

## PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

From: Jennifer Barclay, HWC Engineering

Meeting Date: October 29, 2024 (Special Meeting)

Agenda Item: PC No. 24-010

**Application Type:** Development Plan

**Hearing:** Public Hearing

**Summary:** A request for development plan approval to construct a new synthetic turf

baseball outfield / soccer field, new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and

underground detentions storage.

Owner: School Town of Munster; Dr. Bret Heller, Superintendent

**Applicant:** WT Group; Jim Glascott ,PE

**Property Address:** 8823 Columbia Ave. – north of high school football stadium

**Current Zoning:** CZ (Civic Zone)

Adjacent Zoning: North: CZ

South: CZ East: CD-3.R1 West: CZ

Action Requested: Open Public Hearing

Additional Actions Required: Findings of Fact

**Staff Recommendation:** Conditional Approval

**Review Conditions of Approval Questions** 

Review of Zoning Code(s)

Attachments: 1. Exhibit A: Application 3. Exhibit D: Enlarged Site Plan

2. Exhibit B: Site Plan 4. Exhibit E: Fence Detail

3. Exhibit C: Landscape Plan

#### **PROJECT SUMMARY:**

School Town of Munster wishes to improve and expand the use of existing baseball field. The applicant is requesting development plan approval to construct a new synthetic turf baseball outfield / soccer field (fields are combined over each other), new synthetic turf bullpens, new concrete sidewalks for access to the improvements, and associated all storm sewer and underground detentions storage. Lighting and score board will remain the same with no improvements or adjustments. There are no bleachers or parking additions or improvements planned as part of this project at this time.

### **APPLICABLE CODE:**

The proposal appears to meet all applicable standards except for screening. Table 26-6.405.B Screens (pg.183) requires screening to adjacent properties such as the residential to the east.

Hedge Screen Height not at Frontage or Adjacent

5 ft. to 6 ft. at installation; Min. 80% opacity

to Civic Space

There is existing screening along the property line however is does not meet current standards, particularly the 80% opacity. Staff request these standards be implemented along the east property line.

#### **DEVELOPMENT PLAN STANDARDS:**

In reviewing, recommending, and taking action on a Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
  - i. The proposed Development shall not pose an undue burden on police or fire services.
  - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
  - Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access iii. for proper utility maintenance.
  - Streets internal to a Development may be dedicated or private, depending on their design and iv. function.
- Supplemental Development Standards.

Without limitation to Sections 26-6.804.G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
- iv. The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
- The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with ٧. Disabilities).

1005 Ridge Road ● Munster, IN 46321 ● (219) 836-8810 ● Police/Fire Emergencies

- vi. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- vii. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

The applicant has addressed these criteria in the attached application.

### **STAFF RECOMMENDATION:**

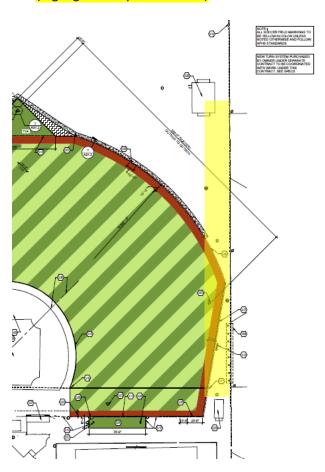
Staff recommends that in addition to the existing screening that tall fast-growing evergreens are installed along the property line.

### **MOTION:**

The Plan Commission may wish to consider the following motion:

Motion to conditionally approve the development plan conditioned on:

1. Install fast growing evergreens between the two existing sheds along the east property line. (highlighted in yellow below)



### Exhibit A



Town of Munster Plan Commission Petition Application OWNER INFORMATION:	Petition PC 24 _ 010  Date: Application Fee: \$ Sign Fee: \$
School Town of Munster - Dr. Bret Heller, Superintendent of Schools	219-836-9111
Name of Owner	Phone Number
8616 Columbia Avenue, Munster, IN 46321	bsheller@munster.us
Street address, City, ST, ZIP Code	Email address
APPLICANT OR PETITIONER INFORMATION (if different than above): Jim Glascott P.E WT Group	224-305-4134
Name of Applicant/Petitioner	Phone Number
2675 Pratum Avenue, Hoffman Estates, IL 60192	jglascott@wtgroup.com
Street address, City, ST, ZIP Code	Email address
School Town of Munster - Munster High School 2024 Baseball & Soccer Field Improvement Business or Development Name (if applicable) 88 Columbia Avenue, Munster, IN 46321  Address of Property or Legal Description	CZ (Civic Zone)  Current Zoning
APPLICATION INFORMATION:	
Please select what this Application is for:	
$\square$ <b>Subdivision</b> If yes, select one of the following: $\square$ <b>Prelim</b>	ninary Plat 🗆 Final Plat
☑ Development Plan Review	
☐ Rezoning (including Planned Unit Development) — Proposed Zoning D	istrict
Brief Description of Project: Construction of a new synthetic turf baseball outfield / soccer field, new necessary storm sewers and underground detention for the proposed in the Town of Munster stormwater management requirements.	
Jim Glascott P.E Principal in Charge - WT Group Civil Engineering	224-305-4134
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
2675 Pratum Avenue, Hoffman Estates, IL 60192	jglascott@wtgroup.com
Street address, City, ST, ZIP Code	Email address

# **SITE DEVELOPMENT NOTES:**

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHICAL & ENGINEERING SURVEY LAST DATED 08-30-2024, PREPARED BY TORRENGA SURVEYING, LLC. 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
- ARCHITECTURAL PLANS. C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- O. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH
- CONTRACTOR. F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION
- LIMITS TO ORIGINAL CONDITION OR BETTER. H. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL,
- SEED, AND EROSION CONTROL BLANKET. 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
- 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
- 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. EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

### **PROJECT NOTES:**

- I. NEW SYNTHETIC TURF FIELD. (SEE ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION).
- 2. EXISTING INFIELD TURF TO REMAIN. . EXISTING HOME PLATE TO REMAIN.
- 4. EXISTING PITCHERS MOUND TO REMAIN. 5. EXISTING BLEACHERS TO REMAIN.
- 6. EXISTING BUILDING TO REMAIN. 1. EXISTING GARAGE TO REMAIN.
- 8. EXISTING CONCRETE PAVEMENT TO REMAIN. 9. NEW BATTING CAGE. (SEE ARCHITECTURAL PLANS FOR DETAILS). IO. EXISTING AREA LIGHT TO REMAIN. (SEE SITE ELECTRICAL PLANS FOR DETAILS).
- II. NEW FULL DEPTH SAWCUT OF EXISTING CONCRETE TO PROVIDE CLEAN CONSTRUCTION BREAK. APPROXIMATE LOCATION SHOWN, PERFORM SAWCUT AT NEAREST JOINT.
- 12. EXISTING TREE TO REMAIN. 13. EXISTING BACK STOP FENCE TO REMAIN. 14. EXISTING DUGOUT TO REMAIN.
- 15. EXISTING FENCE TO REMAIN. 16. EXISTING UTILITY POLE TO REMAIN.
- 17. EXISTING MAIN ID SIGN TO REMAIN. 18. EXISTING GATE TO REMAIN.
- 19. EXISTING CURB TO REMAIN.
- 20. NEW LOCATION OF RELOCATED NET POST. (SEE ARCHITECTURAL PLANS FOR 21. NEW FOUL POLE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
- 22. NEW LOCATION OF EXISTING BASEBALL SCORE BOARD. INSTALL ON NEW POSTS. (SEE ARCHITECTURAL PLANS FOR DETAILS).
- 23. EXISTING TELCO YAULT TO REMAIN. 24. NEW MOVABLE CHAIN LINK FENCE. (SEE ARCHITECTURAL PLANS FOR DETAILS). 25. NEW SYNTHETIC TURF 12" WIDE TERMINATION CURB WITH FENCE.
- 26. NEW 5" CONCRETE SIDEWALK. 27. NEW FOUL LINE TO ALIGN AND BE EXTENDED OFF EXISTING FOUL LINE. (SEE
- ARCHITECTURAL PLANS FOR DETAILS). 28. NEW SYNTHETIC TURF 12" WIDE RETAINING TERMINATION CURB WITH FENCE.
- 29. NEW 24" LONG BY 4" WIDE SOCCER MARK. (SEE ARCHITECTURAL PLANS FOR
- DETAILS).

  30. NEW PITCHERS MOUND. (SEE ARCHITECTURAL PLANS FOR DETAILS).

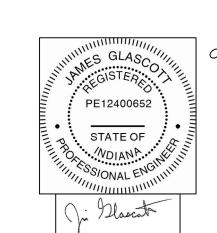
  31. NEW HOME PLATE MARKING. (SEE ARCHITECTURAL PLANS FOR DETAILS).

  32. NEW SYNTHETIC TURF 12" WIDE TERMINATION CURB WITH FENCE ADJACENT TO BULL

# **HATCH LEGEND**

NEW SYNTHETIC TURE (SEE ARCHITECTURAL PLANS FOR

NEW 5" CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" INDOT #53 AGGREGATE ADDITIONAL DETAILS)





GROUP JOB NUMBER - G2400012

WT GROUP

Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication | Aquatic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion. 2675 Pratum Avenue | Hoffman Estates, IL 60192 P: 224.293.6333 | F: 224.293.6444

DEVELOPMENT PLAN

PROJECT#

120 DATE: SEPTEMBER 17, 2024

FIELD IMPROVEMENTS TER, IN 46321

C-3.0

1. GRADES SHALL MEET ALL EXISTING PERIMETER WALKS TO REMAIN. 2. TREES: SET TOP OF TREE ROOT BALL SO THAT AFTER SOIL SETTLEMENT, MAIN ORDER ROOTS SHALL BE 2" ABOVE THE TOP OF SURROUNDING GRADE. SUPPORT APPURTENANCES TO BE USED ONLY IF TREE FAILS TO REMAIN PLUMB. IF DIRECTED BY LANDSCAPE ARCHITECT, PRUNE TREES AND SHRUBS AFTER PLANTING. RETAIN NATURAL CHARACTER AND GENERAL SHAPE OF TREE OR SHRUB. REMOVE ENOUGH INTERIOR BRANCHES TO REDUCE FOLIAGE BY 1/3. NEVER CUT A LEADER SET ALL PLANT MATERIAL PLUMB IN PLANTING PIT. MAINTAIN PLUMB CONDITION

THROUGHOUT GUARANTEE PERIOD. 3. PERENNIALS: REMOVE PLASTIC PLATING CONTAINER BEFORE PLANTING BEING CAREFUL TO KEEP THE ROOT SYSTEM INTACT. TRIANGULATE PERENNIALS IN MASS PLANTINGS UNLESS SPECIFIED. SEE PLANT LIST FOR CORRECT SPACING. SET ROWS OF PERENNIALS SO THAT AFTER SETTLEMENT OF SOIL AROUND BALL, THE TOP IS 1" ABOVE THE ADJACENT FINISHED GRADE OF SOIL.

4. REMOVE PLASTIC PLATING CONTAINER BEFORE PLANTING BEING CAREFUL TO KEEP THE ROOT SYSTEM INTACT. PLANT PRAIRIE GRASS IN MASS PLANTINGS, SQUARE, ON CENTER SPACING EXCEPT WHERE SHOWN OTHERWISE ON THE DRAWINGS. SEE PLANT LIST FOR CORRECT SPACING.

5. PROVIDE ALL SHADE TREES AS SPECIMEN QUALITY, WELL MATCHED, WELL-SHAPED, LIMBED UP 6'-0" MIN. ABOVE GROUND. 6. REMOVE ALL SHIPPING MATERIALS AND CONTAINERS BEFORE PLANTING. 7. ALL EXISTING AND PROPOSED TREES SHALL HAVE A 3" LAYER OF TRIPLE

8. SIZES SHOWN ARE MINIMUM REQUIRED SIZE. 9. IF SIZE REQUIRED IS NOT AVAILABLE, CONTRACTOR MAY PROVIDE LARGER MATERIAL WITH THE ACCEPTANCE OF THE LANDSCAPE

SHREDDED PREMIUM HARDWOOD BARK MULCH RING.

DRAWN ON THE DRAWINGS SHALL GOVERN.

10. IF LARGER SIZES ARE ACCEPTED, LARGER COMMENSURATE ROOT BALLS SHALL BE DUG TO ENSURE PLANT SUCCESS. 11. ALL SPRING DIG ONLY TREES WHICH CANNOT BE DUG IN SPRING SHALL

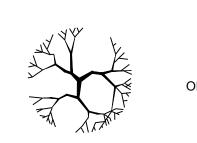
BE "PRE DUG" MATERIAL OR SHALL BE STAGE DUG. ALL HELD MATERIALS SHALL BE MAINTAINED, INCLUDING WATERING. 12. QUANTITIES ARE INCLUDED FOR CONVENIENCE ONLY. IN THE EVENT THAT DISCREPANCIES OCCUR, THE ACTUAL PLAN DESIGNATIONS AS

13. MULCH ALL PLATING BEDS IN THEIR ENTIRETY AFTER PLANTING WITH 3"

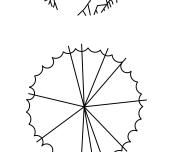
OF PREMIUM TRIPLE SHREDDED HARDWOOD BARK MULCH. 14. SEE CIVIL DRAWINGS FOR ALL GRADING.

LEGEND

SHADE TREE



ORNAMENTAL TREE

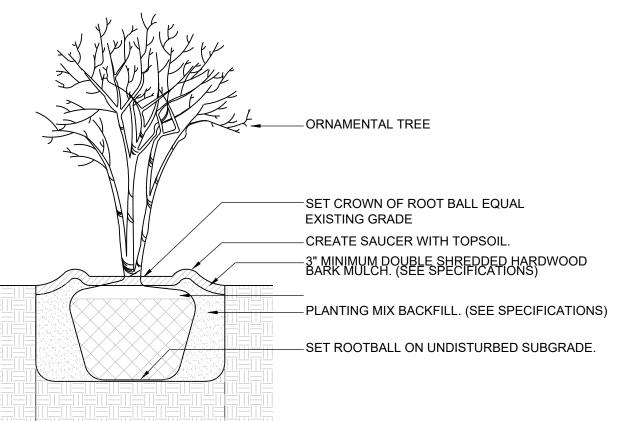


**EVERGREEN SHRUB** 

PLANTING BED

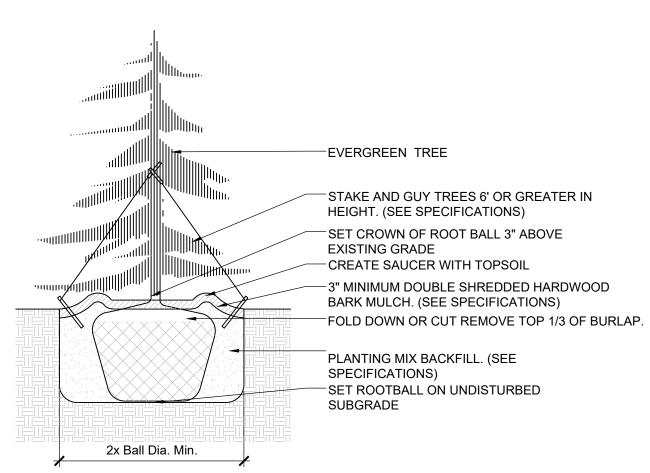
—SET CROWN OF ROOT BALL 3" ABOVE EXISTING GRADE. -CREATE SAUCER WITH TOPSOIL 3" MINIMUM DOUBLE SHREDDED HARDWOOD BARK MULCH. (SEE SPECIFICATIONS) FOLD DOWN OR CUT AND REMOVE TOP 1/3 OF BURLAP. PLANTING MIX BACKFILL. (SEE SPECIFICATIONS) SET ROOTBALL ON UNDISTURBED SUBGRADE. 2x Ball Dia. Min.

SHADE TREE PLANTING



ORNAMENTAL TREE PLANTING

2X BALL DIA. MIN.



SHRUB PLANTING , 4 ) SCALE: N.T.S.



PrestonCreative Landscape Architecture & Planning 470 N. Larch Ave | Elmhurst, IL 60126 | 773.595.1137

LANDSCAPE PLAN

DATE: SEPTEMBER 17, 2024

ENLARGED SITE PLAN

## GENERAL SITE PLAN NOTES

- VERIFY ALL EXISTING CONDITIONS RELATED TO CONSTRUCTION COMPARED TO THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS. IF DISCREPANCIES OR CONFLICTS BETWEEN THE TWO ARE DISCOVERED, NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.
- PERFORMING WORK.

  COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.

  COORDINATE ALL TRADES PRIOR TO PERFORMING WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL.
- OTHER WORK MAY BE PERFORMED UNDER A SEPARATE CONTRACT.
  COORDINATE WITH ALL OTHER CONTRACTED TRADES SO AS TO NOT INTERFERE WITH THEIR WORK.

STORE MATERIALS IN A MANNER NOT TO OVERSTRESS, OVERLOAD, OR

- OTHERWISE PUT AN INAPPROPRIATE LOAD ON ANY STRUCTURE DURING CONSTRUCTION.
  SCHEDULE AND COORDINATE ALL SHUT-DOWNS OF EXISTING UTILITIES WITH THE OWNER PRIOR TO SHUT DOWN. PREPARE ALL NECESSARY WORK PRIOR TO SHUT-DOWNS. IF AT ALL POSSIBLE, COMBINE UTILITY SHUT-DOWNS TO MINIMIZE
- THE IMPACT OF THE OWNER'S OPERATION OF EXISTING FACILITIES. SEE SPECIFICATIONS FOR ANY FURTHER DETAILS.
  LOCATE ALL MATERIALS, EQUIPMENT, TRUCKS, DUMPSTERS, AND CONSTRUCTION FACILITIES IN AREAS APPROVED BY OWNER. SPECIAL CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING BUILDING STRUCTURE, LANDSCAPING, AND PAVED AREAS. PROVIDE WOOD PLANK PROTECTION BELOW
- ALL DUMPSTERS AND OTHER HEAVY EQUIPMENT. ALL DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER. PROTECT OR SAFELY STORE ALL BUILDING AND SITE ELEMENTS THAT ARE SCHEDULED TO REMAIN OR BE REUSED TO AVOID DAMAGE DURING THE CONSTRUCTION PROCESS. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT NO EXPENSE TO THE OWNER.
- AT NO EXPENSE TO THE OWNER.

  9. REPAIR ALL AREAS DAMAGED FROM THE CONSTRUCTION WORK. PATCH AND/OR PROVIDE NEW FINISHES AT ALL DAMAGED AREAS WITH MATERIALS AND FINISHES TO MATCH THE EXISTING CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR, VERIFY LOCATIONS WITH ARCHITECT.
- 10. ALL WORK OUTLINED IN THE PROJECT SCOPE THAT EXTENDS INTO AREAS LABELED "NIC" SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK TO INSURE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- 11. TAKE SPECIAL CARE NOT TO DAMAGE OR INTERRUPT THE EXISTING SERVICES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, PNEUMATIC CONTROL LINES, SOUND SYSTEM WIRING, FIRE ALARM WIRING, COMPUTER/NETWORK CABLING, AND TEMPERATURE CONTROLS. THESE ITEMS AND THE LIKE ARE FULLY OPERATIONAL. VERIFY THE CONDITION AND OPERATION OF EACH SYSTEM BEFORE, DURING, AND AFTER CONSTRUCTION. SYSTEMS DAMAGED DURING CONSTRUCTION SHALL BE PLACED BACK INTO SERVICE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER. REFER TO THE MEP DRAWINGS FOR FURTHER INFORMATION.
- DO NOT SCALE THE DRAWINGS TO DETERMINE A DIMENSION.
   DETAILS ARE TYPICAL AND ARE NOT TO BE CONSTRUED AS LIMITED TO THOSE AREAS SPECIFICALLY INDICATED. IF IN QUESTION, VERIFY APPLICATION WITH
- ARCHITECT PRIOR TO SUBMITTING A BID AND/ OR PERFORMING WORK.

  14. ALL WORK THAT IS TO TAKE PLACE WHILE THE BUILDING IS OCCUPIED OR IN USE SHALL BE KEPT ISOLATED, SAFE, AND SECURE FROM NON-CONSTRUCTION PERSONNEL. PROVIDE ANY BARRIERS OR SIGNS REQUIRED TO ISOLATE THE CONSTRUCTION ZONE.

# SITE PLAN LEGEND

APPROXIMATE AREA OF WORK AT OUTFIELD, BULL PENS AND BATTING CAGE FOR NEW SYNTHETIC FIELD TURF (NATURAL GRASS - GREEN) - REFER TO CIVIL DRAWINGS FOR DETAILS.

APPROXIMATE AREA OF WORK AT OUTFIELD FOR NEW SYNTHETIC FIELD TURF (NATURAL GRASS - LIGHT GREEN) - REFER TO CIVIL DRAWINGS FOR DETAILS.

APPROXIMATE AREA OF WORK AT INFIELD FOR NEW SYNTHETIC FIELD TURF (NATURAL RED) - REFER TO CIVIL DRAWINGS FOR DETAILS.

CONCRETE PAVERS - REFER TO CIVIL DRAWINGS

NEW CONCRETE - REFER TO CIVIL DRAWINGS

-x- -x- -x- MOVABLE 6'-0" HIGH CHAIN LINK FENCE

-o- -o- -o- PERMANENT CHAIN LINK FENCE

IMMEDIATELY.

# ACCESSIBLE ROUTE GENERAL NOTES

- ACCESSIBILITY CODE 2018, DEPARTMENT OF JUSTICE ADA 2010, IBC 2015.

  2. IF CODES CONFLICT CONTRACTOR SHALL INSTALL THE MORE STRINGENT REQUIREMENTS.
- PATHS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 OR A CROSS SLOPE GREATER THAN 1:50.
   REFER TO CIVIL DRAWINGS FOR GRADING AND ELEVATIONS. IF CIVIL GRADES CONFLICT WITH ACCESSIBLE ROUTE REQUIREMENTS NOTIFY ARCHITECT

ALL ACCESSIBLE ROUTES SHALL COMPLY WITH APPLICABLE CODES: ILLINOIS

CONTRACTOR SHALL BE REQUIRED TO CONFIRM AS BUILT ACCESSIBLE ROUTE COMPLIES WITH REQUIREMENTS BY A CERTIFIED SURVEY, AND SHALL CORRECT AREAS THAT DO NOT COMPLY AT NO ADDITIONAL COST TO THE OWNER.

SITE PLAN KEYNOTES

24" LONG BY 4" WIDE SOCCER MARKS (ALL FOUR CORNERES) - SEE DETAIL

S04 RELOCATED EXISTING NET POSTS WITH NEW CONCRETE FOOTING TO MATCH EXISTING

S05 NEW TURF BULLPEN WITH HOME PLATE AND PITCHING RUBBER ON REGULATION BUILT UP MOUND

S06 NEW CHAIN LINK FENCE - SEE DETAIL 3/AS1.2

S08 NEW PITCHER'S MOUND WITH RUBBER ON BUILT-UP MOUND AS PER REGULATIONS
S09 EXISTING INFIELD TURF TO REMAIN
S10 FENCE AND GATE TO REMAIN

NEW SIDEWALK. SEE CIVIL DRAWINGS

S11 NEW 20'-0" HIGH FOUL POLE WITH MESH WING MODEL FPW420 WITH DELEGATED CONCRETE FOOTING DESIGN BY MANFACTURER. BY SPORTSFIELD SPECIALTIES, WWW.SPORTSFIELD.COM

S13 RELOCATED EXISTING BASEBALL SCOREBOARD ON NEW POSTS WITH

CONCRETE FOOTINGS - SEE ELECTRICAL DRAWINGS

S16 REMOVE EXISTING CONCRETE CURB - SEE DETAIL 2/AS1.2

S17 NEW PERMANENT CHAIN LINK FENCE WITH WINDSCREEN - SEE DETAIL

S18 NEW MOVABLE CHAIN LINK FENCE
S19 NEW FOUL LINE TO ALIGN AND BE EXTENDED OFF OF EXISTING FOUL LINE
S20 NEW WARNING TRACK TURF TO ALIGN WITH EXISTING
S21 NEW HOME PLATE TURF MARKINGS SIZE PER REGULATIONS
S25 EXISTING SHED TO REMAIN

S26 EXISTING BLEACHERS TO REMAIN
S27 EXISTING DUGOUTS TO REMAIN
S28 EXISTING SIDEWALK TO REMAIN
S29 NEW FENCE GATE - SEE DETAIL 4/AS1.2
S30 ALIGN TURE WITH CENTERLINE

S30 ALIGN TURF WITH CENTERLINE
S33 REMOVE AND RELOCATE EXISTING NETTING AND POLES
S35 10'-0" WIDE CANITLEVERED SLIDING FENCE WITH LATCH HASP - SEE FENCE DETAIL ON 6/AS1.2
S37 NEW CONCRETE CURB 8" WIDE X 18" DEEP AROUND PERIMETER

S38 NEW DOUBLE GATE - SEE DETAIL 5/AS1.2

S39 REMOVE EXISTING FENCING AND POSTS, WOOD RAILROAD TIES AND BATTING CAGE NETTING SYSTEM COMPLETE AND FURNISH AND INSTALL NEW GROUND SLEEVE DOUBLE TENSION BATTING TUNNELS WITH DELEGATED CONCRETE FOOTING DESIGN BY SPORTSFIELD SPECIALTIES MODEL BTTBD WITH FIELD TURF

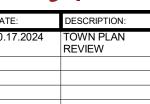
0 REMOVE EXISITING TREE

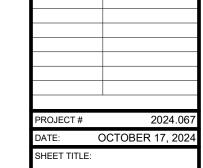
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SCHOOL TOWN OF MUNSTER
MUNSTER HIGH SCHOOL
2024 BASEBALL & SOCCER FIELD IMPROV
8808 COLUMBIA AVE. MUNSTER, IN 46321

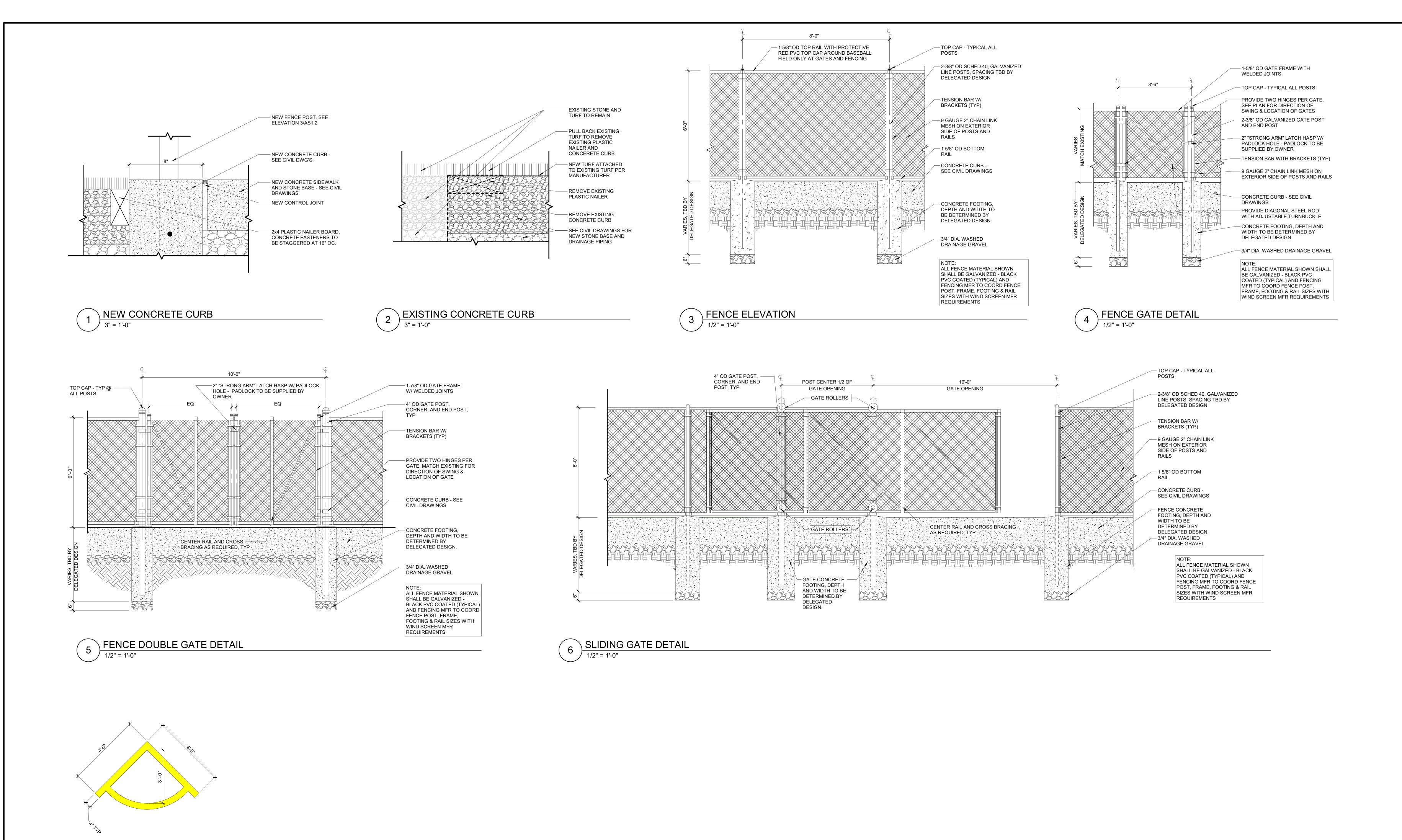






ENLARGED SITE PLAN

AS1.1



SOCCER FIELD MARKS



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OF MUNSTEF SCHOOL & SOCCER F AVE. MUNST

FIELD IMPROVEMENT TER, IN 46321

follows learning

DATE: OCTOBER 17, 20

ENLARGED SITE **PLANS & DETAILS** 

AS1.2