

# The Granary

## Boundary / Topographic Survey

### And Demolition Plan

#### LINE TYPE LEGEND

ADJACENT LOT LINE =	---
BOUNDARY LINE =	---
BUILDING SETBACK =	---
COMBINED SEWER =	--- CWD --- CWD --- CWD ---
DEPRESSED CURB =	---
EASEMENT =	---
FENCE =	---
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES =	--- OHW --- OHW --- OHW ---
SANITARY SEWER =	---
STORM SEWER =	---
TREE OR BRUSH LINE =	---
WATER MAIN =	---

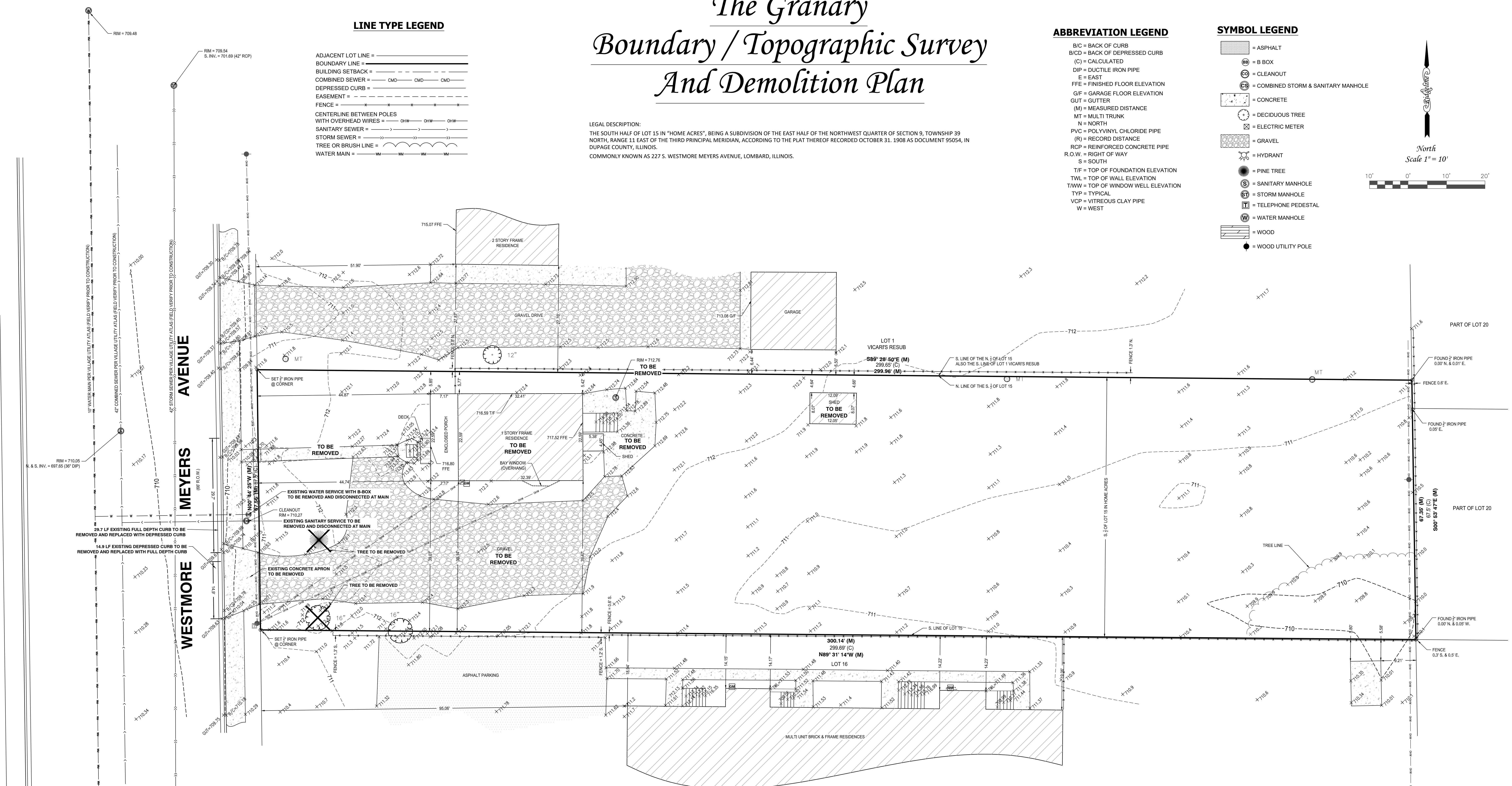
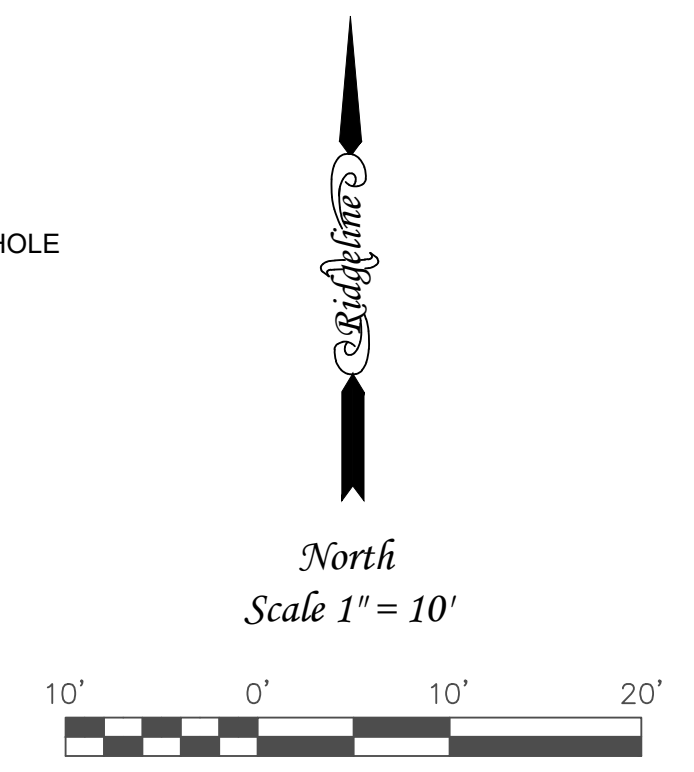
LEGAL DESCRIPTION:  
THE SOUTH HALF OF LOT 15 IN "HOME ACRES", BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1908 AS DOCUMENT 95054, IN DUPAGE COUNTY, ILLINOIS.  
COMMONLY KNOWN AS 227 S. WESTMORE MEYERS AVENUE, LOMBARD, ILLINOIS.

#### ABBREVIATION LEGEND

B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
(C) = CALCULATED
DIP = DUCTILE IRON PIPE
E = EAST
FFE = FINISHED FLOOR ELEVATION
G/F = GARAGE FLOOR ELEVATION
GUT = GUTTER
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
TWW = TOP OF WINDOW WELL ELEVATION
TYP = TYPICAL
VCP = VITREOUS CLAY PIPE
W = WEST

#### SYMBOL LEGEND

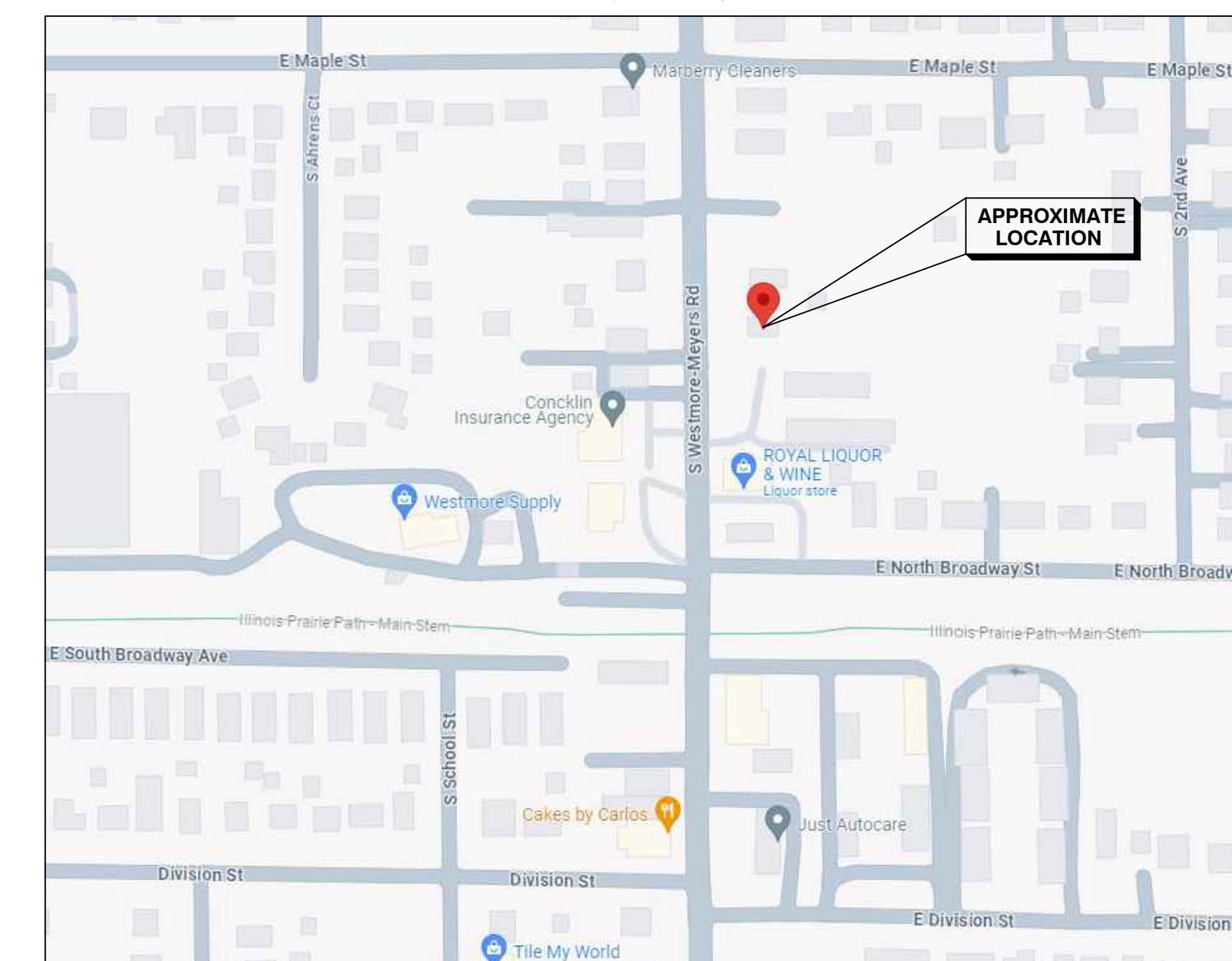
	= ASPHALT
	= B BOX
	= CLEANOUT
	= COMBINED STORM & SANITARY MANHOLE
	= CONCRETE
	= DECIDUOUS TREE
	= ELECTRIC METER
	= GRAVEL
	= HYDRANT
	= PINE TREE
	= SANITARY MANHOLE
	= STORM MANHOLE
	= TELEPHONE PEDESTAL
	= WATER MANHOLE
	= WOOD
	= WOOD UTILITY POLE



#### NOTES:

- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT.
- CONTOUR INTERVAL = 1.0'
- ELEVATIONS HEREON REFER TO NAVD 88.
- SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.  
SITE BENCHMARK: SOUTHWEST BURY BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 50' SOUTH AND 67' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 711.36
- THIS SURVEY IS BASED ON INFORMATION NOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. AF1041485 DATED FEBRUARY 29, 2024.
- ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
- THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- SURVEY FIELD WORK COMPLETED ON AUGUST 22, 2024.
- ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- PARCEL CONTAINS APPROXIMATELY 20,235 SQUARE FEET OR 0.465± ACRES.
- ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

Vicinity Map  
(No Scale)



DATE	10/22/2024
REVISION	4
DATE	10/22/2024
REVISION	3
DATE	10/22/2024
REVISION	2
DATE	10/22/2024
REVISION	1

DESIGNED BY: SUATH MOHAMMED  
DRAWN BY: SUATH MOHAMMED  
CHECKED BY: SUATH MOHAMMED  
PROJECT NO.: 2024-0283



PREPARED FOR: SUATH MOHAMMED  
PROPERTY ADDRESS: 227 S. WESTMORE MEYERS AVENUE, LOMBARD, ILLINOIS

I, JUN-GUANG LIN OF RIDGELINE CONSULTANTS, LLC, DO HEREBY  
RENDER MY OPINION THAT THE DEVELOPMENT MEETS THE MINIMUM  
CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH  
DUPAGE COUNTY STORMWATER MANAGEMENT ORDINANCE.

ADDITIONALLY, I DO HEREBY CERTIFY THAT NO FLOOD PLAIN,  
WETLANDS, AND/OR BUFFERS EXIST ON THE SUBJECT PROPERTY OR  
IMMEDIATE OFFSITE BASED ON AVAILABLE DOCUMENTS.

DATED AT MONTGOMERY, ILLINOIS ON OCTOBER 25, 2024.



ILLINOIS PE LICENSE NO. 062-057024

LOT COVERAGE TABULATION				
	EXISTING	PROPOSED		
PERVIOUS IMPERVIOUS	18,670	92.3%	8,829	43.6%
BUILDING*	848*		4,826*	
SHEDS	117		0	
FRONT PORCH	157		0	
REAR PATIO	300		0	
CONCRETE WALK	143		760	
PARKING LOT	0		5,745	
GARBAGE ENCLOSURE	0		75	
TOTAL	20,235	100%	20,235	100%

\* ASSUMES 1 FOOT OVERHANG  
NET NEW IMPERVIOUS AREA = 9,841 SF > 2,500 SF THRESHOLD OF PCBMP REQUIREMENTS  
PCBMP IS REQUIRED.

DUE TO SHALLOW SEASONAL GROUND WATER TABLE, FEES IN-LIEU-OF PCBMP IS HEREBY REQUESTED.

# The Granary

## Preliminary Engineering Plan

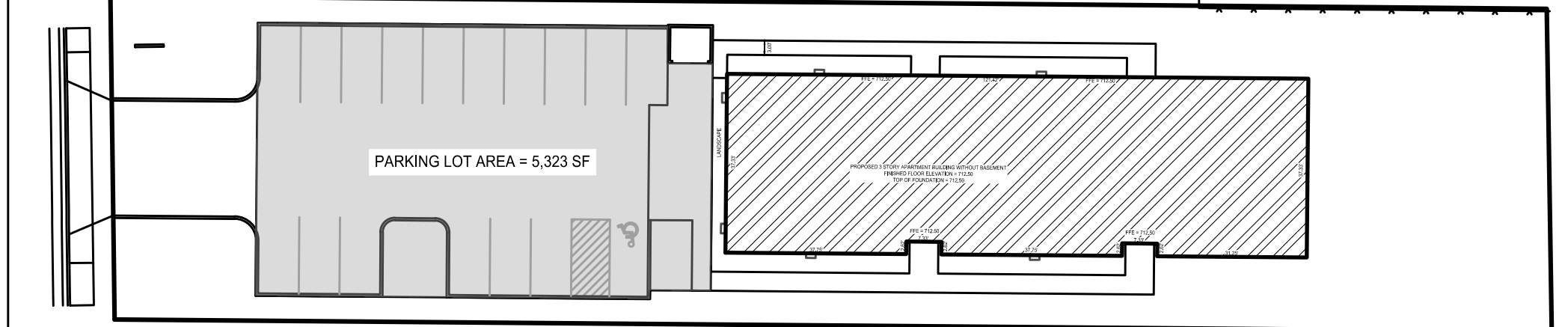
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THE SOUTH HALF OF LOT 15 IN "HOME ACRES", BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1908 AS DOCUMENT 95054, IN DUPAGE COUNTY, ILLINOIS, COMMONLY KNOWN AS 227 S. WESTMORE MEYERS AVENUE, LOMBARD, ILLINOIS.

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB ONSITE ARE B6.12 COMBINATION CONCRETE CURB & GUTTER, REVERSED PITCH.

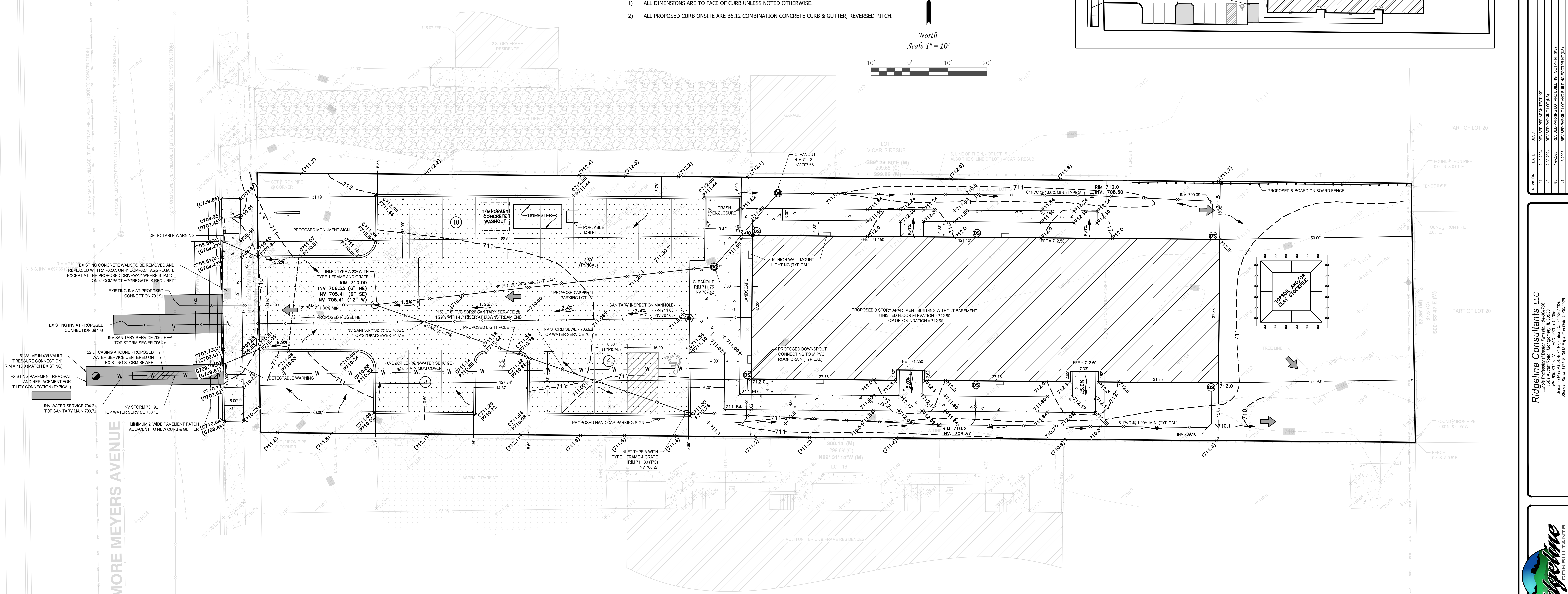
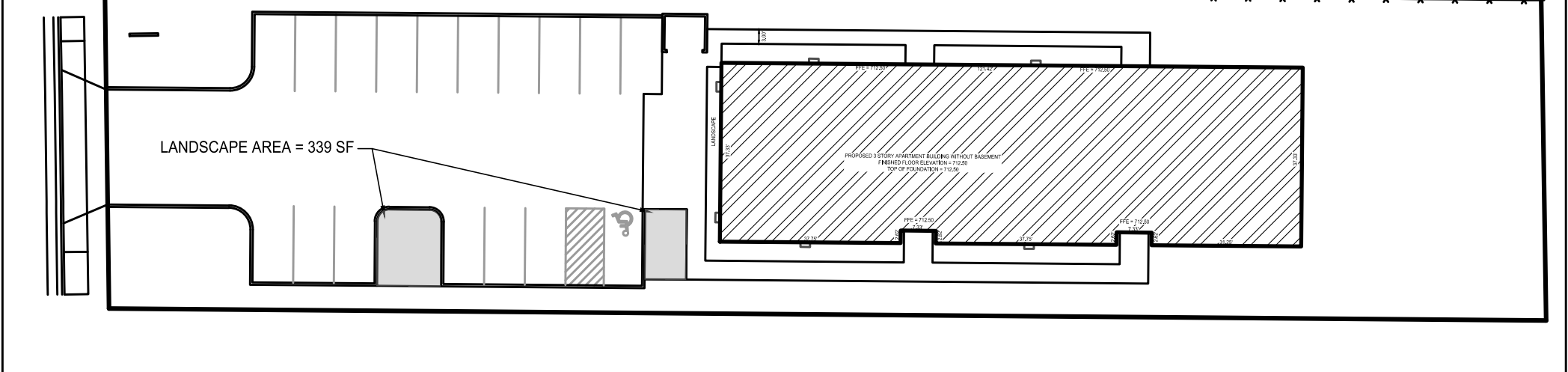
North  
Scale 1" = 10'



Scale 1" = 30'



Scale 1" = 30'



KSI  
Konen Soil Investigations, LLC  
Soil and Environmental Consulting  
P.O. Box 549  
Somomark, IL 60552

815-762-1357  
illinoissoil@gmail.com  
Mike Konen, PhD, CPSC, CPSS  
<https://www.konensoil.com>

### Soil Evaluation Report

Site: 227 S. Westmore Meyers Ave., Lombard  
P/N: 06-09-114-009  
Job #: 2024-9-13b-RLC

The property was investigated on 9-13-24 for the purpose of describing and classifying soils for seasonally high water table interpretations and potential use for stormwater retention/detention. The report was prepared for Ridgeline Consultants, LLC.

**Methods**  
2-inch diameter soil cores were collected to 5 foot depth. Locations were based on proposed detention location and site topography. Soils were described and classified according to state and county requirements using USDA-NRCS nomenclature. Soils were correlated to the current USDA soil mapping legend for the County. Infiltration rates were estimated using the "Key for Estimating Infiltration for DuPage County, Illinois" created by the Illinois Soil Classifiers Association. Infiltration rates are impacted by soil disturbance. Any activity that could cause soil disturbance and/or compaction at the site should be avoided as infiltration rates could be adversely impacted. The soil descriptions and interpretations in this report do not fully determine the suitability of the soil for stormwater retention/detention. A county stormwater management approved plan should be implemented.

**Results**  
Seasonally high water tables were interpreted based on the presence of a gleyed, or unoxidized matrix. In some instances, seasonally high water tables can be present above this. A summary of findings follows.

Seasonally high water table/Depth to redox depletions (in)	Soil 1	Soil 2
Observed water table (in)	15	21
Not observed	Not observed	Not observed
Bedrock depth (in)	232A	232A
Soil map unit		

Detailed soil descriptions and maps follow.

ADDRESS: 227 S. Westmore Meyers Ave., Lombard  
PIN: 06-09-114-009  
COUNTY: DuPage

DATE: 9-13-24  
JOB #: 2024-9-13b-RLC  
LOT: Existing home lawn

Soil: 1  
GEOLOGY: T11  
SLOPE: 2%  
SEASONAL HIGH WATER TABLE/REDOX DEPLETION DEPTH: 15 in.  
DEPTH TO OBSERVED WATER TABLE: Not observed  
DRAINAGE CLASS: Poorly drained  
DEPTH TO BEDROCK: Not observed  
SOIL SERIES: Ashkum  
SOIL CLASSIFICATION: Fine Typic Endoaquoll  
REMARKS:  
SOIL SCIENTIST: Mike Konen PhD, CPSC, CPSS  
ISCA CPSC No. 70  
ARCPCAS CPSC & CPSS No. 24739  
Lake County OWTSLIC-000981-2020  
EMAIL: illinoissoil@gmail.com  
WEBSITE: <https://www.konensoil.com>

ADDRESS: Konen Soil Investigations, LLC  
P.O. Box 549  
Somomark, IL 60552

PHONE: 815-762-1357  
SIGNATURE: Mike Konen

ADDRESS: 227 S. Westmore Meyers Ave., Lombard  
PIN: 06-09-114-009  
COUNTY: DuPage

DATE: 9-13-24  
JOB #: 2024-9-13b-RLC  
LOT: Existing home lawn

Soil: 2  
GEOLOGY: T11  
SLOPE: 2%  
SEASONAL HIGH WATER TABLE/REDOX DEPLETION DEPTH: 21 in.  
DEPTH TO OBSERVED WATER TABLE: Not observed  
DRAINAGE CLASS: Poorly drained  
DEPTH TO BEDROCK: Not observed  
SOIL SERIES: Ashkum  
SOIL CLASSIFICATION: Fine Typic Endoaquoll  
REMARKS:  
SOIL SCIENTIST: Mike Konen PhD, CPSC, CPSS  
ISCA CPSC No. 70  
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SIGNATURE: Mike Konen

Konen Soil Investigations, LLC  
illinoissoil@gmail.com  
Job #: 2024-9-13b-RLC  
227 S. Westmore Meyers Ave., Lombard, IL  
Location of soil borings

Konen Soil Investigations, LLC  
illinoissoil@gmail.com  
Job #: 2024-9-13b-RLC  
227 S. Westmore Meyers Ave., Lombard, IL  
Estimated location of soil borings

Soil Description Abbreviations

Texture Class	Color and
S	Sand
SL	Very fine sand
CL	Very fine sand
LoCL	Loamy very fine sand
L	Loamy sand
LoS	Loamy fine sand
CS	Coarse sand
CS(S)	Sandy coarse sand
SS	Fine sandy loam
SL(S)	Very fine sandy loam
LS	Silt loam
LS(S)	Sandy silt loam
SL(S)	Sandy clay loam
CL(S)	Clay loam
CS(S)	Sandy clay loam
S(S)	Silt loam
CL	Clay
CE	Vertically
VE	Very gleyed
VG	Extremely gleyed

Consistence

Symbol	Consistence
VR	Very friable
FR	Friable
FI	Firm
ST	Very firm
XFI	Extremely firm

Block Function

Symbol	Amount
LT	Low
CM	Common
MR	Medium
MN	Many

Soil

Symbol	Soil
VV	Very fine
F	Fine
M	Medium
VS	Very coarse
CO	Coarse
VN	Very fine
FN	Fine
MN	Medium
FN	Fine
CO	Coarse
VN	Very fine
FN	Fine
CO	Coarse

Shape

Symbol	Shape
GR	Granular
FL	Flake
SBK	Subangular blocky
AKB	Angular blocky
PK	Platy
MA	Massive
SO	Single grained

To learn more about soil and on-site waste disposal visit:  
<http://www.illinoissoil.com> and <http://www.konensoil.com>  
IllinoisSoil.com and [www.konensoil.com](http://www.konensoil.com)

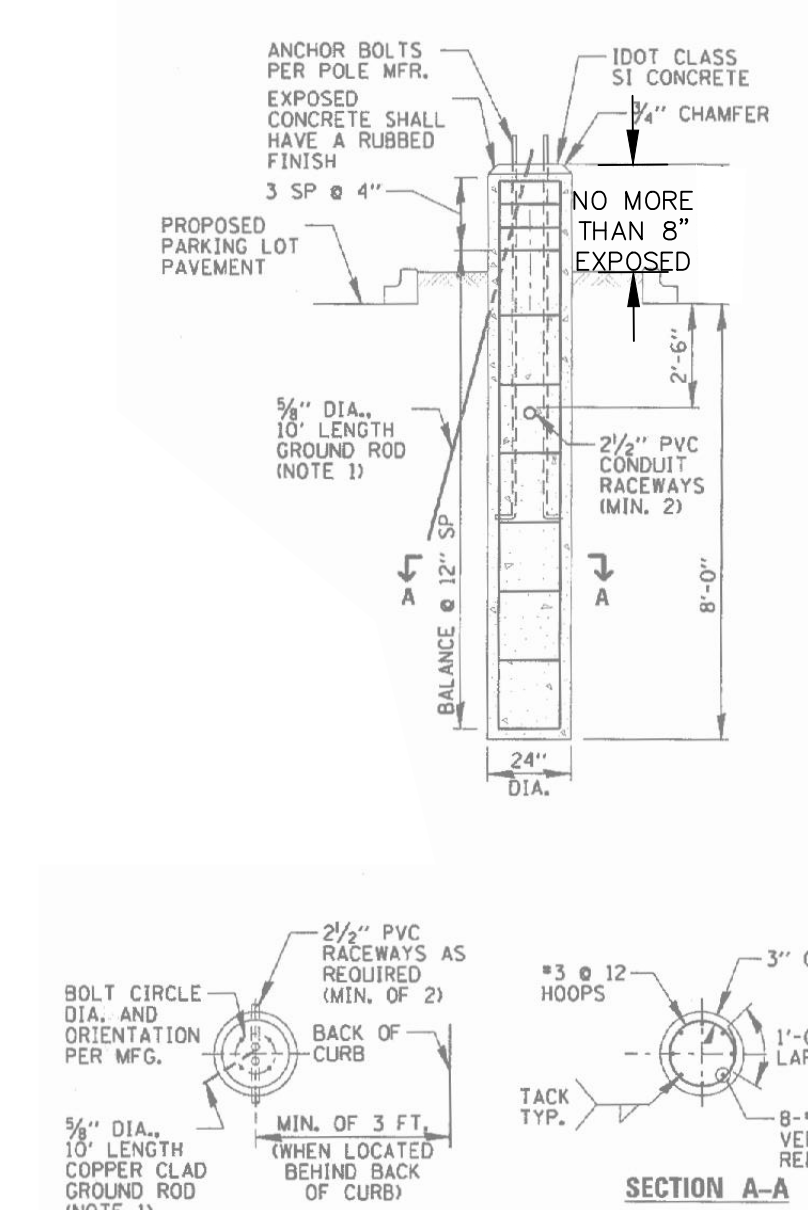
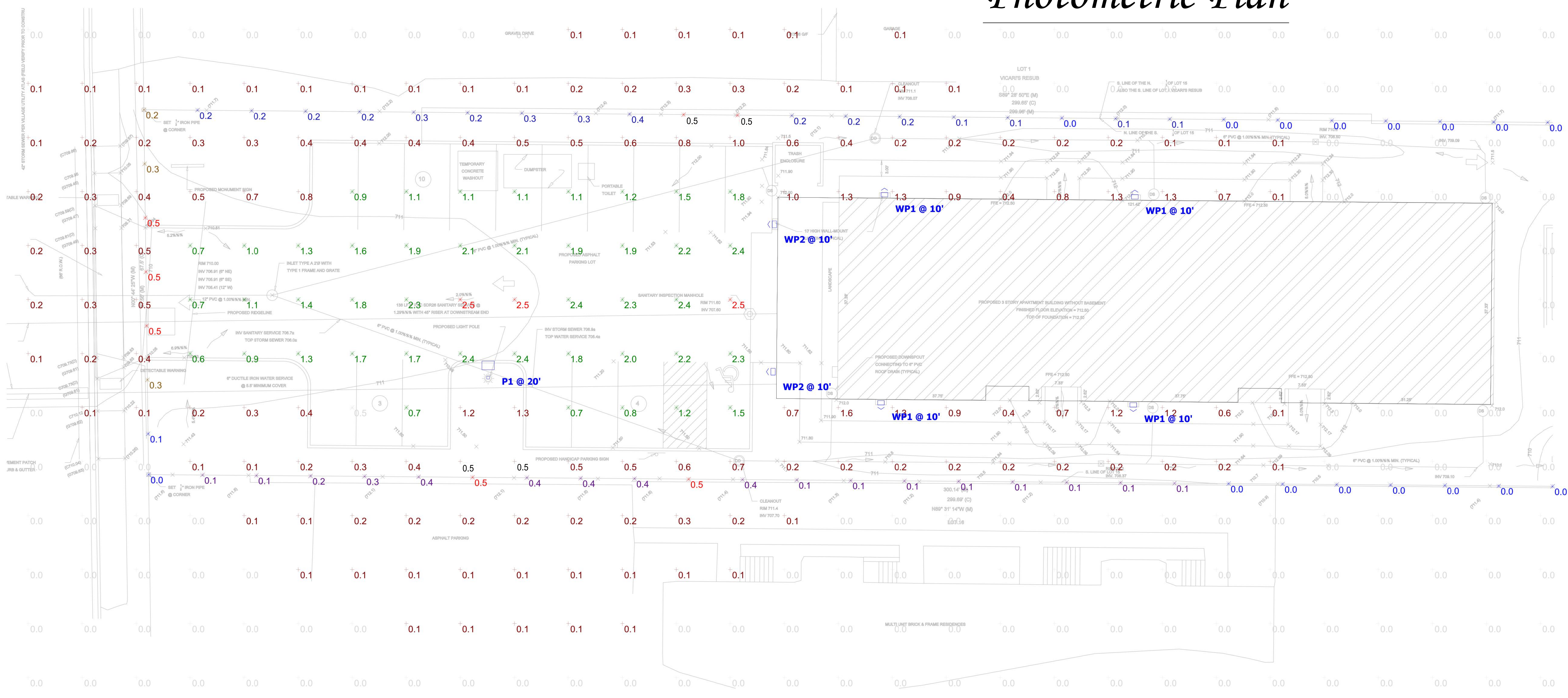
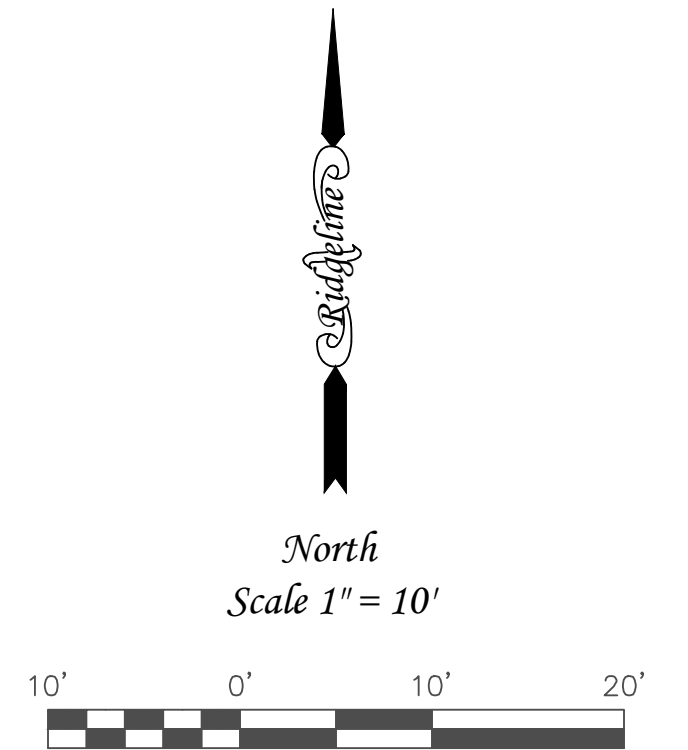
REVISION	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	PROJECT NO.
1	10/25/2024	ISSUED FOR PERMIT	JUN-GUANG LIN	SUJATH MOHAMMED	10/25/2024	2024-0283
2	10/25/2024	REVISED PARKING LOT AND BUILDING FOOTPRINT (KSI)				
3	10/25/2024	REVISED PARKING LOT AND BUILDING FOOTPRINT (KSI)				
4	10/25/2024	REVISED PARKING LOT AND BUILDING FOOTPRINT (KSI)				

Ridgeline Consultants LLC  
Illinois Professional Engineer License No. 062-057024  
Professional Engineer License No. 062-057024  
Professional Engineer License No. 062-057024  
Professional Engineer License No. 062-057024



SUJATH MOHAMMED  
227 S. WESTMORE MEYERS AVENUE  
LOMBARD, ILLINOIS  
PROPERTY ADDRESS

# The Granary Photometric Plan



- NOTES:**
- GROUND ROD SHALL BE CAST INTO CONCRETE FOUNDATION WITH 8 FEET IN CONTACT WITH SOIL.
  - FOUNDATIONS SHALL BE VIBRATED IN ACCORDANCE WITH DOT STANDARD PRACTICES.
  - ALL ABOVE ITEMS INCLUDING CONCRETE, REINFORCEMENT, RACEWAYS, GROUND ROD AND FORMWORK SHALL BE INCLUDED IN THE "LIGHT POLE FOUNDATION" PAY ITEM.
- CONCRETE FOUNDATION DETAIL**  
N.T.S.

\*\*This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

### 547092 18 Foot Square Steel Light Pole, 4 Inch Wide, 11 Gauge

Client Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**Pole Top Options:** A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If fence option is selected, a steel fence will be provided. A 2.3/8 inch diameter fence with 4 inch length is standard; however, the customer needs to confirm the appropriate fence size required for the project.

**Pole Shaft:** 4 inch square 12 gauge commercial grade steel with minimum yield strength of 50,000 psi.

**Handhole:** 3" x 3" size reinforced handhole is located at 38 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

**Flash:** Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.

**Anchor Bolts:** A set of galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

**Base Cover:** Two piece ABS plastic base cover is provided.

**Other Options:** The following options are available:  
 - Vibration dampener, custom fence size, custom option, custom pole heights, additional handholes.  
 - Warning 1 Year.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

Wind Speed (mph)	7.0	8.7	10.4	12.1	13.8	15.5
Pole Weight (lbs)	7.0	8.7	10.4	12.1	13.8	15.5

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

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### D-Series Size 0 LED Area Luminaire

**Specifications:**  
 EPA: 0.44 ft  
 Length: 26.18" (80.04")  
 Width: 14.00" (43.18")  
 Height H1: 2.26" (69.44")  
 Height H2: 7.46" (227.94")  
 Weight: 23.55 (66.94 kg)

**Introduction:** The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with any environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP1	WP1	4	Lithonia Lighting	WDGE2 LED P0 40K 80CRI T1S	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	1	699	0.93	6.8946
WP2	WP2	2	Lithonia Lighting	WDGE2 LED P1 40K 80CRI TFTM	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.93	11.1658
P1	P1	1	Lithonia Lighting	DSX0 LED P5 40K 80CRI T2M	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 2 Medium	1	10966	0.93	90.12

### WDGE2 LED Architectural Wall Scape Visual Comfort Optic

**Specifications:**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight: 13.5 lbs

**Introduction:** The WDGE2 LED family is designed to meet specific every wall-mounted lighting need in a widely-scoped range of applications with any architecture. The clear, rectangular design comes in four sizes with lumens packages ranging from 1,000 to 2,000 lumens, providing a true site-wide solution. Embedded with LIGHT\* AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 2,000 lumens with a soft, non-glare light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery back-up options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian-scale applications in any environment.

Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP1	4	Lithonia Lighting	WDGE2 LED P0 40K 80CRI T1S	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	1	699	0.93	6.8946
WP2	2	Lithonia Lighting	WDGE2 LED P1 40K 80CRI TFTM	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.93	11.1658
P1	1	Lithonia Lighting	DSX0 LED P5 40K 80CRI T2M	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 2 Medium	1	10966	0.93	90.12

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
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### Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP1	WP1	4	Lithonia Lighting	WDGE2 LED P0 40K 80CRI T1S	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	1	699	0.93	6.8946
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### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Site	+	0.1 fc	2.5 fc	0.0 fc	N/A	N/A
East PL	*	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
North PL	*	0.2 fc	0.6 fc	0.0 fc	N/A	N/A
Parking Area	*	1.6 fc	2.5 fc	0.5 fc	5.0:1	3.2:1
South PL	*	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
West PL	*	0.3 fc	0.5 fc	0.1 fc	5.0:1	3.0:1

**NOTES:**

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

PHOTOMETRIC PLAN WAS PREPARED BY KSA LIGHTING CONTROLS  
 150 E. PIERCE ROAD, STE 650, ITASCA, IL 60143-1122  
 PHONE: 224-517-2781

PROJECT NO: 2024-0283  
 DATE: 08/27/2024  
 REVISION: 01  
 SHEET: 3 OF 3

**Ridgeline Consultants LLC**  
 Illinois Professional Design Firm No. 06-000-788  
 150 E. PIERCE ROAD, STE 650, ITASCA, IL 60143-1122  
 PHONE: 224-517-2781 FAX: 630-701-1388  
 WWW.RIDGELINECONSULTANTS.COM  
 SHELLY L. SHAWM, P.E., S.E., S.A.S. EXP. 06/11/2026

**SUATH MOHAMMED**  
 227 S. WESTHOPE MEYERS AVENUE  
 LOMBARD, ILLINOIS