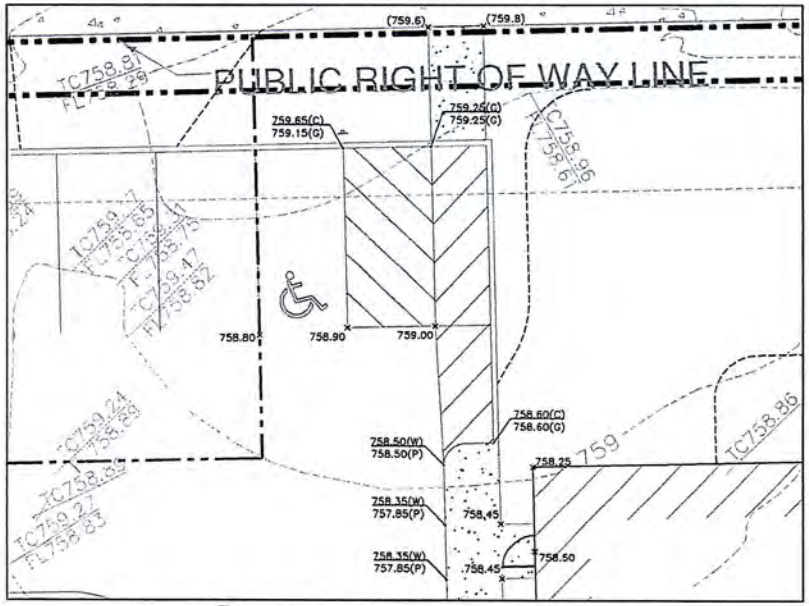
PROJECT #: 21121.00

DRAWING NO
C4.1



1 DAYCARE ENTRANCE AND PARKING
C4.2 SCALE: 1"=5'



2 MOB ENTRANCE AND PARKING
C4.2 SCALE: 1"=5'

LEGEND: GRADING

x 15.30	SPOT ELEVATION
15.30(T) / 15.30(B)	TOP/BOTTOM ELEVATION
X.XX%	SLOPE DIRECTION
x (15.30)	EXISTING/INTERPOLATED SPOT ELEVATION

NORTH

GRAPHIC SCALE
5' 0 5' 10'
(IN FEET)
1 inch = 5 ft.
ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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ADA PARKING GRADING PLAN DETAIL

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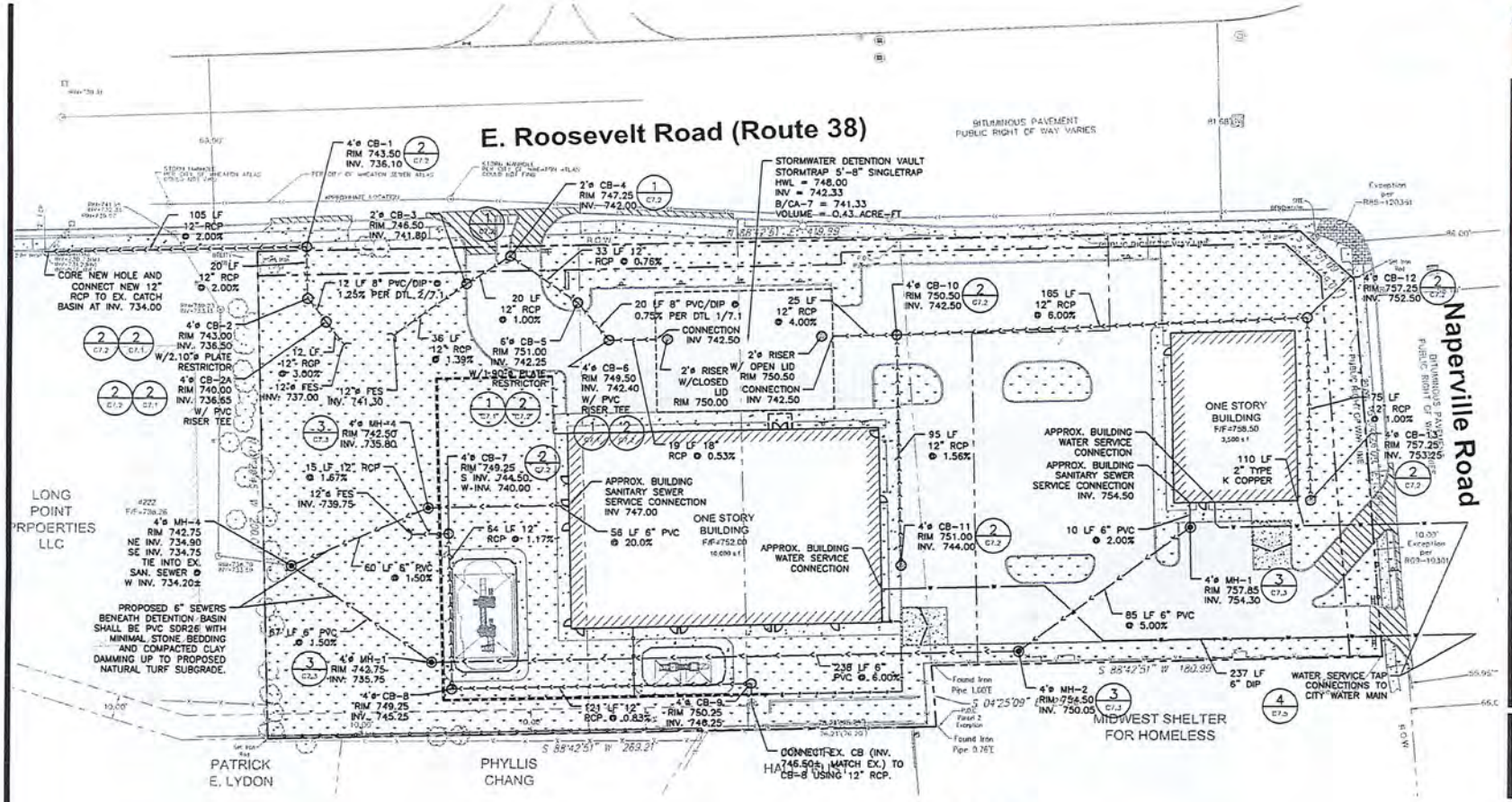
PROJECT #: 21121.00

DRAWING NO
C4.2



DAVID MASON ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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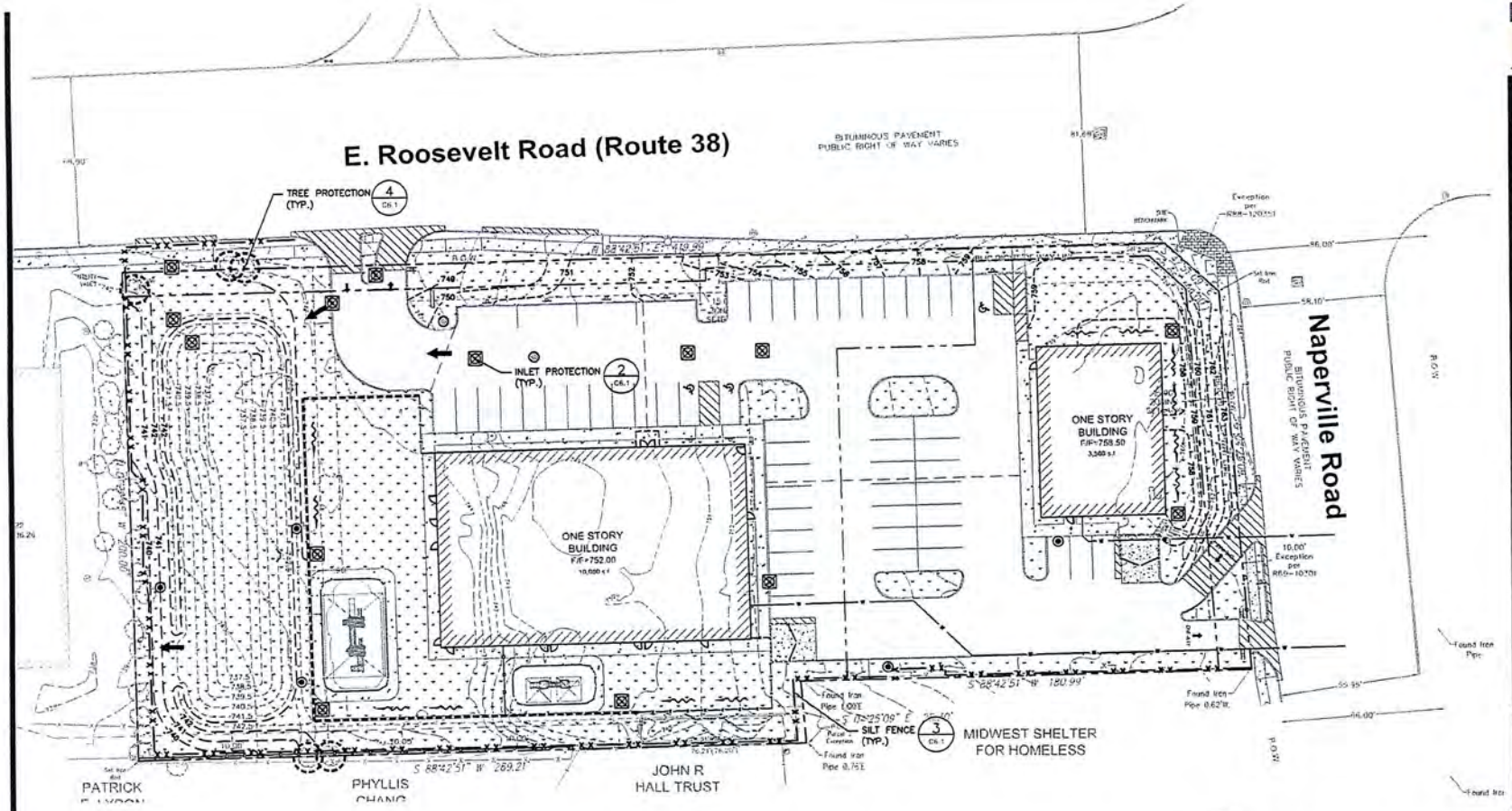
	02/25/22	ISSUED FOR REVIEW

UTILITY PLAN

DRAWN BY: PD | REVIEWED BY: AB

PROJECT #: 21121.00

DRAWING NO:
C5.0



LEGEND: EROSION

—x x— SILT FENCE

INLET PROTECTION

TREE PROTECTION

NOTES:

1. GENERAL CONTRACTOR TO PROVIDE SITE UTILIZATION PLAN TO HIGHER GROUND FOR REVIEW AND APPROVAL.
2. REFERENCE SHEET C6.2 FOR EROSION CONTROL NOTES.
3. CONTRACTOR TO INSTALL SILT FENCE A MAXIMUM ONE FOOT FROM CONSTRUCTION PERIMETER. STAKED STRAW WATTLES MAY BE USE IN LIEU OF SILT FENCE WHERE NECESSARY.

NORTH

GRAPHIC SCALE

20' 0 20' 40'

(IN FEET)
1 inch = 20 ft.

ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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EROSION CONTROL PLAN

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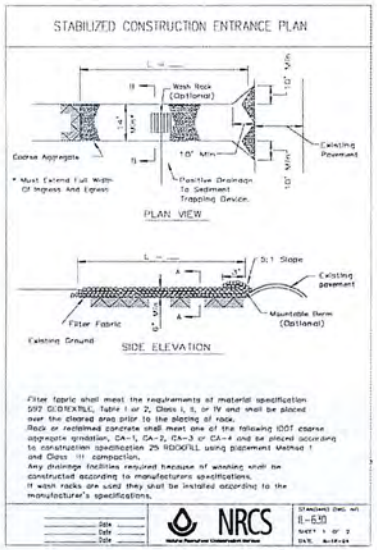
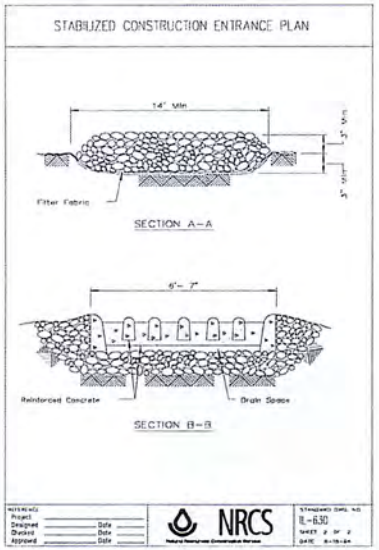
PROJECT #: 21121.00

C6.0





1 C-501 CONSTRUCTION ENTRANCE
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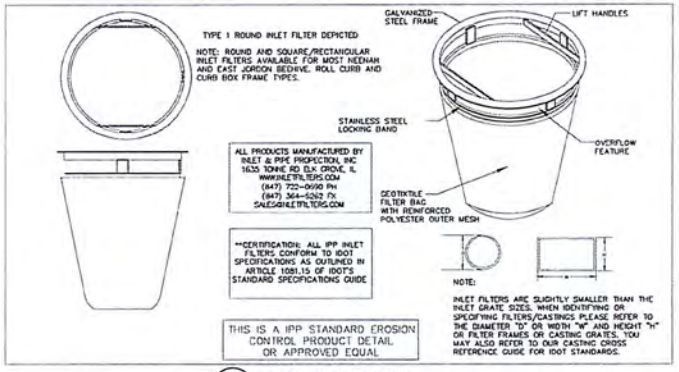
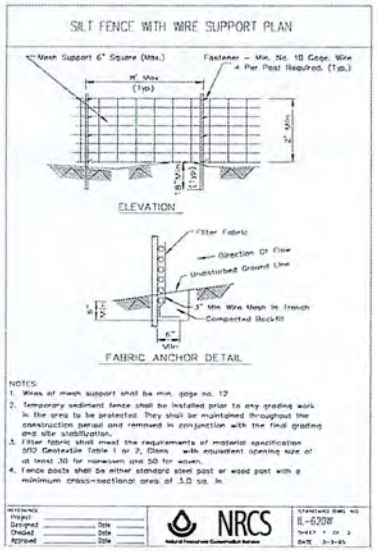
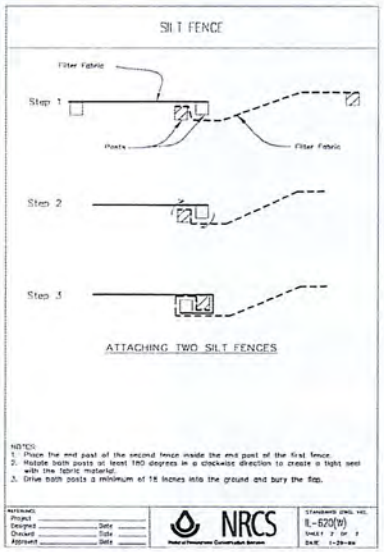


2 C-501 INLET PROTECTION
SCALE: NOT TO SCALE

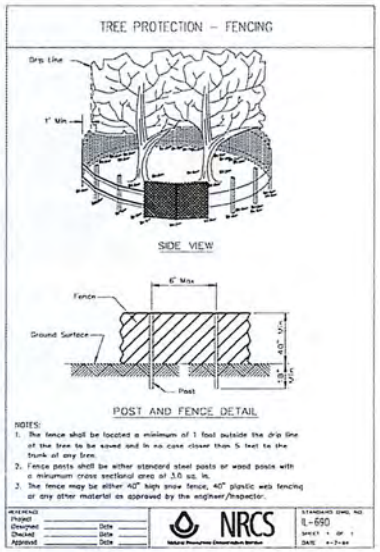
NOTES:

1. CONTRACTOR TO PROVIDE THE CONSTRUCTION ENTRANCE ON THE SITE UTILIZATION PLAN, TO BE REVIEWED AND APPROVED BY CPS/PMO AND THE SCHOOL.





3 C-501 SILT FENCE WITH WIRE SUPPORT PLAN
SCALE: NOT TO SCALE



4 C-501 TREE PROTECTION
SCALE: NOT TO SCALE

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EROSION CONTROL DETAILS

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C6.1

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST COMPLY WITH CITY OF CHICAGO 2016 REGULATIONS FOR SEWER CONSTRUCTION AND STORMWATER MANAGEMENT, AND 2016 STORMWATER MANAGEMENT ORDINANCE MANUAL.
2. ADHERE TO THE REQUIREMENTS OF IEPA.
3. TAKE MEASURES TO PREVENT NON-STORM WATER DISCHARGES SUCH AS HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS FROM ON-SITE SPILLS AND RE-FUELING OPERATIONS, WASH AND/OR RINSE WATERS FROM CONCRETE MIXING EQUIPMENT INCLUDING READY MIX CONCRETE TRUCKS, AND DOMESTIC WASTEWATERS INCLUDING GRAY WATERS.
4. COMPLY WITH ALL REQUIREMENTS OF COUNTY AND LOCAL AGENCIES HAVING JURISDICTION OVER THE PROJECT. WHERE LOCAL REGULATIONS ARE MORE STRINGENT THAN STATE WATER QUALITY STANDARDS.
5. EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE TRANSPORT OF SEDIMENT FROM THE SITE AND TO CONTROL EROSION. THE CONTRACTOR SHALL EMPLOY MEASURES AS REQUIRED TO COMPLY WITH STATE WATER QUALITY STANDARDS
6. DISCHARGES SHALL BE FREE FROM SUBSTANCES IN SUFFICIENT AMOUNTS TO CAUSE FORMATION OF PUTRESCENT, UNSIGHTLY OR HARMFUL BOTTOM DEPOSITS OR PREVENT FULL MAINTENANCE OF BENEFICIAL USES OF STATE WATERS.
7. DISCHARGES SHALL BE FREE FROM OIL, SCUM, AND FLOATING DEBRIS IN SUFFICIENT AMOUNTS TO CAUSE UNSIGHTLY TURBIDITY, OFFENSIVE ODOR, OR PREVENT FULL MAINTENANCE OF BENEFICIAL USES OF STATE WATERS.
8. DISCHARGES SHALL BE FREE FROM SUBSTANCES OR CONDITIONS IN SUFFICIENT AMOUNTS TO HAVE A HARMFUL EFFECT ON HUMAN, ANIMAL, OR AQUATIC LIFE.
9. THERE SHALL BE NO SIGNIFICANT HUMAN HEALTH HAZARD FROM INCIDENTAL CONTACT WITH DISCHARGES.
10. THERE SHALL BE NO ACUTE TOXICITY TO LIVESTOCK OR WILDLIFE WATERING
11. DISCHARGES SHALL BE FREE FROM PHYSICAL, CHEMICAL OR HYDROLOGIC CHANGES THAT WOULD IMPAIR THE NATURAL BIOLOGICAL COMMUNITY.
12. ALL FUELING FACILITIES PRESENT ON THE SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REGULATIONS CONCERNING UNDERGROUND AND ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL, AND COUNTER MEASURES.
13. DESIGNATE AN ON-SITE REPRESENTATIVE WHO SHALL BE RESPONSIBLE FOR ALL MATTERS PERTAINING TO WATER QUALITY OF STORM DISCHARGE FROM THE SITE. INSPECT AND MAINTAIN ALL STRUCTURES THAT FUNCTION TO PREVENT POLLUTION OF STORM WATER OR TO REMOVE POLLUTANTS FROM STORM WATER AND OF THE FACILITY IN GENERAL TO ENSURE THAT BMP'S ARE CONTINUALLY IMPLEMENTED AND EFFECTIVE. ON-SITE REPRESENTATIVE SHALL BE:

    T.B.D.

14. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS, AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SO THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OR SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING WATERS OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCE CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUND WATER.
15. CLEARING AND GRUBBING WITHIN 50 FEET OF A DEFINED DRAINAGE COURSE SHALL BE AVOIDED. WHERE CHANGES TO DEFINED DRAINAGE COURSES OCCUR AS PART OF THE PROJECT, CLEARING AND GRUBBING WITHIN 50 FEET OF THE DEFINED DRAINAGE COURSE SHALL BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT THE COMPLETE DRAINAGE CHANGE ARE ON SITE. CHANGES TO DEFINED DRAINAGE COURSES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE LAND DISTURBANCE OF THE DRAINAGE COURSE CHANGE SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN 50 FEET OF DEFINED DRAINAGE WAYS SHALL BE RECONTOURED AS NEEDED AND REVEGETATED, SEEDED, OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.
16. SLOPES FOR DISTURBED AREAS MUST BE IDENTIFIED. WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN FOURTEEN (14) DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL BMP'S. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3 PERCENT AND GREATER THAN 150 FEET IN LENGTH, THE DISTURBED AREA SHALL BE PROTECTED WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL BMP'S IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS. THESE REQUIREMENTS DO NOT APPLY TO THE SLOPES OF A SEDIMENT BASIN OR THE AREAS THAT CLEARLY DRAIN THERETO.
17. PERIPHERAL OR BORDER BMP'S TO CONTROL RUNOFF FROM DISTURBED AREAS SHALL BE INSTALLED AND MARKED FOR PRESERVATION BEFORE GENERAL SITE CLEARING IS STARTED. STORM WATER DISCHARGES FROM DISTURBED AREAS, WHICH LEAVE THE SITE, SHALL PASS THROUGH AN APPROPRIATE IMPEDIMENT TO SEDIMENT MOVEMENT, SUCH AS A SEDIMENTATION BASIN, SEDIMENT TRAPS, SILT FENCES, OR OTHER BMP'S PRIOR TO LEAVING THE LAND DISTURBANCE SITE. PROJECT BENCHMARKS SHALL BE REFERENCED FOR PROPER INSTALLATION, OPERATION, AND MAINTENANCE OF DRAINAGE COURSE CHANGES.
18. EXISTING VEGETATION TO BE PRESERVED WHERE PRACTICAL. THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT POSSIBLE. EXAMPLES OF NON-STRUCTURAL BMP'S INCLUDE, BUT ARE NOT LIMITED TO: PRESERVATION OF TREES AND MATURE VEGETATION, PROTECTION OF EXISTING VEGETATION FOR BUFFER STRIPS, MULCHING, SODDING, TEMPORARY SEEDING, FINAL SEEDING, GEOTEXTILES, STABILIZATION OF DISTURBED AREAS, PRESERVING EXISTING STREAM CHANNELS AS OVERFLOW AREAS WHEN CHANNEL STRAIGHTENING OR SHORTENING IS ALLOWED, SOIL STABILIZATING EMULSIONS AND TACKIFIERS, MULCH TACKIFIERS, STABILIZED SITE ENTRANCES/EXITS, AND OTHER APPROPRIATE BMP'S.
19. EXAMPLES OF STRUCTURAL BMP'S THAT MAY BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO: FLOW DIVERSION SWALES, SILTATION FENCES (STRAW BALES OR FILTER FABRIC), EARTHERN DIVERSION DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, ROCK CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET AND OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, TEMPORARY OR PERMANENT SEDIMENT BASINS, OR OTHER APPROPRIATE BMP'S.
20. CONSTRUCT A SEDIMENT BASIN FOR EACH DRAINAGE AREA WITH FIVE (5) ACRES OR MORE DISTURBED AT ONE TIME. THE SEDIMENT BASIN SHALL BE SIZED TO CONTAIN 1/2 -INCH OF SEDIMENT FROM THE DRAINAGE AREA AND SHALL BE ABLE TO CONTAIN A 2-YEAR, 24-HOUR STORM. THE CONTRACTOR SHALL CLEAN THE SEDIMENT OUT OF THE BASIN AND OTHERWISE MAINTAIN THE BASIN AS REQUIRED UNTIL THE DRAINAGE AREA IS STABILIZED. THIS REQUIREMENT DOES NOT APPLY TO FLOWS FROM UNDISTURBED AREAS WHERE SUCH FLOWS ARE PROPERLY DIVERTED AROUND BOTH THE DISTURBED AREAS AND THE SEDIMENT BASIN. DISCHARGES FROM THE BASIN SHALL NOT CAUSE SCOURING OF THE BANKS OF THE RECEIVING STREAM.
21. WHERE THE USE OF SEDIMENT BASINS OF THE REQUIRED SIZE BECOME IMPRACTICAL, THE CONTRACTOR SHALL EVALUATE AND CONSTRUCT OTHER SIMILARLY EFFECTIVE BMP'S TO CONTROL EROSION AND SEDIMENT DELIVERY.
22. PROVIDE ADDITIONAL SITE MANAGEMENT BMP'S TO PREVENT CONTAMINATION OF STORM RUNOFF. SUCH BMPS' INCLUDE, BUT ARE NOT LIMITED TO: SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING TRASH CONTAINERS, REGULAR SITE CLEANUP OF SCRAP BUILDING MATERIALS, FOOD CONTAINERS, SHIPPING AND PACKING MATERIALS; PROPER DISPOSAL OF WASTE PAINTS, SOLVENTS, AND CLEANING COMPOUNDS; PROVISIONS FOR PORTABLE TOILETS; STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES OR LOW AREAS; INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.
23. INSPECT ALL DISTURBED AREAS ON A REGULAR SCHEDULE (AT A MINIMUM OF ONCE PER WEEK) AND WITHIN 72 HOURS FOLLOWING PERIODS OF HEAVY RAINFALL. ALL BMP'S AND OTHER POLLUTION CONTROL MEASURES SHALL BE INSPECTED FOR PROPER INSTALLATION, OPERATION, AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION(S) AND CORRECTED WITHIN SEVEN (7) DAYS. THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND CORRECTIVE ACTION TAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF IEPA.
24. AT ALL TIMES MAINTAIN ALL POLLUTION CONTROL MEASURES AND SYSTEMS IN GOOD ORDER TO ACHIEVE COMPLIANCE WITH THE CITY OF CHICAGO 2011 REGULATIONS FOR SEWER CONSTRUCTION AND STORMWATER MANAGEMENT, AND 2011 STORMWATER MANAGEMENT ORDINANCE MANUAL.
25. NOTIFY ALL SUBCONTRACTORS, SUPPLIERS, PRIVATE OR PUBLIC UTILITY AGENCIES, AND OTHER AUTHORIZED PARTIES PERFORMING WORK AT THE SITE OF THE EXISTENCE OF THE BMPS, THROUGH TRAINING AND EDUCATION, AND WHAT ACTIONS AND PRECAUTIONS TO BE TAKEN WHILE ON SITE TO MINIMIZE THE POTENTIAL FOR EROSION OR POTENTIAL DAMAGE TO ANY BMP. IF ADDITIONAL LAND IS DISTURBED OR ANY BMP DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE DAMAGE REPAIRED.
26. DISCHARGES FROM THE SITE SHALL NOT VIOLATE STATE WATER QUALITY STANDARDS. SETTLEABLE SOLIDS SHALL NOT EXCEED A MAXIMUM OF 2.5 ML/L/HR FOR EACH STORM WATER OUTFALL.
27. REGULAR SAMPLING IS NOT REQUIRED UNLESS THE FOLLOWING OCCURS: COMPLIANCE ISSUES, COMPLAINT INVESTIGATIONS, OR EVIDENCE OF OFF-SITE CONTAMINATION FROM ACTIVITIES AT THE SITE.
28. SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ADEQUATE VEGETATION GROWTH INSURES NO FURTHER EROSION OF THE SOIL.

ADDITIONAL REFERENCES

- STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES: DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES (EPA 832-R-92-005), U.S.E.P.A.
- IDOT STANDARD PLANS FOR HIGHWAY CONSTRUCTION.
- DEVELOPING YOUR STORMWATER POLLUTION PREVENTION PLAN: A GUIDE FOR CONSTRUCTION SITES (EPA 833-R-060-04), U.S.E.P.A.

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EROSION CONTROL NOTES

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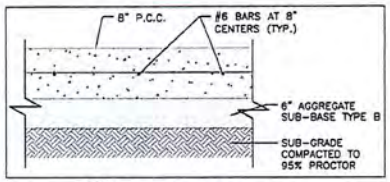
C6.2



1 C7.0 8" P.C.C. PAVEMENT
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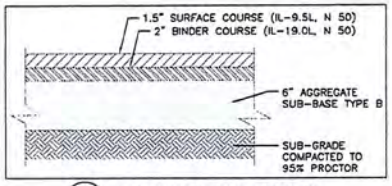

2 C7.0 HMA PAVEMENT SECTION
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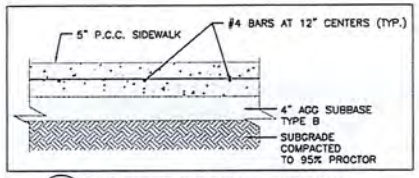

3 C7.0 CONCRETE SIDEWALK SECTION
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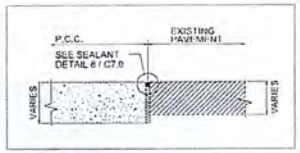

4 C7.0 PAVEMENT JOINT DETAIL
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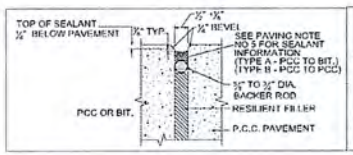

5 C7.0 EXPANSION JOINT SEALANT
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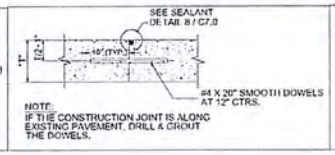

6 C7.0 DOWEL CONSTRUCTED JOINT
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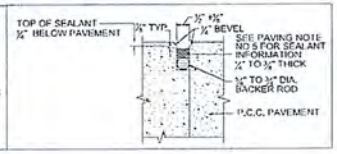
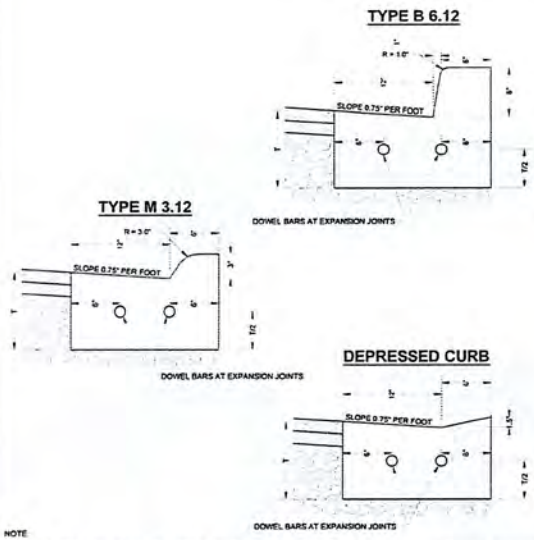


7 C7.0 CONTROL JOINT SEALANT
SCALE: NOT TO SCALE

CURB & GUTTER SPECIFICATIONS



NOTE

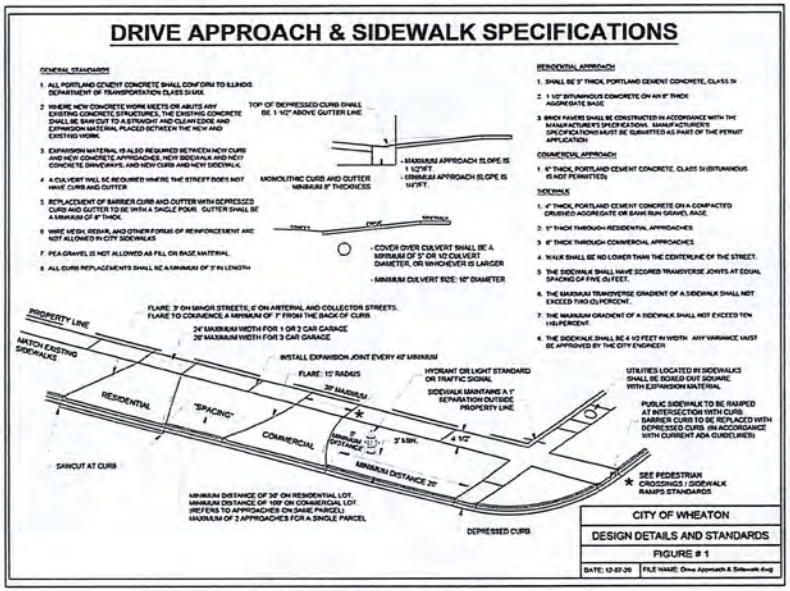
1. TWO NO.6 STEEL DOWEL BARS WITH CAPS TO BE USED AT ALL EXPANSION JOINTS 100 ft. INTERVALS.
2. CONSTRUCTION JOINTS AT 25 ft. INTERVALS.
3. INSTALL THREE 3/8" REBAR AT ALL TRENCH CROSSINGS. BARS TO EXTEND TWO FEET BEYOND EDGE OF TRENCH AND HAVE A MINIMUM LENGTH OF 10 FT.
4. THE BASE COURSE WILL BE OF A DEPTH SUFFICIENT TO BRING THE CURB AND GUTTER TO THE PROPOSED GRADE.
5. THE BASE COURSE LOCATED UNDER THE CURB AND GUTTER WILL NOT BE MEASURED FOR PAYMENT, BUT SHALL BE INCLUDED IN THE UNIT PRICE BID FOR COMBINATION CONCRETE CURB AND GUTTER OF THE TYPE SPECIFIED.

T = THICKNESS OF PAVEMENT

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 4	
DATE: 12-07-20	FILE NAME: Curb & Gutter.dwg

8 C7.0 CONCRETE CURBS
SCALE: NOT TO SCALE

DRIVE APPROACH & SIDEWALK SPECIFICATIONS



CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 1	
DATE: 12-07-20	FILE NAME: Drive Approach & Sidewalk.dwg

9 C7.0 CONCRETE CURBS
SCALE: NOT TO SCALE

GENERAL PAVING NOTES:

1. SAWED EDGES OF PAVING SHALL BE STRAIGHT, VERTICAL AND SMOOTH.
2. JOINTS SHALL BE THOROUGHLY CLEANED BY COMPRESSED WATER OR AIR AND SAND BLASTED PRIOR TO APPLICATION OF THE SEALANT.
3. JOINT FACES SHALL BE DRY PRIOR TO PLACING SEALANT MATERIAL.
4. ALL NEW CONCRETE PAVEMENT SHALL BE CURED AND SEALED WITH SEALANT AS SPECIFIED.
5. CONCRETE PAVEMENT JOINTS SHALL BE SEALED USING SILICONE SEALANT THAT CONFORMS TO ASTM D 5893 (SECTION 807.03.05).
6. ROD BACK-UP MATERIAL SHALL BE COMPATIBLE WITH THE JOINT SEALER USED AND SIZED TO PROVIDE THE PROPER SHARPER FACTOR RECOMMENDED BY MANUFACTURER.
7. WIDTH TO DEPTH RATIO OF SEALANT SHALL BE AS RECOMMENDED BY SEALANT MANUFACTURER.

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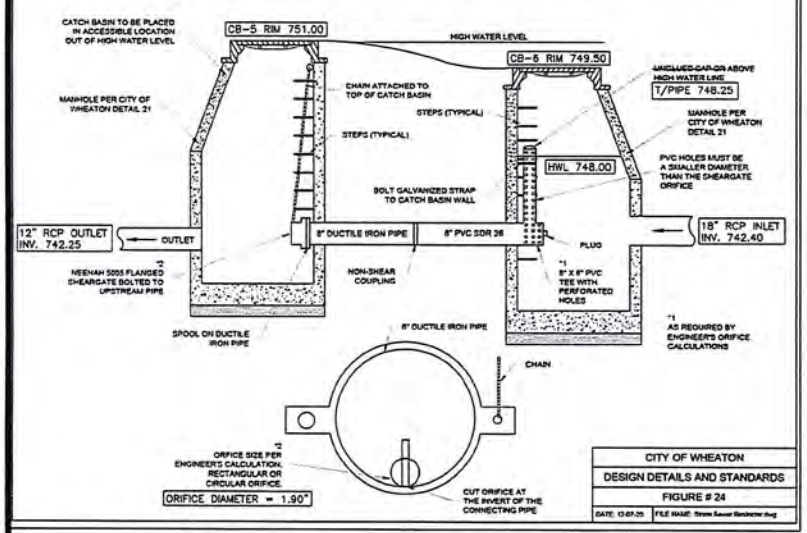
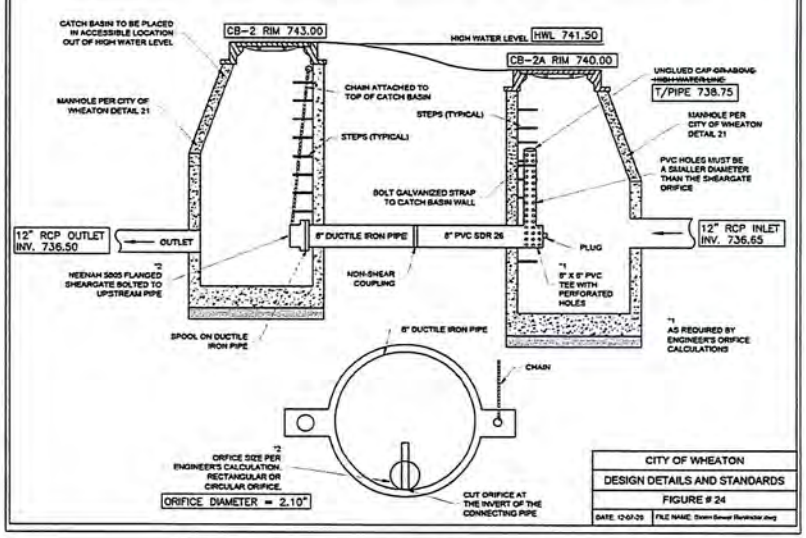
C7.0

TYPICAL INSTALLATION STORM SEWER RESTRICTOR

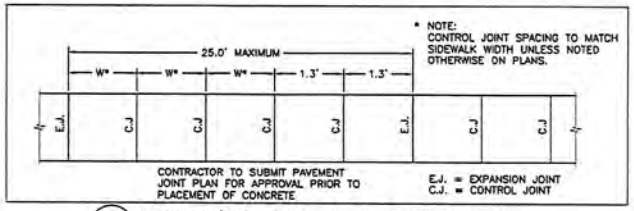


1 C7.1 DETENTION VAULT RESTRICTOR DETAIL (CB-5 & CB-6)
SCALE: NOT TO SCALE

TYPICAL INSTALLATION STORM SEWER RESTRICTOR



1 C7.1 DETENTION BASIN RESTRICTOR DETAIL (CB-2 & CB-2A)
SCALE: NOT TO SCALE



3 C7.1 CONTROL/EXPANSION JOINT SPACING DETAIL
SCALE: NOT TO SCALE

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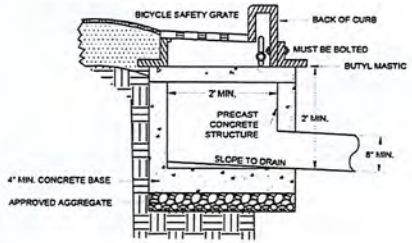
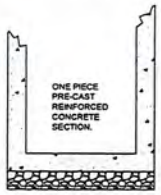
PROJECT #: 21121.00

C7.1

CURBLINE INLET OR CATCH BASIN

1. A MAXIMUM ADJUSTMENT OF 8" USING 2 (TWO) RISER RINGS. NO METAL RISER RINGS OR BRICKS ALLOWED.
   A. CONCRETE ADJUSTING RINGS SHALL HAVE A MINIMUM THICKNESS OF 2"
   B. RUBBER ADJUSTING RINGS SHALL TOTAL NO MORE THAN 3"
2. FRAME AND GRATE SHALL BE NEENAH R-3010
3. ALL JOINTS BETWEEN BARREL SECTION, RISER, AND CASTING SHALL BE SEALED WITH FLEXIBLE BUTYL MASTIC MATERIAL 2-1/4" WIDE AND 3/8" THICK OR ENGINEER APPROVED SUBSTITUTE. MORTAR IS NOT ALLOWED.
4. THE GRATE SHALL BE A BICYCLE SAFETY GRATE.
5. REFERENCE: STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION
6. IN ALL INSTANCES WHERE 2 OR MORE PIPES ENTER OR EXIT AN INLET OR CATCH BASIN, 4' INSIDE DIAMETER STRUCTURE MUST BE USED. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.

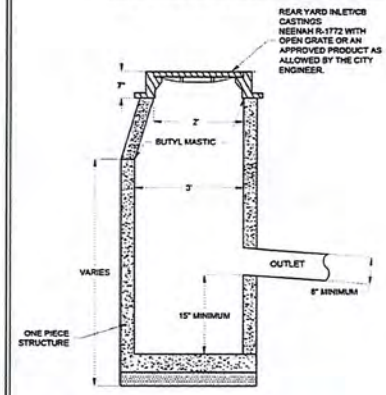


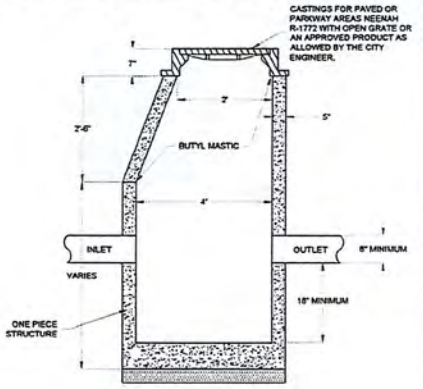


CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 5	
DATE: 12-07-20	FILE NAME: Curbline Inlet or Catch Basin.dwg

1 C7.2 CURBLINE INLET OR CATCH BASIN
SCALE: NOT TO SCALE

CATCH BASIN WITH FRAME AND GRATE FOR INLET





NOTES:
1. MAXIMUM ADJUSTMENT OF 8" USING 2 RISER RINGS. NO METAL RISER RINGS OR BRICK ALLOWED.
   A. CONCRETE ADJUSTING RINGS SHALL HAVE A MINIMUM THICKNESS OF 2"
   B. RUBBER ADJUSTING RINGS SHALL TOTAL NO MORE THAN 3"
2. ALL JOINTS BETWEEN BARREL SECTION, RISER, AND CASTINGS ARE TO BE SEALED WITH FLEXIBLE BUTYL GASKET MATERIAL TWO AND ONE QUARTER (2-1/4) INCHES WIDE AND THREE-EIGHTS (3/8) INCHES THICK OR APPROVED EQUAL.
3. FOUR (4) FOOT DIAMETER CATCH BASIN STRUCTURES WHICH EXCEED A DEPTH OF FOUR (4) FEET SHALL HAVE POLYPROPYLENE PLASTIC COATED "PRESS FIT" MANHOLE STEPS INSTALLED.
4. FLEXIBLE BUTYL MASTIC MATERIAL SHALL BE PLACED BETWEEN ALL BARREL SECTIONS, RISER RINGS, AND FRAMES.
5. ALL CATCH BASINS MUST BE 3' INSIDE DIAMETER UNLESS 2 OR MORE PIPES ENTER OR EXIT THE STRUCTURE. IF TWO OR MORE PIPES ENTER OR EXIT THE CATCH BASIN, THE MINIMUM STRUCTURE DIAMETER IS 4'. SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 25	
DATE: 12-07-20	FILE NAME: CATCH BASIN FOR INLET.dwg

2 C7.2 CATCH BASIN WITH FRAME AND GRATE FOR INLET
SCALE: NOT TO SCALE

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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REV	DATE	ISSUED FOR:
	02/25/22	ISSUED FOR REVIEW

DETAILS

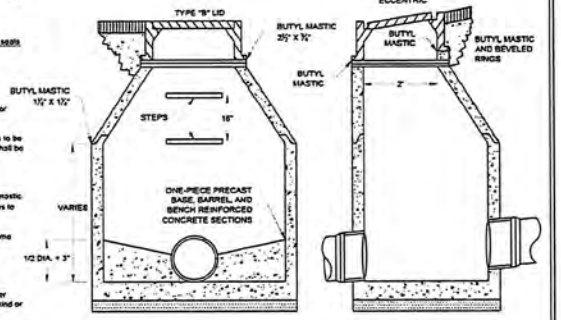
DRAWN BY: PD | REVIEWED BY: AB

PROJECT #: 21121.00

C7.2

SANITARY MANHOLE

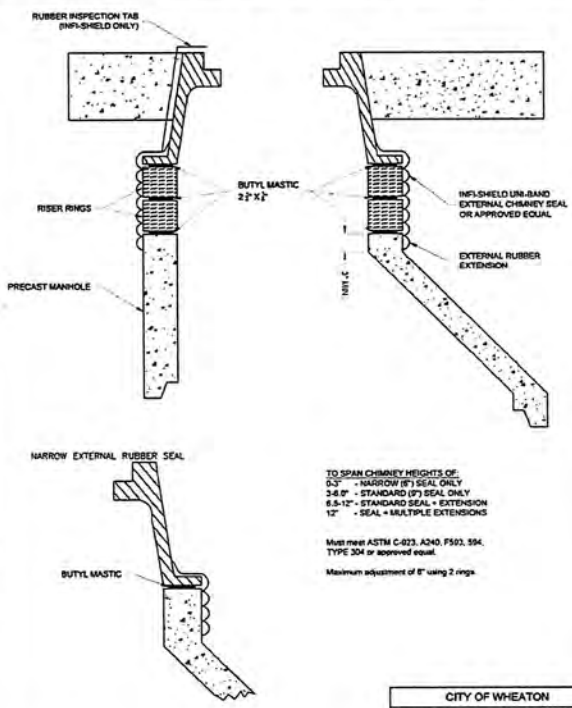
NOTES:
1. Sanitary Manhole castings
   A. In paved and parkway areas Neenah R-1772 (360 lbs.) with a solid lid.
   B. In backlot areas Neenah R-1772 (325 lbs.).
2. All frames and lids must have concealed pick holes and gasketed self-sealing features. "O" ring seals are not permitted. Flat gaskets "T" seals are required, and frame must accommodate chimney seal.
3. All lids must be stamped "Sanitary Manhole".
4. Manholes to have one piece integral base and barrel section.
5. Manholes to be 4' diameter for sewers 18" or less, and 5' diameter for sewers larger than 18" and less than 48".
6. Manholes 4' in diameter which exceed a depth of 4' shall have steps to be coated with polypropylene plastic, "Press Fit" type installation. Steps shall be 16" apart on center.
7. All Manholes to have chimney seal collars.
8. All joints between barrel sections shall be sealed with flexible butyl mastic material 1½" wide by 1½" thick. All joints between riser rings and frames to be sealed with flexible butyl mastic material 2½" wide ⅜" thick.
9. External or internal chimney seals must be installed between the dome and frame.
10. All connections to be by premolded synthetic rubber sleeve with stainless steel clamps, non shear-type.
11. When shimming to grade is required in paved areas, beveled rubber adjustment rings and butyl mastic shall be used. No shimming of any kind or or mortar layers are allowed.
13. The maximum amount of adjustment for frame elevation is 8" with 2 riser rings. Concrete adjusting rings shall have a minimum thickness of 2". Rubber adjusting rings shall total no more than 3". Beveled riser rings shall be used in cases where a difference in elevation exists. Metal riser rings are not allowed and bricks shall not be used for shimming the frame on the structure.
14. When an eccentric cone is used:
   A. If the Manhole is of 4' dia. then the cone shall be of 2'-6" in height.
   B. If the Manhole is of 5' dia. then the cone shall be of 3'-6" in height



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 16
DATE: 12-07-20 | FILE NAME: Sanitary Manhole.dwg

1 C7.3 SANITARY MANHOLE
SCALE: NOT TO SCALE

SANITARY MANHOLE EXTERNAL CHIMNEY SEAL



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 17
DATE: 12-07-20 | FILE NAME: Sanitary Manhole External Chimney Seal.dwg

2 C7.3 SANITARY MANHOLE EXTERNAL CHIMNEY SEAL
SCALE: NOT TO SCALE

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250 E. ROOSEVELT ROAD
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DETAILS

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PROJECT #: 21121.00

C7.3

VALVE BOX SETTER

ADAPTOR INC.
Serving the Water & Sewer Industry
Since 1975
2151 South 54th Street
West Allis, WI 53219
Phone: 414.784.9733
Fax: 414.784.1494
www.adaptorinc.com

Valve Box Adaptor II

ADVANTAGES

- Eliminates settling and shifting of the valve box over the Gate Valve.
- Allows proper keying of the valve.
- Protects epoxy coating on valves.
- Centers valve box over operating nut.
- Seals valve box with a resilient material.
- Cost Effective

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 32	
DATE: 12-07-20	FILE NAME: Valve Box Setter 1.dwg

1 C7.4 WATER BOX SETTER DETAIL I
SCALE: NOT TO SCALE

VALVE BOX SETTER

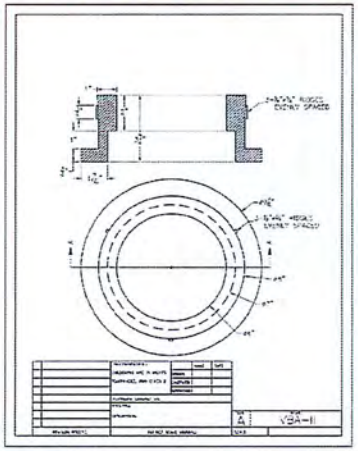
Valve Box Adaptor II

Detail Specifications

All valve boxes shall be installed upon the valve with the use of a Valve Box Adaptor II as manufactured by Adaptor Inc. or an approved equal.

The VBA-II shall be installed in lieu of hardwood blocking and shall be incidental to the valve and box installation.

Manufactured from recycled "Green" natural rubber.



AMERICAN MADE PRODUCTS

WWW.ADAPTORINC.COM

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 33	
DATE: 12-07-20	FILE NAME: Valve Box Setter 2.dwg

2 C7.4 WATER BOX SETTER DETAIL II
SCALE: NOT TO SCALE

DAVID MASON & ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

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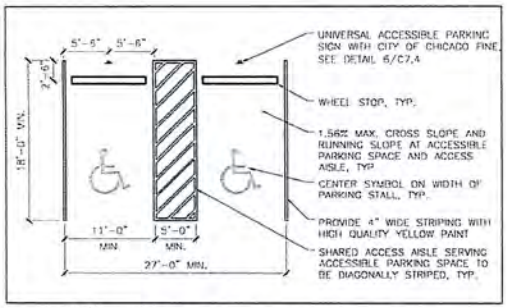
DETAILS

DRAWN BY: PD | REVIEWED BY: AB

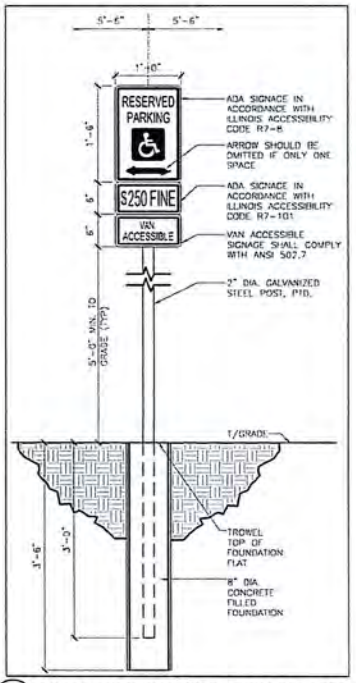
PROJECT #: 21121.00

C7.4



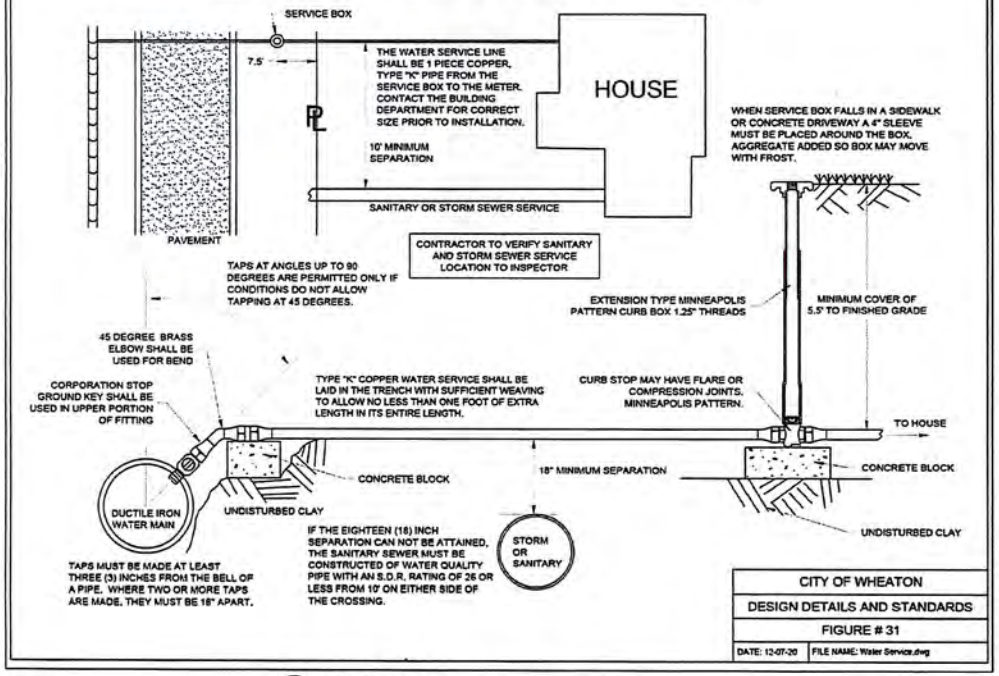
1 C7.5 ACCESSIBLE PARKING STRIPING LAYOUT
SCALE: NOT TO SCALE

2 C7.5 ACCESSIBLE PARKING SPACE SYMBOL
SCALE: NOT TO SCALE | CPS DTL 3/ADA.01



3 C7.5 ACCESSIBLE PARKING SIGNAGE DETAIL
SCALE: NOT TO SCALE | CPS DTL 4/ADA.01

WATER SERVICE CONNECTION DETAIL



4 C7.5 WATER SERVICE CONNECTION
SCALE: NOT TO SCALE

DAVID MASON ASSOCIATES

GPC GLOBAL POWER & CONSTRUCTION

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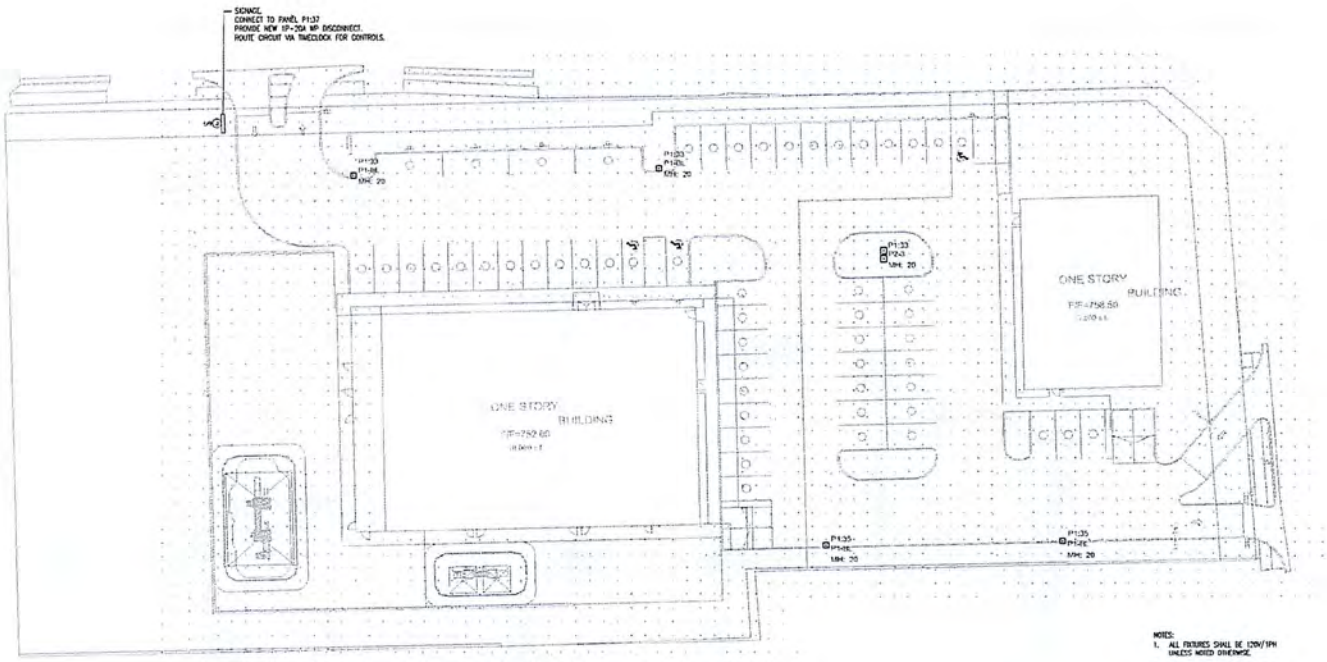
PROJECT #: 21121.00

C7.5



NOTES:
1. ALL FIXTURES SHALL BE 120V/1PH UNLESS NOTED OTHERWISE.
2. ALL CONDUITS SHALL BE RGC AND BURIED A MINIMUM OF 24" BELOW GRADE.
3. ALL WIRING SHALL BE A MINIMUM OF #10AWG, #10AWG WIRE GAUGE AS REQUIRED TO ACCOMMODATE VOLTAGE DROP. DO NOT EXCEED 3% AT THE FARTHEST FIXTURE
4. ROUTE CIRCUITS THROUGH TIMECLOCK FOR ON/OFF CONTROL. ALL FIXTURES SHALL BE EQUIPPED WITH ON BOARD PHOTOCELL.

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

NORTH

Luminaire Schedule				
Symbol	Qty	LLF	Description	Type
	4	0.930	DSX1 LED P4 40K BLC MVOLT	P1-BL
	1	0.930	DSX1 LED P6 40K T3M MVOLT	P2-3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot Line	Illuminance	Fc	0.04	0.5	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.43	11.3	0.0	N.A.	N.A.

COORDINATED SHOP DRAWINGS SHALL BE PROVIDED BY EACH SUBCONTRACTOR AND SHALL CONSIST A LAYOUT OF ALL DUCTWORK, CONDUIT, PIPING, EQUIPMENT, STRUCTURE, WALLS, CEILING, ETC AS REQUIRED TO REFLECT FULL COORDINATION ACROSS ALL TRADES AND SHALL BE SUBMITTED FOR REVIEW. COORDINATED DRAWINGS SHALL BE SIGNED OFF BY ALL DRAWER TRADES PRIOR TO BEING SUBMITTED FOR REVIEW. PLANS SHALL BE PREPARED AT A MINIMUM OF 1/4" SCALE OR THE SCALE OF THE DESIGN DRAWINGS, WHICHEVER IS LARGER. NO EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVED SHOP DRAWINGS.

FITZGERALD
ARCHITECTURE | PLANNING | DESIGN
175 N. HALSTED ST., SUITE 400
CHICAGO, IL 60661
P: 312.924.5400
www.FitzgeraldAPD.com
Design Registration # 184.006725

DAVID MASON & ASSOCIATES
davidmason.com

BTR ENGINEERING
MECHANICAL ENGINEERS
LIC. NO. 184.007332 EXPIRES 04/30/2023

GPC
GLOBAL POWER & CONSTRUCTION

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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REV	DATE	ISSUED FOR:
	2021.10.11	ZONING REVIEW
1	2022.01.28	ISSUED FOR REVIEW

SITE LIGHTING PHOTOMETRIC PLAN

DRAWN BY: | REVIEWED BY:

PROJECT #: 21121.00

SE001

LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREE			
AF	11 ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3"
GT	4 GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	3"
TA	3 TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3"
AB	3 AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'
SR	3 SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2"
EVERGREEN TREE			
PG	9 PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8'
TT	29 THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6'
DECIDUOUS SHRUB			
HA	26 HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL
HF	14 HYDRANGEA PANICULATA 'PIPE LIGHT'	PIPE LIGHT HYDRANGEA	5 GAL
HG	15 HYDRANGEA PANICULATA 'LITTLE QUICKFIRE'	LITTLE QUICKFIRE HYDRANGEA	3 GAL
IV	50 ITEA VIRGINICA 'SCENTLANDIA'	SCENTLANDIA VIRGINIA SWEETSPIRE	3 GAL
RP	8 ROSA RUGOSA 'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE	3 GAL
ST	43 SPIRAEA 'TOR'	BIRCHLEAF SPIREA	5 GAL
VD	75 VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	5 GAL
VJ	24 VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	4'
VL	10 VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	5 GAL
EVERGREEN SHRUB			
TH	39 TAXUS X MEDIA 'HICKSII'	HICKS YEW	24"
PERENNIAL & ORNAMENTAL GRASSES			
CA	20 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL
HH	232 HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL
SH	50 SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	1 GAL

PERENNIAL / GRASS PLANTING

SHRUB PLANTING DETAIL

DECIDUOUS TREE PLANTING

LANDSCAPE NOTES:

Revision #: 04 Date: 1/28/2022	Scale: 1" = 20'	Landscape Plan: 01 Higher Ground - Wheaton, IL	Landscape Design by: Phil Rausch Hanson Landscape

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DAVID MASON ASSOCIATES

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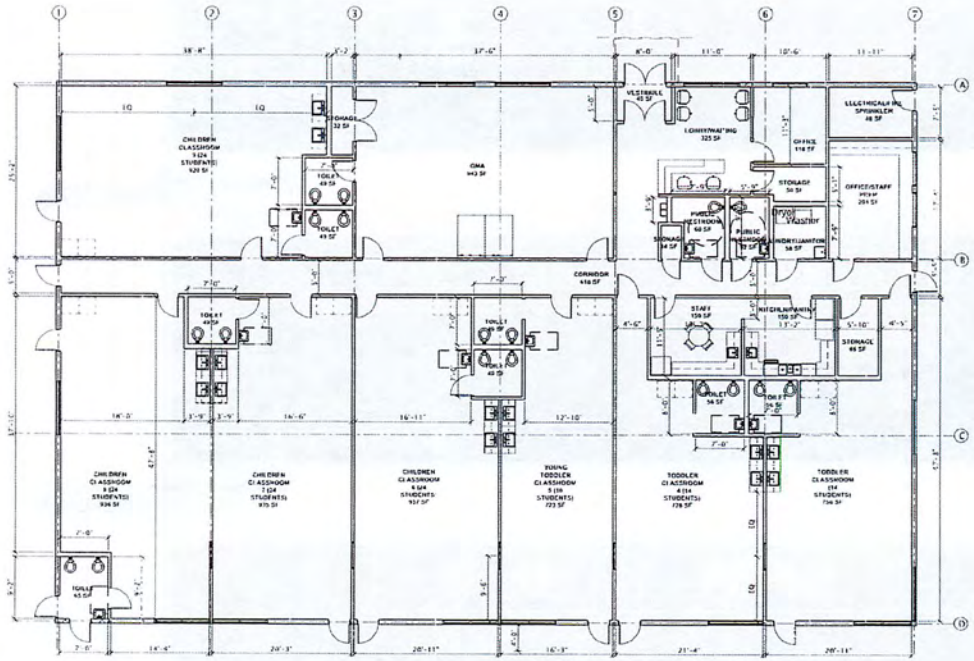

ARCHITECTURAL PLAN
1/8" = 1'-0"

HIGHER GROUND DAYCARE
250 E. ROOSEVELT ROAD
WHEATON, IL 60187

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REV	DATE	ISSUED FOR

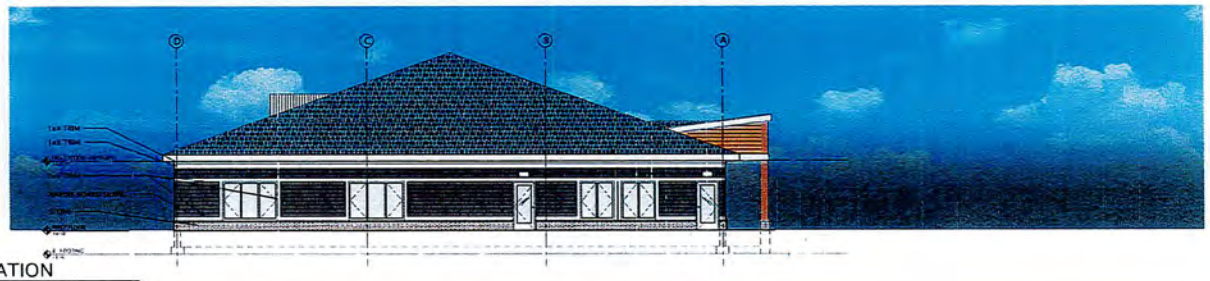
ARCHITECTURAL PLAN

DRAWN BY: SD | REVIEWED BY: LW

PROJECT #: 21121.00

A1.0

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



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

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

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

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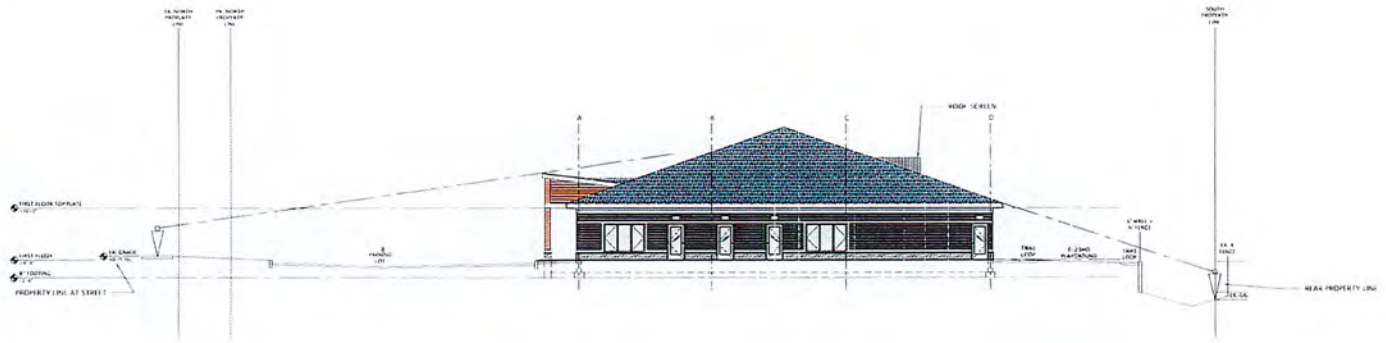
REV	DATE	ISSUED FOR

ELEVATIONS

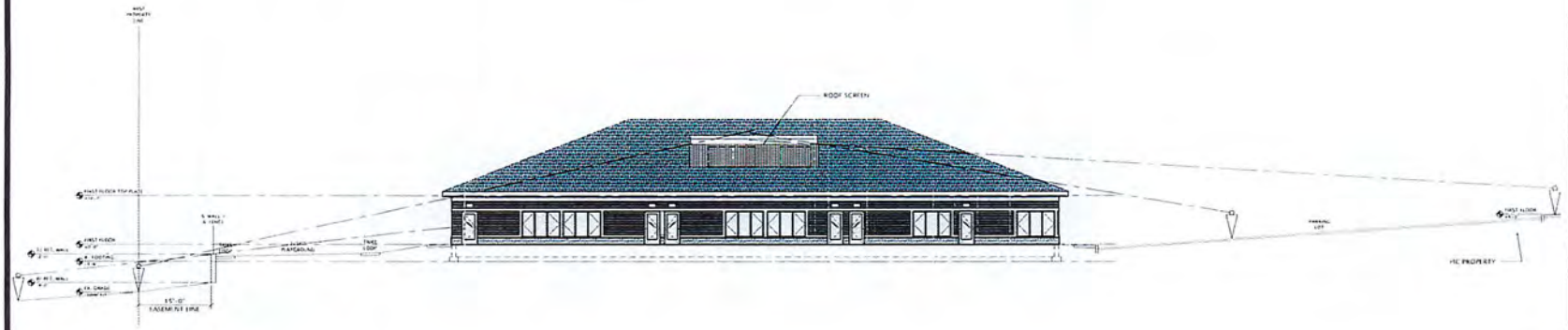
DRAWN BY: SD | REVIEWED BY: LW

PROJECT #: 21121.00

A2.0



A WEST ELEVATION
3/32" = 1'-0"



B SOUTH ELEVATION
3/32" = 1'-0"

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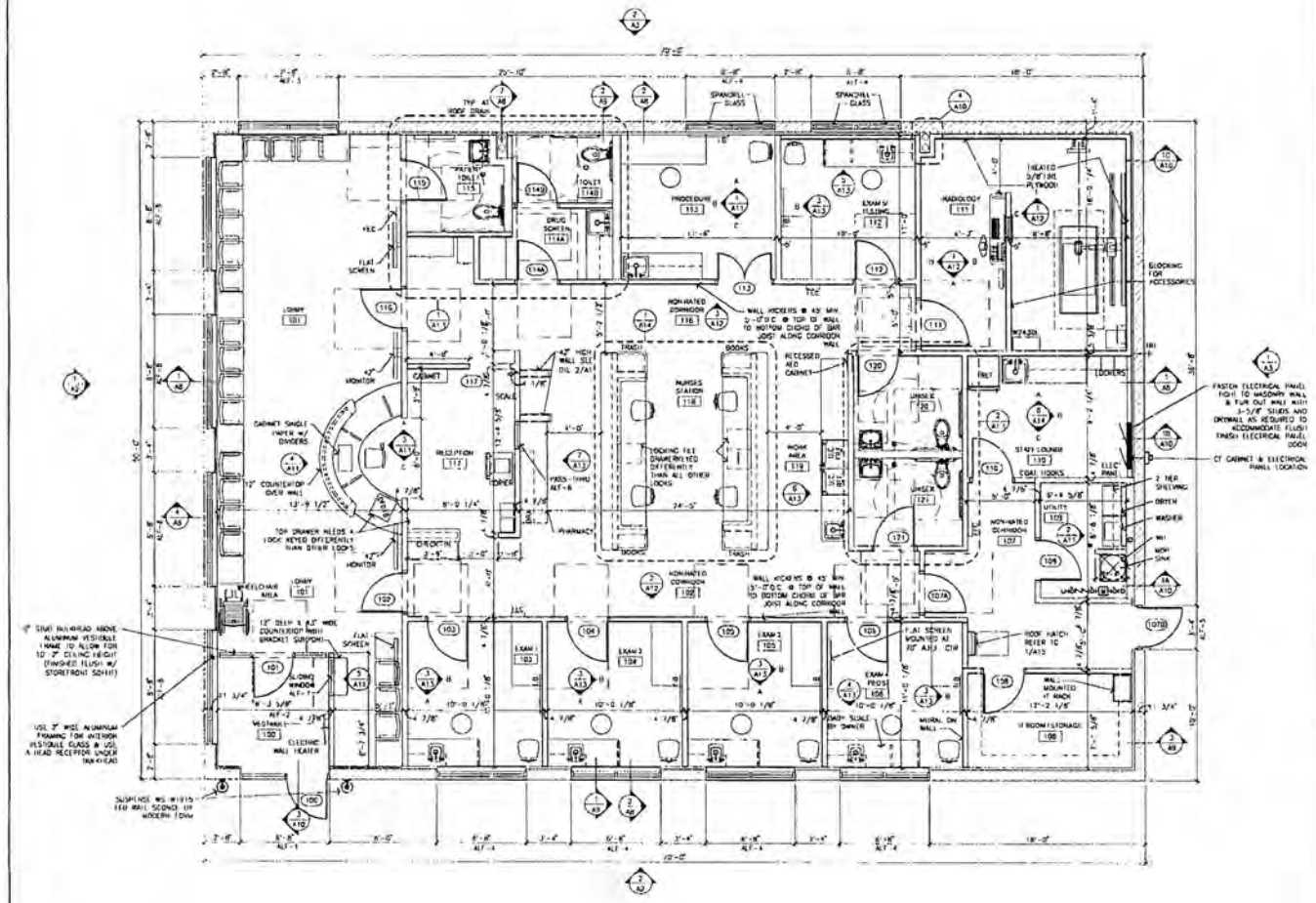
REV	DATE	ISSUED FOR
	10/19/21	REVIEW

SIGHT LINE STUDY

DRAWN BY: SD | REVIEWED BY: LW

PROJECT #: 21121.00

A2.01



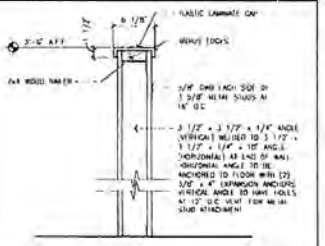
1 / A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. PV NOTE 3/8" FIRE TREATED PLYWOOD BACKER AT ALL TV WALL MOUNT LOCATIONS
2. I.E. FIRE EXTINGUISHER CABINET (LARSEN'S #1840 SEMI-RECESSED WITH 10# ABC PORTABLE FIRE EXTINGUISHER MINIMUM RATING OF 2A10BC.
3. WALL MURAL IN PLOTS IS SUPPLIED BY OWNER AND INSTALLED BY PAINTING CONTRACTOR ON 1'-1" GYP. WALL.
4. WATER HEATER TO BE INSTALLED ABOVE MOP SINK @7'-0" A.F.F. TO THE BOTTOM OF WATER HEATER. REFER TO DETAIL 1/A10 FOR ADDITIONAL INFORMATION.

WALL TYPES

TYPE	REMARKS
	10" CMU, INSULATE ALL CORES EXCEPT @ VERTICAL REINFORCING CORE. 1 1/2" Z FURRING @ 16" O.C. 10'-4" HIGH OVER BMS VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO) INSULATION W/ FOIL FACE & TAPED JOINTS ABOVE CEILING. (1) LAYER 5/8" GYP. BD. ON INTERIOR FACE. REFER TO EXTERIOR WALL SECTIONS FOR ADDITIONAL INFORMATION.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH W/ 3 1/2" SOUND BATTS. REFER TO 3/A6 FOR DETAILS. (1) LAYER 5/8" GYP. BOARD EACH FACE.
	3 5/8"@20 GA. METAL STUDS AT 16" O.C. 12'-0" HIGH W/ 3 1/2" SOUND BATTS. REFER TO 3/A6 FOR DETAILS. (1) LAYER 5/8" GYP. BOARD EACH FACE. (SAME DRYWALL & FINISH TO 12'-0" A.F.F.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 12'-4" HIGH W/ SOUND CAULK AT BOTTOM PLATE. ROCK WOOL INSULATION. REFER TO 3/A6 FOR DETAILS. (1) LAYER 5/8" QUIET ROCK DRYWALL EACH FACE, W/ HIGH DENSITY, 10" INSULATION ON CEILING.
	6" 20 GA. METAL STUDS @ 16" O.C. 12'-4" HIGH W/ 3 1/2" INSULATION BATTS. REFER TO 3/A6 FOR DETAILS. (SIMILAR) (1) LAYER 5/8" DRYWALL EACH FACE.
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO ROCK DECK (SEQUARD TO ROOF FRAMING). REFER TO 8/A6 FOR DETAILS. (1) LAYER 5/8" DRYWALL EACH FACE.
	10" CMU, INSULATE ALL CORES EXCEPT @ VERTICAL REINFORCING CORE. 1 1/2" Z FURRING @ 16" O.C. 12'-0" HIGH OVER BMS VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO) INSULATION W/ FOIL FAC. & TAPED JOINTS ABOVE CEILING.
	10" CMU, INSULATE ALL CORES EXCEPT @ VERTICAL REINFORCING CORE. 1 1/2" Z FURRING @ 16" O.C. 10'-4" HIGH OVER BMS VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO) INSULATION W/ FOIL FAC. & TAPED JOINTS ABOVE CEILING) WITH 3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH. (1) LAYER 5/8" GYP. BD. ON INTERIOR FACE. REFER TO EXTERIOR WALL SECTIONS FOR ADDITIONAL INFORMATION.
	10" CMU, INSULATE ALL CORES EXCEPT @ VERTICAL REINFORCING CORE. 1 1/2" Z FURRING @ 16" O.C. 12'-0" HIGH OVER BMS VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO) INSULATION W/ FOIL FACE & TAPED JOINTS ABOVE CEILING) WITH 3 5/8" 20 GA. METAL STUDS AT 16" O.C. 12'-0" HIGH. (1) LAYER 5/8" GYP. BD. ON INTERIOR FACE. REFER TO EXTERIOR WALL SECTIONS FOR ADDITIONAL INFORMATION.
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. 6'-0" A.F.F. (1) LAYER 5/8" DRYWALL EACH FACE.



2 / A1 42" WALL DETAIL
SCALE: 1 1/2" = 1'-0"

CASCO

MIDLAND

PHYSICIANS IMMEDIATE CARE
250 E ROOSEVELT ROAD
WHEATON, IL 60187

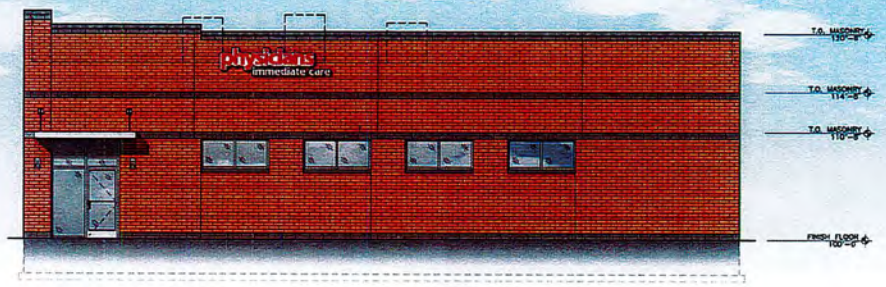
PRELIMINARY NOT FOR CONSTRUCTION

Drawn By/Checked By: MW/WH
Project Number: 7301081
Permit Date: 07.26.21

FLOOR PLAN

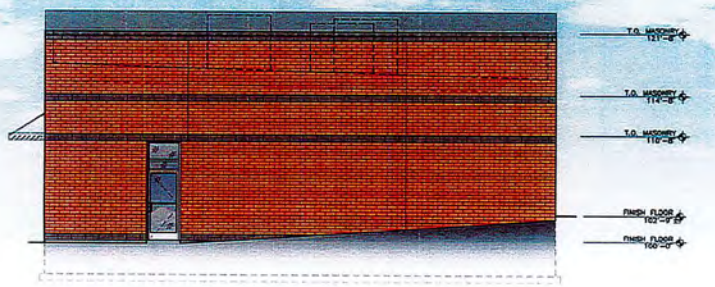
A1

12 Sunnen Drive, Suite 100
St. Louis, MO 63143
o: 314.821.1100



FRONT (WEST) ELEVATION

REAR (EAST) ELEVATION

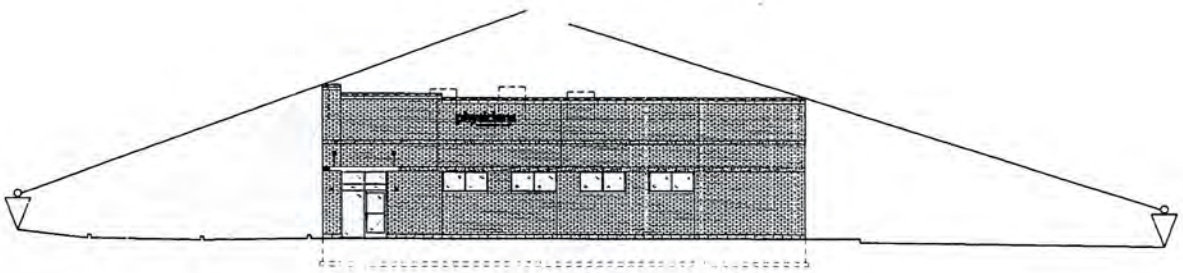


RIGHT SIDE (SOUTH) ELEVATION

LEFT SIDE (NORTH) ELEVATION

PHYSICIANS IMMEDIATE CARE
WHEATON, IL

2 / A2.1 LEFT SIDE (NORTH) ELEVATION SIGHT LINE STUDY
SCALE: 1/8" = 1'-0"



1 / A2.1 FRONT (WEST) ELEVATION SIGHT LINE STUDY
SCALE: 1/8" = 1'-0"

CASCO

MIDLAND CONSTRUCTION

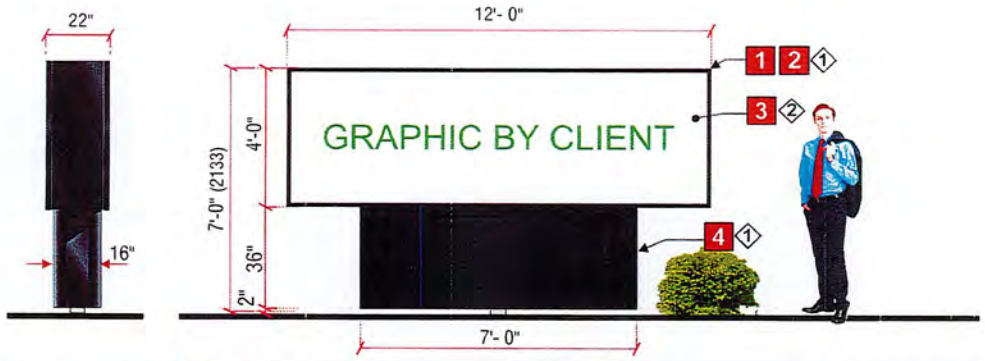
PHYSICIANS
IMMEDIATE CARE
250 E ROOSEVELT ROAD
WHEATON, IL 60187

NOT FOR CONSTRUCTION

Drawn By/Checked By: MS/MSJ
Project Number: 1101081
Owner Date: 07.28.11
Permit Date: TBD

EXTERIOR ELEVATIONS - SIGHT LINE STUDY

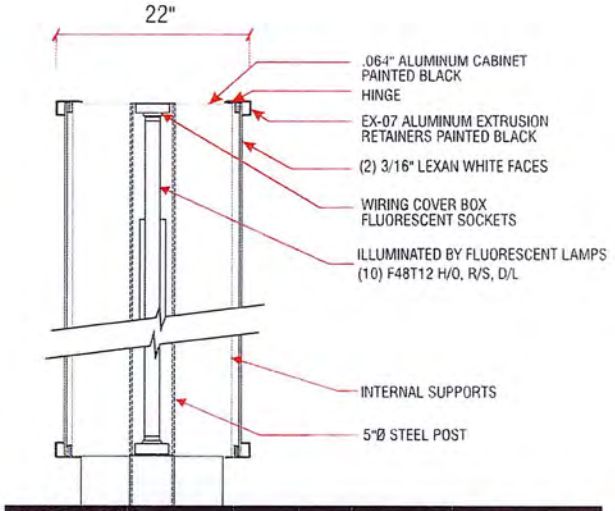
A2.1



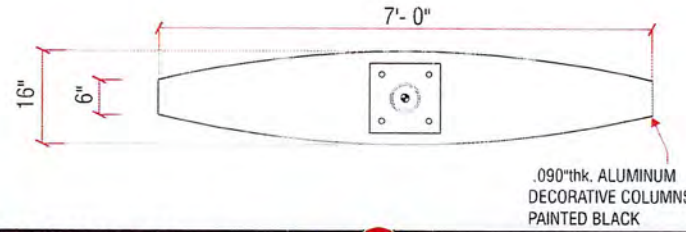
PROFIL

A FACE ELEVATION 2X Scale:1/4" = 1' - 0"

DOUBLE-FACE LIT MONUMENT SIGN



CROSS SECTION Scale: 3/4" = 1' - 0"



A PLAN DECORATIVE COLUMN 1X Scale:1/2" = 1' - 0"

DOUBLE-FACE LIT MONUMENT SIGN

DESCRIPTION	
1	.064" ALUMINUM CABINET ILLUMINATED BY FLUORESCENT LAMPS
2	EX-7 ALUM. EXTRUSION RETAINER
3	WHITE #7328 LEXAN FACE 3/16"
4	.125"thk. ALUMINUM DECORATIVE BASE

Voltage	120V

COLOURS

- M0 WHITE POLYCARBONATE 3/16" thk.
- P1 PAINTED BLACK SEMI-GLOSS FINISH

AREA (EACH)	48 ft² / 4.46 m²	
SIGN LOCATION	INTERIOR	EXTERIOR ✓

NOT FOR PRODUCTION

SURVEY REQUIRED FOR PRODUCTION

WARNING

BLOCKING BY G.C.

HARDWARE BY INSTALLER

ACCESS
Your Sign Department
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18935_21_Quattro_Wheaton_02

☑ PRELIMINARY ☐ FINAL

CLIENT APPROVAL

Signature

Printed name please

Revisions	Date
New proposition (JFM)	29-07-2021

QUATTRO DEVELOPMENT
250 East Roosevelt Road
Wheaton, IL 60187

Acc. Rep.: T. Derkson Date: 14-07-2021

Drawing by: JF Mailhot Project Mngr: N/A UL: #E183093 Project: #18935 Page: 1/3