



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Special Meeting
Wednesday, August 16, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of Draft Minutes**
 - 1) Approval of July 19, 2023 Meeting Minutes
- C. Public Comment (Non-Agenda Items)**
- D. Exterior Appearance Review**
 - 1) 750 Roosevelt Road: Popeye's Louisiana Kitchen - Exterior Appearance Review
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Adjournment**

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, July 19, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:03 PM, and roll was called.

PRESENT: Chairperson Susan Jacobson, Commissioners Pam Albrecht, Eric Rahn, Lisa Sallwasser, and Julia Smith.

ABSENT: Commissioners Yavor Goranov and Heather Mees.

B. Approval of Meeting Minutes

Commissioner Sallwasser made a motion to approve the draft minutes of the June 14, 2023 meeting. Commissioner Rahn seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D. Exterior Appearance Review: 604-610 Roosevelt Road

Staff Introduction

James Brown, Planning Consultant for the Village of Glen Ellyn, introduced the request: The petitioner is requesting an exterior appearance review to accommodate the exterior façade remodel of the existing multiple tenant commercial building. Mr. Brown presented information as detailed in the Staff Report dated June 14, 2023 / Revised July 19, 2023, included in the agenda packet. Mr. Brown noted this was a second review of the request initially presented on June 14, 2023. He shared that the Petitioner made revisions to the proposal in response to Commissioner comments at the prior meeting, including a redesigned front elevation.

Petitioner's Presentation

Petitioner Andrew Alex, owner of the property at 604-610 Roosevelt Road, addressed Commissioners, sharing his goal to improve the building to attract tenants. Mr. Alex's architect

also addressed Commissioners, presenting the revised front elevation. He responded to Commissioner questions, including discussion about materials and color choices. The Petitioner did not have a color rendering to present at the time.

Commission Deliberation

Commissioners deliberated. They shared their positions regarding the request, with mixed support for the Petitioners' proposal. They expressed general support for the redesigned front elevation. Areas of concern included: lack of color renderings, and lack of specificity regarding materials, colors, signage, and green elements.

Commission Recommendation

Commissioners require additional information prior to considering a recommendation, including color renderings, to proceed with a recommendation.

E. Trustee Liaison's Report

Trustee Liaison Anne Gould Thompson discussed the following:

- The Village of Glen Ellyn Housing Assessment was recently released to the public.
- An updated boundary agreement between the Village of Glen Ellyn and Wheaton is in process, pertaining to Scripture Press properties.
- The Comprehensive Plan continues to be finalized.
- The Village is in discussion with potential buyers for the Roosevelt Road hotel properties; public information is forthcoming.

F. Chairperson's Report

Chairperson Jacobson shared that she attended a public meeting regarding the proposed event park on the location of the former US Bank site development. She said public comments are still being accepted.

G. Staff Report

James Brown, Planning Consultant for the Village of Glen Ellyn, clarified requests made to the Petitioner of the 604-610 Roosevelt Road project and indicated the proposal will be on the

agenda for the next meeting. Commissioners discussed planned absences for the next scheduled meeting.

H. Adjournment

The meeting was adjourned by Chairperson Jacobson at 7:35 p.m.

Respectfully submitted,

Audrey Savikas
Recording Secretary



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/16/2023 7:00 PM
Department: Community Development
Department Head: Martin Scott
Category: Discussion Item
Prepared By: Scott Viger

AGENDA ITEM
(ID # 2023-820)

DOC ID: 2023-820

750 Roosevelt Road: Popeye's Louisiana Kitchen - Exterior Appearance Review

Statement of the Issue:

Please the attached staff report.

Analysis:

Please the attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Architectural Appearance Commission is being asked to consider the petitioner's request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial.

Attachments:

1. 750 Roosevelt Road_Popeyes _AAC Staff Report
2. 1. Popeyes_Exterior Appearance Review Application Packet
3. 2. Popeyes_Proof of Ownership
4. 3. Popeyes_Narrative Statement
5. 4. Popeyes_Plat of Survey_Legal Description
6. 5. Popeyes_Building Elevation Drawings
7. 6. Popeyes_Building Materials and Signage Plan
8. 7. Popeyes_Rooftop Plan
9. 8. Popeyes_Lighting Plan
10. 9. Popeyes_Lighting Fixture Details
11. 10. Popeyes_Landscape Plan
12. 11. Popeyes_Engineering Plans

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant

FOR: 08.16.23 Special Public Meeting

SUBJECT: 750 Roosevelt Road, Popeyes Louisiana Kitchen
Exterior Appearance Approval

PETITIONER: The petitioner is Mohamed Ould Sidi Mohamed, Aby Groups President. Aby Groups is located at 200 S. Frontage Road Burr Ridge, IL 60527. Property Owners are Nick Zaras, Andy Leo Zaras and Chris Zaras.

REQUEST: The petitioner is requesting an Exterior Appearance Review for construction of a Popeyes Louisiana Kitchen restaurant. The proposed restaurant is 2,515 square feet. The restaurant will contain a drive-through, as well as interior order counter and seating for 24. To proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the proposed improvements. A Zoning Map Amendment, Special Use Permit and Zoning Variations are also being sought. These additional issues will be reviewed by the Plan Commission. Recommendations from both citizen review bodies will be forwarded to the President and Village Board of Trustees.

LOCATION The subject 33,374 square foot (0.766 acre) property is located at 750 Roosevelt Road.

& ZONING: The property is zoned C4 Office District. A Zoning Map Amendment is being sought to reclassify the property to C3 Service Commercial District. The land use and zoning of the properties in the surrounding area are identified below:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial (Office)	C4 Office District
South: Commercial (Retail, Restaurant)	C3 Service Commercial District
East: Commercial (Office)	C4 Office District
West: Commercial (Bank)	C4 Office District

COMP PLAN: According to the 2001 Comprehensive Plan, the subject property is designated as Office. The stated goal of which is to provide *“A system of commercial, retail and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image of the community.”*

The draft 2023 Comprehensive Plan changes the future land use designation of the site to “Corridor Commercial” and recommends development that will increase building size and tax base of commercial properties along the corridor.

Several similar uses are present along the corridor, notably Raising Cane's (499 Roosevelt Road), Starbucks and Panera Bread (691 and 751 Roosevelt Road). The plan specifically identifies Danby Station Café as being in fair to poor condition and the site could use façade and site improvements.

PROJECT SUMMARY:

Building. The proposed restaurant is 2,515 square feet. The restaurant will contain a drive-through, as well as interior order counter and seating for 24.

Based on the General Design Principals identified in Chapter 1 of the Appearance Review Guidelines, the proposed improvements, where applicable, are consistent with them as follows:

- *“Section 1.1 New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape”.*

Roosevelt Road is an auto-centric arterial commercial street. The nearby properties display commercial architecture with corporate identity (CVS, Starbucks, Banks). The proposed Popeyes restaurant displays the new corporate identity of the restaurant in its design, while limiting the color choices to those compatible with its surroundings.

- *“Section 1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.”.*

The commentary for this section explicitly lists EIFS as not recommended. The building does utilize EIFS material above the Nichiha fiber cement panels at the pedestrian level. The colors of the Nichiha wood and brick panels meet the subdued earth tone recommendation. The petitioner originally proposed EIFS only above the Nichiha Vintage Wood and Vintage Brick products (a height of approximately 3 feet).

Petitioner referenced the Panera Bread across Roosevelt Road from the proposed Popeyes which uses EIFS. However, Panera Bread's EIFS is limited to the area of the facades above the windows, awnings, and areas of human contact (approximately 8').

After staff review, the Nichiha brick panels have been raised to a height of nine feet so that the EIFS is proposed only above the nine-foot height.

Additionally, the commentary states that glass storefront wall systems which extend to the ground are not recommended.

Originally the glass storefront proposed for the south and east facades (in the restaurant's public areas) extended all the way to the ground and therefore did not comply with this Section of the Guidelines. Inasmuch as the petitioner referenced the nearby Panera Bread, it adheres to the

guidelines by keeping the glass storefront panels only above a masonry base.

Again, the petitioner has revised their plans to utilize the Nichiha brick for the lower two feet on the east and south facades thus raising the storefront windows up from the ground plain.

Staff believes the revised plan as presented to the Commission meets this guideline.

- *“Section 1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes”.*

The architectural layout of the building does lend itself to a myriad of dining users. However unique qualities of the proposed restaurant; the canopies, shutters and wall lighting make any reuse difficult. While the primary color of the Popeyes is muted, the original “pops of color” proposed in the canopies window surrounds, contrasting door color, shutters and luminaires are corporate identifiers and should be discussed by the Commission.

The revised plan being presented to the Commission has been revised, eliminating the “pops of color” in the canopies, window surrounds and shutters.

- *“Section 1.6 Entrances should be readily identifiable from parking areas and pedestrian approaches. They should be open, well lighted and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.”*

The two entries to the building are both highlighted by the fixed canopies. These canopies have downlighting to further emphasize the entryways.

- *“Section 1.8 Colors should be muted and complement each other, with no more than two or three colors on each façade.”*

While the general colors of the restaurant EIFS, “brick” and siding are muted the original pops of color (Orange/tangerine and teal) proposed via the shutters, luminaires, canopies, and window surrounds run contrary to this guideline. As noted above these elements have been altered to more muted colors.

Staff believes the revised plan as presented meets this guideline.

Site Improvements.

- *“Section 2.1 Landscaping, utilizing recommended plant materials identified in Appendix B, should be provided to enhance a project, buffer utilitarian view, and screen private areas of nearby residential property from visual intrusion.”*

Staff finds the landscape plan generally acceptable.

- *“Section 2.1.5 Landscaping of an area at least five feet in width should be employed along blank building walls.”*

While the various facades are not blank, the plan does provide foundation plantings ranging from approximately 3’ on the west side (drive through elevation) to over 10’ on the east.

- *“Section 2.3.1 “Trash enclosures should have wall surfaces which match the material of the principal building and metal gates, and, whenever possible, have their opening oriented away from public rights-of-way and primary customer views.”*
- *Section 4.2 – “Views of parking, loading, trash pick-up and mechanical equipment should be buffered and screened from public view.”*

The masonry trash enclosure is sited at the northern end of the entry drive. Virtually every customer that enters the site will have a full view of the trash enclosure. While they have added plant material around the enclosure walls, the view of the enclosure remains prominent.

Staff believes the plan as presented with the siting / location of the trash enclosure requires a deviation from this guideline.

Lighting. The petitioner has submitted a photometric plan and cut sheets. The plan meets the standards found in Section 10 – 5- 13M of the Zoning Code. The proposed improvements include parking lot lighting and building lighting. With respect to the parking lot, five pole lights will be installed around the site’s perimeter. These modern lights will be mounted at 25.0 feet on square poles, LED luminaires, and are equipped with glare shields. LED wall lights will be installed on the western façade (drive through pickup), Goose neck LED lighting will also be used; one on the eastern façade and three on the west. All the wall mounted lighting will be at a nine-foot mounting height, except the wall pack on the northern/rear elevation which is mounted at 9’ – 6”.

- *“Section 2.2 “The design of light fixtures should complement the architecture and function of the principal building.”*

The applicants have made the teal Gooseneck lighting a highlight of the architecture and reference other restaurants in the Roosevelt Road corridor that feature similar lighting. These Gooseneck lamps are part of the Popeyes corporate identity, but their color has been revised to comply with the Village’s guidelines. The other proposed lighting will be compatible with the architectural design of the existing and proposed buildings.

- *“Section 2.2.1 “Wall mounted fixtures should not directly allow light projection to the sky.”*

The wall mounted lighting all is shielded to prevent illumination of the night sky.

- *“Section 2.2.2 “The design of freestanding light fixtures, in addition to meeting the standards of the Zoning Code, should consider the appropriate color, texture and/or material for the base and avoid glare. More decorative light fixtures may be used where appropriate to relate to the architectural character of the project.”*

The petitioners have NOT specified a color for the five six freestanding light poles. They have left that for a discussion of the AAC. Staff recommends a standard black pole.

Landscaping. The petitioner has submitted a landscape plan which is included in your review materials (Sheet C500 Landscape Plan). Common sod is to be placed along the South, east and west property lines with trees and shrubs added on the east and west. Along the south Roosevelt Road frontage additional plantings surround the monument sign. Foundation planting for the building include shrubs and grasses.

- *“Section 2.1 Landscaping utilizing recommended plant materials identified in Appendix B, should be provided to enhance a project, buffer utilitarian view, and screen private areas of nearby residential property from visual intrusion.”*

Petitioner has revised their Landscape Plan in accordance with previous staff comments. The Plan is acceptable to the municipal staff.

- *“Section 2.1.1 – The selection of parking lot plant materials should consider hardiness in the face of intense use and salt spray as well as maintenance of sight lines. “*

Petitioner has revised their plan to include the provision of evergreen plants (Chicagoland Boxwood, Hicks Yew, and Hetz Midget Arborvitae) in and around the parking area. The plan now meets this guideline.

- *Section 2.1.3 – Landscaped islands should be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement, introduce the color and texture of plant materials and define parking areas and drive aisles.”*

The revised plan now has appropriate landscaped islands to meet this guideline.

- *Section 2.1.4 – The overall site landscape plan should consider options for providing color throughout the growing season.*

The mix of evergreens and deciduous shrubs, along with perennials and ornamental grasses, it should provide color throughout the growing season.

AAC

ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the August 16, 2023, Architectural Appearance Commission special meeting.
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Proof of Ownership
3. Narrative Statement
4. Plat of Survey/Legal Description
5. Building Elevations Drawings
6. Building Materials and Signage Plans
7. Rooftop Plan
8. Lighting Plan
9. Lighting Plan Fixture Details
10. Landscape Plan
11. Engineering Plans

cc: Emily Rodman, Assistant Village Manager/Community Development Director



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 02/17/2023 B: Application No. _____

C. Project Name: Popeyes Restaurant

D. Project Description:

The project will consist of demolition of an existing 3,381 square foot restaurant, parking lot, and utilities. Then there will be construction of a 3,050 square foot restaurant building with a drive through. The project will have new a parking lot and underground utilities.

E. Address of Property: 750 Roosevelt Road

F. Permanent Index No.: 05-14-423-038 G. Zoning: Currently C4, to be rezoned to C3

H. Name of Applicant: Mohamed Ould Sidi Mohamed, Aby Groups President

I. Address of Applicant: 200 S. Frontage Rd. Ste.330

J. Phone No. (Business): 630-522-3958 (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: ana@abygroups.com ; aby@abygroups.com

N. Name of Property Owner: Nick Zaras ; Andy Leo Zaras, Chris Zaras

O. Address of Property Owner: 3714 Windy Hill Crt. Aurora, IL 60504

P. Phone No. (Business): 630-790-3268 (Home) 630-978-3288

Q. E-Mail Address of Property Owner: nzar@comcast.net

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

(You may attach separate sheets of paper as needed to answer any of the following questions)

R. Please explain why the proposed architectural style was chosen.

Popeyes has recently introduced a refreshed brand identity including an updated logo, revived color palette, and more. Popeyes desired to translate its Louisiana roots with a more modern approach. The clean, contemporary white exterior serves as a canvas for the joyful pops of color from the proposed palette. Popeyes was able to reinvigorate its brand while staying true to its New Orleans roots. After months of design development, the new identity known as "NOLA Makers" came to life. Exterior brickwork, sidewalk tiles, homemade items, handcrafted furniture pieces, natural materials, and other subtle touches pay homage to NOLA, an acronym for New Orleans, Louisiana.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The buildings in the surrounding area include a mix of low-rise, commercial retail, restaurant, office/business and financial service uses. There does not seem to be a coordinated or dominant architectural style as the buildings appear to have been designed and constructed over several different decades. The exterior materials on these buildings include brick, stone, phenolic paneling, stucco and/or EIFS, glass storefront systems.

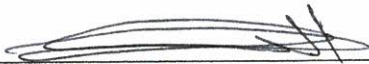
T. Please explain how the project complies with the Appearance Review Guidelines:

The proposed building is compatible with the character of the site (replaces an existing restaurant use, Danby's Station Cafe), adjacent development and streetscape (similar restaurant and retail uses around the site). The architectural style does not conflict with adjacent buildings and similar building materials are proposed. The building design maintains a familiar rhythm on Roosevelt Road with a similar setback from the street, height and massing. If the original, restaurant use were to change in the future, the efficient, rectangular footprint would have a high potential for remodeling and reuse. The main entrance is easily identified from the parking area, pedestrian walks, and public way. The entry / exit doors "pop" with orange color, are fully-glazed, and highlighted / illuminated by the full cutoff lighting within the low-profile, teal colored entry canopies above.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

Glass storefront wall systems are proposed. The overall building design with its high level of transparency in the front dining area offers a fresh, minimal, modern style. The steel structure and glass storefront on the front and main entry facades of the building express this historic architectural style. EIFS is also proposed as a exterior finish material which appears to have been used/approved on other recent developments (Panera). EIFS is not proposed down to grade level, but used exclusively above the durable, Nichiha Vintage Wood and Brick products that define the base of the building.

Signature: _____



Date: 02/10/23

Project Submittals List

1. Application Form	X
2. Application Fee	X
3. Escrow	X
4. Proof of Ownership	X
5. Affidavit of Authorization	X
6. Disclosure of Interest	X
7. Narrative Statement / Project Description	X
8. Plat of Survey/Legal Description	X
9. Existing Site Plan	X
10. Site Plan	X
11. Landscape Plan	X
12. Tree Survey	X
13. Building Elevation Drawings – Existing	N/A
14. Building Elevation Drawing – Proposed	X
15. Floor Plans	X
16. Color Rendering	X
17. Photo, Slide(s)	X
18. List of Building Materials & Colors	X
19. Rooftop Plan	X
20. Specifications for Rooftop Screening	X
21. Sign Plan	X
22. List of Signs	X
23. Sign Elevations	X
24. Building Elevation Drawings-Sign Location	X
25. Trash Enclosure Exterior Equipment/ Fences/Screening	X
26. Lighting Plan	X
27. Light Fixture Cut Sheets	X
28. Streetscape Elevation	X
29. Outline Perspective View, Photo Imaging	X
30. Staff & Developer Site Visit Pre-Arranged	N/A
31. Affidavit Affirming No Conflict of Interest	X

MBR- May be Required

EXTERIOR APPEARANCE REVIEW PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Community Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Community Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board. Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Community Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.

3. Narrative statement including:
 - A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - The location of all existing buildings, parking areas, access drives and other structures.
8. Proposed site plan showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - Setbacks of all buildings, parking lots and other structures.
 - If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
 - Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
 - Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
 - The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.
- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
- Cut sheets of all parking lot and wall mounted light fixture(s).
- Light fixture dimensions.
- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.
 - The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
- The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.
 - The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
15. Color rendering or renderings of all proposed buildings and structures.
16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
17. A sign plan overlaid on the proposed site plan and showing the following:
- The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
18. Color sign elevations drawn to scale showing the following:
- The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Community Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

****** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

Refer to attached survey

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

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Name: _____ Address: _____

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Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, Nick Zaras owner of the property described as

verify that Mohamed Ould Side Mohamed
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given
applicant is actual notice to owner.


OWNER SIGNATURE

2/10/23
DATE

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is **Mohamed Ould Sidi Mohamed**, and I hold the position of **President** for **Aby Groups** ("Applicant").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: 

Title: **President**

Applicant's Name: Mohamed Ould Sidi Mohamed

Subscribed and sworn to me this

_____ day of _____, 20__.

Notary Public

QUIT CLAIM DEED
Individual to Individual

GRANTORS, CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, of Elmhurst, Illinois for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to the GRANTEES, CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, not as joint tenants but as **Tenants in Common**, the following described real estate in the County of DuPage in the State of Illinois:

ADDRESS: 750 E. ROOSEVELT ROAD, GLEN ELLYN, IL 60137
PIN NO: 05-14-423-038

SEE ATTACHED FOR LEGAL DESCRIPTION

Together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of September, 2016.

Chris Zaras
CHRIS ZARAS

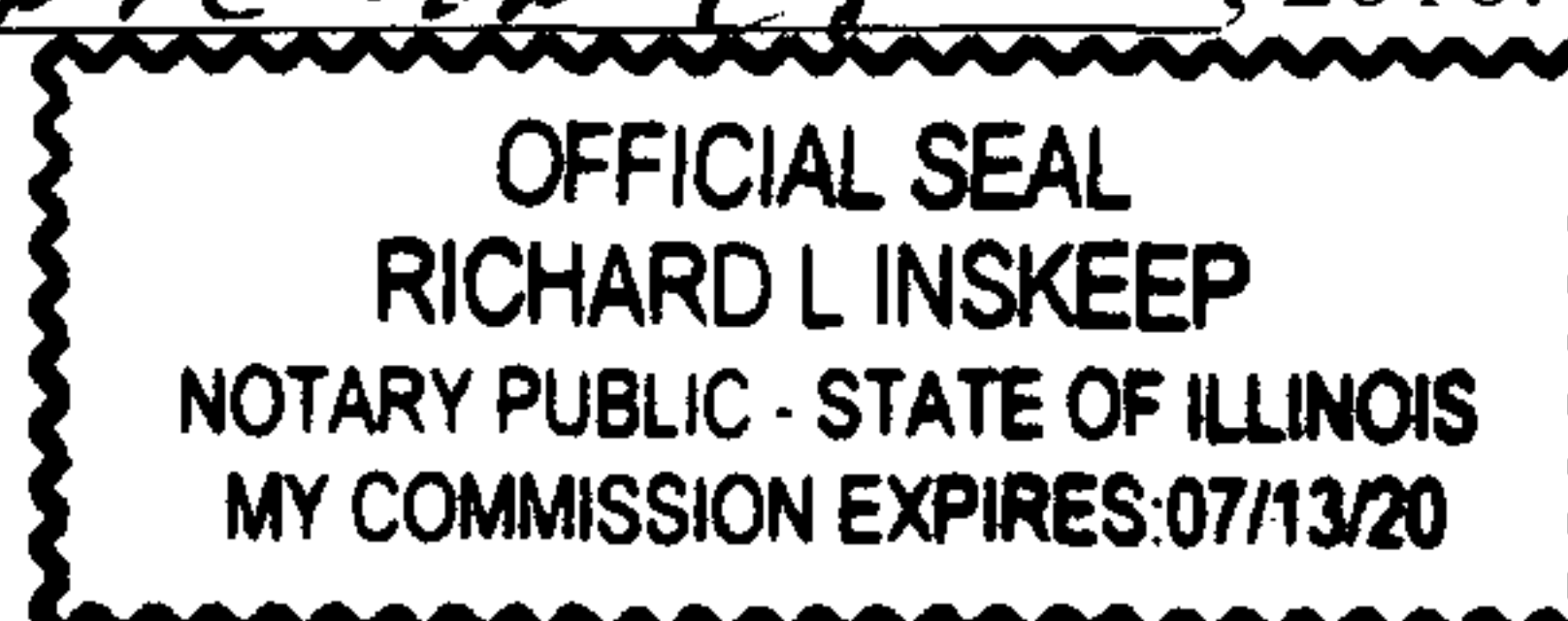
Nick Zaras
NICK ZARAS
Andy Leo Zaras
ANDY LEO ZARAS

STATE OF ILLINOIS
DUPAGE COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 21st day of September, 2016.

Richard L. Inskeep Notary Public.



This Document Prepared by: Richard L. Inskeep, Attorney, 100 South York, Suite 200, Elmhurst, IL 60126

Mail to: Mr. Richard L. Inskeep, Attorney
(100 South York, Suite 200)
(Elmhurst, IL 60126)

Send Tax Bills to: Chris Zaras
750 E. Roosevelt Road
Glen Ellyn, IL 60137



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN.09,2017
QCD

RHSP

10:36 AM

\$40.00 05-14-423-038

002 PAGES R2017-002681

	Village of Glen Ellyn Real Estate Transfer Tax
019538	
Sale \$	<u>0 -</u>
Tax \$	<u>0 -</u>
Date	<u>12-6-16</u> Initials <u>CA</u>

LEGAL DESCRIPTION

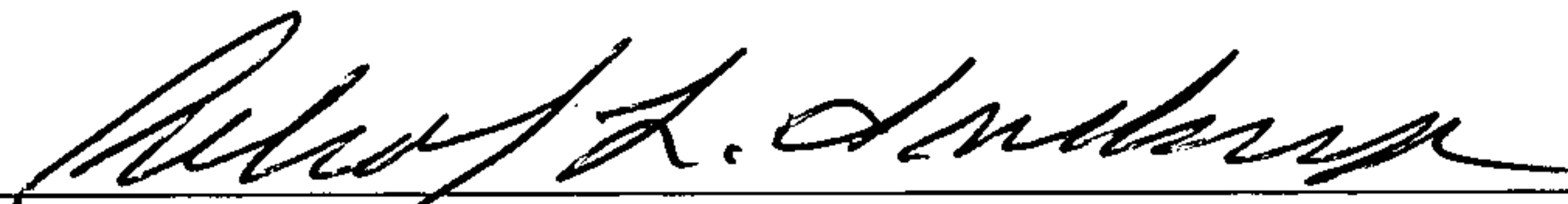
ADDRESS: 750 E. ROOSEVELT ROAD, GLEN ELLYN, IL 60137
PIN NO: 05-14-423-038

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13
IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE
SOUTHWEST $\frac{1}{4}$ OF SECTION 13, AND IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14,
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINSIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS
DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E. SECTION 4.
OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

9-21-16

DATE



BUYER, SELLER OR REPRESENTATIVE



Project Cover Letter

Project: Proposed Popeyes Development - 750 Roosevelt Road, Glen Ellyn, IL

Dear Ms. Atrian Fard,

On behalf of Aby Groups, Woolpert is submitting a pre-application for commission review for a proposed Popeyes restaurant development at the address of 750 Roosevelt Road in Glen Ellyn. This submittal is to have the project be introduced at the commission meeting on December 8th, 2022. The project will consist of demolition of an existing 3,831 square foot restaurant, parking lot, and utilities. Then there will be construction of a 3,050 square foot restaurant building with a drive through. The project will consist of a new parking lot and underground utilities. A new driveway access is being proposed from the site to Taylor Avenue and the Roosevelt Road site access is proposed to be modified to be right-in right-out entrance/exit.

Sincerely,

Woolpert, Inc.

Jacob P. Cooke, PE

Woolpert, Inc.

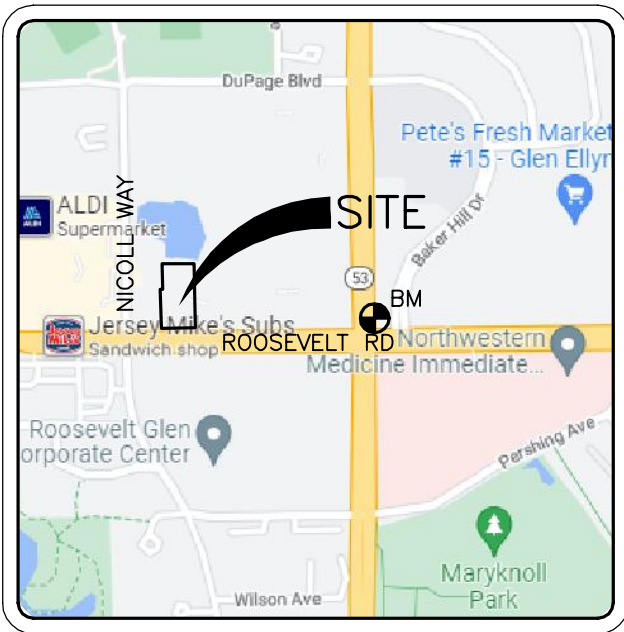
Civil Engineering Design

D: 630.693.6339

jacob.cooke@woolpert.com

Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181
630.424.9080 www.woolpert.com

.....
.....
.....
.....



SITE MAP

NOT TO SCALE

LEGEND:

---	SURVEYED BOUNDARY	+	SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
---	LOT/PARCEL LINE	+	REBAR FOUND
---	RIGHT OF WAY LINE	+	IRON PIPE FOUND
---	SETBACK LINE	+	PK NAIL FOUND
---	EXISTING EASEMENT LINE	+	MAG NAIL FOUND
---	SECTION LINES	+	SPIKE FOUND
---	GUARDRAIL	+	CHESELED CROSS FOUND
---	WOOD FENCE	+	GPS MONUMENT FOUND
---	IRON FENCE	+	STONE FOUND
---	CHAIN LINK FENCE	+	MONUMENT FOUND
---	OVERHEAD ELECTRIC	+	R/W MONUMENT FOUND
---	OVERHEAD TELEPHONE	+	BRASS PLUG FOUND
---	OVERHEAD CABLE	+	BENCH MARK FOUND/SET
---	UNDERGROUND ELECTRIC	+	POST
---	UNDERGROUND TELEPHONE	+	FLAG POLE
---	UNDERGROUND CABLE	+	MAILBOX
---	UNDERGROUND FIBER OPTIC	+	SIGN
---	UNDERGROUND GAS	+	SOIL BORING
---	WATER LINE	+	MONITOR WELL
---	FIRE PROTECTION LINE	+	BOLLARD
---	SANITARY LINE	+	SATELLITE DISH
---	STORM LINE	+	DECIDUOUS TREE
---	TREE LINE	+	CONIFEROUS TREE
---	EDGE OF POND	+	SHRUB
---	CREEK	+	RR CONTROL BOX
---		+	SANITARY MANHOLE
---		+	CLEANOUT
---		+	LIFT STATION
---		+	STORM MANHOLE
---		+	INLET
---		+	CURB INLET
---		+	DOUBLE CURB INLET
---		+	END SECTION
---		+	GAS MANHOLE
---		+	GAS VALVE
---		+	GAS METER
---		+	GAS REGULATOR
---		+	ELECTRIC MANHOLE
---		+	PULL BOX
---		+	TRANSFORMER
---		+	GROUND LIGHT
---		+	ELECTRIC METER
---		+	ELECTRIC PEDESTAL
---		+	HANDHOLE
---		+	TELEPHONE MANHOLE
---		+	TELEPHONE PEDESTAL
---		+	CABLE TV PEDESTAL
---		+	FIRE HYDRANT
---		+	WATER VALVE
---		+	PIV VALVE
---		+	METER PIT
---		+	SIAMSE CONNECTION
---		+	FIRE DEPARTMENT CONNECTION
---		+	WATER SPIGOT/HOSE BIBB
---		+	WATER METER
---		+	WATER MANHOLE
---		+	WELL
---		+	SPRINKLER HEAD
---		+	SPRINKLER CONTROL VALVE
---		+	POWER POLE
---		+	TELEPHONE POLE
---		+	LIGHT POLE
---		+	TRAFFIC SIGNAL POLE
---		+	GUY POLE
---		+	GUY WIRE
---		+	AIR CONDITIONING UNIT
---		+	TRAFFIC CONTROL BOX
---		+	TRAFFIC PULL BOX
---		+	TRAFFIC MANHOLE
---		+	WATER LINE MARKER/PAINT/FLAG
---		+	TELEPHONE LINE MARKER/PAINT/FLAG
---		+	FIBER OPTIC LINE MARKER/PAINT/FLAG
---		+	CABLE TV LINE MARKER/PAINT/FLAG
---		+	ELECTRIC LINE MARKER/PAINT/FLAG
---		+	GAS LINE MARKER/PAINT/FLAG
---		+	POINT OF BEGINNING
---		+	POINT OF COMMENCEMENT
---		+	RIGHT-OF-WAY
---		+	TOP OF CASTING
---		+	INVERT
---		+	REINFORCED CONCRETE PIPE
---		+	PVC PIPE
---		+	CORRUGATED PLASTIC PIPE
---		+	VITRIFIED CLAY PIPE
---		+	HIGH-DENSITY POLYETHYLENE PIPE
---		+	DUCTILE IRON PIPE
---		+	TOP OF PIPE
---		+	FINISHED FLOOR
---		+	BACK OF CURB
---		+	PARKING COUNT

AREA SCHEDULE:

33,374 S.F. OR 0.766 ACRES (MORE OR LESS)

ZONING INFORMATION:

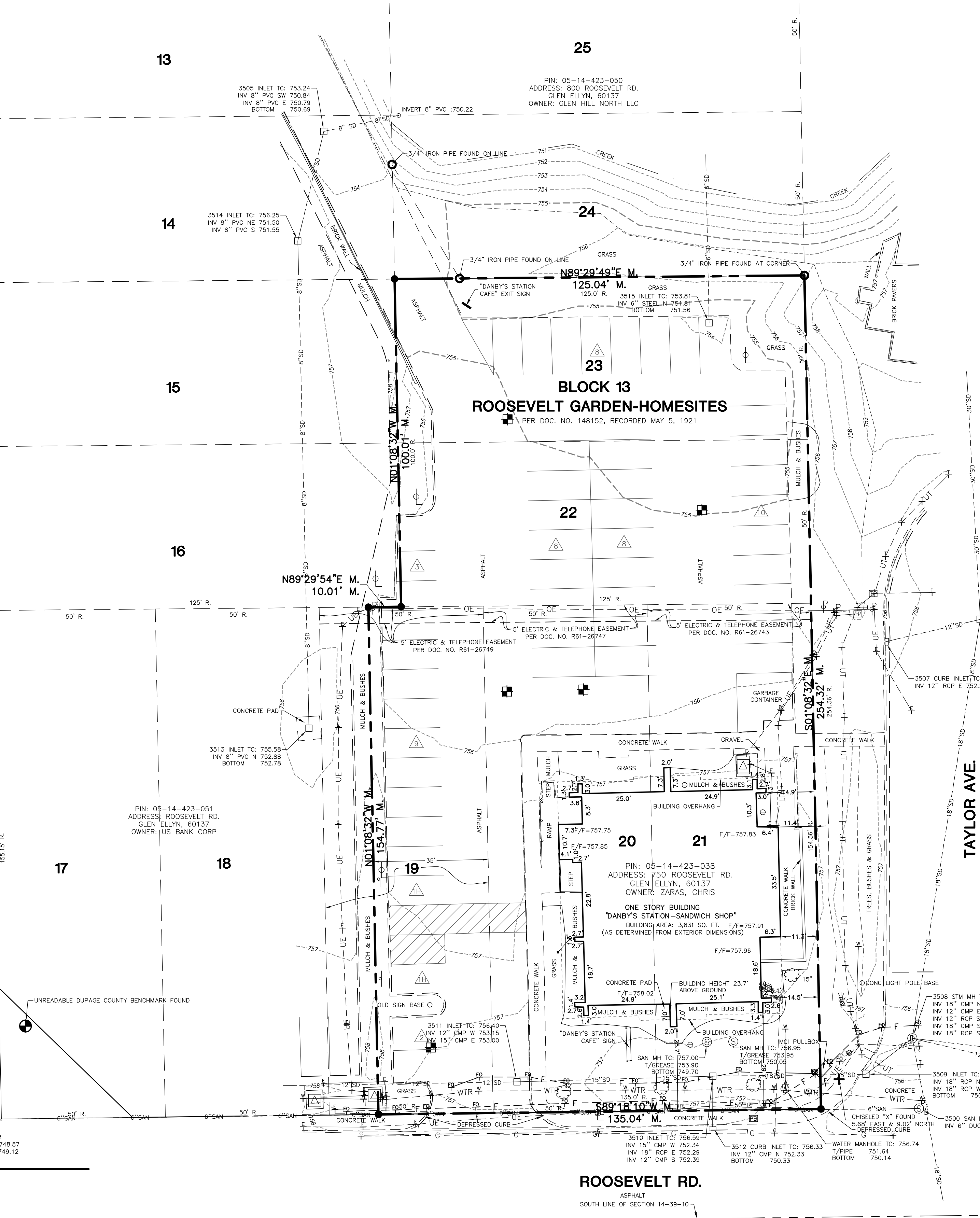
NO ZONING INFORMATION WAS PROVIDED BY THE CLIENT.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. IRON ROD SET - SEE VICINITY MAP FOR LOCATION. ELEVATION = 765.46'

PROPERTY DESCRIPTION:

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.



ROOSEVELT RD.

ASPHALT
SOUTH LINE OF SECTION 14-39-10

FLOOD ZONE INFORMATION:

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 1704300156J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE "D" (NO SHADING) - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE SUBJECT PROPERTY CONTAINS 50 PARKING STALLS (48 STANDARD, 2 HANDICAP).
- THE OWNERSHIP INFORMATION WAS OBTAINED FROM DUPAGE COUNTY GIS WEBSITE.

SURVEYOR'S NOTES:

- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE TRACT DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CPT22-88686, WITH A COMMITMENT DATE OF NOVEMBER 1, 2022.
- SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION, TOGETHER WITH SCHEDULE B, CONTAINED IN THE COMMITMENT REFERRED ABOVE. THE DESCRIPTION SHOWN HEREON DOES CONFORM TO THE LEGAL DESCRIPTION CONTAINED THEREIN.
- THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES. THIS OPINION IS BASED UPON ANALYZING AND INTERPRETING ALL RECORDED AND NON-RECORDED INFORMATION FURNISHED TO THE SURVEYOR, OR ACQUIRED BY THE SURVEYOR, AND ALL FIELD DATA THAT WAS COLLECTED BY THE SURVEYOR. ALSO, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH EXISTING, APPLICABLE A.L.T.A./N.S.P.S. REQUIREMENTS, AND STATE STATUTES.
- PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WAIVERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST.
- THE LOCATIONS OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATIONS OF PHYSICAL STRUCTURES OR PER PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD C/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.
- NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH J.U.L.I.E. AT THE TIME OF EXCAVATION.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE UNDERGROUND UTILITIES AND THE PATH OF THE UTILITY LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER LOCATED BY CALLING J.U.L.I.E. (1-800-892-0123) OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS DUMPSTERS, TRAILERS ETC.
- NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES, AND WETLANDS AREAS. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.
- POSSESSION LINES ARE REFERENCED AT MONUMENTED CORNERS OR AS SHOWN HEREON. POSSESSION LINES MAY VARY BETWEEN SAID CORNERS. NO PHYSICAL EVIDENCE OF OWNERSHIP SUCH AS FENCES OR WALLS WAS FOUND ALONG THE LINES OF THE SUBJECT TRACT EXCEPT AS SHOWN HEREON.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ILLINOIS.
- COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.
- PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR. PROPERTY MAY BE SUBJECT TO UNRECORDED AGREEMENTS OR LEASES, IF ANY.
- AS USED IN THIS SURVEY, CERTIFY IS DEFINED AS: "TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED".
- THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE COMMITMENT NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.
- THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R91-1443236, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. AFFECTS THE SUBJECT PROPERTY BUT DOES NOT REFERENCE SURVEYING RELATED MATTERS.
- THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R96-204959, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. AFFECTS THE SUBJECT PROPERTY BUT DOES NOT REFERENCE SURVEYING RELATED MATTERS.
- POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES ON THE REAR OF THE LAND. (AFFECTS THE NORTH LINE OF LOTS 19 AND 20) VISIBLE AND OBSERVED UTILITIES ARE SHOWN HEREON.
- GRANT OF AN EASEMENT DATED JULY 10, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26749, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 19. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- GRANT OF AN EASEMENT DATED JULY 20, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26747, FROM LYLE H. ROSSITER AND MARJORIE ROSSITER, HIS WIFE, TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 20. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- GRANT OF AN EASEMENT DATED JULY 8, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26743, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 21. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ENCROACHMENT OF THE CURB LOCATED ON THE LAND ONTO THE PROPERTY WESTERLY AND ADJOINING BY APPROXIMATELY 2.08 TO 1.28 FEET WEST, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.
- ASPHALT DRIVEWAY LOCATED IN THE NORTHWESTERLY CORNER OF THE LAND AND RUNNING ONTO THE PROPERTIES WESTERLY AND NORTHERLY THAT ARE ADJOINING, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO. SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.
- BUILDING LINE 20 FEET AS SHOWN ON THE PLAT OF ARTHUR DUNAS' SECOND ADDITION TO TUXEDO PARK, AFORESAID. DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
TO: ABYGROUPS, INC., AN ILLINOIS CORPORATION
NICK ZARAS AND ANDY LEO ZARAS, AS TENANTS IN COMMON AND CHRIS ZARAS AND TINA ZARAS AS CO-TRUSTEES OF THE ZARAS FAMILY REVOCABLE TRUST
DATED THE 23RD DAY OF JANUARY, 2016
CHICAGO TITLE INSURANCE COMPANY
PROPER TITLE, LLC

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:

- 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9 AND 14.

OF TABLE "A" THEREOF, THE FIELDWORK WAS COMPLETED ON 05/11/22. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES 11/30/24

DATE: _____

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



POPEYES, GLEN ELLYN IL
A PART OF THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS
ALTANSPS LAND TITLE & TOPOGRAPHIC SURVEY

SHEET NO.

1 of 1

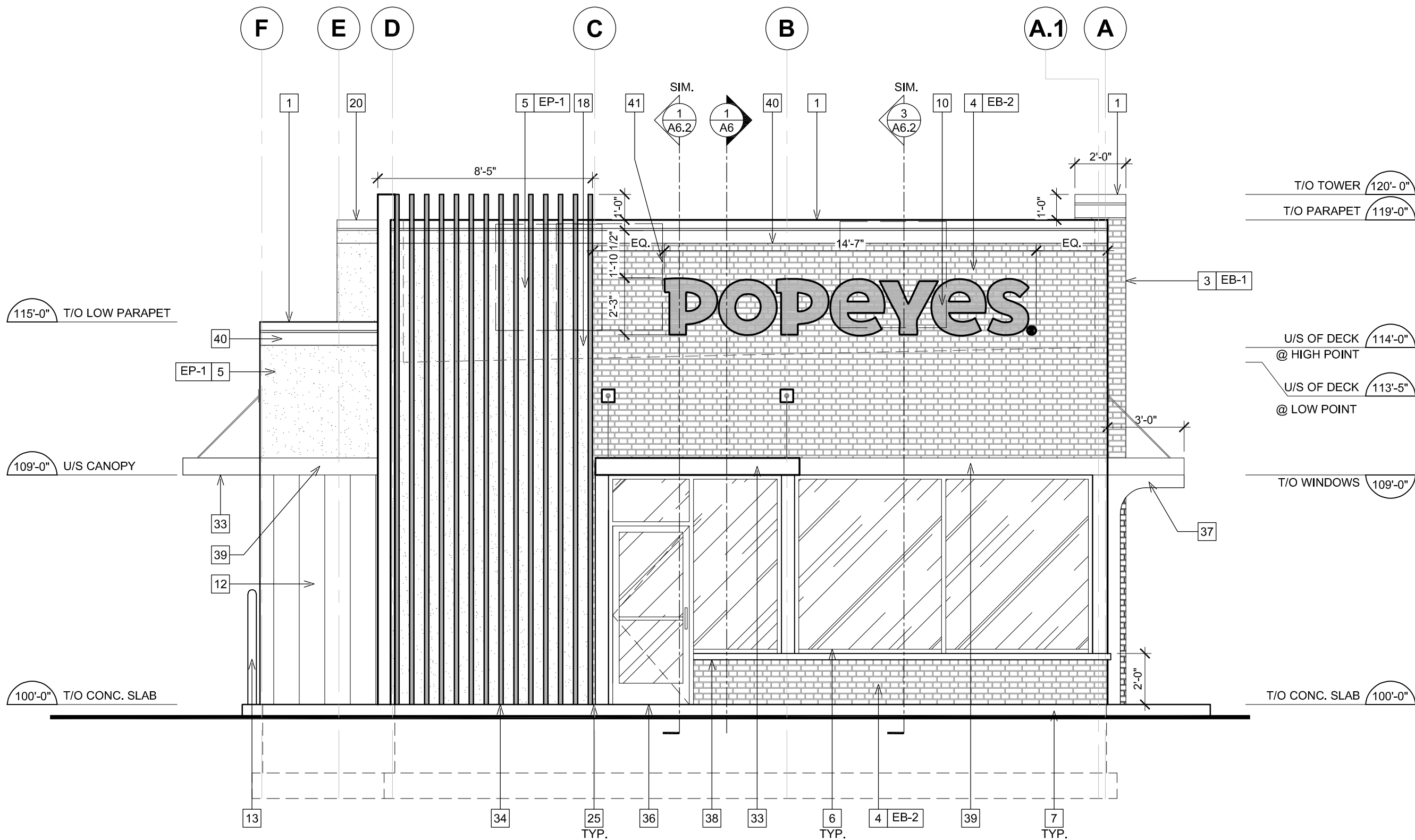
PROJECT NO.:	83213
DATE	05/17/22
SCALE AS SHOWN	Suite 950
DES.	SRK
DR.	ACZ
CKD.	SRK
REVISION	
DATE	
NO.	
TITLE COMMITMENT	1. 01/17/23 PER REVISED

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
FAX: 630.495.3731

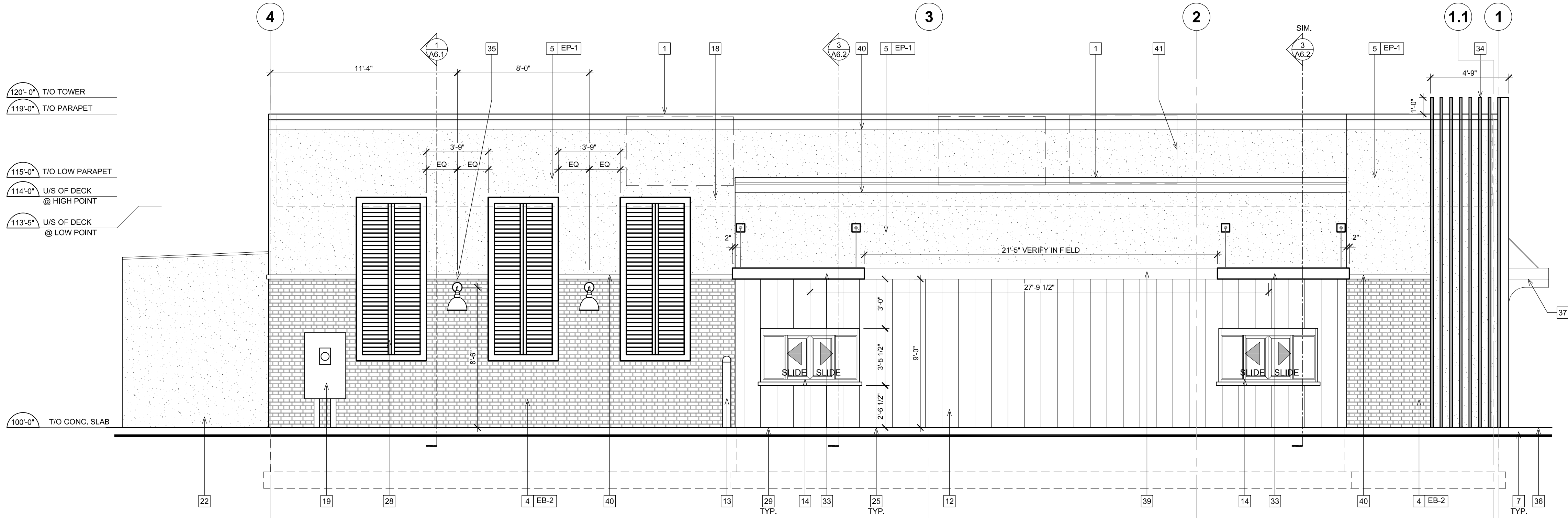
WOOLPERT
DESIGN (CORPORATE) INDEPENDENT



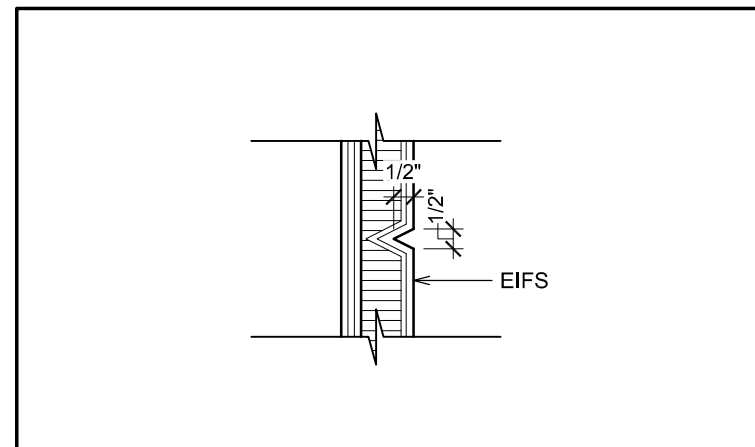
Printed: Jul 24, 2023 -- 10:10am -- By: Coblenitz -- Filename: G:\DE\Clients\Aby Groups\083213 - Glen Elyn, IL\4.0 Disciplines\Arch\Drawings\CD\GLEN ELLYN_A5.0-A05.1_V3.dwg



1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1' - 0"



2 PROPOSED DT ELEVATION
SCALE: 1/4"=1' - 0"



3 SECTION DETAIL @ TYPICAL
SCALE: 2 1/2"=1'-0" EIFS REVEAL

GENERAL NOTES

- SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

- PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
- N/A.
- NICHHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
- NICHHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
- EIFS, REFER TO POPEYES MASTER SCHEDULE.
- PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
- EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
- GAS UTILITY METER - PAINT TO MATCH WALL.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
- INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE AND INSTALL 3" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C. TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
- N/A.
- NICHHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
- PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-0" A.F.F. G.C. TO PAINT BLACK. REFER TO POPEYES MASTER SCHEDULE.
- DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
- N/A.
- N/A.
- N/A.
- DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
- ELECTRIC C/T CABINET AND METER.
- LINE OF PARAPET WALLS BEYOND.
- FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
- WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
- N/A.
- N/A.
- ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- N/A.
- 1/2" X 1/2" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
- DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
- G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- N/A.
- REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
- N/A.
- PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
- VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
- FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
- CONCRETE SIDEWALK (BY G.C.). REFER TO SITE PLAN.
- HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
- FIBER CEMENT SILL.
- METAL FASCIA BAND, ALIGN WITH TOP AND BOTTOM EDGES OF CANOPIES. COLOR TO MATCH CANOPIES.
- 2" EIFS PROJECTION.
- RTU OUTLINE. SCREENED BY PARAPET WALL.

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No.	Description:	Date:

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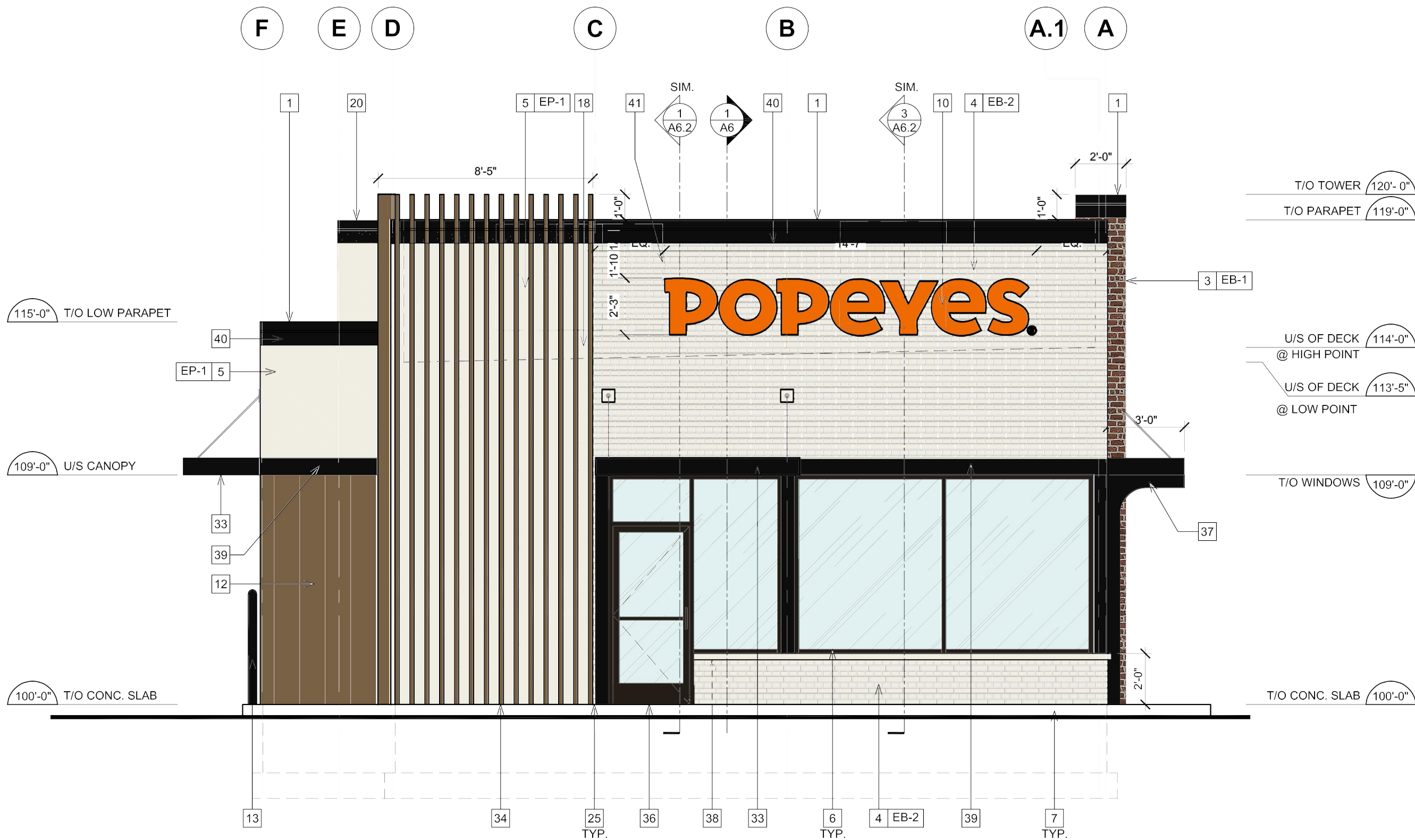
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EXTERIOR
ELEVATIONS

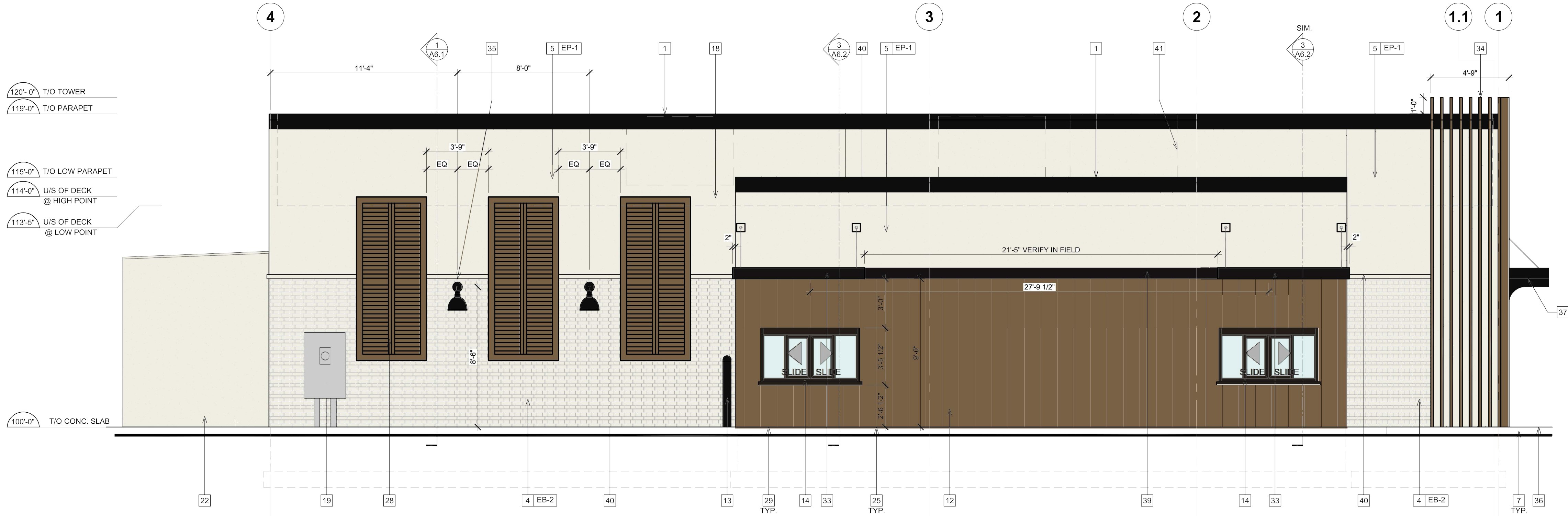
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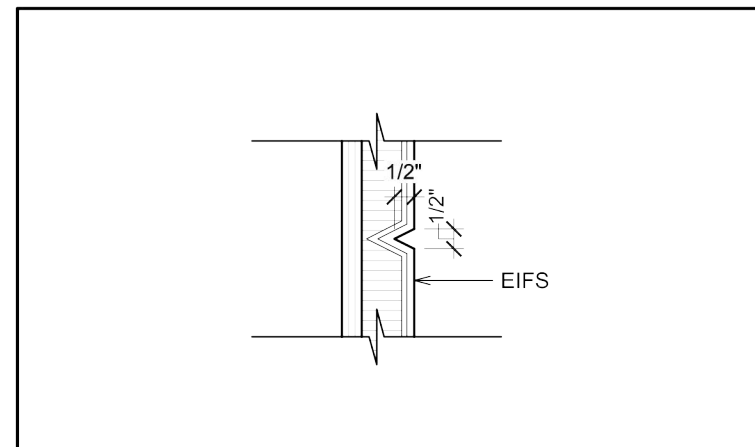
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1 PROPOSED FRONT ELEVATION
A5 SCALE: 1/4"=1' - 0"



2 PROPOSED DT ELEVATION
A5 SCALE: 1/4"=1' - 0"



3 SECTION DETAIL @ TYPICAL
A5 SCALE: 2 1/2"=1'-0" EIFS REVEAL

GENERAL NOTES

1. SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

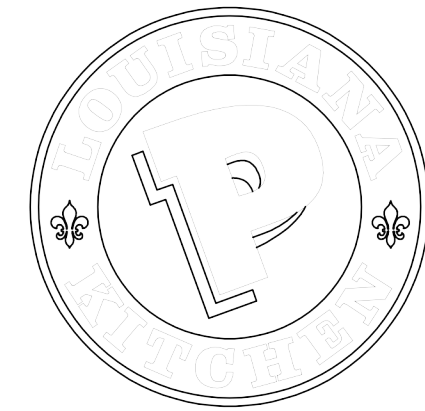
SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

- 1 PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
- 2 N/A.
- 3 NICHHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
- 4 NICHHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
- 5 EIFS. REFER TO POPEYES MASTER SCHEDULE.
- 6 PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
- 7 EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
- 8 GAS UTILITY METER - PAINT TO MATCH WALL.
- 9 REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
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- 11 N/A.
- 12 NICHHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
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- 14 DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
- 15 N/A.
- 16 N/A.
- 17 N/A.
- 18 DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
- 19 ELECTRIC C/T CABINET AND METER.
- 20 LINE OF PARAPET WALLS BEYOND.
- 21 FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
- 22 WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
- 23 N/A.
- 24 N/A.
- 25 ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- 26 N/A.
- 27 1/2" X 1/2" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
- 28 DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
- 29 G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- 30 N/A.
- 31 REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
- 32 N/A.
- 33 PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
- 34 VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
- 35 FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
- 36 CONCRETE SIDEWALK (BY G.C.). REFER TO SITE PLAN.
- 37 HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
- 38 FIBER CEMENT SILL.
- 39 METAL FASCIA BAND. ALIGN WITH TOP AND BOTTOM EDGES OF CANOPIES. COLOR TO MATCH CANOPIES.
- 40 2" EIFS PROJECTION.
- 41 RTU OUTLINE. SCREENED BY PARAPET WALL.

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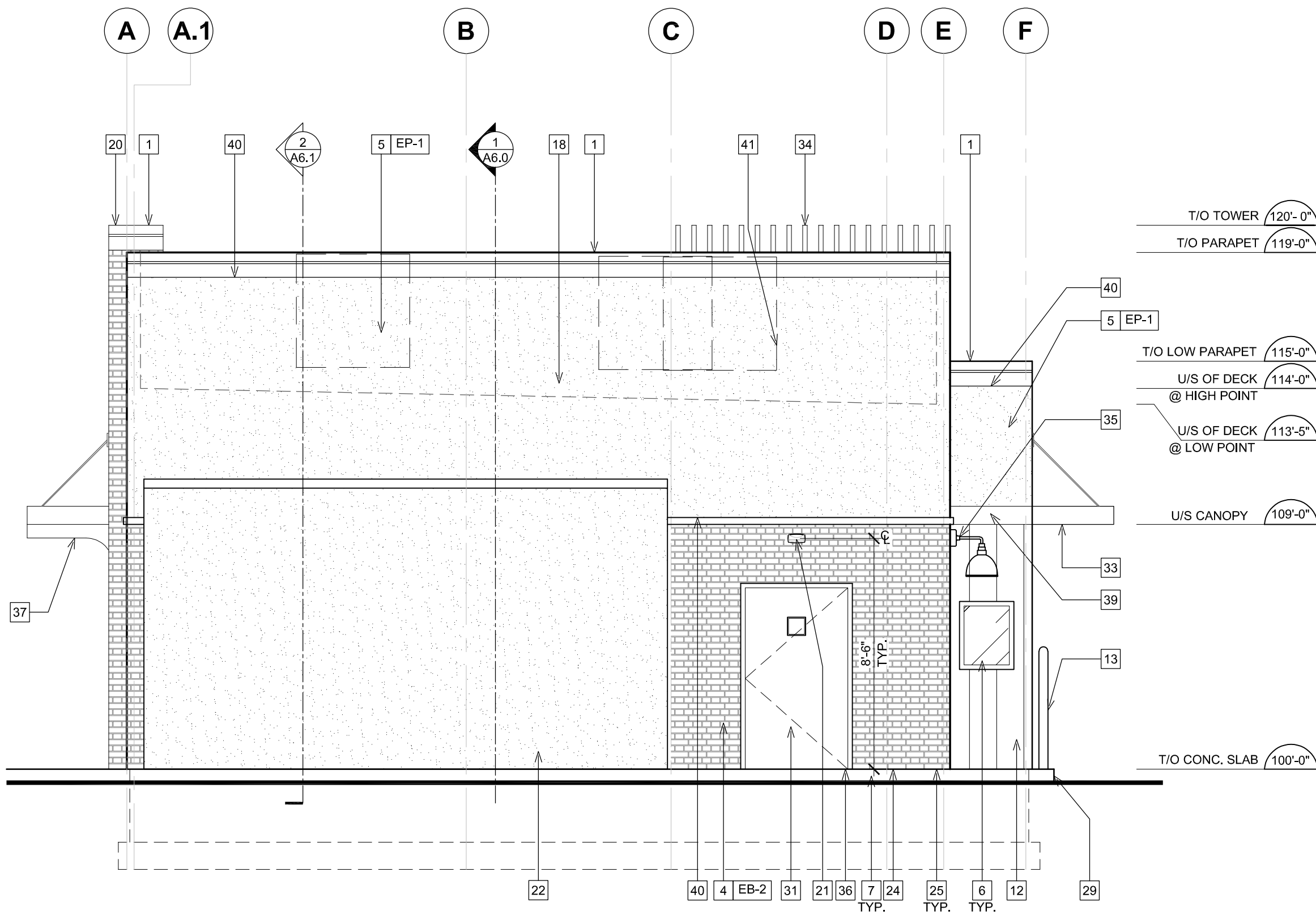
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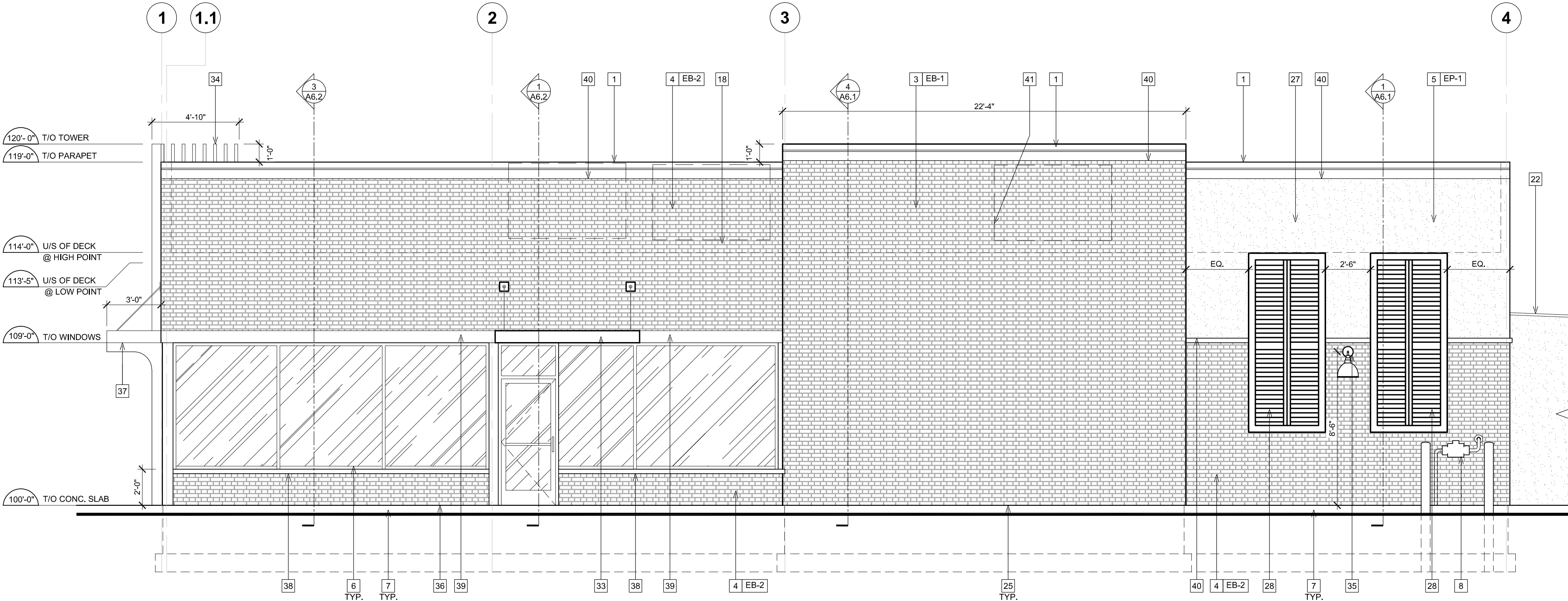
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1 PROPOSED REAR ELEVATION
SCALE: 1/4"=1' - 0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1' - 0"

GENERAL NOTES

- SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

- PRE-FINISHED METAL CAP FLASHING CW DRIP. COLOR: BLACK.
- N/A.
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- PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
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- N/A.
- N/A.
- N/A.
- DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
- ELECTRIC C/T CABINET AND METER.
- LINE OF PARAPET WALLS BEYOND.
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- N/A.
- N/A.
- ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- N/A.
- 1/2" X 1/2" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
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- N/A.
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ABY GROUPS
POPEYES
LOUISIANA KITCHEN
750 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

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No:	Description:	Date:

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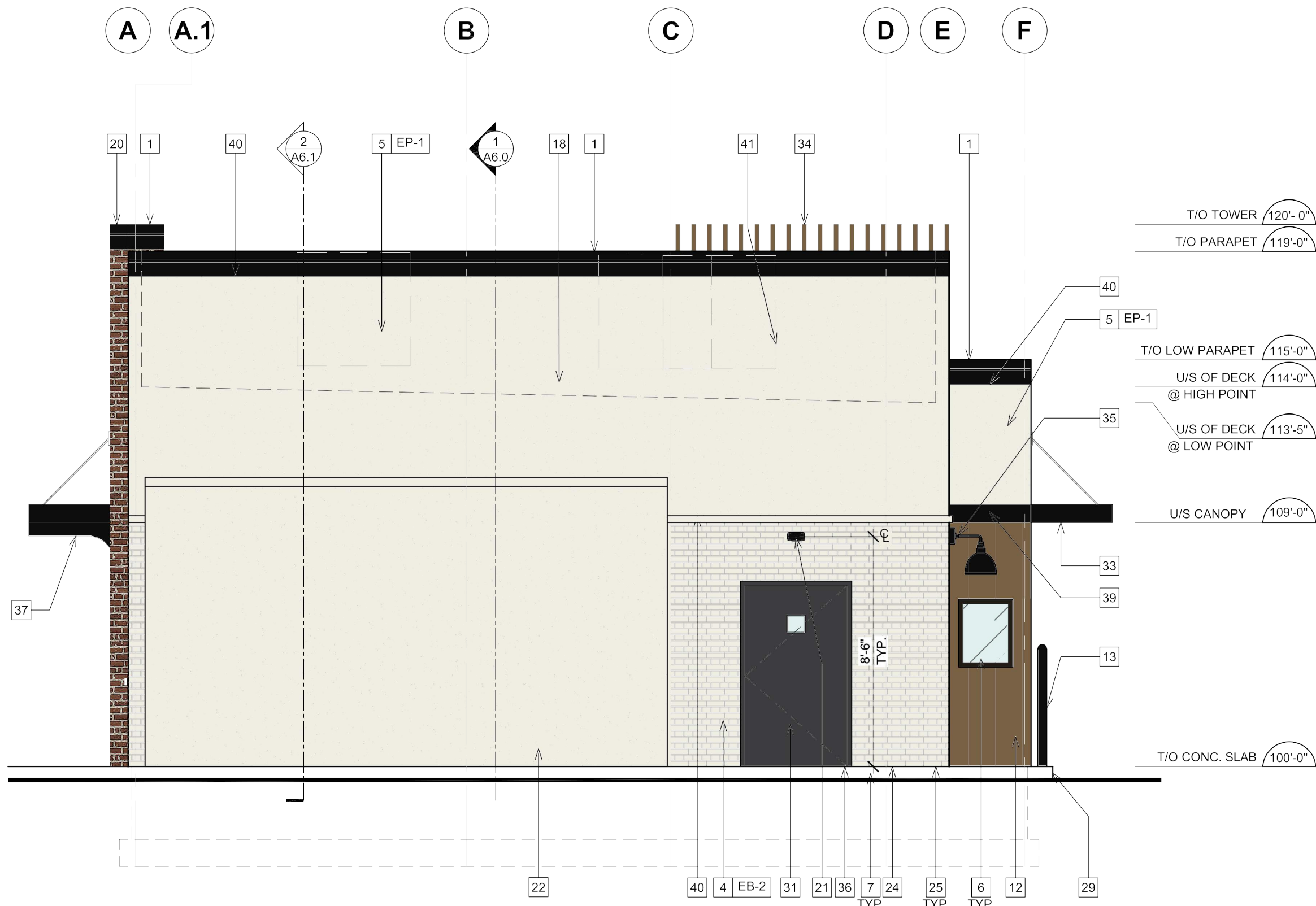
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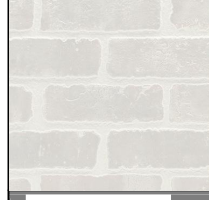
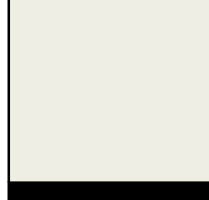
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IMAGE	TAG	MATERIAL	APPLICATION	SOURCE	PRODUCT	COLOR	DIMENSION	VENDOR
EXTERIOR								
	EF-1	EXTERIOR WOOD SIDING	FRONT FACADE EXTERIOR WALLS	NICHIHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR	17-7/8" H X 119-5/16" L	MATT STEPHENSON 770.789.8229 POPEYES@NICHIHA.COM
BRICK								
	EB-1	BRICK (CLIP SYSTEM)	ACCENT TOWER BRICK	NICHIHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF	7-3/8" X 2-1/2" X 3/4"	CUSTOMER SERVICE 770.805.9466 POPEYES@NICHIHA.COM
	EB-2	BRICK (CLIP SYSTEM)	FRONT OF BUILDING	NICHIHA FIBER CEMENT	VINTAGE BRICK ED450M-WHITE	PAINTED WHITE	7-3/8" X 2-1/2" X 3/4"	CUSTOMER SERVICE 770.805.9466 POPEYES@NICHIHA.COM
PAINT								
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	OC-125 MOONLIGHT WHITE		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM
	EP-5	METAL PAINT	TRASH ENCLOSURE GATES AND BOLLARDS	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM
	PT-2	METAL PAINT	REAR DOOR AND FRAME	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	2133-20 BLACK JACK		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM


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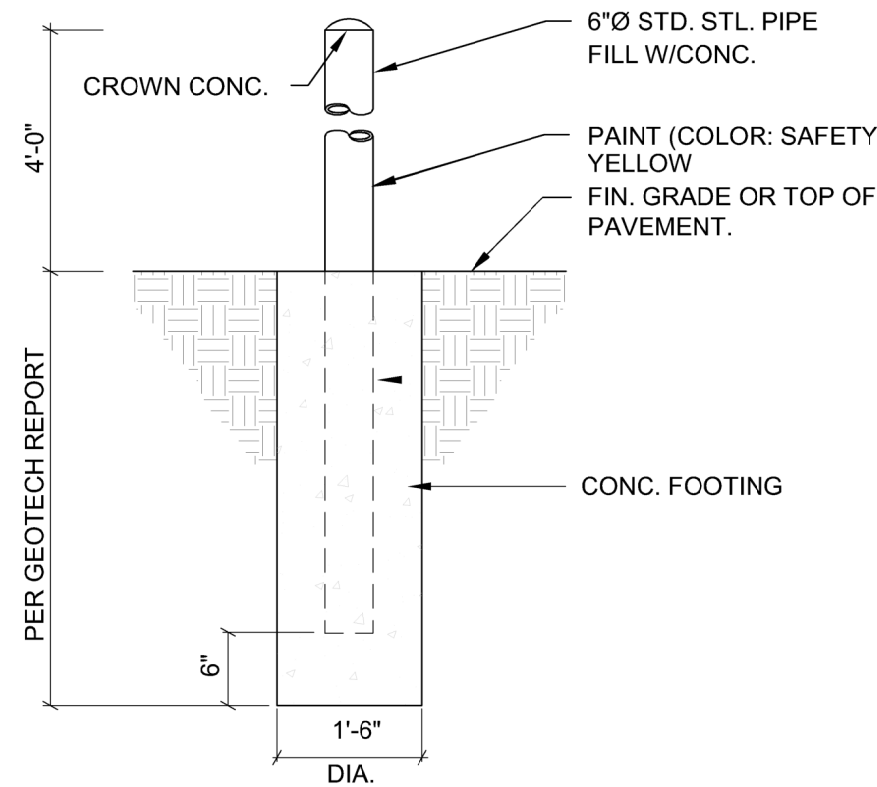
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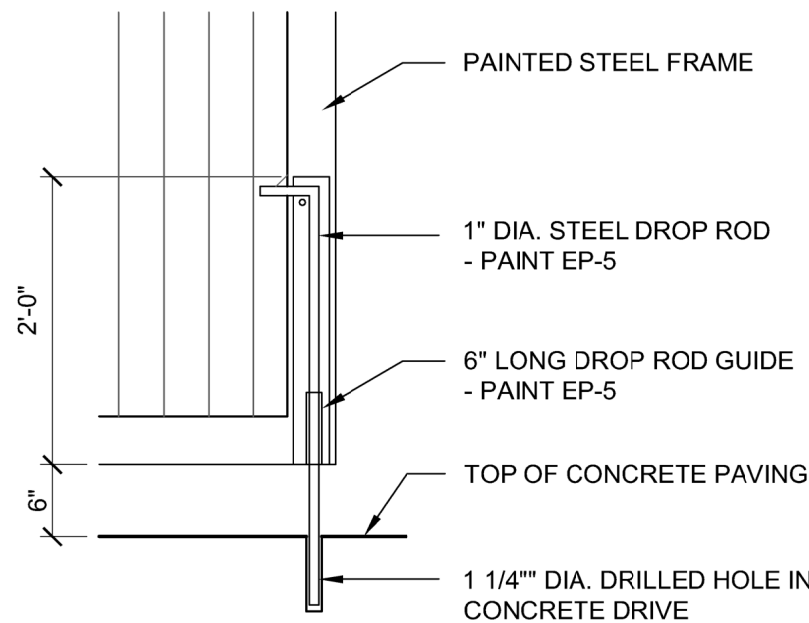
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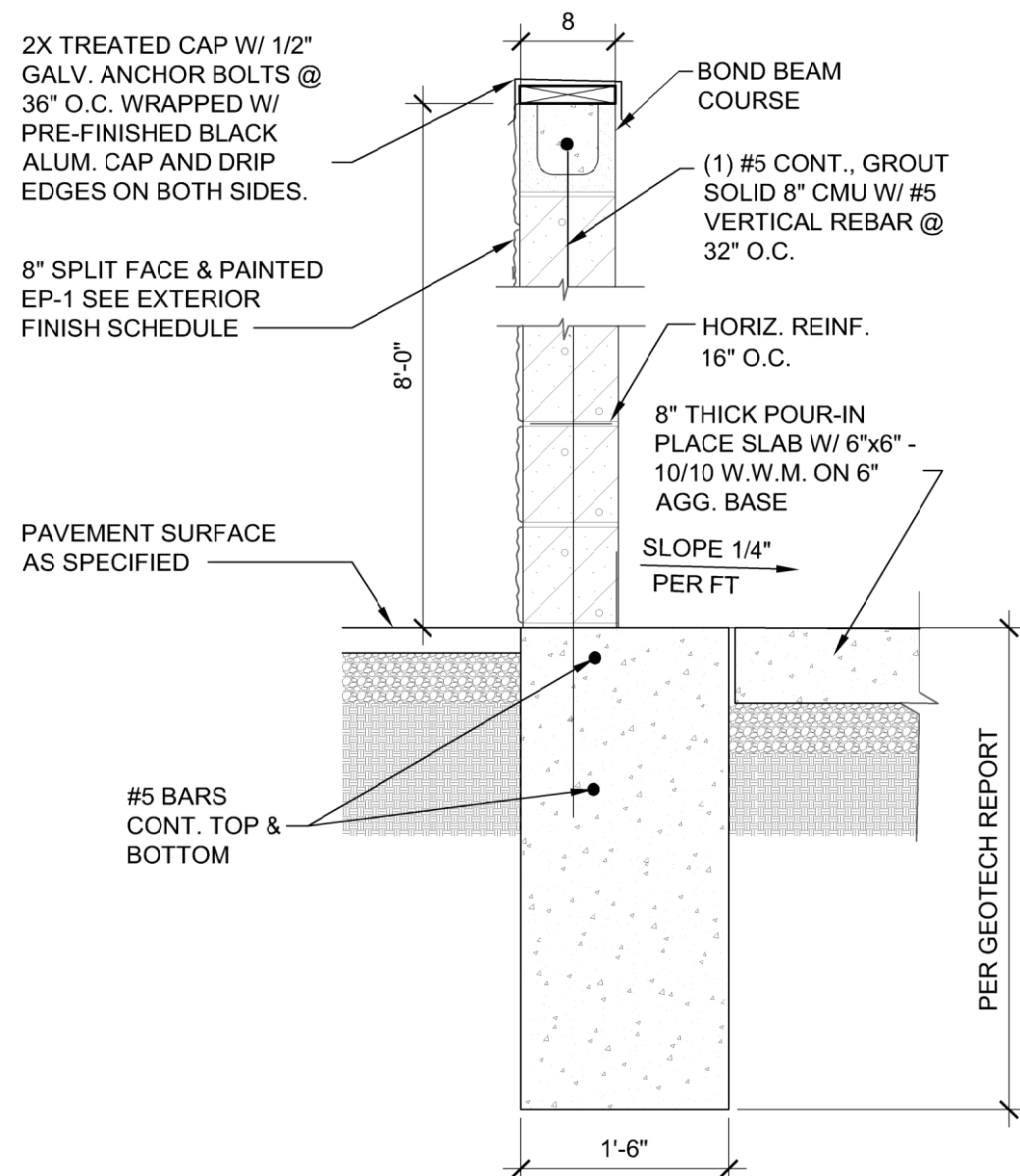
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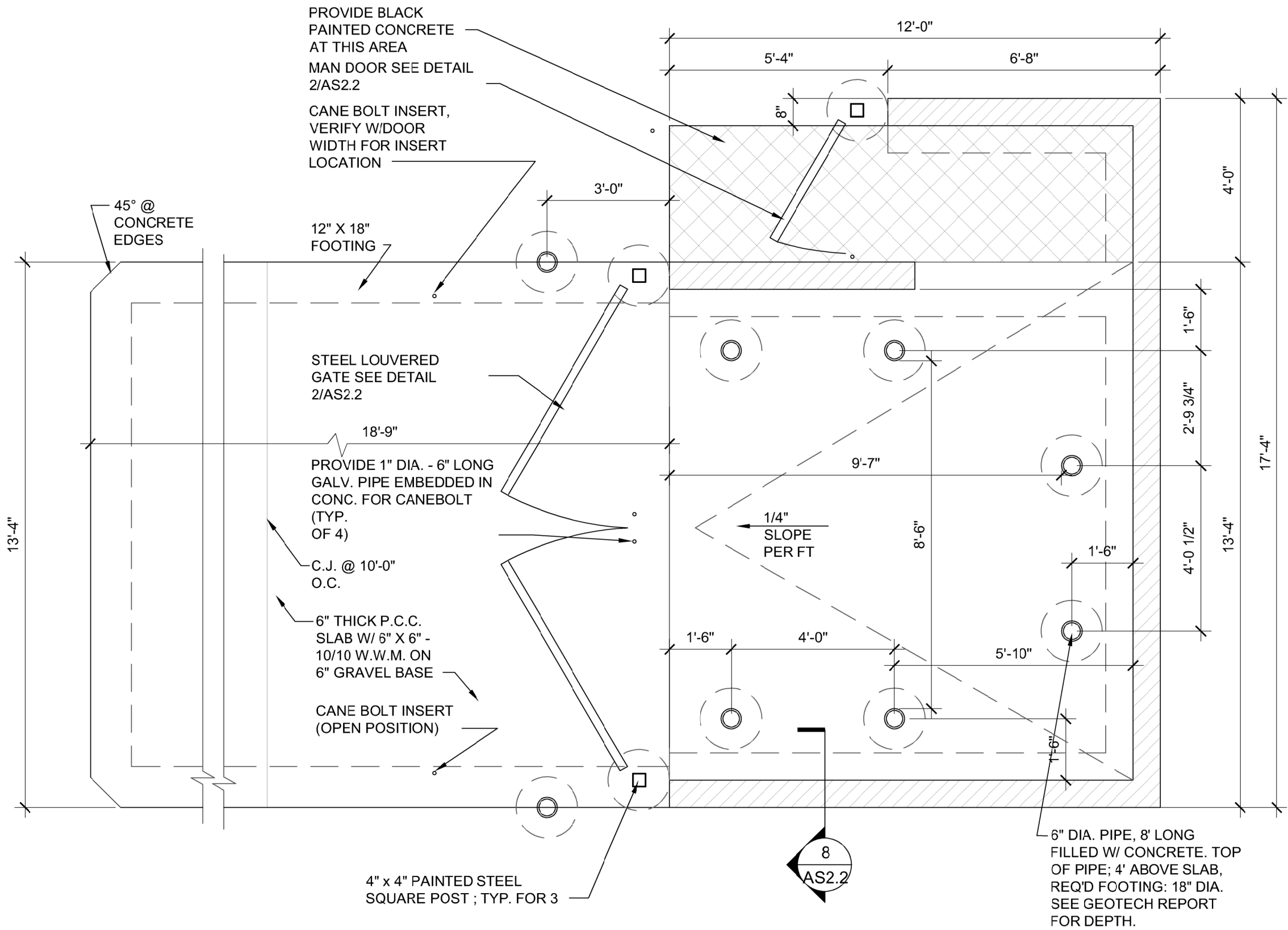
10 BOLLARD DETAIL
SCALE: 3/8" = 1'-0"



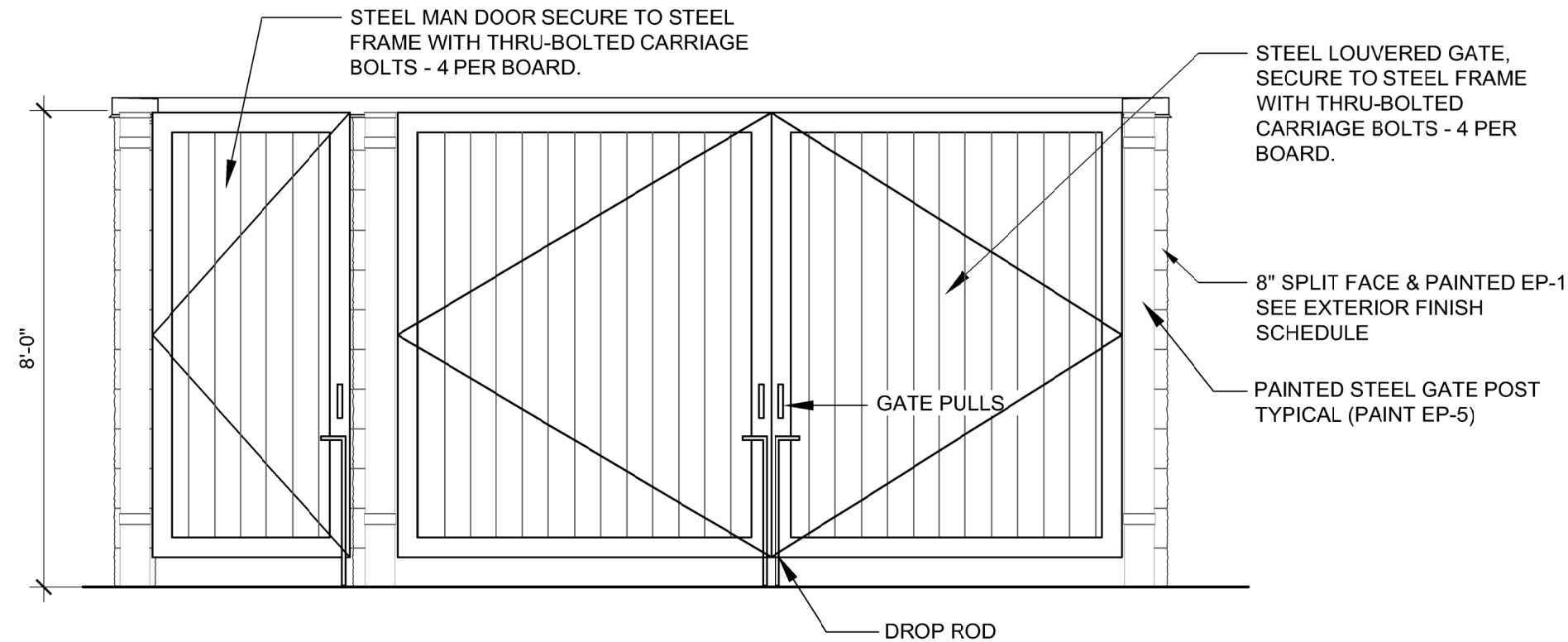
4 DROP ROD DETAIL
SCALE: 3/4" = 1'-0"



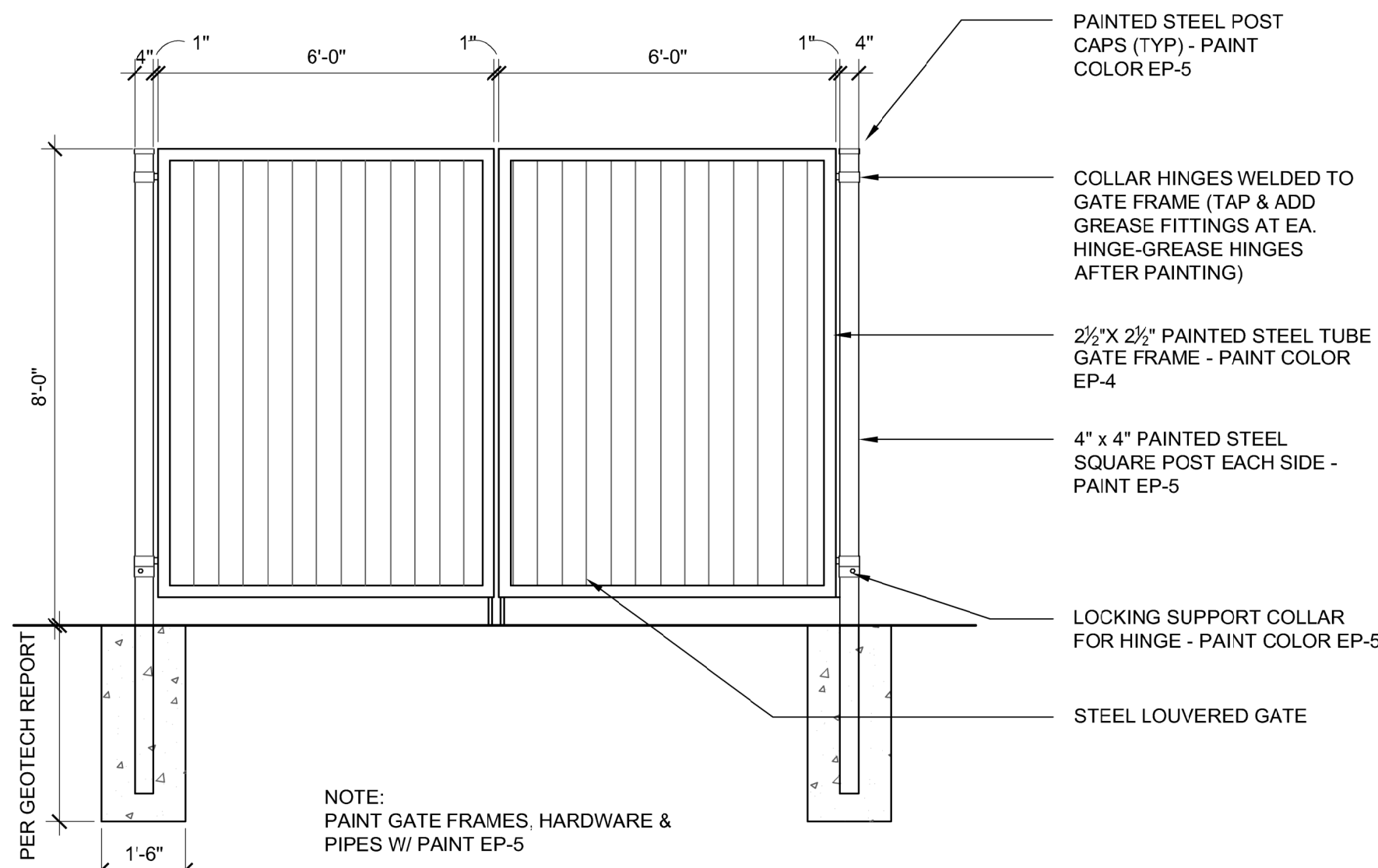
8 DUMPSTER WALL SECTION
SCALE: 3/8" = 1'-0"



1 STANDARD DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"



2 DUMPSTER ENCLOSURE & GATE EXT. ELEV.
SCALE: 3/8" = 1'-0"



3 DUMPSTER ENCLOSURE & GATE INT. ELEV.
SCALE: 3/8" = 1'-0"

Issuances:		
No.	Description:	Date:

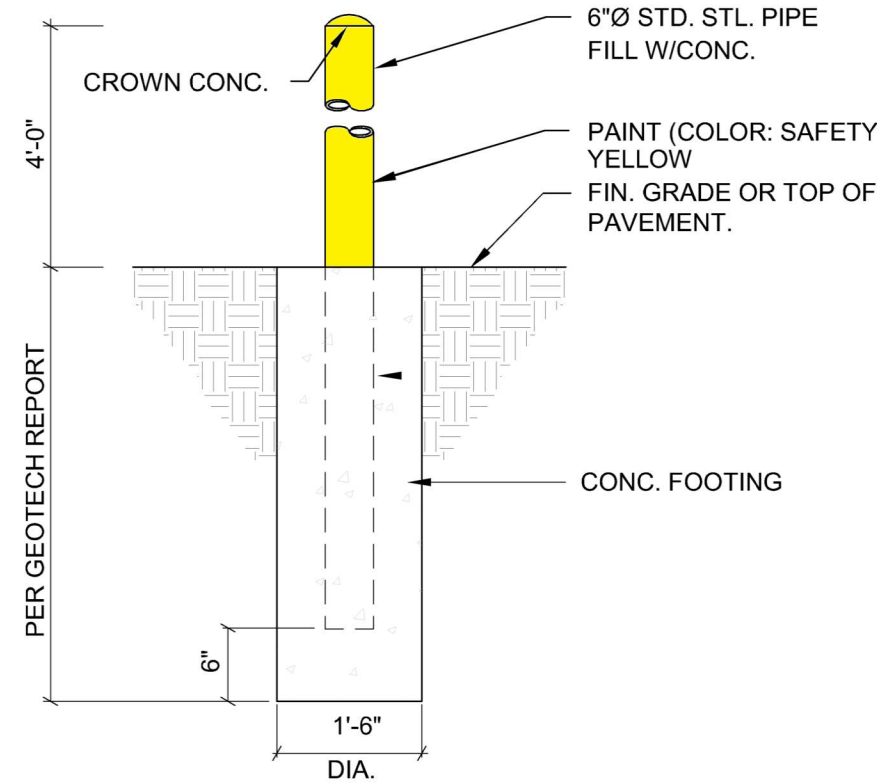
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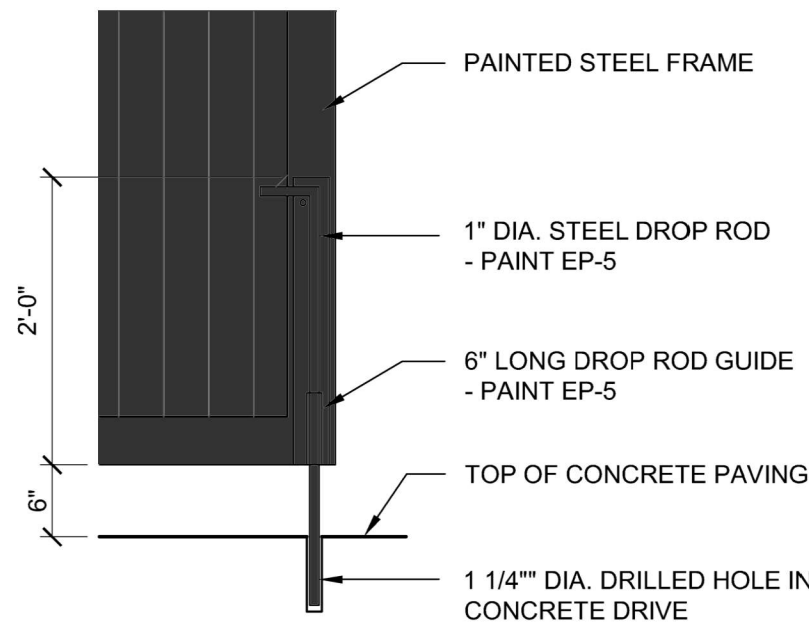
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SITE DETAILS -
TRASH ENCLOSURE

Sheet No:
AS2.2

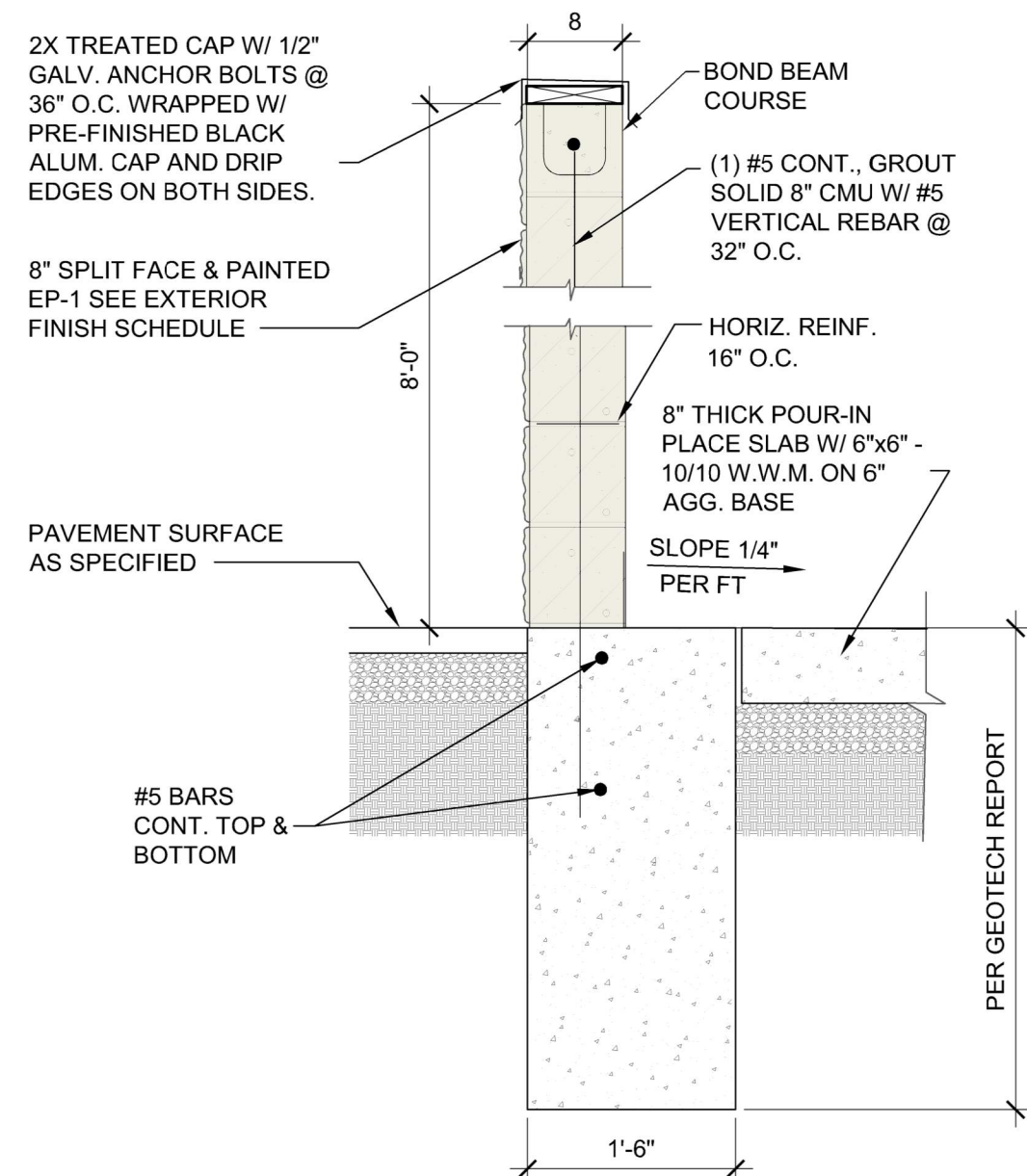
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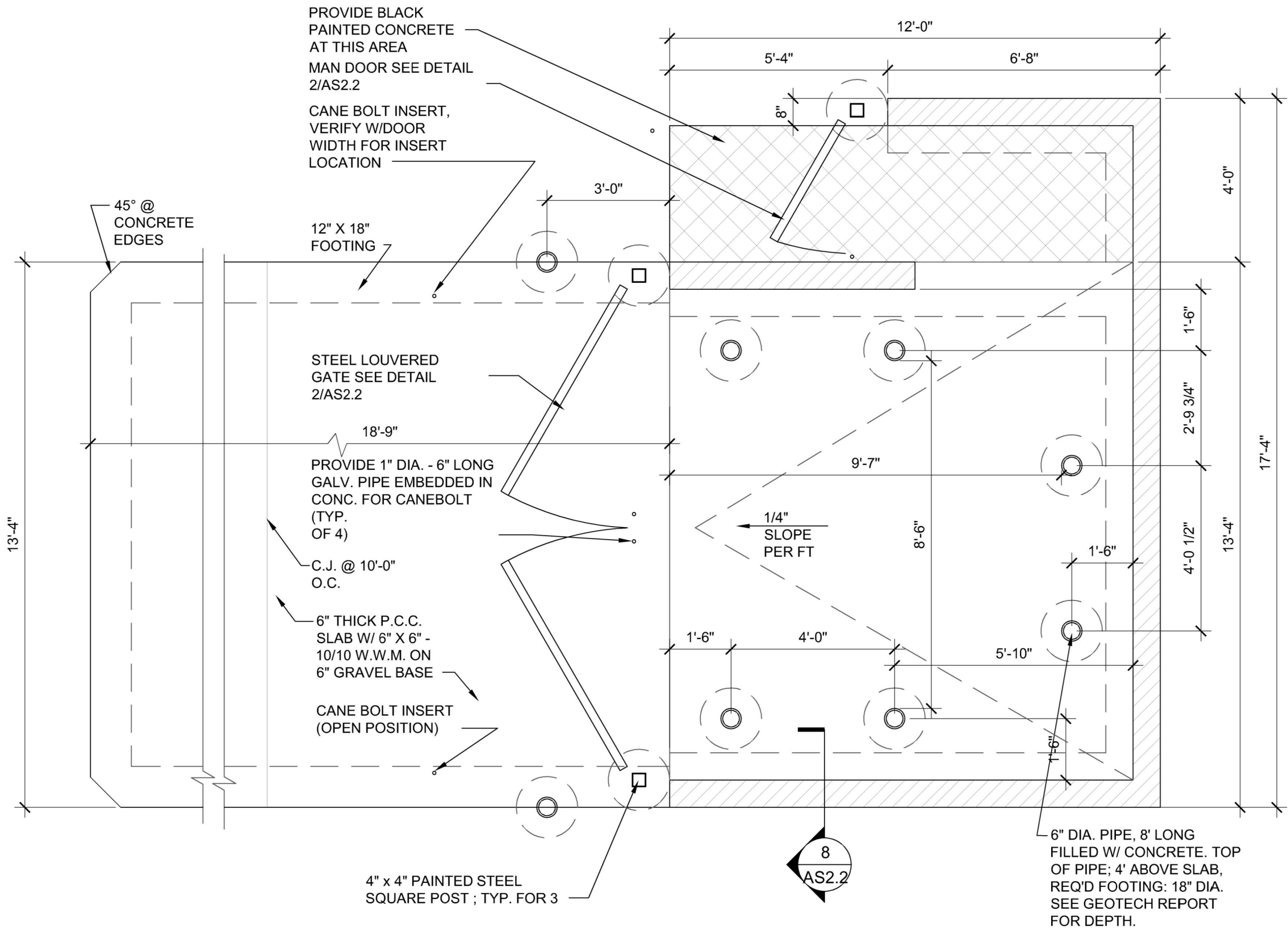
10 BOLLARD DETAIL
SCALE: 3/8" = 1'-0"



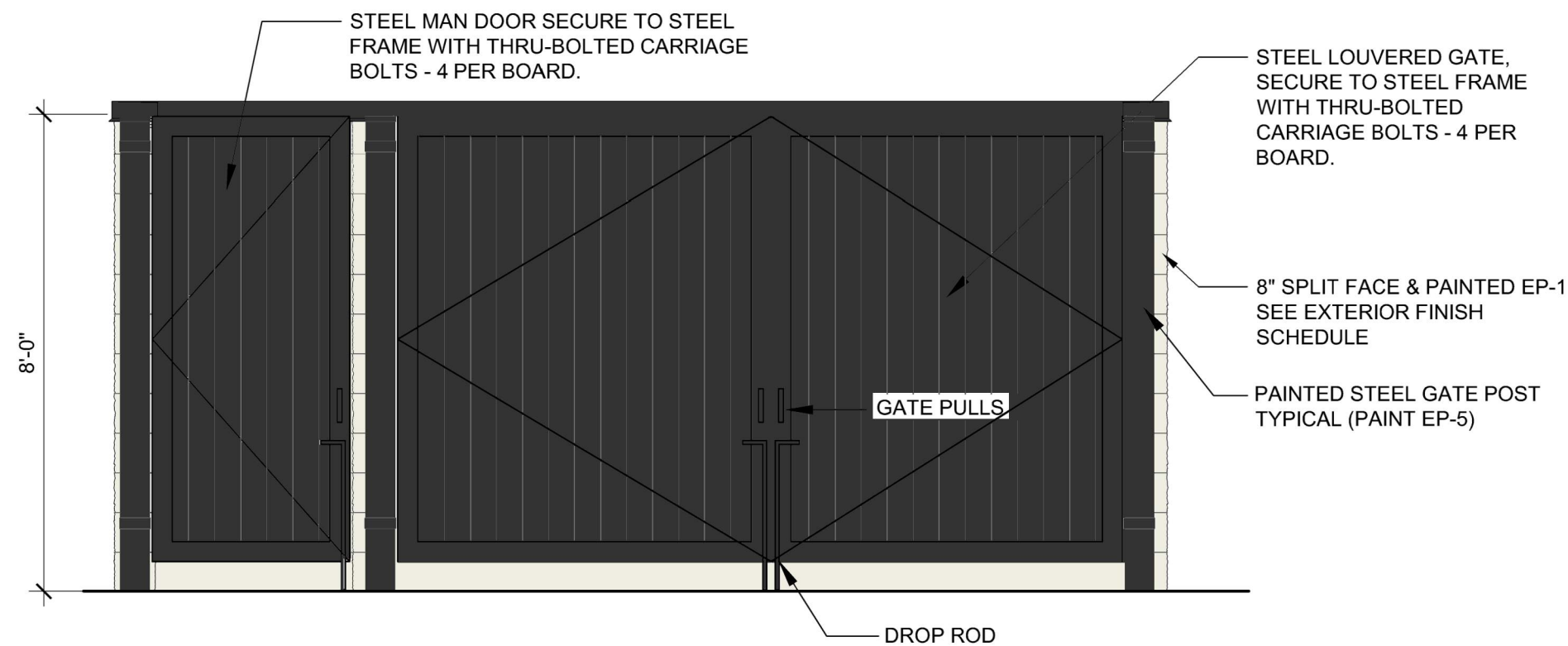
4 DROP ROD DETAIL
SCALE: 3/4" = 1'-0"



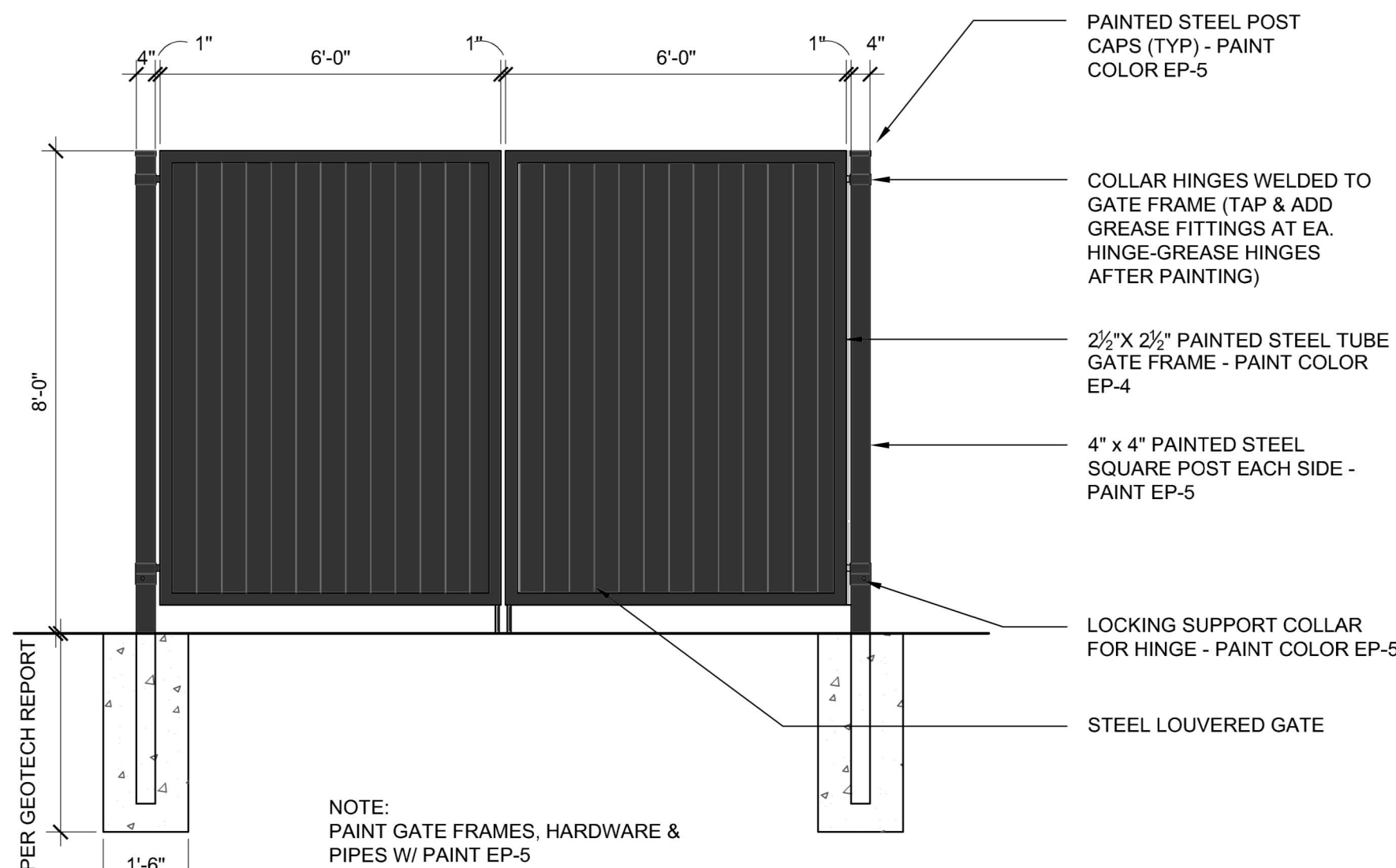
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SCALE: 3/8" = 1'-0"



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SCALE: 3/8" = 1'-0"

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SITE DETAILS -
TRASH ENCLOSURE

Sheet No:
AS2.2

POPEYES

LOUISIANA KITCHEN

STORE#

ADDRESS:

750 Roosevelt Rd

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EXTERIOR PROGRAM

BUILDING SIGNAGE

& GROUND PRODUCTS

FOR PILOT PROGRAM



**PLEASE REVIEW DIMENSIONS
AND INITIAL EACH IF APPROVED.
UPON APPROVAL, THE PACKAGE
WILL BE RELEASED TO PRODUCTION**

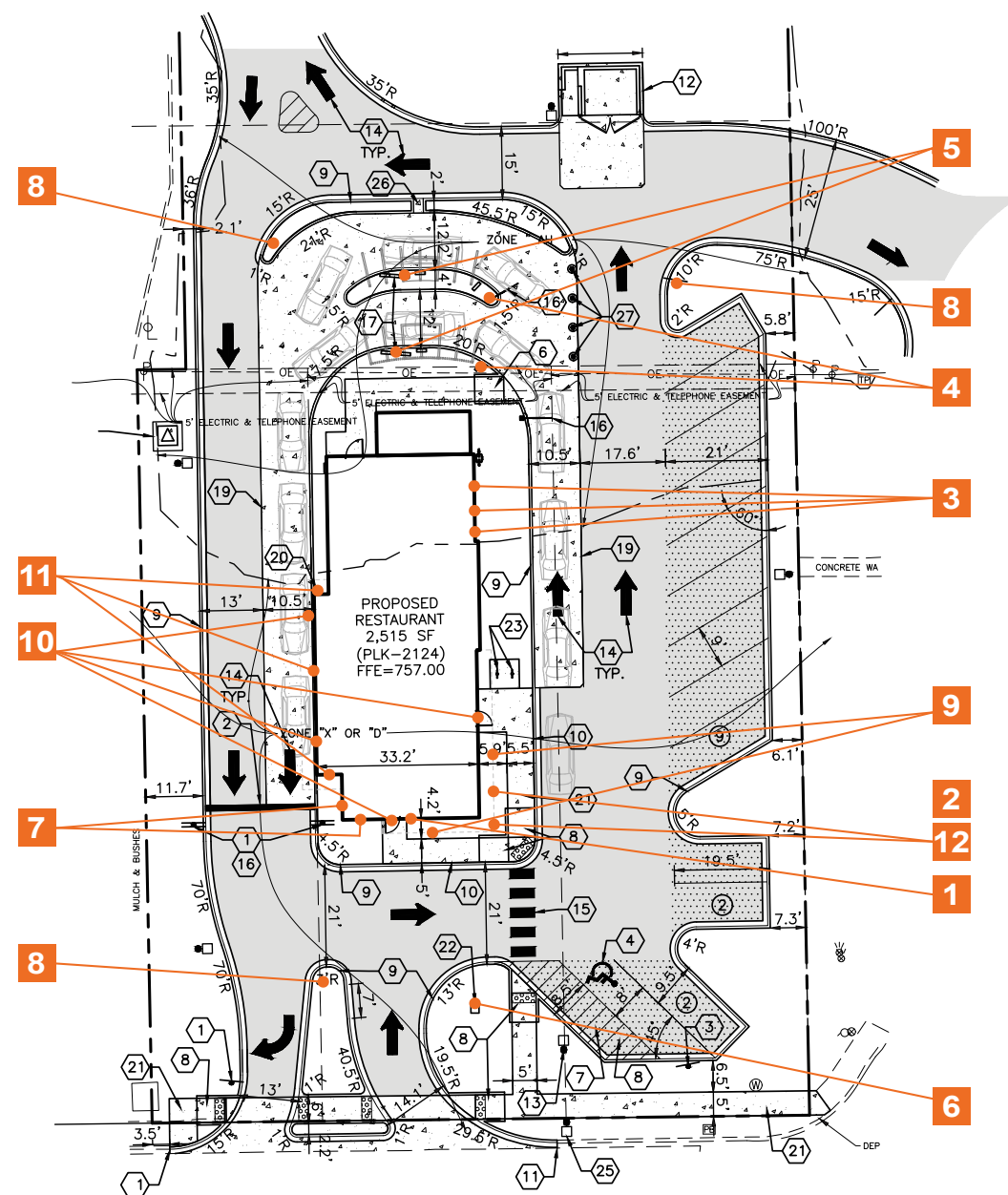


YOUR ONE STOP SHOP FOR SIGNAGE AND BUILDING ELEMENTS

Site Map

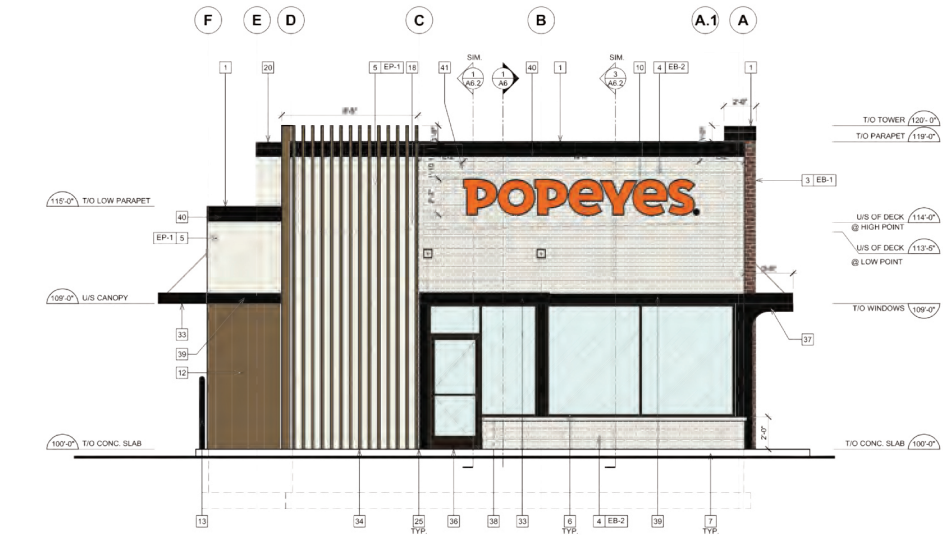
Item List

- 1** (1) IL-27 Illuminated Channel Letters
- 2** (1) S-30 Seal Sign
- 4** (2) Clearance
- 5** (2) Menu Canopy
- 6** (1) Monument
- 7** (2) Wall Slats
- 8** (3) Directionals
- 9** Window Canopies
- 10** Closed Canopies
- 11** Drive Thru Trim Bands
- 12** Window Trim Bands

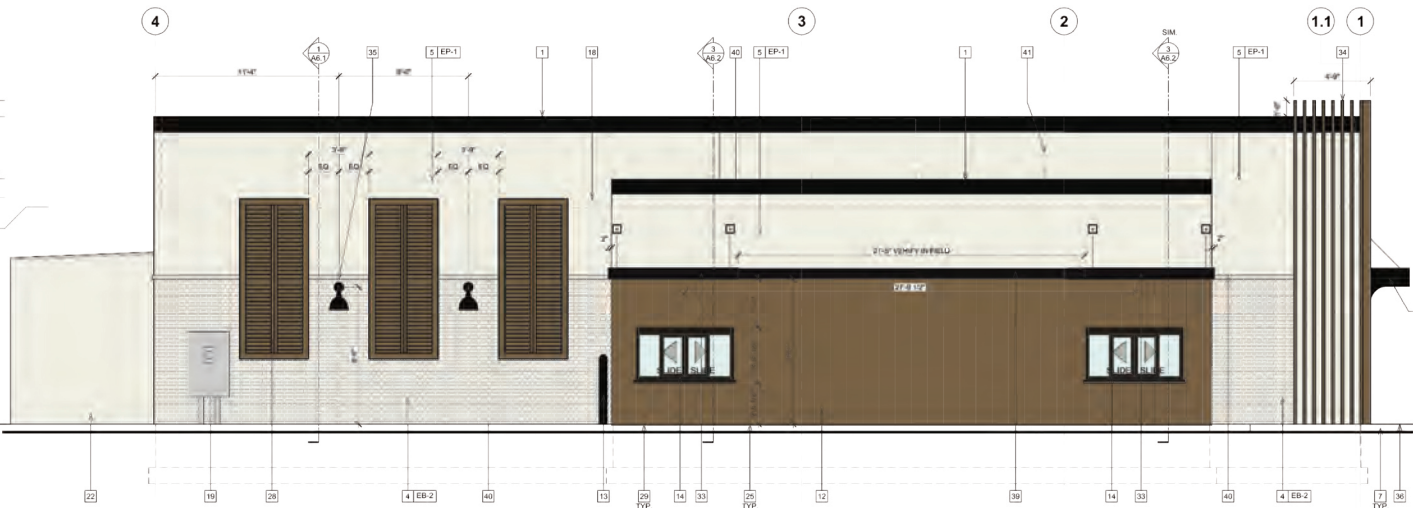


EXTERIOR ELEVATION NOTES

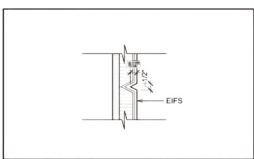
- 1 PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2 N/A.
3 NICHHA VINTAGE BRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4 NICHHA VINTAGE BRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5 EIFS. REFER TO POPEYES MASTER SCHEDULE.
6 PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7 EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8 GAS UTILITY METER. PAINT TO MATCH WALL.
9 REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10 INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C. TO PROVIDE AND INSTALL 1" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C. TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION.
11 N/A.
12 NICHHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13 PROVIDE & INSTALL 1" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT BLACK. REFER TO POPEYES MASTER SCHEDULE.
14 DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15 N/A.
16 N/A.
17 N/A.
18 DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19 ELECTRIC C/T CABINET AND METER.
20 LINE OF PARAPET WALLS BEYOND.
21 FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
22 WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23 N/A.
24 N/A.
25 ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26 N/A.
27 'X' 'X' REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/AS.
28 DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29 G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30 N/A.
31 REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE.
32 N/A.
33 PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34 VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
35 FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36 CONCRETE SIDEWALK (BY G.C.) REFER TO SITE PLAN.
37 HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
38 FIBER CEMENT SILL.
39 METAL FASCIA BAND. ALIGN WITH TOP AND BOTTOM EDGES OF CANOPIES. COLOR TO MATCH CANOPIES.
40 2" EIFS PROJECTION.
41 RTU OUTLINE. SCREENED BY PARAPET WALL.



1 PROPOSED FRONT ELEVATION
A5 SCALE: 1/4"=1'-0"



2 PROPOSED DT ELEVATION
A5 SCALE: 1/4"=1'-0"

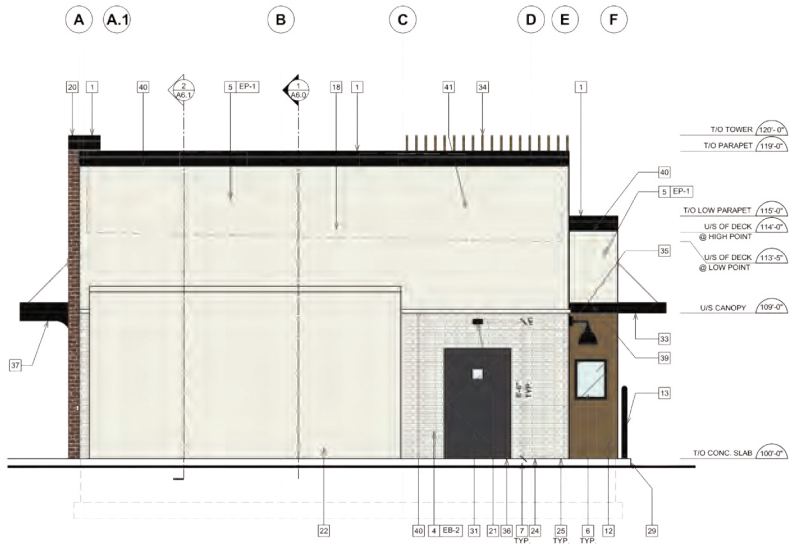


3 SECTION DETAIL @ TYPICAL
A5 SCALE: 2 1/2"=1'-0" EIFS REVEAL

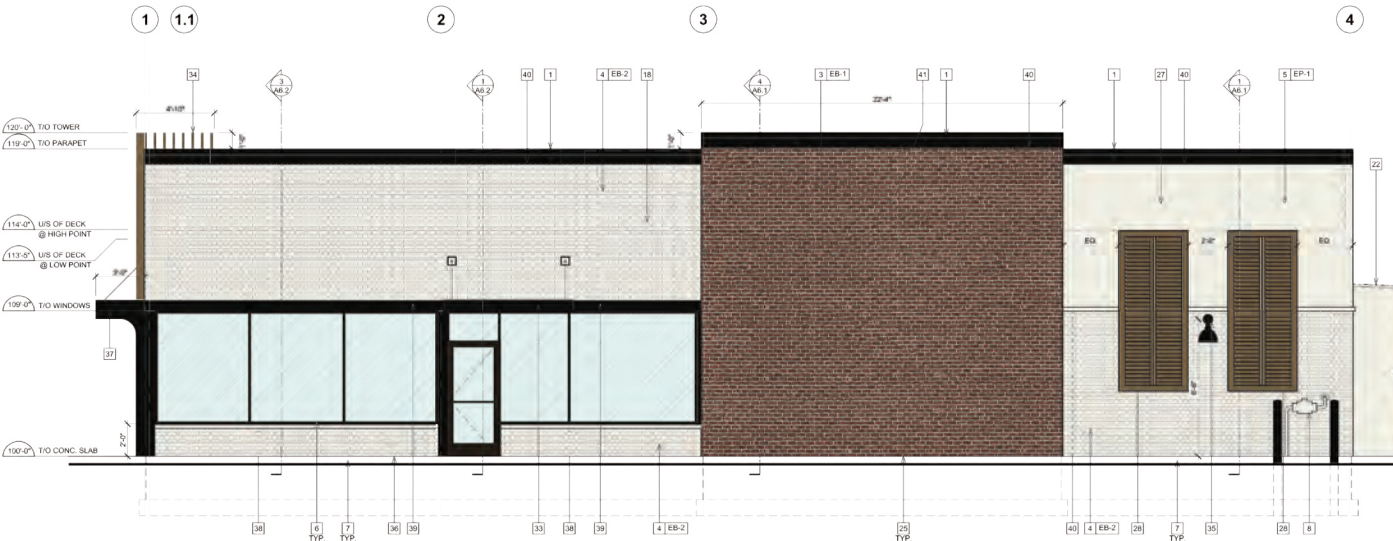
GENERAL NOTES

1. SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND	
1	NOTE REFERENCE REFER TO ELEVATION NOTES
FIN	FINISH TYPE



1 PROPOSED REAR ELEVATION
A5.1 SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION
A5.1 SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION NOTES

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- 4 NICHHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
- 5 EIPS, REFER TO POPEYES MASTER SCHEDULE.
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- 7 EXPOSED FOUNDATION TO BE PAROED AND FREE OF IMPERFECTIONS.
- 8 GAS UTILITY METER - PAINT TO MATCH WALL.
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- 15 N/A.
- 16 N/A.
- 17 N/A.
- 18 DASHED LINE INDICATES TIO OF ROOF BEHIND PARAPET.
- 19 ELECTRIC COT CABINET AND METER.
- 20 LINE OF PARAPET WALLS BEYOND.
- 21 FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
- 22 WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
- 23 N/A.
- 24 N/A.
- 25 ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
- 26 N/A.
- 27 1/2" X 1/2" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 31AS.
- 28 DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
- 29 G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
- 30 N/A.
- 31 REAR EXIT DOOR. COLOR: BLACK JACK. REFER TO MASTER FINISH SCHEDULE.
- 32 N/A.
- 33 PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
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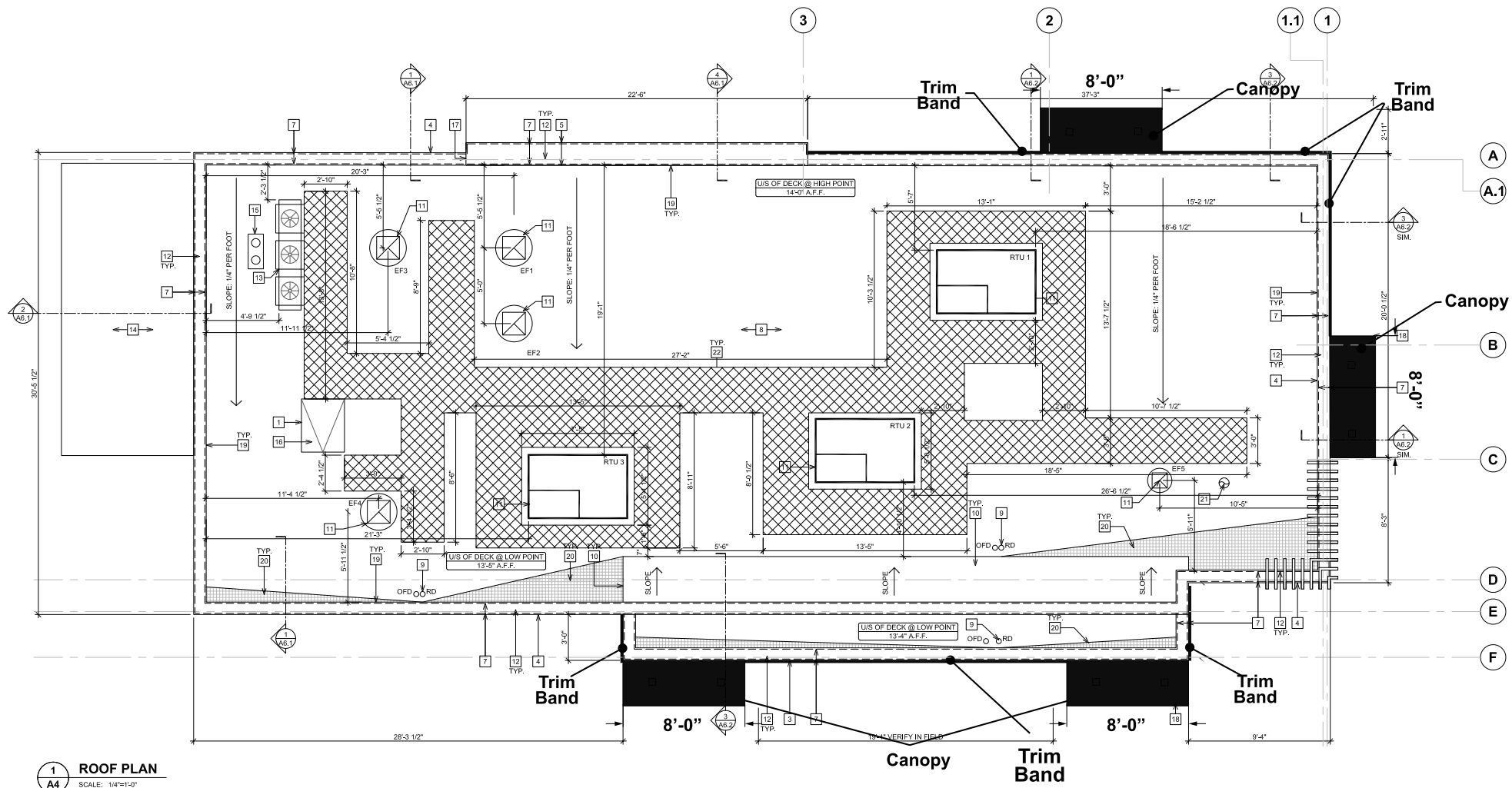
GENERAL NOTES

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2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

- | | |
|-----|--|
| 1 | NOTE REFERENCE
REFER TO ELEVATION NOTES |
| FIN | FINISH TYPE |

Canopy Layout



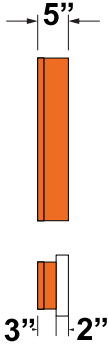
1 ROOF PLAN
A4 SCALE: 1/4"=1'-0"

IL-27 Illuminated Channel Letters

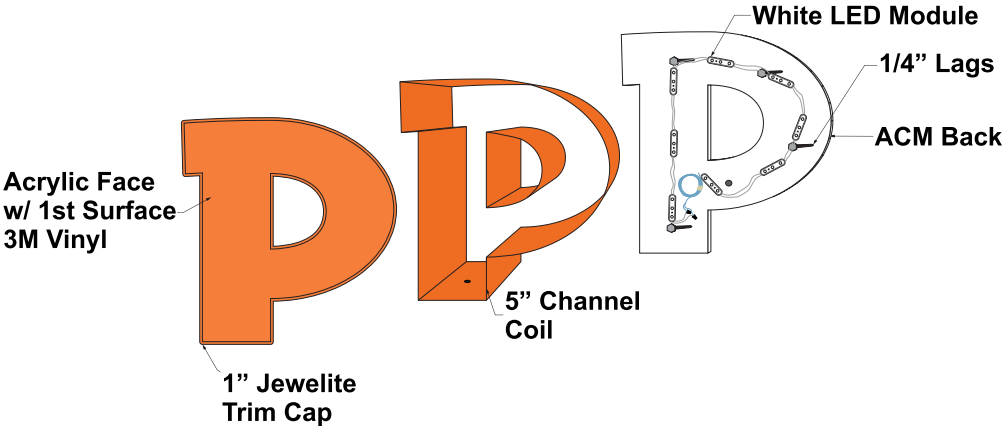
Front View



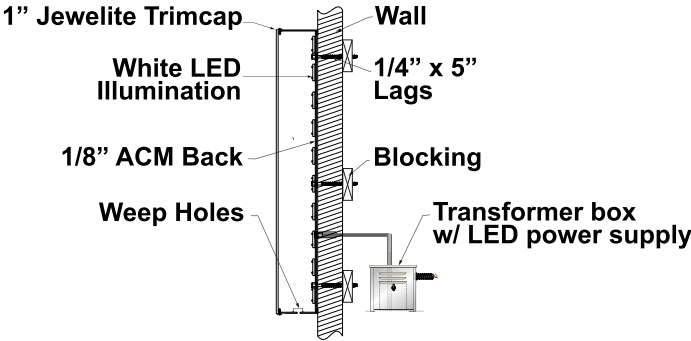
Side View



Breakdown View



Side View



Graphic Colors

PMS 3564C / 3630-84 Tangerine

Electrical Specifications

Sloan LED Prism 12V, 6500K, 0.92W per module
Sloan 12V LED Power Supply
Total: (1) power supplies, (54) modules



This sign is to be constructed and installed, According to article code 250 & 600 of Nec. Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight



902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:
750 Roosevelt Road
Glen Ellyn, IL 60137

Designed By:
M.Carreno
Date:
5-8-2023

Quantity:
1
Page #:
6 of 17

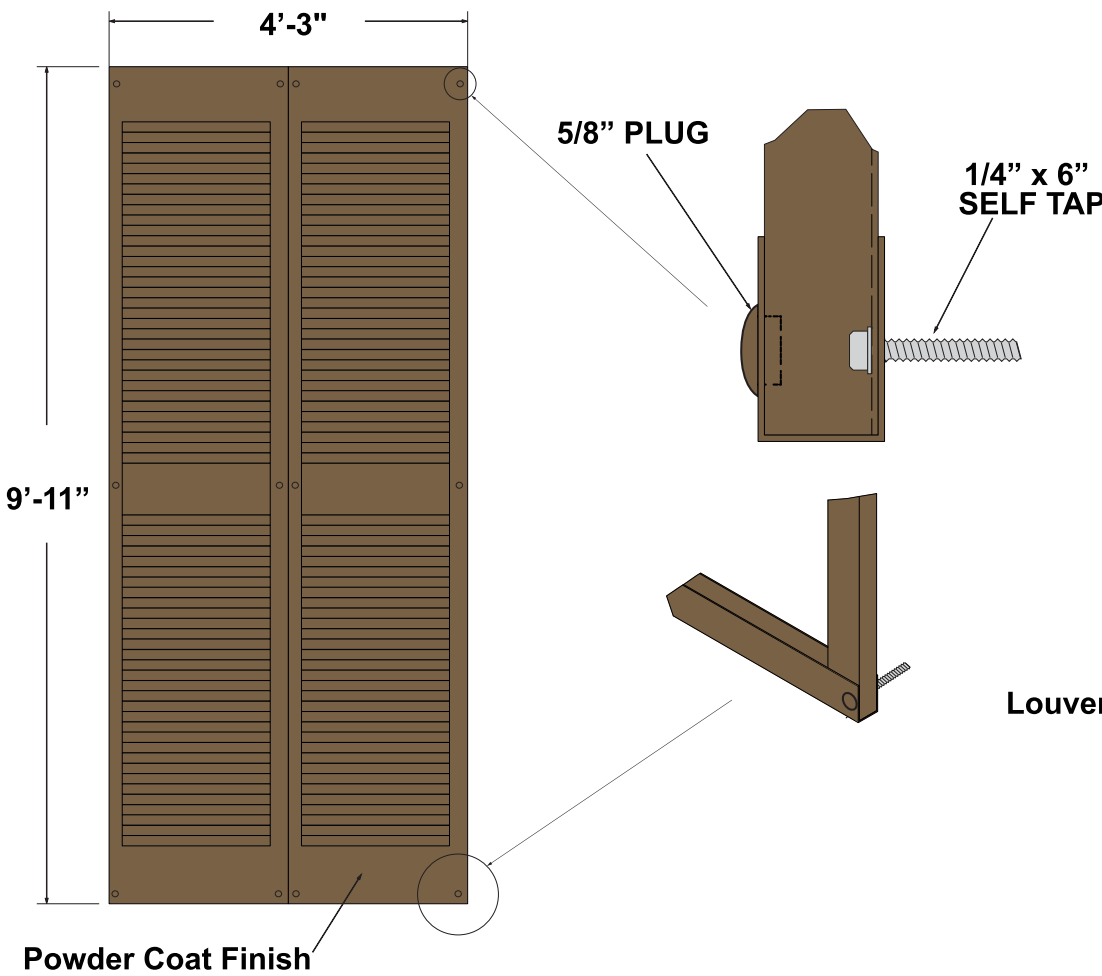
Notes:

Client Signature

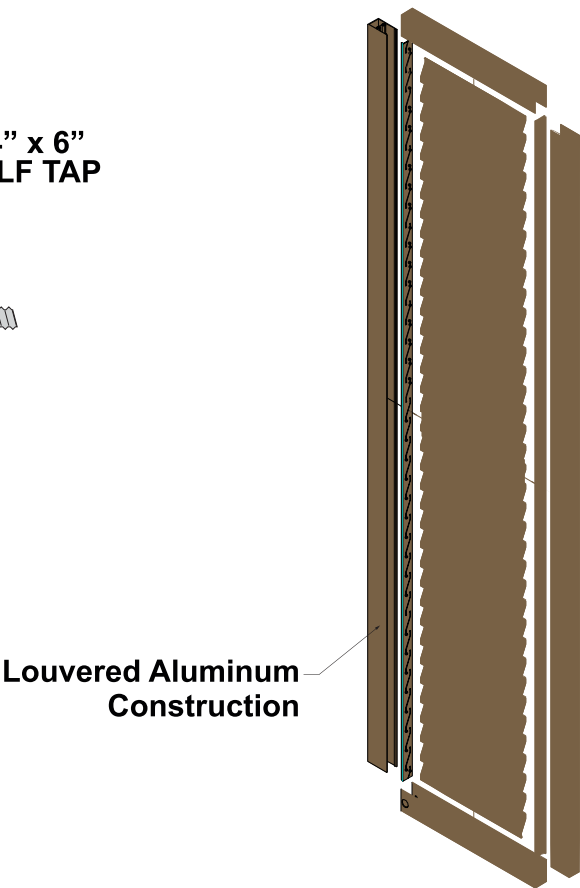
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Aluminum Shutters

Front View



Breakdown View

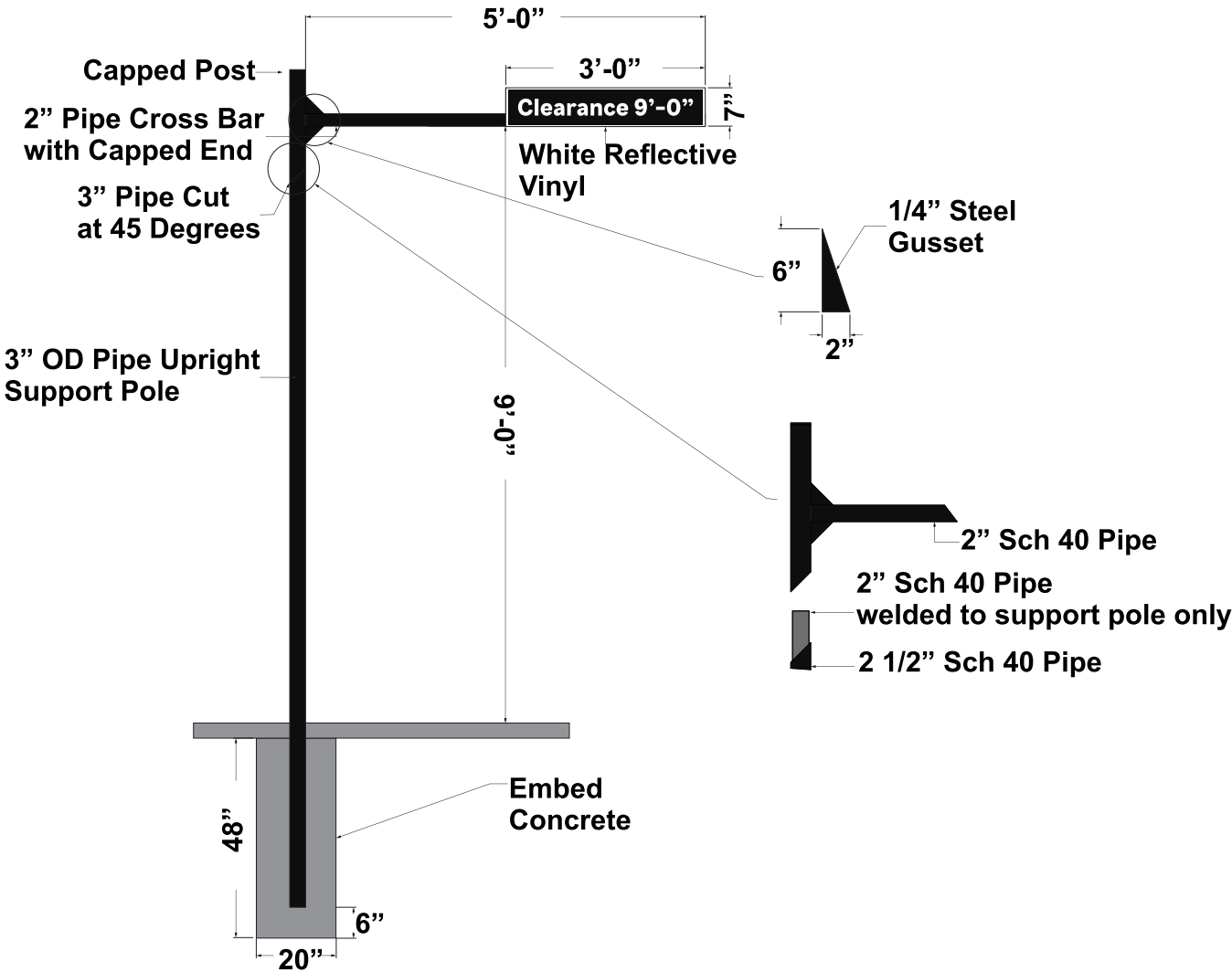


Clearance

Front View

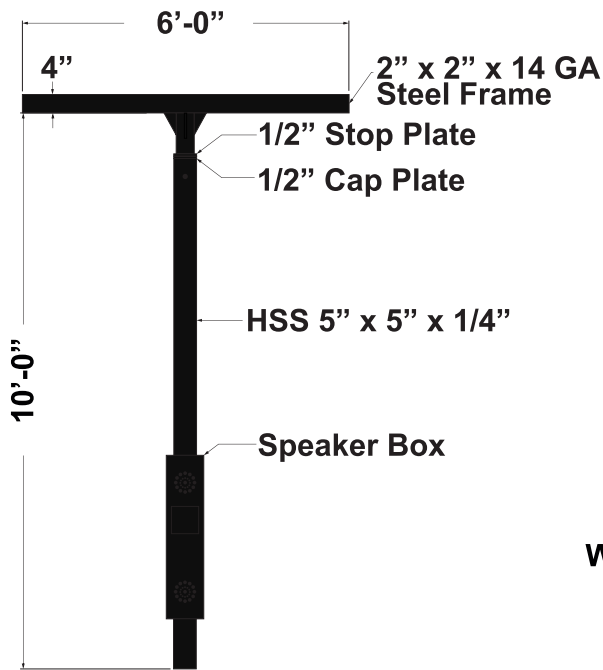
Graphic Colors

	PMS 326C
	Reflective White Vinyl

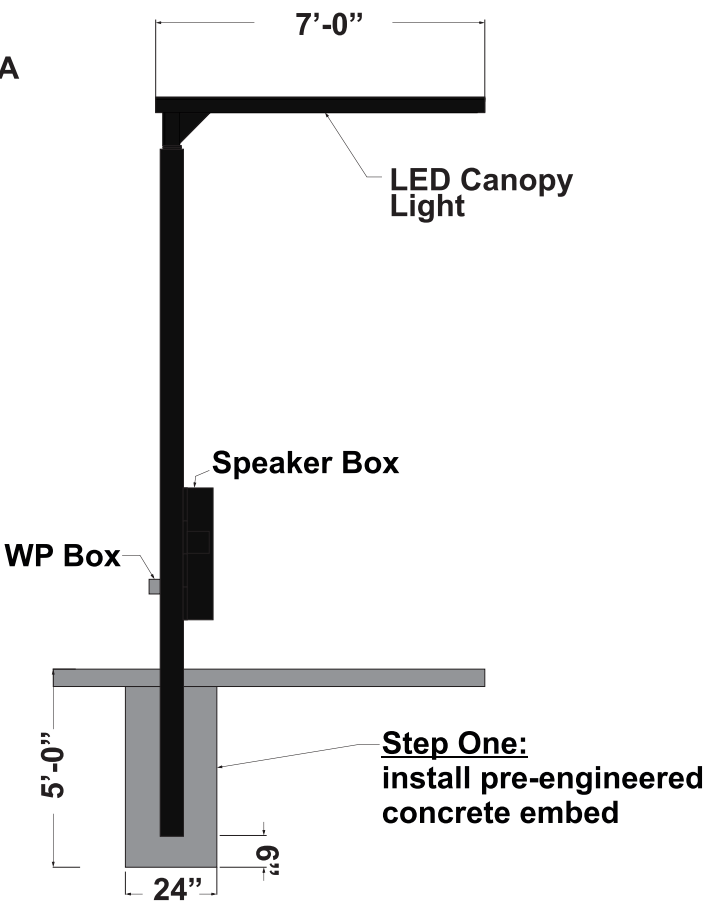


Menu Canopy

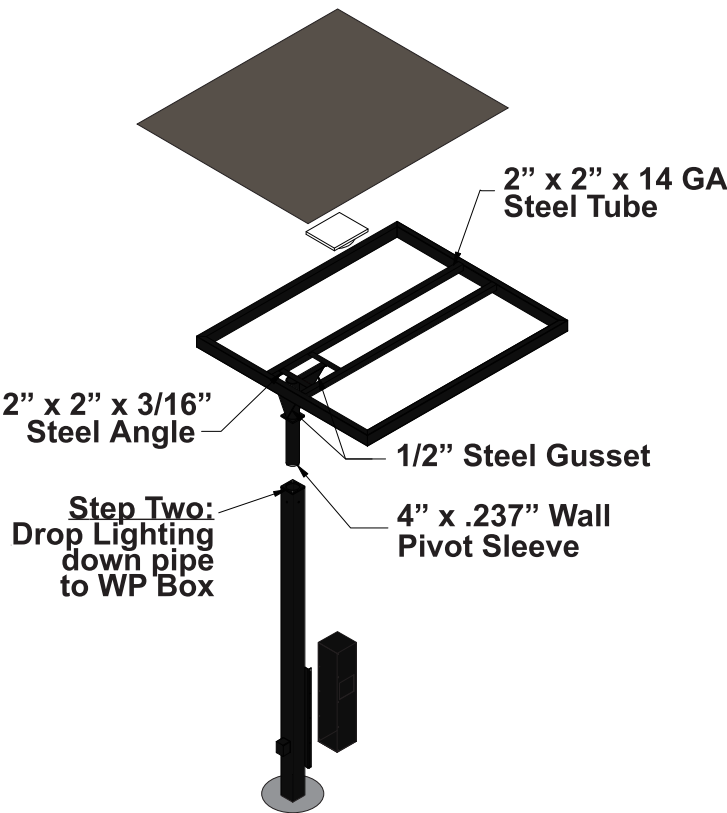
Front View



Side View



Breakdown View



Graphic Colors

BM CC-542 Willow

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V



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Glen Ellyn, IL 60137

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M.Carreno
Date:
5-8-2023

Quantity:
2
Page #:
10 of 17

Notes:
Plate Mounted
upon request

Client Signature

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Monument

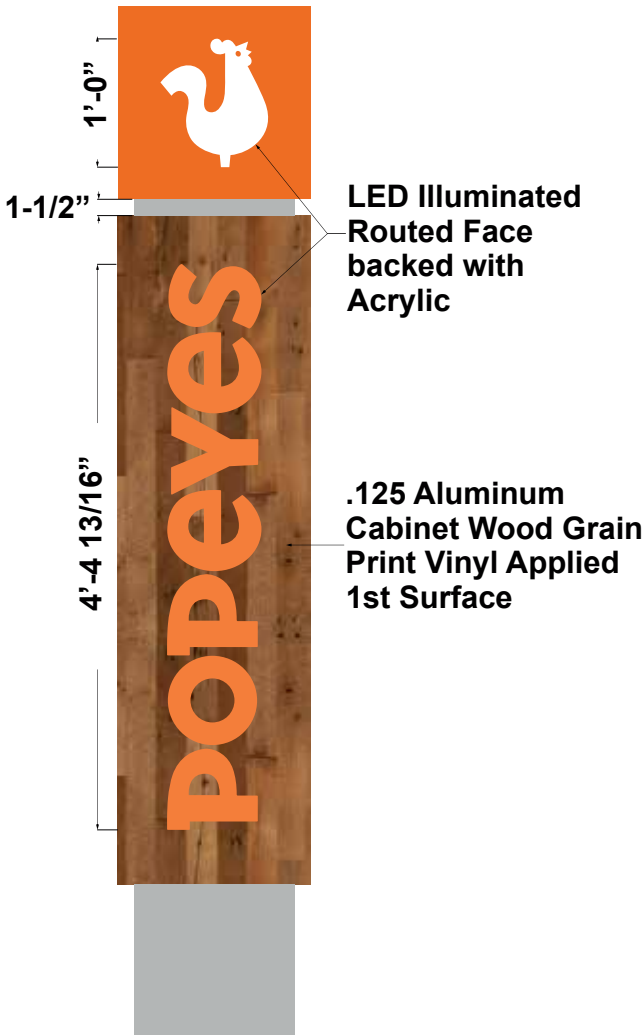
Front View



Side View



Rear View



Graphic Colors

	Wood Grain Digital Print
	White Arlon
	PMS 3564C / 3630-84 Tangerine

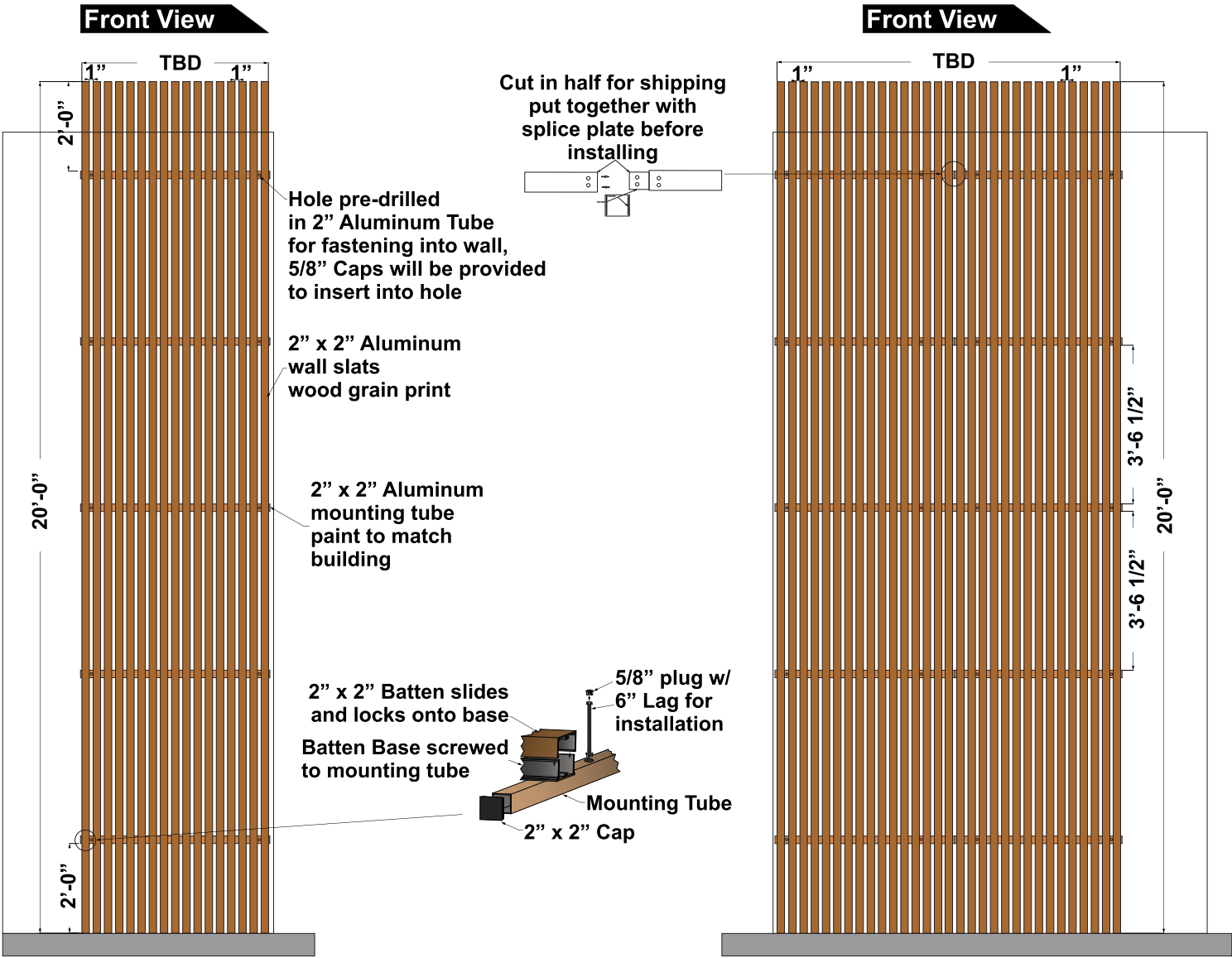


This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

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Wall Slats



Graphic Colors

Sublimated WoodGrain
PMS 7515C



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Date:
5-8-2023

Quantity:
Page #:
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Notes:
Specifications TBD
based on Location

Client Signature

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Page 46 of 71

Directionals

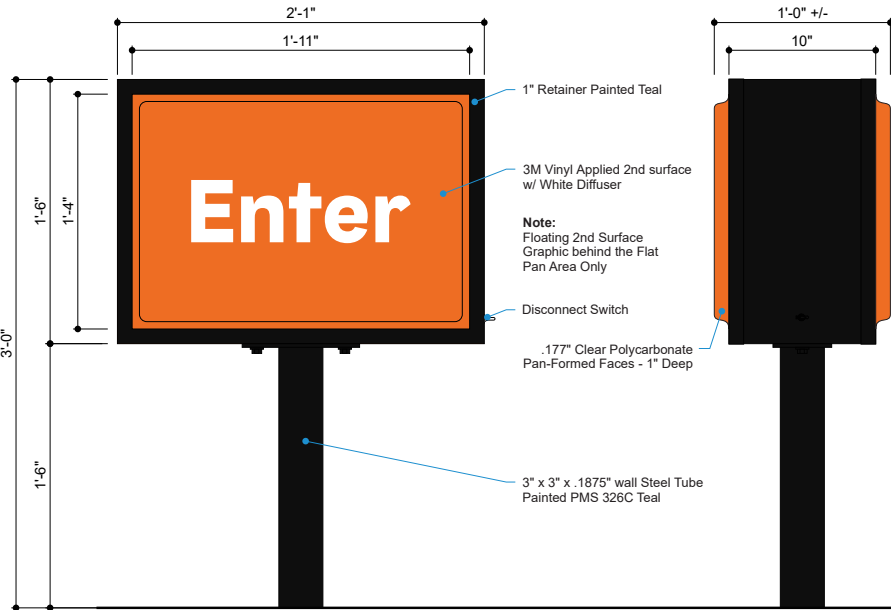
LED Internally-Illuminated
POP22-D-RMDL

Warranty Information:

- 1.) 10 Year Warranty on GE 7100K LED Lighting
- 2.) 5 Year Warranty on GE Power Supplies
- 3.) 9 Year Warranty on 3M Vinyl mounted Second Surface



Notes:
Install toggle switch to operate (ON/OFF)
in the horizontal position



Front View
Scale: 1 1/2"=1'-0"

3 Sq Ft

Side View
Scale: 1 1/2"=1'-0"

Night View
Scale: 1" =1'-0"

Paint Specifications

Paint to Match
Pantone 326C - Teal

All paint finishes to be Satin
unless otherwise specified

Vinyl Specifications

3M 3630-84 Tangerine

Color Specifications

Clear Polycarbonate

General Specifications:

- Face: .177" Clear Polycarbonate Pan Formed Face w/ 2nd Surface Vinyl w/ Diffuser
- Cabinet: Brake Formed .125" Alum. w/ 1" Retainers
- Illum: White LEDs as Required per Manufacturer, Self Contained Power Supplies
- Electrical: Actual Number of Circuits to be Determined by Licensed Electrical Contractor
(1) 20 AMP Circuit, 120 Volts - All Wiring Shall be 12 GA
- Quantity: (1) ONE



Additional Layouts
Scale: 3/4"=1'-0"



This sign is to be constructed and
installed, According to article
code 250 & 600 of Nec.Grounding
and bonding of sign as per Nec 250

Note: all UL labels to
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5-8-2023

Quantity:
3
Page #:
13 of 17

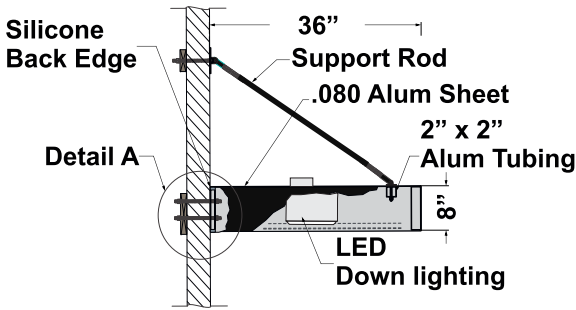
Notes:
Verbiage TBD

Client Signature

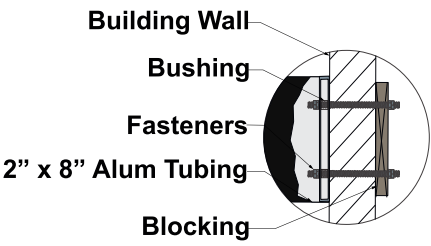
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Window Canopy

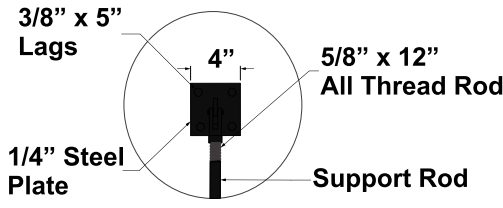
Section View



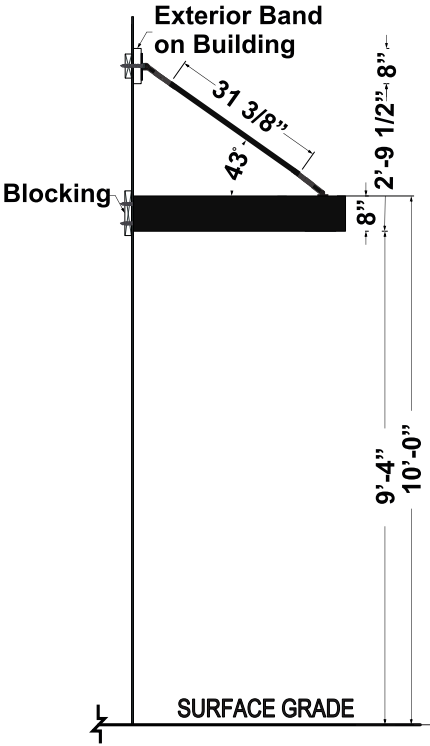
Detail A



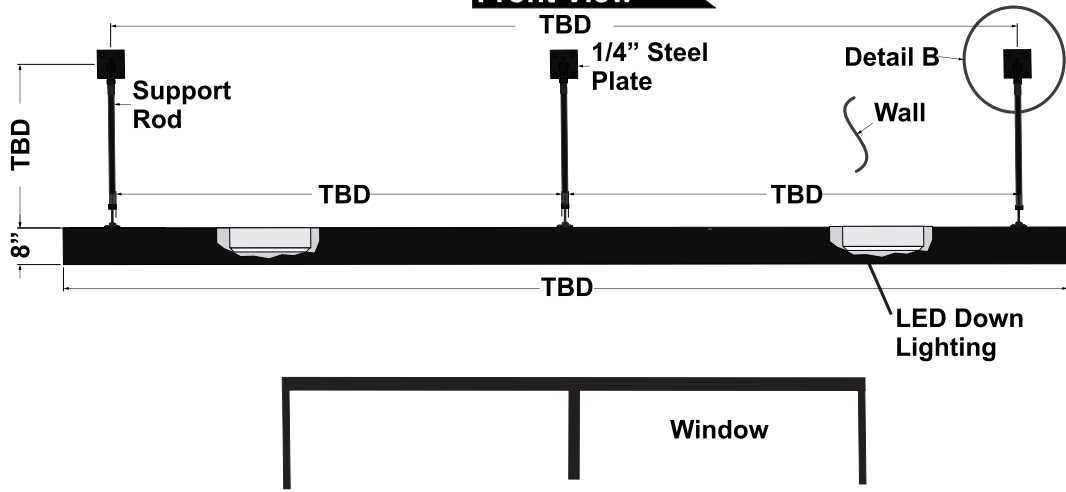
Detail B



Side View



Front View



Graphic Colors

BM CC-542 Willow

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V



This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

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Notes
Specifications TBD
on Location

Client Signature

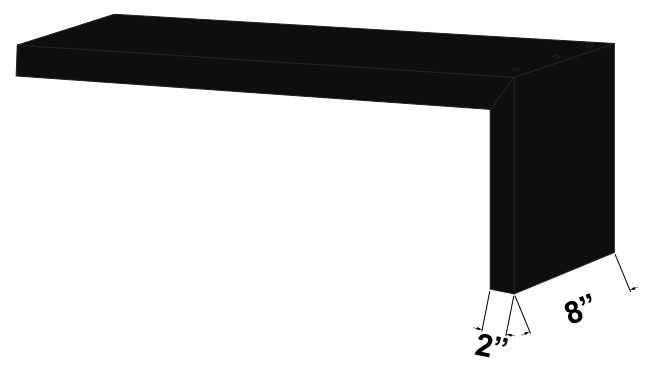
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Trim Bands

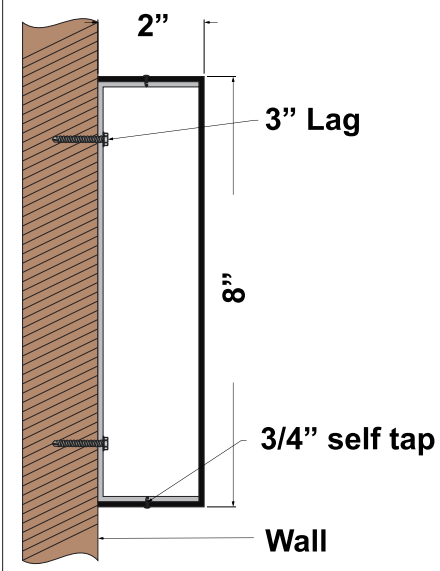
Front View



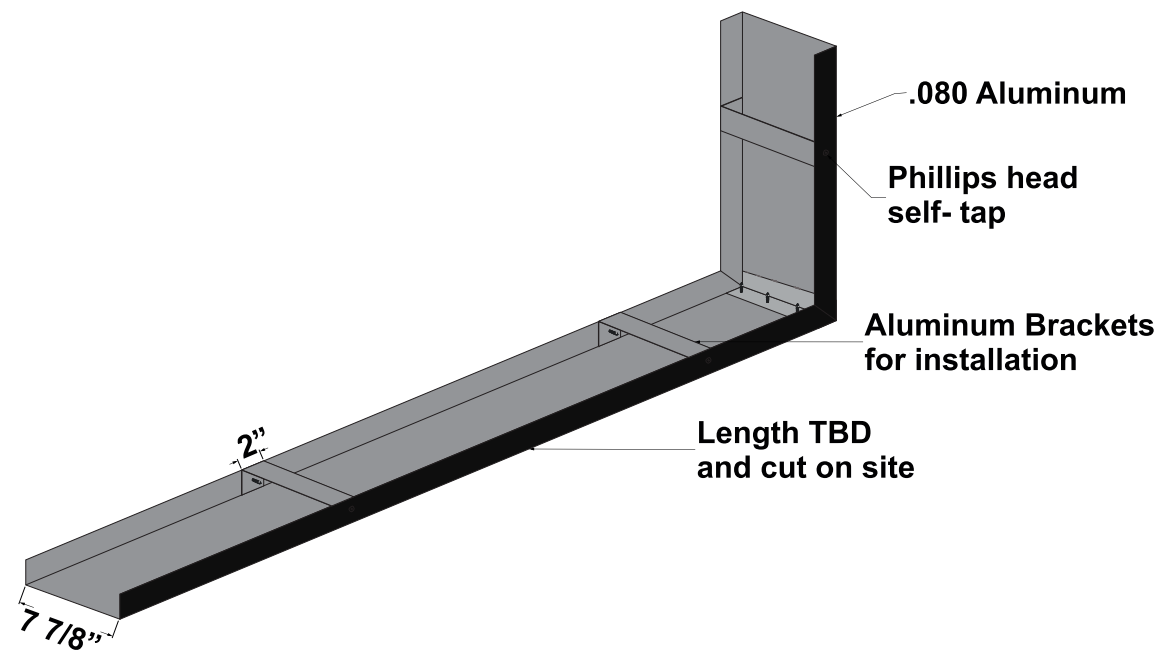
Top View



Section View

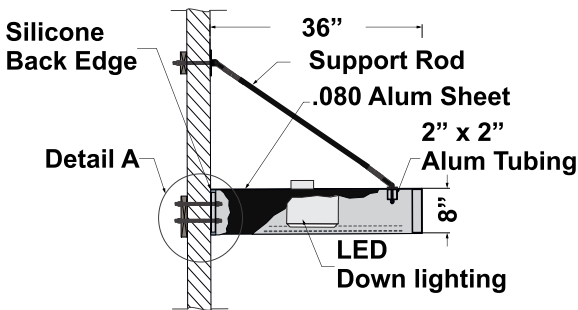


Bottom View

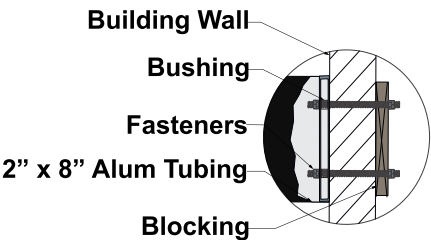


Drive Thru Canopy

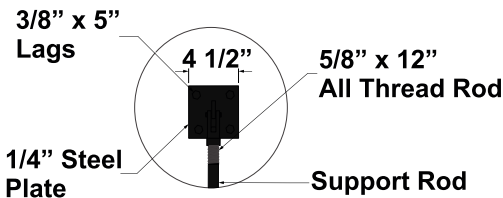
Section View



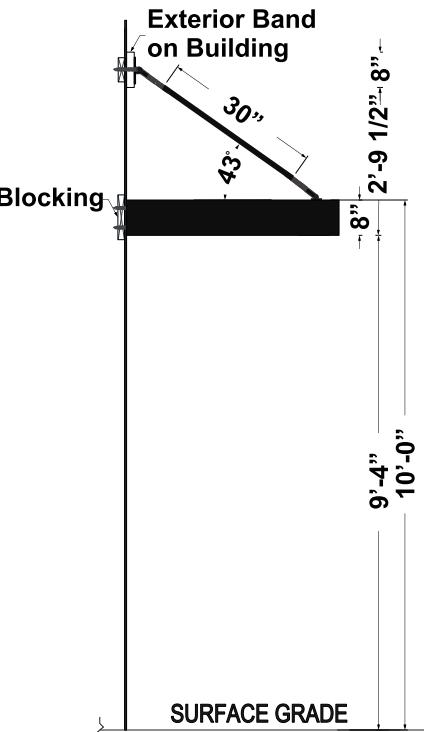
Detail A



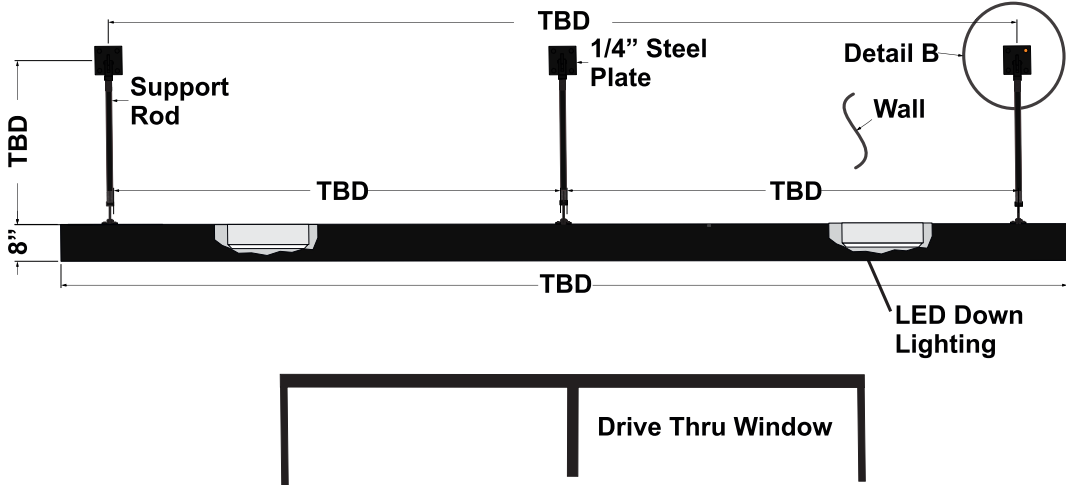
Detail B



Side View



Front View



Graphic Colors

Black (underside)

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V



This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight



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5-8-2023

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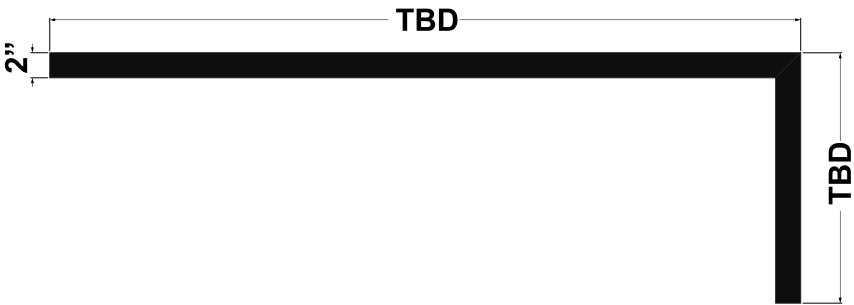
Notes:
Specifications TBD
on Location

Client Signature

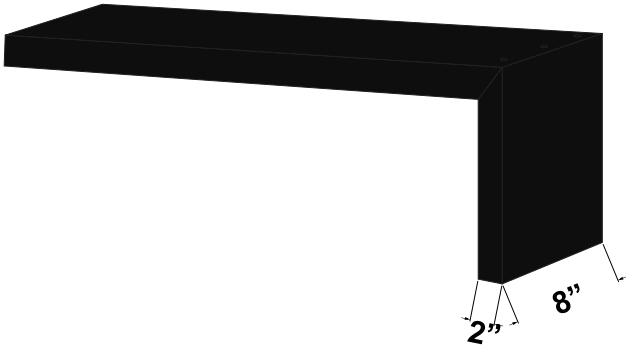
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Trim Bands

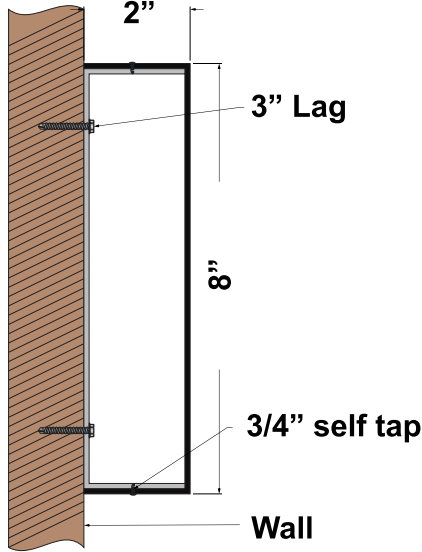
Front View



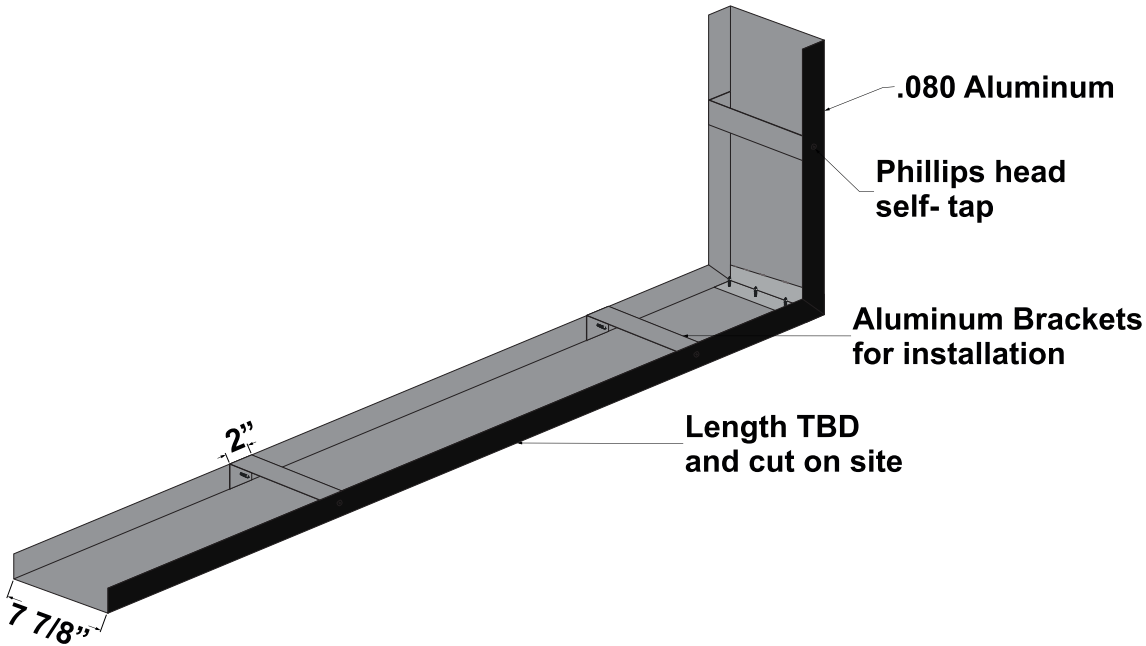
Top View



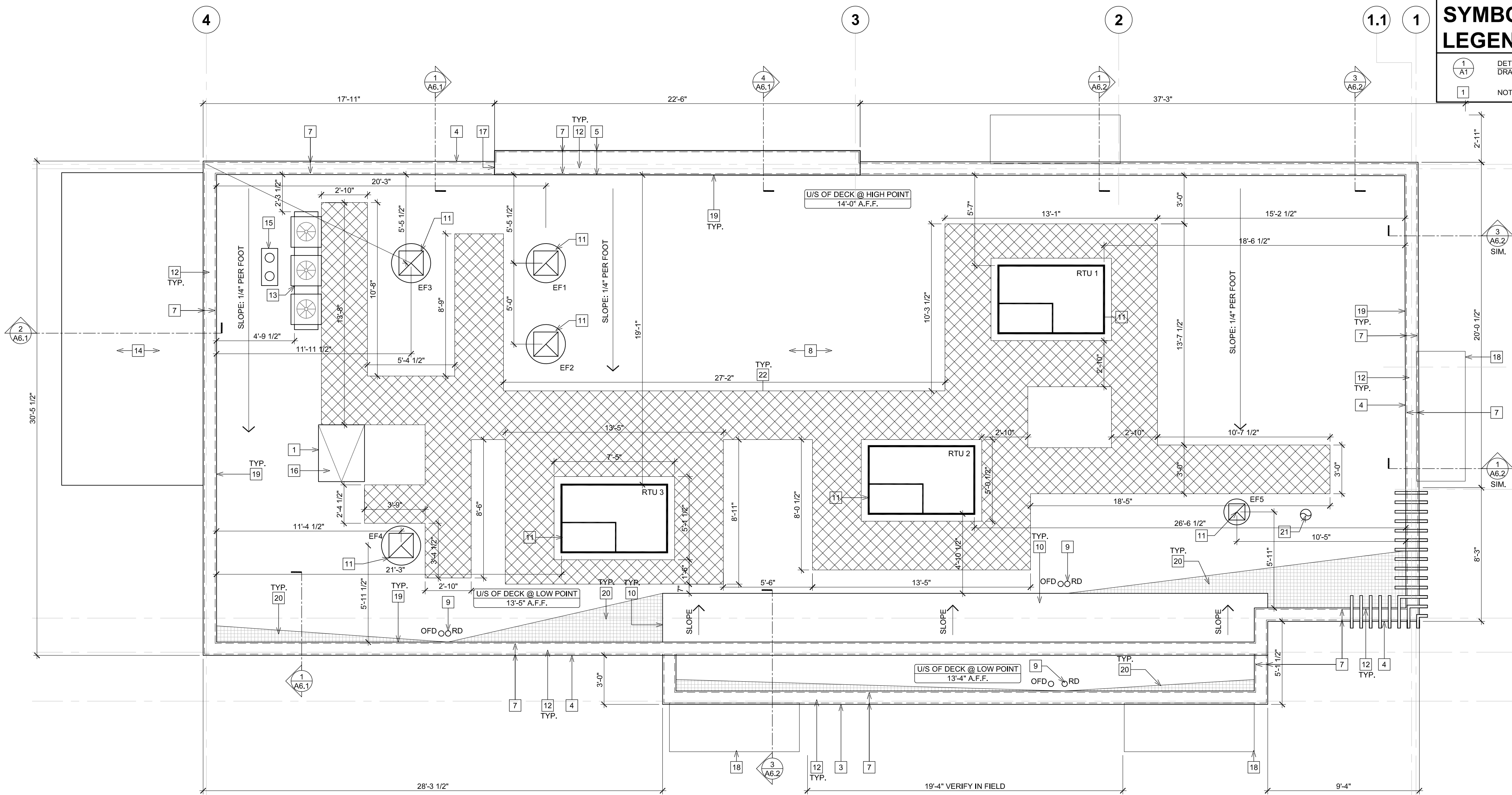
Section View



Bottom View



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SYMBOL LEGEND	
	DETAIL NUMBER
	DRAWING NUMBER
	NOTE REFERENCE

NOTE:
ALL ROOFING TO BE IN STRICT ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION ROOFING MANUAL

G.C IS RESPONSIBLE FOR SEALING ALL ROOF PENETRATIONS UPON COMPLETION OF THE PROJECT.

ROOF TYPE LEGEND

ROOF ASSEMBLY:
- MAS 60mil WHITE ULTRAPLY TPO MEMBRANE (OR APPROVED EQUAL)
- 2 LAYERS OF RIGID INSULATION (R-27.7 MIN.)
- 10mil VAPOUR RETARDER
- WOOD ROOF DECK
- WOOD TRUSS
(AS PER NRCA STANDARDS)

CALCULATED ROOF AREA

HORIZONTAL ROOF SURFACE (S.F)	2052
VERTICAL SURFACE 50% AREA (S.F)	481
TOTAL PROJECTED ROOF AREA (S.F)	2533

DRAINAGE CALCULATIONS:

(SIZE OF VERTICAL CONDUCTORS AND LEADERS)

100 YEAR, 1 HOUR RAIN FALL (IN.) 3"

VERTICAL LEADER SIZE (RECTANGULAR) 3-1/2" X 4"

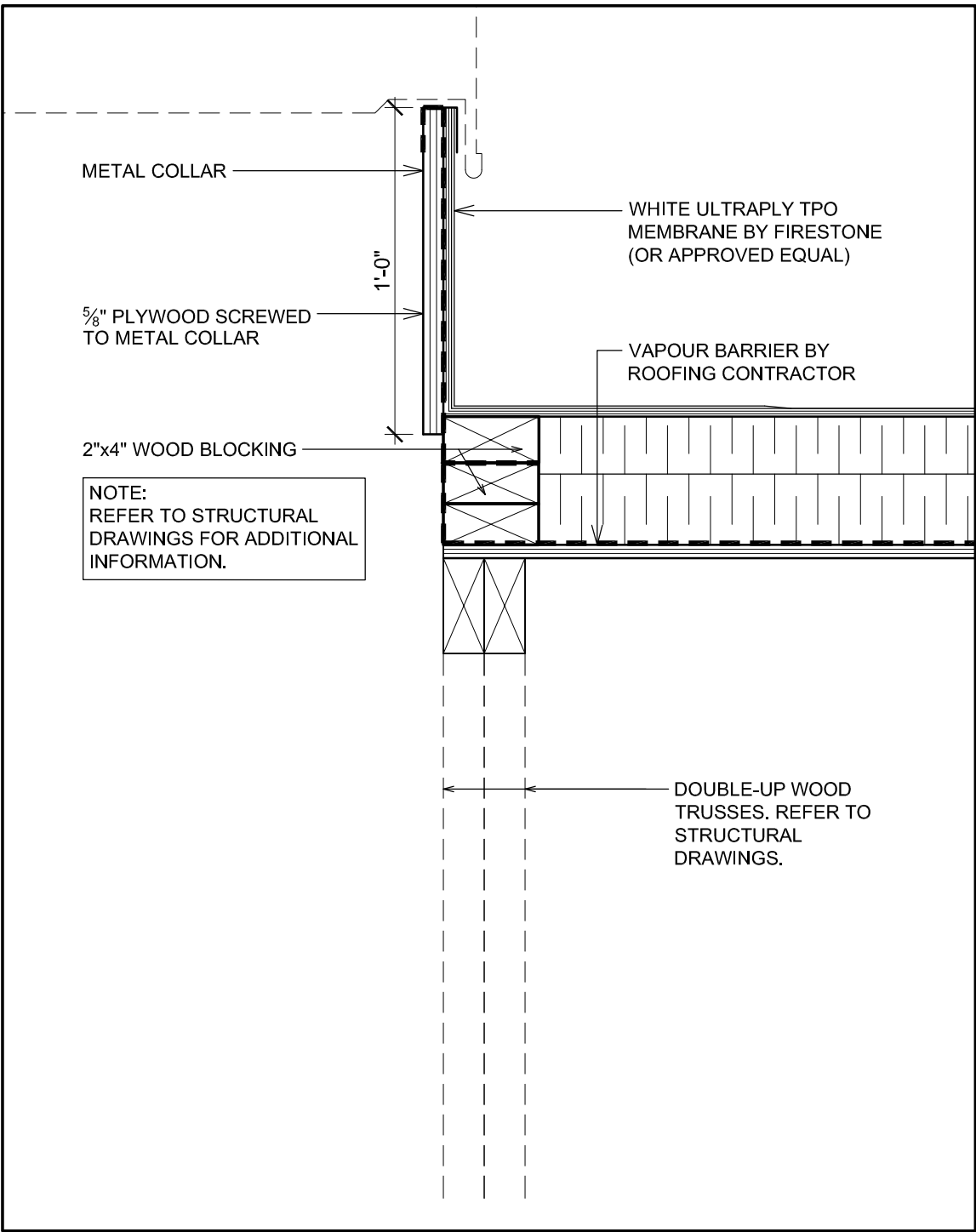
SPECIFIED LEADER CAPACITY (SINGLE) 5300 S.F

REQUIRED OVERFLOW SCUPPER SIZE (SINGLE) 1" X 10.7"

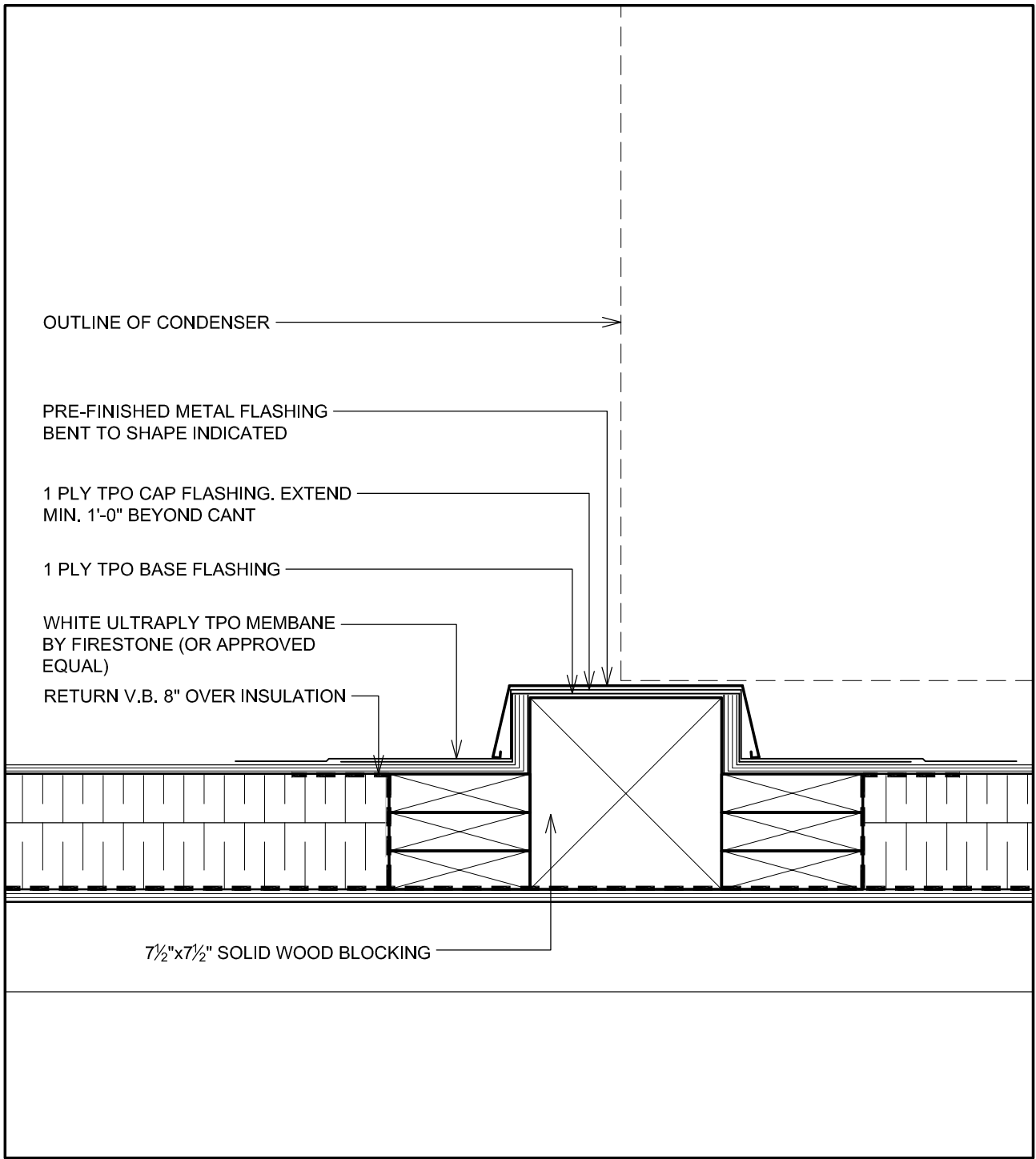
VERTICAL LEADER (X2) CAPACITY PROVIDED 10,600 S.F.

1 ROOF PLAN

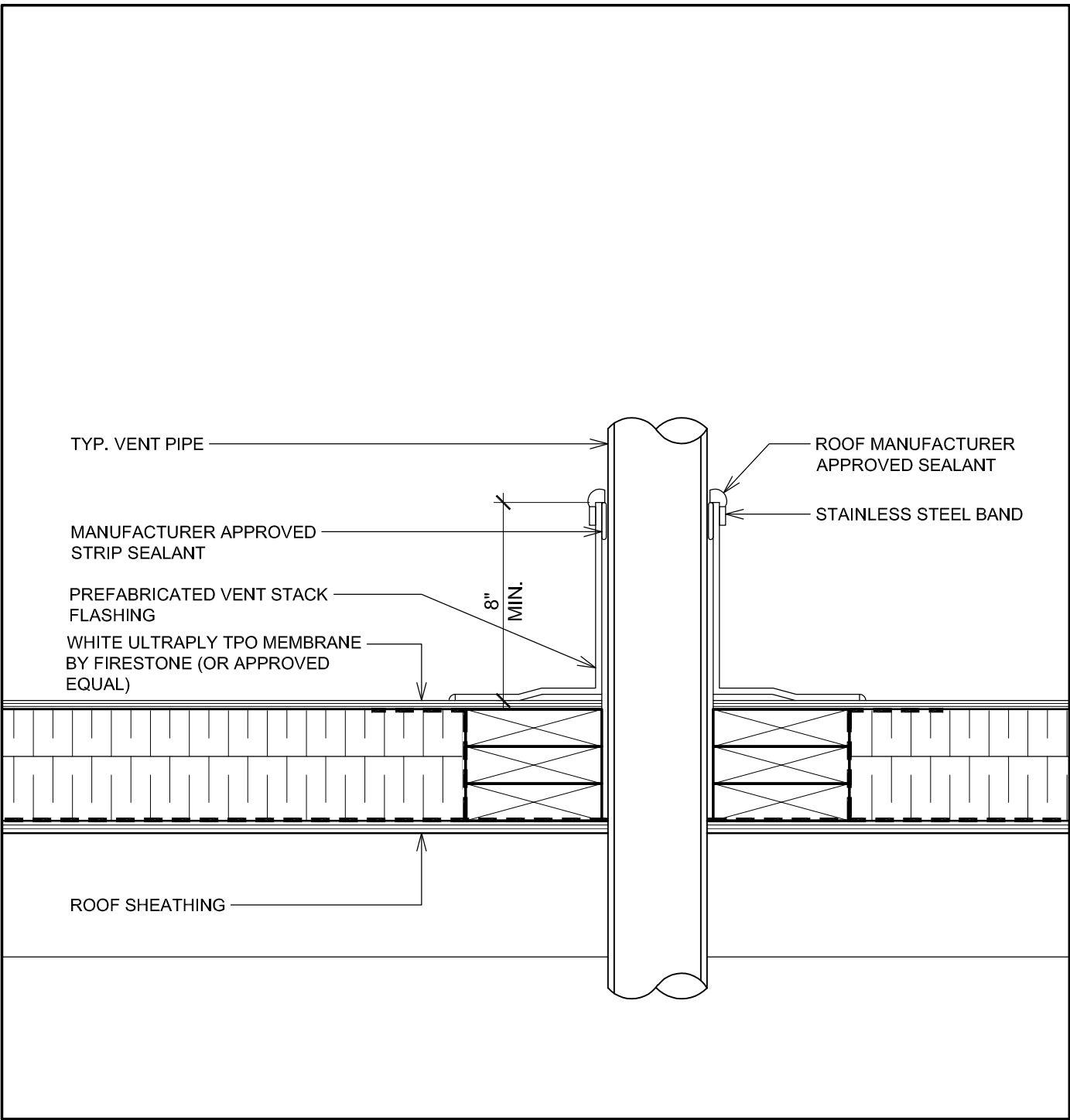
SCALE: 1/4"=1'-0"



2 TYPICAL ROOF CURB DETAIL
SCALE: 2"=1'-0"



3 TYPICAL SLEEPER DETAIL
SCALE: 2"=1'-0"



4 VENT PENETRATION DETAIL
SCALE: 2"=1'-0"

ROOF PLAN NOTES

- ROOF ACCESS HATCH TO MATCH PRE-FINISHED METAL CAP FLASHING, REFER TO DETAIL 1/A6.3.
- N/A.
- N/A.
- LINE OF PARAPET, REFER TO DETAIL ON SHEET A7.2.
- LINE OF HIGH PARAPET, REFER TO DETAIL ON SHEET A7.2.
- PRE-FINISHED COLLECTOR BOX & DOWNSPOUT, REFER TO DETAIL 2/A4.1.
- LINE OF WALL BELOW.
- WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL), REFER TO ROOF TYPE SCHEDULE & SPECIFICATIONS.
- ROOF DRAIN, REFER MECHANICAL DRAWINGS.
- WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL) OVER DIAGONAL BRACING C/W RIGID INSULATION, REFER TO STRUCTURAL DRAWINGS.
- H.V.A.C UNITS AND EXHAUST FANS AS PER MECHANICAL DRAWINGS, PROVIDE CURB WHERE REQUIRED, REFER TO DETAIL 2/A4.
- PRE-FINISHED METAL CAP FLASHING, REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5 FOR COLOUR AND TYPE.
- PROVIDE SLEEPERS FOR WALK-IN COOLER/FREEZER CONDENSER, SLEEPERS TO SPAN ACROSS JOISTS BELOW, REFER TO DETAIL 3/A4 & STRUCTURAL DRAWINGS.
- EXTERIOR WALK-IN COOLER/FREEZER ROOF.
- G.C TO PROVIDE AND INSTALL DOUBLE PIPE PORTAL (PART NO. 36002) C/W C-126 & C-212 CAP FOR PCL LINES FOR WALK-INS, ROOF OPENING (2'-3 1/2" x 1'-0") AND ROOF CURBS TO BE PROVIDED AND FURNISHED BY G.C, REFER TO DETAIL 4/A4 & 1/A4.1.
- PROVIDE & INSTALL 3M NON-SLIP TAPE ON FLASHING AT LADDER LOCATION.
- VINTAGEBRICK FINISH TO WRAP ON SIDE OF HIGH PARAPET WALLS, REFER TO EXTERIOR ELEVATIONS.
- CANOPY BELOW, REFER TO EXTERIOR ELEVATIONS.
- EXTEND ROOF MEMBRANE UP PARAPET WALL AND OVER TOP OF FRAMING (TYP.), SECURE PREFABRICATED ROOF EDGE CLEATS THROUGH MEMBRANE AS SPECIFIED BY MANUFACTURER, REFER TO WALL SECTIONS AND DETAILS.
- CROSS HATCH INDICATES TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION (TYP.) FIELD VERIFY ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION & INSTALL PER ROOF MANUFACTURER SPECIFICATIONS. G.C TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER & VERIFY INSTALLED COUNTER SLOPE OF 3/4" PER FOOT (MIN., AS MEASURED FROM LEVEL PLANE) TO DIRECT STORM WATER TOWARD ROOF DRAINS AS INDICATED ON PLAN.
- VENTS, REFER TO MECHANICAL DRAWINGS & DETAIL 4/A4.
- TPO WALK WAY PADS OR X-TREADS, REFER TO SPECIFICATIONS, CUT TPO WALK WAY PAD ROLLS TO MAXIMUM OF 9'-10", LEAVE A GAP OF 1" BETWEEN PIECES TO ALLOW FOR WATER DRAINAGE.
- THRU-WALL SCUPPER W/ METAL FLANGE BY ROOFING MANUPPER, HOLD TOP OF COLLECTOR BOX 1" BELOW ROOF DECK TO ALLOW FOR SECONDARY OVERFLOW DRAINAGE, SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM, DISCHARGE SHALL BE ABOVE GRADE, VERIFY OPENING REQUIREMENTS WITH LOCAL CONDITIONS.

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road
Suite 200
Lisle, IL 60532
800.414.1045

POPEYES
400 PERIMETER CENTER TERRACE
SUITE 1000
ATLANTA, GA 30346
404-459-4450

ABY GROUPS
POPEYES
LOUISIANA KITCHEN
750 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

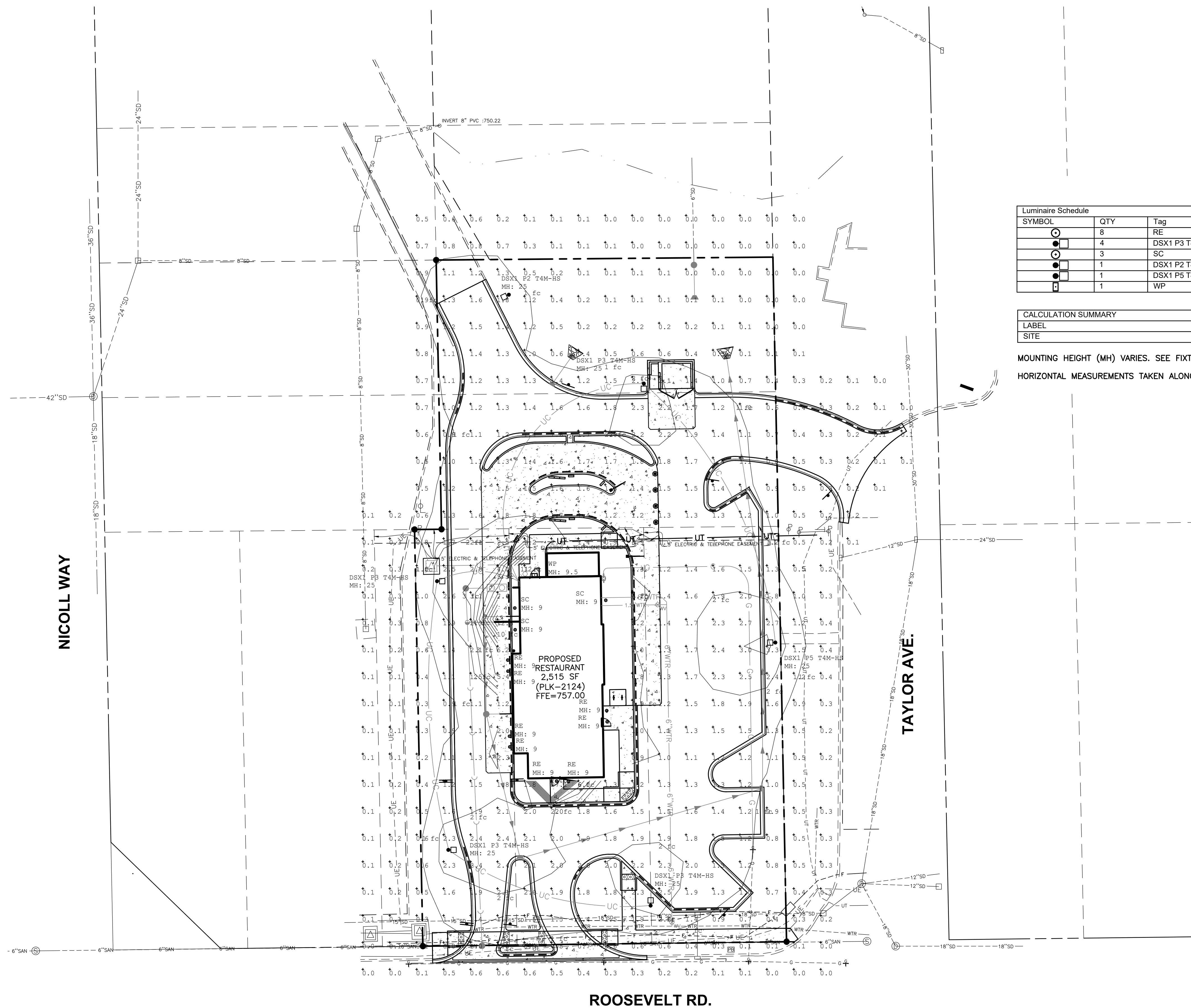
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Proj. No.: 083213
Date: 02/10/23

Drawn by: RC

Sheet Name:
ROOF PLAN AND DETAILS

Sheet No:
A4.0



Luminaire Schedule						
SYMBOL	QTY	Tag	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS
	8	RE	Single	0.900	RG4 RECESSED	14.4
	4	DSX1 P3 T4M-HS	SINGLE	0.900	DSX1 LED P3 40K T4M MVOLT HS	102
	3	SC	Single	0.900	LMH020-4000-35G9-00000TW GOOSE NECK	37.1
	1	DSX1 P2 T4M-HS	SINGLE	0.900	DSX1 LED P2 40K T4M MVOLT HS	70
	1	DSX1 P5 T4M-HS	SINGLE	0.900	DSX1 LED P5 40K T4M MVOLT HS	138
	1	WP	Single	0.900	MCWP-5040R-LED-MV WALL PACK	41.9

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	1.12	27.1	0.0	N.A.	N.A.

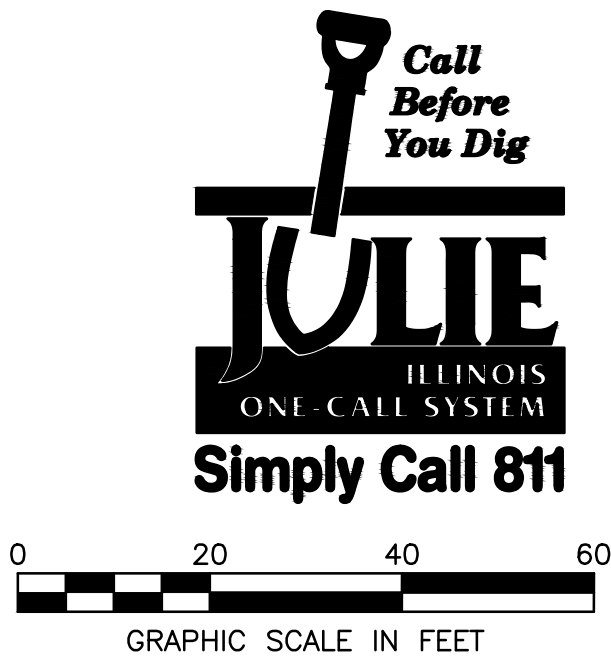
MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.
HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS
OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY
CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE
FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD
(IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR
LOCATION.

ELEVATION = 765.46'



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137
PHOTOMETRIC PLAN

WOOLPERT
ARCHITECTURE • INTERIOR • LANDSCAPE

W

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

PROJECT No:	No.	DATE	REVISION
083213			
DATE 02/14/23			
DES. JC			
DR. DH			
CKD. RG	06/16/23	REVISED PER VILLAGE COMMENTS	
	05/26/23	REVISED PER VILLAGE COMMENTS	

HOWARD

LIGHTING PRODUCTS

Specification Sheet

MCWP-LED

Medium Full-Cutoff Wall Pack

MCWP-5040R-LED-MV

Rapid ship model – available for next day shipment

Features

- Construction
 - One-piece die-cast aluminum housing and hinged, removable die-cast aluminum door
 - One-piece silicone gasket seals the optical chamber
 - Housing has a textured bronze finish
 - 1/2" conduit access, sides, top, or rear knockouts
- Photocell adaptable and UL listed for wet locations
- LED driver and electrical components are mounted to the die-cast housing for optimal heat sinking and operating efficiency
- UL recognized integral LED electronic driver is Class 2 rated for 120–277V, 50/60Hz
- High output LEDs provide **80+ CRI** in 5000 K CCT
- Minimum starting temperature: -35°C
- The LED system delivers, on average, 70% of lumen maintenance (L70) at 75,000 hours
- 5 Year warranty

Ordering Information

IJC Code	Catalogue #	Lumens	Input Watts
99057	MCWP-5040R-LED-MV	4770	42

Cross Reference Chart				
Comparable to HID	LED Replacement		Energy Savings	
Source	Input (Watt)	LED Output Lumens	Input Watt	Percentage
150W	185	4770	42	77%
100W	129			67%

*120V on Quad Tap Ballast

Accessories (sold separately)	
Catalog #	Description
LCPCMV	LED compatible external stem & swivel mount electronic photocontrol ¹

¹ Please use LED compatible electronic components to maintain warranty.

Project:	
Catalog#:	
Approved by:	
Date:	

Applications

Ideally for parking facilities, entry ways, perimeter/pathway lighting for underpasses.

Dimensions

Photometrics

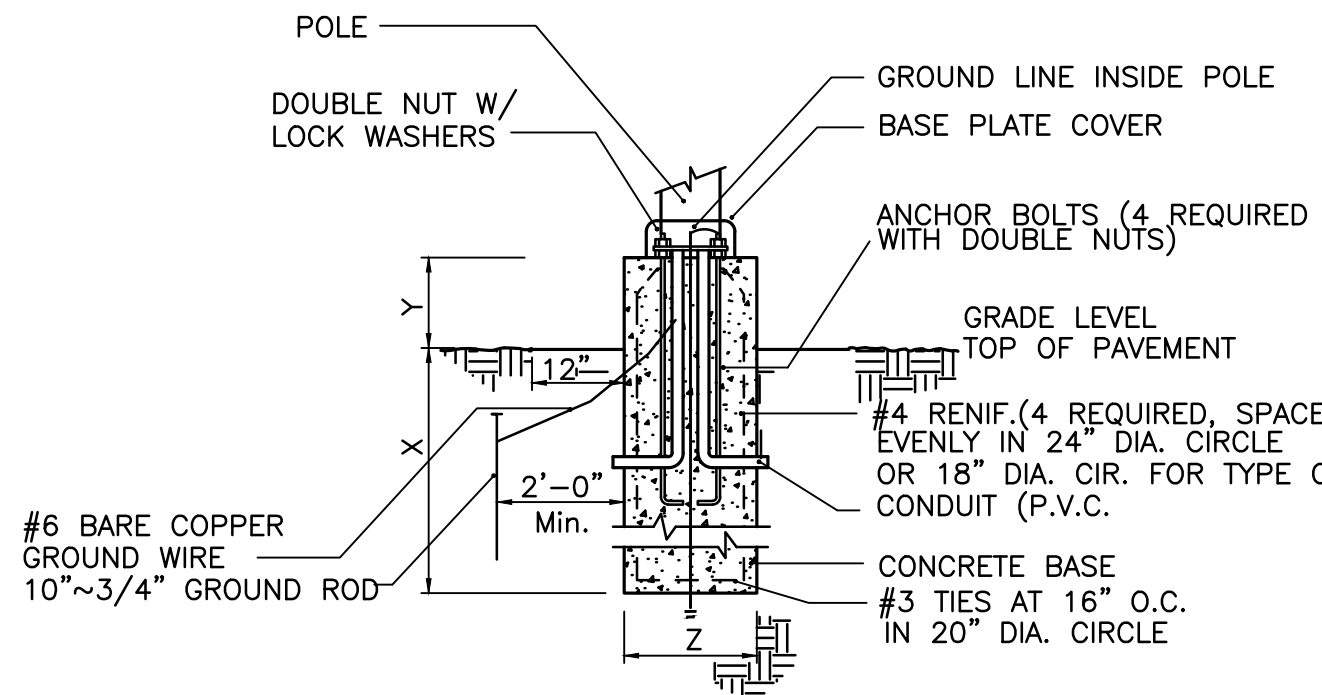
Specifications subject to change without notice.

Contact@RevolveLED.com

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.RevolveLED.com/products

Page 1 of 1
Rev: 11/11/2016
877-718-0808

SSS Square Straight Steel Poles

[illegible]

DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT
TO VEHICLE PARKING

X	3'-6"
Y	2'-6"
Z	2'-0"

IF LIGHT POLE IS WITHIN LANDSCAPING
(NOT ADJACENT TO VEHICLE PARKING)

X	3'-6"
Y	0'-6"
Z	2'-0"

LIGHT POLE BASE DETAIL

HOWARD
LIGHTING PRODUCTS

Specification Sheet

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Medium Full-Cutoff Wall Pack

MCWP-5040R-LED-MV

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Accessories (sold separately)

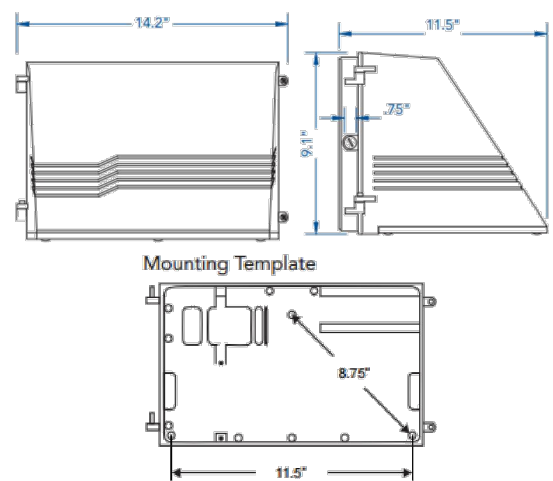
Catalog #	Description
LCPCMV	LED compatible external stem & swivel mount electronic photocontrol ⁵

⁶ Please use LED compatible electronic components to maintain warranty.

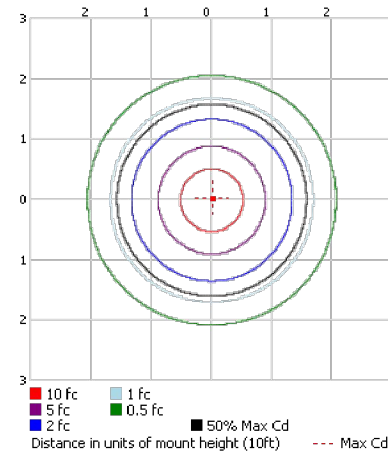
Applications

Ideal for parking facilities, entry ways, perimeter/pathway lighting for underpasses.

Dimensions



Photometrics



Model	Size	Watts	Delivered lumens	LED lumens	CRI	Color °T	Voltage
RGR2-CC	2"	8 W	600 lm	750 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
RGR4-CC	4"	14 W	1100 lm	1200 lm			120 V
RGR4-CC-V-WH*	4"	14, 15 W	1100 lm	1200 lm			120, 277 V
RGR6-CC	6"	20 W	1600 lm	1900 lm			120 V

- * 0-10V dimming, white finish only

Specifications

Every fixture includes a junction box with integrated dimmable driver
Can be daisy chained (4" and 6" models only)

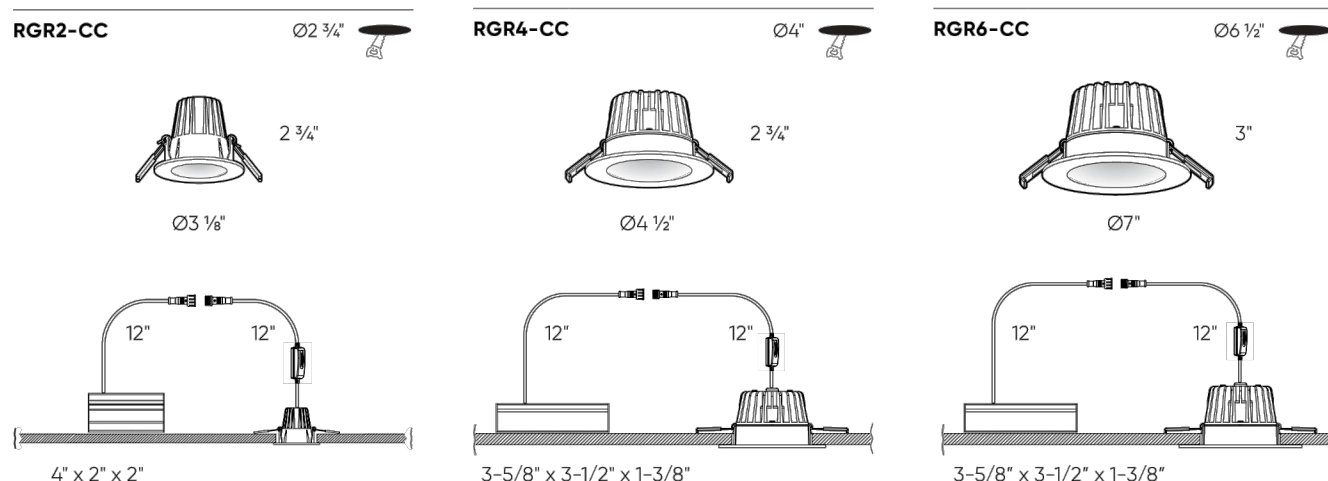
- Superior LED performance and lifespan
- Regressed light source
- Minimal heat emission
- Aluminum construction
- Switch-selectable CCT: 2700K/3000 K/3500 K/4000 K/5000 K
- IC certification (suitable for direct contact with insulation)
- Air-tight certified as per ASTM E283-04
- 40° beam angle
- Suitable for wet locations
- JAB Certified
- Ideal operating temperature: -20° to 40° C
- 5-year warranty

Finish

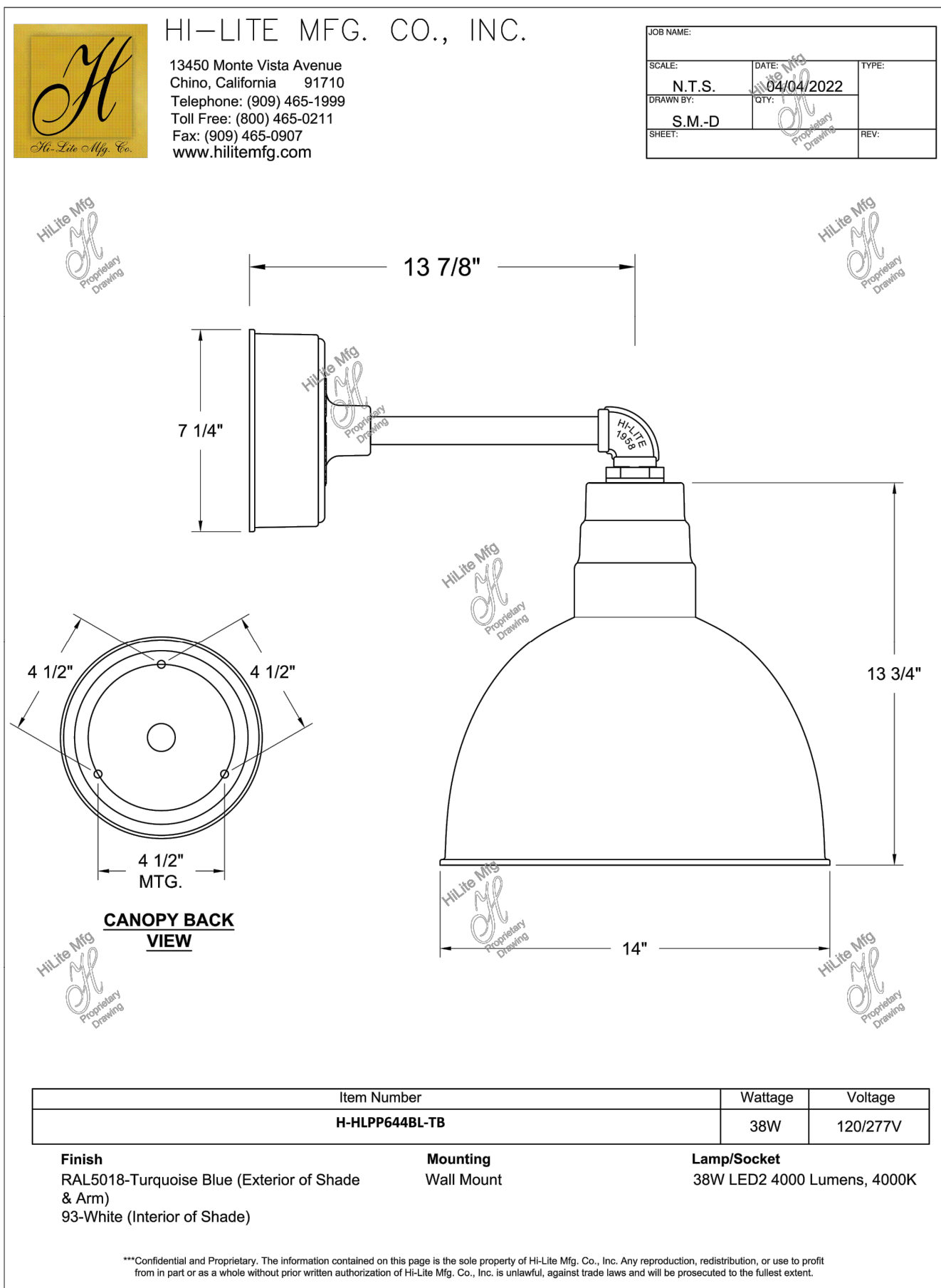
- **BK** Black
 SN Satin Nickel
 WH White

Note

Other color °T, finishes, and voltage options are available but may require MOQ's and longer lead times. Please contact your DALS representative for more information.



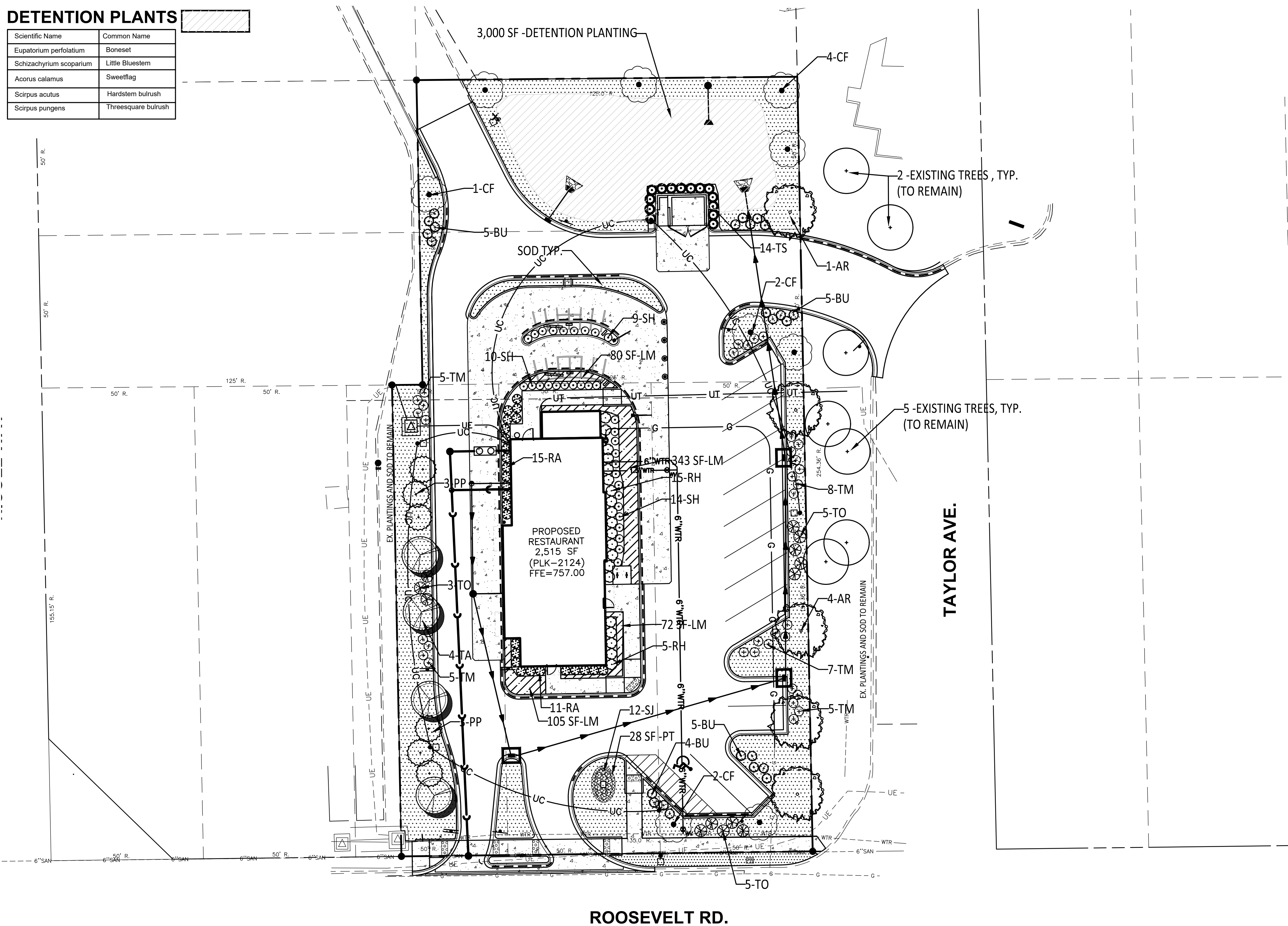
Recessed | dals.com 47



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DETENTION PLANTS

Scientific Name	Common Name
<i>Eupatorium perfoliatum</i>	Boneset
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Acorus calamus</i>	Sweetflag
<i>Scirpus acutus</i>	Hardstem bulrush
<i>Scirpus pungens</i>	Threesquare bulrush

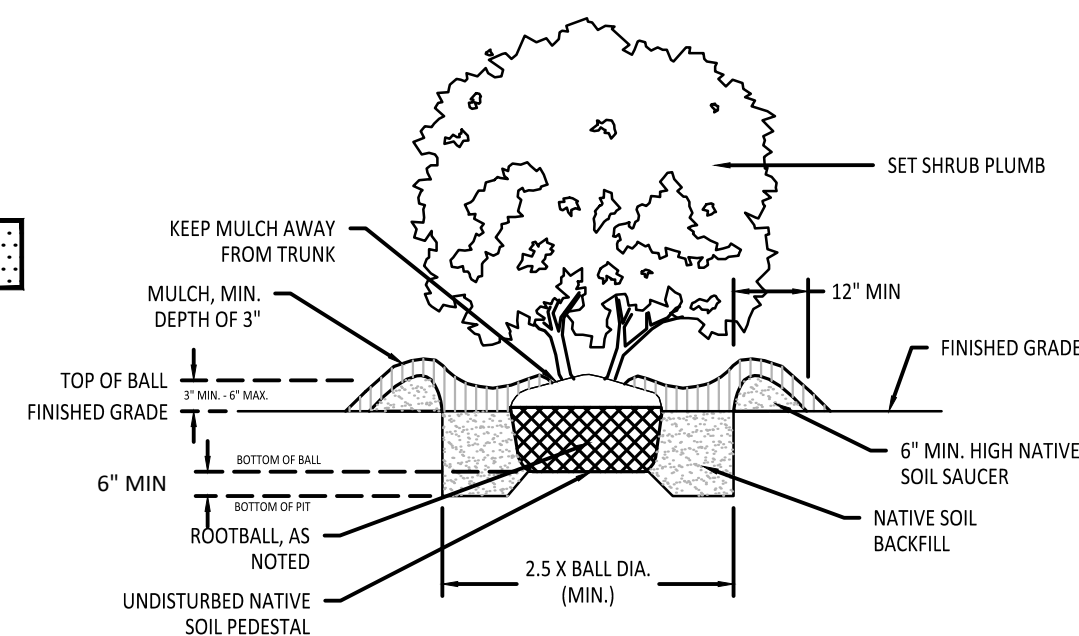


PERMANENT SOD BLEND

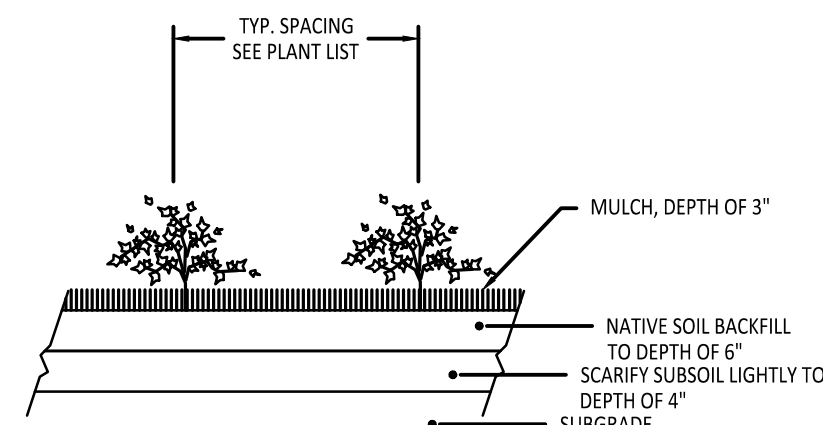
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE
OR EQUAL

10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR
EQUAL

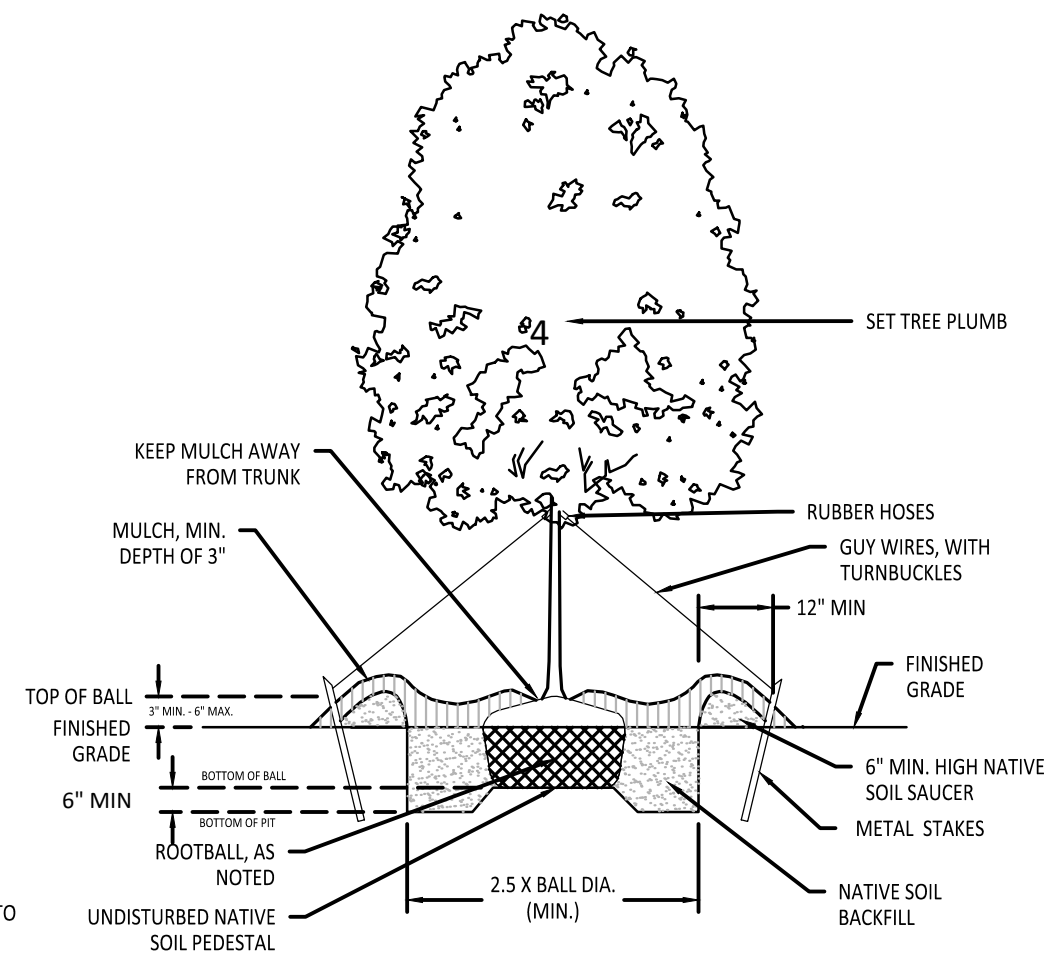
98% PURITY AND 85% GERMINATION
95% WEED FREE



1 SHRUB PLANTING
SCALE: N.T.S.



2 GROUND COVER & PERENNIAL PLANTING
SCALE: N.T.S.

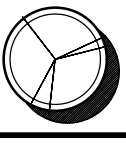
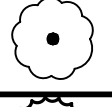
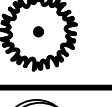
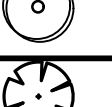
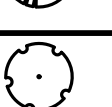
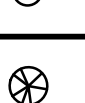
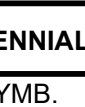


3 SHADE TREE PLANTING

SITE DATA

PROPOSED SITE AREA	0.766	ACRES
BUILDING AREA	2,515	SQ. FT.
TOTAL TREES REQUIRED	24 X ACREAGE= 24 X .766=18.384	
TOTAL TREES PROVIDED	18 (8 CANOPY, 5 ORNAMENTAL, 5 CONIFEROUS)	

PLANT MATERIAL SCHEDULE

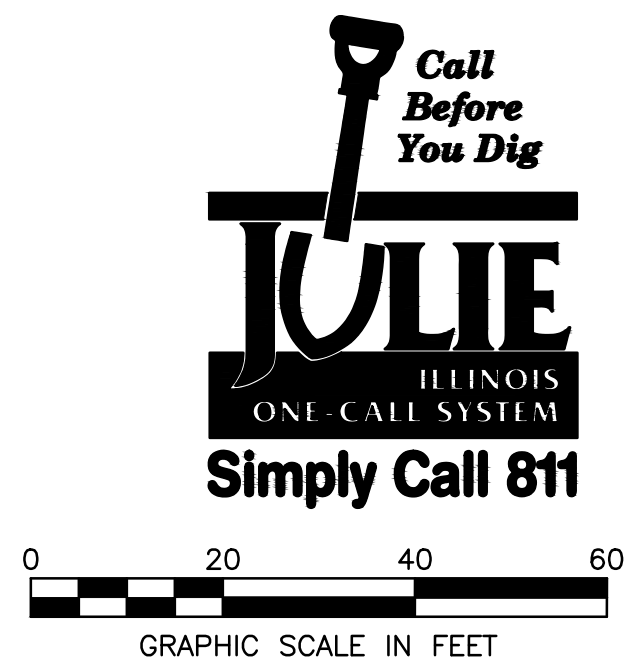
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
SHADE TREES							
	AR	5	ACER RUBRUM	RED MAPLE	3"	B&B	AS SHOWN
	TA	4	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	3"	B&B	AS SHOWN
ORNAMENTAL TREES/EVERGREEN TREES							
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	HT.	DET.	REMARKS
	CF	9	CORNUS FLORIDA	FLOWERING DOGWOOD	8.5'	B&B	AS SHOWN
	PP	6	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8.5'	B&B	
SHRUBS							
	TS	14	TAXUS SPP.	YEW		1 GAL.	AS SHOWN
	SH	33	SPOROBOLIS	PRAIRIE DROPSEED		1 GAL.	AS SHOWN
	RA	26	RHUS AROMATICA	FRAGRANT SUMAC		1 GAL.	AS SHOWN
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN'S		1 GAL.	AS SHOWN
	SJ	12	SPIREA JAPONICA	SPIREA SPP.		1 GAL.	2' O.C.
EVERGREEN SHRUBS							
	BU	24	BUXUS X 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD		1 GAL.	AS SHOWN
	TM	35	TAXUS X MEDIA 'HICKSII'	HICKS YEW		1 GAL.	AS SHOWN
	TO	13	THUJA OCCIDENTALIS 'HETZ'S MIDGET'	HETZ MIDGET ARBORVITAE		1 GAL.	AS SHOWN
PERENNIALS/GRASSES							
SYMB.		QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	REMARKS
	LM	600 sf	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		PINT	18" O.C.
	PT	28 sf	PACHYSANDRA TERMINALIS	PACHYSANDRA		PINT	12" O.C.
		9800 SF	CYNODON DACTYLON	FESCUE SOD			SEE CHART ON THIS SHEET

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'



SITE IMPROVEMENT PLANS POPEYES RESTAURANT

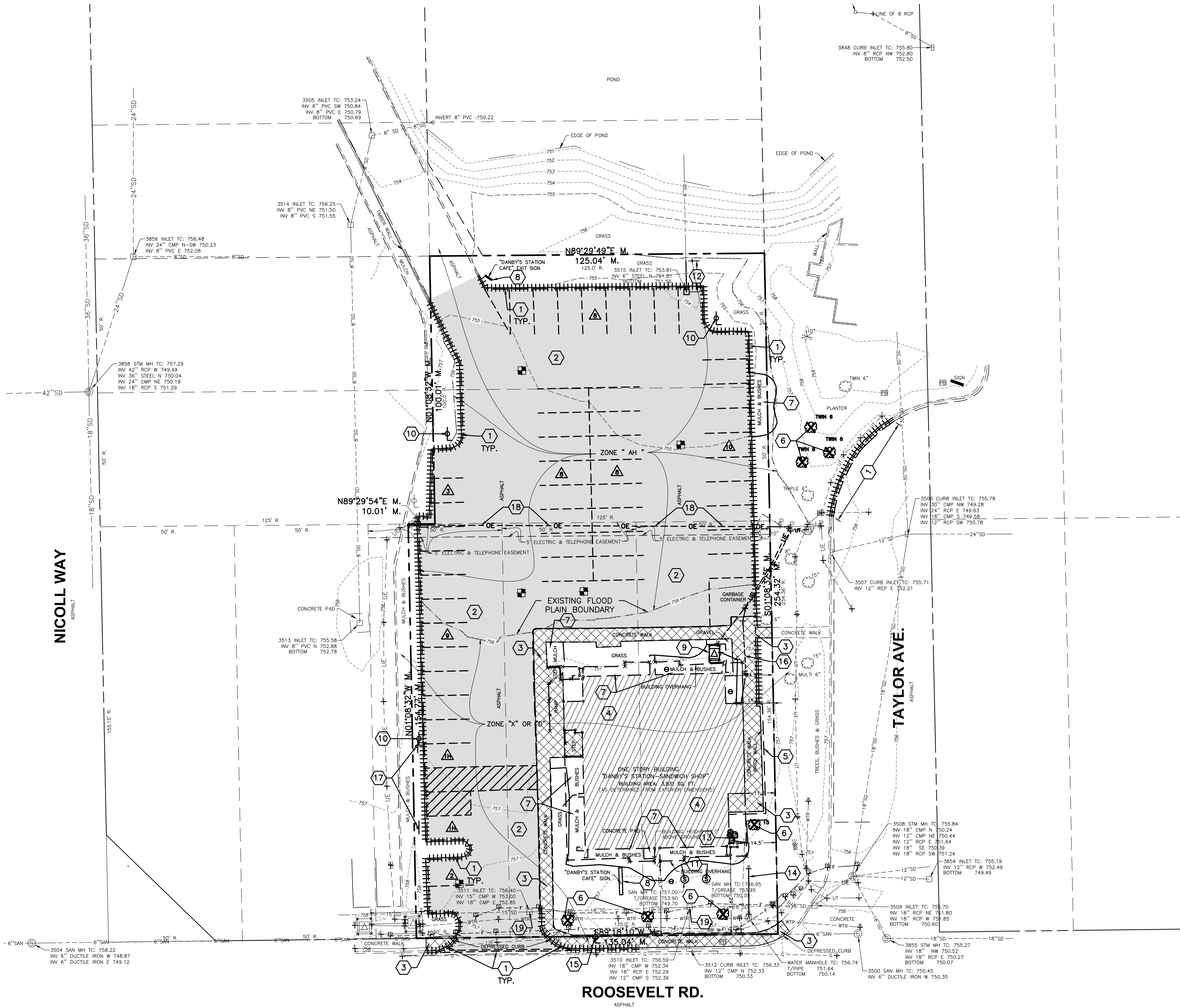
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

LANDSCAPE PLAN

C500

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G:\DE\Clients\Aby Groups\083213 -- Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\c01\083213-C001-1-NTS.dwg Plotted By:cooke, Jake Plotted:July 24, 2023, 5:09:58 PM

GENERAL NOTES										GRADING NOTES										WATER NOTES										STORM SEWER										REQUIRED SANITARY SEWER TESTING									
1. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.										1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.										1. ALL WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE VILLAGE OF GLEN ELLYN.										1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN.										1. THE ENGINEER SHALL DETERMINE DURING CONSTRUCTION WHETHER INFILTRATION OR EXFILTRATION TESTING SHALL BE REQUIRED. MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.									
2. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.										2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.										2. ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K-TYPE COPPER WITH NO COUPLINGS OTHER THAN FOR CURB STOPS TO BE INCLUDED IN THE INSTALLATION.										2. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, PVC SDR-26, OR DUCTILE IRON PIPE CLASS 52 AS CALLED OUT ON THE PLANS. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-7. RUBBER GASKETS SHALL BE USED.										2. THE SANITARY SEWER SHALL BE TELEVISED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE VILLAGE OF GLEN ELLYN.									
3. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.										3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.										3. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111.										3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.										3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE VILLAGE OF GLEN ELLYN ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.									
4. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", LATEST EDITION WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE VILLAGE OF GLEN ELLYN. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.										4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.										4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA.										4. SEE DETAIL SHEET FOR MANHOLE FRAMES AND GRATES.										4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 STANDARDS AND LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1969-94 & ASTM C-1244-93 STANDARDS.									
5. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.										5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE										5. ALL DIP WATER MAIN AND FITTINGS TO BE ENCASED IN 8-MIL POLYETHYLENE.										5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT SEALANT AND BE TUCKPOINTED WITH HYDRAULIC CEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.										WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.									
6. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA-6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.										6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.										6. ALL WATER MAIN IS REQUIRED TO HAVE A MINIMUM DEPTH OF 5.5' MEASURED FROM PROPOSED FINISHED GRADE TO TOP OF PIPE.										6. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GRADE LINE. CASTINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE (I.E. STEEP DRIVE APPROACH) IT SHALL BE PROPERLY SLOPED WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.										SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.									
7. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.										7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.										7. PRESSURE CONNECTIONS SHALL BE MADE WITH A SPLIT CASE TAPPING SLEEVE. THE VALVE ADJACENT TO THE PRESSURE TAP SHALL BE PLACED INSIDE A VALVE VAULT.										7. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER IN TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.										DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES: DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING: AVG ID = AVG OD - 2(1.06)T TOLERANCE PACKAGE = (A2+B2+B2+C2)/2 WHERE: A = OD TOLERANCE (ASTM D3034) B = EXCESS WALL THICKNESS TOLERANCE = 0.06T C = OUT OF ROUNDESS TOLERANCE = 0.015 (AVERAGE OD) T = MINIMUM WALL THICKNESS (ASTM D3034) BASE ID = AVG. ID - TOLERANCE PACKAGE									
8. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.										8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.										8. ALL WATER MAIN MUST BE A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER LINES. IF THE NEW WATER MAIN IS PLACED WITHIN 10' OF AN EXISTING WATER SUPPLY, THE CONTRACTOR MUST FOLLOW ALL SPECIFICATIONS AND DETAILS FOUND IN "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". THE SAME SEPARATION ALSO APPLIES TO ALL SEWER STRUCTURES.										8. ALL SANITARY SEWERS 15" AND LESS IN DIAMETER SHALL BE PVC COMPOSITE SEWER PIPE, IN ACCORDANCE WITH A.S.T.M. D-2680, WITH PVC COMPOSITE SEWER PIPE HAVING ELASTOMERIC SEALS, PER A.S.T.M. D-3112, OR EQUAL, OR PVC SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-3034 WITH ELASTOMERIC SEALS PER D-3212. SANITARY SEWER SERVICES SHALL BE 6" MINIMUM SIZE. 6" SERVICE SHALL BE PVC SDR 26 PIPE, IN CONFORMANCE WITH A.S.T.M. D-3034. PVC SHALL HAVE FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D-3212. WATER-MAIN-QUALITY SANITARY SEWERS TO COMPLY WITH ASTM D2241.										ELECTRICAL SERVICE AGENCY: COMED ADDRESS: CONTACT: ADAM ADDAMS PHONE: 779-231-2860 EMAIL: ADAM.ADDAMS@COMED.COM									
9. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.										9. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.										9. ALL WATER MAINS WILL BE STERILIZED AND BACTERIOLOGICAL TESTS PERFORMED, IN ACCORDANCE WITH AWWA STANDARD C600, C601, AND C603 SPECIFICATION FOR DISINFECTING WATER MAINS, AND WILL NOT BE PUT IN SERVICE UNTIL A SATISFACTORY REPORT IS IN EVIDENCE. WHEN CHLORINATING WATER MAINS TERMINATING INTO BUILDINGS, NO WATER SAMPLES SHALL BE TAKEN FROM TEMPORARY OR UNCOMPLETED CONNECTIONS.										9. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS. SHARP ANGLES WILL BE NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.										GAS SERVICE AGENCY: NICOR ADDRESS: CONTACT: CHRISTINA BOOKER PHONE: 630-518-9531 EMAIL: CHBOOKER@SOUTHERNCO.COM									
PAVEMENT & CONCRETE CONSTRUCTION										10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.										10. WATER VALVE VAULTS MUST BE A TYPE A STRUCTURE AND CONFORM TO THE SAME SPECIFICATIONS AS PREVIOUSLY DETAILED FOR SEWER CONSTRUCTION. ALL ADJUSTMENTS AND FRAMES SHALL BE SEALED TO PREVENT INFILTRATION. ALL WATER VALVE VAULT LIDS, WHICH SHALL BE THE SAME HEAVY WEIGHT TYPE AS SPECIFIED FOR STORM SEWER, AND VALVE BOX LIDS SHALL BE IMPRINTED WITH THE WORD "WATER".										10. ALL ADJUSTMENT RINGS AND FRAMES SHALL BE SEALED. THE INSIDE OF THE STRUCTURE SHALL BE SEALED WITH CONCRETE MORTAR. THE OUTSIDE OF THE MANHOLE SHALL BE SEALED WITH AN INFASHIELD RUBBER GASKET. THIS GASKET SHALL ENCOMPASS ALL ADJUSTMENT RINGS, AND FORM A WATERPROOF SEAL BETWEEN THE STRUCTURE AND FRAME.										TELEPHONE SERVICE AGENCY: AT&T ADDRESS: 1000 COMMERCE DRIVE, SUITE FLOOR 1, OAK BROOK, IL 60523 CONTACT: ERIC DOTY PHONE: 630-573-6404 EMAIL: ED8292@ATT.COM									
1. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.										11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.										11. FOR MAINS 8" AND LESS A 48" VAULT MAY BE USED. FOR MAINS LARGER THAN 8" A 60" VAULT MUST BE PROVIDED. THE VALVE VAULT SHALL BE SEALED WITH THE USE OF CONCRETE BLOCKS AND MORTAR. ALL PIPES ENTERING THE MANHOLE SHALL HAVE A 2" WIDE MORTARED COLLAR ON BOTH THE INSIDE AND OUTSIDE WALLS OF THE VAULT. VALVE VAULTS MAY ALSO BE SEALED WITH THE USE OF RUBBER BOOTS. A DISTANCE OF APPROXIMATELY 12" MUST BE PROVIDED BETWEEN THE FLOOR OF THE VALVE VAULT AND THE BOTTOM OF THE VALVE. THIS WILL ALLOW SPACE FOR A CONCRETE PEDESTAL WITH A MINIMUM HEIGHT OF 12". THE PEDESTAL SHALL EQUAL THE WIDTH OF THE PIPE. A 1/2" LAYER OF PREFORMED JOINT FILLER SHALL BE PLACED BETWEEN THE PEDESTAL AND THE VALVE.										11. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS. SHARP ANGLES WILL BE NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.										SANITARY SEWER SERVICE AGENCY: VILLAGE OF GLEN ELLYN ADDRESS: 535 DUANE STREET, GLEN ELLYN, IL 60137 CONTACT: RAY FANO PHONE: 630-547-5252 EMAIL: RFANO@GLENELLYN.ORG									
2. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.										11.1. ILLINOIS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.										12. THE VALVE BOX SHALL BE PLACED VERTICAL WITH THE OPENING DIRECTLY ABOVE THE OPERATING NUT. ALL BOXES SHALL BE ADJUSTABLE WITH A MINIMUM OF 6" OF ADJUSTMENT REMAINING, AFTER THE BOX HAS BEEN BROUGHT TO MATCH EXISTING GRADE.										12. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE "STANDARD SPECIFICATIONS".										WATER SERVICE AGENCY: VILLAGE OF GLEN ELLYN ADDRESS: 535 DUANE STREET, GLEN ELLYN, IL 60137 CONTACT: RAY FANO PHONE: 630-547-5252 EMAIL: RFANO@GLENELLYN.ORG									
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENTS SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.										11.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.										13. THE OPERATING NUT OF EACH VALVE SHALL BE LOCATED DIRECTLY BELOW THE MANHOLE OR VALVE BOX LID.										13. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.																			
4. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES AND ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.										11.3. LOCAL MUNICIPAL REQUIREMENTS.										14. VALVE BOX CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL STANDARDS FOUND IN THE "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER MAIN IN ILLINOIS". VALVE BOXES SHALL BE SEALED AS TO NOT ALLOW THE ENTRANCE OF ANY LOOSE IMPEDIMENTS.																				GENERAL NOTES									
5. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001										12. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.										15. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER WRENCH CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF RODS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.										15. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS																			
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL. IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.										13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.										16. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER WRENCH CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF RODS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.										16. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE "STANDARD SPECIFICATIONS".																			
										14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.										17. FIRE HYDRANTS SHALL BE OF THE COMPRESSION OR GATE TYPE, AS MANUFACTURED BY EAST JORDAN, OR APPROVED EQUAL CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE A MINIMUM FIVE AND ONE-QUARTER INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF INCH PUMPER CONNECTION AND TWO, TWO AND ONE-HALF INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD.																				SITE IMPROVEMENT PLANS POPEYES RESTAURANT 750 ROOSEVELT ROAD GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137									
										15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.										18. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.																				GENERAL NOTES									
										16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.										19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.																				GENERAL NOTES									
										17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.										20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.																				GENERAL NOTES									
										18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPREAD.										21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.																				GENERAL NOTES									
										19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.										22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.																				GENERAL NOTES									
										20. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL. IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.										23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".																				GENERAL NOTES									
										21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.										24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.																				GENERAL NOTES									
										22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.										25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES, (IDOT TY. 8).																				GENERAL NOTES									
										23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".										26. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.																				GENERAL NOTES									
										24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.																														GENERAL NOTES									
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EXISTING LEGEND

⊙ STORM MANHOLE	⊠ TELEPHONE PEDESTAL
□ CURB INLET	⊠ TRAFFIC SIGNAL PULL BOX
□ CATCH BASIN	⊙ SANITARY MANHOLE
△ FIRE HYD.	— SIGN
⊙ WATER VALVE	⊙ BENCHMARK
⊙ WATER MANHOLE	— OE — OVERHEAD ELECTRIC
⊙ SPRINKLER CONTROL VALVE	— UE — UNDERGROUND ELECTRIC
⊙ GAS METER	— UT — UNDERGROUND TELEPHONE
⊠ ELEC. TRANSFORMER	— G — UNDERGROUND GAS
⊙ ELECTRIC MANHOLE	— SD — STORM
⊙ TELEPHONE MANHOLE	— SAN — SANITARY
⊙ CLEANOUT	— WTR — WATER
⊙ UTILITY POLE	— x — FENCE
⊙ LIGHT POLE	— — — — — EXISTING CURB (AND GUTTER)
— GUY WIRE	— — — — — TC TOP OF CASTING

DEMOLITION LEGEND

- | | |
|---|--|
| | 1 SAWCUT AND REMOVE EXISTING CURB AND GUTTER |
| ▨ | 2 SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH |
| ▩ | 3 SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH |
| ▧ | 4 REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS |
| — | 5 REMOVE EXISTING WALL |
| ✱ | 6 REMOVE EXISTING TREE |
| ✱ | 7 REMOVE EXISTING MULCH & SHRUBS |
| ✱ | 8 REMOVE EXISTING DEVELOPMENT SIGN |
| ✱ | 9 REMOVE EXISTING TRANSFORMER & ELECTRIC SERVICE |
| ✱ | 10 REMOVE EXISTING LIGHTPOLE |
| ✱ | 11 REMOVE EXISTING SANITARY SERVICE AND GREASE TRAP. CAP AT MAIN. |
| ✱ | 12 REMOVE EXISTING STORM SEWER & STRUCTURE |
| ✱ | 13 REMOVE EXISTING GAS SERVICE & METER |
| ✱ | 14 REMOVE EXISTING WATERMAIN SERVICE. CAP AT MAIN. |
| ✱ | 15 CITY STREET LIGHT POLE TO BE RELOCATED. SEE NOTE 11 AND SHEET C200 FOR NEW LOCATION.. |
| ✱ | 16 REMOVE EXISTING TELEPHONE SERVICE. |
| ✱ | 17 REMOVE EXISTING ADA SIGNAGE. |
| ✱ | 18 CONTRACTOR TO COORDINATE WITH COMED FOR REMOVAL OF OVERHEAD ELECTRIC LINES TO BE BURIED |
| ✱ | 19 EXISTING STORM INLET TO REMAIN. REFER TO SHEET C300 FOR MODIFICATIONS NEEDED. |

DEMOLITION NOTES

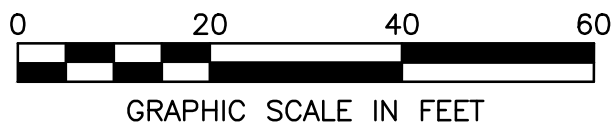
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
- DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
- EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
- A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
- THE VILLAGE DOES NOT ALLOW ANY UNDERGROUND WIRE SPLICES. APPROX. 20' OF NEW 1-1/2" CONDUIT SHOULD BE PLACED FROM THE ORIGINAL LOCATION TO THE NEW LOCATION. NEW WIRING WILL NEED TO BE PULLED IN LIKE COLORS AND SIZE TO EXISTING. PROPOSED FOUNDATION SHALL MATCH DETAIL SHOWN ON C603.
- ALL DISCONNECTIONS OF EXISTING UTILITY SERVICES SHALL BE PERMANENT DISCONNECTIONS AT THE UTILITY MAIN.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD

GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

EXISTING CONDITIONS - DEMO PLAN

REVISION

No. DATE

PROJECT No: 083213

DATE 02/14/23

DES. JC

DR. DH

CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

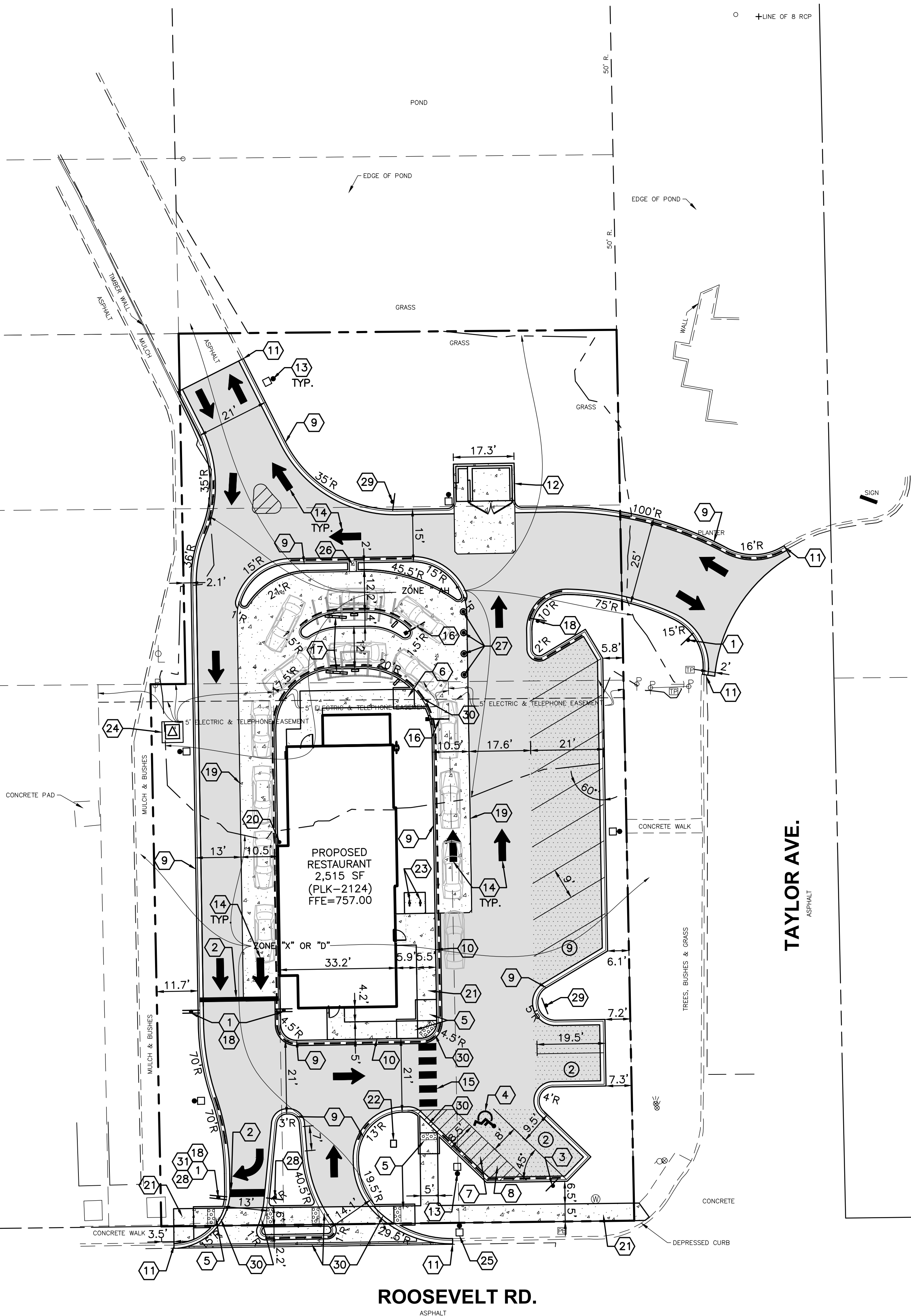


SHEET NO.

C100

Layout Tab Name: C200 SITE PLAN, Images: glen ellyn aerial.jpg RI-RO w Signage Detail_24 ft Island_091817.jpg, Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
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NICOLL WAY
ASPHALT



ROOSEVELT RD.
ASPHALT

TAYLOR AVE.
ASPHALT

SITE DATA

PROPOSED SITE AREA	0.766 ACRES
PIN	05-14-423-038
BUILDING DATA:	
BUILDING AREA	2,515 SQ. FT.
PARKING DATA:	
SPACES REQUIRED	8 (1 SPACE/3 SEATS)
SPACES PROVIDED	13
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1

SITE LEGEND

	INDICATES LIGHT DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
	INDICATES HEAVY DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
	INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
	LIGHT POLES
	EXISTING CURB AND GUTTER
	POSITIVE SLOPED CURB
	NEGATIVE SLOPED CURB
	INDICATES ROW PARKING COUNT
	INDICATES PARKING TOTAL FOR SURROUNDING AREA
	PROPERTY BOUNDARY

SITE KEY NOTES

- NO. DESCRIPTION
- 1 "STOP" SIGN, R1-1
- 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
- 3 ACCESSIBLE PARKING SIGN
- 4 ACCESSIBLE PARKING SYMBOL
- 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING
- 6 SIDEWALK RAMP
- 7 ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
- 8 PAINT 2' WIDE STRIPES @ 4' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
- 9 CURB AND GUTTER
- 10 INTERGRAL SIDEWALK & CURB AND GUTTER
- 11 BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
- 12 DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- 13 LIGHT POLE LOCATION
- 14 DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
- 15 CROSSWALK, PAINT 12~4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
- 16 HEIGHT CLEARANCE BAR
- 17 DRIVE THROUGH EQUIPMENT (BY OTHERS)
- 18 "DO NOT ENTER" SIGN
- 19 4" TRAFFIC WHITE PAINT
- 20 CONCRETE BOLLARD
- 21 CONCRETE SIDEWALK
- 22 DEVELOPMENT SIGN LOCATION (REFER TO SIGNAGE VENDOR PLANS)
- 23 BICYCLE RACKS
- 24 CONCRETE TRANSFORMER PAD
- 25 RELOCATED CITY STREET LIGHT POLE
- 26 2' WIDE CURB CUT
- 27 FLEXIBLE DELINEATOR ROUND POST WITH BASE
- 28 "NO LEFT TURN" SIGN
- 29 "PARKING LOT SUBJECT TO FLOODING" SIGN
- 30 DEPRESSED CURB & GUTTER
- 31 "KEEP RIGHT" SIGNAGE

SITE NOTES

- ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
- ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
- ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
- ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
- CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
- AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

BENCHMARK:

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NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.
ELEVATION = 765.46'

0 20 40 60
GRAPHIC SCALE IN FEET



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

SITE PLAN

SHEET NO.

C200

REVISION

No. DATE

PROJECT No: 083213

DATE 02/14/23

DES. JC

DR. DH

CKD. RG

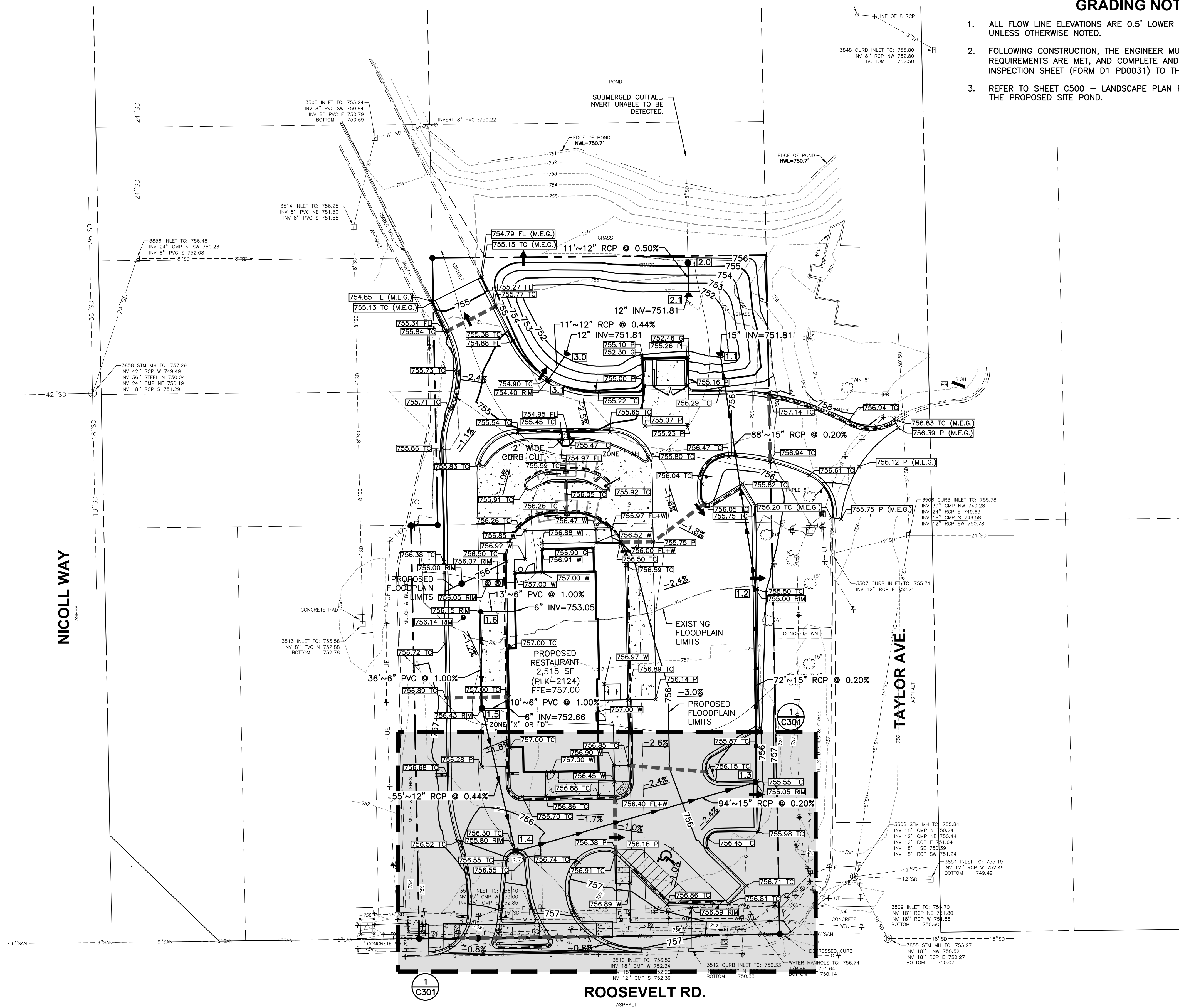
3333 Warrenville Road
Suite 200
Liste, IL 60532
630.424.9080



SEAL

07/24/23 REVISED PER VILLAGE COMMENTS
05/26/23 REVISED PER VILLAGE COMMENTS

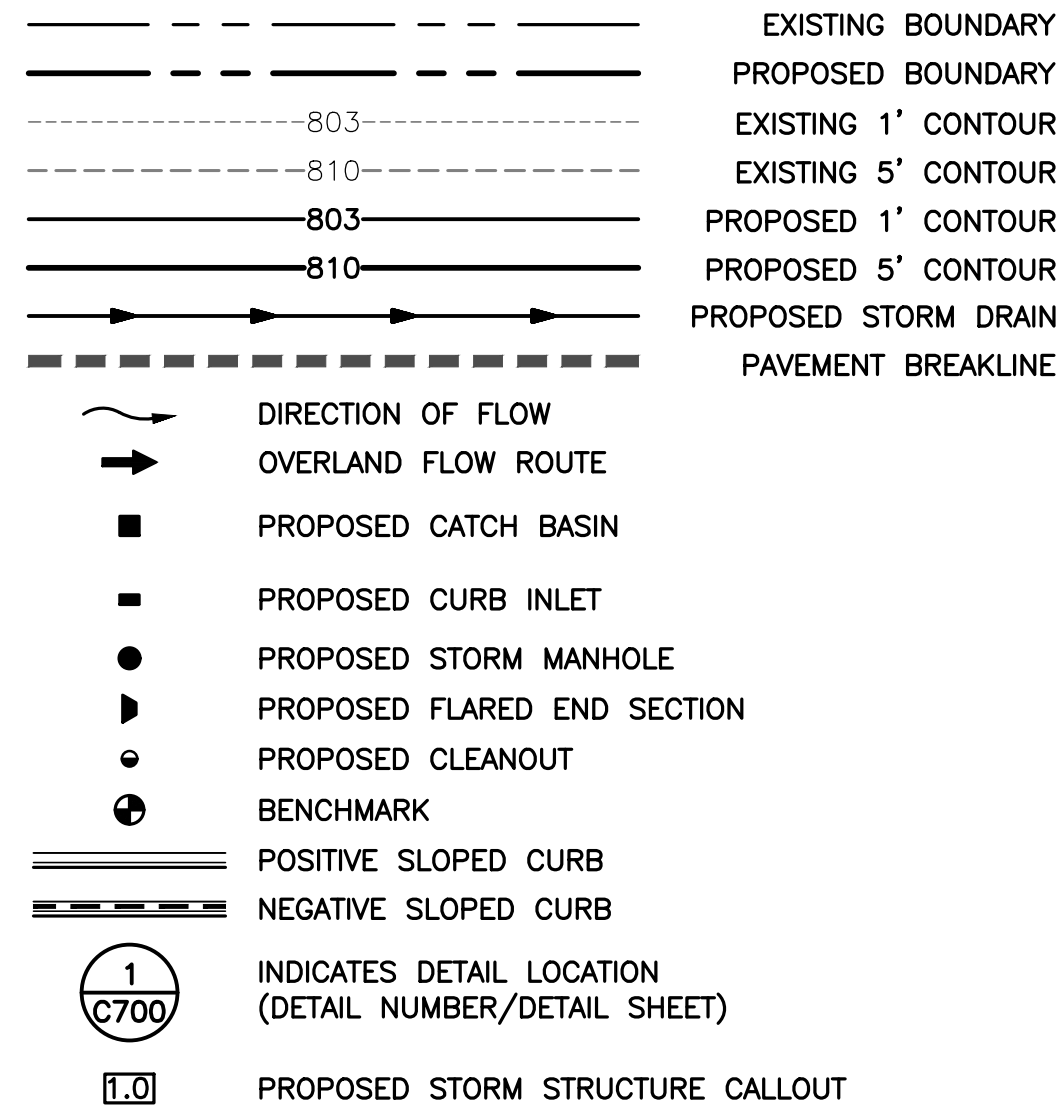
SEAL



GRADING NOTES

1. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
2. FOLLOWING CONSTRUCTION, THE ENGINEER MUST CERTIFY THAT ACCESSIBILITY REQUIREMENTS ARE MET, AND COMPLETE AND SUBMIT THE IDOT/ADA/PROWAG INSPECTION SHEET (FORM D1 PD0031) TO THE VILLAGE.
3. REFER TO SHEET C500 – LANDSCAPE PLAN FOR PROPOSED PLANTINGS WITHIN THE PROPOSED SITE POND.

GRADING LEGEND



PROPOSED ELEVATIONS LEGEND

	ELEVATION AT TOP OF CURB
	ELEVATION AT FLOW LINE
	ELEVATION AT TOP OF PAVEMENT
	ELEVATION AT GRADE
	ELEVATION AT TOP OF SLAB
	ELEVATION AT TOP OF WALK
	TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
	ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

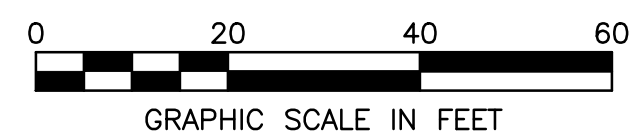
X 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION

✓ 800.00 SPOT ELEVATION

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.1	FLARED END SECTION		15" = 751.81 (S)
1.2	CURB INLET	755.00	15" = 751.99 (S) 15" = 751.99 (N)
1.3	CURB INLET	755.05	15" = 752.13 (W) 15" = 752.13 (N)
1.4	CURB INLET	755.80	15" = 752.32 (E) 12" = 752.32 (N)
1.5	STORM MANHOLE 48" DIA	756.43	6" = 752.56 (N) 12" = 752.56 (S) 6" = 752.56 (E)
1.6	CLEAN OUT	756.15	6" = 752.92 (E) 6" = 752.92 (S)
2.0	STORM MANHOLE 48" DIA	755.43	12" = 751.75 (S) 6" = 751.75 (N)*
2.1	FLARED END SECTION		12" = 751.81 (N)
3.0	FLARED END SECTION		12" = 751.81 (SW)
3.1	CURB INLET	754.40	12" = 751.86 (NE)

*NOTE: CONTRACTOR TO FIELD VERIFY EXISTING INFORMATION. NOTIFY ENGINEER IF ANY DISCREPANCIES.



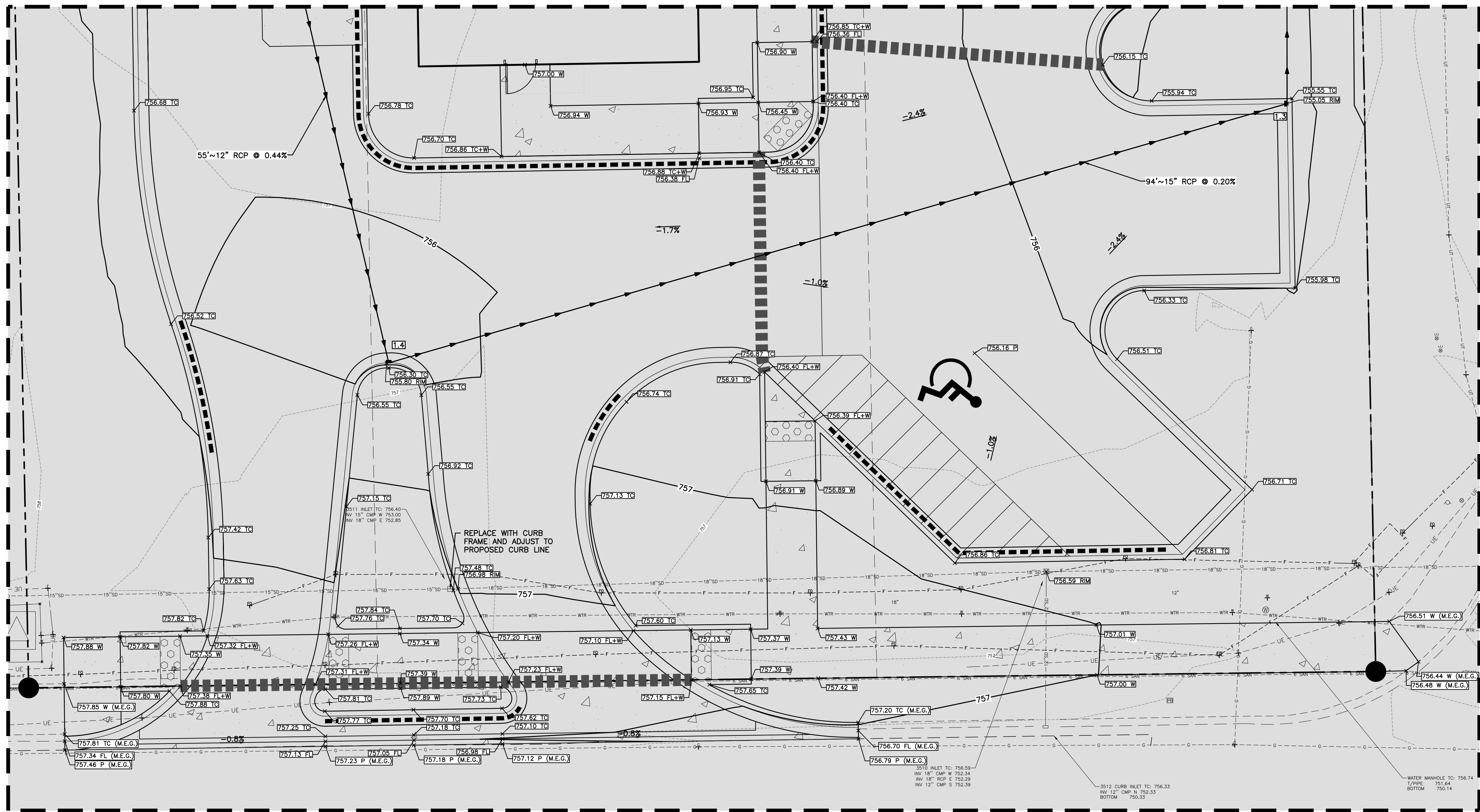
BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS
OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY
CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE
FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD
(IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR
LOCATION.

ELEVATION = 765.46'

Layout Tab Name: C301 GRADING DETAIL Images: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg, 083213-P.dwg, 083213-TBLK.dwg
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C301

BENCHMARK:

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SITE IMPROVEMENT PLANS POPEYES RESTAURANT

GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

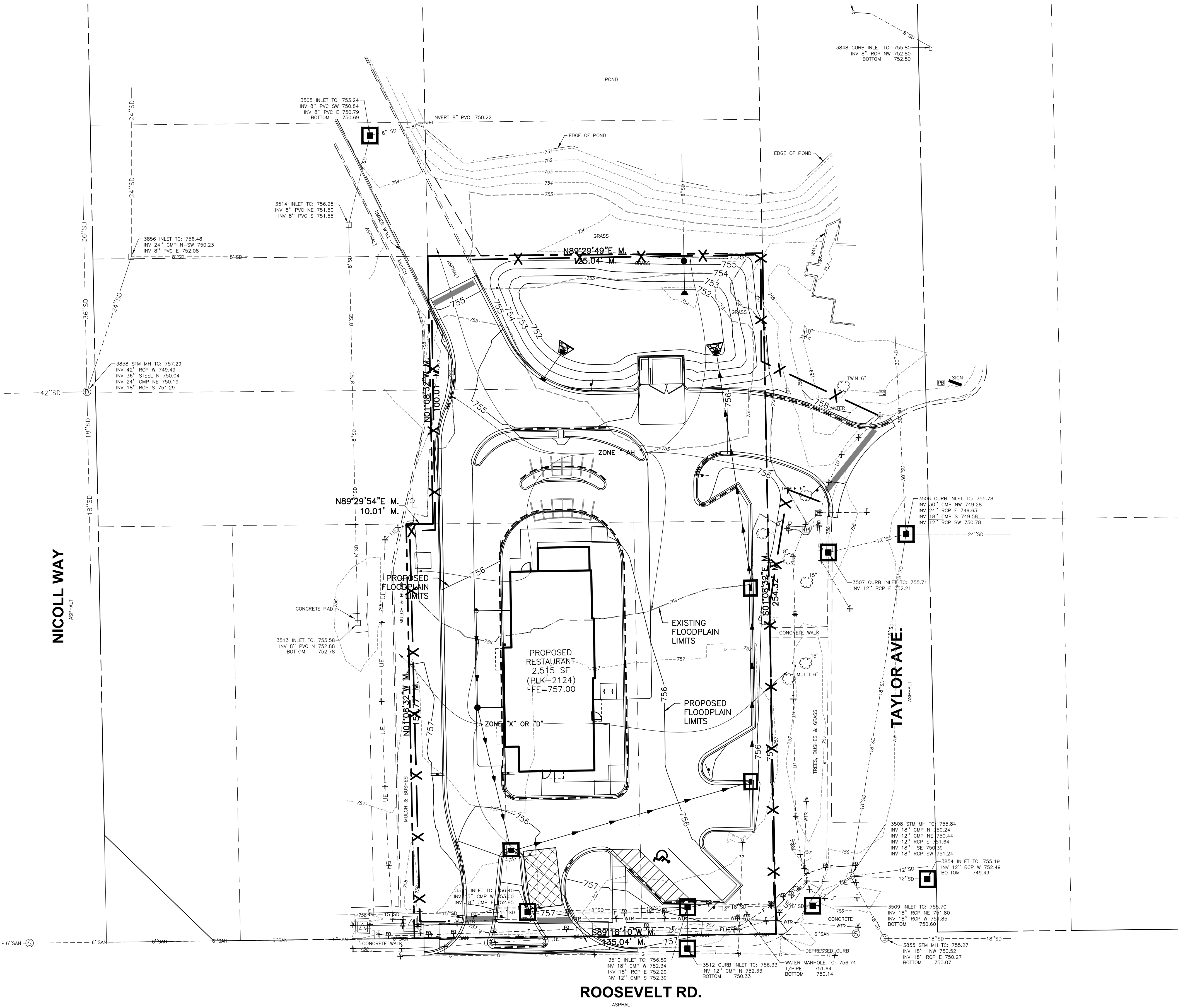
GRADING DETAIL

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080



PROJECT No:	No.	DATE	REVISION
083213			
DATE 02/14/23			
DES. J.C.			
DR. DH			
CKD. RG			
		05/26/23	REVISED PER VILLAGE COMMENTS

61 of 71



EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- SILT LOG

EROSION CONTROL NOTES

- SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
- INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
- CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
- ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
- CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
- CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
- INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPP INLET FILTER OR APPROVED EQUAL.
- SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC. SOIL STOCKPILES AND CONSTRUCTION MATERIALS TO REMAIN IN PLACE MORE THAN ONE WORKDAY MUST BE LOCATED OUTSIDE OF THE FLOODPLAIN. STOCKPILES MUST BE SURROUNDED BY A DOUBLE ROW OF SILT FENCE OR ANOTHER EQUIVALENT DOUBLE MEASURE.
- ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
- SIDE SLOPES 8:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150. STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.
- VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO THE EXISTING APRON OR APPROVED GRAVEL ACCESS AND GRAVEL DRIVE. SAID ACCESS AND DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
- ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
- REFER TO THE LANDSCAPE PLAN - SHEET C500 FOR HOW GREEN SPACE WILL BE RESTORED.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

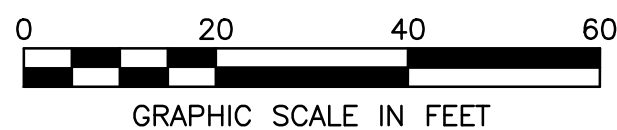
- INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
- INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
- PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
- TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
- INSTALL CONCRETE AND ASPHALT PAVEMENT
- REMOVE ALL TEMPORARY SE/SC MEASURES

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

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ELEVATION = 765.46'



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD

GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

EROSION CONTROL PLAN

SHEET NO.

C310

REVISION

No. DATE

PROJECT No: 083213

DATE 02/14/23

DES. JC

DR. DH

CKD. RG

3333 Warrenville Road
Suite 200
Liste, IL 60532

WOOLPERT

ARCHITECTURAL ENGINEERING - ILLINOIS

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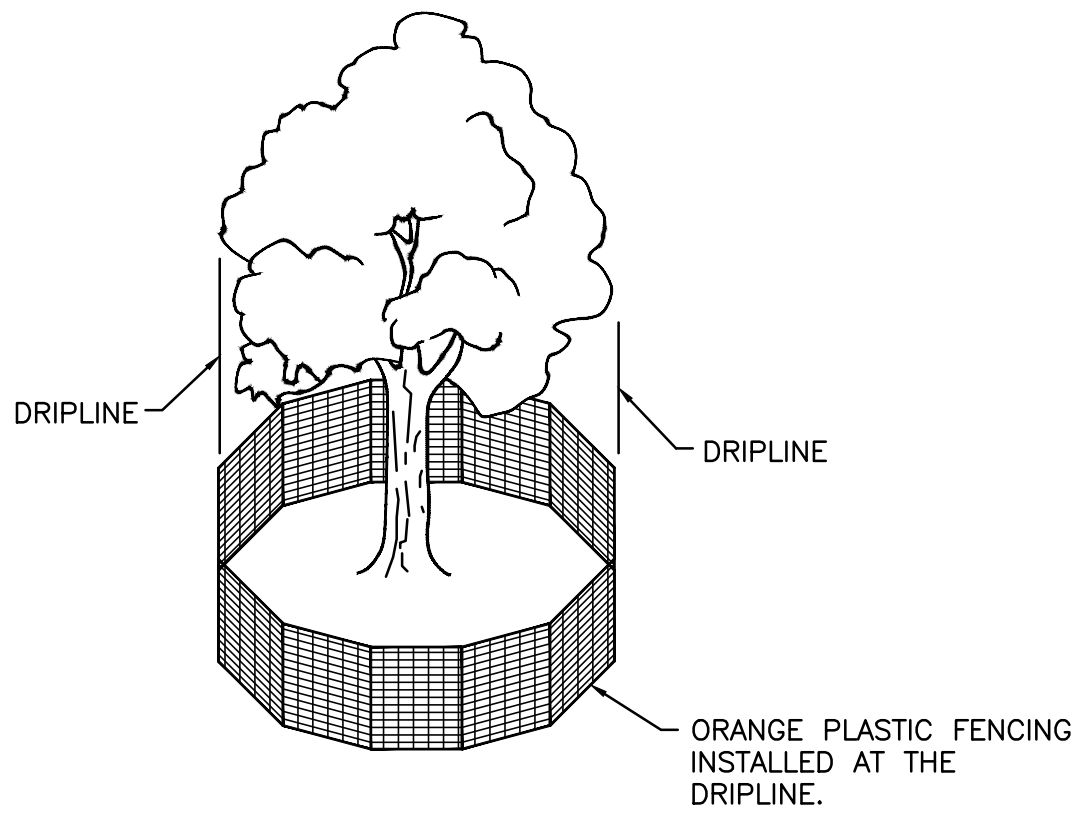
ARCHITECTURAL ENGINEERING - ILLINOIS

SHEET NO.

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Layout Tab Name: C311 EROSION CONTROL DETAILS, Images: Construction Entrance Page 1.tif: Construction Entrance Page 2.tif: FLEXSTORM_CATCH-IT_SUBMITTAL.tif: Silt Fence.tif: . Xrefs: 083213--TBLK.dwg
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EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION											
1.	THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING: SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.										
2.	THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.										
3.	PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.										
4.	ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH FILTER FABRIC OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.										
5.	EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.										
6.	THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.										
7.	DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.										
8.	ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.										
9.	EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.										
10.	ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.										
11.	ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.										
12.	THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.										
13.	STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.										
14.	ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.										
15.	IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.										
16.	ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.										
17.	ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.										
18.	WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUALS):										
a.	FREQUENT WATERING OF EXCAVATION AND FILL AREAS.										
b.	PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.										
19.	ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.										
20.	ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".										



MAINTENANCE GENERAL NOTES:

- INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- REPAIR PERIMETER BARRIERS IF DAMAGED.
- INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC.
- REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD TISSUE. DO NOT USE TREE PAINT.
- CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE LIMBS.

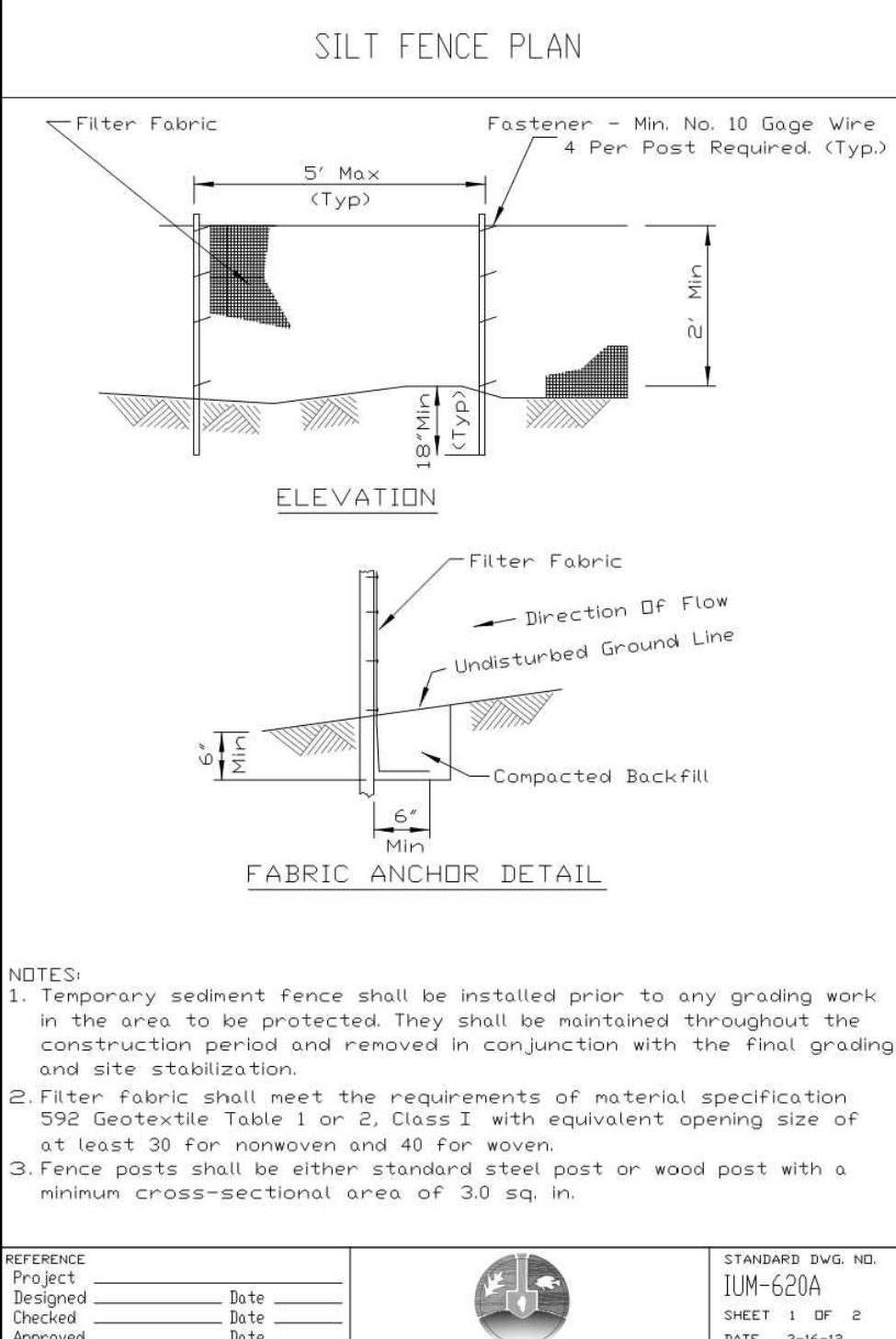
TREE PROTECTION DETAIL
NTS

STABILIZATION TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A									
DORMANT SEEDING	B											
TEMPORARY SEEDING			C			D						
SODDING			E**									
MULCHING	F											

A = KENTUCKY BLUEGRASS @ 90 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.
B = KENTUCKY BLUEGRASS @ 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC. PLUS 2 TON/AC. STRAW MULCH
C = SPRING OATS @ 100 LBS/AC.
D = WHEAT OR CEREAL RYE @ 150 LBS/AC
E = SOD
F = STRAW MULCH @ 2 TONS/AC.
* = IRRIGATION NEEDED DURING JUNE AND JULY
** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

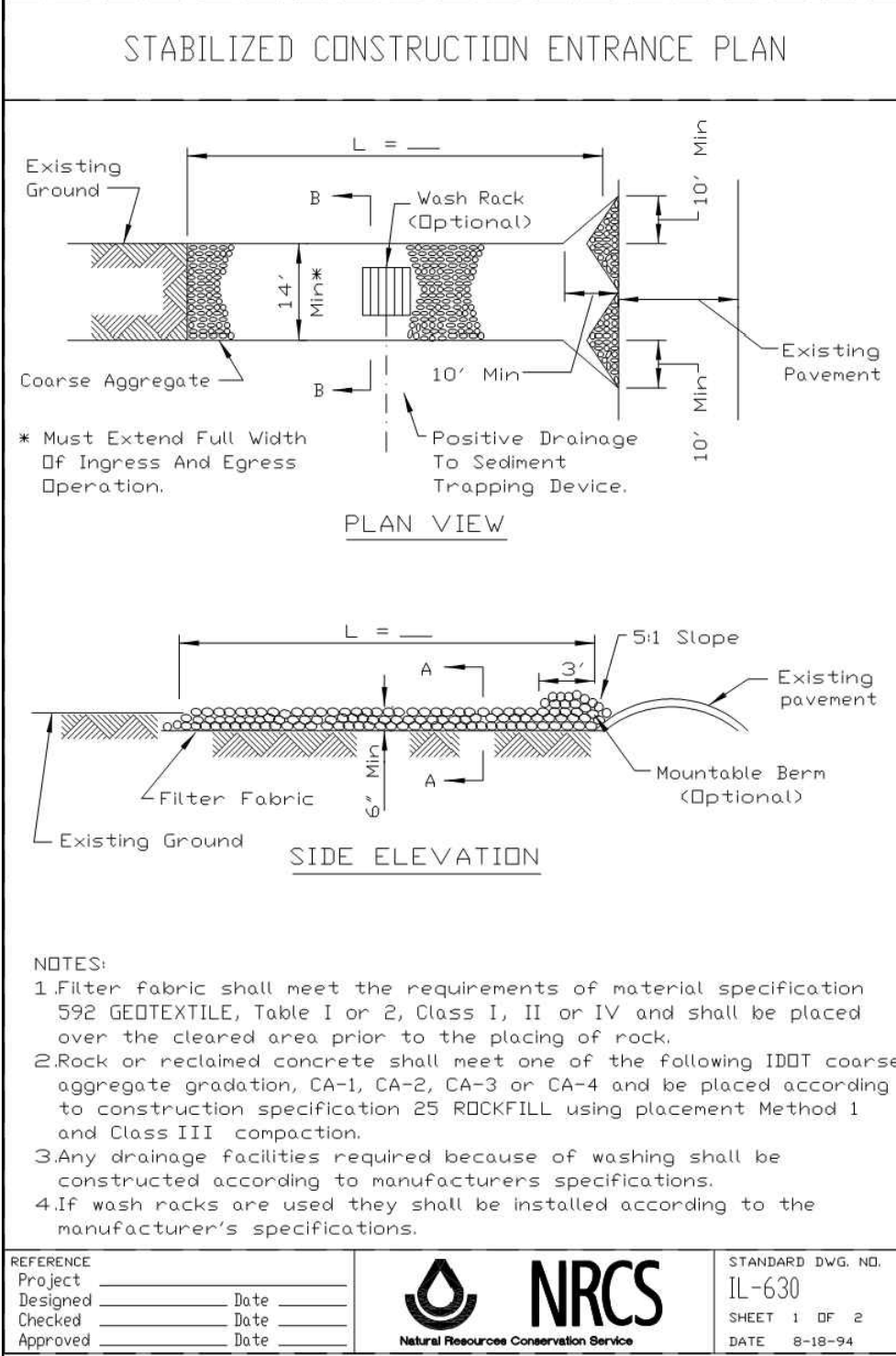
REF. = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

TYPICAL SOIL PROTECTION DETAIL
NTS



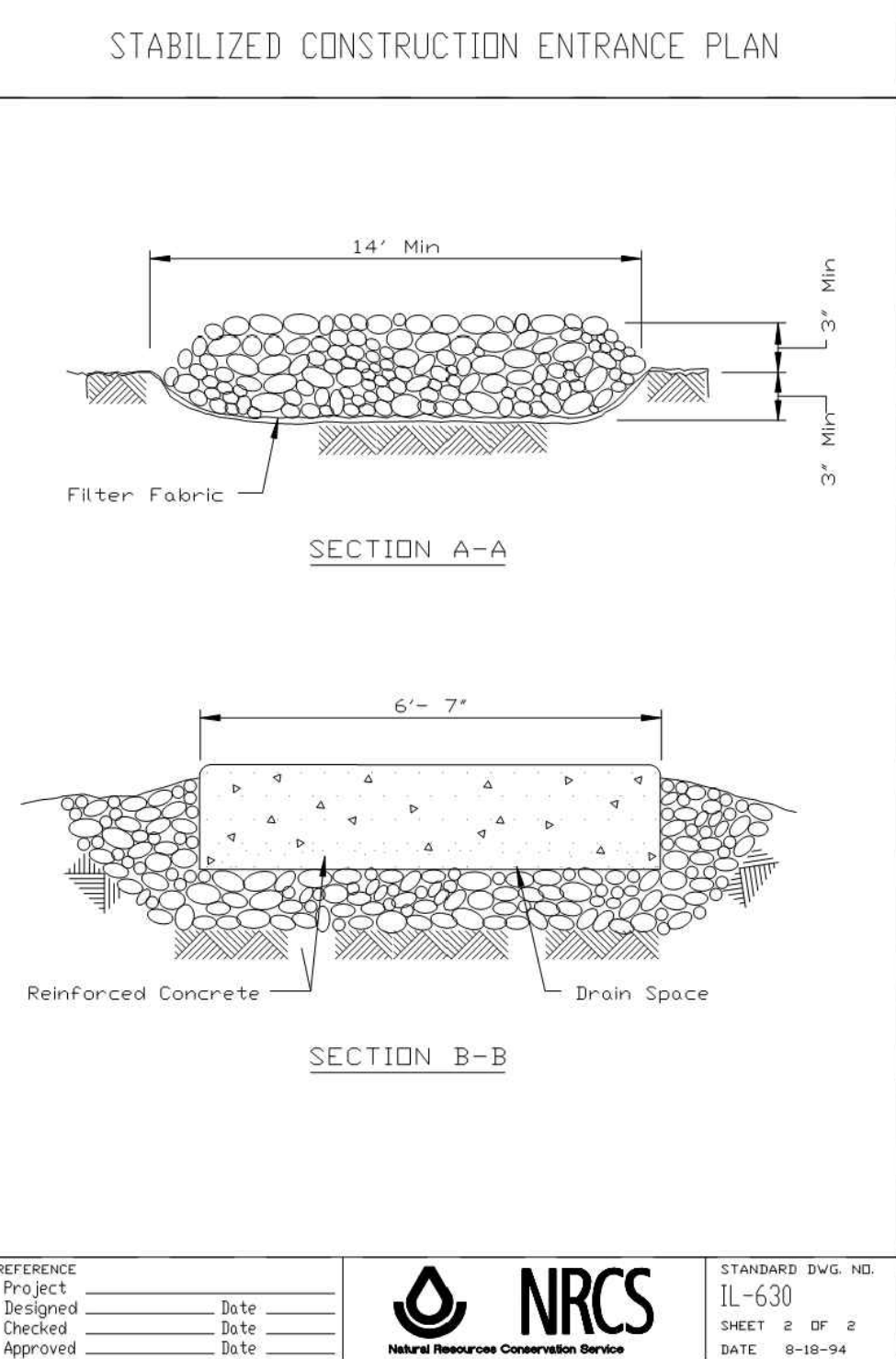
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification: 592 Geotextile Table 1 or 2, Class I, II or Class II, III with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	Project	Date	Standard DWG. No.
Designed	_____	_____	11UM-620A
Checked	_____	_____	Sheet 1 of 2
Approved	_____	_____	DATE: 8-18-94

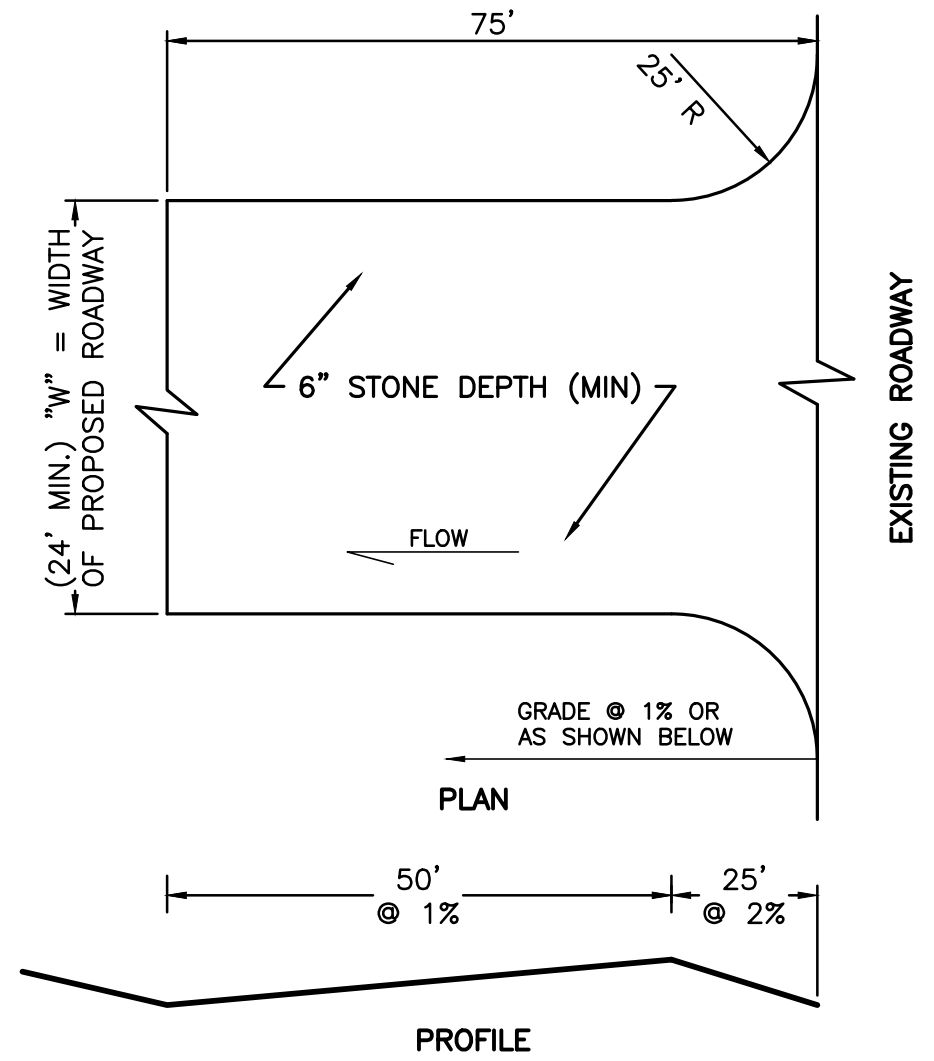


NOTES:
1. Filter fabric shall meet the requirements of material specification: 592 Geotextile, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation: CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 RDC/FILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE	Project	Date	Standard DWG. No.
Designed	_____	_____	1L-630
Checked	_____	_____	Sheet 1 of 2
Approved	_____	_____	DATE: 8-18-94

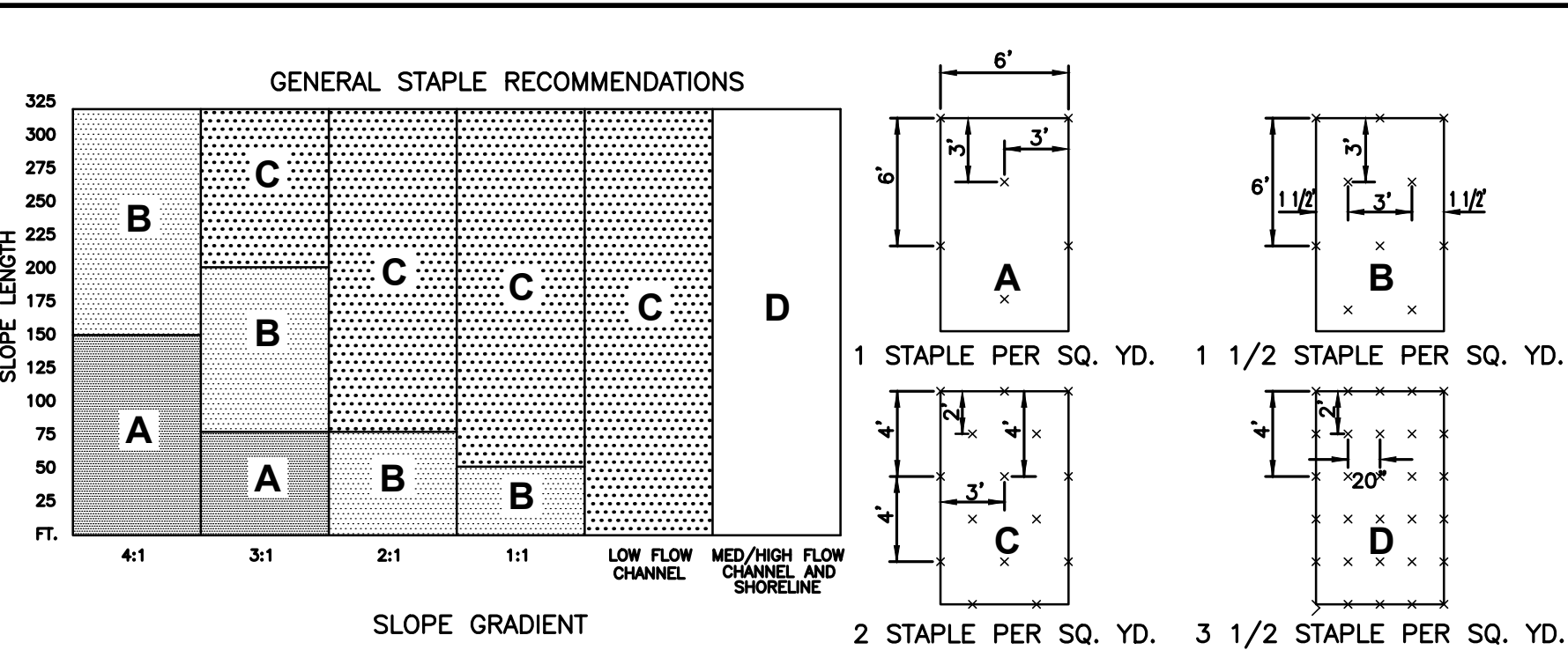


REFERENCE	Project	Date	Standard DWG. No.
Designed	_____	_____	1L-630
Checked	_____	_____	Sheet 2 of 2
Approved	_____	_____	DATE: 8-18-94



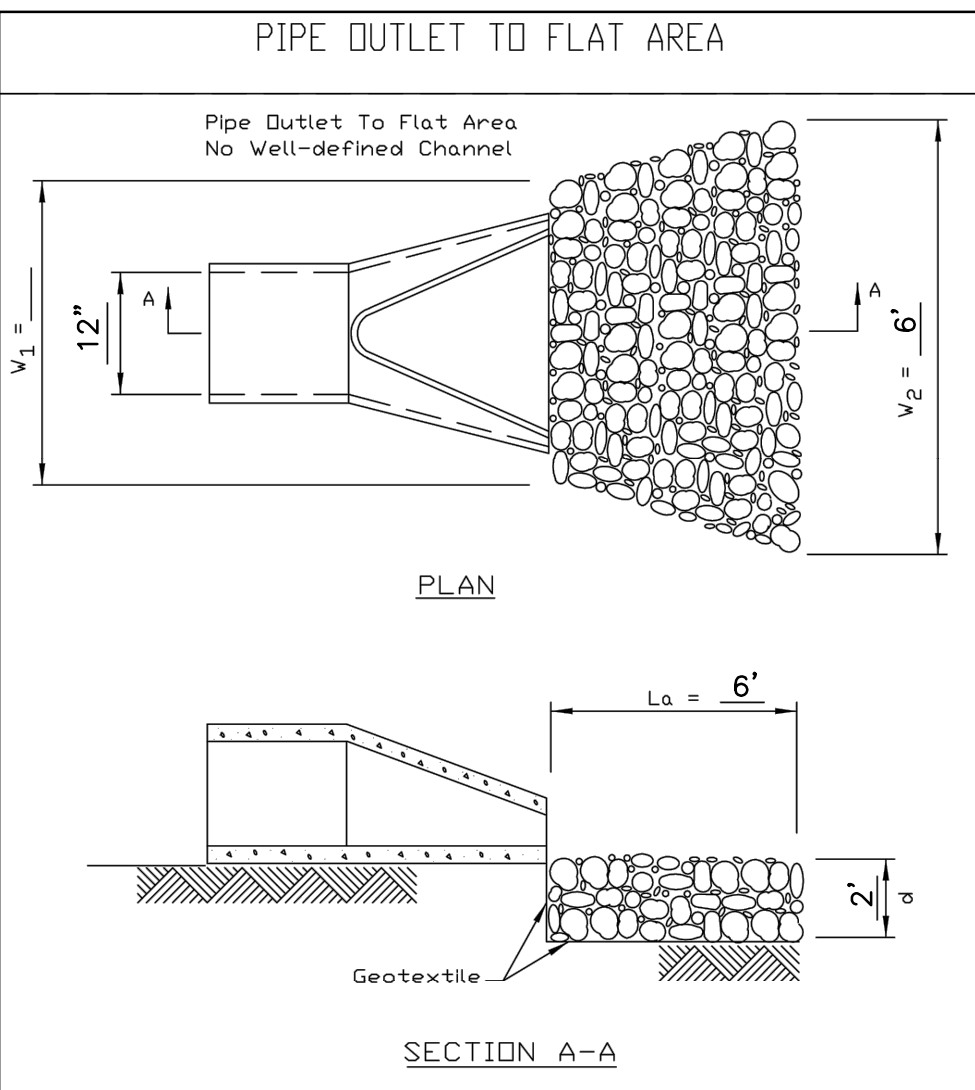
GENERAL NOTES:
1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY/CITY.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NTS



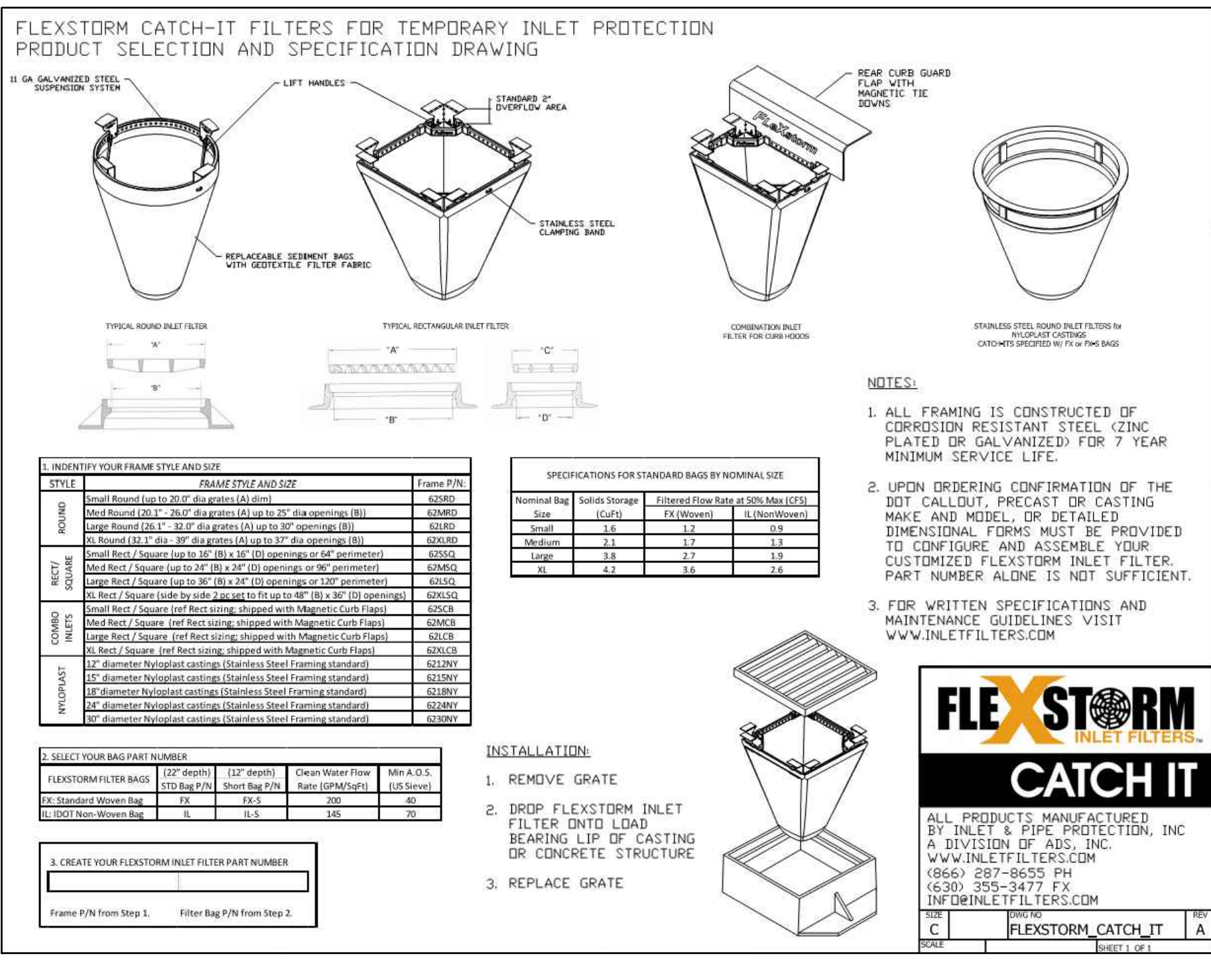
- NOTE:
- CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
 - STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
 - AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.
 - EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL
NTS



NOTES:
1. The filter fabric shall meet the requirements in material specifications: 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE	Project	Date	Standard DWG. No.
Designed	_____	_____	1L-610
Checked	_____	_____	Sheet 1 of 1
Approved	_____	_____	DATE: 9-13-93



STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round Inlet (12" dia. opening)	62000
	Med Round Inlet (18" dia. opening)	62001
	Large Round Inlet (24" dia. opening)	62002
	Extra Large Round Inlet (30" dia. opening)	62003
RECT	Small Rect Inlet (12" x 18" dia. opening)	62004
	Med Rect Inlet (18" x 24" dia. opening)	62005
	Large Rect Inlet (24" x 30" dia. opening)	62006
	Extra Large Rect Inlet (30" x 36" dia. opening)	62007
SQUARE	Small Square Inlet (12" x 12" dia. opening)	62008
	Med Square Inlet (18" x 18" dia. opening)	62009
	Large Square Inlet (24" x 24" dia. opening)	62010
	Extra Large Square Inlet (30" x 30" dia. opening)	62011
W/CONCRETE	Small Concrete Inlet (12" x 12" dia. opening)	62012
	Med Concrete Inlet (18" x 18" dia. opening)	62013
	Large Concrete Inlet (24" x 24" dia. opening)	62014
	Extra Large Concrete Inlet (30" x 30" dia. opening)	62015

Nominal Inlet Size	Series Strength (PSF)	Concrete Base Size (inches)	Concrete Base Depth (inches)
Small	1.5	12	3.0
Medium	2.0	18	3.0
Large	3.0	24	3.0
XL	4.0	30	3.0

- INSTALLATION:
- REMOVE GRATE
 - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 - REPLACE GRATE



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137
EROSION CONTROL DETAILS

SHEET NO.

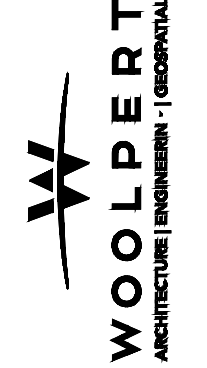
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2		DR. DH
3		CKD. RG

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3333 Warrenville Road
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Liste, IL 60532
630.424.9080



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GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137
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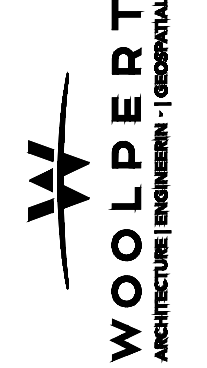
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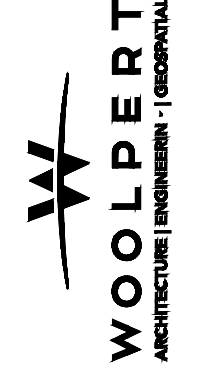
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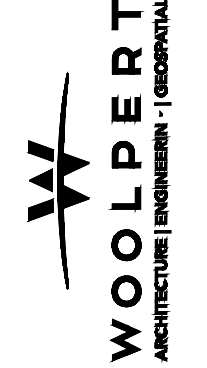
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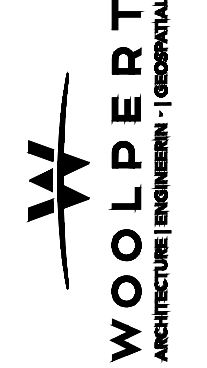
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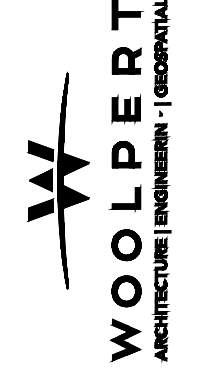
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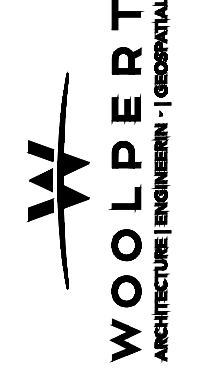
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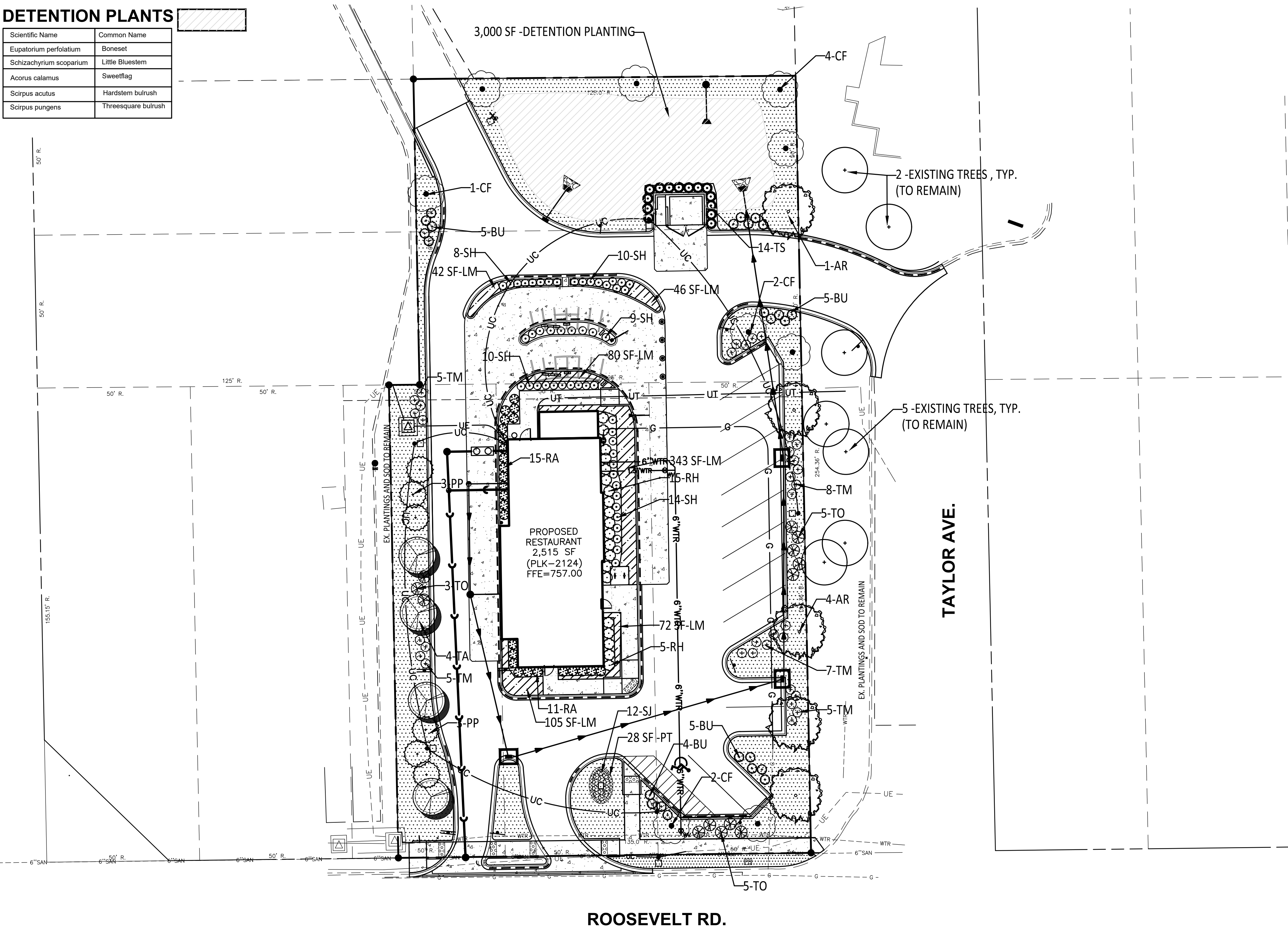
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DETENTION PLANTS

Scientific Name	Common Name
Eupatorium perfoliatum	Boneset
Schizachyrium scoparium	Little Bluestem
Acorus calamus	Sweetflag
Scirpus acutus	Hardstem bulrush
Scirpus pungens	Threesquare bulrush



SITE DATA		
PROPOSED SITE AREA	0.766	ACRES
BUILDING AREA	2,515	SQ. FT.
TOTAL TREES REQUIRED	24 X ACREAGE= 24 X .766=18.384	
TOTAL TREES PROVIDED	18 (8 CANOPY, 5 ORNAMENTAL, 5 CONIFEROUS)	

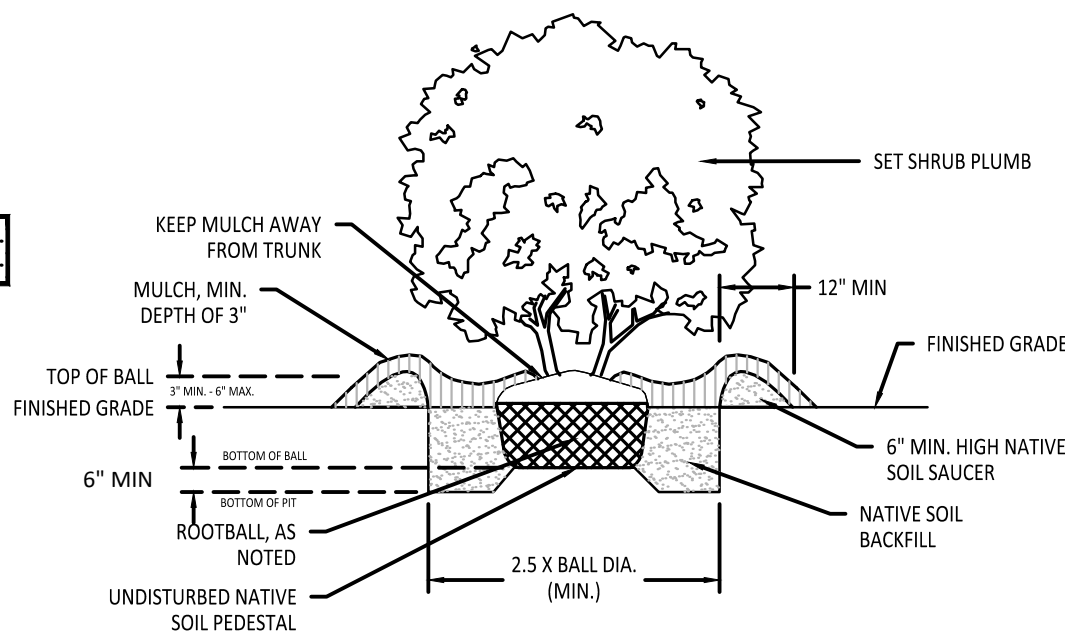
PLANT MATERIAL SCHEDULE

SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
SHADE TREES							
	AR	5	ACER RUBRUM	RED MAPLE	3"	B&B	AS SHOWN
	TA	4	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	3"	B&B	AS SHOWN
ORNAMENTAL TREES/EVERGREEN TREES							
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	HT.	DET.	REMARKS
	CF	9	CORNUS FLORIDA	FLOWERING DOGWOOD	8.5'	B&B	AS SHOWN
	PP	6	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8.5'	B&B	
SHRUBS							
	TS	14	TAXUS SPP.	YEW		1 GAL.	AS SHOWN
	SH	18	SPOROBOLIS	PRAIRIE DROPSEED		1 GAL.	AS SHOWN
	RA	26	RHUS AROMATICA	FRAGRANT SUMAC		1 GAL.	AS SHOWN
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN'S		1 GAL.	AS SHOWN
	SJ	12	SPIREA JAPONICA	SPIREA SPP.		1 GAL.	2' O.C.
EVERGREEN SHRUBS							
	BU	24	BUXUS X 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD		1 GAL.	AS SHOWN
	TM	35	TAXUS X MEDIA 'HICKSII'	HICKS YEW		1 GAL.	AS SHOWN
	TO	13	THUJA OCCIDENTALIS 'HETZ'S MIDGET'	HETZ MIDGET ARBORVITAE		1 GAL.	AS SHOWN
PERENNIALS/GRASSES							
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	REMARKS
	LM	688 sf	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		PINT	18" O.C.
	PT	28 sf	PACHYSANDRA TERMINALIS	PACHYSANDRA		PINT	12" O.C.
		9800 SF	CYNODON DACTYLON	FESCUE SOD			SEE CHART ON THIS SHEET

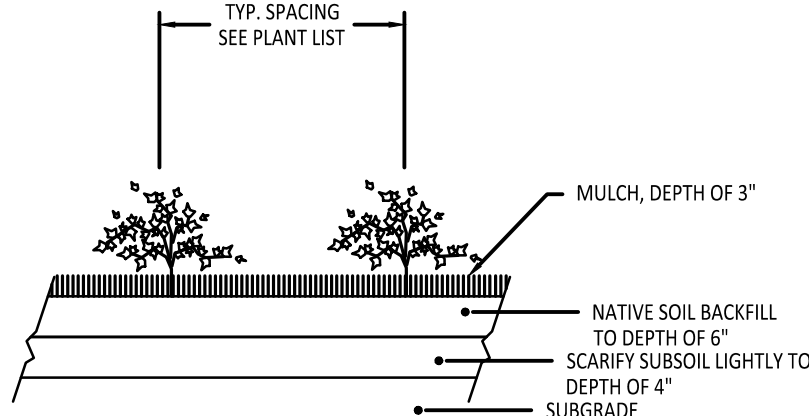


PERMANENT SOD BLEND

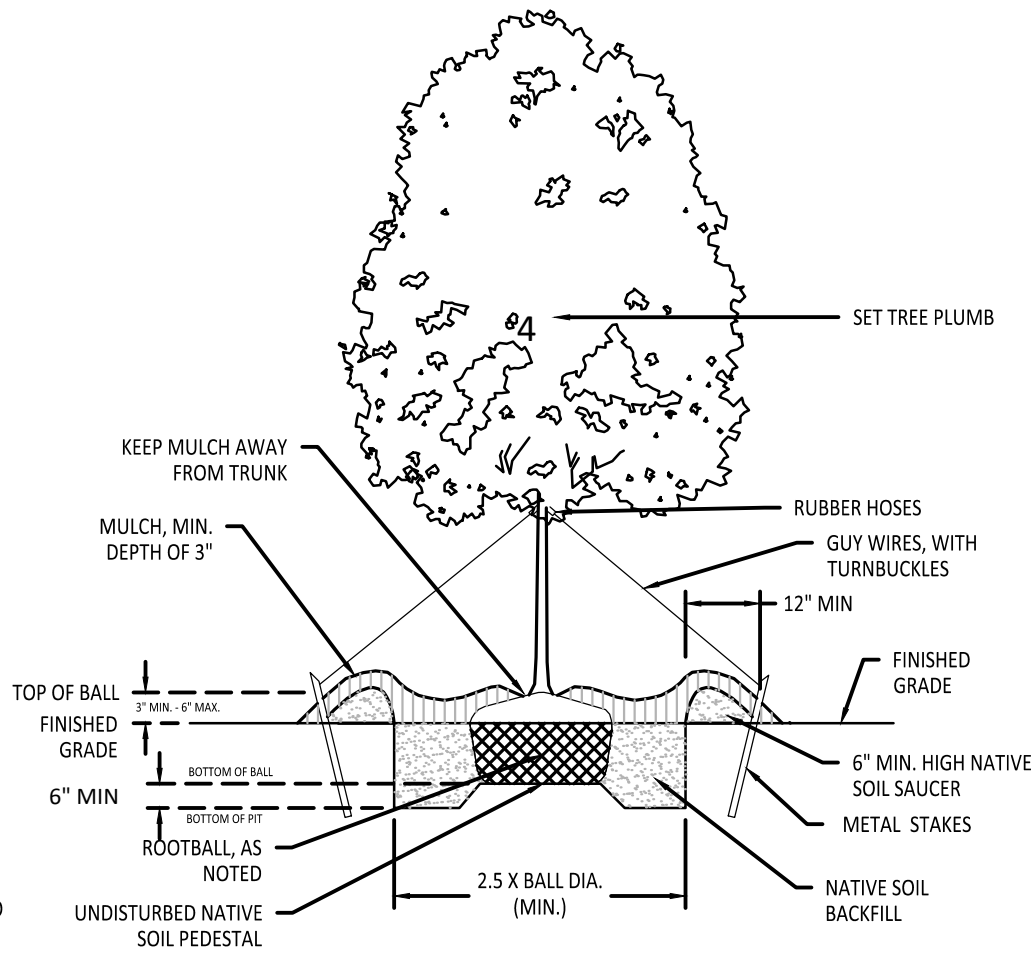
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS) MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE



1 SHRUB PLANTING
SCALE: N.T.S.



2 GROUNDCOVER & PERENNIAL PLANTING
SCALE: N.T.S.

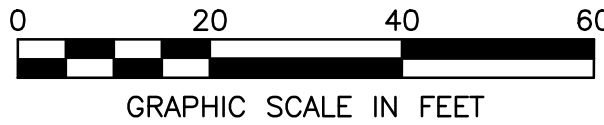


3 SHADE TREE PLANTING
SCALE: N.T.S.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.
ELEVATION = 765.46'



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

LANDSCAPE PLAN

SHEET NO.

C500

REVISION

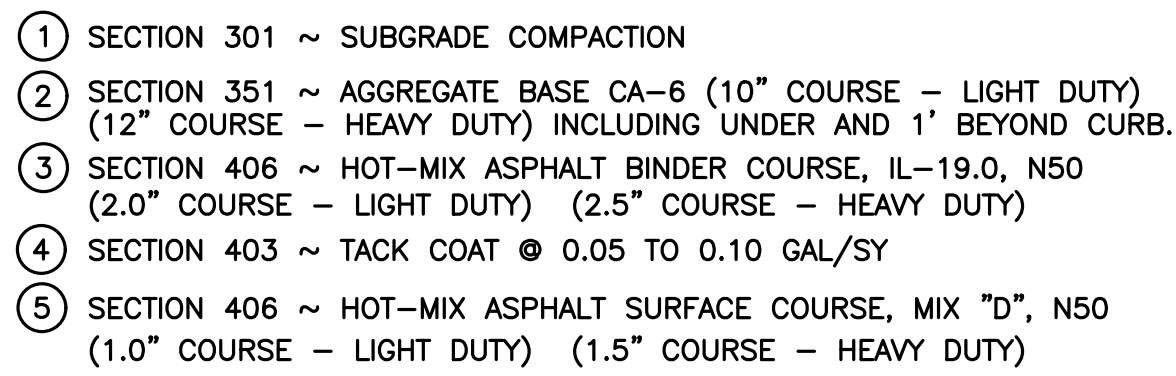
DATE

No.

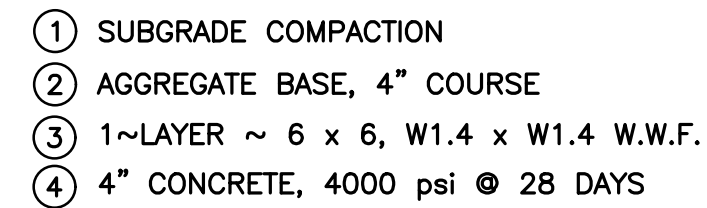
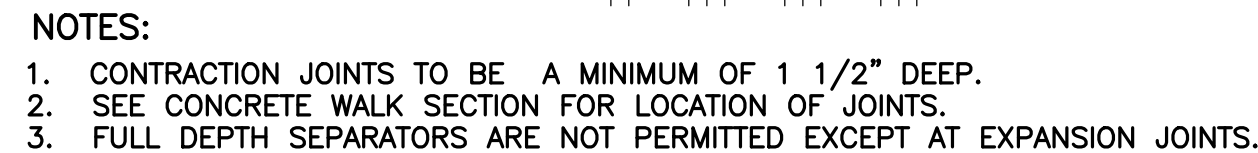
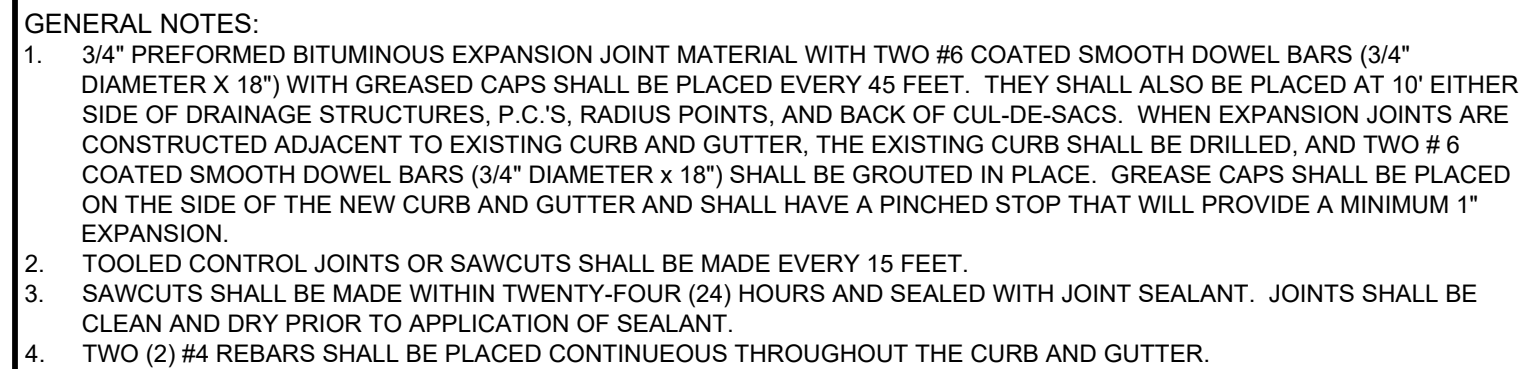
PROJECT No: 083213
DATE 02/14/23
DES. CG
DR. CG
CKD. RG

3333 Warrenville Road
Suite 200
Liste, IL 60532
630.424.9080





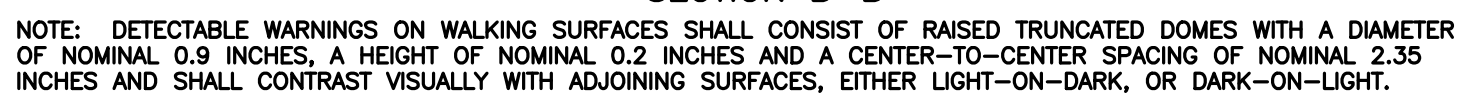
1) ALL ITEM NUMBERS REFER TO STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION. STANDARD SPECIFICATIONS
FOR ROAD AND BRIDGE CONSTRUCTION.



1. CONTRACTION JOINTS EVERY 5'-0" c/c, EXPANSION JOINTS EVERY 25'-0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.

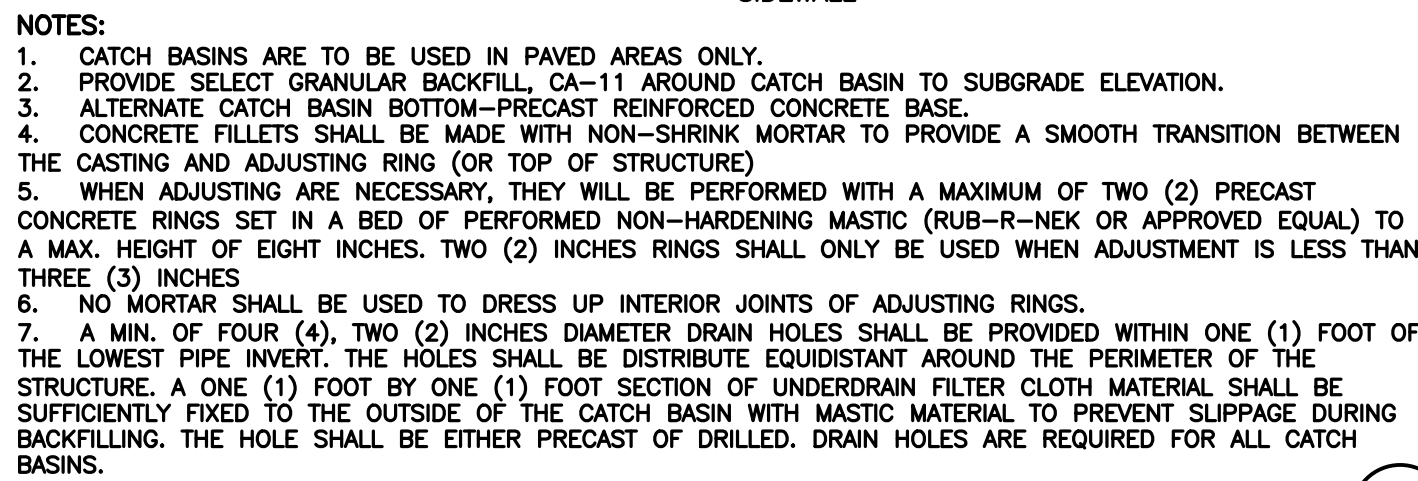
2. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

4
C600

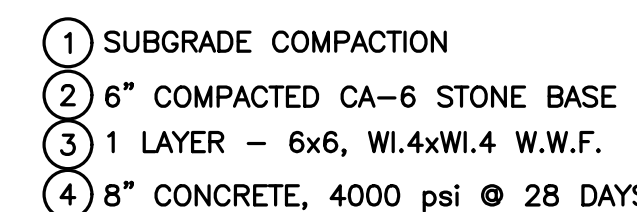


THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

9
C600



11
C600

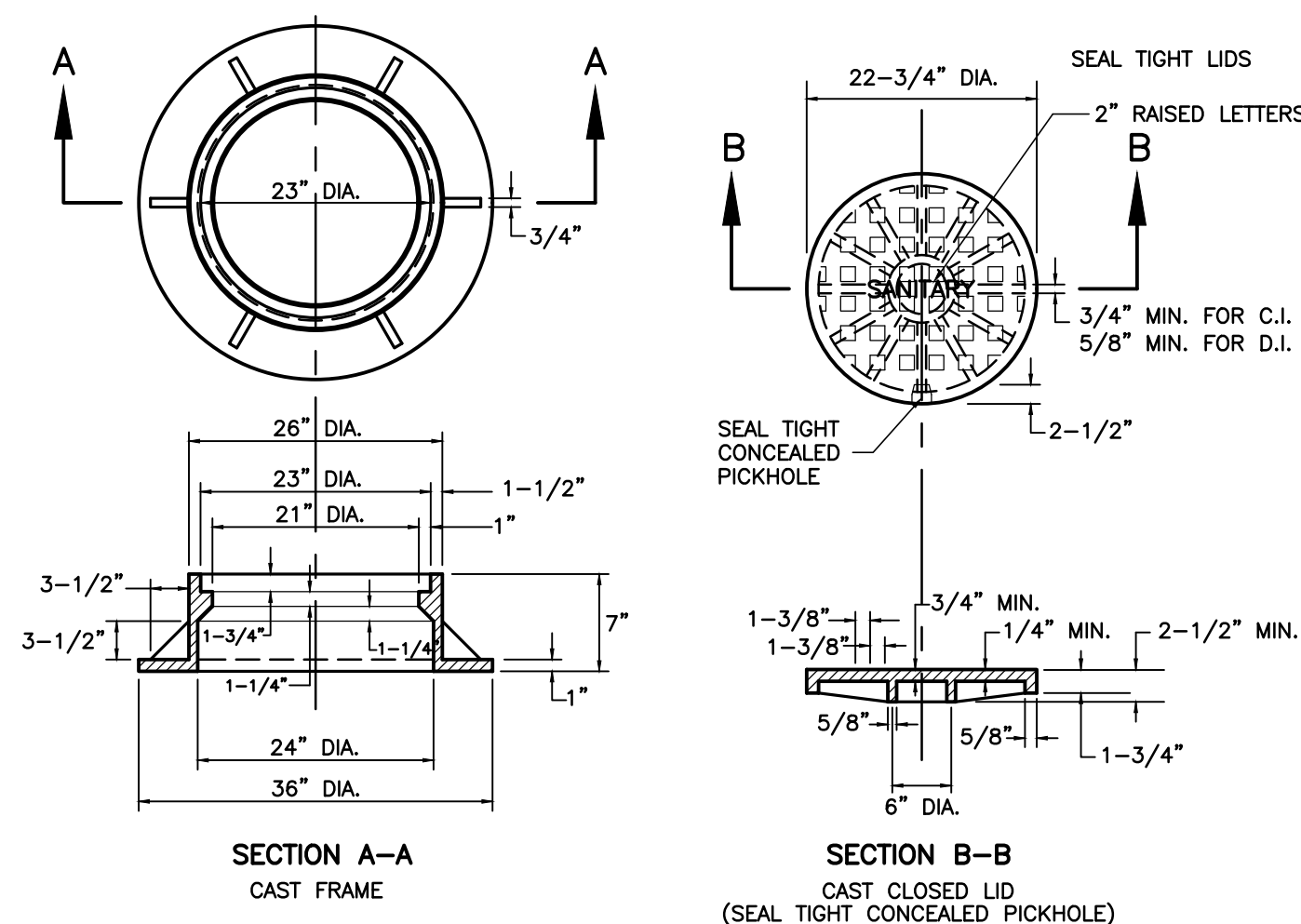


1. CONTRACTION JOINTS EVERY 5'-0" c/c, EXPANSION JOINTS EVERY 25'-0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.

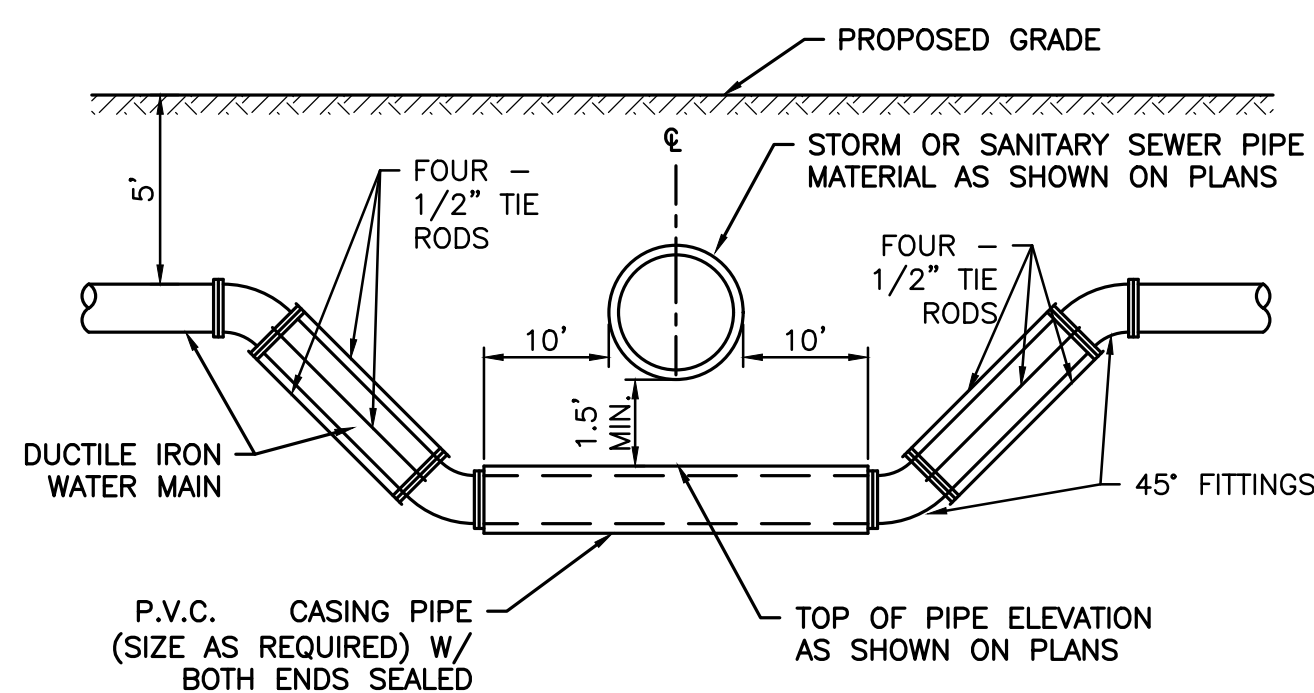
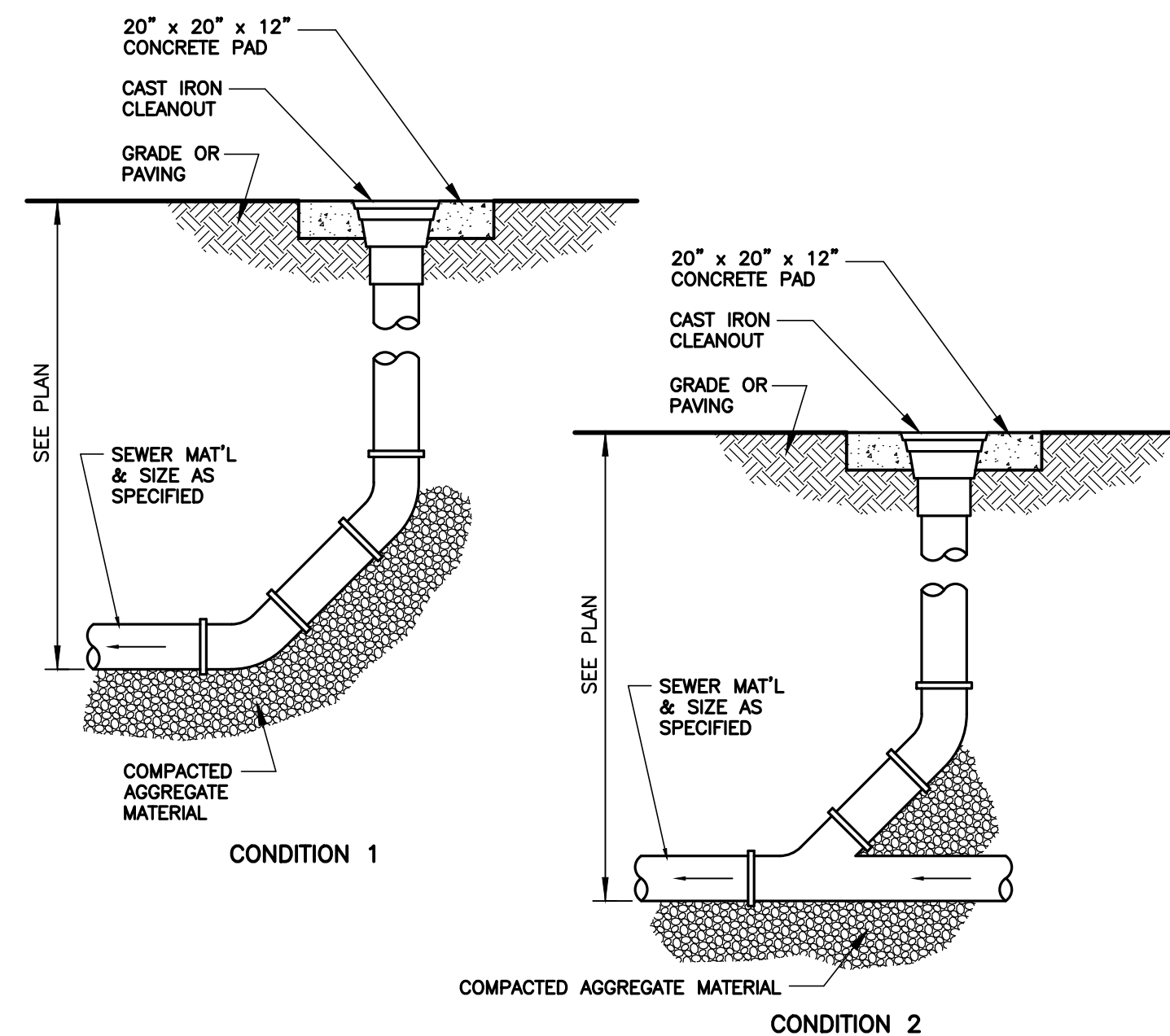
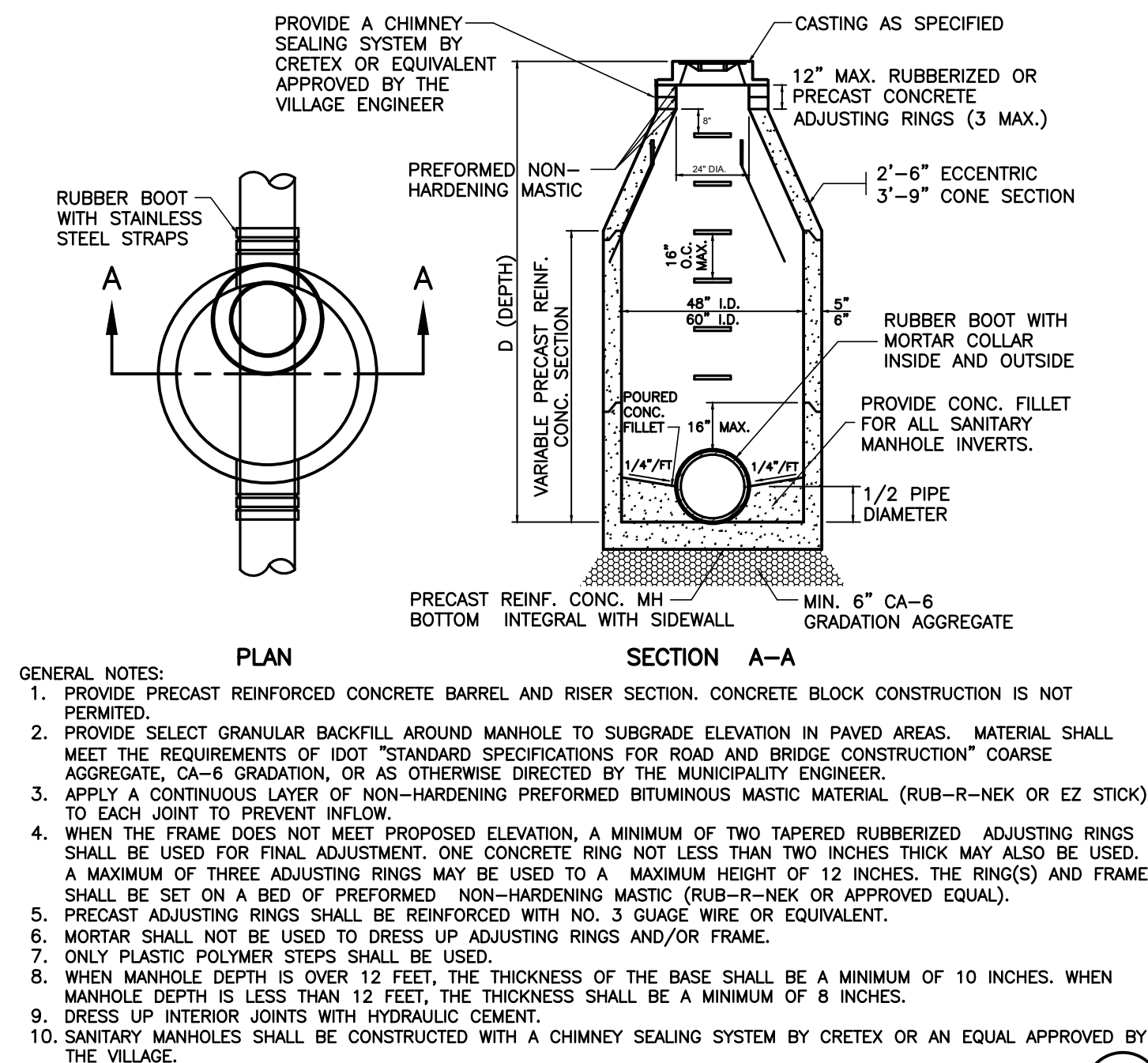
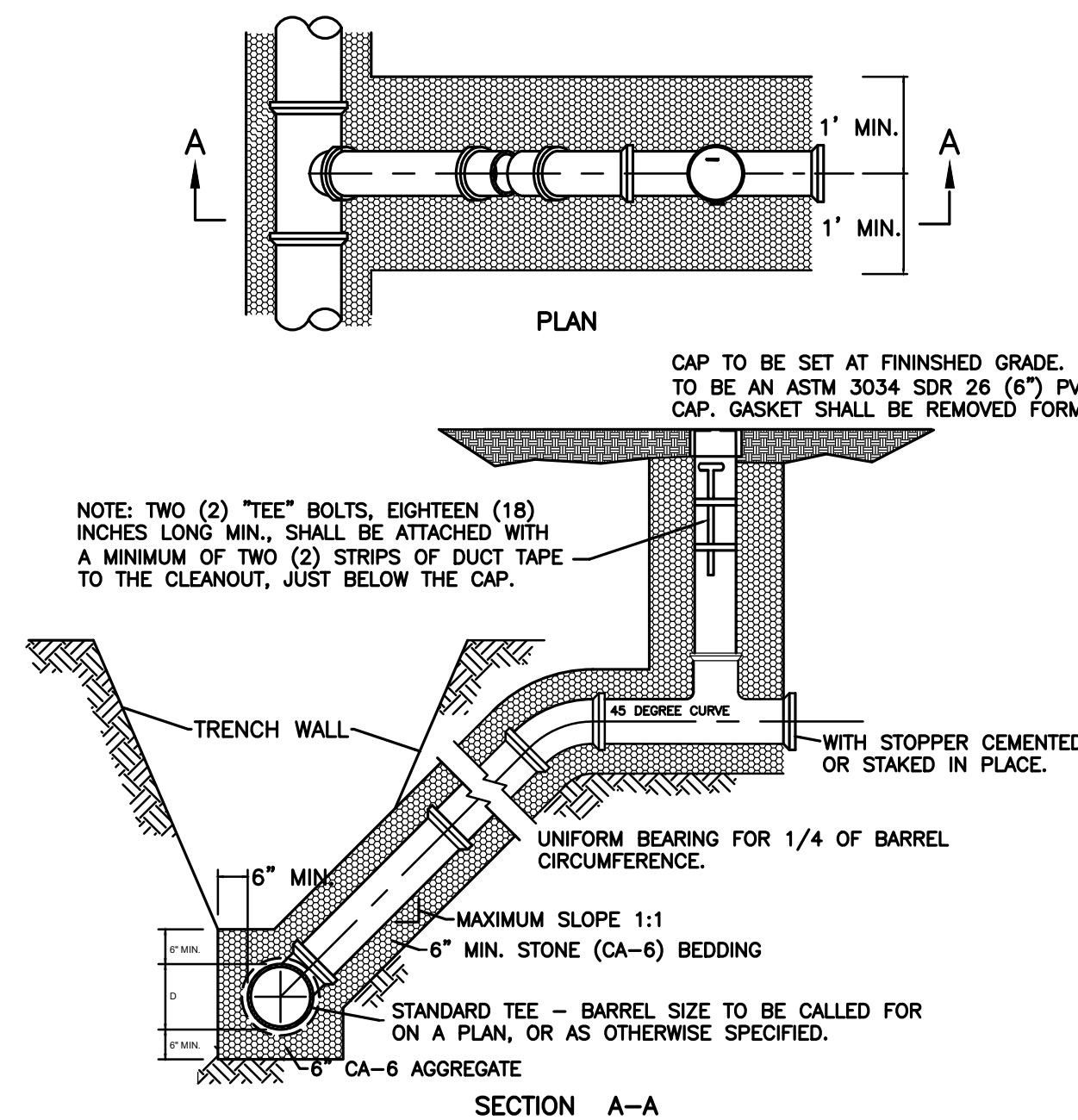
2. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING.
3. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.



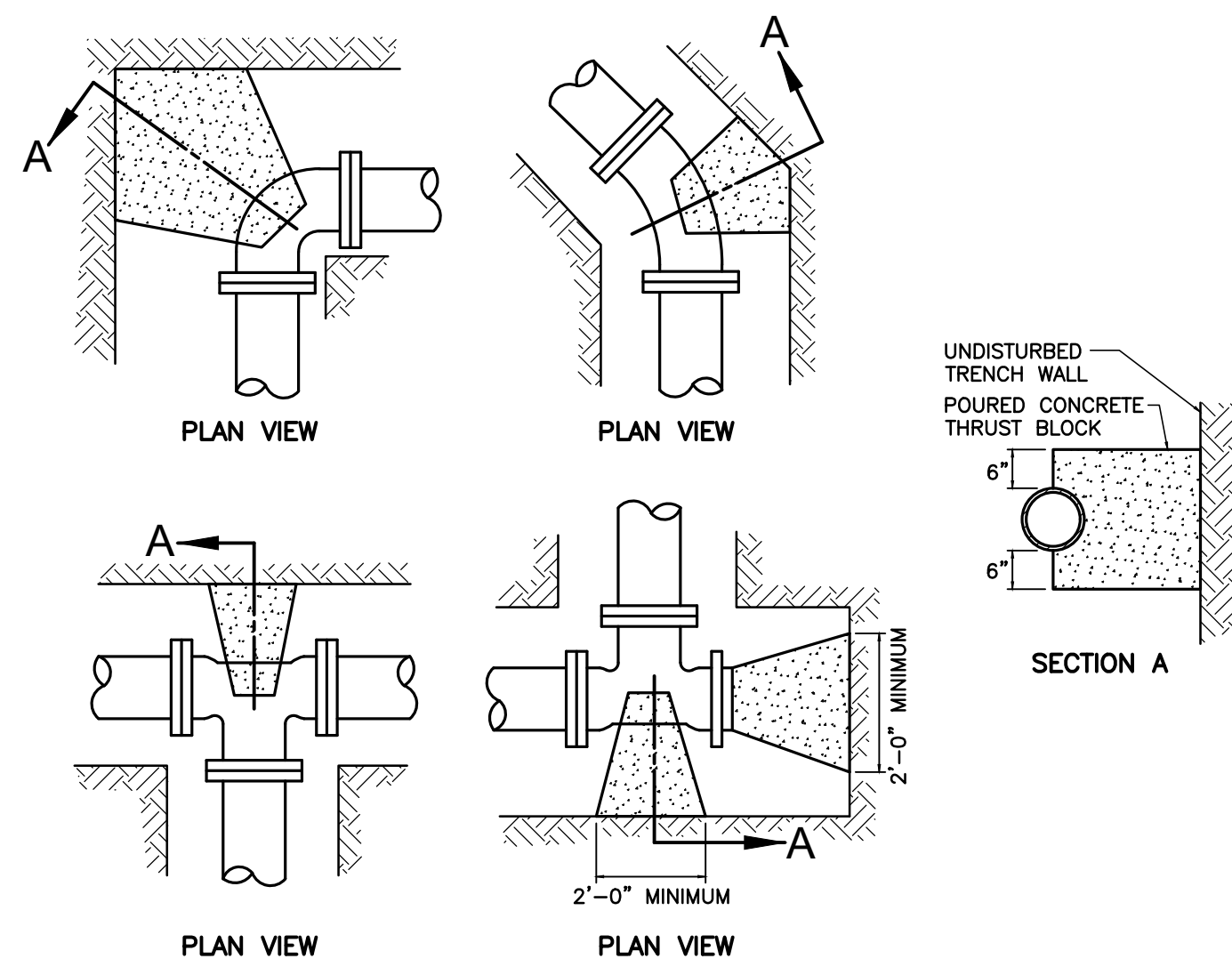
6



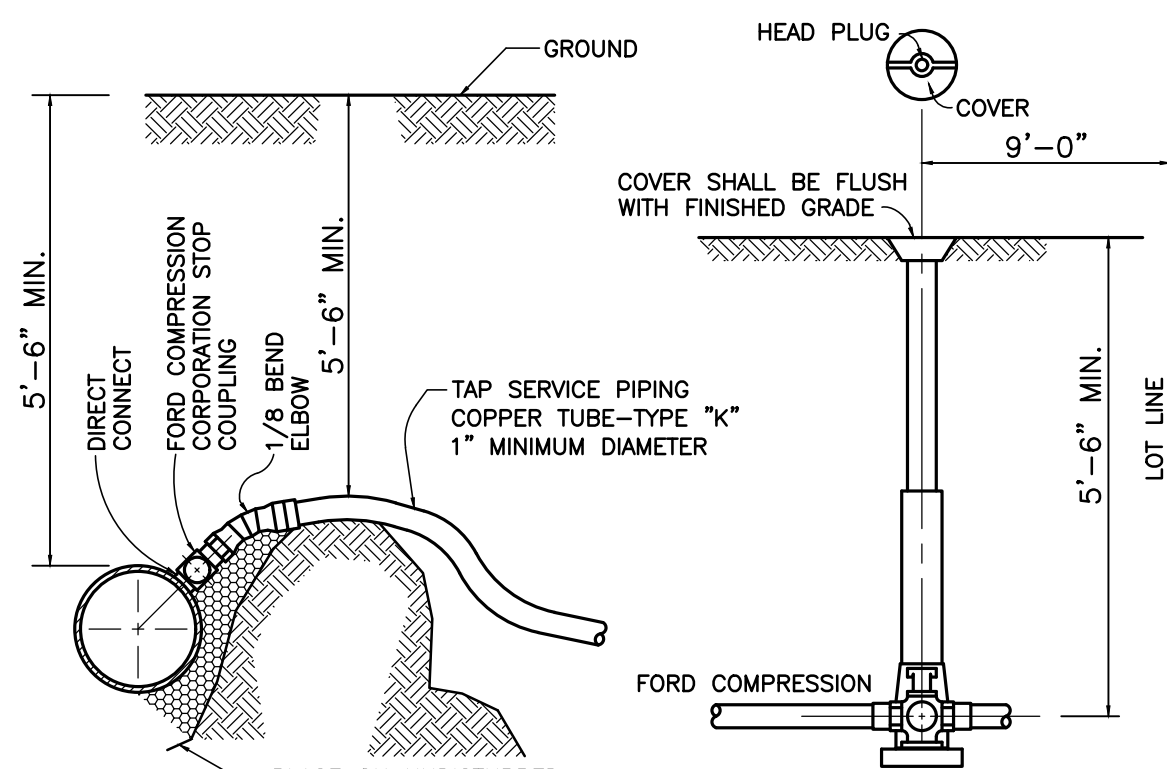
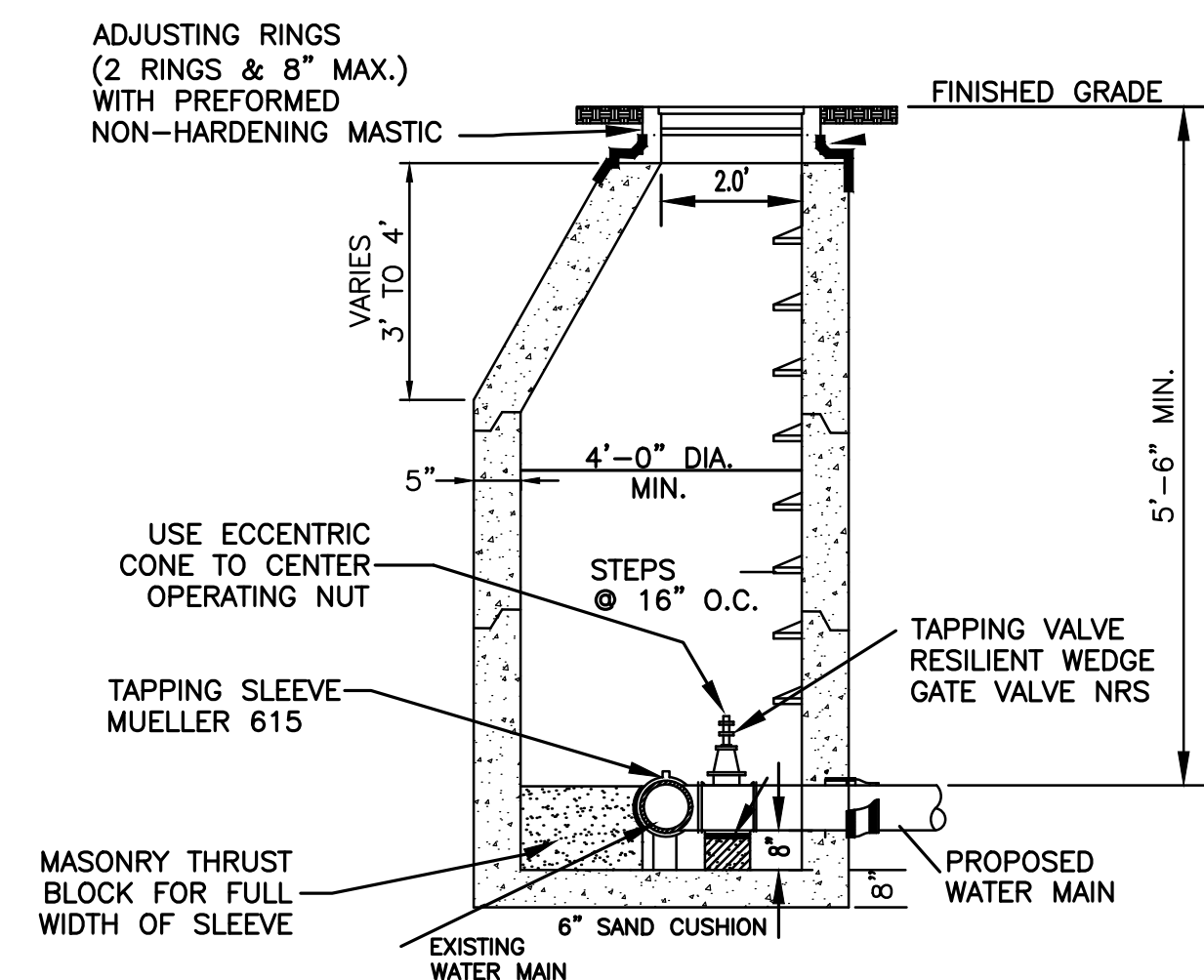
- GENERAL NOTES:
1. DUCTILE IRON CASTING SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
 2. ALL FRAMES AND COVERS SHALL HAVE A MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES IN THE COVER SHALL NOT BE OPEN.
 3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
 4. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN IRON WORKS, INC. 1022-3 OR NEENAH FOUNDRY 1772-C FINISHED WITH TYPE F COATED PICK HOLES.
 5. WATERPROOF, BOLT/DOWN FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION. (NEENAH R-1916-F, EAST JORDAN 1022-3 WT WITH TYPE 5 CLOSED PICK HOLES OR



- GENERAL NOTE:
1. ALL VALVES, FIRE HYDRANTS, BENDS, ETC. MUST BE INSTALLED WITH
RESTRAINED JOINT FITTINGS (MEGALUGS OR VILLAGE APPROVED EQUAL).



- NOTES:
1. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE VILLAGE ENGINEER SHALL BE CLASS S1 CONCRETE A MINIMUM OF TWELVE (12) INCHES THICK PLUS THE SIZE OF THE WATERMAIN. IT SHALL BE PLACED BETWEEN SOLID GROUND AND FOUNDATION. IT SHALL BE ACCESSIBLE FOR REPAIR. THRUST BLOCK SHALL BE PLACED AT BENDS OF 11" OR DEGREES OR MORE. THE AREA OF BEARING SHALL BE SUFFICIENT TO RESIST THE APPLIED FORCES
 2. USE OF WOOD MATERIAL FOR THRUST BLOCKING IS STRONGLY PROHIBITED.



- GENERAL NOTES:
1. CORPORATION IS TO BE FLARING STOP (FORD F-600 OR MUELLER MODEL H1500 COMPRESSION OR FLAIR COCK).
 2. WELDING SHALL BE 1/4" CURB STOP, THE B-BOX IS MINNEAPOLIS PATTERN WITH AN INTERIOR ROD ATTACHED. MUELLER CURB STOP IS 1515/55 OR TO ACCEPT THREADED STYLE B-BOX OR THE ALLOWED EQUIV. MUELLER H1540/3 SERIES COMPRESSION OR FLAIR-COCKING OR APPROVED EQUALS THE OTHER APPROVED BRASS TITANIUM.
 3. WHEN USING 1-1/2" TO 2" CURB STOP, THE B-BOX IS MINNEAPOLIS PATTERN WITHOUT AN INTERIOR UPPER SECTION ROD.
 4. 1" CURB STOP IS WITH COMPRESSION COUPLINGS (FORD B44-444).
 5. B-BOX SHALL BE ABS/CAST IRON CURB BOX VALCO #332313536 OR APPROVED EQUAL.
 6. SERVICE TAPS GREATER THAN 1" IN DIAMETER SHALL HAVE A STAINLESS STEEL BANDED DUCTILE IRON SADDLE (FORD I105, 2025, OR MUELLER).
 7. STOP TAPS SHALL BE INSTALLED A MINIMUM OF 18" FROM PIPE ENDS. MULTIPLE INSTALLATIONS SHALL BE STAGGERED AROUND THE MAIN BY 6" AND SEPARATED BY 18".

[illegible]

SPECIFICATIONS

Notes:

1. 6" plain end inlet/outlet.
2. Dual 4" pumpout ports
3. Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
4. Maximum operating temperature: 150° F continuous
5. Capacities - Liquid: 277 gal.;
Grease: 1,895 lbs. (260 gal.) @100GPM
Grease: 1,196 lbs. (164 gal.) @200GPM
Solids: 69 gal.
6. This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
7. For gravity drainage applications only.
8. Do not use for pressure applications.
9. Cover placement allows full access to tank for proper maintenance.
10. Vent not required unless per local code.
11. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
12. Integral air relief / Anti-siphon / Sampling access.
13. Adjustable cover adapters provide up to 4" of additional height.
14. Designed for below-grade, above-grade, indoor or outdoor installations.
15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

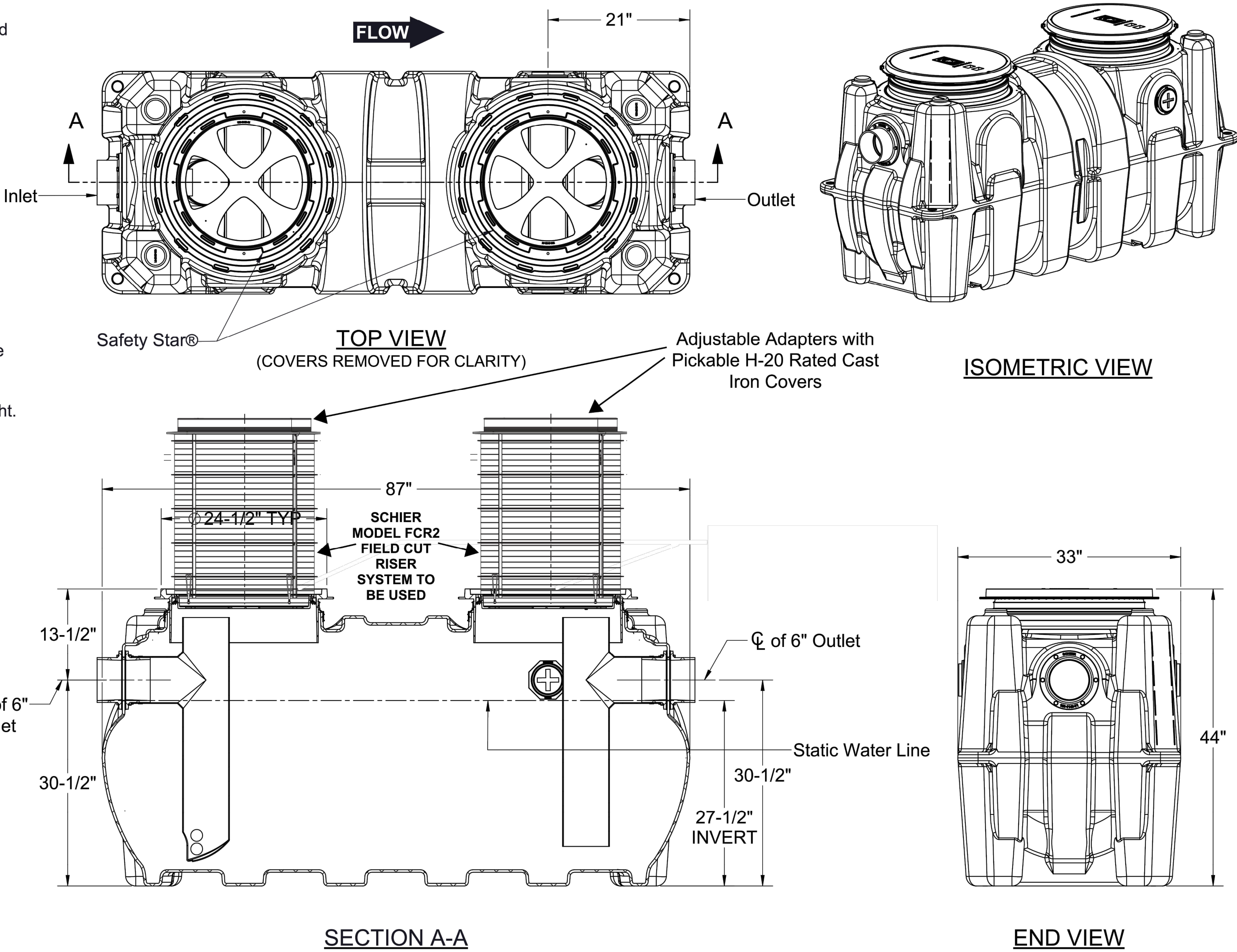
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters, Safety Star® access restrictor built into each cover adapter, and built-in flow control (for 200 GPM only). Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



SPECIFICATION SHEET

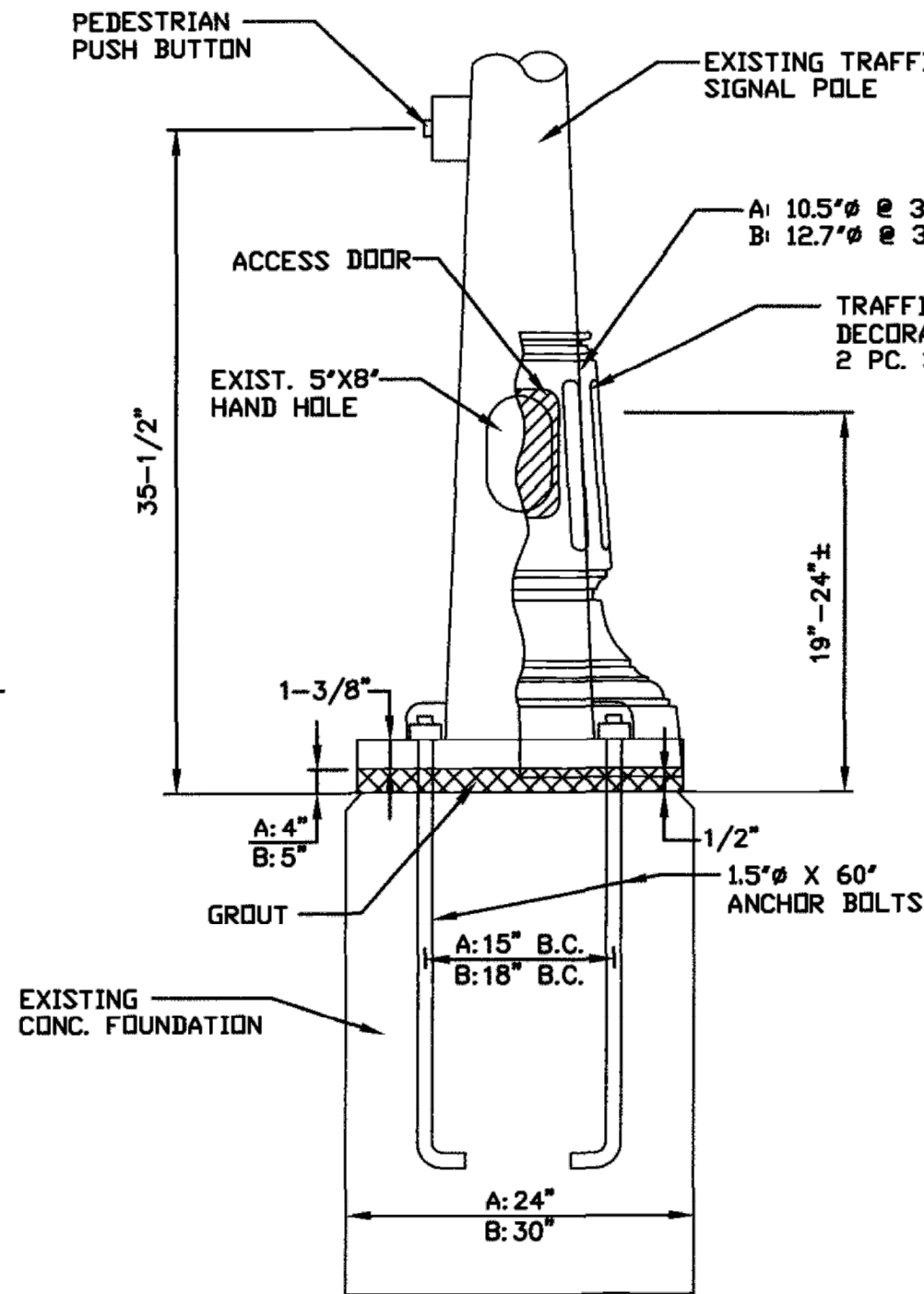
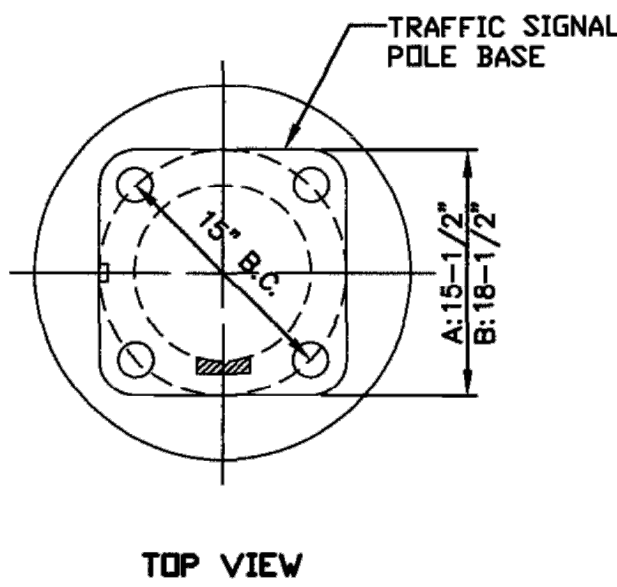
MODEL NUMBER: GB-250 PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.		PART NUMBER: 4055-009-02 DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" INLET/OUTLET WITH DUAL 4" PUMPOUT PORT CONNECTIONS, H-20 RATED CAST IRON COVERS DWG BY: C.SINCLAIR DATE: 5/4/2022 REV: - ECO: -				  SCHIER 6455 Woodland Dr Shawnee, KS 66218 Tel: 913-951-3300 Fax: 913-951-3399 schierproducts.com	
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THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SITE IMPROVEMENT PLANS POPEYES RESTAURANT 750 ROOSEVELT ROAD GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137		PROJECT No: 083213		No.	DATE	REVISION
DETAILS		DATE	02/14/23			
		DES.	JC			
		DR.	DH			
		CKD.	RG			
3333 Warrenville Road Suite 200 Liste, IL 60532 630.424.9080  WOOLPERT ARCHITECTURE ENGINEERING INTERIOR DESIGN				05/26/23	REVISED PER VILLAGE COMMENTS	SEAL
SHEET NO. C602						

Layout Tab Name: C603 DETAILS, Images: 083213-TBLK.dwg
Last Saved By: ccooke, 7/24/2023 4:48:06 PM
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NOTE:
TAMPER RESISTANT STAINLESS STEEL BOLTS SHALL BE PROVIDED.
TREAT ALL ACCESS BOLTS WITH "NEVER SEEZ" OR EQUAL.
THE ACCESS DOOR SHALL LINE UP WITH THE HAND HOLE FOR THE TRAFFIC SIGNAL POLE.
THE TRAFFIC SIGNAL SHROUD BASE SHALL BE SUPPORTED BY THE TRAFFIC SIGNAL POLE BASE PLATE.

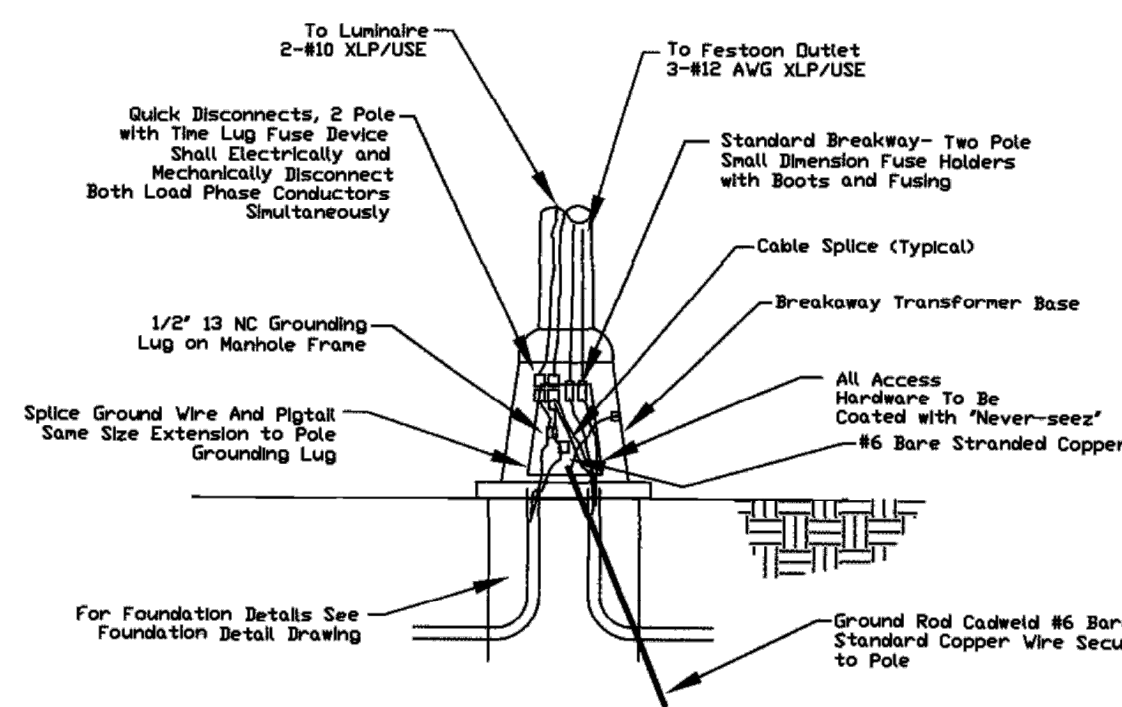


TRAFFIC SIGNAL
DECORATIVE BASE DETAIL
NO SCALE

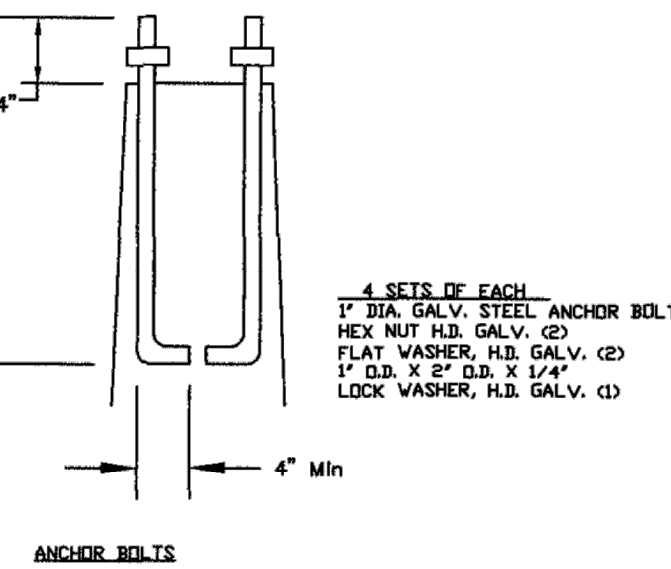
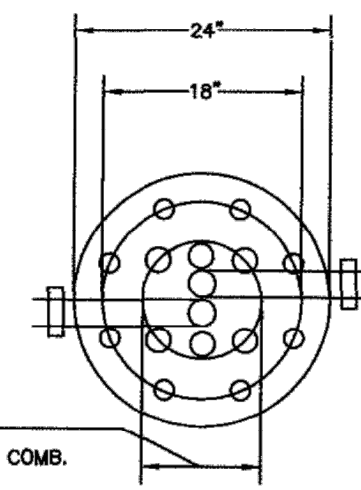
TRAFFIC BASE SCHEDULE					
POLE LOCATION	LAMBERT	MAIN	PARK	NICOLL	BAKER HILL
NORTHWEST	A	A	A	A	
NORTHEAST	A	B	B	B	
SOUTHEAST	A	A	A	A	A
SOUTHWEST	B	B	B	B	
BASE A: 15' B.C. W/24' CONC. FOUNDATION					A TOTAL: 10
BASE B: 18' B.C. W/30' CONC. FOUNDATION					B TOTAL: 7
					TOTAL: 17

Type of Soil	Design Depth of Foundation	Reinforcement in Foundation	Vertical Bars	Spiral
Soft Clay	13'-0"	8-#6 x 12'-6"	#3 x 12'	
Medium Clay	9'-6"	8-#6 x 9'-0"	#3 x 9'	
Stiff Clay	7'-0"	8-#6 x 6'-6"	#3 x 6'	
Loose Sand	9'-0"	8-#6 x 8'-6"	#3 x 8'	
Medium Sand	8'-3"	8-#6 x 6'-0"	#3 x 7'	
Dense Sand	7'-9"	8-#6 x 7'-6"	#3 x 7'	
Rock or Solidified Slag	5'-0"	None	None	

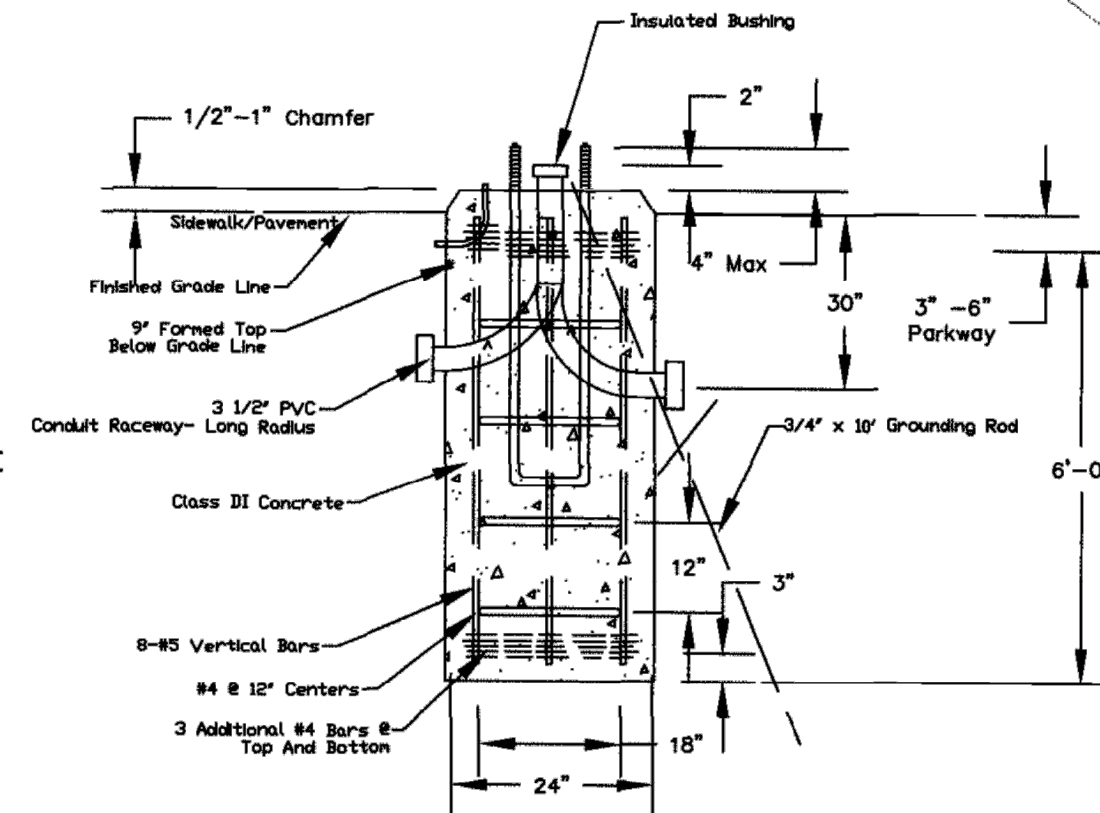
FOUNDATION DESIGN TABLE



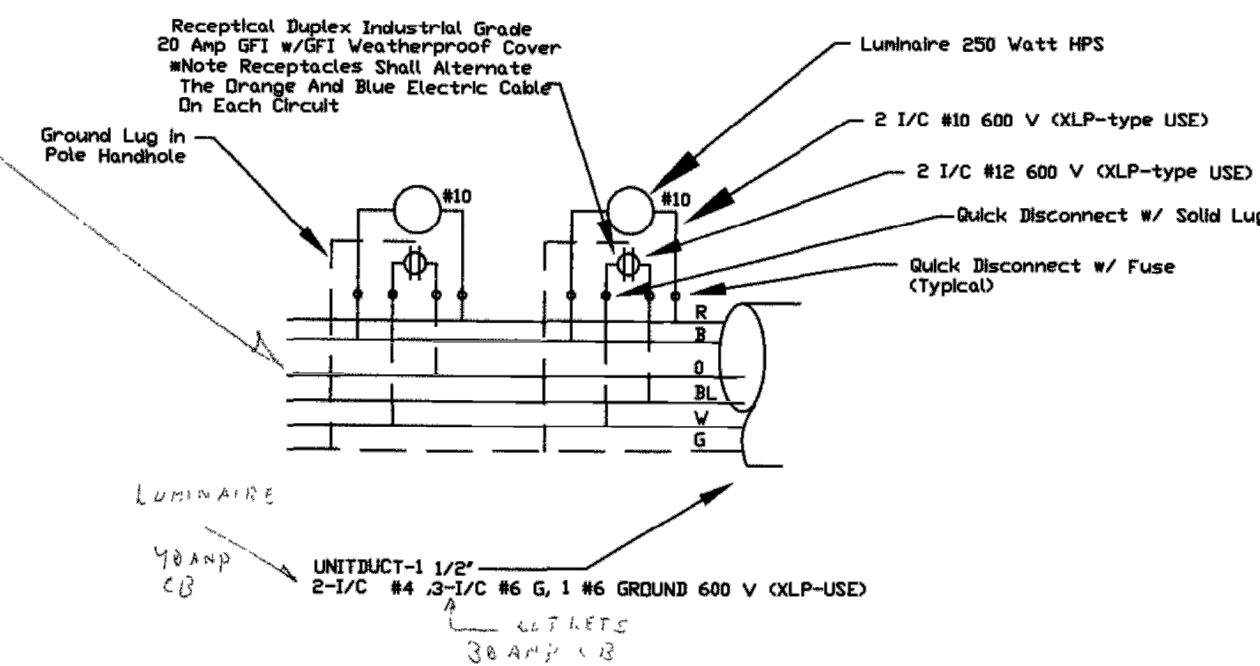
POLE BASE DETAIL
NO SCALE



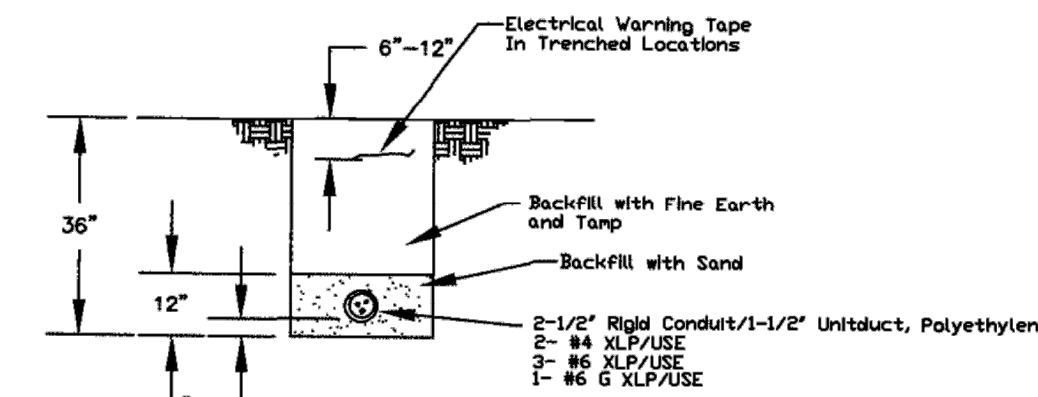
ANCHOR BOLT
DETAIL



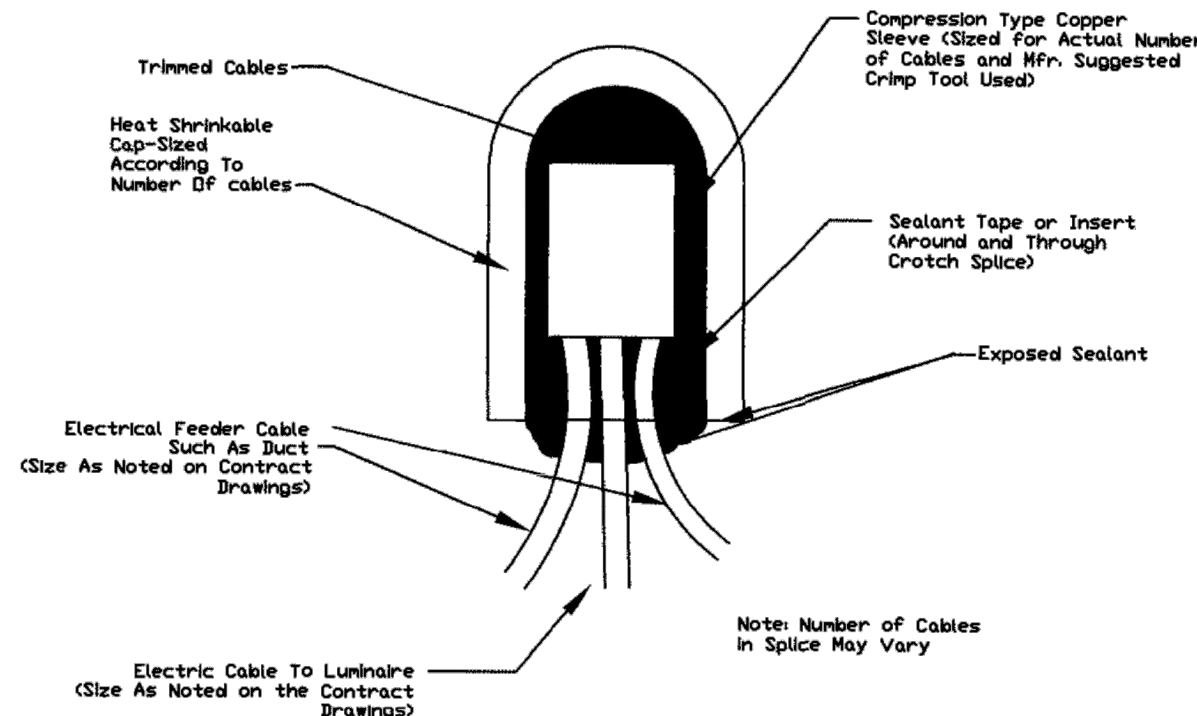
STREET LIGHT CONCRETE FOUNDATION
DETAIL



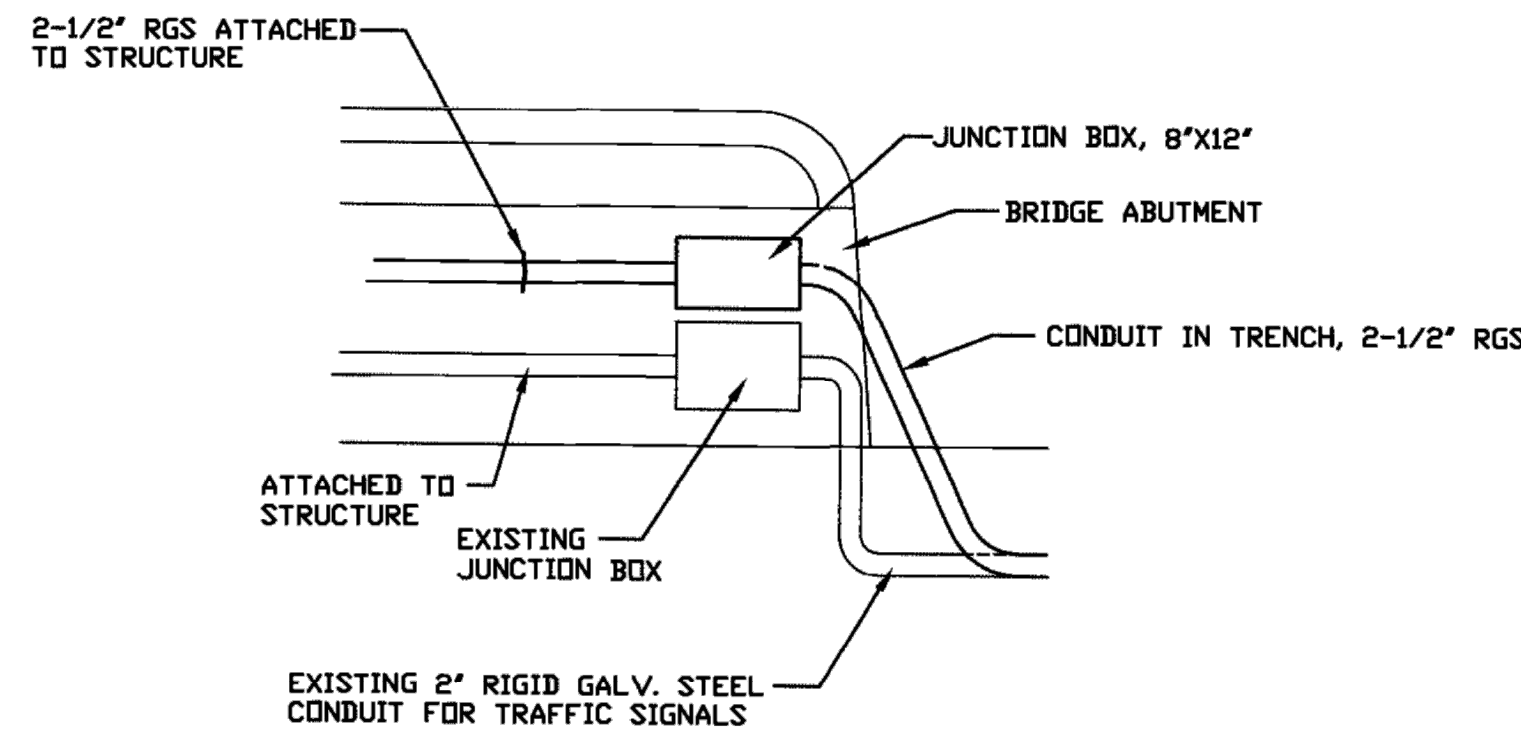
LIGHT POLE WIRING (TYPICAL)
240/120 Volt 1 Phase 6 Wire



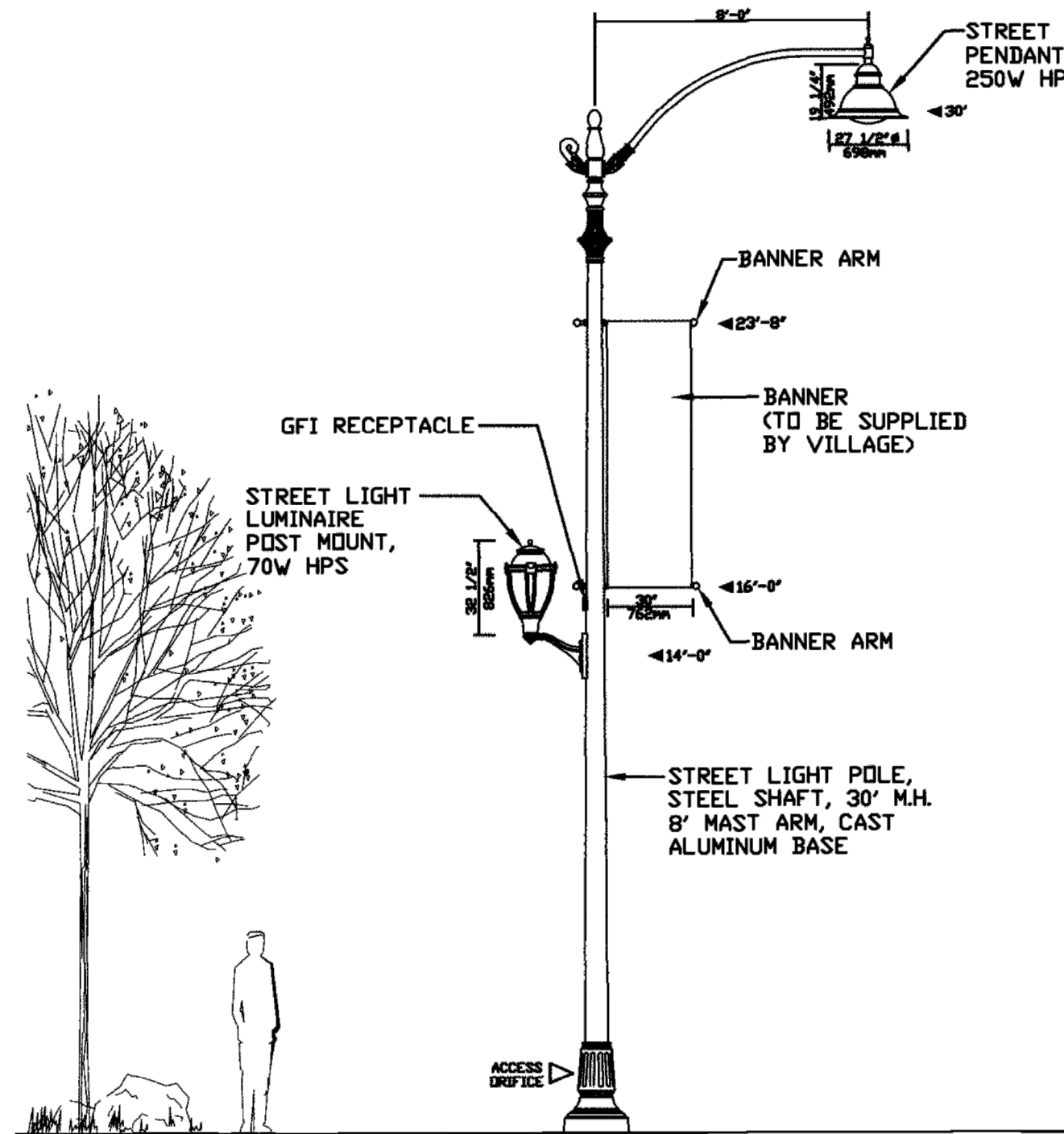
TRENCH DETAIL
RACEWAY & CONDUCTOR



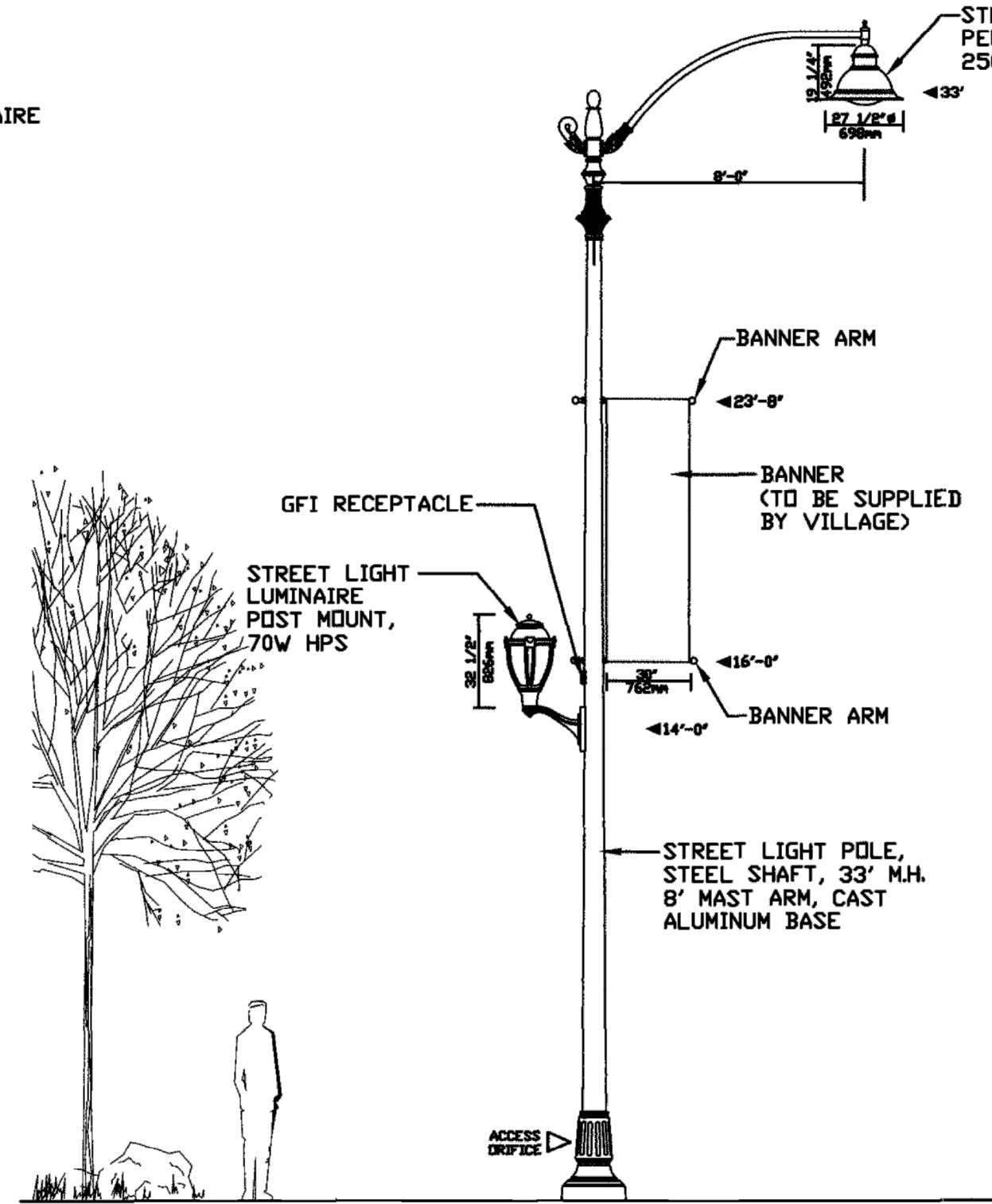
ABOVE GROUND
SPLICING ELECTRIC CABLE
NO SCALE



CONDUIT ATTACHMENT TO STRUCTURE DETAIL
NO SCALE



STREET LIGHT DETAIL 30'
NO SCALE



STREET LIGHT DETAIL 33'
NO SCALE

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/17/00	RT	PER I.D.O.T. REVIEW			
02/13/01	RT	PER I.D.O.T. REVIEW			

DRAWN BY: A.J. DATE: 6/00
CHECKED BY: S.W. DATE: 6/00
APPROVED BY: J.M. DATE: 6/00
FILE: T:\GLENELLYN\200101\COVER.DWG
Plot date: 09/12/01



VILLAGE OF GLEN ELLYN, ILLINOIS
ROOSEVELT ROAD
STREET LIGHTING

TITLE:	
STREET LIGHT DETAILS	

SCALE: 1"=20'
DATE: JUNE, 2000
JOB NO: 200101
SHEET 23 OF 28

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

DETAILS

SHEET NO.

C603

REVISION

No. DATE

PROJECT NO: 083213

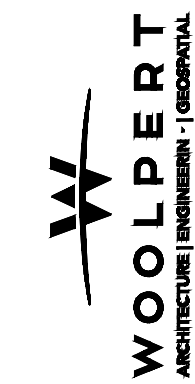
DATE 02/14/23

DES. JC

DR. DH

CKD. RG

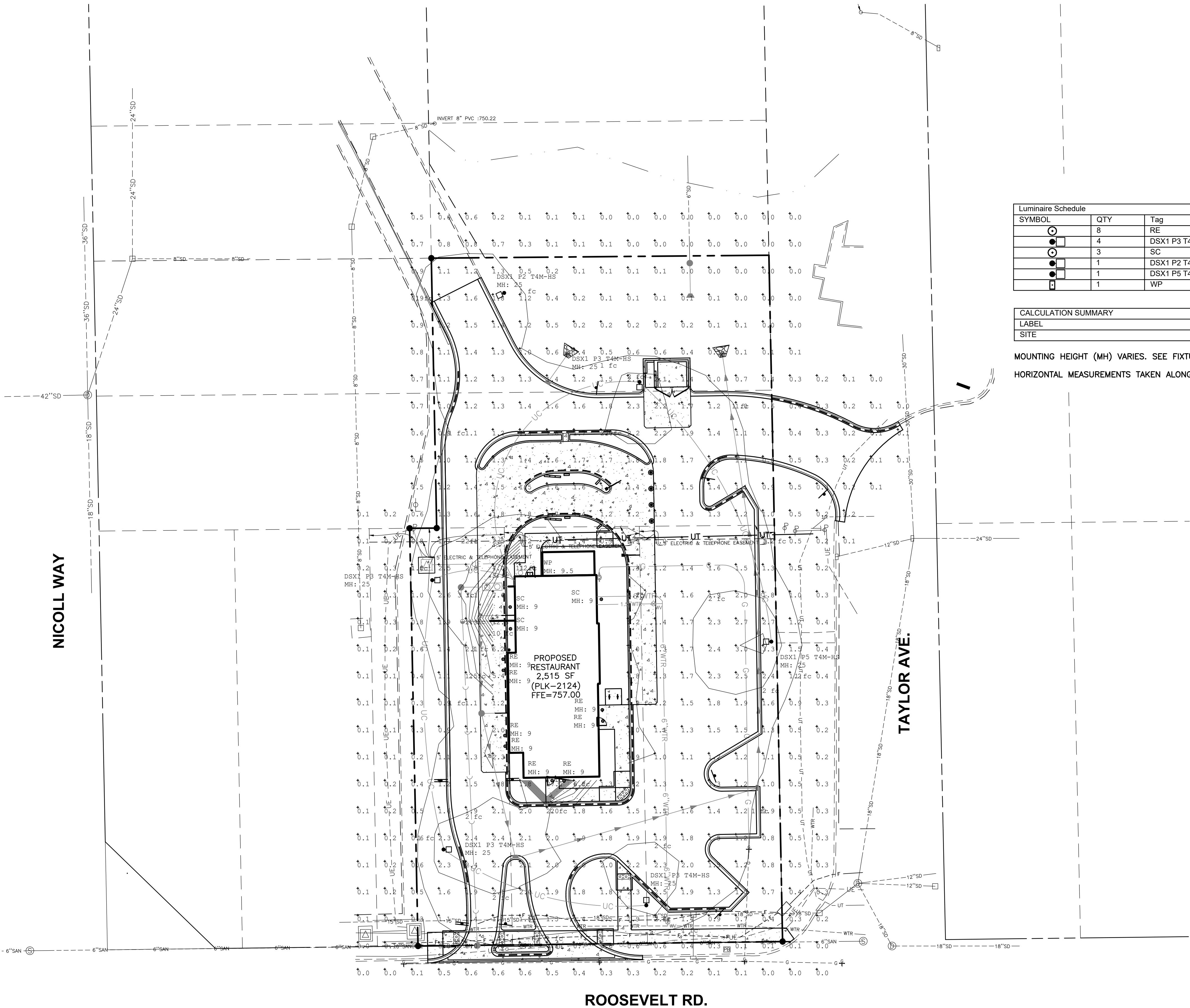
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080



07/24/23 REVISED PER VILLAGE COMMENTS

SEE

Layout Tab Name: C700 PHOTOMETRIC PLAN, Images: glen ellyn aerial.jpg; RI-R0 w Signage Detail_24 ft Island_091817.jpg; . Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg; 083213-photometrics.dwg
Last Saved By: Hadley, 6/16/2023 3:28:31 PM
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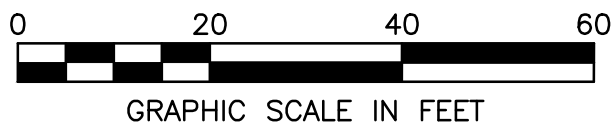


Luminaire Schedule						
SYMBOL	QTY	Tag	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS
	8	RE	Single	0.900	RGR4 RECESSED	14.4
	4	DSX1 P3 T4M-HS	SINGLE	0.900	DSX1 LED P3 40K T4M MVOLT HS	102
	3	SC	Single	0.900	LMH020-4000-35G9-00000TW GOOSE NECK	37.1
	1	DSX1 P2 T4M-HS	SINGLE	0.900	DSX1 LED P2 40K T4M MVOLT HS	70
	1	DSX1 P5 T4M-HS	SINGLE	0.900	DSX1 LED P5 40K T4M MVOLT HS	138
	1	WP	Single	0.900	MCWP-5040R-LED-MV WALL PACK	41.9

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	1.12	27.1	0.0	N.A.	N.A.

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.
HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

BENCHMARK:
THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.
ELEVATION = 765.46'



SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137
PHOTOMETRIC PLAN

3333 Warrenville Road
Suite 200
Liste, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURAL ENGINEERING • LANDSCAPE

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

REVISION

No. DATE
06/16/23 REVISED PER VILLAGE COMMENTS
05/26/23 REVISED PER VILLAGE COMMENTS

SHEET NO.

C700

