Village of Wadsworth, Illinois

Application Fee: $100 Escrow Fee: $1,500

Petition for Zoning Variation

To be completed by applicant; please type or print legibly

Full Name of Petitioner: Ed Collier

Street Address: [redacted]

City, State and Zip Code: [redacted]

Telephone Number(s): bus. 815-332-3322 cell [redacted]

Status of Petitioner:

- X Title Holder
- ____ Contract Purchaser
- ____ Agent or Attorney
- ____ Lessee
- ____ Other (Please Specify) ____

Full Name of Title Holder: CRV Properties, LLC

Street Address: [redacted]

City, State and Zip Code: [redacted]

Telephone Number(s): 815-332-3322

Street Address or General Location of Property:

16125 West Russell Road, Russell, IL 60075

Legal Description of Subject Property (use additional pages, if necessary):

See attached plat of survey.

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: 03-09-200-013

Existing Zoning Classification: B-Business

Existing Use of Property: RV dealership

Property Data: Site Area 451,048 (Square Feet) 10.35 (Acres)

Site Width

Site Depth

Proposed Variation: See attached. Variations from Sections 10-6-5-B; 10-5-9-E-9; and, 10-5-9-E8. Relief from Village's landscape ordinance will also be required.

Proposed Use of Property: RV dealership

Reason for Request: site work and construction of detention pond

I (we) Ed Collier (Print Name) certify that I (we) have read the relevant sections of the Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Zoning Ordinance Variation*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

Name of Applicant (Print Name)	Signature	Date
Ed Collier	[redacted]	9/4/2020

Name of Title Holder (Print Name)	Signature	Date

Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.

Subscribed and sworn to before Judy M Payne, a Notary Public in and for Ogle County, State of Illinois, this 4th day of September, 2020.

This application, application fees, professional fees escrow account and any other required submittals must be submitted complete thirty (30) days prior to the public hearing.

OFFICIAL SEAL
JUDY M PAYNE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 23, 2022

Judy M Payne

Reasons for proposed variation of zoning for Collier RV

Zoning Variances for Construction

Section 10-6-5-B: This property has been used for vehicle parking, sales, and storage since perhaps the 80's. Originally it was a Munson Marine boat dealership, then has been an RV dealership since sometime in the 90's. The display area has always extended to the east property line. Prior to the paving there was a chain link fence touching or just off the east property line, and vehicles were parked within about 2' of the fence. The proposed construction will place a chain link fence within 1 foot of the property line and the new curb will be inside of the fence line. The RV's will be parked about 5 feet from the property line. Because of the narrowness of the property it is very important that we are able to use the full width of the property for parking, as it has been used historically.

Section 10-5-9-E-8: Same as above. We request relief from the 10' buffer for landscaping, as it would negatively impact the usefulness of the property for RV sales. There is a fence included in the plan, so we are not asking relief from the fence requirement.

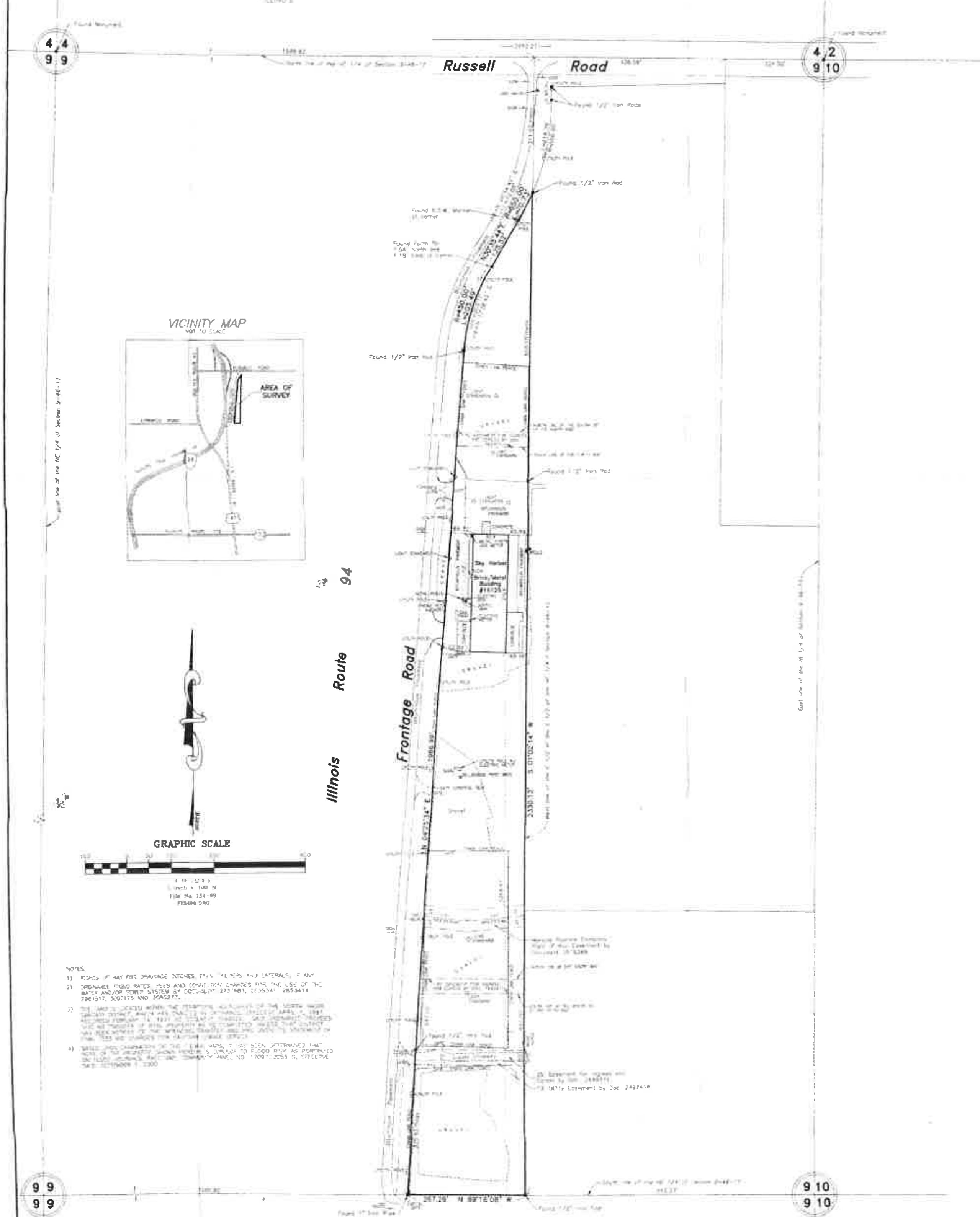
For both of the above, we would offer to work with the residential landowner to smooth and grade the property line as needed to allow for easy mowing and maintenance by the landowner on their side of the property line.

Section 10-5-9-E-8: For the parking lot expansion to the south, the expansion areas are narrow and at the back of the property. Paving these areas would have no useful effect and would not enhance the appearance of the property. Rather than pave these areas, we request relief from this requirement. In return we would offer to pave the remaining gravel area on the north side of the property (just south of the building), or we would offer to pave the driveway entrance to the middle lot by the billboard.

ALTA / ACSM LAND TITLE SURVEY
OF

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF CONDEMNED FOR TOLL HIGHWAY PURPOSES BY PROCEEDINGS HELD IN THE COUNTY COURT OF LAKE COUNTY AS CASE NO. 14808 ON JUDGMENT OF TAKING MARCH 18, 1958), IN LAKE COUNTY, ILLINOIS.

9-46-11 TR 229



Total Area:

10.181 Acres

FIELDWORK COMPLETED 04-17-06

R.E. ALLEN AND ASSOCIATES, LTD.

OFFICE OF THE SECRETARY OF STATE

JESSE WHITE • Secretary of State

OCTOBER 25, 2016 0596079-7

ATTORNEY JEFFREY E. HARDYMAN
124 N. WATER STREET SUITE 100
ROCKFORD, IL 61110-0116

RE CRV PROPERTIES, LLC - RUSSELL ROAD SERIES

DEAR SIR OR MADAM:

CERTIFICATE OF DESIGNATION HAS BEEN PLACED ON FILE AND THE LIMITED LIABILITY COMPANY CREDITED WITH THE REQUIRED FEE.

SINCERELY YOURS,

JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
LIMITED LIABILITY DIVISION
(217) 524-8008

Form **LLC-37.40**
May 2012

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.cyberdriveillinois.com

Payment may be made by check payable to Secretary of State. If check is returned for any reason this filing will be void.

Illinois
Limited Liability Company Act
Certificate of Designation

SUBMIT IN DUPLICATE
Type or Print Clearly.

This space for use by Secretary of State.

Filing Fee: $50

Approved:

FILE # 05960797

This space for use by Secretary of State.

FILED

OCT 24 2016

JESSE WHITE
SECRETARY OF STATE

1. Limited Liability Company Name: CRV Properties, LLC

2. State or Country under the laws of which the Company is Organized: (check one)

   ☑ Illinois (Domestic)

   ☐ Foreign (Specify): _____

3. Name of Series: CRV Properties, LLC - Russell Road Series

   Must begin with the entire name of the Limited Liability Company and be distinguishable from other names in the Series.

4. With the filing of this document:

   ☑ the existence of the Series shall begin.

   ☐ the name of the Series shall be changed to: _____

   ☐ the Member or Manager information for the Series is different from the Limited Liability Company.

   ☐ the Member or Manager information for the Series is hereby changed.

   ☐ this Series shall be dissolved.

LLC 37.40

5. Complete only if Member or Manager information is different from the Limited Liability Company or is changed, for this Series:

   a. ☑ This Series is managed by the manager(s) (List names and business addresses.)

   Edward J. Collier, [redacted]

   b. ☐ This Series has management vested in the member (s) (List names and addresses.)

6. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this Certificate of Designation is to the best of my knowledge and belief true, correct and complete.

Dated: September 28, 2016
[redacted] Month, Day, Year

[redacted] Signature (Must comply with Section 5-45 of ILLCA.)

Edward J. Collier, Manager
Name and Title (type or print)

If applicant is a company or other entity, state Name of Company and whether it is a member or manager of the LLC.

NOTE: This document may be executed by a manager or member of the LLC, or by any other person or entity designated with such authority in the operating agreement. Unless the manager or member is another business entity using the appropriate titles, the only acceptable titles to appear are manager, member, or designee.

The Registered Agent and Registered Office appointed by the Limited Liability Company in Illinois shall also serve as the agent and office for each Series.

Image# 055944000002 Type: DQC
Recorded: 01/25/2017 at 01:45:16 PM
Receipt#: 2017-00005339
Page 1 of 2
Fees: $39.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7367669

MTA 1602272 (1)

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTORS:

EDWARD COLLIER and LORNA COLLIER, husband and wife,

for and in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM unto:

CRV PROPERTIES, LLC - Russell Road Series, an Illinois series limited liability company,

the following described real estate situated in the County of Lake and State of Illinois, to-wit:

The West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of Section 9, Township 46 North, Range 11 East of the Third Principal Meridian, (except that part thereof condemned for toll highway purposes by proceedings held in the County Court of Lake County, Illinois as Case No. 14808 on judgment of taking entered March 18, 1958) in Lake County, Illinois.

PROPERTY ADDRESS: 16125 Russell Road, Wadsworth, Illinois 60083
PIN: 03-09-200-013

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 19th day of January, 2017.

[redacted]
EDWARD COLLIER

[redacted]
LORNA COLLIER

STATE OF ILLINOIS)
) SS
WINNEBAGO COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that **EDWARD COLLIER and LORNA COLLIER,** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act for the use and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of January, 2017.

NOTARY PUBLIC

OFFICIAL SEAL
JEFFREY E. HARDYMAN
Notary Public, State of Illinois
My Commission Expires 12/20/19

Future taxes to:
CRV Properties, LLC -
Russell Road Series
[redacted]

Prepared by and return to:
Jeffrey E. Hardyman - ARDC# 6201356
HOWARD & HARDYMAN, LLP
124 N. Water Street, Suite 100
Rockford, Illinois 61107
(815) 964-8888
jhardyman@howardhardyman.com

Affix Transfer Tax Stamp
or
"Exempt under provisions of Paragraph e
Section 31-45, Real Estate Transfer Tax Law."

1/19/17 [redacted]
Date Buyer, Seller or Representative

McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT

1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

September 4, 2020

Ed Collier
16125 W. Russell Rd.
Wadsworth, IL 60083

Re: Parcel # 03-09-200-013
Common Location: 16125 W. Russell Rd., Wadsworth, IL
NRI# L20-041-4306
Zoning Change: Undefined

Dear Mr. Collier:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the CRV Properties, Russell Rd Series property as applied for in Report #20-041-4306. The SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. Consultation in this matter is considered by the District to be terminated. The District does reserve the right to re-open consultation should new information be brought to our attention. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Spring M. Duffey
Executive Director

cc. Moses Amidei, Village of Wadsworth

STORMWATER MANAGEMENT COMMISSION

March 3, 2017

Mr. Ed Collier
7373 Harrison Avenue
Rockford, IL

Subject: Watershed Development Permit Application #16-45-111
Collier RV Park Detention Basin & Site Improvements, Wadsworth Illinois
NO WETLAND IMPACT DETERMINATION

Dear Mr. Collier:

This letter responds to the submittal for the subject development provided on your behalf by Bleck Engineering Company, Inc. (Bleck), dated February 20, 2017 and received by the Lake County Stormwater Management Commission (SMC) on February 22, 2017. A *Letter of No Wetland Impact* (LONI) was requested from SMC for the development. Based on the information provided, it is our determination that the proposed development will not adversely affect wetlands. Therefore, no wetland permit is required for the development, subject to the conditions below.

This determination is based on the following submittals:

- Plans entitled: *Collier RV Park, Detention Basin, Sheets 1-10,* by Bleck, Revision 1, dated 1-18-17;
- LONI submittal by DK Environmental Services, Inc., dated 1-24-17; and
- Wetland Hydrology Calculations for isolated Wetland A, included in Appendix 1 of Bleck's submittal dated 1-18-17 (revised).

Please note the following conditions:

1) This LONI does not authorize construction. A Lake County Watershed Development Permit (WDP) is required from the SMC for this development. Please coordinate with Mr. Bob Gardiner, SMC's permit engineer, at (847)377-7704 or rgardiner@lakecountyil.gov for the WDP. [Mr. Gardiner will be providing review comments on Bleck's latest submittal under separate cover].

2) You shall install and maintain appropriate soil erosion and sediment control measures to protect the wetlands from potential encroachment and sediment transport during construction (as specified on Sheet 5 of above-referenced plans). Such measures shall remain in place until the site is permanently stabilized, as determined by the SMC's inspection staff.

   a) We note that the proposed silt fence at the outfall of the detention basin may not be adequate for controlling sediment prior to discharging the stormwater into Wetland C, as silt fence is not an appropriate measure for concentrated flow. Consideration should be given to an alternate sediment control measure such as coir rolls at this location.

3) You shall notify the SMC immediately in writing if the above-referenced plans are modified to the extent that wetland impacts may occur. A separate wetland permit from the U.S. Army Corps of Engineers (USACE) or SMC would be required for any proposed wetland impacts prior to the commencement of work.

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at (847) 377-7700 or e-mail Glenn Westman at gwestman@lakecountyil.gov. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at (847) 377-7700.

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Glenn H. Westman

Glenn H. Westman, PWS, CWS, CFM
Principal Wetland Specialist

Cc: Moses Amidei – Village of Wadsworth
Joy Corona – Bleck Engineering Company, Inc.
Dan Krill – DK Environmental Services, Inc.
Bob Gardiner, SMC

This document was digitally transmitted. Please print out a copy of the document and retain for your records. If you are unable to print the document, or desire a hard copy mailed be to you, please notify SMC at your earliest convenience.

STORMWATER MANAGEMENT COMMISSION

June 8, 2017

Mr. Ed Collier
7373 Harrison Avenue
Rockford, IL
ecollier@collierrv.com

Subject: Watershed Development Permit #16-45-111
Collier RV Park Detention Basin and Drainage Improvements
PERMIT ISSUANCE

Dear Mr. Collier:

Accompanying this letter is the required Watershed Development Permit for the subject project (PIN #0309200013, 42.4801, -87.9454) which includes addition of a detention pond at the south end of the parcel and a curb along the east property line to direct flow away from the eastern privately-owned parcels. This approval is subject to the conditions on the back of the permit including the following:

- No wetland impacts are permitted.
- Providing a copy of the stormwater/wetland/wetland buffer deed/plat restriction that has been recorded with Lake County.
- SMC encourages coordinating with the adjacent property owner(s) on the proposed project.
- Provide prior notification to Tim Cook (of the SMC) of the pre-construction meeting at least 5 calendar days in advance to enable SMC attendance. The refund for the $500 pre-construction deposit can be requested, in writing, after the meeting. The $2600 deposit, minus any and all assessed fees, can be requested, in writing, after permanent site stabilization and approval of an as-built submittal.
- Discussion at the preconstruction meeting will include:
    - Designated Erosion Control Inspector (DECI) contact information
    - Coordinate with SMC Inspector prior to start of dewatering operations
    - Reduced copy of the permitted plan set that has been signed and sealed by a professional engineer
- The DECI shall provide weekly reports to the SMC Inspector. At a minimum, the reports shall include photographs and evaluation of critical areas, as directed by the SMC Inspector, including:
    - Dewatering activities
    - Verifying no wetland impacts

- Utilization of appropriate SE/SC methods

- Please be advised that DECI inspections are required until final as-built approval.

- Provide an as-built submittal including:
  - Copies of the native vegetation seed tags and/or landscaper invoices clearly showing the species of native vegetation that were planted
  - Enough survey information to allow verification of the detention pond volume, overtopping elevation, etc.

This approval is based on the plans entitled:

> COLLIER RV PARK DETENTION BASIN, prepared by Bleck Engineering, last revised January 18, 2017, received by SMC February 22, 2017, 10-sheets.

We would like to be of assistance. Do not hesitate to contact Tim Cook at (847)377-7703 if you have questions or would like to set up the pre-construction meeting.

If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at (847) 377-7700.

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Robert D. Gardiner, P.E., CFM
Permit Engineer

Kurt Woolford, P.E., CFM
Chief Engineer

Attachment As-Built Checklist

C: Mike Warner -- SMC
Moses Amidei – Village of Wadsworth
Joy Corona – Bleck Engineering
Dan Krill – DK Environmental Services

As-built Review Checklist
Revised April 25, 2005

Please provide the following information, where applicable, when submitting as-built plans to Lake County Stormwater Management Commission (SMC) for approval. Please ensure that the as-built information is annotated onto the permitted construction plans and is not a stand-alone current conditions exhibit.

_____ Spot elevations, contours, and cross-sections for cut and fill areas located in the Regulatory Floodplain

_____ Floodplain cut and fill calculations based on the as-built survey

_____ Spot elevations and contours for all constructed detention and water quality treatment facilities, including:
- 2-yr and 100-yr water elevation contours
- Flared end section and restrictor inverts
- Detailed topography for the emergency overflow spillway
- Top of berm spot elevations surrounding detention facility

_____ Detention volume calculations based on the as-built survey

_____ Storm sewer locations, sizes, inverts and rim elevations

_____ Top of curb elevations at locations of overland flow paths

_____ Overland flow path (swale) as-built cross-section survey
(A minimum of 2 cross-sections with at least 3 points, one on either bank and one at the invert)

_____ Low floor elevations/lowest adjacent grade elevations for structures adjacent to Regulatory Floodplain, overland flow paths, or detention facilities

_____ Verification of at least 90% coverage, on an areal basis, of plants comprising a minimum of 50% of the native vegetation seed list as approved on the permitted plan set at the end of the second full growing season.

BLECK
engineers surveyors

Bleck Engineering Company, Inc
1375 North Western Avenue Lake Forest, IL 60045
T 847.295.5200 F 847.295.7081 W bleckeng.com

Site Capacity Calculations

Project No: 35-633

5. Site Capacity (Nonresidential): Individual site capacity is calculated as follows. Both maximum impervious surface area and maximum floor area must be calculated.

Take	Base Site Area		10.18 Ac
Subtract	Resource protection land	-	1.03 Ac
Equals	Buildable land	=	9.15 Ac
Take	Buildable land		9.15 Ac
Multiply By	Floor area ratio	X	0.5
Equals	Maximum floor area	=	4.575 Ac
Take	Buildable land		9.15 Ac
Multiply By	Impervious surface ratio	X	0.8
Equals	Maximum impervious surface	=	7.32 Ac

COLLIER RV PARK
DETENTION BASIN

N

LAKE COUNTY

LEGEND

Sheet List

Sheet Number	Sheet Title
1	COVER
2	NOTES
3	EXISTING CONDITIONS- DEMOLITION
4	PROPOSED SITE PLAN
5	SOIL EROSION- SEDIMENT CONTROL
6	SITE GRADING PLAN
7	NORTH CURB PLAN & PROFILE (STA 10+00-STA 14+00)
8	NORTH CURB PLAN & PROFILE (STA 14+00-STA16+48)
9	SOUTH DETENTION GRADING
10	DETAILS

J.U.I.L.E. - ILLINOIS ONE CALL SYSTEM - CALL 811

J.U.I.L.E.
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UTILITY
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INFORMATION FOR
EXCAVATION
CALL 811

CALL 48 HOURS IN ADVANCE
WWW.JULLINOIS1CALL.COM
CALL 811 OR 800-892-0123

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

FOR LOCATION OF UNDERGROUND UTILITIES CONTACT
(ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE)

COMED
(ELECTRIC)
ROBERT KOLLAR ENGINEER
1500 FRANKLIN BOULEVARD
LIBERTYVILLE IL 60048
847 204 2658

AT&T
(TELECOMMUNICATIONS)
BRUCE BROWN
1000 COMMERCE DRIVE FLOOR 2
OAKBROOK IL 60523
630 573 5715

VILLIAGE OF WADSWORTH
(PUBLIC WATER SANITARY SEWER STORM SEWER)
14250 W. WADSWORTH RD
WADSWORTH IL 60083
847 336 5771

NORTH SHORE GAS
(NATURAL GAS)
JAY HAMMER
3001 GRAND AVENUE
WAUKEGAN IL 60085
847 263 46478

COMCAST CABLE
(TELECOMMUNICATIONS)
ROBERT SCHULTER
688 INDUSTRIAL DRIVE
ELMHURST IL 60126
630 600 6347

BLECK
engineers | surveyors

Bleck Engineering Company, Inc
1375 North Western Avenue
Lake Forest, Illinois 60045
847 295 5200 / 847 295 7282
www.bleckeng.com

Collier RV
Detention

Wadsworth, IL

ISSUED DATE	ISSUED FOR
10.21.2016	PERMIT
01.18.2017	DWG REVISION

PROFESSIONAL SEAL

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

Michael G. Bleck, PE

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

Project No.	
Drawn By	
Checked By	

Drawing No.

1

Drawing Name

COVER

GENERAL NOTES

SPECIFICATIONS, STANDARDS, AND SPECIAL PROVISIONS

1 ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED APRIL 1 2016 THE "SUPPLEMENTAL SPECIFICATIONS FOR RECURRING SPECIAL PROVISIONS" ADOPTED APRIL 1 2016 THE LATEST EDITION OF THE "ILLINOIS MANNUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" PUBLISHED JANUARY 2014 SEVENTH EDITION THE "DETAILS" IN THE PLANS AND THE "SPECIAL PROVISIONS" INCLUDED IN THE CONTRACT DOCUMENTS AND THE VILLAGE OF WADSWORTH ENGINEERING & CONSTRUCTION STANDARDS ADOPTED JANUARY 2011

2 ANY REFERENCE TO THE STANDARD THROUGHOUT THE PLANS OR SPECIAL PROVISIONS SHALL BE INTERPRETED AS THE LATEST IDOT STANDARD

3 ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 700 OF THE STANDARD SPECIFICATIONS

4 WHENEVER THERE IS CONFLICTING INFORMATION BETWEEN THE DETAILS PLANS SPECIFICATIONS AND SPECIAL PROVISIONS NOTIFY THE ENGINEER IMMEDIATELY THE MOST STRINGENT STANDARD SHALL GENERALLY BE ADOPTED

DRAINAGE & UTILITIES

1 BEFORE STARTING EXCAVATION THE CONTRACTOR SHALL CALL "J U L I E" AT 811-892 0123 FOR FIELD LOCATIONS OF BURIED UTILITIES (MINIMUM 48 HOUR ADVANCE NOTICE IS REQUIRED)

2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNERS OF THE EXISTING FACILITIES SO THAT UTILITIES AND THEIR APPURTENANCES MAY BE LOCATED AND ADJUSTED OR MOVED IF NECESSARY PRIOR TO THE START OF CONSTRUCTION OPERATION THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY OWNERS AS AS PROVIDED FOR IN THE STANDARD SPECIFICATIONS

3 THE APPROXIMATE LOCATIONS OF THE EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS ACCORDING TO THE INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND SURVEYS HOWEVER THE ENGINEER DOES NOT GUARANTEE THE COMPLETENESS OR ACCURACY OF THE INFORMATION REGARDING UTILITIES EITHER PUBLIC OR PRIVATE SUCH AS SEWER GAS WATER MAINS TELEPHONE AND ELECTRICAL DUCT LINES MANHOLES CATCH BASINS AND SIMILAR STRUCTURES THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION OPERATIONS AND REPORT TO THE ENGINEER OMISSIONS AND DIFFERENCES FROM THE LOCATIONS SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH ARE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

4 THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATIONS OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK NOTIFY THE ENGINEER OF ANY DISCREPANCIES ANY MODIFICATION TO STRUCTURES DUE TO THE FAILURE OF THE CONTRACTOR TO PERFORM THIS TASK SHALL BE AT THE CONTRACTOR'S EXPENSE AND MAY LEAD TO THE REJECTION OF THE STRUCTURE IN THE FIELD IF THE MODIFICATION IS NOT APPROVED BY THE ENGINEER

5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER AND THE UTILITY OWNER THE CONTRACTOR SHALL RESTORE SUCH PROPERTY AT HIS OWN EXPENSE

6 WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS DEPOSITED IN THE FLOW LINE OF DRAINAGE STRUCTURES SUCH THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED IT SHALL BE REMOVED AT THE CLOSE OF EACH WORK DAY AT THE CONCLUSION OF CONSTRUCTION OPERATIONS ALL UTILITY STRUCTURES SHALL BE FREE FROM DIRT AND DEBRIS THE WORK SPECIFIED ABOVE WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF VARIOUS UNIT PRICES BID THE CONTRACTOR IS ADVISED THAT MUD AND DEBRIS ACCUMULATED ON THE PAVEMENT SHALL BE CLEANED BY THE CONTRACTOR WITHIN FOUR (4) HOURS OF THE INCIDENT OR THE CONTRACTOR WILL BE BACK CHARGED AT THE RATE OF $500 00 PER INCIDENT PLUS THE COST OF THE CITY FORCES TO COMPLETE THE WORK

7 ALL TRENCH AND CONSTRUCTION OPENINGS EXTENDING BELOW THE PAVEMENT SUBGRADE SHALL BE FENCED OFF WITH AN ADEQUATELY SUPPORTED FOUR (4) FEET HIGH FENCE AT ALL TIMES WHEN ACTUAL CONSTRUCTION IS NOT IN PROGRESS AT THE OPENING LOCATION COST DUE TO THIS REQUIREMENT SHALL BE INCIDENTAL TO THE CONTRACT ALL TRENCH AND CONSTRUCTION OPENINGS SHALL COMPLY WITH OCCUPATIONAL HEALTH AND SAFETY ACT

8 TRENCH BACKFILL REQUIREMENT GRANULAR TRENCH SHALL BE INSTALLED FOR ALL NEW CITY MAIN UTILITY INSTALLATIONS UNDER AND WITHIN THREE (3) FEET OF ALL PROPOSED OR EXISTING PAVEMENTS OR WALKWAYS GRANULAR TRENCH BACKFILL SHALL CONFORM TO FA-6 OR CA-6 COMPACTED AT 95% STANDARD DENSITY IN ACCORDANCE WITH ASTM D698 TRENCH BACKFILL SHALL BE CONSIDERED INCIDENTAL TO PIPE INSTALLATION FOR ALL SERVICE CONNECTIONS UTILITY CROSSINGS AND SERVICE LINES CONTROLLED LOW STRENGTH MATERIAL IDOT MIX 1 (FLOWABLE FILL) SHALL BE USED IN LIEU OF GRANULAR FILL CONTRACTOR MUST CALL FOR AN INSPECTION PRIOR TO PLACING FLOWABLE FILL AND PRIOR TO PLACING PAVEMENT

9 TEMPORARY SHEETING OR BRACING FOR SEWER TRENCHES THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THE COST OF THIS WORK SHALL BE INCLUDED IN THE PROPOSED DRAINAGE AND/OR UTILITY UNIT PRICE AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED

10 IF DURING CONSTRUCTION THE CONTRACTOR ENCOUNTERS OR OTHERWISE BECOMES AWARE OF ANY SEWERS OR UNDERDRAINS WITHIN THE RIGHT OF WAY OTHER THAN THOSE SHOWN ON THE PLANS HE SHALL INFORM THE ENGINEER WHO SHALL DIRECT THE WORK AS NECESSARY TO MAINTAIN OR REPLACE THE FACILITIES IN SERVICE AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION IF MAINTAINED EXISTING FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE SHOULD THE ENGINEER DIRECT REPLACEMENT OF A FACILITY THE NECESSARY WORK AND PAYMENT SHALL BE ACCORDING TO SECTIONS 550 AND 601 AND ARTICLE 104.02 OF THE STANDARD SPECIFICATIONS

11 ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY IF THIS CANNOT BE ACCOMPLISHED THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION A RECORD OF THE LOCATION OF ALL FIELD TILE OR ON SITE DRAINAGE PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT

12 COUPLINGS USED FOR CONNECTIONS OF NEW PIPE TO EXISTING PIPE AND WHERE DISSIMILAR PIPE AND JOINT MATERIALS ARE ENCOUNTERED SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION NO STAINLESS STEEL SHEAR RINGS WILL BE ALLOWED THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE SEWER BEING INSTALLED

13 ANY EXISTING OR PROPOSED STORM SEWER DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER

14 THE CONTRACTOR SHALL NOT OPEN OR SHUT ANY WATER VALVES OR FIRE HYDRANTS WITHOUT PRIOR AUTHORIZATION FROM VILLAGE OF WADSWORTH UNAUTHORIZED USE SHALL SUBJECT THE OFFENDER TO ARREST AND PROSECUTION

SURVEYING & STAKING

1 ALL ELEVATIONS ON THESE PLANS ARE ON VILLAGE OF WADSWORTH (U S G S NAVD 88) DATUM

2 THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE ALLOW FOR THE THICKNESS OF THE TOPSOIL AS SHOWN OR INDICATED

3 ALL DIMENSIONS CONTAINED HEREIN REFERENCE BACK OF CURB FACE OF RETAINING WALL EDGE OF PAVEMENT CENTER OF STRUCTURE AND OUTSIDE FACE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED

4 DO NOT SCALE DRAWINGS IF COORDINATES AND DIMENSIONS ARE GIVEN

5 FOR STRUCTURES IN THE CURB LINE THE STATION OFFSET AND ELEVATION ARE CALLED TO THE EDGE OF PAVEMENT ALL OTHER STRUCTURES ARE LOCATED TO THE CENTER OF THE STRUCTURE

6 IT SHALL BE THE CONTRACTOR S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION

7 WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED THE ENGINEER SHALL BE NOTIFIED BEFORE THE MONUMENTS ARE REMOVED THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION

8 THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL IMPROVEMENTS USING COORDINATES TIED INTO THE CONTROL POINTS THE DIMENSIONS INDICATED HEREON ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY

9 THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION WHICH MAY INCLUDE ALL DETENTION BASINS INCLUDING ALL STORM AND SANITARY SEWERS AND STRUCTURE LOCATIONS, SIZES RIM AND INVERT ELEVATIONS FINAL DETENTION VOLUME CALCULATIONS FOR THE BASIN(S) AND WATERMAIN AND VALVE AND APPURTENANCE LOCATIONS

MISCELLANEOUS

1 NOTIFICATION OF WORK THE CONTRACTOR SHALL NOTIFY THE OWNER ENGINEER AND VILLAGE OF WADSWORTH A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND NORTH SHORE WATER RECLAMATION DISTRICT A MINIMUM OF 24 HOURS BEFORE ANY WORK RELATED TO SANITARY SEWERS IS PERFORMED THE CONTRACTOR SHALL NOTIFY THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION THE U S ARMY CORPS OF ENGINEERS AND/OR ANY OTHER GOVERNMENT AGENCIES WHICH ISSUES PERMITS PER WORK WITHIN THE DESIGNATED WETLANDS

2 NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE ALL EXCESS MATERIAL SHALL BE DISPOSED OF ON THE DAY IT IS EXCAVATED OR REMOVED ALL EXCESS OR WASTE MATERIAL SHALL BE HAULED AWAY FROM THE PROJECT SITE BY THE CONTRACTOR AND LEGALLY DISPOSED OF NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY EXPENSE INCURRED FOR THE CONTRACTOR TO COMPLY WITH THE REQUIREMENT

3 POLLUTION CONTROL THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH STATE REGULATIONS REGARDING AIR WATER AND NOISE POLLUTION CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE PERIOD BEGINNING 7 00 A M AND ENDING AT 7 00 P M WEEKDAYS THE CONTRACTOR MAY WORK ON SATURDAYS AND LEGAL HOLIDAYS WITH WRITTEN PERMISSION FROM THE CITY SURVEYOR AND ENGINEER APPROVED SATURDAY WORK SHALL BE FROM 8 00 A M TO 6 00 P M SATURDAYS AND NO WORK SHALL BE PERFORMED ON SUNDAYS A REQUEST FOR SATURDAY AND HOLIDAY WORK SHALL BE MADE AT A MINIMUM OF 48 HOURS PRIOR TO THE DATE REQUESTED

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND COMPARE TO THE SITE CONDITIONS AS THOSE INDICATED ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

5 ALL AREAS ON OR OFF SITE DISTURBED DURING CONSTRUCTION OPERATIONS AND NOT PART OF THE WORK AS SHOWN HEREON SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ENGINEER AT NO ADDITIONAL COST TO THE OWNER

6 USE OF CCDD FILL OPERATIONS IF THE CONTRACTOR CHOOSES TO DISPOSE OF UNCONTAMINATED SOIL OR UNCONTAMINATED SOIL MIXED WITH CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) AT A CCDD FILL OPERATION IT SHALL BE THE CONTRACTOR S RESPONSIBILITY TO PERFORM ALL NECESSARY FIELD TESTS AND LABORATORY ANALYSIS AND OBTAIN THE LICENSED PROFESSIONAL ENGINEER S CERTIFICATION REQUIRED AS PER PUBLIC ACT 96-1416 TO USE THE SITE NO ADDITIONAL COMPENSATION WILL BE PROVIDED

7 NO UNDERGROUND WORK SHALL BE BACKFILLED UNLESS IT HAS BEEN APPROVED BY THE ENGINEER APPROVAL TO PROCEED MUST BE OBTAINED FROM THE ENGINEER PRIOR TO INSTALLING PAVEMENT BASE BINDER SURFACE AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET

8 THE CONTRACTOR WILL BE REQUIRED TO RELOCATE OR REMOVE AND REPLACE SIGNS WHICH INTERFERE WITH HIS/HER CONSTRUCTION OPERATIONS AND TO TEMPORARILY RESET ALL SIGNS DURING CONSTRUCTION OPERATIONS THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT TEMPORARILY RESETTING SIGNS DURING CONSTRUCTION OPERATIONS SHALL BE ACCORDING TO ARTICLE 107 25 OF THE STANDARD SPECIFICATIONS ALL WORK INVOLVING SIGNS SHALL BE GOVERNED BY THE FOLLOWING REQUIREMENTS

A SIGNS SHALL NOT BE MOVED UNTIL PROGRESS OF WORK NECESSITATES IT

B EVERY SIGN REMOVED MUST BE RE ERECTED AT A TEMPORARY LOCATION IN A WORKMANLIKE MANNER AND BE MADE VISIBLE TO TRAFFIC FOR WHICH IT IS INTENDED ALL SUCH SIGNS MUST BE MAINTAINED STRAIGHT AND CLEAN FOR THE DURATION OF THE TEMPORARY SETTING

C ALL SIGNS SHALL BE RE ERECTED IN PERMANENT LOCATIONS AS THE ROADWAY IS COMPLETED HORIZONTAL LOCATION FROM THE EDGE OF PAVEMENT SHALL BE DESIGNATED BY THE ENGINEER

D ALL UNUSED SIGNS WILL BE RETURNED TO THE VILLAGE OF WADSWORTH

E LONGER POSTS MAY BE REQUIRED AT SOME TEMPORARY OR PERMANENT SIGN LOCATIONS TO MAINTAIN PROPER SIGN ELEVATIONS

9 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ANY ADJACENT PROJECTS THAT ARE OR MAY BE UNDER CONSTRUCTION

10 THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS TO INSURE TRAFFIC MAINTENANCE SURFACE DRAINAGE ETC THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING AGENCIES

11 THE CONTRACTOR SHALL PROVIDE ACCESS TO ABUTTING PROPERTIES AT ALL TIMES DURING CONSTRUCTION EXCEPT FOR BRIEF PERIODS OF INTERRUPTION THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER NO LESS THAN 24 HOURS IN ADVANCE OF THE INTERRUPTION OF ACCESS AND/OR SERVICES THE NOTIFICATION WILL INCLUDE THE TIME AND DURATION OF THE INTERRUPTION THE COST TO PROVIDE ACCESS SHALL BE PAID FOR AND INCLUDED IN THE COST OF TRAFFIC CONTROL AND PROTECTION (SPECIAL)

12 THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF ALL THE CONTRACTOR S PERSONNEL EMPLOYED ON THE WORK SITE AND SHALL MAINTAIN SAME IN PROPER SANITARY CONDITION THE TEMPORARY TOILET FACILITIES SHALL INCLUDE HAND SANITIZING STATIONS AT THE COMPLETION OF THE PROJECT THE FACILITIES SHALL BE REMOVED AND THE PREMISES LEFT CLEAN THE ENGINEER SHALL APPROVE THE LOCATION OF TEMPORARY TOILETS THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT BID PRICES AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED

13 THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY RESPONSE PLAN

14 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY ON THE JOB SITE

15 THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT SOME QUANTITIES ARE GIVEN IN THE SUMMARY FORM AND ON THE PLAN SHEETS CARE SHOULD BE TAKEN TO AVOID DUPLICATION OF QUANTITIES

16 NO PERSON OR COMPANY MAY UTILIZE THE INFORMATION CONTAINED WITHIN THESE DRAWINGS WITHOUT WRITTEN APPROVAL FROM BLECK ENGINEERING COMPANY INC

PAVEMENT

1 THE CONTRACTOR SHALL NOT CROSS COMPLETED SURFACE COURSE OR EXISTING PAVEMENT NOT SCHEDULED TO BE REMOVED WITH CONSTRUCTION EQUIPMENT WHICH MAY DAMAGE THE PAVEMENT

2 WHEN MILLED PAVEMENT IS OPEN TO TRAFFIC THE MAXIMUM ELEVATION DIFFERENCE BETWEEN LANES AT CONCRETE CURB AND GUTTER OR EXISTING GROUND (SHOULDERS ENTRANCES ETC) SHALL NOT EXCEED 1 5 INCHES WITH WRITTEN APPROVAL FROM THE ENGINEER THE MAXIMUM ELEVATION DIFFERENCE MAY BE UP TO 3 INCHES IF THE EDGE OF MILLING IS SLOPED A MINIMUM 3 1 (H V)

3 GENERALLY 10 FOOT TRANSITIONS SHALL BE USED TO MATCH PROPOSED ITEMS TO EXISTING ITEMS IN THE FIELD UNLESS OTHERWISE NOTED ON THE PLANS THE TRANSITIONS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE PROPOSED ITEM OF WORK SPECIFIED

4 ALL REFERENCES IN THE HIGHWAY STANDARDS AND STANDARD SPECIFICATIONS FOR REINFORCEMENT DOWEL BARS AND TIE BARS IN PAVEMENT SHOULDERS CURB GUTTER COMBINATION CURB & GUTTER AND MEDIAN AND CHAIR SUPPORTS FOR CONTINUOUSLY REINFORCED CONCRETE PAVEMENT SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE ON THE PLANS

5 THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT CONCRETE CURB & GUTTER MEDIAN HOT MIX ASPHALT SHOULDER SIDEWALK AND/OR OTHER APPURTENANCES AS SHOWN ON THE PLANS TO SEPARATE THE EXISTING MATERIAL TO BE REMOVED BY MEANS OF AN APPROVED CONCRETE SAW TO A DEPTH SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER THIS WORK SHALL BE INCLUDED IN THE COST OF THE ITEM BEING REMOVED ANY ITEM REMOVED PRIOR TO SAW CUTTING WILL NOT BE MEASURED FOR PAYMENT THE CONTRACTOR SHALL BE REQUIRED TO SAW VERTICAL CUTS SO AS TO FORM CLEAN VERTICAL JOINTS SHOULD THE CONTRACTOR DEFACE ANY EDGE A NEW SAWED JOINT SHALL BE PROVIDED AND ANY ADDITIONAL WORK INCLUDING REMOVAL AND REPLACEMENT SHALL BE DONE AT THE CONTRACTOR S EXPENSE

LANDSCAPING

1 TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF [illegible] ARTICLE 201 05

2 ALL LIMBS BRANCHES AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR S EXPENSE IN ACCORDANCE WITH ARTICLE 202 3

3 ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEAT LARGE BRANCH WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT TREATMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 FOR CUTS AND WOUNDS AND ARTICLE 202 3

4 ALL GRASSED AREAS DISTURBED DURING THE CONSTRUCTION OPERATIONS SHALL BE SEEDED IN ACCORDANCE WITH SECTION 252 OF THE STANDARD SPECIFICATIONS

5 ALL DISTURBED GROUND SHALL BE FURNISHED WITH 6" TOPSOIL SEEDED CLASS 2 FERTILIZED AND SHALL BE COVERED WITH EROSION CONTROL BLANKET

6 TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF TREE PROTECTION FENCING FOR SPECIMEN TREES WITH THE LANDSCAPE ARCHITECT AND/OR TREE CARE SPECIALIST PRIOR TO PLACING FENCE AND COMMENCING CONSTRUCTION OPERATIONS

7 THE CONTRACTOR SHALL CONFIRM ALL TREE REMOVAL IN THE FIELD WITH THE LANDSCAPE ARCHITECT AND/OR TREE CARE SPECIALIST PRIOR TO COMMENCING WORK

WORK ZONE TRAFFIC CONTROL

WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH SECTION 701 AND 702 OF THE STANDARD SPECIFICATIONS INSOFAR AS APPLICABLE, AND THE SPECIAL PROVISIONS PROVIDED HEREIN THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS BARRICADES, FLAGGING AND OTHER TRAFFIC CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE AS DIRECTED BY THE ENGINEER AND IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107 14 AND SECTION 701 OF STANDARD SPECIFICATIONS AND THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE FOLLOWING TRAFFIC CONTROL REQUIREMENTS ARE OF THE SPECIAL IMPORTANCE CONFORMANCE TO THESE REQUIREMENTS, HOWEVER, SHALL NOT RELIEVE THE CONTRACTOR FROM CONFORMING TO ALL OTHER APPLICABLE REQUIREMENTS OF THE AFOREMENTIONED SPECIFICATIONS AND STANDARDS THE GOVERNING FACTOR IN THE EXECUTION AND STAGING OF WORK FOR THIS PROJECT IS TO PROVIDE THE MOTORING PUBLIC WITH THE SAFEST POSSIBLE TRAVEL CONDITIONS ALONG THE ROADWAY THROUGH THIS CONSTRUCTION ZONE THE CONTRACTOR SHALL SO ARRANGE HIS OPERATIONS AS TO KEEP THE CLOSING OF ANY LANE OF ROADWAY TO A MINIMUM ALL SIGNS SIGNALS MARKINGS TRAFFIC CONES BARRICADES WARNING LIGHTS FLAGGING AND OTHER TRAFFIC CONTROL DEVICES MUST CONFORM TO THE PLANS, SPECIFICATIONS, SPECIAL PROVISIONS AND THE LATEST EDITION OF THE "STATE OF ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" THE CONTRACTOR SHALL OBTAIN ERECT MAINTAIN, AND REMOVE ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ARTICLE 107 14 OF THE STANDARD SPECIFICATIONS THE ENGINEER SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLACEMENT AND MAINTENANCE OF THE TRAFFIC CONTROL DEVICES PRESCRIBED IN THE APPROPRIATE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION, INSTALLATION AND ARRANGEMENT OF ALL TRAFFIC CONTROL DEVICES SPECIAL ATTENTION SHALL BE GIVEN TO ADVANCE WARNING SIGNS DURING CONSTRUCTION OPERATIONS IN ORDER TO KEEP LANE ASSIGNMENT CONSISTENT WITH BARRICADE PLACEMENT AT ALL TIMES THE CONTRACTOR WILL BE REQUIRED TO COVER ALL TRAFFIC CONTROL DEVICES WHICH ARE INCONSISTENT WITH LANE ASSIGNMENT PATTERNS DURING THE TRANSITION FROM ONE CONSTRUCTION ZONE OR STAGE TO ANOTHER CONSTRUCTION SIGNS REFERRING TO DAYTIME LANE CLOSURES DURING WORKING HOURS SHALL BE REMOVED OR COVERED DURING NON WORKING HOURS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRAFFIC CONTROL WORK ON THIS PROJECT WITH ADJOINING OR OVERLAPPING PROJECTS AND FOR COORDINATION OF BARRICADE PLACEMENT NECESSARY TO PROVIDE A UNIFORM TRAFFIC DETOUR PATTERN WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL TRAFFIC CONTROL DEVICES WHICH WERE FURNISHED INSTALLED AND MAINTAINED BY HIM UNDER THIS CONTRACT AND SUCH DEVICES SHALL REMAIN IN PLACE UNTIL SPECIFIC AUTHORIZATION FOR RELOCATION OR REMOVAL IS RECEIVED FROM THE ENGINEER THE CONTRACTOR SHALL PROVIDE A MANNED TELEPHONE ON A CONTINUOUS 24-HOUR A DAY BASIS TO RECEIVE NOTIFICATION OF ANY DEFICIENCIES REGARDING TRAFFIC CONTROL AND PROTECTION AND SHALL DISPATCH MEN MATERIALS AND EQUIPMENT TO CORRECT ANY SUCH DEFICIENCIES THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ANY CALL FROM THE DEPARTMENT CONCERNING ANY REQUEST FOR IMPROVING OR CORRECTING TRAFFIC CONTROL DEVICES AND BEGIN MAKING THE REQUESTED REPAIRS WITHIN TWO HOURS FROM THE TIME OF NOTIFICATION WHEN TRAVELING IN LANES OPEN TO PUBLIC TRAFFIC, THE CONTRACTOR'S VEHICLES SHALL ALWAYS MOVE WITH AND NOT AGAINST OR ACROSS THE FLOW OF TRAFFIC THESE VEHICLES SHALL ENTER OR LEAVE WORK AREAS IN A MANNER THAT WILL NOT BE HAZARDOUS TO, OR INTERFERE WITH, TRAFFIC AND SHALL NOT PARK OR STOP EXCEPT WITHIN DESIGNATED WORK AREAS PERSONAL VEHICLES WILL NOT BE PERMITTED TO PARK WITHIN THE RIGHT-OF-WAY EXCEPT IN SPECIFIC AREAS DESIGNATED BY THE ENGINEER ANY DROP OFF GREATER THAN THREE INCHES, BUT LESS THAN SIX INCHES WITHIN EIGHT FEET OF THE PAVEMENT EDGE SHALL BE PROTECTED BY TYPE I BARRICADES EQUIPPED WITH MONO DIRECTIONAL STEADY BURN LIGHTS AT 50 FOOT CENTER TO CENTER SPACING IF THE DROP OFF WITHIN EIGHT FEET OF THE PAVEMENT EDGE EXCEEDS SIX INCHES THE BARRICADES MENTIONED ABOVE SHALL BE PLACED AT 25 FOOT CENTER TO-CENTER SPACING BARRICADES THAT MUST BE PLACED IN EXCAVATED AREAS SHALL HAVE LEG EXTENSIONS INSTALLED SUCH THAT THE TOP OF THE BARRICADE IS IN COMPLIANCE WITH THE HEIGHT REQUIREMENTS OF STANDARD [illegible] VERTICAL PANELS OR OTHER DELINEATING DEVICES MAY BE SUBSTITUTED FOR TYPE I BARRICADES WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL INSURE THAT ALL BARRICADES WITH WARNING SIGNS, LIGHTS AND OTHER DEVICES INSTALLED BY HIM ARE OPERATIONAL EVERY DAY, INCLUDING SUNDAYS AND HOLIDAYS. IN THE EVENT OF SEVERE WEATHER CONDITIONS, THE CONTRACTOR WILL BE REQUIRED TO FURNISH ANY ADDITIONAL PERSONNEL REQUIRED TO PROPERLY MAINTAIN ALL TRAFFIC CONTROL DEVICES AS DIRECTED BY THE ENGINEER. DELAYS TO THE CONTRACTOR CAUSED BY COMPLYING WITH THESE REQUIREMENTS SHALL BE CONSIDERED INCIDENTAL TO THE ITEM FOR TRAFFIC CONTROL AND PROTECTION, NO ADDITIONAL COMPENSATION WILL BE ALLOWED

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Collier RV Detention

Wadsworth, IL

ISSUED DATE	ISSUED FOR
10.17.2018	PERMIT
07.18.2017	[illegible]

PROFESSIONAL SEAL

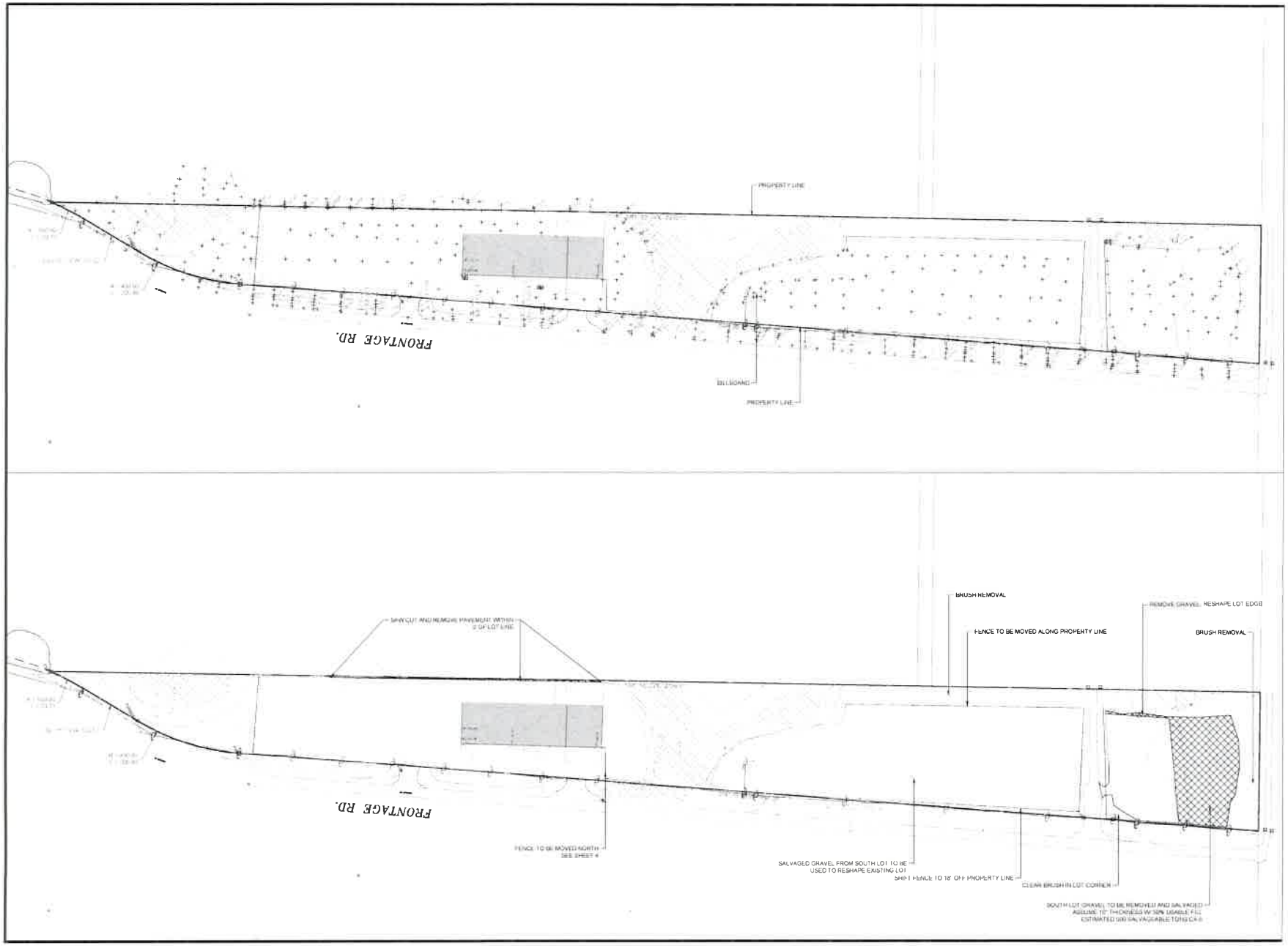
Michael G Bleck, PE

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

20-613	Project No.
BJT	Drawn By
MGB	Checked By

Drawing No.
2

Drawing Name
NOTES



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N

	ISSUED DATE	ISSUED FOR
■	[illegible]	PERMIT
△	[illegible]	DWG REVISION

PROFESSIONAL SEAL

Michael G. Bleck, PE Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

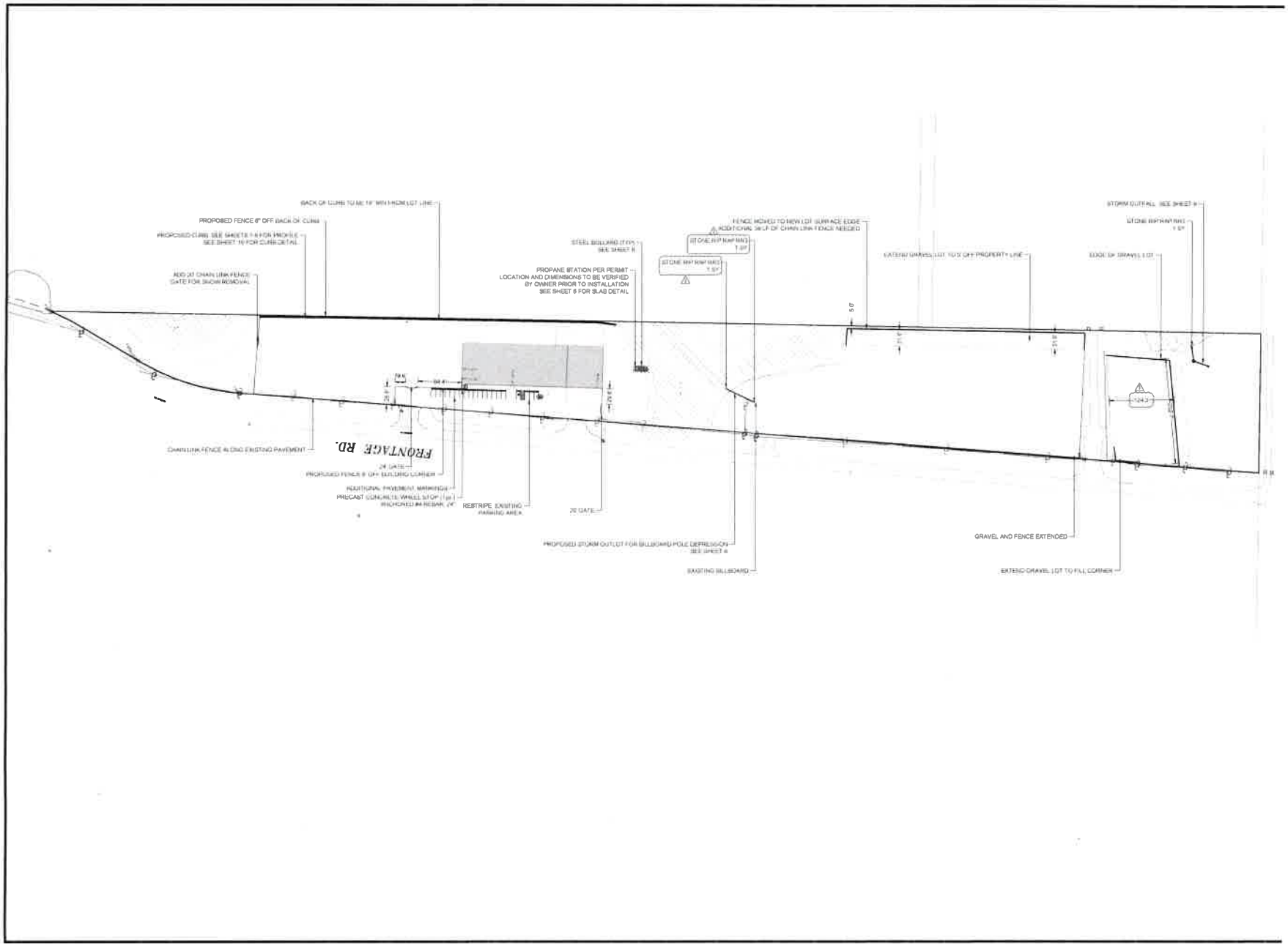
[illegible]	Project No.
[illegible]	Drawn By
[illegible]	Checked By

Drawing No.

3

Drawing Name

EXISTING CONDITIONS-
DEMOLITION



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Collier RV
Detention

Wadsworth, IL

	REVISED DATE	ISSUED FOR
■	[illegible]	PERMIT
△	[illegible]	SMC REVISION

PROFESSIONAL SEAL

Michael G Bleck, PE Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

27-4-22	Project No.
MGT	Drawn By
MGB	Checked By

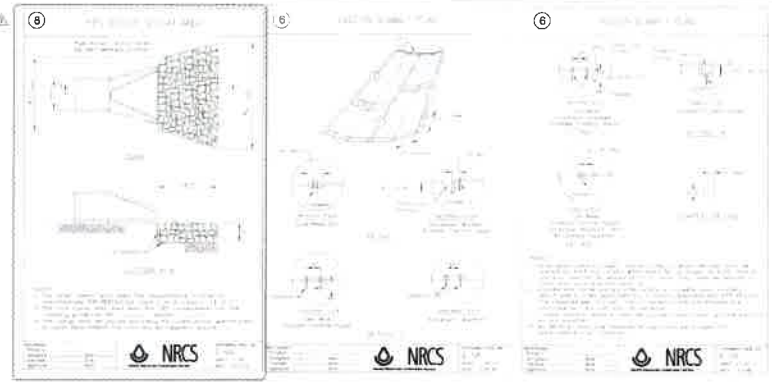
Drawing No.

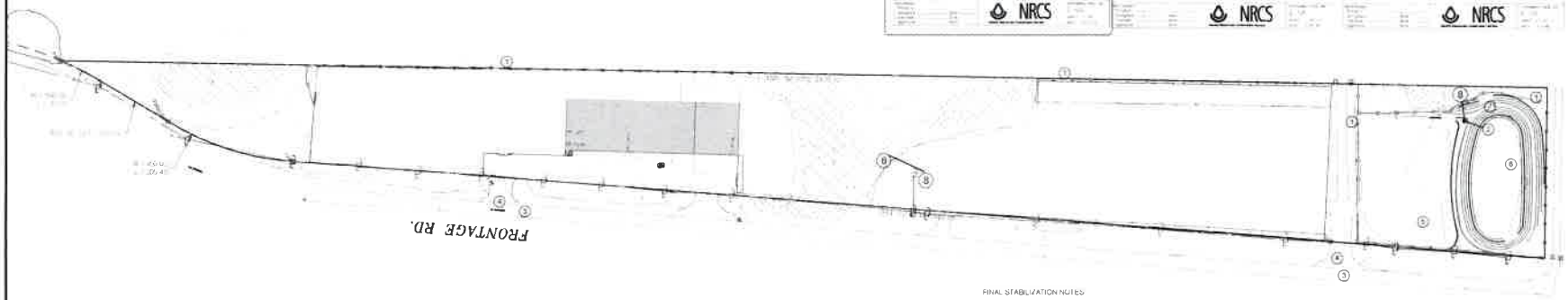
4

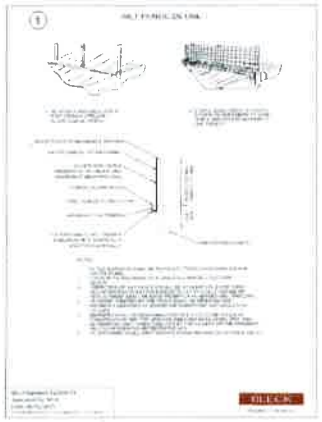
Drawing Name

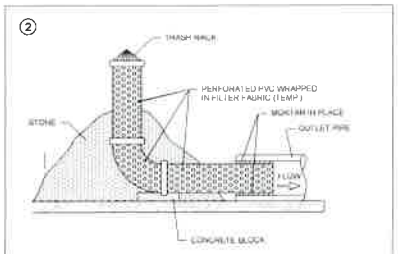
PROPOSED SITE LAYOUT

1. SILT FENCE
2. TEMPORARY PERFORATED RISER
3. MUD & DUST CONTROL
4. STABILIZED CONSTRUCTION ENTRANCE UTILIZE EXISTING ENTRY
5. TEMPORARY STOCKPILE
6. EROSION CONTROL BLANKET
7. STABILIZE EMERGENCY OVERFLOW (NAG S280 OR EQUIVALENT)
8. STONE RIP RAP (REF.)

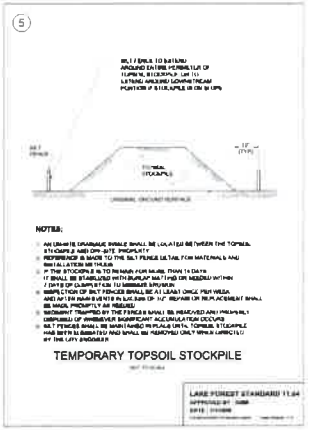








PERFORATED RISER DETAIL



FINAL STABILIZATION NOTES

A ALL DISTURBED SOILS TO RECEIVE EROSION CONTROL BLANKET NAG S75BN OR EQUIVALENT
B ALL DISTURBED SOILS TO BE SEEDED WITH IDOT SEED MIX 7

SOIL EROSION AND SEDIMENT CONTROL NOTES

A SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS

B FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI) INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS) PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION

C SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION IF STRIPPING CLEARING GRADING OR LANDSCAPING ARE TO BE DONE IN PHASES THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES

D A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL OR OTHER APPROPRIATE MEASURE(s) AS APPROVED BY THE ENFORCEMENT OFFICER SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY STREET ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA

E TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN

F DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE

G ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS

H SLOPES STEEPER THAN 3H TO 1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER

I APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL

J STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE

K IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS THE ENFORCEMENT OFFICER OR APPROVED REPRESENTATIVE MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES

L IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER

M ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR

N ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED

O THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER ENFORCEMENT OFFICER OR OTHER GOVERNING AGENCY

P TIRE WASH STATION TO USE HIGH PRESSURE RINSE OR SHOVEL TO REMOVE EXCESS DEBRIS FROM VEHICLES BEFORE EXITING JOB SITE

Q USE OF ANIONIC POLYACRYLAMIDE POLYMERS (PAM) IS RECOMMENDED FOR REMOVAL OF SUSPENDED CLAY FROM SITE STORMWATER RUNOFF AND DEWATERING DISCHARGES

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Collier RV Detention

Wadsworth, IL

N

Scale 1" = 60'

Issued Date	Issued For
12/13/24	PERMIT
8/18/2025	DWC REVISION

PROFESSIONAL SEAL

Michael G Bleck PE Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

Project No:
Drawn By
Checked By

Drawing No.

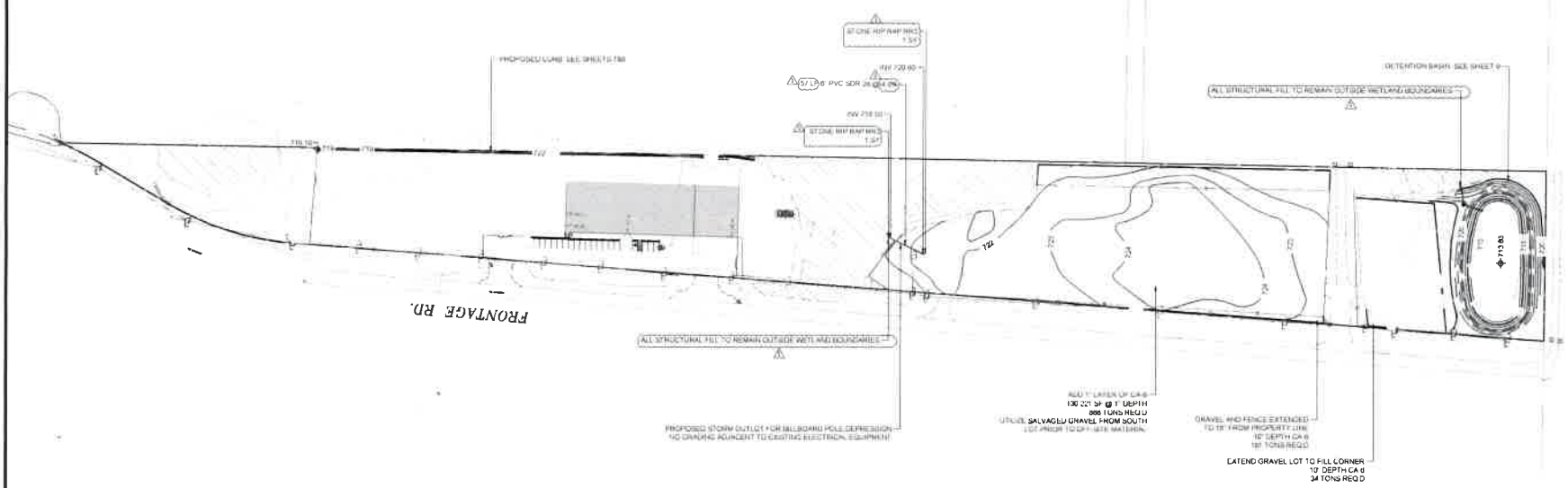
5

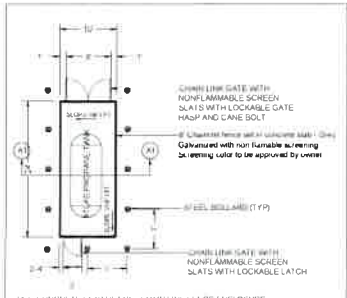
Drawing Name

SOIL EROSION-SEDIMENT CONTROL

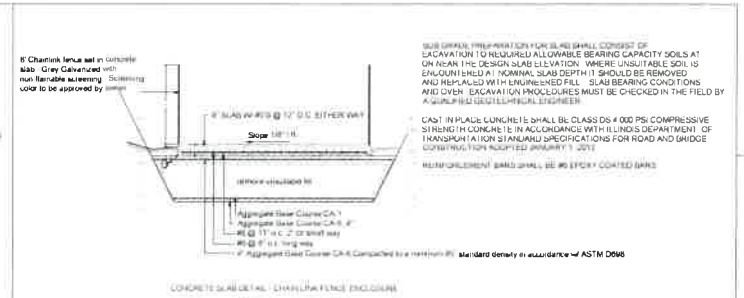
NOTES

- INTENT OF OVERALL GRADING IS TO ACHIEVE A CUT/ FILL BALANCE ON SITE. ALL UNUSABLE AND EXCESS SOILS TO BE HAULED OFF SITE
- ALL STRUCTURAL FILL MATERIAL TO REMAIN OUTSIDE WETLAND BOUNDARIES





PCC CONCRETE SLAB DETAIL - CHAIN LINK FENCE ENCLOSURE

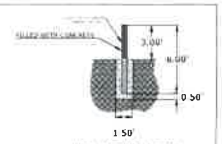


CONCRETE SLAB DETAIL - CHAIN LINK FENCE ENCLOSURE

SUB GRADE PREPARATION FOR SLAB SHALL CONSIST OF EXCAVATION TO REQUIRED ALLOWABLE BEARING CAPACITY SOILS AT OR NEAR THE DESIGN SLAB ELEVATION. WHERE UNSUITABLE SOIL IS ENCOUNTERED AT NOMINAL SLAB DEPTH IT SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL. SLAB BEARING CONDITIONS AND OVER EXCAVATION PROCEDURES MUST BE CHECKED IN THE FIELD BY A QUALIFIED GEOTECHNICAL ENGINEER

CAST IN PLACE CONCRETE SHALL BE CLASS DS 4,000 PSI COMPRESSIVE STRENGTH CONCRETE IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED JANUARY 1, 2012

REINFORCEMENT BARS SHALL BE #6 EPOXY COATED BARS



BOLLARD CROSS-SECTION

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Collier RV Detention

Wadsworth, IL

ISSUED DATE	ISSUED FOR
10.11.2016	PERMIT
11.11.2017	ENG REVISION

PROFESSIONAL SEAL

Michael G. Bleck, PE — Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

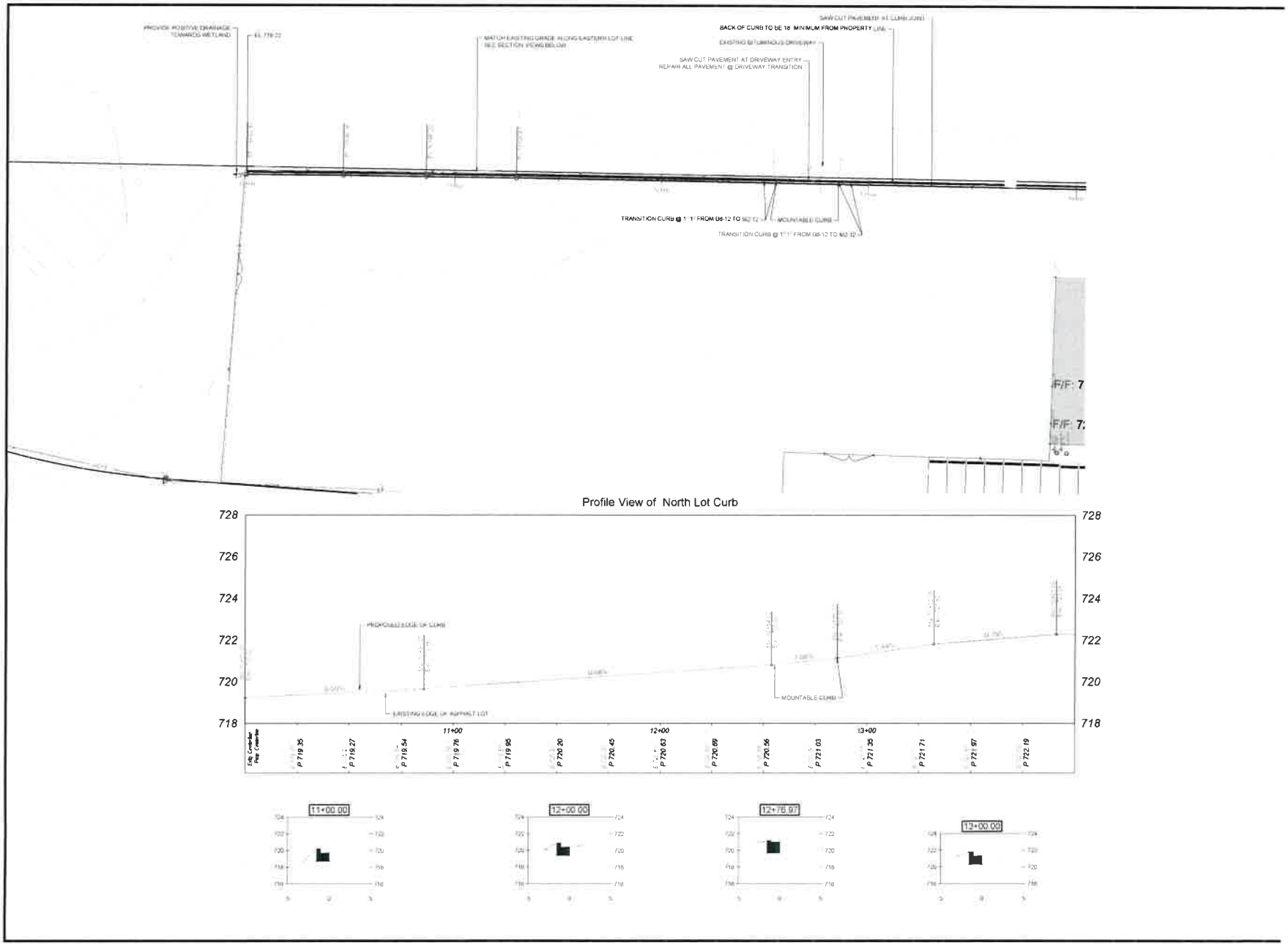
20-0-22	Project No.
BGI	Drawn By
BRGB	Checked By

Drawing No.

6

Drawing Name

SITE GRADING PLAN



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N

■	[illegible]	[illegible]
△	[illegible]	[illegible]

PROFESSIONAL SEAL

Michael G. Bleck, PE — Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

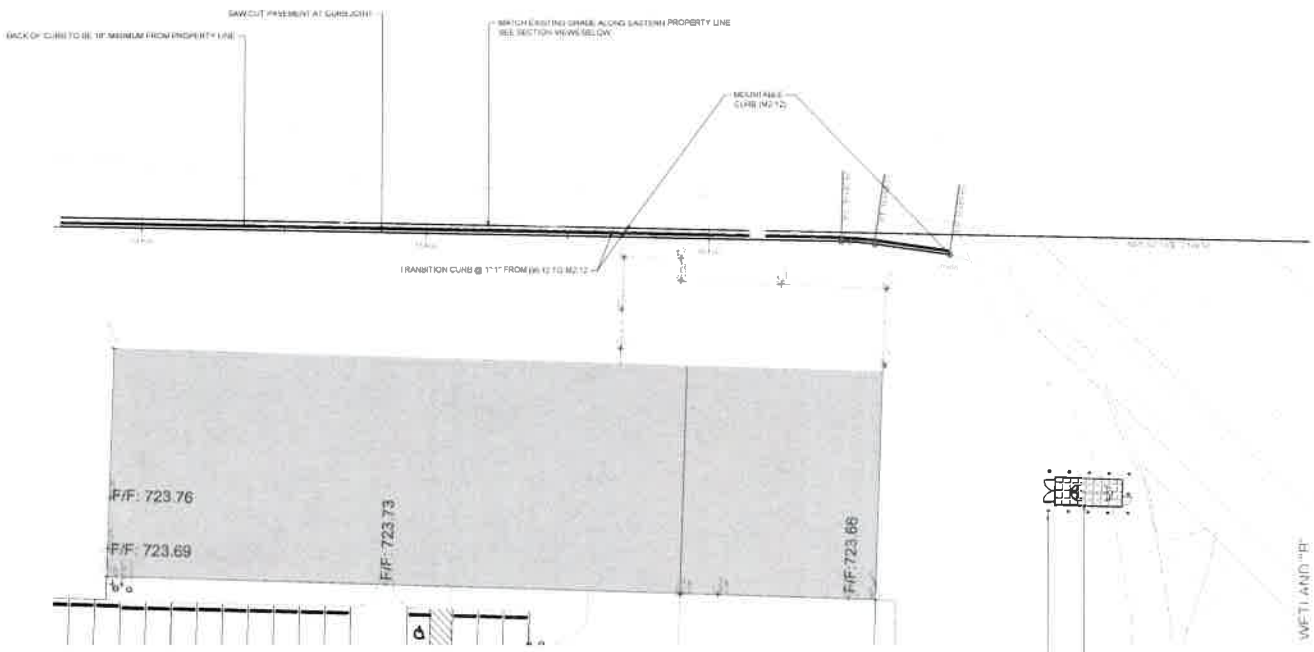
[illegible]	Project No.
[illegible]	Drawn By
[illegible]	Checked By

Drawing No.

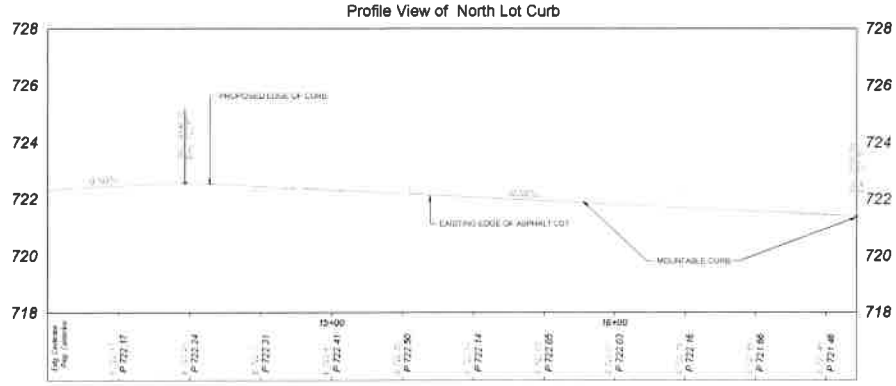
7

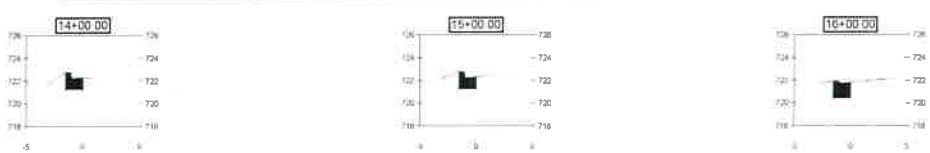
Drawing Name

NORTH CURB PLAN & PROFILE
(STA 10+00 STA 14+00)



Profile View of North Lot Curb





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PROFESSIONAL SEAL

Michael G Bleck, PE — Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

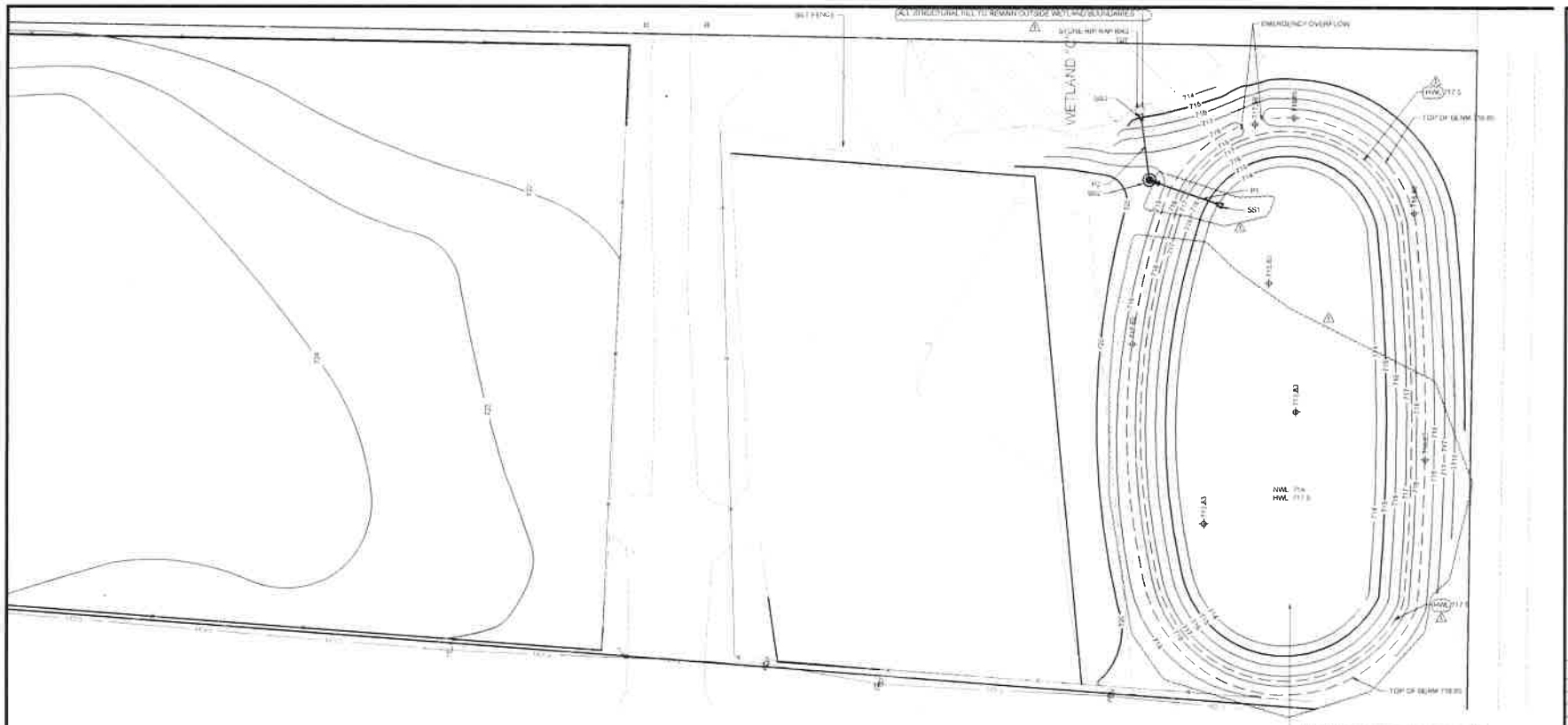
05-6-21	Project No.
SEP	Drawn By
MGB	Checked By

Drawing No.

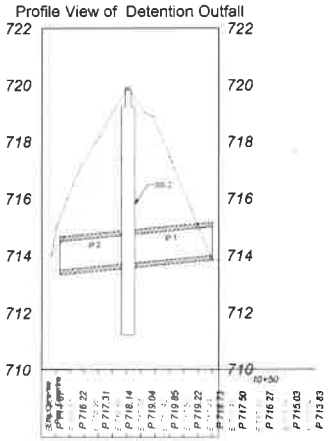
8

Drawing Name

NORTH CURB PLAN & PROFILE
(STA 14+00-STA16+48)



Profile View of Detention Outfall



FLARED END SECTION TABLE

STRUCTURE NAME	STRUCTURE INFO	STATIONING	RIM & INV ELEV	PIPES IN	PIPES OUT
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

MANHOLE TABLE

STRUCTURE NAME	STRUCTURE INFO	STATIONING	RIM & INV ELEV	PIPES IN	PIPES OUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Pipe Table

NAME	SIZE	LENGTH	SLOPE	DETAILS
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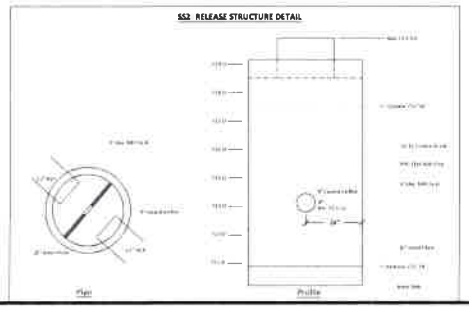
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DETENTION POND RELEASE STRUCTURE - SS2

TOTAL TRIBUTARY AREA	= 2.88 AC.
NWL	= 714.0
HWL	= 717.5
OUTLET ELEVATION	= 713.72
ORIFICE SIZE	= 4"
WEIR DISCHARGE ELEVATION	= 717.50
LENGTH	= 4
100 YR DETENTION REQUIRED	= 1.22 AC-FT
100 YR DETENTION PROVIDED	= 1.32 AC-FT

SS2 RELEASE STRUCTURE DETAIL



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Collier RV
Detention

Wadsworth, IL

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REVISION DATE	REVISION
02.11.2019	PERMIT
01.18.2021	PER REVIEW

PROFESSIONAL SEAL

Michael G Bleck PE Date

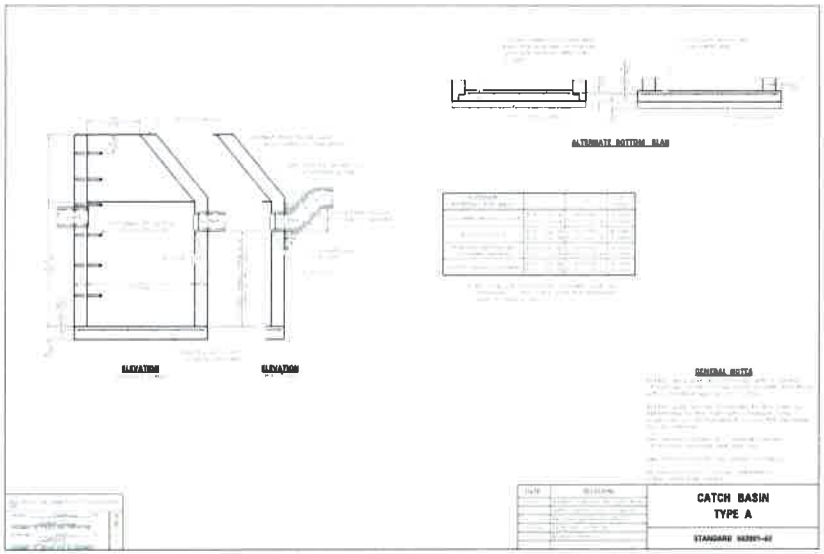
COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

Project No.
Drawn By
Checked By

Drawing No.
9

Drawing Name
SOUTH DETENTION GRADING

①



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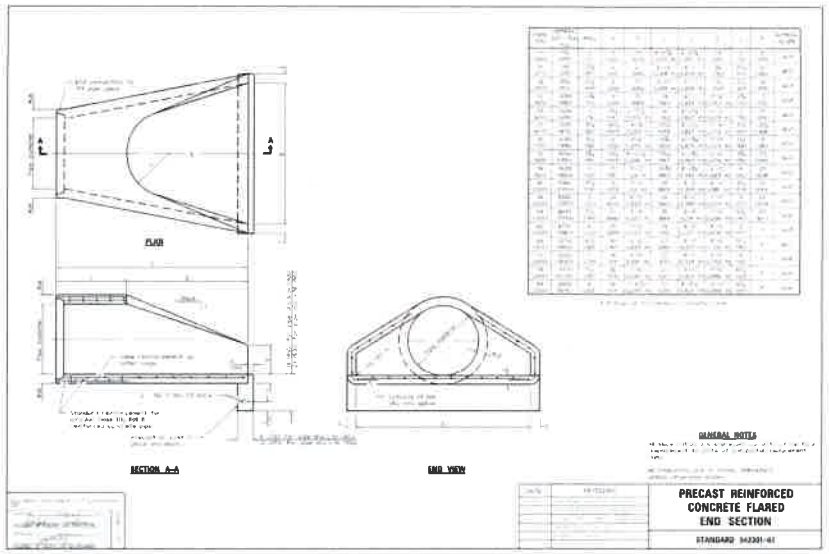

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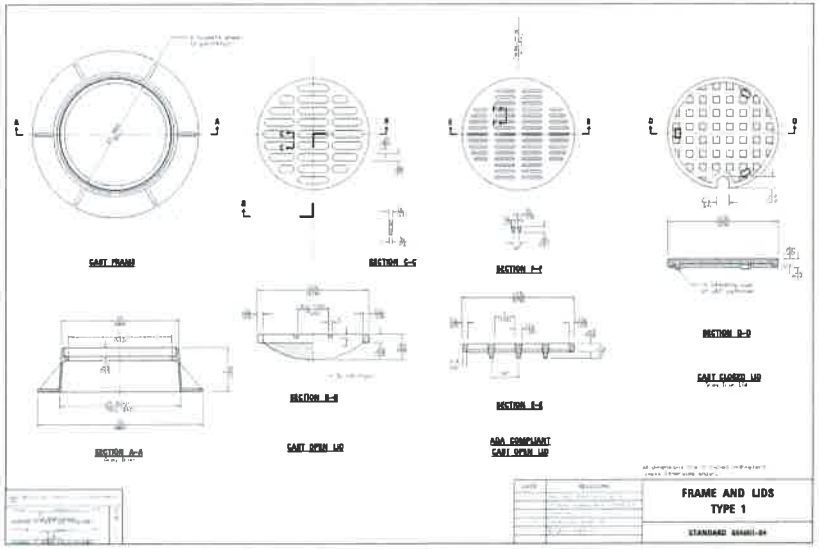

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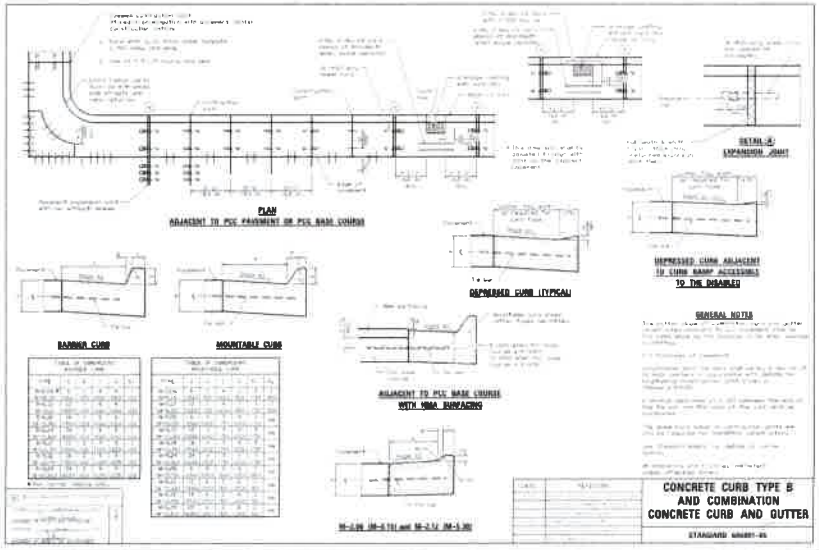

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Detention

Wadsworth, IL

	ISSUED DATE	ISSUED FOR
	12.21.2018	PERMIT
	8.18.2021	SMC REVISIONS

PROFESSIONAL SEAL

Michael G. Bleck PE

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

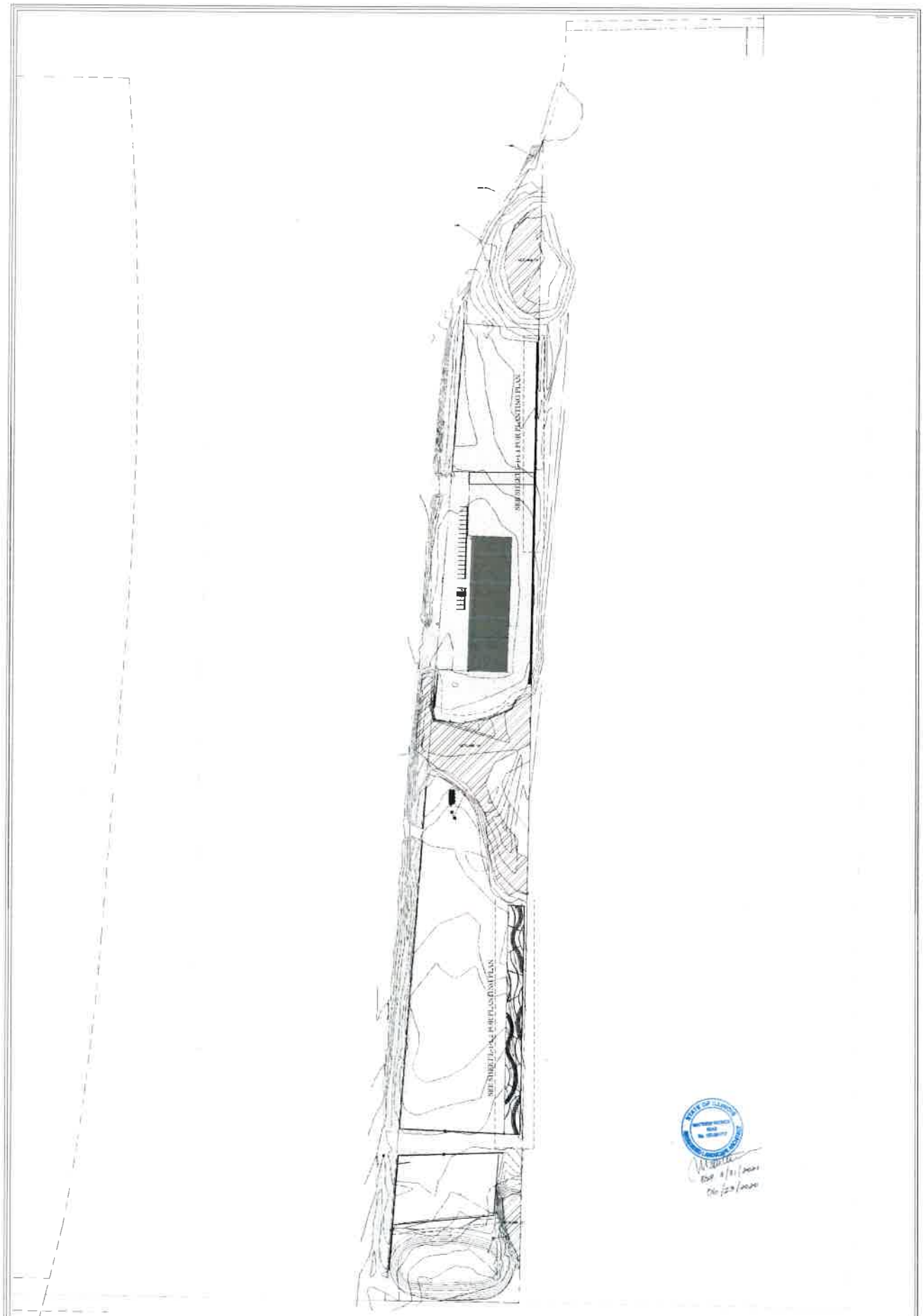
20-033	Project No.
MGT	Drawn By
MGB	Checked By

Drawing No.

10

Drawing Name

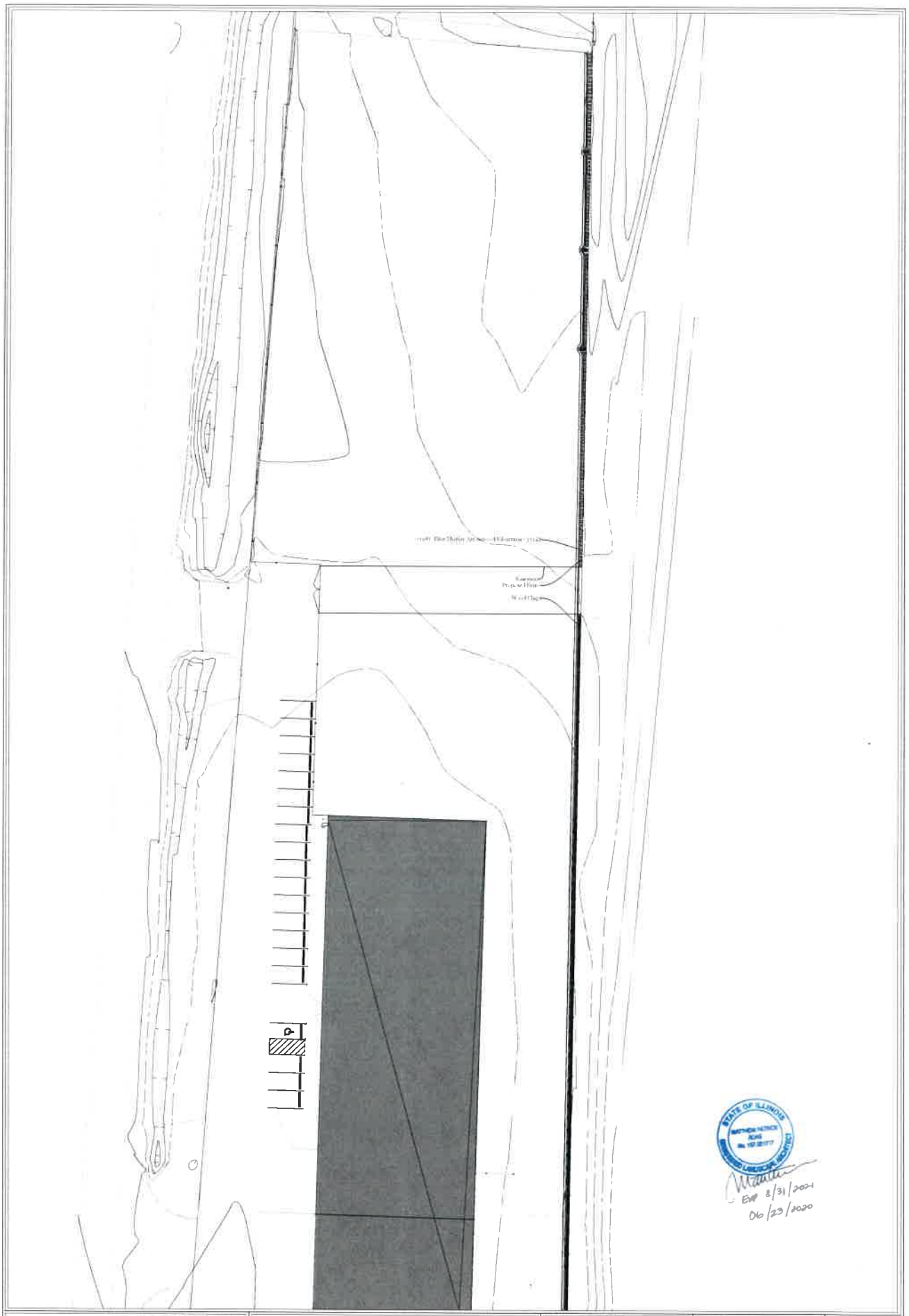
DETAILS



WRIGHT LANDSCAPING
DESIGN • BUILD • MAINTAIN

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH, ILLINOIS

L-1-1.0



WRIGHT LANDSCAPING
DESIGN • BUILD • MAINTAIN

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH, ILLINOIS

L-1-1.1

NORTH

WRIGHT LANDSCAPING
DESIGN • BUILD • MAINTAIN

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH, ILLINOIS

L-1-1.2

COLLIER RV PARK/ PLANT PALETTE

16146 RUSSELL ROAD
WADSWORTH, IL

	INSTALLED HEIGHT	MATURE HEIGHT	FLOWER COLOR	FALL COLOR
BLUE MUFFIN ARROWWOOD VIBURNUM Named for the intense blue fruits that appear in late summer and early fall. More compact that other arrowwood viburnum.	3 GAL	5'-7' H 2'-4' W	WHITE	ORANGE PURPLE
SEM FALSE SPIREA A loose, airy, deciduous shrub with a spreading form and multiple stems. Spreads but not aggressively. Foliage tinted pink, then turns green. Easy to grow.	3 GAL	4' H 3'-4' W	NONE	NONE
BLANDA WILD ROSE Nearly thornless wild rose found in prairies, meadows, and open woodlands. Will colonize, flowers are variable.	3 GAL	3' H 6'-8' W	PINK	NONE
PEE WEE OAKLEAF HYDRANGEA Compact Oakleaf cultivar, with flowers emerging white and aging to pink. A deciduous shrub with upright form and large flowers and leaves.	5 GAL	3' H 3' W	WHITE PINK	NONE
SHENANDOAH RED SWITCH GRASS Narrow, tall foliage emerges blue-green and quickly takes on red tips and high-lights in summer. Beige seed heads and foliage provide winter interest.	1 GAL	3'-4' H 30" W	REDDISH PINK	BURGUNDY
PURPLE LOVE GRASS A warm season, native grass that thrives in soil with good drainage. Airy panicles of reddish purple flowers create soft texture.	1 GAL	2'-3' H 3' W	PURPLE	BRONZE RED

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Lake Bluff, IL

DWARF FOUNTAIN GRASS Clump-forming warm season grass. Showy white, wheat like flower spikes arch outward from the foliage in late summer.	1 GAL	2'-3' H 3' W	WHITE	ALMOND

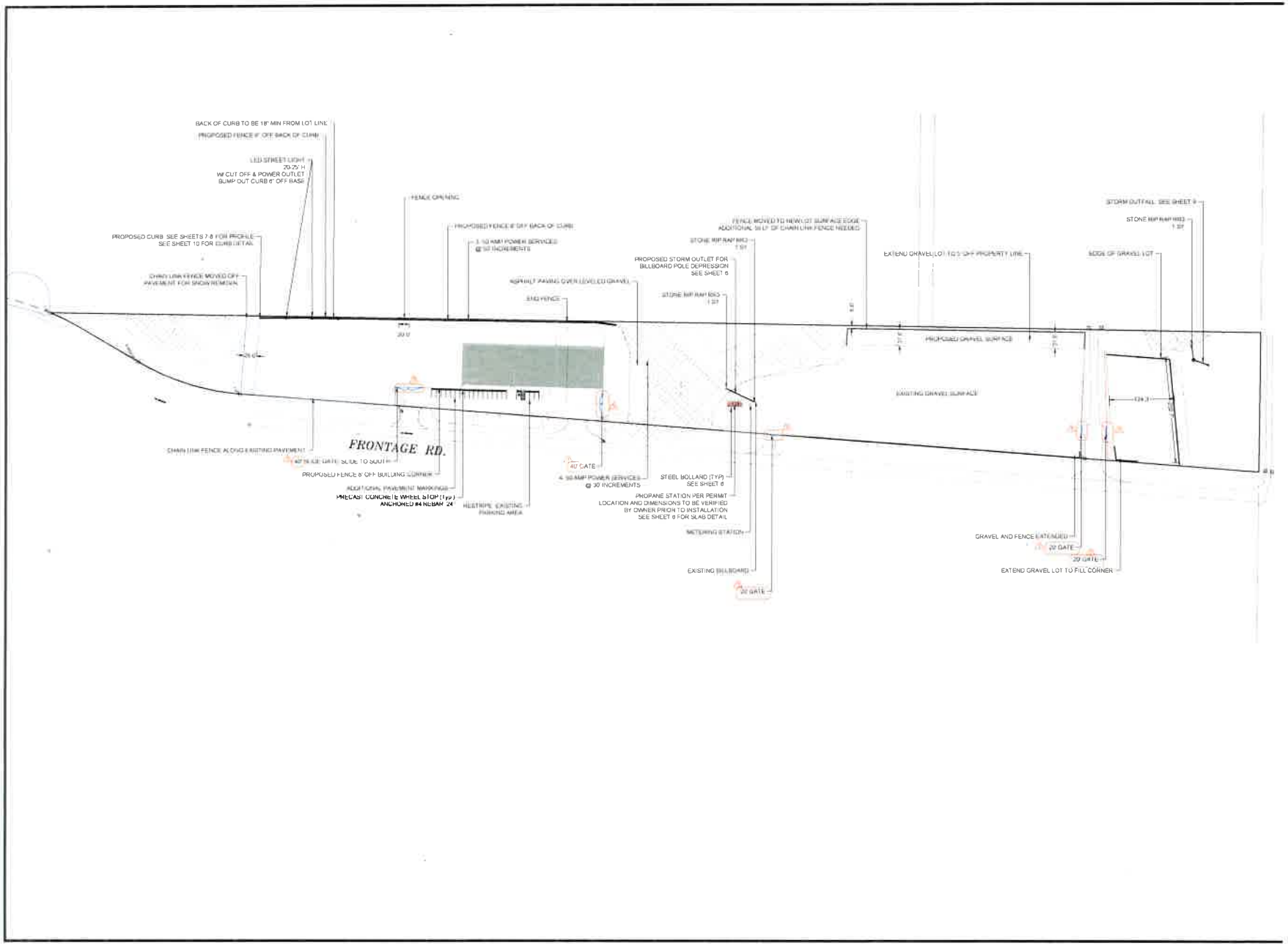
LITTLE BLUESTEM Blue-green summer foliage, striking orange-bronze to crimson fall color is outstanding. Purplish flowers become persistent silvery white seed heads.	1 GAL	3'-4' H 2' W	PURPLE BRONZE	BRONZE ORANGE

KARL FOERSTER REED GRASS One of the most popular ornamental grasses. Features an erect, slightly arching habit. Tan seed heads provide winter interest.	1 GAL	4'-6' H 3' W	CREAMY WHITE	NONE

PENNSYLVANIAN SEDGE A perfect native groundcover. Fine texture an arching habit give it a soft appearance.	1 GAL	1' H 2' W	TAN	SEMI EVER-GREEN

FOX SEDGE Seedheads spray out from center of the plant for an excellent effect.	1 GAL	1'-3' H 2' W	GREEN	BROWN BRONZE

PRAIRIE DROPSEED Considered by some to be the most beautiful of all the prairie grasses, this plant has a nice arching form and wonderful fall color.	3" POT	2'-3' H 3' W	PURPLE	GOLDEN



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Collier RV
Detention

Wadsworth, IL

ISSUED DATE	ISSUED FOR
12.21.2016	PERMIT
03.18.2021	SIMCREVISION
12.11.2021	ZONING REVISION
04.22.2018	FENCE REVISION

PROFESSIONAL SEAL

Michael G. Bleck, PE — Date

COLLIER RV PARK
16145 RUSSELL ROAD
WADSWORTH IL 60075

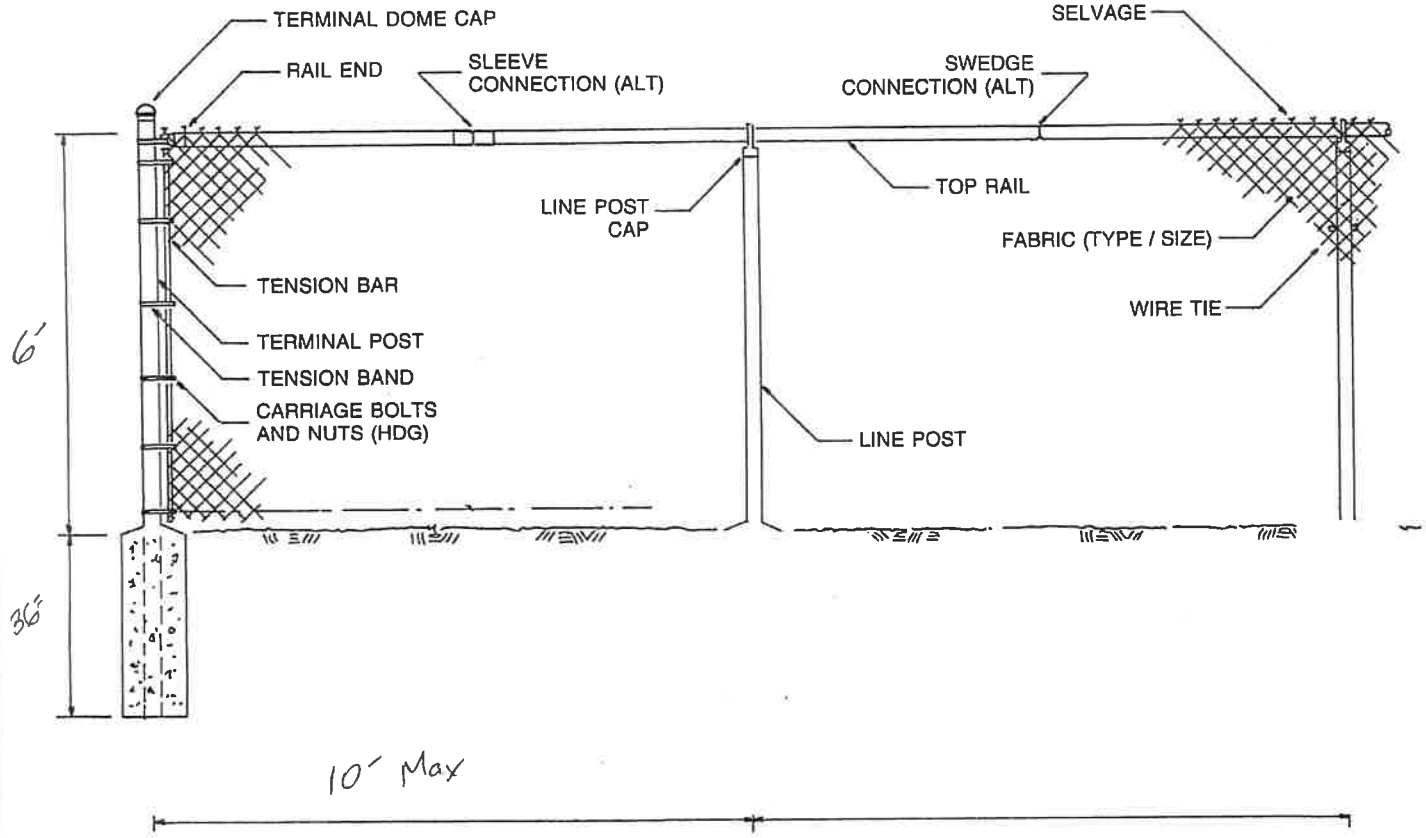
2016.22	Project No.
BGP	Drawn By
MGB	Checked By

Drawing No

4

Drawing Name

PROPOSED SITE LAYOUT



JOB SPECIFICATIONS

FABRIC	MESH	GAUGE	SELVAGE
Black Vinyl Coated	2"	9	KK
TENSION WIRE	GA. N/A	TOP ☐	BOTT. ☐
BARBED WIRE	TYPE N/A	3 STR. ☐	6 STR. ☐
FRMWRK.	O.D.	WALL	LBS / LF
TOP RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
BRACE RAIL	—	—	—
CORNER POSTS	3"	.160	4.64
END POSTS	3"	.160	4.64
GATE POSTS	4"	.160	6.56
GATE FRAME	—	—	—
GATE TYPE	Slide Gate		

NOTES:

SUBMITTED BY	SUBMITTED TO	TYPICAL FENCE ELEVATION TOP RAIL / NO BRACE RAIL	CONTRACTOR
		JOB / PROJECT	ARCHITECT
			ENGINEER

STANDARD DETAIL

MERCHANTS METALS
The First Name In Fence

COMPILED BY	DWG. NO.
AZ	SD-134
DATE 8/11/16	SHT 1 OF 2

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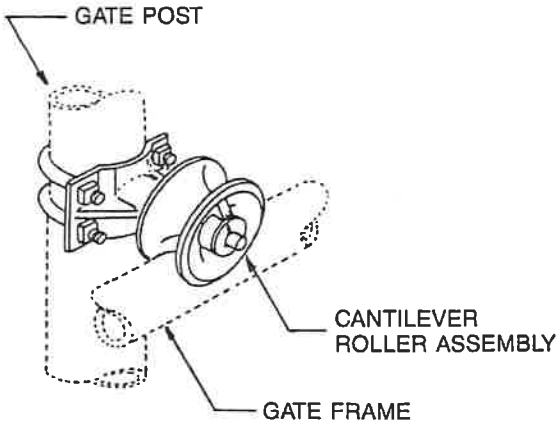

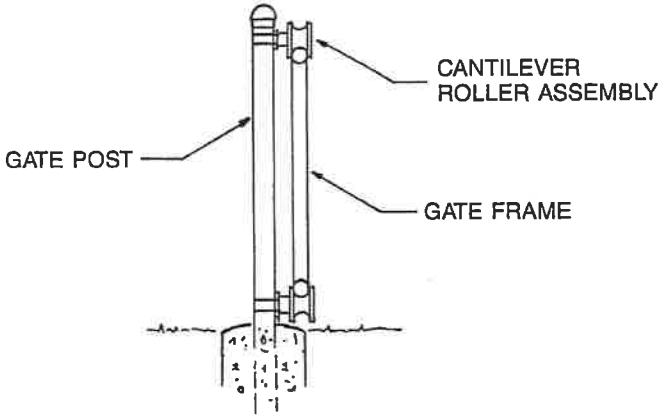

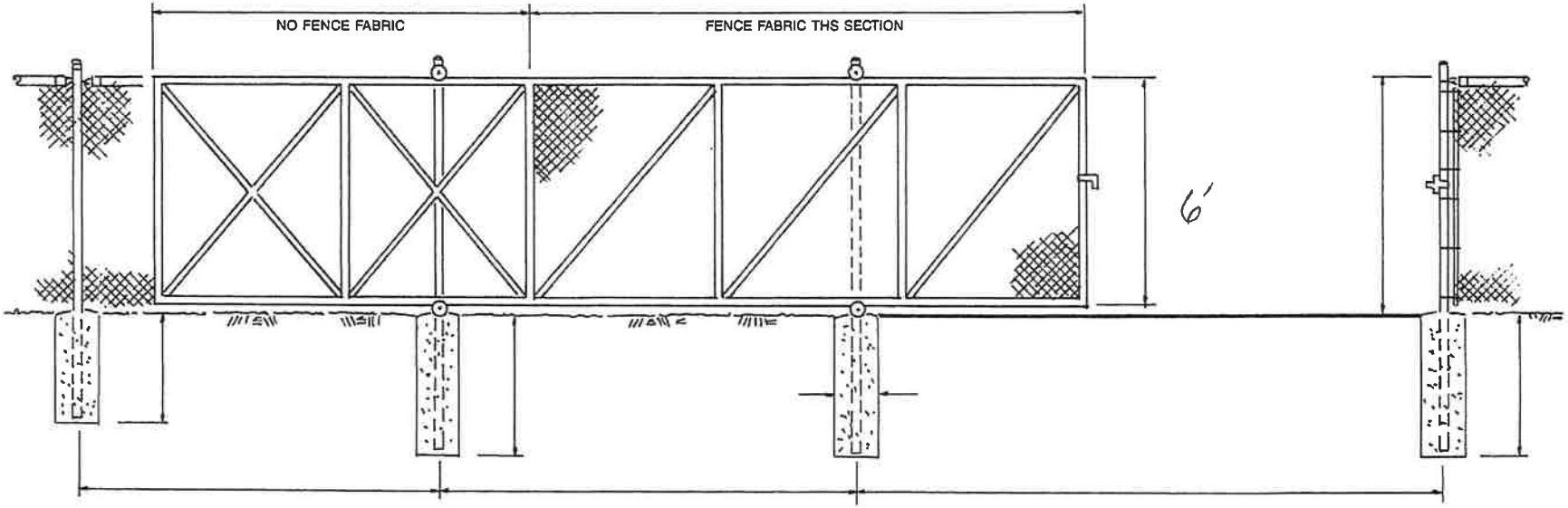

SUBMITTED BY	SUBMITTED TO	TYPICAL CANTILEVER GATE WITHOUT BARBED WIRE	CONTRACTOR	STANDARD DETAIL — MERCHANTS METALS, The First Name In Fence
			ARCHITECT	COMPILED BY: AZ — DWG. NO.: SD-428R
		JOB / PROJECT	ENGINEER	DATE: 8/11/16 — SHT 2 OF 2

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