

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 5, 2007 AGENDA**

| <b>SUBJECT:</b>   | <b>TYPE:</b>  | <b>SUBMITTED BY:</b>                                   |
|---|---|--|
| Final Planned Development –<br>Green Knolls Shopping Center,<br>Main Street and 63 <sup>rd</sup> Street | Resolutions<br>✓ Ordinance<br>Motion<br>Discussion Only | Tom Dabareiner, AICP<br>Community Development Director |

**SYNOPSIS**

An ordinance has been prepared for the Green Knolls Shopping Center Planned Development to construct a new Walgreens building and two new commercial buildings with a Zoning Variation for Common Open Space.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2006-2011 identified *Vibrant Major Commercial Corridors*. Supporting these goals are the objectives *More Attractive Commercial Development, Upgraded Existing and Aged Commercial Buildings* and *More Contribution to Local Economy*.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

At the May 22 Workshop, the Council identified several outstanding issues. Those concerns were as follows:

1. *Hours of operation for the proposed Walgreens.* The petitioner indicated at the meeting that Walgreens would generally be open from 7:00 am to 12:00 am. The store would accept deliveries only between the hours of 7:00 am to 5:00 pm. The ordinance has been revised to reflect these hours and require Walgreens come back to the Council if the proposed hours change.

Please note the petitioner provided a letter on May 25, 2007 and is requesting that no restrictions be placed on the proposed Walgreens store. The Council approved the Walgreens at Main and Ogden with a restriction on the hours of operation for the drive-through and deliveries/garbage pick-up. The drive-through hours per Ordinance 4059 are 9:00 am to 10:00 pm and the hours for deliveries/garbage pick-up are 7:30 am to 5:30 pm.

2. *Additional landscaping islands in the parking lot.* The petitioner provided a revised site plan indicating the conversion of three (3) parking spaces to landscape islands in the northern most line of parking. The revised plans have been incorporated into the ordinance.
3. *Lighting on the north side of Walgreens.* There will be some security lighting on the north side of the proposed Walgreens along with lights in the parking lot. Some of the lighting must remain on in order to provide adequate security lighting. The petitioner has agreed to ensure the lighting on the north side

of the proposed Walgreens as well as the existing building does not adversely impact the neighboring residences. Conditions 3.1 and 3.41 of the Planned Development Ordinance require that all lighting on the north side of the building is directed away from the residences.

4. *Signage must conform to the Village's requirements.* Staff has clarified Condition 3.3 of the Planned Development Ordinance. The condition now states "All signs shall comply with current Village ordinances".
5. *Additional Landscaping on Lot 3.* Prior to construction on Lot 3, the plans must be presented to the Village Council for approval per Condition 2 of the Planned Development Ordinance. Please note no additional Plan Commission review will be required unless a drive-through is proposed for this site.

Staff believes the Village Council recommends approval of the ordinances as revised on the June 5, 2007 agenda.

**BACKGROUND**

The site, located at the northwest corner of the Main Street and 63<sup>rd</sup> Street intersection, is surrounded by residential uses on the north and west sides, commercial and residential uses on the south side and commercial uses (including Jewel-Osco store) on the east side. There are two existing parcels on site; the larger westerly parcel is currently occupied by the Green Knolls Shopping Center, which was developed in the early 1960s; and the easterly parcel, currently vacant and previously occupied by the Lonestar Steakhouse restaurant, which was destroyed by fire in April of 2000. The site has been vacant since the former restaurant was demolished after the fire.

The development proposal calls for a creation of a new Planned Development on the entire site with a re-subdivision of the two existing parcels into three. The plat of Subdivision will include ingress and egress easements as well as shared parking provisions to all subsequent owners, tenants and visitors of the site. Parcel 1 will contain the existing Green Knolls Shopping center building and a new 10,569 square foot commercial building along 63<sup>rd</sup> Street. Parcel 2 will contain a new 14,746 square foot Walgreens building, with a drive-up window, which will replace the 15,390 square foot easterly portion of the existing shopping center. Parcel 3 will contain a future 4,093 square foot commercial building along Main Street, but will temporarily be paved and used for parking purposes. The final site plan and building plans for the new commercial building on parcel 3 shall be presented to Village Council for approval prior to issuance of a building permit. All new buildings on site will have front doors facing the interior of the site.

The site characteristics are summarized in the table below:

| <b>Green Knolls Shopping Center</b>                          | <b>Required</b> | <b>Proposed</b> |
|--|-----------------|-----------------|
| Height-Walgreens Building                                    | 60' max.        | 37'             |
| Height-New Commercial Building along 63 <sup>rd</sup> Street | 60' max.        | 21.5'           |
| <i>Building Setbacks:</i>                                    |                 |                 |
| Walgreens Building-from Main Street                          | 28'             | 68'-4"          |
| Parcel 3 Building - from Main Street                         | 25'             | 29'             |
| New Commercial Building from 63 <sup>rd</sup> Street         | 25'             | 30'             |

|  |     |        |
|--|-----|--------|
| Walgreens Building from 62 <sup>nd</sup> Place       | 28' | 54'    |
| North Side Yard                                      | 24' | 97'-7" |
| FAR (total)  | .75 | .32    |
| Parking (including proposed development on Parcel 3) | 256 | 284    |
| Open Space (total)                                   | 15% | 9.86%  |

As part of the petition, the petitioner is requesting a Special Use to construct a new drive-up window on the north side of the proposed Walgreens building. The parking layout on the north side of the Walgreens building will provide a drive-through lane as well as a turn-around lane for vehicles leaving the pick-up window for access to Main Street. The proposed site plan meets all zoning requirements except the common open space/green space. The petitioner is proposing to add new landscape green space for a total of approximately 25,123 square feet, or 9.86 percent. The Open Space variation is summarized in the table below.

| Open Space                   | Site Area       | Required                | Existing                | Provided                  | Variation Amount           |
|------------------------------|-----------------|-------------------------|-------------------------|---------------------------|----------------------------|
| Green Knolls Shopping Center | 254,668 sq. ft. | 38,200 sq. ft.<br>(15%) | 1,800 sq. ft.<br>(0.7%) | 25,123 sq. ft.<br>(9.86%) | 13,077 sq. ft.<br>(34.2 %) |

There are five existing access driveways to the site; two on Main Street and one each on 63<sup>rd</sup> Street, Carpenter Street and 62<sup>nd</sup> Place. The petitioner is proposing to eliminate the existing access to 62<sup>nd</sup> Place, relocate the southern access drive on Main Street approximately 14 feet north of its current location and convert it from a full access drive to a restricted right-turn in and right-turn out only access. Significant engineering improvements will also be undertaken as part of the new development. An underground stormwater detention chamber will be installed to meet stormwater requirements. New easements for water, sanitary sewer, and stormwater will be provided by the petitioner.

The Plan Commission considered the project at their April 2<sup>nd</sup>, 2007 meeting. A number of residents spoke at the meeting stating concern regarding following items:

1. Light pollution spilling from the existing building to residential properties
2. Noise levels from deliveries to the existing building
3. Aesthetic appearance of the area north of the existing building
4. Traffic circulation, lighting and noise associated with the proposed drive-through lane

Based on public comments, the Plan Commission included following conditions in their recommendation:

1. The existing lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
2. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property lines.
3. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed by petitioner along the entire 62<sup>nd</sup> Place right of way, as approved by Village Forester.
4. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway.

The Plan Commission recommended unanimous approval of the proposed development subject to conditions noted in the staff report and conditions added by the Plan Commission. Staff concurs with the Plan Commission recommendation.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS  
TO DESIGNATE GREEN KNOLLS SHOPPING CENTER AS  
FINAL PLANNED DEVELOPMENT NUMBER 46 WITH A VARIATION**

WHEREAS, the Owners of the property at 6224 Main Street, Downers Grove, IL (PIN 09-17-308-011 & -012); (hereinafter referred to as the "Property" and legally described herein) have requested that such real estate be designated as a Planned Development to be known as Green Knolls Shopping Center Planned Development Number 46 pursuant to the provisions of the Comprehensive Zoning Ordinance of the Village of Downers Grove, as set forth in Chapter 28 of the Downers Grove Municipal Code (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the Owners have also filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of Green Knolls Shopping Center Planned Development site plans consisting of an existing shopping center building and the construction of three new commercial buildings as provided under the Comprehensive Zoning Ordinance; and,

WHEREAS, the Property is zoned "*B-2, General Retail Business District*" under the Downers Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing respecting a final plan for the Downers Grove Green Knolls Shopping Center Planned Development Number 46 on the Property in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Zoning Ordinance; and,

WHEREAS, the Plan Commission recommended that the Property be designated as a Planned Development, with approval of the Green Knolls Shopping Center planned development plans as the documents submitted are consistent with the requirements of the Comprehensive Zoning Ordinance and the character of the planned development; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

**SECTION 1.** That the provisions of the preamble are incorporated into this ordinance.

**SECTION 2.** The following documents are attached hereto and incorporated herein by reference as a part of this ordinance and are hereafter collectively referred to as the "Green Knolls Shopping Center Final Development Plans", all of which are attached hereto as Group Exhibit A and are incorporated by reference:

1. The proposed development shall substantially conform to the staff report dated April 2, 2007; the engineering plans prepared by Intech Consultants, Inc. dated February 21, 2007 and revised on March 16, 2007; the Final Subdivision Plat of Green Knolls Subdivision prepared by Intech Consultants, Inc. dated March 14, 2007; the Exhibit A plan prepared by Intech Consultants, Inc.

dated December 6, 2006 and revised on March 16, 2007; the Lighting Plan prepared by Ruud Lighting dated March 13, 2007; the Landscape plan and architectural plans dated May 23, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.

2. The final elevation and site plan for the new commercial building on parcel 3 shall be presented to Village Council prior to receiving a building permit.
3. Prior to the issuance of any permits, the following changes shall be made to the plans:
  1. Plans shall indicate the lighting will be directed away from the adjacent residences on the north side of the proposed Walgreens building. No illuminated signage shall be located on the north side of the proposed Walgreens building.
  2. The elevations for the new trash enclosure for the new retail building along 63<sup>rd</sup> Street shall be provided.
  3. Detailed plans for the retaining wall for the new signage on the corner of 63<sup>rd</sup> Street and Main Street shall be provided. The sign application shall be submitted for all new signage on site. All signs shall comply with current Village ordinances.
  4. The Ingress and Egress Easement/Shared Parking Provisions language on the 'Exhibit A' plat shall be placed on the Plat of Subdivision.
  5. The SERZ ordinance requirements are being utilized for this project, and the detention vault has been designed for the 2-year storm. However, the critical duration 2-year, 50-year and 100-year storm events for both existing and proposed conditions must be submitted showing there are no increases in flow rates between existing and proposed conditions.
  6. The rainfall depths used for each duration and event shall be clearly shown on the hydrograph-routing calculations or modeling.
  7. All building downspouts shall be directed into the storm sewer, and the site re-graded so all proposed improvements drain to the detention vault.
  8. The critical duration 100-year overland flow route shall be indicated on the plans.
  9. The limits of construction appear to be larger than the stated 2.25 acres. A scaleable exhibit shall be provided that shows the limits of construction for all proposed grading and revisions with the limits clearly marked. If the area is larger, then the detention calculations must be revised accordingly.
  10. As the SERZ ordinance criterion is being used along with underground detention, a best management practice (BMP) shall be utilized for the project. A permanent sediment, oil and grease separation chamber is preferred such as Vortechs (any brand is acceptable). The BMP shall be designed for the critical duration, 2-year rainfall event.
  11. The grading plan shall be revised to show proposed grading contours not just proposed spot elevations as currently shown.
  12. Sheet 5 of the engineering plans shall be revised to show the detention vault NWL, HWL and associated storage volume.
  13. The outlet control structure must be revised based on the Village's preferred outlet control structure detail. Please note that the overflow weir may be inside the outlet control structure.
  14. The overflow weir of the detention vault shall be modeled in the hydrograph routing calculations.
  15. On Sheet 5 of the engineering plans, the sediment and erosion control measures shall be shown on the actual plan with an accompanying legend not just listed on the left of the sheet.

16. The storm sewer calculations shall be provided including hydraulic grade line calculations. These shall be based on a 10-year tailwater elevation from the detention vault. Please note that an additional storm sewer will likely be required based on previous comments.
17. The calculations for the curve number and percent imperviousness of the site shall be provided.
18. A delineation of the area tributary to each storm sewer inlet shall be provided on a topographic map.
19. Maintenance access shall be provided for the underground detention system. A minimum of two openings at least 36" in diameter shall be provided with ladders for maintenance access.
20. The HWL of the pond, overflow information and inlet and outlet pipe inverts shall be shown on the outlet control structure detail.
21. The Petitioner shall show document(s) of Evidence of Approval received from the DuPage County DOT regarding the right-in/right-out driveway design off Main Street prior to issuance of a building permit.
22. The '8 foot building line' on the Plat of Subdivision and the 'Exhibit A' plat is incorrect and shall be removed from plans.
23. The window openings shall not be located on the west side of proposed Walgreens building.
24. Plans shall be submitted, along with cut sheets, for a complete automatic sprinkler system for all new buildings.
25. Plans shall be submitted, along with cut sheets, for a complete manual and automatic detection system for all new buildings.
26. A detailed engineer's cost estimate must be prepared for all grading, sediment and erosion control measures, all major and minor stormwater structures including but not limited to storm sewer, BMPs and the detention vault.
27. A maintenance plan shall be drafted for the stormwater infrastructure and accompany the stormwater submittal.
28. As the site is greater than one acre, a submittal to IEPA is required for NPDES Phase II compliance. The Village of Downers Grove shall be copied on correspondence with IEPA regarding the submittal for NPDES Phase II compliance.
29. The domestic water service size shall be changed on the Utility Plan to 1½ inch Type 'K' copper for the Walgreens building.
30. The location of the proposed b-box for Walgreens shall be indicated on the Utility Plan.
31. The location and size of all existing water services to the building that will be demolished shall be labeled on the Utility Plan. All existing water services shall be disconnected at the water main. This requirement shall be listed as a note on the plan.
32. The existing fire hydrant that will be relocated shall be disconnected at the Tee at the water main. A new six inch tap shall be made at the location of the relocated hydrant. These requirements shall be noted on the Utility Plan.
33. Eliminate the six inch 90 degree bend on the proposed six inch fire line to the proposed retail building.
34. The fire hydrant shall be labeled on the Utility Plan as a private hydrant and shall be painted red. Please place a note on the Utility Plan that states: "This Fire Hydrant is private and shall be painted red".
35. Provide more information about the domestic water supply for the two proposed retail buildings. Indicate the size of the proposed water services and proposed b-box locations on the Utility Plan. Each individual unit shall be metered separately, and each unit shall have its own b-box. Indicate the location of the water service connection at the water main.
36. The handicapped Pavement Markings shall be a minimum of 30 inches by 36-inches.

37. The “Dome Stamp” pattern within sidewalks for ADA treatment is NOT acceptable in the Village. The Contractor will be required to provide four-foot x two-foot ceramic tiles (per each location) imbedded in freshly poured concrete fabricated by Detectable Warning Systems, or approved equal.
38. New STOP signs shall be installed at the Main Street access driveways, per the Village standards.
39. The “Walgreens” sign on the east side of the site near Main Street shall be located such that it will not violate the Village’s vertical and horizontal sight line requirements, as described in the Village Standards.
40. The Petitioner is notified that the fine for violation of a handicapped space is \$250.00 in the Village, effective January 1, 2006, and shall be so posted on each installed handicapped sign.
41. All lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
42. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property line.
43. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed and maintained by petitioner along the entire 62nd Place right of way, as approved by Village Forester.
44. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway.

SECTION 3. That the Village Council hereby finds as follows:

1. That Planned Development Number 46 meets the requirements of the Comprehensive Zoning Ordinance as follows:
  - a. That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
  - b. That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
  - c. That the planned development is specifically listed as a special use in the district in which it is to be located.
  - d. That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.
  - e. That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

- f. That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.
  - g. That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.
  - h. That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.
  - i. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.
2. That the proposed Development conforms with the requirements of the Comprehensive Zoning Ordinance.

SECTION 4. The Zoning Ordinance is hereby amended by adding to the Zoning Map the boundaries of the following described real estate and by designating said real estate as a Planned Development under the title and style "Green Knolls Shopping Center Planned Development Number 46" to be stated on the face of said map within the boundaries of the real estate hereinafter described, to wit:

Lot 8 in Block 5 of Jelinek's 2<sup>nd</sup> Addition to Downers Grove, being a subdivision in the Southwest Quarter of the Southwest Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 27, 1959 as Document 920641 and Certificate of Correction filed May 16, 1962 as Document R62-15037, in DuPage County, Illinois.

Commonly known as 6224 Main Street, Downers Grove, IL 60515 (PIN 09-17-308-012,-011)

SECTION 5. The Green Knolls Shopping Center Final Planned Development Plans be and are hereby approved to permit a Planned Development, subject to the conditions and restrictions contained therein, and subject to the following:

- a. The planned development shall be constructed, maintained and operated in conformance with the Green Knolls Shopping Center Final Planned Development Plans as well as such covenants, conditions and restrictions as may be approved by the Village Council.
- b. The Village shall have the right to review and approve the bylaws, and any changes thereto, to ensure compliance with this Ordinance and applicable laws.
- c. Except as provided herein, the Green Knolls Shopping Center Final Planned Development Number 46 shall be in conformance with all applicable laws of the Village.

SECTION 6. A request for variation from Chapter 28, Section 1612; *Permanent Common Open space*, is hereby granted to allow approval to reduce the open space to 9.861% versus the minimum 15% open space requirement in the B-2 Zoning District.

SECTION 7. The Green Knolls Shopping Center Development Plans as well as all covenants, conditions and restrictions heretofore or hereafter filed in connection with the Green Knolls Shopping Center Planned Development Number 46 shall be deemed to be contractual undertakings and shall be binding upon the applicants therefore, the owners of the land covered by the Green Knolls Shopping Center Planned Development Number 46, and their successors and assigns, and shall limit and control the construction, location, use and operation of all land in the Green Knolls Shopping Center Planned Development Number 46, and improvements and structures to be located thereon.

SECTION 8. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 9. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk



# FINAL SUBDIVISION PLAT OF GREEN KNOLLS SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.L.N. NUMBER: 08-17-308-011  
08-17-308-012

IN ACCORDANCE WITH ILL. GEN. STAT. 1981 CH. 126, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

**ABBREVIATION**  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
R = RADIAL

**LEGEND**  
— LOT LINE  
— RIGHT OF WAY  
- - - BOUNDARY  
- - - EASEMENT  
- - - CENTERLINE  
+ CONIC MONUMENT  
- - - BUILDING LINE

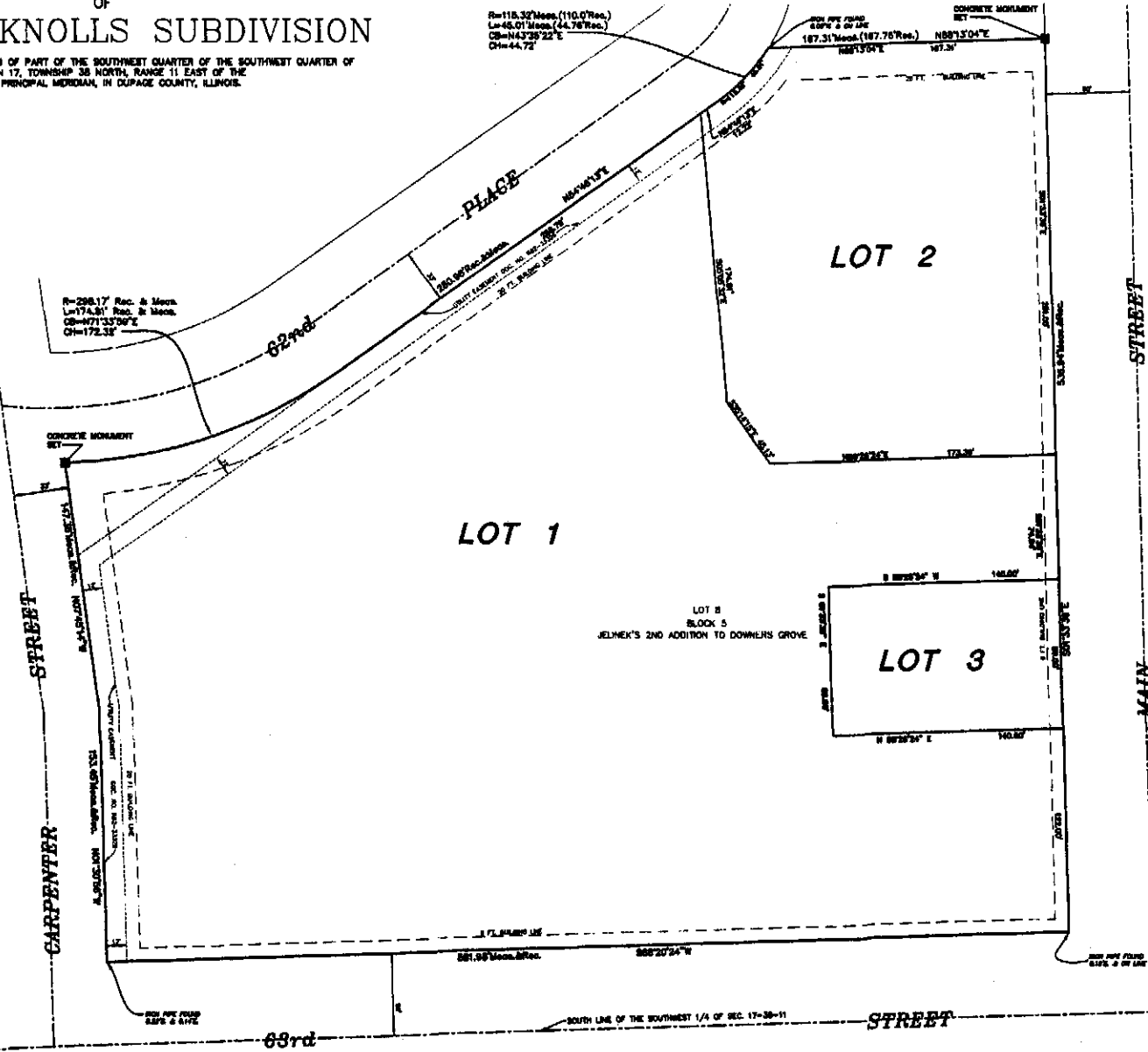
**LOT AREA SUMMARY**

| LOT #   | AREA                     |
|---|--------------------------|
| 1   | 192,738 S.F. 4.461 ACRES |
| 2   | 48,480 S.F. 1.110 ACRES  |
| 3   | 14,460 S.F. 0.328 ACRES  |
| <b>TOTAL AREA BY SUBDIVISION 255,678 S.F. = 5.897 ACRES</b> |                          |

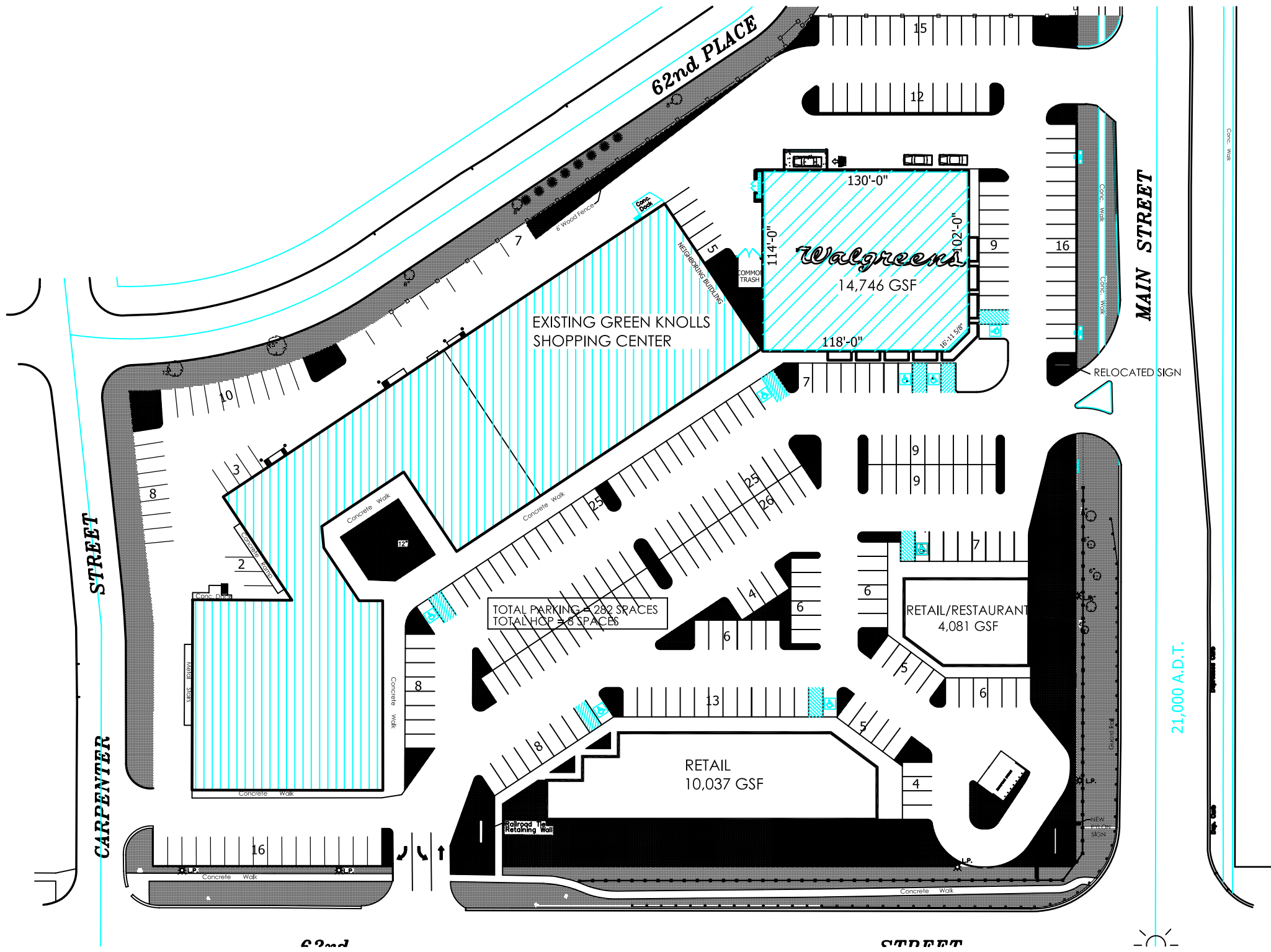
**NOTE:**  
BUILDING SETBACK LINES WERE ESTABLISHED BY DECREE NO. 182-18037 RECORDED MAY 18, 1982.

- NOTES:**
1. MONUMENTS ARE AT ALL LOT CORNERS.
  2. ALL DIMENSIONS ARE HEREBY GIVEN UNLESS OTHERWISE NOTED.
  3. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS AS SET FORTH BY PREVIOUS STATEMENT ON SHEET 2 OF 2 FOR BRIDGE, SEWER AND CONDUIT.
  4. ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
  5. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DIMENSIONS.

SCALE: 1" = 30'



**BITECH CONSULTANTS, INC.**  
ENGINEERS / SURVEYORS  
8415 WALNUT AVE. DOWNERS GROVE, IL (630) 964-5858



62nd PLACE

CARPENTER STREET

MAIN STREET

Walgreen's  
14,746 GSF

TOTAL PARKING = 282 SPACES  
TOTAL HOV ≥ 8 SPACES

RETAIL/RESTAURANT  
4,081 GSF

RETAIL  
10,037 GSF

21,000 A.D.T.

RELOCATED SIGN

EXISTING GREEN KNOLLS SHOPPING CENTER

130'-0"

14,746 GSF

118'-0"

114'-0"

102'-0"

15

12

9

16

10

8

3

2

16

62nd

STREET



Reinforced Retaining Wall

Neighboring Building

COMMON TRASH

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

8' Wood Fence

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

Concrete Walk

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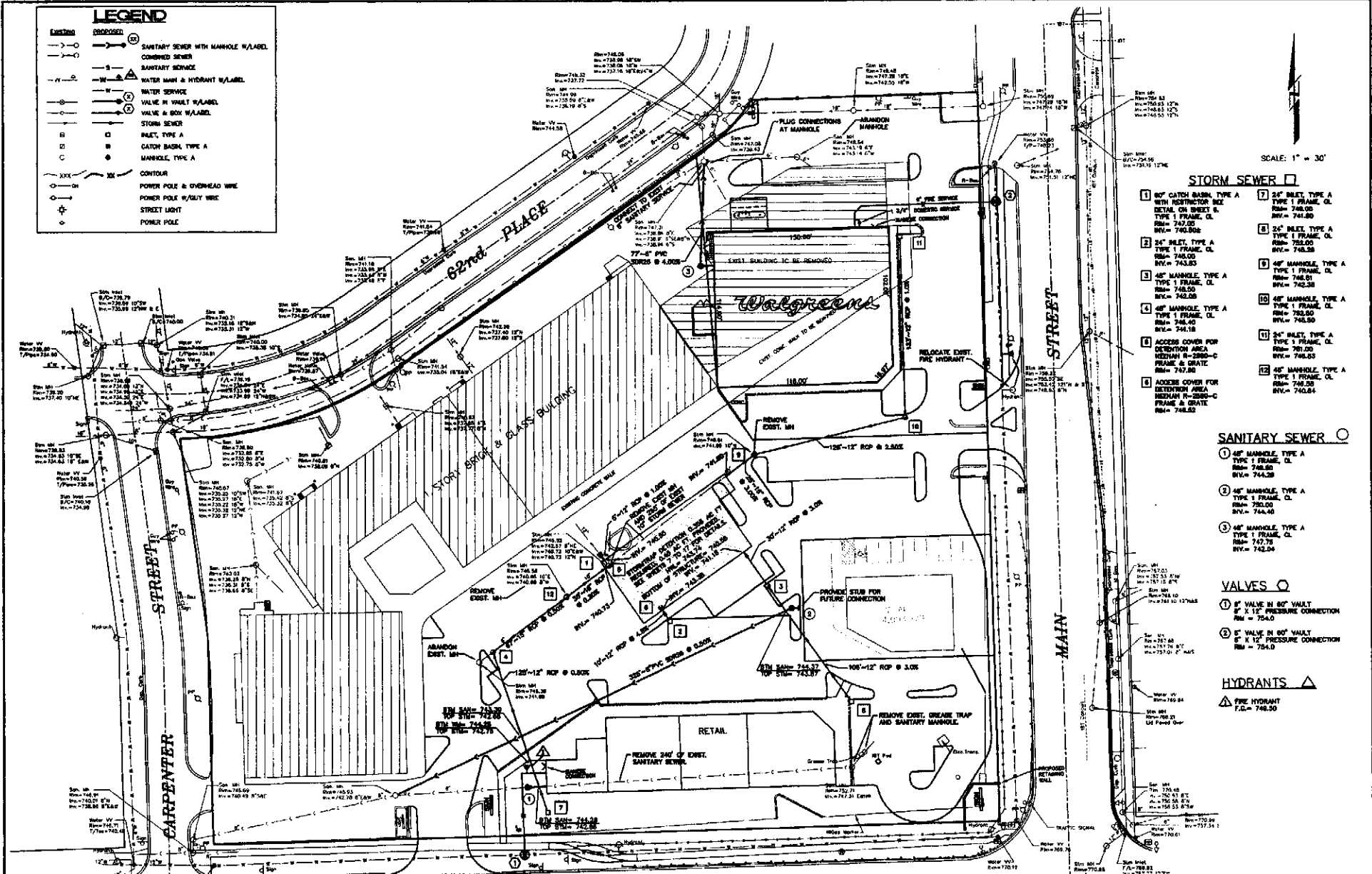






### LEGEND

| EXISTING | PROPOSED | DESCRIPTION                         |
|----------|----------|-------------------------------------|
|          |          | SANITARY SEWER WITH MANHOLE W/LABEL |
|          |          | COMBINED SEWER                      |
|          |          | SANITARY SERVICE                    |
|          |          | WATER MAIN & HYDRANT W/LABEL        |
|          |          | WATER SERVICE                       |
|          |          | VALVE IN VAULT W/LABEL              |
|          |          | VALVE & BOX W/LABEL                 |
|          |          | STORM SEWER                         |
|          |          | INLET, TYPE A                       |
|          |          | CATCH BASIN, TYPE A                 |
|          |          | MANHOLE, TYPE A                     |
|          |          | CONTOUR                             |
|          |          | POWER POLE & OVERHEAD WIRE          |
|          |          | POWER POLE W/DUY WIRE               |
|          |          | STREET LIGHT                        |
|          |          | POWER POLE                          |



- #### STORM SEWER
- 1 60" CATCH BASIN, TYPE A WITH INSTRUCTOR BOX. DETAIL ON SHEET 4. TYPE 1 FRAME, CL. RM= 742.00 INV.= 741.80
  - 2 24" INLET, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 3 24" INLET, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 4 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 5 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 6 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 7 24" INLET, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 8 24" INLET, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 9 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 10 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 11 24" INLET, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 12 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00

- #### SANITARY SEWER
- 1 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 2 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00
  - 3 48" MANHOLE, TYPE A TYPE 1 FRAME, CL. RM= 742.00 INV.= 742.00

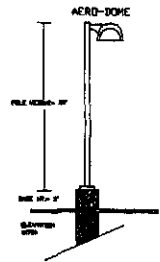
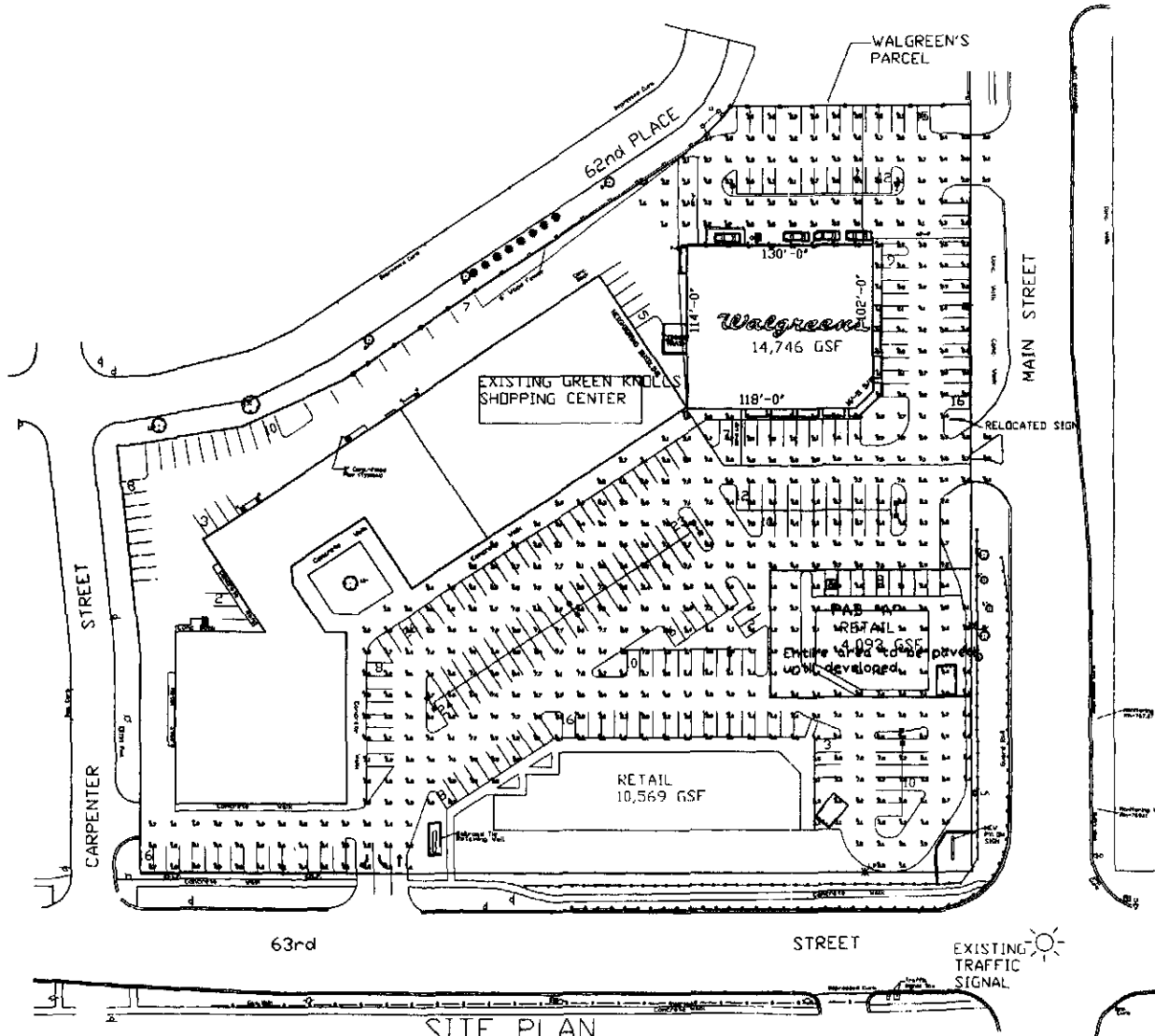
- #### VALVES
- 1 6" VALVE IN 60" VAULT 8" X 12" PRESSURE CONNECTION RM = 750.0
  - 2 6" VALVE IN 60" VAULT 8" X 12" PRESSURE CONNECTION RM = 750.0

- #### HYDRANTS
- 1 FIRE HYDRANT I.C. = 748.50





RUUD LIGHTING



| NO. | DESCRIPTION                  | QTY. | UNIT | PRICE    | TOTAL    |
|-----|------------------------------|------|------|----------|----------|
| 1   | 50' HGT. 10' DIA. STEEL POLE | 1    | EA.  | 1,200.00 | 1,200.00 |
| 2   | 10' DIA. BASE                | 1    | EA.  | 150.00   | 150.00   |
| 3   | 10' DIA. CONCRETE FOUNDATION | 1    | EA.  | 1,000.00 | 1,000.00 |
| 4   | 10' DIA. CONCRETE CURB       | 1    | EA.  | 1,000.00 | 1,000.00 |
| 5   | 10' DIA. CONCRETE WALKWAY    | 1    | EA.  | 1,000.00 | 1,000.00 |
| 6   | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 7   | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 8   | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 9   | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 10  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 11  | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 12  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 13  | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 14  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 15  | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 16  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 17  | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 18  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 19  | 10' DIA. CONCRETE SIDEWALK   | 1    | EA.  | 1,000.00 | 1,000.00 |
| 20  | 10' DIA. CONCRETE DRIVEWAY   | 1    | EA.  | 1,000.00 | 1,000.00 |

PROPOSED POLES MEET IN 10' Voids

SITE PLAN

RUUD LIGHTING

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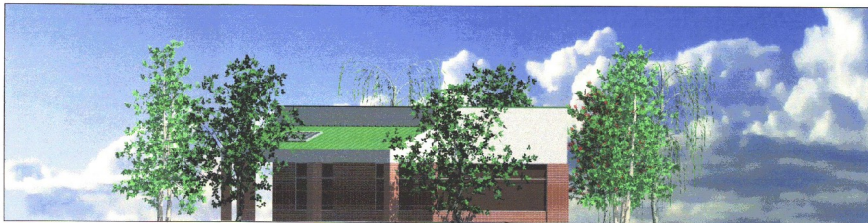
|               |              |             |                  |
|---------------|--------------|-------------|------------------|
| Drawn/Checked | Scale        | Year        | Layout by        |
| Product Name  | Project Name | Project No. | Project Location |
| Revision      | Revision     | Revision    | Revision         |
| DATE          | DATE         | DATE        | DATE             |



NORTH ELEVATION



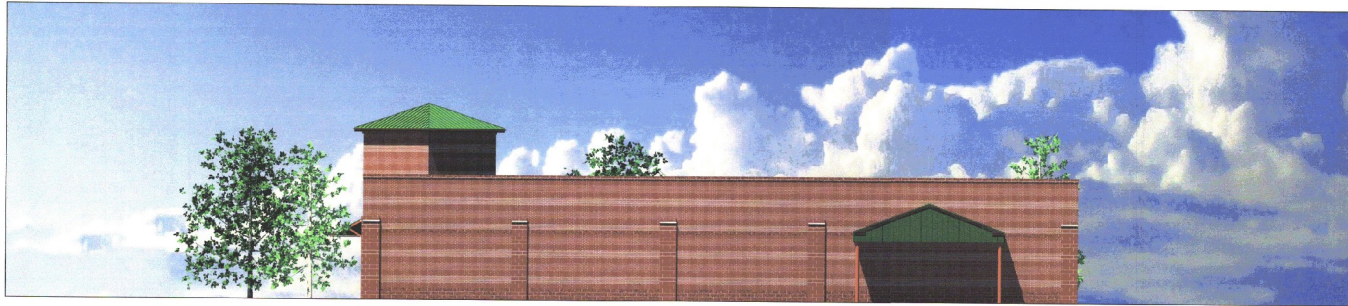
SOUTH ELEVATION



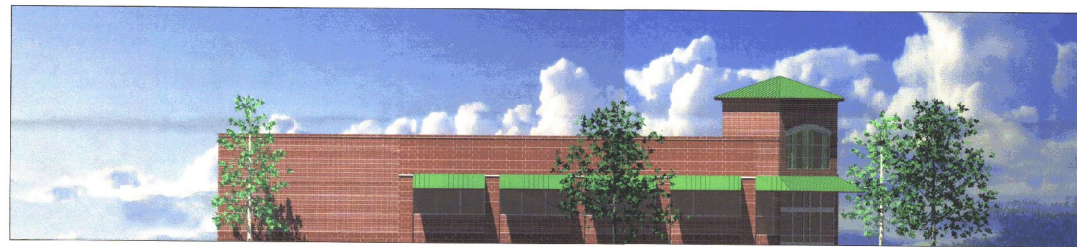
EAST ELEVATION



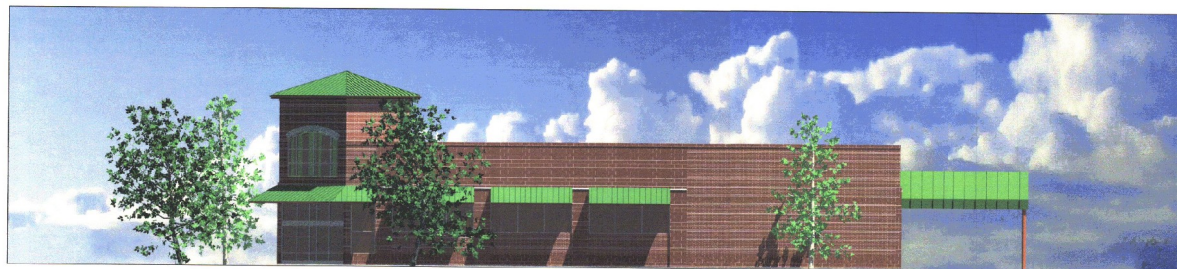
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

