#2019-100
District 47 Coventry School Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	July 17, 2019
Request:	Special Use Permit for an Elementary School, allowing an addition to Coventry School.
Location:	820 Darlington Lane
Acreage:	Approximately 11 acres
Existing Zoning:	R-2 Single-Family Residential
Surrounding Properties:	North: R-2 Single-Family Residential South: R-2 Single-Family Residential East: R-2 Single-Family Residential West: R-2 Single-Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

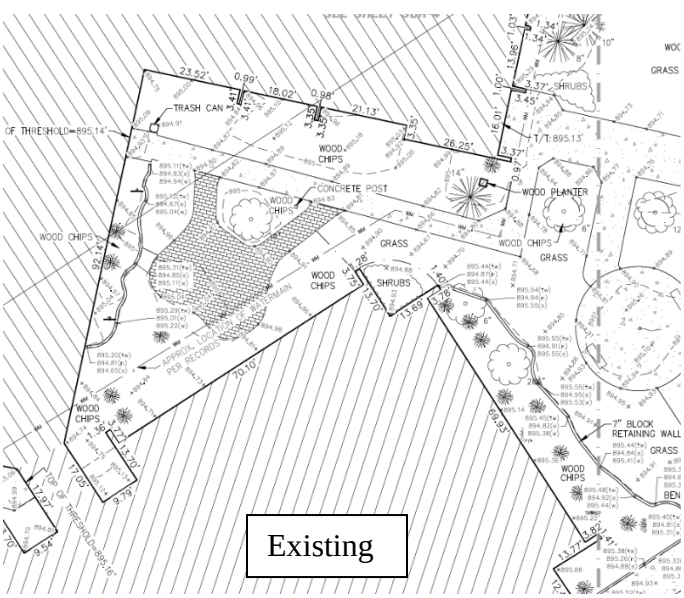
- Previous Approvals:
  - In May 2019, a temporary use permit was issued for mobile classrooms.
- General:
  - This request is seeking approval for a building addition and sidewalk improvements.
  - Schools are required to seek a Special Use Permit. The changes proposed to the site and additional square footage added to the building require the Special Use Permit.

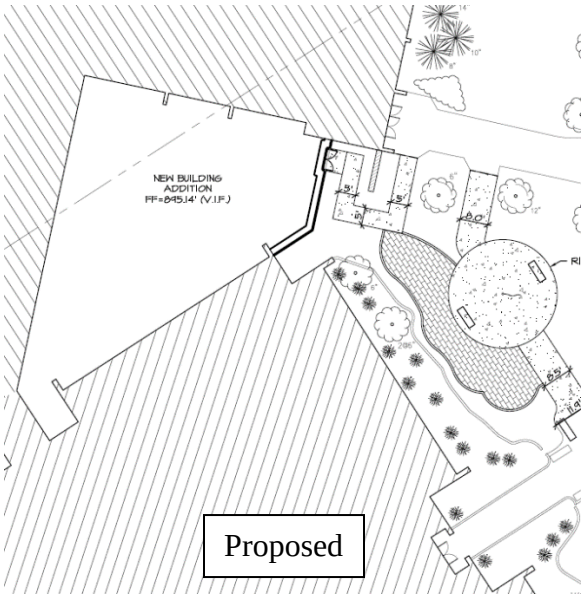
Development Analysis:

- Zoning:
  - The site is zoned R-2 Single-Family Residential. Schools are permitted within this zoning district.
- Land Use:
  - The land use map shows the area as Public & Semi-Public. This is the most appropriate land use designation for a school.

Site:

- The proposed building addition will fill in a courtyard area between two wings of the existing structure.
- The southern playground will be removed and replaced.
- The landscape area in front of the new addition will be altered.





Building Elevations:

- The addition will maintain the existing architectural style of Coventry Elementary School.
- Materials used, such as brick, glass, and trim will match the existing color palette.



Landscape:

- Landscaping within courtyard will be removed to make way for the addition.
- Existing brick pavers from courtyard area will be removed and reinstalled in front landscape area around concrete sidewalk.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit for an Elementary School to allow an addition to Coventry School. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public & Semi-Public, which allows for existing and future public and semi-public facilities. The following goals are applicable to this request:

Land Use – Public and 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
Success Indicator: The number of zoning approvals for public/semi-public projects

Community Facilities – Public Facilities

Goal: Support the specific needs and goals of public facilities to ensure cooperation between the public and city facilities for the health, safety and needs of the community.

Recommended Conditions:

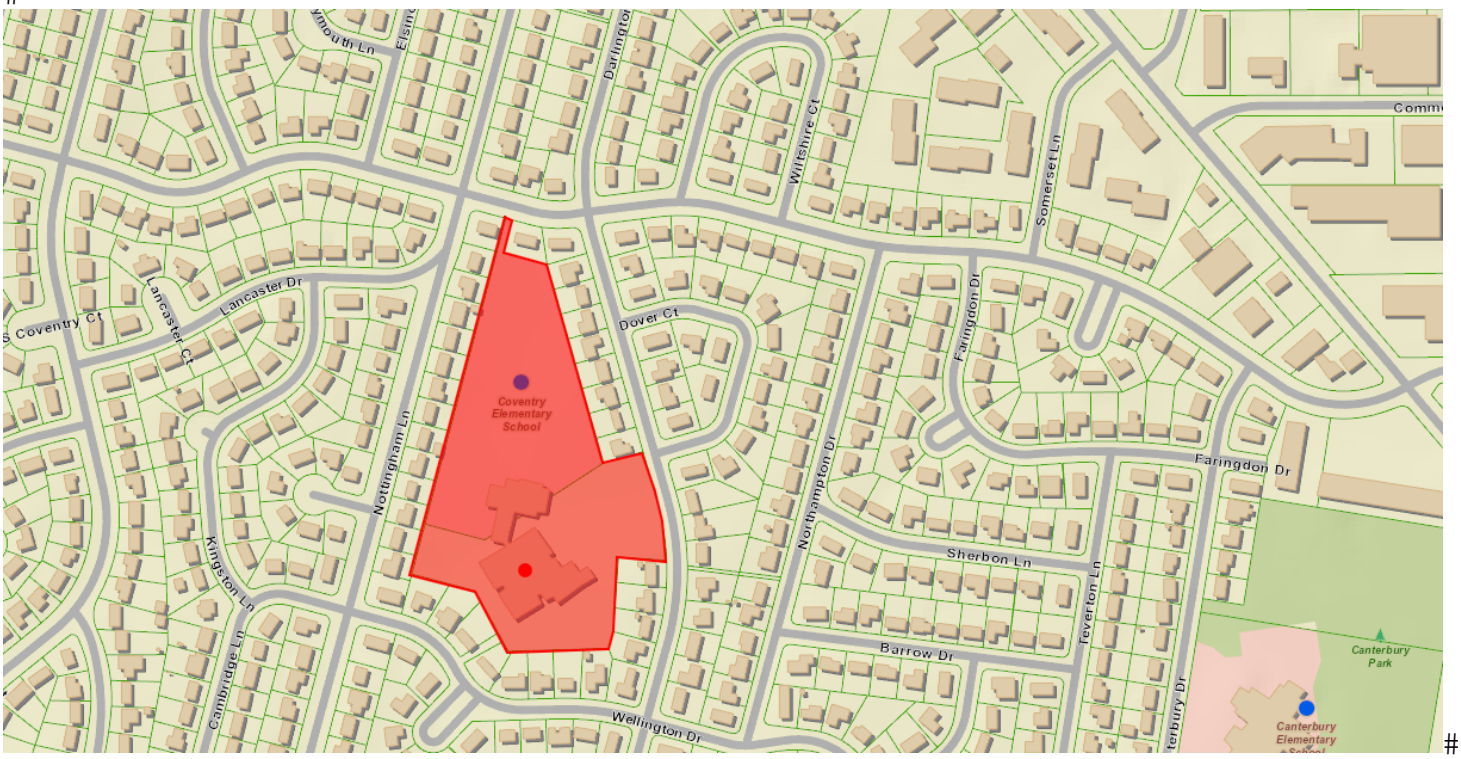
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (WT Group, received 06/13/19)
   B. Engineering Plans (WT Group, dated 04/15/19, received 06/13/19)
   C. Elevation Renderings (DLR Group, undated, received 06/13/19)
   D. Boundary and Topographic Survey (WT Group, dated 01/29/19, received 06/13/19)

2. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PLN-2019-100 Coventry Elementary School – Special Use Permit

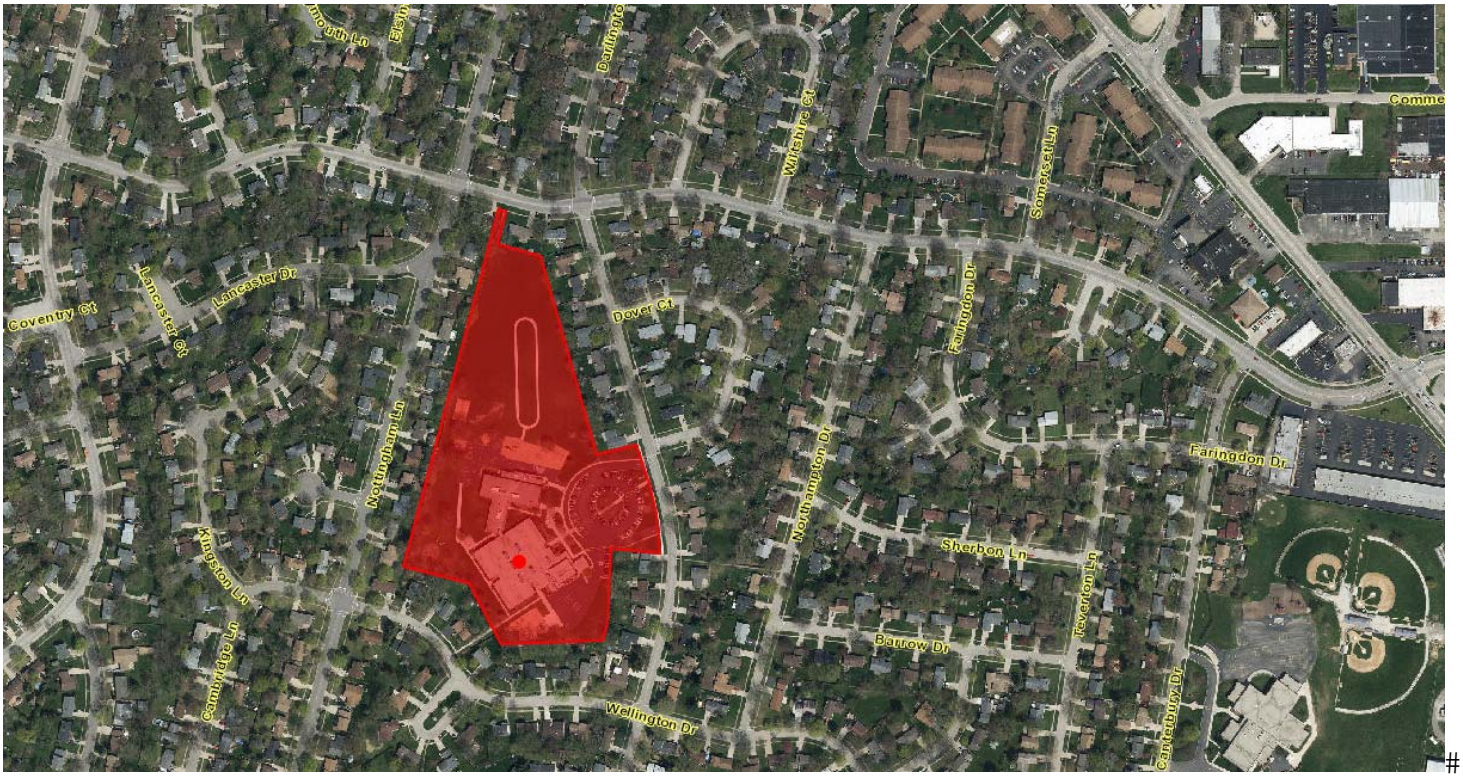
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City of Crystal Lake
Development Application

PLN-2019-00100

Office Use Only

File # _____

RECEIVED
JUN 13 2019
BY: .....

Project Title: Coventry Elementary School

Action Requested

__ **Annexation**

__ **Comprehensive Plan Amendment**

__ **Conceptual PUD Review**

__ **Final PUD**

__ **Final PUD Amendment**

__ **Final Plat of Subdivision**

__ **Preliminary PUD**

__ **Preliminary Plat of Subdivision**

__ **Rezoning**

X **Special Use Permit**

__ **Variation**

__ **Other**

Petitioner Information

Name: WT Group (Jason Green)

Address: 2675 Pratum Ave

Hoffman Estates, IL 60192

Phone: (224) 293-6333

Fax: (224) 293-6444

E-mail: jason.green@wtengineering.com

Owner Information (if different)

Name: Crystal Lake School District 47 (David Schuh)

Address: 820 Darlington Ln

Crystal Lake, IL 60014

Phone: (815) 788-5061

Fax: _____

E-mail: dsschuh@d47.org

Property Information

Project Description:

The school district is seeking approval for a building addition and sidewalk improvements.

Project Address/Location: 820 Darlington Ln

PIN Number(s): 19-08-326-010 19-08-326-011

Development Team

Please include address, phone, fax and e-mail

Developer: Crystal Lake School District 47 (David Schuh), 221 Liberty Road, Crystal Lake, IL 60014
815-788-0561 dsschuh@d47.org

Architect: DLR Group, 333 West Wacker Drive, Suite 850, Chicago, IL 60606
312-780-1076 kwhite@dlrgroup.com

Attorney:

Engineer: WT Group (Jason Green), 2675 Pratum Ave, Hoffman Estates, IL 60192
224-293-6333 jason.green@wtengineering.com

Landscape Architect:

Planner:

Surveyor: WT Group, 2675 Pratum Ave, Hoffman Estates, IL 60192
224-293-6333 kevin.human@wtengineering.com

Other:

Signatures

6-13-19

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.

David Schuh 6-13-19

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.



NEW ADDITION ELEVATION

COVENTRY ELEMENTARY SCHOOL - ADDITION

PLANNING AND ZONING COMMISSION

Received 06/13/19

DLR Group



OUTLINE OF NEW ADDITION

COVENTRY ELEMENTARY SCHOOL - ADDITION

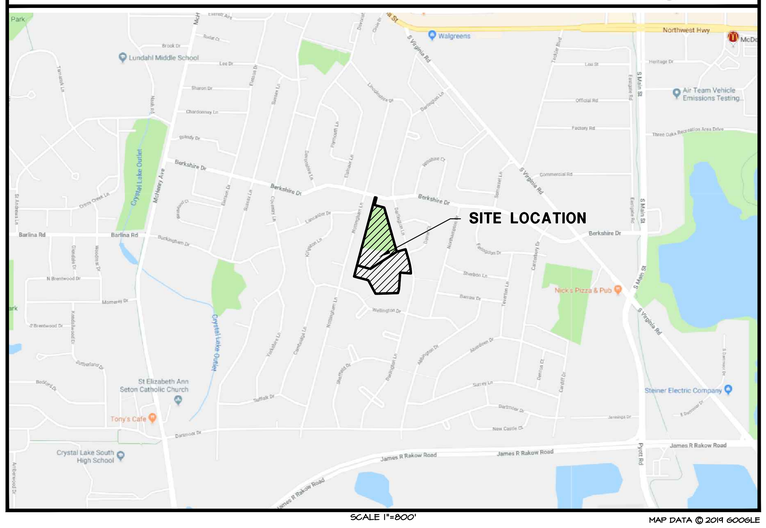
PLANNING AND ZONING COMMISSION

DLR Group

COVENTRY ELEMENTARY SCHOOL
RENOVATION AND ADDITION -
SITE UTILITIES AND SELECTIVE DEMOLITION
820 DARLINGTON LANE, CRYSTAL LAKE, IL 60014

DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	4-15-19
C-1.0	SITE DEMOLITION PLAN	4-15-19
C-2.0	SITE GEOMETRIC PLAN	4-15-19
C-3.0	SITE DEVELOPMENT PLAN	4-15-19
C-3.1 - C-3.2	SITE DEVELOPMENT DETAILS	4-15-19
C-4.0	SITE GRADING PLAN	4-15-19
C-5.0	SITE UTILITY PLAN	4-15-19
C-5.1 - C-5.2	SITE UTILITY DETAILS	4-15-19
C-6.0	STORM WATER POLLUTION PREVENTION PLAN	4-15-19
C-6.1	STORM WATER POLLUTION PREVENTION DETAILS	4-15-19
C-7.0 - C-7.1	PROJECT SPECIFICATIONS	4-15-19
SUR-1 - SUR-5	BOUNDARY AND TOPOGRAPHIC SURVEY (PREPARED BY W-T GROUP)	2-7-19

LOCATION MAP



SCALE 1"=800'

MAP DATA © 2019 GOOGLE

SECTION 8
TOWNSHIP 43N
RANGE 8E

BENCHMARKS:

ONSITE BENCHMARK 1 - NORTHWEST BOLT ON HYDRANT ON THE EAST SIDE OF DARLINGTON LANE, DIRECTLY EAST OF NORTH ENTRANCE TO SCHOOL AS SHOWN.
ELEVATION = 845.59' (NAVD88)

ONSITE BENCHMARK 2 - CUT CROSS ON BOLT OF HYDRANT LOCATED NEAR THE SOUTHEAST BUILDING CORNER AS SHOWN.
ELEVATION = 845.53' (NAVD88)

CIVIL ENGINEERING STATEMENT AND SEAL

I, JASON GREEN, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

DATE:

JASON E. GREEN - P.E. #062-054460
DATE OF EXPIRATION - NOVEMBER 30, 2019

NOTE: SIGNED AND SEALED FOR SHEETS T-1.0 THROUGH C-7.1

CALL JULIE
SIMPLY 811 OR TOLL FREE 1(800)892-0123 OPERATES
24 HOURS A DAY 365 DAYS A YEAR



CALL 1(800)892-0123
48 HOURS BEFORE YOU DIG

CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.

Received 06/13/19

W-T JOB NUMBER - 1811057C

WT Group
Engineering Design Consulting
WT GROUP
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
2675 Prairie Avenue | Hoffman Estates, IL 60192
P: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL License No: 184.007570/0015 | Exp: 04.30.2019
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DLR Group
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COVENTRY ELEMENTARY SCHOOL
RENOVATION AND ADDITION - SITE UTILITIES AND SELECTIVE DEMOLITION
820 DARLINGTON LANE
CRYSTAL LAKE, IL 60014

Attachment No.
To:
Dated:

ISSUED FOR
DD
4/15/2019
Revisions

Project Number

TITLE SHEET

T-1.0

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HATCH LEGEND

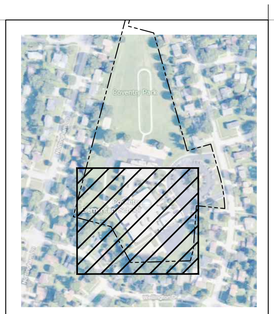
EXISTING CONCRETE TO BE REMOVED FULL DEPTH

DEMOLITION LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELCO LINE
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING SIGN
- EXISTING PEDESTAL (TELCO, CABLE, ELECTRIC)
- EXISTING TREE
- SOIL BORING

PROJECT NOTES:

1. EXISTING BUILDING TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING CONCRETE TO REMAIN.
4. EXISTING HYDRANT AND EXISTING PIPING TO REMAIN.
5. EXISTING FENCE TO REMAIN.
6. EXISTING BARRIER CURB REMAIN.
7. EXISTING SIGN TO REMAIN.
8. EXISTING FLAG POLE AND ASSOCIATED FOUNDATIONS TO BE REMOVED AND STORED ON-SITE.
9. EXISTING BENCH TO REMAIN.
10. EXISTING BLOCK WALL TO REMAIN.
11. EXISTING BLOCK WALL TO BE REMOVED.
12. EXISTING TIMBER BORDER TO REMAIN.
13. EXISTING WOOD CHIPS TO REMAIN.
14. EXISTING SHRUB TO BE REMOVED.
15. EXISTING SHED TO REMAIN.
16. EXISTING GUARD RAIL TO REMAIN.
17. EXISTING SIGN TO BE REMOVED.
18. EXISTING DETECTABLE WARNING PLATE TO REMAIN.
19. EXISTING BRICK PAVERS TO BE PALLETIZED AND STORED ON-SITE FOR RE-INSTALLATION.
20. EXISTING TREE TO BE REMOVED.
21. EXISTING GAS LINE TO REMAIN.
22. EXISTING PLAYGROUND MULCH TO BE REMOVED.
23. EXISTING TIMBER BORDER TO BE REMOVED.
24. EXISTING PLASTIC BORDER TO BE REMOVED.
25. EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED.
26. EXISTING METAL POST TO REMAIN.
27. EXISTING UNDERGROUND TELCO TO REMAIN.
28. EXISTING CABLE PEDESTAL AND ASSOCIATED WIRING TO REMAIN.
29. EXISTING CONCRETE TO BE REMOVED.
30. NEW FULL DEPTH SAWCUT OF EXISTING CONCRETE/CURB TO PROVIDE CLEAN CONSTRUCTION BREAK AT NEAREST JOINT.
31. EXISTING TRANSFORMER AND ASSOCIATED WIRING TO REMAIN.
32. EXISTING PAVEMENT STRIPING TO REMAIN.
33. EXISTING STORM STRUCTURE AND ASSOCIATED PIPING TO REMAIN.
34. EXISTING STORM SEWER TO REMAIN.
35. EXISTING SANITARY STRUCTURE AND ASSOCIATED PIPING TO REMAIN.
36. EXISTING SANITARY SEWER TO REMAIN.
37. EXISTING WATER MAIN TO REMAIN.
38. EXISTING WATER STRUCTURE AND ASSOCIATED PIPING TO REMAIN.
39. EXISTING GAS METER AND ASSOCIATED PIPING TO REMAIN.
40. EXISTING HANDHOLE AND ASSOCIATED WIRING TO REMAIN.
41. EXISTING TELCO PEDESTAL AND ASSOCIATED WIRING TO REMAIN.
42. EXISTING UNDERGROUND ELECTRIC TO REMAIN.
43. EXISTING ELECTRIC PEDESTAL AND ASSOCIATED WIRING TO REMAIN.
44. EXISTING BENCH TO BE REMOVED AND STORED ON-SITE.
45. POSSIBLE LOCATION OF EXISTING WATER SERVICE. VERIFY IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF CONFLICTS EXIST.
46. CONTRACTOR TO TRACE UTILITY ROUTING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF CONFLICTS EXIST.
47. EXISTING CONCRETE POST TO BE REMOVED.



KEY MAP

SCALE: N.T.S.

SITE DEMOLITION NOTES:

A. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION.
C. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY AND COMPLY WITH THE NPDES II REQUIREMENTS OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND THE INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
D. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
E. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
F. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER, AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, AND MISCELLANEOUS DEBRIS) INDICATED TO BE DEMOLISHED SHALL BE REMOVED OR DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
G. CONTACT GAS COMPANY PRIOR TO DEMOLITION. LOCATION OF EXISTING GAS SERVICES ARE UNKNOWN.
H. ALL EXISTING TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
I. ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
J. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
K. CONTRACTOR SHALL PROVIDE REMOVAL AND REPLACEMENT AND SHORING AS NECESSARY TO MEET OSHA AND LOCAL CODE, AS WELL AS MANUFACTURER'S REQUIREMENTS.
L. ALL FOUNDATIONS FOR ALL FENCES, SIGNS, ETC. NOTED FOR REMOVAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE.
M. PROOF-ROLLING SHALL BE PERFORMED FOR ALL SUBGRADE PRIOR TO CONSTRUCTION OF NEW PAVEMENT. ALL SUBGRADE PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY A MATERIALS TESTING AGENCY TO BE HIRED BY THE OWNER. CONTRACTOR TO COORDINATE ALL PROOF-ROLLING WITH THE MATERIALS TESTING AGENCY. CONTACT THE ENGINEER AND MATERIAL TESTING AGENCY SO THAT THEY MAY WITNESS THE PROOF ROLL. PROOF ROLL SHALL BE PROVIDED FOR ALL PAVEMENT AREAS SPECIFIED FOR FULL DEPTH REMOVAL AND REPLACEMENT.
N. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 2-7-19, PREPARED BY W-T GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
O. SEE SHEET SUR-1 TO SUR-5 "BOUNDARY AND TOPOGRAPHIC SURVEY" FOR ALL EXISTING LOCATED UTILITY DATA.
P. CLEAR SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
Q. ALL ITEMS MARK "EXISTING OR EXISTING TO REMAIN" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
R. CONTRACTOR TO FOLLOW RECOMMENDATIONS INCLUDED IN THE POTENTIALLY IMPACTED PROPERTY (PIP) EVALUATION PREPARED BY TSC TESTING SERVICE CORPORATION AND DATED 2-15-2019. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT IF NECESSARY.
S. ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2' LONG (MIN.) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.
T. PREPARE SUBGRADE AS SPECIFIED WITHIN THE REPORT OF GEOTECHNICAL EXPLORATION DATED 2-15-2019 PREPARED BY TSC TESTING SERVICE CORPORATION
U. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL EXPLORATION DATED 2-15-2019 PREPARED BY TSC TESTING SERVICE CORPORATION FOR EXISTING TOPSOIL DEPTHS.

EXISTING UTILITY DATA

1. RIM=893.71' (STORM)
60" CONCRETE STRUCTURE
INV=879.00' (42" RCP N/SW)

3. RIM=893.49' (WATER)
48" CONCRETE STRUCTURE
887.66' AT TOP OF 8" DIP N/S

4. RIM=893.90' (STORM)
60" CONCRETE STRUCTURE
DRY WELL
INV=889.45' (6" PVC SE)
882.50' AT BOTTOM OF STRUCTURE

5. RIM=893.98' (STORM)
24" CONCRETE STRUCTURE
INV=891.32' (8" PVC NW)

6. RIM=894.60' (STORM)
48" CONCRETE STRUCTURE
INV=891.95' (6" PVC SE)

7. RIM=894.86' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
INV=890.18' (4" DIP SW)
884.30' AT BOTTOM OF STRUCTURE

8. RIM=894.25' (STORM)
48" CONCRETE STRUCTURE
DRY WELL
INV=890.52' (6" PVC NW)
889.20' AT BOTTOM OF STRUCTURE

9. RIM=892.65' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
NO LINES FOUND
884.32' AT BOTTOM OF STRUCTURE

10. RIM=894.85' (SANITARY)
48" CONCRETE STRUCTURE
INV=889.89' (4" DIP NE)
INV=889.75' (6" CLAY SW)
INV=889.79' (6" CLAY NW)

11. RIM=893.84' (STORM)
48" CONCRETE STRUCTURE
INV=889.74' (12" CLAY NE)
INV=889.71' (12" CLAY SW)
INV=889.98' (12" METAL NW)

12. RIM=894.64' (WATER)
48" CONCRETE STRUCTURE
INV=888.30' AT TOP OF 6" DIP N/E/W

13. RIM=891.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=887.49' (8" CLAY NW)
INV=887.96' (6" CLAY E)

14. RIM=894.20' (STORM)
48" CONCRETE STRUCTURE
INV=890.25' (12" PVC NE)
INV=890.20' (12" PVC SE)

15. RIM=894.69' (STORM)
48" CONCRETE STRUCTURE
INV=890.58' (12" PVC N)
INV=890.50' (8" METAL SE)
INV=890.50' (12" PVC S)

16. RIM=893.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=885.05' (8" CLAY N)

NORTH

1" = 20'

0 0 10 20 40 80

W-T JOB NUMBER - 1811057C

WT Group
Engineering Design Consulting

WT GROUP
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication| Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
2675 Prairie Avenue | Hoffman Estates, IL 60192
P. 224.293.6333 | F. 224.293.6444
wtengineering.com
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COVENTRY ELEMENTARY SCHOOL
RENOVATION AND ADDITION - SITE UTILITIES AND SELECTIVE DEMOLITION

820 DARLINGTON LANE
CRYSTAL LAKE, IL 60014

Attachment No.
To:
Dated:

ISSUED FOR
DD
4/15/2019
Revisions

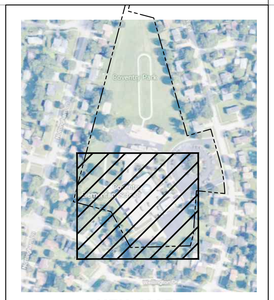
Project Number

SITE DEMOLITION PLAN

C-1.0

File Path
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KEY MAP
SCALE: N.T.S.

HATCH LEGEND

NEW CONCRETE SIDEWALK

NEW BRICK PAVER

SITE GEOMETRIC NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 2-7-19 PREPARED BY H-T GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL MOBILE CLASSROOM PLANS.
D. SEE THE MOBILE CLASSROOM AND RAMP AND STEP SYSTEM LAYOUT DRAWINGS FOR THE DESIGN OF ALL BUILDING ENTRIES.
E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
G. CONTRACTOR SHALL CONTACT JULIE. (811 OR 1-800-842-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1095.02 OF THE IDOT STANDARD SPECIFICATIONS.
I. ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR. REPAINT WITH HIGH QUALITY PAINT.

CALL JULIE
SIMPLY 811 OR TOLL FREE 1(800)842-0123 OPERATES
24 HOURS A DAY 365 DAYS A YEAR



CALL 1(800)842-0123
48 HOURS BEFORE YOU DIG

CONTRACTOR MUST LOCATE PRIVATE UTILITIES IN AREA OF CONSTRUCTION PRIOR TO PROCEEDING WITH WORK

NORTH

1" = 20'

00 10 20 40 80

W-T JOB NUMBER - 1811057C

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COVENTRY ELEMENTARY SCHOOL
RENOVATION AND ADDITION - SITE UTILITIES AND SELECTIVE DEMOLITION

820 DARLINGTON LANE
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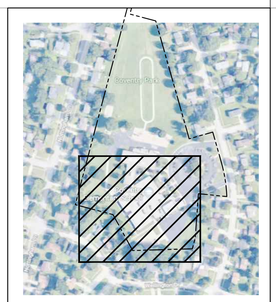
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SITE GEOMETRIC PLAN

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KEY MAP
SCALE: N.T.S.

HATCH LEGEND

NEW CONCRETE SIDEWALK

NEW BRICK PAVER

SITE DEVELOPMENT NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 2-7-19, PREPARED BY W-T GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE MOBILE CLASSROOM MANUFACTURER'S AND RAMP AND STEP SYSTEM LAYOUT DRAWINGS.
C. SEE THE MOBILE CLASSROOM MANUFACTURER'S AND RAMP AND STEP SYSTEM LAYOUT DRAWINGS FOR THE DESIGN OF ALL BUILDING ENTRIES.
D. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
E. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
F. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
G. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1095.02 OF THE IDOT STANDARD SPECIFICATIONS.
H. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, FERTILIZER AND HYDROMULCH.
I. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT , CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
J. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
K. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
L. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. CONTRACTOR TO COORDINATE ALL WORK, SITE ACCESS, STAGING, ETC., WITH PLAYGROUND IMPROVEMENTS AND BUILDING ADDITION CONTRACTORS AT ALL PHASES OF CONSTRUCTION.

PROJECT NOTES

1. EXISTING BUILDING TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING CONCRETE TO REMAIN.
4. EXISTING HYDRANT TO REMAIN.
5. EXISTING FENCE TO REMAIN.
6. EXISTING BARRIER CURB REMAIN.
7. EXISTING SIGN TO REMAIN.
8. RE-INSTALLED FLAG POLE WITH NEW CONCRETE FOUNDATIONS.
9. EXISTING BENCH TO REMAIN.
10. EXISTING BLOCK WALL TO REMAIN.
11. NEW 4'-6" TALL WALL WITH STONE CAP. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. EXISTING TIMBER BORDER TO REMAIN.
13. EXISTING WOOD CHIPS TO REMAIN.
14. RE-INSTALLED BENCH.
15. EXISTING SHED TO REMAIN.
16. EXISTING GUARD RAIL TO REMAIN.
17. RE-INSTALLED BRICK PAVERS.
18. EXISTING DETECTABLE WARNING PLATE TO REMAIN.
19. NEW CONCRETE ACCESS RAMP INTO PLAYGROUND.
20. NEW FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
21. NEW ANTI-SKATE BOARD ATTACHMENTS TO BE MOUNTED ON PROPOSED CURB. CONTRACTOR TO FOLLOW MANUFACTURER DETAILS AND SPECIFICATIONS FOR INSTALLATIONS.
22. EXISTING PAVEMENT STRIPING TO REMAIN.
23. NEW 6"x24" CONCRETE CURB.
24. NEW RUBBER MULCH TO BE PROVIDED BY OWNER.
25. NEW PLAYGROUND EQUIPMENT TO BE PROVIDED BY OWNER.
26. EXISTING METAL POST TO REMAIN.
27. NEW CONCRETE SIDEWALK.
28. NEW FULL DEPTH SAWCUT OF EXISTING SIDEWALK AND TO PROVIDE CLEAN CONSTRUCTION BREAK AT NEAREST JOINT.
29. NEW FLUSH CONCRETE CURB.
30. NEW CONCRETE STOOP TO BE TIED INTO FOUNDATION. SEE STRUCTURAL PLANS. CONTRACTOR TO TIE IN STOOP TO SIDEWALK. PROVIDE EXPANSION JOINT BETWEEN STOOP AND SIDEWALK.

NORTH

1" = 20'

00 10 20 40 80

W-T JOB NUMBER - 1811057C

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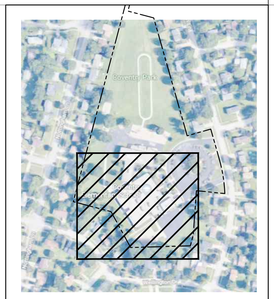
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HATCH LEGEND

- NEW CONCRETE SIDEWALK
- NEW BRICK PAVER



KEY MAP

SCALE: N.T.S.

GRADING LEGEND

+000.00	EXISTING SPOT GRADE
000.00	PROPOSED SPOT GRADE
*000.00	INTERPOLATED SPOT GRADE
000.00	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
000	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
TP	TOP OF PAVEMENT ELEVATION
TW	TOP OF SIDEWALK ELEVATION
G	FINISHED GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
GR	TOP OF GRAVEL ELEVATION
REMAIN	EXISTING STRUCTURE / RIM ELEVATION TO REMAIN
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING B-BOX
	PROPOSED INLET
	LIMITS OF DISTURBANCE
	RIDGE

EXISTING UTILITY DATA

7 — RIM=893.71' (STORM)
60" CONCRETE STRUCTURE
INV=879.00' (42" RCP N/SW)

9 — RIM=893.49' (WATER)
48" CONCRETE STRUCTURE
887.66' AT TOP OF 8" DIP N/S

14 — RIM=893.95' (STORM)
60" CONCRETE STRUCTURE
DRY WELL
INV=889.45' (8" PVC SE)
882.50' AT BOTTOM OF STRUCTURE

15 — RIM=893.98' (STORM)
24" CONCRETE STRUCTURE
INV=891.32' (8" PVC NW)

16 — RIM=894.60' (STORM)
48" CONCRETE STRUCTURE
INV=891.95' (6" PVC SE)

17 — RIM=894.86' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
INV=890.18' (4" DIP SW)
884.30' AT BOTTOM OF STRUCTURE

18 — RIM=894.25' (STORM)
48" CONCRETE STRUCTURE
DRY WELL
INV=890.52' (6" PVC NW)
889.20' AT BOTTOM OF STRUCTURE

19 — RIM=892.65' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
NO LINES FOUND
884.32' AT BOTTOM OF STRUCTURE

20 — RIM=894.85' (SANITARY)
48" CONCRETE STRUCTURE
INV=889.89' (4" DIP NE)
INV=889.75' (6" CLAY SW)
INV=889.79' (6" CLAY NW)

21 — RIM=893.84' (STORM)
48" CONCRETE STRUCTURE
INV=889.74' (12" CLAY NE)
INV=889.71' (12" CLAY SW)
INV=889.98' (12" METAL NW)

22 — RIM=894.64' (WATER)
48" CONCRETE STRUCTURE
INV=888.30' AT TOP OF 6" DIP N/E/W

23 — RIM=891.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=887.49' (8" CLAY NW)
INV=887.96' (6" CLAY E)

24 — RIM=894.20' (STORM)
48" CONCRETE STRUCTURE
INV=890.25' (12" PVC NE)
INV=890.20' (12" PVC SE)

25 — RIM=894.69' (STORM)
48" CONCRETE STRUCTURE
INV=890.58' (12" PVC N)
INV=890.50' (8" METAL SE)
INV=890.50' (12" PVC S)

27 — RIM=893.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=885.05' (8" CLAY N)

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 2-7-19, PREPARED BY M-T GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.
C. CONTRACTOR SHALL CONTACT JULI.I.E. (811 OR 1-800-892-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
O. CONTRACTOR TO FOLLOW RECOMMENDATIONS INCLUDED IN THE POTENTIALLY IMPACTED PROPERTY (PIP) EVALUATION PREPARED BY TSC TESTING SERVICE CORPORATION, AND DATED 2-22-2019. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT IF NECESSARY.
P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE REPORT OF GEOTECHNICAL EXPLORATION DATED 2-25-2019 PREPARED BY TSC TESTING SERVICE CORPORATION.
Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL EXPLORATION DATED 2-25-2019 PREPARED BY TSC TESTING SERVICE CORPORATION FOR EXISTING TOPSOIL DEPTHS.

NORTH

1" = 20'

0 0 10 20 40 80

W-T JOB NUMBER - 1811057C

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SITE GRADING PLAN

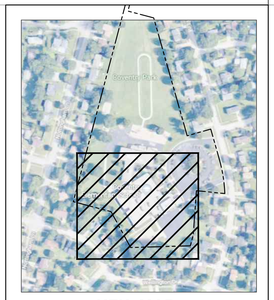
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SITE UTILITY NOTES:

A. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
B. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
C. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
D. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
G. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
H. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
I. ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
J. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
K. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
L. ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.
M. ALL EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE CAPPED WITH 2' LONG (MIN.) NON-SHRINK CONCRETE MORTAR PLUGS AT BOTH ENDS.
N. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITHIN PLAYGROUND AREAS, WITH PLAYGROUND UTILITIES.



KEY MAP

SCALE: N.T.S.

UTILITY LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND ELECTRIC LINE
- 000.00 — PROPOSED RIM ELEVATION
- 000.00 — PROPOSED INVERT ELEVATION
- FF — FINISHED FLOOR ELEVATION
- N, E, W, S ADJUST — NORTH, EAST, WEST, SOUTH ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- PROPOSED INLET
- PROPOSED CATCH BASIN
- LIMITS OF DISTURBANCE

EXISTING UTILITY DATA

1. RIM=893.71' (STORM)
60" CONCRETE STRUCTURE
INV=879.00' (42" RCP N/SW)

9. RIM=893.49' (WATER)
48" CONCRETE STRUCTURE
887.66' AT TOP OF 8" DIP N/S

14. RIM=893.90' (STORM)
60" CONCRETE STRUCTURE
DRY WELL
INV=889.45' (8" PVC SE)
882.50' AT BOTTOM OF STRUCTURE

15. RIM=893.98' (STORM)
24" CONCRETE STRUCTURE
INV=891.32' (8" PVC NW)

16. RIM=894.60' (STORM)
48" CONCRETE STRUCTURE
INV=891.95' (6" PVC SE)

17. RIM=894.86' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
INV=890.18' (4" DIP SW)
884.30' AT BOTTOM OF STRUCTURE

18. RIM=894.25' (STORM)
48" CONCRETE STRUCTURE
DRY WELL
INV=890.52' (6" PVC NW)
889.20' AT BOTTOM OF STRUCTURE

19. RIM=892.65' (STORM)
48" CONCRETE BLOCK STRUCTURE
DRY WELL
NO LINES FOUND
884.32' AT BOTTOM OF STRUCTURE

20. RIM=894.85' (SANITARY)
48" CONCRETE STRUCTURE
INV=889.89' (4" DIP NE)
INV=889.75' (6" CLAY SW)
INV=889.79' (6" CLAY NW)

21. RIM=893.84' (STORM)
48" CONCRETE STRUCTURE
INV=889.74' (12" CLAY NE)
INV=889.71' (12" CLAY SW)
INV=889.98' (12" METAL NW)

22. RIM=894.64' (WATER)
48" CONCRETE STRUCTURE
INV=888.30' AT TOP OF 6" DIP N/E/W

23. RIM=891.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=887.49' (8" CLAY NW)
INV=887.96' (6" CLAY E)

24. RIM=894.20' (STORM)
48" CONCRETE STRUCTURE
INV=890.25' (12" PVC NE)
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25. RIM=894.69' (STORM)
48" CONCRETE STRUCTURE
INV=890.58' (12" PVC N)
INV=890.50' (8" METAL SE)
INV=890.50' (12" PVC S)

27. RIM=893.62' (SANITARY)
48" CONCRETE STRUCTURE
INV=885.05' (8" CLAY N)

STORM SEWER

1. EXISTING STORM STRUCTURE AND ASSOCIATED PIPING TO REMAIN.
2. EXISTING STORM SEWER TO REMAIN.
3. EXISTING STRUCTURE TO REMAIN, CONNECT NEW 12" PIPE TO SOUTHWEST SIDE OF THE STRUCTURE.
4. NEW 12" S.D.R. 26 P.V.C. PIPE, 26 L.F., @ 2.31% SLOPE.
5. NEW 48" PRECAST CONCRETE CATCH BASIN.
6. NEW 12" S.D.R. 26 P.V.C. PIPE, 72 L.F., @ 0.97% SLOPE.
7. NEW 48" PRECAST CONCRETE CATCH BASIN.
8. NEW 6" S.D.R. 26 P.V.C. PIPE, 91 L.F., @ 2.11% SLOPE.
9. NEW 24" PRECAST CONCRETE INLET.
10. NEW 6" S.D.R. 26 P.V.C. PIPE, 27 L.F., @ 2.59% SLOPE.
11. NEW CLEAN-OUT.
12. NEW BUILDING CONNECTION WITH ALL FITTINGS REQUIRED. SEE PLUMBING PLANS FOR MORE DETAILS.

MISC. UTILITY

1. EXISTING HANDHOLE AND ASSOCIATED WIRING TO REMAIN.
2. EXISTING GAS LINE TO REMAIN.
3. EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN.
4. EXISTING UNDERGROUND ELECTRIC TO REMAIN.
5. EXISTING TELEPHONE EQUIPMENT AND ASSOCIATED WIRING TO REMAIN.
6. EXISTING ELECTRIC EQUIPMENT AND ASSOCIATED WIRING TO REMAIN.
7. EXISTING CABLE EQUIPMENT AND ASSOCIATED WIRING TO REMAIN.
8. EXISTING WATER LINE SHOWN PER RECORDS. WATER LINE SHOWN PER RECORDS. CONTRACTOR SHALL PERFORM INVESTIGATION, INCLUDING BUT NOT LIMITED TO TRACING, TEST HOLES, VACUUM EXCAVATION IN ORDER TO CONFIRM EXISTENCE, EXACT LOCATION, SIZE, INVERT ELEVATION AND CONDITION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY FINDINGS, AND DISCREPANCIES.

PIPE CROSSING INFORMATION

CONTRACTOR TO FIELD VERIFY CROSSINGS. IF FIELD CONDITIONS PROHIBIT 18" OF CLEARANCE BETWEEN PROPOSED STORM SEWER AND EXISTING WATER MAIN, NOTIFY ENGINEER PRIOR TO PROCEEDING. FOLLOW IEPA WATER-SEWER SEPARATION REQUIREMENTS.
(V.I.F. - VERIFY IN FIELD)

1. FINISHED GRADE = 844.9±
BOTTOM OF STORM = 842.5±
TOP OF WATER MAIN = 889.4± V.I.F.

WATER

GENERAL WATER NOTES:
- ALL FITTINGS SHALL HAVE MECHANICAL JOINTS RESTRAINED BY MEGALUG GLANDS.
- CONTRACTOR SHALL COORDINATE WATER TAPS WITH THE CITY PUBLIC WORKS DEPARTMENT PRIOR THE CONSTRUCTION.

1. EXISTING WATER LINE TO REMAIN. WATER LINE SHOWN PER RECORDS. CONTRACTOR SHALL PERFORM INVESTIGATION, INCLUDING BUT NOT LIMITED TO TRACING, TEST HOLES, VACUUM EXCAVATION IN ORDER TO CONFIRM EXISTENCE, EXACT LOCATION, SIZE, INVERT ELEVATION AND CONDITION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY FINDINGS, AND DISCREPANCIES.
2. EXISTING WATER LINE TO REMAIN.
3. EXISTING WATER SERVICE STRUCTURE TO REMAIN.

NORTH

1" = 20'

0 0 10 20 40 80

W-T JOB NUMBER - 1811057C

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Engineering Design Consulting

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Dated:

COVENTRY ELEMENTARY SCHOOL

RENOVATION AND ADDITION - SITE UTILITIES AND SELECTIVE DEMOLITION

820 DARLINGTON LANE
CRYSTAL LAKE, IL 60014

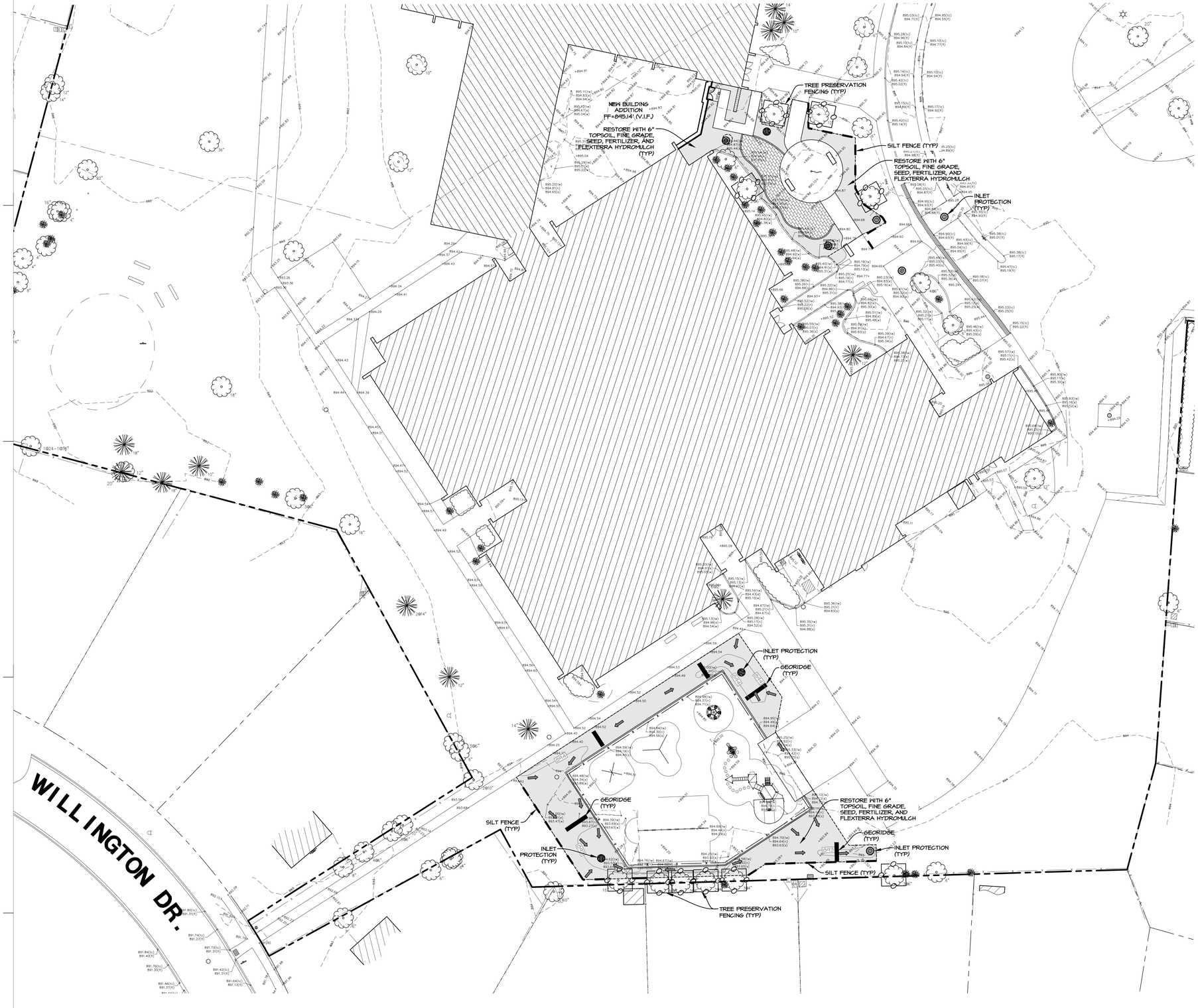
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4/15/2019
Revisions

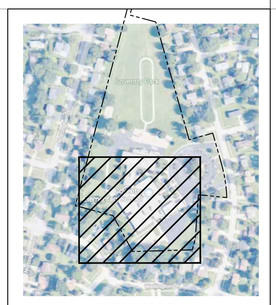
Project Number

SITE UTILITY PLAN

C-5.0

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KEY MAP

SCALE: N.T.S.

SWPPP LEGEND

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EMERGENCY OVERFLOW ARROW
- ADJUST EXISTING RIM ELEVATION
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- PROPOSED INLET
- PROPOSED OPEN LID MANHOLE / CATCH BASIN
- SILT FENCE
- FLEXSTORM CATCH-IT INLET PROTECTION
- 6" TOPSOIL, FINE GRADE, SEED, FERTILIZER, AND FLEXTERRA HYDROMULCH AT 3,000 LBS/ACRE IN AREAS LESS THEN OR EQUAL TO 5% SLOPE (IN AREAS GREATER THEN 5% USE 3500 LBS/ACRE). CONTRACTOR TO FOLLOW MANUFACTURE'S INSTALLATION INSTRUCTIONS.
- TREE PRESERVATION FENCE
- BIODEGRADABLE GEORIDGE ("BIODEGRADABLE GEORIDGE" OR APPROVED EQUIVALENT)

SWPPP NOTES:

A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS. INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO W-T CIVIL ENGINEERING ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE THE SILT FENCE TRENCH WITH SOD.
I. SEED BED PREPARATION.
   - I.A. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
   - I.B. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
   - I.C. THE AREA SHALL BE FINE GRADED.
   - I.D. THE SEED SHALL BE PLACED INTO THE SOIL WITH A MACHINE THAT MECHANICALLY PLACES THE SEED IN DIRECT CONTACT WITH THE SOIL AND COVERS THE SEED WITH THE SOIL. BROADCAST AND HYDROSEED WILL NOT BE ALLOWED.
   - I.E. SEEDED AREAS SHALL BE COVERED WITH THE EROSION BLANKET RIGHT AFTER THE SEED HAS BEEN SOWN.
   - I.G. ANY SOIL AMENDMENTS NEEDED TO ACHIEVE A 90% HEALTHY STAND OF VEGETATION WILL BE ADDED TO THE SOIL AT NO EXTRA CHARGE TO THE OWNER. THE STAND OF VEGETATION WILL NEED TO BE ACCEPTED BY THE ENGINEER.
   - I.H. THE SEED MIX SHALL BE KENTUCKY BLUEGRASS 100LBS/ACRE, REVENGE PERENNIAL RYEGRASS 60 LBS/ACRE, ANNUAL RYE 40 LBS/ACRE AND CREEPING RED FESCUE 40 LBS/ACRE TOTAL.

NORTH

1" = 20'

00 10 20 40 80

W-T JOB NUMBER - 1811057C

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COVENTRY ELEMENTARY SCHOOL
RENOVATION AND ADDITION - SITE UTILITIES AND SELECTIVE DEMOLITION

820 DARLINGTON LANE
CRYSTAL LAKE, IL 60014

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Revisions

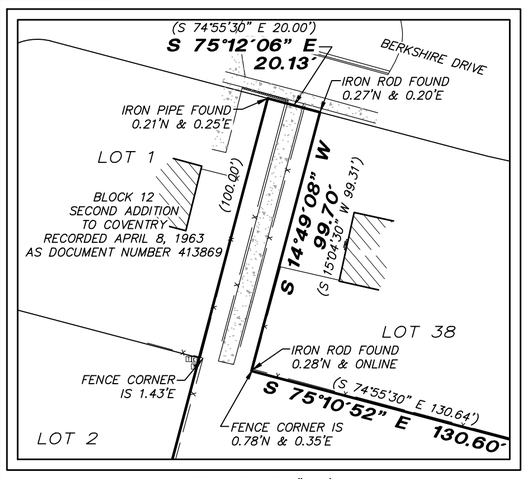
Project Number

STORMWATER POLLUTION PREVENTION PLAN

C-6.0

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BOUNDARY & TOPOGRAPHIC SURVEY



DETAIL: SCALE: 1"=20'

NOTES:

1. PERMANENT INDEX NUMBER (P.I.N. #): 19-08-326-010 AND 19-08-326-011

2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

3. FIELD WORK COMPLETED ON 1/18/19 WITH AN EXCESSIVE AMOUNT OF SNOW COVER.

4. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.

5. SURVEY PREPARED FOR: CRYSTAL LAKE SCHOOL DISTRICT 47

6. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING. SEE SHEETS 2 THROUGH 5.

7. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

8. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

PARCEL 1 DESCRIPTION
THAT PART OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT; COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 IN BLOCK 12 IN 3RD ADDITION TO COVENTRY AS RECORDED MAY 7, 1964 AS DOCUMENT NUMBER 428007; THENCE NORTH 15 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID BLOCK 12, 120.00 FEET FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 15 DEGREES 04 MINUTES 30 SECONDS EAST, 150.00 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST, 180.00 FEET; THENCE NORTH 57 DEGREES 20 MINUTES 48 SECONDS EAST, 411.55 FEET; THENCE NORTH 74 DEGREES 23 MINUTES 42 SECONDS EAST, 120.00 FEET; THENCE SOUTH 15 DEGREES 36 MINUTES 18 SECONDS EAST, 153.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY HAVING A RADIUS OF 723.983 FEET FOR AN ARC DISTANCE OF 170.266 FEET; THENCE NORTH 83 DEGREES 57 MINUTES 07 SECONDS WEST, 140.00 FEET; THENCE SOUTH 04 DEGREES 21 MINUTES 04 SECONDS WEST, 218.13 FEET; THENCE SOUTH 15 DEGREES 16 MINUTES 50 SECONDS WEST, 54.19 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS WEST, 292.65 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 30 SECONDS WEST, 32.34 FEET; THENCE SOUTH 61 DEGREES 34 MINUTES 30 SECONDS WEST, 130.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 292.756 FEET FOR AN ARC DISTANCE OF 20.00 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 39 SECONDS EAST, 130.99 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 30 SECONDS WEST, 138.91 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 30 SECONDS WEST, 191.12 FEET TO THE PLACE OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2 DESCRIPTION
THAT PART OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT; COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 IN BLOCK 12 IN 3RD ADDITION TO COVENTRY AS RECORDED MAY 7, 1964 AS DOCUMENT NUMBER 428007; THENCE NORTH 15 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID BLOCK 12, 270.00 FEET FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 15 DEGREES 04 MINUTES 30 SECONDS EAST, 920.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 12 ON SECOND ADDITION TO COVENTRY AS RECORDED APRIL 8, 1963 AS DOCUMENT NUMBER 413869; THENCE SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST, 20.00 FEET; THENCE SOUTH 15 DEGREES 04 MINUTES 30 SECONDS WEST, 99.31 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 30 SECONDS EAST, 130.64 FEET; THENCE SOUTH 15 DEGREES 36 MINUTES 18 SECONDS EAST, 600.00 FEET; THENCE SOUTH 57 DEGREES 20 MINUTES 48 SECONDS WEST, 411.55 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 30 SECONDS WEST, 180.00 FEET TO THE PLACE OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

PROPERTY AREA:
PARCEL 1: 234,008.30 SQUARE FEET (5.37 ACRES)
PARCEL 2: 255,783.86 SQUARE FEET (5.87 ACRES)
TOTAL: 489,792.16 SQUARE FEET (11.24 ACRES)

SEE SHEETS 2 THROUGH 5 FOR TOPOGRAPHIC FEATURES

LEGEND

PROPERTY LINE	POST LIGHT\GROUND LIGHT
CENTER LINE	AREA LIGHT\LIGHT POLE
EASEMENT LINE	STREET LIGHT
BUILDING SETBACK	TRAFFIC SIGNAL
(XXX') RECORD DATA	MAST ARM SIGNAL
XXX.XX / XXX.XX SPOT GRADE (TOP OF (CURB,WALL, ETC.) / BOTTOM OF (GROUND, GUTTER,ETC.))	HANDHOLE (electric\traffic)
CONCRETE	GAS METER
	ELECTRIC METER
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	PEDESTAL(teleco,elec,cable)
	UTILITY POLE
	SOIL BORING
SHRUB/SHRUB LINE	PARKING METER
	MAILBOX
MONITOR WELL	GUARDRAIL
GAS VALVE	GUY WIRE ANCHOR
TYPICAL SIGN	773 CONTOUR LINE
FLARED END SECTION	TREE LINE / HEDGE LINE
CLOSED MANHOLE	EDGE GRAVEL/STONE
OPEN GRATE MANHOLE	FENCE LINE
BEEHIVE GRATE MANHOLE	STORM SEWER
GUTTER FRAME MANHOLE	SANITARY SEWER
VALVE VAULT	COMBO SEWER
FIRE HYDRANT	WS WATER SERVICE LINE
B-BOX/SERVICE VALVE	WM WATER MAIN
TELEPHONE MANHOLE	OHL OVERHEAD LINE
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	FO FIBER OPTIC LINE
	G GAS LINE
	UGT U.G. TELCO LINE
	UGE U.G. ELECTRIC LINE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 7TH DAY OF FEBRUARY A.D. 2019. AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

PROFESSIONAL LAND SURVEYOR
FRANJO I. MATICIC
035-003556
HOFFMAN ESTATES ILLINOIS
STATE OF ILLINOIS

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

SUR-1
OF 5 SHEETS
BOUNDARY & TOPOGRAPHIC SURVEY
JOB: 1811057C
DRAWN:BMB
CHECK:FIM

ISSUE TO CLIENT 1/29/19 DATE

COVENTRY ELEMENTARY SCHOOL
820 DARLINGTON LANE
CRYSTAL LAKE, ILLINOIS

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