#2016-57
MCC Science Center Building and Master Sign Plan – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	February 1, 2017	
Request:	Final PUD Amendment for the construction of the Science Center building and to modify the Master Sign Plan for MCC.	
Location:	8900 Route 14	
Acreage:	Approximately 170 acres	
Existing Zoning:	W Watershed	
Surrounding Properties:	North:	O-PUD Office and A1-V Agriculture McHenry County
	South:	A1-V Agriculture McHenry County
	East:	A1-V Agriculture and OCV Office McHenry County
	West:	A1 Agriculture McHenry County
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- McHenry County College (MCC) is currently located at 8900 Route 14 and was annexed in 1985. Over the years the college has made numerous improvements to the campus.
- Previous Approvals:
  - 1985-15: MCC Annexation
  - 2000-09: PUD Amendment for building and parking lot expansion
  - 2008-05: Variation to allow up to 50% impervious surface coverage
  - 2012-30: Master Plan Conceptual
  - 2013-12: Deferral from Watershed stormwater requirements for parking lot and temporary sign.
  - 2014-04: Sign Variation to allow a temporary 104 square-foot, 10.5-foot high sign.
  - 2015-65: Adoption of a Master Sign plan for the campus.
- The current request is to construct a new wing for their Science Center and make modifications to the overall Master Sign Plan.
- The Science Center would have 40,000 square feet of new space to accommodate multiple lab rooms, classrooms and study space.

Development Analysis:

Science Center Building

Site Layout:

- The new building would be located in what is now Parking Lot F on the north portion of the site.
- The construction would replace the parking lot impervious with building impervious and actually result in a reduced overall impervious coverage for the site.
- The goal is to have the new building qualify for LEED. The building temperature would be regulated by a geothermal system.
- The property is in the Crystal Lake Watershed. The improvements would meet all of the Watershed requirements and due to the reduction in impervious surface coverage are an improvement to the site and impact in the Watershed.

Building Elevations:

- The college has used a variety of materials including glass, zinc, wood, brick and stone to add architectural interest to the façade, as well as, qualify for LEED.
- A diversity of window types and glass walls would provide for natural light and unique design.
- The building would blend with the existing buildings at the college, but have its own individual more modern style architecture.

Parking:

- There would be a reduction in the overall parking provided on the site by a little over 100 spaces.
- The college has sufficient parking for its students.

Landscape:

- The school's horticulture students will be preparing the landscape plan. They plan to use native plants that support the school's mission of being innovative and green.

Signage

Free-Standing Signs:

Monument Signs (No changes proposed, already installed)

Sign Type	Quantity	Square Feet	Height (ft)
Entry signs	4		
Sign 1		150	10.5
Sign 2		32	5
Sign 3		32	5
Sign 4		32	5

Way-Finding Signs

Sign Type	Quantity	Square Feet	Height (ft)
Way-finding signs	17 total		
Sign 5	~~6~~ **8**	~~17.5~~ **21.35**	9.5
~~Sign 6~~	~~7~~	~~12~~	~~6~~
Bld & Servs ID Sign	**9 total**	**103.8 total**	
Wall	**2**	**11.7 and 13.5**	**N/A**
Ground Mounted	**7**	**(3) 10.2**	**4.25**
		(4) 12	**4.25**
~~Sign 7~~	~~4~~	~~9~~	~~4.5~~

Bolded items in the chart indicate the changes from the previous approval.

Wall Signs

Sign Type	Quantity	Square Feet	Height
Building ID Signs	~~5~~ 10	9 each 40 total	N/A

Banner Signs (New Signs)

Sign Type	Quantity	Square Feet	Height
Banner Signs	**34**	**6 each** **204 total**	N/A

Bolded items in the chart indicate the changes from the previous approval.

The Master Sign Plan illustrates the approximate location and quantity of the signs. The way-finding signs and building identification signs may need to be adjusted for actual field conditions and sight lines. Minor changes to sign location as part of the Master Plan would not require any additional variations.

Findings of fact:

Planned Unit Development Amendment

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found

to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public / Semi-Public. MCC fits within this category. The following goals are applicable to this request:

Land Use: Public / Semi-Public

Goal: Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the City to support the diverse and evolving needs of the people in the City.

This can be accomplished with the following supporting action:

Supporting Action: The City shall support the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public agencies.

Success Indicator: The number of zoning approvals for public/semi-public projects.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

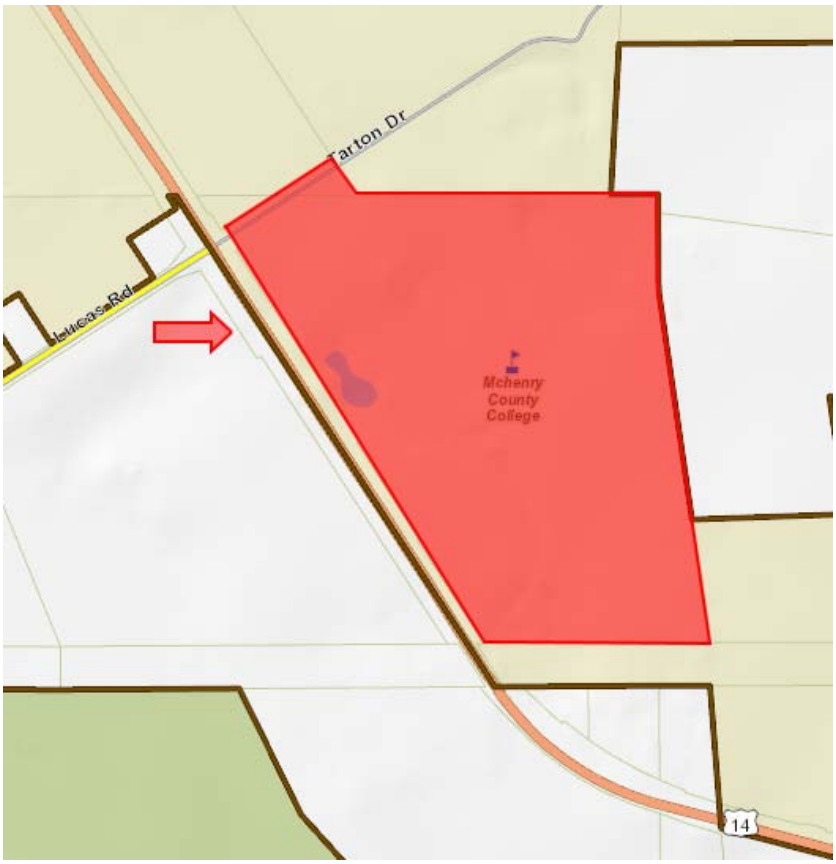
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (MCC, received 12/22/16)
   B. Engineering Plans (dka Architects, dated 12/07/16)
   C. Architectural Plan (dka Architects, dated 12/16/16, received 12/22/16)
   D. Building Renderings (MCC, undated, received 12/22/16)
   E. Floor Plan (dka Architect, dated 12/16/16, received 12/22/16)
   F. Master Sign Plan (HR Green, dated 01/04/17, received 01/10/17)
   G. Mechanical Plan (dka Architects, dated 12/16/16, received 12/22/16)

2. Provide a final landscape plan for review and approval.

3. Minor changes to the on-site signage shall not be required to come back and amend the PUD.

4. The petitioner shall comply with all of the requirements of the Community Development, Public Works, Fire Rescue and Police Departments.

2016-57 McHenry County College – 8900 US Hwy 14





City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: McHenry County College - Health/Science Building Addition

Action Requested

__	**Annexation**	__	**Preliminary PUD**
__	**Comprehensive Plan Amendment**	__	**Preliminary Plat of Subdivision**
__	**Conceptual PUD Review**	__	**Rezoning**
__	**Final PUD**	__	**Special Use Permit**
X	**Final PUD Amendment**	__	**Variation**
__	**Final Plat of Subdivision**	__	**Other**

Petitioner Information

Name: McHenry County College - Mr. Bob Tenuta

Address: 8900 US Highway 14

Crystal Lake, IL 60012

Phone: 815-455-8585

Fax: _____

E-mail: btenuta@mchenry.edu

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Health/Science Building Addition

Project Address/Location: McHenry County College Main Campus

8900 US Highway 14, Crystal Lake, IL 60012

PIN Number(s): 13-25-300-021, 13-25-176-001, 13-25-300-015

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DEC 22 2016
BY:

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Mr. Dominick Demonica - Demonica Kemper Architects

Attorney: _____

Engineer: Mr. Joseph Vavrina, PE - HR Green, Inc.

Landscape Architect: Mr. Shawn Davis - HR Green, Inc.

Planner: _____

Surveyor: Mr. Doug Stalker - HR Green, Inc.

Other: _____

Signatures

_____

PETITIONER: Print and Sign name (*if different from owner*) **Date**

~~As owner of~~ the property in question, I hereby authorize the seeking of the above requested action.

ROBERT TENUTA 12/19/16

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF)
McHenry County College District 528)

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Bob Tenuta, on behalf of the McHenry County College District 528, for a Final Planned Unit Development Amendment, relating to the property at 8900 U.S. Highway 14 in Crystal Lake, Illinois 60014. PINs: 13-25-300-021, 13-25-176-001, 13-25-300-015.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow the construction of the Health and Science building addition and allow changes to the Master Sign Plan, pursuant to Article 9-200 D and E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 1, 2017, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

January 17, 2017
Northwest Herald 1259134

DEMONICA KEMPER ARCHITECTS
125 North Halsted Street, Suite 301 Chicago, Illinois 60661 T 312.496.0000 | F 312.496.0001
www.dka-design.com

McHenry County College
New Science Center
Project Overview
December 21, 2016

College Mission:
Our focus is learning. Student success is our goal.

College Vision:
A Relevant Educational Institution
- Preferred
- Collaborative
- Full service / varied modes of delivery on demand
- Value-based / cost-efficient
- Services all community including K-12
- A leader in sustainability

Strategic Initiatives / Goals:
1. Increase student engagement, completion, and success
2. Maintain the College's financial stability
3. Deliver infrastructure and technology to ensure state-of-the-art learning environments
4. Ensure high-quality services and learning opportunities through a culture of continuous improvement, innovation, and accountability
5. Engage in partnerships that enable McHenry County College students to succeed in a global economy
6. Attract, develop, and retain quality instructors who are outstanding scholars / teachers and an excellent, diverse staff who are committed to the mission of McHenry County College

Project Overview:
The proposed new Science Center at McHenry County College has been identified by its Board of Trustees as a space need on campus that will further the College's Mission, Vision, and Strategic Initiatives / Goals as stated above. The proposed new facility will consist of approximately 40,000 sf of space within a two-story structure and will accommodate the following spaces that will replace and enhance the current outdated and undersized spaces on campus:

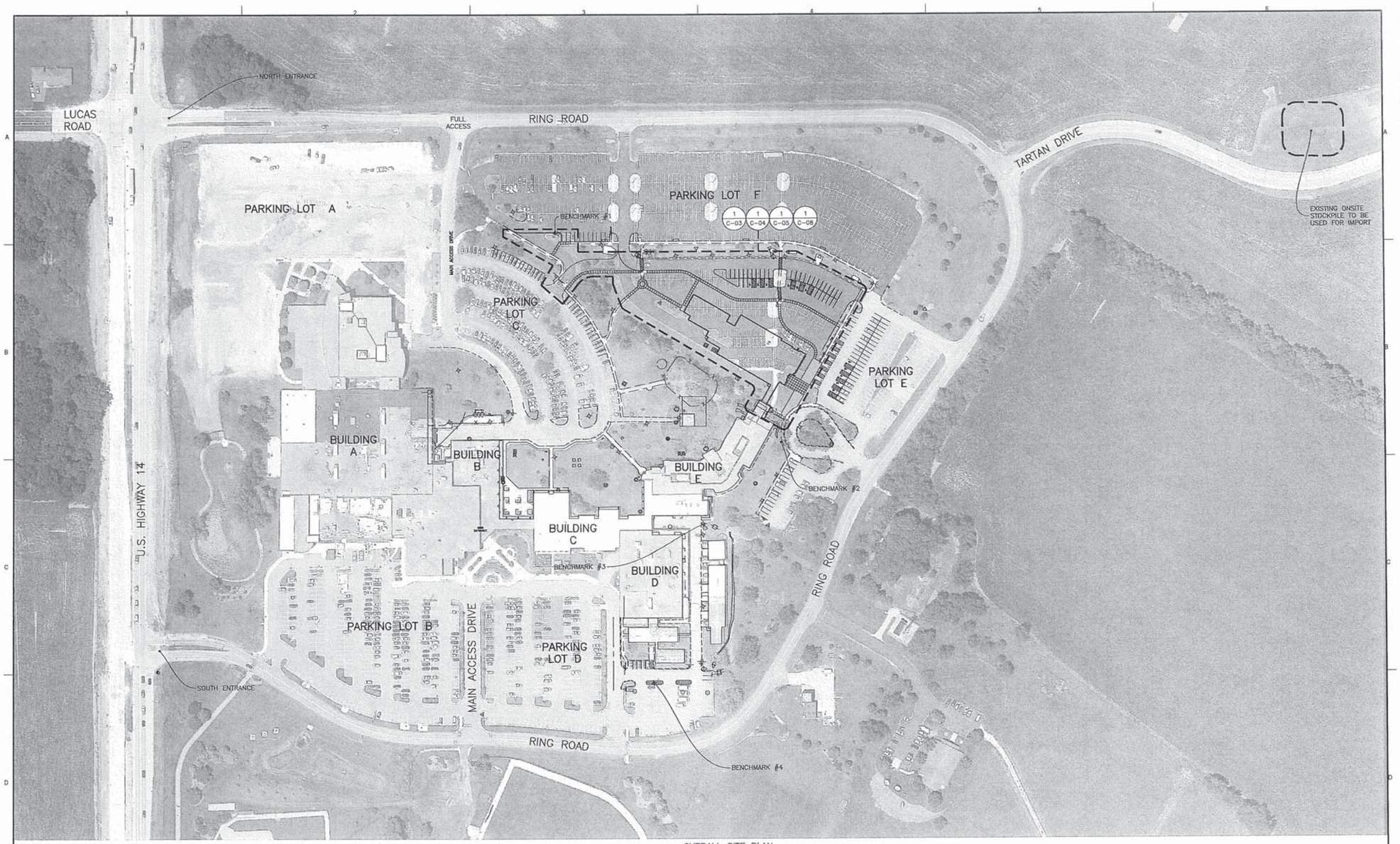
- (2) Anatomy & Physiology Labs
- Cadaver Lab
- (3) Biology Labs
- (2) Earth Science Labs
- (2) Chemistry Labs
- Physics Lab
- Planetarium
- Student Resource Lab
- (2) Lecture Classrooms
- Storage / Prep Space
- Student Study Space

The proposed facility will be located at the north end of existing Building E on campus and will be physically connected to the existing building with a glass connecting link. The overall building aesthetic is

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BY:

planned to tie into the existing campus facilities through the use of facebrick, metal panels, and glazing, while at the same time, attempting to convey a slightly more contemporary aesthetic that reflects the science and technology programs housed within it.

In keeping with the College's ongoing commitment to sustainability, the project will incorporate numerous sustainable design strategies, including, but not limited to, a geothermal heating and cooling system, window louvering, high-efficiency lighting, low-flow plumbing fixtures, native landscaping, etc. The project will also be pursuing LEED certification from the U.S. Green Building Council (USGBC).



1 OVERALL SITE PLAN
SCALE: 1" = 80'

SITE BENCHMARKS:

BENCHMARK #1
CUT CROSS ON TOP OF CURB
ELEV=930.14

BENCHMARK #2
ARROW BOLT ON FIRE HYDRANT
ELEV=933.19

BENCHMARK #3
NOTCHED "X" BOLT ON FIRE HYDRANT
ELEV=920.33

BENCHMARK #4
CUT SQUARE ON NORTH FACE OF
LIGHT POLE BASE
ELEV=921.24

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McHenry County College
Science Building
8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO: 16 - 022

KEY PLAN:

SHEET STATUS: 12/07/2016
SCHEMATIC DESIGN

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-02

10/28/2016 9:45:44 AM

LEGEND

- INDICATES HMA PAVEMENT REMOVAL (FULL DEPTH) (SEE TAGS FOR QUANTITY)
- INDICATES HMA PAVEMENT 2" MILL AND OVERLAY (SEE TAGS FOR QUANTITY)
- INDICATES CONCRETE REMOVAL (FULL DEPTH) (SEE TAGS FOR QUANTITY)
- INDICATES BRICK REMOVAL/REPLACEMENT (SEE TAGS FOR QUANTITY)
- INDICATES CONSTRUCTION ENTRANCE
- INDICATES EROSION CONTROL MEASURES (LIMITS OF GRADING)
- BF — INDICATES EROSION CONTROL MEASURE (SEE SHEET C-___ FOR EROSION CONTROL LEGEND)
- INDICATES STORM SEWER REMOVAL, ABANDONED OR ADJUSTMENT (SEE SHEET TAGS FOR SIZE AND QUANTITY)
- R-# — INDICATES MISC. REMOVAL ITEMS
- DENOTES EXIST. CONCRETE CURB & GUTTER TO BE REMOVED

NOTES:

- MCHENRY COUNTY COLLEGE (MCC) SHALL BE NOTIFIED OF ALL NON IDENTIFIED UNDERGROUND UTILITIES OR CONDUITS DISCOVERED DURING CONSTRUCTION. IF ANY OF THE UTILITY OR CONDUITS NEED TO BE REPAIRED, PLUGGED, REROUTED AND OR ABANDONED IN PLACE, IT SHALL TAKE PLACE PER THE DIRECTION OF THE MCC.
- ALL AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND HYDRO SEEDING, SEE LANDSCAPE PLANS FOR DETAILS
- TEMPORARY STOCKPILE AREA LOCATION AND SIZE SHALL BE COORDINATED BY SITE CONTRACTOR AND MCHENRY COUNTY COLLEGE (SEE SHEET C-02 FOR DETAIL)

STAGING NOTE:
(STAGING SUBJECT TO CHANGES PER SITE CONTRACTORS SCHEDULE AND METHODS OF OPERATION)

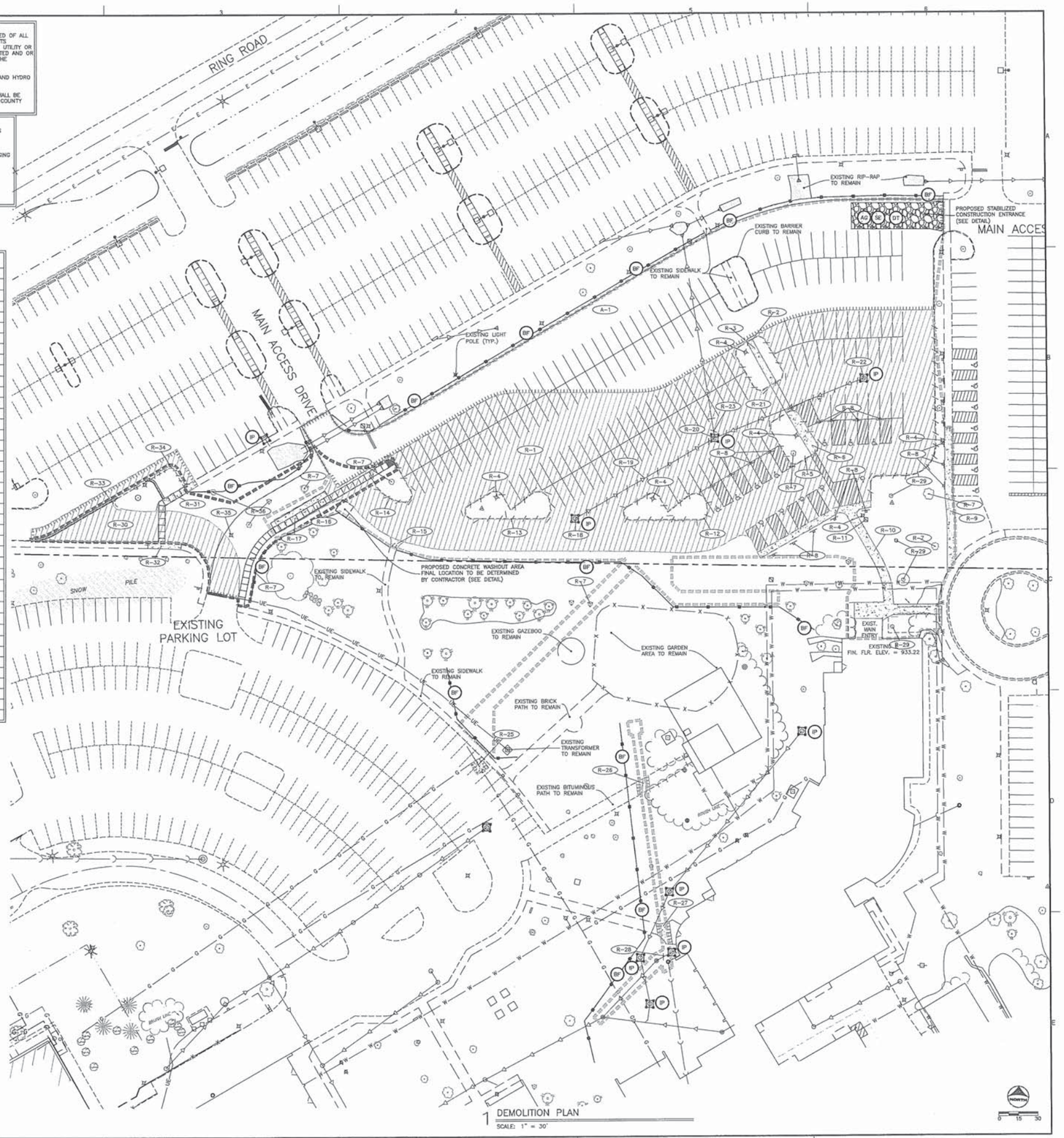
1. EROSION CONTROL MEASURES AND STOCKPILE STAGING
2. CONSTRUCTION ENTRANCES
3. PLAN REMOVALS
4. PROPOSED UNDERGROUND
5. PROPOSED BUILDING
6. GRADING
7. PAVING
8. TOPSOIL RESPREAD/SEED

REMOVALS / RELOCATES / ADJUSTMENTS

NUMBER		QUANTITY	UNITS	REMARKS
A-1	BIT / ASPHALT /MILL /OVERLAY	3311	SQ. YD.	MILL AND OVERLAY
R-1	BIT / ASPHALT	8822	SQ. YD.	REMOVE FULL DEPTH
R-2	CONCRETE CURB AND GUTTER	115	LIN. FT.	REMOVE
R-3	SIDEWALK	181	SQ. FT.	REMOVE
R-4	LIGHTPOLE AND FOUNDATION	6	EACH	REMOVE
R-5	CONCRETE CURB AND GUTTER	114	LIN. FT.	REMOVE
R-6	SIDEWALK	281	SQ. FT.	REMOVE
R-7	TREE REMOVAL	7	EACH	REMOVE
R-8	HANDICAP SIGNS	16	EACH	REMOVE (*)
R-9	SIDEWALK	638	SQ. FT.	REMOVE
R-10	SIDEWALK	1,626	SQ. FT.	REMOVE
R-11	UTILITY HANDHOLE	1	EACH	REMOVE W/ CONDUITS
R-12	CONCRETE CURB AND GUTTER	160	LIN. FT.	REMOVE
R-13	CONCRETE CURB AND GUTTER	163	LIN. FT.	REMOVE
R-14	CONCRETE CURB AND GUTTER	93	LIN. FT.	REMOVE
R-15	SIDEWALK	49	SQ. FT.	REMOVE
R-16	STORAGE BLDG.	1	EACH	REMOVE
R-17	CONCRETE PAD	447	SQ. FT.	REMOVE
R-18	STORM SEWER CATCH BASIN	1	EACH	REMOVE
R-19	STORM SEWER 12"	123	LIN. FT.	REMOVE
R-20	STORM SEWER CATCH BASIN	1	EACH	REMOVE
R-21	STORM SEWER 12"	123	LIN. FT.	REMOVE
R-22	STORM SEWER CATCH BASIN	1	EACH	REMOVE
R-23	STORM SEWER 12"	15	LIN. FT.	REMOVE
R-24	OMITTED			
R-25	BIT / ASPHALT	10	SQ. YD.	REMOVE/REPLACE
R-26	BIT / ASPHALT	12	SQ. YD.	REMOVE/REPLACE
R-27	SIDEWALK	139	SQ. FT.	REMOVE/REPLACE
R-28	STORM SEWER 12"	16	LIN. FT.	REMOVE/REPLACE
R-29	BUSHES	4	EACH	REMOVE
R-30	BIT / ASPHALT – ALT BID	554	SQ. YD.	REMOVE FULL DEPTH
R-31	SIDEWALK – ALT BID	173	SQ. FT.	REMOVE/REPLACE
R-32	SIDEWALK – ALT BID	122	SQ. FT.	REMOVE/REPLACE
R-33	CONC. CURB AND GUTTER – BID ALT	8	LIN. FT.	REMOVE
R-34	CONC. CURB AND GUTTER – BID ALT	40	LIN. FT.	REMOVE
R-35	LIGHTPOLE AND FOUNDATION – BID ALT	1	EACH	REMOVE
R-36	TREE REMOVAL – BID ALT	3	EACH	REMOVE
*	IF EXISTING ADA SIGNS CAN BE REUSED CONTRACTOR TO PROVIDE CREDIT			
**	SEE ELECTRICAL PLANS FOR MORE INFORMATION			

PROJECT NOTES:

- NO LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES, IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN PER THE DEVELOPMENT CRITERIA.) SEE SHEETS C-___ THRU C-___ FOR EROSION CONTROL MEASURES)
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE NEAREST STORM SEWER.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES WITH MINOR CLOSINGS ALLOWED FOR PAVING ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL ASPHALT TO BE MILLED AND STOCKPILED AT LOCATION TO BE DETERMINED BY CONTRACTOR AND COLLEGE.
- ALL AGGREGATE TO BE SCRAPED AND STOCKPILED AT LOCATION TO BE DETERMINED BY CONTRACTOR AND COLLEGE.
- ALL TREE, BRUSH AND LANDSCAPE REMOVALS ARE SPECIFIED IN THE LANDSCAPE SHEETS.
- ALL UNDERGROUND ELECTRIC DEMOLITION AND INSTALLATION IS SPECIFIED IN THE ELECTRIC SHEETS.



1 DEMOLITION PLAN
SCALE: 1" = 30'

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DKA PROJECT NO:16 - 022

KEY PLAN:

SHEET STATUS: 12/07/2016
SCHEMATIC DESIGN

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
SITE DEMOLITION PLAN

SHEET NUMBER:
C-03

10/28/2016 9:45:44 AM

HATCH LEGEND

- DENOTES NEW STANDARD PAVEMENT SECTION
- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA TO UTILIZE TRUNCATED DOMES
- DENOTES AREA OF EXISTING SIDEWALK
- DENOTES AREA OF HEAVY DUTY PAVEMENT SECTION

SIGN LEGEND:

SIGN LOCATION AS NOTED ON PLAN

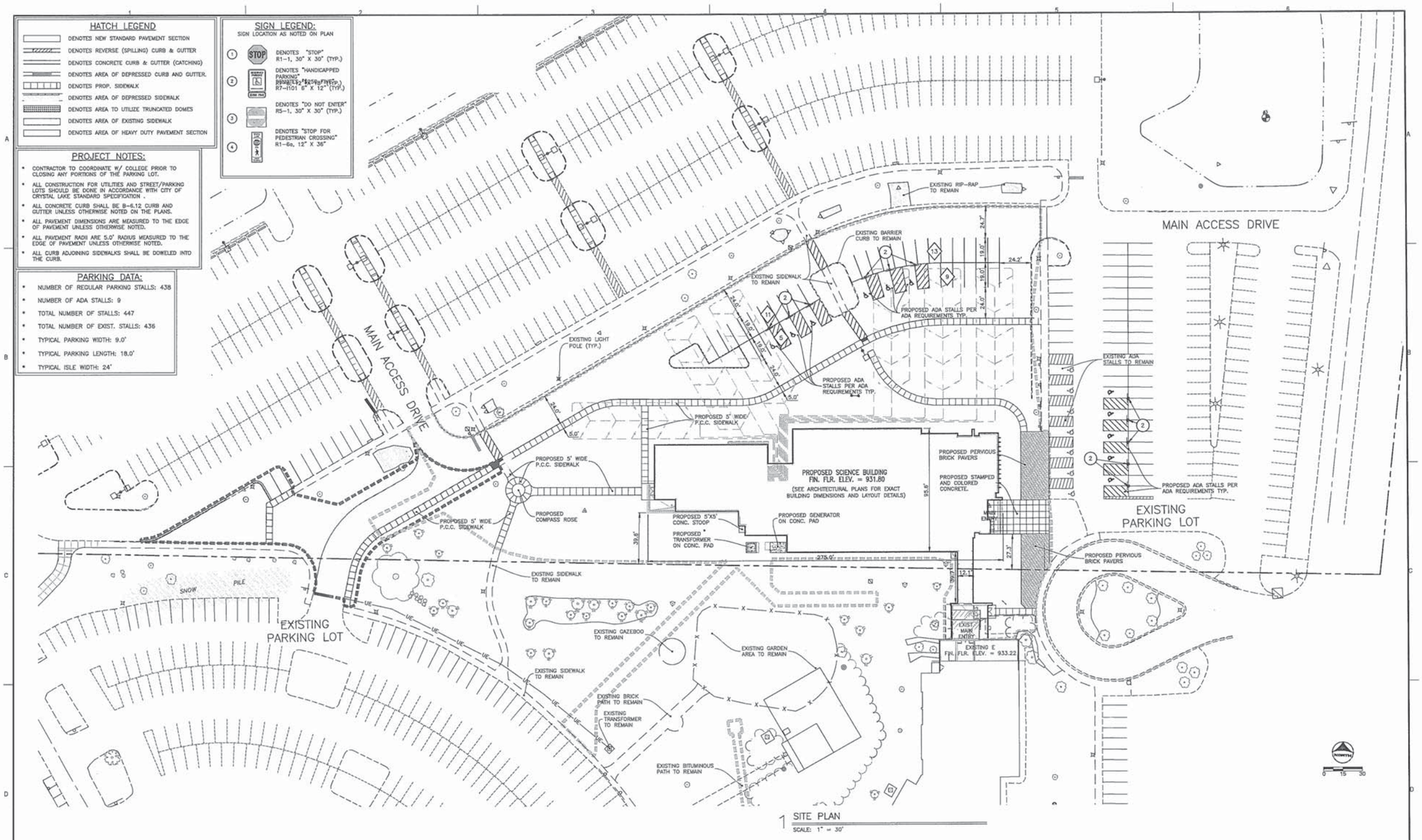
1. DENOTES "STOP" R1-1, 30" X 30" (TYP.)
2. DENOTES "HANDICAPPED PARKING" R99(R1-1) 12"X18" (TYP.) R7-1101 8" X 12" (TYP.)
3. DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
4. DENOTES "STOP FOR PEDESTRIAN CROSSING" R1-6a, 12" X 36"

PROJECT NOTES:

- CONTRACTOR TO COORDINATE W/ COLLEGE PRIOR TO CLOSING ANY PORTIONS OF THE PARKING LOT.
- ALL CONSTRUCTION FOR UTILITIES AND STREET/PARKING LOTS SHOULD BE DONE IN ACCORDANCE WITH CITY OF CRYSTAL LAKE STANDARD SPECIFICATION .
- ALL CONCRETE CURB SHALL BE B-6.12 CURB AND GUTTER UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT RADII ARE 5.0' RADIUS MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB.

PARKING DATA:

- NUMBER OF REGULAR PARKING STALLS: 438
- NUMBER OF ADA STALLS: 9
- TOTAL NUMBER OF STALLS: 447
- TOTAL NUMBER OF EXIST. STALLS: 436
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL ISLE WIDTH: 24'



1 SITE PLAN
SCALE: 1" = 30'

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DKA PROJECT NO: 16 - 022

KEY PLAN:

SHEET STATUS: 12/07/2016
SCHEMATIC DESIGN

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-04

10/28/2016 9:45:44 AM

LEGEND

- DENOTES STORM SEWER TAG (SEE UTILITY TAG FOR INFO.)
- DENOTES SANITARY SEWER TAG (SEE UTILITY TAG FOR INFO.)
- DENOTES WATER MAIN TAG (SEE UTILITY TAG FOR INFO.)
- DENOTES CONFLICT TAGS (SEE CONFLICT TAG FOR INFO.)
- DENOTES MAINTAIN 18" VERTICAL SEPARATION PER TO I.E.P.A.'S REQUIREMENTS
- DENOTES WATER MAIN CASING
- DENOTE TRENCH BACKFILL

UTILITY NOTES:

1. SEE SHEET THIS SHEET FOR UTILITY TAGS
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. MAINTAIN A MINIMUM OF 5.0' COVER OVER ALL WATER MAINS.
6. ADJUST ALL MANHOLES AND FRAMES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CRYSTAL LAKE PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/STORM SEWER AND WATER MAIN. (PER E.P.A. STANDARDS)
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS. (PER E.P.A. STANDARDS)
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY CALL JULIE AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
12. SEE TYPICAL TRENCH CROSS SECTION DETAIL ON SHEET C-16 FOR BACKFILLING AND COMPACTION REQUIREMENTS.
13. FOR EXACT LIGHT POLE LOCATIONS SEE PHOTOMETRICS PLAN
14. MATERIAL PERMITTED FOR USE AS SANITARY SEWER PIPES IS PVC DR 26 FOR 6".
15. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF CRYSTAL LAKE PUBLIC WORKS.
16. ALL CONNECTIONS TO PUBLIC SANITARY MANHOLES SHALL BE CORE DRILLED.
17. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CRYSTAL LAKE.
18. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
19. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
20. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE THE FILL SLOPE
21. ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
22. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
23. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
24. ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
25. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
26. CONTRACTOR TO LOCATE ANY ELECTRIC LINES SERVICING SURROUNDING PARKING LOT LIGHTING WITH IN THE AREA OF CONSTRUCTION PRIOR TO THE INSTALLATION OF SANITARY, STORM AND WATER MAIN PIPE.
27. CONTRACTOR TO SCHEDULE THE ROADWAY CROSSING AND TEMPORARY ROAD CLOSED SIGNS FOR THE MAIN ACCESS ROAD TO OCCUR DURING OFF PEAK HOURS. CONTRACTOR SHALL POST APPROPRIATE TRAFFIC CONTROL SIGNAGE PRIOR TO CLOSING THE ROADWAY.
28. THE EXISTING SANITARY SEWER MAIN FROM STRUCTURE 9 TO BUILDING D SHALL BE TELEVISED PRIOR TO INSTALLATION OF NEW MAIN TO IDENTIFY ANY UNKNOWN SERVICES. ANY SERVICES FOUND SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
29. CONTRACTOR TO COORDINATE W/ COLLEGE PRIOR TO CLOSING ANY PORTIONS OF THE PARKING LOT.
30. ALL SANITARY SEWER PIPE PROPOSED TO BE ABANDONED IN PLACE SHALL BE FILLED WITH FLOWABLE FILL IN ACCORDANCE WITH ARTICLE 1019 OF THE IDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
31. ALL MANHOLES NOTED TO BE ABANDONED IN PLACE SHALL HAVE THE TOP CONE SECTION REMOVED AND REMAINING STRUCTURE FILLED WITH TRENCH BACKFILL AND COMPACTED PER SPECIFICATIONS.
32. THE EXISTING NORTHEAST INVERT OF STRUCTURE NO. 7 SHALL BE PERMANENTLY PLUGGED ONCE THE NEW SYSTEM IS BROUGHT ONLINE.

SANITARY TAGS

1. EXIST. SAN. SEWER 8"
2. EXIST. SANITARY MANHOLE, 4' DIA.
   RIM = 919.00
   INV = 915.48 NE
   INV = 915.65 (PROP. TO BE CORED)
   INV = 915.38 S
3. 180 LIN FT SAN SEWER 6" (SDR 26) @ 1.04%
4. SANITARY MANHOLE, 4' DIA.
   RIM = 923.10
   INV = 918.80 (6") NW
   INV = 917.53 (6") SE
5. 150 LIN FT SAN SEWER 8" (CERTA-FLO PVC DR21) @ 3.63% (W/ CERTA LOK RESTRAINED JOINTS) TO BE DIRECTIONAL DRILLED
6. SANITARY MANHOLE, 4' DIA.
   RIM = 931.15
   INV = 926.00 (4") N
   INV = 926.00 (4") NW
   INV = 924.05 (6") SE
7. 5 LIN FT SAN SEWER 4" (SDR 26) @ 1.04%
   INV @ STUB = 928.18
8. 5 LIN FT SAN SEWER 4" (SDR 26) @ 1.04%
9. CLEAN OUT (SEE DETAIL)
   RIM = 931.25
   INV = 926.18
10. 10 LIN FT SAN SEWER 4" (SDR 26) @ 1.04%
    INV @ STUB = 926.29

WATER TAGS

1. EXIST. 8" WATER MAIN
2. PROP. 6"x8" TAPPING SLEEVE WITH VALVE AND VALVE VAULT (PRESSURE TAP EXIST. 8" WM)
   RIM = 928.65
3. PROP. 159 LIN FT 6" WATER SERVICE DUCTILE IRON CL 52
4. PROP. FIRE HYDRANT W/ 6"X8" TAPPING SLEEVE AND 6" VALVE AND VALVE BOX
   BURY ELEVATION = 932.00

CROSSING TAGS

A. EXISTING WATERMAIN 3"
   TOP = ±922.90 (ESTIMATED, FIELD VERIFY)
   PROPOSED WATER SERVICE 6" TAG 3
   CONTRACTOR TO DETERMINE EXISTING WATERMAIN ELEVATION AND ROUTE PROPOSED WATER SERVICE OVER OR UNDER EXSTING TO ENSURE A MINIMUM COVER OF 6 FEET

B. EXISTING WATERMAIN
   TOP = 913.40 (ESTIMATED, FIELD VERIFY)
   SANITARY SEWER TAG 3
   BOP = 916.30
   VERT SEP = 2.90'
   * ENCASE SANITARY SEWER OR USE WATERMAIN QUALITY PIPE FOR PROTECTION

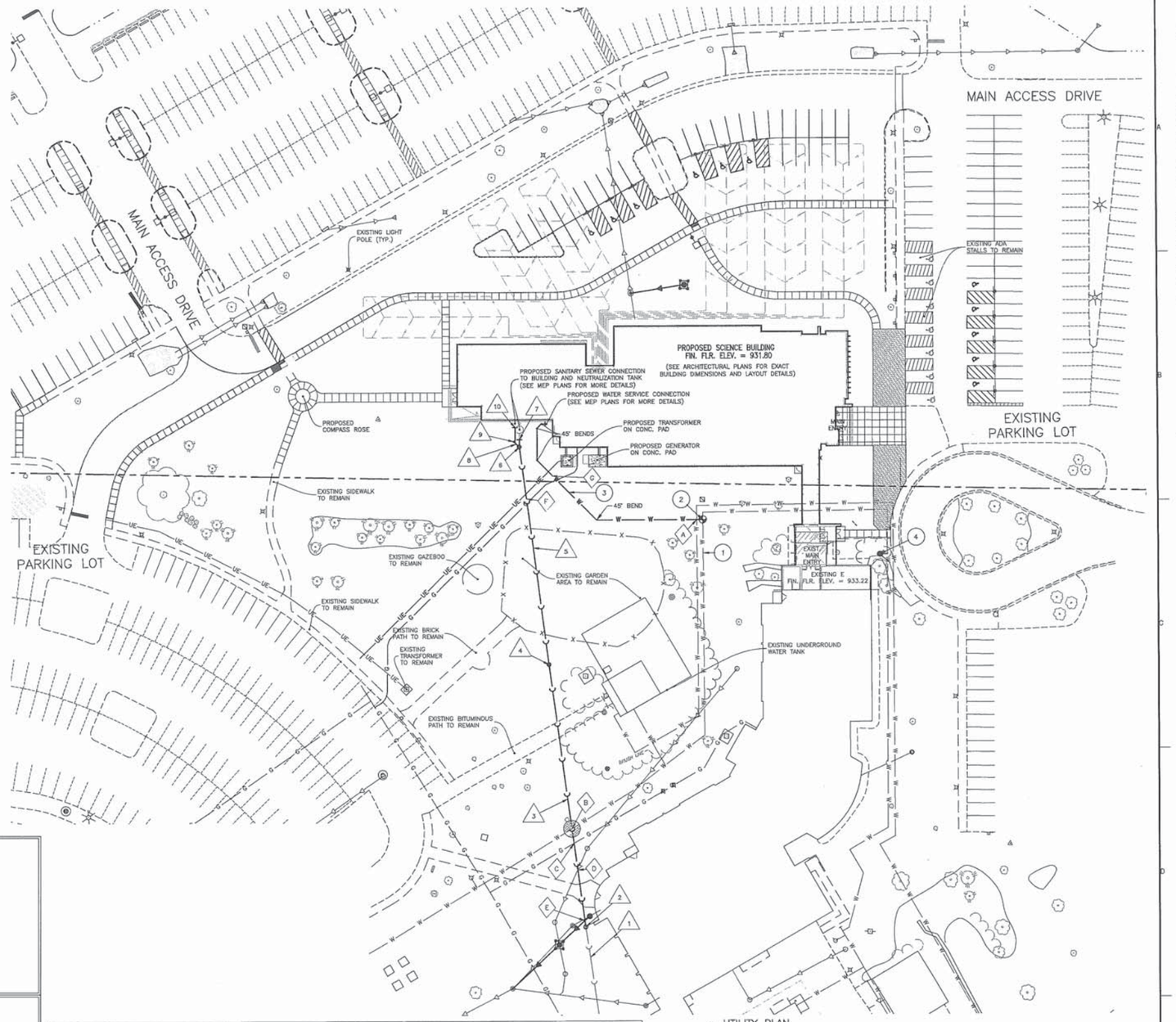
C. EXISTING GAS SERVICE
   BOP = 916.40 (ESTIMATED, FIELD VERIFY)
   SANITARY SEWER TAG 5
   BOP = 916.06
   BOP = 916.59
   VERT SEP = 0.00 !!
   CONTRACTOR TO POTHOLE GAS TO DETERMINE DEPTH OF GAS. CONTRACTOR COORDINATE WITH NICOR TO HAVE SERVICE ADJUSTED TO AVOID SANITARY SEWER

D. EXIST. STORM SEWER 4" PVC
   TOP = 914.15
   SANITARY SEWER TAG 3
   BOP = 916.02
   VERT SEP = 1.87'

E. STORM SEWER TAG 11
   TOP = 914.95
   SANITARY SEWER TAG 3
   BOP = 915.66
   VERT SEP = 0.71'

F. PROP. ELECTRIC AND GAS SERVICES
   BOP = 926.20
   SANITARY SEWER TAG 5
   TOP = 923.27
   VERT SEP = 2.93'

G. PROP. ELECTRIC AND GAS SERVICES
   BOP = 928.17
   WATERMAIN TAG 3
   TOP = 925.00
   VERT SEP = 3.17'



1 UTILITY PLAN
SCALE: 1" = 30'

ARCHITECT OF RECORD
DEMONICA KEMPER ARCHITECTS
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P: 312.496.0000

STRUCTURAL ENGINEERING
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PM&E ENGINEERING
KJWW ENGINEERING CONSULTANTS
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CIVIL ENGINEERING
HR GREEN, INC.
420 NORTH FRONT STREET, SUITE 100 MCHENRY, IL 60050
P: 815.385.1778F: 815.385.1781

McHenry County College
Science Building
8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO: 16 - 022

KEY PLAN:

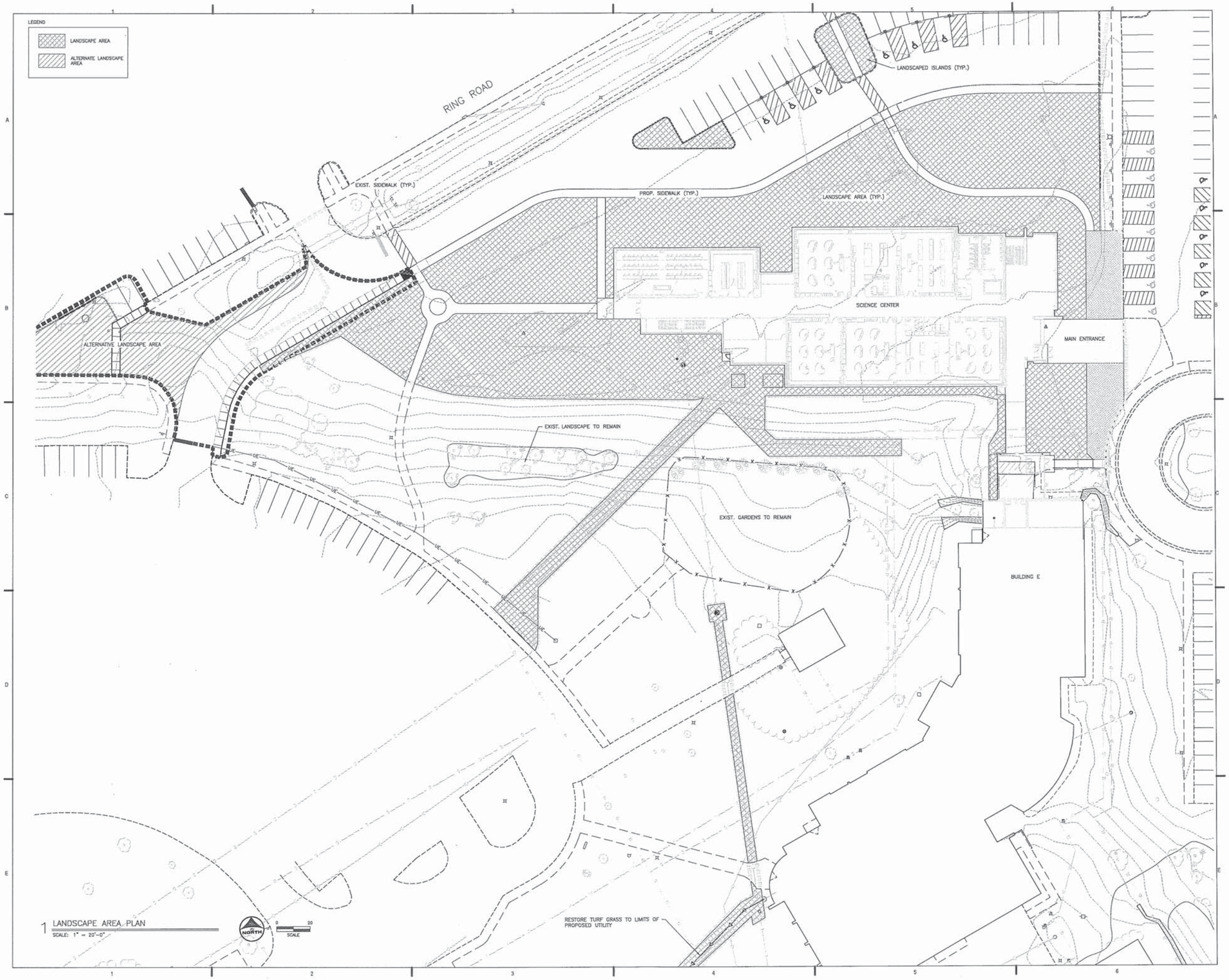
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SCHEMATIC DESIGN

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-08

10/28/2016 9:45:44 AM



1 LANDSCAPE AREA PLAN
SCALE: 1" = 20'-0"

ARCHITECT OF RECORD
DEMONICA KEMPER ARCHITECTS
125 N. HALSTED STREET, SUITE 301
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CIVIL ENGINEERING
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McHenry County College
Science Building
8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO:16 - 022

KEY PLAN:

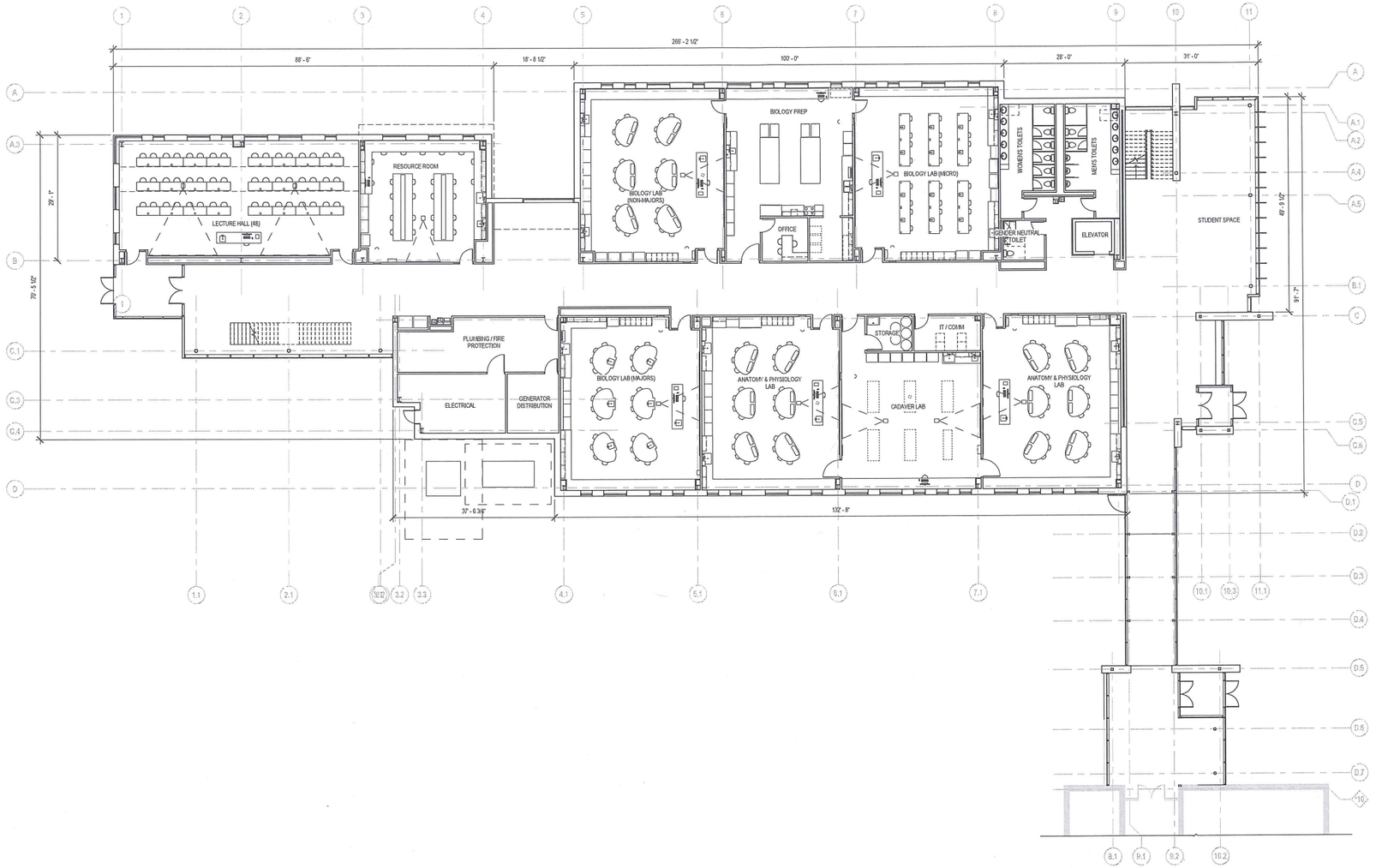
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SCHEMATIC DESIGN

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
LANDSCAPE AREA PLAN

SHEET NUMBER:
L-01

10/28/2016 8:45:44 AM



1 LEVEL 1 - OVERALL - PRESENTATION
3/32" = 1'-0"

ARCHITECT OF RECORD
DEMONICA KEMPER ARCHITECTS
125 N. HALSTED STREET, SUITE 301
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P: 312.496.0000

STRUCTURAL ENGINEER:
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MEP / FP / T ENGINEER:
KJWW ENGINEERING CONSULTANTS
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CIVIL ENGINEER:
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CONSTRUCTION MANAGER
PEPPER CONSTRUCTION CO.
411 LAKE ZURICH ROAD
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P: 847.381.2760F: 847.304.6510

McHenry County College
New Science Center
8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO: 16 - 022

KEY PLAN:

SHEET STATUS: 12/16/2016
CITY OF CRYSTAL LAKE SUBMITTAL

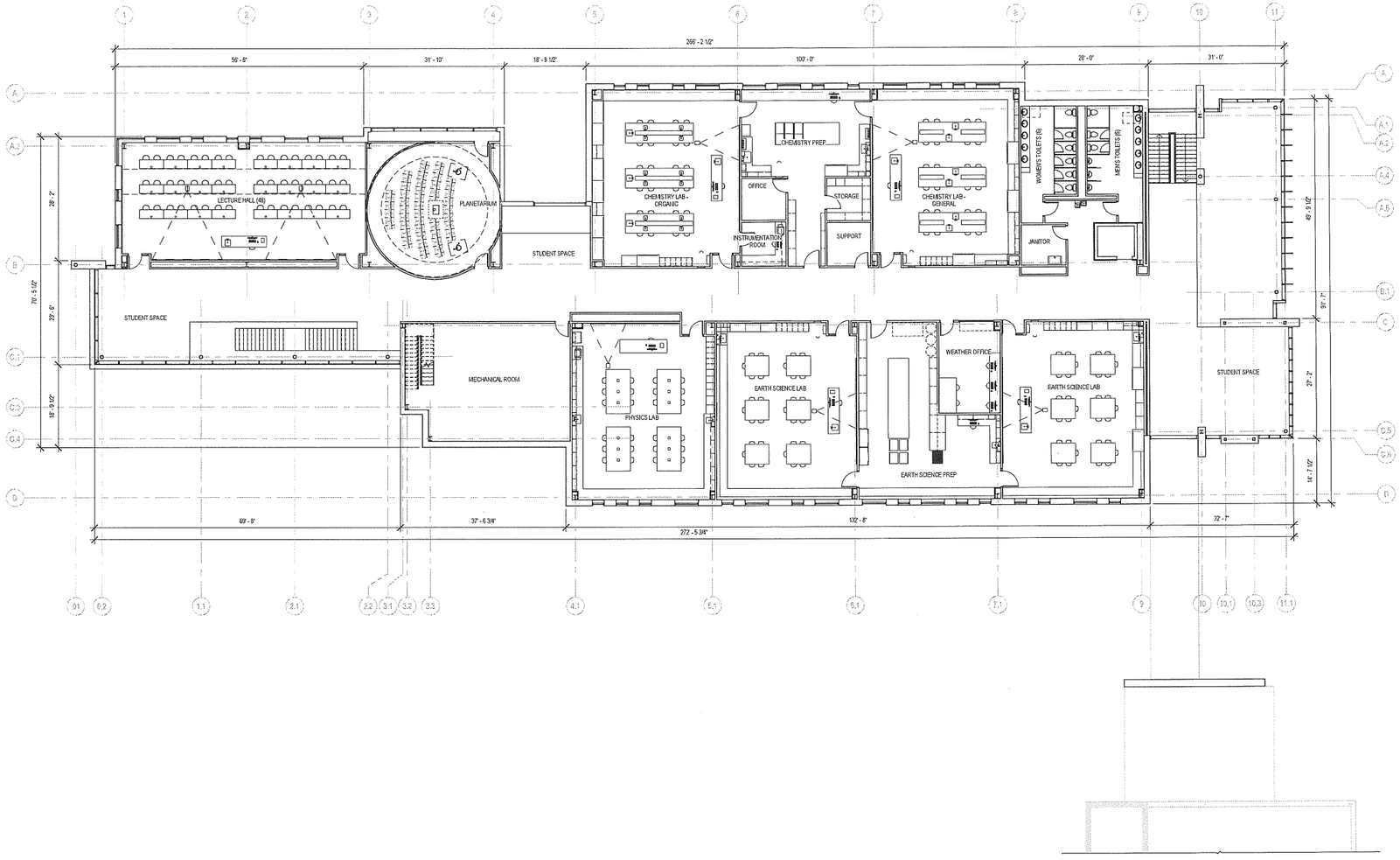
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SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
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1 LEVEL 2 - OVERALL - PRESENTATION
3/32" = 1'-0"

ARCHITECT OF RECORD
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125 N. HALSTED STREET, SUITE 301
CHICAGO, IL 60661
P: 312.496.0000

STRUCTURAL ENGINEER:
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MEP / FP / IT ENGINEER:
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CIVIL ENGINEER:
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CONSTRUCTION MANAGER:
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McHenry County College
New Science Center

8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO: 16 - 022

KEY PLAN:

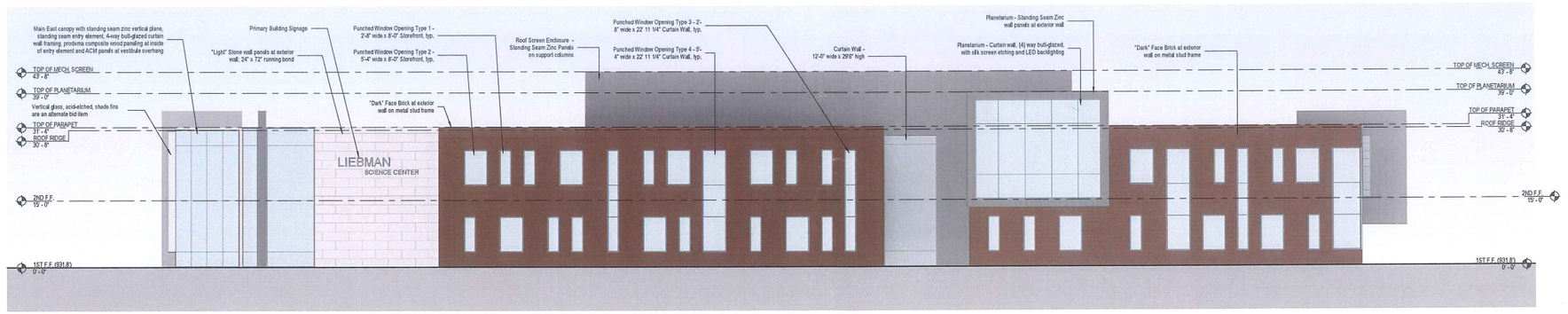
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CITY OF CRYSTAL LAKE SUBMITTAL

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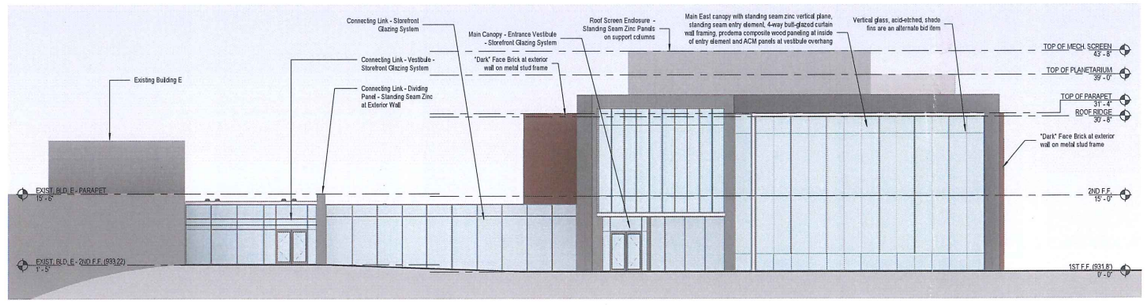
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SECOND FLOOR PLAN

SHEET NUMBER:
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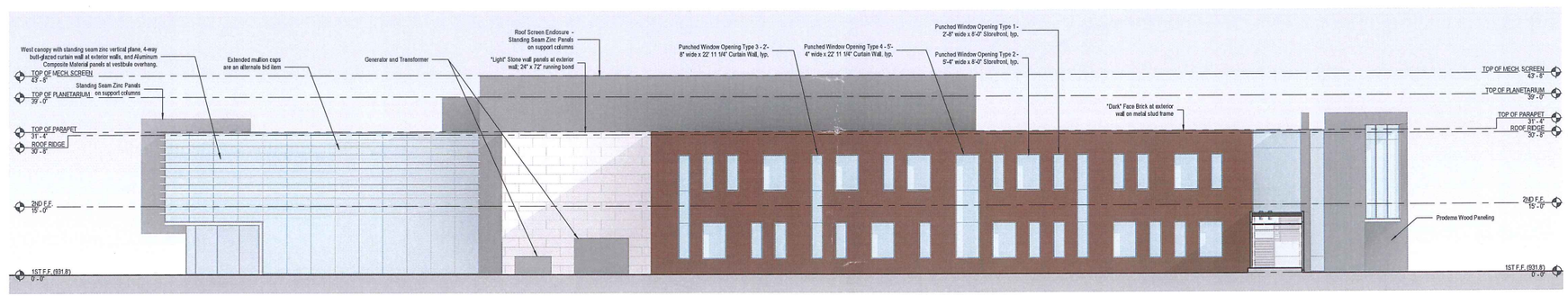
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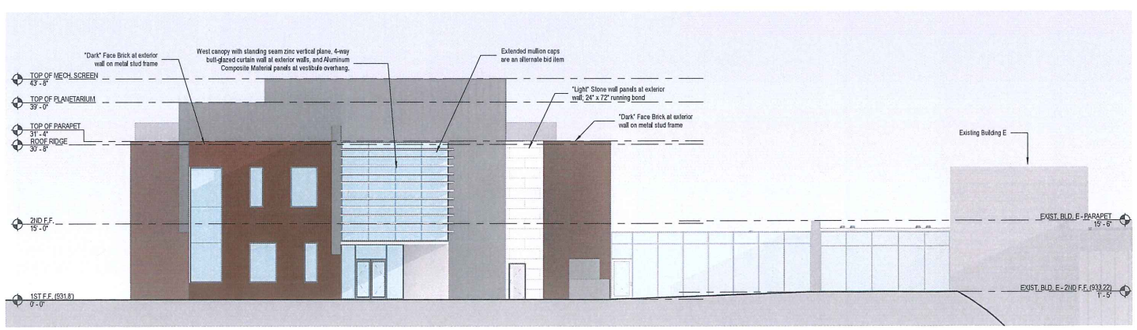
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3/32" = 1'-0"



2 EAST ELEVATION - PRESENTATION
3/32" = 1'-0"



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



4 WEST ELEVATION - PRESENTATION
3/32" = 1'-0"

ARCHITECT OF RECORD:
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CIVIL ENGINEER:
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CONSTRUCTION MANAGER:
PEPPER CONSTRUCTION CO.
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McHenry County College
New Science Center

8900 US-14
Crystal Lake, IL 60012
DKA PROJECT NO: 16 - 022

KEY PLAN:

SHEET STATUS: 12/16/2016
CITY OF CRYSTAL LAKE SUBMITTAL

NO:	DESCRIPTION:	DATE:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
2.0

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LIEBMAN SCIENCE CENTER

McHenry County College

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LIEBMAN SCIENCE CENTER

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LIEBMAN SCIENCE CENTER

McHenry County College



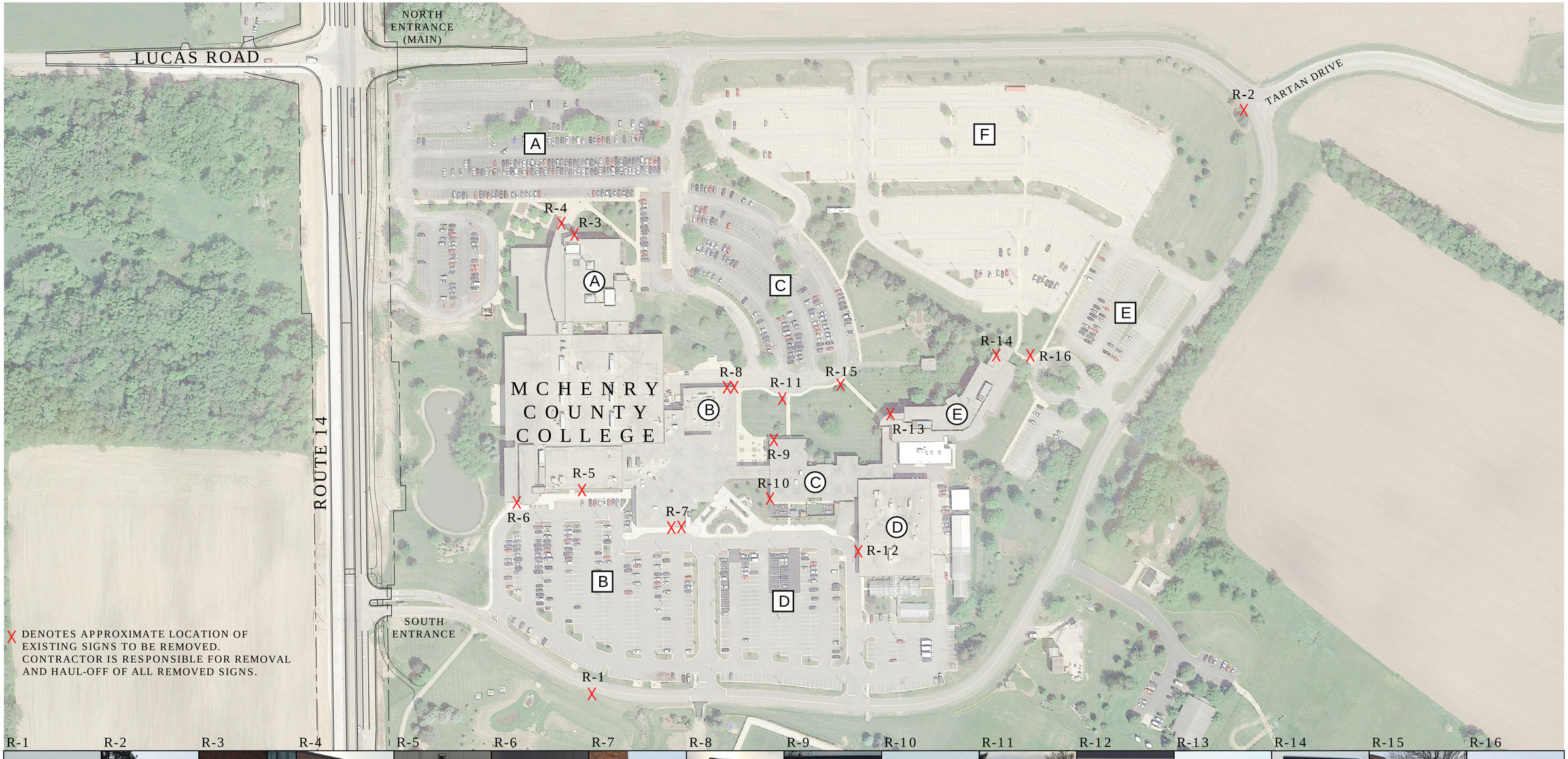
LIEBMAN SCIENCE CENTER

McHenry County College



LIEBMAN SCIENCE CENTER

McHenry County College





1 SIGN REMOVAL PLAN

SCALE: 1" = 100'-0"

NORTH

0 100

SCALE

811 Know what's below. Call before you dig.

DRAWN BY:	SKD	JOB DATE:	2016
APPROVED:	JV	JOB NUMBER:	86160398
CAD DATE:	January 4, 2017		
CAD FILE:	O:\86160398\CAD\Dwgs\86160398_Sign_Location_Exhibit_wayfinding.dwg		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

ILLINOIS DESIGN FIRM # 184.001322

420 N. FRONT STREET, SUITE 100
McHENRY, ILLINOIS 60050

PHONE: 815.385.1778 | TOLL FREE: 800.728.7805
FAX: 815.385.1781 | HRGreen.com

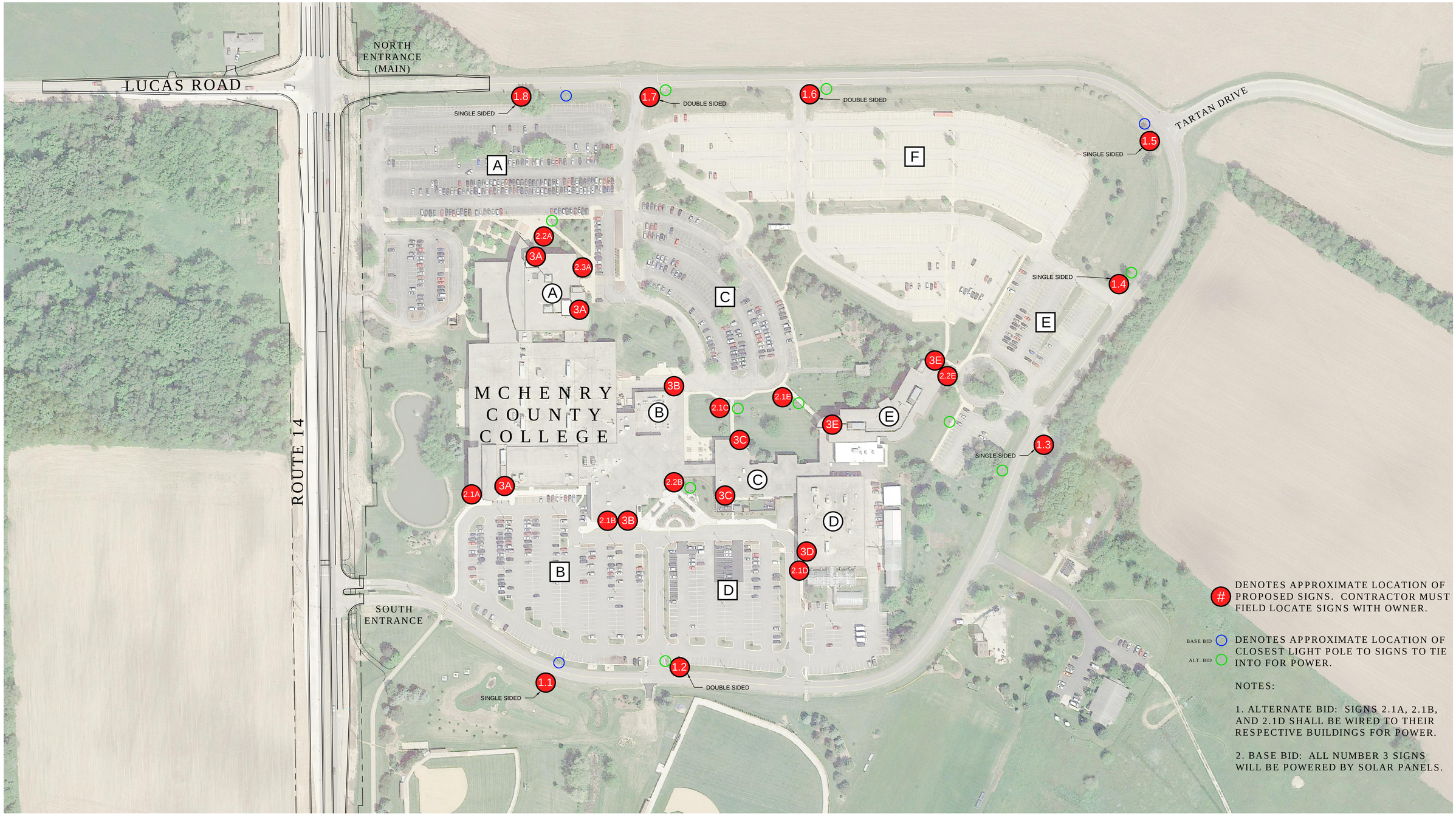
McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS

McHENRY, ILLINOIS

SIGN REMOVAL PLAN

SHEET NO.
C.01



1 OVERALL SIGN LOCATION PLAN

SCALE: 1" = 100'-0"

NORTH

0 100 SCALE

811 Know what's below. Call before you dig.

DRAWN BY:	SKD	JOB DATE:	2016
APPROVED:	JV	JOB NUMBER:	86160398
CAD DATE:	January 4, 2017		
CAD FILE:	O:\86160398\CAD\Dwgs\86160398_Sign_Location_Exhibit_wayfinding.dwg		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

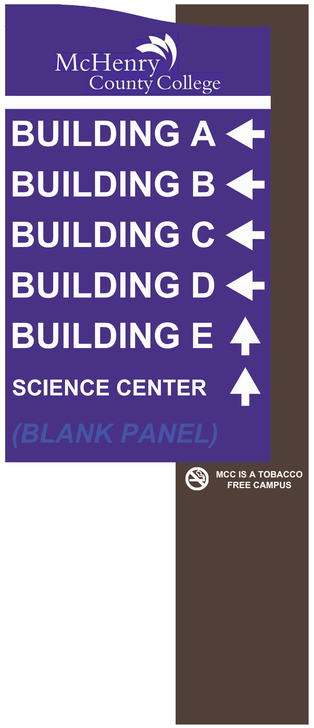
HRGreen
ILLINOIS DESIGN FIRM # 184.001322
420 N. FRONT STREET, SUITE 100
McHENRY, ILLINOIS 60050
PHONE: 815.385.1778 | TOLL FREE: 800.728.7805
FAX: 815.385.1781 | HRGreen.com

McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

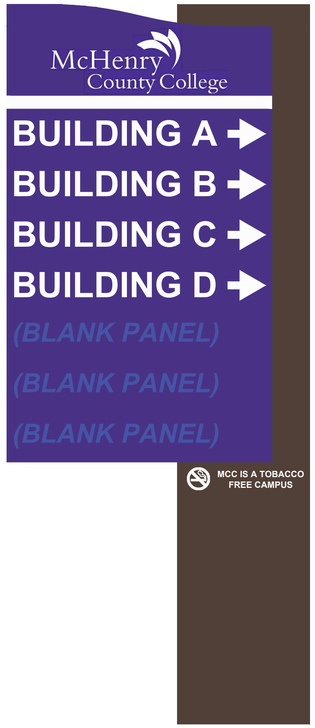
OVERALL SIGN LOCATION

SHEET NO. C.02

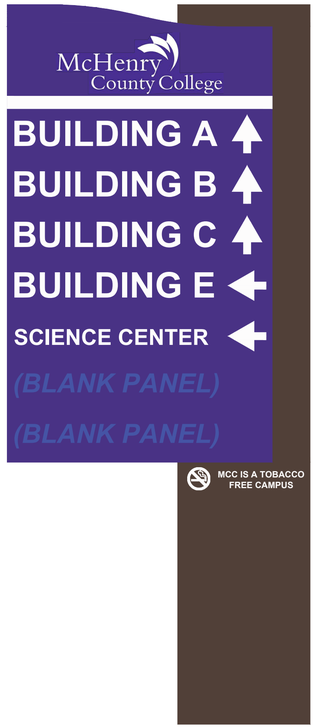


1.1 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"

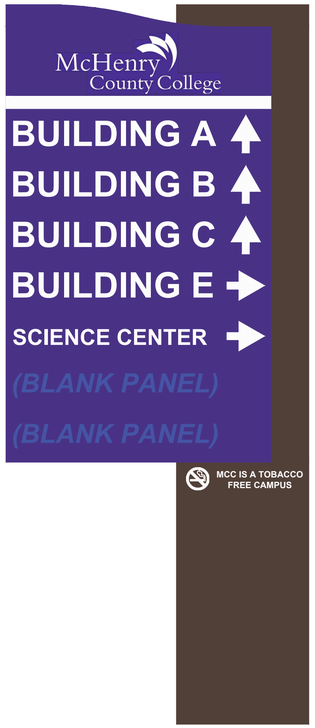




1.2 TRAFFIC DIRECTIONAL (2 SIDED)
SCALE: 1" = 1'-0"



1.3 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"



1.4 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"

NOTES:

1. BASE BID: ONLY TRAFFIC DIRECTIONAL SIGNS 1.1, 1.5 AND 1.8 SHALL HAVE BACK LIT TEXT FOR THE BASE BID. ALL OTHER TRAFFIC DIRECTIONAL SIGNS SHALL HAVE 280-10 GERBER WHITE REFLECTIVE TEXT.

2. ALTERNATE BID: ALL TRAFFIC DIRECTIONAL SIGNS SHALL HAVE BACK LIT TEXT.

3. ALL TRAFFIC DIRECTIONAL SIGNS SHALL HAVE REMOVAL PANELS. A BLANK PURPLE PANEL SHALL BE PROVIDED FOR EACH INSTANCE OF THE "SCIENCE CENTER" TEXT AND INSTALLED IN PLACE OF THE "SCIENCE CENTER" PANELS. THE "SCIENCE CENTER" PANELS SHALL BE PROVIDED TO THE COLLEGE FOR THEM TO INSTALL AT A LATER DATE.

4. EACH SIGN SHALL HAVE ENOUGH BLANK PURPLE PANELS MADE TO FILL THE SIGN AS SHOWN IN THE GRAPHICS ABOVE. (30 BLANK PURPLE PANELS FOR ALL TRAFFIC DIRECTIONAL SIGNS)

5. SIGNS SHALL ALWAYS CANTILEVER TOWARDS THE ROAD

6. SEE SHEET C.07 FOR DETAILS.

811 Know what's below. Call before you dig.

INSTITUTIONAL COLORS

PANTONE 267 CVC
PANTONE 268 CVU
CMYK: 88, 99, 1, 0
RGB: 75, 49, 144
WEB: 4b3190

NOTES:
1. BROWN BASE TO BE 'ALTON BROWN' TO MATCH THE BASE OF THE EXISTING MONUMENT SIGNS

2. BROWN AND OFF-WHITE COLORS TO BE SAMPLED AND SUBMITTED TO HR GREEN AND MCC FOR REVIEW AND APPROVAL

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APPROVED: JV | JOB NUMBER: 86160398
CAD DATE: January 4, 2017
CAD FILE: O:\86160398\CAD\Dwgs\86160398_Sign_Location_Exhibit_wayfinding.dwg

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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HRGreen
ILLINOIS DESIGN FIRM # 184.001322
420 N. FRONT STREET, SUITE 100
McHENRY, ILLINOIS 60050
PHONE: 815.385.1778 | TOLL FREE: 800.728.7805
FAX: 815.385.1781 | HRGreen.com

McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

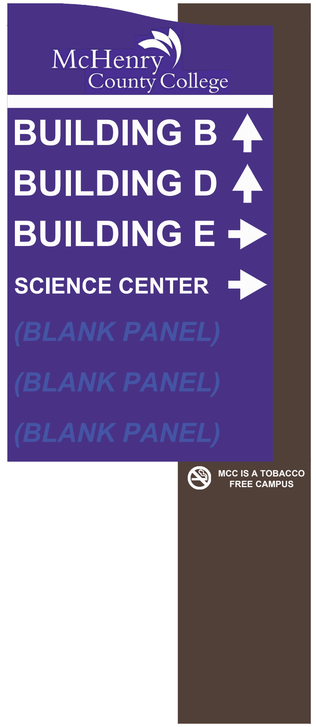
TRAFFIC DIRECTIONAL

SHEET NO.
C.03



1.5 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"

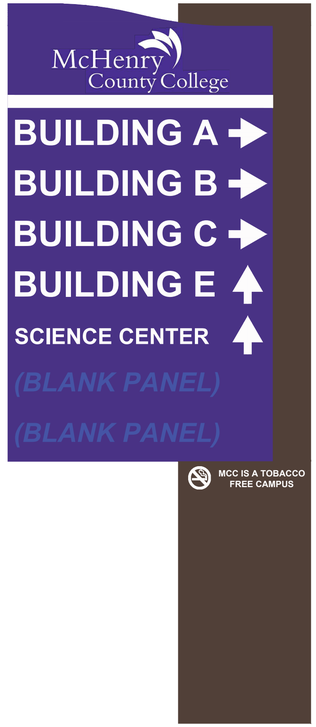


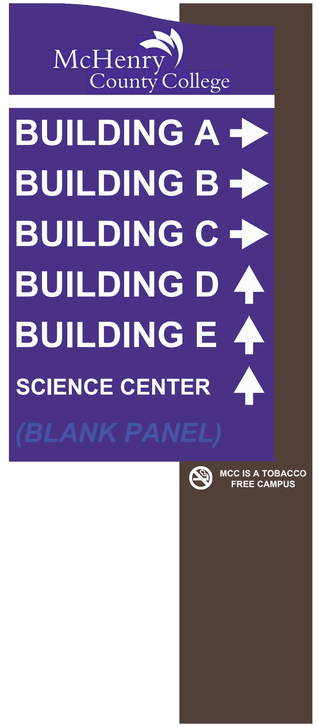


1.6 TRAFFIC DIRECTIONAL (2 SIDED)
SCALE: 1" = 1'-0"



1.7 TRAFFIC DIRECTIONAL (2 SIDED)
SCALE: 1" = 1'-0"





1.8 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"

NOTES:

1. BASE BID: ONLY TRAFFIC DIRECTIONAL SIGNS 1.1, 1.5 AND 1.8 SHALL HAVE BACK LIT TEXT FOR THE BASE BID. ALL OTHER TRAFFIC DIRECTIONAL SIGNS SHALL HAVE 280-10 GERBER WHITE REFLECTIVE TEXT.

2. ALTERNATE BID: ALL TRAFFIC DIRECTIONAL SIGNS SHALL HAVE BACK LIT TEXT.

3. ALL TRAFFIC DIRECTIONAL SIGNS SHALL HAVE REMOVAL PANELS. A BLANK PURPLE PANEL SHALL BE PROVIDED FOR EACH INSTANCE OF THE "SCIENCE CENTER" TEXT AND INSTALLED IN PLACE OF THE "SCIENCE CENTER" PANELS. THE "SCIENCE CENTER" PANELS SHALL BE PROVIDED TO THE COLLEGE FOR THEM TO INSTALL AT A LATER DATE.

4. EACH SIGN SHALL HAVE ENOUGH BLANK PURPLE PANELS MADE TO FILL THE SIGN AS SHOWN IN THE GRAPHICS ABOVE. (30 BLANK PURPLE PANELS FOR ALL TRAFFIC DIRECTIONAL SIGNS)

5. SIGNS SHALL ALWAYS CANTILEVER TOWARDS THE ROAD

6. SEE SHEET C.07 FOR DETAILS.

811 Know what's below. Call before you dig.

INSTITUTIONAL COLORS

PANTONE 267 CVC
PANTONE 268 CVU
CMYK: 88, 99, 1, 0
RGB: 75, 49, 144
WEB: 4b3190

NOTES:
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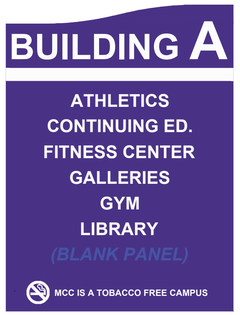
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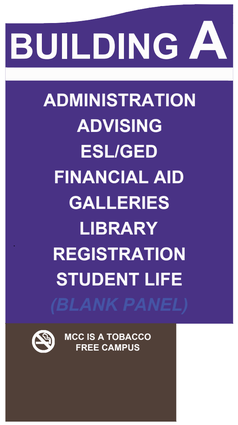
MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

TRAFFIC DIRECTIONAL

SHEET NO. C.04



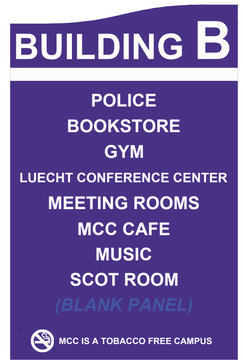
2.1A BUILDING/SERVICE IDENTIFICATION (WALL MOUNTED 1)
SCALE: 1" = 1'-0"



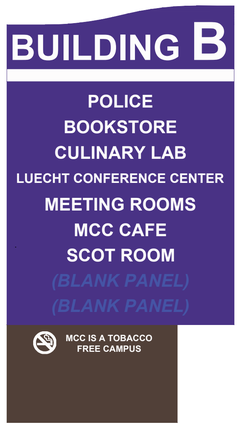
2.2A BUILDING/SERVICE IDENTIFICATION (TYPE 2)
SCALE: 1" = 1'-0"



2.3A BUILDING/SERVICE IDENTIFICATION (TYPE 1)
SCALE: 1" = 1'-0"



2.1B BUILDING/SERVICE IDENTIFICATION (WALL MOUNTED 2)
SCALE: 1" = 1'-0"



2.2B BUILDING/SERVICE IDENTIFICATION (TYPE 2)
SCALE: 1" = 1'-0"



2.1C BUILDING/SERVICE IDENTIFICATION (TYPE 1)
SCALE: 1" = 1'-0"



2.1D BUILDING/SERVICE IDENTIFICATION (TYPE 1)
SCALE: 1" = 1'-0"



2.1E BUILDING/SERVICE IDENTIFICATION (TYPE 2)
SCALE: 1" = 1'-0"



2.2E BUILDING/SERVICE IDENTIFICATION (TYPE 2)
SCALE: 1" = 1'-0"

NOTES:

1. BASE BID: ALL BUILDING AND SERVICE IDENTIFICATION SIGNS SHALL HAVE 280-10 GERBER WHITE REFLECTIVE TEXT.

2. ALTERNATE BID: ALL BUILDING AND SERVICE IDENTIFICATION SIGNS SHALL HAVE BACK LIT TEXT.

3. ALL BUILDING AND SERVICE IDENTIFICATION SIGNS SHALL HAVE REMOVAL PANELS.

4. EACH SIGN SHALL HAVE ENOUGH BLANK PURPLE PANELS MADE TO FILL THE SIGN AS SHOWN IN THE GRAPHICS ABOVE. (14 BLANK PURPLE PANELS FOR ALL BUILDING/SERVICE IDENTIFICATION SIGNS)

5. SEE SHEET C.07/C.08 FOR DETAILS.

INSTITUTIONAL COLORS



PANTONE 267 CVC
PANTONE 268 CVU
CMYK: 88, 99, 1, 0
RGB: 75, 49, 144
WEB: 4b3190

NOTES:
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MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

BUILDING/SERVICE IDENTIFICATION

SHEET NO.
C.05



QUANTITY: 3

3A BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"



QUANTITY: 2

3B BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"



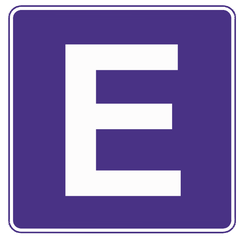
QUANTITY: 2

3C BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"



QUANTITY: 1

3D BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"



QUANTITY: 2

3E BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"

NOTES:

1. ALL WALL MOUNTED BUILDING IDENTIFICATION SIGNS ARE TO BE BACK LIT AND POWERED WITH SOLAR PANELS, WHICH SHOULD BE MOUNTED TO THE BUILDING ROOF.

2. SEE SHEET C.08 FOR DETAILS.

INSTITUTIONAL COLORS

PANTONE 267 CVC
PANTONE 268 CVU
CMYK: 88, 99, 1, 0
RGB: 75, 49, 144
WEB: 4b3190

NOTES:
1. OFF-WHITE COLOR TO BE SAMPLED AND SUBMITTED TO HR GREEN AND MCC FOR REVIEW AND APPROVAL

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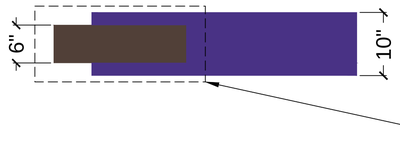
McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

WALL MOUNTED BUILDING IDENTIFICATION

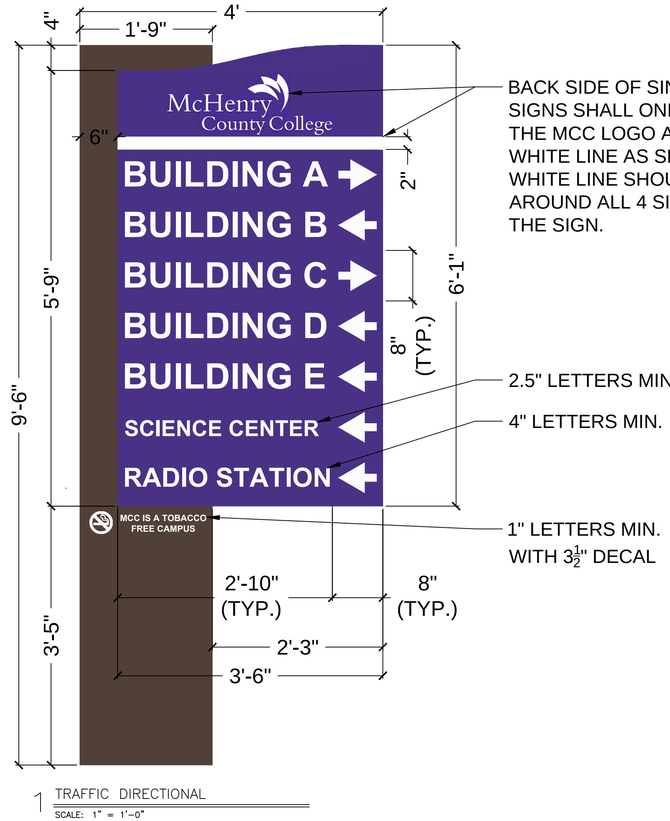
SHEET NO.
C.06

TOP VIEW:



FOOTING
(SEE SHEET C.09)

FRONT VIEW:



BACK SIDE OF SINGLE SIDED SIGNS SHALL ONLY HAVE THE MCC LOGO AND A 2" WHITE LINE AS SHOWN HERE. WHITE LINE SHOULD WRAP AROUND ALL 4 SIDES OF THE SIGN.

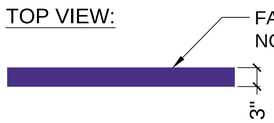
2.5" LETTERS MIN.

4" LETTERS MIN.

1" LETTERS MIN.
WITH $3\frac{1}{2}$" DECAL

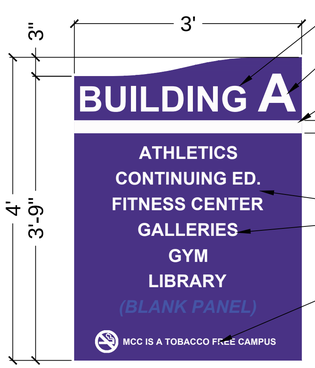
1 TRAFFIC DIRECTIONAL
SCALE: 1" = 1'-0"

TOP VIEW:



FASTEN TO WALL SO THAT NO FASTENERS ARE VISIBLE

FRONT VIEW:



4" LETTERS MIN.

6" LETTERS MIN.

WHITE LINE TO WRAP AROUND ALL 3 EXPOSED SIDES OF THE SIGN

2" GAPS MIN.

2" LETTERS MIN.

1" LETTERS MIN.
WITH $3\frac{1}{2}$" DECAL

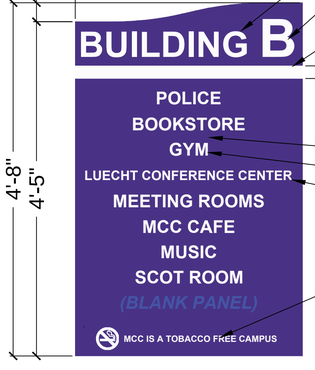
2 BUILDING/SERVICE IDENTIFICATION (WALL MOUNTED 1)
SCALE: 1" = 1'-0"

TOP VIEW:



FASTEN TO WALL SO THAT NO FASTENERS ARE VISIBLE

FRONT VIEW:



4" LETTERS MIN.

6" LETTERS MIN.

WHITE LINE TO WRAP AROUND ALL 3 EXPOSED SIDES OF THE SIGN

2" GAPS MIN.

2" LETTERS MIN.

1.5" LETTERS MIN.

1" LETTERS MIN.
WITH $3\frac{1}{2}$" DECAL

3 BUILDING/SERVICE IDENTIFICATION (WALL MOUNTED 2)
SCALE: 1" = 1'-0"

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McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

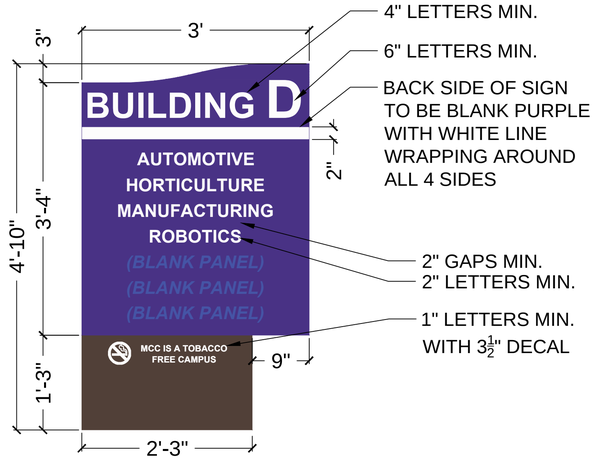
TYPICAL SIGN DIMENSIONS

SHEET NO.
C.07

TOP VIEW:

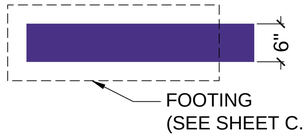


FRONT VIEW:

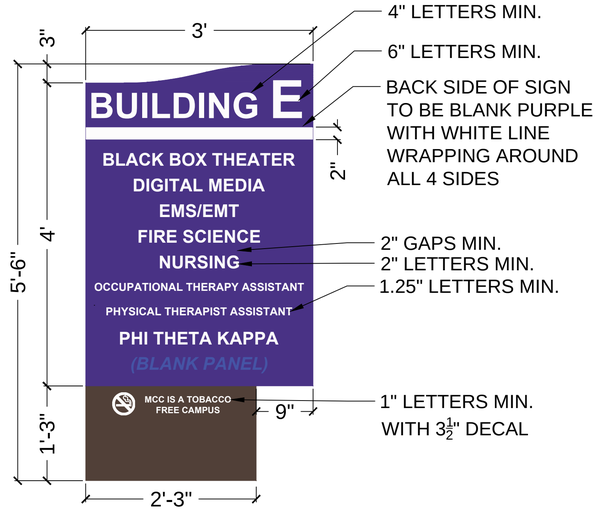


4 BUILDING/SERVICE IDENTIFICATION (TYPE 1)
SCALE: 1" = 1'-0"

TOP VIEW:



FRONT VIEW:

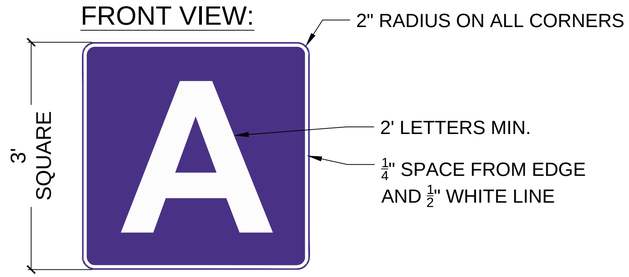


5 BUILDING/SERVICE IDENTIFICATION (TYPE 2)
SCALE: 1" = 1'-0"

TOP VIEW:



FRONT VIEW:



6 BUILDING IDENTIFICATION – WALL MOUNTED
SCALE: 1" = 1'-0"

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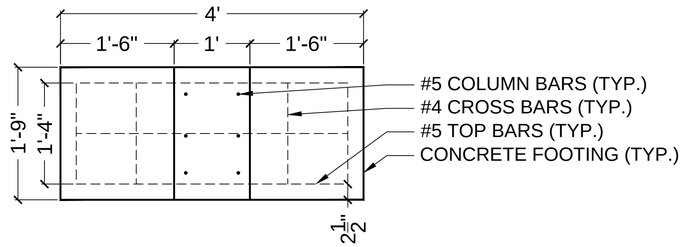
McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

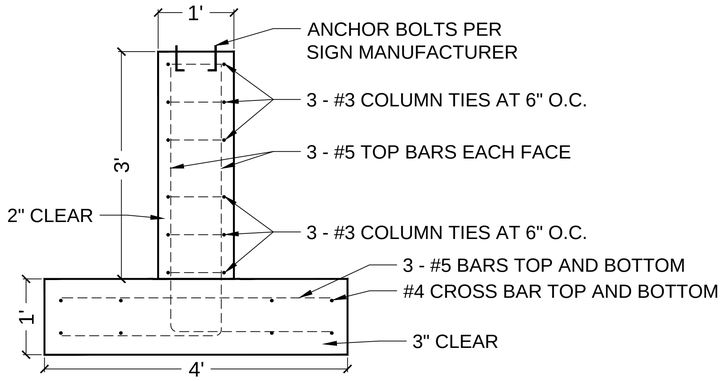
TYPICAL SIGN DIMENSIONS

SHEET NO.
C.08

PLAN VIEW:

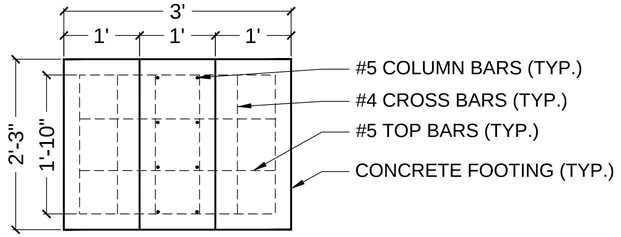


SECTION VIEW:

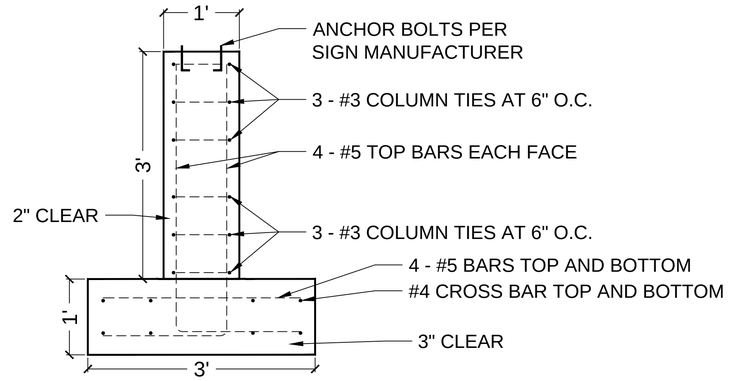


1 TRAFFIC DIRECTIONAL FOOTING
SCALE: 1" = 1'-0"

PLAN VIEW:



SECTION VIEW:



2 BUILDING AND SERVICE ID FOOTING
SCALE: 1" = 1'-0"

NOTES:

IDOT CLASS SI CONCRETE (F'C=3500 PSI)

CONSTRUCT IN ACCORDANCE WITH SECTION 734 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CONCRETE FOUNDATIONS FOR SIGN STRUCTURES)

LOCATION
- CONTRACTOR TO FIELD LOCATED ALL SIGNS WITH HR GREEN AND MCHENRY COUNTY COLLEGE.
- FINAL SIGN LOCATIONS TO BE STAKED IN THE FIELD AND TO BE REVIEWED AND APPROVED BY MCHENRY COUNTY COLLEGE PRIOR TO INSTALLATION.

TYPE AND DIMENSIONS OF SIGN
- SIGN SHELLS TO BE MANUFACTURED OUT OF SHEET ALUMINUM AND COMPLETELY ENCLOSED AND SEALED WITH APPROPRIATE WATERPROOFING SEALANT AND FASTENERS. FRAMING AND STRUCTURAL SUPPORT TO BE MANUFACTURED OUT OF STEEL AND ALUMINUM AND DESIGNED/ENGINEERED BY THE SIGN MANUFACTURER. SHOP DRAWINGS DEPICTING STRUCTURAL DESIGN INTENT AND ELECTRICAL/LIGHTING DESIGN TO BE SUBMITTED TO HR GREEN FOR APPROVAL. ALL STRUCTURAL DESIGNS SHALL BE SIGNED/SEALED BY A LICENSED STRUCTURAL ENGINEER.
- OFFICIAL MCHENRY COUNTY COLLEGE LOGO AND PANTONE COLOR SCHEME TO BE USED. SIGN SHALL BE PAINTED WITH A HIGH QUALITY ENAMEL FINISH, SMOOTH AND FREE OF BLEMISHES.
- ALL BACK LIT TEXT (SEE BASE BID AND ALTERNATIVE BID) INCLUDING THE MCHENRY COUNTY COLLEGE LOGO SHALL BE MANUFACTURED OUT OF TRANSLUCENT/TRUE WHITE POLY CARBONATE AND ILLUMINATED (BACKLIT) FROM INSIDE THE SIGN. TEXT IS TO HAVE A CRISP LOOK WHEN ILLUMINATED AND HAVE A HIGH CONTRAST EFFECT BOTH DURING THE DAY AND AT NIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PROPOSED LUMENS TO PRODUCE THIS EFFECT.
- SHOP DRAWINGS DEPICTING TEXT AND LOGO DESIGN/MANUFACTURING INTENT SHALL BE SUBMITTED TO HR GREEN FOR APPROVAL.
- IT IS RECOMMENDED THAT THE SIGN MANUFACTURER REVIEW ALL DIMENSIONS AND SPECIFICATIONS AND PROVIDE INPUT TO HR GREEN TO ENSURE AN EFFICIENT USE OF MATERIAL WHILE MAINTAINING THE DESIGN INTENT OF THE SIGN. ANY CHANGES TO THE DESIGN, DIMENSIONS, OR SPECIFICATIONS MUST BE APPROVED BY HR GREEN.

INSTALLATION SPECIFICATIONS
- ALL FASTENERS SHALL BE STAINLESS STEEL AND HIDDEN FROM VIEW IF POSSIBLE. NO FASTENERS SHALL BE VISIBLE ON WALL MOUNTED SIGNS.
- TOP OF FOUNDATION SHALL BE FLUSH WITH FINISHED GRADE WITH APPROPRIATE WEEP HOLES, GRADE SLOPE, AND WATER PROOFING MATERIAL IMPLEMENTED TO ENSURE MINIMUM RISK OF RUST OR OTHER WATER DAMAGE.
- ALL DISTURBED AREAS SHALL BE RESTORED, INCLUDING BUT NOT LIMITED TO: TRENCHES DUG FOR UTILITY INSTALLATION, GRADING, DISTURBED AREAS DUE TO CONSTRUCTION VEHICLES, ETC.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION BY CONTACTING J.U.L.I.E.
- CONTRACTOR IS TO OBTAIN ALL CITY PERMITS NECESSARY PRIOR TO CONSTRUCTION. PERMITS SHALL BE SUBMITTED TO HR GREEN FOR RECORD.

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McHenry County College

MCC CAMPUS SIGN PACKAGE
WAYFINDING SIGNS
McHENRY, ILLINOIS

TYPICAL SIGN DETIALS AND NOTES

SHEET NO. C.09



Double sided
banner
option 1.



Double sided
banner
option 2.





Single banners used
in a continuous row