COLLINSVILLE LANDING

AKG DEVELOPMENT
MADISON COUNTY
COLLINSVILLE, ILLINOIS, 62234

ENGINEERS

OATES ASSOCIATES

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LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS

DATE: 09/24/2025
EXP: 11/30/2025

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INDEX OF DRAWINGS

G1.1.....COVER SHEET

C0.1.....GENERAL NOTES | ABBREVIATIONS | SYMBOLS
C0.2.....GENERAL NOTES | ABBREVIATIONS | SYMBOLS

C1.0.....EXISTING CONDITIONS
C1.1.....REMOVAL PLAN

C2.0.....SITE PLAN - OVERALL
C2.1.....SITE PLAN
C2.2.....SITE PLAN
C2.3.....SITE PLAN DETAILS
C2.4.....SITE PLAN DETAILS
C2.5.....SITE PLAN DETAILS
C2.6.....RETAINING WALL PROFILE
C2.7.....RETAINING WALL PROFILE
C2.8.....RETAINING WALL PROFILE

C3.0.....GRADING PLAN - OVERALL
C3.1.....GRADING PLAN
C3.2.....GRADING PLAN
C3.3.....GRADING PLAN
C3.4.....GRADING PLAN
C3.5.....GRADING PLAN

C4.1.....DRAINAGE PLAN
C4.2.....DRAINAGE PLAN
C4.3.....STORM SEWER PROFILES
C4.4.....STORM SEWER PROFILES
C4.5.....DRAINAGE PLAN DETAILS
C4.6.....DRAINAGE PLAN DETAILS
C4.7.....DRAINAGE PLAN DETAILS

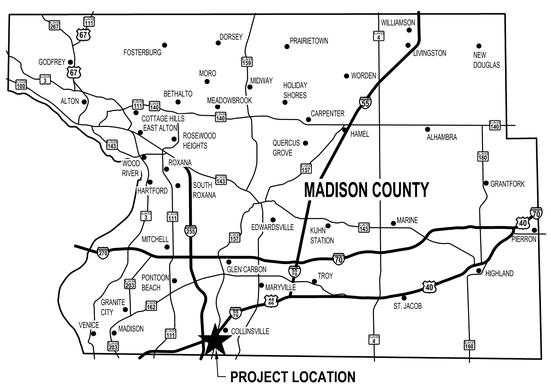
C5.1.....UTILITY PLAN
C5.2.....UTILITY PLAN
C5.3.....SANITARY SEWER MAIN DETAILS
C5.4.....WATER MAIN DETAILS
C5.5.....SANITARY SEWER PROFILES
C5.6.....WATER MAIN PROFILES

C6.1.....EROSION CONTROL LOCATION MAP
C6.2.....EROSION CONTROL NOTES
C6.3.....EROSION CONTROL PLAN
C6.4.....EROSION CONTROL DETAILS

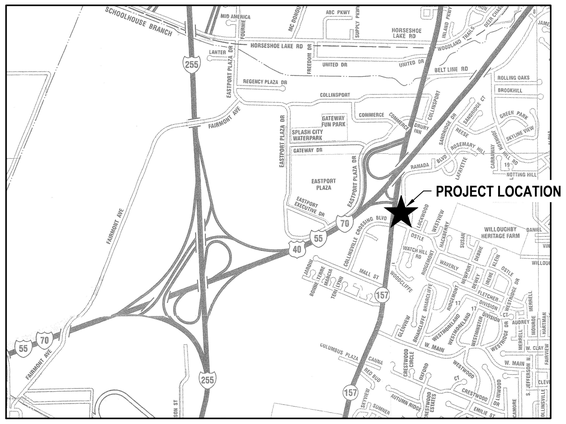
E1.0.....SITE LIGHTING PLAN
E2.0.....SITE LIGHTING DETAILS

TS.....EXISTING TREE STUDY
L1.0.....LANDSCAPING PLAN
L1.1.....LANDSCAPING PLAN

VICINITY MAP



LOCATION MAP



LEGAL DESCRIPTION:

PART OF UNITED STATES SURVEY 653, CLAIM 599 AND 600 AND PART OF BRINKHOFF'S FIRST ADDITION TO THE WESTVIEW SUBDIVISION, A SUBDIVISION OF PART OF SAID UNITED STATES SURVEY 653, CLAIM 599 AND 600, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 27 ON PAGE 8 , TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BRINKHOFF'S FIRST ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON THE WESTERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION, 391.08 FEET; THENCE NORTHEASTERLY 44.36 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 26 MINUTES 50 SECONDS EAST, 42.58 FEET; THENCE EASTERLY 38.01 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 82 DEGREES 26 MINUTES 24 SECONDS EAST, 37.47 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FOUR IN THE DEED TO BIJOU CREEK CAPITAL, LLC, RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 2022R13346; THENCE SOUTH 80 DEGREES 48 MINUTES 21 SECONDS EAST ON SAID NORTHERLY LINE AND THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE CITY OF COLLINSVILLE, ILLINOIS, RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 2019R27212, A DISTANCE OF 80.99 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL FIVE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 12 MINUTES 32 SECONDS EAST ON SAID WESTERLY LINE AND THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL THREE IN SAID DOCUMENT 2022R13346, A DISTANCE OF 187.71 FEET TO THE NORTHERLY LINE OF SAID PARCEL THREE TRACT; THENCE SOUTH 80 DEGREES 56 MINUTES 59 SECONDS EAST ON SAID NORTHERLY LINE, 184.46 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL ONE IN SAID DOCUMENT 2022R13346; THENCE NORTH 09 DEGREES 03 MINUTES 01 SECOND EAST ON SAID WESTERLY LINE, 292.17 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE TRACT; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON SAID NORTHERLY LINE, 470.87 FEET TO THE EASTERLY LINE OF SAID PARCEL ONE TRACT; THENCE SOUTH 21 DEGREES 19 MINUTES 50 SECONDS WEST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED AS PARCEL TWO IN SAID DOCUMENT 2022R13346, A DISTANCE OF 847.04 FEET TO THE SOUTHERLY LINE OF SAID PARCEL TWO TRACT; THENCE NORTH 68 DEGREES 15 MINUTES 45 SECONDS WEST ON SAID SOUTHERLY LINE, 208.69 FEET; THENCE SOUTHERLY 25.25 FEET ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4,975.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 07 DEGREES 58 MINUTES 32 SECONDS WEST, 25.25 FEET; THENCE NORTH 82 DEGREES 10 MINUTES 12 SECONDS WEST, 45.00 FEET TO THE EASTERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION; THENCE SOUTH 07 DEGREES 49 MINUTES 48 SECONDS WEST ON SAID EASTERLY LINE, 247.20 FEET; THENCE SOUTHWESTERLY 36.26 FEET CONTINUING ON SAID EASTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 59 DEGREES 46 MINUTES 31 SECONDS WEST, 31.50 FEET TO THE SOUTHERLY LINE OF SAID BRINKHOFF'S FIRST ADDITION; THENCE NORTH 68 DEGREES 16 MINUTES 47 SECONDS WEST ON SAID SOUTHERLY LINE, 348.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 482,481 SQUARE FEET OR 11.076 ACRES, MORE OR LESS.

NOT FOR CONSTRUCTION

09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

UTILITIES

1. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. ILLINOIS LAW REQUIRES A MINIMUM 48-HOUR NOTICE TO ALL UTILITY COMPANIES BEFORE DIGGING. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE J.U.L.I.E. SYSTEM AT 800-892-0123 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-J.U.L.I.E. MEMBERS MUST BE CONTACTED DIRECTLY. AGENCIES KNOWN TO HAVE FACILITIES WITHIN THE PROJECT LIMITS ARE LISTED BELOW.

2. ANY FACILITIES OR APPURTENANCES WHICH ARE THE PROPERTY OF ANY PUBLIC UTILITY LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR ADJUSTED BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE OWNERS OF ANY SUCH FACILITY IN THEIR REMOVAL AND REARRANGEMENT OPERATIONS IN ORDER THAT THESE OPERATIONS AND THE CONSTRUCTION OF THIS PROJECT MAY PROGRESS IN A REASONABLE MANNER. THE COST OF ANY NECESSARY RELOCATIONS SHALL BE INCURRED BY THE OWNER UNLESS NOTED OTHERWISE AND IF PRIOR AGREEMENTS ARE NOT IN PLACE.

3. THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRE ADJUSTMENT, RELOCATION OR REMOVAL. ALL ARE MEMBERS OF J.U.L.I.E. UNLESS NOTED OTHERWISE.

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COLLINSVILLE, IL 62234
(618) 346-5211

THE ABOVE INFORMATION REPRESENTS THE BEST INFORMATION AVAILABLE TO THE OWNER AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS/HER BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAYS OR INCONVENIENCE CAUSED BY SAME.

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATIONS
PHONE: 800-892-0123

4. THE CONTRACTOR SHALL KEEP ALL UTILITIES IN SERVICE DURING CONSTRUCTION OPERATIONS. MEANS & METHODS TO ACCOMPLISH THIS ARE THE CONTRACTOR'S RESPONSIBILITY, BUT SOME EXAMPLES INCLUDE POTHOLING TO AVOID DISRUPTION, SHORING TO LIMIT EXCAVATION, PUMPING TO MAINTAIN FLOW, AND TEMPORARY SUPPORTING TO MAINTAIN STABILITY.

5. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL CONSULT WITH THE UTILITY OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE SERVICES AND FACILITIES IN OPERATION AND REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER. IF THE UTILITY OWNER IS FOUND NOT RESPONSIBLE, THE COST TO REPAIR DAMAGED UTILITIES UNCHARTED OR INCORRECTLY CHARTED WILL BE CONSIDERED AN UNFORESEEN CONDITION AND WILL BE PAID FOR AT AN AGREED UPON PRICE OR ON A TIME AND MATERIAL BASIS.

6. ALL EXISTING UTILITY ACCESS COVERS SUCH AS MANHOLES, VALVE BOXES, VAULT COVERS, METER COVERS, AND OTHER SURFACE APPURTENANCES - EVEN IF THERE IS NO SPECIFIC CALLOUT - SHALL BE ADJUSTED TO THE PROPER FINISH GRADE ELEVATION ACCORDING TO THE REQUIREMENTS OF THE AFFECTED UTILITY COMPANY.

GENERAL

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS INCLUDING THE CITY OF COLLINSVILLE'S MUNICIPAL CODE AND WITH THE LATEST EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "HIGHWAY STANDARDS", IN SO FAR AS THEY APPLY, EXCEPT THAT ALL REFERENCES TO MEASUREMENT AND PAYMENT SHALL BE DELETED.

2. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLLINSVILLE'S MUNICIPAL CODE AND WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", UNLESS OTHERWISE PROVIDED HEREIN.

3. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS, SPECIFICATIONS, OR STANDARDS BY GOVERNING BODIES, THE MOST STRINGENT AND RELEVANT REQUIREMENT SHALL BE BINDING AND APPLICABLE.

4. UNLESS OTHERWISE INDICATED, THE COST OF WORK REQUIRED UNDER ANY GENERAL, PLAN, OR KEYED NOTE WILL NOT BE PAID FOR SEPARATELY, BUT IT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE VARIOUS ITEMS OF WORK INVOLVED.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO ACCOMPLISH THE WORK. NO CONSTRUCTION ACTIVITIES SHALL BE PERFORMED UNTIL ALL NECESSARY PERMITS HAVE BEEN SECURED. THE COST OF THE PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS. IF THE CONTRACTOR CHOOSES TO MAKE MODIFICATION DURING CONSTRUCTION, EVEN IF THE WORK IS AFFECTED BY OMISSION OR DISCREPANCY, WITHOUT THE APPROVAL OF THE ENGINEER, HE/ SHE IS MAKING SUCH CHANGES AT HIS/ HER OWN RISK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY CHANGES FROM THE APPROVED DOCUMENTS.

7. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND MATERIAL TESTING NECESSARY TO COMPLETE THE PROJECT TO THE PLANS AND SPECIFIED TOLERANCES.

8. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR THE OWNER'S RECORDS.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, INCLUDING POTHOLING POTENTIAL UTILITY CONFLICTS, PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.

10. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE CONSTRUCTION SITE FREE OF DEBRIS AT ALL TIMES AND SHALL KEEP DIRT/ MUD OFF ALL PUBLIC STREETS ADJACENT TO THE CONSTRUCTION SITE.

11. THE CONTRACTOR SHALL CONFINE ALL OPERATIONS TO THE AREA SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

12. THE CONTRACTOR SHALL FERTILIZE, SEED, AND MULCH ALL EARTH SURFACES DISTURBED BY CONSTRUCTION, EXCEPT AS NOTED OTHERWISE IN THE PLANS. FERTILIZE, SEED, AND MULCH WITHIN THE CONSTRUCTION LIMITS AS PROVIDED IN THE CONTRACT. FERTILIZER, SEEDING, AND MULCH OUTSIDE THESE LIMITS DUE TO CONSTRUCTION ENCROACHMENTS SHALL BE RESTORED TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE CONTRACT.

13. IF INDICATED, A PORTION OF THE CONSTRUCTION SITE MAY BE USED AS A STAGING AND CONTRACTOR PARKING AREA. IF SIDEWALKS, LAWNS, DRIVEWAYS, OR ANY OTHER AREA WITHIN OR IN THE HAUL PATH FROM THE STAGING AREA ARE DAMAGED BY THE CONTRACTOR, THEY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.

14. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED ON THE PROPOSED CONSTRUCTION SITE AND NOT ON ANY PUBLIC STREET OR RIGHT OF WAY OUTSIDE THE DESIGNATED CONSTRUCTION ZONE.

15. THE CONTRACTOR SHALL STAGE ALL WORK TO MAINTAIN INGRESS AND EGRESS TO ALL ADJACENT BUILDINGS AND PROPERTIES AT ALL TIMES DURING CONSTRUCTION. AGGREGATE FOR TEMPORARY ACCESS OR OTHER TEMPORARY ELEMENTS MAY BE REQUIRED TO ACCOMPLISH REQUIREMENT.

16. THE CONTRACTOR SHALL PROVIDE A PORTABLE RESTROOM FACILITY WITHIN THE CONSTRUCTION LIMITS. ADJACENT BUILDING RESTROOMS ARE NOT AVAILABLE FOR USE.

17. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNS AND BARRICADES AT THE PROJECT ENTRANCES TO PREVENT PUBLIC ENTRY. ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR THEIR OBSTRUCTIONS, OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES. BARRIER SHALL BE EITHER 4' TALL SNOW FENCE WITH T-POSTS SPACED ON 5' CENTERS, CHAIN LINK FENCE ON STANDS, OR OTHER PRE-APPROVED METHODS. CAUTION TAPE IS NOT CONSIDERED ADEQUATE TO PROTECT EXCAVATIONS.

18. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AND INSTALL OTHER EROSION CONTROL ITEMS AS SHOWN ON THE "STORMWATER POLLUTION PREVENTION PLAN" AND AS DIRECTED BY THE ENGINEER. TO CONTROL SITE RUNOFF, THE ENGINEER MAY REQUEST EROSION CONTROL ITEMS NOT SHOWN ON THE PLANS AT NO ADDITIONAL COST TO THE CONTRACT WHEN STAGED OPERATIONS CREATE A TEMPORARY CONDITION THAT WOULD ALLOW OFFSITE EROSION IF NOT CONTAINED.

19. THE UNITED STATES ACCESS BOARD, PROWAG 2023 AND THE ILLINOIS ACCESSIBILITY CODE SHALL GOVERN ALL ACCESS ROUTE IMPROVEMENTS.

20. THE CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND LABOR ASSOCIATED WITH THIS WORK FOR A PERIOD OF ONE (1) YEAR.

REMOVALS

1. THE CONTRACTOR SHALL INSPECT AND ACCEPT THE SITE CONDITIONS PRIOR TO MOBILIZATION. DOCUMENTATION FOR ANY CONCERNS SHALL BE PROVIDED TO OWNER IN WRITING AND WITH PHOTOGRAPHS PRIOR TO MOBILIZATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED EXISTING FEATURES TO REMAIN THAT WERE NOT ADDRESSED BEFORE THE CONTRACTOR ASSUMED THE SITE FROM THE OWNER.

2. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL EXISTING FEATURES SUCH AS SIGNS, PAVEMENT, CURB, AND TREES FROM DAMAGE. IF ANY FEATURE TO REMAIN IS DAMAGED, IT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE OWNER OR ENGINEER.

3. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AN AUTHORIZED SURVEYOR, OR AGENT, HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION. IF ANY PROPERTY MARKER IS TO REMAIN AND IS DAMAGED, IT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ENGINEER OR OWNER.

4. THE CONTRACTOR SHALL REMOVE ALL EXISTING FEATURES INCLUDING BUT NOT LIMITED TO PAVEMENT, CURB, SIDEWALK, DRIVEWAY PAVEMENT, CULVERTS, HEADWALLS, RIPRAP, FENCING, AND RETAINING WALLS WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION UNLESS NOTED OTHERWISE ON THE PLANS. ALL FEATURES WHICH ARE TO BE REMOVED AND FOR WHICH THERE IS NOT A SPECIFIC CALLOUT, WILL NOT BE MEASURED SEPARATELY FOR PAYMENT.

5. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AND AVOID COMPACTING THE AREA UNDER THE TREE'S DRIPLINE. IF TREE ROOTS ARE ENCOUNTERED, THEY SHALL BE SAWN OFF AT THE EDGE OF THE EXCAVATION RATHER THAN RIPPED WITH EQUIPMENT.

6. ANY EXCESS EARTH EXCAVATION SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.

REMOVALS (CONTINUED)

7. FULL DEPTH SAW CUTTING ON ALL EDGES FOR REMOVAL ITEMS SHALL BE INCLUDED IN THE COST OF THE REMOVAL ITEM INVOLVED ACCORDING TO SECTION 440 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

8. ALL PAVEMENT REMOVAL SHALL BE REMOVED TO THE NEAREST EXISTING JOINT LOCATION. NO PARTIAL SLAB REMOVALS WILL BE ALLOWED.

9. THE CONTRACTOR SHALL REMOVE, MAINTAIN IN A TEMPORARY LOCATION, AND PERMANENTLY RESET ALL MAILBOXES, TRAFFIC SIGNS, STREET NAME SIGNS, AND ALL PRIVATE AND COMMERCIAL SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS ACCORDING TO ARTICLES 107.20 AND 107.25 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND AS DIRECTED BY THE ENGINEER.

10. THE CONTRACTOR SHALL REMOVE TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND RE-ERECT THEM AT TEMPORARY LOCATIONS TO SAFELY MAINTAIN TRAFFIC CONTROL THROUGHOUT THE CONSTRUCTION PERIOD. AS SOON AS CONSTRUCTION OPERATIONS ALLOW, ALL TRAFFIC SIGNS SHALL BE PERMANENTLY LOCATED.

11. WHERE TREE REMOVAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CUT THE TREE OFF AT THE GROUND LINE AND GRIND THE STUMP AS DIRECTED BY THE ENGINEER. THIS SHALL INCLUDE COMPLETELY REMOVING TREES AND ROOTS UNDER PAVED SURFACES.

12. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. UNLESS NOTED OTHERWISE IN THE PLANS OR GEOTECHNICAL REPORT, THE COST TO REMOVE AND REPLACE UNSUITABLE MATERIAL WILL BE CONSIDERED AN UNFORESEEN CONDITION AND WILL BE PAID FOR AT AN AGREED UPON PRICE OR ON A TIME AND MATERIAL BASIS.

EARTHWORK & GRADING

1. THE WORK INCLUDES THE REMOVAL OF EXISTING BITUMINOUS (OIL & CHIP) ROADWAY SURFACE AND AGGREGATE BASE. THE CONTRACTOR MAY INCORPORATE THESE MATERIALS INTO THE PROPOSED EMBANKMENT AS LONG AS IT IS NOT USED IN THE TOP 12" OF A LAWN AREA.

2. PRIOR TO STARTING EARTHWORK OPERATIONS IN AREAS THAT DO NOT REQUIRE EXCAVATION, THE EXISTING BITUMINOUS (OIL & CHIP) ROADWAY SURFACE SHALL BE SCARIFIED OR BROKEN BY MECHANICAL MEANS, REDUCING ALL PARTICLES TO A SIZE NOT LARGER THAN 3 INCHES IN THE LARGEST DIMENSION.

3. THE CONTRACTOR SHALL CONTACT THE ENGINEER DURING SUBGRADE PREPARATION AND PRIOR TO SOIL MODIFICATION TO DETERMINE THE NECESSITY OF THE PROPOSED SUBGRADE IMPROVEMENT. IF THE SUBGRADE IS FOUND TO REQUIRE OR NOT TO REQUIRE REMEDIAL PROCEDURES, SOIL MODIFICATION AND MODIFIER MAY BE ADDED OR DELETED AS A CONTRACT MODIFICATION.

4. PRIOR TO COMPACTION AND THE PLACEMENT OF PAVEMENT BASE COURSE LAYERS, THE CONTRACTOR SHALL PREPARE A DRY, STABLE SUBGRADE BY DISKING OR OTHERWISE AERATING THE SOIL. WHEN AIR DRYING IS NOT FEASIBLE, THE CONTRACTOR MAY USE A MOISTURE REDUCING CHEMICAL ADDITIVE SUCH AS HYDRATED LIME TO ADJUST THE MOISTURE IN THE SOIL AT NO ADDITIONAL COST TO THE CONTRACT.

5. AT THE BEGINNING OF CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL STRIP THE TOP 6" OF EXISTING LAWN AREAS TO REMOVE ORGANICS AND SALVAGE EXISTING, CLEAN TOPSOIL FOR USE DURING FINAL GRADING AND LAWN RESTORATION. THE CONTRACTOR SHALL STOCKPILE THE TOPSOIL AS INDICATED ON THE PLANS OR AT AN AGREED UPON LOCATION.

6. TOPSOIL SHALL BE SPREAD EVENLY (4" MIN.) OVER ALL THE LAWN AREAS WITHIN THE SITE TO MEET THE FINAL GRADE PRIOR TO CONCLUDING EARTHWORK OPERATIONS. TOPSOIL MAY CONSIST OF SALVAGED TOPSOIL, EXISTING TOPSOIL AMENDED WITH 2" OF IMPORTED COMPOST, AND/OR BE IMPORTED FROM PRE-APPROVED SOURCES AS NEEDED FOR SUPPLEMENTATION.

7. FOR LAWN AREAS, SEED SHALL CONSIST OF JAGUAR FESCUE APPLIED AT A RATE OF 10# PER 1,000-SF. FERTILIZER SHALL BE APPLIED AT A RATE OF 1:1:1 AT 6# OF NUTRIENT PER 1,000-SF. STRAW MULCH SHALL BE BROADCAST OVER ALL AREAS THAT ARE SEEDED. MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND CRIMPED TO THE EARTH FOR STABILIZATION.

8. FINAL PAYMENT ON RETAINAGE WILL NOT BE MADE UNTIL THE LAWN HAS ESTABLISHED TO A 95% LEVEL WITH NO INDIVIDUAL BARE SPOTS LARGER THAN 6"X6" IN SIZE AFTER ONE GROWING SEASON (APRIL TO MAY OR SEPTEMBER TO OCTOBER).

9. DURING GRADING OPERATIONS, THE SURFACE SHALL BE SMOOTH AND NOT BE LEFT TO IMPOUND WATER IF THERE MAY BE RAIN PRIOR TO THE NEXT WORKING DAY. IF THE SURFACE IS FINISHED SMOOTH FOR ANY REASON, IT SHALL BE SCARIFIED BEFORE PROCEEDING WITH THE PLACEMENT OF SUCCEEDING EARTH LIFTS.

10. DEWATERING OF EXCAVATION AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM NEW AREAS TO ADJACENT, EXISTING AREAS AS NECESSARY.

PAVING & PAVEMENT MARKING

1. THE CONTRACTOR SHALL USE HIGH EARLY STRENGTH CONCRETE MIX OR CONSTRUCT ENTRANCES HALF AT A TIME FOR THE CONSTRUCTION OF PCC ENTRANCES THAT AFFECT ACCESS TO ABUTTING PROPERTIES.

2. PAVEMENT MARKING LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE. PROPOSED PAVEMENT MARKINGS MAY BE ADJUSTED BY THE CONTRACTOR, AS APPROVED BY THE ENGINEER, TO MATCH FIELD CONDITIONS.

3. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH IDOT HIGHWAY STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL PAVEMENT MARKINGS SHALL BE WHITE, EXCEPT HANDICAP PARKING STALLS AND PAINTED ISLANDS, WHICH SHALL BE YELLOW.

4. THE CONTRACTOR SHALL APPLY REFLECTIVE GLASS BEADS TO ALL PAVEMENT MARKINGS.

DRAINAGE

1. TO PROVIDE A FULLY FUNCTIONAL PROJECT, THE CONTRACTOR SHALL MAKE WATERTIGHT CONNECTIONS AND MAKE NECESSARY ADJUSTMENTS TO EXISTING DRAINAGE STRUCTURES AS PART OF THE WORK. CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL CONSIST OF CONCRETE COLLARS.

2. STORM SEWER INVERTS SHOWN ON THE PLANS ARE AT THE CENTER OF THE STRUCTURE. THE STORM SEWER SLOPES SHOWN ON THE PLANS ARE THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE. FLARED END SECTIONS ARE HORIZONTALLY AND VERTICALLY LOCATED AT THE MIDPOINT AT END OF THE FLARED END SECTION.

3. THE OFFSETS TO ALL INLETS, MANHOLES, AND STRUCTURES ARE GIVEN TO THE CENTER OF THE OPENING AT THE BASE OF THE FRAME AND GRATE OR LID OR TO THE EDGE OF PAVEMENT. CONCENTRIC DRAINAGE STRUCTURES WERE ASSUMED WHEN PLACING THESE ELEMENTS ON THE PLANS.

4. STORM SEWERS AND CULVERTS MAY HAVE MINIMAL DEPTH BELOW THE SOIL SUBGRADE LAYER. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO PROTECT THE PIPES FROM DAMAGE DURING HAULING AND/ OR DURING THE SOIL MODIFICATION OR CONDITIONING PROCESS. IF THE PIPES ARE DAMAGED, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

5. ALL DRAINAGE STRUCTURES CONSTRUCTED, ADJUSTED, OR RECONSTRUCTED UNDER THE CONTRACT, SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY AND AT THE TIME OF FINAL INSPECTION. THE EXISTING STRUCTURE ONE REACH IMMEDIATELY DOWNSTREAM SHALL ALSO BE CLEANED.

6. FOR SEWERS WITH A DESIGN GRADE OF LESS THAN ONE PERCENT (1%), FIELD VERIFICATION OF THE STORM SEWER GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. VERIFICATION SHALL BE BY VISUAL INSPECTION, LASER LEVEL, FIELD SURVEY, OR TELEVISING THE PIPE WITH CAMERAS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

7. MANHOLES AND DRAINAGE STRUCTURES MAY BE ADJUSTED WITH GRADE RINGS FOR ADJUSTMENTS UP TO TWELVE (12) INCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS REQUIRED TO MATCH FINISHED GRADE.

8. ALL PIPE TRENCHES UNDER AND WITHIN 2 FEET OF PAVED AREAS SHALL BE BACKFILLED TO FINAL GRADE WITH COARSE AGGREGATE, GRADATION CA 6.

9. A MINIMUM 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER MAINS. WHERE PHYSICAL CONSTRAINTS PREVENT THIS REQUIREMENT FROM BEING MET, ALTERNATIVE METHODS FOR PREVENTING CROSS-CONTAMINATION BETWEEN THE SEWER AND WATER MAIN SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS AND AS APPROVED BY THE ENGINEER.

EROSION CONTROL

1. THE CONSTRUCTION OF THIS PROJECT WILL BE **OR** IS NOT GOVERNED BY THE CONDITIONS OF THE GENERAL NPDES STORMWATER PERMIT ISSUED BY I.E.P.A. DIVISION OF WATER POLLUTION CONTROL. HOWEVER, A "STORMWATER POLLUTION PREVENTION PLAN" HAS BEEN PREPARED BY THE ENGINEER IN CONJUNCTION WITH THIS PLAN SET. THE "STORMWATER POLLUTION PREVENTION PLAN" CONTAINS INFORMATION SUCH AS REQUIRED SEQUENCE OF CONSTRUCTION, SEED, FERTILIZER AND LIME APPLICATION RATES AND PROCEDURES, AND PROVISION FOR MAINTENANCE OF EROSION CONTROL STRUCTURES AND MEASURES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP A COPY OF THE PLAN AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES, AND TO ENSURE COMPLIANCE WITH THE PLAN.

2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SILTATION CONTROL, AS NEEDED, TO PREVENT SILTATION OF OFF SITE PROPERTIES, UNTIL THE VEGETATION IN ALL DISTURBED AREAS HAS BEEN ESTABLISHED (75% COVERAGE OR MORE), AT WHICH TIME HE/SHE SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY SILTATION CONTROL AND REPAIR OF ANY ERODED AREAS. EROSION CONTROL MEASURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH APPLICABLE PLAN DETAILS AND THE ILLINOIS URBAN MANUAL. NO CONSTRUCTION ACTIVITIES SHALL BE PERFORMED UNTIL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED ON AND ADJACENT TO THE PROJECT SITE.

3. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BY WATERING OR USING SLURRY MATERIALS DUE TO THE PROXIMITY OF ADJACENT BUILDINGS. THE CONTRACTOR SHALL WATER THE SITE FREQUENTLY AS NEEDED AND IF DIRECTED BY THE ENGINEER.

4. DITCH CHECKS SHALL BE COMPOSED OF AGGREGATE, SILT PANELS, ROLLED EXCELSIOR, SILT WEDGES, OR OTHER PRE-APPROVED MATERIALS. HAY BALES SHALL NOT BE PERMITTED.

5. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE DETAIL IN THE PLANS **OR** NRCS STANDARD IL-630.

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OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

GENERAL NOTES

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: C0.1

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ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE IN GRADE
ADJ	ADJACENT
AGG	AGGREGATE
AI	AREA INLET
ALT	ALTERNATE
APPROX	APPROXIMATE
BC	BACK OF CURB
BIT	BITUMINOUS
BLDG	BUILDING
BLRD	BOLLARD
BM	BENCHMARK
BO	BY OTHERS (USED IN CONJUNCTION WITH TBA & TBR)
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CI	CURB INLET
CIPP	CURED IN-PLACE PIPE (LINER)
CJ	CONTROL JOINT
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY BLOCK
CO	CLEANOUT
COM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CP	CONTROL POINT
CTR	CENTER
CY	CUBIC YARD
DIA	DIAMETER
DND	DO NOT DISTURB
DS	DOWN SPOUT
DTL	DETAIL
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
ETR	EXISTING TO REMAIN
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
EX	EXISTING
EXP	EXPANSION
FATO	FINAL APPROACH AND TAKEOFF AREA
FES	FLARED END SECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FO	FIBER OPTIC
FT	FEET
FV	FIELD VERIFY
GI	GRATE INLET
GND	GROUND
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT-MIX-ASPHALT
HT	HEIGHT
HVAC	HEATING/ VENTILATION/AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT
JB	JUNCTION BOX
K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
LF	LINEAR FEET
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NF	NOW OR FORMERLY
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	OIL AND CHIP
OC	ON CENTER
OD	OUTSIDE DIAMETER
PERM	PERMANENT
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SEW	SEWER
SF	SQUARE FEET
SHT	SHEET
STA	STATION
STD	STANDARD
STM	STORM
SY	SQUARE YARD
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBS	TO BE SAVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEL	TELEPHONE
THK	THICK
TLOF	TOUCH DOWN AND LIFT-OFF AREA
TUP	TEMPORARY USE PERMIT
TW	TOP OF WALL
TYP	TYPICAL
UIP	USE IN PLACE
UTIL	UTILITIES
VCP	VETRIFIED CLAY PIPE
W	WIDTH OR WEST
W/	WITH
WO/	WITHOUT
WR	WATER RESISTANT
WT	WEIGHT
WTR	WATER
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN
YL	YARD LIGHT

LEGEND

EX	NEW	
		SIGN (TRAFFIC)
		SIGN (ADVERTISEMENT)
		TELEPHONE / POWER POLE
		LIGHT POLE
		ANCHOR POLE
		GUY WIRE
		FIRE HYDRANT
GV	GV	GAS VALVE
WV	WV	WATER VALVE
EM	EM	ELECTRIC METER
GM	GM	GAS METER
		TELEPHONE BOX
		ELECTRIC BOX
		MAILBOX
		CLEANOUT

EX	NEW	
		AREA INLET
		CATCH BASIN
		CURB INLET
		MANHOLE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL
		HANDHOLE
		SHRUB
		TREE (DECIDUOUS)
		TREE (EVERGREEN)
		CONTROL POINT
		BENCHMARK

LINETYPES

EX		NEW
W	WATER LINE	W
G	GAS LINE	G
T	TELEPHONE LINE	T
OE	OVERHEAD ELECTRIC LINE	OE
E	ELECTRIC LINE	E
FO	FIBER OPTIC LINE	FO
	STORM SEWER	
	SANITARY SEWER	
x	FENCE LINE	x
	TREE LINE	
500	CONTOUR LINE	500
	LIMITS OF CONST	

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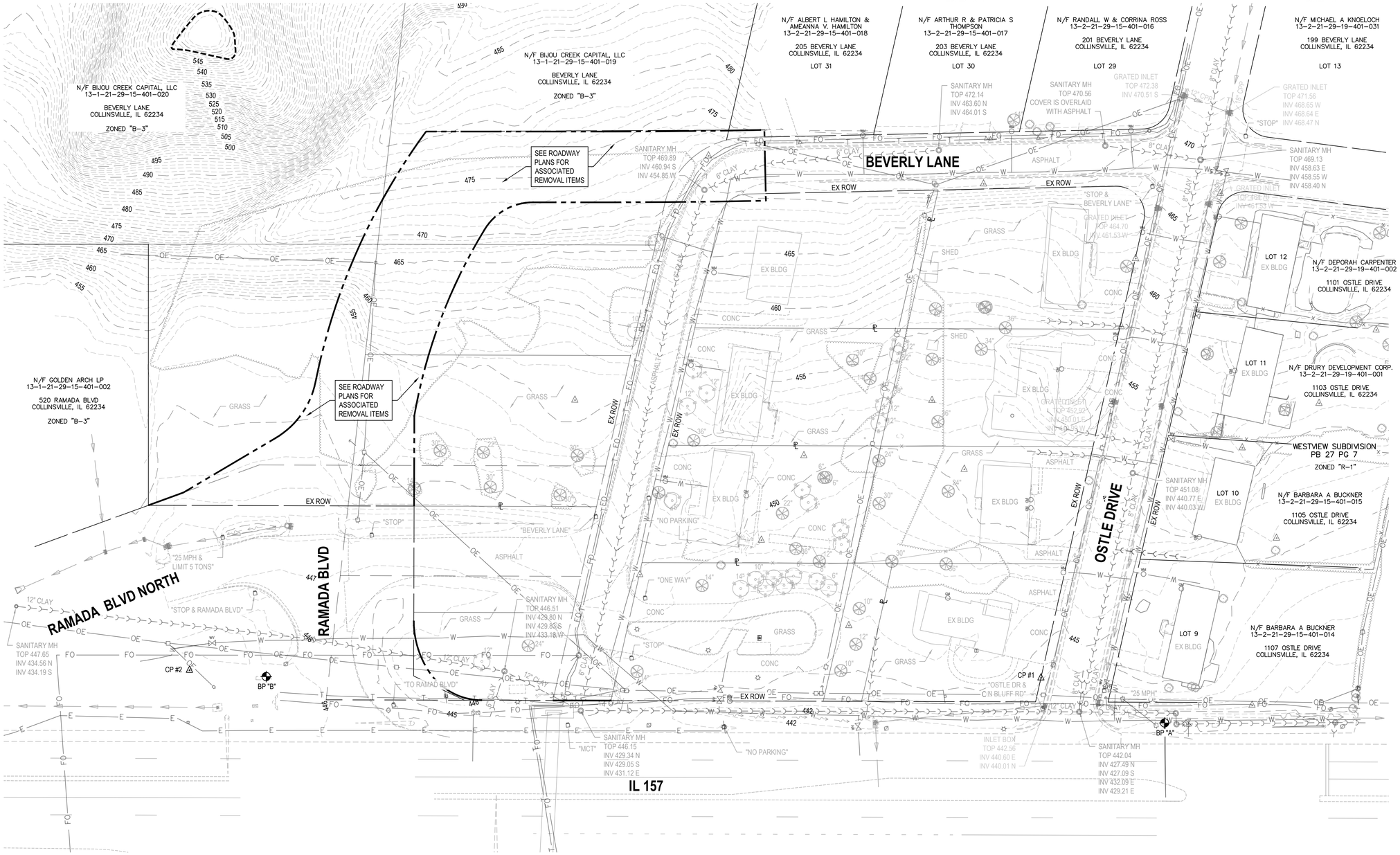
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FEMA INFORMATION

THIS PROPERTY LINES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.s 170439 002B & 170439 003B, EFFECTIVE DATE: FEBRUARY 18TH, 1981 AS PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM.

BENCHMARK DATA

BM	NORTHING	EASTING	ELEV	DESCRIPTION
A	779789.11	2353900.66	440.63	CUT " □ " ON CONCRETE MAST ARM BASE, SE QUADRANT OF IL 157 & OSTLE DRIVE
B	780141.01	2354092.64	446.72	CUT " □ " ON CONCRETE MAST ARM BASE, NE QUAD OF IL 157 & RAMADA BLVD.

SURVEYED JULY 13TH, 2017

CONTROL POINTS

CP#	NORTHING	EASTING	ELEV
1	732066.59	234070568	444.24
2	732659.85	2340805.47	446.80

NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

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EXISTING CONDITIONS

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NOTE:

UTILITIES NOTED TO BE ABANDONED OR REMOVED WHERE IN CONFLICT WITH PROPOSED WORK. CONTRACTOR SHALL NOTIFY ENGINEER IF UTILITIES DIFFER FROM PLANS OR CONFLICTS ARE ENCOUNTERED.

CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE DISRUPTIONS WITH OWNER MINIMUM OF 48-HRS PRIOR TO ANY UTILITY OUTAGES. CONTRACTOR TO COORDINATE ALL WATER TAPS AND WORK ON PUBLIC MAINS WITH THE CITY OF COLLINSVILLE AND CONSTRUCT IN ACCORDANCE WITH CITY REQUIREMENTS.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

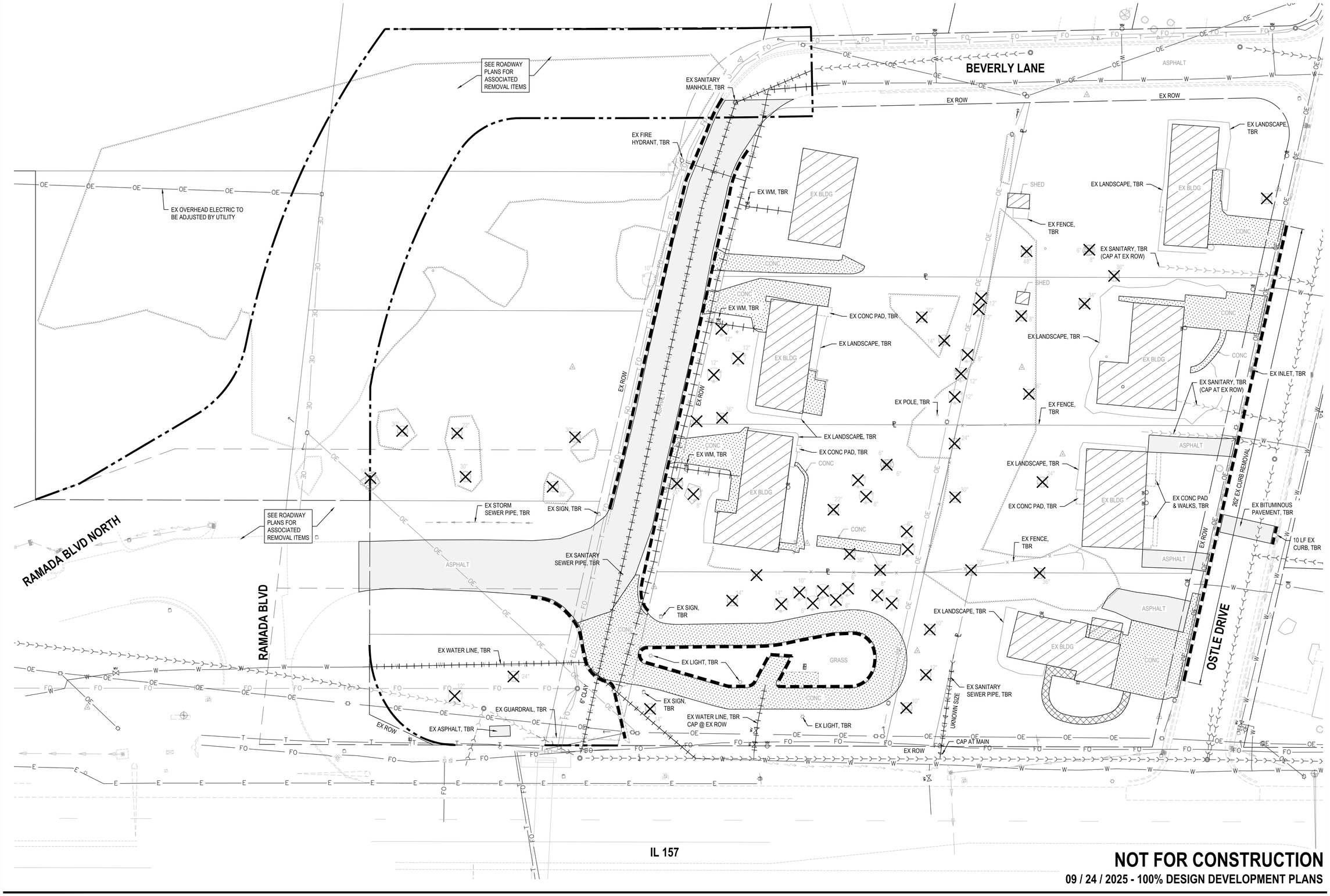
REMOVAL LEGEND

- EXISTING ASPHALT PAVEMENT OR DRIVEWAY REMOVAL
- EXISTING BUILDING REMOVAL
- EXISTING SIDEWALK REMOVAL
- EXISTING CONCRETE PAVEMENT, SIDEWALK, OR DRIVEWAY REMOVAL
- EXISTING CONCRETE CURB OR CURB & GUTTER REMOVAL
- EXISTING UTILITY OR CONDUIT TO BE REMOVED
- EXISTING TREE REMOVAL
- CONSTRUCTION LIMITS

N

0 20' 40'

GRAPHIC SCALE
1"=20'



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REMOVAL PLAN

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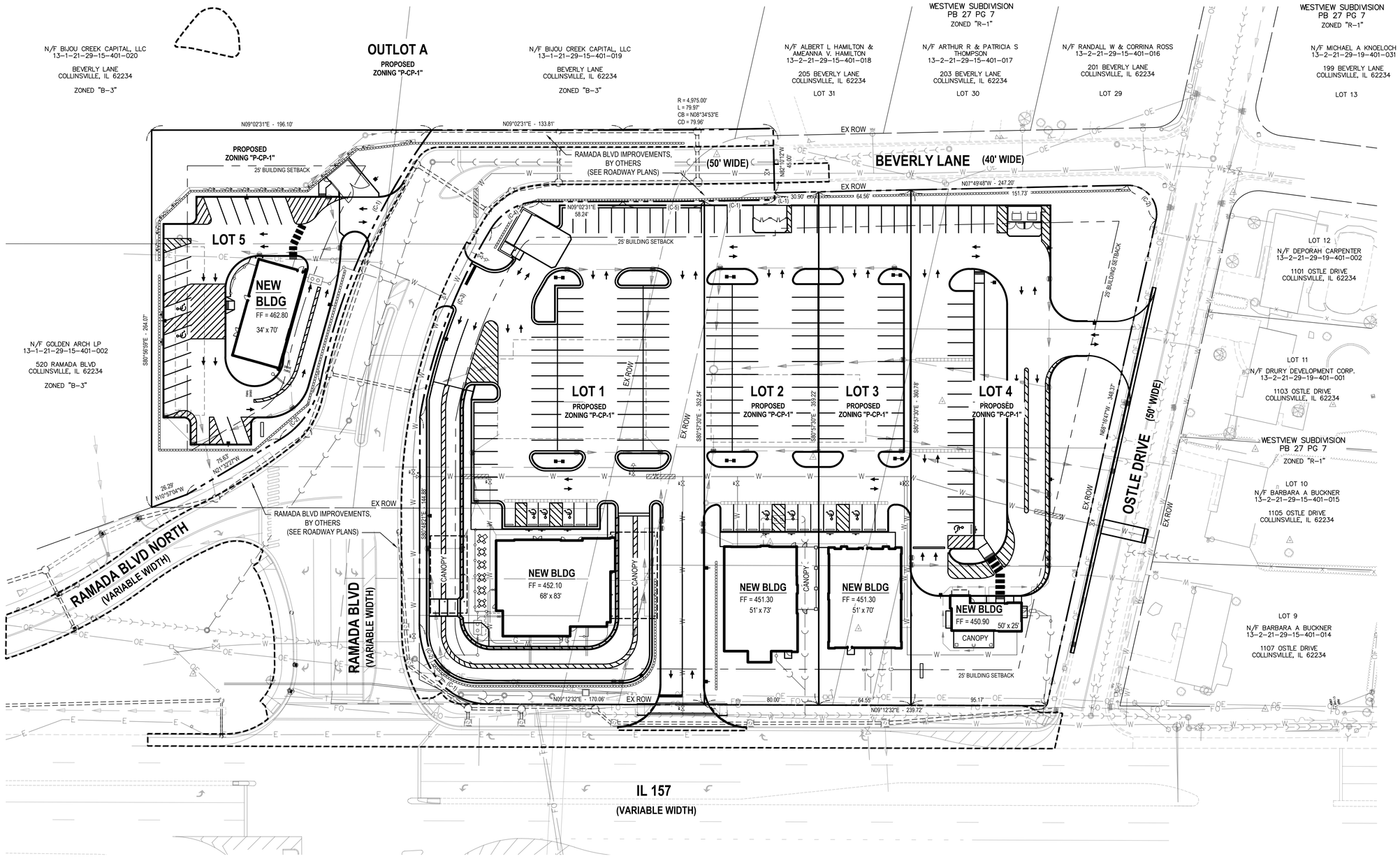
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0 30' 60'
GRAPHIC SCALE
1"=30'

PARKING SPACES

STANDARD SPACE REQUIREMENTS:

LOT 1
1 SPACE / 2 PERSONS MAX CAPACITY
90 SEATS = 45 SPACES

LOT 2
1 SPACE / 2 PERSONS MAX CAPACITY
154 SEATS = 77 SPACES

LOT 3
4 SPACES / 1000 SQ FT OF FLOOR AREA
6,500 SQ FT = 26 SPACES

LOT 4
1 SPACE / 2 PERSONS MAX CAPACITY
10 OCCUPANTS = 5 SPACES

LOT 5
1 SPACE / 2 PERSONS MAX CAPACITY
40 SEATS = 20 SPACES

STANDARD SPACES PROVIDED	199
ADA ACCESSIBLE SPACES PROVIDED	10
ELECTRIC VEHICLE PARKING PROVIDED	0
TOTAL PARKING SPACES PROVIDED	209

ADA ACCESSIBLE SPACE REQUIREMENTS:
PARKING OF SIZE 201 TO 300 REQUIRES 7 SPACES
10 ADA ACCESSIBLE SPACES PROVIDED

LOT COVERAGE

Lot 1		
Area	%	Description
65,783	100.00%	+/- Site Area (excluding ROW)
5,215	7.93%	+/- Building
53,153	80.80%	+/- Parking Lot/ Walkways
7,415	11.27%	+/- Landscape Areas

Lot 2		
Area	%	Description
28,419	100.00%	+/- Site Area (excluding ROW)
3,870	13.62%	+/- Building
18,514	65.15%	+/- Parking Lot/ Walkways
6,035	21.24%	+/- Landscape Areas

Lot 3		
Area	%	Description
23,238	100.00%	+/- Site Area (excluding ROW)
3,530	15.19%	+/- Building
14,057	60.49%	+/- Parking Lot/ Walkways
5,651	24.32%	+/- Landscape Areas

Lot 4		
Area	%	Description
49,195	100.00%	+/- Site Area (excluding ROW)
1,025	2.08%	+/- Building
25,438	51.71%	+/- Parking Lot/ Walkways
22,732	46.21%	+/- Landscape Areas

Lot 5		
Area	%	Description
33,037	100.00%	+/- Site Area (excluding ROW)
2,375	7.19%	+/- Building
16,947	51.30%	+/- Parking Lot/ Walkways
13,715	41.51%	+/- Landscape Areas

Landscape Area Totals		
Area	%	Description
199,672	100.00%	+/- Site Area (excluding ROW)
16,015	8.02%	+/- Building
128,109	64.16%	+/- Parking Lot/ Walkways
55,548	27.82%	+/- Landscape Areas

LOT 1 - CURVE DATA

(C-1)	R = 45.00' L = 44.36' CB = N37°26'50"E CD = 42.58'	(C-4) R = 40.00' L = 40.85' CB = S20°13'05"E CD = 39.10'
(C-2)	R = 65.00' L = 38.01' CB = N82°26'24"E CD = 37.47'	(C-5) R = 5,025.00' L = 57.06' CB = S08°42'59"W CD = 57.05'
(C-3)	R = 376.00' L = 141.52' CB = S60°15'38"E CD = 140.69'	

LOT 2 - CURVE DATA

(C-1)	R = 5,025.00' L = 49.22' CB = S08°06'38"W CD = 49.22'
(C-2)	R = 20.00' L = 36.26' CB = S59°46'31"W CD = 31.50'
(L-1)	N82°10'12"W - 5.00'

LOT 3 - CURVE DATA

(C-1)	R = 449.00' L = 194.77' CB = N57°08'28"W CD = 193.25'
(C-2)	R = 60.00' L = 50.29' CB = N45°33'17"W CD = 48.83'

NOTE:

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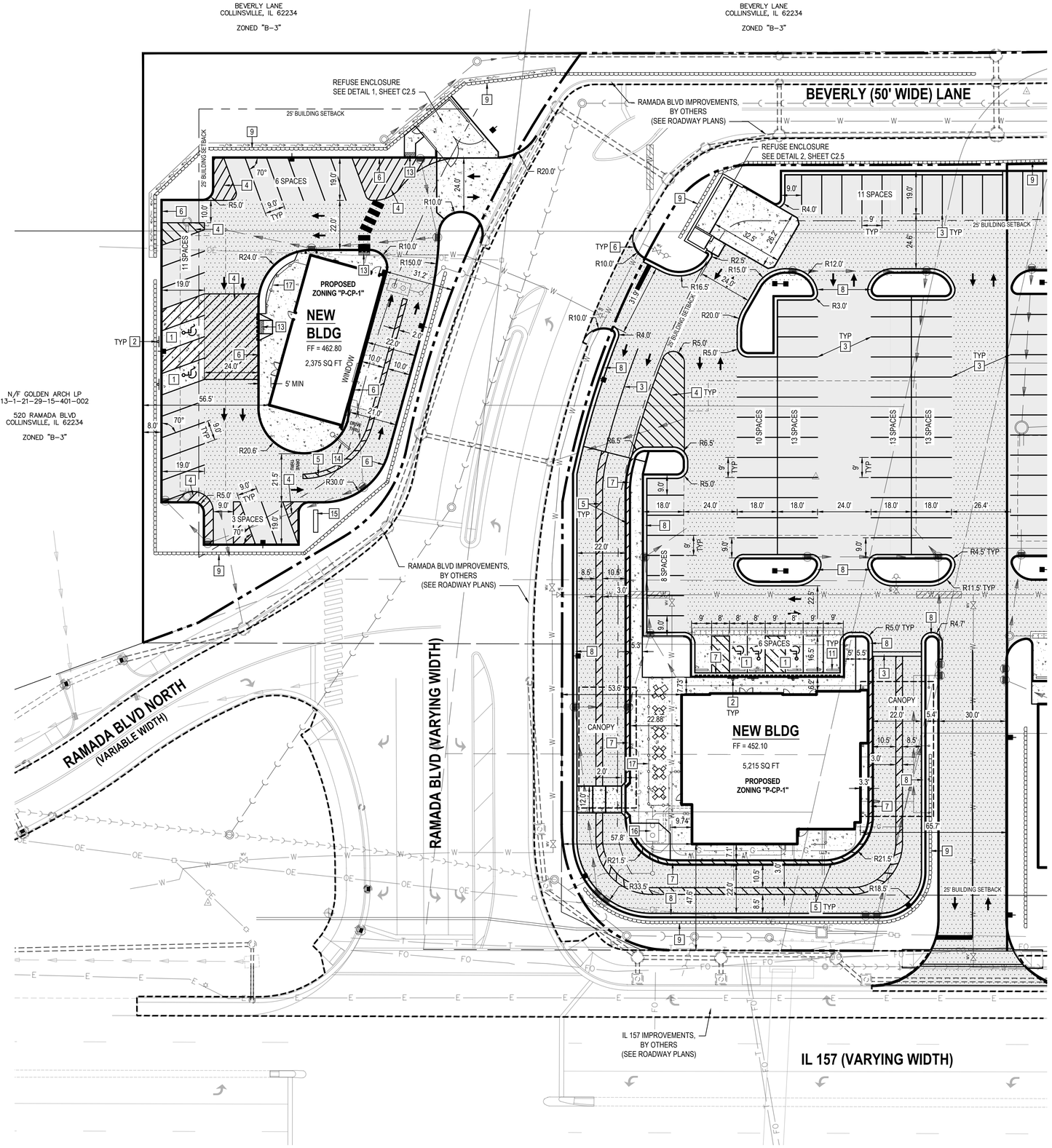
SITE PLAN - OVERALL

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
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EXP. 11/30/2025

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0 20' 40'
GRAPHIC SCALE
1"=20'

LEGEND

- NEW HOT-MIX ASPHALT PAVEMENT, SEE DETAIL 1 ON SHEET C2.3
- NEW PLUS DUTY HOT-MIX ASPHALT PAVEMENT, SEE DETAIL 8 ON SHEET C2.4
- NEW PCC PAVEMENT, SIDEWALK, OR RAMP, SEE DETAIL 2 AND 5 ON SHEET C2.3
- RETAINING WALL, SEE PROFILES ON SHEETS C2.6, C2.7 & C2.8
- NEW CONCRETE DEPRESSED CURB AT ACCESSIBLE WALKS, SEE DETAIL 3 ON SHEET C2.3
- NEW CONCRETE DEPRESSED CURB AT ENTRANCE, SEE DETAIL 3 ON SHEET C2.3

KEYED NOTES

1. NEW ACCESSIBLE PARKING STALL, SEE DETAIL 2 ON SHEET C2.4
2. NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 5 ON SHEET C2.4
3. NEW 4" PAINT PAVEMENT MARKING, WHITE
4. NEW 4" PAINT PAVEMENT MARKING, 45 DEGREE ON 2' CENTERS, YELLOW
5. NEW 4" PAINT PAVEMENT MARKING, 45 DEGREE ON 3.5' CENTERS, YELLOW
6. NEW CONCRETE BARRIER CURB, SEE DETAIL 4 ON SHEET C2.3
7. NEW COMBINATION CONCRETE CURB & SIDEWALK, SEE DETAIL 8 ON SHEET C2.3
8. NEW CONCRETE CURB & GUTTER, TYPE B-6.18, SEE DETAIL 7 ON SHEET C2.3
9. NEW SEGMENTAL BLOCK RETAINING WALL
10. NEW GUARDRAIL ALONG RETAINING WALL
11. NEW PARKING BLOCK, SEE DETAIL 7 ON SHEET C2.4
12. NOT USED
13. NEW DETECTABLE WARNING, SEE DETAIL 3 ON SHEET 2.4
14. NEW HEIGHT DETECTION BAR, SEE ARCHITECTURAL PLANS
15. NEW ADVERTISEMENT SIGN, TO BE SUBMITTED UNDER SEPARATE PERMIT
16. NEW GREASE INTERCEPTOR
17. NEW RAILING, SEE ARCHITECTURAL PLANS

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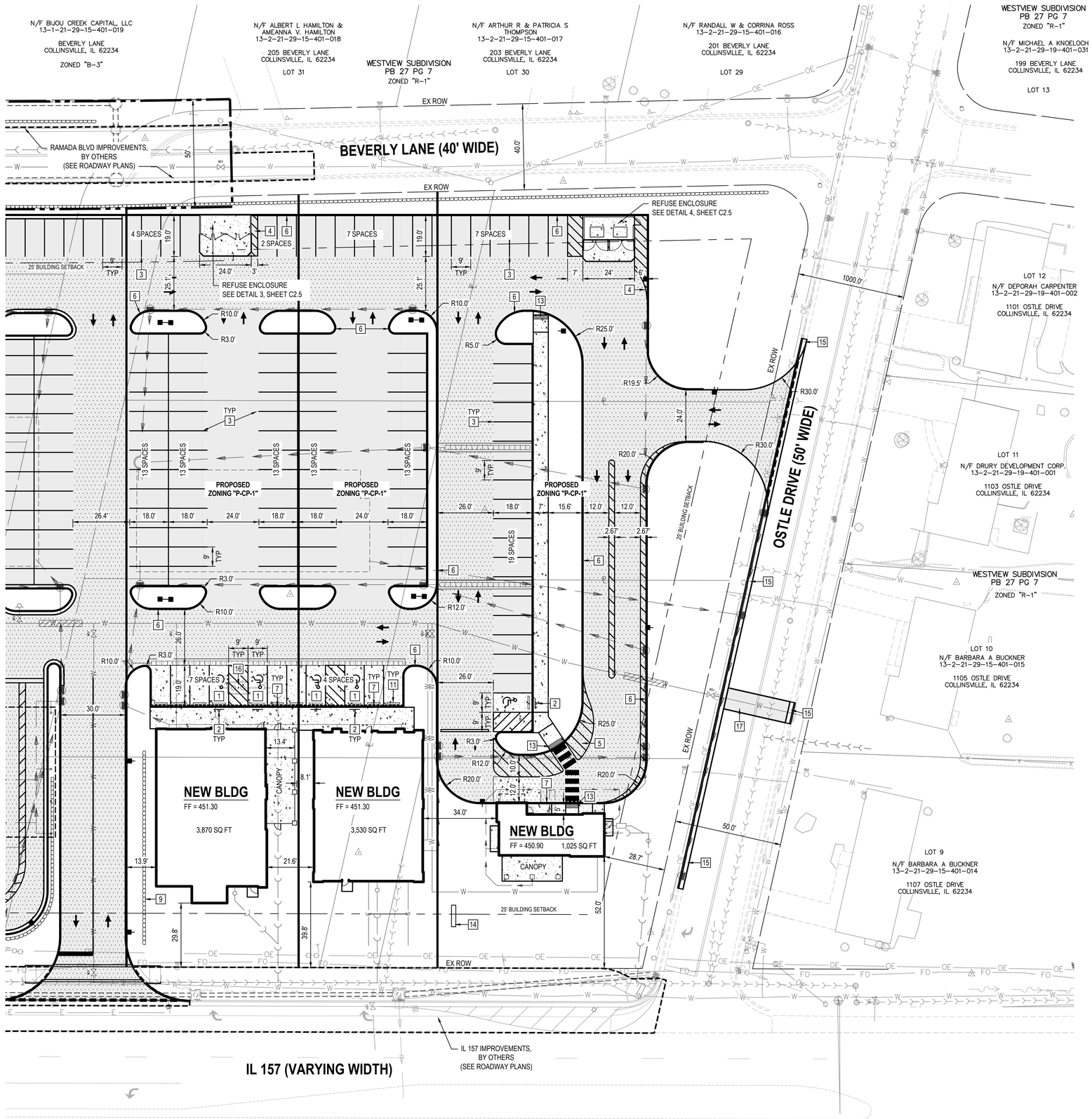
SITE PLAN

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0 20' 40'

GRAPHIC SCALE
1"=20'

LEGEND

- NEW HOT-MIX ASPHALT PAVEMENT, SEE DETAIL 1 ON SHEET C2.3
- NEW PLUS DUTY HOT-MIX ASPHALT PAVEMENT, SEE DETAIL 8 ON SHEET C2.4
- NEW PCC PAVEMENT, SIDEWALK, OR RAMP, SEE DETAIL 2 AND 5 ON SHEET C2.3
- RETAINING WALL, SEE PROFILES ON SHEETS C2.6, C2.7 & C2.8
- NEW CONCRETE DEPRESSED CURB AT ACCESSIBLE WALKS, SEE DETAIL 3 ON SHEET C2.3
- NEW CONCRETE DEPRESSED CURB AT ENTRANCE, SEE DETAIL 3 ON SHEET C2.3

KEYED NOTES

1. NEW ACCESSIBLE PARKING STALL, SEE DETAIL 2 ON SHEET C2.4
2. NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 5 ON SHEET C2.4
3. NEW 4" PAINT PAVEMENT MARKING, WHITE
4. NEW 4" PAINT PAVEMENT MARKING, 45 DEGREE ON 2' CENTERS, YELLOW
5. NEW 4" PAINT PAVEMENT MARKING, 45 DEGREE ON 3.5' CENTERS, YELLOW
6. NEW CONCRETE BARRIER CURB, SEE DETAIL 4 ON SHEET C2.3
7. NEW COMBINATION CONCRETE CURB & SIDEWALK, SEE DETAIL 8 ON SHEET C2.3
8. NEW CONCRETE CURB & GUTTER, TYPE B-6.18, SEE DETAIL 7 ON SHEET C2.3
9. NEW SEGMENTAL BLOCK RETAINING WALL
10. NEW GUARDRAIL ALONG RETAINING WALL
11. NEW PARKING BLOCK, SEE DETAIL 7 ON SHEET C2.4
12. NOT USED
13. NEW DETECTABLE WARNING, SEE DETAIL 3 ON SHEET 2.4
14. NEW ADVERTISEMENT SIGN, TO BE SUBMITTED UNDER SEPARATE PERMIT
15. NEW CONCRETE CURB & GUTTER, TYPE B-6.24, SEE DETAIL 7 ON SHEET C2.3
16. NEW 1,500 GAL GREASE INTERCEPTOR
17. NEW "T" TRENCH METHOD FOR UTILITY CONNECTIONS, ADJUSTMENTS, OR RELOCATIONS, SEE DETAIL 11 ON SHEET C2.3

NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

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REVISIONS:

NO.:	DATE:	REMARKS:

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ILLINOIS DESIGN FIRM LICENSE NO - 184.001115

OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

SITE PLAN

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: C2.2

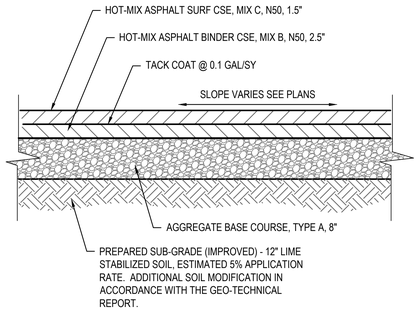
NOT FOR CONSTRUCTION

09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

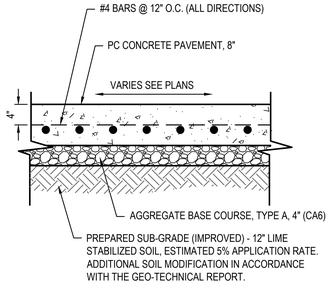
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HMA MIXTURE DESIGN TABLE

20 YR ESAL'S		
MIXTURE USE	SURFACE	BINDER
AC/PG	PG 64-22	PG 64-22
RAP % (MAX)	10%	10%
DESIGN AIR VOIDS	4.0% @ NDES = 50	4.0% @ NDES = 50
MIX COMPOSITION (GRADATION MIXTURE)	IL 9.5	IL 19.0
FRICTION AGG	MIXTURE C	MIXTURE B



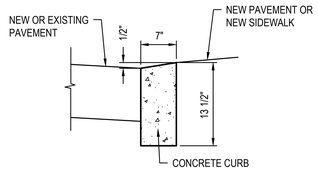
1 ASPHALT PAVEMENT DETAIL
SCALE: NO SCALE



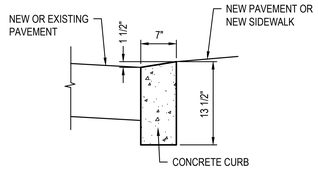
NOTES:

1. CONTRACTION JOINTS ARE TO BE ON ±10' CENTERS, SEE DETAIL 6 ON SHEET C2.3
2. EXPANSION JOINTS ARE TO BE ON ±100' CENTERS AND AT POINTS OF CURVATURE.
3. EXPANSION JOINT REQUIRED BETWEEN THE PAVEMENT AND EXISTING PAVEMENT OR STRUCTURES.
4. ALL EXPANSION AND CONTRACTION JOINTS SHALL BE SEALED WITH GUN GRADE LIMESTONE COLORED SEALANT.

2 CONCRETE PAVEMENT DETAIL
SCALE: NO SCALE

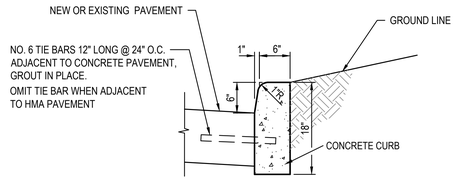


AT ACCESSIBLE WALKS



AT ENTRANCES

3 DEPRESSED CONCRETE BARRIER CURB DETAIL
SCALE: NO SCALE

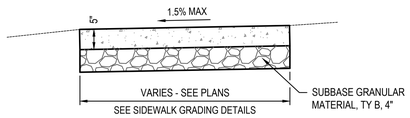


CONCRETE BARRIER CURB

4 CONCRETE BARRIER CURB DETAIL
SCALE: NO SCALE

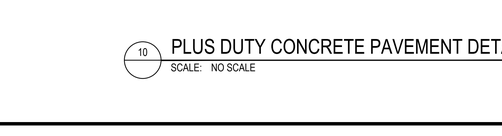
NOTES:

1. CONTRACTION JOINTS ARE TO BE ON ±5' CENTERS
2. EXPANSION JOINTS ARE TO BE ON ±100' CENTERS AND AT POINTS OF CURVATURE.
3. EXPANSION JOINT REQUIRED BETWEEN THE SIDEWALK AND EXISTING PAVEMENT OR STRUCTURES.
4. ALL EXPANSION JOINTS SHALL BE SEALED WITH GUN GRADE LIMESTONE COLORED SEALANT.

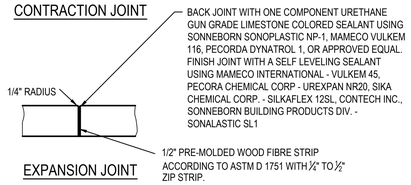


STANDARD SIDEWALK

5 PC CONCRETE SIDEWALK DETAIL
SCALE: NO SCALE



CONTRACTION JOINT

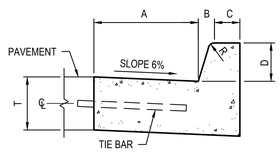


EXPANSION JOINT

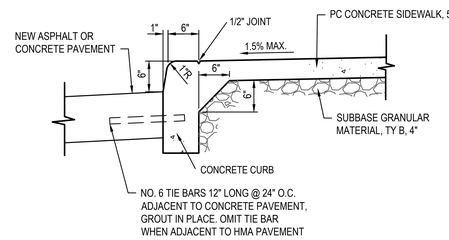
6 TYPICAL CONCRETE JOINT DETAILS
SCALE: NO SCALE

TABLE OF DIMENSIONS					
TYPE	A	B	C	D	R
B-6.12	12	1	6	6	1
B-6.18	18	1	6	6	1
B-6.24	24	1	6	6	1

T = THICKNESS OF PAVEMENT

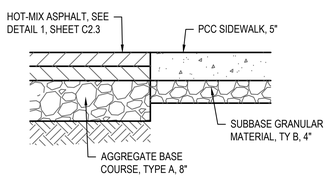


7 COMBINATION CONCRETE CURB AND GUTTER DETAIL
SCALE: NO SCALE

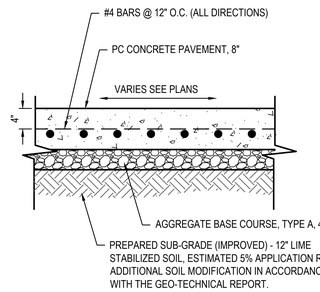


NOTE:
USE COMBINATION CONCRETE CURB AND SIDEWALK WHERE SIDEWALK IS ADJACENT TO CONCRETE CURB.

8 COMBINATION CONCRETE CURB AND SIDEWALK DETAIL
SCALE: NO SCALE



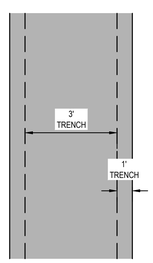
9 CONCRETE WALK ADJACENT TO ASPHALT PAVEMENT
SCALE: NO SCALE



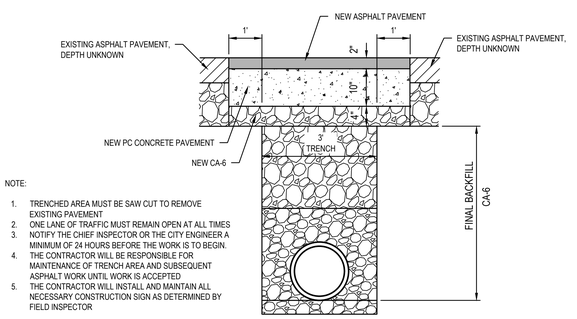
NOTES:

1. CONTRACTION JOINTS ARE TO BE ON ±10' CENTERS, SEE DETAIL 6 ON SHEET C2.3
2. EXPANSION JOINTS ARE TO BE ON ±100' CENTERS AND AT POINTS OF CURVATURE.
3. EXPANSION JOINT REQUIRED BETWEEN THE PAVEMENT AND EXISTING PAVEMENT OR STRUCTURES.
4. ALL EXPANSION AND CONTRACTION JOINTS SHALL BE SEALED WITH GUN GRADE LIMESTONE COLORED SEALANT.

10 PLUS DUTY CONCRETE PAVEMENT DETAIL
SCALE: NO SCALE



PLAN



NOTE:

1. TRENCHED AREA MUST BE SAW CUT TO REMOVE EXISTING PAVEMENT
2. ONE LANE OF TRAFFIC MUST REMAIN OPEN AT ALL TIMES
3. NOTIFY THE CHIEF INSPECTOR OR THE CITY ENGINEER A MINIMUM OF 24 HOURS BEFORE THE WORK IS TO BEGIN.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF TRENCH AREA AND SUBSEQUENT ASPHALT WORK UNTIL WORK IS ACCEPTED
5. THE CONTRACTOR WILL INSTALL AND MAINTAIN ALL NECESSARY CONSTRUCTION SIGN AS DETERMINED BY FIELD INSPECTOR

PROFILE

11 PAVEMENT PATCH DETAIL
SCALE: NO SCALE

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

REVISIONS:

NO.:	DATE:	REMARKS:

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Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO - 184.001115
OATES ASSOCIATES

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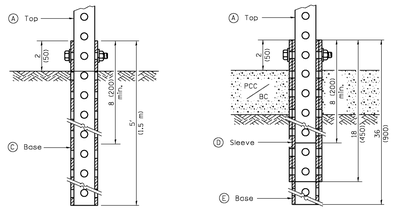
SITE PLAN DETAILS

PHILLIP H. JONES 062-069634 LICENSED PROFESSIONAL ENGINEER OF STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: C2.3

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GROUND MOUNT DETAIL

PAVEMENT MOUNT DETAIL

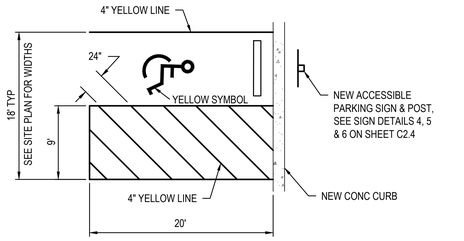
NOTES:

ALL SIGN POSTS AND COMPONENTS SHALL HAVE A BLACK POWDER COAT FINISH

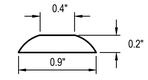
A	2" x 2" x var. (51 x 51 x var.)
B	1¾" x 1¾" x 12" (44 x 44 x 300)
C	2¼" x 2¼" x 60" (57 x 57 x 1500)
D	2½" x 2½" x 18" (64 x 64 x 450)
E	2¼" x 2¼" x 361" (57 x 57 x 900)

1 TELESCOPING STEEL SIGN SUPPORT
SCALE: NO SCALE

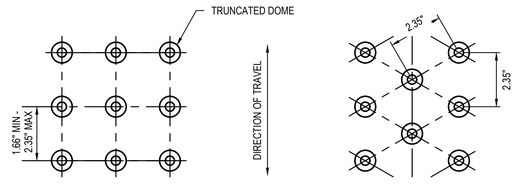
NOTE:
SIGN LOCATIONS VARY BASED ON SITE CONSTRAINTS AND LIMITATIONS. SEE SITE PLANS FOR SIGN LOCATIONS



2 TYPICAL ACCESSIBLE PARKING STALL DETAIL
SCALE: NO SCALE



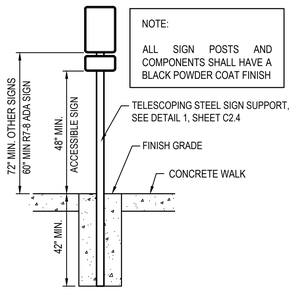
TRUNCATED DOME DETAIL



SQUARE PATTERN
(PARALLEL ALIGNMENT)

TRIANGULAR PATTERN

3 DETECTABLE WARNING DETAIL
SCALE: NO SCALE



NOTE:

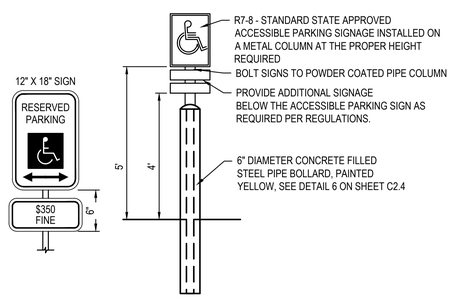
ALL SIGN POSTS AND COMPONENTS SHALL HAVE A BLACK POWDER COAT FINISH

TELESCOPING STEEL SIGN SUPPORT, SEE DETAIL 1, SHEET C2.4

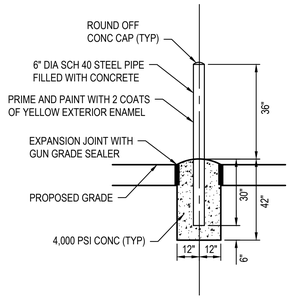
FINISH GRADE

CONCRETE WALK

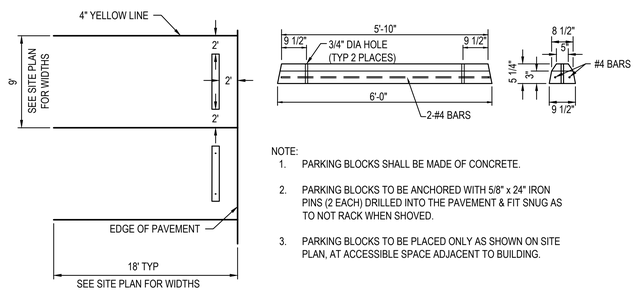
4 SIGN DETAIL
SCALE: NO SCALE



5 ACCESSIBLE SIGN & POST
SCALE: NO SCALE

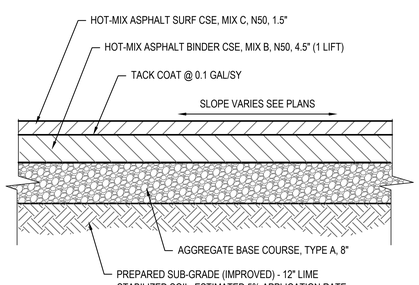


6 PIPE BOLLARD
SCALE: NO SCALE



NOTE:
1. PARKING BLOCKS SHALL BE MADE OF CONCRETE.
2. PARKING BLOCKS TO BE ANCHORED WITH 5/8" x 24" IRON PINS (2 EACH) DRILLED INTO THE PAVEMENT & FIT SNUG AS TO NOT RACK WHEN SHOVED.
3. PARKING BLOCKS TO BE PLACED ONLY AS SHOWN ON SITE PLAN, AT ACCESSIBLE SPACE ADJACENT TO BUILDING.

7 PARKING BLOCK DETAIL
SCALE: NO SCALE



HMA MIXTURE DESIGN TABLE

20 YR ESAL'S		
MIXTURE USE	SURFACE	BINDER
AC/PG	PG 64-22	PG 64-22
RAP % (MAX)	10%	10%
DESIGN AIR VOIDS	4.0% @ NDES = 50	4.0% @ NDES = 50
MIX COMPOSITION (GRADATION MIXTURE)	IL 9.5	IL 19.0
FRICTION AGG	MIXTURE C	MIXTURE B

8 PLUS DUTY ASPHALT PAVEMENT DETAIL
SCALE: NO SCALE

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

REVISIONS:

NO.:	DATE:	REMARKS:

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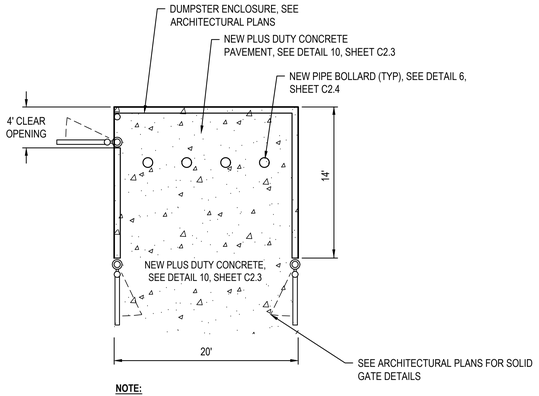
SITE PLAN DETAILS

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: **C2.4**

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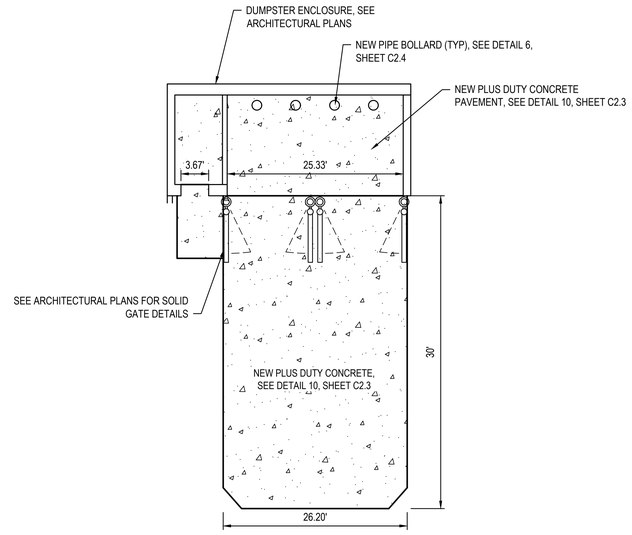
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NOTE:

CONTRACTOR TO PROVIDE LOCKING MECHANISM FOR ENCLOSURE DOORS FOR OPEN POSITION DURING SERVICE.

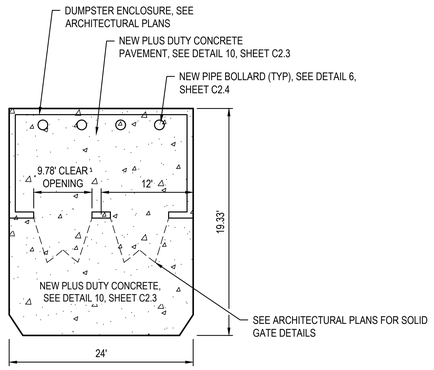
1 DUMPSTER PAVEMENT W/LIFT PAD
SCALE: NO SCALE



NOTE:

CONTRACTOR TO PROVIDE LOCKING MECHANISM FOR ENCLOSURE DOORS FOR OPEN POSITION DURING SERVICE.

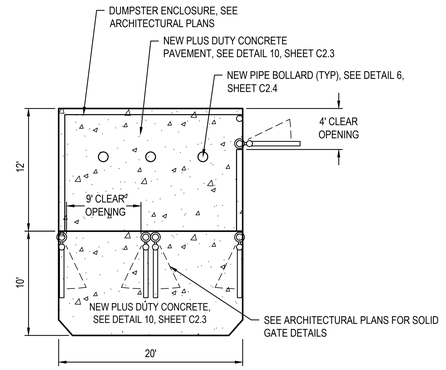
2 DUMPSTER PAVEMENT W/LIFT PAD
SCALE: NO SCALE



NOTE:

CONTRACTOR TO PROVIDE LOCKING MECHANISM FOR ENCLOSURE DOORS FOR OPEN POSITION DURING SERVICE.

3 DUMPSTER PAVEMENT W/LIFT PAD
SCALE: NO SCALE



NOTE:

CONTRACTOR TO PROVIDE LOCKING MECHANISM FOR ENCLOSURE DOORS FOR OPEN POSITION DURING SERVICE.

4 DUMPSTER PAVEMENT W/LIFT PAD
SCALE: NO SCALE

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

REVISIONS:

NO.:	DATE:	REMARKS:

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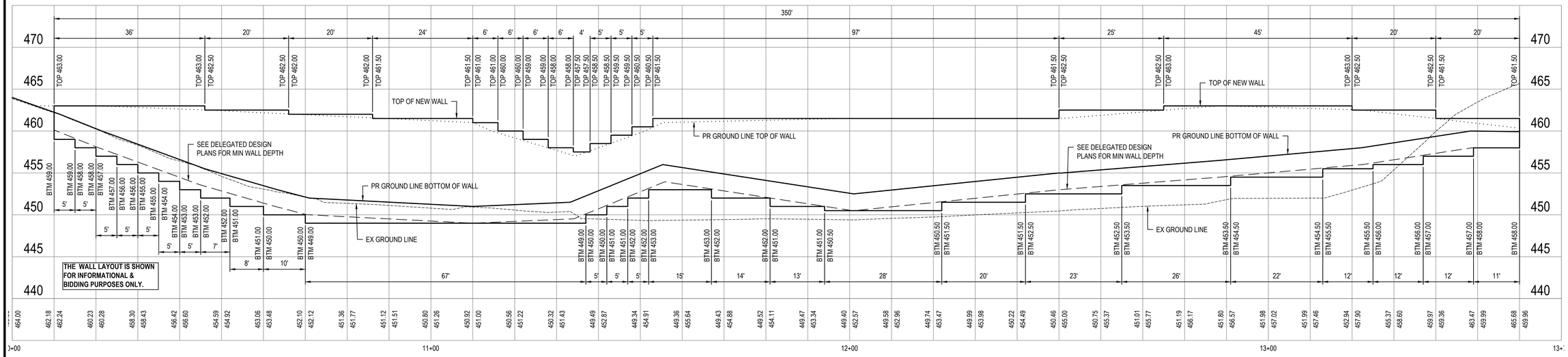
SITE PLAN DETAILS

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: **C2.5**

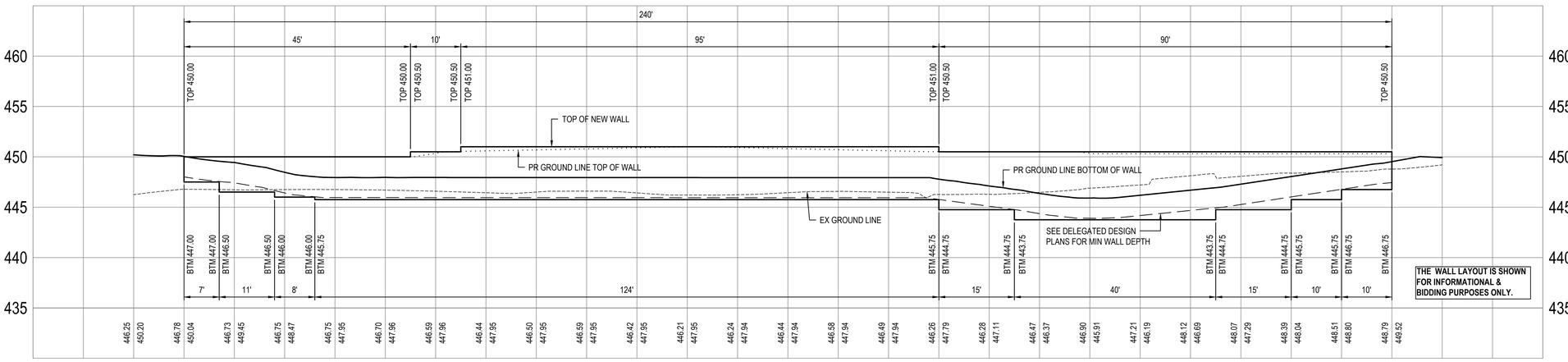
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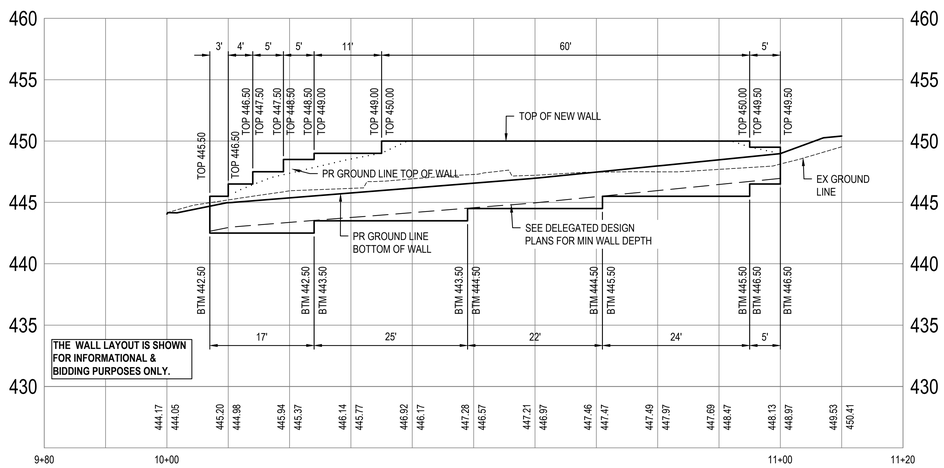
NEW RETAINING WALL DETAIL

1" = 10' HORZ / 1" = 5' VERT



NEW RETAINING WALL DETAIL

1" = 10' HORZ / 1" = 5' VERT



NEW RETAINING WALL DETAIL

1" = 10' HORZ / 1" = 5' VERT

NOTE:

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062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
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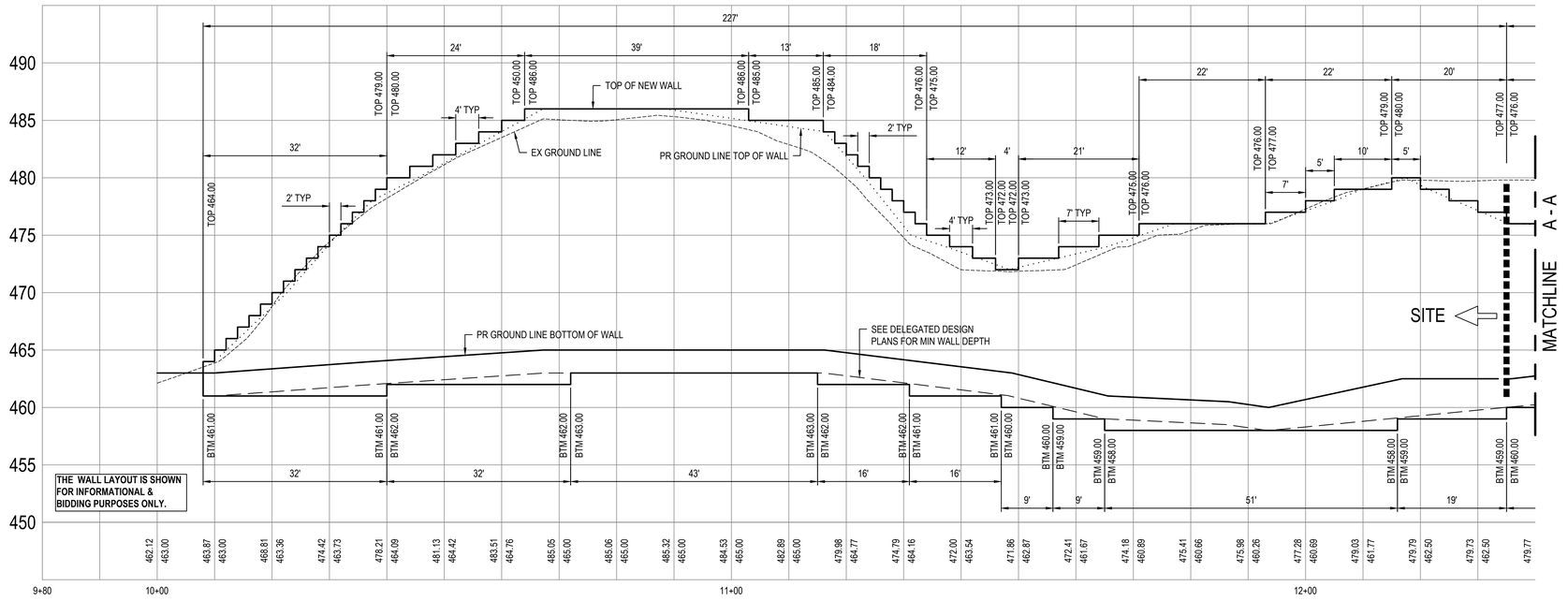
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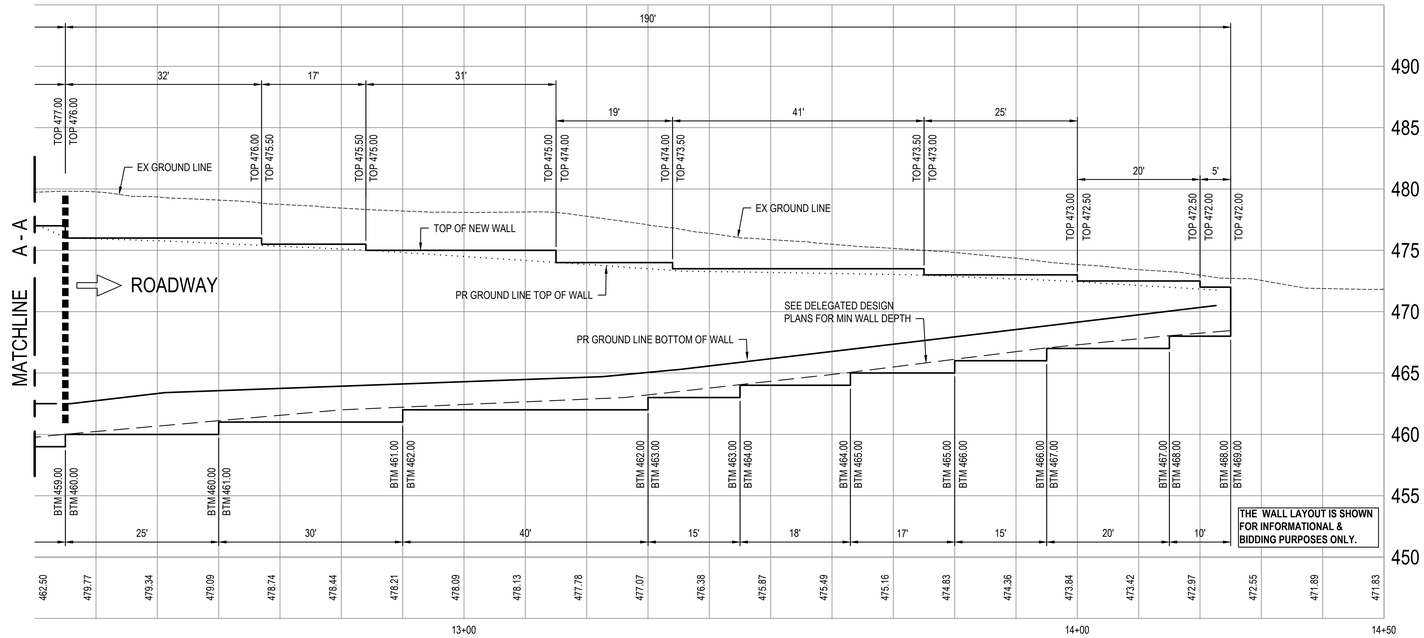
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NEW RETAINING WALL DETAIL

1" = 10' HORZ / 1" = 5' VERT

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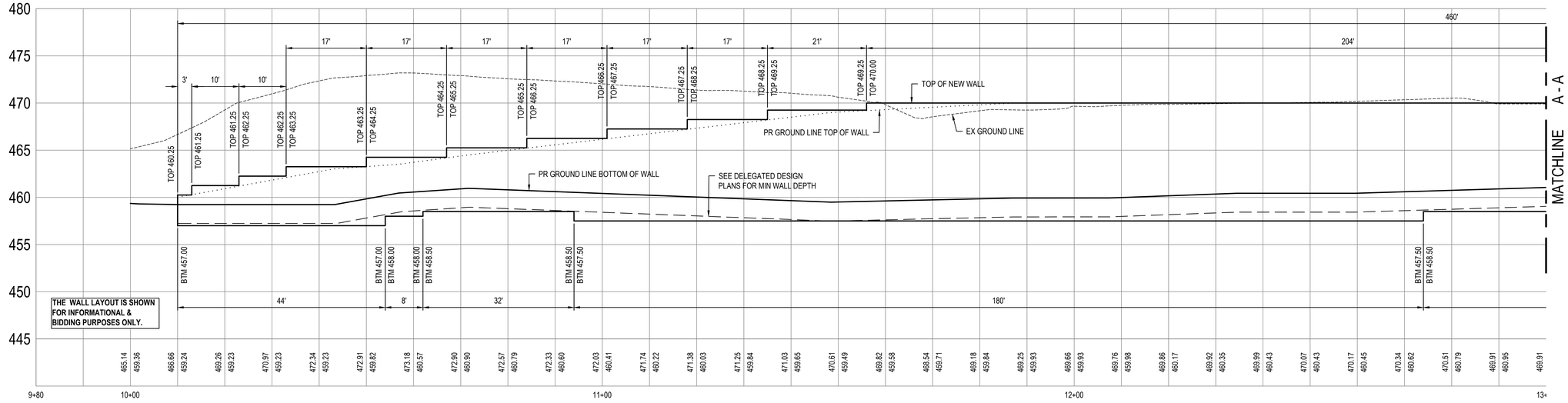
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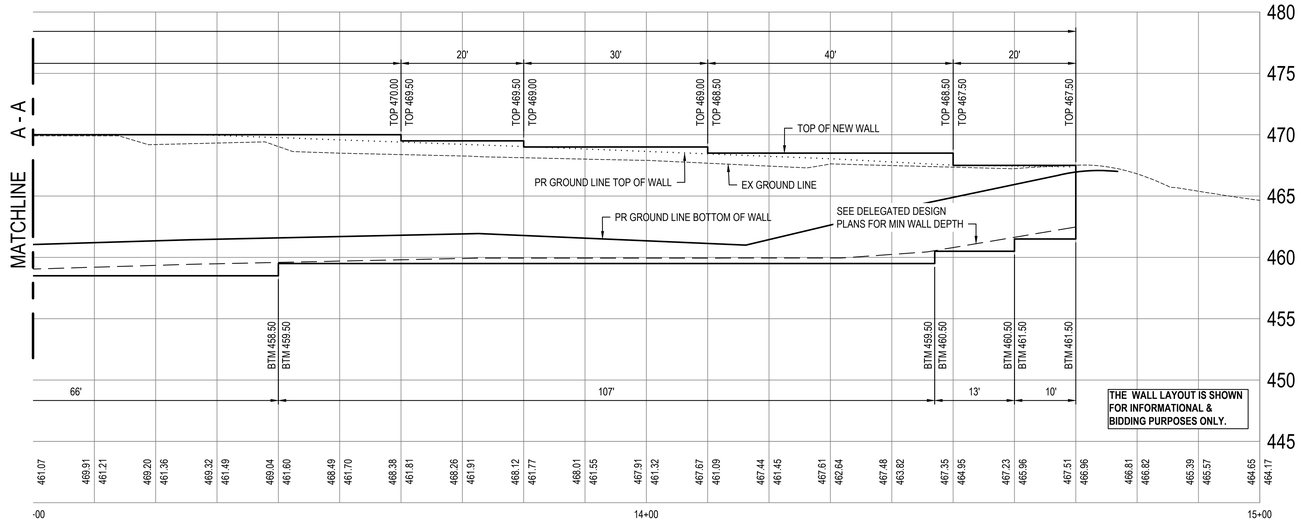
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NEW RETAINING WALL DETAIL

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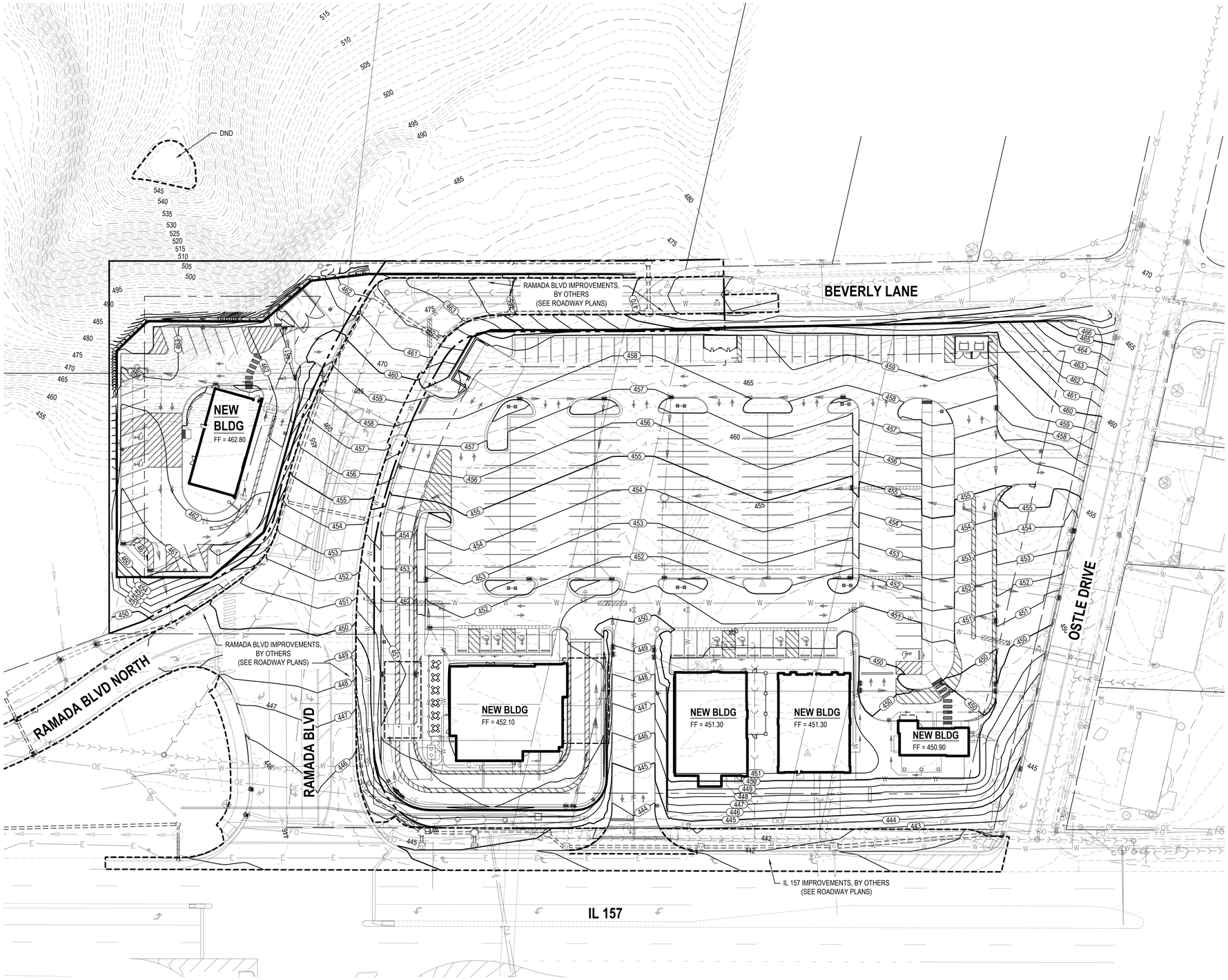
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0 30' 60'

GRAPHIC SCALE
1"=30'

GRADING PLAN LEGEND

- XXX.XX — PROPOSED ELEVATION
- X.X% — SLOPE, % (POINTS DOWNHILL)
- XXX — EXISTING CONTOUR ELEVATION
- XXX — PROPOSED CONTOUR ELEVATION

NOTE:

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GRADING PLAN - OVERALL

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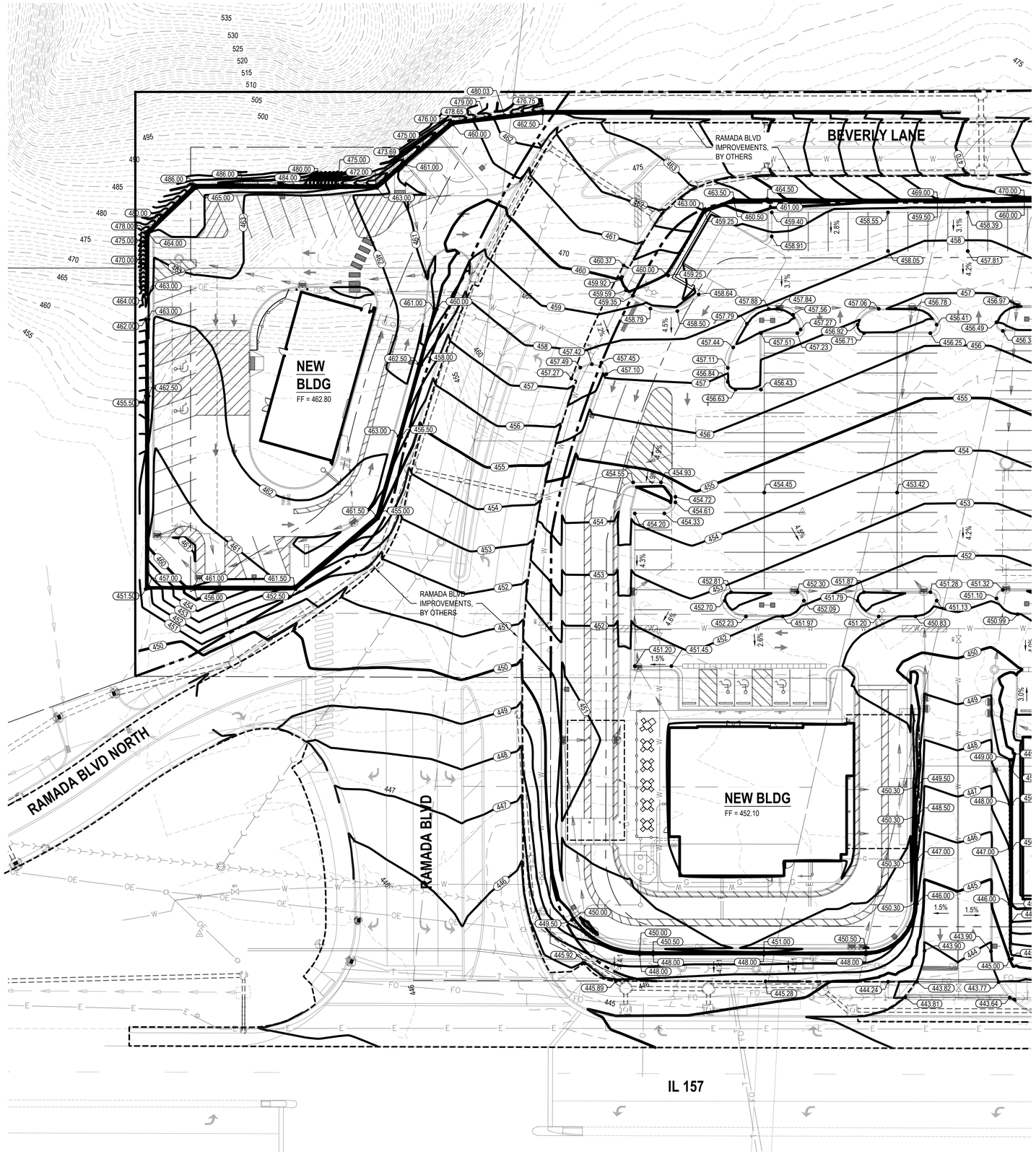
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N

0 20' 40'

GRAPHIC SCALE
1"=20'

GRADING PLAN LEGEND

- XXX.XX — PROPOSED ELEVATION
- X.X% — SLOPE, % (POINTS DOWNHILL)
- XXX — EXISTING CONTOUR ELEVATION
- XXX — PROPOSED CONTOUR ELEVATION

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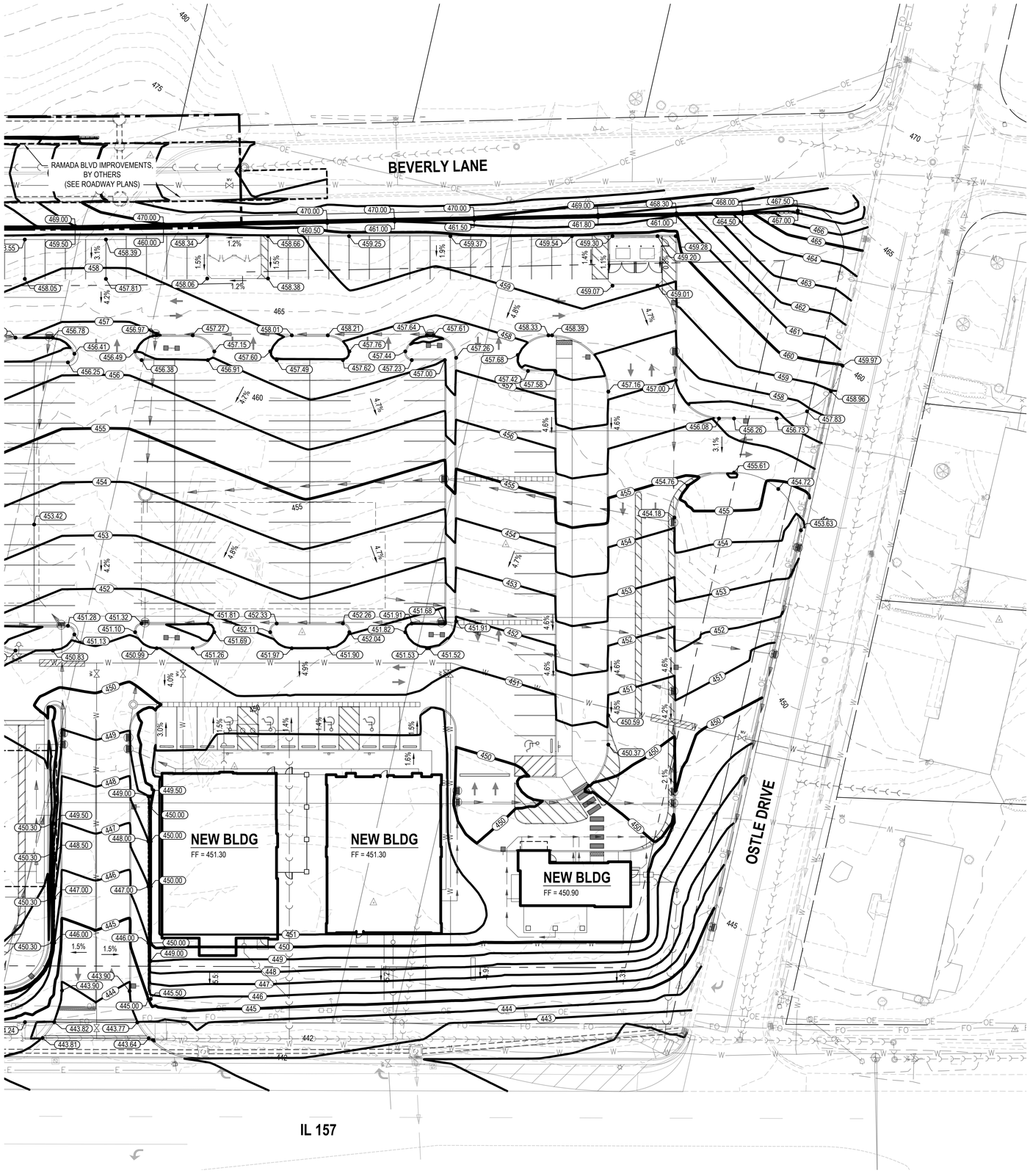
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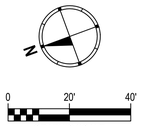
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GRADING PLAN LEGEND

- XXX.XX — PROPOSED ELEVATION
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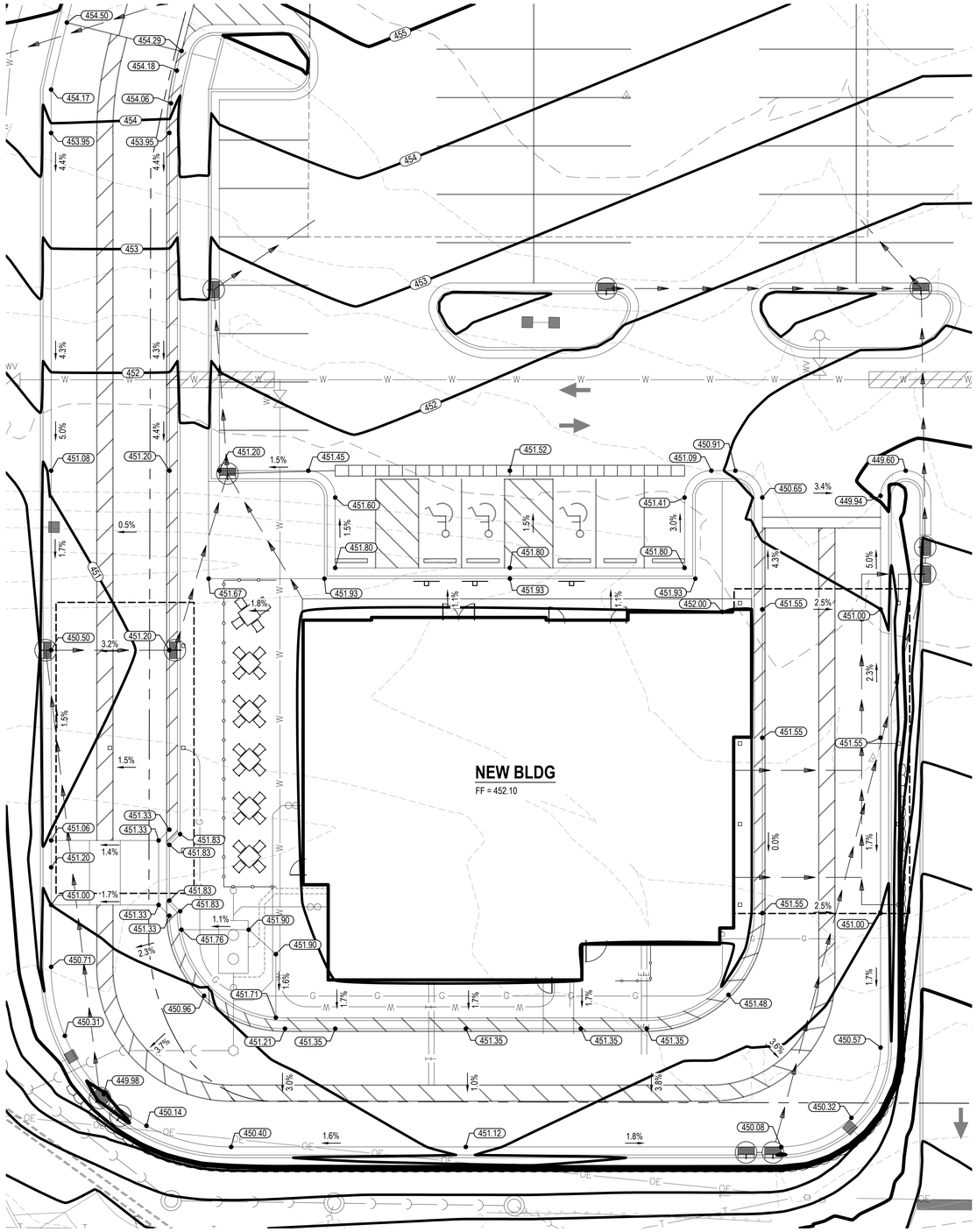
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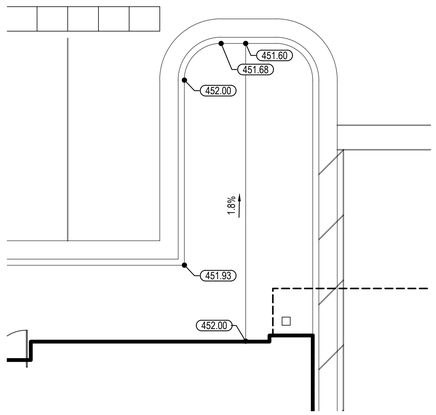
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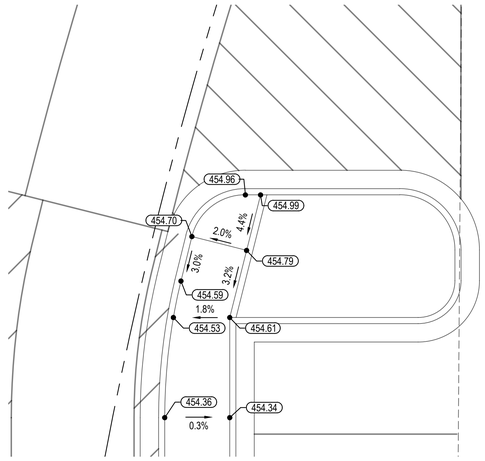
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- X.X% — SLOPE, % (POINTS DOWNHILL)
- XXX — EXISTING CONTOUR ELEVATION
- XXX — PROPOSED CONTOUR ELEVATION

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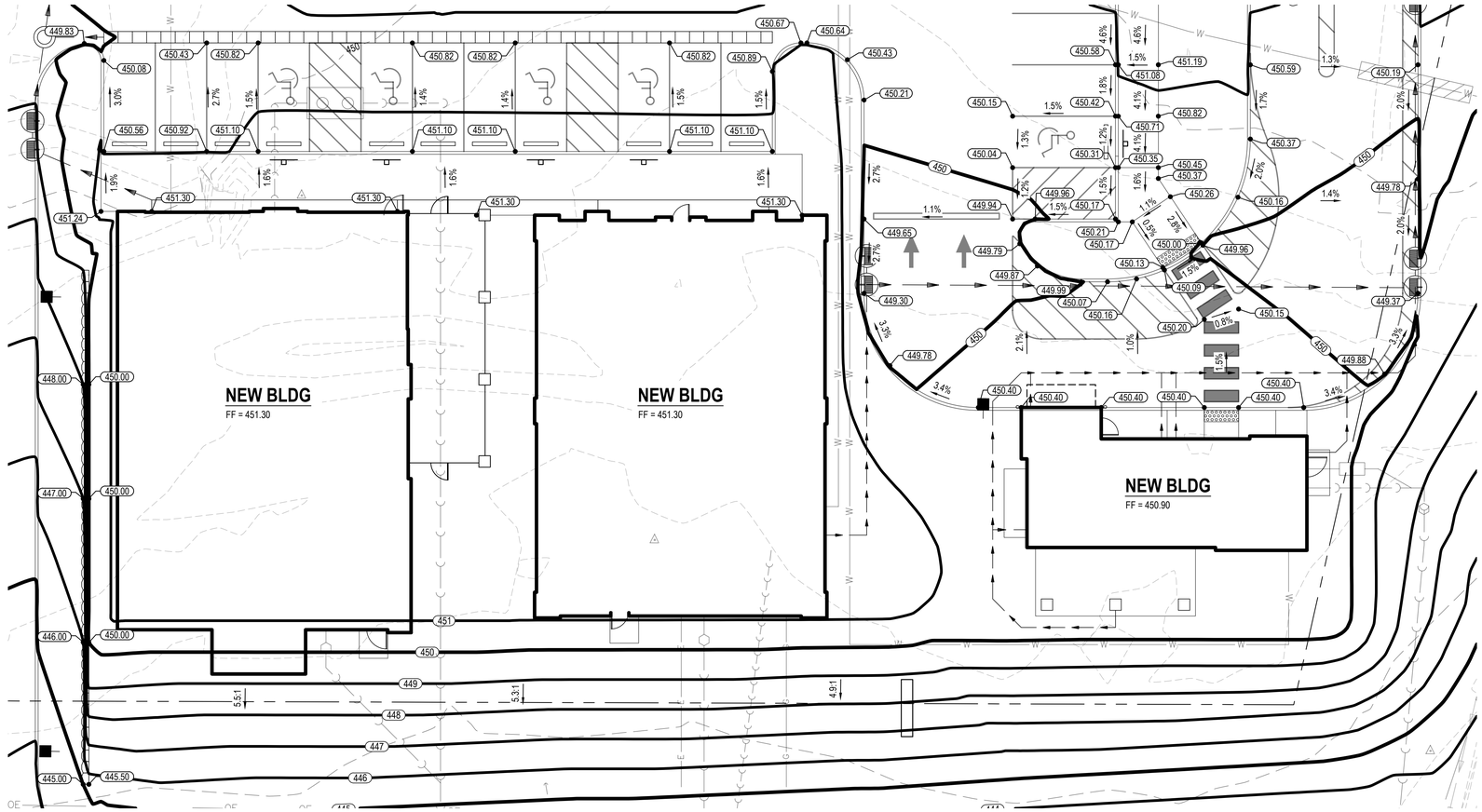
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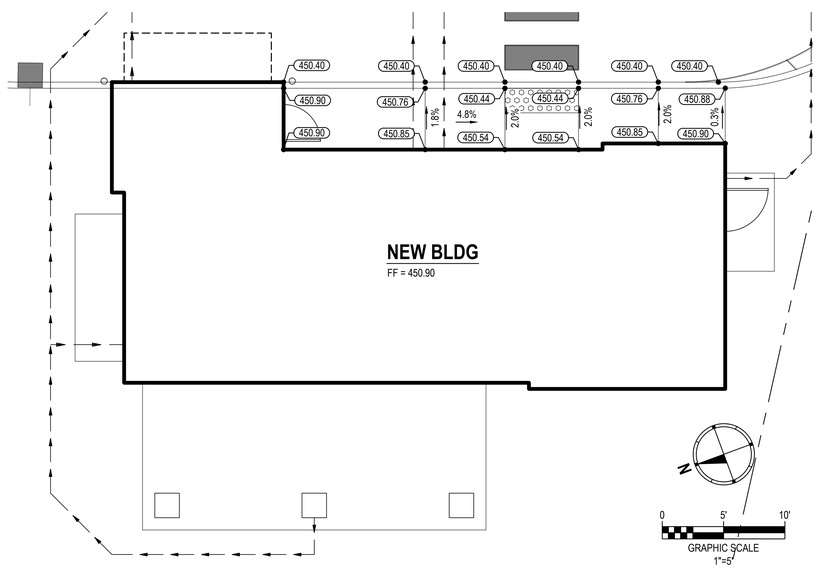
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- XXX — EXISTING CONTOUR ELEVATION
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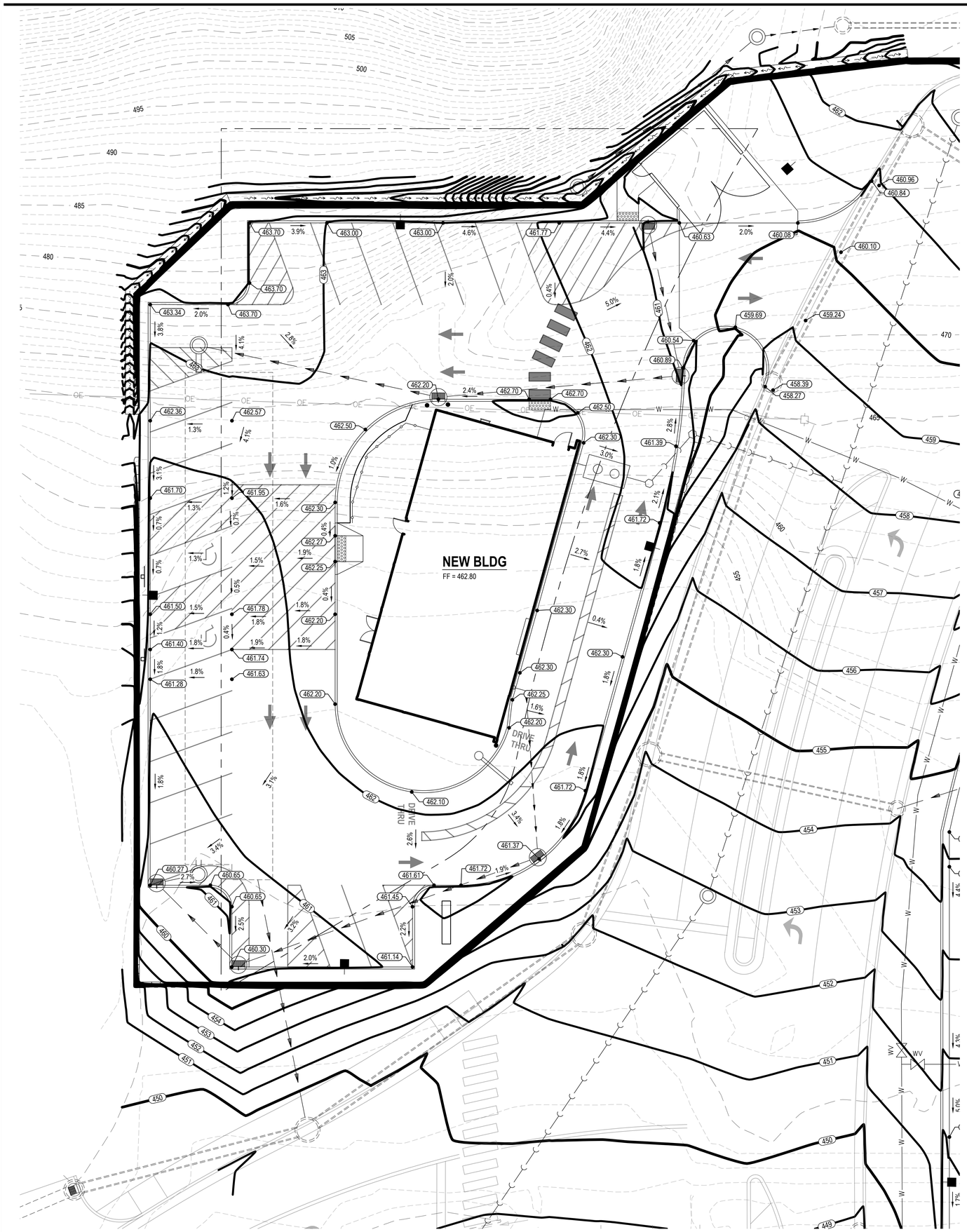
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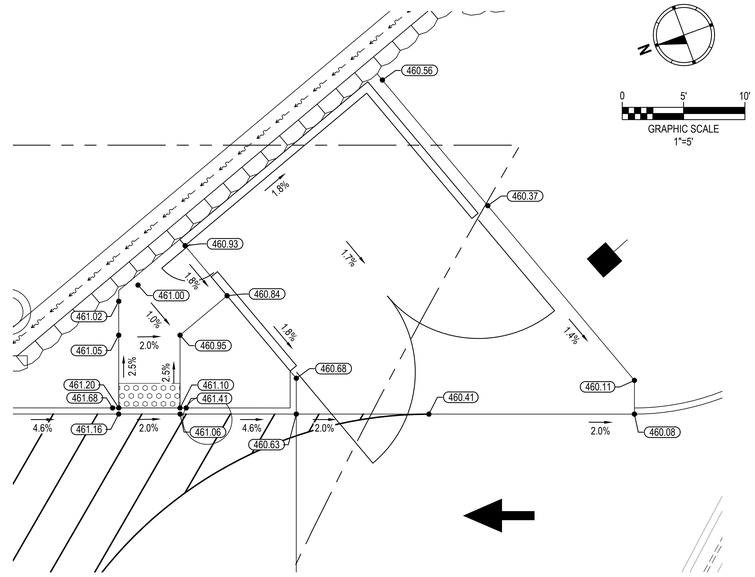
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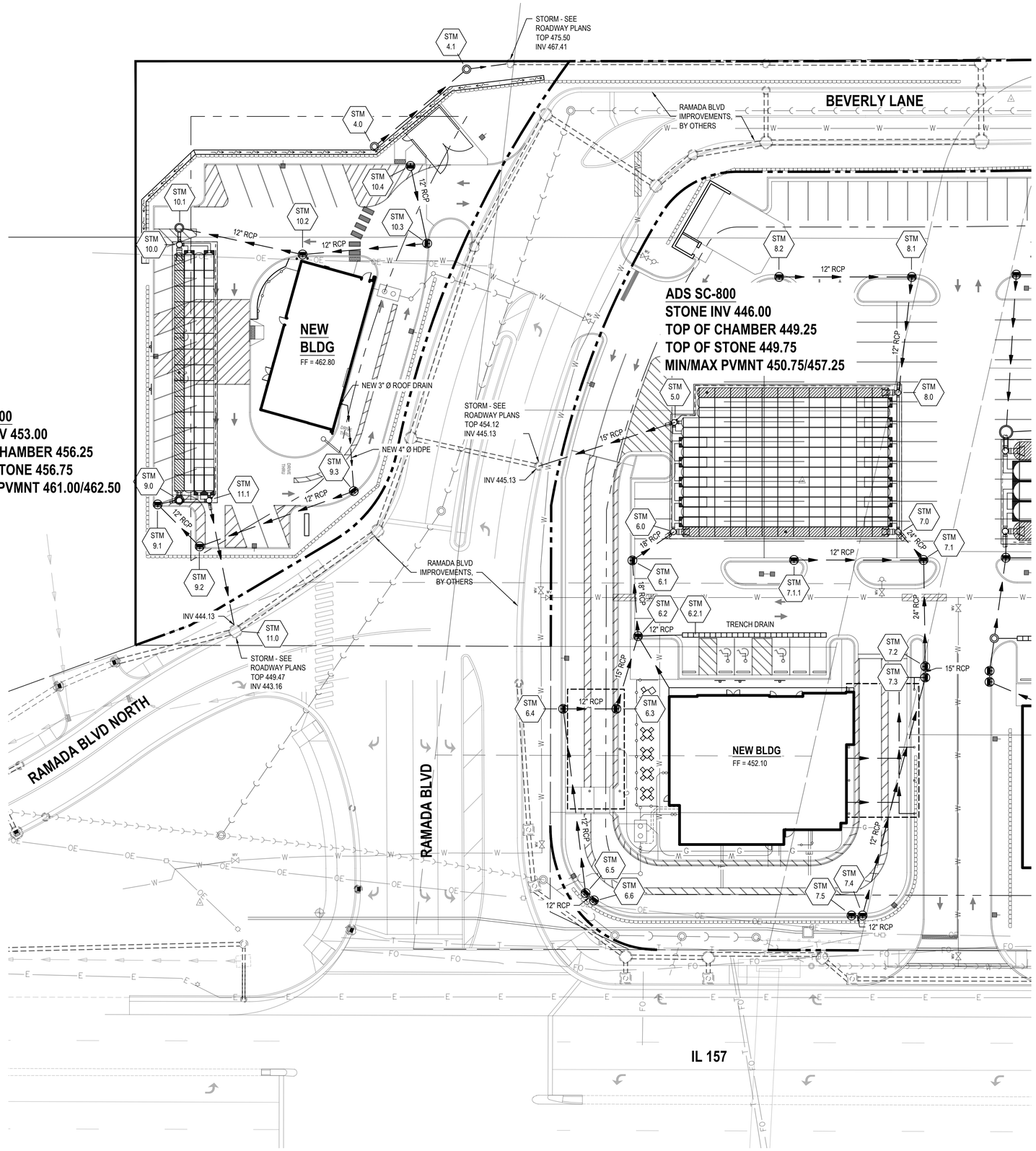
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DRAINAGE PLAN

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
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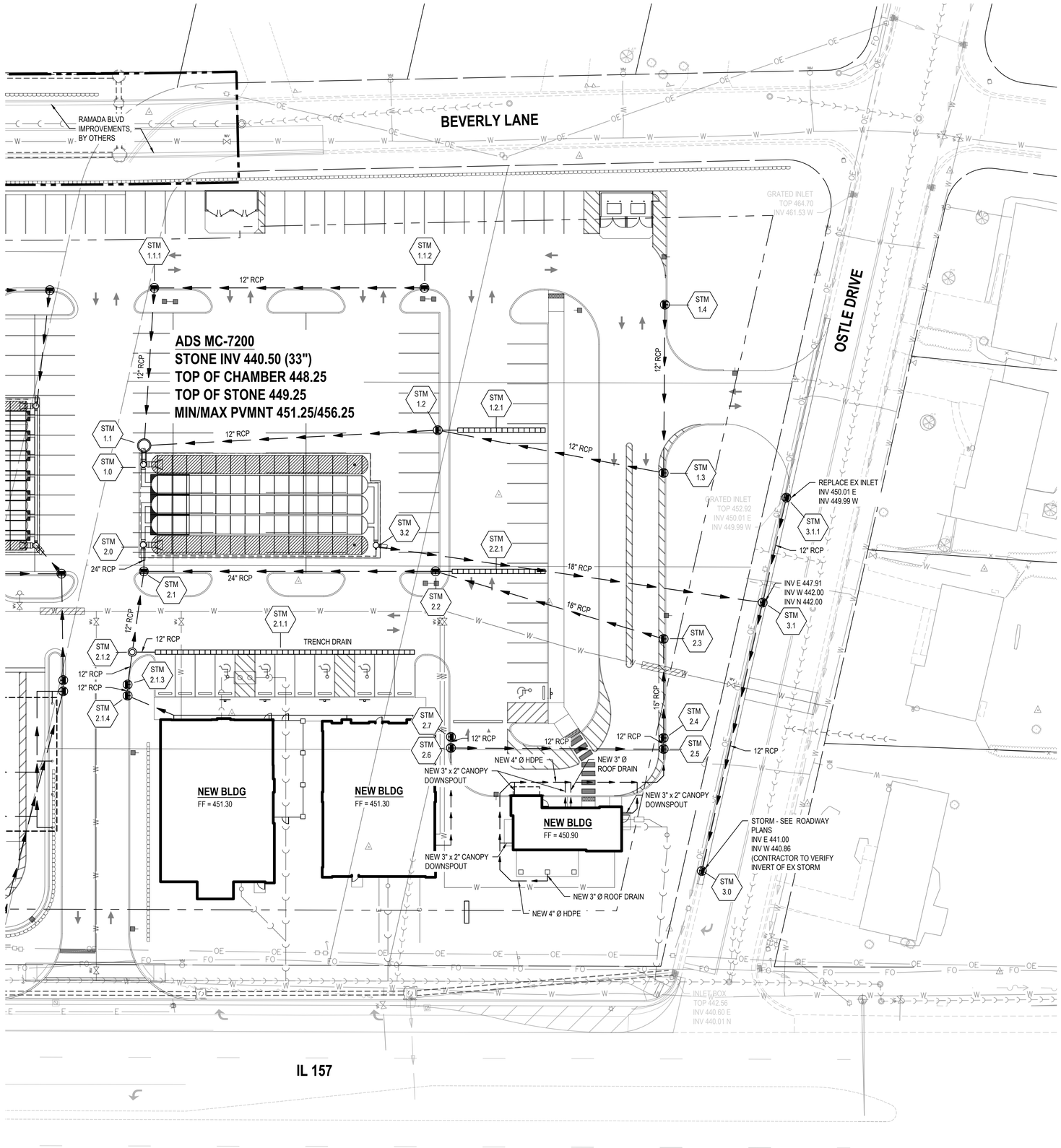
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0 20' 40'
GRAPHIC SCALE
1"=20'

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DRAINAGE PLAN

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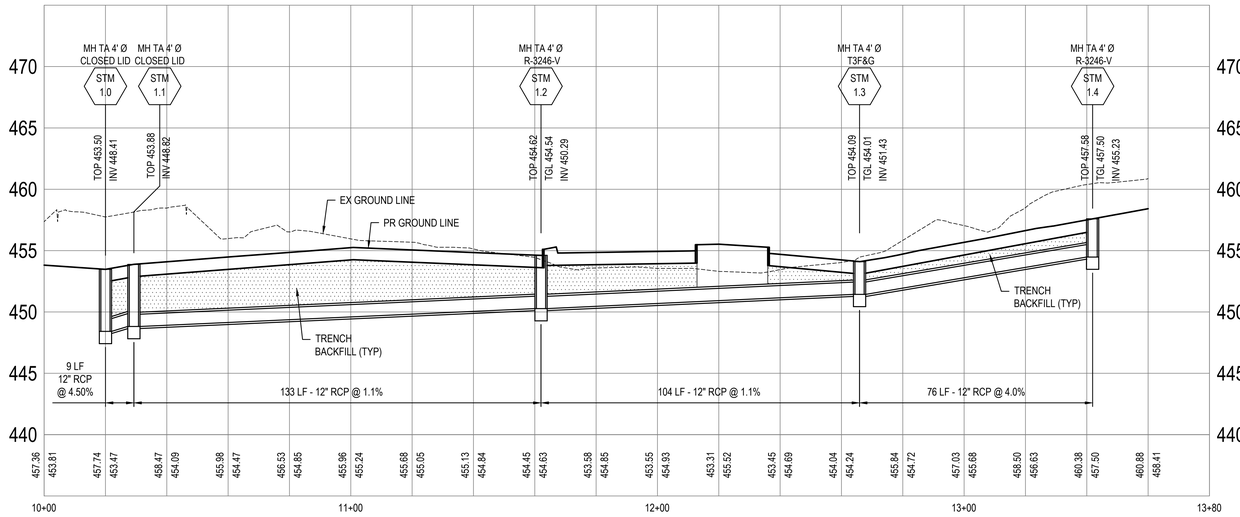
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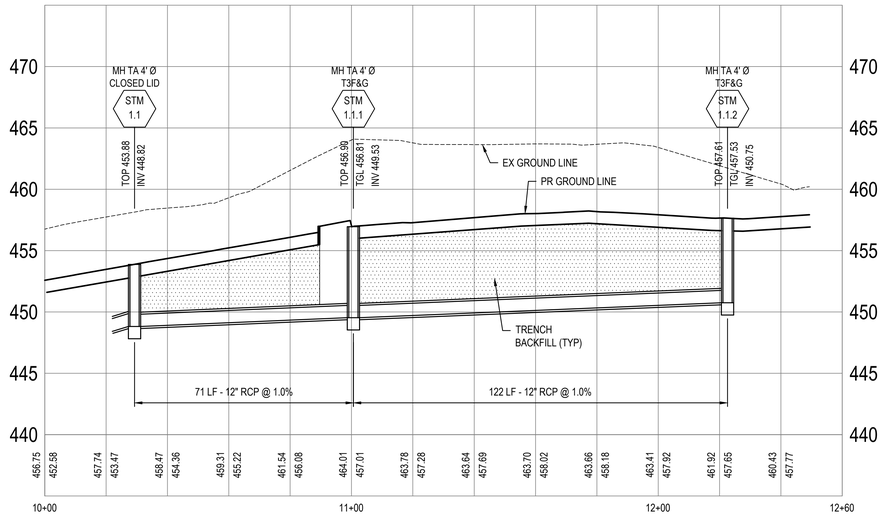
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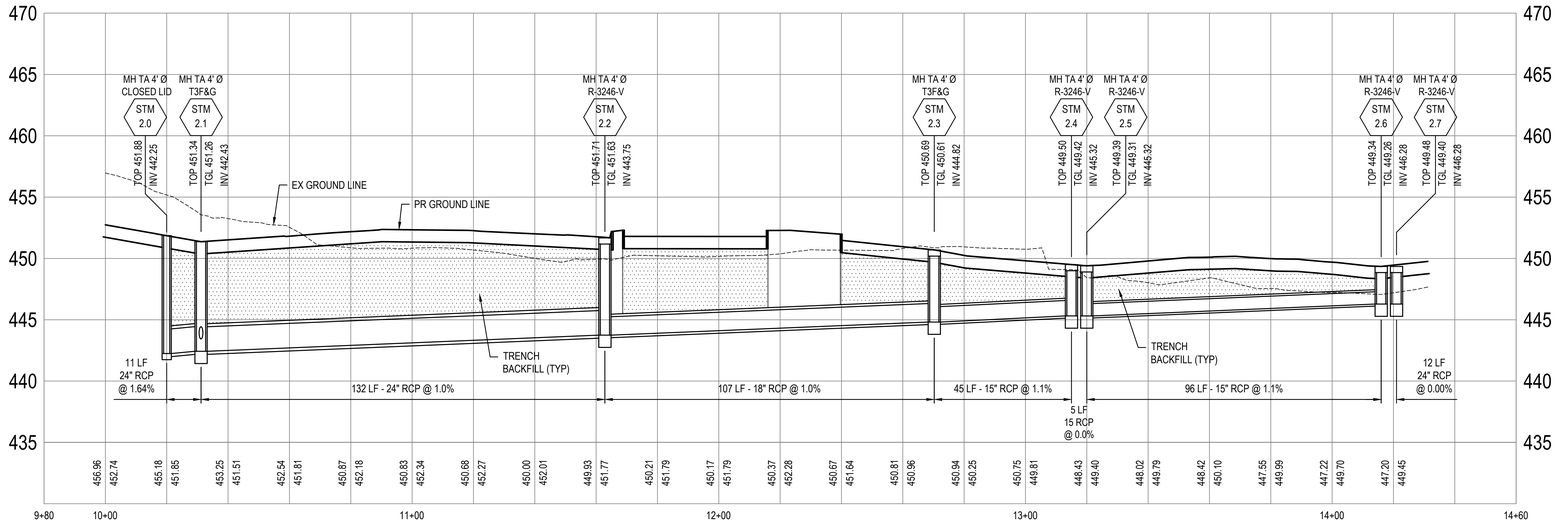
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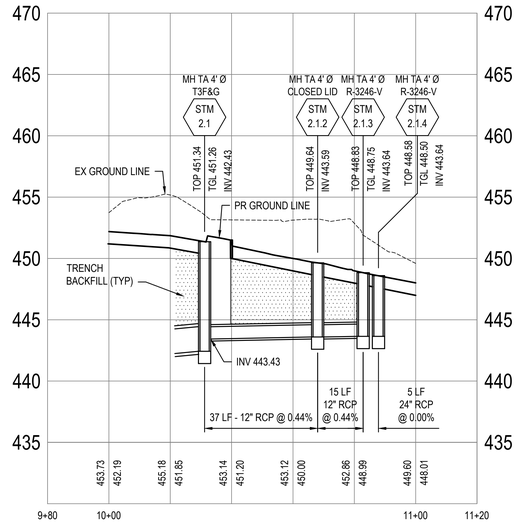
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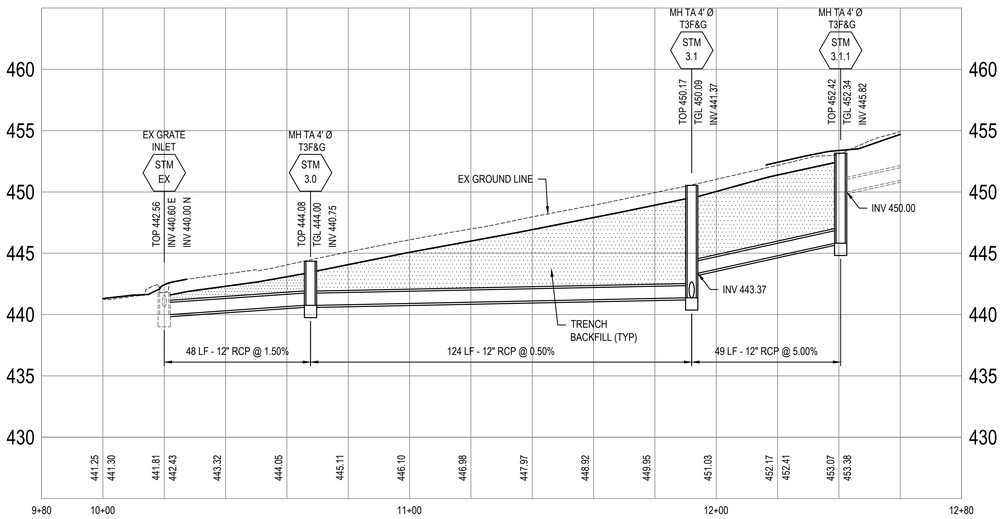
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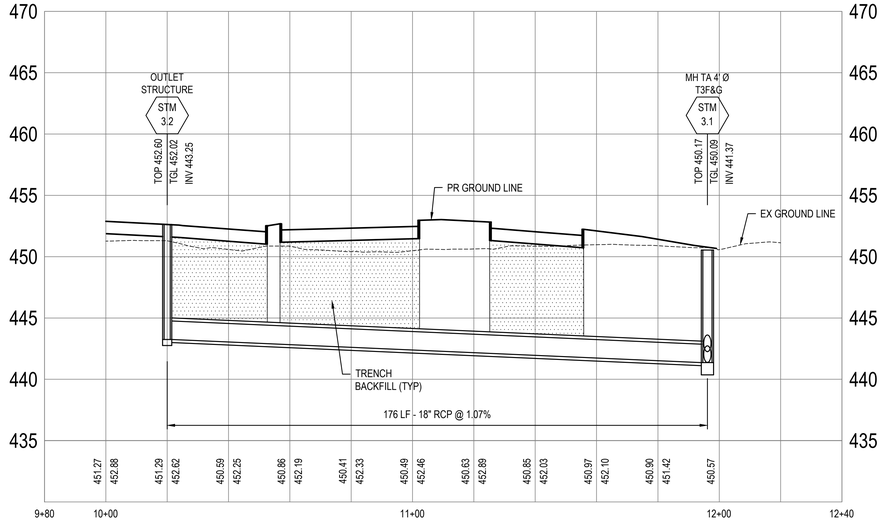












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AKG - COLLINSVILLE LANDING

STORM SEWER PROFILES

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

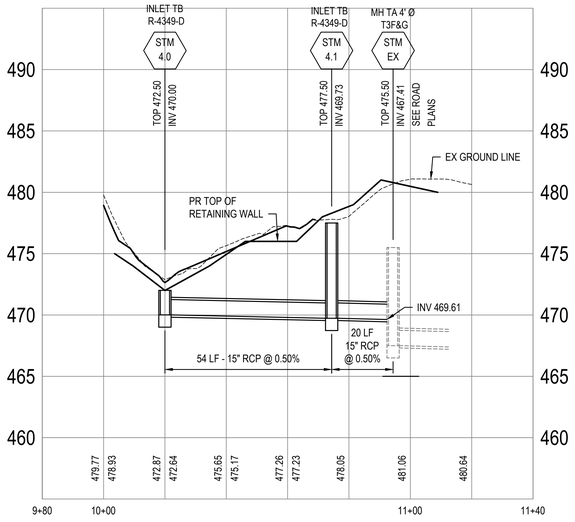
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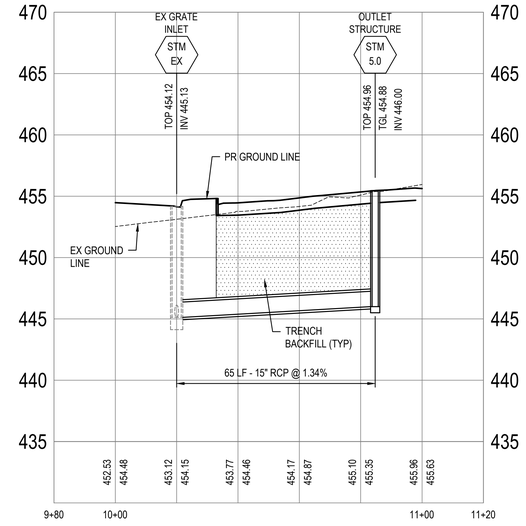
NOT FOR CONSTRUCTION

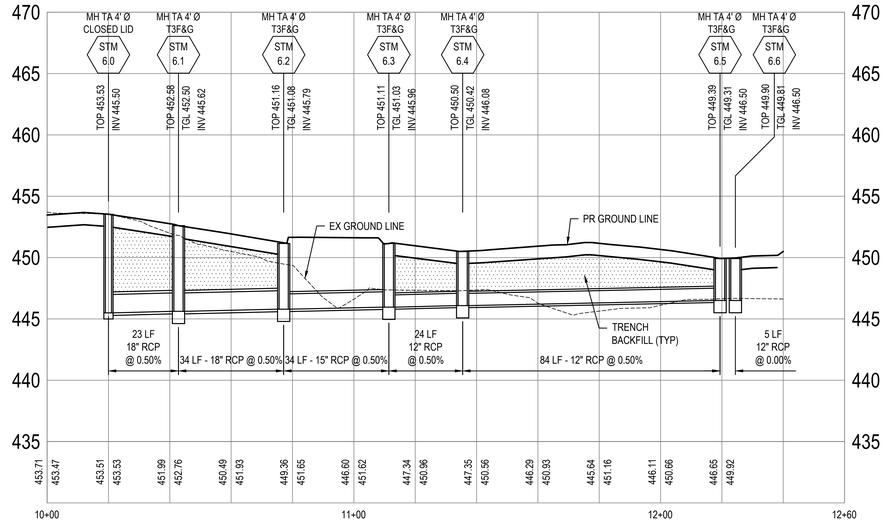
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

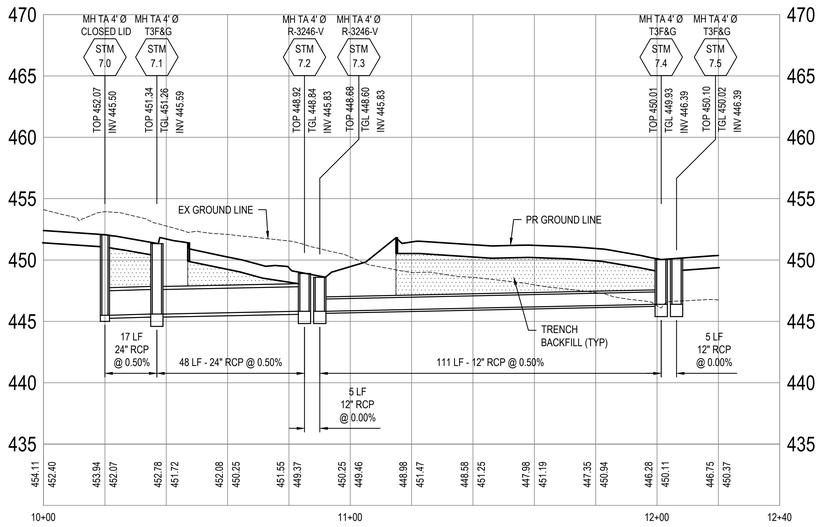
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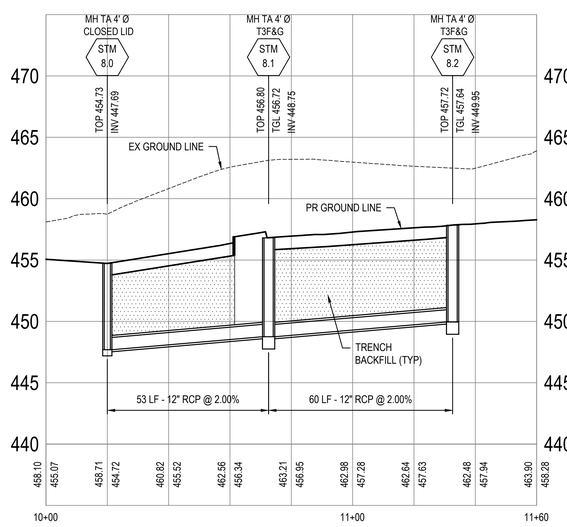
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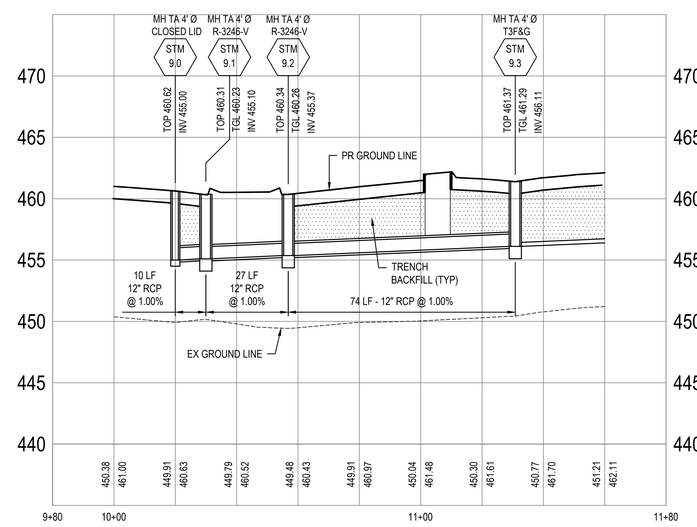


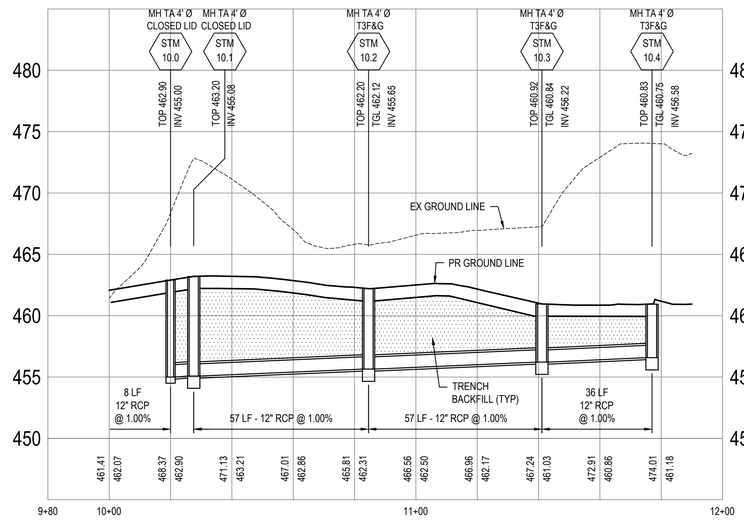


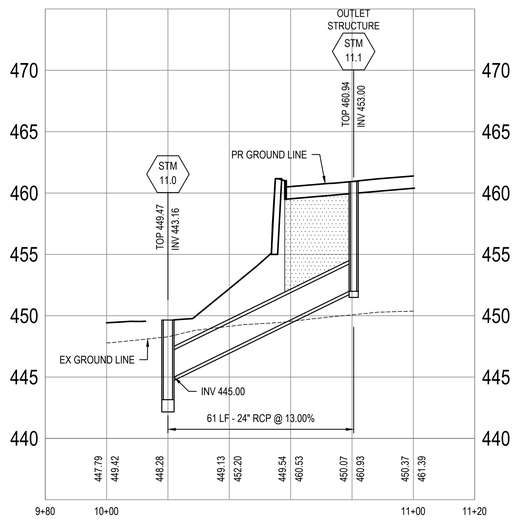












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STORM SEWER PROFILES

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

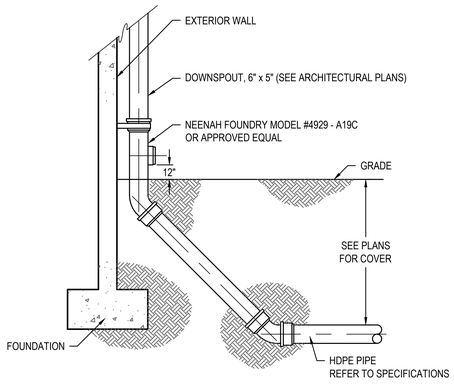
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NOT FOR CONSTRUCTION

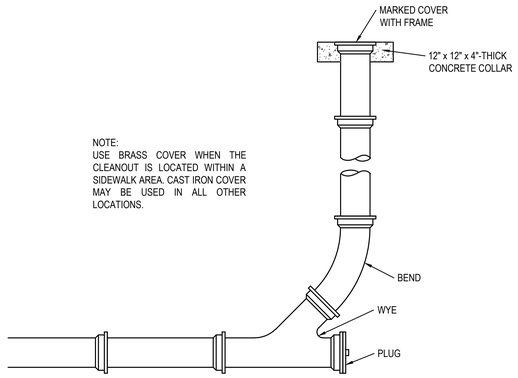
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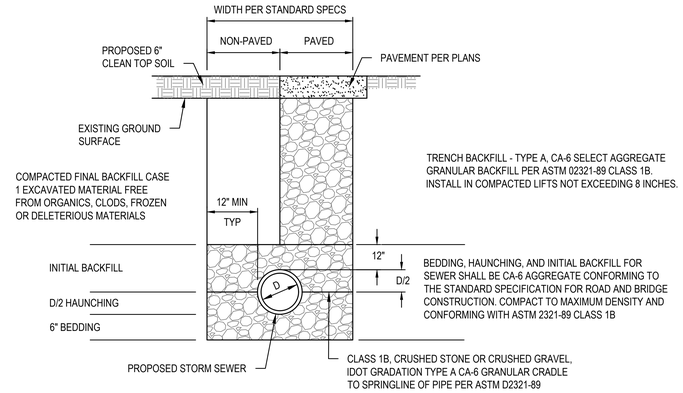
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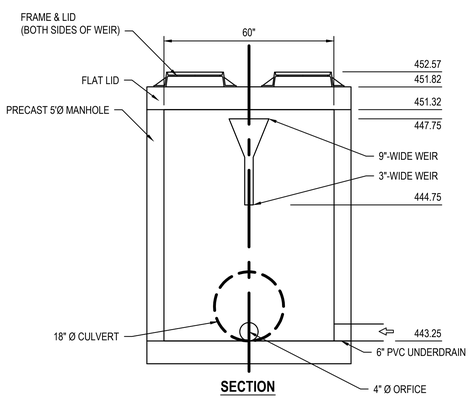
1 DOWNSPOUT SHOE DETAIL
SCALE: NO SCALE



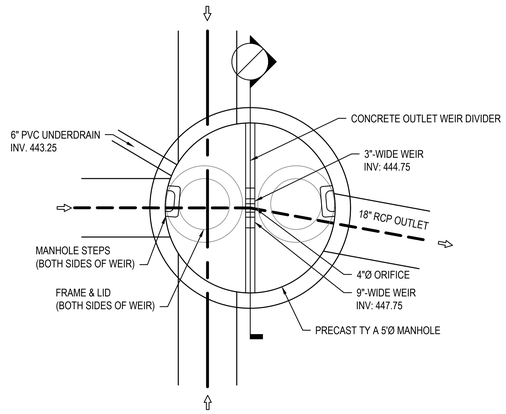
2 SEWER CLEANOUT
SCALE: NO SCALE



3 STORM SEWER INSTALLATION DETAIL
SCALE: NO SCALE

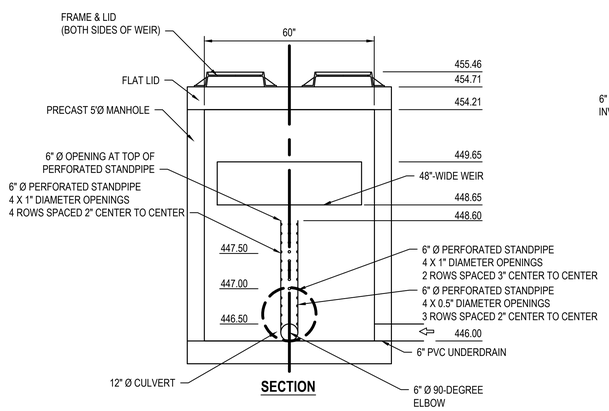


SECTION

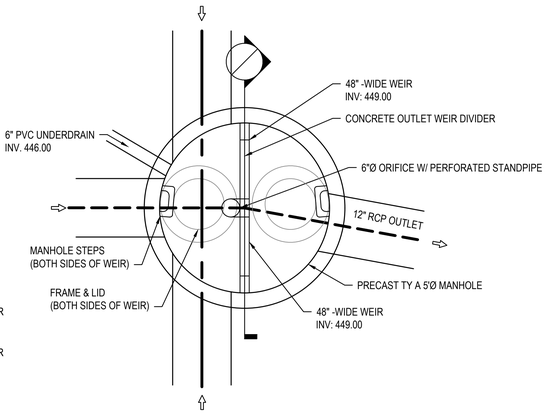


PLAN

4 OUTLET STRUCTURE 3.2 DETAIL
SCALE: NO SCALE

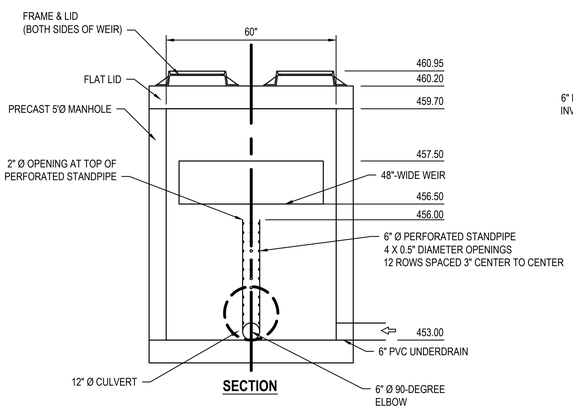


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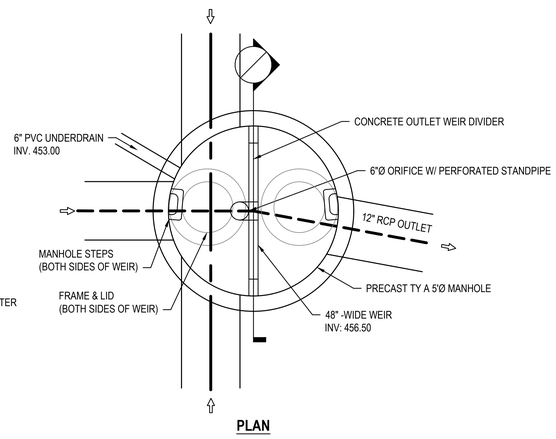


PLAN

5 OUTLET STRUCTURE 5.0 DETAIL
SCALE: NO SCALE



SECTION



PLAN

6 OUTLET STRUCTURE 11.1 DETAIL
SCALE: NO SCALE

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NO.:	DATE:	REMARKS:

AKG - COLLINSVILLE LANDING

DRAINAGE PLAN DETAILS

PHILLIP H. JONES
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LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

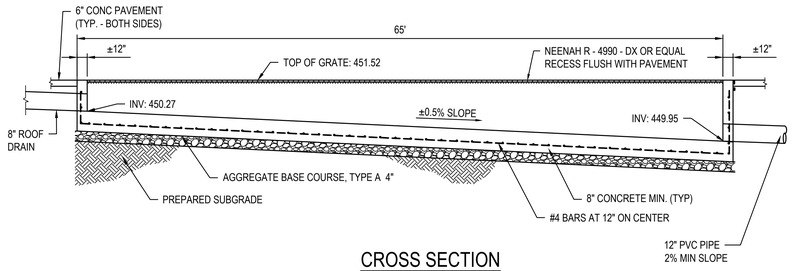
SHEET NO.: **C4.5**

NOT FOR CONSTRUCTION

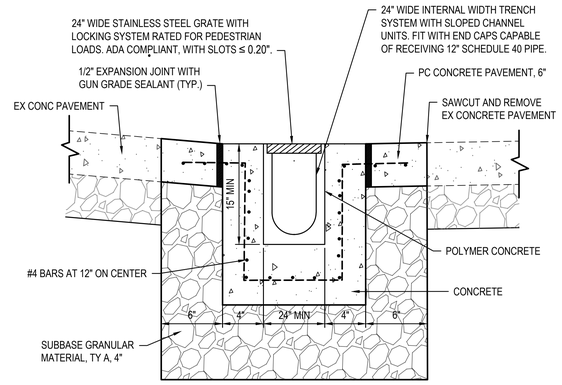
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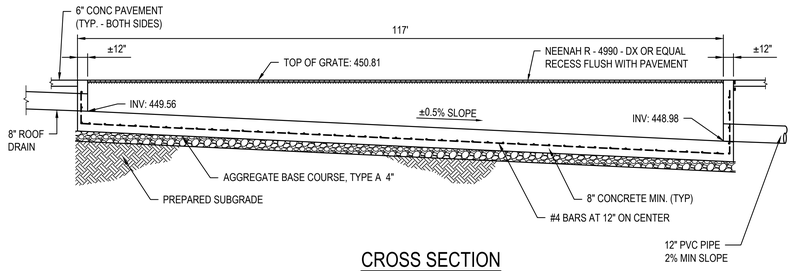
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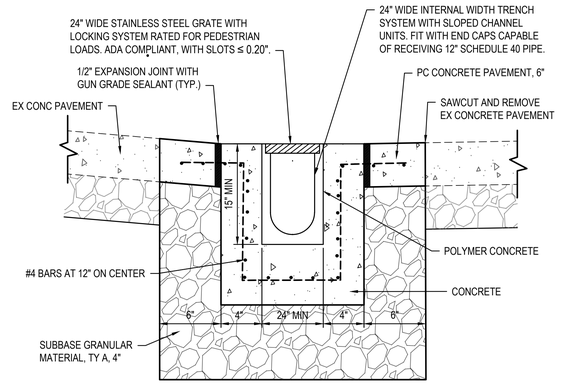
CROSS SECTION



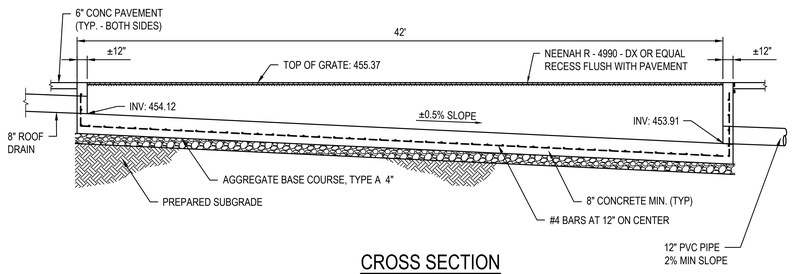
1 TRENCH DRAIN DETAIL
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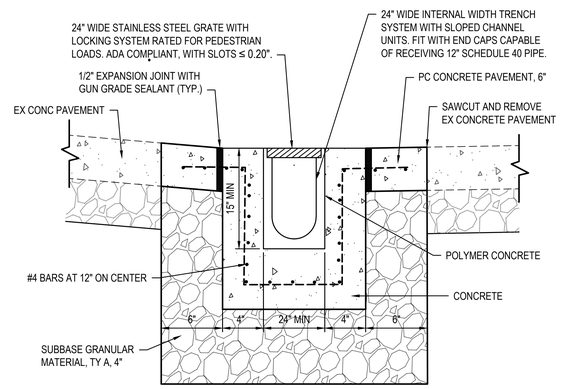
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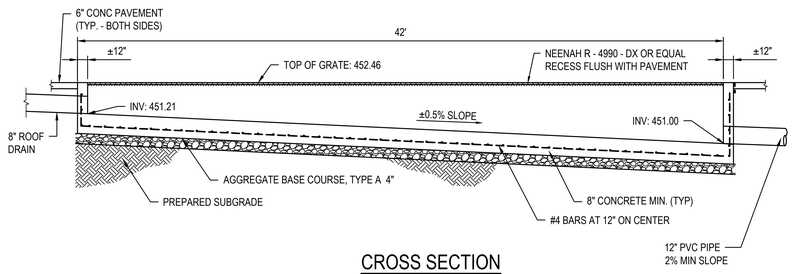
2 TRENCH DRAIN DETAIL
SCALE: NO SCALE



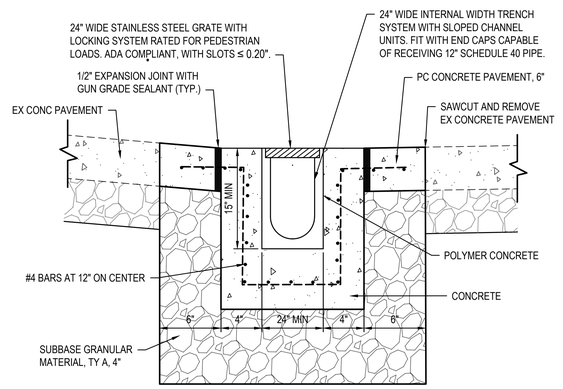
CROSS SECTION



3 TRENCH DRAIN DETAIL
SCALE: NO SCALE



CROSS SECTION



4 TRENCH DRAIN DETAIL
SCALE: NO SCALE

NOT FOR CONSTRUCTION
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REVISIONS:

NO.:	DATE:	REMARKS:

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ILLINOIS DESIGN FIRM LICENSE NO.: 184.001115

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AKG - COLLINSVILLE LANDING

DRAINAGE PLAN DETAILS

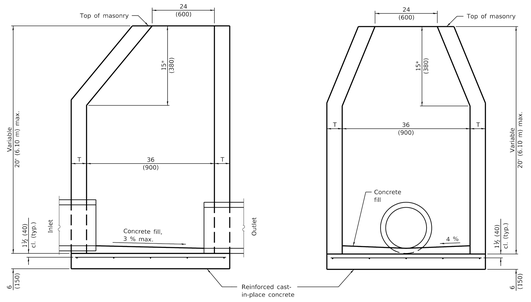
PHILLIP H. JONES
062-069634
LICENSED
PROFESSIONAL
ENGINEER
OF
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EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: C4.6

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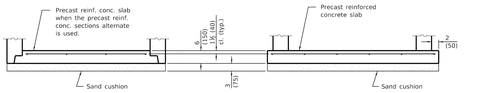
* For precast reinforced concrete sections, this dimension may vary from the dimension given to plus 6 (150).



ELEVATION - ECCENTRIC

ELEVATION - CONCENTRIC

ALTERNATE MATERIALS FOR WALLS	T (mm.)
Concrete Masonry Unit	5 (125)
Brick Masonry	8 (200)
Precast Reinforced Concrete Section	3 (75)
Cast-in-Place Concrete	6 (150)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft. (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional Precast Reinforced Concrete Flat Slab Top.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES

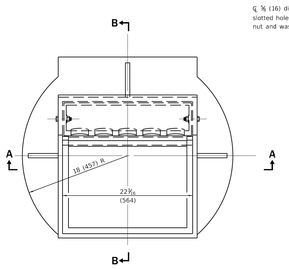
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

D-04-11 (D0502)

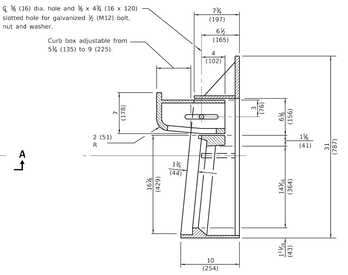
DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Revised general notes.
1-1-09	Switched units to
	English (metric).

INLET - TYPE B

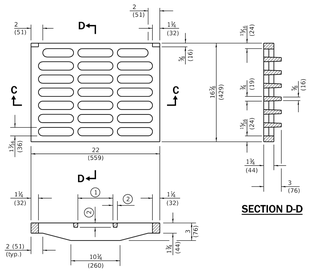
STANDARD 602306-03



CAST FRAME



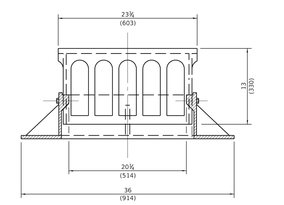
SECTION B-B



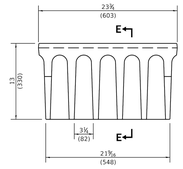
SECTION D-D

SECTION C-C

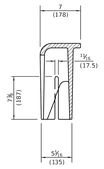
1 = 6 (152) typ.
2 = ⅜ (19) typ.



SECTION A-A



ALTERNATE CURB BOX



SECTION E-E

CAST GRATE

SEE INSET BELOW FOR ADJUSTING CURB BOX

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2015
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT

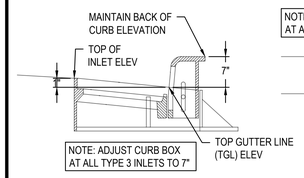
D-04-11 (D0502)

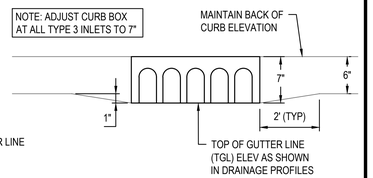
DATE	REVISIONS
1-1-15	Revised dimenstions of
	frame and alternate curb
	box.
1-1-09	Switched units to
	English (metric).

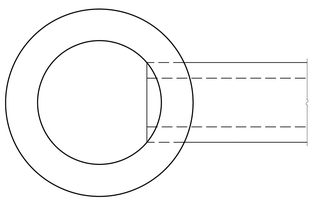
FRAME AND GRATE TYPE 3

STANDARD 604006-05

NOTE: STEPS ARE REQUIRED AT ALL INLETS AND MANHOLES GREATER THAN THREE FEET IN DEPTH.

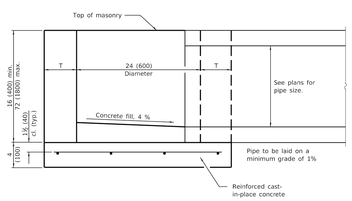




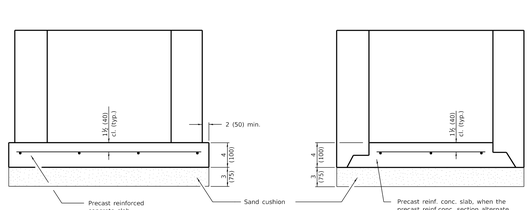


PLAN

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ELEVATION



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2014
ENGINEER OF POLICY AND PROCEDURES

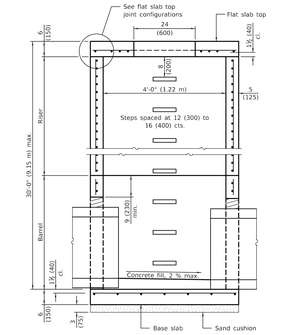
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

D-04-11 (D0502)

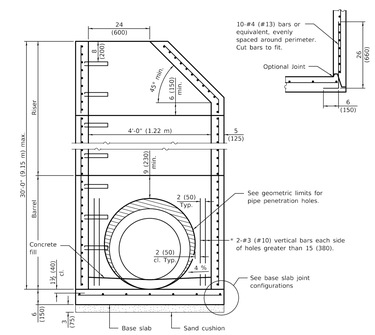
DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.

INLET - TYPE A

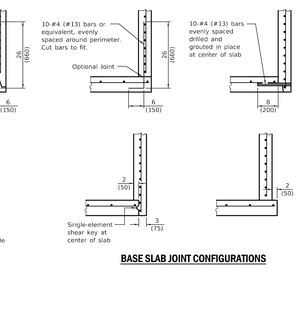
STANDARD 602301-04



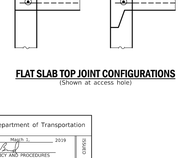
SECTION PARALLEL TO PIPE
(Without conical top riser)



SECTION PERPENDICULAR TO PIPE
(With conical top riser)



BASE SLAB JOINT CONFIGURATIONS

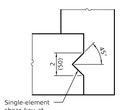


FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

1. A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).
2. A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).
3. A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.
4. Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.
5. The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).
6. Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations, except as noted.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

Illinois Department of Transportation

PASSED March 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED March 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

D-04-11 (D0502)

DATE	REVISIONS
3-1-19	Moved wall reinforcement from
	inside face to middle.
1-1-19	Expanded / refined reinforcement
	options. Increased manhole depths.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER

(Sheet 1 of 2)

STANDARD 602401-06

NOT FOR CONSTRUCTION

09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

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NO.:	DATE:	REMARKS:

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AKG - COLLINSVILLE LANDING

DRAINAGE PLAN DETAILS

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OF
STATE OF ILLINOIS
EXP. 11/30/2025

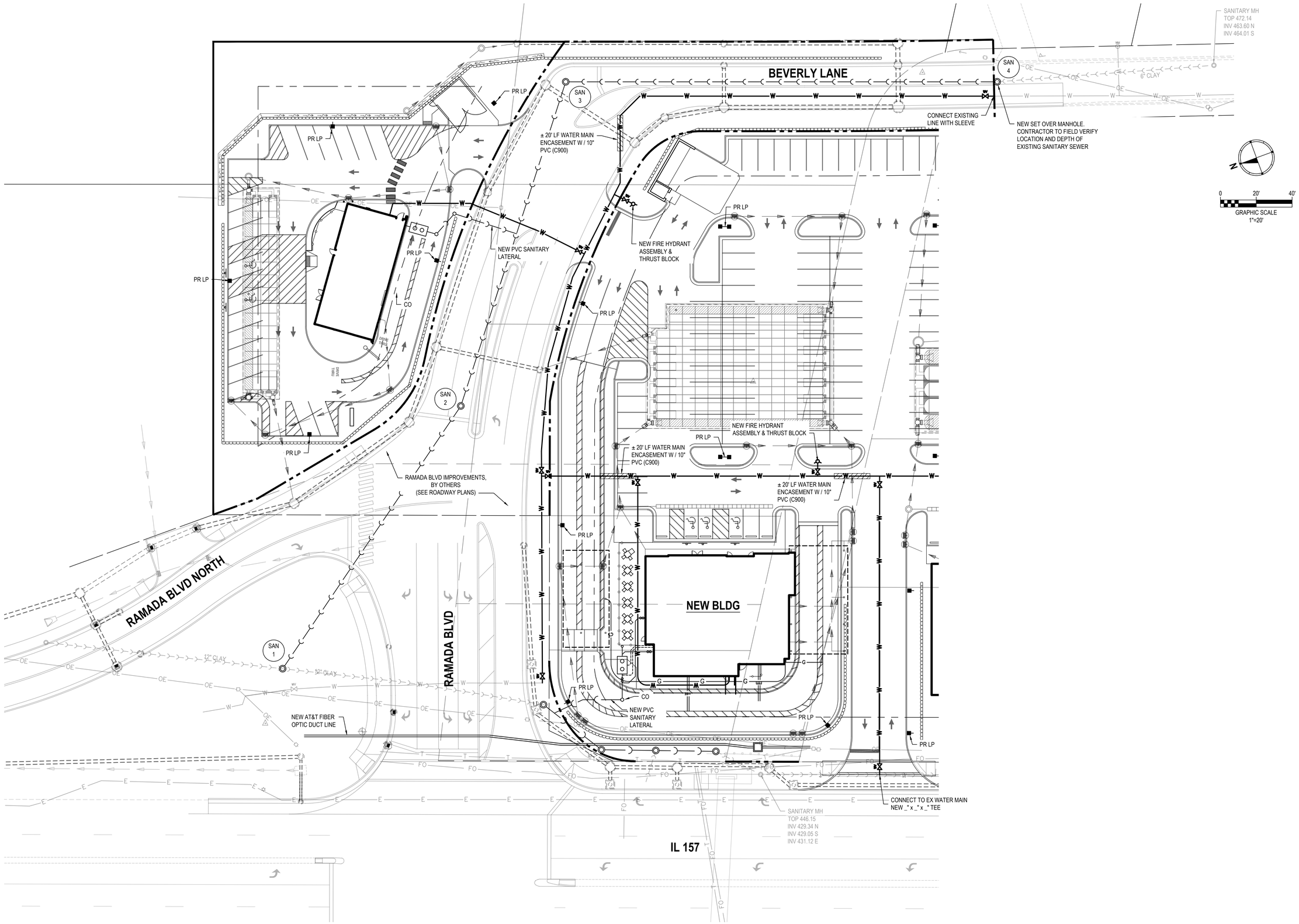
PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: C4.7

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NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.

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UTILITY PLAN

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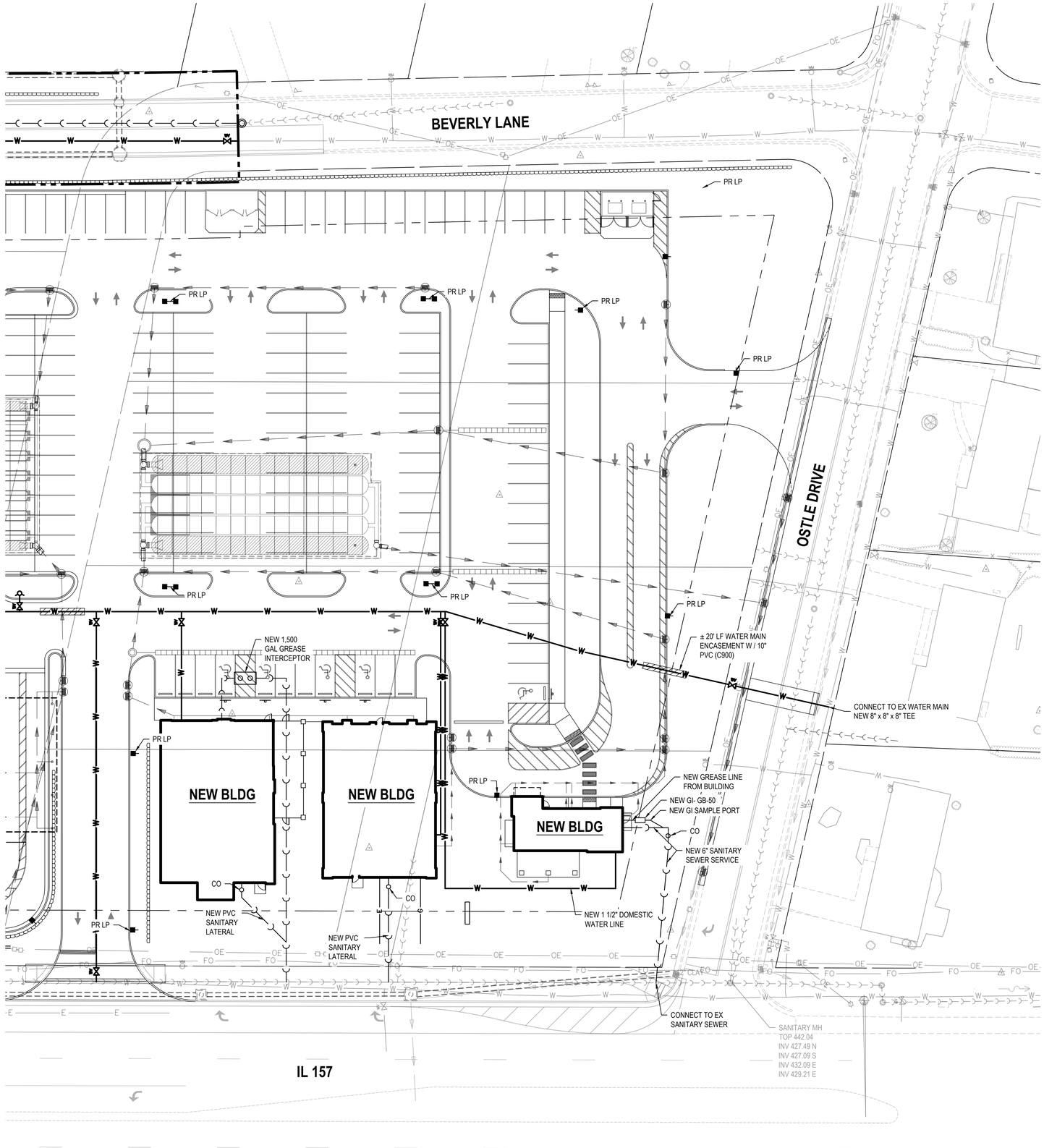
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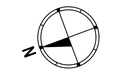
DATE: 09/24/2025

SHEET NO.: C5.1

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NOTE:

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UTILITY PLAN

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STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

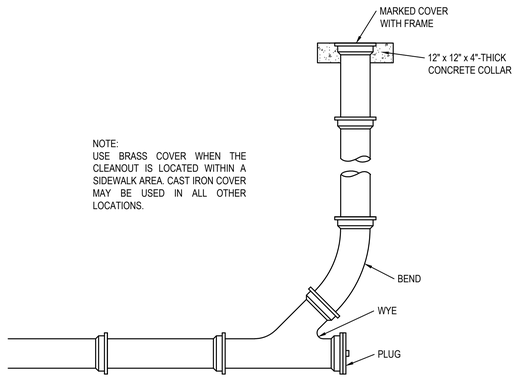
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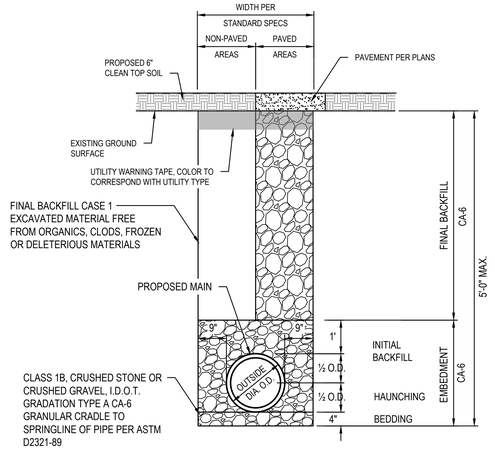
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GRAVITY SANITARY SEWER SPECIFICATIONS (These specifications supplement the project specifications)

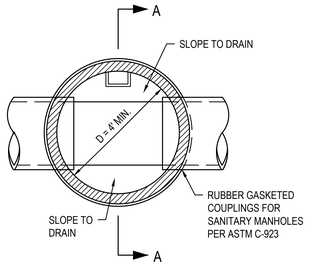
1. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH, THE ILLINOIS PLUMBING CODE, AND THE REQUIREMENTS OF THE CITY OF COLLINSVILLE.
2. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PLANS WITH THE ACTUAL DIMENSIONS AND CONDITIONS OF THE SITE. THE GENERAL CONTRACTOR MUST VERIFY THE ENGINEER'S LINES AND GRADES. IF A DISCREPANCY OCCURS FROM WHAT IS SHOWN ON THE PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE AFFECTED WORK. FAILING TO DO SO WILL BE CONSIDERED AS THE GENERAL CONTRACTOR HAVING PROCEEDED AT HIS OWN RISK AND EXPENSE.
3. ALL SANITARY SEWER PIPES SHALL BE PVC SDR-35 (OR SDR-26 IF GREATER THAN 14 FEET DEEP) MEETING THE REQUIREMENTS OF ASTM D3034 WITH PIPE AND FITTINGS CONFORMING TO ASTM D-3034 AND HAVING AN INTEGRAL BELL, GASKETED JOINT CONFORMING TO ASTM D-3212
4. SANITARY SEWER INVERTS SHOWN ON THE PLANS HAVE BEEN CALCULATED TO THE CENTER OF THE STRUCTURE. THE SANITARY SEWER SLOPES SHOWN ON THE PLANS IS THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF SANITARY SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE.
5. BEDDING OF THE PIPE AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH ASTM D2321-89 CLASS IB, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AND AS SHOWN IN THE PLANS. GRANULAR TRENCH BACKFILL SHALL BE USED AS INDICATED ON THE PLANS AND WHEN THE EDGE OF ANY TRENCH IS WITHIN 2 FT. OF ANY PAVEMENT, CURB, SIDEWALK, OR OTHER STRUCTURE. TRENCH BACKFILL SHALL BE COMPACTED WITH A ROLLER, VIBRATORY PLATE, OR OTHER COMPACTING DEVICE IN 12-INCH LIFTS.
6. ALL GRAVITY SANITARY SEWER PIPES AND STRUCTURES SHALL BE TESTED IN ACCORDANCE WITH ARTICLE 31-1.13 METHOD A, EXFILTRATION OF AIR UNDER PRESSURE, AND METHOD D, DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE, OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". GRAVITY SEWER PIPES SHALL BE TELEVISION INSPECTED BY THE CITY OF COLLINSVILLE PRIOR TO THE WORK BEING ACCEPTED. CONTRACTOR SHALL REPAIR OR REPLACE ANY LINE OR STRUCTURE WHICH FAILS ANY OF THE REQUIRED TESTS, AND RETEST. ALL TESTS SHALL BE WITNESSED BY THE ENGINEER AND THE CITY OF COLLINSVILLE. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF COLLINSVILLE 48 HOURS IN ADVANCE OF ANY TESTING TO BE PERFORMED.
7. A MINIMUM 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER MAINS IN ACCORDANCE WITH ARTICLE 41-2.01A AND 41-2.01B OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS." WHERE PHYSICAL CONSTRAINTS PREVENT THIS REQUIREMENT FROM BEING MET, ALTERNATIVE METHODS FOR PREVENTING CROSS-CONTAMINATION BETWEEN THE SEWER AND WATER MAIN SHALL BE PROVIDED IN ACCORDANCE WITH STANDARD DRAWINGS 18-24 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION.
8. PVC PIPE SHALL BE STORED UNDER COVER TO PROTECT FROM ULTRAVIOLET LIGHT.
9. WHENEVER PIPE LAYING IS NOT ACTIVELY IN PROGRESS, OPEN ENDS OF ALL INSTALLED PIPE AND FITTINGS SHALL BE FITTED WITH A WATERTIGHT PLUG.
10. PENETRATIONS ON ALL EXISTING MANHOLES SHALL BE CORE DRILLED. NO IMPACT DEVICES WILL BE ALLOWED FOR THE PURPOSE OF CONNECTING NEW SEWER MAINS TO EXISTING MANHOLES.
11. ALL PENETRATIONS SHALL BE MADE WATER TIGHT BY THE USE OF NON-SHRINK GROUT.
12. SEE PLUMBING PLANS FOR CLEANOUT LOCATIONS.
13. ALL MANHOLES SHALL BE INSPECTED AND LEAKAGE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C 969-94 OR ASTM C 1244-93, PRIOR TO BEING PLACED INTO SERVICE.



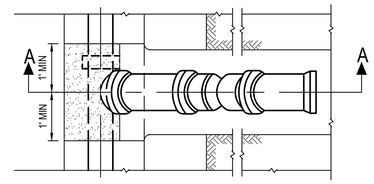
1 SANITARY SEWER CLEANOUT
SCALE: NO SCALE



2 SANITARY SEWER DETAIL
SCALE: NO SCALE



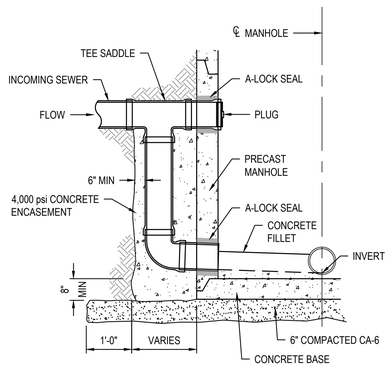
SECTIONAL PLAN



PLAN

NOTE:
STEPS REQUIRED, UNLESS DELETED BY SPECIAL PROVISIONS.

NOTE: SEPARATE SANITARY SEWER MANHOLES SUBJECT TO SATURATED SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER TIGHT MANHOLE COVERS.

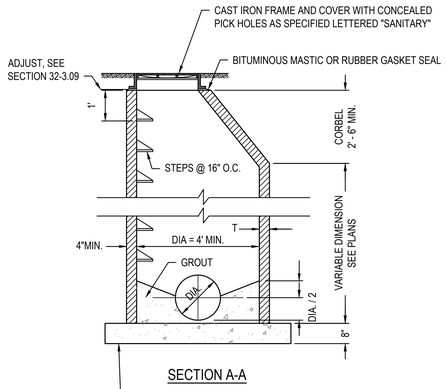


NOTES:

WHERE MANHOLE DROP EXCEEDS 4 FEET, OUTSIDE DROP PIPE SHALL BE ENCASED THE FULL LENGTH OF THE DROP. THE DROP PIPE SHALL BE SECURELY ANCHORED TO THE MANHOLE USING CORROSION RESISTANT BRACKETS AND FASTENERS. THE CONCRETE ENCASEMENT OF THE VERTICAL PIPE MAY BE PRECAST OR CAST-IN-PLACE

FOR INCOMING SEWER SMALLER THAN 12" USE VERTICAL PIPE OF SAME DIAMETER. FOR INCOMING SEWER 12" OR GREATER, USE 12" VERTICAL PIPE.

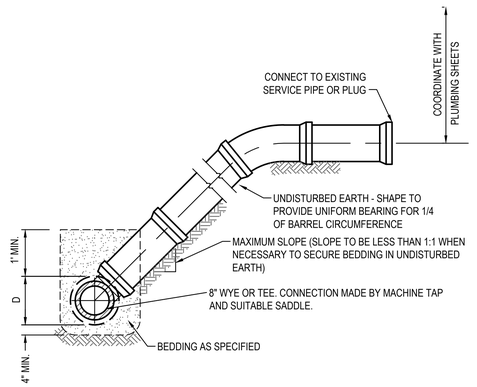
3 OUTSIDE DROP MANHOLE DETAIL
SCALE: NO SCALE



SECTION A-A

BOTTOM SLAB: 3500 PSI CONCRETE OR PRECAST REINFORCED CONCRETE SLAB ON 6" SAND CUSHION BOTTOM SLAB, MAY BE PRECAST MONOLITHIC WITH MANHOLE WALL SECTION

4 SANITARY SEWER MANHOLE
SCALE: NO SCALE



SECTION A-A

NOTES:

WHERE SERVICE LINE IS BELOW FORCE MAIN, CONNECTION IS MADE ABOVE NORMAL FLOW OF MAIN SEWER.

RISERS TO BE CONSTRUCTED WHERE SEWER DEPTH EXCEEDS 12'-0". FOR PIPE MATERIAL AND CONCRETE SEE SPECIFICATIONS.

5 TYPICAL RISER FOR SERVICE LATERAL
SCALE: NO SCALE

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SANITARY SEWER DETAILS

PHILLIP H. JONES 062-069634 LICENSED PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: C5.3

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WATER MAIN SPECIFICATIONS (These specifications supplement the project specifications)

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" 8TH EDITION, THESE PLANS, THE SPECIAL PROVISIONS, THE CONDITIONS OF THE I.E.P.A. PERMIT, AND THE CITY OF COLLINSVILLE SUBDIVISION ORDINANCE.

2. ALL WATER MAIN SHALL COMPLY WITH THE SPECIFICATIONS AS OUTLINED IN SECTION 40 OF THE "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS", 8TH EDITION OR MOST CURRENT. COMMON WATER SERVICE FOR DOMESTIC WATER AND FIRE SUPPRESSION SHALL COMPLY WITH THE ILLINOIS PLUMBING CODE AND NFPA 24. WHEN IN CONFLICT THE STRICTER CODE SHALL GOVERN. WATER SERVICE SHALL BE PVC CONFORMING TO AWWA C900. FITTINGS SHALL BE PVC CONFORMING TO AWWA C900 OR DUCTILE IRON CONFORMING TO AWWA C110. JOINS SHALL BE MECHANICAL RESTRAINED JOINTS.

3. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PLANS WITH THE ACTUAL DIMENSIONS AND CONDITIONS OF THE SITE. THE GENERAL CONTRACTOR MUST VERIFY THE ENGINEER'S LINES AND GRADES. IF A DISCREPANCY OCCURS FROM WHAT IS SHOWN ON THE PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE AFFECTED WORK. FAILING TO DO SO WILL BE CONSIDERED AS THE GENERAL CONTRACTOR HAVING PROCEEDED AT HIS OWN RISK AND EXPENSE.

4. ALL WATER MAIN AND WATER SERVICE WORK SHALL BE COORDINATED WITH THE PUBLIC WORKS DIRECTOR OF THE CITY OF COLLINSVILLE.

5. ALL HYDRANTS SHALL BE 5-1/4" BARREL, 3-WAY MUELLER CENTURION MODEL A-423 OR KENNEDY GUARDIAN. A HYDRANT ASSEMBLY SHALL CONSIST OF A 6" RESILIENT WEDGE GATE VALVE ANCHORED TO THE HYDRANT BY USE OF A ANCHORING COUPLING OR RESTRAINT JOINT GLANDS IN ACCORDANCEWITH AWWA AND IEPA GUIDELINES. USE OF RODS IS PROHIBITED. ASSEMBLY SHALL INCLUDE VALVE BOX.

6. ALL HYDRANTS TO BE INSTALLED/ADJUSTED STRAIGHT (PLUMB) AND AT THE PROPER FINISHED GRADE PER MANUFACTURER'S SPECIFICATIONS.

7. ALL VALVES SHALL BE LEFT OPEN, RESILIENT WEDGE GATE VALVES WITH INTEGRAL STAINLESS STEEL NUTS AND BOLTS (BONNET AND PACKING BOLTS).

8. ALL TAPPING SLEEVES SHALL BE STAINLESS STEEL SLEEVES WITH DUCTILE IRON FLANGE, ROMAC INDUSTRIES MODEL SST OR EQUAL. FLANGE BOLTS AND NUTS TO BE 316 STAINLESS STEEL.

9. ALL WATER MAINS SHALL BE INSTALLED WITH TRACER WIRE PLACED ADJACENT TO THE PIPE.

10. ALL WATER MAIN FITTINGS TO BE MECHANICAL JOINT AWWA C153 COMPACT DUCTILE IRON.

11. TRACER WIRE TO BE COPPERHEAD #12 CCH HIGH STRENGTH, SOFT DRAWN 380# OR EQUAL, SHALL BE INSTALLED ADJACENT TO ALL WATERLINES AND CONNECTED TO HYDRANTS AND VALVES. WIRE TO BE PLACED OUTSIDE OF VALVE BOX AND THREADED THRU A PENETRATION AT 8" BELOW TOP OF BOX. ALL SPLICES SHALL BE SOLDERED AND MADE WATER TIGHT BY USE OF SILICONE FILLED WIRE NUTS.

12. ALL THRUST BLOCKING SHALL BE WITH POURED CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.

13. THE WATER MAIN SERVING THE FIRE SPRINKLER SYSTEM TO BE FLUSHED AT A RATE APPROPRIATE TO ITS SIZE, PRIOR TO CONNECTION TO THE SYSTEM. NOTIFY THE LOCAL AUTHORITY TWENTY-FOUR HOURS (24) IN ADVANCE OF THE FLUSHING TO WITNESS.

14. DETAILED "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE CITY OF COLLINSVILLE UPON COMPLETION OF THE PROJECT.

15. ALL EXISTING FIRE HYDRANTS, METER LIDS AND FRAMES SHALL REMAIN THE PROPERTY OF THE CITY OF COLLINSVILLE.

16. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED BY A STATE OF ILLINOIS LICENSED PLUMBER.

17. CONTRACTOR SHALL NOTIFY THE CITY OF COLLINSVILLE WATER DEPARTMENT 48 HOURS PRIOR TO STARTING WORK.

    THE FOLLOWING INSPECTIONS AND TESTING SHALL OCCUR FOR THE UNDERGROUND PIPING. THE LOCAL OFFICIAL SHALL HAVE A MINIMUM OF FORTY-EIGHT (48) HOUR NOTICE OF THE TEST. THEY SHALL INCLUDE BUT ARE NOT LIMITED TO:

    A. UNDERGROUND PIPING, THRUST BLOCKS, AND RESTRAINTS SHALL BE VISUAL INSPECTED PRIOR TO BEING COVERED. THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED ON WHAT RELEVANT DEPARTMENT SHALL COMPLETE THE INSPECTION. A COPY OF THE INSPECTION SHALL BE PROVIDED TO THE LOCAL FIRE OFFICIAL PRIOR TO THE FLUSHING AND HYDROSTATIC TEST.

    B. UNDERGROUND FLUSHING TO BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN BEFORE THE BACKFLOW ASSEMBLY IS INSTALLED AND PUT INTO SERVICE. THE UNDERGROUND PIPING FLUSHING FLOW RATE SHALL BE NOT LESS THAN ONE OF THE OPTIONS LISTED IN NFPA 24. A COPY OF THE TESTING DOCUMENTS IS TO BE PRESENTED TO THE LOCAL FIRE OFFICIAL AT THE COMPLETION OF THE TEST.

    C. UNDERGROUND HYDROSTATIC TO BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN FROM BEING COVERED. THE PIPING SHALL BE HYDROSTATICALLY TESTED AT TWO HUNDRED PSI (200) AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR TWO (2) HOURS.

18. ALL WORK SHALL BE INSPECTED BY WATER DEPARTMENT STAFF PRIOR TO BACKFILLING.

19. ALL WATER METER LIDS AND VALVE BOXES TO BE ADJUSTED TO THE PROPER FINISH GRADE.

20. CONTRACTOR SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE CITY OF COLLINSVILLE.

21. THRUST BLOCK SIZING AND RESTRAINT LENGTHS ARE REQUIRED TO BE SIZED BY THE CONTRACTOR BASED ON THE CALCULATED THRUST FORCES AND SUBMITTED TO THE ENGINEER. CONCRETE FOR ANY REQUIRED THRUST BLOCK SHALL BE NO LEANER THAN ONE (1) PART CEMENT, TWO AND ONE-HALF (2-1/2) PARTS SAND, AND FIVE (5) PARTS STONE.

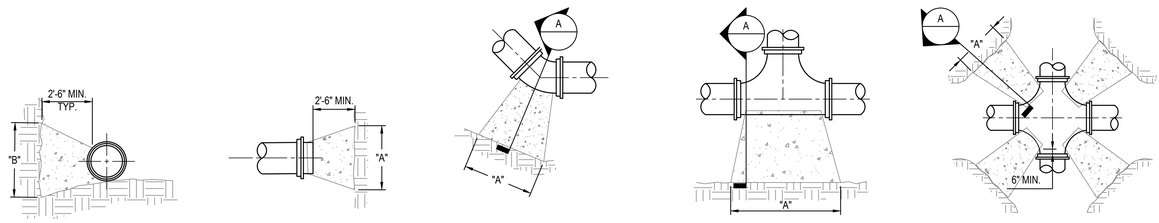
THRUST BLOCK SIZING TABLE & NOTES:

1. COVER OVER TOP OF PIPE SHALL BE BELOW FROST LINE OR 30" MINIMUM, 72" MAXIMUM ACCORDING TO REGULATORY REQUIREMENTS. IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES,.
4. THRUST BLOCKING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
5. BASED ON 200 PSI (150 PSI STATIC PRESSURE PLUS 50 PSI WATER HAMMER) AND 1000 PSF SOIL BEARING.
6. POLYETHYLENE ENCASEMENT ON ALL D.I. PIPE AND FITTINGS.
7. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
8. ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.
9. ALL ANCHOR BOLTS SHALL BE COR-BLUE, MINIMUM 1/2" DIAMETER. COAT EXPOSED ROD WITH ASPHALT CEMENT AFTER CONCRETE HAS SET.
10. ALL M.J. AND FLG. FITTINGS TO RECEIVE THRUST BLOCKS SHALL HAVE THE FASTENER AREAS FELT WRAPPED AND TAPED PRIOR TO THE CONCRETE POUR TO ALLOW FUTURE ACCESS TO THE FASTENERS AT THE JOINTS.
11. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
12. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE MIN 3000 PSI CONCRETE.
13. FOR UNSTABLE SOIL CONDITIONS, CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS.
14. FOR MAIN SIZES GREATER THAN 16", SEE ENGINEER FOR THRUST BLOCK DIMENSIONS.
15. PER NFPA 24 THRUST BLOCKS ARE REQUIRED TO BE SIZED BASED ON CALCULATED THRUST FORCES. CONTRACTOR SHALL PROVIDE CALCULATIONS TO VERIFY BLOCK SIZING WHEN NFPA 24 IS APPLICABLE.

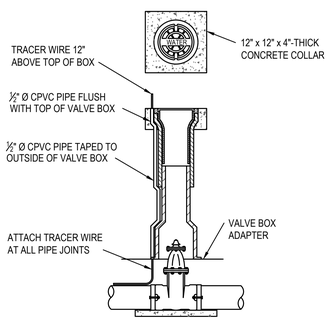
REQUIRED BEARING AREA ON UNDISTURBED SOIL AND TYPICAL DIMENSIONS

PIPE SIZE	90° BENDS			45° BENDS			22.50° BENDS			11.25° BENDS			TEES/PLUGS		
	AREA (SF)	"A" (in.)	"B" (in.)	AREA (SF)	"A" (in.)	"B" (in.)	AREA (SF)	"A" (in.)	"B" (in.)	AREA (SF)	"A" (in.)	"B" (in.)	AREA (SF)	"A" (in.)	"B" (in.)
6"	12.0	48	36	6.5	39	24	3.3	27	18	1.7	20	12	8.5	41	30
8"	21.3	64	48	11.5	56	30	5.9	36	24	3.0	24	18	15.1	61	36
10"	33.3	89	54	18.0	73	36	9.2	45	30	4.6	28	24	23.6	81	42
12"	48.0	116	60	26.0	89	42	13.2	53	36	6.6	32	30	33.9	91	54
14"	65.3	112	84	35.3	85	60	18.0	62	42	9.0	37	36	46.2	101	66
16"	85.3	128	96	46.1	101	66	23.5	71	48	11.8	48	36	60.3	121	72

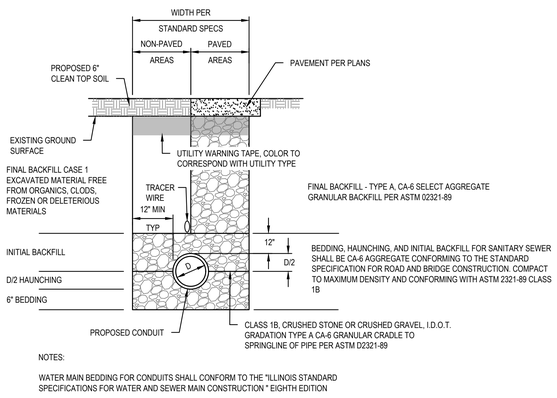
1. AREA IN SQUARE FEET. "A" & "B" IN INCHES
2. BEARING TABLE AREA BASED ON 200 PSI MINIMUM WITH SOIL BEARING CAPACITY OF 1000 LBS/SQUARE FOOT
3. FOR HIGHER WATER PRESSURES OR LOWER SOIL PRESSURES, CONSULT ENGINEER FOR ADJUSTMENTS
4. BEARING TABLE AREA INCLUDES FACTOR OF SAFETY OF 1.50
5. ADDITIONAL FACTOR OF SAFETY AND BEARING AREA MAY BE REQUIRED AS DIRECTED BY THE ENGINEER



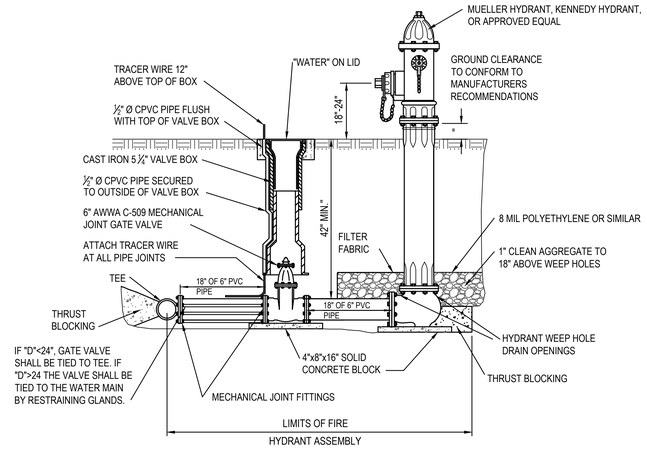
1 BENDS, TEES & CROSSES
SCALE: NTS



2 GATE VALVE INSTALLATION DETAIL
SCALE: NO SCALE



3 WATER MAIN INSTALLATION DETAIL
SCALE: NO SCALE



4 FIRE HYDRANT & VALVE (SPECIAL)
SCALE: NO SCALE

REVISIONS:

NO.:	DATE:	REMARKS:

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Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO.: 184.001115
OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

WATER MAIN DETAILS

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

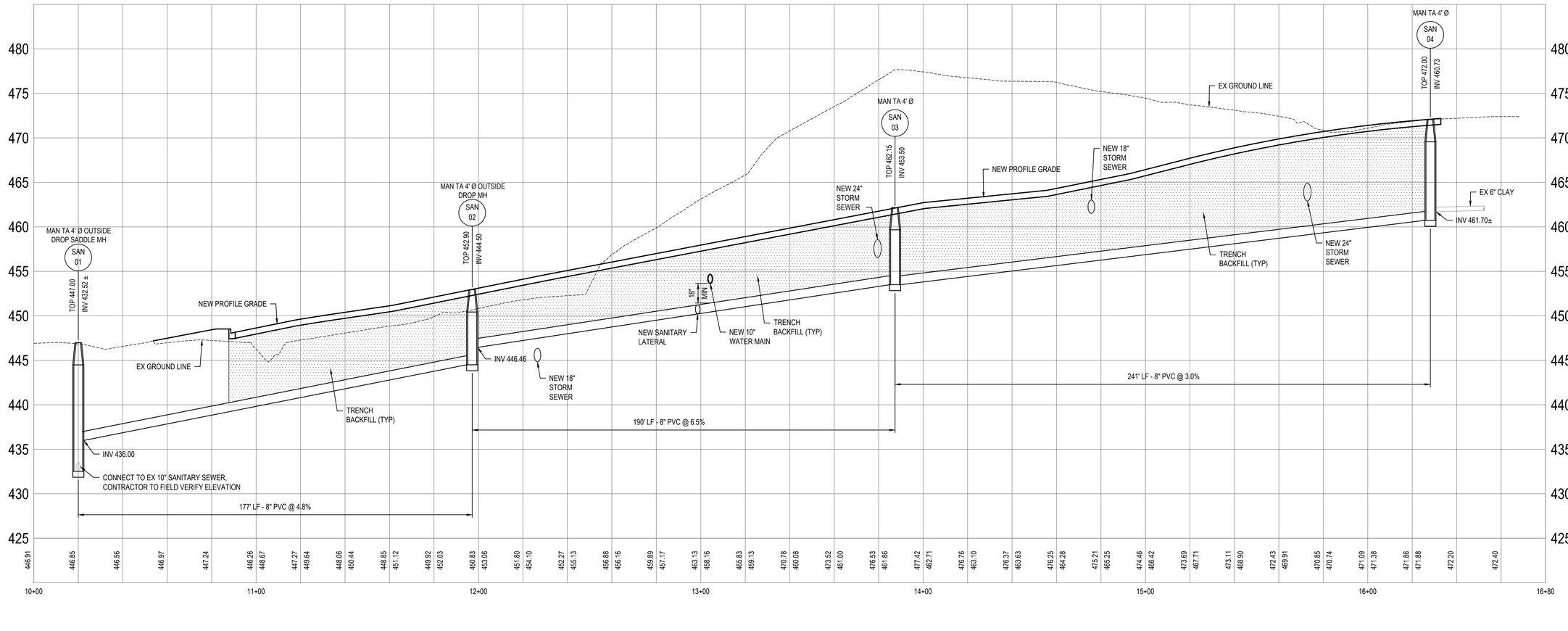
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NOTE:

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STORM PROFILES

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OF
STATE OF ILLINOIS
EXP. 11/30/2025

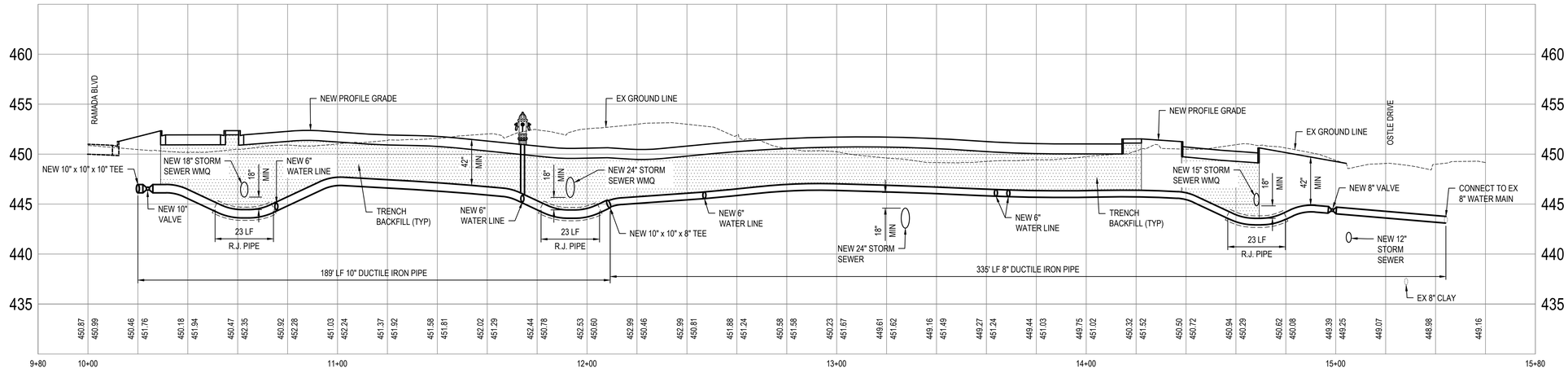
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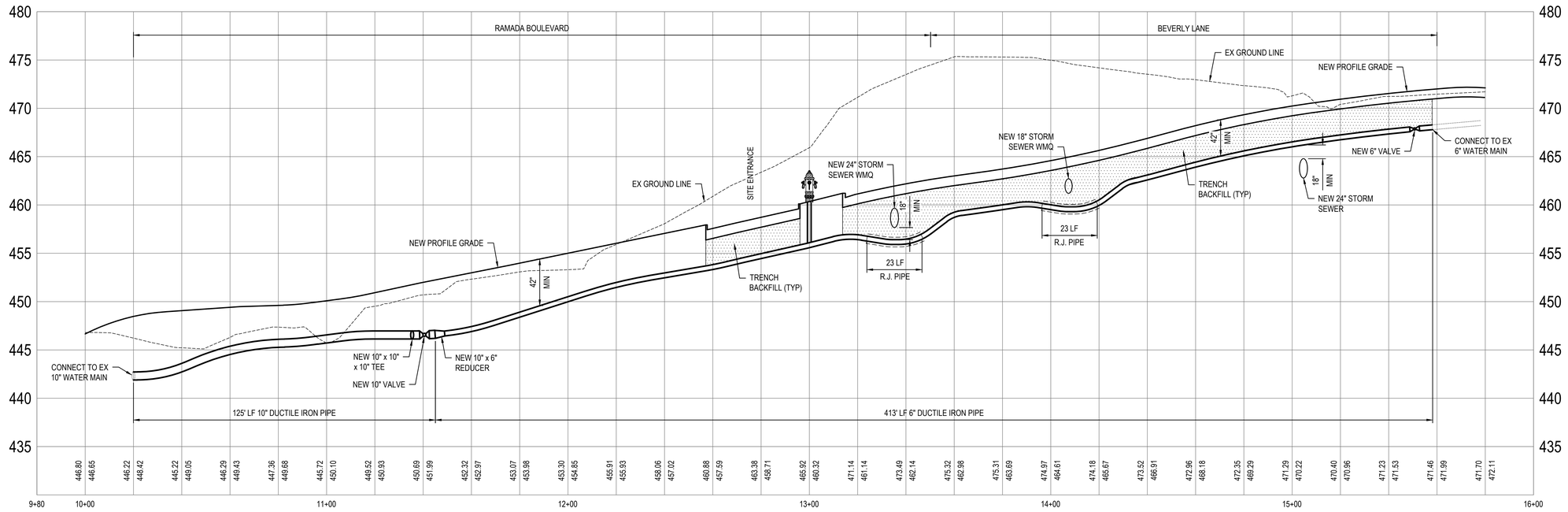
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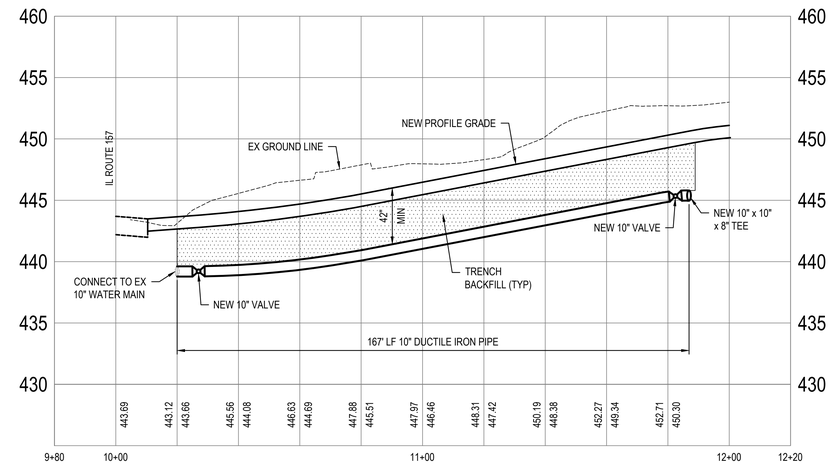
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NOTE:

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EXP. 11/30/2025

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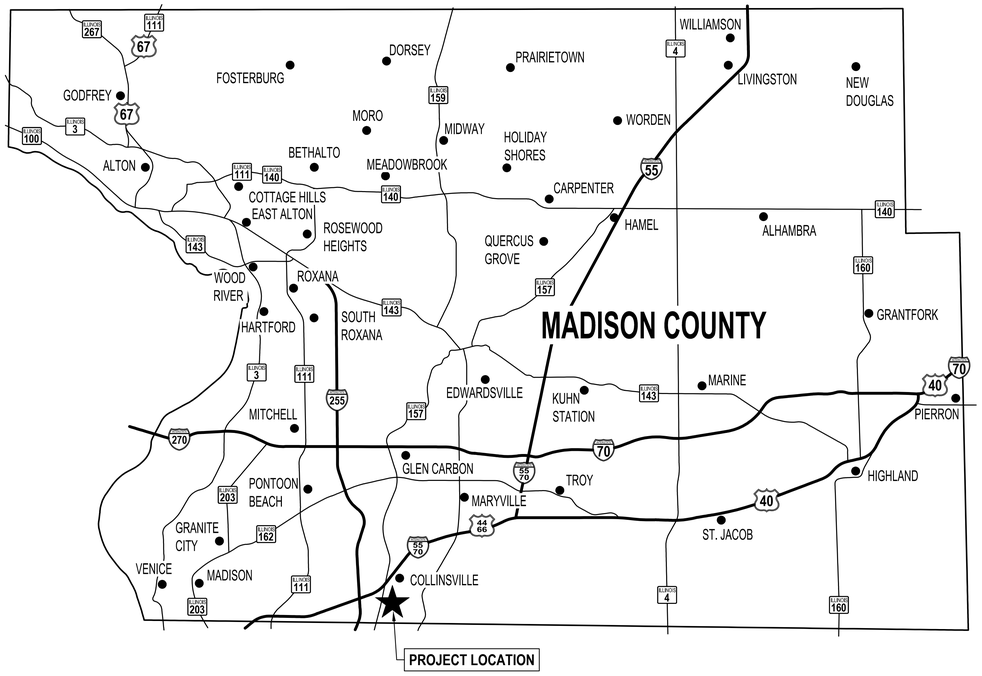
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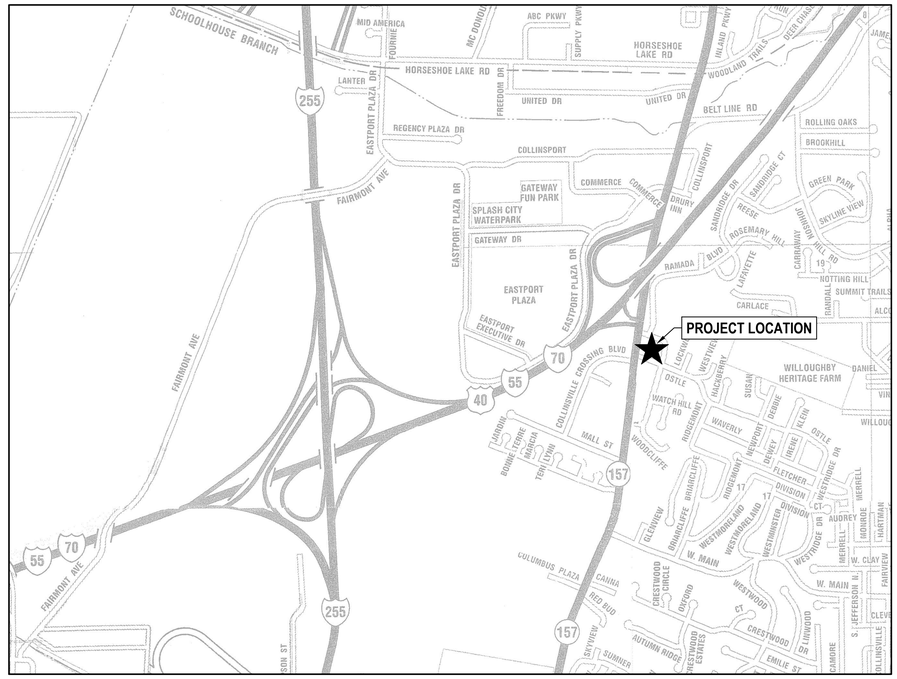
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VICINITY MAP



LOCATION MAP





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AKG - COLLINSVILLE LANDING

EROSION CONTROL LOCATION MAPS

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: C6.1

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PROJECT NAME:

AKG - COLLINSVILLE LANDING

COLLINSVILLE, MADISON COUNTY, ILLINOIS 62234

OWNER NAME & ADDRESS:

AKG DEVELOPMENT
34 NORTH BRENTWOOD BLVD, SUITE 1
CLAYTON, MISSOURI, 63105

DESCRIPTION:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: DEMOLITION, CLEARING AND GRUBBING, TREE REMOVAL, SITE & DRAINAGE IMPROVEMENTS, AND MASS GRADING, FIND GRADING

WATERSHED SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP "B AND D"

EROSION CONTROL MEASURES SHALL INCLUDE: INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE, INLET PROTECTION, CURB PROTECTION, DITCH CHECKS, CONCRETE WASHOUT AREA

SITE AREA:

TOTAL PROPERTY AREA 5.5 ACRES.

TOTAL DISTURBED AREA 5.5 ACRES

WETLANDS AREA WITHIN THE SITE IS APPROXIMATELY 0.00 ACRES

ESTIMATED RUNOFF COEFFICIENT OF THE SITE WILL BE 0.76

THE SEQUENCE OF MAJOR ACTIVITIES SHALL BE AS FOLLOWS:

1. SUBMIT A NOTICE OF INTENT (NOI) TO THE IEPA.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND DESIGNATE A VEHICLE WASTE AREA.
3. INSTALL INLET PROTECTION ON EXISTING INLETS AND PERIMETER SILT FENCE.
4. CLEAR AND GRUB. STOCKPILE TOPSOIL.
5. PERFORM MASS GRADING.
6. INSTALL DITCH, AND DITCH CHECKS AS NECESSARY DURING GRADING ACTIVITIES.
7. STABILIZE DENUDED AREA AND STOCKPILES WITH TEMPORARY SEEDING WITHIN 14 DAYS OF THE LAST GRADING ACTIVITY IN THAT AREA.
8. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND ALL VEGETATION IS ESTABLISHED, UPON APPROVAL BY THE CITY OR PROJECT ENGINEER. SUBMIT A NOTICE OF TERMINATION (NOT) TO THE IEPA.

NAME OF RECEIVING WATERS:

ALL STORM WATER DISCHARGE FROM THIS PROJECT IS DIRECTED TO THE CITY OF COLLINSVILLE'S
STORM SEWER SYSTEM AND AN UN-NAMED TRIBUTARY TO THE CAHOKIA CREEK CANAL.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. PAVED STREETS ADJACENT TO THE SITE SHALL BE CLEANED DAILY OR MORE FREQUENTLY AS NECESSARY. CLEANING SHALL INCLUDE SCRAPING SIGNIFICANT AMOUNTS OF SOIL AND POWER SWEEPING AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

TIMING OF CONTROL MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE CONSTRUCTED AT THE COMMENCEMENT OF THE SEQUENCE OF DEMOLITION OPERATIONS AS PRACTICAL. AREAS WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.

TEMPORARY SEEDING SHALL CONSIST OF RYE OR WHEAT APPLIED AT A RATE OF 120 POUNDS PER ACRE. AFTER SEEDING, STRAW MULCH SHALL BE APPLIED AT A RATE OF 4000 POUNDS PER ACRE AND ANCHORED BY CRIMPING.

TOPSOIL AND SUBSOIL STOCKPILE AREA SHALL BE SURROUNDED BY A PERIMETER EROSION FENCE.

AFTER THE ENTIRE SITE IS STABILIZED, ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE PERIMETER SILT FENCE AND THE ITEMS SHALL BE REMOVED. A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE COVER FOR UNPAVED AREA NOT COVERED BY PERMANENT STRUCTURES SHALL BE ESTABLISHED FOR THE SITE TO BE FULLY STABILIZED.

THE CONTRACTOR SHALL INSPECT AND REMOVE ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINES OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. TO ENSURE THAT THE NATURAL FLOW LINE OF WATER IS NOT OBSTRUCTED. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES, PIPING, AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

AT THE CONCLUSION OF EACH DAY, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE TO AN AREA PROTECTED BY EROSION CONTROLS. SITE DRAINAGE MAY BE ACHIEVED BY SHEET FLOW, STORM SEWERS, DITCHING OR PUMPING.

AT NO ADDITIONAL COST TO THE CONTRACT, TECHNIQUES - SUCH AS THE APPLICATION OF WATER - SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.

AT NO ADDITIONAL COST TO THE CONTRACT, THE ENTIRE SITE SHALL BE STABILIZED USING A HEAVY MULCH LAYER (2 TONS/ ACRE) OR ANOTHER METHOD THAT DOES NOT REQUIRE GERMINATION TO CONTROL EROSION, AT THE CLOSE OF THE CONSTRUCTION SEASON.

STABILIZATION EFFORTS MUST BE INITIATED WITHIN 1 WORKING DAY ON ANY PORTION OF THE SITE THAT WILL NOT BE DISTURBED FOR AT LEAST 14 DAYS AND COMPLETED WITHIN 14 CALENDAR DAYS OF INITIATION. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED MUST BE INCLUDED IN THE SWPPP. A RECORD IS A DOCUMENTATION OF PAST EVENTS. A SCHEDULE IS A PREDICTION OF FUTURE EVENTS. THESE WORDS ARE NOT SYNONYMOUS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS:

THE EROSION CONTROL PLAN REFLECTS THE CITY OF COLLINSVILLE REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND THE REQUIREMENTS OF THE NPDES PERMIT PROGRAM AND THE CITY OF COLLINSVILLE STORM WATER MANAGEMENT PROGRAM.

ALL SPILL RESPONSE PROCEDURES AND PROVISIONS SHALL FOLLOW THE REQUIREMENTS AND REGULATIONS OF THE CITY OF COLLINSVILLE AND THE IEPA. IN THE EVENT OF A SPILL OF MATERIALS/WASTE, THE CONTRACTOR SHALL, AT A MINIMUM, NOTIFY THE CITY OF COLLINSVILLE, THE IEPA, AND CREATE AN INCIDENT REPORT INCLUDING THE TYPE, AMOUNT, LOCATION, AND TIME OF THE SPILL.

MAINTENANCE/INSPECTION PROCEDURES:

THE GENERAL CONTRACTOR SHALL SELECT UP TO THREE INDIVIDUALS WHO SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. PROVIDE DOCUMENTATION THAT THE SITE SUPERINTENDENT HAS BEEN TRAINED IN "EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AND INSPECTION" TO THE ENGINEER AND CITY OF COLLINSVILLE STORM WATER MANAGER.

PERSONNEL SELECTED FOR INSPECTION RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

INSPECTIONS MUST INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AND THE INLET PROTECTION MEASURES. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS MUST BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY INSPECTIONS WILL RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, IF THERE IS A 0.5 INCHES OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOW MELT OCCURS.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION MUST BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED MUST BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY MUST BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.

FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND RECORD THE FOLLOWING IN A REPORT WITHIN 24 HOURS OF COMPLETING THE INSPECTION: THE INSPECTION DATE; NAMES AND TITLES OF PERSONNEL PERFORMING THE INSPECTION; APPROXIMATE TIMES THAT THE DEWATERING DISCHARGE BEGAN AND ENDED ON THE DAY OF INSPECTION; ESTIMATES OF THE RATE (IN GALLONS PER DAY) OF DISCHARGE ON THE DAY OF INSPECTION; AND WHETHER OR NOT ANY OF THE FOLLOWING INDICATIONS OF POLLUTANT DISCHARGE WERE OBSERVED AT THE POINT OF DISCHARGE: A SEDIMENT PLUME, SUSPENDED SOLIDS, UNUSUAL COLOR, PRESENCE OF ODOR, DECREASED CLARITY, PRESENCE OF FOAM, VISIBLE SHEEN ON THE WATER SURFACE, AND/OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER.

IF THE SWPPP MUST BE MODIFIED BECAUSE OF AN INSPECTION REPORT, THE MODIFICATIONS MUST BE COMPLETED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

THE INSPECTION REPORT MUST INCLUDE ANY FLOODING OR OTHER UNSAFE CONDITIONS THAT DELAY INSPECTIONS.

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. DURING PERIODS OF EXTENDED RAINFALL, ALL MEASURES SHALL BE INSPECTED DAILY.
2. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN THREE WORKING DAYS OF REPORT. IF THE ISSUES ARE NOT CORRECTED, AN INCIDENCE OF NON-COMPLIANCE (NOI) DOCUMENT WILL BE COMPLETED AND SENT TO THE IEPA. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY FINES ISSUED OR PENALTIES IMPOSED - SUCH AS WITHHOLDING PAYMENT OR DEDUCTING CORRECTION COSTS ON THE NEXT PAY REQUEST.
3. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT HAS REACHED ONE-THIRD THE DESIGN HEIGHT OF THE FENCE OR BALE.
4. WASHOUT AREAS SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT REACHES 50 PERCENT OF THE DESIGN DEPTH OF THE BASIN.
5. TEMPORARY SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
6. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. ALL INSPECTION REPORTS SHALL BE KEPT IN THE CONSTRUCTION OFFICE ON-SITE. IF THE PROVIDED FORM IS INSUFFICIENT, ADDITIONAL FORMS SHALL BE USED AS NECESSARY UNTIL THE PROJECT IS COMPLETED. A REPORT SHALL BE COMPLETED FOR EACH OF THE REQUIRED INSPECTION INTERVALS. THE CITY OF COLLINSVILLE HAS THE RIGHT TO REVIEW INSPECTION FORMS FOR COMPLIANCE BEFORE ISSUING PAYMENT ON A PAY REQUEST.
7. INLET PROTECTION MEASURES MUST BE INSTALLED PRIOR TO THE SITE RUNOFF ENTERING THE STORM SEWER, PROVIDED THERE IS THE AUTHORITY TO DO SO. CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.

NOTIFICAITON OF NONCOMPLIANCE PROCEDURES:

THE PERMITTEE MUST NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT: EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE, OR FAX (SEE ATTACHMENT A AT THE GENERAL NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES) WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE SWPPP OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. THE PERMITTEE MUST COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR ANY VIOLATION OF THE SWPPP OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. SUBMISSION MUST BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. CORRECTIVE ACTIONS MUST BE UNDERTAKEN IMMEDIATELY TO ADDRESS THE IDENTIFIED NON-COMPLIANCE ISSUE(S).

ALL REPORTS OF NONCOMPLIANCE MUST BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G.

AFTER THE INITIAL CONTACT HAS BEEN MADE WITH THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE, ALL REPORTS OF NONCOMPLIANCE MUST BE MAILED TO THE AGENCY AT THE ADDRESS PROVIDED IN THE PERMIT.

NOTIFICAITON OF NONCOMPLIANCE PROCEDURES (CONTINUED):

CORRECTIVE ACTION MUST BE TAKEN WHEN THE FOLLOWING CONDITIONS ARE IDENTIFIED: A STORMWATER CONTROL NEEDS REPAIR OR REPLACEMENT; A STORMWATER CONTROL NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT WAS NEVER INSTALLED OR WAS INSTALLED INCORRECTLY; DISCHARGES ARE CAUSING AN EXCEEDANCE OF APPLICABLE WATER QUALITY STANDARDS; AND A PROHIBITED DISCHARGE HAS OCCURRED. CORRECTIVE ACTIONS MUST BE COMPLETED AS SOON AS POSSIBLE AND DOCUMENTED WITHIN 7 DAYS IN AN INSPECTION REPORT OR REPORT OF NONCOMPLIANCE. IF IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN 7 CALENDAR DAYS, IT MUST BE DOCUMENTED WHY IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN THE 7-DAY TIMEFRAME AND DOCUMENT THE SCHEDULE FOR INSTALLING THE STORMWATER CONTROL(S) AND MAKING IT OPERATIONAL AS SOON AS FEASIBLE AFTER THE 7-DAY TIMEFRAME. IF MAINTENANCE IS REQUIRED FOR THE SAME STORMWATER CONTROL AT THE SAME LOCATION THREE OR MORE TIMES, THE CONTROL MUST BE REPAIRED IN A MANNER THAT PREVENTS CONTINUED FAILURE TO THE EXTENT FEASIBLE, AND THE CONDITION AND HOW IT WAS REPAIRED MUST BE DOCUMENTED. ALTERNATIVELY, IT MUST BE DOCUMENTED WHY THE SPECIFIC REOCCURRENCE OF THIS SAME ISSUE SHOULD CONTINUE TO BE ADDRESSED AS A ROUTINE MAINTENANCE FIX.

POLLUTION PREVENTION MEASURES:

AS THE CONTRACTORS OPERATIONS MOVE THROUGHOUT THE SITE, THE CONTRACTOR MAY NEED TO INSTALL, RELOCATE, AND IMPLEMENT POLLUTION PREVENTION MEASURES AS THE CONSTRUCTION OPERATIONS MAY REQUIRE. THE CONTRACTOR SHALL DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PLANS FOR POLLUTION PREVENTION MEASURES TO THE CITY OF COLLINSVILLE FOR APPROVAL. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLLINSVILLE WITH AT LEAST 72 HOURS' NOTICE IF THE OPERATIONS ON SITE REQUIRE INSTALLATION OR RELOCATION OF POLLUTION PREVENTION MEASURES. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:

1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER;
3. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES."

NON-STORM WATER DISCHARGES:

IT IS ANTICIPATED THAT SOME NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD. ALL NON-STORM WATER DISCHARGES SHALL BE DIRECTED TO THE WASHOUT AREAS PRIOR TO DISCHARGE. THE WASHOUT SHALL BE CONSTRUCTED BY THE GENERAL CONTRACTOR AS DIRECTED BY THE ENGINEER AND REMOVED BY THE GENERAL CONTRACTOR AFTER CONSTRUCTION OPERATIONS HAVE CEASED.

ANTICIPATED NON-STORM DISCHARGES EXPECTED INCLUDE VEHICLE WASH WATERS, CONCRETE TRUCK WASH WATER, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL DEWATERING ACTIVITIES MUST DISCHARGE IN AN AREA THAT CONTAINS EROSION AND SEDIMENTATION CONTROL DEVICES.

PROVIDE ONE CONCRETE WASHOUT AREA THAT IS ADEQUATELY CONSTRUCTED TO CONTAIN AND PREVENT ALL WASH WATER AND SPOILS FROM ENTERING THE STORM SYSTEM (CHANNELS, INLETS, PIPES, ETC. AND FROM SEEPING INTO THE SOIL.

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ONSITE:

1. PETROLEUM PRODUCTS:

   ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED.

   THE FUEL, OIL, HYDRAULIC FLUIDS, OTHER PETROLEUM PRODUCTS, AND OTHER CHEMICALS BY STORING THEM IN COVERED AREAS OR CONTAINMENT AREAS. ANY CHEMICAL CONTAINER WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS. IF INFEASIBLE DUE TO SITE CONSTRAINTS, STORE CONTAINERS AS FAR AWAY AS THE SITE PERMITS AND DOCUMENT IN THE SWPPP THE SPECIFIC REASONS WHY THE 50-FOOT SETBACK IS INFEASIBLE AND HOW THE CONTAINERS WILL BE STORED.

2. FERTILIZERS:

   FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

INSPECTION AND MAINTENANCE REPORT FORM

INSPECTOR		WEATHER CONDITIONS	RAINFALL LAST 24 HRS.	IS SEDIMENT TRACKED ON TO ROAD	DEPTH OF SILT ON SILT FENCES	DEPTH OF SILT AGAINST DITCH CHECKS	CONDITION OF BASIN SIDE SLOPES	DEPTH OF SILT AGAINST ROCK DAM	ACTION REQUIRED	CONTRACTOR		
DATE / TIME	NAME									CONTRACTOR'S NAME	CONTRACTOR'S SIGNATURE	DATE OF ACTION

CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR 10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I HAVE READ AND UNDERSTAND ALL OF THE INFORMATION AND REQUIREMENTS STATED IN THE STORM WATER POLLUTION PREVENTION PLAN FOR THE ABOVE MENTIONED PROJECT. I HAVE PROVIDED ALL DOCUMENTATION REQUIRED TO BE IN COMPLIANCE WITH THE ILR10 AND STORM WATER POLLUTION PREVENTION PLAN AND WILL PROVIDE TIMELY UPDATES TO THESE DOCUMENTS AS NECESSARY.

PRINT NAME _____ SIGNATURE _____ STREET ADDRESS _____

TITLE _____ DATE _____ CITY/STATE/ZIP _____

NAME OF FIRM _____ TELEPHONE _____

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

REVISIONS:

NO.:	DATE:	REMARKS:

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO.: 184.001115

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AKG - COLLINSVILLE LANDING

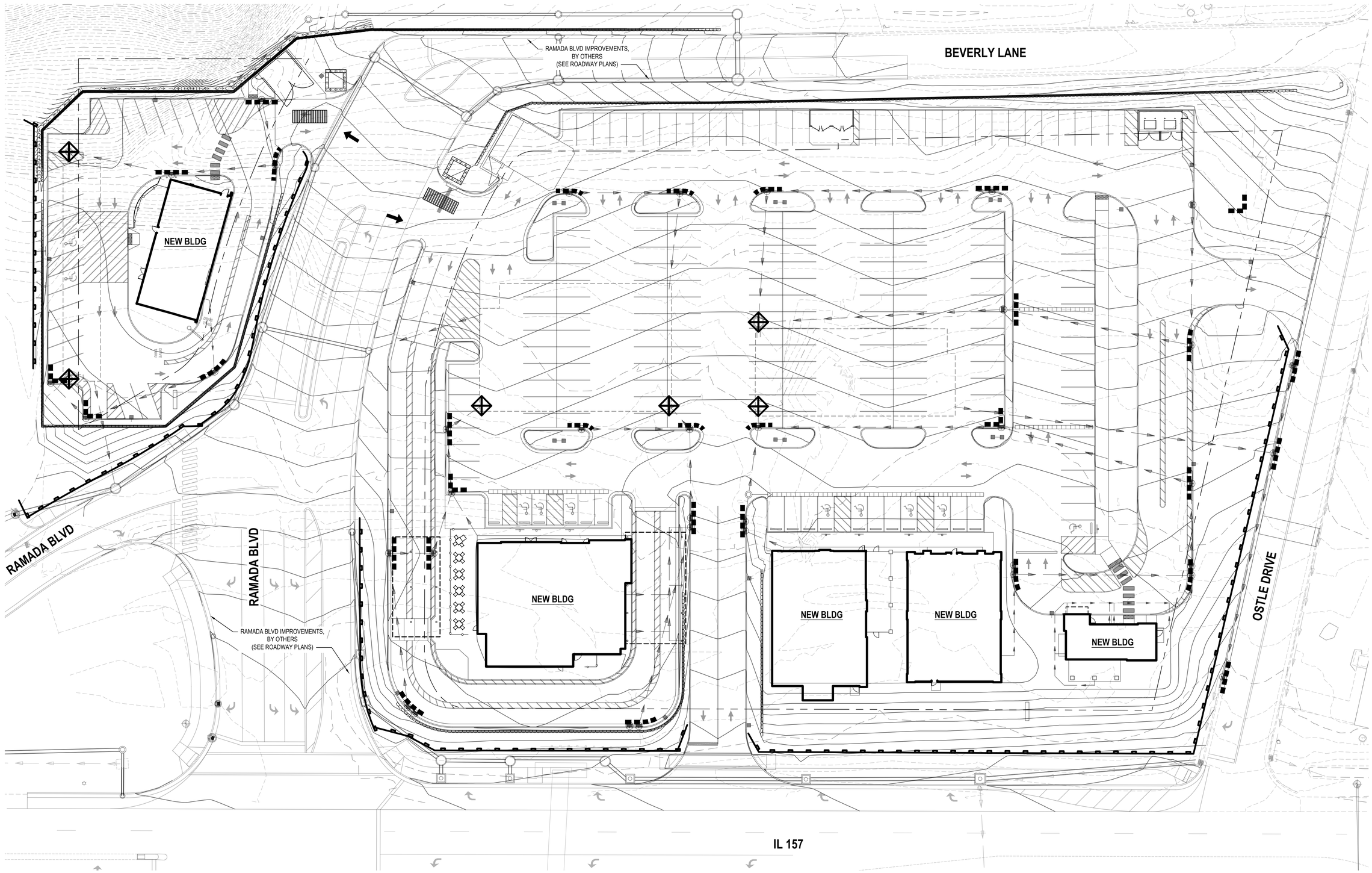
EROSION CONTROL NOTES

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: **C6.2**

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LEGEND

- PERIMETER EROSION BARRIER SILT FILTER FENCE OR OTHER AS APPROVED BY THE ENGINEER, SEE DETAIL 1 ON SHEET C6.4
- INLET PROTECTION, SEE DETAIL 2 ON SHEET C6.4
- CURB INLET PROTECTION, SEE DETAIL 5 ON SHEET C6.4
- TEMPORARY DITCH CHECK, SEE DETAIL 6 ON SHEET C6.4
- NEW STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL 4 ON SHEET C6.4
- NEW TEMPORARY CONCRETE WASHOUT SEDIMENT BASIN, SEE DETAIL 3 ON SHEET C6.4
- SITE ACCESS LOCATION. CONSTRUCTION DELIVERIES ARE DIRECTED TO USE THIS LOCATION TO ACCESS THE SITE

EROSION CONTROL NOTES

1. INLET PROTECTION FOR DRAINAGE STRUCTURES TO BE ADJUSTED OR USED IN PLACE SHALL REMAIN OPERATIONAL UNTIL ALL STORM SEWER ITEMS ARE ADJUSTED TO GRADE WITH FRAME AND LID.
2. ALL EROSION CONTROL ITEMS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LOCAL GOVERNING BODIES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO PREVENT STORM WATER RUNOFF FROM THE SITE. THIS WORK SHALL BE INCLUDED IN THE COST OF THE CONTRACT.
4. ALL TRUCKS MUST BE WASHED DOWN PRIOR TO LEAVING THE SITE.
5. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES DUE TO THE PROXIMITY OF NEARBY RESIDENTIAL AND COMMERCIAL PROPERTIES. CONTRACTOR SHALL WATER SITE FREQUENTLY AS NEEDED.
6. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT WASHES INTO THE EXISTING STORM WATER SYSTEMS OR NEARBY STREAM.
7. SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET.

N

0 20' 40'
GRAPHIC SCALE
1"=20'

NOT FOR CONSTRUCTION
09 / 24 / 2025 - 100% DESIGN DEVELOPMENT PLANS

REVISIONS:

NO.:	DATE:	REMARKS:

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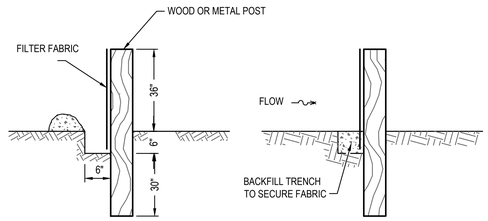
EROSION CONTROL PLAN

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS
EXP. 11/30/2025

PROJECT NO.: 220122.002
DATE: 09/24/2025
SHEET NO.: C6.3

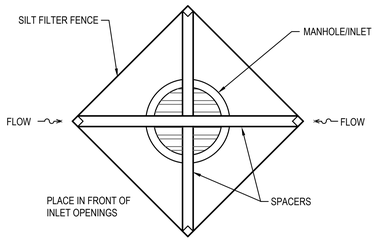
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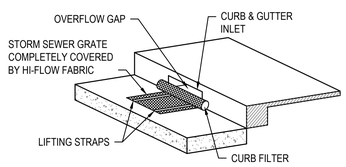
1 SILT FILTER FENCE AS A PERIMETER EROSION BARRIER

SCALE: NO SCALE



2 INLET PROTECTION

SCALE: NO SCALE

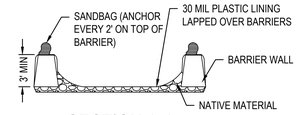


5 CURB INLET PROTECTION

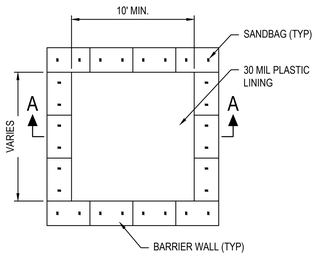
SCALE: NO SCALE

NOTES:

1. THE GENERAL CONTRACTOR SHALL INSPECT THE WASHOUT AREA WEEKLY.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES.
3. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHOULD BE REMOVED AND DISPOSED OF.
4. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. AT CONTRACTOR'S OPTION, A PORTABLE CONTAINER OR DUMPSTER CAN BE USED AS A WASHOUT PIT.



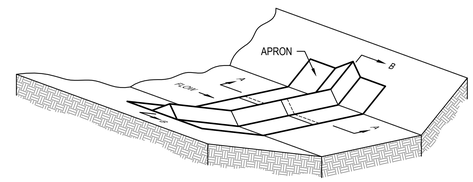
SECTION A-A



PLAN

3 CONCRETE WASHOUT

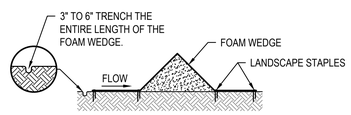
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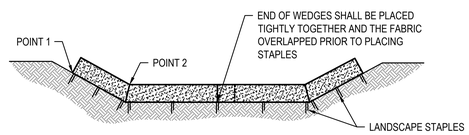
NOTE:
POINT 1 SHALL BE HIGHER THAN POINT 2 TO ALLOW WATER TO RUN OVER THE WEDGES AND NOT AROUND THE ENDS.

STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE UNIT AS SHOWN IN THE DETAIL.

IN THE SUMMARY OF QUANTITIES, SCHEDULES, OR PLANS, THE QUANTITY "EACH" REFERS TO EACH LOCATION. THE CONTRACTOR SHALL INSTALL THE NUMBER OF INDIVIDUAL FOAM WEDGES REQUIRED TO ENSURE THAT POINT 1 IS HIGHER THAN POINT 2



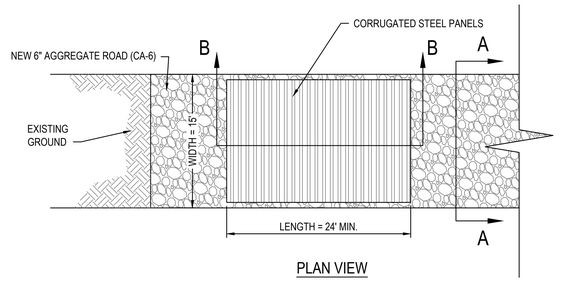
SECTION A-A



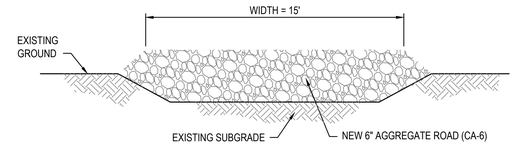
SECTION B-B

6 TEMPORARY DITCH CHECK

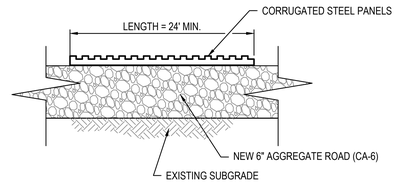
SCALE: NO SCALE



PLAN VIEW



SECTION A-A



SECTION B-B

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NO SCALE

REVISIONS:

NO.:	DATE:	REMARKS:

100 Lanter Court, Suite 1
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OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

EROSION CONTROL DETAILS

PHILLIP H. JONES
062-069634
LICENSED PROFESSIONAL ENGINEER
OF
STATE OF ILLINOIS

EXP. 11/30/2025

PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: **C6.4**

NOT FOR CONSTRUCTION

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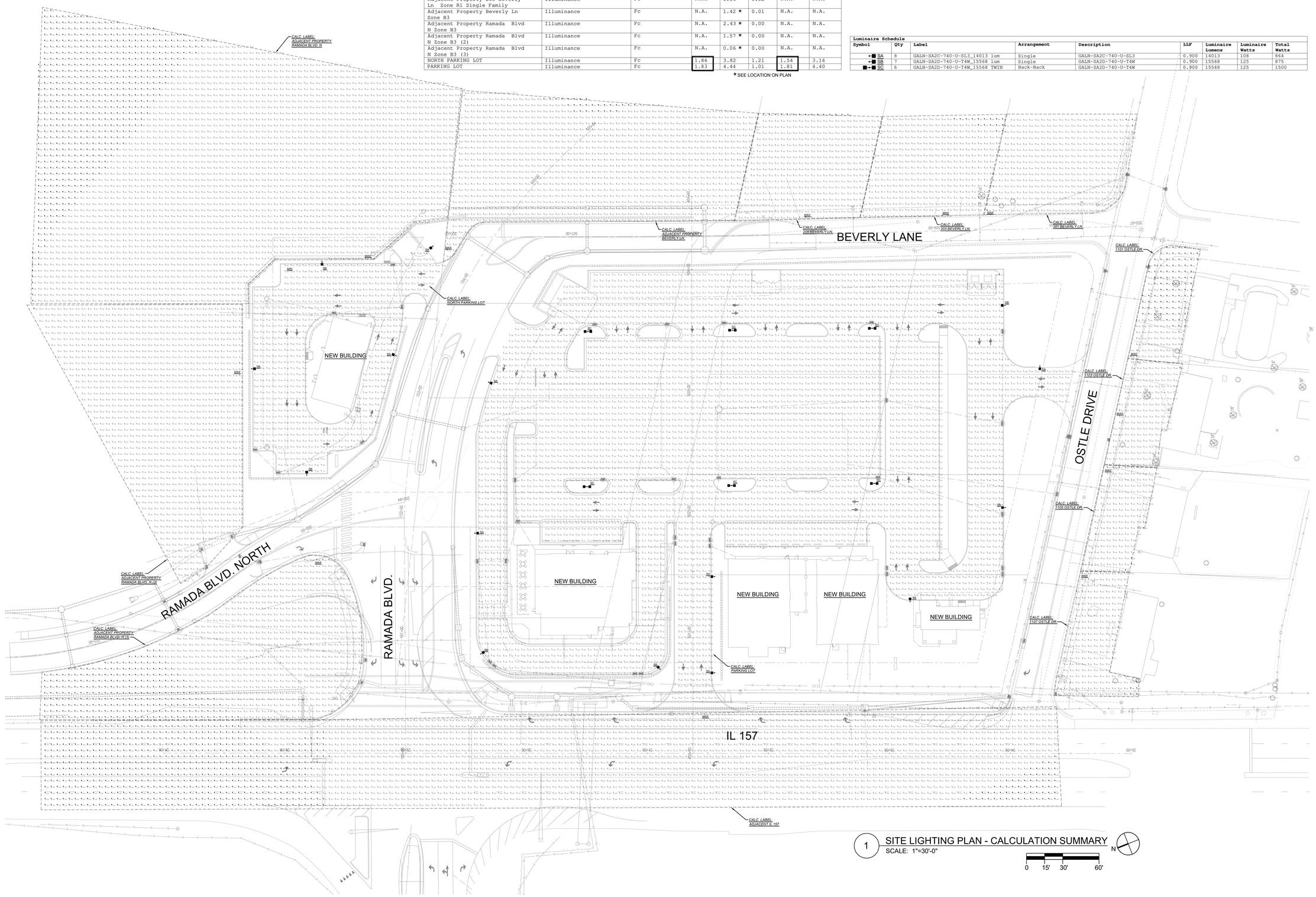
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Calculation Summary	NOTE: CALCULATION VALUES INDICATED ARE ON GRADE WITH 0.90 LIGHT LOSS FACTOR. CALC. GRID DIMENSIONS 5' X 5' ON CENTER						
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Adjacent IL 157	Illuminance	Fc	N.A.	1.36 ★	0.00	N.A.	N.A.
Adjacent Property 1101 Ostle Dr Zone R1 Single Family	Illuminance	Fc	N.A.	0.20 ★	0.01	N.A.	N.A.
Adjacent Property 1103 Ostle Dr Zone R1 Single Family	Illuminance	Fc	N.A.	0.63 ★	0.06	N.A.	N.A.
Adjacent Property 1105 Ostle Dr Zone R1 Single Family	Illuminance	Fc	N.A.	0.07 ★	0.01	N.A.	N.A.
Adjacent Property 1107 Ostle Dr Zone R1 Single Family	Illuminance	Fc	N.A.	0.04 ★	0.00	N.A.	N.A.
Adjacent Property 201 Beverly Ln Zone R1 Single Family	Illuminance	Fc	N.A.	0.45 ★	0.00	N.A.	N.A.
Adjacent Property 203 Beverly Ln Zone R1 Single Family	Illuminance	Fc	N.A.	0.51 ★	0.02	N.A.	N.A.
Adjacent Property 205 Beverly Ln Zone R1 Single Family	Illuminance	Fc	N.A.	0.36 ★	0.02	N.A.	N.A.
Adjacent Property Beverly Ln Zone B3	Illuminance	Fc	N.A.	1.42 ★	0.01	N.A.	N.A.
Adjacent Property Ramada Blvd N Zone B3	Illuminance	Fc	N.A.	2.43 ★	0.00	N.A.	N.A.
Adjacent Property Ramada Blvd N Zone B3 (2)	Illuminance	Fc	N.A.	1.57 ★	0.00	N.A.	N.A.
Adjacent Property Ramada Blvd N Zone B3 (3)	Illuminance	Fc	N.A.	0.06 ★	0.00	N.A.	N.A.
NORTH PARKING LOT	Illuminance	Fc	1.86	3.82	1.21	1.54	3.16
PARKING LOT	Illuminance	Fc	1.83	4.44	1.01	1.81	4.40

★SEE LOCATION ON PLAN

Luminaire Schedule							
Symbol	**Qty**	**Label**	**Arrangement**	**Description**	**LLF**	**Luminaire Lumens**	**Luminaire Watts**	**Total Watts**
SA	8	GALN-SA2C-740-U-SL3_14013 lum	Single	GALN-SA2C-740-U-SL3	0.900	14013	108	864
SB	7	GALN-SA2D-740-U-T4W_15568 lum	Single	GALN-SA2D-740-U-T4W	0.900	15568	125	875
SC	6	GALN-SA2D-740-U-T4W_15568 TWIN	Back-Back	GALN-SA2D-740-U-T4W	0.900	15568	125	1500



1 SITE LIGHTING PLAN - CALCULATION SUMMARY
SCALE: 1"=30'-0"

0 15' 30' 60'

N

REVISIONS:

NO.:	DATE:	REMARKS:

rtm engineering consultants
501 N. Main Street | Suite 250 | Belleville, IL 62220
618.277.0211 | www.rtmengineering.com
Certificate of Authorization # 184.008777-0002

100 Lanter Court, Suite 1
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ILLINOIS DESIGN FIRM LICENSE NO.: 184.001115

OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

SITE LIGHTING PLAN - CALCULATION SUMMARY

ERIC R. ROGERS
062-050683
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRATION 11/30/25
SIGNED 09/24/25

PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: E1.0

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Project		Catalog #		Type	SA,SB,SC
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BABA · BAA · TAA · Light Architects™

Product Certifications

Interactive Menu

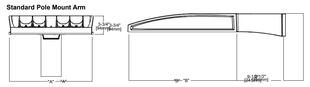
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

- Lumen packages range from 3,300 - 102,700 (33W - 659W)
- 17 optical distributions
- Efficacy up to 178 LPW

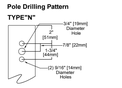
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

TYPE "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. 53A Certified (3000K CCT and warmer only, fixed mounting options)

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

McGraw-Edison — GALN Galleon II

SA Light Squares, Output Level 3, 4000K CCT, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	Lumens	7,101	14,113	20,950	27,783	35,146	41,616	48,882	56,671	63,823
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	Lumens	7,119	14,146	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	Lumens	7,121	14,112	20,949	27,761	35,144	41,614	48,879	56,666	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	Lumens	7,091	14,013	20,802	27,586	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	Lumens	6,963	13,824	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
SNQ	Lumens	7,424	14,795	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
SMQ	Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
SWQ	Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
SLU SLR	Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,322	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	Lumens	7,193	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

McGraw-Edison — GALN Galleon II

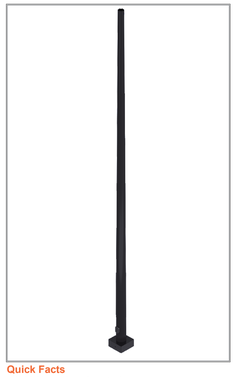
SA Light Squares, Output Level 4, 4000K CCT, 70 CRI

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.790	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.295	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,356	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	125	125	125	127	128
T2R	Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	123	123	126	126
T3R	Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	Lumens	7,810	15,522	23,043	30,539	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	Lumens	7,813	15,509	23,052	30,547	38,675	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,400	61,918	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
SNQ	Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
SMQ	Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	131	131	133	133
SWQ	Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLU SLR	Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,582	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

1 PROPOSED SITE LIGHTING LUMINAIRE PRODUCT INFORMATION

Project		Catalog #		Type	
Prepared by		Notes		Date	



Cooper Poles

Round Tapered Steel - RTS

Anchor Base Installation

Product Certifications & Features

BABA · TAA · AASHTO · Light Architects™

Base Cover



- 2-piece metal cover, painted to match pole
- Optional ABS cover, 3 basic finishes
- Corrosion resistant hardware

Handhole



- 3"x5" handhole assembly (4"x6" for 8"+ shaft sizes), 14" minimum above base
- Grounding provision Included
- Extra handhole locations available
- Metal handhole cover, painted to match pole
- Optional ABS Handhole cover, 3 basic finishes
- Corrosion resistant hardware
- Optional vandal resistant mechanism

Finish



Featured Colors

- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification
- Optional hot-dipped galvanized pre-treat
- 10+ colors, custom finishes available

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

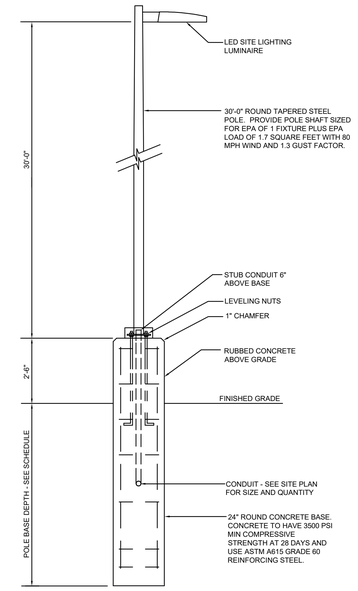
Quick Facts

- Weldable grade carbon steel
- One-year limited warranty
- Fully galvanized anchor bolts & template included

Interactive Menu

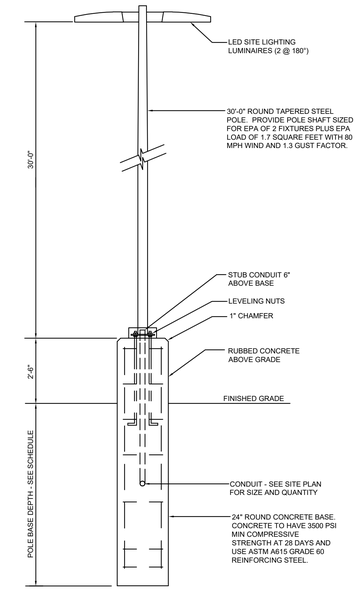
- Ordering Information page 2
- Base Plate Details page 3
- Mounting Type Details page 4
- Options Details page 5
- Certification & Additional Details Page 7
- EPA Data page 8
- Considerations page 11

2 PROPOSED SITE LIGHTING POLE PRODUCT INFORMATION



FIXTURE TYPE	BASE DEPTH	BASE HEIGHT ABOVE GRADE
SA, SB	7'-6"	2'-6"

3 FIXTURE TYPE SA, SB POLE BASE DETAIL
NO SCALE



FIXTURE TYPE	BASE DEPTH	BASE HEIGHT ABOVE GRADE
SC	7'-6"	2'-6"

4 FIXTURE TYPE SC POLE BASE DETAIL
NO SCALE

M:\25.B0939.3085\CAD\ELEC\SITE CALC PRESENTATION.DWG - 9/23/2025

REVISIONS:

NO.:	DATE:	REMARKS:

rtm engineering consultants
321 N. Main Street | Suite 250 | Belleville, IL 62220
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Collinsville St. Louis Belleville St. Charles

ILLINOIS DESIGN FIRM LICENSE NO.: 184.001115

OATES ASSOCIATES

AKG - COLLINSVILLE LANDING

SITE LIGHTING DETAILS AND PRODUCT INFORMATION

ERIC R. ROGERS
062-050621
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRATION 11/30/25
SIGNED 09/24/25

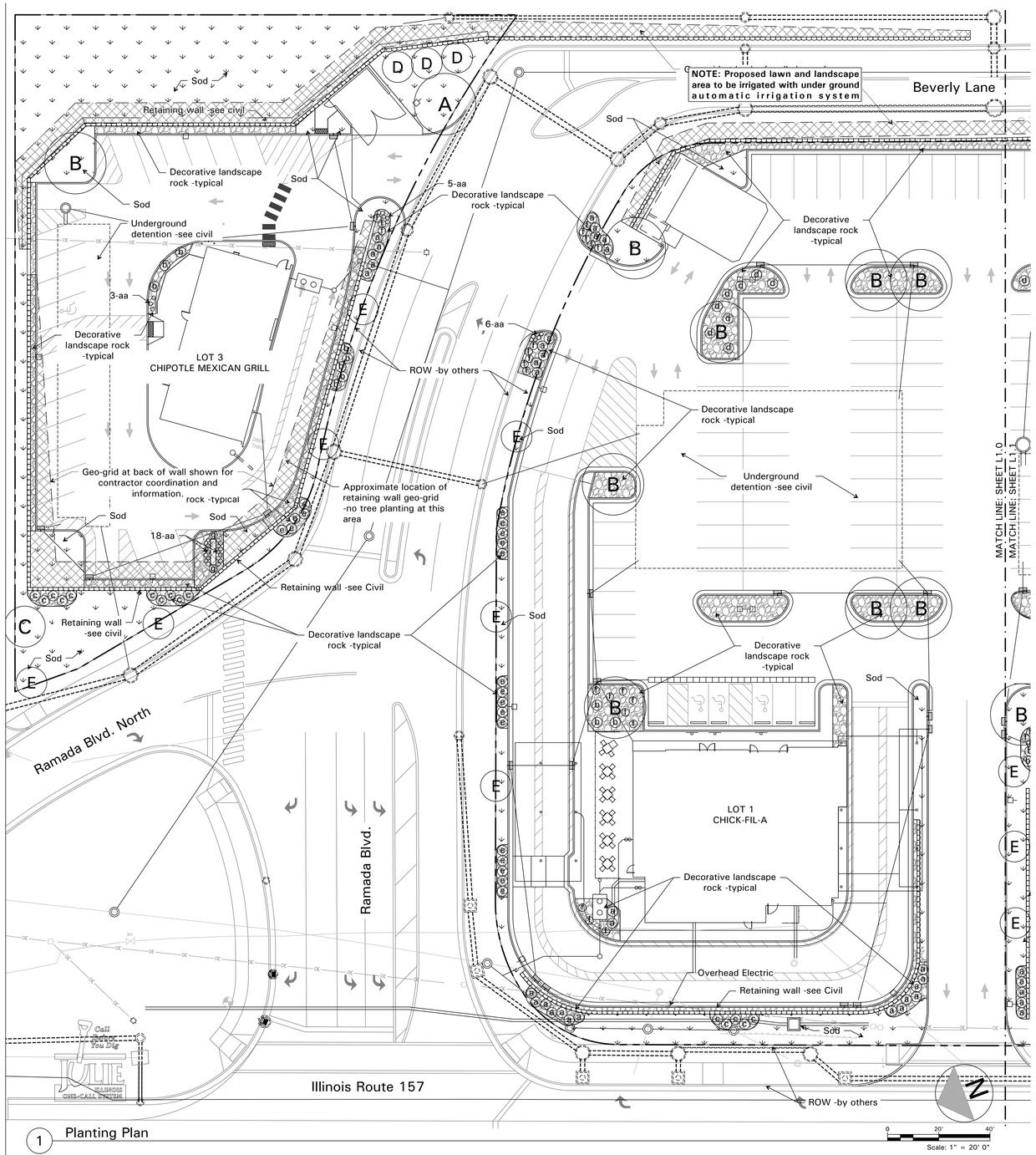
PROJECT NO.: 220122.002

DATE: 09/24/2025

SHEET NO.: E2.0

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LOT #3
LOT #1
LOT #2
Beverly Drive
Ostle Lane
Ramada Drive
Illinois Route 157/ North Bluff Road
Tree Canopy
Tree Canopy
New ROW -see Civil sheets
New ROW -see Civil sheets
New ROW -see Civil sheets
Proposed new property line -see civil sheets
Proposed new lot line -see civil sheets
Proposed new property line -see civil sheets
Proposed new property line -see
Open
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Overgrown Brush
Overgrown Brush
Overgrown Brush
Overgrown Brush
Dead
Dead
Walnut 40" DBH Good
Walnut 20" DBH Poor
Walnut 20" DBH Poor/ Dying
Walnut 18" DBH Poor
Walnut 20" DBH Fair
Hickory 24" DBH Fair
Hickory 20" DBH Fair
Walnut 20" DBH Fair
Catalpa tree 18" DBH Fair
Catalpa 20" DBH Poor
Mulberry 24" DBH Poor
Mulberry 24" DBH Poor
White Pine 24" DBH Poor
White Pine 18" DBH Poor
White Pine 18" DBH Poor
Maple 30" DBH Poor
Maple 22" DBH Poor
Oak 30" DBH Good
Sweet Gum 26" DBH Poor
Sweet Gum 24" DBH Fair
Oak DBH: 30" Good
Spruce -3 DBH 12" Fair
Cottonwood 18" DBH Poor
White Pine 18" DBH Fair
White Pine 26" DBH Fair
Beverly Drive
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Maple 30" DBH Poor
Maple 18" DBH Poor
3- White Pine 12" DBH Poor
Ash 8" DBH Poor
Sweat Gum 24" DBH Good
White Pine 12" DBH Poor
Maple 20" DBH Poor
Dogwood 12" DBH Good
Walnut 36" DBH Fair
Tulip Tree 20" DBH Good
Maple 20" DBH Poor
Maple 24" DBH Fair
Maple 24" DBH Fair
Maple 36" DBH Poor
Maple 12" DBH Poor
8- White Pine 10" DBH Poor
White Pine 14" DBH Fair
Sweat Gum 26" DBH Fair
Oak 24" DBH Good
White Pine 12" DBH Poor
Pear -2 10" DBH Poor
Overgrown Brush
Existing building
Elm 48" DBH Fair
Maple 20" DBH Fair
Maple 22" DBH Poor
Maple 34" DBH Poor
Beach 10" DBH Good
Pear 12" DBH Poor
Existing building (Vacant)
Existing building (Vacant)
Existing building (Vacant)
Maple 24" DBH Fair
Dead
Maple 36" DBH Poor
Existing building (Vacant)
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn
Open Lawn



1 Planting Plan

LANDSCAPE PLANTING SCHEDULE

Key	Qty.	Common Name	Botanical Name	Size		Total new caliper	Comment
A	8	Red Maple	Acer rubrum 'Franksred'	2.5" Cal.	B&B	20	Native Cultivar Shade Tree
B	17	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B	42.5	Shade Tree
C	15	Redbud	Ceris canadensis 'Appalachian Red'	2.5" Cal.	B&B	37.5	Native Cultivar Ornamental Tree
D	11	Juniper	Juniperus virginiana 'Canaertii'	2" Cal.	B&B	22	Native Cultivar Evergreen Tree
E	10	Upright Maple	A. rubrum 'Armstrong Gold'	2.5" Cal.	B&B	25	Native Cultivar Ornamental Tree
			Total new tree caliper proposed			147	
a	64	Juniper	Juniperus chinensis 'Gold Lace'	18-24"	5 Gal.		Evergreen Shrub
b	14	Nine Bark	Physocarpus opulifolius 'Amber Jubilee'	18-24"	5 Gal.		Native Cultivar Shrub
c	15	Arrowwood Viburnum	Viburnum dentatum 'All That Glitters'	18-24"	5 Gal.		Native Cultivar Shrub
d	16	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	18-24"	3 Gal.		Native Cultivar Shrub
e	20	Red Swath Grass	Panicum virgatum 'Shenandoah'	18-24"	1 Gal.		Native Cultivar Grass
f	57	Little Blue Stem	Schizachyrium scoparium 'Standing Ovation'	18-24"	1 Gal.		Native Cultivar Grass
g	29	Prairrie Drop Seed	Sporobolus heterolepis	18-24"	1 Gal.		Native Cultivar Grass
aa	63	Purple Cone Flower	Echinacea x 'Cheyenne Spirit'	1 Gal.			Native Cultivar Forb
42,800		+/- Sq. Ft. Drought tolerant Fescue Sod					
9,700		+/- Sq. Ft. Iowa Rainbow Decorative Rock sized ¾"- 1" with weed fabric and Ola-Ola 5" Sim Edge edging					

LANDSCAPE PLAN NOTES:

1. Quantities shown on plant Schedule is bid comparison only. Contractor is responsible for verifying and installation materials and quantities shown on drawings and as defined in specifications.
2. Contractor to coordinate all proposed irrigation to insure health of plant materials
3. Proposed plant material is to be selected by the contractor and approved by Dermody & Associates, LLC, LLC and/or Owner prior to installation.
4. Plant locations and planting beds to be located by the contractor and approved by Dermody & Associates, LLC and/or Owner prior to installation.
5. All planting beds and islands to receive 3 inch layer of Iowa Rainbow Decorative Landscape Rock with weed barrier. See detail this sheet for edge materials.
6. Apply a granular pre-emergent weed control prior to installing weed barrier.
7. Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
8. Finish grade to be a minimum of 5% away from all building foundations.
9. All digging done 12 inches below finish grade shall follow and adhere to Earthwork specifications and Civil drawings and details.
10. All planting and sod areas to be irrigated by an automated irrigation system.
11. See all specifications for full requirements.
12. Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).

LEGEND:

Symbol	Description
	Landscape Area(s)
D	Tree -see schedule this sheet
	Plantings -see schedule this sheet
	Lawn -see schedule this sheet

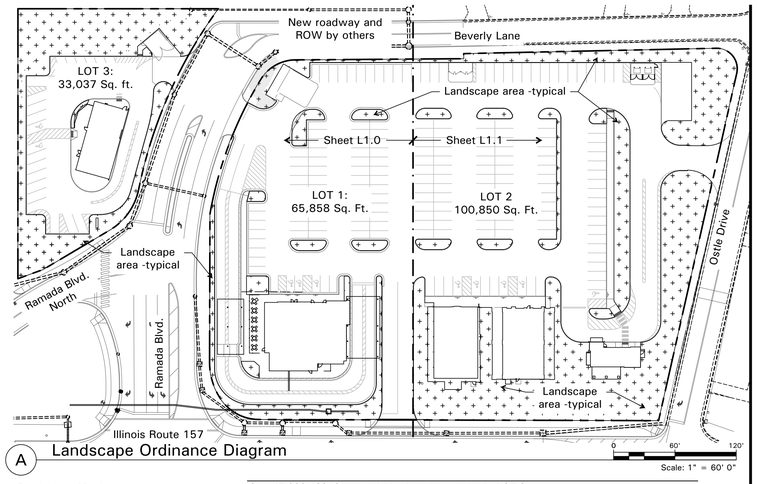
Landscape Area Calculations

LOT 1		
Area	%	Description
65,858	100%	+/- Site Area (excluding ROW)
5,177	8%	+/- Building
53,496	81%	+/- Parking Lot/ Walkways
7,218	11%	+/- Landscape Areas

LOT 2		
Area	%	Description
100,850	100%	+/- Site Area (excluding ROW)
7,926	8%	+/- Building
58,781	58%	+/- Parking Lot/ Walkways
34,143	34%	+/- Landscape Areas

LOT 3		
Area	%	Description
33,037	100%	+/- Site Area (excluding ROW)
2,377	7%	+/- Building
17,261	52%	+/- Parking Lot/ Walkways
13,399	41%	+/- Landscape Areas

LANDSCAPE AREA TOTALS		
Area	%	Description
199,745	100%	+/- Site Area (excluding ROW)
15,480	8%	+/- Building
129,538	65%	+/- Parking Lot/ Walkways
54,760	27%	+/- Landscape Areas



A Landscape Ordinance Diagram

Scale: 1" = 60' 0"

City of Collinsville, IL Landscape Requirement Matrix
Collinsville Landing

Sec. 17.080.040. Landscape plan required.
Sec. 17.080.050 Tree Preservation
No existing trees to be perserved
Sec. 17.080.090. Landscape credit.
No credits are requested
Sec. 17.080.100. Landscape guidelines
See Plan
Sec. 17.080.120. Commercial landscaping standards
A. Plan prepared by Illinois Registered Landscape
B. n/a
C. Additional Information
1 Site Plan provided
2 See Civil Site Plan for impervious calculations
3 See tabulation as part of Sec. 17.080.120
4 See Plan and planting Schedule
5 All proposed landscape materials are native and or drought tolerant. In-gourn automatic irrigation system will be installed.
6 Tree survey: see sheet TS
7 Tree preservation: existing trees to be removed.
Sec. 17.080.050. Tree preservation.
n/a
Sec. 17.080.060. Tree protection during construction
n/a
Sec. 17.080.070. Tree replacement or mitigation.
Total tree caliper to be mitigated: 144 -see sheet TS
Total proposed new tree caliper: see Landscape Planting Schedule this sheet
Sec. 17.080.080. Plant material and standards
A. All proposed plants are not found on undesirable tree list and are native and hardy to areas
B. See Landscape Planting Schedule this sheet
C. See plan
E. All plants are longed lived
G. Majority of plants are native to area
H. Roses are set away from pedestrian areas
I. Groundcover/ Lawns
1 All landscape will contribute to erosion control
2 All lawn areas will be seeded -see Civil for erosion control
3 No groundcover is proposed
4 No low growing evergreen plants are proposed
Sec. 17.080.090. Landscape credit.
No landscape credit is requested
Sec. 17.080.100. Landscape guidelines.
See Plan
Sec. 17.080.120. Commercial landscaping standards: LOT 1

A.	Required quantity of Plant Materials					
	Description	sf		Notes/ Comments		
	Site Area	65,858	132	Landscape Points Required		Percent of points
		500				
B.	Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
	Shade Trees		3.0	8	24	14.3%
	Native Ornamental and Intermediate Trees		2.0	3	6	3.6%
	Native Shrubs		2.0	16	32	19.0%
	Shrubs		1.0	26	26	15.5%
	Native Ornamental Grasses, Sedges, Rushes (per two plants)		2.0	34	68	40.5%
	Native Forbs and Wildflowers		2.0	6	12	7.1%
				Total Points Provided	168	
				Required Points	132	
				Difference	36	

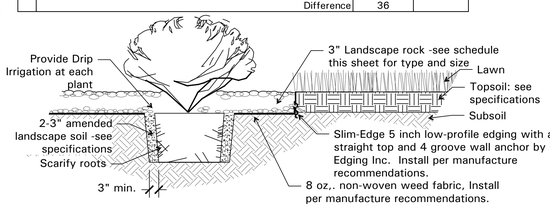
Sec. 17.080.120. Commercial landscaping standards: LOT 2

A.	Required quantity of Plant Materials					
	Description	sf		Notes/ Comments		
	Site Area	100,850	202	Landscape Points Required		Percent of points
		500				
B.	Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
	Native Shade Trees		4.0	7	28	7.9%
	Shade Trees		3.0	8	24	6.8%
	Native Evergreen Trees		3.0	8	24	6.8%
	Native Ornamental and Intermediate Trees		2.0	17	34	9.6%
	Native Shrubs		2.0	11	22	6.2%
	Shrubs		1.0	33	33	9.3%
	Native Ornamental Grasses, Sedges, Rushes (per two plants)		2.0	62	124	35.1%
	Native Forbs and Wildflowers		2.0	32	64	18.1%
				Total Points Provided	353	
				Required Points	202	
				Difference	151	

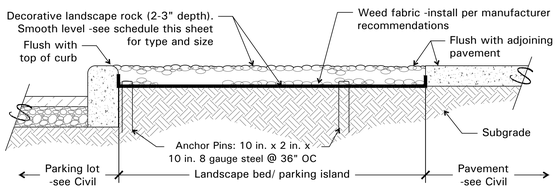
Sec. 17.080.120. Commercial landscaping standards: LOT 3

A.	Required quantity of Plant Materials					
	Description	sf		Notes/ Comments		
	Site Area	33,037	66	Landscape Points Required		Percent of points
		500				
B.	Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
	Native Shade Trees		4.0	1	4	3.0%
	Shade Trees		3.0	1	3	2.2%
	Native Evergreen Trees		3.0	3	9	6.7%
	Native Ornamental and Intermediate Trees		2.0	5	10	7.4%
	Native Shrubs		2.0	18	36	26.7%
	Shrubs		1.0	5	5	3.7%
	Native Ornamental Grasses, Sedges, Rushes (per two plants)		2.0	10	20	14.8%
	Native Forbs and Wildflowers		2.0	26	52	38.5%
				Total Points Provided	135	
				Required Points	66	
				Difference	69	

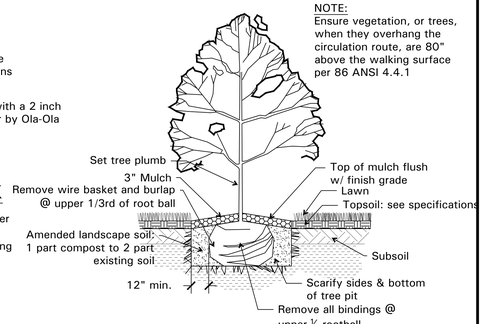
Landscape Point Diversity Requirement:
A minimum of twenty (20) percent of required points shall come from ornamental grasses, sedges, rushes, or shrubs.
A minimum of five (5) percent of required points shall come from perennials, annuals, bulb, forbs, and wildflowers that provide variation in color. Short lived materials, such as annual flowers may be used to accent or supplement the basic permanent landscape plan.
If applicable, ten (10) percent of total required points shall be utilized for BMPs in stormwater management. **See civil for underground detention area**
No more than fifteen (15) percent of required points shall come from stormwater retention/detention facilities.
A minimum of fifty (50) percent of shade trees shall be located in parking lot islands or along the parking lot perimeter.
Perennials, bulbs, annuals, and flowers shall be planted at a minimum of seventy-eight (78) percent per fifty (50) square feet, at twelve (12) inches on center.
Existing landscaping that is in a vigorous growing condition and meets the intent of this section may count toward meeting the point requirements upon approval of the City.
Sec. 17.080.130. Parking lot requirements
Landscape island are single islands and greater than 250 sq. ft. with shade tree and lawn
See Civil sheets
Sec. 17.080.140. Transition buffers at Ostle Drive
Four (4) shade trees. ten (10) flowering trees, and eight (8) evergreen trees provided



LANDSCAPE BED WITH DECORATIVE LANDSCAPE ROCK



DECORATIVE LANDSCAPE ROCK AT LANDSCAPE BED/ PARKING LOT



SHADE TREE PLANTING DETAIL

DERMODY & ASSOCIATES
Uisce beatha
LANDSCAPE ARCHITECTS
ph# 314.205.8871

Owner:
AKGDEVELOPMENT
ACQUIRE // DEVELOP // MANAGE
34 N. Brentwood Blvd. Suite 201 St. Louis, MO 63105

Surveyor/ Civil Engineer:
Oats & Associates, Inc
100 Lanter Court, Suite 1
Collinsville, IL, 62234

Landscape Development Plan for:
AKG -Collinsville Landing
Collinsville, IL

Drawing prepared for:
Oates Associates, Inc
100 Lanter Court, Suite 1
Collinsville, IL, 62234

Revisions:

No.	Description	Date:
1	City Comment	9/2425

9/24/25

STATE OF ILLINOIS
EDWARD M. DERMODY
157.001275
REGISTERED LANDSCAPE ARCHITECT

EXPIRES: 8/31/2027

Edward M. Dermody
Landscape Architect
License #: 157.001275

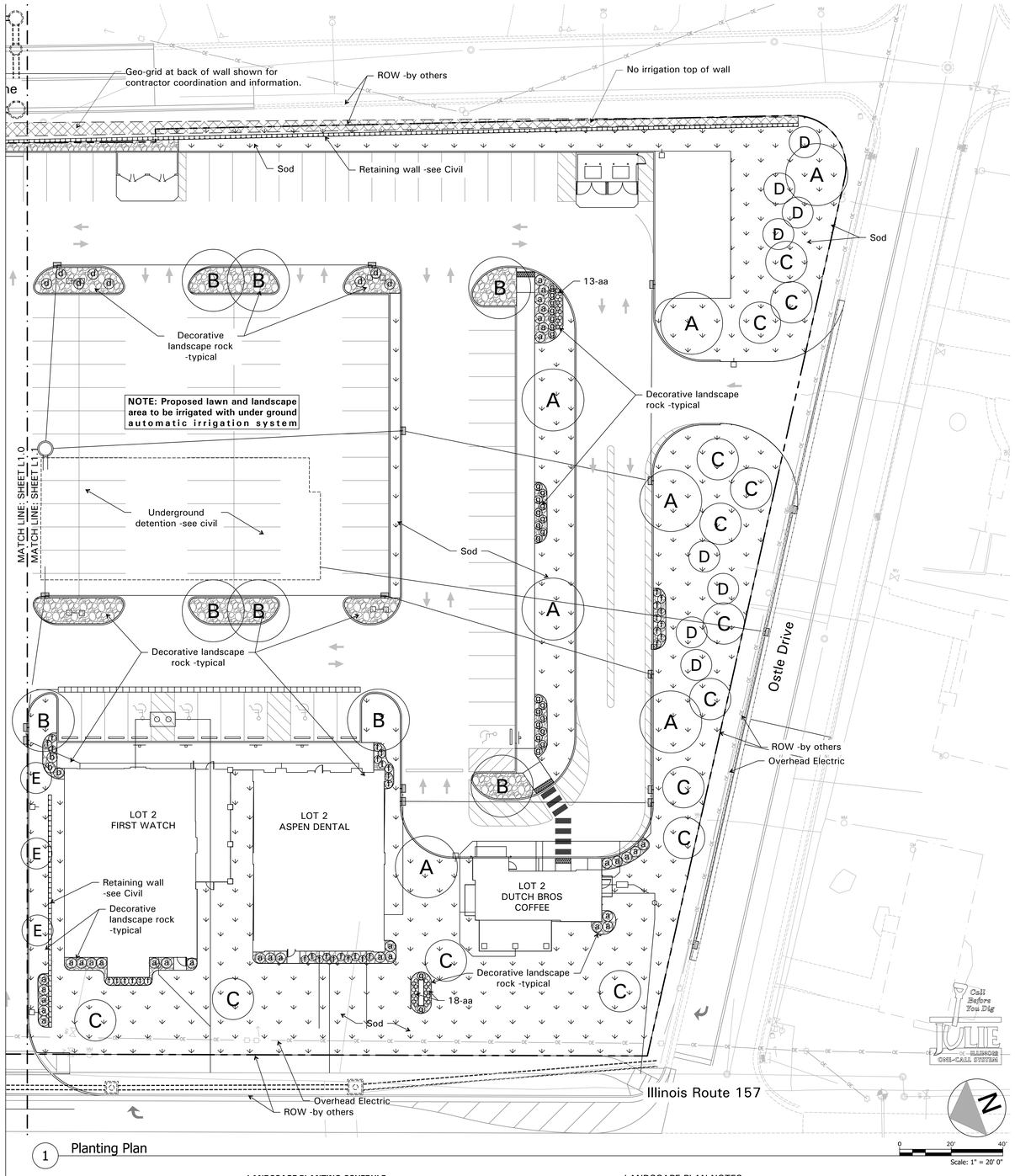
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Issue Date: 7/1/2025
Drawn by: EMD
Checked By: EMD

Sheet Title
Planting Plan
Lot 1 and Lot 3

Project Number: 418.004

Sheet Number
L1.0



1 Planting Plan

LANDSCAPE PLANTING SCHEDULE

Key	Qty.	Common Name	Botanical Name	Size		Total new caliper	Comment
A	8	Red Maple	Acer rubrum 'Franksred'	2.5" Cal.	B&B	20	Native Cultivar Shade Tree
B	17	Zelkova	Zelkova serrata 'Green Vase'	2.5" Cal.	B&B	42.5	Shade Tree
C	15	Redbud	Ceris canadensis 'Appalachian Red'	2.5" Cal.	B&B	37.5	Native Cultivar Ornamental Tree
D	11	Juniper	Juniperus virginiana 'Canaertii'	2" Cal.	B&B	22	Native Cultivar Evergreen Tree
E	10	Upright Maple	A. rubrum 'Armstrong Gold'	2.5" Cal.	B&B	25	Native Cultivar Ornamental Tree
			Total new tree caliper proposed			147	
a	64	Juniper	Juniperus chinensis 'Gold Lace'	18-24"		5 Gal.	Evergreen Shrub
b	14	Nine Bark	Physocarpus opulifolius 'Amber Jubilee'	18-24"		5 Gal.	Native Cultivar Shrub
c	15	Arrowwood Viburnum	Viburnum dentatum 'All That Glitters'	18-24"		5 Gal.	Native Cultivar Shrub
d	16	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	18-24"		3 Gal.	Native Cultivar Shrub
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f	57	Little Blue Stem	Schizachyrium scoparium 'Standing Ovation'	18-24"		1 Gal.	Native Cultivar Grass
g	29	Prairrie Drop Seed	Sporobolus heterolepis	18-24"		1 Gal.	Native Cultivar Grass
aa	63	Purple Cone Flower	Echinacea x 'Cheyenne Spirit'	1 Gal.			Native Cultivar Forb
42,800		+/- Sq. Ft. Drought tolerant Fescue Sod					
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LEGEND:

Symbol	Description
	Landscape Area(s)
D	Tree -see schedule this sheet
	Plantings -see schedule this sheet
	Lawn -see schedule this sheet

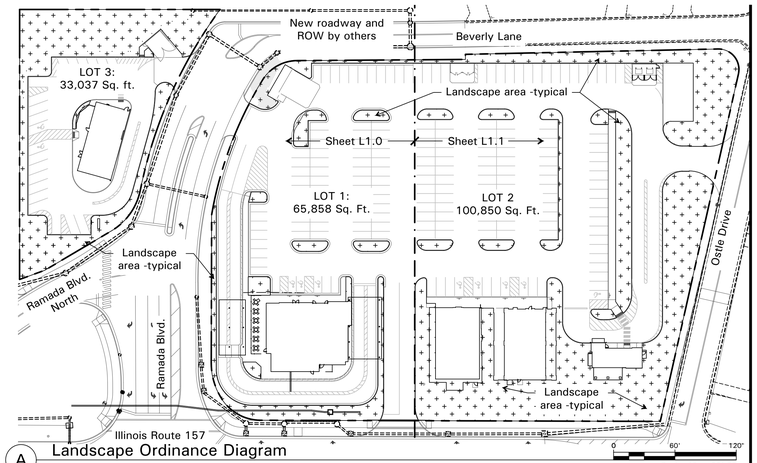
Landscape Area Calculations

LOT 1		
Area	%	Description
65,858	100%	+/- Site Area (excluding ROW)
5,177	8%	+/- Building
53,496	81%	+/- Parking Lot/ Walkways
7,218	11%	+/- Landscape Areas

LOT 2		
Area	%	Description
100,850	100%	+/- Site Area (excluding ROW)
7,926	8%	+/- Building
58,781	58%	+/- Parking Lot/ Walkways
34,143	34%	+/- Landscape Areas

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Area	%	Description
33,037	100%	+/- Site Area (excluding ROW)
2,377	7%	+/- Building
17,261	52%	+/- Parking Lot/ Walkways
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Area	%	Description
199,745	100%	+/- Site Area (excluding ROW)
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Collinsville Landing

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No existing trees to be perserved
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No credits are requested
Sec. 17.080.100. Landscape guidelines
See Plan
Sec. 17.080.120. Commercial landscaping standards
A. Plan prepared by Illinois Registered Landscape
B. n/a
C. Additional Information
1 Site Plan provided
2 See Civil Site Plan for impervious calculations
3 See tabulation as part of Sec. 17.080.120
4 See Plan and planting Schedule
5 All proposed landscape materials are native and or drought tolerant. In-gourn automatic irrigation system will be installed.
6 Tree survey: see sheet TS
7 Tree preservation: existing trees to be removed.
Sec. 17.080.050. Tree preservation.
n/a
Sec. 17.080.060. Tree protection during construction
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Sec. 17.080.070. Tree replacement or mitigation.
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Total proposed new tree caliper: see Landscape Planting Schedule this sheet
Sec. 17.080.080. Plant material and standards
A. All proposed plants are not found on undesirable tree list and are native and hardy to areas
B. See Landscape Planting Schedule this sheet
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E. All plants are longed lived
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H. Roses are set away from pedestrian areas
I. Groundcover/ Lawns
1 All landscape will contribute to erosion control
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4 No low growing evergreen plants are proposed
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See Plan
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A. Required quantity of Plant Materials					
Description	sf		Notes/ Comments		
Site Area	65,858	132	Landscape Points Required		Percent of points
	500				
B. Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
Shade Trees		3.0	8	24	14.3%
Native Ornamental and Intermediate Trees		2.0	3	6	3.6%
Native Shrubs		2.0	16	32	19.0%
Shrubs		1.0	26	26	15.5%
Native Ornamental Grasses, Sedges, Rushes (per two plants)		2.0	34	68	40.5%
Native Forbs and Wildflowers		2.0	6	12	7.1%
			Total Points Provided	168	
			Required Points	132	
			Difference	36	

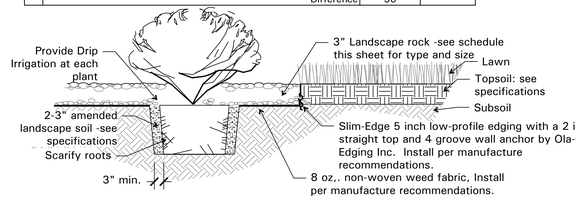
Sec. 17.080.120. Commercial landscaping standards: LOT 2

A. Required quantity of Plant Materials					
Description	sf		Notes/ Comments		
Site Area	100,850	202	Landscape Points Required		Percent of points
	500				
B. Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
Native Shade Trees		4.0	7	28	7.9%
Shade Trees		3.0	8	24	6.8%
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			Required Points	202	
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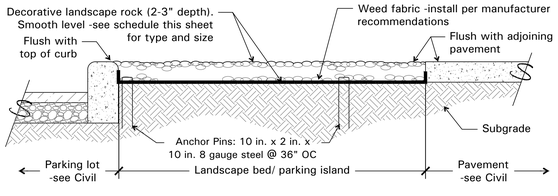
Sec. 17.080.120. Commercial landscaping standards: LOT 3

A. Required quantity of Plant Materials					
Description	sf		Notes/ Comments		
Site Area	33,037	66	Landscape Points Required		Percent of points
	500				
B. Quantity of Required Materials		Points	Proposed quantity	Proposed Points	%
Native Shade Trees		4.0	1	4	3.0%
Shade Trees		3.0	1	3	2.2%
Native Evergreen Trees		3.0	3	9	6.7%
Native Ornamental and Intermediate Trees		2.0	5	10	7.4%
Native Shrubs		2.0	18	36	26.7%
Shrubs		1.0	5	5	3.7%
Native Ornamental Grasses, Sedges, Rushes (per two plants)		2.0	10	20	14.8%
Native Forbs and Wildflowers		2.0	26	52	38.5%
			Total Points Provided	135	
			Required Points	66	
			Difference	69	

Landscape Point Diversity Requirement:
A minimum of twenty (20) percent of required points shall come from ornamental grasses, sedges, rushes, or shrubs.
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Landscape island are single islands and greater than 250 sq. ft. with shade tree and lawn
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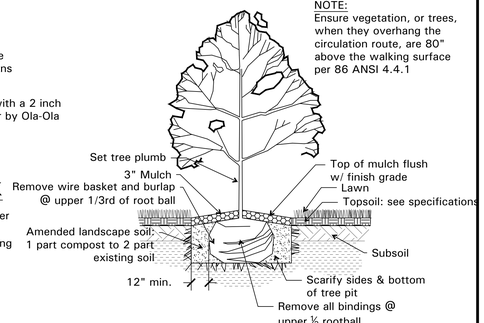


LANDSCAPE BED WITH DECORATIVE LANDSCAPE ROCK



DECORATIVE LANDSCAPE ROCK AT LANDSCAPE BED/ PARKING LOT

NOTE:
Ensure vegetation, or trees, when they overhang the circulation route, are 80" above the walking surface per 86 ANSI 4.4.1



SHADE TREE PLANTING DETAIL

DERMODY & ASSOCIATES
Uisce beatha
LANDSCAPE ARCHITECTS
ph# 314.205.8871

Owner:
AKG DEVELOPMENT
ACQUIRE // DEVELOP // MANAGE
34 N. Brentwood Blvd. Suite 201 St. Louis, MO 63105

Surveyor/ Civil Engineer:
Oats & Associates, Inc
100 Lanter Court, Suite 1
Collinsville, IL, 62234

Landscape Development Plan for:
AKG -Collinsvilles Landing
Collinsville, IL

Drawing prepared for:
Oates Associates, Inc
100 Lanter Court, Suite 1
Collinsville, IL, 62234

Revisions:

No.	Description	Date:
1	City Comment	9/2425

9/24/25

STATE OF ILLINOIS
EDWARD M. DERMODY
157.001275
PROFESSIONAL LANDSCAPE ARCHITECT
EXPIRES: 8/31/2027

Edward M. Dermody
Landscape Architect
License #: 157.001275

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Issue Date: 7/1/2025
Drawn by: EMD
Checked By: EMD

Sheet Title
Planting Plan
Lot 2

Project Number: 418.004

Sheet Number
L1.1