

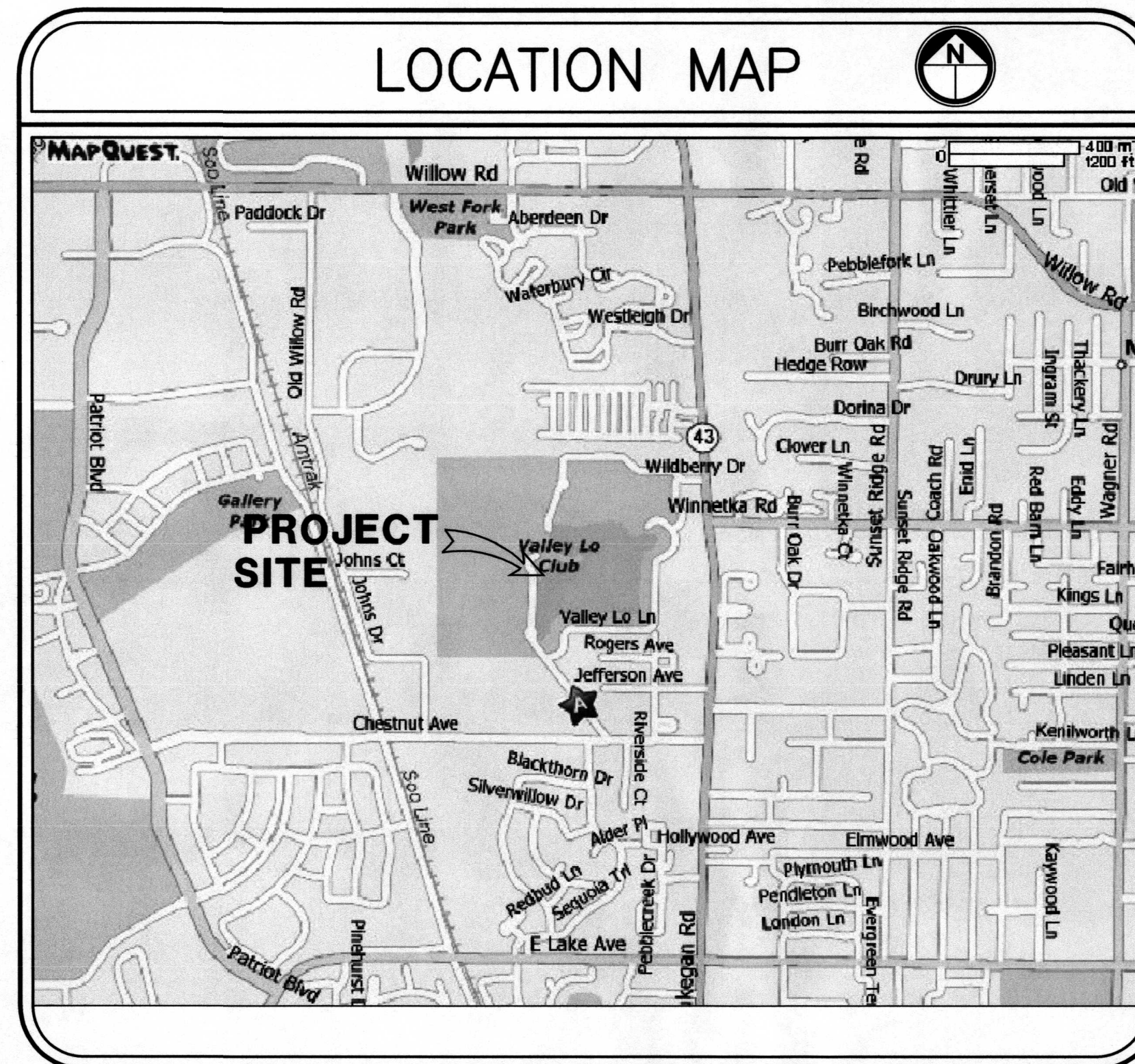
VALLEY LO CLUB

2200 TANGLEWOOD DRIVE

GLENVIEW, ILLINOIS

2023 PICKLEBALL COURT ENGINEERING PLAN

LEGEND	
EXISTING	PROPOSED



SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST

INDEX	
1	COVER SHEET
2	OVERALL SITE
3	PICKLEBALL COURT 32'x64' - SITE DEVELOPMENT PLAN
4	PARKING LOT - SITE DEVELOPMENT PLAN
5	PARKING LOT - SITE DEVELOPMENT PLAN
6	STORM SEWER IMPROVEMENT PLAN
7	PROJECT NOTES AND DETAILS & TREE INVENTORY
8	VOLUME CONTROL EXHIBIT

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by construction of this Subdivision (Development), or on this site, or any part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the property owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted Engineering practices so as to reduce the likelihood of damage to the adjoining property because of construction of the Subdivision (Development), or this site.

03/27/23
 ENGINEER: KEVIN C. LEWIS DATE

ILLINOIS REGISTRATION NO. 062-055368 EXPIRATION DATE: 11-30-2023
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF THE SEAL OF THE ENGINEER.

_____ _____
 OWNER OR ATTORNEY DATE

ALL CONTRACTORS (AND SUB-CONTRACTORS) WHO WORK ON THIS PROJECT AGREE TO CONFORM TO THE RULES AND REGULATIONS OF ALL APPLICABLE AGENCIES.

CONTRACTOR OR SUB-CONTRACTOR	DATE
CONTRACTOR OR SUB-CONTRACTOR	DATE
CONTRACTOR OR SUB-CONTRACTOR	DATE

SITE BENCHMARK: CROSS CUT IN CONCRETE AT SLIP 92. ESTABLISHED BY GPS OCCUPATION. ELEVATION = 631.19 (NAVD88)

DATE	DESCRIPTION	DRAWN BY
01/20/23	VILLAGE REVIEW	S.R.M.
01/24/23	VOLUME CONTROL ADDED	S.R.M.
03/27/23	REVISED PER CLIENT	S.R.M.

IG CONSULTING, INC.

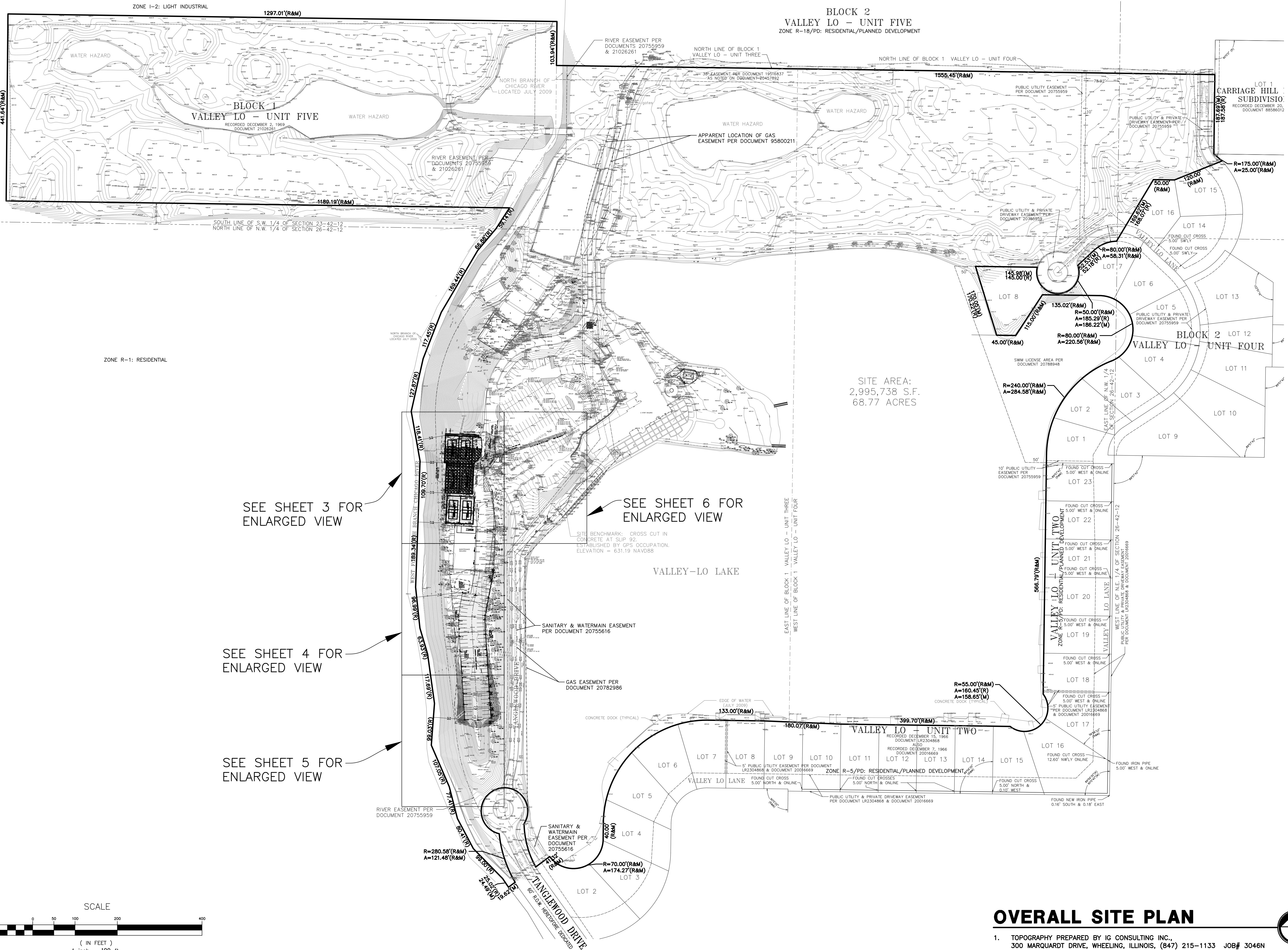
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
 1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

DESIGN: K.C.L. DRAFTING: S.R.M.
 SCALE: NONE DATE: 12/06/22

VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N

1 of 8



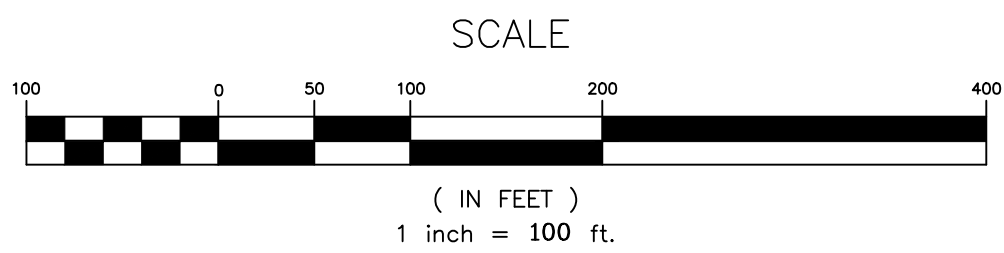
SEE SHEET 3 FOR ENLARGED VIEW

SEE SHEET 4 FOR ENLARGED VIEW

SEE SHEET 5 FOR ENLARGED VIEW

SEE SHEET 6 FOR ENLARGED VIEW

SITE AREA:
2,995,738 S.F.
68.77 ACRES



OVERALL SITE PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 3046N

DATE	DESCRIPTION	DRAWN BY
01/20/23	VILLAGE REVIEW	S.R.M.
01/24/23	VOLUME CONTROL ADDED	S.R.M.
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

OVERALL SITE

DESIGN: K.C.L. DRAFTING: S.R.M.
SCALE: 1"=100' DATE: 12/12/22

FIRM NO. 184-001330

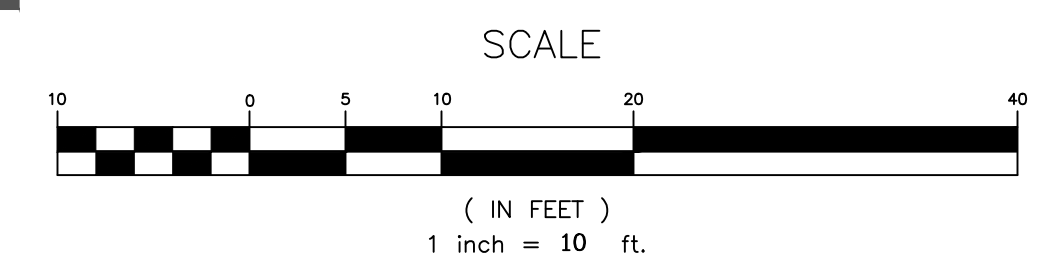
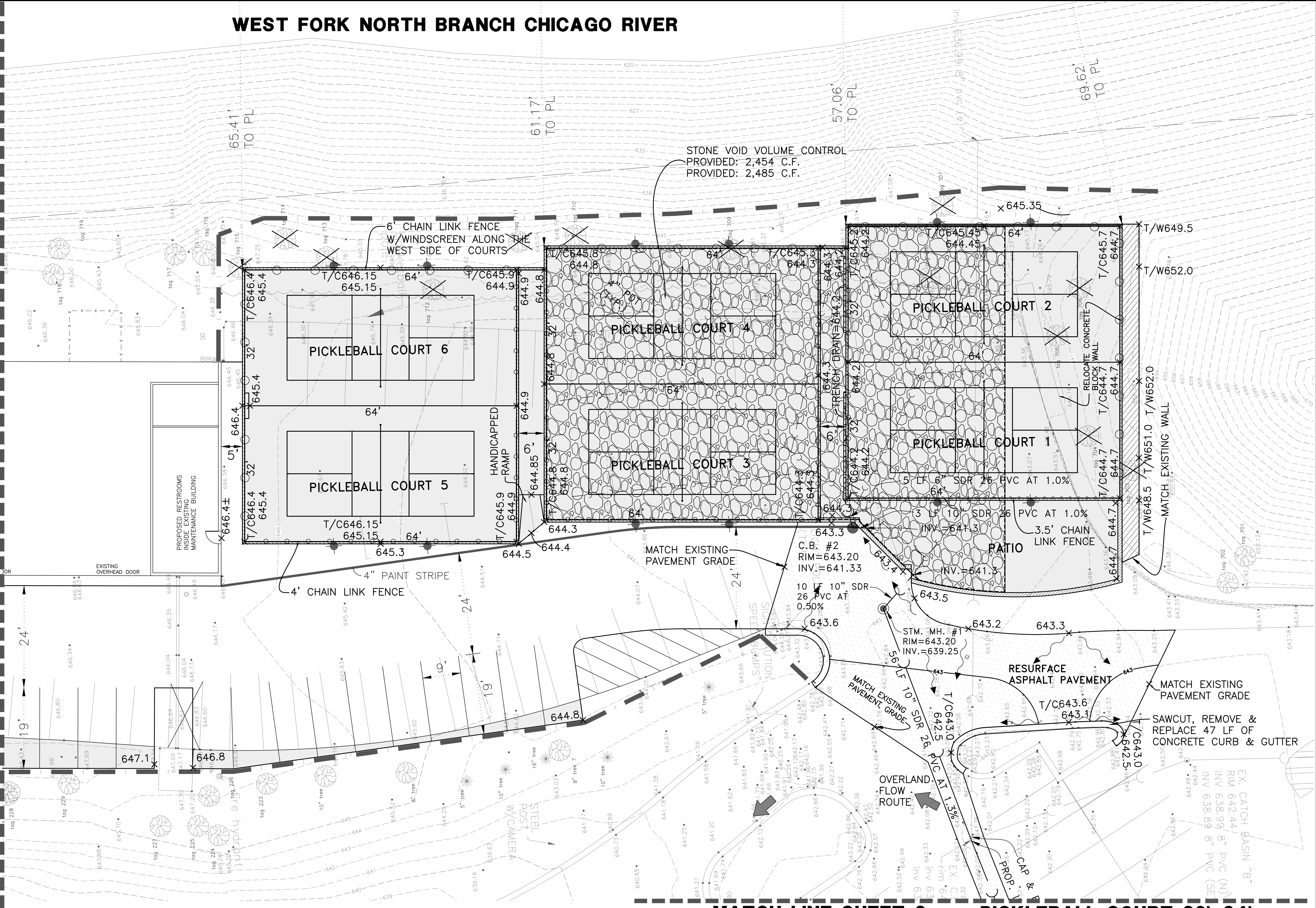
VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N

2 of 8

WEST FORK NORTH BRANCH CHICAGO RIVER

MATCH LINE SHEET 4



- 6' CHAIN LINK FENCE
- 4' CHAIN LINK FENCE
- 3.5' CHAIN LINK FENCE

MATCH LINE SHEET 6

PICKLEBALL COURT 32'x64'
SITE DEVELOPMENT PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 3046N
2. PICKLEBALL COURT SLOPE IS SUBJECT TO CHANGE DURING FINAL CONSTRUCTION.

DATE	DESCRIPTION	DRAWN BY
01/20/23	VILLAGE REVIEW	S.R.M.
01/24/23	VOLUME CONTROL ADDED	S.R.M.
03/27/23	REVISED PER CLIENT	S.R.M.

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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

PICKLEBALL COURT 32'x64'
SITE DEVELOPMENT PLAN
SCALE: 1"=10'
DESIGN: K.C.L.
DRAFTING: S.R.M.
DATE: 12/12/22

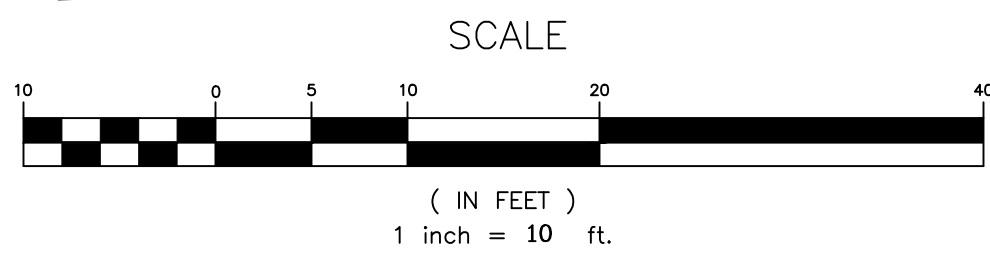
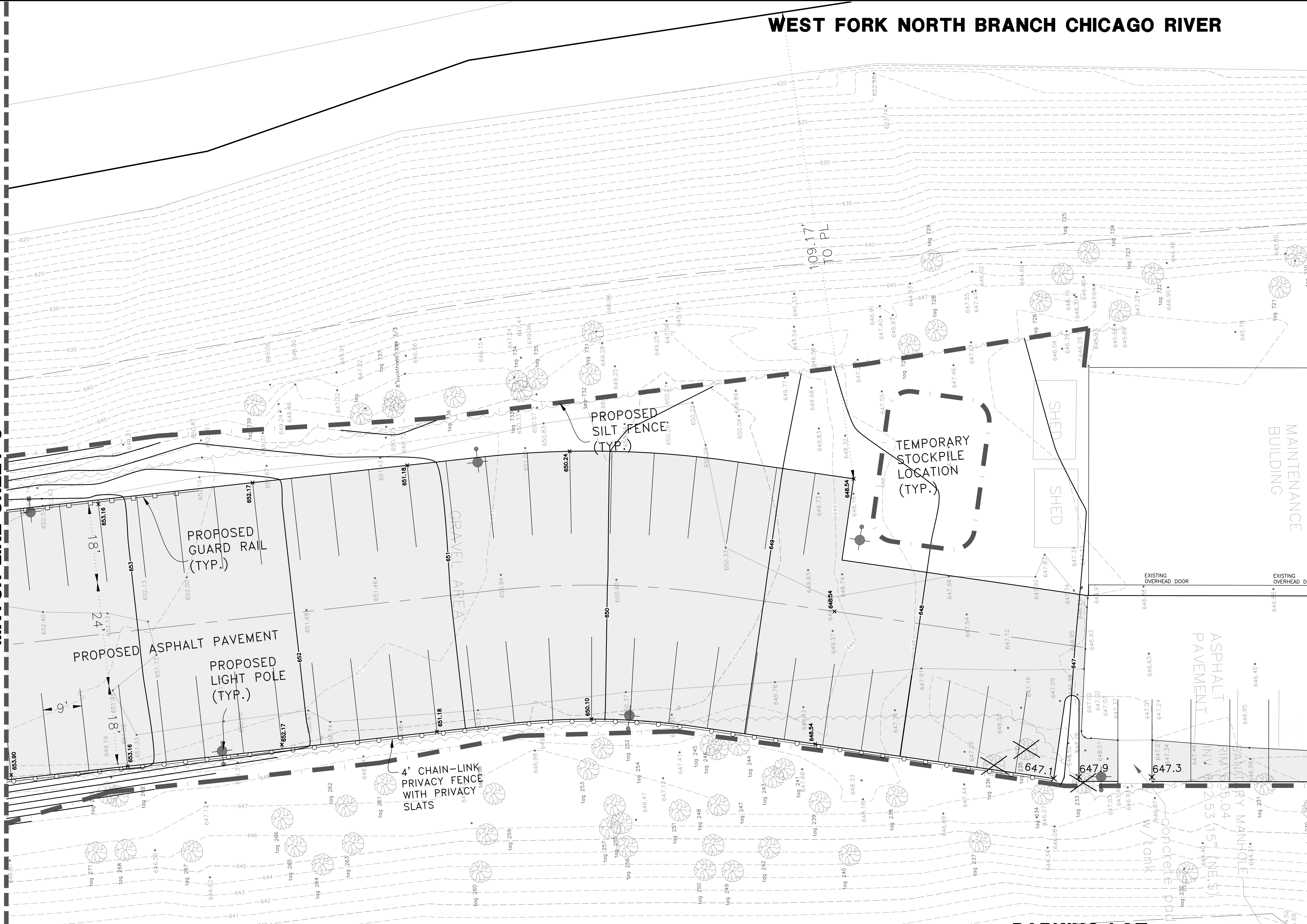
VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N
3 of 8

WEST FORK NORTH BRANCH CHICAGO RIVER

MATCH LINE SHEET 5

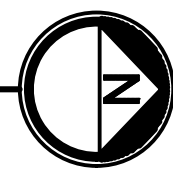
MATCH LINE SHEET 3



-  GUARD RAIL
-  4' CHAIN LINK FENCE

**PARKING LOT -
SITE DEVELOPMENT PLAN**

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 3046N



DATE	DESCRIPTION	DRAWN BY
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01/24/23	VOLUME CONTROL ADDED	S.R.M.
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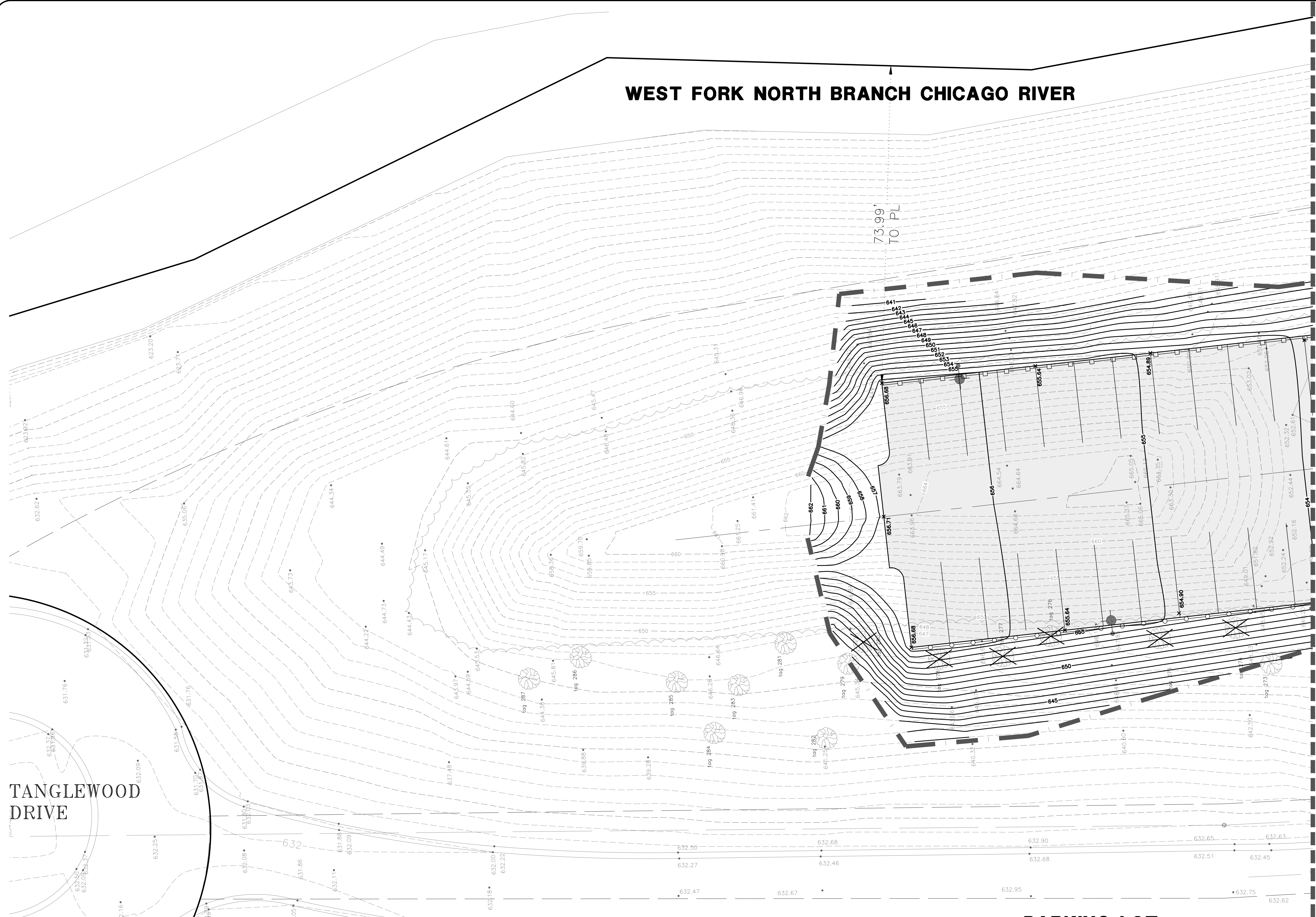
SITE DEVELOPMENT PLAN SCALE: 1"=10'
DRAFTING: S.R.M. DATE: 12/12/22

VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N

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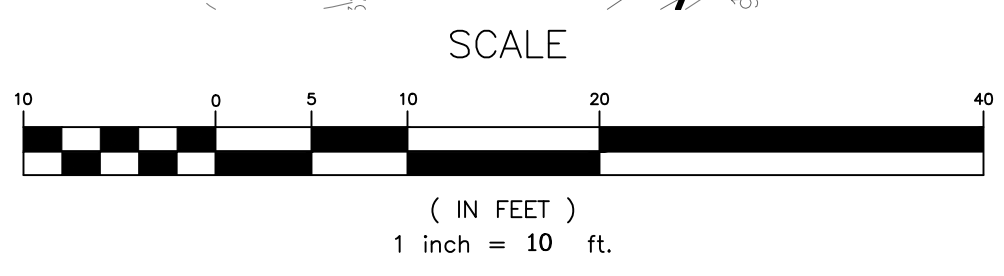
WEST FORK NORTH BRANCH CHICAGO RIVER



MATCH LINE SHEET 4

73.99'
TO PL

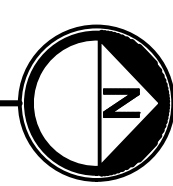
TANGLEWOOD DRIVE



-  GUARD RAIL
-  4' CHAIN LINK FENCE

**PARKING LOT -
SITE DEVELOPMENT PLAN**

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC.,
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DATE	DESCRIPTION	DRAWN BY
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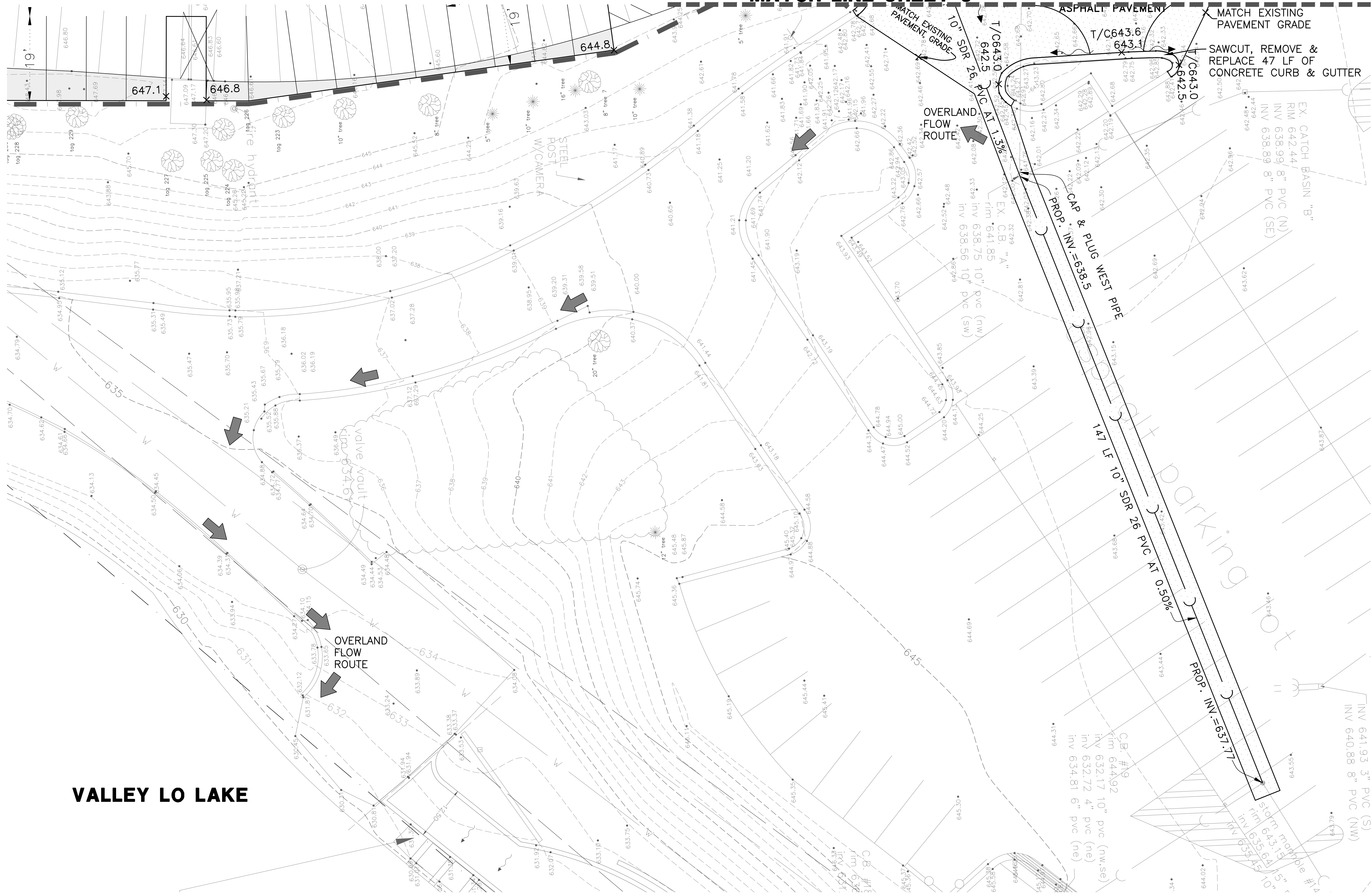
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SITE DEVELOPMENT PLAN SCALE: 1"=10'
DESIGN: K.C.L. DRAFTING: S.R.M. DATE: 12/12/22

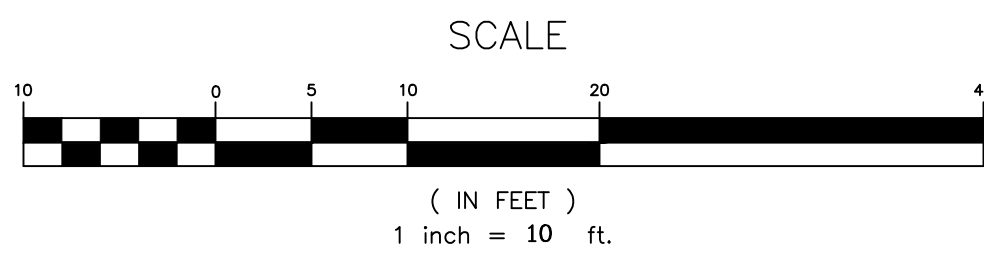
VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N
5 of 8

MATCH LINE SHEET 3



VALLEY LO LAKE



STORM SEWER IMPROVEMENT PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 igconsulting.net

STORM SEWER IMPROVEMENT PLAN SCALE: 1"=10'
DESIGN: K.C.L. DRAFTING: S.R.M. DATE: 12/12/22

VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

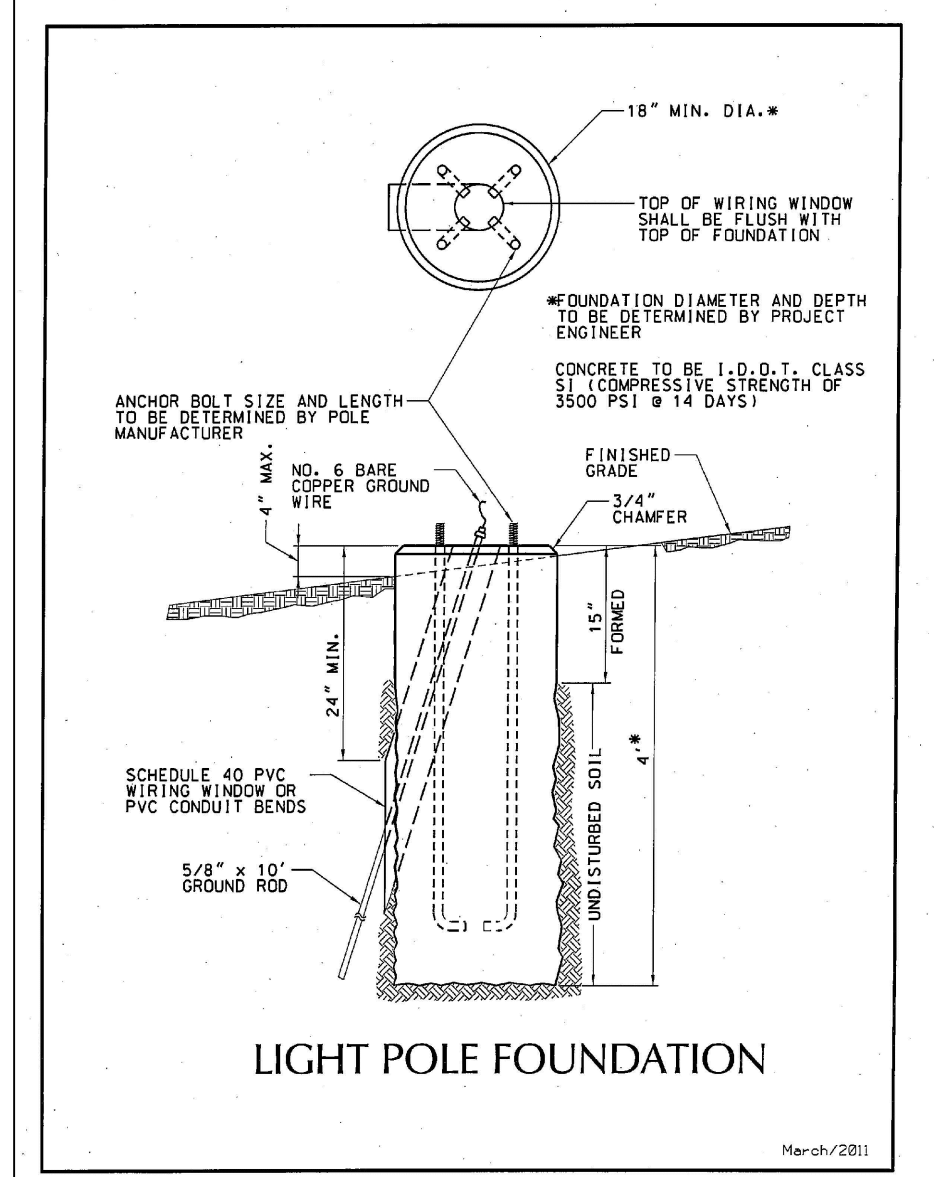
PROJECT No.
3046N
6 of 8

DATE	DESCRIPTION	DRAWN BY
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01/24/23	VOLUME CONTROL ADDED	S.R.M.
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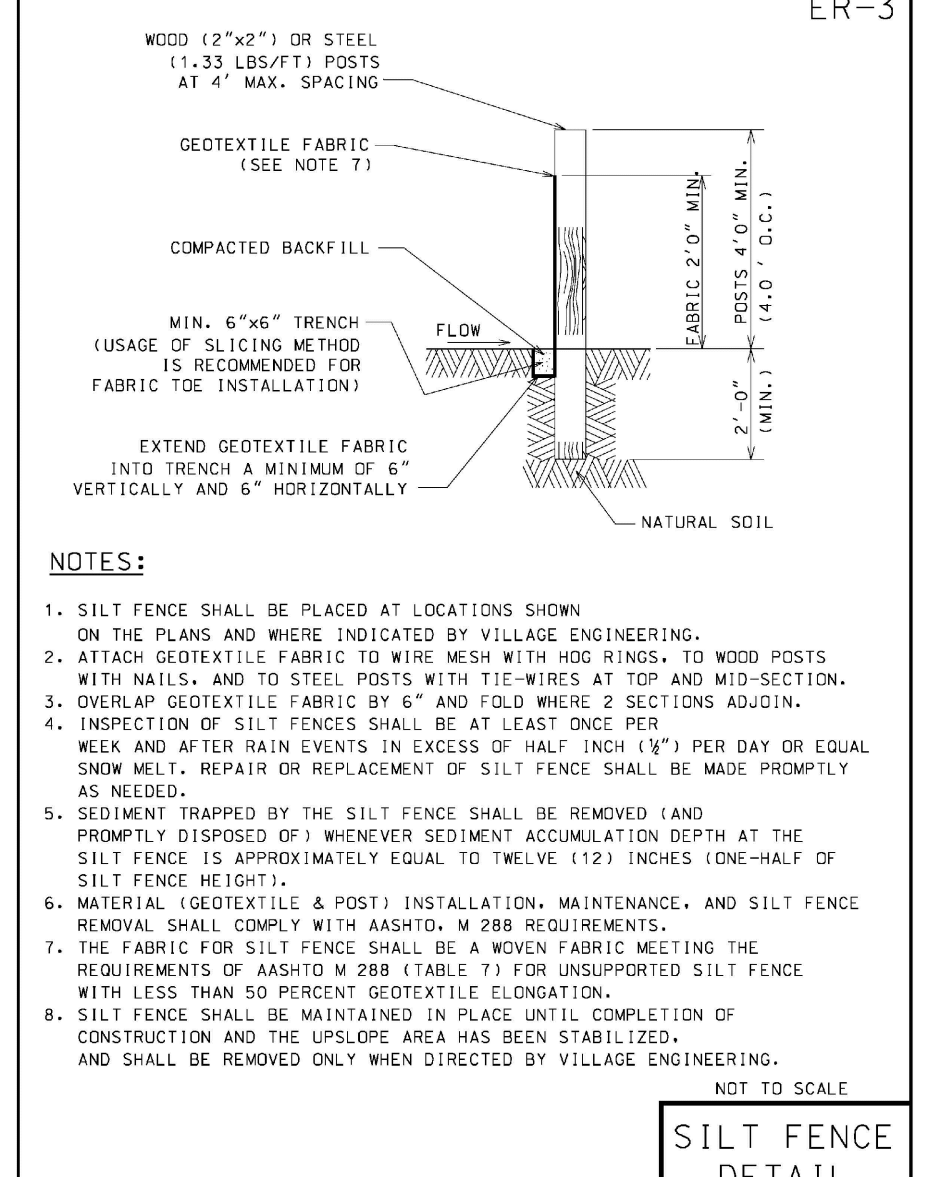
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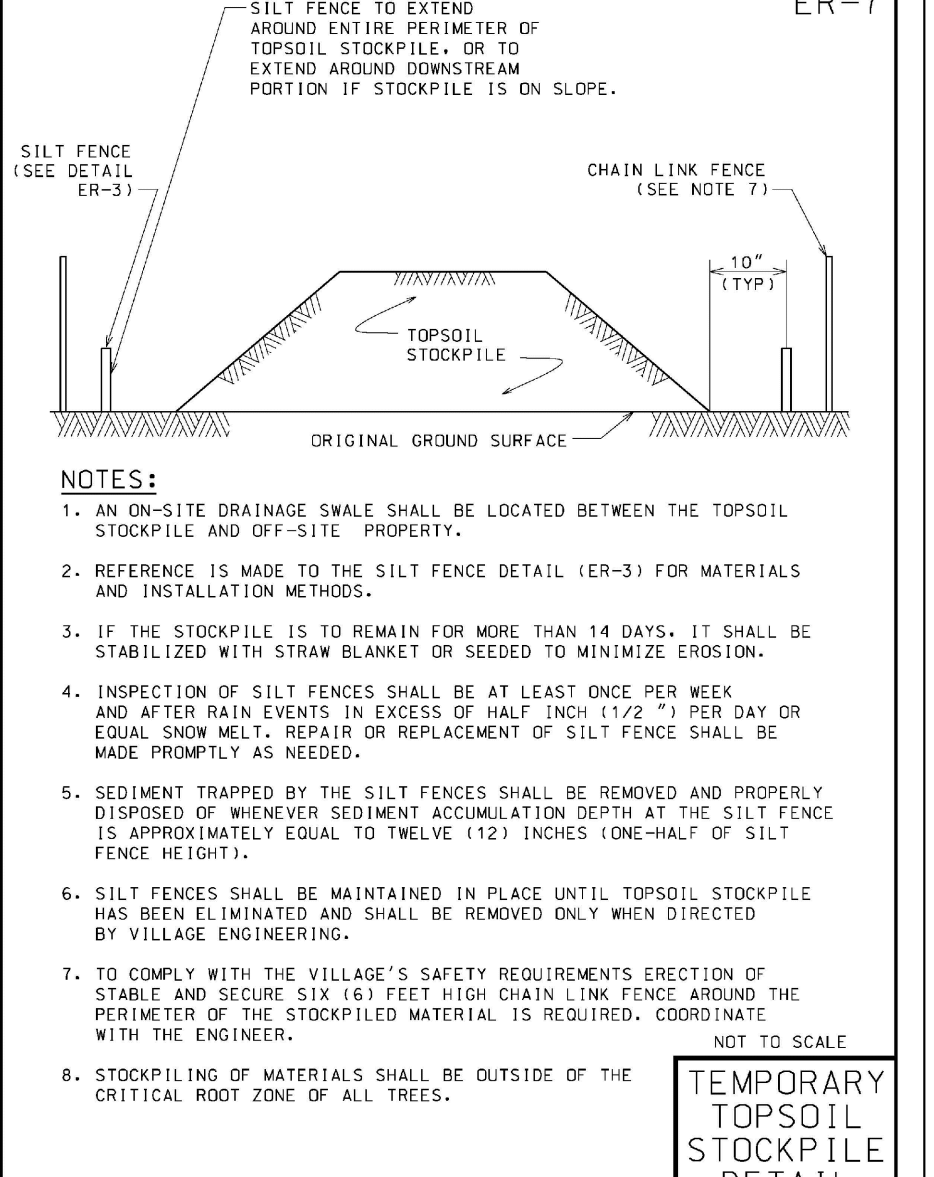
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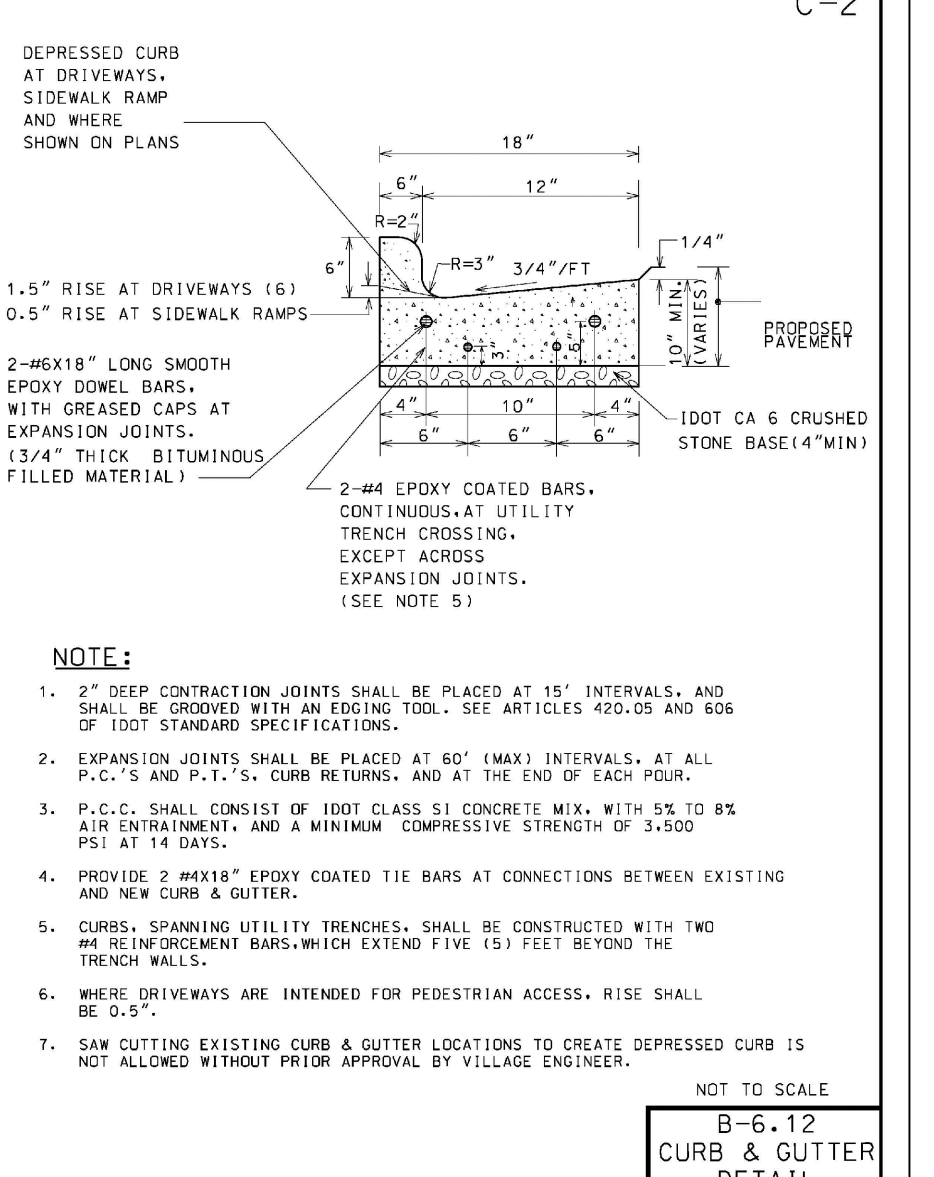
LIGHT POLE FOUNDATION



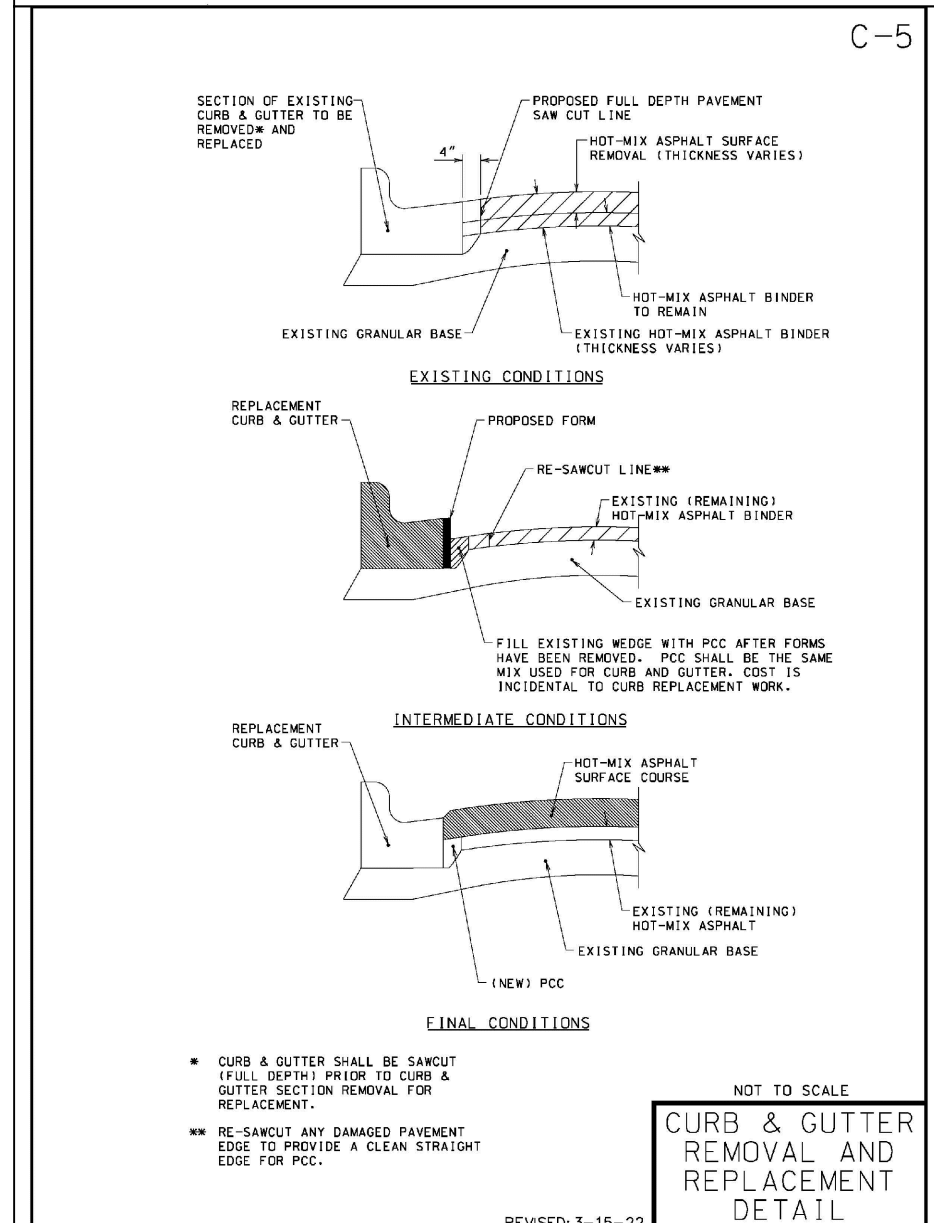
SILT FENCE DETAIL



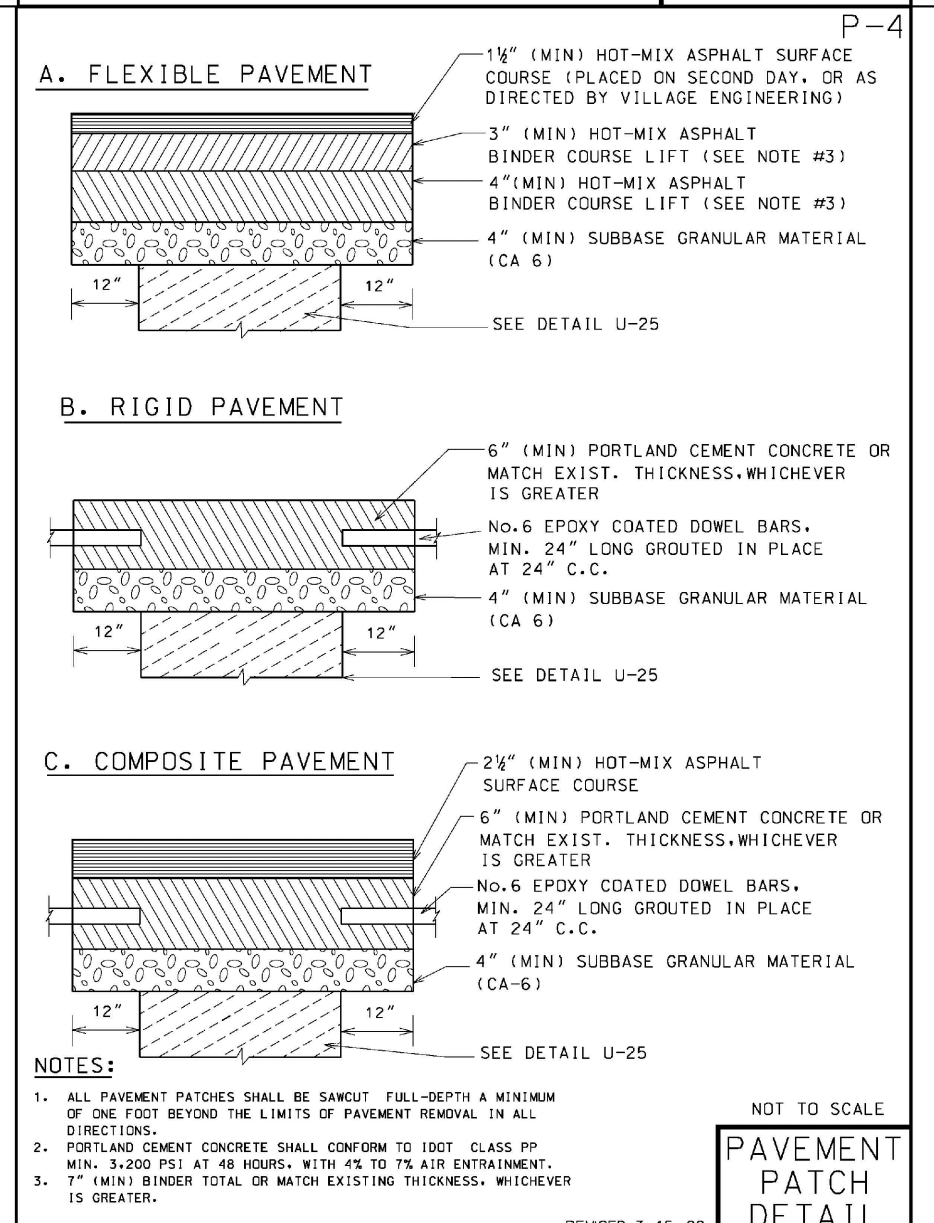
TEMPORARY TOPSOIL STOCKPILE DETAIL



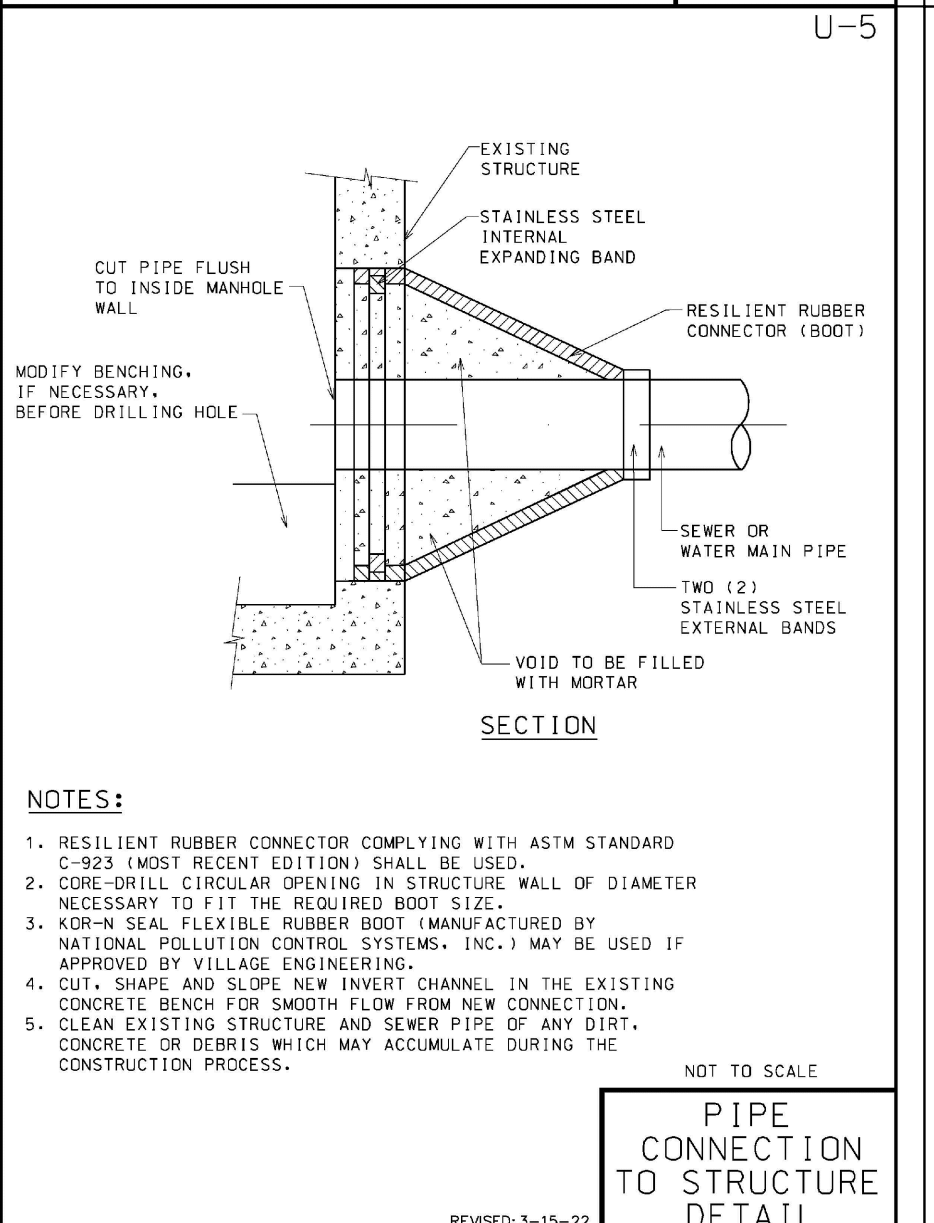
B-6, 12 CURB & GUTTER DETAIL



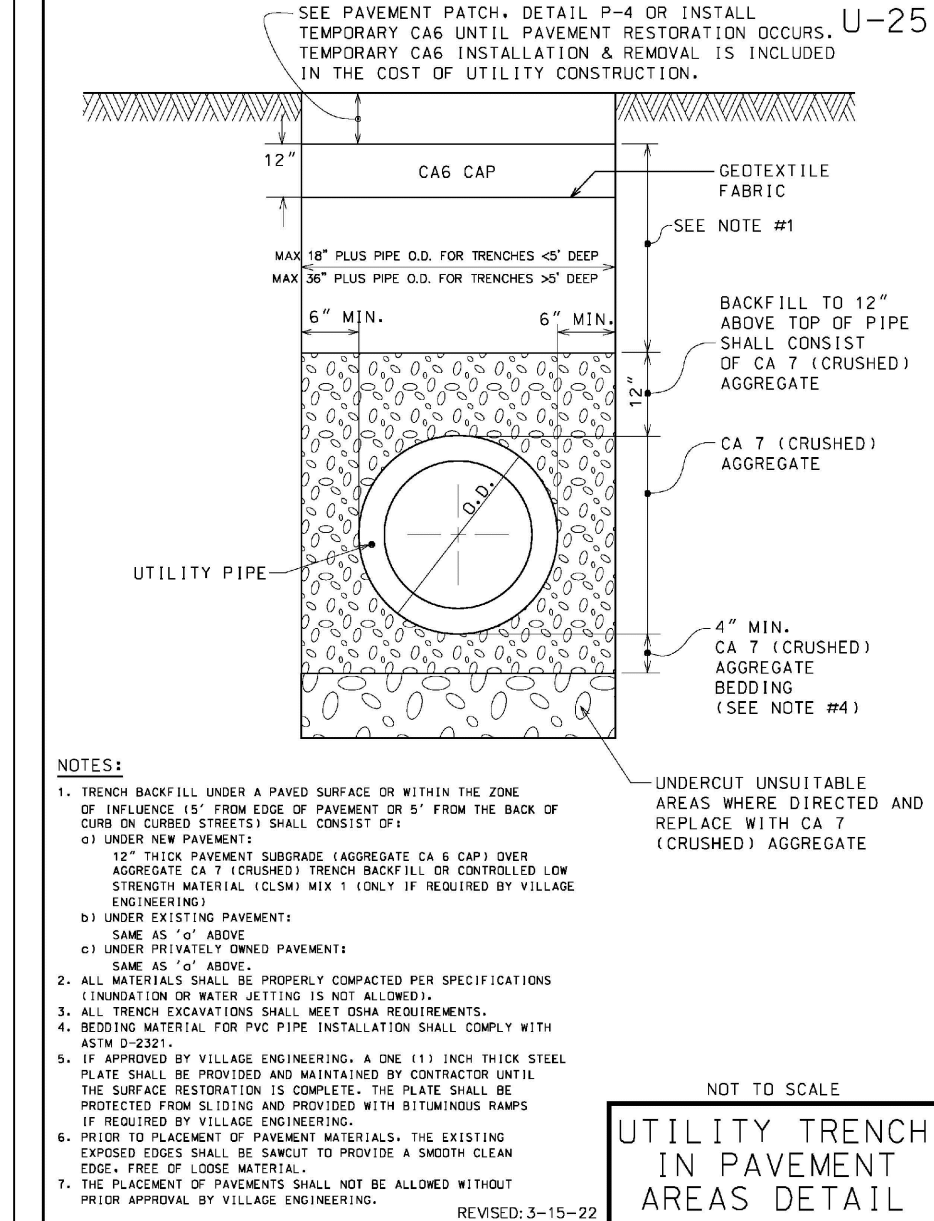
CURB & GUTTER REMOVAL AND REPLACEMENT DETAIL



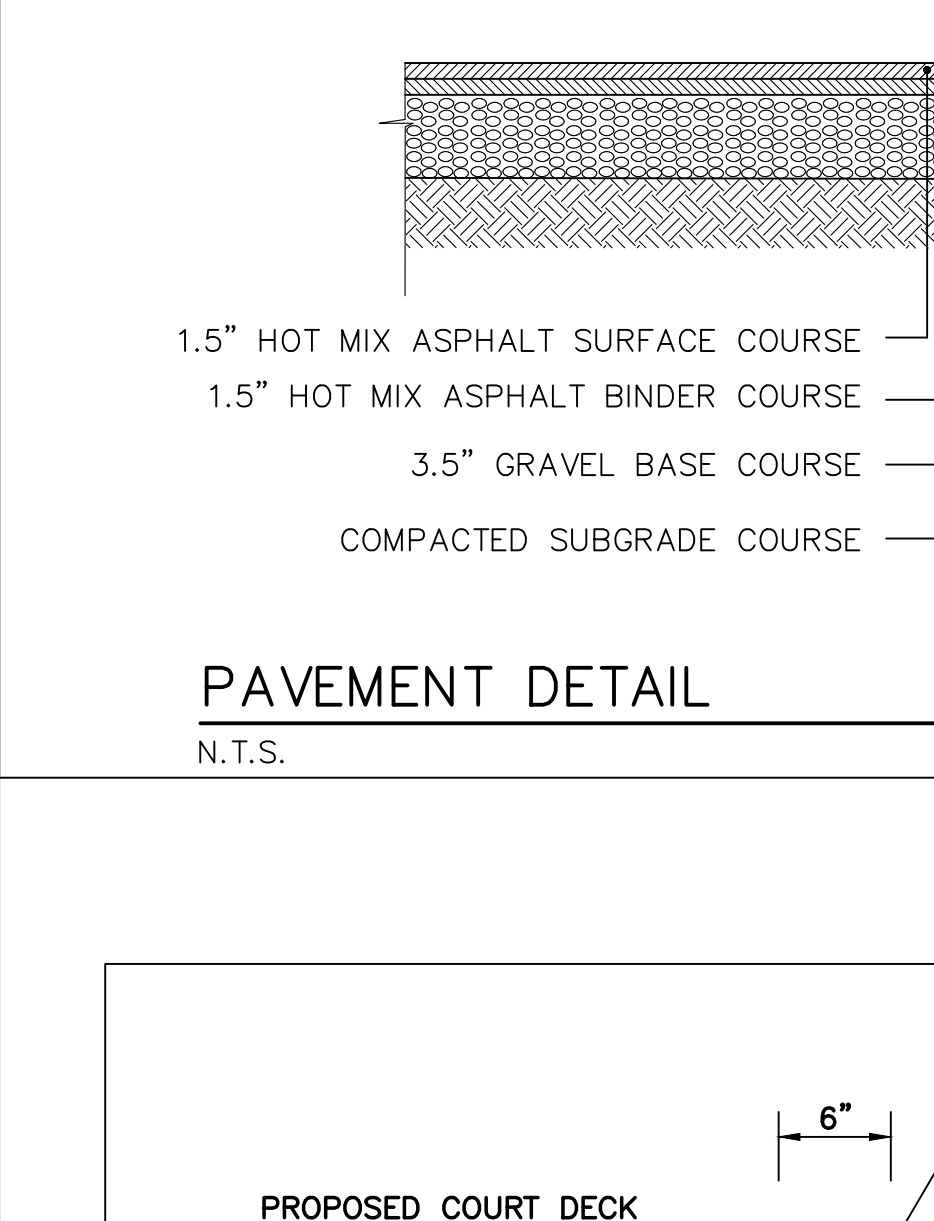
PAVEMENT PATCH DETAIL



PIPE CONNECTION TO STRUCTURE DETAIL

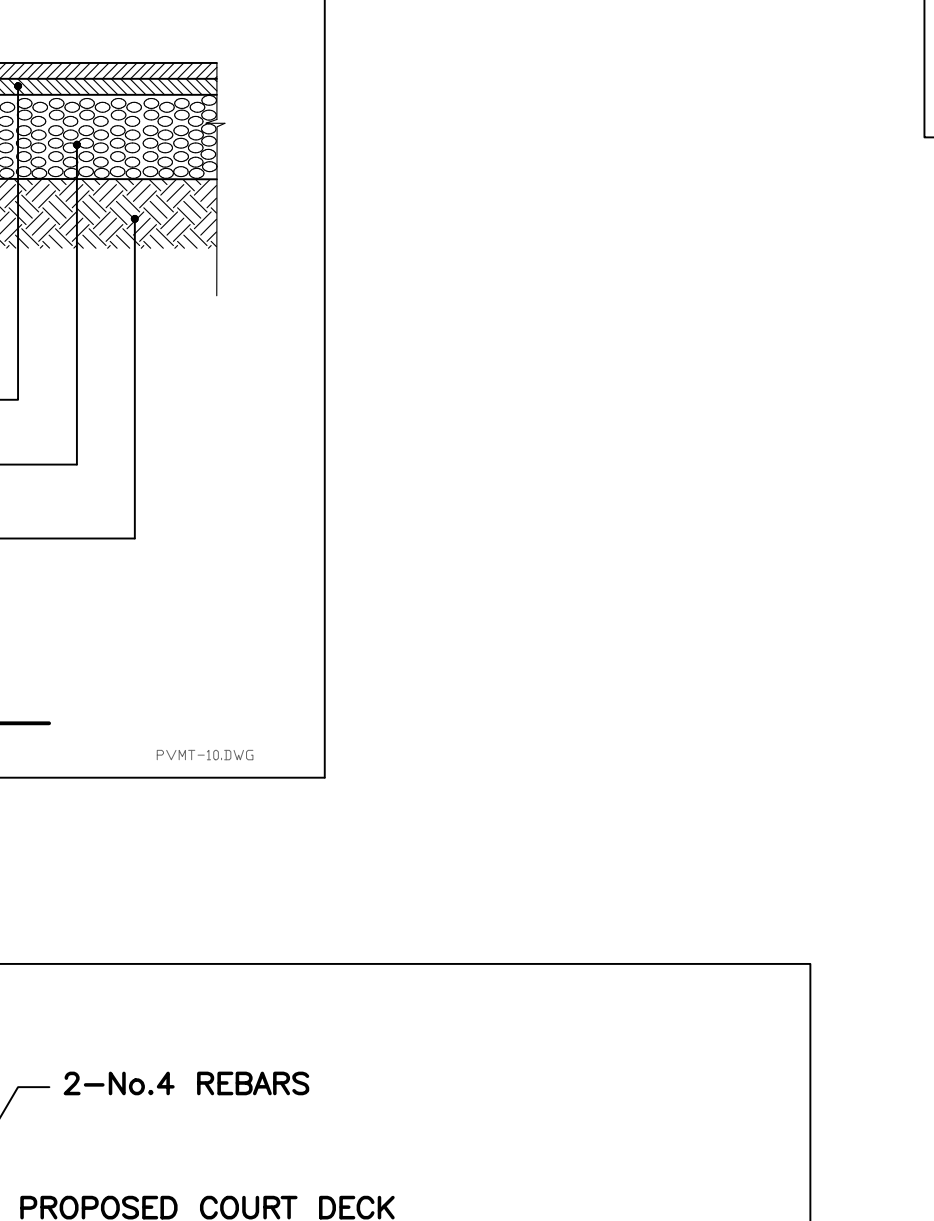


UTILITY TRENCH IN PAVEMENT AREAS DETAIL



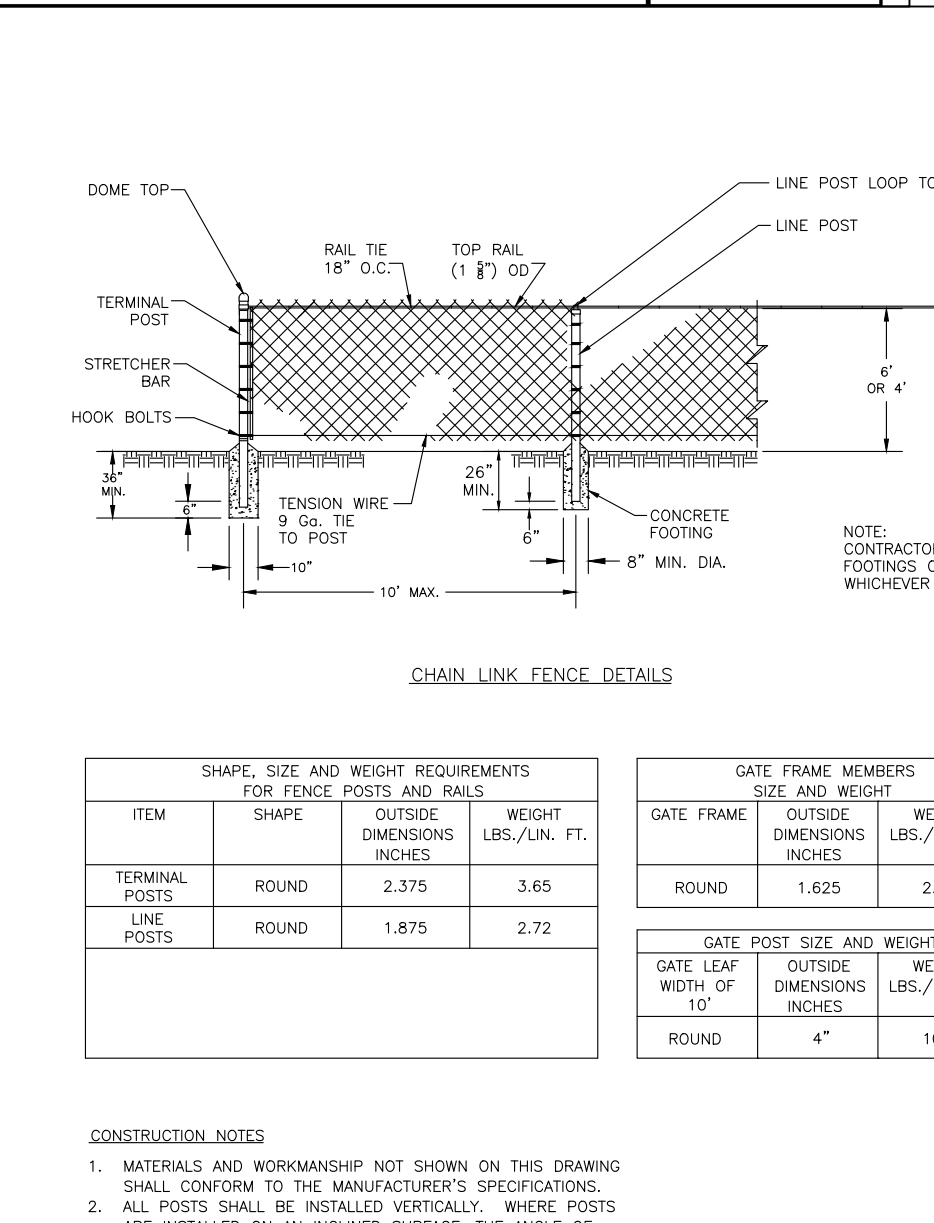
PAVEMENT DETAIL

N.T.S.



FLUSH CURB

N.T.S.

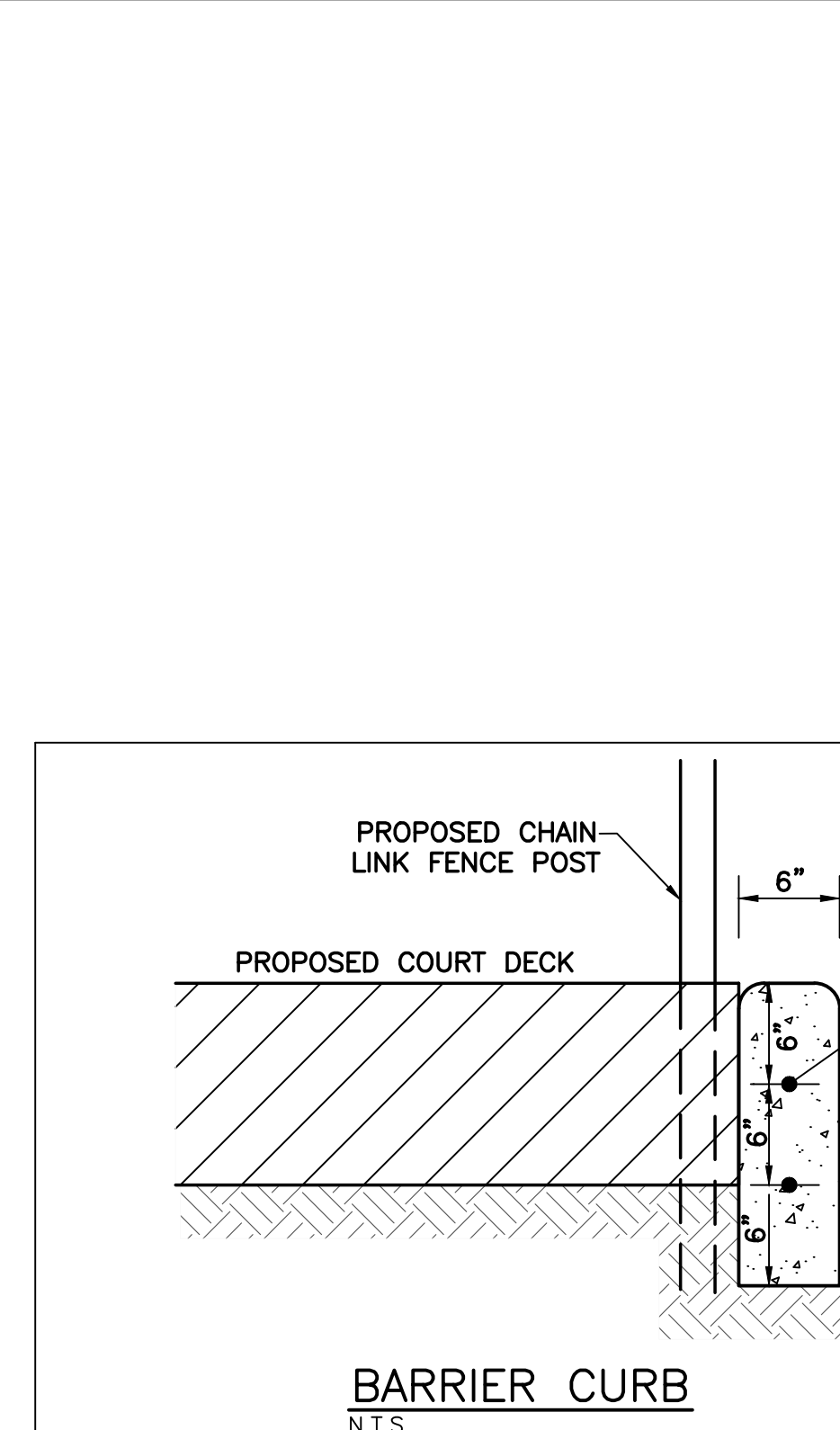


CHAIN LINK FENCE DETAILS

SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS			GATE FRAME MEMBERS			
ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	SEE AND WEIGHT	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.	
TERMINAL POSTS	ROUND	2.375	3.65	ROUND	1.625	2.50
LINE POSTS	ROUND	1.875	2.72			

GATE POST SIZE AND WEIGHT		
GATE LEAF WIDTH INCHES	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
10'	4"	10.79

CONSTRUCTION NOTES:
 1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
 2. ALL POSTS SHALL BE INSTALLED VERTICALLY, WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
 3. THE FENCING SHALL BE #11 GAUGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.



BARRIER CURB

N.T.S.

Tag No.	Size (H)	Common Name	Cond	Form	Saved/Removed	Notes
223	7	Eastern Red Juniper	3	3	X	
224	13.8	Mulberry	3	4	X	Included bark
225	6	Mulberry	3	4	X	
226	10	Elm	4	3	X	Basal rot
227	*	Mulberry	3	3	X	*Multi limb 16" diameter at base
228	15, 12	Boxelder	4	5	X	>30" lean
229	9	Scotch Pine	3	4	X	Topped at 20'
230	10	Scotch Pine	4	4	X	Damaged canopy
231	20	Honey Locust	3	4	X	
232	8.7	Mulberry	3	4	X	
233	19	Siberian Elm	4	4	X	Included bark
234	8	Scotch Pine	3	3	X	Canopy damage, trunk damage
235	8	Boxelder	3	3	X	
236	9.8, 7	Boxelder	4	5	X	X Trunk rot, trunk split, >30" lean
237	6	Mulberry	3	3	X	
238	8.6	Boxelder	3	3	X	
239	9.6	Boxelder	3	3	X	
240	8	Mulberry	3	3	X	
241	18	Cottonwood	2	2	X	
242	10	Mulberry	3	3	X	
243	6	Buckthorn	3	3	X	
244	24	Cottonwood	2	2	X	
245	14	Cottonwood	2	3	X	
246	7	Buckthorn	3	3	X	
247	9	Dead	5	5	X	
248	13	Dead	5	5	X	
249	13.6	Mulberry	3	4	X	Included bark
250	12	Mulberry	3	5	X	Canopy damage
251	11	Dead	5	5	X	
252	13, 11	Boxelder	3	3	X	
253	8	Buckthorn	3	3	X	
254	6	Scotch Pine	3	3	X	
255	22	Dead	5	5	X	
256	10	Mulberry	3	3	X	
257	7	Mulberry	4	4	X	Canopy damage
258	8	Boxelder	3	3	X	
259	13	Dead	5	5	X	
260	8	Mulberry	3	3	X	
261	7.6	Buckthorn	3	3	X	
262	25	Silver Maple	4	4	X	
263	12	Dead	5	5	X	
264	9	Mulberry	3	3	X	
265	9	Dead	5	5	X	
266	23	Siberian Elm	3	4	X	Canopy damage
267	*	Silver Maple	4	4	X	* Multi limb 36" dia at base, included bark, canopy damage, lean
268	8	Dead	5	5	X	
269	8	Boxelder	4	4	X	
270	14	Boxelder	5	4	X	Limb damage, trunk rot
271	13	Dead	5	5	X	
272	*	Silver Maple	3	3	X	*Multi limb 30" dia at base, included bark
273	14, 11, 10	Silver Maple	3	4	X	Canopy damage
274	3	Dead	5	5	X	
275	17	Siberian Elm	5	4	X	X Trunk rot
276	10	Boxelder	3	4	X	>30" lean
277	28	Siberian Elm	4	4	X	Diabrotica, included bark
278	*	Silver Maple	5	4	X	*Multi limb 24" dia at base, trunk rot, limb rot, canopy damage
279	13	Boxelder	3	3	X	
280	13	Boxelder	3	3	X	
281	14, 13	Boxelder	4	4	X	>30" lean, limb damage
282	8	Mulberry	3	3	X	
283	9	Mulberry	3	3	X	
284	8	Mulberry	3	3	X	
285	8	Buckthorn	3	3	X	
286	*	Buckthorn	4	4	X	*Multi limb 30" dia at base
287	12	Dead	5	5	X	
288	14	Boxelder	3	4	X	
289	11	Boxelder	3	4	X	
290	11	Boxelder	3	4	X	
291	13, 12	Boxelder	4	4	X	
292	13, 12	Boxelder	4	4	X	X Trunk rot
293	15	Boxelder	4	4	X	Limb rot
294	6	Eastern White Cedar	3	4	X	
295	7	Mulberry	4	4	X	X Trunk rot
296	10	Boxelder	4	3	X	X Trunk rot
297	24	Boxelder	4	3	X	X Trunk rot
298	13	Boxelder	4	4	X	X Trunk rot > 30" lean
299	13	Boxelder	2	2	X	
300	13	Boxelder	2	4	X	
301	14	Dead	5	5	X	
302	21	Boxelder	3	3	X	
303	17	Dead	5	5	X	Topped at 7'
304	8, 8.6	Boxelder	4	5	X	> 60" lean, trunk rot
305	10	Boxelder	3	3	X	
306	14	Dead	5	5	X	
307	15	Boxelder	3	3	X	
308	16	Boxelder	3	3	X	
309	11	Boxelder	5	4	X	Trunk rot, > 45" lean
310	7	Boxelder	3	3	X	
311	14	Boxelder	3	3	X	
312	14	Boxelder	3	3	X	
313	14	Boxelder	3	3	X	
314	14	Boxelder	3	3	X	
315	15	Boxelder	4	3	X	Trunk rot
316	15.5	Boxelder	4	3	X	
317	12	Boxelder	3	4	X	
318	13	Boxelder	4	3	X	Trunk rot
319	8	Boxelder	3	3	X	
320	9	Boxelder	4	3	X	Trunk rot
321	7	Boxelder	3	3	X	
322	10	Boxelder	4	3	X	Trunk rot
323	15.5	Boxelder	3	3	X	
324	15	Cottonwood	2	3	X	
325	10	Boxelder	4	3	X	
326	9	Boxelder	4	3	X	Trunk rot
327	15.5	Cottonwood	2	3	X	
328	9	Cottonwood	3	3	X	
329	15	Cottonwood	4	3	X	Trunk rot
330	8	Buckthorn	3	3	X	
331	8	Buckthorn	5	4	X	Trunk rot
332	9	Buckthorn	3	3	X	
333	*	Buckthorn	3	3	X	Multi limb 18" diameter at base

Code	Description
1	Excellent
2	Good
3	Average
4	Poor
5	Dead

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/20/23	VILLAGE REVIEW	S.R.M.
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03/07/23	REVISED PER CLIENT	S.R.M.

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PROJECT NOTES AND DETAILS
 & TREE INVENTORY

SCALE: K.C.L.
 DRAFTING: S.R.M.
 DATE: 12/12/22

FIRM NO. 184-001330

VALLEY LO CLUB
 2200 TANGLEWOOD DRIVE
 GLENVIEW, ILLINOIS

PROJECT No. 3046N

**NEW PICKLEBALL COURT
& PATIO
AREA=7,782 SQ. FT.**

**NEW ASPHALT PAVEMENT
AREA=21,672 SQ. FT.**

SITE BENCHMARK: CROSS CUT IN
CONCRETE AT SLIP 92.
ESTABLISHED BY GPS OCCUPATION.
ELEVATION = 631.19 NAVD88

TOTAL NEW IMPERVIOUS AREA: 29,454 S.F. (0.68 AC.)

VOLUME CONTROL REQUIRED:

$$V_c = \frac{1(\text{in}) * 29,454 (\text{S.F.})}{12}$$

$$V_c = 2,454.5 \text{ C.F.}$$

VOLUME CONTROL PROVIDED:

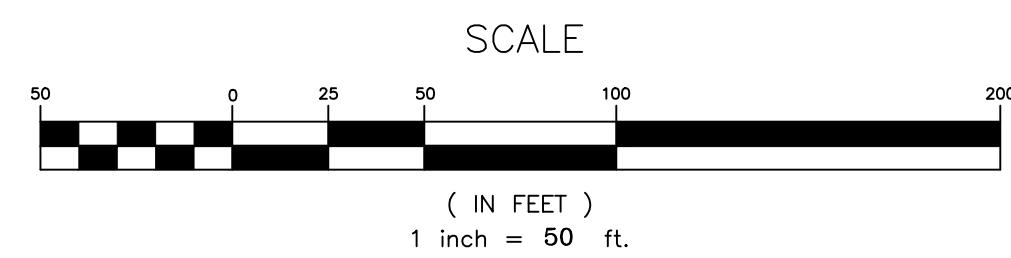
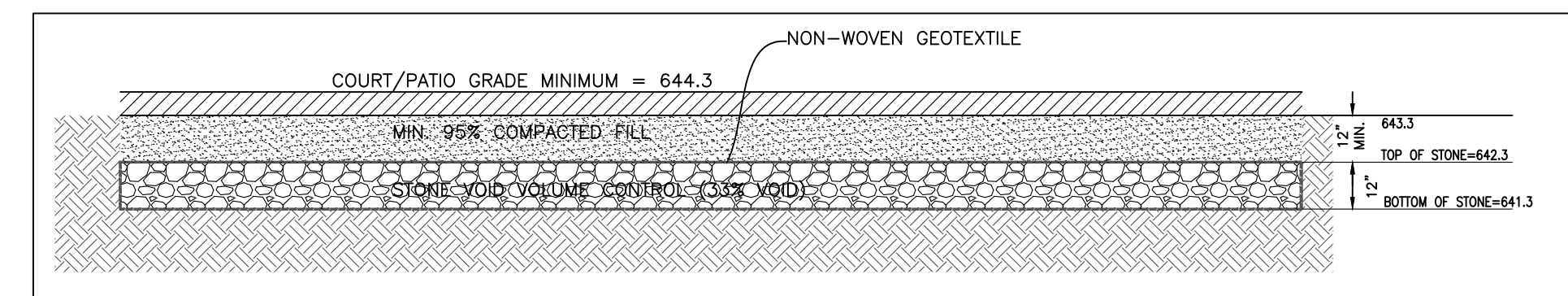
STONE VOID AREA: 7,531 S.F.

STONE VOID DEPTH: 1 FT.

STONE POROSITY: 33%

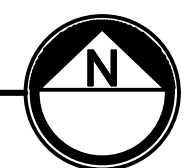
AMOUNT OF STONE REQUIRED: 7,531 C.F.

TOTAL VOLUME CONTROL PROVIDED: 2,485 C.F.



VOLUME CONTROL EXHIBIT

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC.,
300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 3046N



DATE	DESCRIPTION	DRAWN BY
01/20/23	VILLAGE REVIEW	S.R.M.
01/24/23	VOLUME CONTROL ADDED	S.R.M.
03/27/23	REVISED PER CLIENT	S.R.M.

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 i.g.consulting.net

VOLUME CONTROL EXHIBIT SCALE: 1"=50' DATE: 01/20/23
DRAFTING: S.R.M.

VALLEY LO CLUB
2200 TANGLEWOOD DRIVE
GLENVIEW, ILLINOIS

PROJECT No.
3046N

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FIRM NO. 184-001330
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