

GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

- The "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, latest revision; "Supplemental Specifications and Recurring Special Provisions", latest revision; and revisions thereto, and these improvement plans and details shall govern applicable portions of this project.
- The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other 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 in accordance with the applicable parts of Article 1106 of the Standard Specifications and the "Standard Specifications for Traffic Control Items".
- Location of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location of all existing underground structures, cables and pipe lines.
- If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Consultant and Owner so that the conflict may be resolved.
- The Contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.
- The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Consultant and Owner at his own expense.
- The Contractor shall be responsible for the protection of all private and public 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 Consultant and Owner by the Contractor at his own expense.
- The Contractor shall examine all plans and specifications, visit the site of the work and inform himself fully with the work involved, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.
- All work and materials shall be in accordance with code requirements.
- Permits and licenses of a temporary nature necessary for the prosecution of the work shall be secured and paid for by the Contractor.
- Prior to submitting his bid, the Contractor shall call the attention of the Consultant to any material or equipment he deems inadequate and to any item of work omitted.
- The Contractor shall restore any area disturbed outside the construction site to a condition equal to or better than its original use. This shall include finish grading, establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.
- The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
- The Contractor shall provide a written work schedule, and shall update said schedule as required. A minimum twenty-four (24) hour notice shall be given for any item that requires approval or inspection.
- All lot irons damaged or removed during construction of this project shall be replaced by the Surveyor and said cost of replacement shall be paid by the Contractor.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Consultant and Owner. Final payments shall be made after all of the Contractor's work has been approved and accepted.
- The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.
- If any approved equal items are required the Contractor shall contact the Consultant for approval.
- As-built drawings shall be prepared by the Contractor and submitted to the Consultant as soon as the site improvements are completed. Any change in length, location or alignment shall be shown in red. Final payments will not be issued until satisfactory as-built plans have been submitted.
- All elevations are based on vertical datum NAVD 88.

- The Contractor is responsible for coordinating any required inspections with the owner, consultant, and other agencies.
- Special attention is drawn to the fact that Article 105.06 of the standard specifications requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07
- The Consultant and Owner are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.
- Construction traffic shall utilize existing driveway for access to the project site. Contractor shall check roadways daily (minimum) and remove any dirt or debris that has been tracked onto the roadway. Contractor shall install a stabilized construction entrance according to Illinois Urban Manual standards should the existing driveway not be sufficient to prevent dirt or debris tracking onto Kilbourne Road or as directed by the Enforcement Officer or Engineer.
- Blanding's turtles are recorded to be located within the project vicinity. A handout, providing information on Blanding's turtles, how to protect them from construction activities and what to do in the event one is found out site, will be provided to the Contractor at or prior to the pre-construction meeting. The Contractor is responsible for ensuring all personnel that will be on-site have received this handout and familiarize themselves with its contents. Additionally, the Contractor shall be responsible for inspecting perimeter erosion and sediment controls and trenches daily for trapped wildlife and filling/covering all trenches at the end of each day.

STANDARD DRAIN TILE NOTES

- Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
- All abandoned drain tiles within disturbed areas shall be removed in their entirety.
- Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

EARTHWORK AND GRADING CONSTRUCTION

All work done under this heading will be done in accordance with applicable provisions of the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016.

- Work under this section shall include, but not be limited to, the following:
 - Clearing and removal of all undesirable vegetative growth within the construction area except as noted otherwise on the plans.
 - Removing unsuitable materials as specified from parking, roadway, building and other designated areas.
 - Clay cut and clay fill with compaction within parking, roadway, building and other designated areas.
 - Excavation and grading of the entire site per plan, including construction of berms, swales, etc., as shown on these plans.
 - Placement and construction of structural and non-structural fills.
 - If required, removal from site and disposal of any excess or unsuitable material upon completion of mass grading.
 - Movement and compaction of spoil material from the construction of underground utilities.
 - Final shaping and trimming to the lines, grades and cross-sections shown in these plans, and topsoil placement to design finish grade elevations.
 - Soil erosion control measures in accordance with the applicable specifications and county requirements.
- Silt fence as shown in the construction plans shall be erected prior to mass earthwork.
- It is the Contractor's responsibility to determine all material quantities and apprise himself of all site conditions. No claims for extra work will be recognized unless ordered in writing by the Owner.

- The grading operations are to be closely supervised and inspected, particularly during the removal of unsuitable material and the construction of embankments, by the geotechnical engineer or his representative. All testing, inspection and supervision of soil quality, unsuitable removal and its replacement, and other soils related operations shall be entirely the responsibility of the geotechnical engineer.
- The grading and construction of the site improvements shall not cause ponding of stormwater except as noted on the plans. All areas adjacent to these improvements shall be graded to allow positive drainage.

- The proposed grading elevations shown on the plans are finish grade. A minimum of six inches (6") of topsoil is to be placed before finish grade elevations are achieved, except where noted otherwise.
- All disturbed areas to be restored as shown on the landscape plans.
- All disturbed areas to be stabilized with NA Green S75BN erosion control blanket (or approved equal), unless noted otherwise.
- Turf Reinforcement Mat, where required, to be NA Green SC250 turf reinforcement mat (or approved equal).

UTILITY CONSTRUCTION

- All utility construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, Adopted April 1, 2016, and revisions thereto, the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the Village of Wadsworth codes and regulations, the project notes and specifications.
- The Contractor is to locate all utilities, public and private, prior to beginning construction. Contractor will be responsible for any damages to utilities caused by their work. Contact J.U.L.I.E. 72 hours prior to construction at 1-800-982-0123 or (811) for location of utilities and contractor shall be responsible for protection of the same.
- The Contractor shall notify the Engineer if existing utility lines of any nature are encountered that conflict in location with new construction so that the conflict may be resolved.
- The Contractor shall be responsible for the protection of all public and private utilities even though they may not be shown on the plans. Any utility damaged during construction shall be repaired or replaced to the satisfaction of the Owner and the Contractor's expense.
- The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Owner at his own expense.
- The Contractor shall confirm the horizontal and vertical locations of all existing utility pipes prior to constructing the new utility pipes. He shall notify the Engineer should any discrepancy be found between the location shown on the plans and the location determined in the field or if any proposed pipes will be in conflict with any utilities not indicated on the plans.
- Water and sewer separation shall be provided according to 41-2.01 of the "Standard Specifications for Water and Sewer Construction in Illinois".
- All water service piping shall have a minimum depth of cover of 5-1/2 feet.
- Water main protection, where required at utility crossings, shall be provided by using water main quality pipe for the sewer pipe to 10' each side of the crossing or by providing water main quality casing over the water service to 10' each side of the crossing.
- All trenches caused by the construction of water and septic lines, and the excavation around valve boxes and other appurtenances which occur within the limits of existing, proposed or future pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two feet (2') of said improvements shall be backfilled with approved suitable select material and properly compacted according to Sheets C7.1 and C7.2 and Detail 4 on Sheet C9.2. The cost shall be considered as incidental and shall be included in the contract unit price for the utility installation.

STORM DRAIN CONSTRUCTION

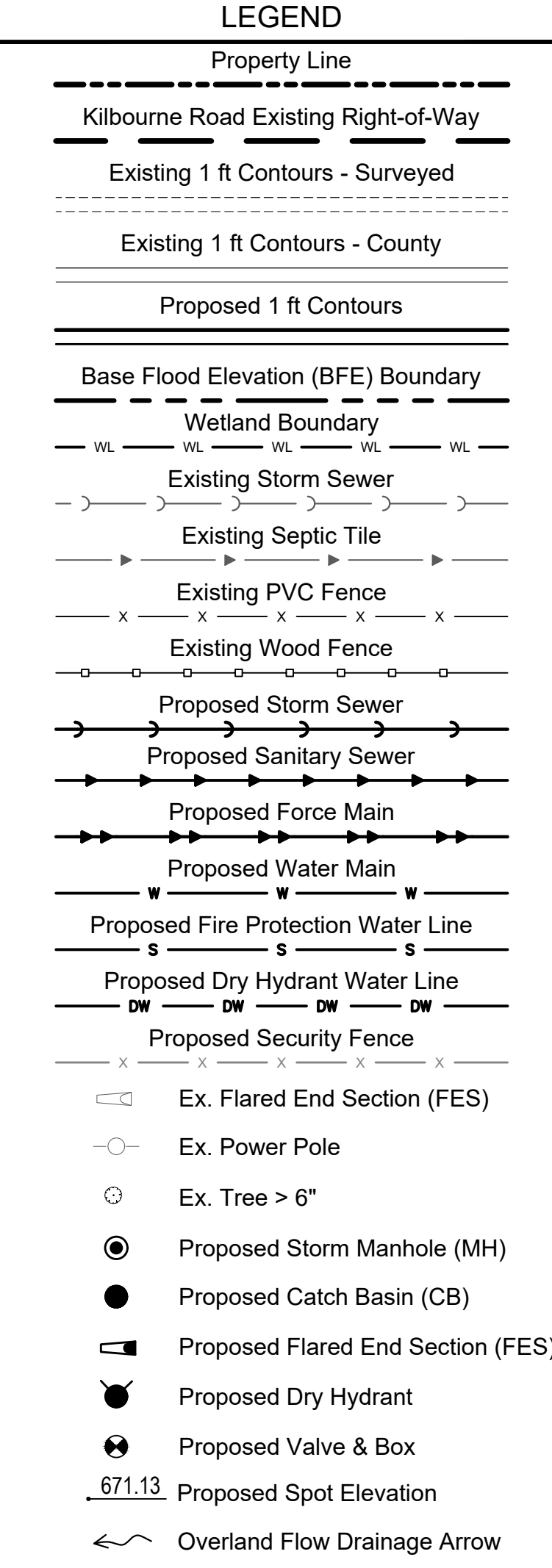
- All storm drain construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016, and revisions thereto, and the notes in the plan.
- All manholes and inlets shall be Precast Reinforced Concrete ASTM designation C-478.
- Existing field tile encountered at an elevation above the proposed drainage system shall be connected to the drainage system by a method approved by the Engineer. The cost of this work shall be considered incidental to the cost of construction.
- Existing field tile encountered at an elevation below the proposed drainage system shall be replaced by a method approved by the Engineer. (The usual method will be to sleeve the field tile with rigid pipe and bed the sleeve.) The cost of this work shall be considered incidental to the cost of construction.
- All flared end sections (FES) shall receive standard grating for concrete flared end sections per IDOT specifications.
- Structures for storm drains shall be in accordance with the improvement plans and the applicable standard specifications. Where granular trench backfill is required around these structures, the cost shall be considered as incidental and shall be included in the contract unit price for the structure.
- Frame and cover or grates for storm drains structures shall be as indicated within these improvement plans.
- All final adjustments of casting will be accomplished by the use of precast concrete adjusting rings set in Butyl rope joint sealant, mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight inches (8"). Cost for adjustment is considered incidental.
- The underground contractor shall be responsible to place on grade and coordinate with other contractors all underground structure frames such as catch basins, inlets, manholes, etc. No additional compensation shall be paid and said adjustments shall be considered incidental to other items of construction.
- All trenches caused by the construction of sewers, service sewers, and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing, proposed or future pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two feet (2') of said improvements shall be backfilled with approved suitable select material and properly compacted according to Sheets C6.1 and C6.2 and Detail 4 on Sheet C9.2. The cost shall be considered as incidental and shall be included in the contract unit price for the utility installation.
- "Band-Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.

SEDIMENTATION AND EROSION CONTROL NOTES

- Sediment control measures shall be installed prior to the commencement of hydrologic disturbance of upland areas.
- 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.
- 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.
- 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 measures(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.
- Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
- Disturbed areas shall be stabilized with temporary or permanent measures within seven (7) calendar days following the end of active hydrologic disturbance or redistribution.
- All stockpiles shall have appropriate measures to prevent erosion. Stockpiles shall not be placed in flood prone areas or wetlands and designated buffers.
- Slopes steeper than 3H:1V shall be stabilized with appropriate measures as approved by the Enforcement Officer.
- Appropriate erosion control blanket shall be installed on all interior stormwater management basin side slopes between the normal water level and high water level.
- Storm sewers that are or will be functioning during construction shall be protected by an appropriate sediment control measure.
- 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.
- 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.
- 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.
- 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.
- 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.
- All silt fence must meet the applicable standards of AASHTO 288-00 (Section 600.06), or equivalent.

TYPICAL CONSTRUCTION SEQUENCING

- Installation of soil erosion and sediment control SE/SC measures
 - Selective vegetation removal for silt fence installation
 - Silt fence installation
 - Construction fencing around areas not to be disturbed
 - Stabilized construction entrance
 - Tree removal where necessary (clear & grub)
 - Construct sediment trapping devices (sediment traps, basins...)
 - Construct detention facility and outlet control structure with restrictor & temporary perforated riser
 - Strip topsoil, stockpile topsoil and grade site
 - Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
 - Install storm sewer, septic services, water services and associated inlet & outlet protection
 - Permanently stabilize detention basin with seed and erosion control blanket
 - Temporarily stabilize all areas that have reached temporary grade
 - Install driveways
 - Install landscaping and permanently stabilize site
 - Remove all temporary SE/SC measures after the site is stabilized with vegetation
- * Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2 or greater rainfall event



LEGEND		
No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

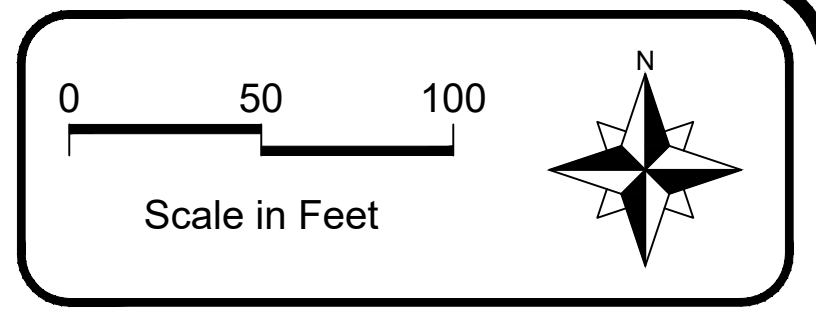
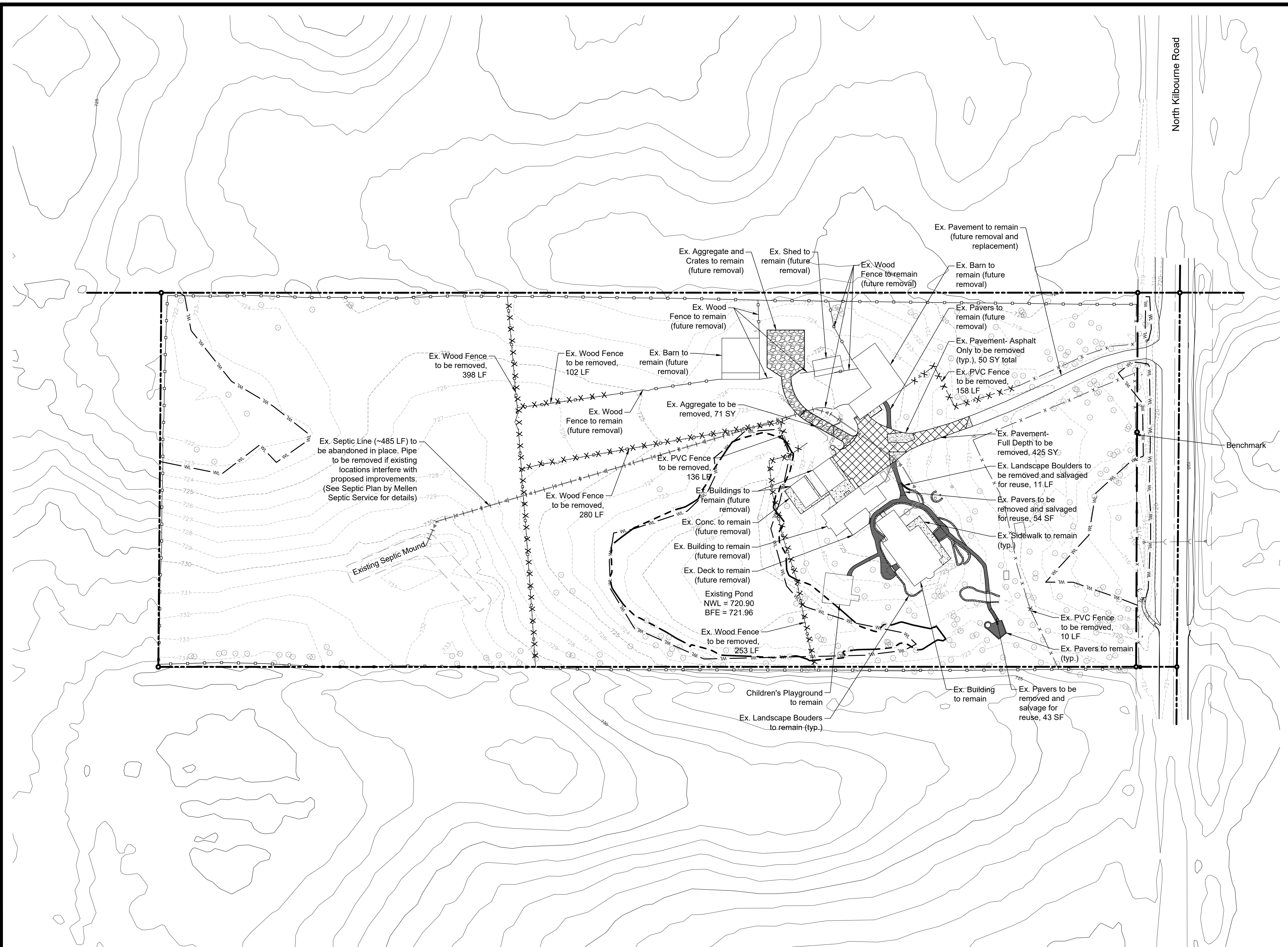
Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

General Notes

PROJECT NO:	15-0054	DRAWING NO:	C1.1
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	2	of 26

Issued for Bid

File: D:\Projects\15-0054 KARMAPA CENTER 16 - WADSWORTH\Drawings\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



LEGEND		
Property Boundary		
Kilbourne Road Existing Right-of-Way		
Existing 1 ft Contours - Surveyed		
Existing 1 ft Contours - County		
Base Flood Elevation (BFE) Boundary		
Wetland Boundary		
Existing PVC Fence to be removed		
Existing Wood Fence to be removed		
Existing Storm Sewer		
Existing Septic Tile to be abandoned		
Ex. Flared End Section (FES)		
Ex. Tree > 6"		
Existing Aggregate to be removed		
Existing Pavement-Full Depth to be removed		
Existing Pavement-Asphalt only to be removed		
Existing Pavers to be removed & salvaged		
No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

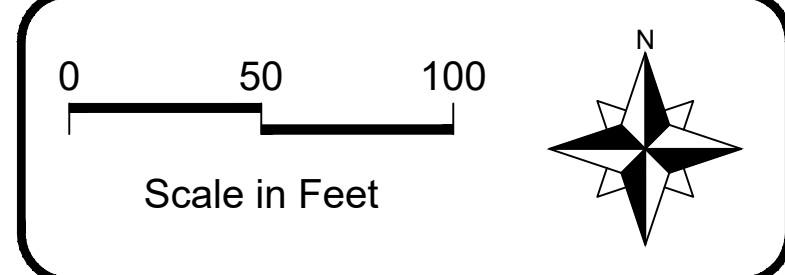
Existing Conditions and Demolition Plan

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C2.0	
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024		3 of 26

Issued for Bid

Copyright © 2021 Hey and Associates, Inc.

File: D:\Projects\15-0054-KARMAPA CENTER (E - WADSWORTH)\Data\CAD\15-0054 Karmapa Center (E-issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing 1 ft Contours - Surveyed
- Existing 1 ft Contours - County
- Base Flood Elevation (BFE) Boundary
- Wetland Boundary
- Existing PVC Fence
- Existing Wood Fence
- 2000 Ex. Tree > 6"
- ✕2000 Ex. Tree > 6" to be removed

NOTE:
See Sheet C3.1 for tree inventory.

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM

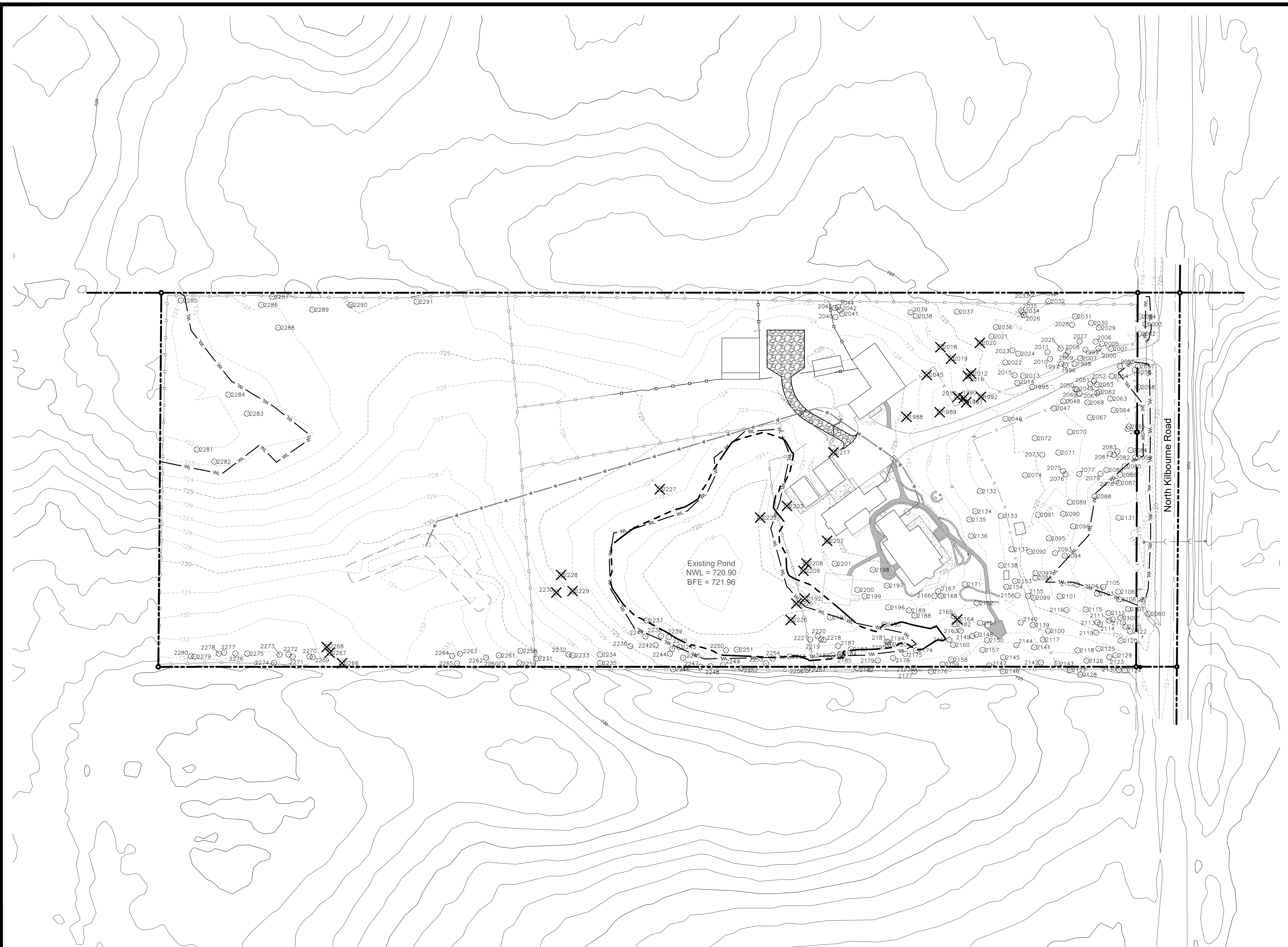
PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Tree Survey

PROJECT NO:	15-0054	DRAWING NO:	C3.0	
DESIGNED BY:	CTM/RJA	CHECKED BY:		DAK
DRAWN BY:	CTM/RJA	APPROVED BY:		DAK
CHECKED BY:	DAK	ISSUE DATE:		10/30/2024
APPROVED BY:	DAK	SHEET NO.:	4 of 26	

Issued for Bid



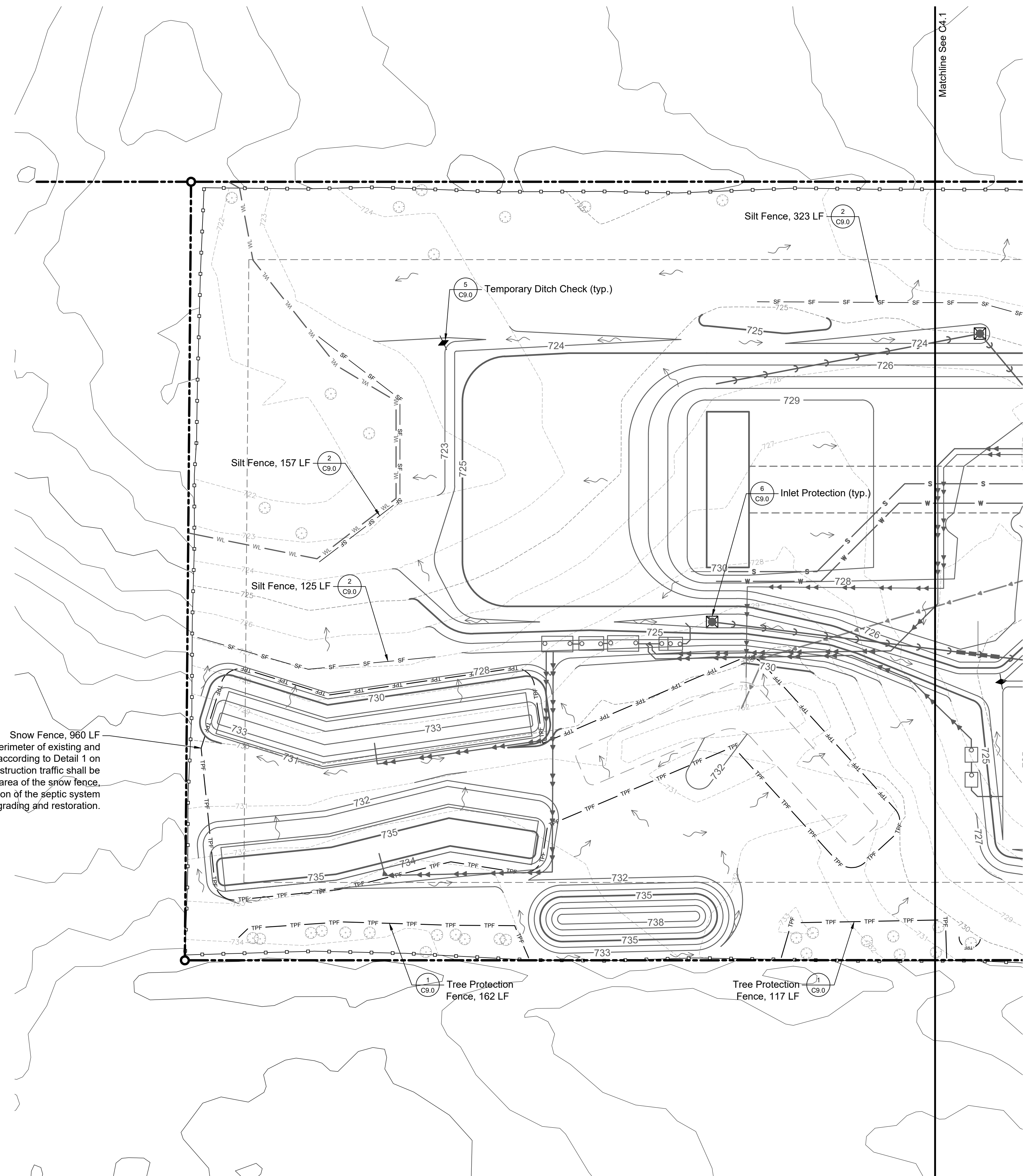
Copyright © 2021 Hey and Associates, Inc.

Tag Source	Tag #	Size DBH (in) (trees) Height (ft) (shrubs)	Tree Scientific Name	Tree Common Name	Notes/Condition
Hey	1988	29	Quercus macrocarpa	bur oak	good
Hey	1989	14	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	1990	10	Aesculus glabra	Ohio buckeye	good
Hey	1991	25	Quercus macrocarpa	bur oak	good
Hey	1992	9 and 10	Aesculus glabra	Ohio buckeye	good, multi-stem
Hey	1995	8	Acer saccharinum	silver maple	good
Hey	1996	9	Acer saccharinum	silver maple	good
Hey	1997	26	Populus alba	white poplar	good
Hey	1998	7	Acer saccharinum	silver maple	good
Hey	1999	10	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2000	6.5,6.5	Acer saccharinum	silver maple	good
Hey	2001	10	Acer saccharinum	silver maple	good
Hey	2002	7	Juglans nigra	black walnut	fair
Hey	2003	39	Quercus macrocarpa	bur oak	good
Hey	2004	6.5	Acer saccharinum	silver maple	fair
Hey	2005	13	Populus alba	white poplar	good
Hey	2006	9	Acer saccharinum	silver maple	good
Hey	2007	11, 10	Acer saccharinum	silver maple	good
Hey	2008	6.5	Acer saccharinum	silver maple	good
Hey	2009	7.5	Acer saccharinum	silver maple	good
Hey	2010	9	Acer saccharinum	silver maple	good
Hey	2011	26	Populus alba	white poplar	good
Hey	2012	6.5	Acer saccharinum	silver maple	good
Hey	2013	6.5	Acer saccharinum	silver maple	good
Hey	2014	36	Populus alba	white poplar	good
Hey	2015	13.5	Acer saccharinum	silver maple	good
Hey	2016	26	Quercus macrocarpa	bur oak	good
Hey	2017	19	Quercus macrocarpa	bur oak	good
Hey	2018	36	Quercus macrocarpa	bur oak	fair
Hey	2019	28	Quercus macrocarpa	bur oak	good
Hey	2020	9	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2021	13	Acer saccharinum	silver maple	good
Hey	2022	9.5	Acer saccharinum	silver maple	good
Hey	2023	10	Acer saccharinum	silver maple	good
Hey	2024	7.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2025	6	Acer saccharinum	silver maple	good
Hey	2026	11.5	Acer saccharinum	silver maple	good
Hey	2027	6	Acer saccharinum	silver maple	good
Hey	2028	11	Acer saccharinum	silver maple	fair
Hey	2029	11	Acer saccharinum	silver maple	good
Hey	2030	13.5	Acer saccharinum	silver maple	good
Hey	2031	14,10,14	Acer saccharinum	silver maple	good
Hey	2032	12	Carya ovata	shagbark hickory	good
Hey	2033	34	Quercus macrocarpa	bur oak	good
Hey	2034	32	Quercus macrocarpa	bur oak	good
Hey	2035	31.5	Quercus macrocarpa	bur oak	good
Hey	2036	6.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2037	7,0,7,0	Crataegus mollis	red haw	fair
Hey	2038	6	Carya ovata	shagbark hickory	fair
Hey	2039	10	Carya ovata	shagbark hickory	good
Hey	2040	10	Carya ovata	shagbark hickory	dead
Hey	2041	11	Carya ovata	shagbark hickory	fair
Hey	2042	11	Carya ovata	shagbark hickory	good
Hey	2043	8	Carya ovata	shagbark hickory	good
Hey	2044	11	Carya ovata	shagbark hickory	good
Hey	2045	16	Acer negundo	box elder	good
Hey	2046	25	Quercus macrocarpa	bur oak	good
Hey	2047	30	Populus alba	white poplar	good
Hey	2048	26	Populus alba	white poplar	good
Hey	2049	13	Acer saccharinum	silver maple	poor
Hey	2050	19.5	Populus alba	white poplar	good
Hey	2051	18,20	Populus alba	white poplar	good
Hey	2052	8.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2053	17	Populus alba	white poplar	good
Hey	2054	7	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2055	7	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2056	7	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2057	7	Quercus alba	white oak	good
Hey	2058	12.8	Acer saccharinum	silver maple	good
Hey	2059	10	Carya ovata	shagbark hickory	good
Hey	2060	13	Quercus macrocarpa	bur oak	good
Hey	2061	18	Populus alba	white poplar	fair
Hey	2062	13	Populus alba	white poplar	fair
Hey	2063	7.8,8	Crataegus mollis	red haw	fair
Hey	2064	18	Acer saccharinum	silver maple	good
Hey	2065	9.9,5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2066	9	Prunus serotina	black cherry	good
Hey	2067	16.5	Populus alba	white poplar	good
Hey	2068	12	Acer saccharinum	silver maple	good
Hey	2069	11.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2070	21.5	Quercus macrocarpa	bur oak	good
Hey	2071	19	Quercus macrocarpa	bur oak	good
Hey	2072	29	Quercus macrocarpa	bur oak	good
Hey	2073	33.5	Quercus macrocarpa	bur oak	good
Hey	2074	25	Quercus macrocarpa	bur oak	fair
Hey	2075	19.5	Quercus macrocarpa	bur oak	good
Hey	2076	24	Quercus macrocarpa	bur oak	good
Hey	2077	9.5	Acer negundo	box elder	good
Hey	2078	24.5	Quercus macrocarpa	bur oak	fair
Hey	2079	10	Carya ovata	shagbark hickory	good
Hey	2080	7.5	Carya ovata	shagbark hickory	good
Hey	2081	7	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2082	11.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2083	16.5	Acer saccharinum	silver maple	good

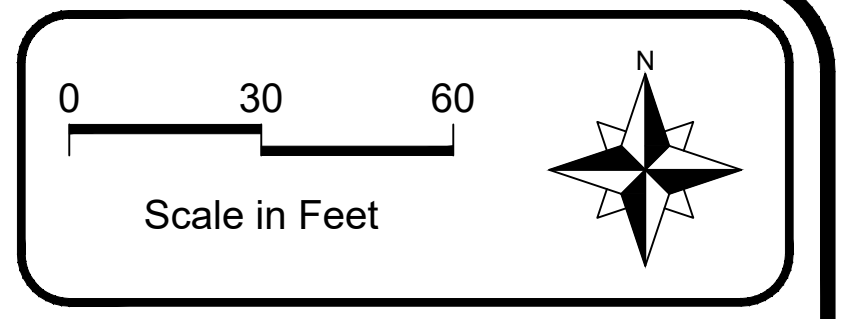
Hey	2084	6	Quercus bicolor	swamp white oak	good
Hey	2085	7.5	Quercus bicolor	swamp white oak	good
Hey	2086	7.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2087	13	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2088	11	Aesculus glabra	Ohio buckeye	good
Hey	2089	28	Quercus macrocarpa	bur oak	good
Hey	2090	29	Quercus macrocarpa	bur oak	good
Hey	2091	30	Quercus macrocarpa	bur oak	good
Hey	2092	27.5	Quercus macrocarpa	bur oak	good
Hey	2093	20.5	Carya ovata	shagbark hickory	good
Hey	2094	14.5	Carya ovata	shagbark hickory	fair
Hey	2095	8	Carya ovata	shagbark hickory	good
Hey	2096	24.5	Quercus macrocarpa	bur oak	good
Hey	2097	34	Quercus macrocarpa	bur oak	good
Hey	2098	6.5	Acer negundo	box elder	poor
Hey	2099	16.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2100	6	Carya ovata	shagbark hickory	good
Hey	2101	7	Carya ovata	shagbark hickory	poor
Hey	2102	8	Acer negundo	box elder	poor
Hey	2103	6.5	Carya ovata	shagbark hickory	good
Hey	2104	7.5	Carya ovata	shagbark hickory	fair
Hey	2105	6.5	Carya ovata	shagbark hickory	fair
Hey	2106	8.5	Quercus bicolor	swamp white oak	good
Hey	2107	7	Carya ovata	shagbark hickory	good
Hey	2108	8.5	Carya ovata	shagbark hickory	good
Hey	2109	6.5	Carya ovata	shagbark hickory	good
Hey	2110	9.5	Carya ovata	shagbark hickory	good
Hey	2111	8.5	Carya ovata	shagbark hickory	good
Hey	2112	8	Prunus serotina	wild black cherry	good
Hey	2113	7	Prunus serotina	wild black cherry	good
Hey	2114	8.5	Carya ovata	shagbark hickory	good
Hey	2115	27.5	Quercus macrocarpa	bur oak	good
Hey	2116	24.5	Quercus macrocarpa	bur oak	good
Hey	2117	33	Quercus alba	white oak	good
Hey	2118	9	Carya ovata	shagbark hickory	good
Hey	2119	12.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2120	6	Quercus bicolor	swamp white oak	good
Hey	2121	6	Carya ovata	shagbark hickory	good
Hey	2122	6	Carya ovata	shagbark hickory	good
Hey	2123	20.5	Juglans cinerea	bitternut walnut	good
Hey	2124	12.5	Pinus nigra	Austrian pine	poor
Hey	2125	8	Carya cordiformis	bitternut hickory	good
Hey	2126	9	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2127	20.5	Gleditsia tricanthos	honey locust	good
Hey	2128	8	Quercus rubra	red oak	good
Hey	2129	10	Pinus nigra	Austrian pine	dead
Hey	2130	10	Pinus nigra	Austrian pine	dead
Hey	2131	18	Salix nigra	black willow	good
Hey	2132	30	Quercus macrocarpa	bur oak	good
Hey	2133	26.5	Quercus macrocarpa	bur oak	good
Hey	2134	7.7	Gleditsia tricanthos	honey locust	good
Hey	2135	8.5	Gleditsia tricanthos	honey locust	good
Hey	2136	6	Acer platanoides	norway maple	good
Hey	2137	19.5	Quercus macrocarpa	bur oak	good
Hey	2138	28	Quercus macrocarpa	bur oak	good
Hey	2139	7	Carya ovata	shagbark hickory	good
Hey	2140	8.5	Carya ovata	shagbark hickory	good
Hey	2141	7	Carya ovata	shagbark hickory	good
Hey	2142	18.5	Gleditsia tricanthos	honey locust	good
Hey	2143	6.5	Carya ovata	shagbark hickory	good
Hey	2144	19	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2145	8	Carya ovata	shagbark hickory	good
Hey	2146	10.5	Carya ovata	shagbark hickory	good
Hey	2147	7.5	Carya ovata	shagbark hickory	good
Hey	2148	20	Carya ovata	shagbark hickory	good
Hey	2149	6.5	Carya ovata	shagbark hickory	good
Hey	2150	7	Carya ovata	shagbark hickory	good
Hey	2151	8	Carya ovata	shagbark hickory	good
Hey	2152	19	Gymnocladus dioica	Kentucky coffee	good
Hey	2153	10,6.5	Tilia americana	basswood	good
Hey	2154	12,8,12.5	Tilia americana	basswood	good
Hey	2155	10,7,5,9.5	Tilia americana	basswood	good
Hey	2156	16.5	Gymnocladus dioica	Kentucky coffee	good
Hey	2157	11	Acer platanoides	Norway maple	good
Hey	2158	15	Acer platanoides	Norway maple	fair
Hey	2159	7.5	Carya ovata	shagbark hickory	good
Hey	2160	6	Carya ovata	shagbark hickory	good
Hey	2161	6	Carya ovata	shagbark hickory	good
Hey	2162	8	Carya ovata	shagbark hickory	good
Hey	2163	8	Carya ovata	shagbark hickory	good
Hey	2164	7	Carya ovata	shagbark hickory	good
Hey	2165	11	Carya ovata	shagbark hickory	good
Hey	2166	6	Ulmus americana	American elm	good
Hey	2167	19.5	Carya ovata	shagbark hickory	good
Hey	2168	7.5	Acer negundo	box elder	good
Hey	2171	15.5	Acer platanoides	Norway maple	poor
Hey	2173	12.5	Maclura pomifera	osage orange	good
Hey	2174	7	Acer negundo	box elder	good
Hey	2175	9	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2176	21	Gleditsia tricanthos	honey locust	good
Hey	2177	11.5	Carya ovata	shagbark hickory	good
Hey	2178	7.5	Carya ovata	shagbark hickory	good
Hey	2179	15	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2180	10.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2181	9.5	Acer negundo	box elder	fair
Hey	2182	12	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)

Hey	2183	11	Acer negundo	box elder	fair
Hey	2184	11.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2185	9	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2186	9	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2187	14,6.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2188	6	Gymnocladus dioica	Kentucky coffee	fair
Hey	2189	11.5	Gymnocladus dioica	Kentucky coffee	good
Hey	2190	8.5	Acer negundo	box elder	good
Hey	2191	21,13	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2192	8	Acer negundo	box elder	good
Hey	2194	6	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2195	9	Acer negundo	box elder	good
Hey	2196	8.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2197	13	Carya ovata	shagbark hickory	good
Hey	2198	16	Carya ovata	shagbark hickory	good
Hey	2199	33.5	Quercus alba	white oak	good
Hey	2200	27	Quercus alba	white oak	good
Hey	2201	19.5	Quercus bicolor	swamp white oak	good
Hey	2202	19.5	Quercus bicolor	swamp white oak	good
Hey	2203	17	Gleditsia tricanthos	honey locust	good
Hey	2208	13	Acer negundo	box elder	good
Hey	2209	6.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2217	23	Acer saccharinum	silver maple	good
Hey	2218	7	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2219	8	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2220	8.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2221	9.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2222	11	Acer negundo	box elder	poor
Hey	2225	6.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2226	7.5	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2227	8.5,6.0	Fraxinus pennsylvanica subintegerrima	green ash	poor (EAB)
Hey	2228	7.5	Acer negundo	box elder	good
Hey	2229	9.5	Juglans nigra	black walnut	good
Hey	2230	6.5	malus spp.	crab apple	good
Hey	2231	6.5,7	Crataegus mollis	red haw	good
Hey	2232	8.5,6.0	Crataegus mollis	red haw	good
Hey	2233	9.5,6.5	Crataegus mollis	red haw	good
Hey	2234	12	Prunus serotina	wild black cherry	good
Hey					

File: D:\Projects\15-0054\KARMAPA_CENTER_16_WADSWORTH\Drawn\CAD\15-0054_Karmapa_Center_16_Issued_for_Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



Snow Fence, 960 LF
To be installed around perimeter of existing and proposed septic fields according to Detail 1 on Sheet C9.0. No construction traffic shall be permitted within the area of the snow fence, except for the installation of the septic system and associated grading and restoration.



LEGEND		
	Property Boundary	
	Kilbourne Road Existing Right-of-Way	
	Existing 1 ft Contours - Surveyed	
	Existing 1 ft Contours - County	
	Proposed 1 ft Contours	
	Base Flood Elevation (BFE) Boundary	
	Wetland Boundary	
	Tree Protection Fence	
	Silt Fence	
	Perimeter Erosion Barrier	
	Inlet Protection	
	Temporary Ditch Check	

No.	Revision/Issue	Date

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

Soil Erosion and Sediment Control Plan - West

PROJECT NO:	15-0054	DRAWING NO:	C4.0
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024		6 of 26

Issued for Bid

Copyright © 2021 Hey and Associates, Inc.

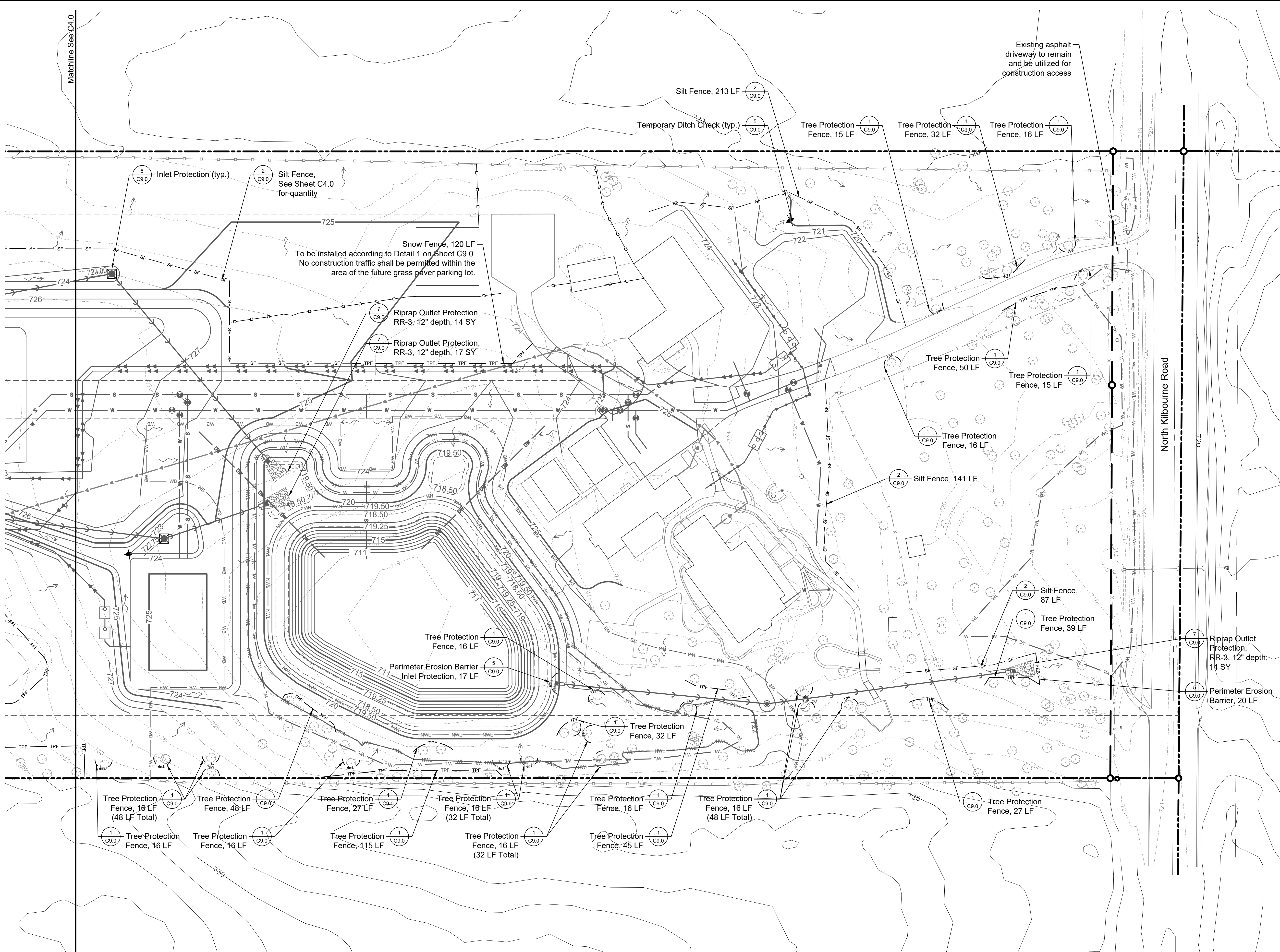
Matchline See C4.0

0 30 60
Scale in Feet

LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing 1 ft Contours - Surveyed
- Existing 1 ft Contours - County
- Proposed 1 ft Contours
- Base Flood Elevation (BFE) Boundary
- Wetland Boundary
- Tree Protection Fence
- Silt Fence
- Perimeter Erosion Barrier
- Inlet Protection
- Temporary Ditch Check

No.	Revision/Issue	Date



Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

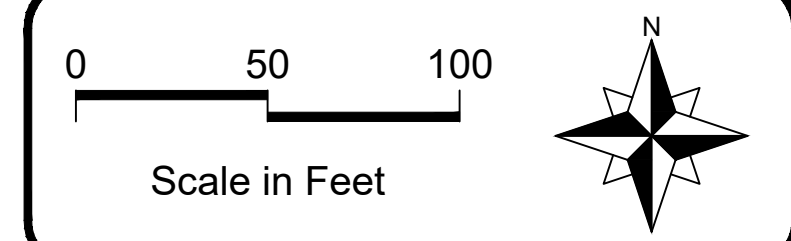
Soil Erosion and Sediment Control Plan - East

PROJECT NO:	15-0054	DRAWING NO:	C4.1
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024		7 of 26

Issued for Bid

File: D:\Projects\15-0054 KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase

Copyright © 2021 Hey and Associates, Inc.



LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing PVC Fence
- Existing Wood Fence
- Future Security Fence
- Hot-Mix Asphalt Pavement - Full Depth
- Future Hot-Mix Asphalt Pavement - Full Depth
- Future Hot-Mix Asphalt Pavement - HMA Only
- Future Concrete Sidewalk/Pad
- Pavers
- Future Grass Pavers
- Stormwater Management Basin

No.	Revision/Issue	Date

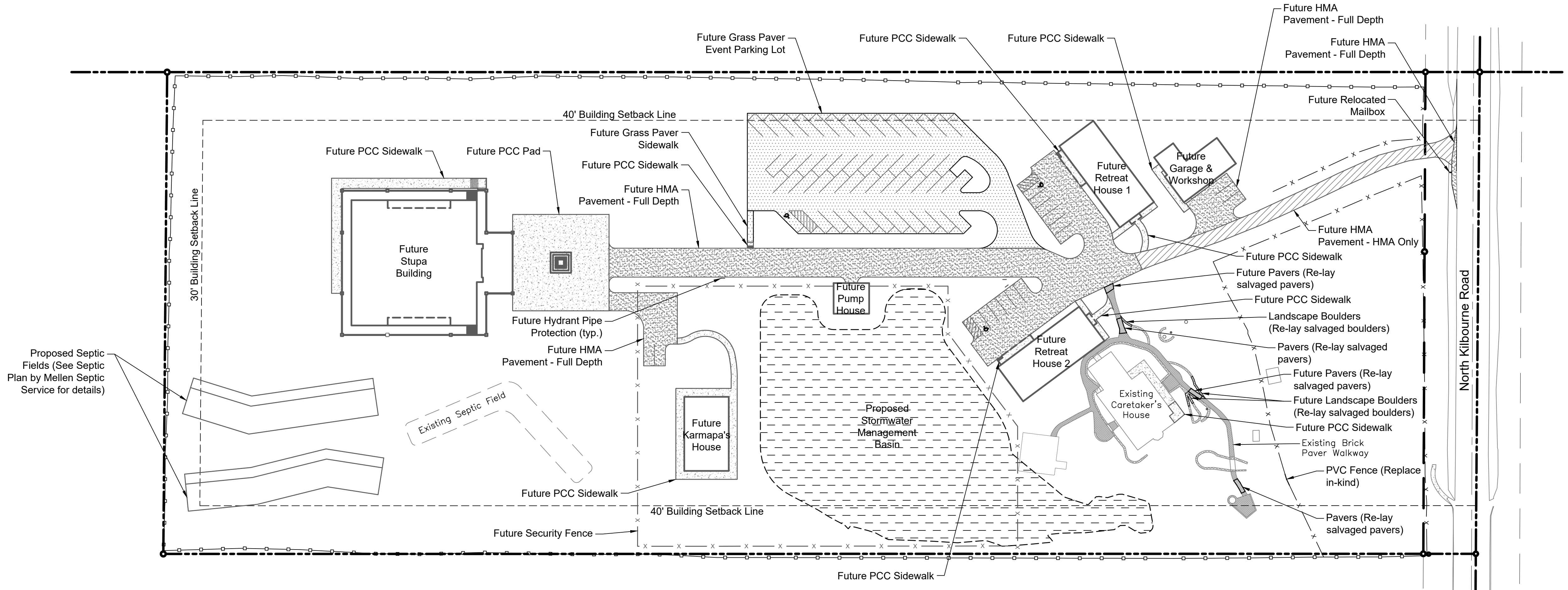
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Layout and Materials
 Plan - Future Full
 Build-Out

PROJECT NO:	15-0054	DRAWING NO:	C5.0
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	8	of 26

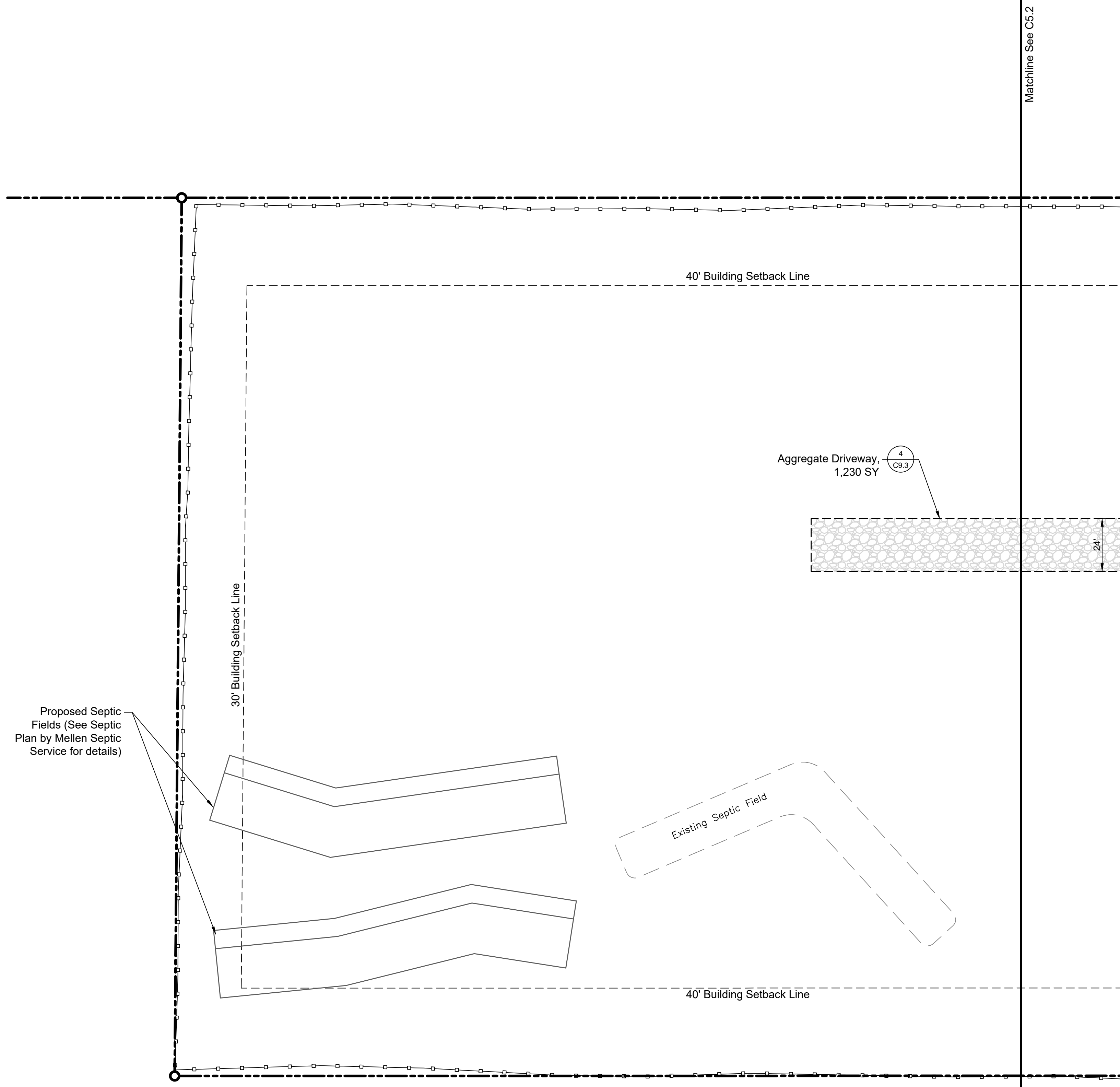
Issued for Bid



File: D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase

Copyright © 2021 Hey and Associates, Inc.

File: D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



0 30 60
Scale in Feet

LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing PVC Fence
- Existing Wood Fence
- Aggregate Driveway
- Aggregate Pavement - Surface Only
- Aggregate Pavement - Full Depth
- Pavers
- Stormwater Management Basin

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

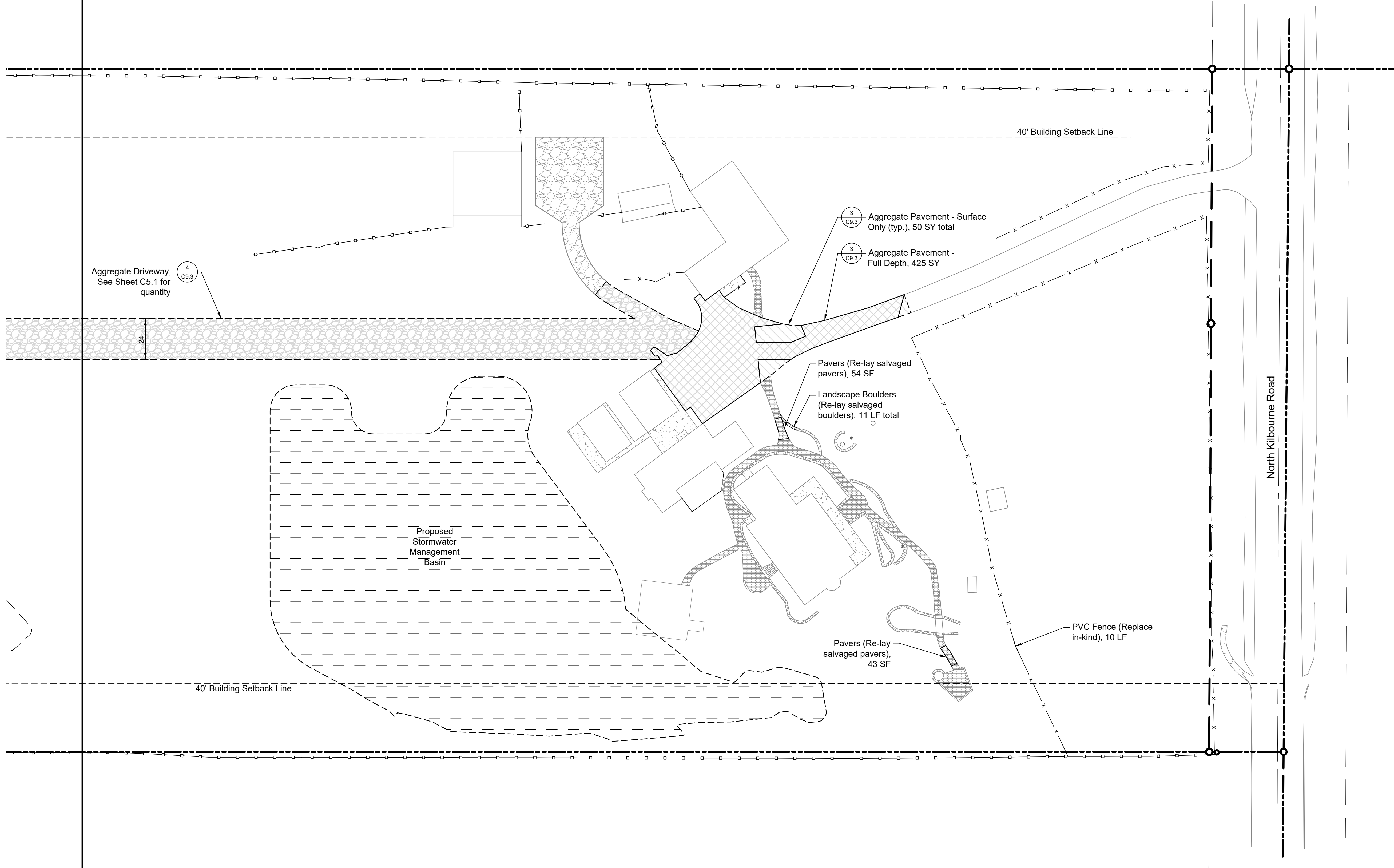
**Layout and Materials
 Plan - West**

PROJECT NO:	15-0054	DRAWING NO:	C5.1
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	9	of 26

Issued for Bid

Copyright © 2021 Hey and Associates, Inc.

Matchline See C5.1



0 30 60
Scale in Feet

LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing PVC Fence
- Existing Wood Fence
- Aggregate Driveway
- Aggregate Pavement - Surface Only
- Aggregate Pavement - Full Depth
- Pavers
- Stormwater Management Basin

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

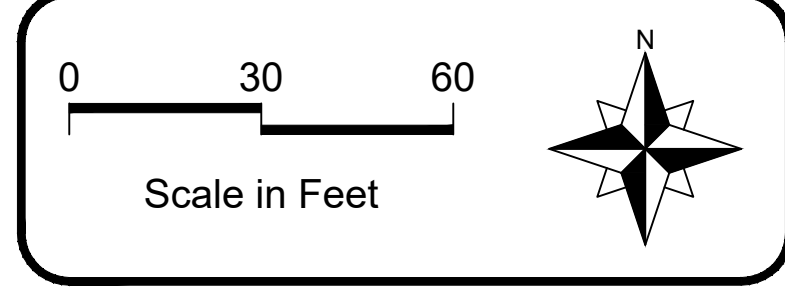
**Layout and Materials
 Plan - East**

PROJECT NO:	15-0054	DRAWING NO:	C5.2
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	10	of 26

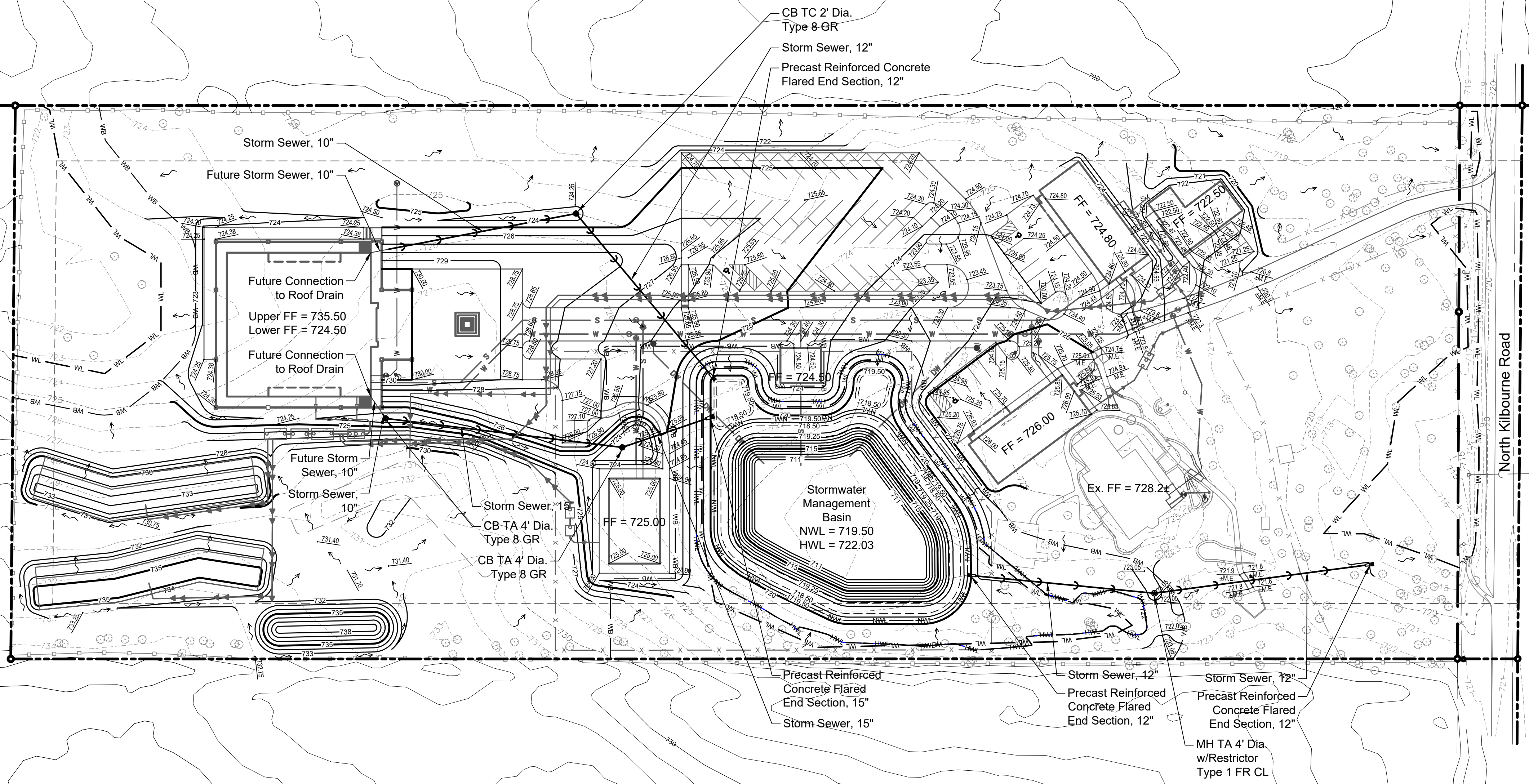
Issued for Bid

File: D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16-issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase Copyright © 2021 Hey and Associates, Inc.

File: D:\Projects\15-0054-KARMAPA CENTER, 16 - WADSWORTH\Drawings\15-0054 Karmapa Center\Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



LEGEND		
Property Boundary		
Kilbourne Road Existing Right-of-Way		
Existing 1 ft Contours - Surveyed		
Existing 1 ft Contours - County		
Proposed 1 ft Contours		
Wetland Boundary		
Wetland Buffer		
Normal Water Line (NWL)		
High Water Line (HWL)		
Proposed Storm Sewer		
⊙	Proposed Storm Manhole (MH)	
●	Proposed Catch Basin (CB)	
▭	Proposed Flared End Section (FES)	
671.13	Proposed Spot Elevation	
↘	Overland Flow Drainage Arrow	
No.	Revision/Issue	Date



Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

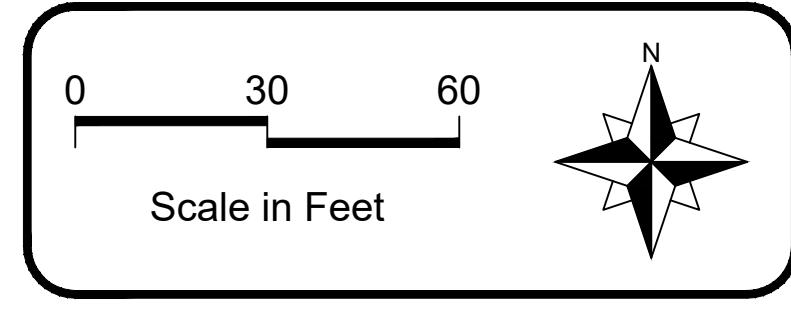
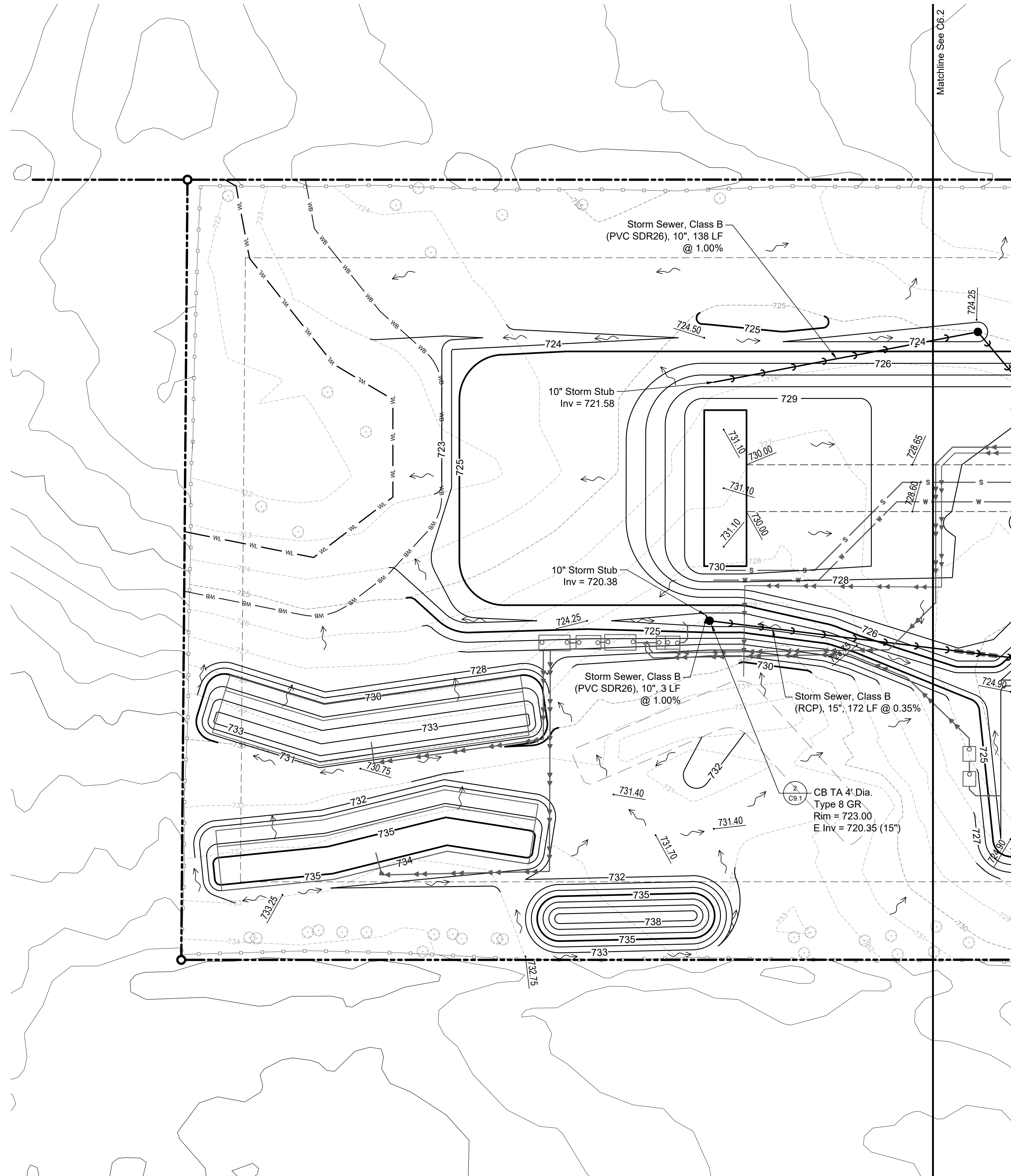
**Grading and Drainage
 Plan - Future Full
 Build-Out**

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C6.0	
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	11	of 26

Issued for Bid

Copyright © 2021 Hey and Associates, Inc.

File: D:\Projects\15-0054 KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



LEGEND	
	Property Boundary
	Kilbourne Road Existing Right-of-Way
	Existing 1 ft Contours - Surveyed
	Existing 1 ft Contours - County
	Proposed 1 ft Contours
	Wetland Boundary
	Wetland Buffer
	Normal Water Line (NWL)
	High Water Line (HWL)
	Proposed Storm Sewer
	Proposed Granular Trench Backfill
	Proposed Storm Manhole (MH)
	Proposed Catch Basin (CB)
	Proposed Flared End Section (FES)
	Proposed Spot Elevation
	Overland Flow Drainage Arrow

NOTE:
All storm sewer stubs shall be capped and the location marked according to Detail 4 on Sheet C9.5.

No.	Revision/Issue	Date

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

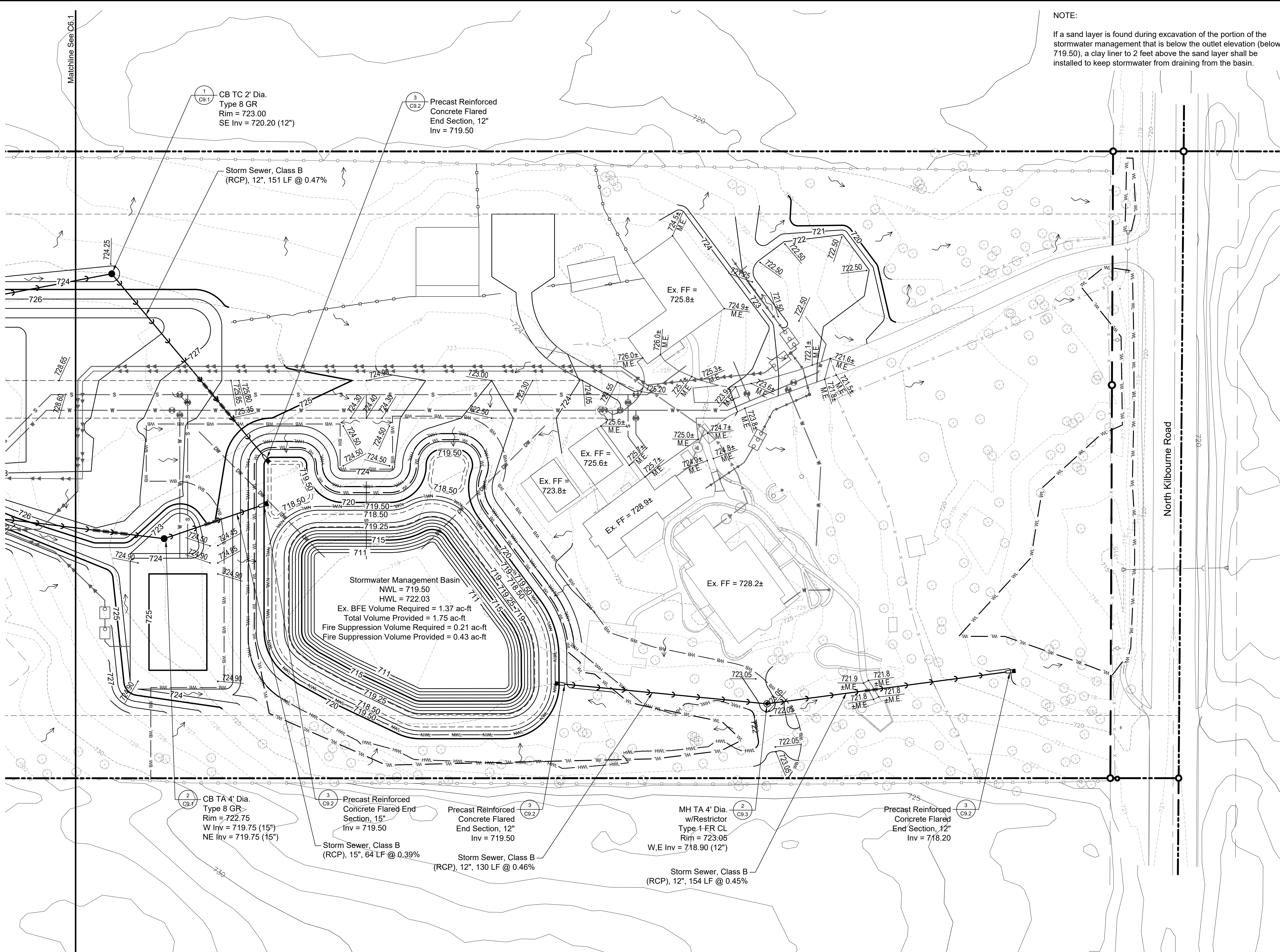
**Grading and Drainage
Plan - West**

PROJECT NO:	15-0054	DRAWING NO:	C6.1
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	12	of 26

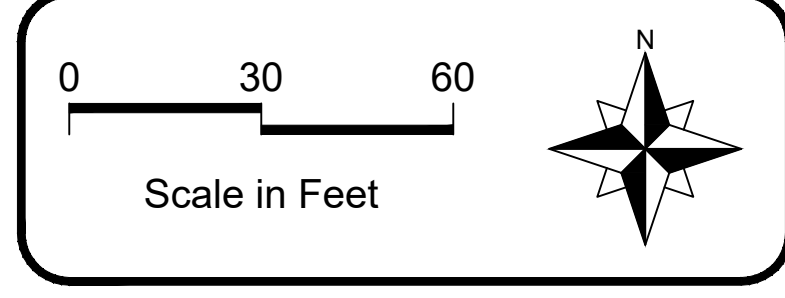
Issued for Bid

Copyright © 2021 Hey and Associates, Inc.

File: D:\Projects\15-0054 KARMAPA CENTER (B) - WADSWORTH\Drawings\15-0054 Karmapa Center (Issued for Bid).dwg Plot Date: October 30, 2024 Plotted by: Corey Mase



NOTE:
 If a sand layer is found during excavation of the portion of the stormwater management that is below the outlet elevation (below 719.50), a clay liner to 2 feet above the sand layer shall be installed to keep stormwater from draining from the basin.



LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Existing 1 ft Contours - Surveyed
- Existing 1 ft Contours - County
- Proposed 1 ft Contours
- Wetland Boundary
- Wetland Buffer
- Normal Water Line (NWL)
- High Water Line (HWL)
- Proposed Storm Sewer
- Proposed Granular Trench Backfill
- Proposed Storm Manhole (MH)
- Proposed Catch Basin (CB)
- Proposed Flared End Section (FES)
- 671.13 Proposed Spot Elevation
- Overland Flow Drainage Arrow

NOTE:
 All Storm sewer stubs shall be capped and the location marked according to Detail 4 on Sheet C9.5.

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

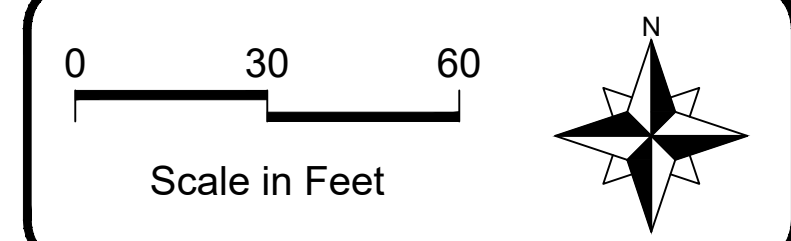
Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

**Grading and Drainage
 Plan - East**

PROJECT NO:	15-0054	DRAWING NO:	C6.2
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	13	of 26

Issued for Bid

Copyright © 2021 Hey and Associates, Inc.



LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Proposed 1 ft Contours - Basin
- Wetland Boundary
- Proposed Storm Sewer
- Proposed Septic Service Line
- Proposed Septic Force Main
- Proposed Domestic Water Line
- Proposed Fire Suppression Water Line
- Proposed Dry Hydrant Water Line
- Proposed Storm Manhole (MH)
- Proposed Flared End Section (FES)
- Proposed Dry Hydrant
- Proposed Valve & Box
- Prop. Yard Hydrant w/ Valve & Box
- WMP Water Main Protection

No.	Revision/Issue	Date

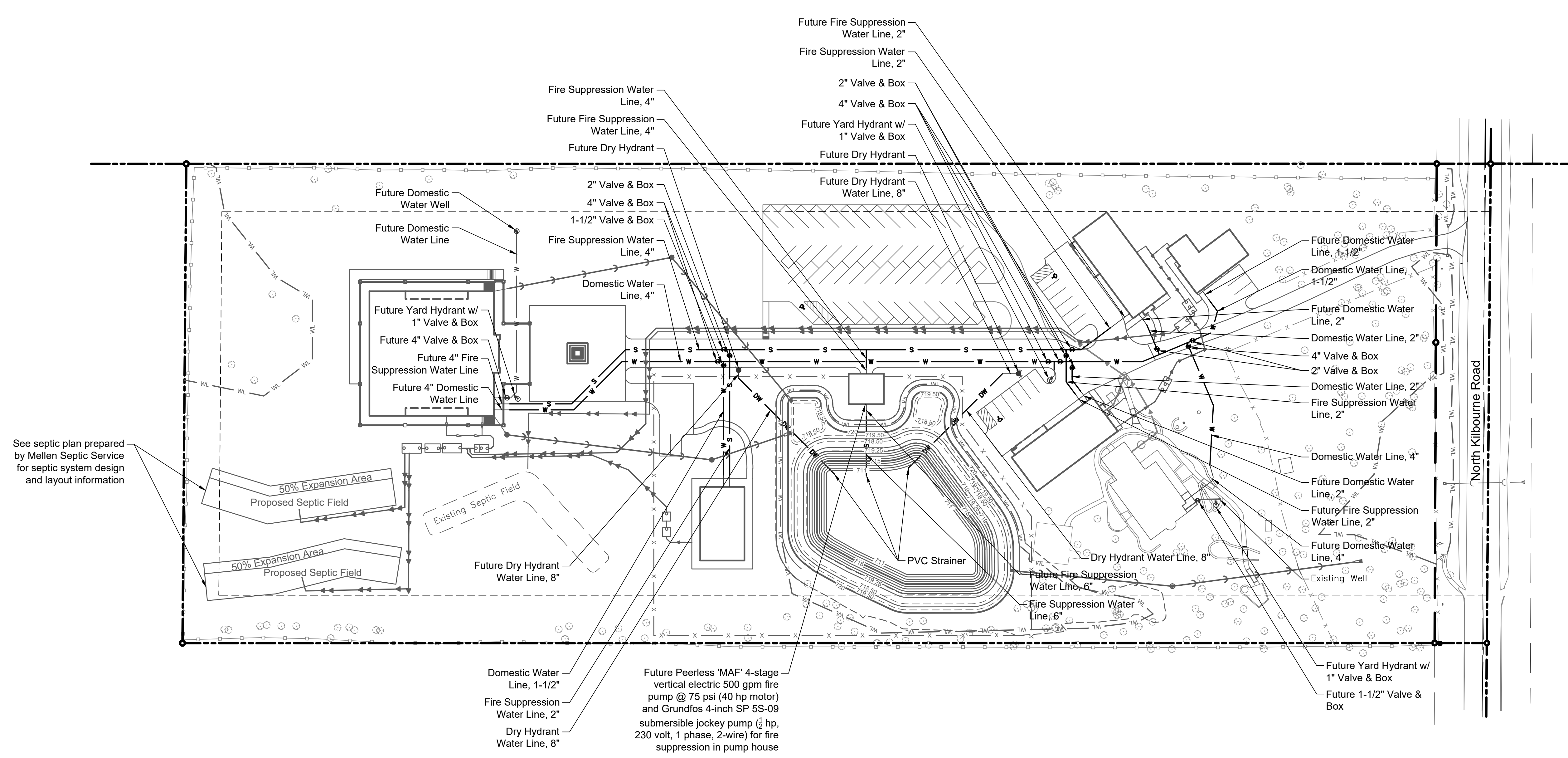
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Utility Plan - Future Full Build-Out

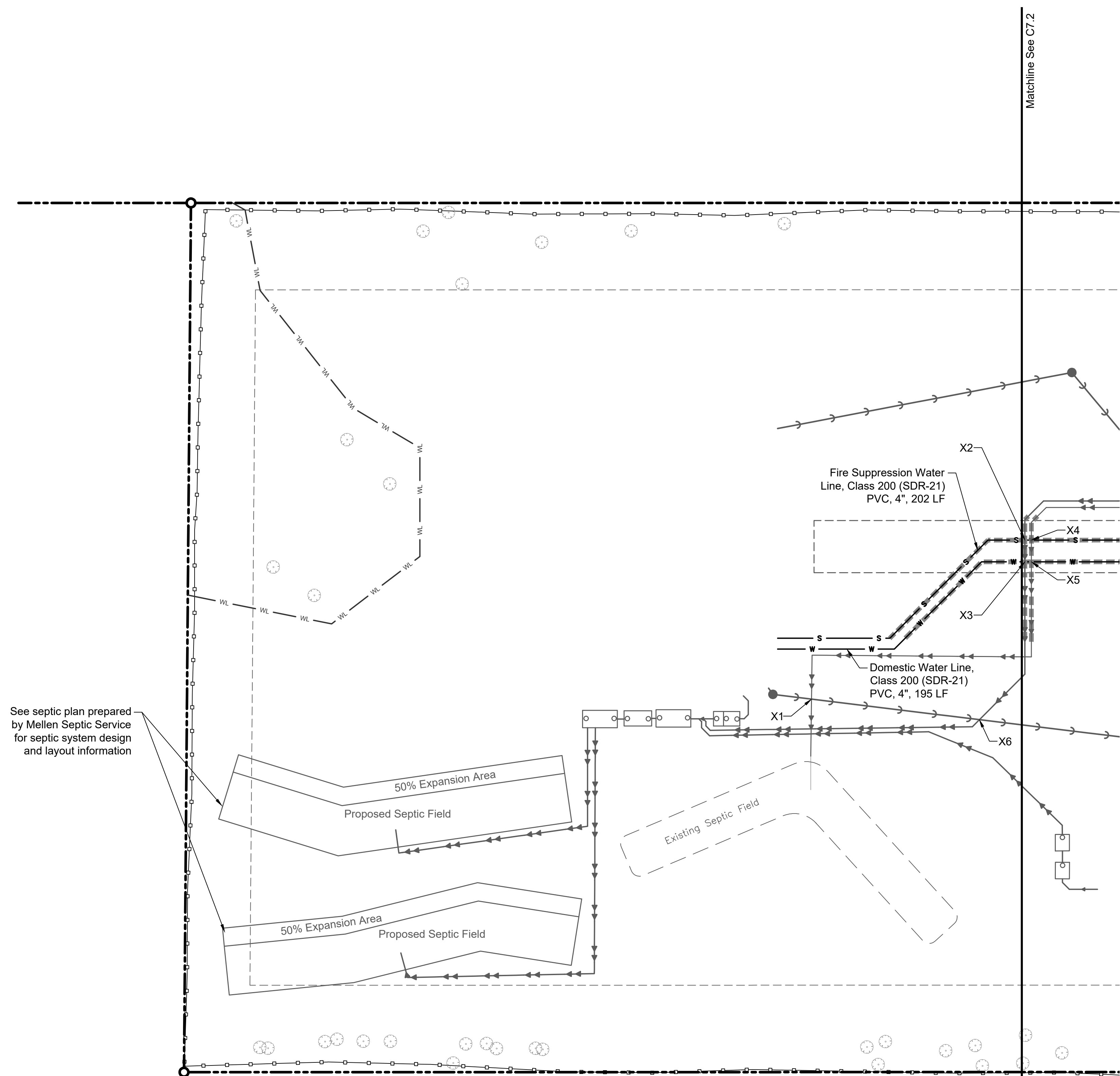
PROJECT NO:	15-0054	DRAWING NO:	C7.0	
DESIGNED BY:	CTM/RJA	CHECKED BY:		DAK
DRAWN BY:	CTM/RJA	APPROVED BY:		DAK
ISSUE DATE:	10/30/2024	SHEET NO:		14 OF 26

Issued for Bid

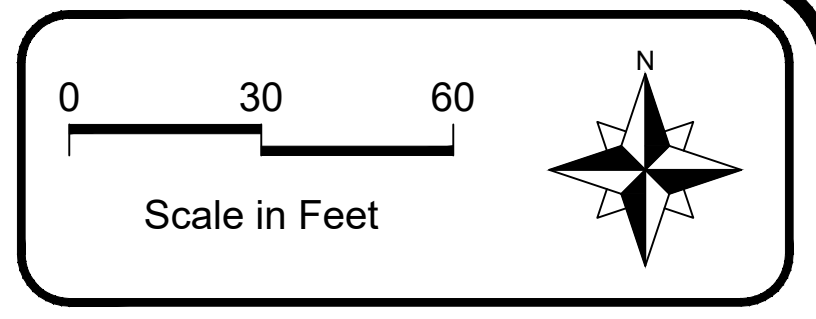


See septic plan prepared by Mellen Septic Service for septic system design and layout information

File: D:\Projects\15-0054-KARMAPA CENTER (B) - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center (Issued for Bid).dwg Plot Date: December 11, 2019 Plotted by: Conny Mase



See septic plan prepared by Mellen Septic Service for septic system design and layout information



LEGEND	
	Property Boundary
	Kilbourne Road Existing Right-of-Way
	Proposed 1 ft Contours - Basin
	Wetland Boundary
	Proposed Storm Sewer
	Proposed Septic Service Line
	Proposed Septic Force Main
	Proposed Domestic Water Line
	Proposed Fire Suppression Water Line
	Proposed Dry Hydrant Water Line
	Proposed Granular Trench Backfill
	Proposed Storm Manhole (MH)
	Proposed Flared End Section (FES)
	Proposed Dry Hydrant
	Proposed Valve & Box
	Prop. Yard Hydrant w/ Valve & Box
	WMP Water Main Protection

NOTE:
All water and septic line stubs shall be capped and the location marked according to Detail 4 on Sheet C9.5.

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Utility Plan - West

PROJECT NO:	15-0054	DRAWING NO:	C7.1
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	15 OF 26	

Issued for Bid

- Utility Crossings:
- | | |
|--|--|
| <p>X1. Prop Storm/Prop Septic Forcemain
 Bottom Prop 15" Storm = 720.10
 Top Prop 2" Septic Forcemain = 719.60 (max.)
 Clearance = 0.5' (min.)</p> <p>X2. Prop Septic Forcemain/Prop Fire Suppression
 Bottom Prop 3" Septic Forcemain = 723.30
 Top Prop 4" Fire Suppression = 721.80 (max.)
 Clearance = 1.50' (min.)
 *WMP</p> <p>X3. Prop Septic Forcemain/Prop Domestic Water
 Bottom Prop 3" Septic Forcemain = 723.43
 Top Prop 4" Domestic Water = 721.93 (max.)
 Clearance = 1.50' (min.)
 *WMP</p> | <p>X4. Prop Septic Forcemain/Prop Fire Suppression
 Bottom Prop 2" Septic Forcemain = 723.30
 Top Prop 4" Fire Suppression = 721.80 (max.)
 Clearance = 1.50' (min.)
 *WMP</p> <p>X5. Prop Septic Forcemain/Prop Domestic Water
 Bottom Prop 2" Septic Forcemain = 723.43
 Top Prop 4" Domestic Water = 721.93 (max.)
 Clearance = 1.50' (min.)
 *WMP</p> <p>X6. Prop Storm/Prop Septic Forcemain
 Bottom Prop 15" Storm = 719.83
 Top Prop 3" Septic Forcemain = 719.33 (max.)
 Clearance = 0.5' (min.)</p> |
|--|--|

Copyright © 2021 Hey and Associates, Inc.

Matchline See C7.1

0 30 60
Scale in Feet

LEGEND

- Property Boundary
- Kilbourne Road Existing Right-of-Way
- Proposed 1 ft Contours - Basin
- Wetland Boundary
- Proposed Storm Sewer
- Proposed Septic Service Line
- Proposed Septic Force Main
- Proposed Domestic Water Line
- Proposed Fire Suppression Water Line
- Proposed Dry Hydrant Water Line
- Proposed Granular Trench Backfill
- Proposed Storm Manhole (MH)
- Proposed Flared End Section (FES)
- Proposed Dry Hydrant
- Proposed Valve & Box
- Prop. Yard Hydrant w/ Valve & Box
- WMP Water Main Protection

NOTE:
All water and septic line stubs shall be capped and the location marked according to Detail 4 on Sheet C9.5.

No.	Revision/Issue	Date

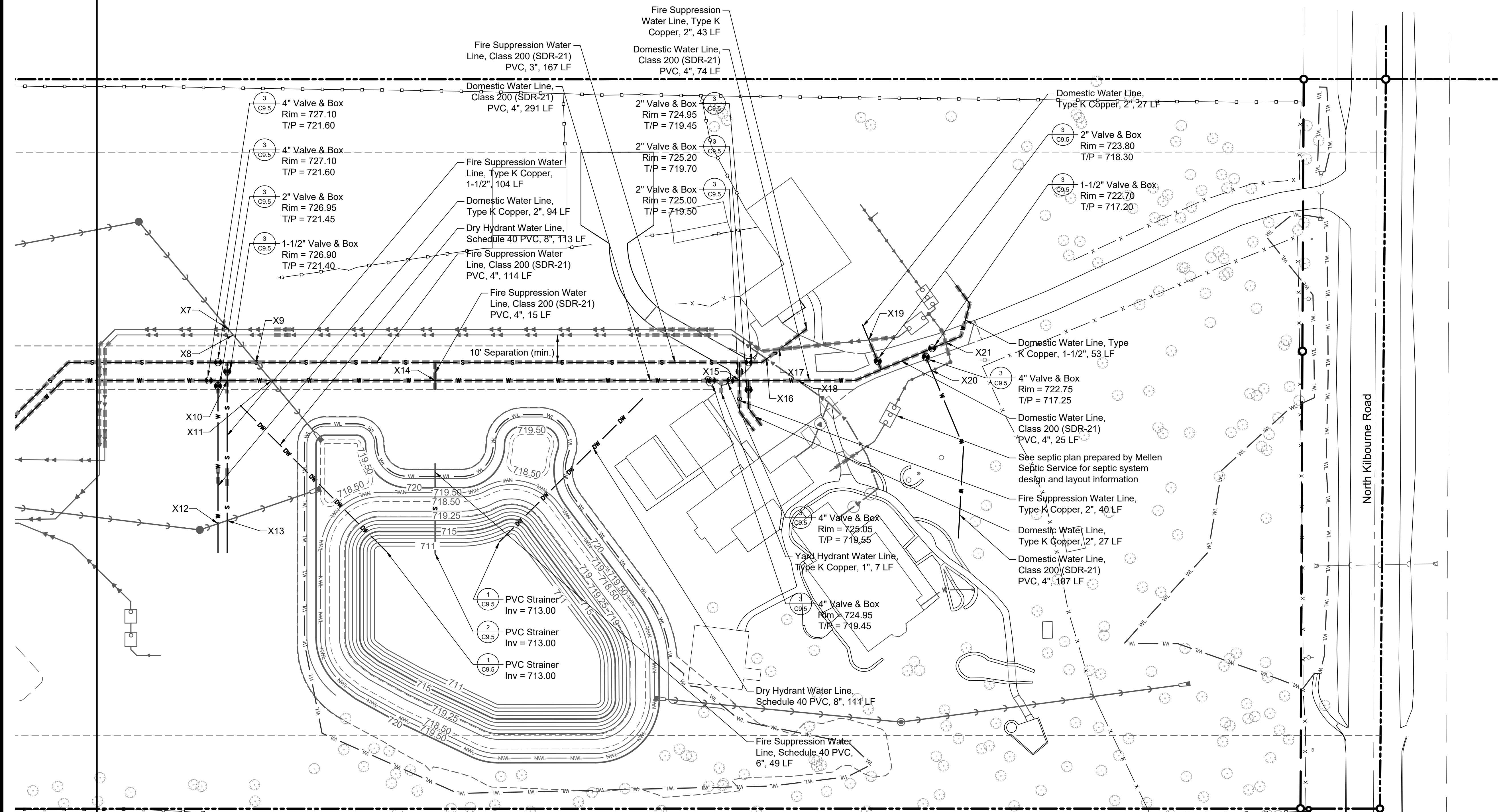
Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

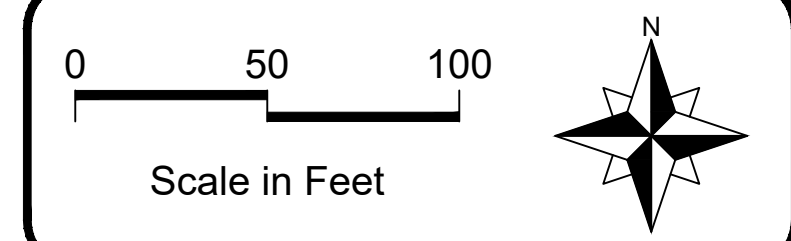
Utility Plan - East

PROJECT NO:	15-0054	DRAWING NO:	C7.2
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	16	OF 26

Issued for Bid



<p>Utility Crossings:</p> <p>X7. Prop Septic Force Main/Prop Storm Bottom Prop 3" Septic Force Main = 722.18 Top Prop 12" Storm = 721.01 Clearance = 1.17'</p> <p>X8. Prop Septic Force Main/Prop Storm Bottom Prop 2" Septic Force Main = 722.18 Top Prop 12" Storm = 720.99 Clearance = 1.19'</p> <p>X9. Prop Storm/Prop Fire Suppression Bottom Prop 12" Storm = 719.56 Top Prop 4" Fire Suppression = 718.06 (max.) Clearance = 1.50' (min.) *WMP</p>	<p>X10. Prop Domestic Water/Prop Fire Suppression Bottom Prop 4" Domestic Water = 720.40 Top Prop 4" Fire Suppression = 719.40 Clearance = 1.00' (min.)</p> <p>X11. Prop Storm/Prop Domestic Water Bottom Prop 12" Storm = 719.50 Top Prop 4" Domestic Water = 718.00 (max.) Clearance = 1.50' (min.) *WMP</p> <p>X12. Prop Storm/Prop Domestic Water Bottom Prop 15" Storm = 719.52 Top Prop 4" Domestic Water = 717.35 Clearance = 2.17' *WMP</p>	<p>X13. Prop Storm/Prop Fire Suppression Bottom Prop 15" Storm = 719.50 Top Prop 4" Fire Suppression = 717.40 Clearance = 2.10' *WMP</p> <p>X14. Prop Domestic Water/Prop Fire Suppression Bottom Prop 4" Domestic Water = 718.55 Top Prop 4" Fire Suppression = 717.55 Clearance = 1.00' (min.)</p> <p>X15. Prop Domestic Water/Prop Fire Suppression Bottom Prop 4" Domestic Water = 719.05 Top Prop 2" Fire Suppression = 718.05 Clearance = 1.00' (min.)</p>	<p>X16. Ex Septic Force Main/Prop Fire Suppression Bottom Ex 2" Septic Force Main = 718.7± Top Prop 2" Fire Suppression = 717.20 (max.) Clearance = 1.50' (min.) *WMP</p> <p>X17. Prop Septic Force Main/Prop Fire Suppression Bottom Prop 3" Septic Force Main = 718.65 Top Prop 2" Fire Suppression = 717.15 (max.) Clearance = 1.50' (min.) *WMP</p> <p>X18. Ex Septic Force Main/Prop Domestic Water Bottom Ex 2" Septic Force Main = 721.0± Top Prop 4" Domestic Water = 719.50 (max.) Clearance = 1.50' (min.) *WMP</p>	<p>X19. Prop Septic Force Main/Prop Domestic Water Bottom Prop 3" Septic Force Main = 718.20 Top Prop 2" Domestic Water = 716.70 (max.) Clearance = 1.50' (min.) *WMP</p> <p>X20. Prop Septic/Prop Domestic Water Bottom Prop 4" Septic = 719.82 Top Prop 4" Domestic Water = 716.50 Clearance = 3.32' *WMP</p> <p>X21. Prop Septic/Prop Domestic Water Bottom Prop 4" Septic = 718.98 Top Prop 1-1/2" Domestic Water = 716.90 Clearance = 2.08' *WMP</p>
--	---	--	---	---



LEGEND

- Property Boundary
- Wetland Boundary
- Wetland Buffer
- Lawn, Overseed Lawn, New seed
- Meadow, Overseed Meadow, New seed
- Low Mow, Overseed Low Mow, New seed
- Native Grass Pavers
- Emergent Wetland Seeding
- Emergent Wetland, Plug Enhancement
- Wet Mesic Prairie
- Overseed New seed
- Mesic Prairie
- Overseed New seed
- Woodland
- Overseed New seed
- Mature Woodlands
- Existing Tree > 6"
- Proposed Trees

No.	Revision/Issue	Date

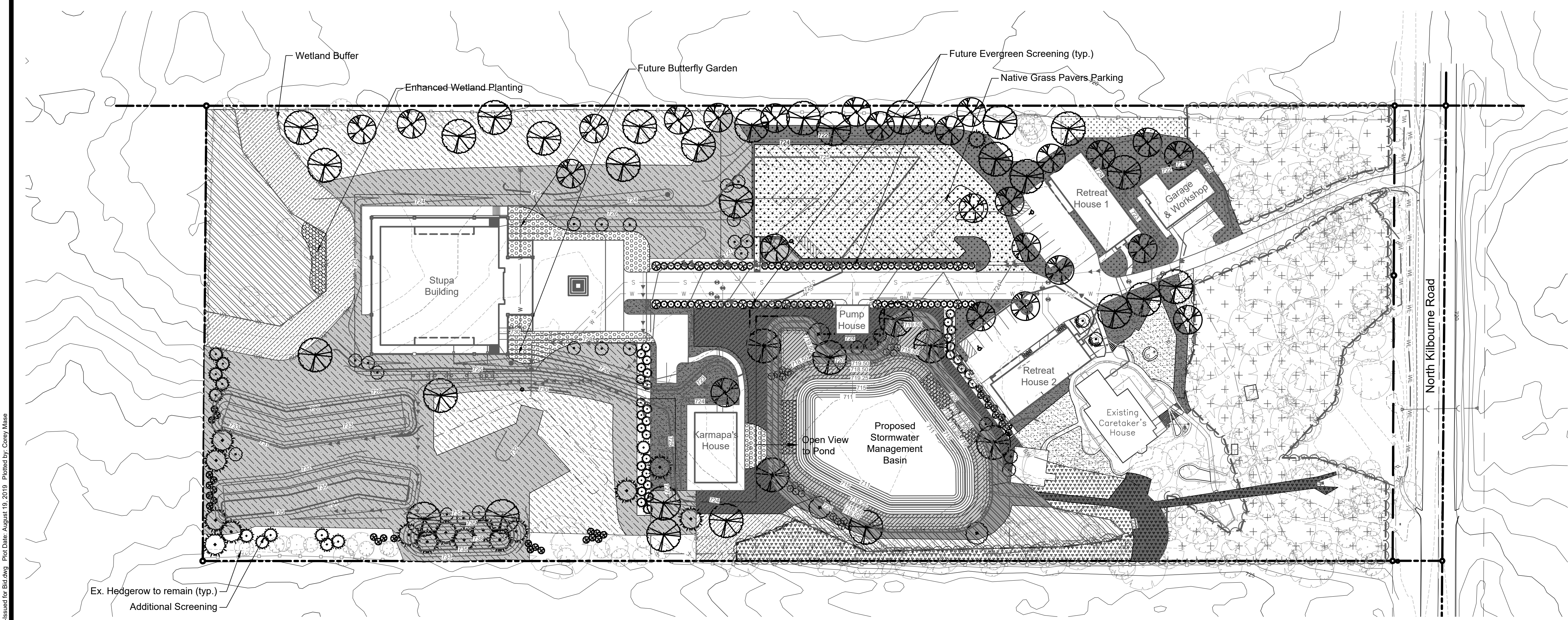
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Landscape Plan - Future Full Build-Out

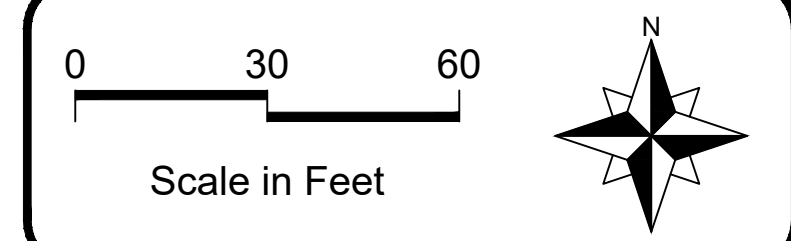
PROJECT NO:	15-0054	DRAWING NO:	C8.0
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	17	of 26

Issued for Bid



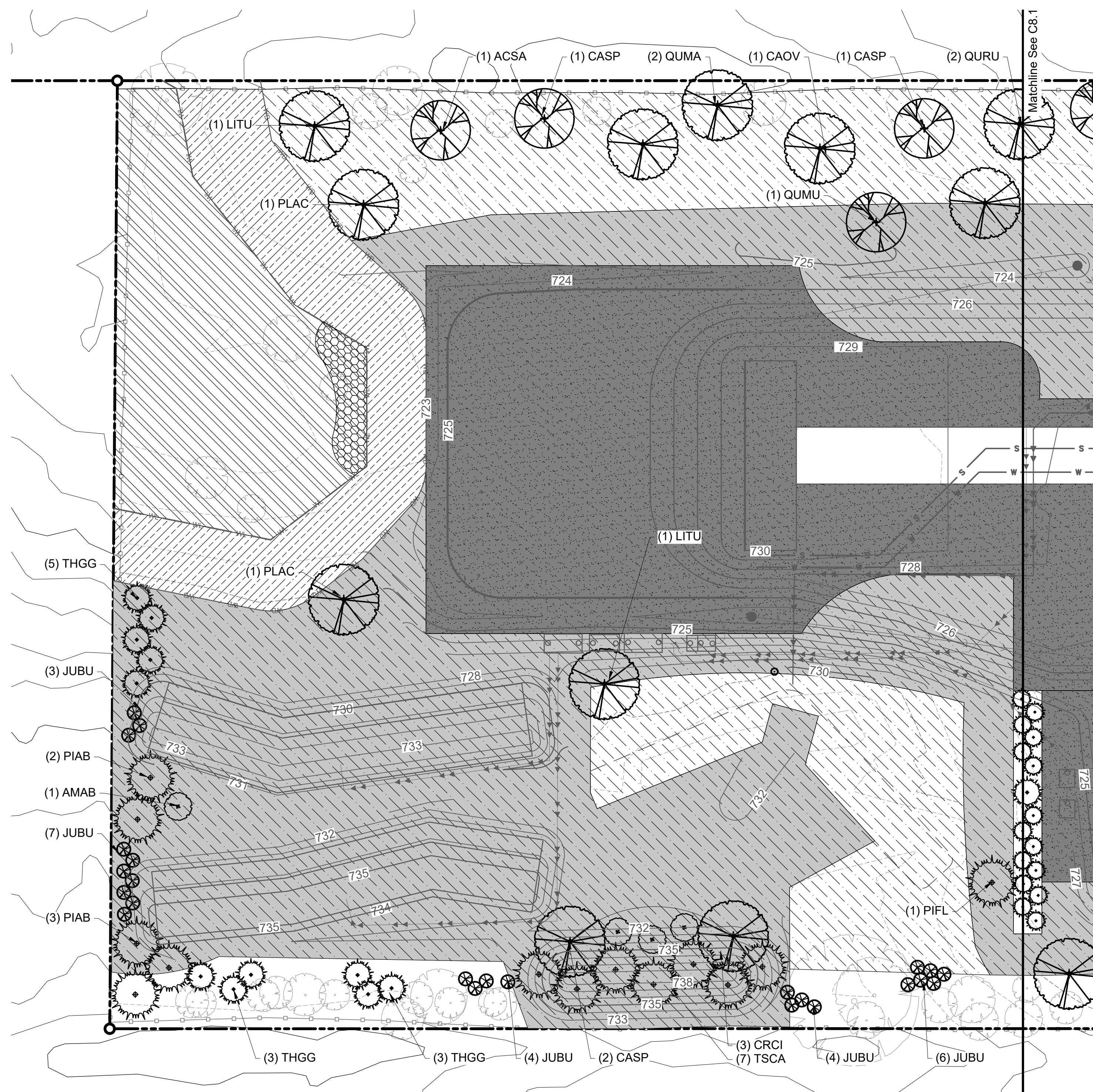
File: D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: August 18, 2019 Plotted by: Corey Mase

Copyright © 2021 Hey and Associates, Inc.



PLANT LIST

Quantity	Code	Size/ht	Spacing	Botanic Name	Common Name
SHADE TREES					
1	ACSA	3" CAL / 14-16'	as shown	<i>Acer saccharum</i>	Sugar Maple
3	AEGL	3" CAL / 14-16'	as shown	<i>Aesculus glabra</i>	Ohio Buckeye
2	CAOV	4" CAL / 16-18'	as shown	<i>Carya ovata</i>	Shagbark Hickory
4	CASP	3" CAL / 14-16'	as shown	<i>Catalpa speciosa</i>	Northern Catalpa
2	LITU	4" CAL / 16-18'	as shown	<i>Liriodendron tulipifera</i>	Tulip Tree
1	MEGL	4" CAL / 8' HT	as shown	<i>Metasequoia glyptostroboides</i>	Dawn Redwood
3	PLAC	4" CAL / 16-18'	as shown	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Planetree
2	QUBI	4" CAL / 16-18'	as shown	<i>Quercus bicolor</i>	Swamp White Oak
2	QUMA	4" CAL / 16-18'	as shown	<i>Quercus macrocarpa</i>	Bur Oak
1	QUMU	3" CAL / 14-16'	as shown	<i>Quercus muehlenbergii</i>	Chinkapin Oak
2	QURU	4" CAL / 16-18'	as shown	<i>Quercus rubra</i>	Red Oak
2	TASB	4" CAL / 8' HT	as shown	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress
EVERGREEN TREES					
1	JUVI	8' HT	as shown	<i>Juniperus virginiana</i>	Eastern Cedar
24	JUBU	5' HT	as shown	<i>Juniperus virginiana</i> 'Burkii'	Burki Juniper
5	PIAB	6' HT	as shown	<i>Picea abies</i>	Norway Spruce
1	PIFL	6' HT	as shown	<i>Pinus flexilis</i>	Limber Pine
15	THNI	6' HT	as shown	<i>Thuja occidentalis</i> 'Nigra'	Nigra Arborvitae
11	THGG	6' HT	as shown	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae
7	TSCA	6' HT	as shown	<i>Tsuga canadensis</i>	Canadian Hemlock
ORNAMENTAL TREES					
1	AMAB	6' HT	as shown	<i>Amelanchier canadensis</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
2	BENI	8' HT	as shown	<i>Betula nigra</i>	River Birch
6	CRCI	3"	as shown	<i>Crataegus crus-galli</i> V. <i>inermis</i>	Thornless Cockspur Hawthorn
SHRUBS					
5	CPOC	36" BB	as shown	<i>Cephalanthus occidentalis</i>	Buttonbush
5	CORA	36" BB	as shown	<i>Comus racemosa</i>	Gray dogwood
5	COSE	36" BB	as shown	<i>Comus sericea</i>	Red Twig Dogwood
5	STTR	36" BB	as shown	<i>Staphlea trifolia</i>	American Bladdernut
BUTTERFLY GARDEN MIX 284 SF planting area					
# of plants					
41		4" sq. pot / 6"	12" o.c.	<i>Asclepias syriaca</i>	Common Milkweed
5		#1 / 12"	36" o.c.	<i>Baptisia leucophaea</i>	Cream Wild Indigo
10		#1 / 12"	24" o.c.	<i>Carex muskingumensis</i>	Palm Sedge
18		#1 / 12"	18" o.c.	<i>Gentiana andrewsii</i>	Bottle Gentian
18		#1 / 12"	18" o.c.	<i>Liatris aspera</i>	Rough Blazing Star
10		#1 / 12"	24" o.c.	<i>Silphium integrifolium</i>	Rosinweed
10		#1 / 12"	24" o.c.	<i>Sporobolus heterolepsis</i>	Prairie Dropseed
18		#1 / 12"	18" o.c.	<i>Symphotrichum oolentangiense</i>	Sky-blue Aster



LEGEND

Property Boundary	---
Existing 1 ft Contours - Surveyed	---
Proposed 1 ft Contours	---
Wetland Boundary	WL --- WL --- WL --- WL --- WL ---
Wetland Buffer	WB --- WB --- WB --- WB --- WB ---
Lawn, Overseed	[Hatched Pattern]
Lawn, New seed	[Solid Pattern]
Meadow, Overseed	[Dotted Pattern]
Meadow, New seed	[Solid Pattern]
Low Mow, Overseed	[Dotted Pattern]
Low Mow, New seed	[Solid Pattern]
Emergent Wetland Seeding	[Hatched Pattern]
Emergent Wetland, Plug Enhancement	[Dotted Pattern]
Wet Mesic Prairie	[Hatched Pattern]
Overseed	[Solid Pattern]
New seed	[Solid Pattern]
Mesic Prairie	[Hatched Pattern]
Overseed	[Solid Pattern]
New seed	[Solid Pattern]
Woodland	[Hatched Pattern]
Overseed	[Solid Pattern]
New seed	[Solid Pattern]
Butterfly Garden	[Dotted Pattern]
Mature Woodlands	[Wavy Pattern]

No.	Revision/Issue	Date
-----	----------------	------

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

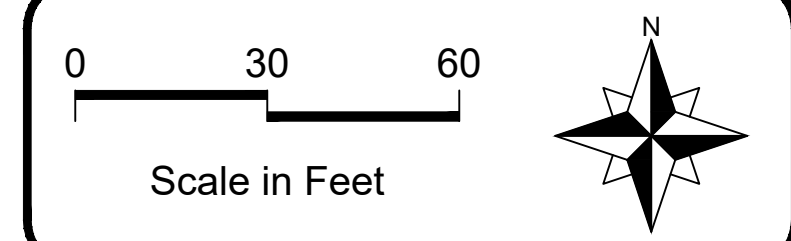
Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Landscape Plan - West

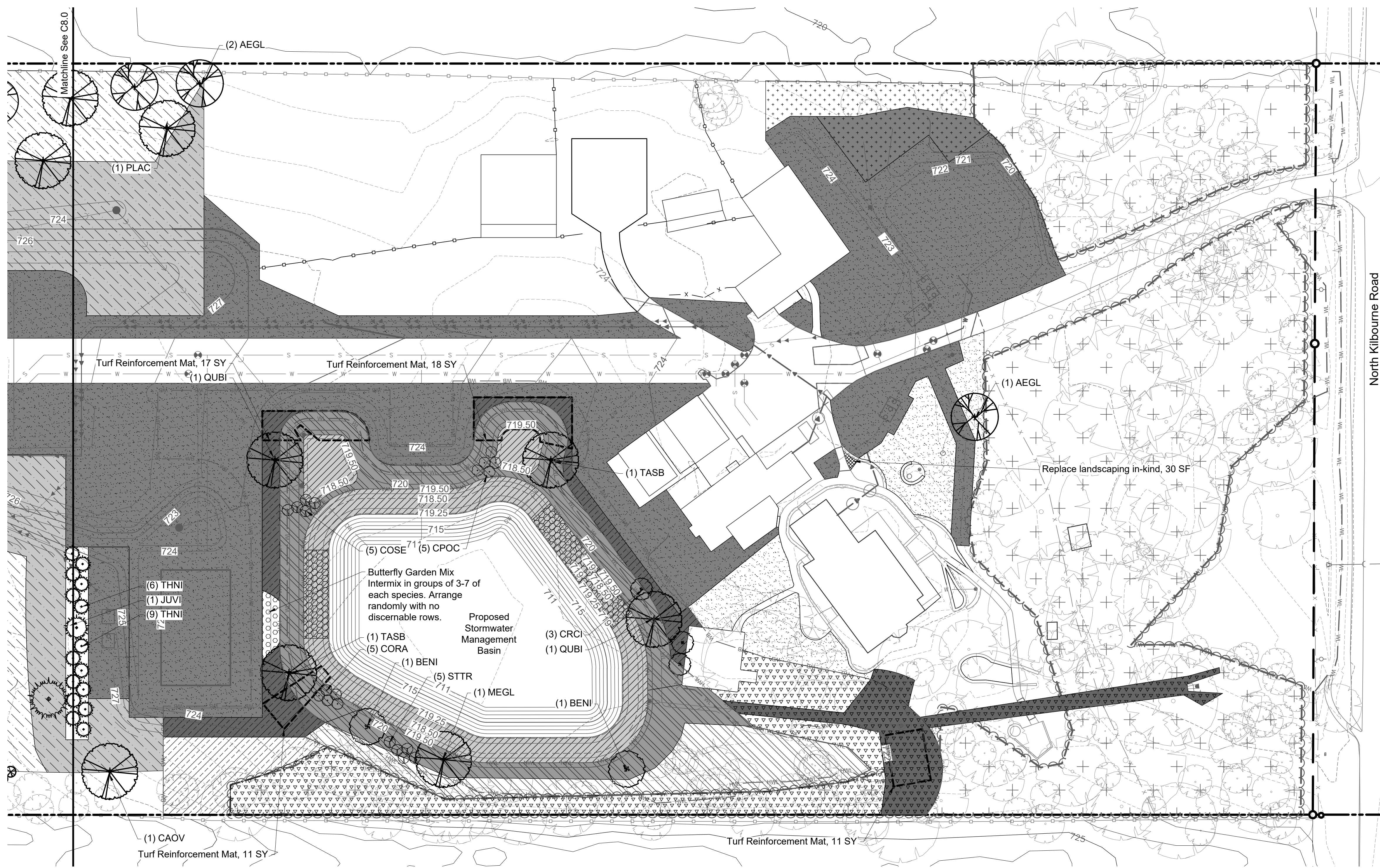
PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C8.1	
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	18	of 26

Issued for Bid

File: D:\Projects\15-0054 KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: August 18, 2019 Plotted by: Corey Mase Copyright © 2021 Hey and Associates, Inc.



LEGEND		
Property Boundary		
Existing 1 ft Contours - Surveyed		
Proposed 1 ft Contours		
Wetland Boundary		
Wetland Buffer		
Lawn, Overseed	Lawn, New seed	
Meadow, Overseed	Meadow, New seed	
Low Mow, Overseed	Low Mow, New seed	
Emergent Wetland Seeding		
Emergent Wetland, Plug Enhancement		
Wet Mesic Prairie		
Overseed	New seed	
Mesic Prairie		
Overseed	New seed	
Woodland		
Overseed	New seed	
Butterfly Garden		
Mature Woodlands		
No.	Revision/Issue	Date



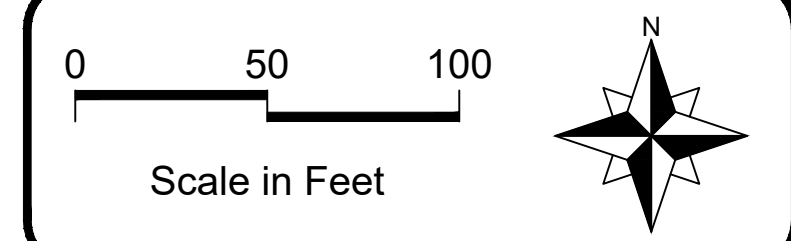
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

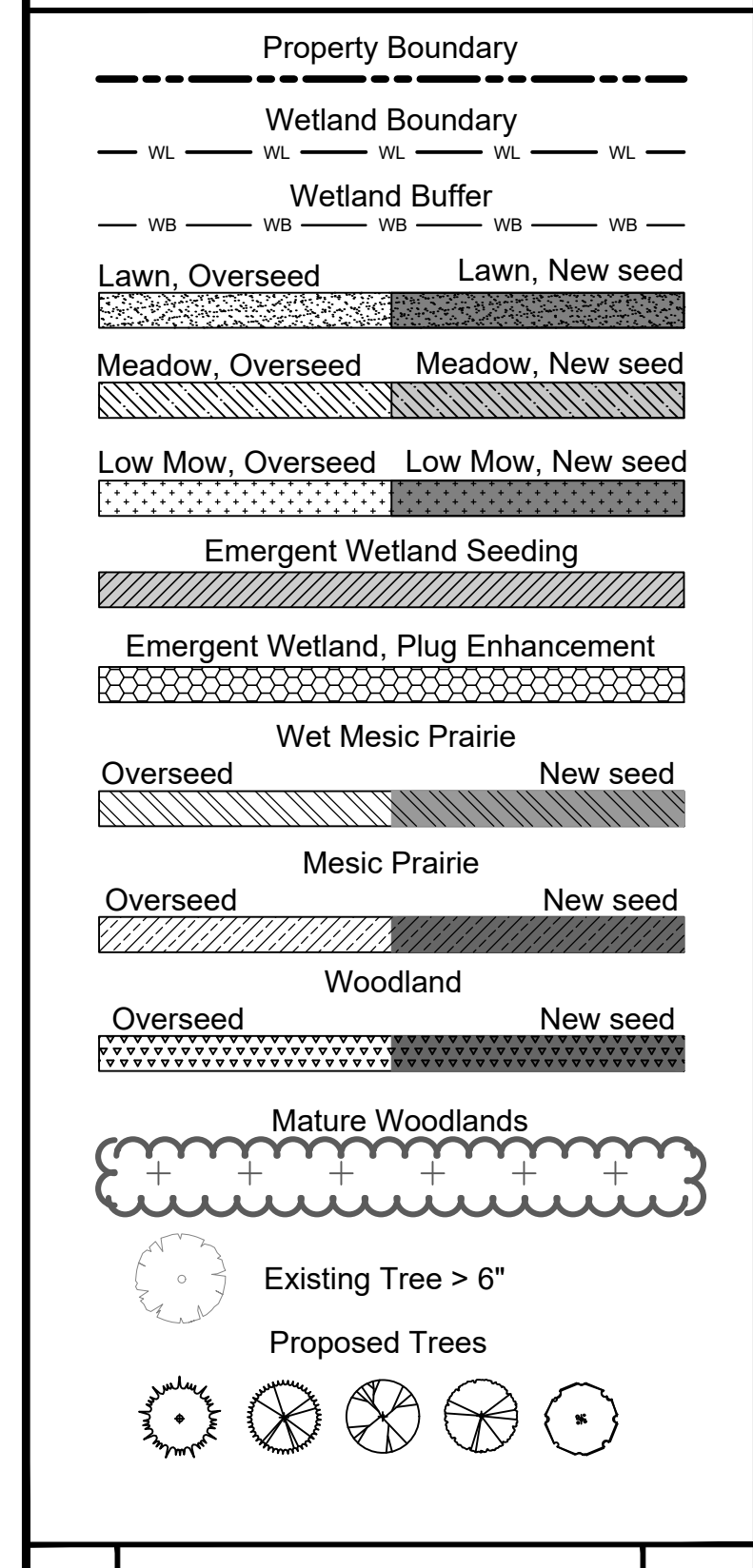
Landscape Plan - East

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C8.2	
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	19	of 26

Issued for Bid



LEGEND



No.	Revision/Issue	Date

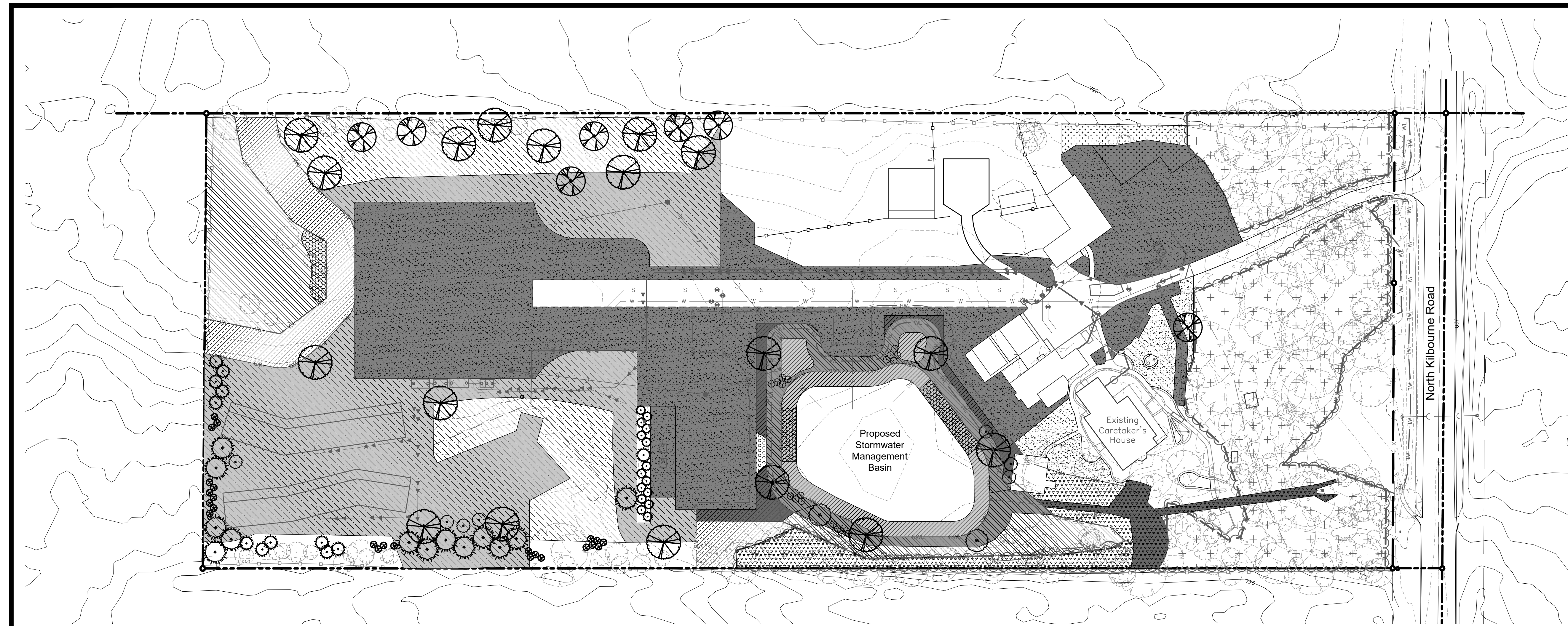
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Landscape Plan - Notes and Seed Mixes

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C8.3	SHEET NO:
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK	20	OF 26
APPROVED BY:	DAK		
ISSUE DATE:	10/30/2024		

Issued for Bid



GENERAL NOTES:

PLANT MATERIAL:
 All plant material shall conform to the standards adopted by the American Association of Nurserymen and/or the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, latest revision.
 All plant materials shall be grown nursery stock and from a site no further than one subzone from the project site.
 All measurements shall conform to the minimum standards set forth in the current edition of the American Standards for Nursery Stock as published by the American Association of Nurserymen (Ord. 97-473, 4-1-1997)

NATIVE SEED:
 All work, materials and equipment shall conform to Section 250 and Section 1081 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, latest revision. The specified seed mixtures shall be supplied in pounds of Pure Live Seed. All native seed species shall be local genotype and have an original source within a radius of 150 miles from the project site.

TREE PROTECTION:
 Tree protection during construction shall conform to Section 12-4-2 of the Wadsworth Village code within the Limits of Construction as indicated in the plans.

EROSION CONTROL BLANKETS:
 The following ECB's shall be used in newly seeded areas:
 Lawn & Low Mow: Curlex NetFree
 Meadow, Prairie, Wetland: NAGreen C125BN
 Biodegradable stakes in all areas.

TREE REMOVALS:

Tag #	Size (DBH)	Species	Condition / Notes
1988	29	Quercus macrocarpa	good
1989	14	Fraxinus pennsylvanica subintegerrima	poor (EAB)
1990	10	Aesculus glabra	good
1991	25	Quercus macrocarpa	good
1992	9, 10	Aesculus glabra	good, multi-stem
2012	6.5	Acer saccharinum	good
2016	26	Quercus macrocarpa	good
2017	19	Quercus macrocarpa	good
2018	36	Quercus macrocarpa	fair
2019	28	Quercus macrocarpa	good
2020	9	Fraxinus pennsylvanica subintegerrima	poor (EAB)
2045	16	Acer negundo	good
2164	7	Carya ovata	good
2192	8	Acer negundo	good
2202	19.5	Quercus bicolor	good
2203	17	Gleditsia tricanthos	good
2208	13	Acer negundo	good
2209	6.5	Fraxinus pennsylvanica subintegerrima	poor (EAB)
2217	23	Acer saccharinum	poor
2222	11	Acer negundo	poor
2225	6.5	Fraxinus pennsylvanica subintegerrima	poor (EAB)
2226	7.5	Fraxinus pennsylvanica subintegerrima	poor (EAB)
2227	8.5, 6	Fraxinus pennsylvanica subintegerrima	poor (EAB)
2228	7.5	Acer negundo	good
2229	9.5	Juglans nigra	good
2230	6.5	malus spp.	good
2266	7	Fraxinus pennsylvanica subintegerrima	dead
2267	7	Crataegus mollis	poor
2268	9	Fraxinus pennsylvanica subintegerrima	dead

**See Tree Survey (Sheet C3.0) for tree location.

TREE REPLACEMENTS:

per section 12-4-4

Calliper	Required	Provided
4"	33	33
3"	20	20

ADDITIONAL SCREENING:

Code	Species	Quantity	Size
THGG	Thuja plicata 'Green Giant' (Green Giant Aborviate)	11	6-8' HT
AMAB	Amelanchier x grandiflora 'Autumn Brilliance' (Apple Serviceberry)	3	6-8' HT
PIAB	Picea abies (Norway Spruce)	5	6-8' HT
TSCA	Tsuga canadensis (Eastern Hemlock)	7	6-8' HT
JUBU	Juniperus virginiana 'Burkii' (Burk Eastern Red Cedar)	22	5' HT

12-5-5. SITE IMPROVEMENTS - RESIDENTIAL:
 A Detention Pond (35,000 SF Pond Planting Area)

Required:	Proposed:
7 canopy trees	7 canopy trees
9 ornamental trees	9 ornamental trees
18 shrubs	20 shrubs (plus those used for screening)

MEADOW SEED MIX

Latin Name	Common Name
Camassia scilloides	Wild Hyacinth
Agastache nepetoides	Yellow Giant Hyssop
Asclepias syriaca	Common Milkweed
Echinacea pallida	Pale Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Liatris aspera	Rough Blazing Star
Pycnanthemum virginianum	Mountain Mint
Rudbeckia speciosa	Black Eyed-Susan
Symphitrichum laeve	Smooth Blue Aster

GRASSES AND SEDGES

Latin Name	Common Name
Isis virginica maculatum	Joe Pye Weed
Isis virginica shrevei	Blue Flag Iris
Sagittaria latifolia	Broadleaf Arrowhead
Schizachyrium scoparium	Bur-reed

MEADOW BUTTERFLY GARDEN PLANTINGS

Latin Name	Common Name
Asclepias syriaca	Common Milkweed
Gentiana andrewsii	Bottle Gentian
Silphium integrifolium	Rosinweed
Symphitrichum oolentangense	Sky-blue Aster
Carex muskingumensis	Palm Sedge
Sporobolus heterolepis	Prairie Dropseed
Liatris aspera	Rough Blazing Star
Baptisia leucophaea	Cream Wild Indigo

EMERGENT WETLAND SEED MIX

Latin Name	Common Name
Bolboschoenus fluviatilis	River Bulrush
Elymus canadensis	Common Brown Fox Sedge
Leersia oryzoides	Rice Cutgrass
Schoenoplectus acutus	Hard-stem Bulrush
Spartina pectinata	Prairie Cordgrass

PERENNIALS

Latin Name	Common Name
Acorus calamus	Sweet Flag
Alisma subcordatum	American Water Plantain
Eutrochium maculatum	Joe Pye Weed
Isis virginica shrevei	Blue Flag Iris
Sagittaria latifolia	Broadleaf Arrowhead
Sparganium eurycarpum	Bur-reed

EMERGENT WETLAND PLUG ENHANCEMENT

Latin Name	Common Name
Asclepias incarnata	Swamp Milkweed
Elymus virginicus	Virginia Wild Rye
Eutrochium maculatum	Joe Pye Weed
Isis virginica shrevei	Blue Flag Iris
Leersia oryzoides	Rice Cutgrass
Mentha arvensis	Wild Mint
Nymphaea odorata	Fragrant Water Lily
Physostegia virginiana	Obedient Plant
Pontederia cordata	Pickering Weed
Rudbeckia laciniata	Wild Golden Glow
Silphium perfoliatum	Cup Plant
Sparganium eurycarpum	Bur-reed
Spartina pectinata	Prairie Cordgrass

MESIC PRAIRIE SEED MIX

Latin Name	Common Name
Bouteloua curtipendula	Sideoats Grama
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little Bluestem

PERENNIALS

Latin Name	Common Name
Allium cernuum	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Helopsis helianthoides	False Sunflower
Oligoneuron rigidum	Stiff-leaved Goldenrod
Penstemon digitalis	Foxglove Beardtongue
Ratibida pinnata	Yellow Coneflower
Rudbeckia triloba	Brown-eyed Susan
Symphitrichum novae-angliae	New England Aster
Zizia aurea	Golden Alexander

WET-MESIC PRAIRIE SEED MIX

Latin Name	Common Name
Allium cernuum	nodding wild onion
Artemisia canadensis	meadow anemone
Asclepias incarnata	swamp milkweed
Aster novae-angliae	Obedient Plant
Eupatorium perfoliatum	common boneset
Helianthus grosseserratus	sawtooth sunflower
Helenium autumnale	sneezeweed
Physostegia virginiana	obedient plant
Pycnanthemum virginianum	common mountain mint
Silphium perfoliatum	cup plant
Solidago graminifolia	grass leaved golden rod
Teucrium canadense	germander
Verbena hastata	blue vervain
Veronica fasciculata	ironweed
Zizia aurea	golden alexanders

GRASSES

Scientific Name	Common Name
Carex annectens var. xanthocarpa	small yellow fox sedge
Carex scoparia	lance-fruited oval sedge
Carex vulpinoidea	brown fox sedge
Elymus virginicus	Virginia wild rye
Hierochloa Odorata	sweet grass
Juncus dudleyi	Dudley's rush
Panicum virgatum	switch grass
Scirpus atrovirens	dark green bulrush
Spartina pectinata	prairie cord grass

WOODLAND SEED MIX

Latin Name	Common Name
Agastache nepetoides	White snakeroot
Ageratina altissima	Canadian anemone
Anemone canadensis	Wild columbine
Aquilegia canadensis	Purple joe pye weed
Eutrochium purpureum	Spotted geranium
Geranium maculatum	Cow pansnip
Heracleum maximum	American water horehound
Hydrophyllum virginianum	Virginia bluebells
Lycopus americanus	American water horehound
Mertensia virginica	American bluebells
Monarda fistulosa	Wild bergamot
Hydrophyllum virginianum	Foxglove beard tongue
Penstemon digitalis	Sweet black-eyed susan
Rudbeckia subtomentosa	Calico aster
Symphitrichum lateriflorum	Short's aster
Symphitrichum shortii	Early meadow-rue
Thalictrum dioicum	Common spiderwort
Tradescantia ohiensis	Golden Alexanders
Zizia aurea	Golden Alexanders

PERENNIALS

Latin Name	Common Name
Allium cernuum	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Helopsis helianthoides	False Sunflower
Oligoneuron rigidum	Stiff-leaved Goldenrod
Penstemon digitalis	Foxglove Beardtongue
Ratibida pinnata	Yellow Coneflower
Rudbeckia triloba	Brown-eyed Susan
Symphitrichum novae-angliae	New England Aster
Zizia aurea	Golden Alexander

GRASSES AND SEDGES

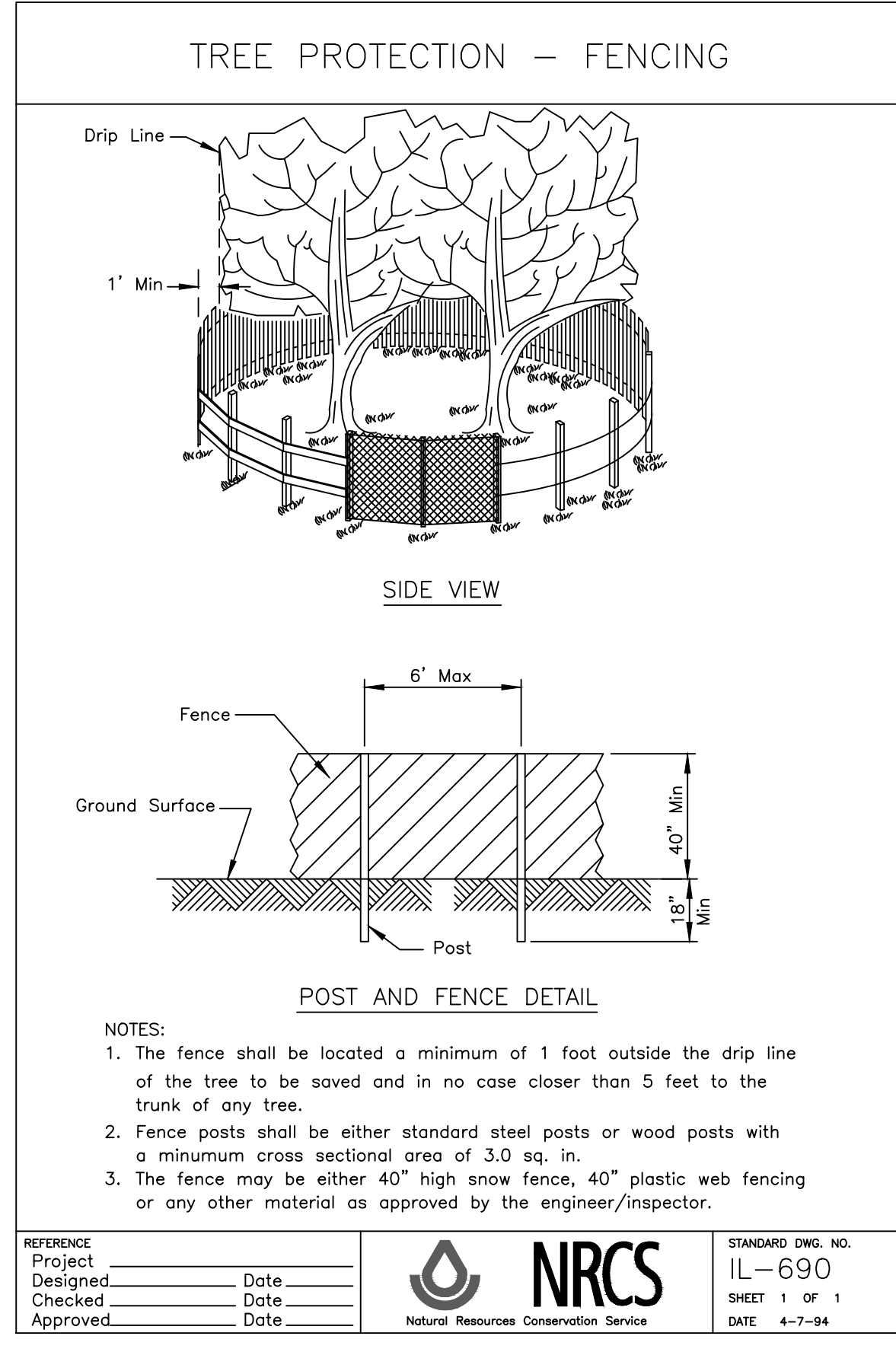
Latin Name	Common Name
Bromus pubescens	Hairy woodland brome
Carex blanda	Common woodland sedge
Carex davisi	Awned Graceful Sedge
Carex normalis	Oval sedge
Carex pensylvanica	Common oak sedge
Cinna arundinacea	Wood reed
Elymus villosus	Silky wild rye
Elymus virginicus	Virginia wild rye
Festuca subsericea	Nodding fescue
Glyceria striata	Fowl manna grass
Hystrix patula	Bottebrush grass

NATIVE GRASS PAVERS PARKING

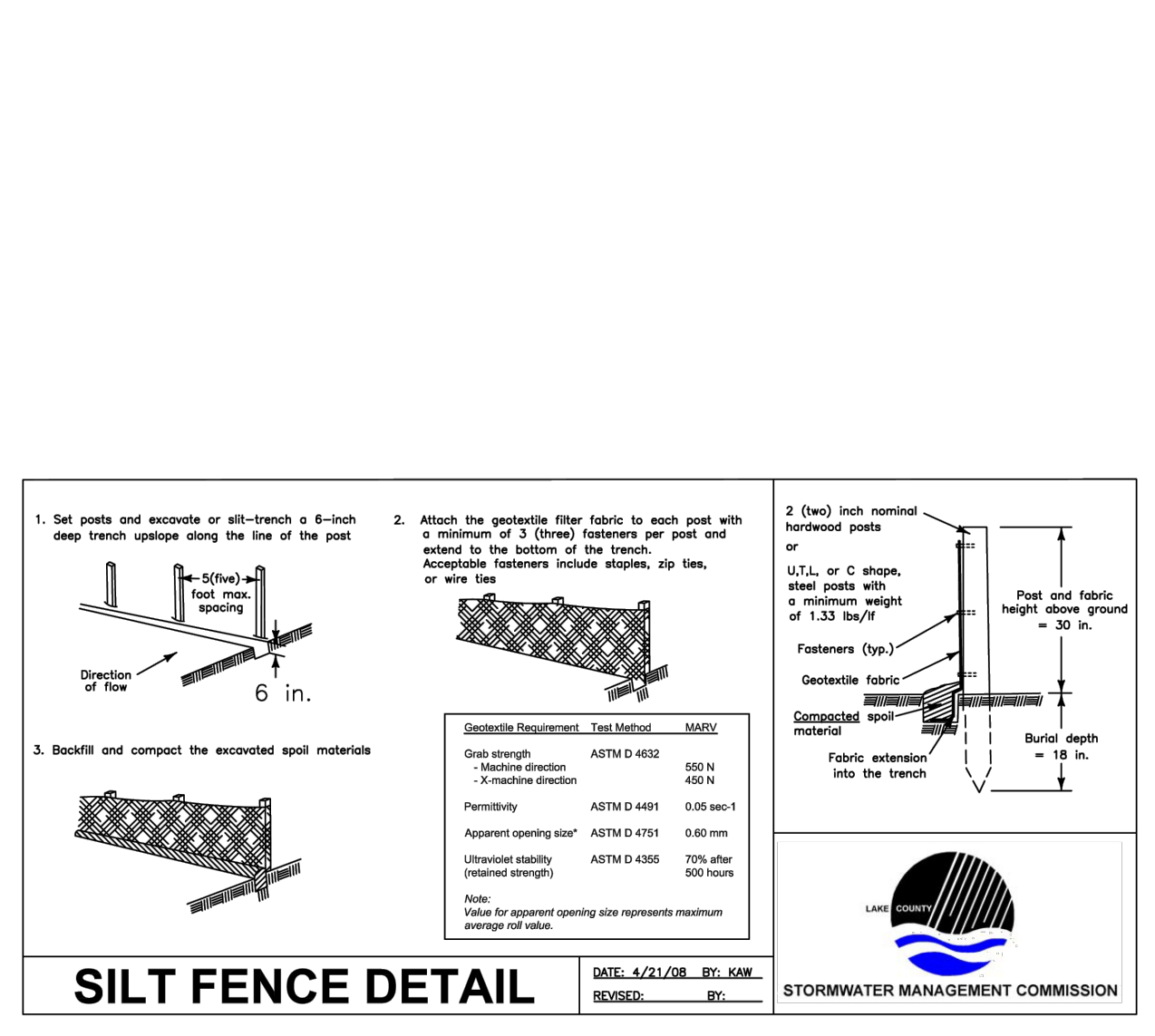
Latin Name	Common Name
Buchloe dactyloides 'Cody'	Buffalo Grass
Bouteloua curtipendula	Sideoats Grama

File D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: August 19, 2019 10:19:18 AM Plotted by: Corey Mase

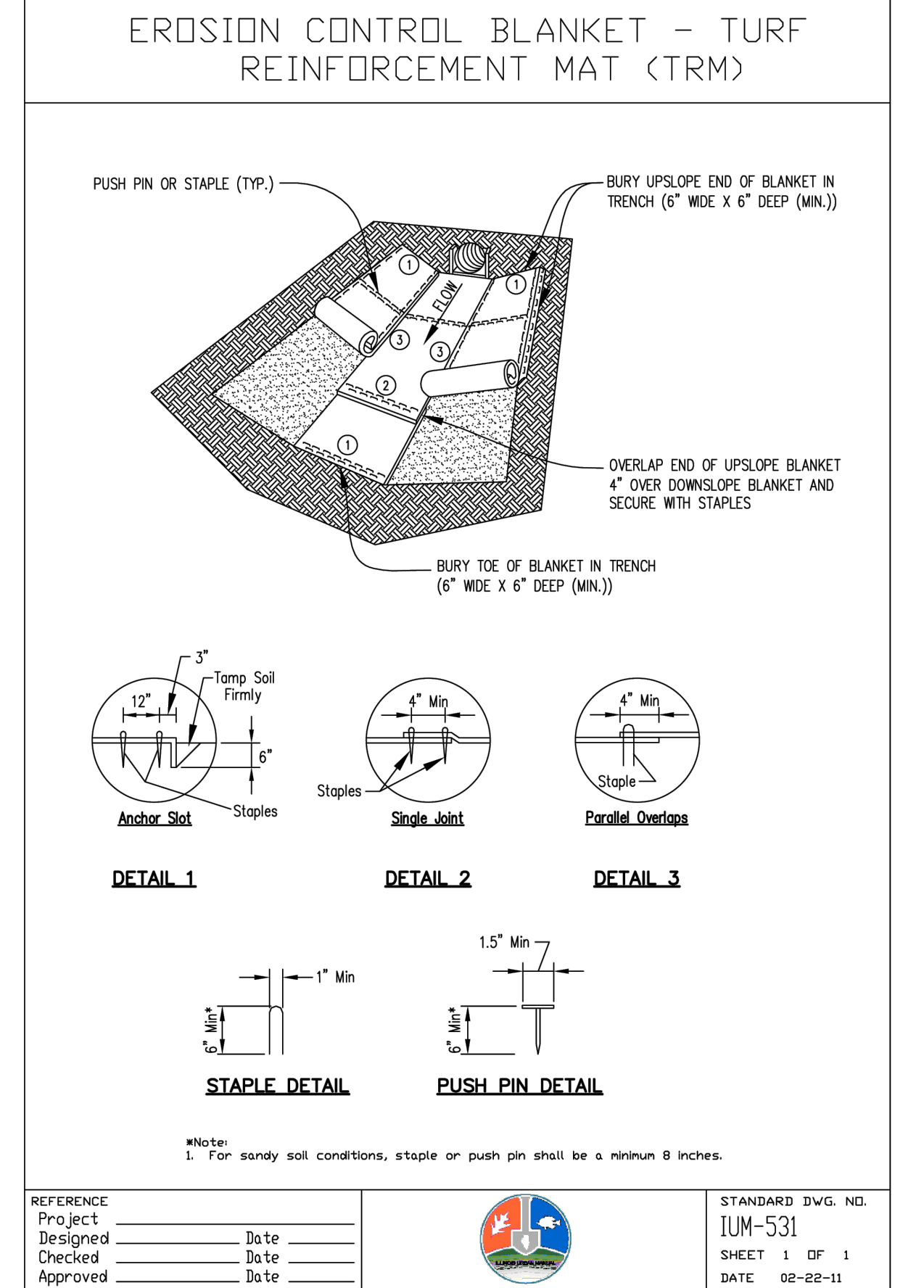
Copyright © 2021 Hey and Associates, Inc.



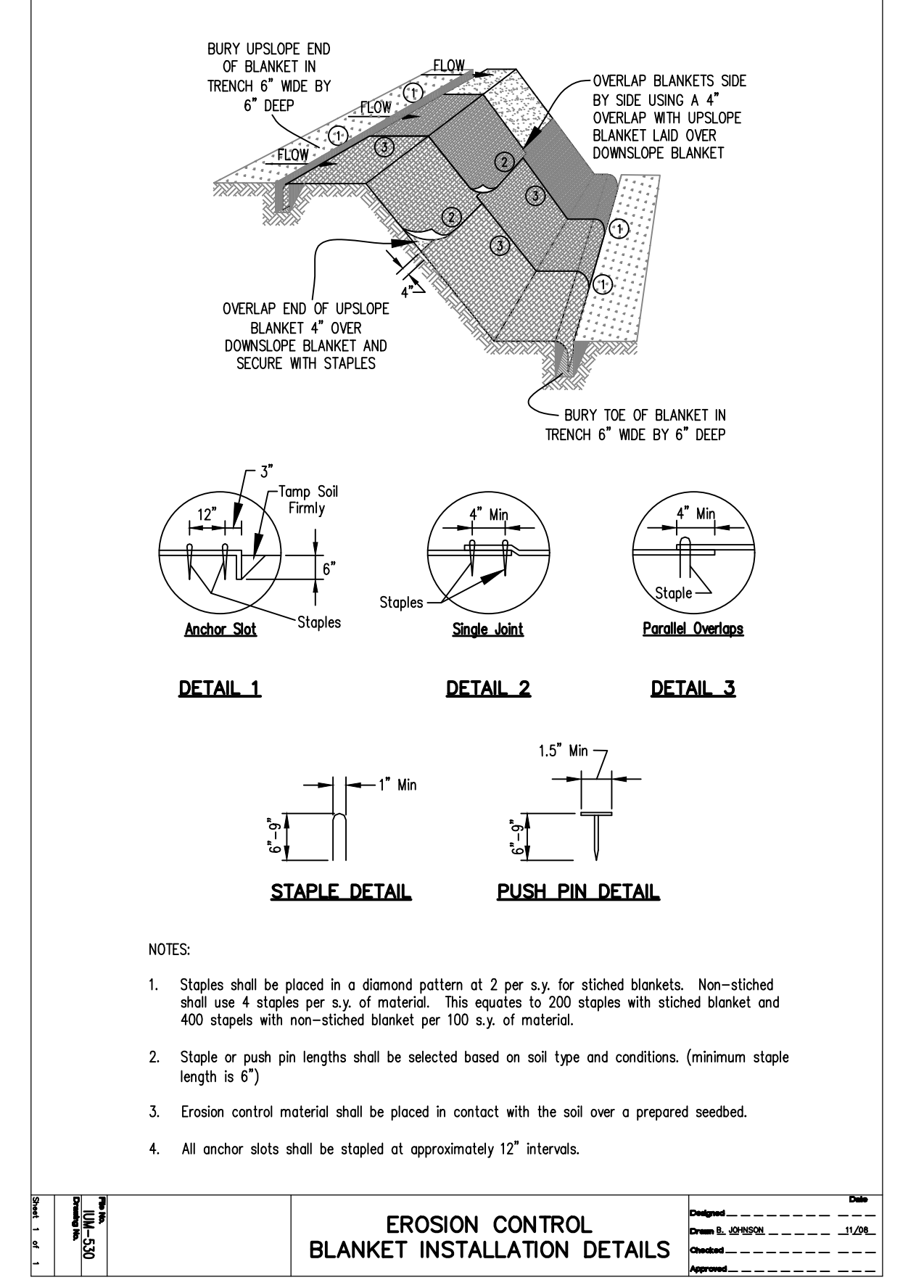
① Tree Protection Fence Detail (Not to Scale)



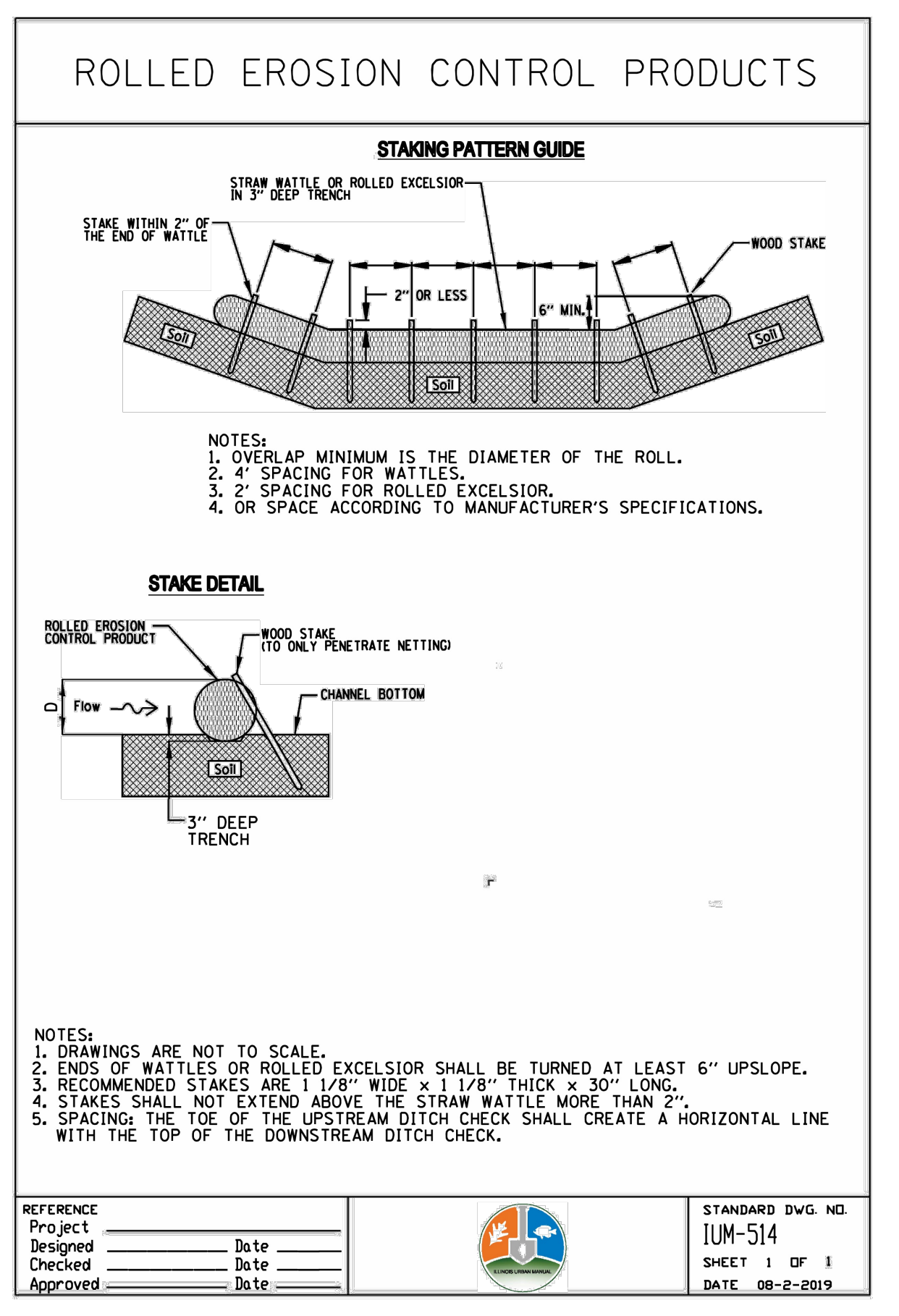
② Silt Fence Detail (Not to Scale)



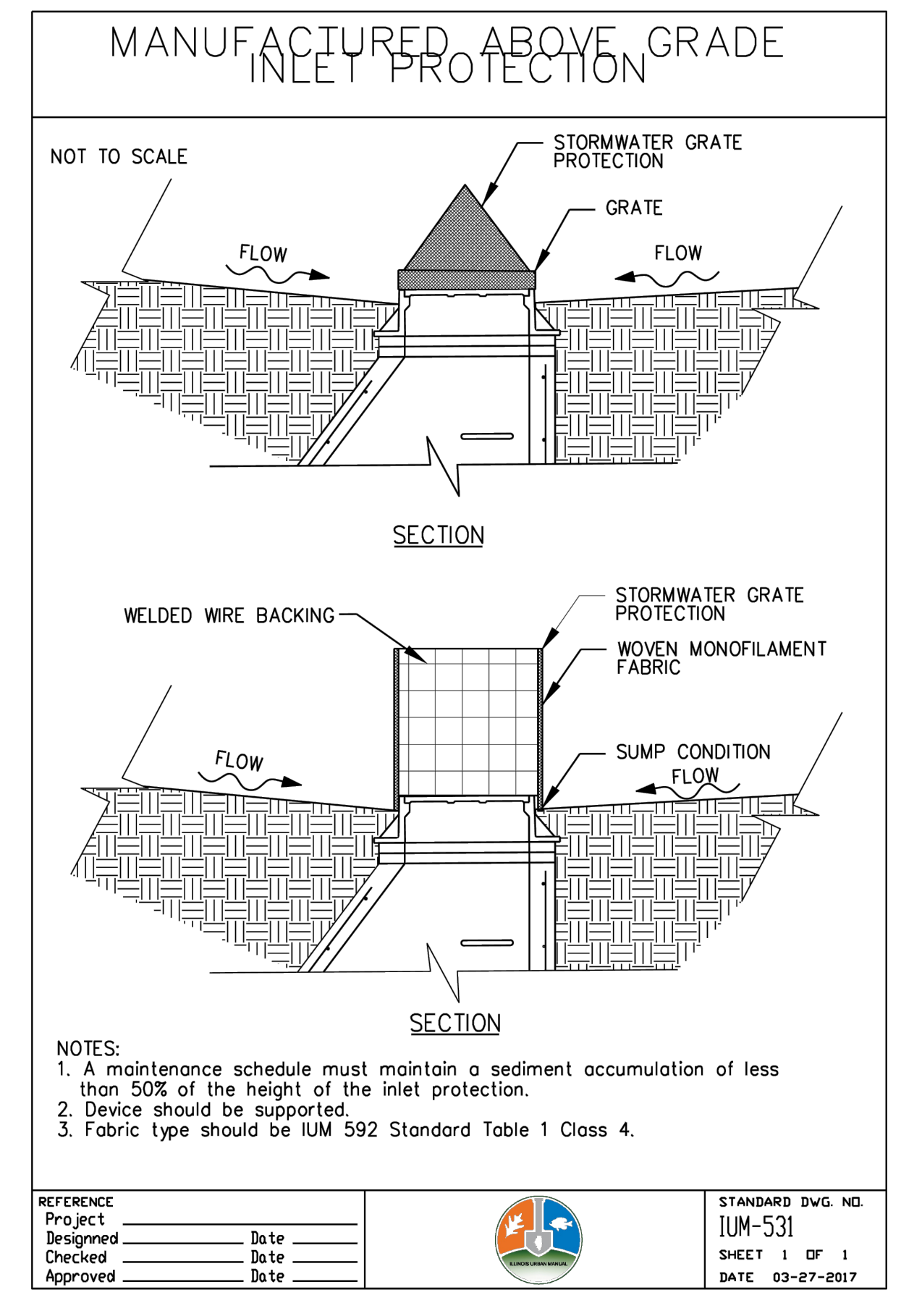
③ Erosion Control Blanket & Turf Reinforcement Mat (TRM) Detail (Not to Scale)



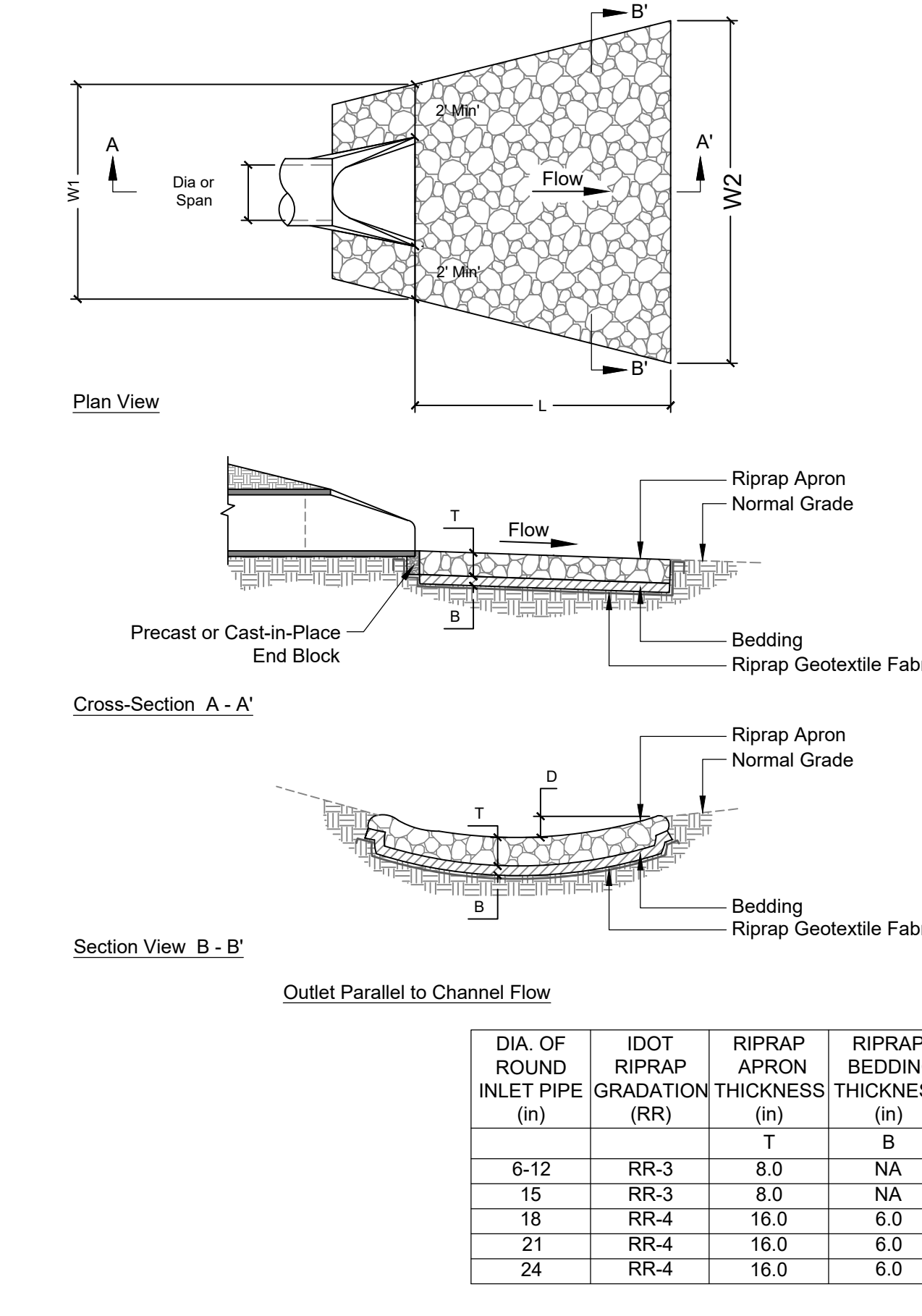
④ Erosion Control Blanket Detail (Not to Scale)



⑤ Temporary Ditch Check/Perimeter Erosion Barrier Detail (Not to Scale)



⑥ Inlet Protection Detail (Not to Scale)



⑦ Riprap Outlet Protection Detail (Not to Scale)

Scale bar measures 1" at full scale

0 1"

LEGEND

No.	Revision/Issue	Date

Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM

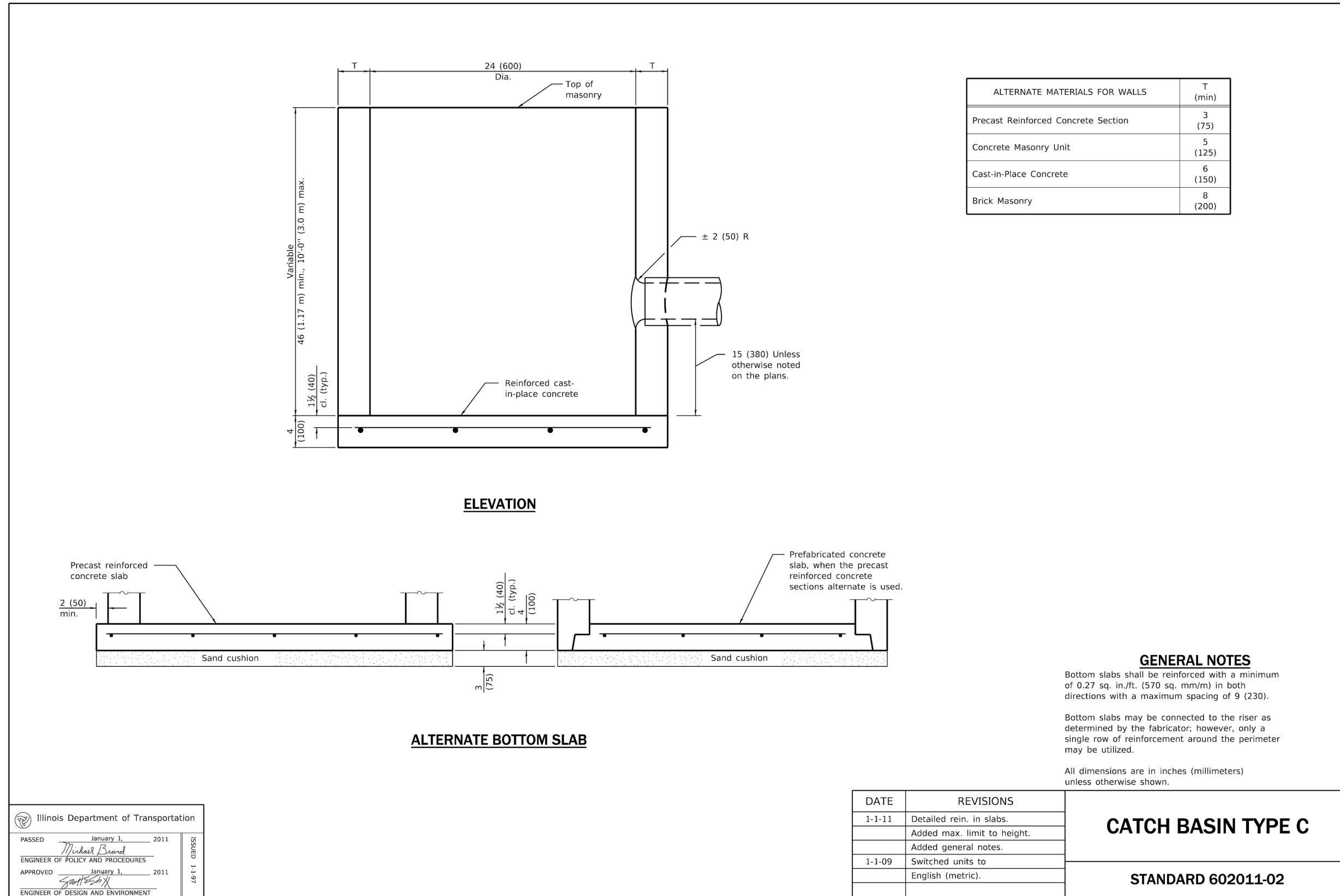
PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

Details

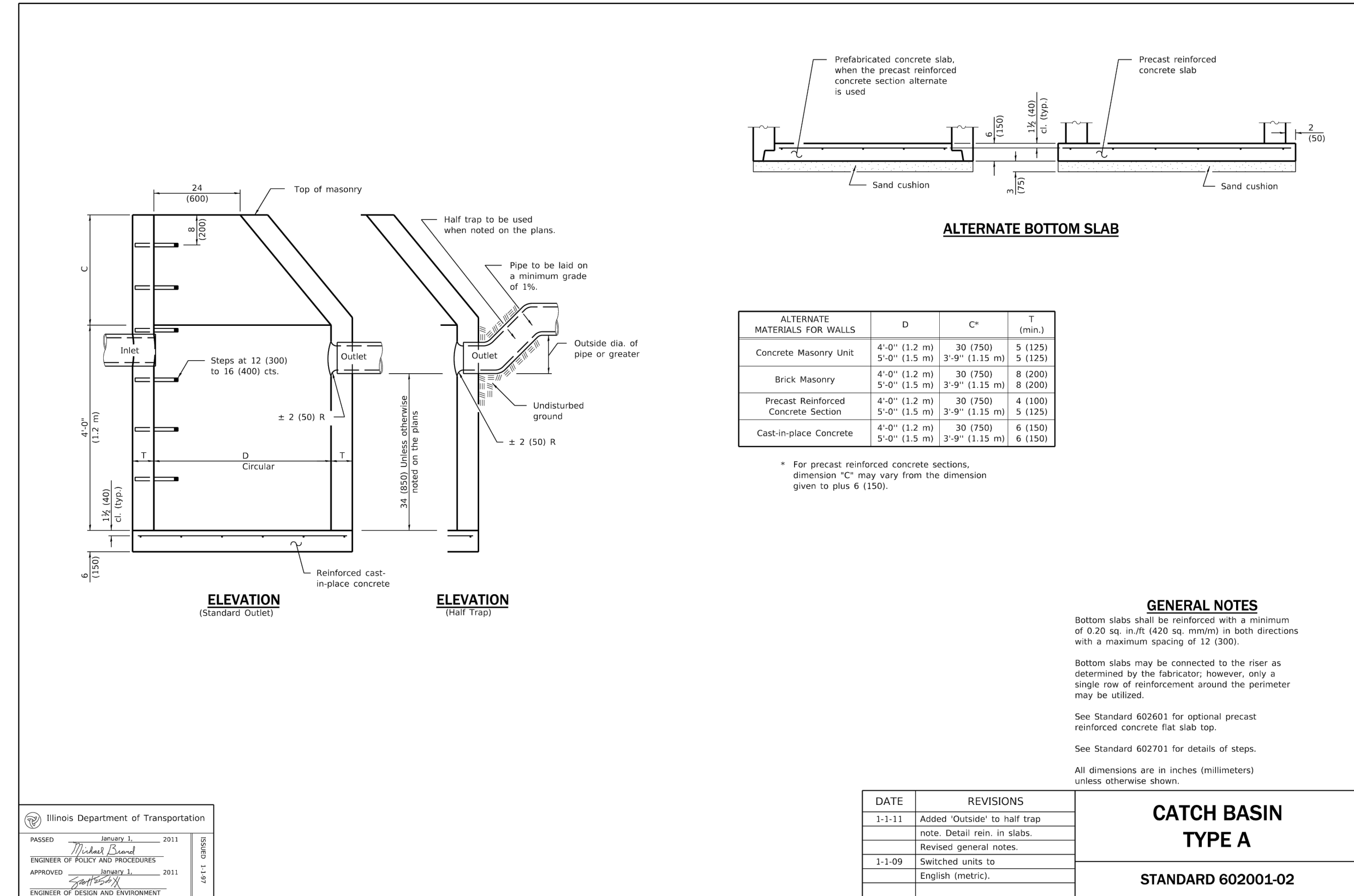
PROJECT NO: 15-0054		DRAWING NO:	
DESIGNED BY	CTM/RJA	C9.0	SHEET NO:
DRAWN BY	CTM/RJA		
CHECKED BY	DAK		
APPROVED BY	DAK	21	OF 26
ISSUE DATE	10/30/2024		

Issued for Bid



DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE C
STANDARD 602011-02

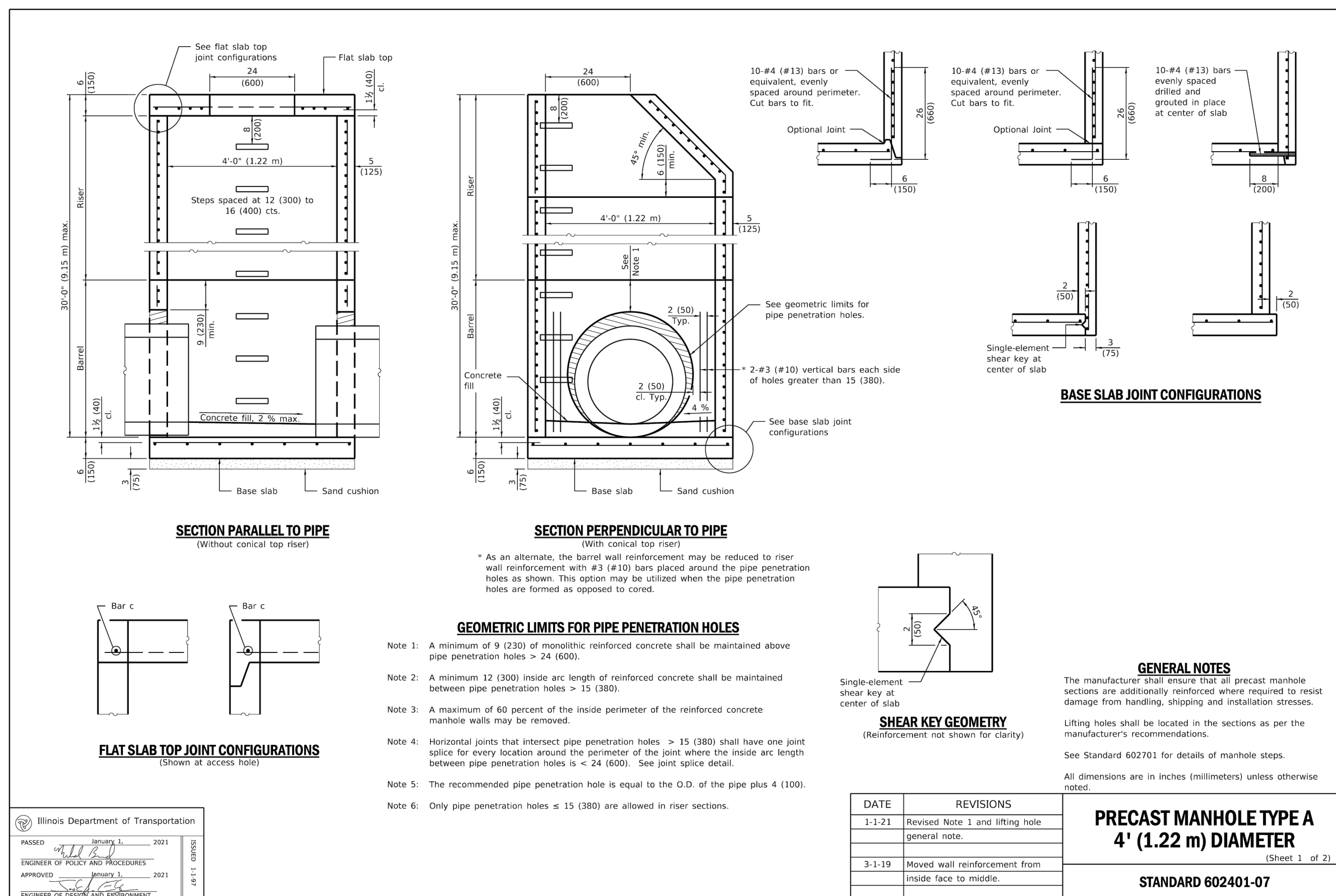


DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A
STANDARD 602001-02

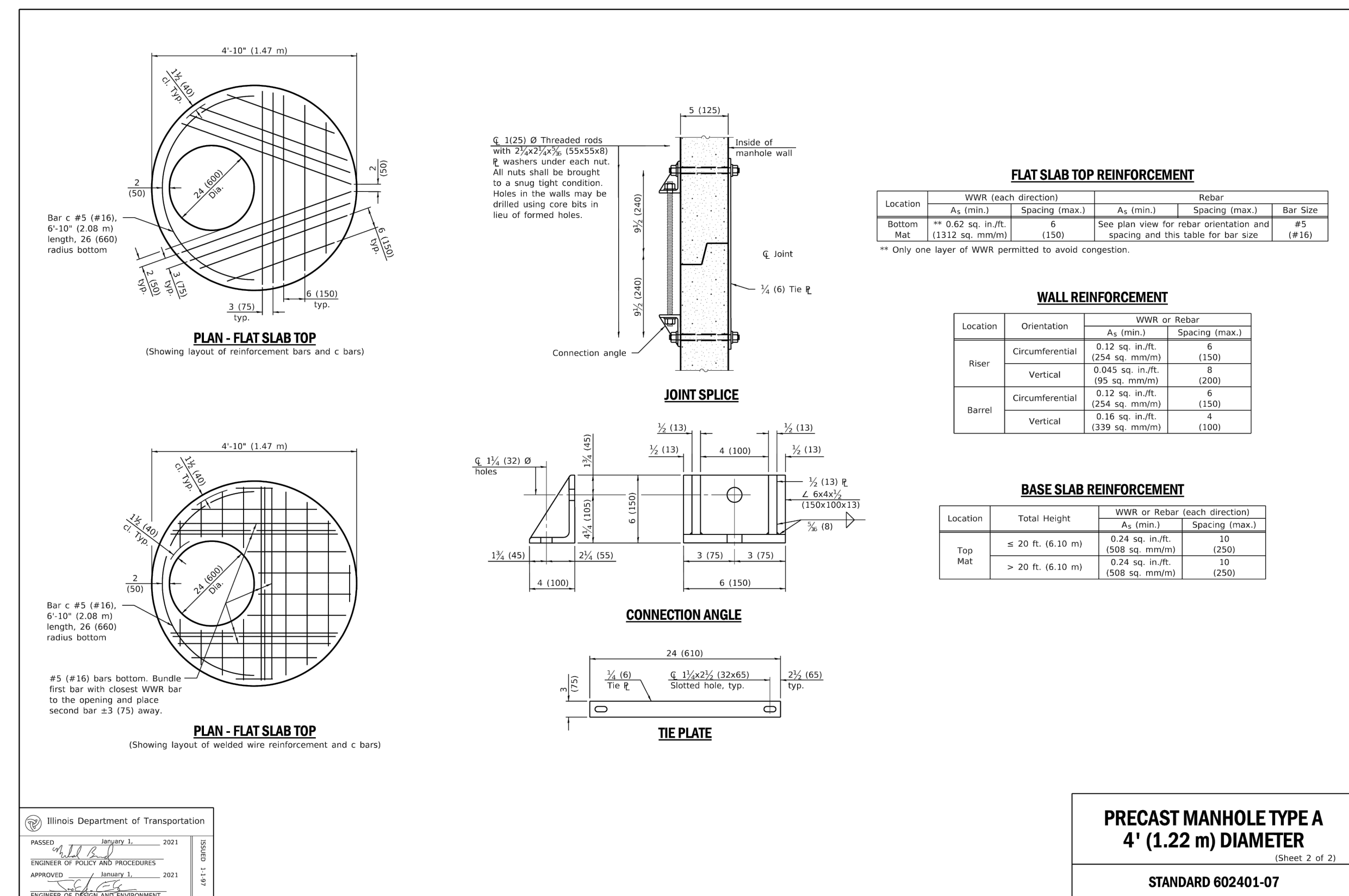
1 Catch Basin Type C Detail (Not to Scale)

2 Catch Basin Type A Detail (Not to Scale)



DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
STANDARD 602401-07



DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
STANDARD 602401-07

3 4' Dia. Manhole Type A Detail (Not to Scale)

Scale bar measures 1" at full scale

LEGEND		
No.	Revision/Issue	Date

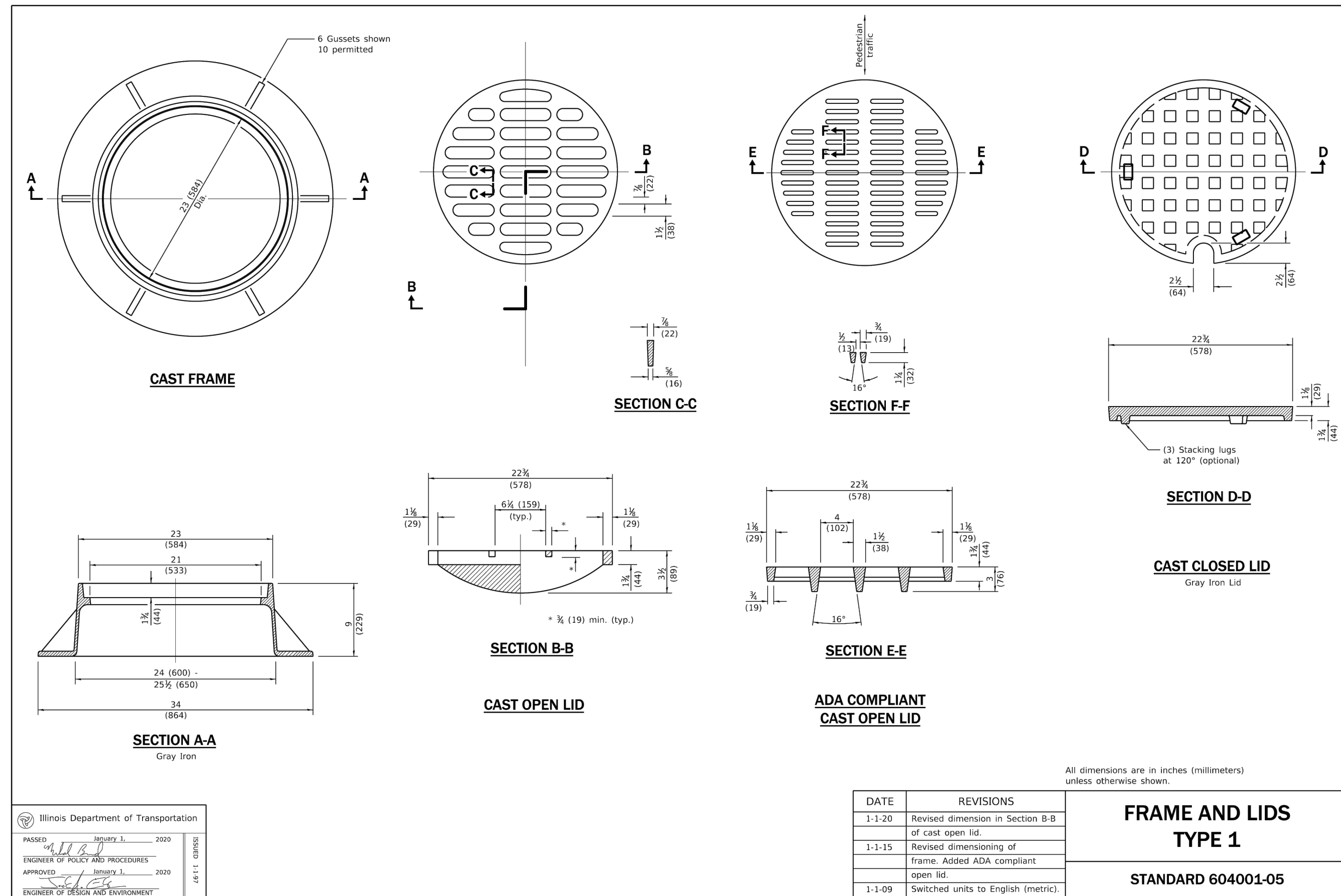
Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

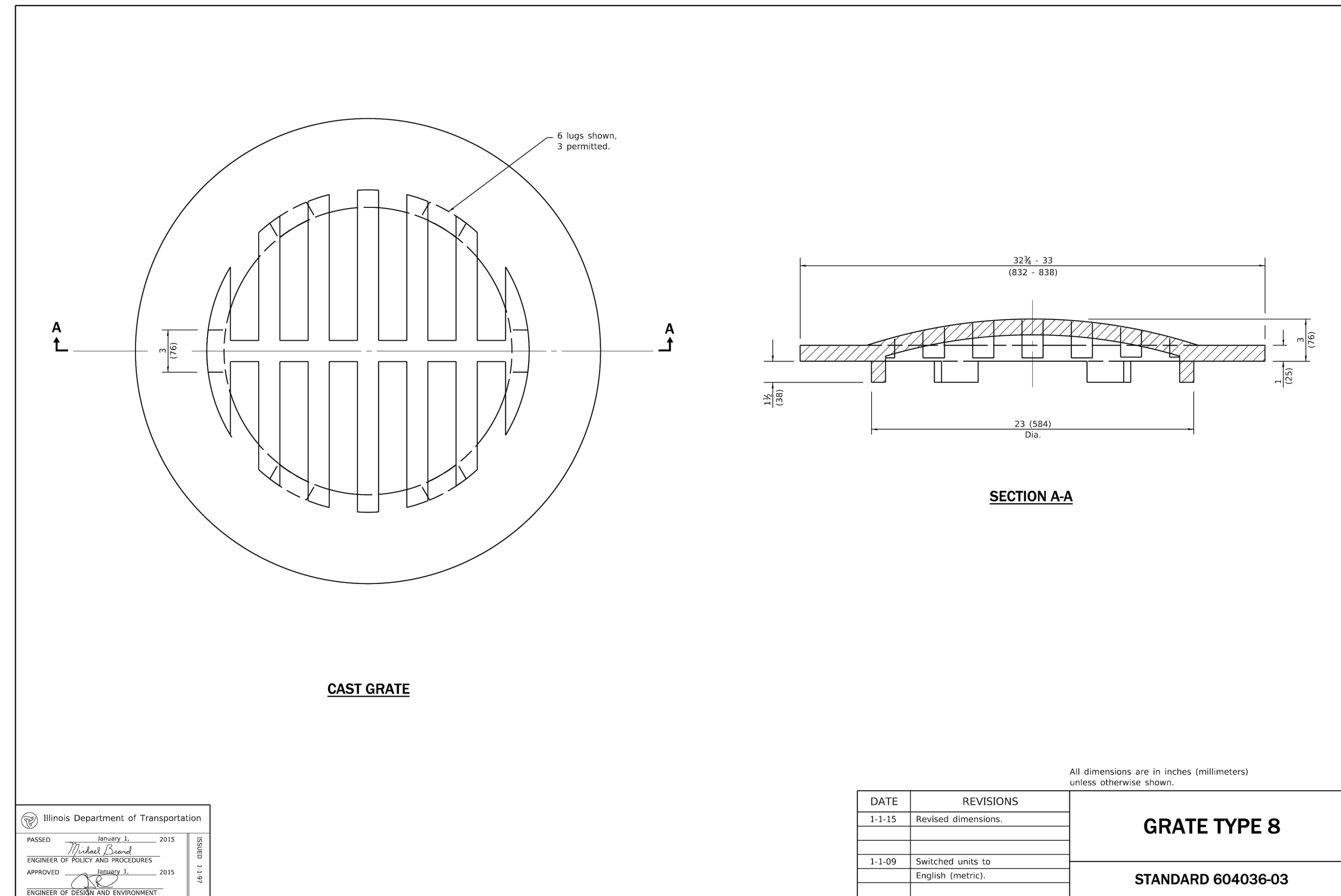
Details

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY	CTM/RJA	C9.1	
DRAWN BY	CTM/RJA		
CHECKED BY	DAK		
APPROVED BY	DAK	SHEET NO:	
ISSUE DATE	10/30/2024	22	OF 26

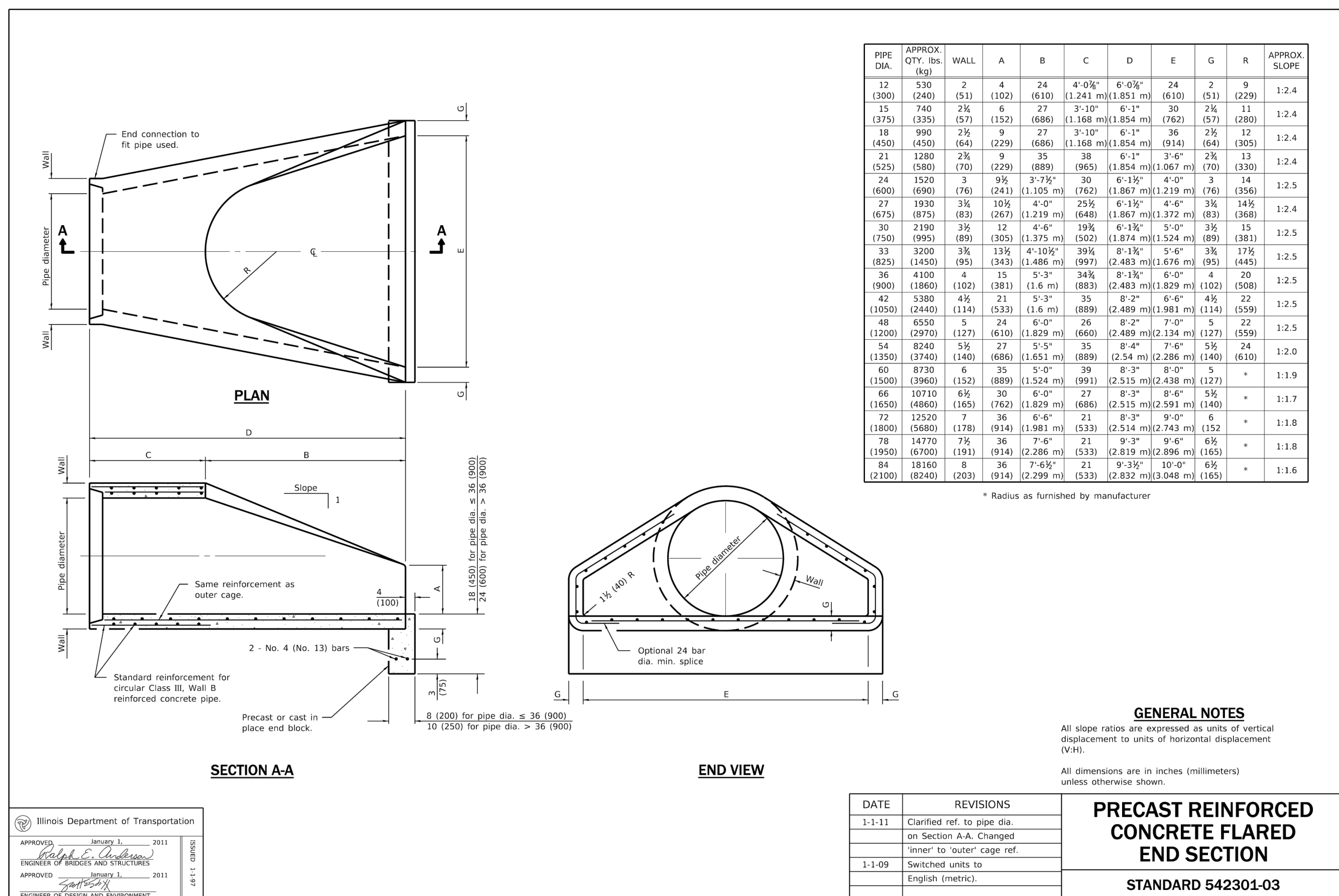
Issued for Bid



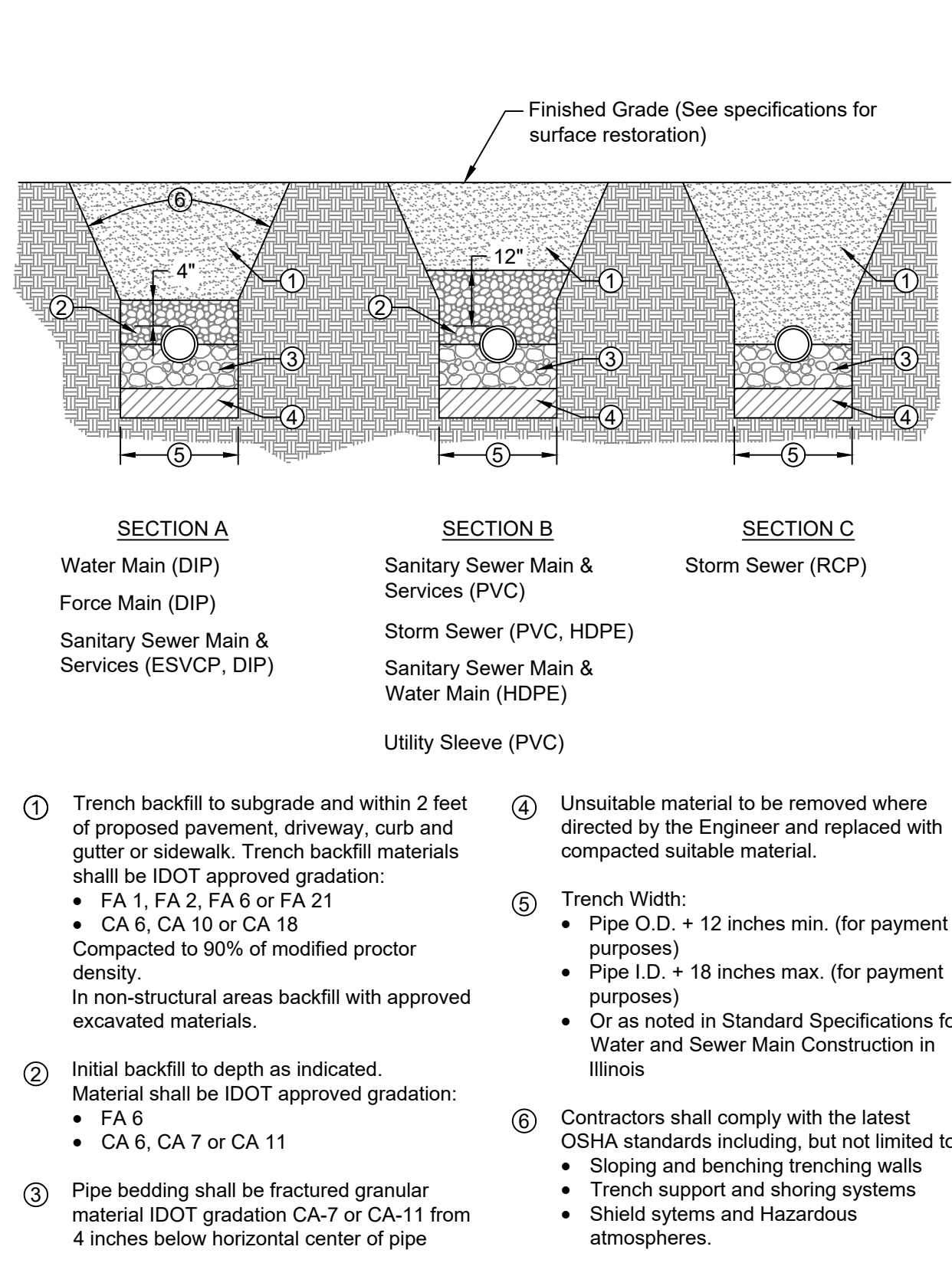
1 Frame and Lids Type 1 Detail (Not to Scale)



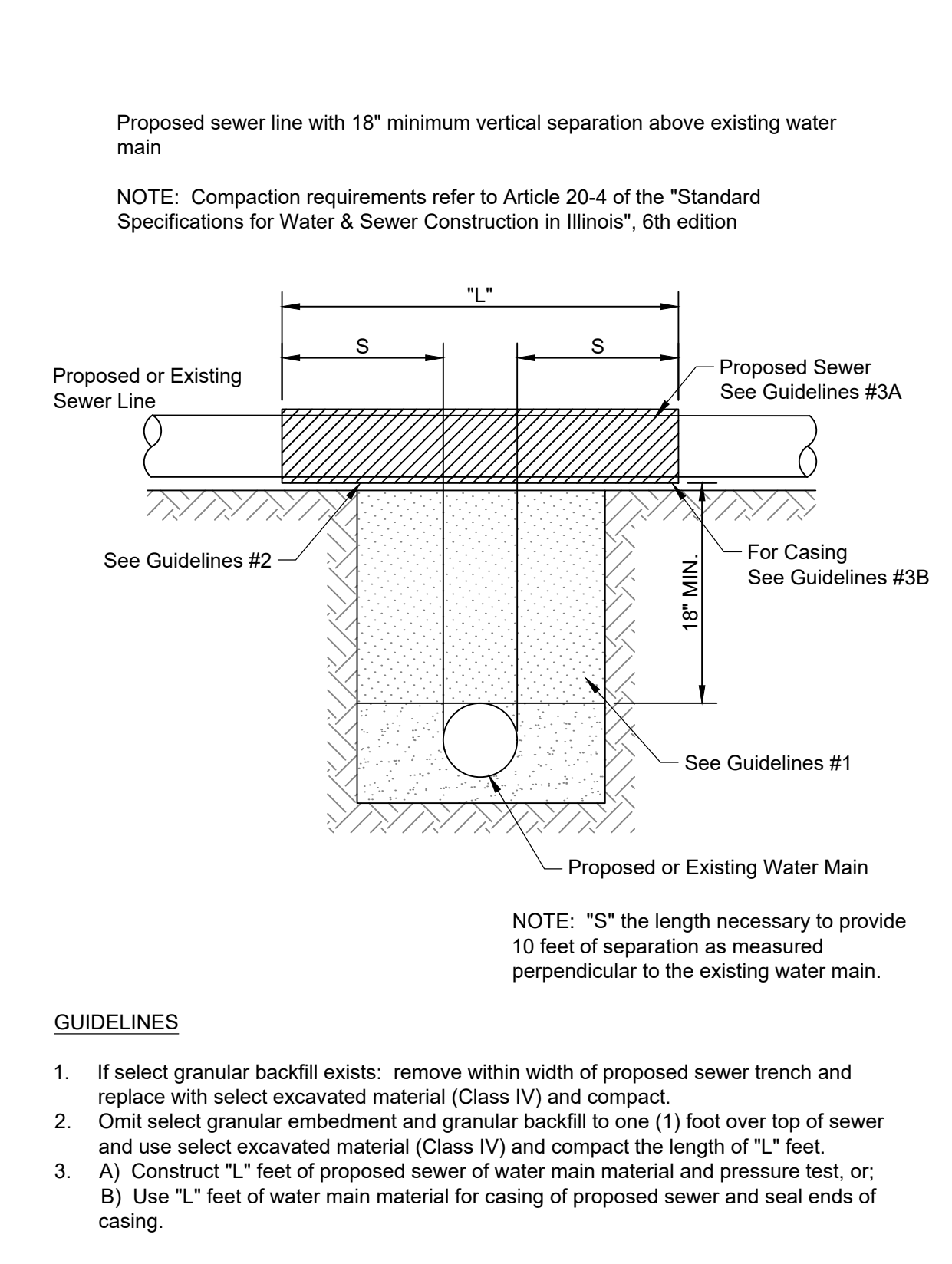
2 Grate Type 8 Detail (Not to Scale)



3 Precast Reinforced Concrete Flared End Section (FES) Detail (Not to Scale)



4 Typical Trench Cross Section Detail (Not to Scale)



5 Water/Sewer Separation Detail (Not to Scale)

Scale bar measures 1" at full scale

0 1"

LEGEND

No.	Revision/Issue	Date

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

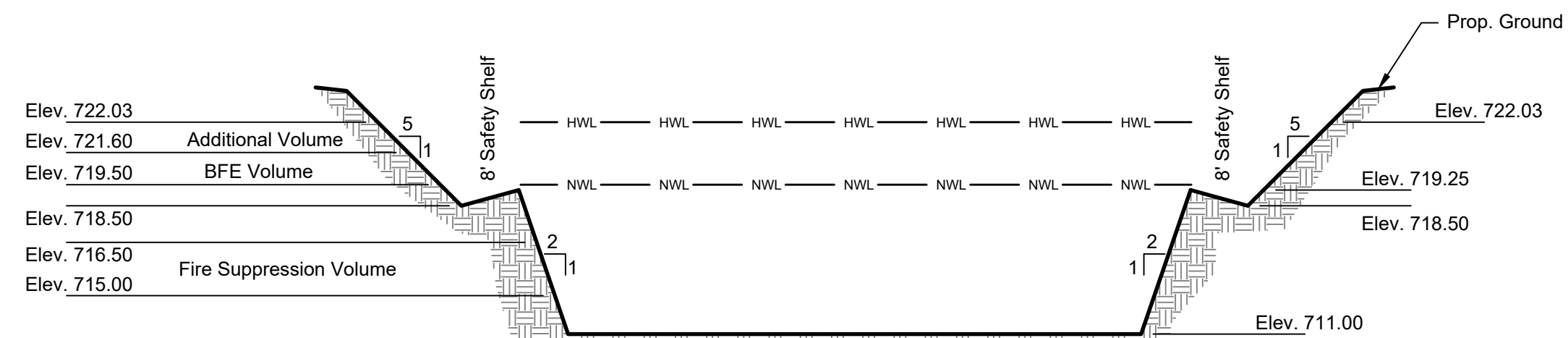
Details

PROJECT NO:	15-0054	DRAWING NO:	
DESIGNED BY:	CTM/RJA	C9.2	
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	23	of 26

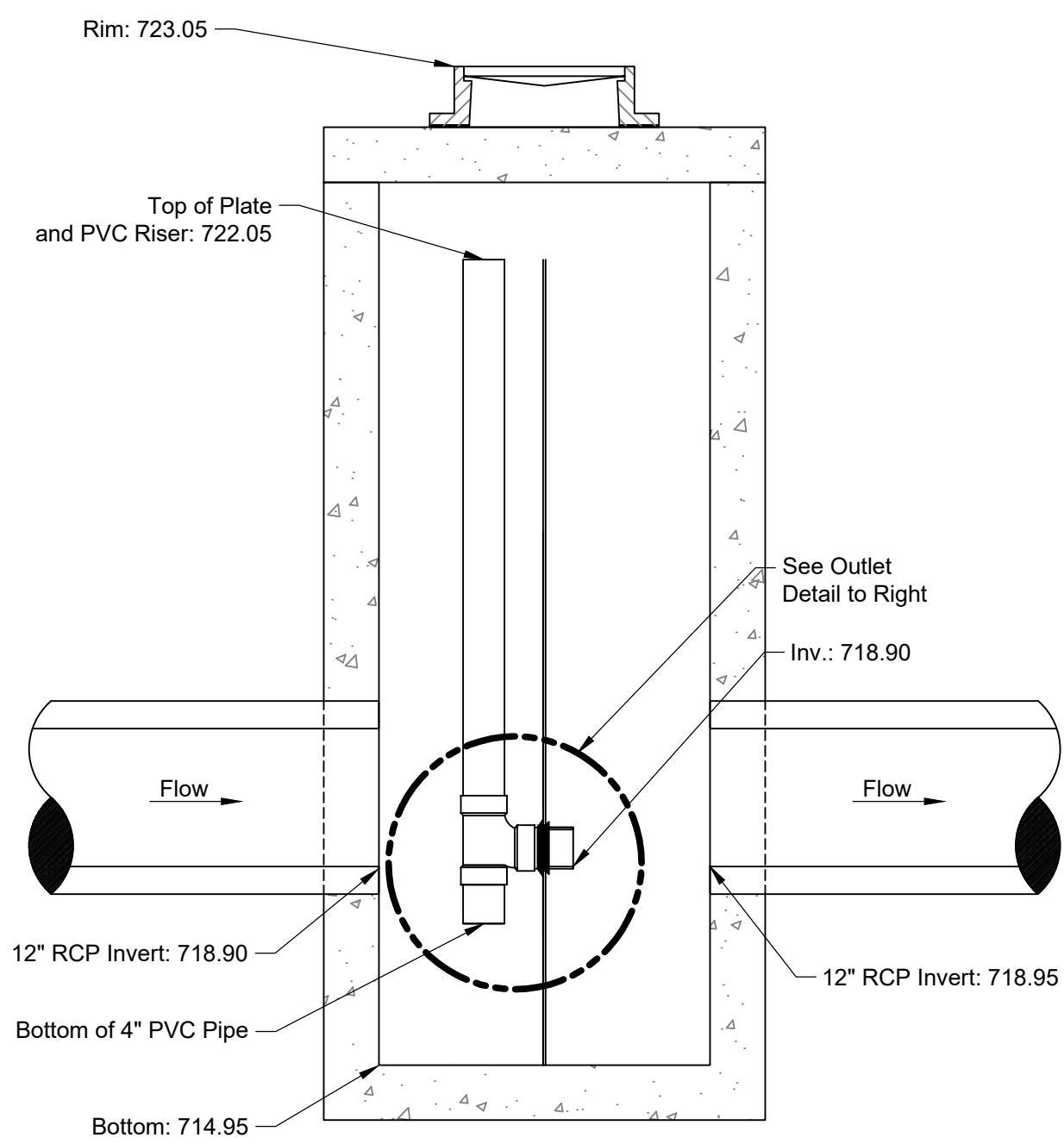
Issued for Bid

File: D:\Projects\15-0054-KARMAPA CENTER 16 - WADSWORTH\Drawings\015-0054 Karmapa Center 16 Issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase

Copyright © 2021 Hey and Associates, Inc.

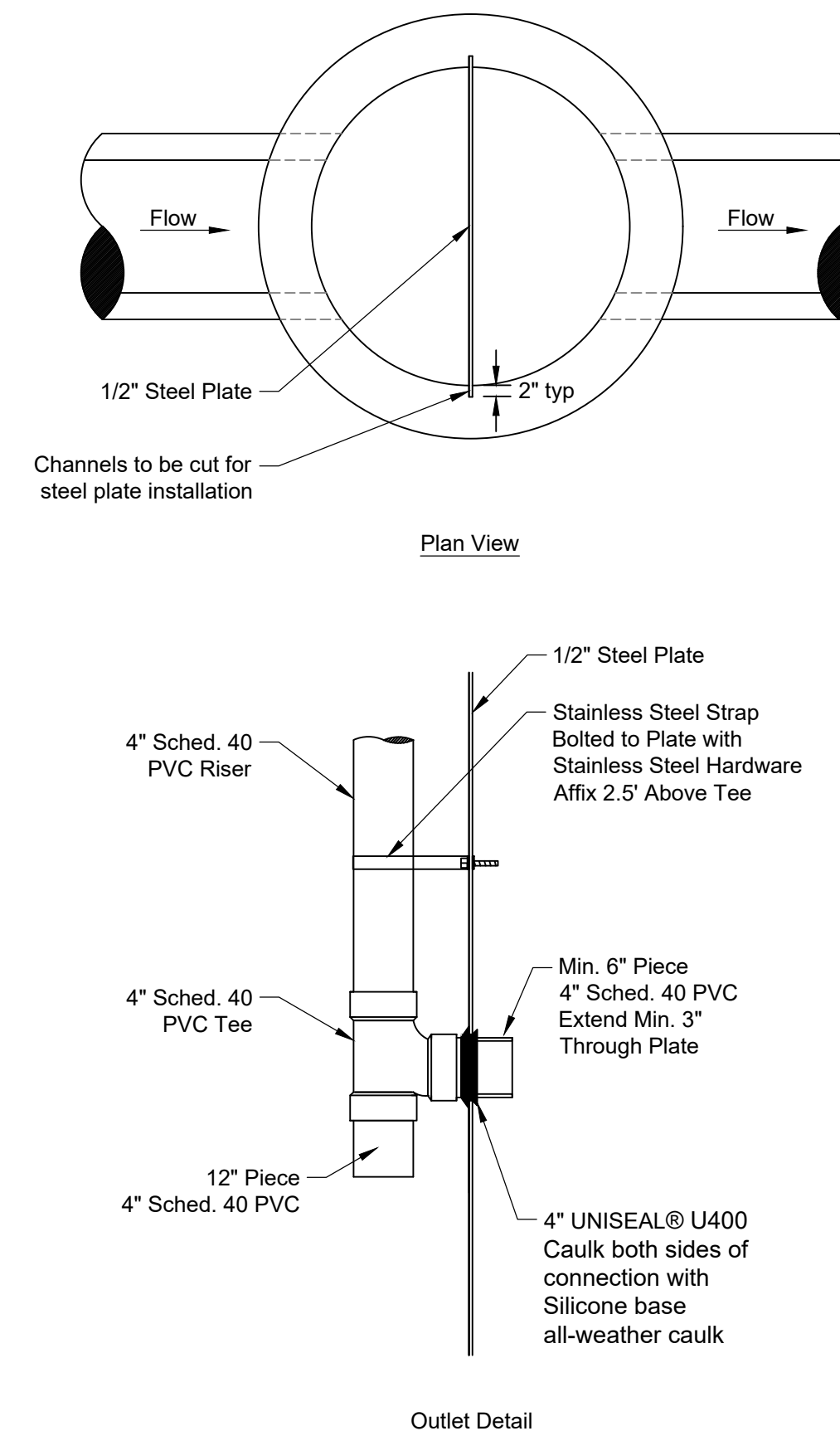


1 Stormwater Management Basin Section
(Not to Scale)



Note:
PVC Riser shall extend to the top of plate elevation and
be open in order to be rodded as needed.

2 Restrictor Structure Detail
(Not to Scale)



Outlet Detail

Scale bar measures 1" at full scale



LEGEND

No.	Revision/Issue	Date

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM

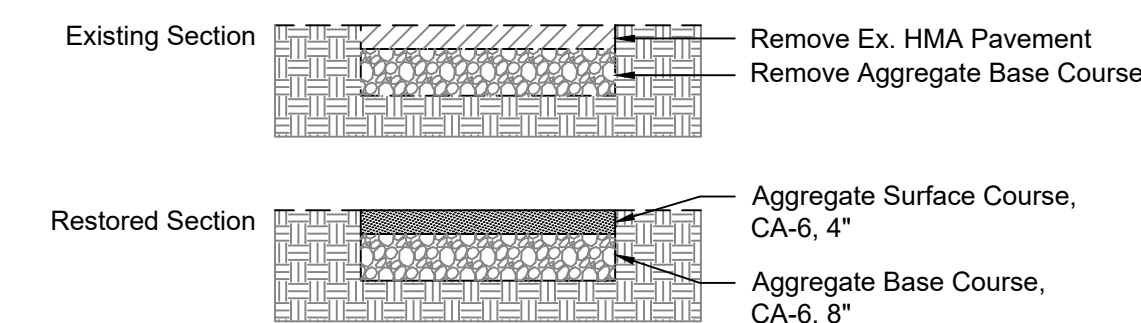
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

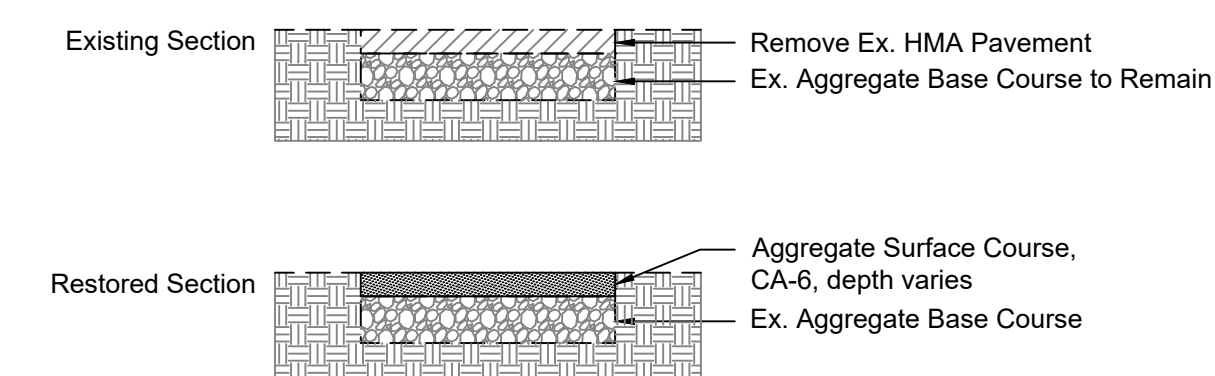
Details

PROJECT NO:	15-0054	DRAWING NO:	C9.3
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	24	of 26

Issued for Bid

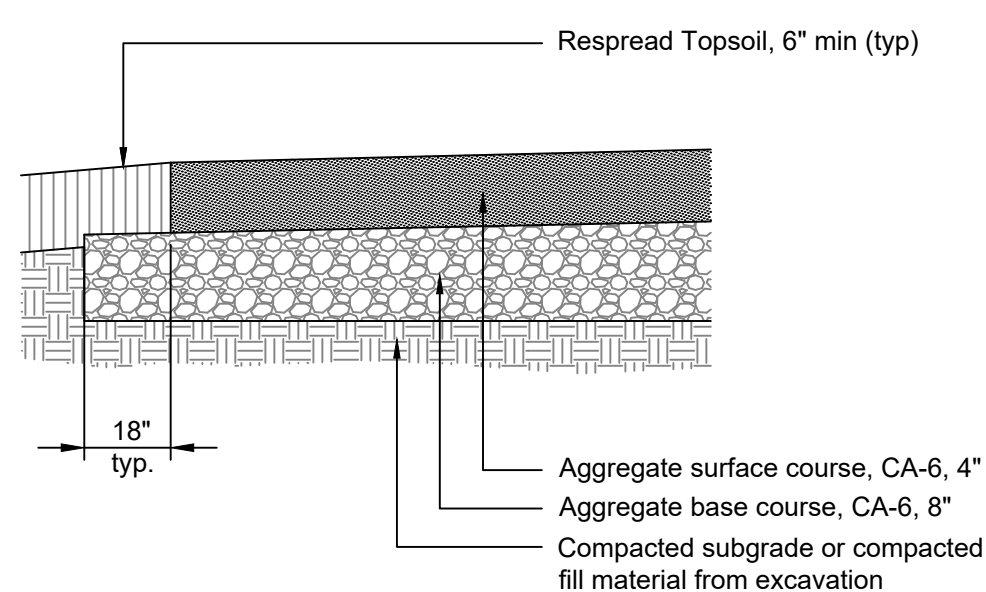


FULL DEPTH REMOVAL AND REPLACEMENT SECTION



ASPHALT ONLY REMOVAL AND REPLACEMENT SECTION

3 Pavement Removal and Replacement Detail
(Not to Scale)



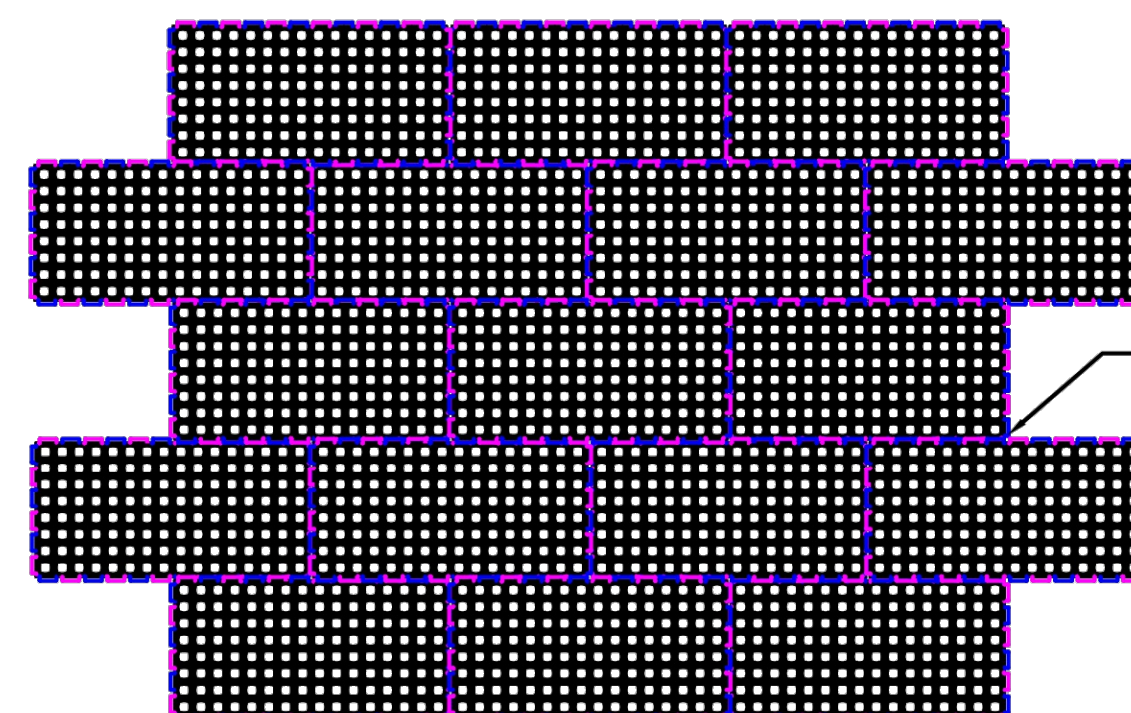
4 Aggregate Driveway Detail
(Not to Scale)

Scale bar measures 1" at full scale



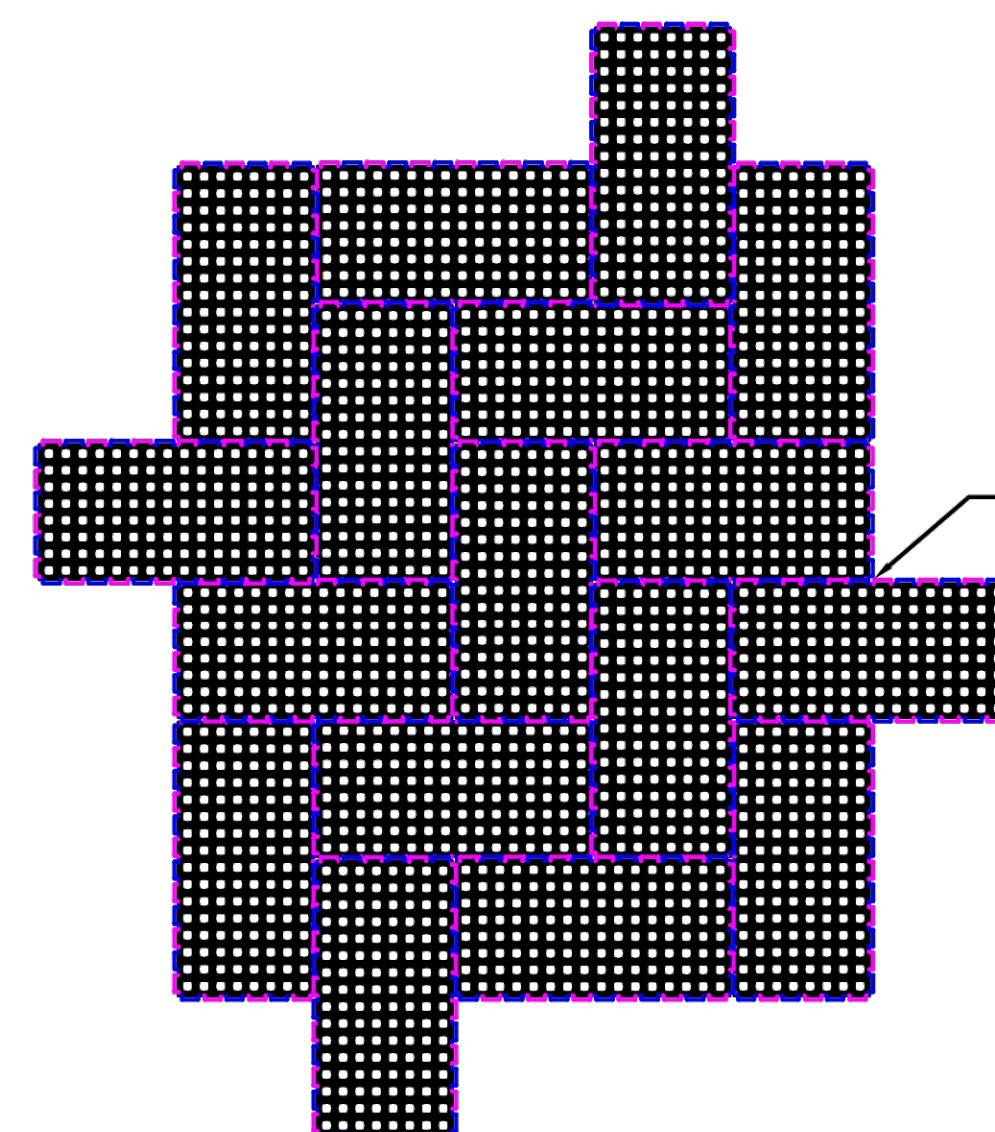
LEGEND

GEOBLOCK MATERIAL SPECIFICATION	
MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	420 PSI (2,900 KPa)
UNIT MIN CRUSH STRENGTH - SAND FILLED @ 70F (21C)	5,980 PSI (41,285 KPa)
FLEXURAL MODULUS @ 73F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	1.2 IN (30 MM)
NOMINAL AREA	5.3 SQFT (0.5 SQMTR)
CELLS PER UNIT	128
CELL SIZE	2.25 X 2.25 IN (57 X 57 MM)
TOP OPEN AREA PER UNIT	88%
BOTTOM OPEN AREA PER UNIT	56%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	4.7 LBS (2.1 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	92



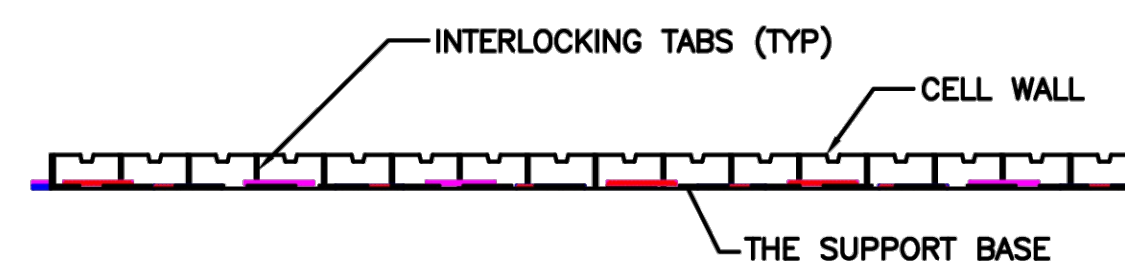
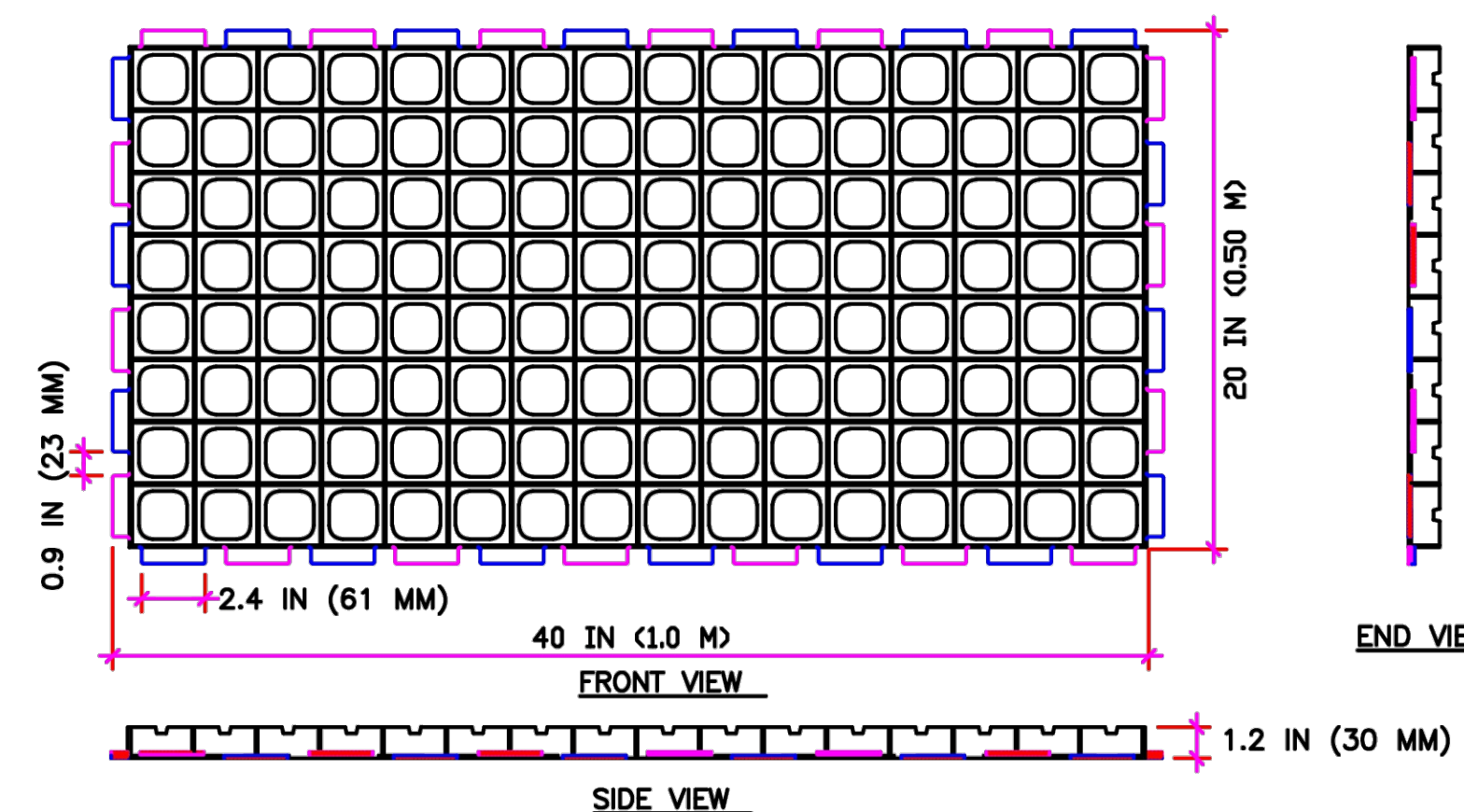
CUT GEOBLOCK UNITS IN HALF ALONG OUTER EDGE OF SYSTEM TO FORM STRAIGHT EDGE

TYPICAL LAYOUT - BRICKLAYER PATTERN



CUT GEOBLOCK UNITS IN HALF ALONG OUTER EDGE OF SYSTEM TO FORM STRAIGHT EDGE

TYPICAL LAYOUT - HERRINGBONE PATTERN



GEOBLOCK[®] COMPONENTS

REYNOLDS PRESTO[®] PRODUCTS, INC.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1342
WWW.PRESTOCEO.COM

**GEOBLOCK
POROUS PAVEMENT SYSTEM**

PRESTO[®], GEOSYSTEMS[®], AND GEOBLOCK[®] ARE REGISTERED TRADEMARKS OF REYNOLDS PRESTO PRODUCTS, INC.

DATE:	MARCH 2020	FILE NAME:	GBBLOA1.dwg
SCALE:	NTS	SHEET:	1

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.002429

Karmapa Center 16
41230 N Kilbourne Road
Wadsworth, Illinois

Details

PROJECT NO: 15-0054		DRAWING NO:	
DESIGNED BY:	CTM/RJA	C9.4	SHEET NO:
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	25 OF 26	
ISSUE DATE:	10/30/2024		

Issued for Bid

Scale bar measures 1" at full scale



LEGEND

No.	Revision/Issue	Date

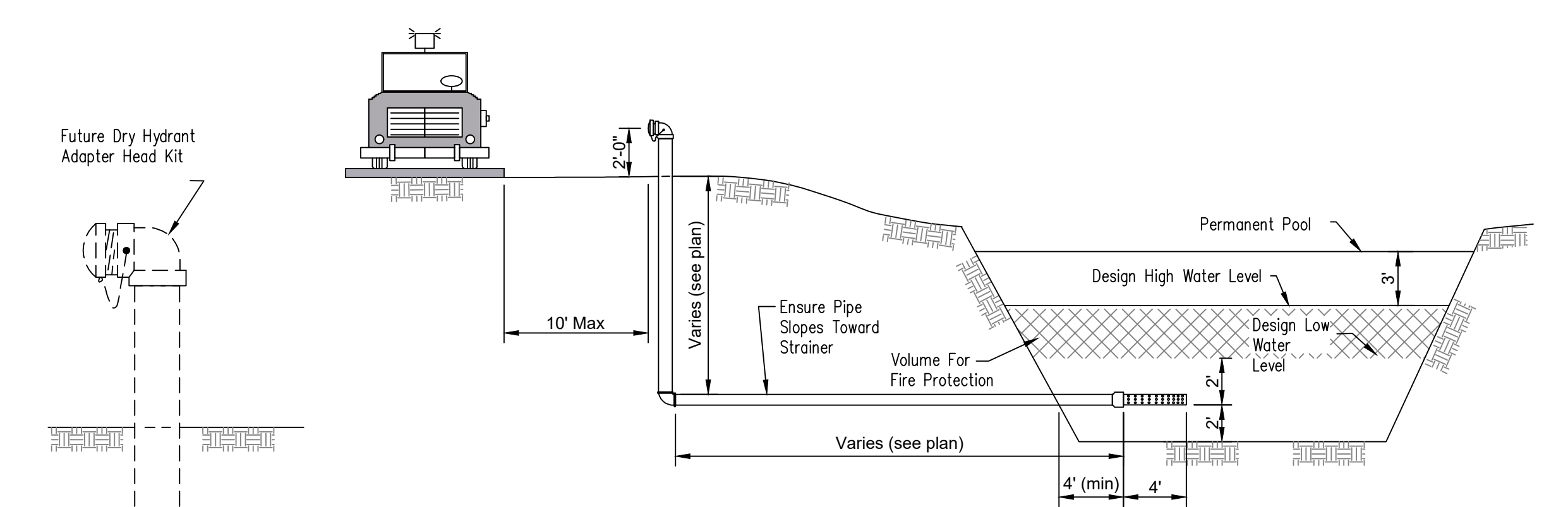
Hey and Associates, Inc.
 Engineering, Ecology and Landscape Architecture
 26575 WEST COMMERCE DRIVE, SUITE 601
 VOLO, ILLINOIS 60073
 OFFICE (847) 740-0888
 FAX (847) 740-2888
 VOLO@HEYASSOC.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184.002429

Karmapa Center 16
 41230 N Kilbourne Road
 Wadsworth, Illinois

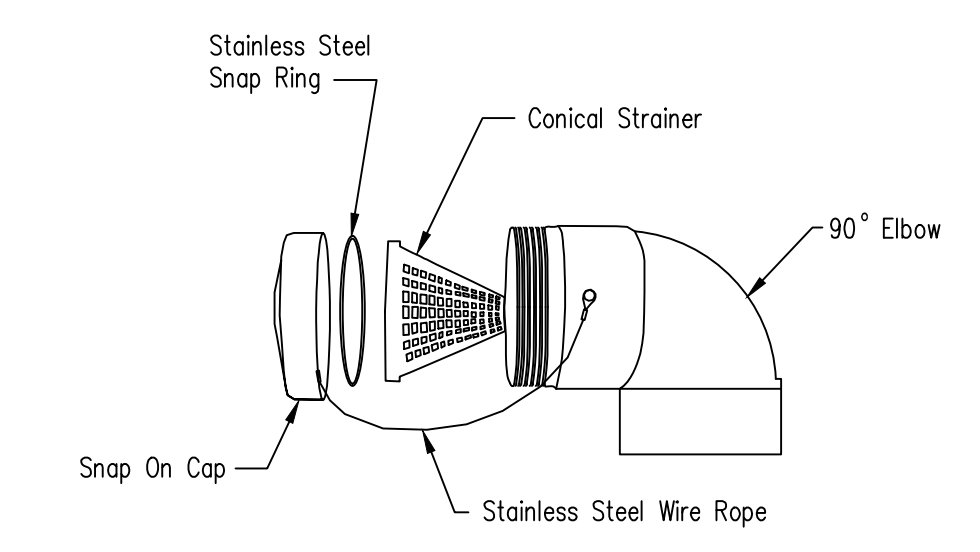
Details

PROJECT NO:	15-0054	DRAWING NO:	C9.5
DESIGNED BY:	CTM/RJA		
DRAWN BY:	CTM/RJA		
CHECKED BY:	DAK		
APPROVED BY:	DAK	SHEET NO:	
ISSUE DATE:	10/30/2024	26	OF 26

Issued for Bid

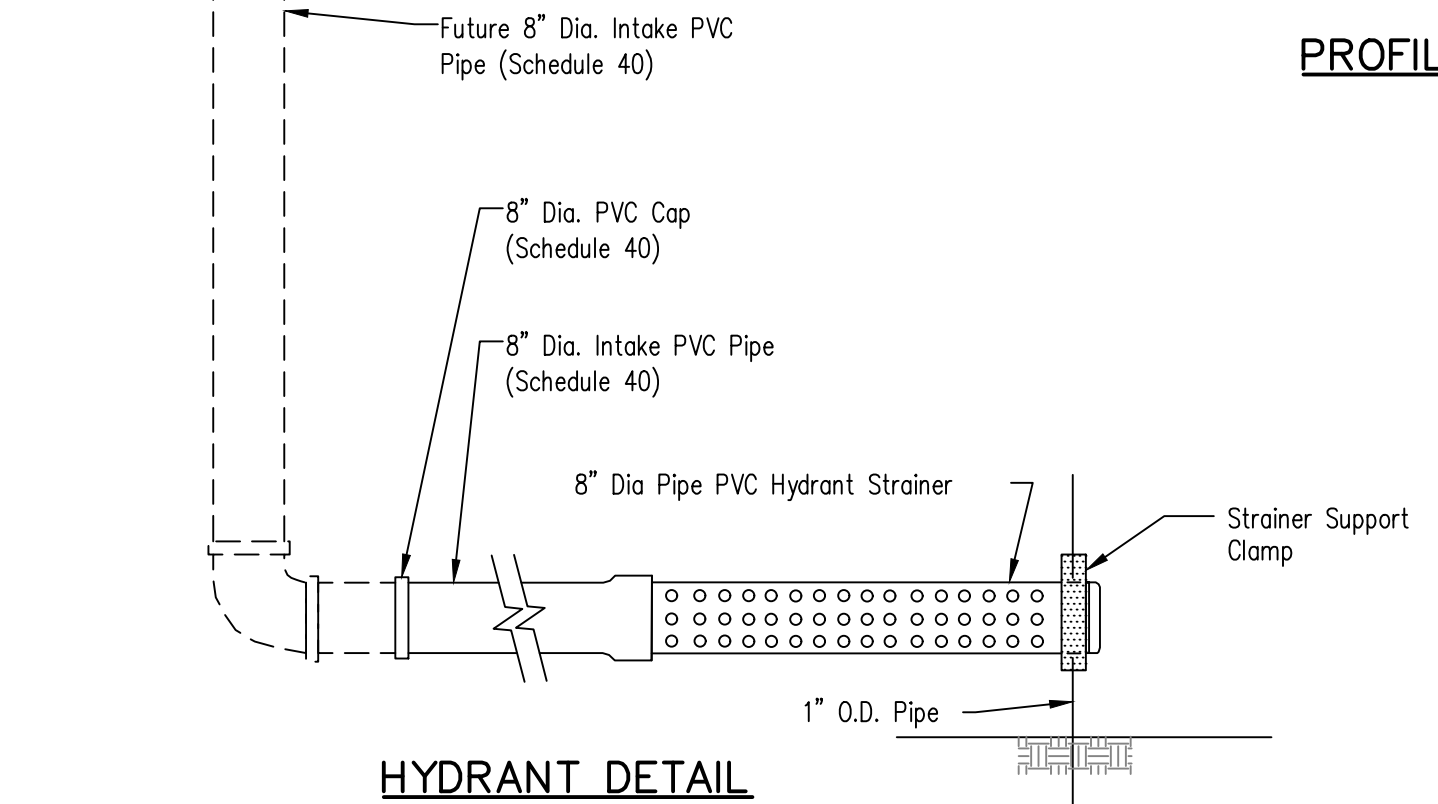


PROFILE OF INSTALLATION

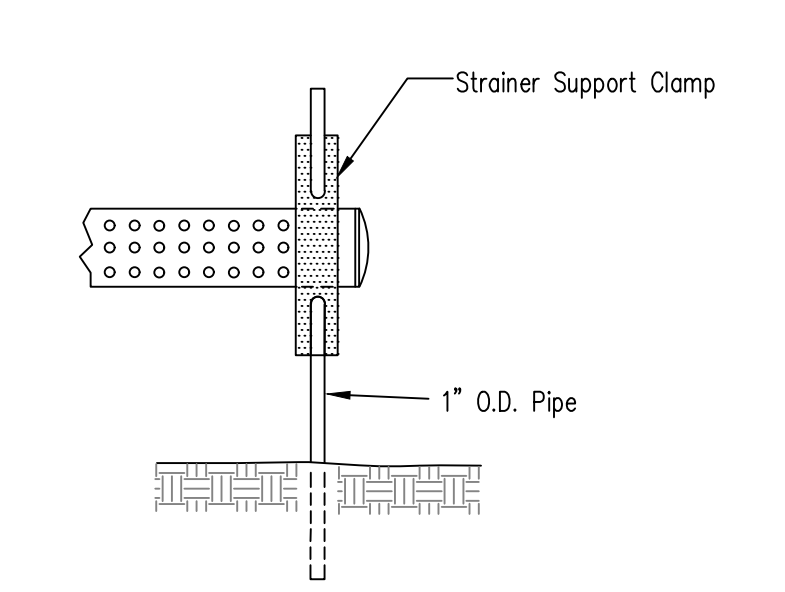


FUTURE DRY HYDRANT HEAD

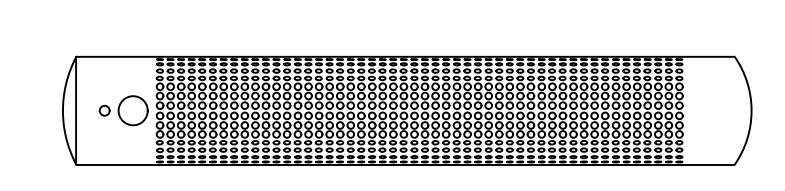
- NOTES:
- Total required lift value not to exceed 20 feet.
 - Static lift (H) from design low water level to top of fire truck pumping connection or centerline of pump (which ever is higher) not to exceed 15 feet.
 - L = total length of PVC pipe
 - Minimum water volume of 4,000 cubic feet represents a flow of 250 gallons per minute for 2 hours. This volume should be available after 50-year frequency, 12-month duration drought.
- Assumptions for Volume computation:
- Runoff during drought: None.
 - Pond Surface Evaporation During Drought: 3 feet.
 - Top Water Surface Elevation For Volume Computation: 3 feet below the permanent pool elevation (generally the crest of the principal spillway) due to evaporation during the drought.
 - Bottom Water Surface Elevation For Volume Computation: 2 feet above the intake pipe in the pond to prevent vortex during pumping.



HYDRANT DETAIL

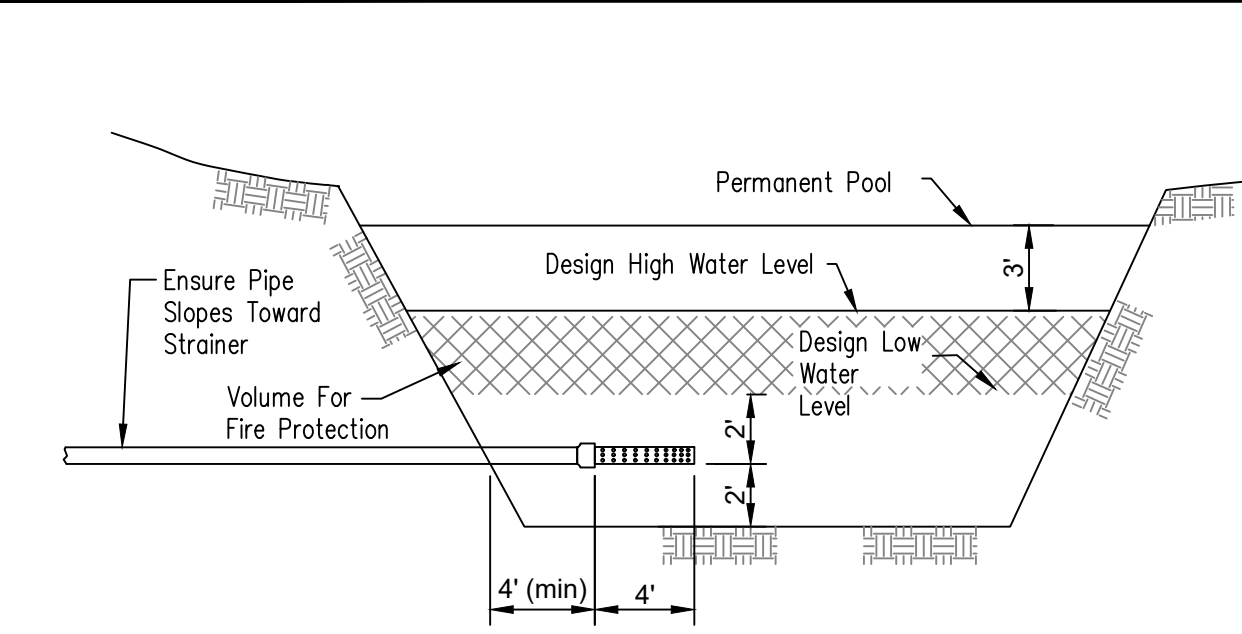


STRAINER SUPPORT CLAMP

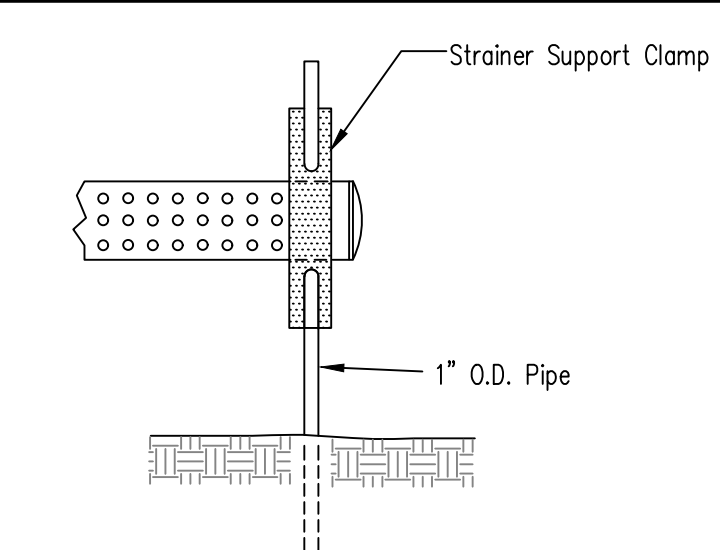


PVC DRY HYDRANT STRAINER

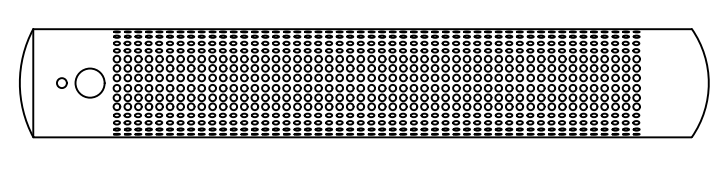
1 Dry Hydrant Detail (Not to Scale)



PROFILE OF INSTALLATION

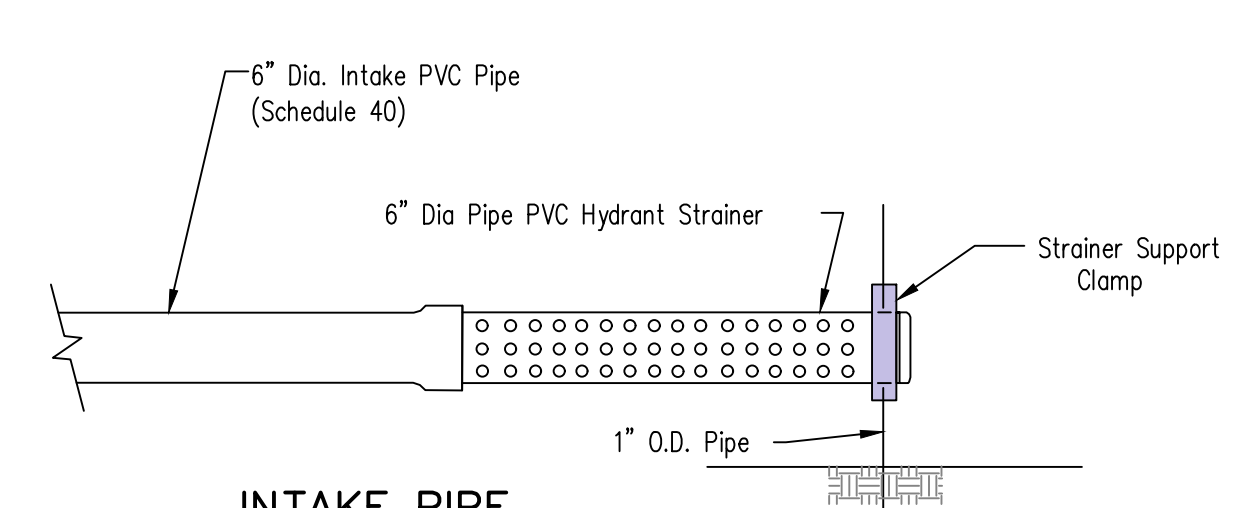


STRAINER SUPPORT CLAMP



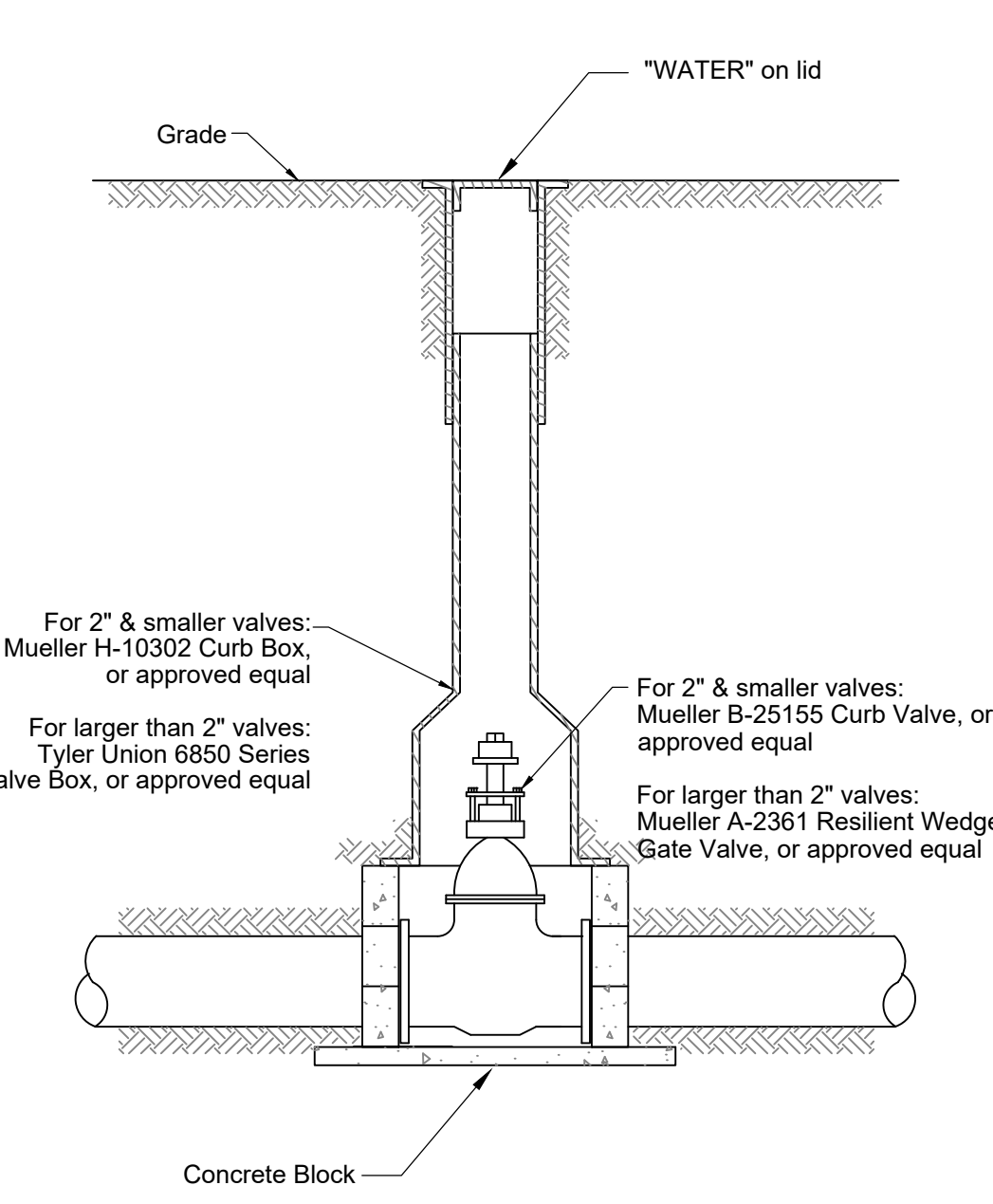
PVC INTAKE PIPE STRAINER

- NOTES:
- Total required lift value not to exceed 20 feet.
 - Static lift (H) from design low water level to top of fire truck pumping connection or centerline of pump (which ever is higher) not to exceed 15 feet.
 - L = total length of PVC pipe
 - Minimum water volume of 4,000 cubic feet represents a flow of 250 gallons per minute for 2 hours. This volume should be available after 50-year frequency, 12-month duration drought.
- Assumptions for Volume computation:
- Runoff during drought: None.
 - Pond Surface Evaporation During Drought: 3 feet.
 - Top Water Surface Elevation For Volume Computation: 3 feet below the permanent pool elevation (generally the crest of the principal spillway) due to evaporation during the drought.
 - Bottom Water Surface Elevation For Volume Computation: 2 feet above the intake pipe in the pond to prevent vortex during pumping.

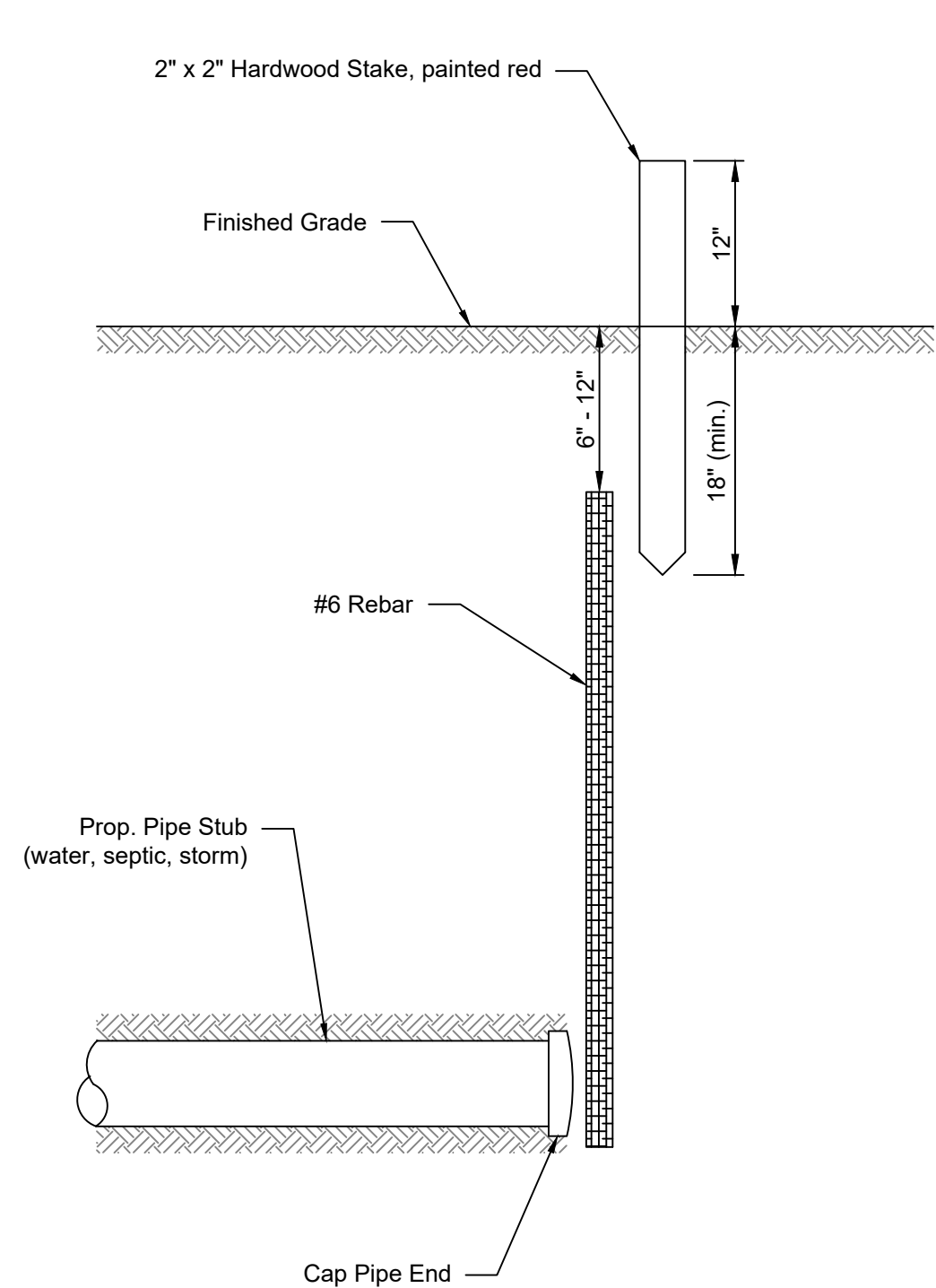


INTAKE PIPE DETAILS

2 Pump House Intake Pipe Detail (Not to Scale)



3 Typical Valve Box Installation Detail (Not to Scale)



4 Pipe Stub Marker Detail (Not to Scale)

Note:
 Where stubs end under a paved or aggregate surface, contractor shall cap pipe and install rebar, but no wood stake shall be installed.

File: D:\Projects\15-0054 KARMAPA CENTER 16 - WADSWORTH\Drawings\CAD\15-0054 Karmapa Center 16-issued for Bid.dwg Plot Date: October 30, 2024 Plotted by: Corey Mase

Copyright © 2021 Hey and Associates, Inc.