

PLANNED DEVELOPMENT SITE PLAN HAVEN HILL ACRES

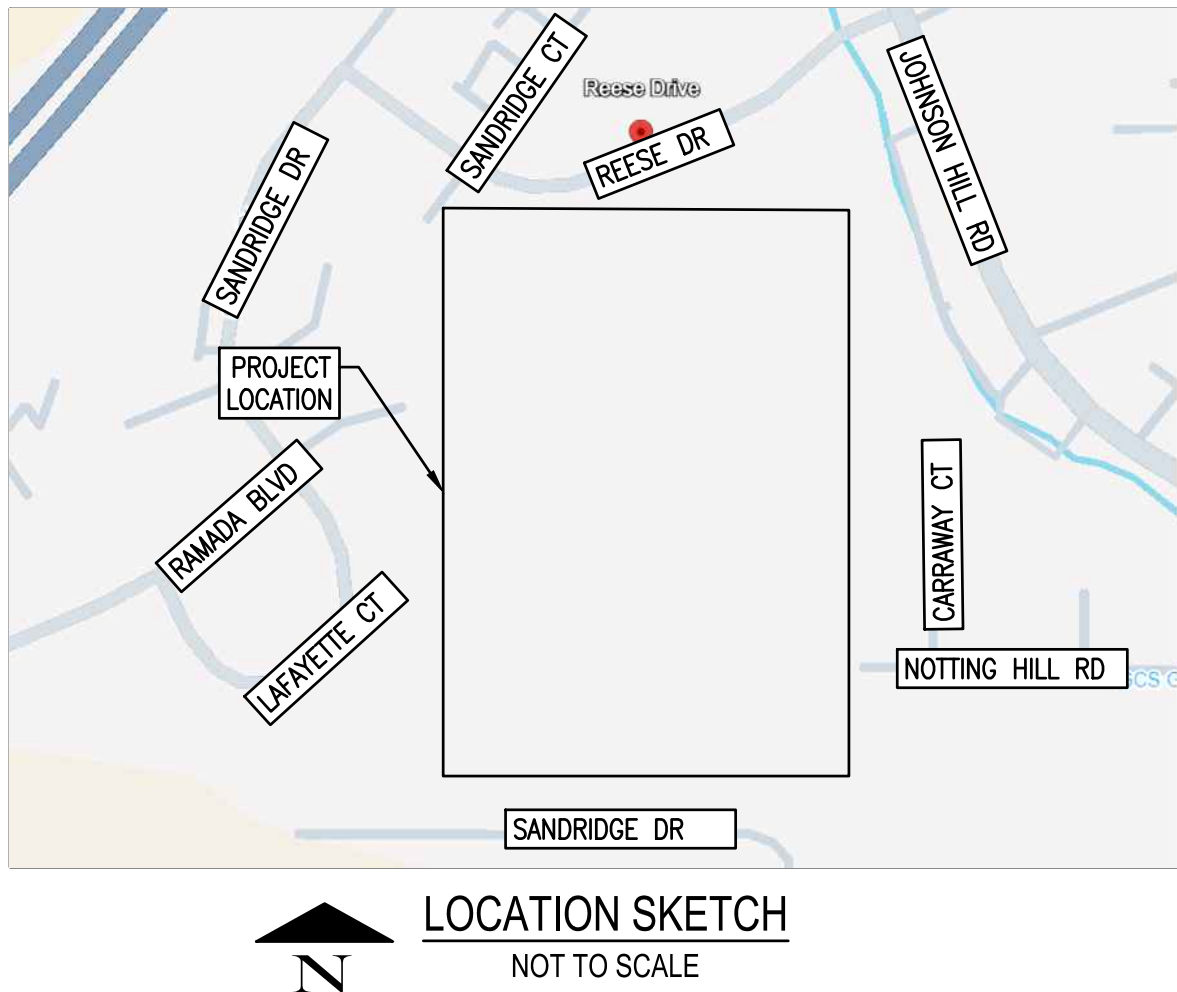
City of Collinsville

Madison County, Illinois

PARCELS 13-1-21-29-12-201-006.002 & 13-1-21-19-12-201-006

JUNE 25, 2025

PART OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 WEST, OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, CITY OF COLLINSVILLE, STATE OF ILLINOIS



NO.	DRAWING TITLE
C-0	COVER SHEET & GENERAL NOTES
C-1	EXISTING TOPOGRAPHY AND BOUNDARY
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-3.1	SITE PLAN - LOT 1
C-4	RAMADA BLVD PLAN & PROFILE
C-4.1	TRAIL PLAN & PROFILE
C-5	UTILITY PLAN
C-5.1	UTILITY PLAN - LOT 1
C-6	GRADING PLAN
C-6.1	GRADING PLAN - LOT 1
C-7	OPEN SPACE PLAN
C-8	LANDSCAPE PLAN - LOT 1
C-9	TRAFFIC CIRCULATION - LOT 1

ENGINEER / LAND SURVEYOR

THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
618.624.4488
Marsha Maller, P.E.
mmaller@twm-inc.com

OWNER / DEVELOPER

JRG HOLDINGS, LLC
518 LEONARD AVENUE
ST. LOUIS, MISSOURI 63119
314.503.6564
JIMMY MUNDLOCH

VARIANCE REQUEST: 1.5 PARKING SPACES/UNIT

UTILITIES

WATER	CITY OF COLLINSVILLE	(618)-346-5200
SEWER	CITY OF COLLINSVILLE	(618)-346-5200
ELECTRIC	AMEREN	(800)-755-5000
GAS	AMEREN	(800)-755-5000
TELEPHONE	AT&T	(800)-288-2020
CABLE TV	CHARTER/SPECTRUM	(833)-267-6094
J.U.L.I.E.		(800) 982-0123

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, AND LOTS 1-4 OF "ROSARY HILL", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 37, ON PAGE 126, ALL IN TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, CITY OF COLLINSVILLE, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 672.85 FEET TO THE SOUTHWEST CORNER OF "PARCEL 2" OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDER'S OFFICE IN DOCUMENT NUMBER 2018R36160; THENCE NORTH 08 DEGREES 22 MINUTES 04 SECONDS WEST, ON THE WESTERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 625.04 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF "ROSARY HILL" DRIVE, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THENCE CONTINUING ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY RIGHT OF WAY LINE OF SAID ROSARY HILL DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCE; 1.) SOUTH 48 DEGREES 22 MINUTES 28 SECONDS EAST, 146.20 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 50.00 FEET; 3.) NORTH 48 DEGREES 22 MINUTES 28 SECONDS WEST, 158.07; 4.) 34.91 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 00 DEGREES 57 MINUTES 43 SECONDS EAST, 37.94 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD, REFERENCE BEING HAD TO SAID "ROSARY HILL" SUBDIVISION; THENCE ON CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) 26.66 FEET ON CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 45 DEGREES 59 MINUTES 32 SECONDS EAST, 26.64 FEET; 2.) NORTH 41 DEGREES 37 MINUTES 32 SECONDS EAST, 44.00 FEET; 3.) 122.17 FEET ON A TANGENTIAL CURVE TO LEFT HAVING A RADIUS OF 175.00, THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 37 MINUTES 39 SECONDS EAST, 119.70 FEET TO THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160; THENCE SOUTH 88 DEGREES 22 MINUTES 18 SECONDS EAST, ON THE MOST NORTHERLY LINE OF SAID "PARCEL 2" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160, A DISTANCE OF 7.19 FEET TO A WESTERLY LINE OF "PARCEL 1" OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 54, ON PAGE 121; THENCE NORTH 08 DEGREES 17 MINUTES 56 SECONDS EAST, ON SAID WEST LINE OF "PARCEL 1" OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018R36160 AND SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RAMADA BOULEVARD PER "THIRD ADDITION TO SANDRIDGE ESTATES", 182.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID "THIRD ADDITION TO SANDRIDGE ESTATES"; THENCE CONTINUING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE, REFERENCE BEING HAD TO SAID THIRD ADDITION TO SANDRIDGE ESTATES THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) 28.48 FEET ON A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 05 MINUTES 29 SECONDS EAST, 26.13 FEET; 2.) 120.10 ON A CURVE TO THE LEFT HAVING RADIUS OF 277.76 FEET, THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 29 MINUTES 49 SECONDS EAST, 119.17 FEET; 3.) NORTH 65 DEGREES 06 MINUTES 36 SECONDS EAST, 288.19 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE MADISON COUNTY RECORDERS OFFICE IN DEED BOOK 2448, PAGE 525; THENCE ON THE SOUTHWESTERLY, SOUTHEASTERLY, AND NORTHEASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 2448, PAGE 525 THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1.) SOUTH 24 DEGREES 43 MINUTES 34 EAST, 114.90 FEET; 2.) NORTH 64 DEGREES 59 MINUTES 30 SECONDS EAST, 120.12 FEET; 3.) NORTH 25 DEGREES 02 MINUTES 44 SECONDS WEST, 135.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE PER "FOREST HILLS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDERS OFFICE IN PLAT BOOK 24, PAGE 45; THENCE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF REESE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1.) NORTH 47 DEGREES 56 MINUTES 23 SECONDS EAST, 101.96 FEET; NORTH 67 DEGREES 50 MINUTES 03 SECONDS EAST 134.22 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF JOHNSON HILL ROAD (S.A.R. 35); THENCE SOUTH 18 DEGREES 34 MINUTES 44 SECONDS EAST, ON SAID SOUTHWESTERLY LINE OF JOHNSON HILL ROAD (S.A.R. 35), A DISTANCE OF 69.23 FEET TO THE NORTHEASTERLY CORNER OF LOT 5 OF "SYDNEY CREEK", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 63, ON PAGE 109; THENCE SOUTH 76 DEGREES 56 MINUTES 47 SECONDS WEST, ON THE NORTHERLY LINE OF SAID LOT 5 OF "SYDNEY CREEK", 95.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 568.84 FEET TO THE NORTHWESTERLY CORNER OF OUTLOT B OF SAID "SUMMIT RIDGE"; THENCE SOUTH 00 DEGREES 20 MINUTES 43 SECONDS WEST, ON THE WESTERLY LINE OF SAID OUTLOT B, 119.59 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID "SUMMIT RIDGE"; THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS EAST, ON THE WESTERLY LINE OF SAID "SUMMIT RIDGE", 625.02 FEET TO THE POINT OF BEGINNING.

PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AN/OR IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE UTILIZED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE(S) CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

SURVEY INFORMATION

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, GPS OBSERVED (NAD83)

ELEVATIONS ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVd88) GPS OBSERVED - IL VRS NETWORK

UTILITIES

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR SYSTEMS OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITY'S APPURTENANCES SHALL BE UN-OBSTRUCTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR JURISDICTIONS REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. AND ALL NON-MEMBER J.U.L.I.E. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

F.E.M.A. CLASSIFICATION

FLOOD PLAIN MAP 1704390003B, DATED 02-18-1981, SHOWS THAT THE SITE IS LISTED AS ZONE C.

GENERAL PROJECT SPECIFICATIONS

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:

- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION
- RECOMMENDED STANDARDS FOR WATER WORKS, LATEST EDITION
- ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS, LATEST EDITION
- ILLINOIS PLUMBING CODE, LATEST EDITION 77 IL. ADMINISTRATIVE CODE, PART 890
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL SUPPLEMENTS
- IEPA, STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION
- ILLINOIS URBAN MANUAL, LATEST EDITION
- FHWA - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- UNITED STATES DISABILITY ACT AND THE ILLINOIS ADA
- ALL STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT

TO THE EXTENT IN WHICH ANY INCONSISTENCIES, OR DISCREPANCIES EXIST BETWEEN THE LISTED SPECIFICATION, STANDARD, CODES, OR GUIDELINES BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.

THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IEPA-NPDES STORM WATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES, AND THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE.

WHERE SECTION OR SUB-SECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ENABLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.

ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL CONSTRUCTION MATERIALS AND DEBRIS RESULTING FROM THE CONSTRUCTION OPERATIONS.

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME THAT APPROVAL IS OBTAINED FROM THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS.

SITE ZONING -

R-3 MULTI-FAMILY RESIDENTIAL

SITE AREA CLASSIFICATIONS

TOTAL (LOTS 1 & 2) AREA: 18.61± ACRES



**CONSULTING ENGINEERING
GEOSPATIAL SERVICES**

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL



Marsha Maller
SIGNATURE:
DATE SIGNED: JUNE 25, 2025
LICENSE EXPIRATION: 11/30/2025

ISSUED FOR PLANNING & ZONING
DATE OF ISSUANCE: 06/25/2025

REV.	DATE	DESCRIPTION
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DRAWN BY:	LEM
DESIGNED BY:	BYF
CHECKED BY:	NTS
APPROVED BY:	MJM
PROJECT NO:	D01231587

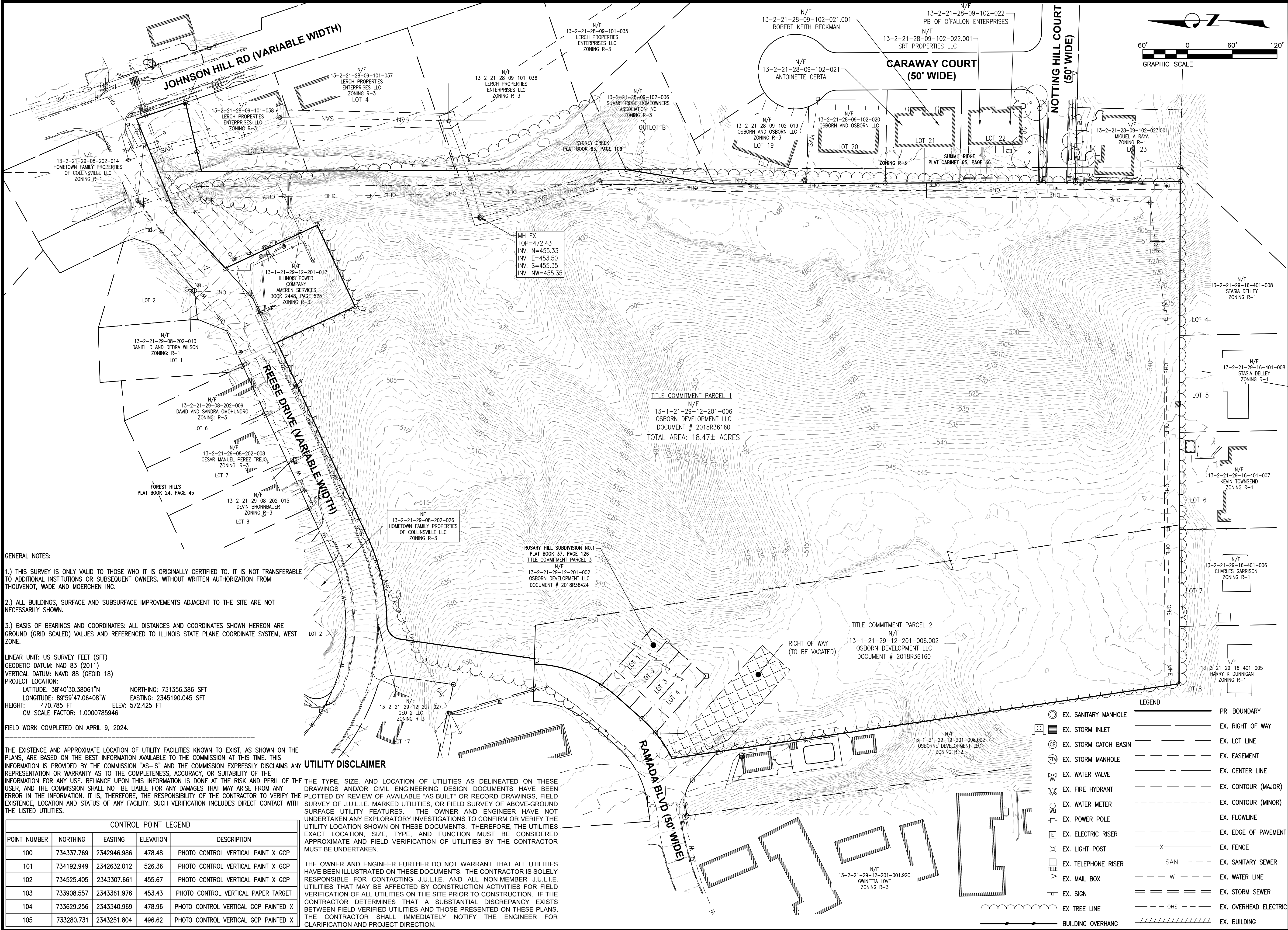
PROJECT:

HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

COVER SHEET & GENERAL NOTES

C-0



TWM

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SEAL

MAURSH J. WALLER
062-051334
OF ILLINOIS

SIGNATURE: *Maursh J. Waller*
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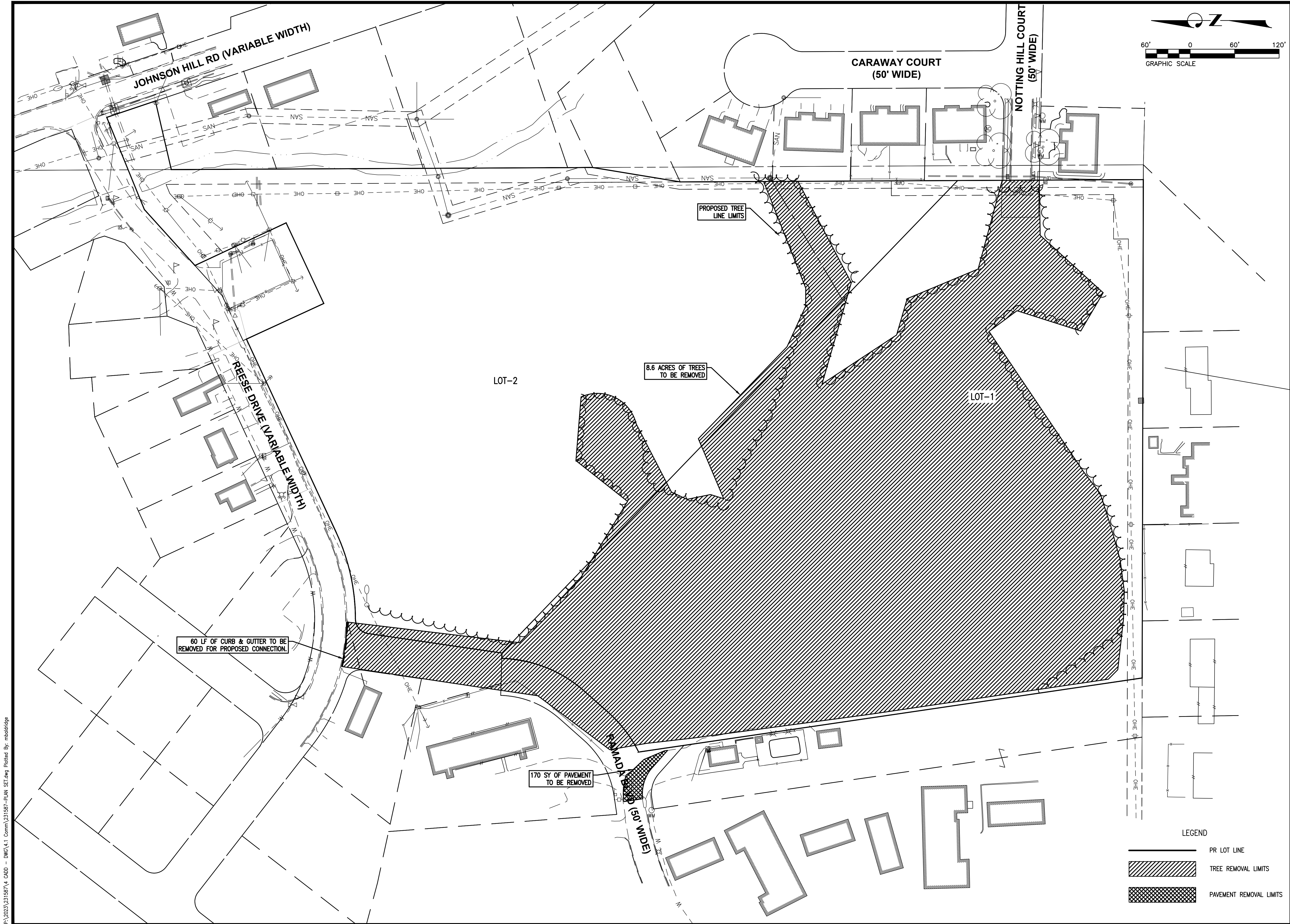
PROJECT:

HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

EXISTING TOPOGRAPHY
AND BOUNDARY

C-1



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ILLINOIS SWANSEA
COLUMBIA
GLEN CARBON
PEORIA
DECATUR

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COLUMBIA

TENNESSEE NASHVILLE
CHATTANOOGA
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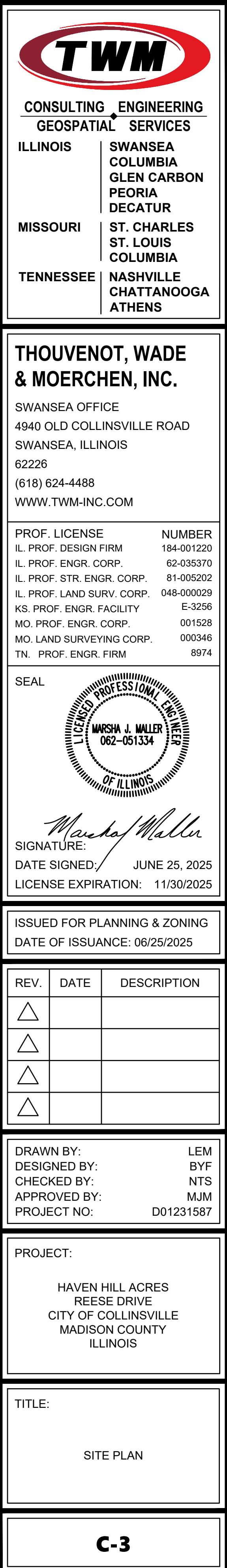
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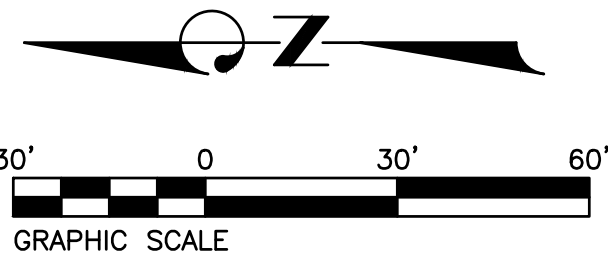
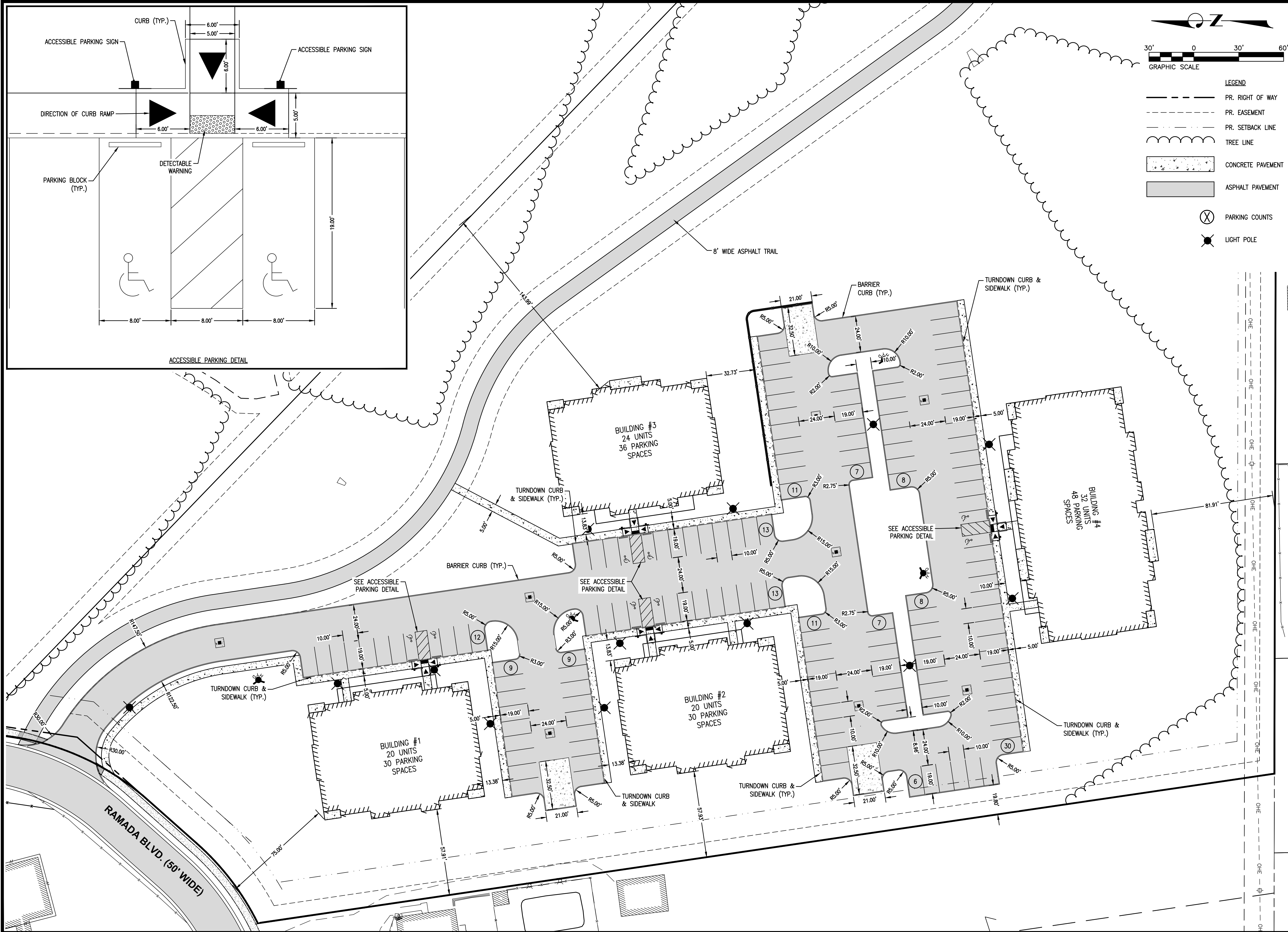
HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

DEMOLITION PLAN

C-2





- LEGEND**
- PR. RIGHT OF WAY
 - PR. EASEMENT
 - PR. SETBACK LINE
 - TREE LINE
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - PARKING COUNTS
 - LIGHT POLE

TWM

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MARSHA J. WALLER
062-051334

Marsha J. Waller

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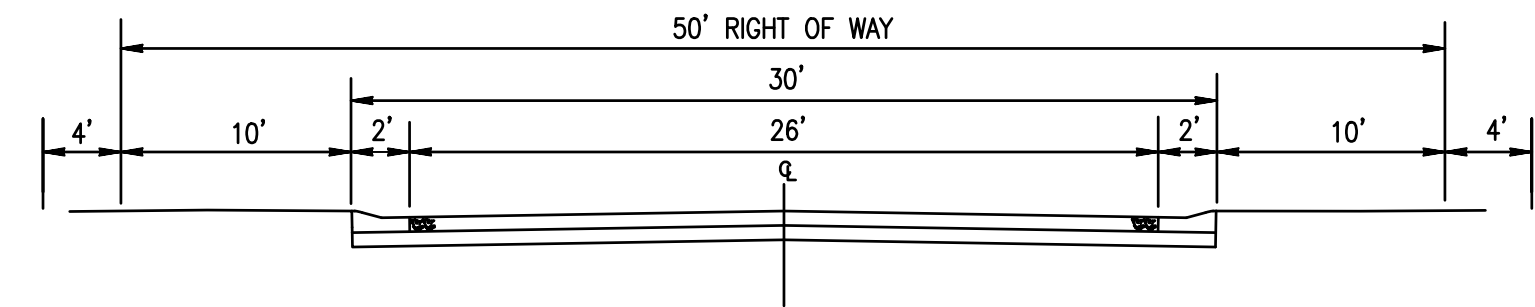
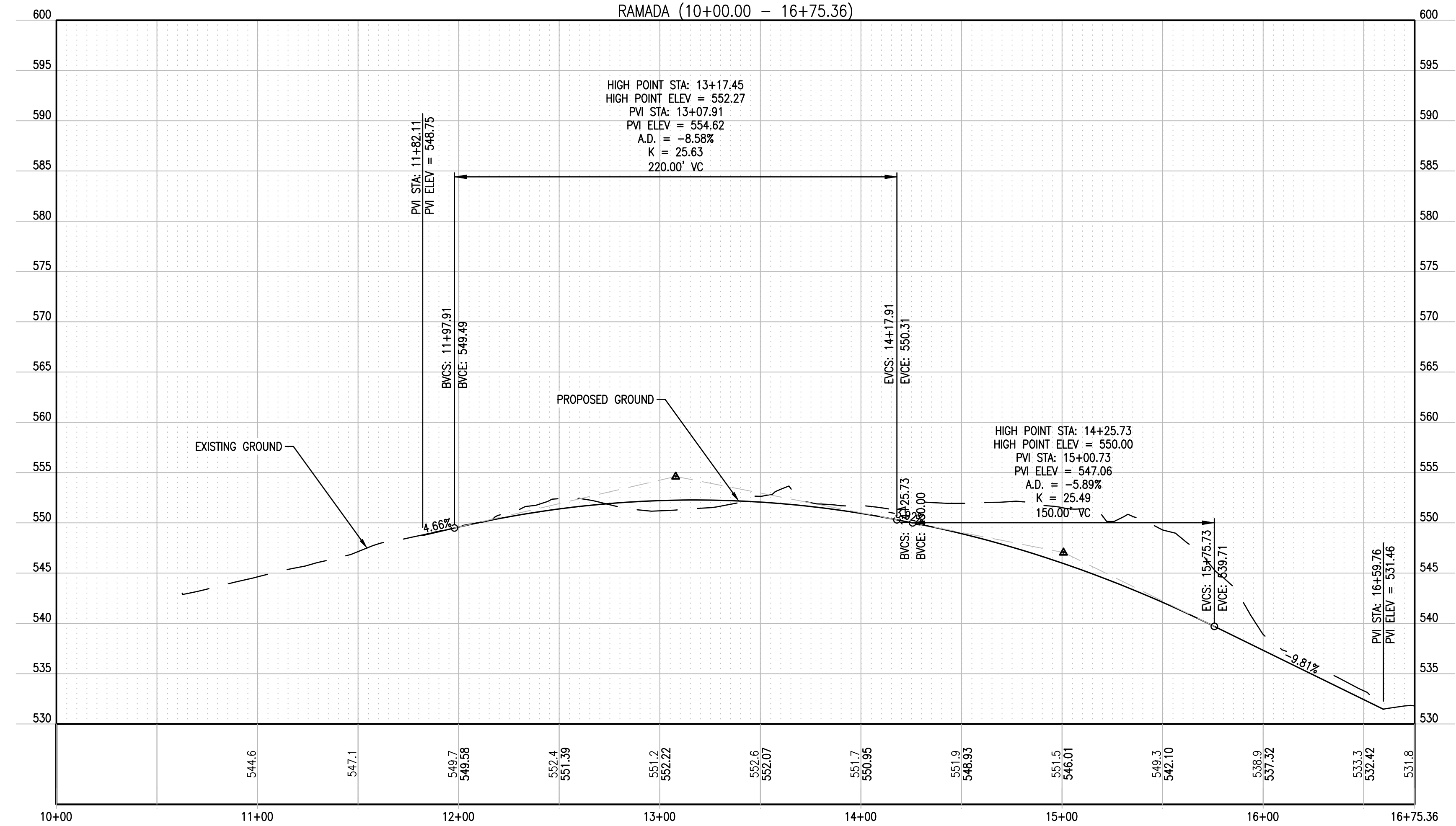
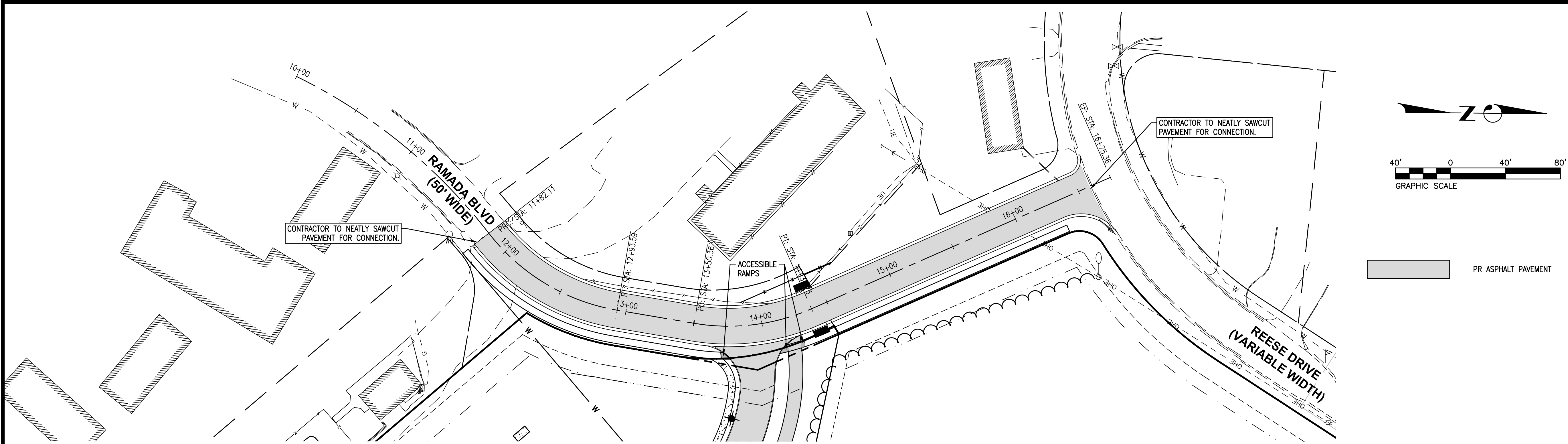
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DESIGNED BY: BYF
CHECKED BY: NTS
APPROVED BY: MJM
PROJECT NO: D01231587

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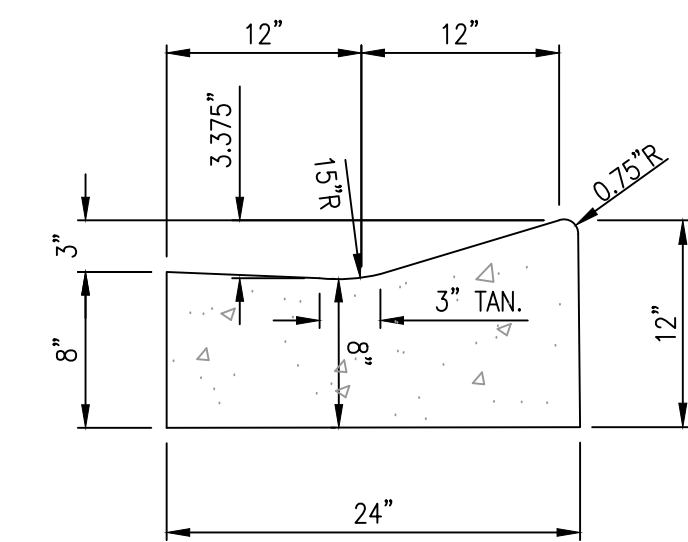
HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

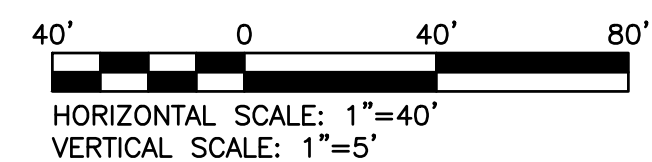
SITE PLAN - LOT 1



TYPICAL STREET SECTION
RAMADA BLVD



TYPICAL CURB DETAIL



TWM
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SWANSEA, ILLINOIS 62226
(618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE: *Marsha J. Muller*
DATE SIGNED: JUNE 25, 2025
LICENSE EXPIRATION: 11/30/2025

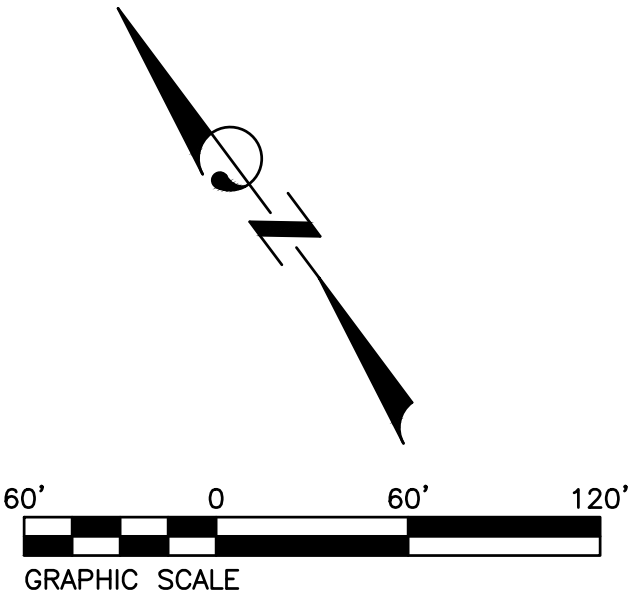
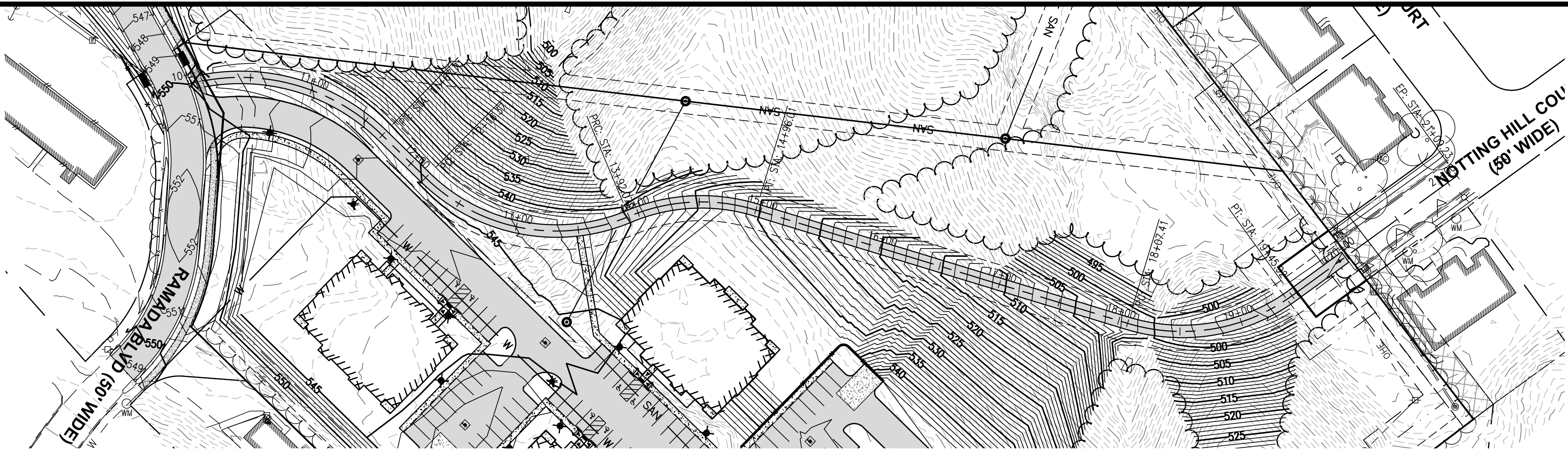
ISSUED FOR PLANNING & ZONING
DATE OF ISSUANCE: 06/25/2025

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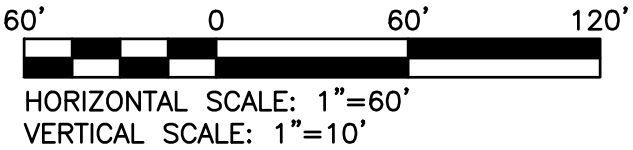
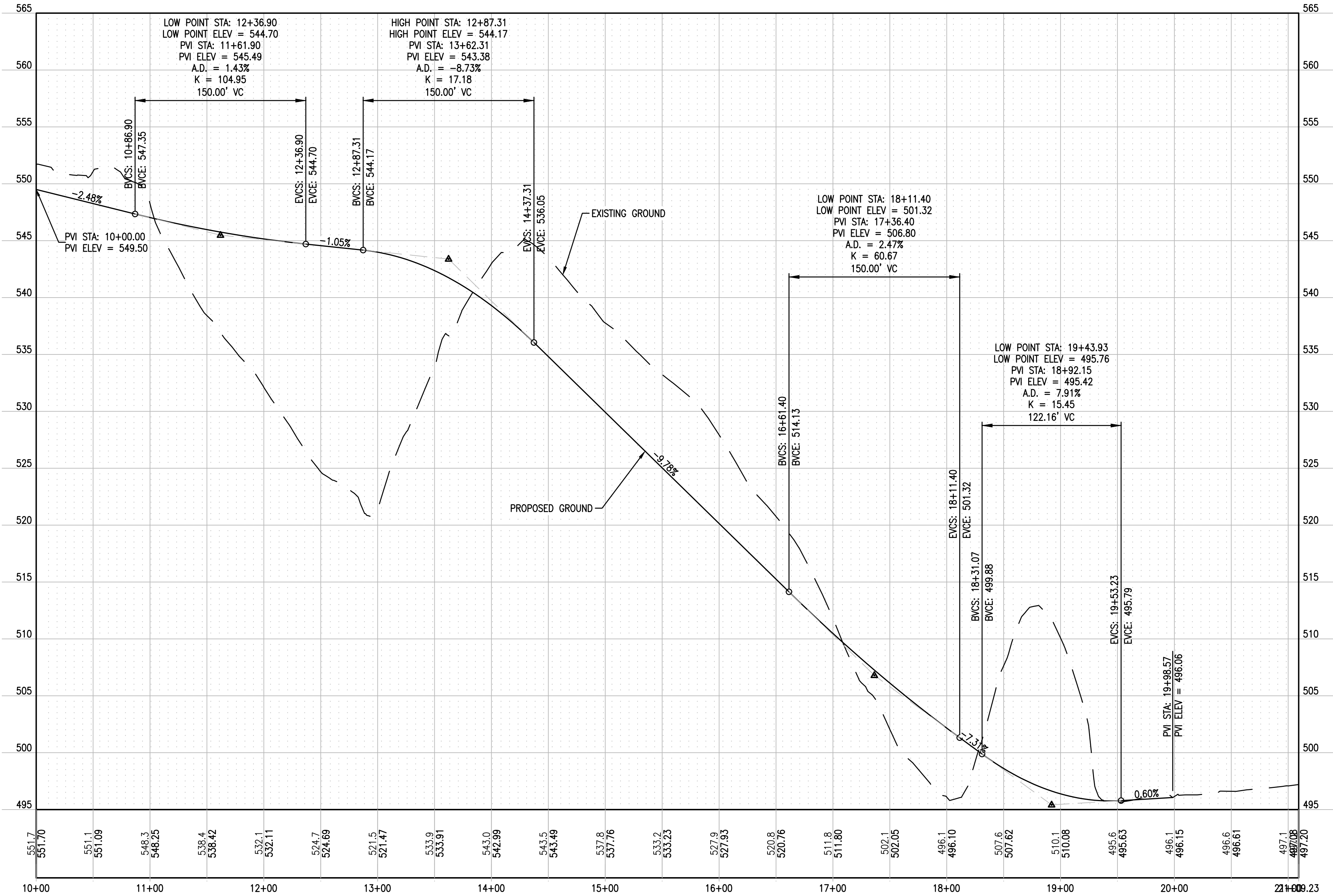
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DESIGNED BY: BYF
CHECKED BY: NTS
APPROVED BY: MJM
PROJECT NO: D01231587

PROJECT:
HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
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TITLE:
RAMADA BLVD. PLAN & PROFILE



TRAIL (10+00.00 - 21+09.23)



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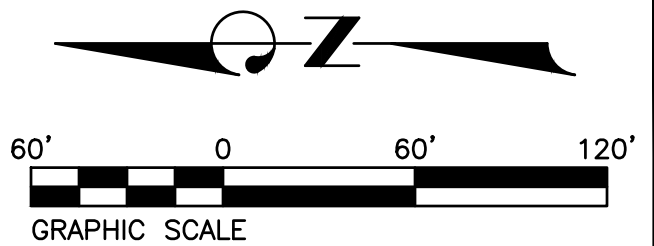
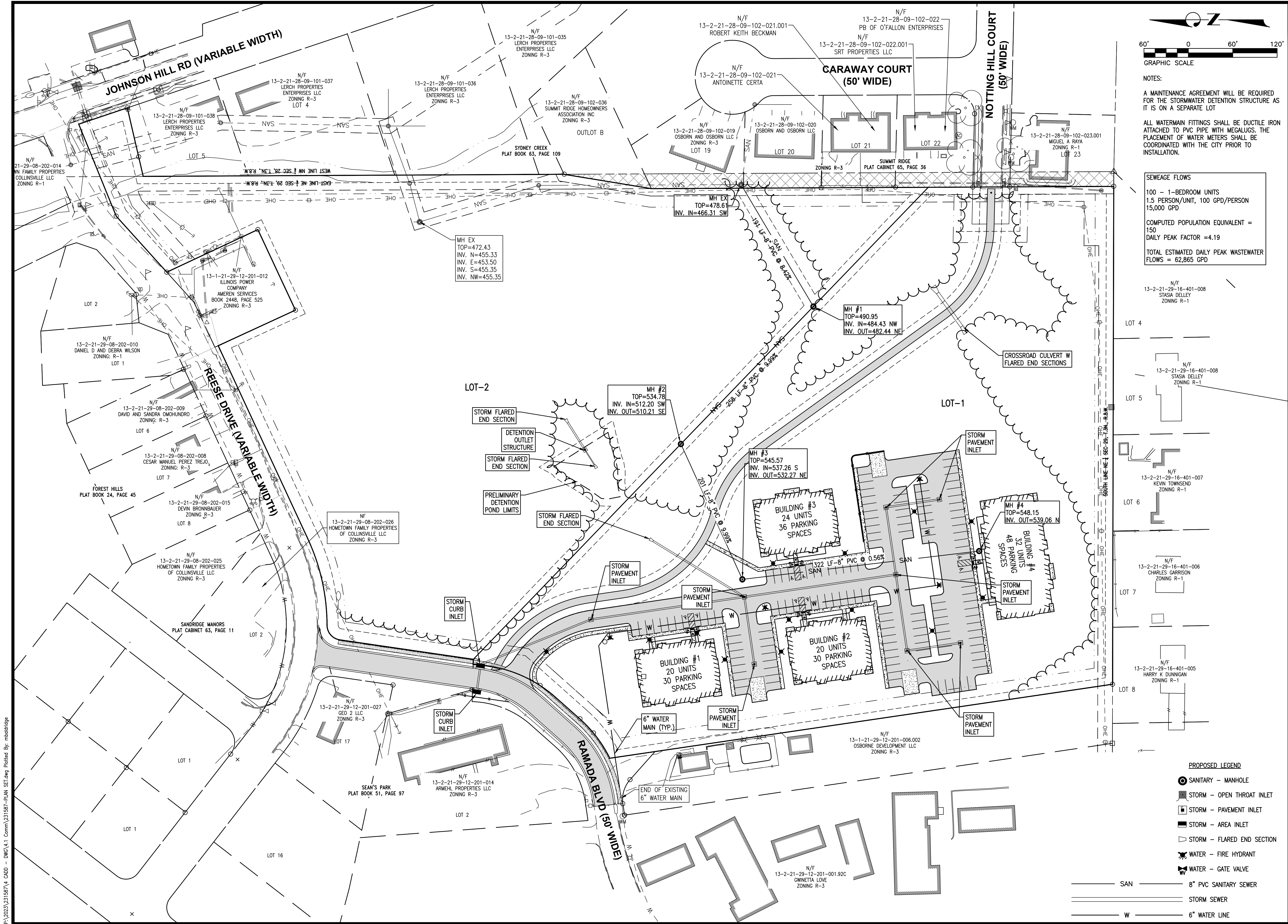
PROJECT:

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CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

TRAIL PLAN & PROFILE

C-4.1



NOTES:

A MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE STORMWATER DETENTION STRUCTURE AS IT IS ON A SEPARATE LOT

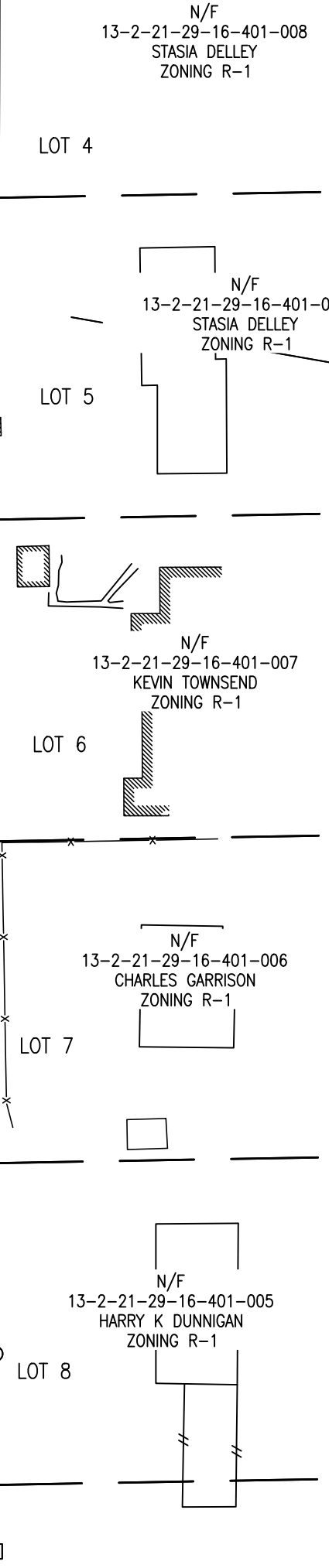
ALL WATERMAIN FITTINGS SHALL BE DUCTILE IRON ATTACHED TO PVC PIPE WITH MEGALUGS. THE PLACEMENT OF WATER METERS SHALL BE COORDINATED WITH THE CITY PRIOR TO INSTALLATION.

SEWAGE FLOWS

100 - 1-BEDROOM UNITS
1.5 PERSON/UNIT, 100 GPD/PERSON
15,000 GPD

COMPUTED POPULATION EQUIVALENT = 150
DAILY PEAK FACTOR = 4.19

TOTAL ESTIMATED DAILY PEAK WASTEWATER FLOWS = 62,865 GPD



- PROPOSED LEGEND
- SANITARY - MANHOLE
 - STORM - OPEN THROAT INLET
 - STORM - PAVEMENT INLET
 - STORM - AREA INLET
 - STORM - FLARED END SECTION
 - ⚡ WATER - FIRE HYDRANT
 - ⚡ WATER - GATE VALVE
 - SAN — 8" PVC SANITARY SEWER
 - W — STORM SEWER
 - W — 6" WATER LINE



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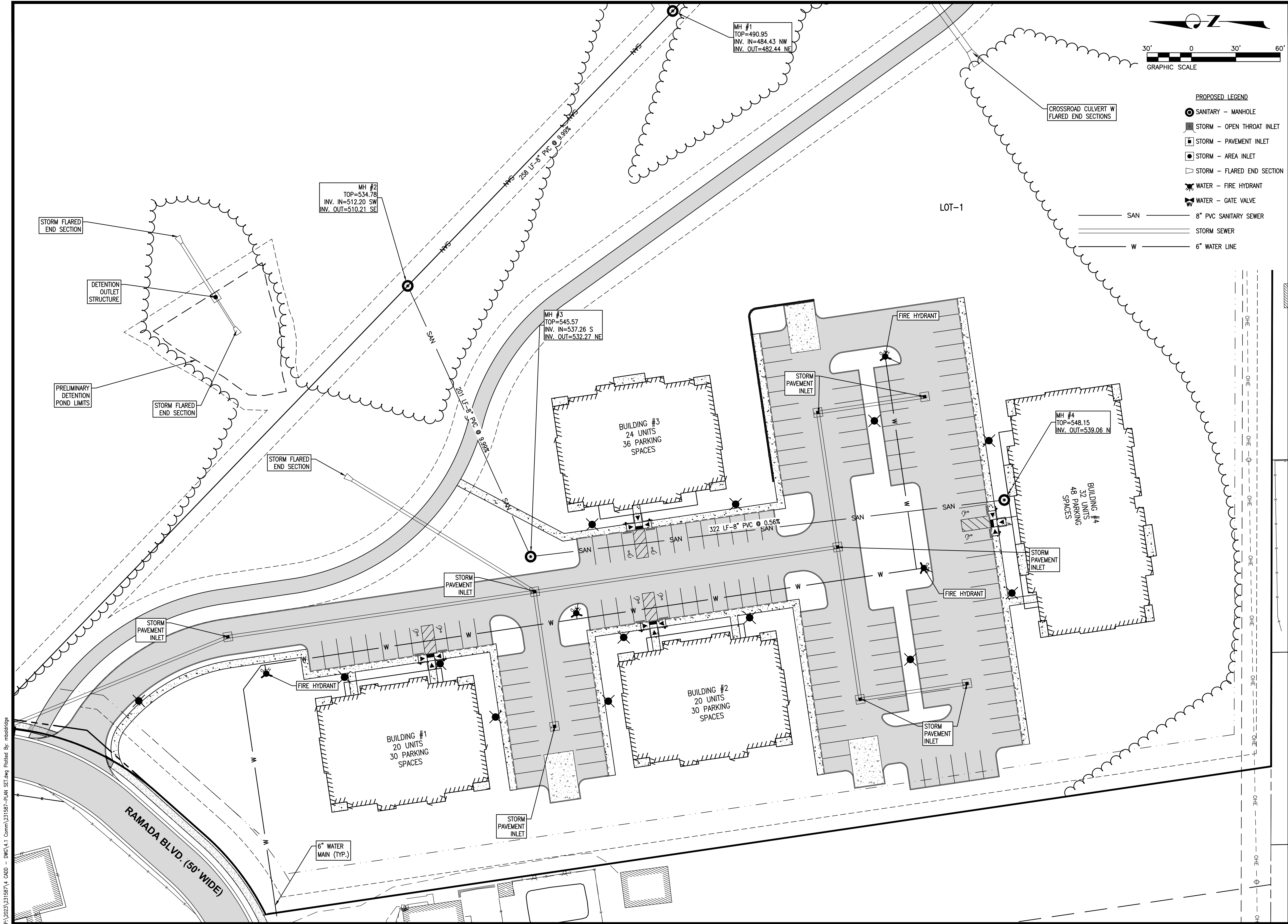
PROJECT:

HAVEN HILL ACRES
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CITY OF COLLINSVILLE
MADISON COUNTY
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TITLE:

UTILITY PLAN

C-5



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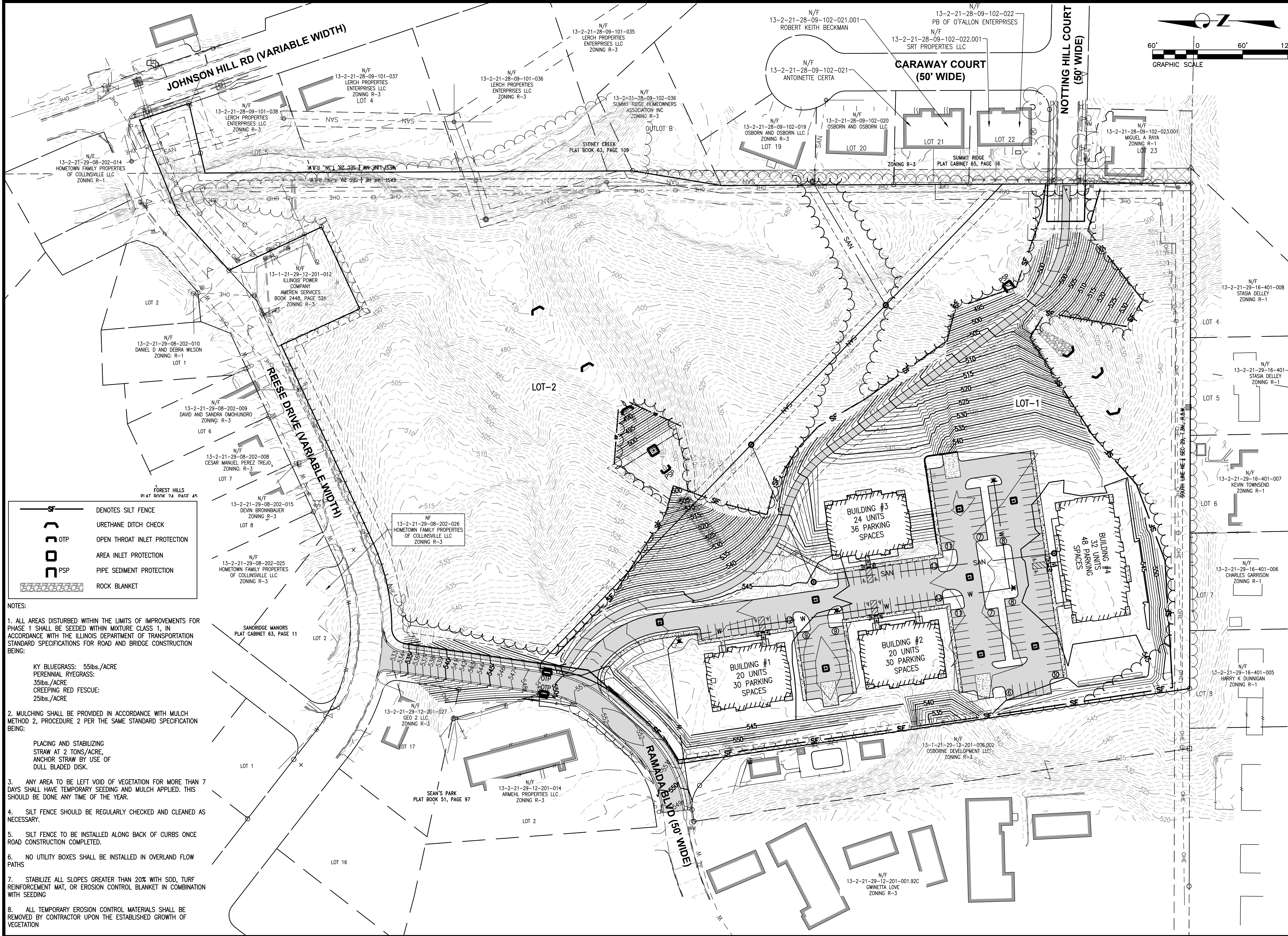
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CHECKED BY: NTS
APPROVED BY: MJM
PROJECT NO: D01231587

PROJECT:
HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:
UTILITY PLAN - LOT 1

C-5.1



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS

MISSOURI

TENNESSEE

SWANSEA
COLUMBIA
GLENN CARBON
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PROJECT:

HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

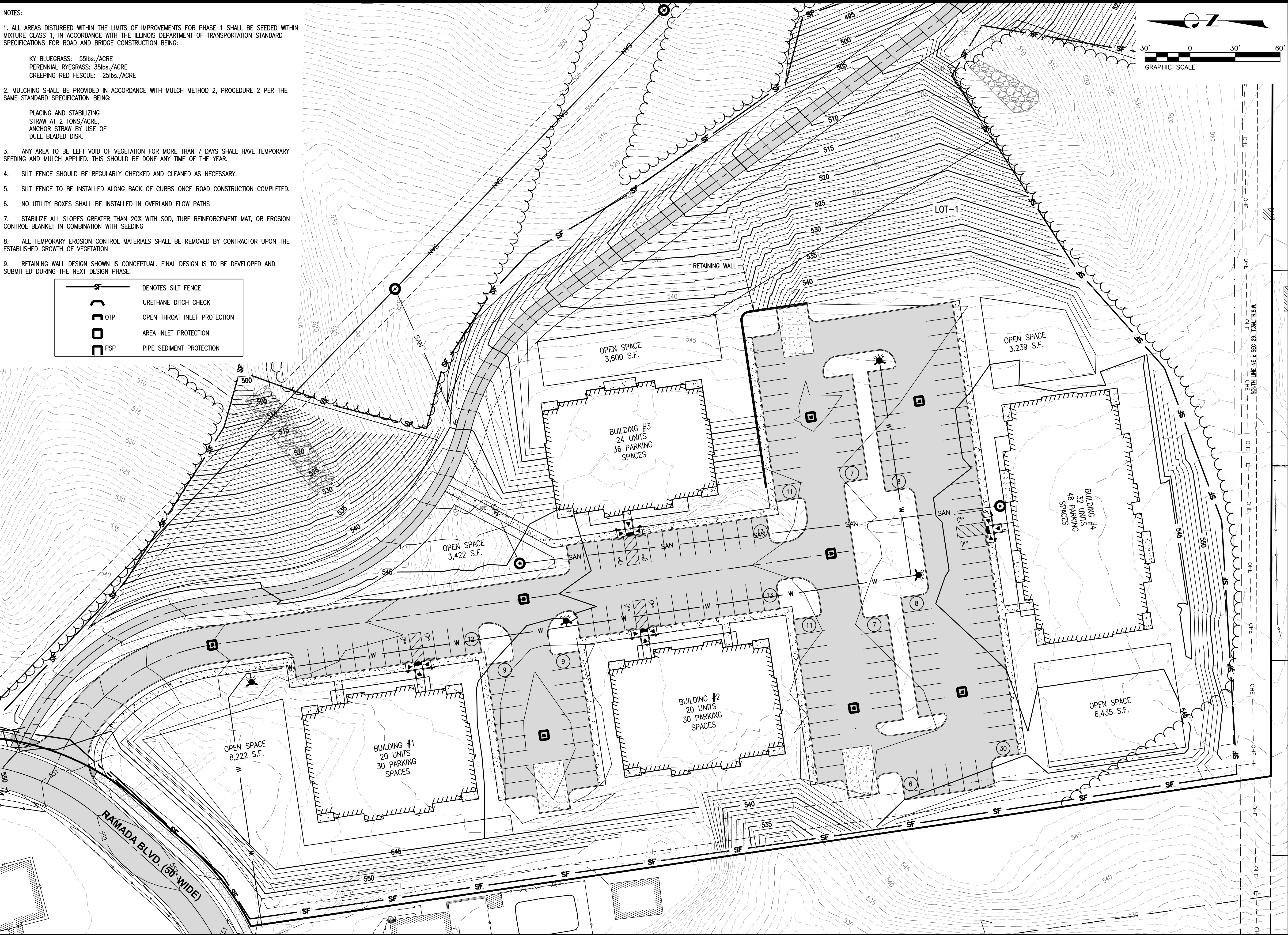
GRADING PLAN

C-6

- NOTES:
1. ALL AREAS DISTURBED WITHIN THE LIMITS OF IMPROVEMENTS FOR PHASE 1 SHALL BE SEEDED WITHIN MIXTURE CLASS 1, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION BEING:
- KY BLUEGRASS: 55lbs./ACRE
 PERENNIAL RYEGRASS: 35lbs./ACRE
 CREEPING RED FESCUE: 25lbs./ACRE

2. MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 2 PER THE SAME STANDARD SPECIFICATION BEING:
- PLACING AND STABILIZING
 STRAW AT 2 TONS/ACRE,
 ANCHOR STRAW BY USE OF
 DULL BLADED DISK.
3. ANY AREA TO BE LEFT VOID OF VEGETATION FOR MORE THAN 7 DAYS SHALL HAVE TEMPORARY SEEDING AND MULCH APPLIED. THIS SHOULD BE DONE ANY TIME OF THE YEAR.
4. SILT FENCE SHOULD BE REGULARLY CHECKED AND CLEANED AS NECESSARY.
5. SILT FENCE TO BE INSTALLED ALONG BACK OF CURBS ONCE ROAD CONSTRUCTION COMPLETED.
6. NO UTILITY BOXES SHALL BE INSTALLED IN OVERLAND FLOW PATHS
7. STABILIZE ALL SLOPES GREATER THAN 20% WITH SOD, TURF REINFORCEMENT MAT, OR EROSION CONTROL BLANKET IN COMBINATION WITH SEEDING
8. ALL TEMPORARY EROSION CONTROL MATERIALS SHALL BE REMOVED BY CONTRACTOR UPON THE ESTABLISHED GROWTH OF VEGETATION
9. RETAINING WALL DESIGN SHOWN IS CONCEPTUAL. FINAL DESIGN IS TO BE DEVELOPED AND SUBMITTED DURING THE NEXT DESIGN PHASE.

	SF	DENOTES SILT FENCE
	UTC	URETHANE DITCH CHECK
	OTIP	OPEN THROAT INLET PROTECTION
	AIP	AREA INLET PROTECTION
	PSP	PIPE SEDIMENT PROTECTION



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SEAL



Marsha J. Waller
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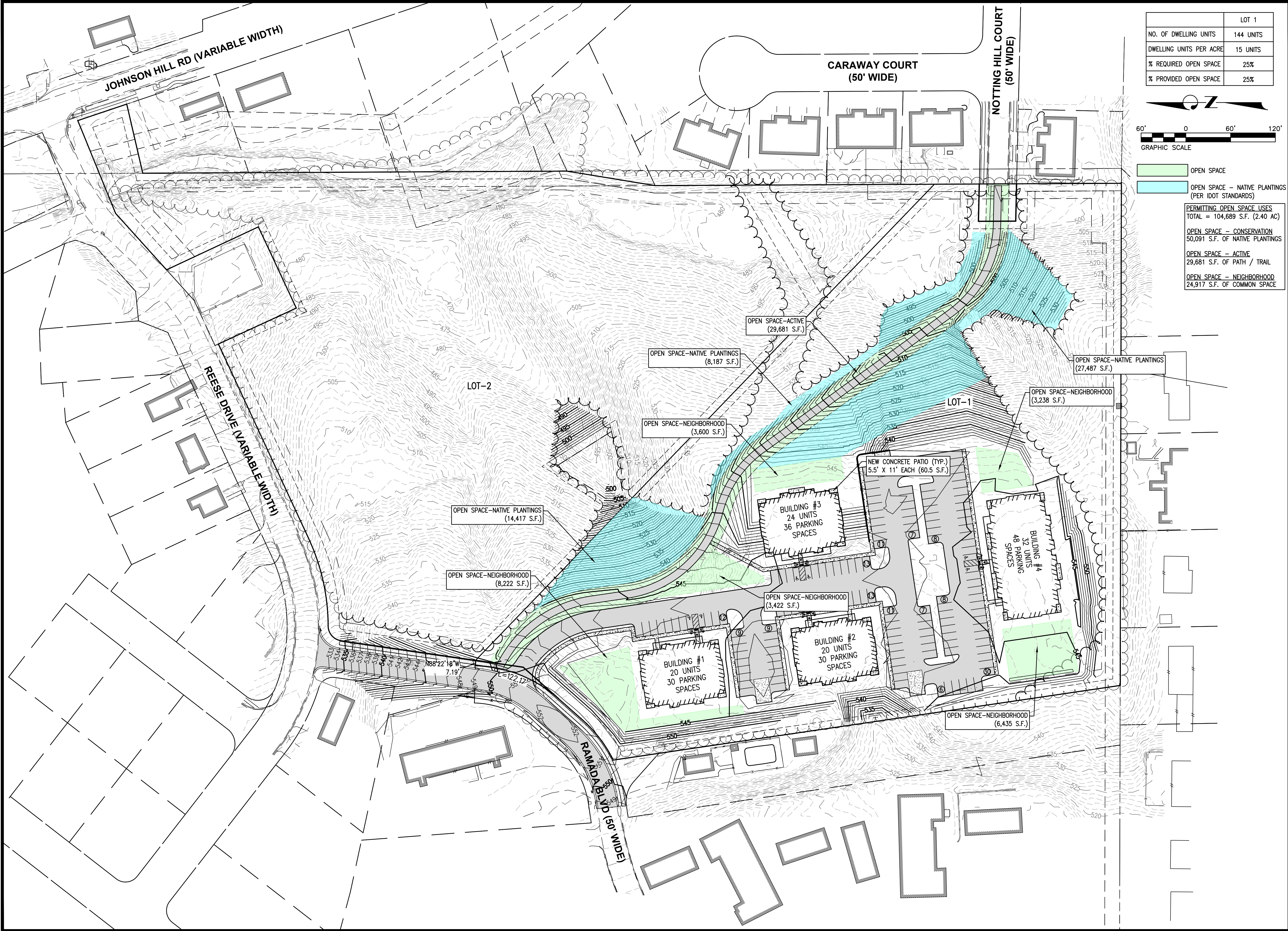
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PROJECT:
HAVEN HILL ACRES
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CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

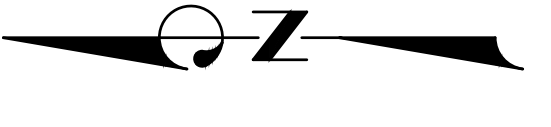
TITLE:
GRADING PLAN - LOT 1

C-6.1

P:\2023\231587\4 CAD - DWG\4.1 Comm\231587-PLAN SET.dwg Plotted By: maddridge



NO. OF DWELLING UNITS	144 UNITS
DWELLING UNITS PER ACRE	15 UNITS
% REQUIRED OPEN SPACE	25%
% PROVIDED OPEN SPACE	25%



- OPEN SPACE
- OPEN SPACE - NATIVE PLANTINGS (PER IDOT STANDARDS)

PERMITTING OPEN SPACE USES
TOTAL = 104,689 S.F. (2.40 AC)

OPEN SPACE - CONSERVATION
50,091 S.F. OF NATIVE PLANTINGS

OPEN SPACE - ACTIVE
29,681 S.F. OF PATH / TRAIL

OPEN SPACE - NEIGHBORHOOD
24,917 S.F. OF COMMON SPACE



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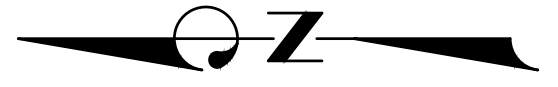
PROJECT:

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REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

OPEN SPACE PLAN

PLANT MATERIALS				
CATEGORY	POINTS	AMOUNT	TOTAL POINTS	% OF REQUIRED POINTS
NATIVE SHADE TREES	4 PER TREE	18 TREES	72	8%
NATIVE EVERGREEN TREES	3 PER TREE			
NATIVE ORNAMENTAL AND INTERMEDIATE TREES	3 PER TREE			
NATIVE SHRUBS	2 PER SHRUB	112 SHRUBS	224	27%
NATIVE ORNAMENTAL GRASSES, SEDGES, RUSHES	2 PER PLANT	250 PLANTS	500	60%
NATIVE FORBS AND WILDFLOWERS	2 PER PLANT			
NATIVE PERENNIALS, BULBS, AND ANNUALS	1.5 PER 50 S.F.	28 S.F.	42	5%
			838	100%



GRAPHIC SCALE

LEGEND

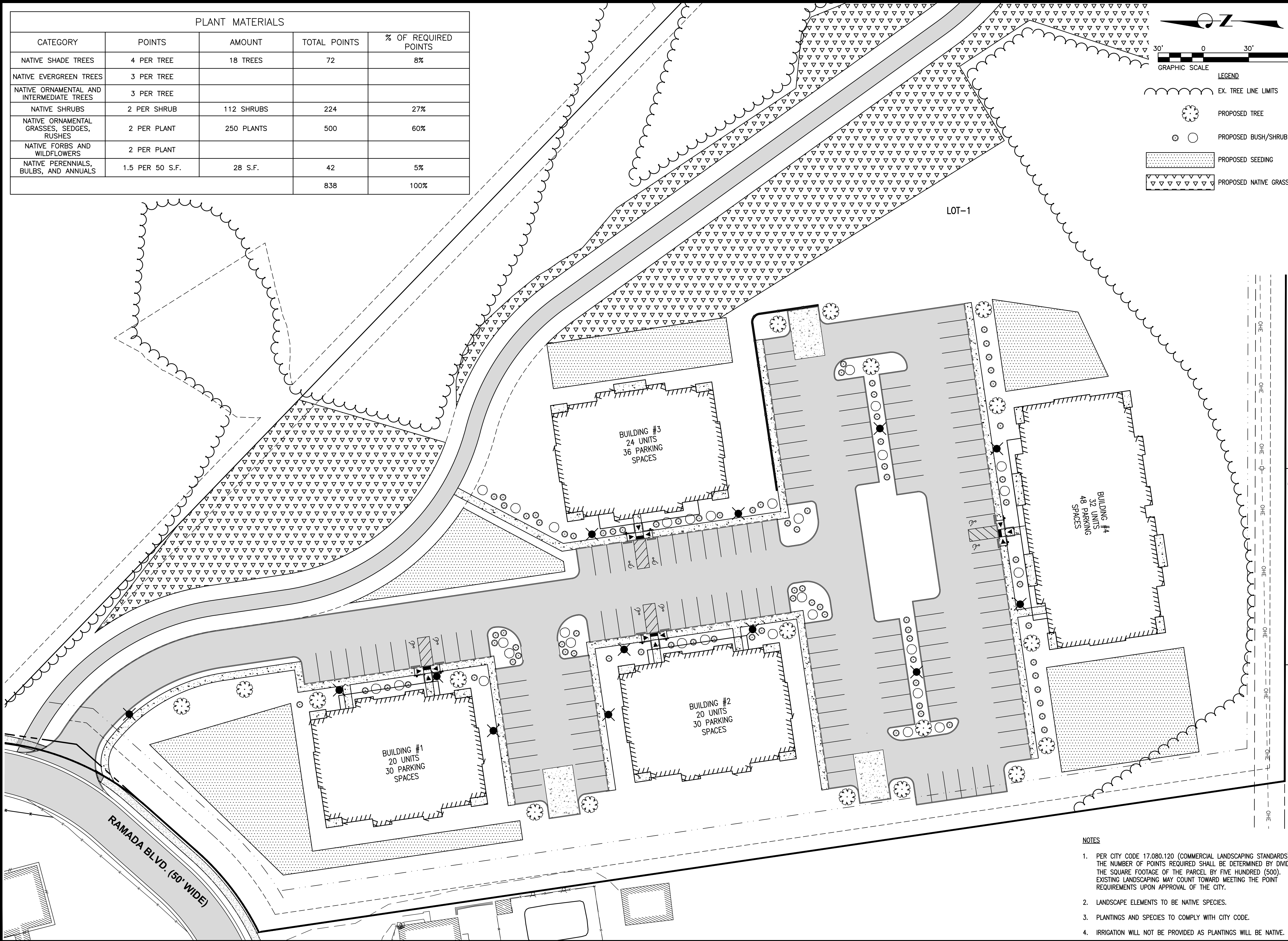
EX. TREE LINE LIMITS

PROPOSED TREE

PROPOSED BUSH/SHRUB

PROPOSED SEEDING

PROPOSED NATIVE GRASSES



- NOTES
- PER CITY CODE 17.080.120 (COMMERCIAL LANDSCAPING STANDARDS), THE NUMBER OF POINTS REQUIRED SHALL BE DETERMINED BY DIVIDING THE SQUARE FOOTAGE OF THE PARCEL BY FIVE HUNDRED (500). EXISTING LANDSCAPING MAY COUNT TOWARD MEETING THE POINT REQUIREMENTS UPON APPROVAL OF THE CITY.
 - LANDSCAPE ELEMENTS TO BE NATIVE SPECIES.
 - PLANTINGS AND SPECIES TO COMPLY WITH CITY CODE.
 - IRRIGATION WILL NOT BE PROVIDED AS PLANTINGS WILL BE NATIVE.


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PROJECT:

HAVEN HILL ACRES
REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

LANDSCAPING PLAN - LOT 1

45.00

E-One Cyclone II 95 HP

feet

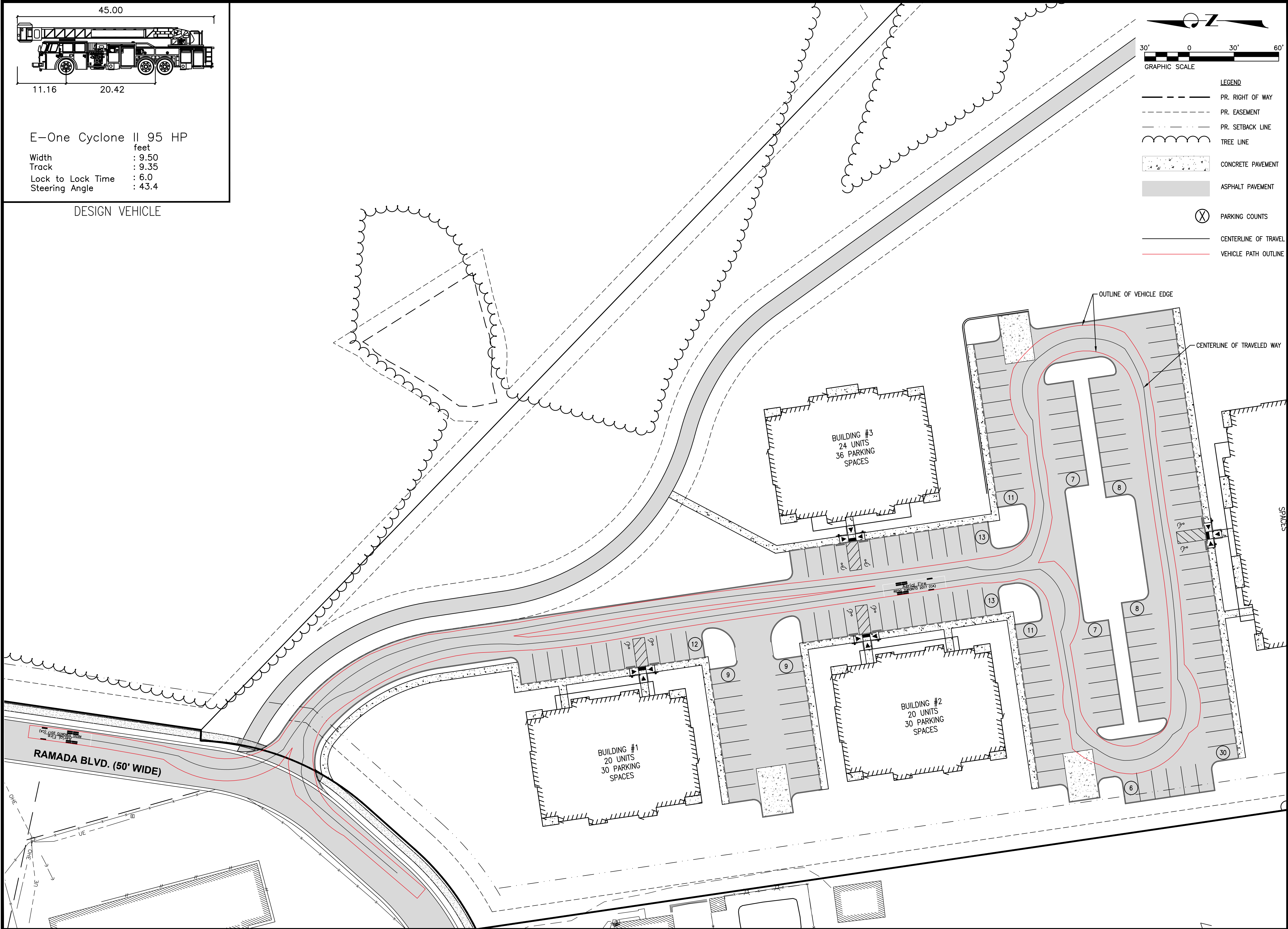
Width : 9.50

Track : 9.35

Lock to Lock Time : 6.0

Steering Angle : 43.4

DESIGN VEHICLE



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REESE DRIVE
CITY OF COLLINSVILLE
MADISON COUNTY
ILLINOIS

TITLE:

TRAFFIC CIRCULATION - LOT 1



d-series

D-Series Size 1 LED Area Luminaire

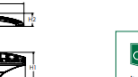
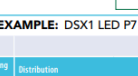






Specifications

EPA:	0.69 ft ² (6.36 in.)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.3 cm)
Height H1:	3.88" (10.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)







Introduction

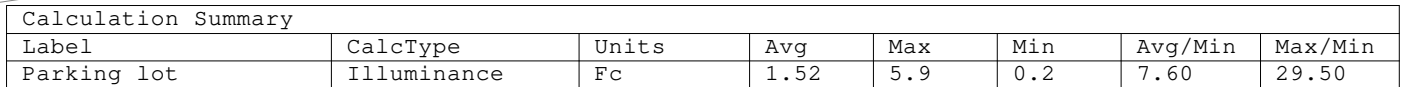
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Items marked with a **shielded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aualighting.com/designselect.

*See ordering tree for details



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
10	11	DSX0 LED P3 40K 80CRI T2M	SINGLE	DSX0 LED P3 40K 80CRI T2M	L1	0.900	7977	68.95	758.45
10	2	DSX1 LED P6 40K 80CRI T4M	BACK-BACK	DSX1 LED P6 40K 80CRI T4M	L2	1.000	19125	165.25	661