

CITY OF COLLINSVILLE, ILLINOIS

RESOLUTION NO. _____

**A RESOLUTION PROVIDING FINAL PLAT APPROVAL UNDER TITLE 16-SUBDIVISIONS
OF THE COLLINSVILLE MUNICIPAL CODE FOR A SUBDIVISION OF A PIECE OF LAND
BEING A PART OF THE S.W. ¼ OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST
OF THE THRID PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY,
ILLINOIS**

(Final Plat for Parkside Condos)
(PIN: 13-1-21-22-13-301-017 & 13-1-21-22-13-301-018)

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF COLLINSVILLE, ILLINOIS

THIS _____th DAY OF _____, 2024

Published in pamphlet form by authority of the City Council of the City of Collinsville, Madison
and St. Clair Counties, Illinois this _____th day of _____, 2024.

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ILLINOIS**

(Final Plat for Parkside Condos)

(PIN: 13-1-21-22-13-301-017 & 13-1-21-22-13-301-018)

WHEREAS, Parkside Commons, LLC, owner of record, has filed with the City of Collinsville (hereinafter "the City"), Madison County, Illinois, a subdivision of land as shown on a certain plat being designated Final Plat for Parkside Condos, said plat being attached hereto as 'Exhibit A' and made a part hereof, and having been prepared by Sherbut-Carson-Claxton, LLC., a Licensed Illinois Engineer, and,

WHEREAS, said plat complies with the applicable law respecting plats, including the requirements for Final Plat approval under the Collinsville Municipal Code, Title 16 *Subdivisions*, Section 16.12.140, *Final Plat Procedures*, and,

WHEREAS, said plat is presented to the City Council for final approval pursuant to the Collinsville Municipal Code, Title 16 *Subdivisions*, Section 16.12.140, *Final Plat Procedures*;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF COLLINSVILLE that the Final Plat for Parkside Condos is hereby given Final Plat approval pursuant to the Collinsville Municipal Code, Title 16 *Subdivisions*, Section 16.12.140, *Final Plat Procedures*.

This resolution shall take effect upon its passage, approval, and publication in pamphlet form, as provided by law.

PASSED by the Council and Approved by the Mayor on _____, 2024.

Ayes:

Nays:

Absent:

Approved: _____, 2024.

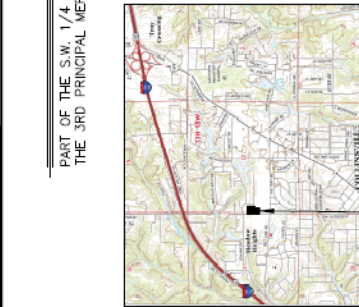
Jeff Stehman, Mayor

ATTEST:

Kimberly Wasser, City Clerk

**SUBDIVISION PLAT
PARKSIDE CONDOS**

PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS



PROJECT LOCATION

AREA IN LOTS=2.25 AC. (INCLUDES 0.73-AC. OPEN SPACE)
AREA IN STREETS=0.40 AC.
AREA IN SUBDIVISION=2.65 ACRES

LEGAL DESCRIPTION: PARCELS CONVEYED

Part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Idaho, and containing more or less

[illegible]

LEGEND

●	EXOTES FOUND IRON PIPE (UNLESS NOTED)
○	EXOTES SET IRON PIN
■	EXOTES FOUND CONCRETE MONUMENT
□	EXOTES SET CONCRETE MONUMENT
▲	EXOTES FOUND LIME LINE
△	EXOTES EXISTING LIME LINE
---	EXOTES BUILDING SET-BACK LINE
---	EXOTES RIGHT-OF-WAY LINE
---	EXOTES STREET ADDRESS
---	EXOTES HOW OR FORMERLY
N/T	EXOTES NOTED
1	EXOTES FIRST DISTANCE
2	EXOTES SECOND DISTANCE

and the U.S. House of Representatives. The Senate bill was passed by a vote of 81-19, and the House bill by a vote of 387-11. The Senate bill was passed by a vote of 81-19, and the House bill by a vote of 387-11. The Senate bill was passed by a vote of 81-19, and the House bill by a vote of 387-11.

Order _____
 Carlisle B. Garton, P.L.S. 035.003162
 Expires 11/30/96

80. The undersigned, do hereby certify that to the best of our knowledge and belief the foregoing of various writers will not be deemed by the members of said audience or any part thereof, to be such various writer whom we do suggest, originate or publish. We have made no collection and disclaimer of such various writers who fully state, or believe that the audience has a right to use, and that such various writers will not be depended on the property of adjusting said writers to such considerations as might make similar to already frequently known of the membership of the audience.

Category	Percentage
Overall	100%
Female	100%
Male	100%

DATE: MAY 1971	
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SUBMISSION PLAT	
SCALE	1"=30'
DATE	MAY 30, 1974

ENGINEER/SURVEYOR: SHEGUT-CARSON-CLAXTON LLC	PARADE CONDOS	DATE: 2/2/2012
#4 MEADOW HTS. PROF. PARK		CHS: 2012-00

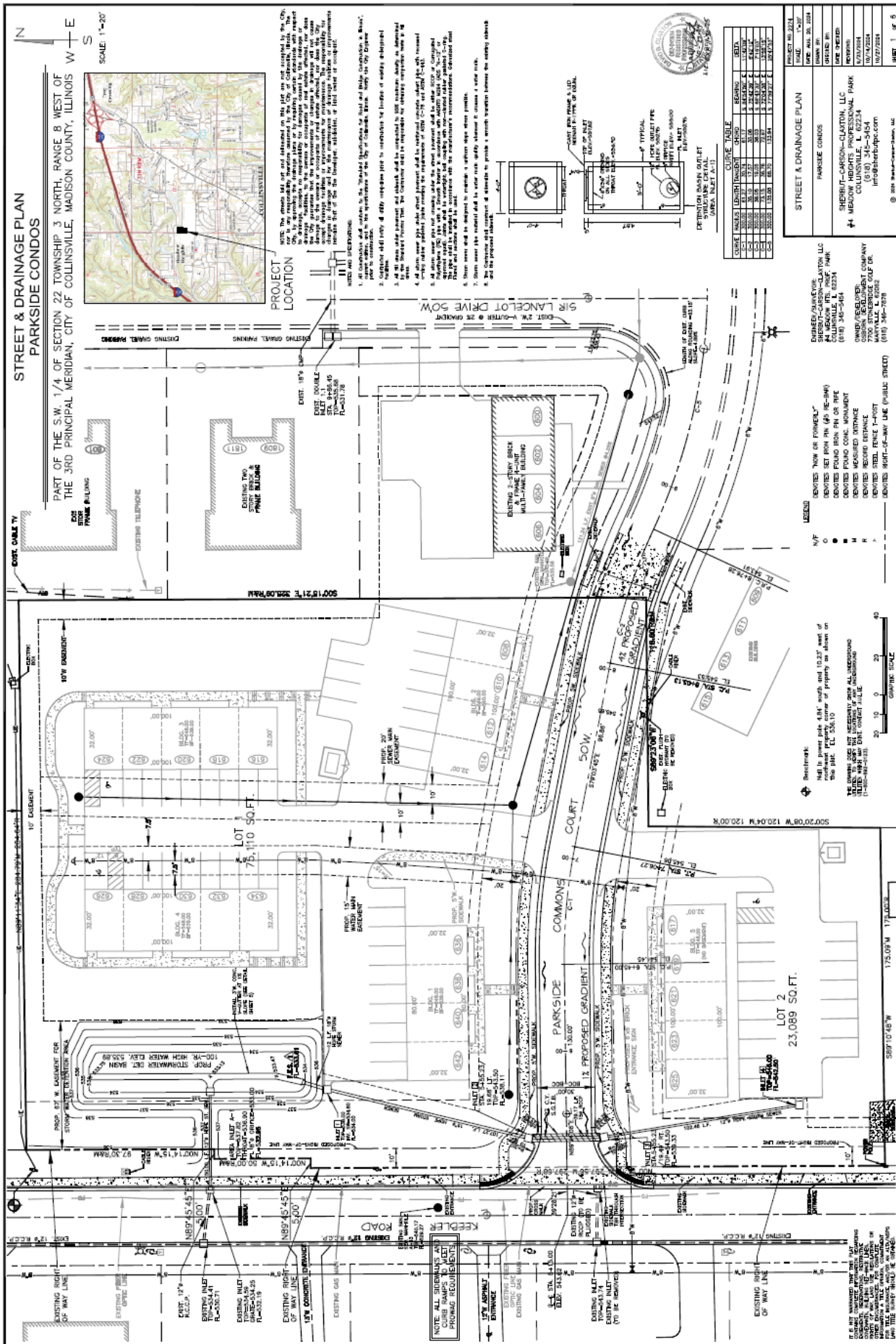
COLLINSVILLE, IL 62234
(618) 345-5454

OWNERS/DEVELOPER:
PARKSIDE COMMONS, LLC
10000 N. CRANFORD AVE., SUITE 100
CHICAGO, IL 60631

MARYVILLE, IL 62062
(618) 346-7878
info@sharbutpe.com

① 2004年12月31日	12月31日
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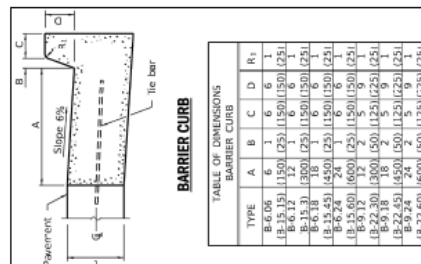
Exhibit B: Improvement Plans



PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS W — E

- All construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction in Illinois", "American Wire Manufacturing Assn", and the Illinois Manufacturers Code.

- All ramps at intersections shall have detectable walking features in accordance with 107 of the City of Chicago. Detectable walking shall consist of a surface of raised concrete or cast-in-place concrete with a minimum height of 1/2 inch. The surface shall be some 1/2 inch in a square or rectangular pattern. The same shall be cast in ramp, crosswalk, and intersection areas. The surface shall be placed in the center of the direction of travel and the full width of the walking surface of the crosswalk, ramp, or intersection. The surface shall be placed in the center of the walking surface, visually, and adjacent walking surfaces shall have light on, dark on light typically being red.



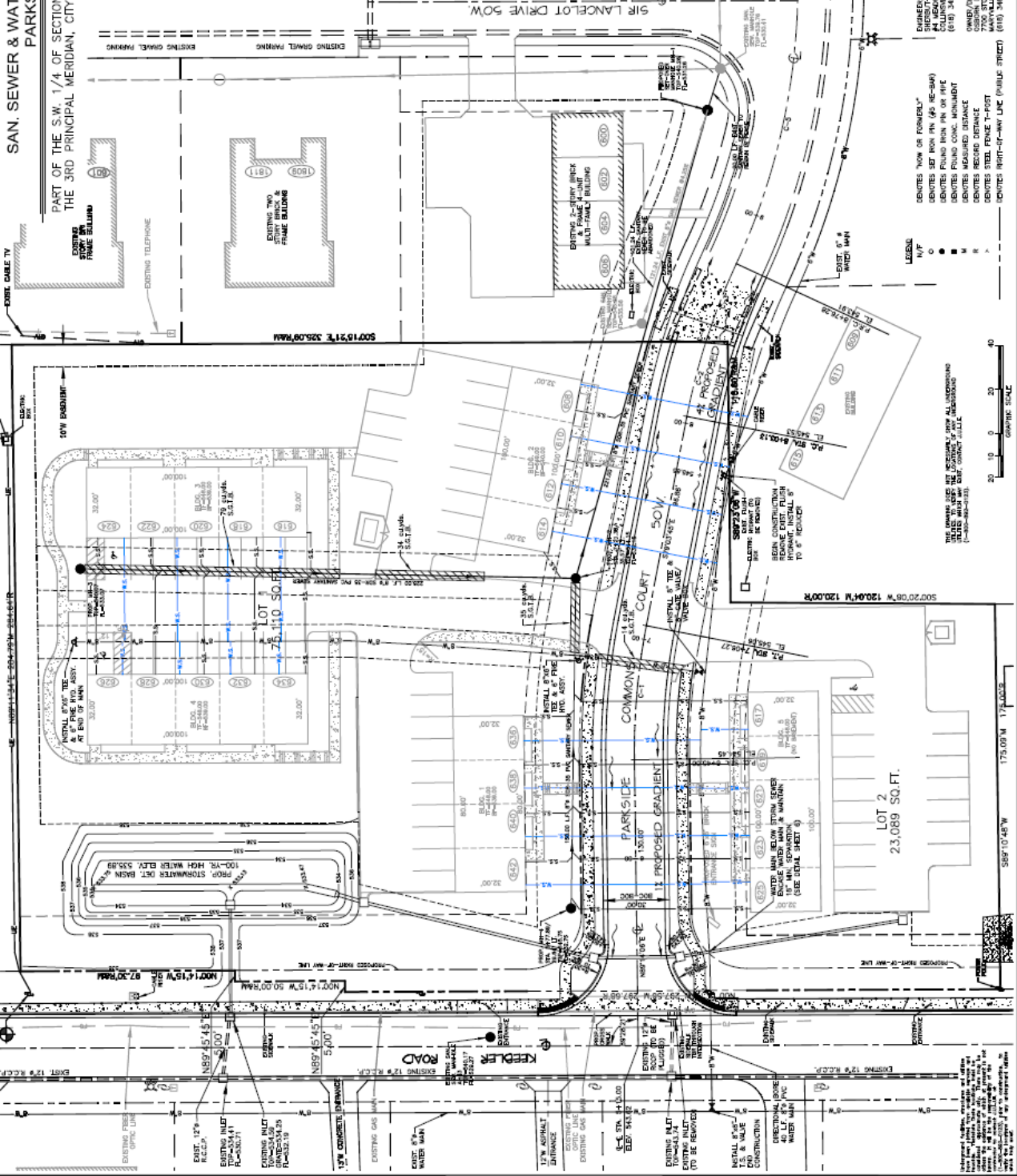
THE DRAWINGS DO NOT NECESSARILY SHOW ALL UNDERGROUND UTILITIES. TO VERIFY THE LOCATIONS OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST, CONTACT JULIE.

INTERSECTION DETAIL	
PARKSIDE CONDOS	
SHERBETT-CARSON-CLAYTON, LLC	
MEADOW HEIGHTS PROFESSIONAL PARK	
COLLINGSVILLE, L 62234	
(618) 345-5454	
lms@sherbttc.com	
PROJECT NO. 2274	DATE 6/27/2024
SCALE 1"=6'	DATE AUG 20, 2024
DESIGNED BY	DATE 6/27/2024
CHECKED BY	DATE 6/27/2024
REVISIONS	DATE 6/27/2024
	DATE 6/27/2024
	DATE 6/27/2024

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SAN. SEWER & WATER MAIN EXTENSION PLAN PARKSIDE CONDOS

PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS



- NOTES AND SPECIFICATIONS (Refer to these notes and specifications for details):
1. THE NAME OF THE PROJECT IS PARKSIDE CONDOS. THE PROJECT IS LOCATED IN THE CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS.
 2. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 3. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
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 10. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 11. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 12. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
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 14. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 15. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 16. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
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 18. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 19. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 20. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.

- GENERAL NOTES:
1. THE NAME OF THE PROJECT IS PARKSIDE CONDOS. THE PROJECT IS LOCATED IN THE CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS.
 2. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.
 3. THE PROJECT IS A SANITARY SEWER AND WATER MAIN EXTENSION PLAN.



Not in power pole 4.5' north and 10.25' west of
corner of property at street on
this plan. E.L. 535.10

SANITARY SEWER & WATER MAIN EXTENSION PLAN	
PROJECT NO. 2024	12/31/2024
DATE	12/31/2024
DESIGNED BY	SHERRILL-CARSON-CLAYTON, LLC
DRAWN BY	SHERRILL-CARSON-CLAYTON, LLC
CHECKED BY	SHERRILL-CARSON-CLAYTON, LLC
DATE	12/31/2024
PROJECT NO.	2024
DATE	12/31/2024
PROJECT NO.	2024
DATE	12/31/2024

SHERRILL-CARSON-CLAYTON, LLC
44 MEDICAL CENTER PARK
COLLINSVILLE, IL 62234
(618) 345-3454
info@sherrill-clayton.com

OWNER/DEVELOPER
7500 S. STATE ST. UNIT 100
MAYFIELD, IL 62428
(618) 345-3454

DESIGNER/ENGINEER
SHERRILL-CARSON-CLAYTON, LLC
COLLINSVILLE, IL 62234
(618) 345-3454

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COLLINSVILLE, IL 62234
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SHERRILL-CARSON-CLAYTON, LLC
COLLINSVILLE, IL 62234
(618) 345-3454

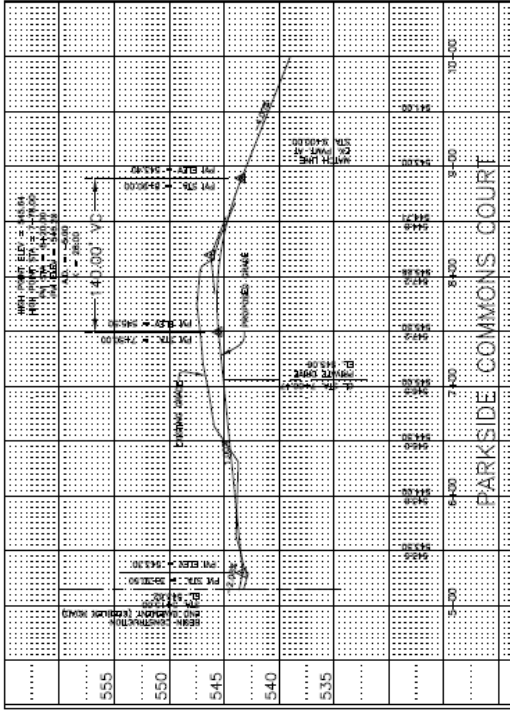
DESIGNER/ENGINEER
SHERRILL-CARSON-CLAYTON, LLC
COLLINSVILLE, IL 62234
(618) 345-3454

DESIGNER/ENGINEER
SHERRILL-CARSON-CLAYTON, LLC
COLLINSVILLE, IL 62234
(618) 345-3454

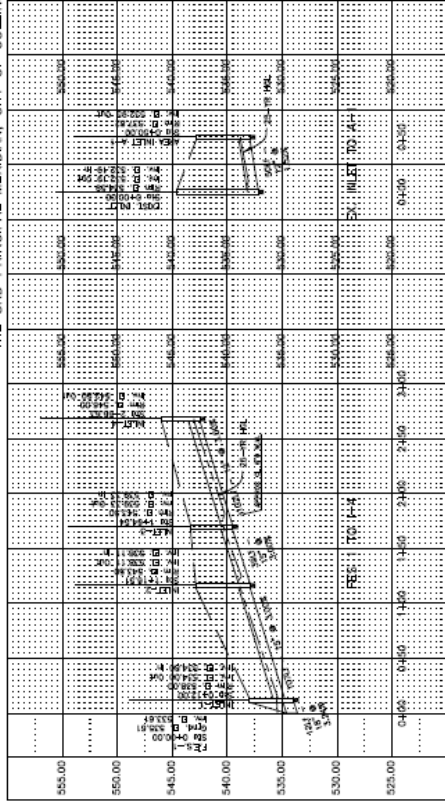
DESIGNER/ENGINEER
SHERRILL-CARSON-CLAYTON, LLC
COLLINSVILLE, IL 62234
(618) 345-3454

PARKSIDE CONDOS

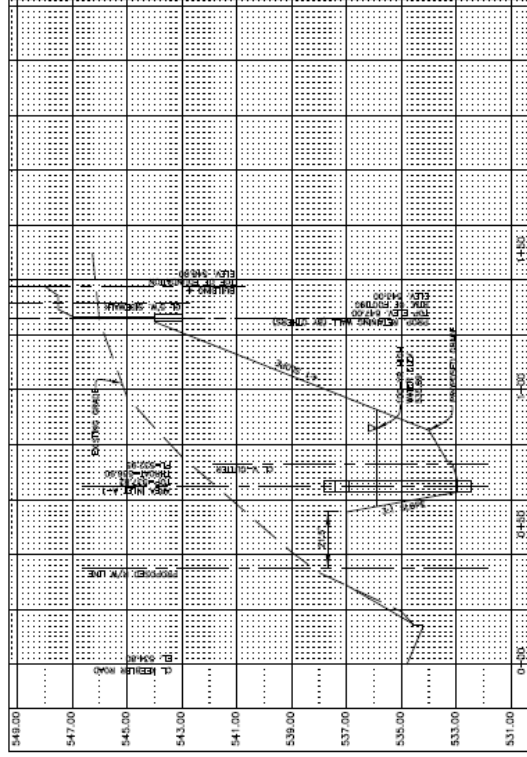
PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS



SCALE 1"=50'H, 1"=5'V



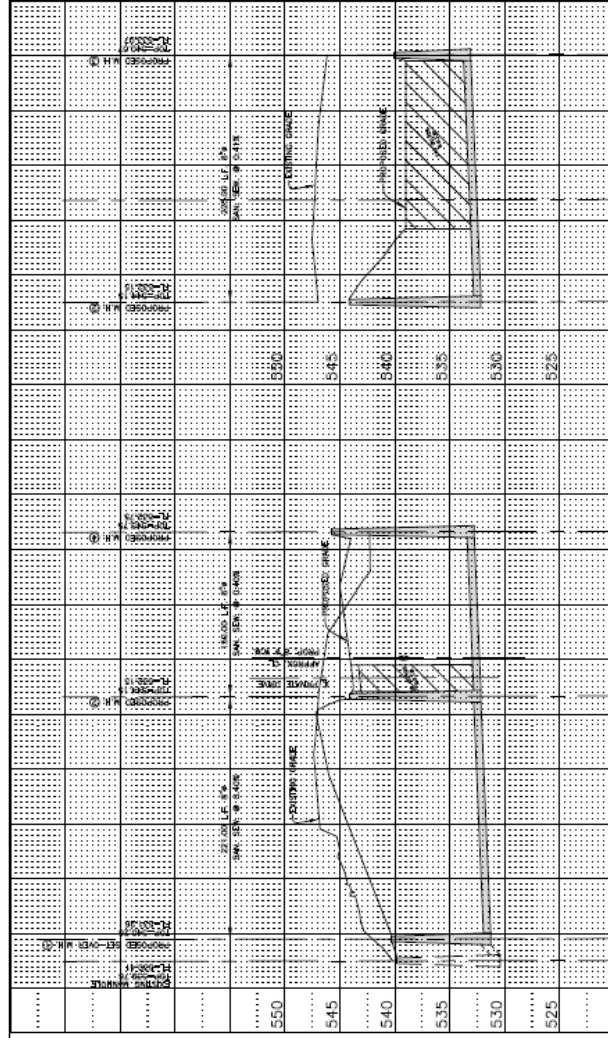
SCALE 1"=50'H, 1"=5'V



CROSS-SECTION THROUGH DETENTION BASIN AT CENTER LINE OF DETENTION BASIN OUTLET STRUCTURE A-1

SCALE 1"=20'H, 1"=2'V

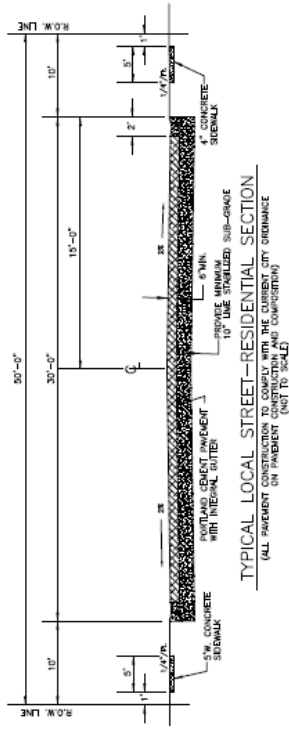
PROFILES & CROSS-SECTIONS	
PROJECT NO. 2021	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PARKSIDE CONDOS	
SHERIDAN-CORSON-COASTAL, LLC	
COLLINSVILLE, IL 62234	
(618) 345-3454	
info@sccllc.com	
© 2021 Sheridan-Corson-Coastal, LLC	



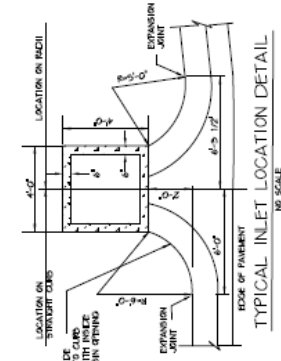
SCALE 1"=50'H, 1"=5'V

PARKSIDE CONDOS

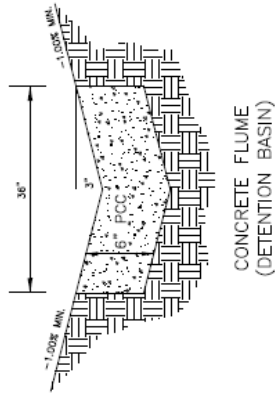
PART OF THE S.W. 1/4 OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF COLLINSVILLE, MADISON COUNTY, ILLINOIS



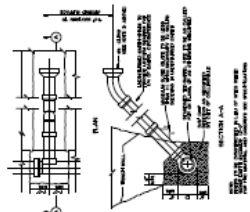
TYPICAL LOCAL STREET-RESIDENTIAL SECTION
(ALL PAVEMENT CONSTRUCTION TO COMPLY WITH THE CURRENT CITY ORDINANCE ON PAVEMENT CONSTRUCTION AND FINISHES COMPUTING)
(NOT TO SCALE)



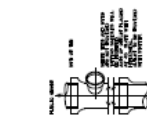
TYPICAL INLET LOCATION DETAIL
(NO SCALE)



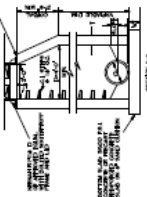
CONCRETE FLUME
(DETENTION BASIN)



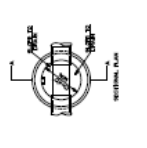
TYPICAL SERVICE LATERAL



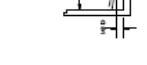
TYPICAL MANHOLE TYPE A



TYPICAL MANHOLE TYPE B



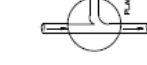
TYPICAL MANHOLE TYPE C



TYPICAL MANHOLE TYPE D



TYPICAL MANHOLE TYPE E



TYPICAL MANHOLE TYPE F



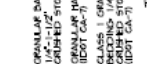
TYPICAL MANHOLE TYPE G



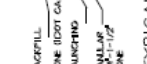
TYPICAL MANHOLE TYPE H



TYPICAL MANHOLE TYPE I



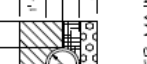
TYPICAL MANHOLE TYPE J



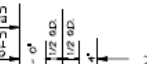
TYPICAL MANHOLE TYPE K



TYPICAL MANHOLE TYPE L



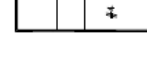
TYPICAL MANHOLE TYPE M



TYPICAL MANHOLE TYPE N



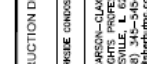
TYPICAL MANHOLE TYPE O



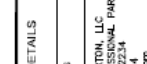
TYPICAL MANHOLE TYPE P



TYPICAL MANHOLE TYPE Q



TYPICAL MANHOLE TYPE R



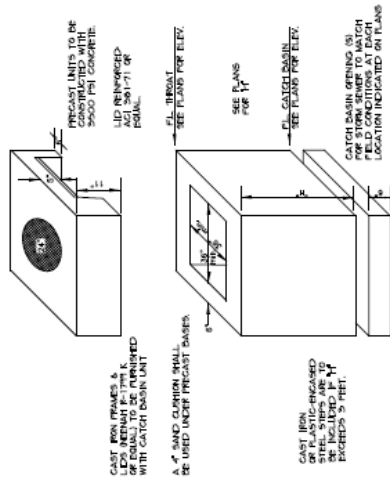
TYPICAL MANHOLE TYPE S



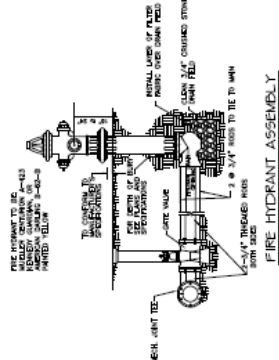
TYPICAL MANHOLE TYPE T



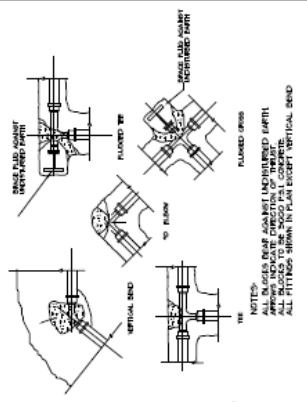
TYPICAL MANHOLE TYPE U



STANDARD CATCH BASIN



FIRE HYDRANT ASSEMBLY



TYPICAL THRUFAST
BLOCK INSTALLATIONS

CONSTRUCTION DETAILS	PROJECT NO. 2024
PARKSIDE CONDOS	DATE: MAY 20, 2024
SHERITT-CARSON-CLAYTON, LLC	DRAWN BY: [Name]
#4 MEADOW HEIGHTS PROFESSIONAL PARK	CHECKED BY: [Name]
CONSTRUCTION NO. 2024	DATE: [Date]
INFO@sherepco.com	PROJECT NO. 2024
© 2024 Sheritt-Carson-Clayton, LLC	DATE: [Date]