

**OWNER INFORMATION:**

CHICAGO PUBLIC SCHOOLS  
125 S. CLARK STREET, FLOOR 17  
CHICAGO, IL 60603  
CONTACT: LESLIE NORNGREN (773)-553-5727

**OPERATION & MAINTENANCE PRACTICES:**

- THESE PROCEDURES MUST BE REVIEWED AND ASSESSED ANNUALLY.
- ACCESS ROUTES INCLUDING ROADWAYS AND SIDEWALKS SHALL BE INSPECTED ANNUALLY AND MAINTAINED AS NEEDED.
- DRAINAGE STRUCTURES AND THE ORIFICE RESTRICTOR MUST BE INSPECTED AND CLEANED SEMI-ANNUALLY.
- DRAINAGE IS ACHIEVED THROUGH INFILTRATION. PERMEABLE SURFACING AND DRAINING CONDITIONS SHALL BE INSPECTED AND CLEANED AS REQUIRED TO MAINTAIN PERMEABILITY.
- DETENTION IS PROVIDED WITHIN THE VOIDS BETWEEN PARTICLES OF THE DRAINAGE FILL. THE VOIDS SHALL BE PROTECTED AGAINST CLOGGING WITH FINE GRAINED MATERIAL (BOTH FROM ABOVE AND BELOW). GEOTEXTILE FABRIC LINER SHALL BE UTILIZED FOR PROTECTION FROM PARTICLES CLOGGING THE VOIDS FROM BELOW. IF SURFACE OF PERMEABLE CONCRETE BECOME CLOGGED, FOLLOW MAINTENANCE GUIDELINES LISTED BELOW.
- REMOVAL OF SEDIMENT AND DEBRIS FROM RAIN GARDENS WHEN THE SEDIMENT ZONE IS FULL AS WELL AS FROM INLET AND OUTLET PIPES. SEDIMENTS SHOULD BE TESTED FOR TOXICANTS IN COMPLIANCE WITH APPLICABLE DISPOSAL REQUIREMENTS IF LAND USES IN THE CATCHMENT INCLUDE COMMERCIAL OR INDUSTRIAL ZONES, OR IF INDICATIONS OF POLLUTION ARE NOTICED.
- ALL LANDSCAPE AREAS MUST BE MAINTAINED BY THE PROPERTY OWNER IN GOOD CONDITION. ANY DAMAGED OR DEAD TREES, SHRUBS, ORNAMENTAL GRASSES OR PERENNIALS MUST BE PROMPTLY REPLACED. MAINTENANCE OF LANDSCAPED AREAS THROUGHOUT THE YEAR INCLUDES, BUT IS NOT LIMITED TO, WEEDING, TRIMMING, PRUNING, CULTIVATION, FERTILIZATION, WATERING, PEST CONTROL AND ANYTHING ELSE NECESSARY TO ENSURE HEALTHY, VIGOROUS PLANT GROWTH AND MAINTAIN THE AREA IN A SLIGHTLY CONDITION.
- VEGETATION SHALL BE MAINTAINED ON A REGULAR BASIS AS NOTED HEREIN.
- PEST CONTROL MEASURES SHALL BE IMPLEMENTED TO ADDRESS INSECTS AND RODENTS.
- SIGNAGE AND FENCING SHALL BE INSTALLED AND MAINTAINED WHERE NECESSARY TO PROTECT PROPERTY AND THE PUBLIC.
- SPECIFIC INDIVIDUALS SHOULD BE ASSIGNED RESPONSIBILITY FOR O&M OF ALL ONSITE BMPs.
- THE OWNER SHALL KEEP AN UPDATED LOG BOOK DOCUMENTING THE PERFORMANCE OF THE REQUIRED O&M ACTIVITIES FOR PERPETUITY. LOG BOOKS MUST BE PRODUCED UPON THE REQUEST OF A CITY INSPECTOR.
- OPERATION AND MAINTENANCE PLAN PROCEDURES AND PRACTICES MUST BE REVIEWED AND ASSESSED ANNUALLY.

**MAINTENANCE GUIDELINES:**

THE FOLLOWING GUIDELINES SHALL BE PRACTICED IN ORDER TO PROPERLY MAINTAIN THE PROPOSED IMPROVEMENTS:

**SOD AREAS**

- MOW ON A WEEKLY BASIS OR AS NEEDED.

**POURED IN PLACE PLAYGROUND SURFACES**

- BRUSH SURFACE TO KEEP IT CLEAN OF MOSS, LEAVES, OR OTHER LITTER AS NEEDED
- REMOVE CHEWING GUM, WEED, MOSS AND ALGAE. REMOVE ANY MUD THAT HAS BEEN TRACKED ONTO THE SURFACE. ENSURE PRODUCTS USED ARE ACCEPTABLE FOR USE ON POURED IN PLACE SURFACE.
- ANNUALLY INSPECT FOR ANY SIGNS OF DETERIORATION TO SURFACE. CONTACT POURED IN PLACE VENDOR OF DAMAGED AND REQUIRING REPAIR.

**PERMEABLE PAVERS**

- DO NOT USE SAND DURING THE WINTER MONTHS.
- KEEP LANDSCAPED AREAS WELL-MAINTAINED AND PREVENT SOIL FROM BEING TRANSPORTED ONTO THE PAVEMENT.
- MONITOR REGULARLY TO ENSURE THAT THE PAVING SURFACE DRAINS PROPERLY AFTER STORMS.
- ENSURE THAT SURFACE IS FREE OF SEDIMENT.
- REMOVE VEGETATION ESTABLISHED IN GRAVEL SPACES IN PAVEMENT TWICE PER YEAR.
- CLEAN OUT INLET STRUCTURES WITHIN OR DRAINING TO THE SUBSURFACE BEDDING BENEATH SURFACE ONCE PER YEAR.
- INSPECT SURFACE FOR SIGNS OF DETERIORATION OR SETTLING.
- INSPECT VOID AREAS AND REPLACE OR ADD JOINT MATERIAL.
- ALL PERMEABLE SURFACES SHALL BE INSPECTED SEMI-ANNUALLY AND AFTER SIGNIFICANT RAINFALL EVENTS EXCEEDING 1.5 INCHES.
- BI-ANNUALLY VACUUM SURFACE IN FALL AND SPRING BY USING A LITTLE WONDER WALK BEHIND VACUUM OR APPROVED EQUAL. IF SURFACES HAVE SEVERE CLOGGING, USE A LOW-PRESSURE WATER SPRAY TO LOOSEN SEDIMENT AND FOLLOW WITH A WALK BEHIND VACUUM.
- JOINT MATERIAL BETWEEN PAVERS SHALL BE INSPECTED AND REFILLED EVERY TIME PAVERS ARE CLEANED AND/OR VACUUMED.

**STRUCTURE MAINTENANCE**

- QUARTERLY - FLOATING DEBRIS SHOULD BE REMOVED.
- SEMI-ANNUALLY - INSPECTION OF DRAINAGE STRUCTURES.

**ARTIFICIAL TURF**

- FOLLOW MAINTENANCE INFORMATION FROM TURF MANUFACTURER. EVERY 4-6 WEEKS, A GROOMING MACHINE SHALL BE USED ON THE FIELD. EVERY 3-4 MONTHS, A SWEEPER MACHINE MUST BE USED ON THE FIELD.

BRUSH THE TURF TO KEEP IT CLEAN OF MOSS, LEAVES, OR OTHER LITTER. SWEEP AND GROOM THE TURF AND INFILL AND NEEDED.

REMOVE CHEWING GUM, WEED, MOSS AND ALGAE. REMOVE ANY MUD THAT HAS BEEN TRACKED ONTO THE ARTIFICIAL TURF. ENSURE PRODUCTS USED ARE ACCEPTABLE FOR USE ON THE ARTIFICIAL TURF.

REMOVE ANY MUD THAT HAS BEEN TRACKED ONTO THE ARTIFICIAL TURF.

**TREES AND SHRUBS**

- REPLENISH MULCH EARLY SPRING TO MAINTAIN A 2" DEPTH THROUGHOUT THE ENTIRE PLANTING BED AFTER DEAD FOLIAGE AND DEBRIS HAS BEEN CUT/CLEANED FROM AREA AS DESCRIBED BELOW.
- LIGHTLY CULTIVATE THE TOP 2-3" SURFACE LAYER OF THE MULCHED AREAS 2-3 TIMES PER SEASON WITH A FOUR TINED HAND TOOL (RAKE) TO PREVENT WEED GROWTH AND TO MAINTAIN A MANICURED APPEARANCE.
- WATER ALL PLANTS ON A REGULAR BASIS UNTIL A STRONG ROOT SYSTEM IS ESTABLISHED. THIS IS TYPICALLY ACCOMPLISHED WITHIN TWO GROWING SEASONS. AFTER THE PLANTS ARE WELL ESTABLISHED MINIMAL WATERING WILL BE REQUIRED. PLANTS WILL REQUIRE WATERING DURING PERIODS OF DROUGHT.

**OPERATION AND MAINTENANCE OWNER'S CERTIFICATION STATEMENT:**

AS THE OWNER(S) OF THE SUBJECT PROPERTY, BY SIGNING THIS DOCUMENT, I/WE ACKNOWLEDGE THAT I/WE HAVE RECEIVED AND REVIEWED THE OPERATION AND MAINTENANCE PLAN, DATED \_\_\_\_\_, AND UNDERSTAND ITS CONTENTS. (AS REQUIRED BY THE STORMWATER MANAGEMENT ORDINANCE, SECTION 11-18-030).

IN THE EVENT THAT I/WE WERE TO SELL THIS PROPERTY, I/WE AGREE TO GIVE A COPY OF THE PLAN TO THE NEW OWNER(S) AND THIS OWNER'S CERTIFICATION STATEMENT FOR SIGNATURE. THIS SIGNED CERTIFICATION STATEMENT MUST BE SUBMITTED TO THE CITY'S DEPARTMENT OF BUILDINGS UPON TRANSFER OF OWNERSHIP.

I/WE FURTHER AGREE TO ADHERE TO THE MAINTENANCE SCHEDULE OF BEST MANAGEMENT PRACTICES STIPULATED IN THE PLAN. I/WE ALSO ACKNOWLEDGE THAT IF I/WE DO NOT MAINTAIN THE MEASURES AS SHOWN IN THE PLAN, UPON CITY INSPECTION, I/WE COULD BE LIABLE FOR A VIOLATION OF THE CITY'S MUNICIPAL CODE (ACCORDING TO STORMWATER MANAGEMENT ORDINANCE SECTION 11-18-130).

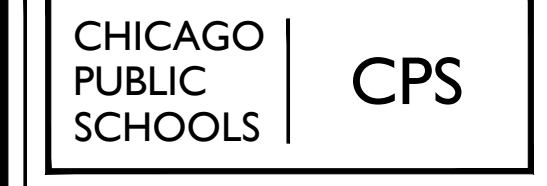
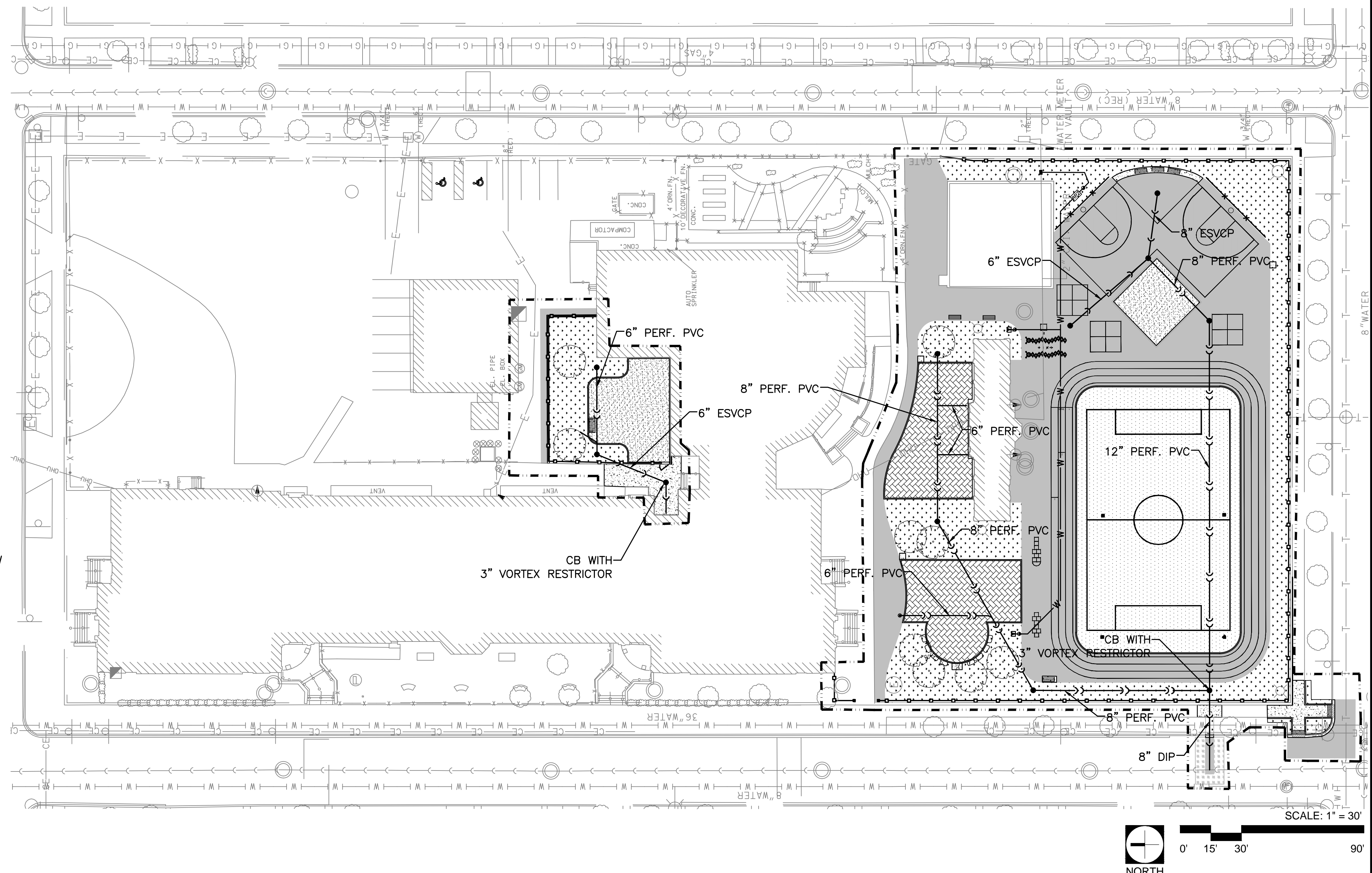
INITIAL OWNER(S) PRINTED NAME \_\_\_\_\_

INITIAL OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

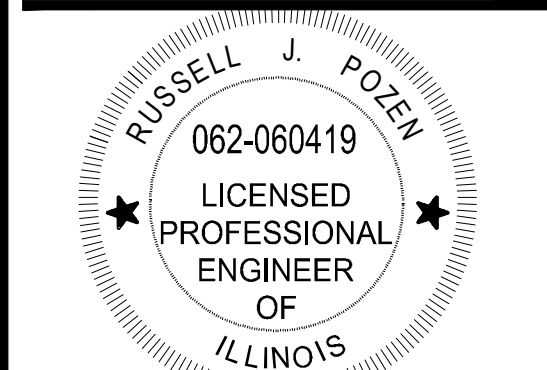
NOTARY PUBLIC \_\_\_\_\_

**LEGEND**

- PROJECT LIMITS
- PROPOSED CATCH BASIN
- ← PROPOSED STORM PIPE
- ←← PROPOSED UNDERDRAIN STORM PIPE
- PROPOSED CLEANOUT
- )F) PROPOSED FLAT UNDERDRAIN
- PROPOSED B-BOX/WATER VALVE ASSEMBLY
- POURED-IN-PLACE PLAY SURFACE
- LANDSCAPE
- HMA PAVEMENT WITH ASPHALT PLAY SURFACING
- NEW PERMEABLE PAVERS
- NEW SIDEWALK/NEW SIDEWALK (CDOT)
- NEW 2" SURFACE COURSE
- ARTIFICIAL TURF FIELD



DEPARTMENT OF FACILITIES  
CAPITAL IMPROVEMENT PROGRAM



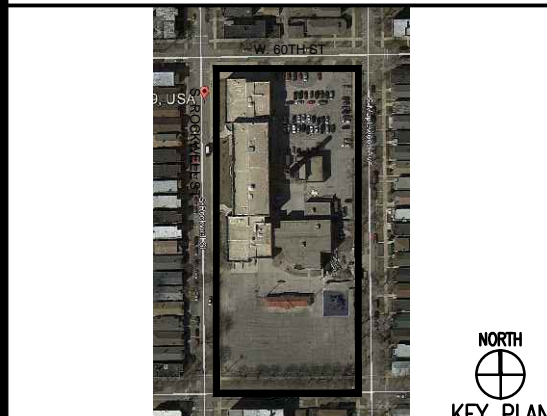
MORRILL ELEMENTARY SCHOOL  
SPACE TO GROW  
6011 S. ROCKWELL STREET  
CHICAGO, ILLINOIS 60629

PROJECT NO. 2015-24571-NCP

**REVISIONS**

NO.	DATE	DESCRIPTION
1	06/27/2014	ISSUE FOR CONSTRUCTION

DRAWN BY: RJP  
SCALE: SEE PLANS  
JOB:  
FILE:



WARNING: ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY OBTAIN ASBESTOS-CONTAINING MATERIALS UNLESS THE PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

**OPERATIONS & MAINTENANCE PLAN**

DRAWING NO. **C6.00**

