

MASTER AUTO PARKING LOT DESIGN

MASTER AUTO, LLC
206 VANDALIA ST.
COLLINSVILLE, ILLINOIS 62234

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ENGINEERS



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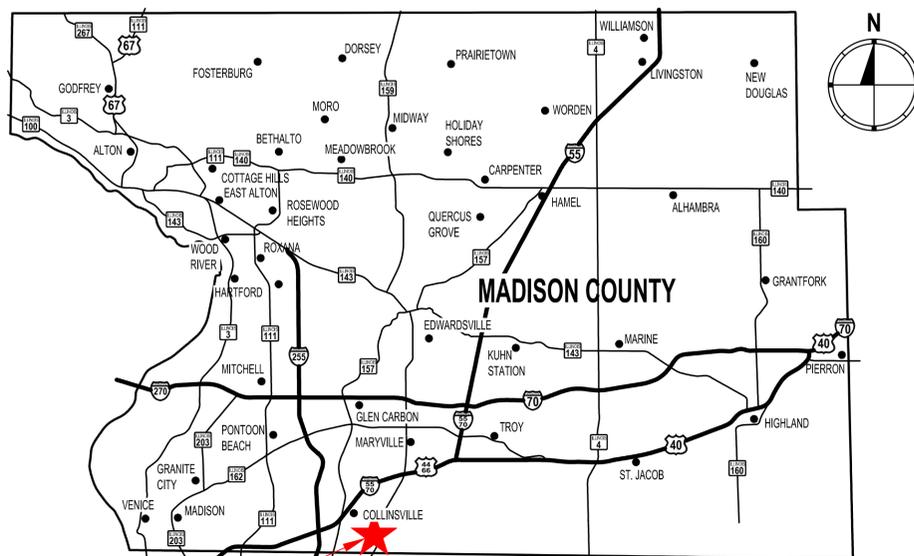
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VICINITY MAP



PROJECT LOCATION

LOCATION MAP



PROJECT LOCATION

12/30/2025 - PERMIT SET

UTILITIES

- 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.
- 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.
- 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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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**

- 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.
- 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.
- 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

- 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 TRANSPORTATIONS, "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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND MATERIAL TESTING NECESSARY TO COMPLETE THE PROJECT TO THE PLANS AND SPECIFIED TOLERANCES.
- AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS FOR THE OWNER'S RECORDS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, INCLUDING POTHOLING POTENTIAL UTILITY CONFLICTS, PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE A PORTABLE RESTROOM FACILITY WITHIN THE CONSTRUCTION LIMITS. ADJACENT BUILDING RESTROOMS ARE NOT AVAILABLE FOR USE.
- 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.

- THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AND INSTALL OTHER EROSION CONTROL ITEMS AS SHOWN ON THE "EROSION CONTROL PLANS" 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.
- THE UNITED STATES ACCESS BOARD, PROWAG 2023 AND THE ILLINOIS ACCESSIBILITY CODE SHALL GOVERN ALL ACCESS ROUTE IMPROVEMENTS.
- THE CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND LABOR ASSOCIATED WITH THIS WORK FOR A PERIOD OF ONE (1) YEAR.

REMOVALS

- 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.
- 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.
- 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.
- 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.
- 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.
- ANY EXCESS EARTH EXCAVATION SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
- 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."
- ALL PAVEMENT REMOVAL SHALL BE REMOVED TO THE NEAREST EXISTING JOINT LOCATION. NO PARTIAL SLAB REMOVALS WILL BE ALLOWED.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- DEWATERING OF EXCAVATION AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM NEW AREAS TO ADJACENT, EXISTING AREAS AS NECESSARY

PAVING & PAVEMENT MARKING

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

REVISIONS:	NO.:	DATE:	REMARKS:

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MASTER AUTO
PARKING LOT DESIGN
GENERAL NOTES

PROJECT NO.:	225073
DATE:	12/23/25
SHEET NO.:	

12/30/2025 - PERMIT SET

C0.1

DRAINAGE

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 TELEVISIONING THE PIPE WITH CAMERAS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 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.
- ALL PIPE TRENCHES UNDER AND WITHIN 2 FEET OF PAVED AREAS SHALL BE BACKFILLED TO FINAL GRADE WITH COARSE AGGREGATE, GRADATION CA 6.
- 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

- THE CONSTRUCTION OF THIS PROJECT IS NOT GOVERNED BY THE CONDITIONS OF THE GENERAL NPDES STORMWATER PERMIT ISSUED BY I.E.P.A. DIVISION OF WATER POLLUTION CONTROL. HOWEVER, AN "EROSION CONTROL PLAN HAS BEEN PREPARED BY THE ENGINEER IN CONJUNCTION WITH THIS PLAN SET. THE "EROSION CONTROL 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.
- 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.
- 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.
- DITCH CHECKS SHALL BE COMPOSED OF AGGREGATE, SILT PANELS, ROLLED EXCELSIOR, SILT WEDGES, OR OTHER PRE-APPROVED MATERIALS. HAY BALES SHALL NOT BE PERMITTED.
- THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE DETAIL IN THE PLANS.

ABBREVIATIONS

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

LEGEND

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

EX	NEW	
		WATER LINE
		GAS LINE
		TELEPHONE LINE
		OVERHEAD ELECTRIC LINE
		ELECTRIC LINE
		FIBER OPTIC LINE
		STORM SEWER
		SANITARY SEWER
		FENCE LINE
		TREE LINE
		CONTOUR LINE
		LIMITS OF CONST

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MASTER AUTO
 PARKING LOT DESIGN
 GENERAL NOTES

PROJECT NO.:
 225073
 DATE:
 12/23/25
 SHEET NO.:

12/30/2025 - PERMIT SET

C0.2

PROJECT SPECIFICATIONS

PROJECT SPECIFICATIONS:

THE FOLLOWING SPECIAL PROVISIONS SUPPLEMENT THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", ADOPTED JANUARY 1, 2022, "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" 8TH EDITION, THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND THE "MANUAL OF TEST PROCEDURES OF MATERIALS" IN EFFECT ON THE DATE OF THE INVITATION FOR BIDS, WHICH APPLY TO AND GOVERN THE CONSTRUCTION OF MASTER AUTO PARKING LOT DESIGN IN COLLINSVILLE, ILLINOIS, AND IN CASE OF CONFLICT WITH ANY PART, OR PARTS, OF SAID SPECIFICATIONS, THE SAID SPECIAL PROVISIONS SHALL TAKE PRECEDENCE AND SHALL GOVERN AS FOLLOWS: THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN FOR PAVEMENT AND EARTHWORK RELATED ITEMS, AND THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" SHALL GOVERN FOR ALL ITEMS RELATED TO WATER AND SANITARY SEWER.

DESCRIPTION OF WORK

THE PROPOSED IMPROVEMENT CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT AND MATERIALS TO CONSTRUCT THE IMPROVEMENTS SHOWN FOR THE MASTER AUTO PARKING LOT DESIGN IN COLLINSVILLE, IL. IMPROVEMENTS GENERALLY CONSIST OF GRADING, PAVING PARKING AREAS AND SIDEWALKS, CONSTRUCTING STORM SEWER AND DETENTION BASINS, AND LANDSCAPING.

MEASUREMENT AND PAYMENT

DELETE ALL ARTICLES REGARDING "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

MATERIAL SUBMITTALS AND SHOP DRAWINGS

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS ACCORDING TO ARTICLE 1042.03(B) OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION":

1. DETENTION OUTLET STRUCTURE
2. PIPE CULVERTS
3. PIPE FOR ROOF DRAINS
4. PORTLAND CEMENT CONCRETE (MIX DESIGN)
5. HOT-MIX ASPHALT PAVEMENT (MIX DESIGNS)
6. PAINT PAVEMENT MARKING (DATA SHEET)
7. TOP SOIL CONTENT (DATA SHEET)
8. MULCH (DATA SHEET AND SAMPLE)
9. PLANT SPECIES (USDA DATA SHEET)
10. WEED BARRIER FABRIC (DATA SHEET AND SAMPLE)
11. SEED MIXTURE (DATA SHEET)

SUBMIT SHOP DRAWINGS OR MATERIAL SUBMITTALS FOR REVIEW AND APPROVAL TO THE OWNER.

HIGHWAY STANDARDS

IDOT HIGHWAYS STANDARDS NOT INCLUDED IN THE PLAN SET CAN BE VIEWED AT:
[HTTP://WWW.DOT.STATE.IL.US/DESENV/HWYSTDS/HWYSTNDINDEX.HTML](http://www.dot.state.il.us/desenv/hwystds/hwystndindex.html)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT

AN INDEPENDENT IEPA NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER PERMIT IS NOT REQUIRED FOR THIS PROJECT; HOWEVER, WORK SHALL CONFORM TO THE GENERAL STORM WATER PERMIT FOR SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). EROSION CONTROL ITEMS SHALL BE CONSTRUCTED ACCORDING TO THE EROSION AND SEDIMENT CONTROL SHEETS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE ILLINOIS URBAN MANUAL.

THE EROSION AND SEDIMENT CONTROL SHEETS MUST BE KEPT ON SITE DURING WORKING HOURS.

TEMPORARY EROSION AND SEDIMENT CONTROL

THIS WORK SHALL CONSIST OF CONSTRUCTING, MAINTAINING, REMOVING, AND DISPOSING OF TEMPORARY EROSION CONTROL SYSTEMS ACCORDING TO THE SWPPP AND SECTION 280 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

CLEARING

THIS WORK SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF ALL OBSTRUCTIONS, AND THE CUTTING, GRUBBING, REMOVAL AND DISPOSAL OF VEGETATION AND STUMPS ACCORDING TO SECTION 201 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

EARTHWORK

THIS WORK SHALL BE CONSTRUCTED ACCORDING TO SECTIONS 201, 202, 204, AND 205 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," EXCEPT AS MODIFIED HEREIN:

NOTIFY THE OWNER AND THE CITY OF COLLINSVILLE A MINIMUM OF 2 WORKING DAYS PRIOR TO THE COMMENCEMENT OF GRADING, DEMOLITION, OR CONSTRUCTION. NO GRADING OR DEMOLITION SHALL BEGIN UNTIL A GRADING AND/OR DEMOLITION PERMIT IS SECURED WITH THE CITY OF COLLINSVILLE. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO WORK COMMENCING.

ALL EXCESS EXCAVATION AND REMOVALS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

ALL CLEARING SHALL BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND/OR OWNER.

CONSTRUCTION OF PAVEMENT, STRUCTURE, AND BELOW GRADE UTILITIES IN FILL AREAS SHALL NOT BEGIN UNTIL SETTLEMENT HAS COMPLETED.

FILL / BORROW MATERIAL FOR USE UNDER PAVEMENTS AND BUILDINGS SHALL CONSIST OF SATISFACTORY SOILS WHICH ARE COHESIVE (PLASTICITY INDEX >10) AND ABLE TO REACT WITH HYDRATED LIME AT A DOSAGE OF 4% FOR LIME STABILIZATION.

MATERIAL TEST REPORTS SHALL BE PROVIDED FOR EACH BORROW SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL AS FOLLOWS: CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVE ACCORDING TO ASTM D698.

PREPARED SUBGRADE (IMPROVED), THICKNESS SPECIFIED

THIS WORK SHALL CONSIST OF CONSTRUCTING A MODIFIED SOIL LAYER COMPOSED OF SOIL, WATER AND CEMENT.

PREPARE SUBGRADE ACCORDING TO SECTION 301 AND LIME STABILIZE ACCORDING TO SECTION 310 OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" EXCEPT THAT THE MODIFIER "LIME" SHALL BE REPLACED WITH "CEMENT". THE MODIFIER SHALL BE TYPE I PORTLAND CEMENT IN ACCORDANCE WITH SECTION 1001. THOROUGHLY MIX IN CEMENT AT AN ESTIMATED RATE OF 5 PERCENT. ADJUSTMENTS TO THE APPLICATION RATE MAY BE REQUIRED BASED ON FIELD CONDITIONS.

TRENCH BACKFILL

THIS WORK SHALL BE CONSTRUCTED ACCORDING TO SECTION 208 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", EXCEPT AS MODIFIED HEREIN:

FINE AGGREGATE ACCORDING TO ARTICLE 1003.04 WILL BE REQUIRED FOR TRENCH BACKFILL WITHIN 2 FT. OF ALL GAS MAINS AND GAS SERVICE LINES THAT ARE EXPOSED DURING TRENCHING OPERATIONS.

MATERIAL FOR TRENCH BACKFILL SHALL BE COARSE AGGREGATE GRADATION CA 6 AS SPECIFIED IN ARTICLE 1004.05 OR CONTROLLED LOW STRENGTH MATERIAL MIX 1 AS SPECIFIED IN SECTION 1019.

TRENCH BACKFILL MATERIAL SHALL BE COMPACTED ACCORDING TO METHOD 1, AS SPECIFIED IN ARTICLE 550.07(A) OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

TOPSOIL FURNISH AND PLACE, 4"

THIS WORK SHALL CONSIST OF FURNISHING AND PLACING A 4" THICK LAYER OF TOPSOIL OVER THE ENTIRE DISTURBED SITE ACCORDING TO SECTION 211 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

ON - SITE TOPSOIL MAY BE USED. IF IMPORTED TOPSOIL IS NEEDED, MATERIAL SHALL MEET THE REQUIREMENTS OF ARTICLE 1081.05 (A) OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" EXCEPT THAT TOPSOIL SHALL HAVE AN ORGANIC CONTENT BETWEEN THREE AND TEN PERCENT AS DETERMINED BY THE "LOSS ON IGNITION" TEST METHOD DESCRIBED IN AASHTO T 267. THE CONTRACTOR SHALL PROVIDE A CERTIFICATE FROM AN INDEPENDENT LABORATORY CERTIFYING COMPLIANCE WITH ALL APPLICABLE MATERIAL SPECIFICATIONS.

THE MINIMUM THICKNESS OF TOPSOIL SHALL BE 4 IN.

COMPOST FURNISH AND PLACE, 2"

THIS WORK SHALL CONSIST OF FURNISHING AND PLACING A 2" THICK LAYER OF COMPOST ACCORDING TO SECTION 211 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

MATERIAL SHALL MEET THE REQUIREMENTS OF ARTICLE 1081.05 (B) OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". IN ADDITION, COMPOST SHALL BE REGISTERED WITH THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE (STA) PROGRAM. COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY THE "LOSS ON IGNITION" TEST METHOD DESCRIBED IN AASHTO T 267. 100% OF THE COMPOST MATERIAL SHALL PASS THE 1/2 IN. SIEVE.

THE MINIMUM THICKNESS OF COMPOST SHALL BE 2 IN. WHICH SHALL BE COMPLETELY INCORPORATED INTO THE TOP 6 IN. OF THE TOPSOIL IN AREAS TO BE SEEDED.

SEEDING

THIS WORK SHALL CONSIST OF FURNISHING AND PLACING TOPSOIL, PREPARING THE SEED BED, AND FURNISHING, TRANSPORTING AND PLACING THE SEED, FERTILIZER AND MULCH REQUIRED TO RESTORE ALL DISTURBED EARTH SURFACES ACCORDING TO SECTIONS 211, 250 AND 251 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"

THE CONTRACTOR SHALL GUARANTEE A MINIMUM OF 95 PERCENT UNIFORM GROWTH AFTER ONE GROWING SEASON OVER THE ENTIRE SEEDED AREAS(S) WITH NO INDIVIDUAL BARE AREA GREATER THAN 1 SQUARE FOOT. AREAS SUSTAINING LESS THAN 95 PERCENT UNIFORM GROWTH SHALL BE INTERSEEDED OR RESEEDED, AS DETERMINED BY THE ENGINEER. AT NO ADDITIONAL COST. THE SEED SHALL BE BROADCAST AT A RATE OF 8 LBS/1,000 SQUARE FEET AND SHALL CONSIST OF FINE LEAF TURF-TYPE FESCUE SUCH AS 5-WAY FESCUE, 95/5 SPORTSTURF, OR JAGUAR FESCUE AS APPROVED BY THE ENGINEER. APPLY FERTILIZER AT A RATIO OF 1:1:1 AT 6 LBS OF NUTRIENTS / 1,000 SQUARE FEET. APPLY HAY OR STRAW MULCH AT A RATE OF 40 LBS / 1,000 SQUARE FEET. MULCH SHALL BE CRIMPED ACCORDING TO METHOD 1 OF ARTICLE 251.03 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

HOT-MIX ASPHALT SURFACING

THIS WORK SHALL CONSIST OF THE PREPARATION OF THE BASE, THE APPLICATION OF BITUMINOUS TACK COAT MATERIAL, AND THE CONSTRUCTION OF A HOT-MIX ASPHALT (HMA) BASE COURSE AND SURFACE ON A PREPARED BASE AT THE LOCATIONS SHOWN ON THE PLANS ACCORDING TO SECTION 408 THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

PORTLAND CEMENT CONCRETE PAVEMENT

THIS WORK SHALL CONSIST OF THE PREPARATION OF THE BASE AND THE CONSTRUCTION OF A PORTLAND CEMENT CONCRETE PAVEMENT ON A PREPARED BASE AT THE LOCATIONS SHOWN ON THE PLANS ACCORDING TO SECTION 420 THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

PORTLAND CEMENT CONCRETE SIDEWALK

THIS WORK SHALL CONSIST OF CONSTRUCTING A PORTLAND CEMENT CONCRETE SIDEWALK AND SIDEWALK ACCESSIBILITY RAMPS ON A PREPARED SUBGRADE ACCORDING TO SECTION 424 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,".

THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED AT SLOPES THAT MEET ADA REQUIREMENTS. PROPOSED SLOPE MAY BE ADJUSTED IF NEEDED TO MEET ADA REQUIREMENTS WITH APPROVAL OF THE ENGINEER.

TIE BARS & REINFORCEMENT BARS

THIS WORK SHALL CONSIST OF FURNISHING AND PLACING TIE BARS AND REINFORCEMENT BARS IN CONCRETE PAVEMENT AND CONCRETE CURB AND GUTTER ACCORDING TO SECTIONS 420 AND 606 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", EXCEPT AS MODIFIED HEREIN:

ALL TIE BARS, DOWEL BARS, AND REINFORCEMENT BARS USED IN PORTLAND CEMENT CONCRETE PAVEMENT AND CONCRETE CURB AND GUTTER SHALL BE EPOXY COATED.

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MASTER AUTO
 PARKING LOT DESIGN
 SPECIFICATIONS

PROJECT NO.:
 225073
 DATE:
 12/23/25
 SHEET NO.:

C0.3

12/30/2025 - PERMIT SET

PROJECT SPECIFICATIONS

EXPANSION JOINTS

THIS WORK SHALL CONSIST OF CONSTRUCTING EXPANSION JOINTS IN CONCRETE DRIVEWAY PAVEMENT AND SIDEWALK ACCORDING TO ARTICLES 423.07 AND 424.07 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND HIGHWAY STANDARD 424001 EXCEPT AS MODIFIED HEREIN:

EXPANSION JOINTS REQUIRED UNDER ARTICLE 423.07 AND 424.07(B) SHALL BE PREFORMED FIBER JOINT FILLER ACCORDING TO ARTICLE 1051.04 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND SHALL HAVE A PERFORATED TEAR OFF WOOD OR PLASTIC STRIP TO PROVIDE A UNIFORM 3/4 IN. RESERVOIR/CHANNEL FOR THE REQUIRED SEALANT.

EXPANSION JOINTS REQUIRED UNDER ARTICLE 424.07(A) SHALL CONSIST OF PREFORMED FLEXIBLE FOAM EXPANSION JOINT FILLER ACCORDING TO ARTICLE 1051.09 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND SHALL HAVE A PRE-SCORED REMOVABLE STRIP TO PROVIDE A UNIFORM 1/2 IN. RESERVOIR/CHANNEL FOR THE REQUIRED SEALANT.

EXPANSION JOINT FILLER AND BACKER ROD MATERIALS SHALL BE A NON-IMPREGNATED TYPE THAT WILL NOT BOND WITH THE SEALANT.

EXPANSION JOINTS SHALL BE SEALED WITH SELF-LEVELING (POUR GRADE), OR NONSAG (GUN) GRADE URETHANE SEALANT. THE COLOR OF THE SEALANT SHALL BE LIMESTONE, UNLESS OTHERWISE APPROVED BY THE ENGINEER.

PAVEMENT PATCHING

THIS WORK SHALL CONSIST OF THE REMOVAL OF THE EXISTING PAVEMENT, THE NECESSARY EXCAVATION AND THE REPLACEMENT WITH THE CLASS AND TYPE OF PATCH SPECIFIED AT THE DESIGNATED LOCATIONS, ACCORDING TO SECTION 442 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

THE CONTRACTOR SHALL HAVE THE OPTION OF USING EITHER CLASS C OR CLASS D PATCHES. PAVEMENT FABRIC WILL NOT BE REQUIRED FOR CLASS C PATCHES.

THE EXISTING PAVEMENT THICKNESS SHALL BE FIELD VERIFIED. THE EXISTING PAVEMENT SHALL BE REPLACED WITH A FULL-DEPTH PATCH.

A MINIMUM 12 IN. WIDE LEDGE OF UNDISTURBED MATERIAL SHALL BE MAINTAINED ALONG THE SIDES OF ALL PAVEMENT PATCHES WHERE TRENCHING IS REQUIRED. PAVEMENT SHALL SAW CUT TO FULL DEPTH PRIOR TO REMOVAL LEAVING A CLEAN UNIFORM EDGE.

STORM SEWERS, CLASS A, TYPE AND DIAMETER SPECIFIED

THIS WORK SHALL CONSIST OF CONSTRUCTING STORM SEWERS OF THE REQUIRED TYPE AND INSIDE DIAMETER AT LOCATIONS SHOWN ON THE PLANS ACCORDING TO SECTION 550 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE ACCORDING TO ARTICLE 1042.06 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". EACH PIPE SECTION SHALL BE SEALED WITH A PREFORMED FLEXIBLE RUBBER GASKET. THE GASKET SHALL BE CONFINED IN A RECESSED GROOVE CAST INTO THE SPIGOT OF THE PIPE, WHICH WILL HOLD THE GASKET IN PLACE WHEN THE JOINT IS ASSEMBLED, FORMING A WATERTIGHT SEAL, ACCORDING TO ASTM C443.

PIPE CULVERTS, CLASS A, TYPE AND DIAMETER SPECIFIED

THIS WORK SHALL CONSIST OF CONSTRUCTING PIPE CULVERTS OF THE REQUIRED TYPE AND INSIDE DIAMETER AT LOCATIONS SHOWN ON THE PLANS ACCORDING TO SECTION 542 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

ALL PIPE CULVERTS SHALL BE REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE ACCORDING TO ARTICLE 1042.06 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". EACH PIPE SECTION SHALL BE SEALED WITH A PREFORMED FLEXIBLE RUBBER GASKET. THE GASKET SHALL BE CONFINED IN A RECESSED GROOVE CAST INTO THE SPIGOT OF THE PIPE, WHICH WILL HOLD THE GASKET IN PLACE WHEN THE JOINT IS ASSEMBLED, FORMING A WATERTIGHT SEAL, ACCORDING TO ASTM C443.

ALL WATERMAIN QUALITY STORM SEWERS SHALL BE CONCRETE PRESSURE PIPE AND SHALL CONFORM TO THE LATEST ANSIAWWA C300, C301, C302, OR C303. JOINTS SHALL CONFORM TO ARTICLE 41-2.07B OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS."

ROOF DRAINS AND UNDERDRAINS, DIAMETER SPECIFIED

THIS WORK SHALL CONSIST OF CONSTRUCTING NON-PRESSURE, GRAVITY FLOW PIPE DRAINS AND UNDERDRAINS CONNECTING TO THE DETENTION OUTLET STRUCTURE AND THE BUILDING'S ROOF DRAINS AND DOWNSPOUTS AS SHOWN ON THE PLANS AND ACCORDING TO ARTICLE 601 IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

ROOF DRAIN MATERIAL SHALL BE PVC, CORRUGATED PVC WITH SMOOTH INTERIOR, OR POLYETHYLENE (PE) WITH SMOOTH INTERIOR IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 1040. PIPE SHALL BE NON-PERFORATED.

UNDERDRAIN MATERIAL SHALL BE PVC, CORRUGATED PVC WITH SMOOTH INTERIOR, OR POLYETHYLENE (PE) WITH SMOOTH INTERIOR IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 1040. PIPE SHALL BE PERFORATED.

ROOF DRAINS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING WITH A MINIMUM 0.5% SLOPE

UNDERDRAINS SHALL PROVIDE POSITIVE DRAINAGE WITH A MINIMUM 0.5% SLOPE

TRENCH BACKFILL SHALL BE PLACED WHEN ROOF DRAINS ARE LOCATED WITHIN 2 FT OF PAVEMENT IN ACCORDANCE WITH SECTION 208.

CONCRETE BARRIER CURB, CONCRETE CURB & GUTTER, AND "V" GUTTER

THIS WORK SHALL CONSIST OF CONSTRUCTING CONCRETE BARRIER CURB, COMBINATION CONCRETE CURB AND GUTTER, AND "V" GUTTER ACCORDING TO SECTION 606 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

AT VARIOUS LOCATIONS, IT MAY BE NECESSARY TO TRANSITION PROPOSED CURB TO MEET EXISTING CURBS OR GUTTERS. THE MINIMUM LENGTH OF TRANSITIONAL CURB SHALL BE 6 FT., UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

DETENTION OUTLET STRUCTURE

THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING PRECAST REINFORCED CONCRETE INLETS WITH CAST IRON FRAME AND LID AND WITH THE NECESSARY ORIFICE AND WIER OPENINGS AS SHOWN ON THE PLANS AND DETAILS ACCORDING TO SECTIONS 602 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", EXCEPT AS MODIFIED HEREIN.

THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PROPOSED PRE-CAST STRUCTURE AND FRAME AND LID TO THE ENGINEER FOR APPROVAL ACCORDING TO ARTICLE 505.03 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

BOLLARDS

THE GENERAL CONTRACTOR SHALL CONSTRUCT BOLLARD ASSEMBLIES AND SIGNS IN ACCORDANCE WITH THE DETAILS AND NOTES SHOWN ON THE PLANS.

PIPE BOLLARDS SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION AND SHALL INCLUDE AN EXPANSION JOINT WRAPPED AROUND THE CONCRETE FOUNDATION BETWEEN THE FOUNDATION AND THE PAVEMENT.

TRAFFIC CONTROL PLAN

ALL TRAFFIC CONTROL SHALL BE ACCORDING TO THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE APPLICABLE GUIDELINES CONTAINED IN THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", THESE SPECIAL PROVISIONS, AND ALL SPECIAL DETAILS AND HIGHWAY STANDARDS CONTAINED HEREIN AND ON THE PLANS.

THE GENERAL CONTRACTOR SHALL FURNISH THE NAME OF THE INDIVIDUAL IN HIS DIRECT EMPLOY WHO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE TRAFFIC CONTROL FOR THIS PROJECT. IF THE ACTUAL INSTALLATION AND MAINTENANCE ARE TO BE ACCOMPLISHED BY THE SUB CONTRACTOR, CONSENT SHALL BE REQUESTED OF THE ENGINEER AT THE TIME OF THE PRECONSTRUCTION MEETING ACCORDING TO ARTICLE 108.01 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THIS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF THE FOREGOING REQUIREMENT FOR A RESPONSIBLE INDIVIDUAL IN HIS DIRECT EMPLOY. THE OWNER WILL PROVIDE THE GENERAL CONTRACTOR THE NAME OF ITS REPRESENTATIVE WHO WILL BE RESPONSIBLE FOR THE OBSERVATION OF THE TRAFFIC CONTROL PLAN.

THE GENERAL CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND REMOVE ALL WARNING SIGNS, FLAGS, BARRICADES AND LIGHTS ACCORDING TO ARTICLE 107.14 AND SECTIONS 701 AND 703 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS", THE GENERAL NOTES, AND/OR AS DIRECTED BY THE ENGINEER.

THE GENERAL CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND REMOVE ALL WARNING SIGNS, FLAGS, BARRICADES AND LIGHTS AS REQUIRED BY THE SPECIAL PROVISIONS, TRAFFIC CONTROL STANDARDS, ARTICLES 107.14 AND SECTIONS 701 AND 703 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS", THE GENERAL NOTES, OR AS DIRECTED BY THE CITY AS PART OF THE WORK.

ARTICLES 107.09 AND 107.14 AND SECTIONS 701 AND 703 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE FOLLOWING HIGHWAY STANDARDS RELATING TO TRAFFIC CONTROL APPLY TO THIS CONTRACT:

701006, 701501, 701901, BLR 17

THROUGHOUT THE CONSTRUCTION PERIOD, ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR OTHER OBSTRUCTIONS OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES AND PROPER LIGHTING.

THE WORK SHALL BE DONE IN A MANNER THAT WILL MINIMIZE THE INCONVENIENCE TO LOCAL TRAFFIC. DURING CONSTRUCTION, THE GENERAL CONTRACTOR WILL BE REQUIRED TO MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THIS WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE CITY OF COLLINSVILLE FIRE AND POLICE DEPARTMENTS AT LEAST 48 HOURS PRIOR TO ENACTING ANY CLOSURES.

TRAFFIC CONTROL AND PROTECTION

THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND REMOVING ALL TRAFFIC CONTROL DEVICES FOR TRAFFIC CONTROL AND PROTECTION AS SHOWN IN THE PLANS AND ON HIGHWAY STANDARDS 701006, 701501, 701901, AND BLR 17, ACCORDING TO THE TRAFFIC CONTROL PLAN, ACCORDING TO SECTION 701 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS DIRECTED BY THE ENGINEER AND AS SPECIFIED HEREIN.

ALL TYPE III BARRICADES, ADVANCED WARNING SIGNS (SUCH AS ROAD AND LANE CLOSURE SIGNS AND OTHER ROADSIDE SIGNAGE) SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS. ALL OTHER BARRICADES SHALL BE EQUIPPED WITH STEADY BURN WARNING LIGHTS. ALL SIGNS AND BARRICADES SHOULD ALSO BE SUFFICIENTLY WEIGHTED TO PREVENT TIPPING.

PRIOR TO BEGINNING WORK ON THE PROJECT, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL TYPE III BARRICADES AND ADVANCE WARNING SIGNS AS SHOWN ON THE PLANS AND AS DETAILED IN THE APPLICABLE HIGHWAY STANDARDS. BARRICADE PLACEMENT AND SIGN SPACING MAY BE ADJUSTED BY THE ENGINEER TO SUIT FIELD CONDITIONS.

TRAFFIC CONTROL SURVEILLANCE AS DESCRIBED IN ARTICLE 701.10 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" WILL NOT BE REQUIRED.

ALL OPEN CONCRETE POURS SHALL BE BARRICADED OFF WITH A MINIMUM OF FOUR TYPE I OR TYPE II BARRICADES AND THE PERIMETER OF THE POUR SHALL BE FLAGGED WITH CAUTION TAPE. ADDITIONAL TRAFFIC CONTROL WILL BE AT THE DISCRETION OF THE ENGINEER.

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 ILLINOIS DESIGN FIRM LICENSE NO. 184-001115



MASTER AUTO
 PARKING LOT DESIGN
 SPECIFICATIONS

PROJECT NO.:
 225073

DATE:
 12/23/25

SHEET NO.:

12/30/2025 - PERMIT SET

C0.4

PROJECT SPECIFICATIONS

GENERAL CONTRACTOR ACCESS

AT LOT CLOSURE LOCATIONS, WHERE TYPE III BARRICADES ARE INSTALLED IN A MANNER THAT WILL NOT ALLOW GENERAL CONTRACTOR ACCESS TO THE PROJECT WITHOUT RELOCATION OF ONE OR MORE OF THE BARRICADES, THE ARRANGEMENT OF THE BARRICADES AT THE BEGINNING OF EACH WORK DAY MAY BE RELOCATED, WHEN APPROVED BY THE ENGINEER, IN THE MANNER SHOWN ON HIGHWAY STANDARD 701901. AT THE END OF EACH WORK DAY, THE BARRICADES SHALL BE RETURNED TO THE PROPER OVERNIGHT POSITION.

PAINT PAVEMENT MARKING - TYPE AND WIDTH SPECIFIED

THIS ITEM SHALL BE PERFORMED ACCORDING TO SECTION 780.06 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION," EXCEPT AS MODIFIED HEREIN.

THE PAINT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 20 MILS.

BEADS FOR PAINT PAVEMENT MARKINGS SHALL NOT BE INCLUDED.

TELESCOPING STEEL SIGN SUPPORT

THIS ITEM SHALL CONSIST OF FURNISHING AND INSTALLING TELESCOPING STEEL SIGN SUPPORTS ACCORDING TO SECTIONS 728, 1006, AND 1093 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", EXCEPT AS MODIFIED HEREIN.

TELESCOPING STEEL SIGN SUPPORTS AND SIGN BRACKETS SHALL BE COATED AS SPECIFIED BELOW. THE COLOR OF THE TOP COATING SHALL BE BLACK. THE COATING SHALL BE APPLIED ONLY AFTER THE TELESCOPING STEEL SIGN SUPPORT HAS BEEN FABRICATED. THE FINAL PRODUCT SHALL NOT CONTAIN CRACKS IN THE COATING, RIPPLES IN THE CURVED AREAS, NOT ANY DAMAGE DUE TO FABRICATIONS AND OR SHIPPING.

A. TELESCOPING STEEL SIGN SUPPORT SHALL BE GALVANIZED ACCORDING TO ARTICLES 1093.01 AND 1093.02 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". THE GALVANIZING METHOD SHALL PROVIDE SURFACES SUITABLE FOR PAINTING.

B. PREPARE ALL GALVANIZED SURFACES TO BE PAINTED IN ACCORDANCE WITH ASTM D 6386 AND THE MANUFACTURER OF THE COATING SYSTEM'S SPECIFICATIONS. PROVIDE A CLEAN AND SUITABLE GALVANIZED SURFACE THAT MAXIMIZES COATING SYSTEM ADHESION.

C. MEASURE THE THICKNESS OF THE ZINC COATING AFTER COMPLETION OF SURFACE PREPARATION USING A MAGNETIC THICKNESS GAGE TO ENSURE SUFFICIENT GALVANIZING REMAINS ON THE SUBSTRATE TO MEET THE REQUIREMENTS LISTED IN AASHTO M 111. CORRECT ANY DEFICIENT AREAS TO MEET THE REQUIREMENTS LISTED IN THE STANDARD SPECIFICATIONS PRIOR TO PAINTING.

D. ALL GALVANIZED EXTERIOR SURFACES VISUALLY EXPOSED ARE TO BE COATED WITH A URETHANE OR TRIGLYCIDLY ISOYANURATE (TGIC) POLYESTER POWDER COATING TO A MINIMUM DRY FILM THICKNESS (DFT) OF 2.0 MILS. PRIOR TO APPLICATION, THE SURFACES TO BE POWDER COATED SHALL BE MECHANICALLY ETCHED BY BRUSH BLASTING AND THE ZINC COATED SUBSTRATE PREHEATED TO 230 °C (450 °F) FOR A MINIMUM OF ONE HOUR IN A GAS FIRED CONVECTION OVEN. THE COATING SHALL BE ELECTROSTATICALLY APPLIED AND CURED BY ELEVATING THE ZINC-COATED SUBSTRATE TEMPERATURE TO A MINIMUM OF 180 °C (350 °F) IN A GAS-FIRED CONVECTION OVEN.

DECORATIVE FENCE

THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING A DECORATIVE FENCE IN ACCORDANCE WITH THE PLANS, AS DIRECTED BY THE ENGINEER, AND AS SPECIFIED HEREIN.

THE DECORATIVE FENCE SHALL MATCH THE AESTHETICS AS SHOWN IN THE PLAN DETAILS AND SHALL BE CONSTRUCTED AT THE LOCATION SHOWN IN THE PLANS. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE DECORATIVE FENCE SEALED BY AN ARCHITECT OR STRUCTURAL ENGINEER LICENSED IN ILLINOIS. SUBMITTALS OF THE BRICK, ALUMINUM FENCE, MORTAR, PAINT, AND STONE ARE REQUIRED FOR APPROVAL BY THE ENGINEER AND OWNER.

FOLLOWING THE OWNER'S APPROVAL OF THE COLOR SAMPLES, THE GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL MOCKUP FOR LOCAL AGENCY APPROVAL OF THE DECORATIVE FENCE. THE COST OF THIS MOCKUP WILL NOT BE PAID FOR SEPARATELY.

VINYL FENCE FOR DUMPSTER ENCLOSURE

THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING A VINYL FENCE AND GATE FOR THE DUMPSTER ENCLOSURE IN ACCORDANCE WITH THE PLANS, AS DIRECTED BY THE ENGINEER, AND AS SPECIFIED HEREIN. THE FENCE AND GATE SHALL BE A MINIMUM OF SEVENTY-FIVE (75) PERCENT OPACITY IN ACCORDANCE WITH CITY ORDINANCE.

THE VINYL FENCE SHALL MATCH THE AESTHETICS AS SHOWN IN THE PLAN DETAILS AND SHALL BE CONSTRUCTED AT THE LOCATION SHOWN IN THE PLANS. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE VINYL FENCE AND GATE. THE GENERAL CONTRACTOR SHALL PROVIDE A RANGE OF COLOR SAMPLES FOR THE OWNER TO SELECT AND APPROVE OF THE VINYL FENCE COLOR.

VINYL FENCE AND GATE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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MASTER AUTO
 PARKING LOT DESIGN
 SPECIFICATIONS

PROJECT NO.:
 225073
 DATE:
 12/23/25
 SHEET NO.:

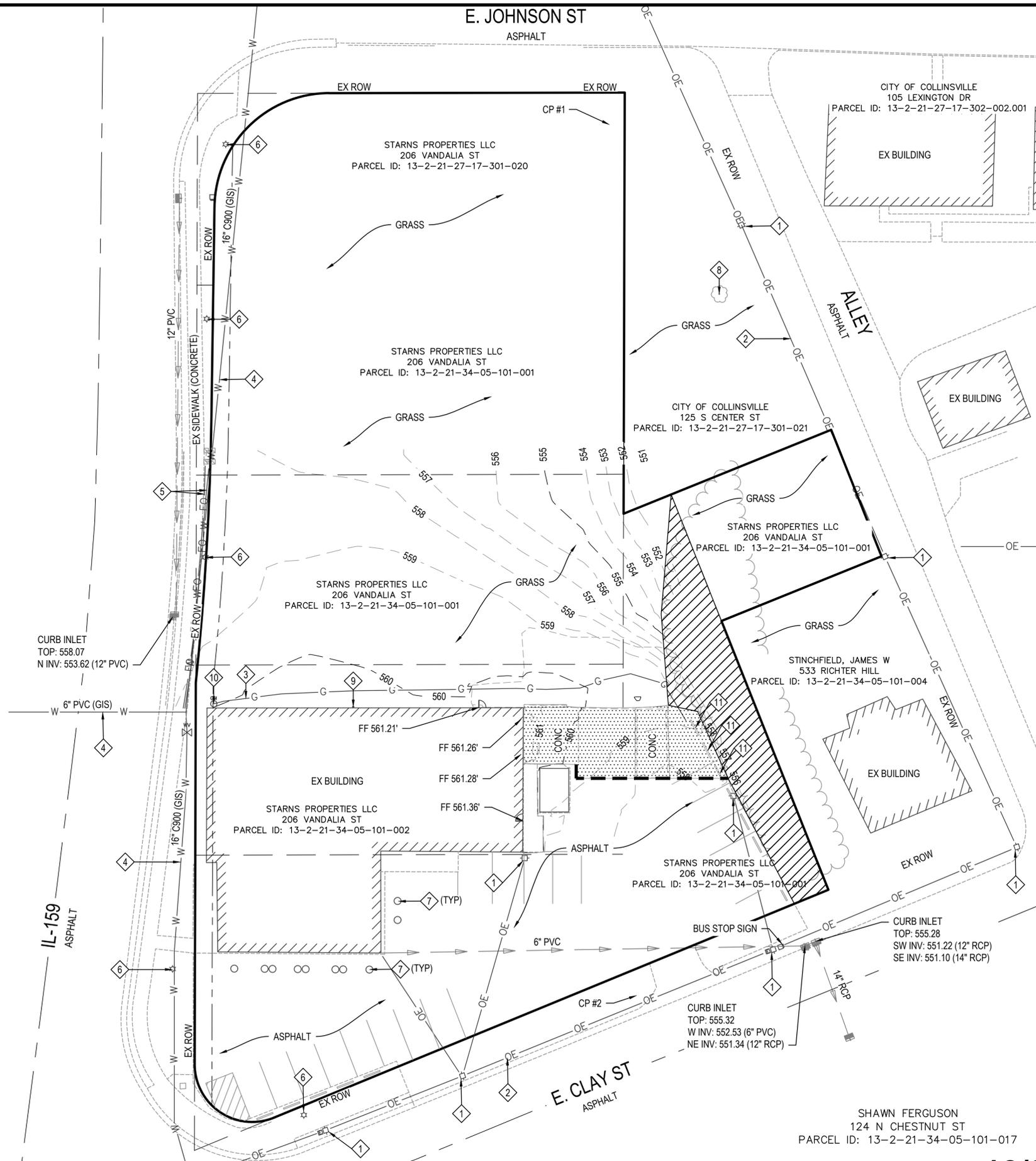
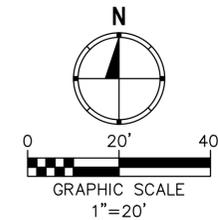
12/30/2025 - PERMIT SET

C0.5

H:\P\225073 - MASTER AUTO PARKING LOT\SITE\DWG\225073 - DESIGN.DWG - 12/23/2025

E. JOHNSON ST

ASPHALT



KEYED NOTES

- 1 EXISTING POWER POLE, DND
- 2 EXISTING OVERHEAD ELECTRIC, DND
- 3 EXISTING GAS LINE, DND
- 4 EXISTING WATER LINE, DND
- 5 EXISTING FIBER OPTIC LINE, DND
- 6 EXISTING LIGHT POLE, DND
- 7 EXISTING BOLLARD, DND
- 8 EXISTING TREE, DND
- 9 EXISTING ROOF DRAIN, UIP
- 10 EXISTING GAS VALVE, DND
- 11 EXISTING PARKING BLOCK, TBR

REMOVAL LEGEND

- PAVEMENT REMOVAL
- BRUSH REMOVAL
- SAWCUT

CONTROL POINTS & BENCHMARKS

- CP #1
IRON BAR W/CAP
EASTING: 2348738.2631'
NORTHING: 730519.5285'
ELEVATION: 554.06'
- CP #2
CUT "X"
EASTING: 2348747.7113'
NORTHING: 730217.3794'
ELEVATION: 557.39'

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.

SHAWN FERGUSON
124 N CHESTNUT ST
PARCEL ID: 13-2-21-34-05-101-017

12/30/2025 - PERMIT SET

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**MASTER AUTO
PARKING LOT DESIGN
EXISTING CONDITIONS
AND REMOVALS**

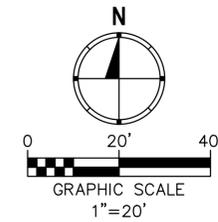
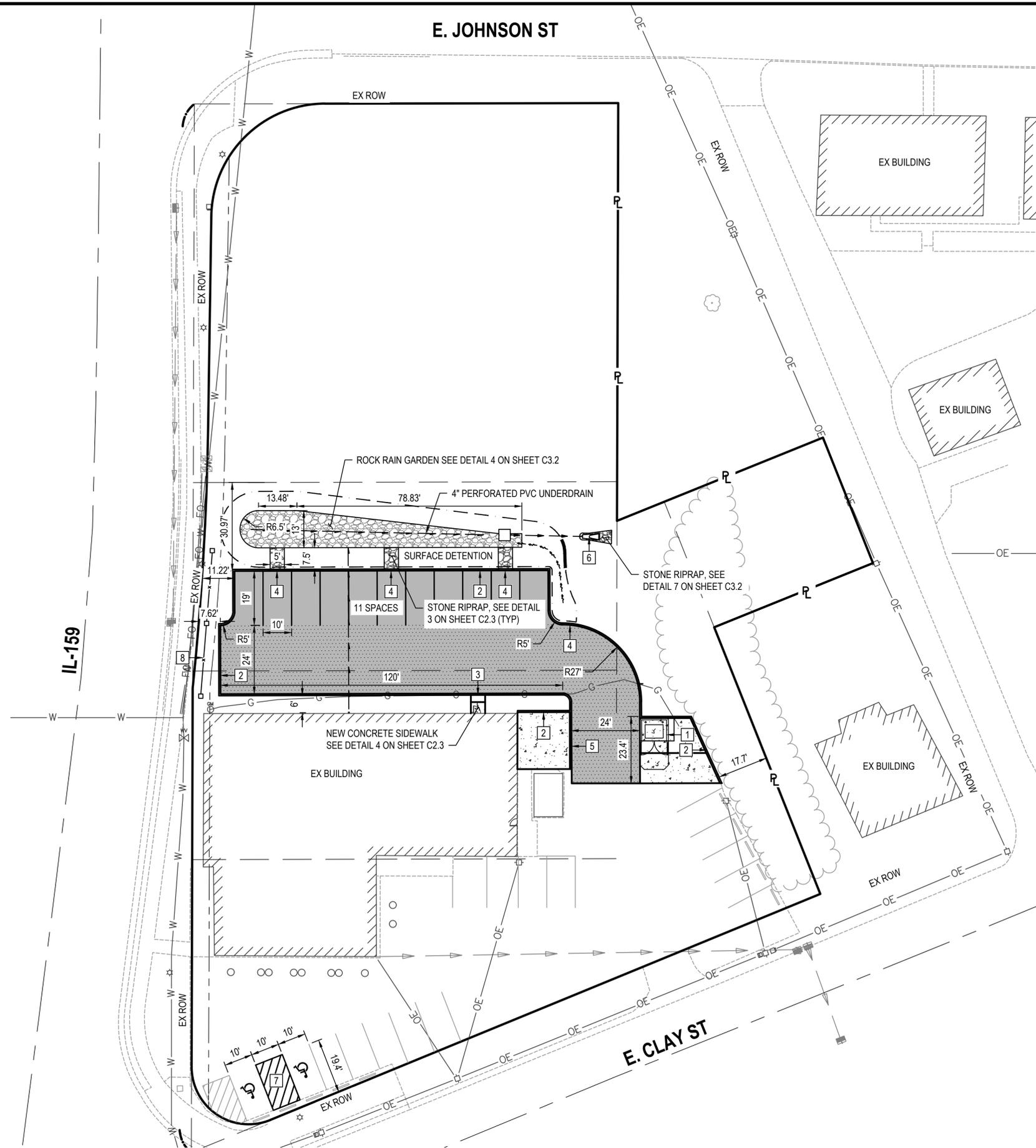
PROJECT NO.:
225073

DATE:
12/23/25

SHEET NO.:

C1.1

H:\P\225073 - MASTER AUTO PARKING LOT SITE\DWG\225073 - DESIGN.DWG - 12/23/2025



KEYED NOTES

- 1 NEW DUMPSTER ENCLOSURE, SEE DETAIL 6 ON C2.3
- 2 NEW CONC BARRIER CURB, SEE DETAIL 5 ON SHEET C2.2
- 3 NEW COMBINATION CONCRETE DEPRESSED CURB AND SIDEWALK, SEE DETAIL 6 ON SHEET C2.2
- 4 NEW CURB CUT, SEE DETAIL 3 ON SHEET C2.3
- 5 NEW DEPRESSED CONCRETE CURB, SEE DETAIL 4 ON SHEET C2.2
- 6 NEW FES, SEE IDOT HIGHWAY STANDARD 542301 ON SHEET C3.3
- 7 NEW ADA STRIPING, SEE DETAIL 5 ON C2.3
- 8 NEW DECORATIVE FENCE, SEE DETAIL 1 ON C2.4

NEW WORK LEGEND

- NEW ASPHALT PAVEMENT, SEE DETAIL 1, SHEET C2.2
- NEW PLUS DUTY ASPHALT PAVEMENT, SEE DETAIL 2, SHEET C2.2
- NEW CONCRETE PAVEMENT, SEE DETAIL 3, SHEET C2.2

PR STORM SEWER, SEE DRAINAGE PLANS

PR ROOF DRAIN, SEE DRAINAGE PLANS

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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**MASTER AUTO
PARKING LOT DESIGN
SITE PLAN**

PROJECT NO.:
225073

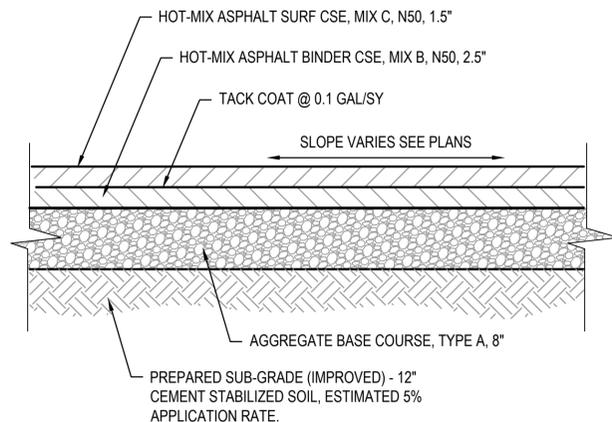
DATE:
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SHEET NO.:

C2.1

HMA MIXTURE DESIGN TABLE

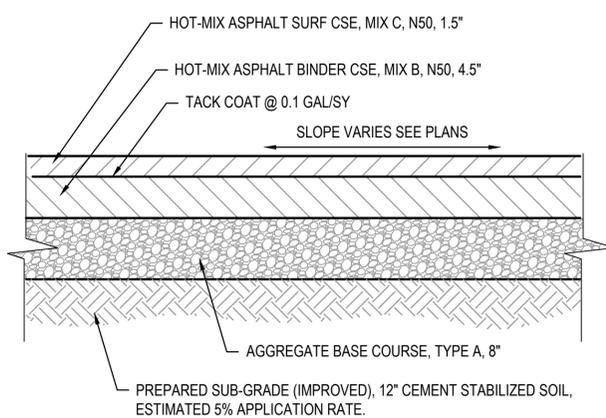
20 YR ESAL'S		
MIXTURE USE	SURFACE	BINDER
AC/PG	PG 64-22	PG 64-22
RAP % (MAX)	10%	10%
DESIGN AIR VOIDS	4.0% @ NDES = 50	4.0% @ NDES = 50
MIX COMPOSITION (GRADATION MIXTURE)	IL 9.5	IL 19.0
FRICITION AGG	MIXTURE C	MIXTURE B



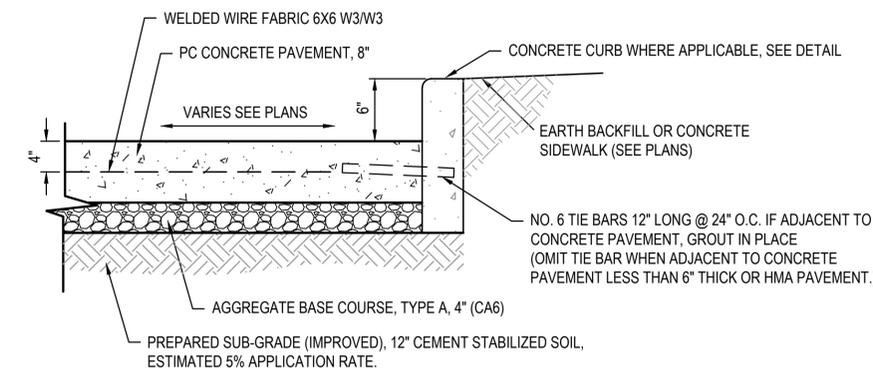
1 ASPHALT PAVEMENT DETAIL
C2.2 SCALE: NO SCALE

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
FRICITION AGG	MIXTURE C	MIXTURE B



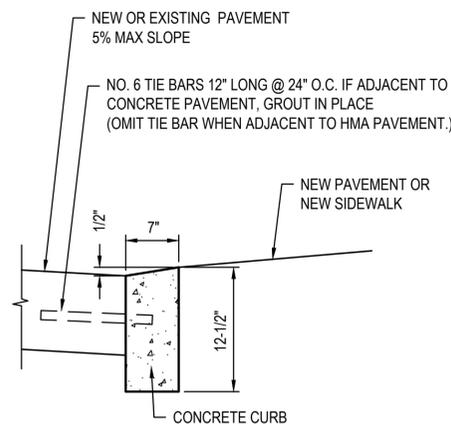
2 HEAVY DUTY ASPHALT PAVEMENT DETAIL
C2.2 SCALE: NO SCALE



NOTES:

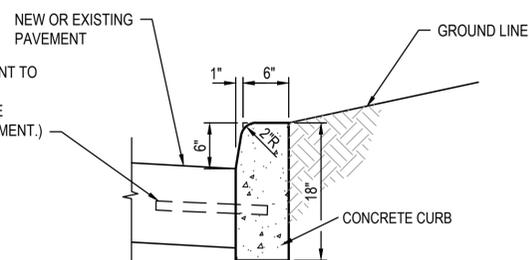
- CONTRACTION JOINTS ARE TO BE ON ±10' CENTERS. SEE DETAIL 2 ON SHEET C2.3
- EXPANSION JOINTS ARE TO BE ON ±100' CENTERS AND AT POINTS OF CURVATURE.
- EXPANSION JOINT REQUIRED BETWEEN THE PAVEMENT AND EXISTING PAVEMENT OR STRUCTURES.
- ALL EXPANSION AND CONTRACTION JOINTS SHALL BE SEALED WITH GUN GRADE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

3 CONCRETE PAVEMENT DETAIL
C2.2 SCALE: NO SCALE

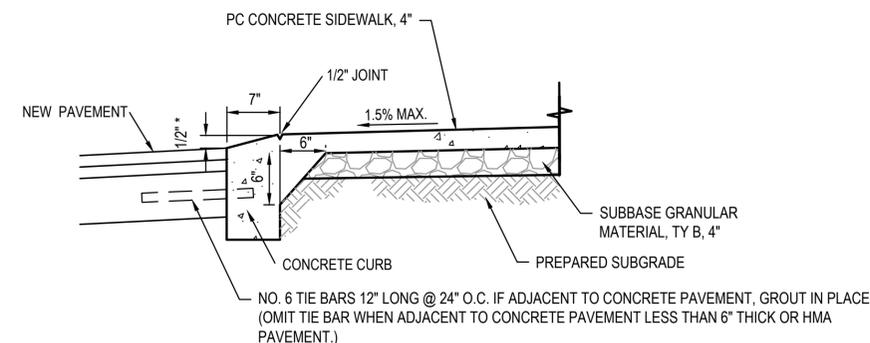


4 DEPRESSED CONCRETE CURB
C2.2 SCALE: NO SCALE

NO. 6 TIE BARS 12" LONG @ 24" O.C. IF ADJACENT TO CONCRETE PAVEMENT, GROUT IN PLACE (OMIT TIE BAR WHEN ADJACENT TO CONCRETE PAVEMENT LESS THAN 6" THICK OR HMA PAVEMENT.)



5 CONCRETE BARRIER CURB DETAIL
C2.2 SCALE: NO SCALE



NOTES:

- USE COMBINATION CONCRETE CURB AND SIDEWALK WHERE SIDEWALK IS ADJACENT TO CONCRETE CURB
- SIDEWALK JOINTS AS SPECIFIED ON PC CONCRETE SIDEWALK DETAIL, SEE DETAIL 2 ON SHEET C2.3

*CURB HEIGHT VARIES AT ADA RAMP AND TRANSITIONS. SEE GRADING PLAN AND DETAILS.

6 COMBINATION CONCRETE DEPRESSED CURB AND SIDEWALK DETAIL
C2.2 SCALE: NO SCALE

NO.	DATE	REMARKS

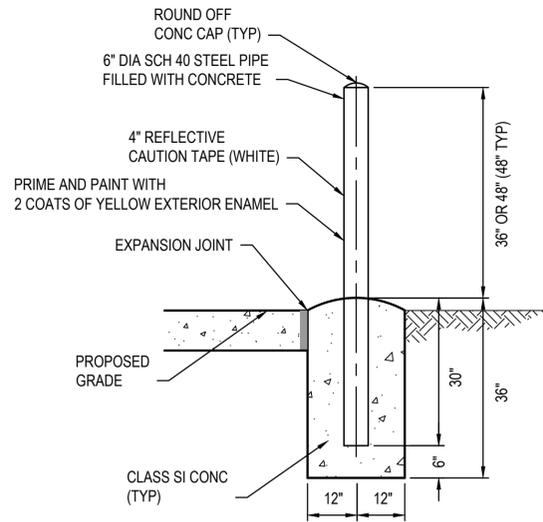
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MASTER AUTO
PARKING LOT DESIGN
SITE DETAILS

PROJECT NO.:
225073
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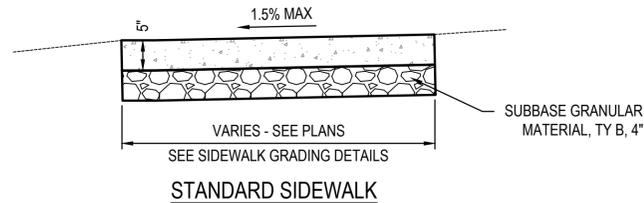
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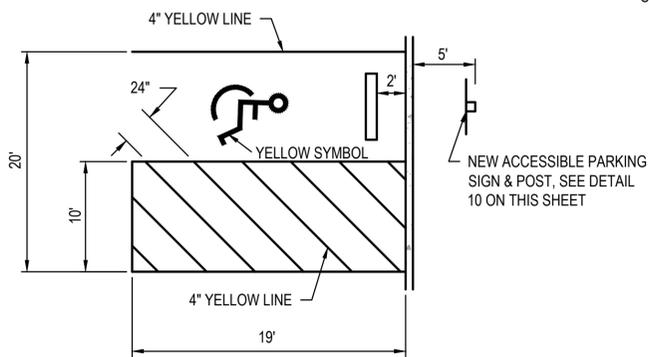
1 PIPE BOLLARD DETAIL
C2.3 SCALE: NO SCALE

NOTES:

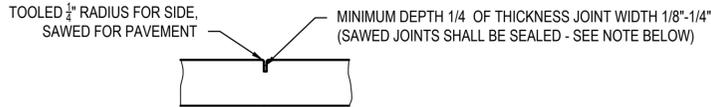
1. CONTRACTION JOINTS ARE TO BE ON ±5' CENTERS
2. EXPANSION JOINTS ARE TO BE ON ±100' CENTERS AND AT POINTS OF CURVATURE.
3. EXPANSION JOINT REQUIRED BETWEEN THE SIDEWALK AND EXISTING PAVEMENT OR STRUCTURES.
4. ALL EXPANSION JOINTS SHALL BE SEALED WITH GUN GRADE LIMESTONE COLORED SEALANT.



4 PC CONCRETE SIDEWALK DETAIL
C2.3 SCALE: NO SCALE

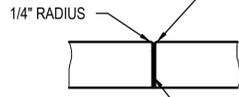


5 TYPICAL ACCESSIBLE PARKING STALL DETAIL
SCALE: NO SCALE



CONTRACTION JOINT

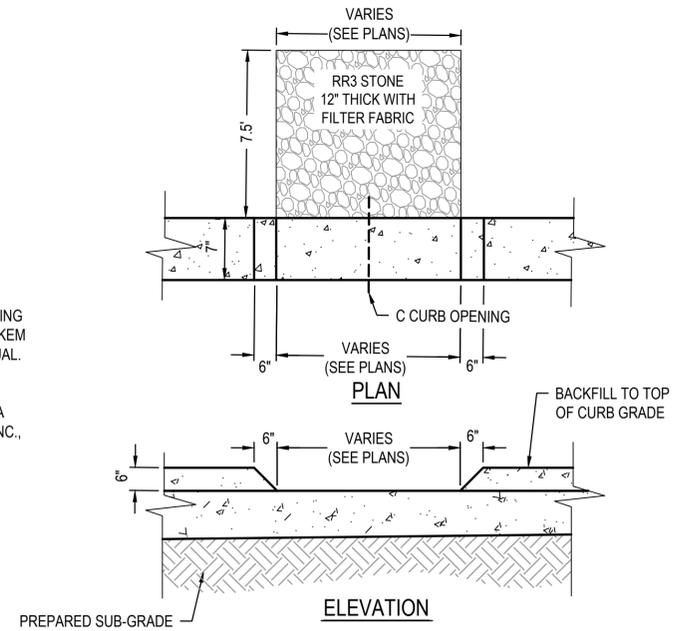
BACK JOINT WITH ONE COMPONENT URETHANE GUN GRADE LIMESTONE COLORED SEALANT USING SONNEBORN SONOPLASTIC NP-1, MAMECO VULKEM 116, PECORDA DYNATROL 1, OR APPROVED EQUAL. FINISH JOINT WITH A SELF LEVELING SEALANT USING MAMECO INTERNATIONAL - VULKEM 45, PECORA CHEMICAL CORP - UREXPAN NR20, SIKA CHEMICAL CORP. - SILKAFLEX 12SL, CONTECH INC., SONNEBORN BUILDING PRODUCTS DIV. - SONALASTIC SL1



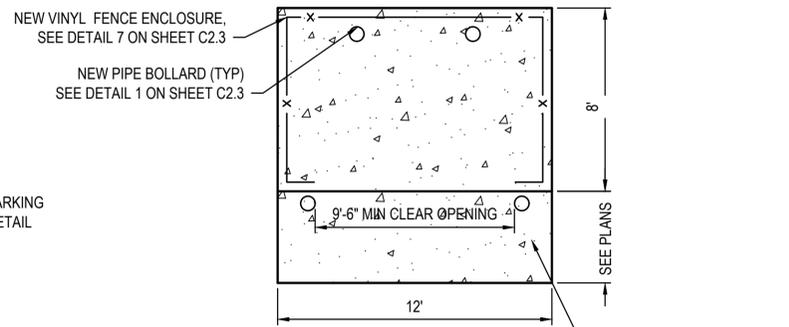
EXPANSION JOINT

1/2" PRE-MOLDED WOOD FIBRE STRIP ACCORDING TO ASTM D 1751 WITH 1/4" TO 1/2" ZIP STRIP.

2 TYPICAL CONCRETE JOINT DETAILS
C2.3 SCALE: NO SCALE



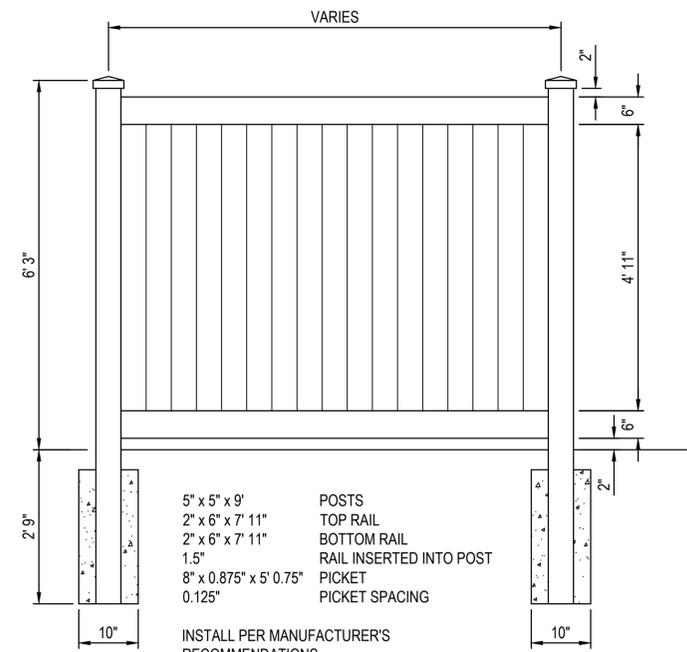
3 CURB OPENING DETAIL
C2.3 SCALE: NO SCALE



NOTE:

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

6 DUMPSTER PAVEMENT W/LIFT PAD
C2.3 SCALE: NO SCALE



7 6' WHITE VINYL PRIVACY FENCE
SCALE: NO SCALE

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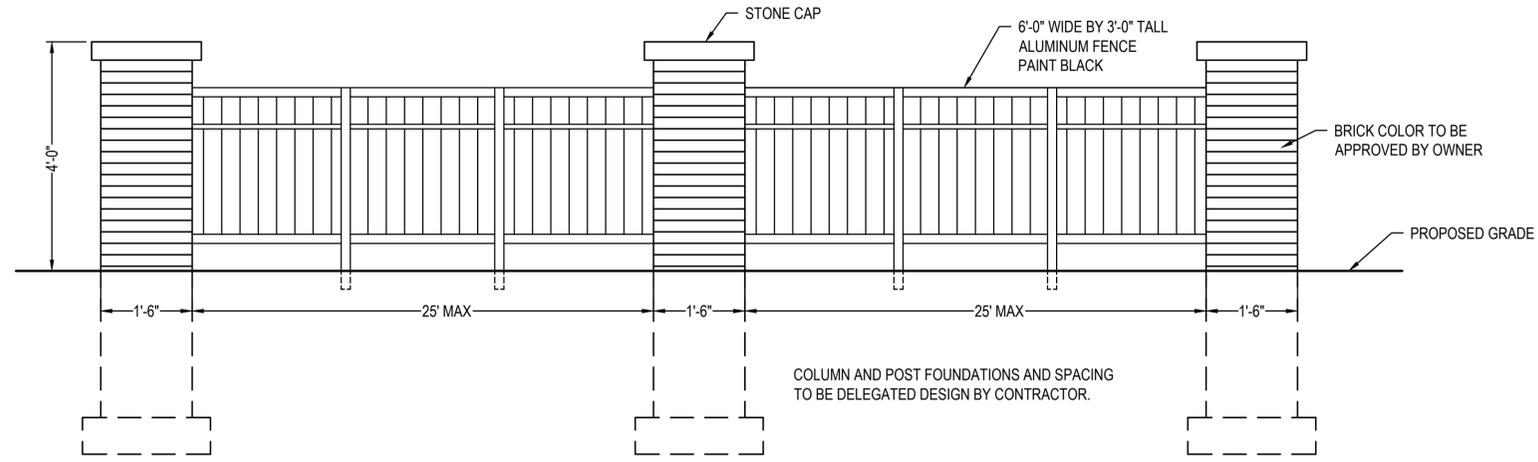


MASTER AUTO
PARKING LOT DESIGN
SITE DETAILS

PROJECT NO.:
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DATE:
12/23/25
SHEET NO.:

12/30/2025 - PERMIT SET

C2.3



1 DECORATIVE FENCE DETAIL
 C2.4 SCALE: NO SCALE

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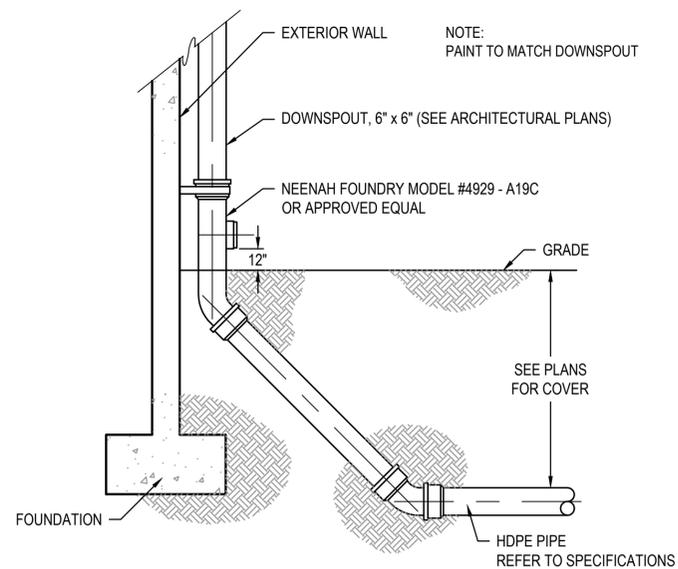


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 SITE DETAILS

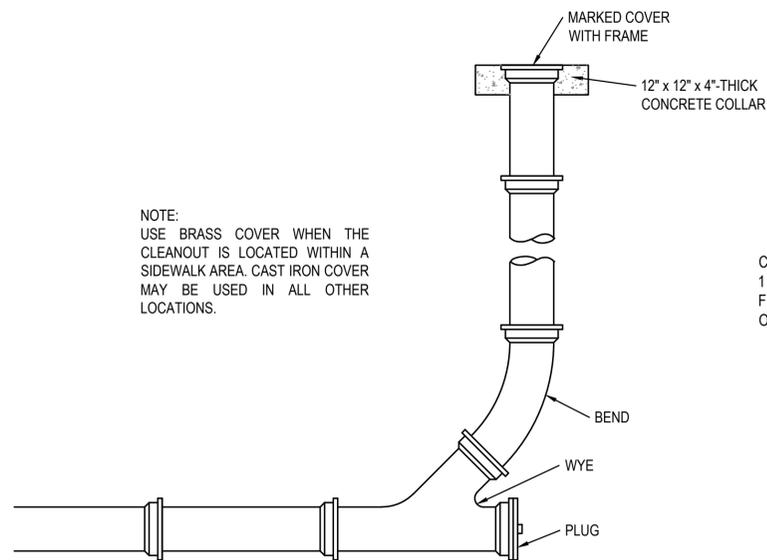
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C2.4

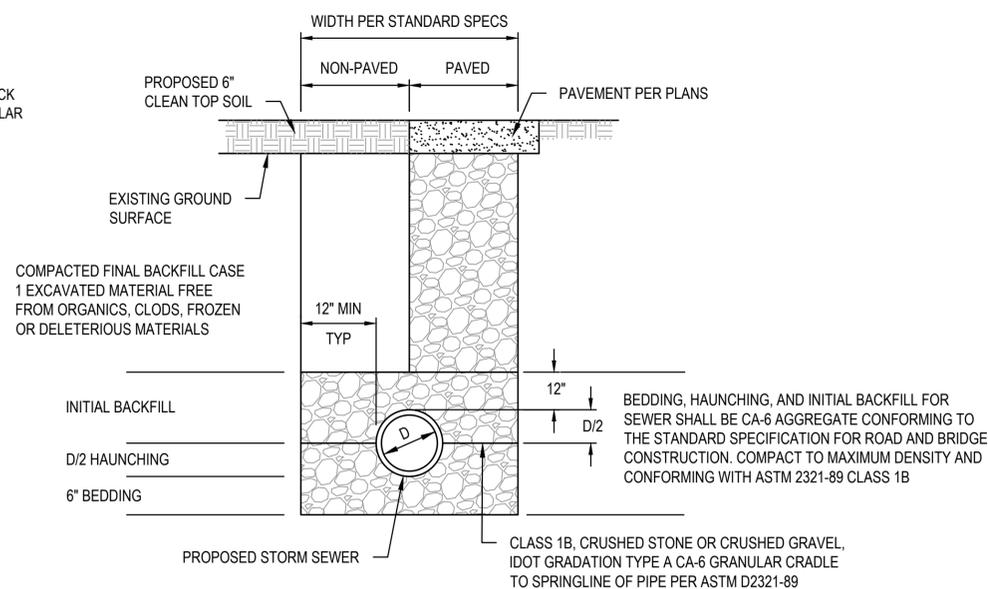
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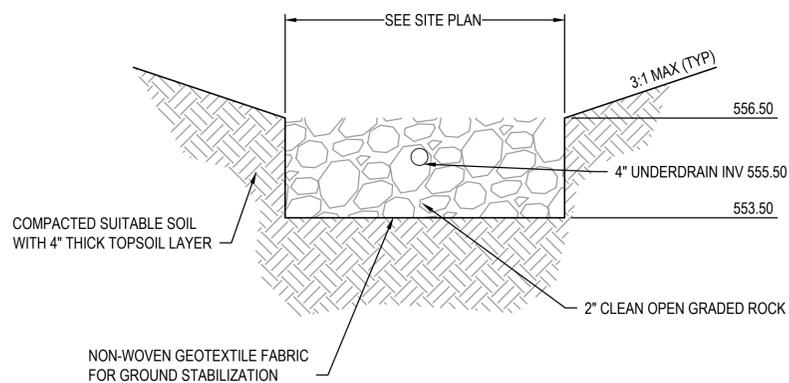
1 DOWNSPOUT SHOE DETAIL
SCALE: NO SCALE



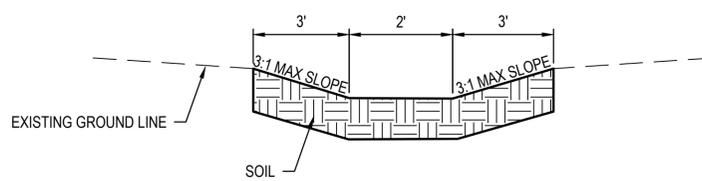
2 STORM CLEANOUT
SCALE: NO SCALE



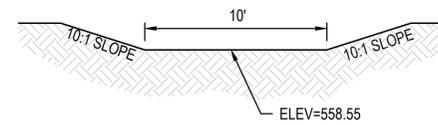
3 STORM SEWER INSTALLATION DETAIL
SCALE: NO SCALE



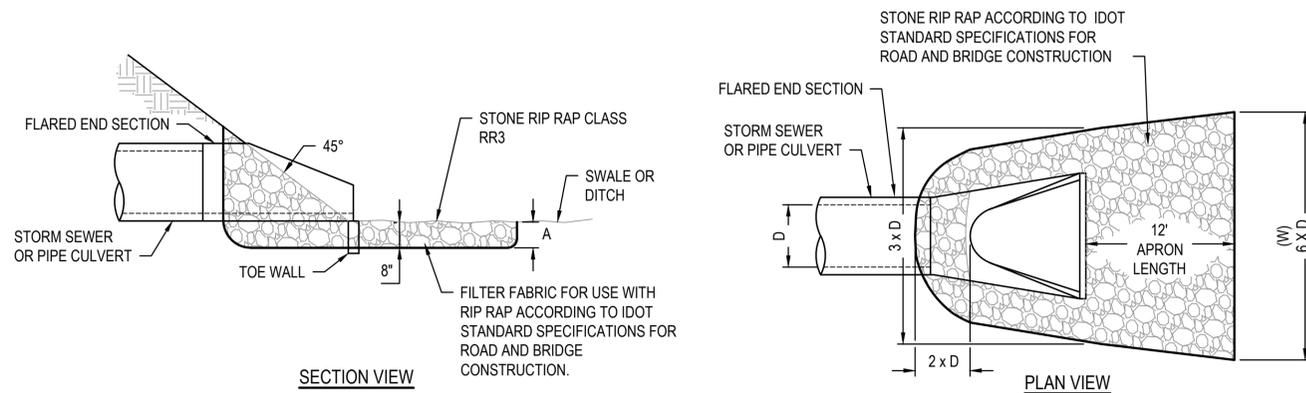
4 ROCK GARDEN PROFILE
SCALE: NO SCALE



5 GRASS SWALE DETAIL
SCALE: NO SCALE



6 EMERGENCY OVERFLOW DETAIL
SCALE: NO SCALE



7 STONE RIP RAP AT FLARED END SECTION
SCALE: NO SCALE

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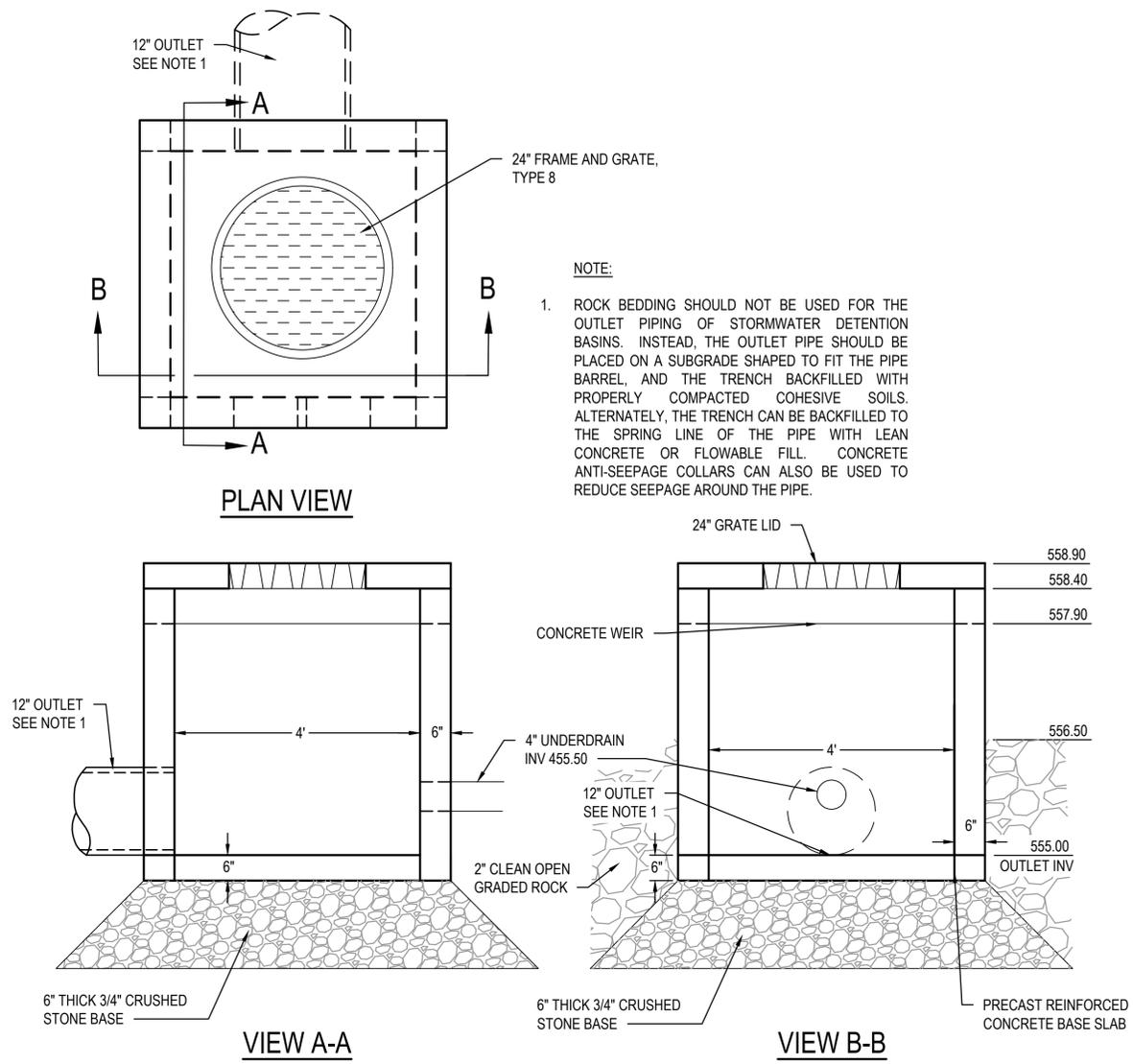


MASTER AUTO
PARKING LOT DESIGN
DRAINAGE DETAILS

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225073
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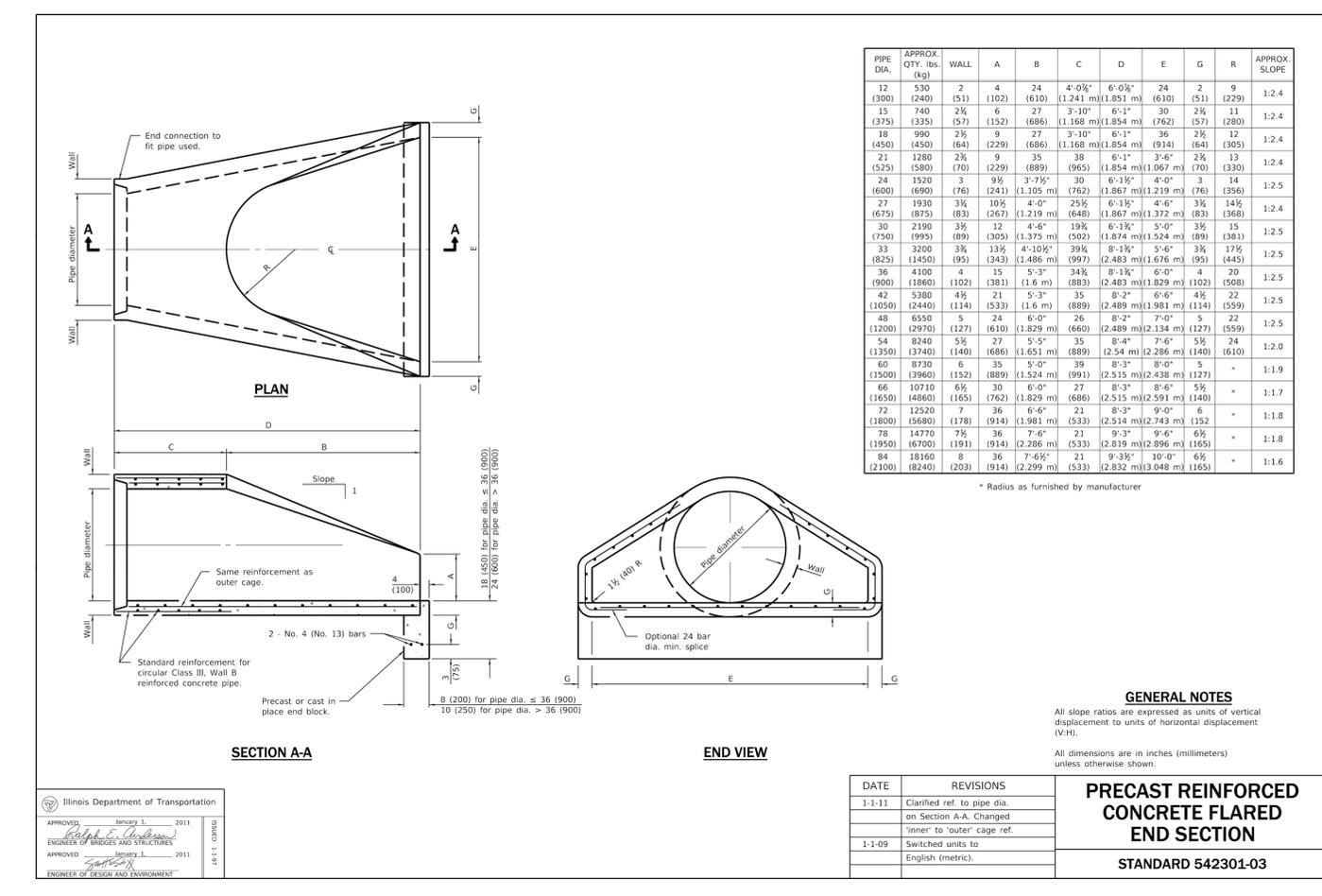
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NOTE:
 1. ROCK BEDDING SHOULD NOT BE USED FOR THE OUTLET PIPING OF STORMWATER DETENTION BASINS. INSTEAD, THE OUTLET PIPE SHOULD BE PLACED ON A SUBGRADE SHAPED TO FIT THE PIPE BARREL, AND THE TRENCH BACKFILLED WITH PROPERLY COMPACTED COHESIVE SOILS. ALTERNATELY, THE TRENCH CAN BE BACKFILLED TO THE SPRING LINE OF THE PIPE WITH LEAN CONCRETE OR FLOWABLE FILL. CONCRETE ANTI-SEEPAGE COLLARS CAN ALSO BE USED TO REDUCE SEEPAGE AROUND THE PIPE.

1 STM 1.1 BASIN OUTLET STRUCTURE DETAIL
 SCALE: NO SCALE



PIPE DIA. (IN.)	APPROX. QTY. (LBS.)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12	530	2	4	24	4'-0 1/2"	6'-0 1/2"	24	2	9	1:2.4
(300)	(240)	(51)	(102)	(610)	(1.241 m)	(1.851 m)	(610)	(51)	(229)	
15	740	2 1/2	6	27	3'-10"	6'-1"	30	2 1/2	11	1:2.4
(375)	(335)	(57)	(152)	(686)	(1.168 m)	(1.854 m)	(762)	(57)	(280)	
18	990	3	9	27	3'-10"	6'-1"	36	3	12	1:2.4
(450)	(450)	(64)	(229)	(686)	(1.168 m)	(1.854 m)	(914)	(64)	(305)	
21	1280	3 1/2	9	35	3'-10"	6'-1"	36	3 1/2	13	1:2.4
(525)	(580)	(70)	(229)	(889)	(965)	(1.854 m)	(1.067 m)	(70)	(330)	
24	1520	3	9 1/2	37 1/2	3'-10"	6'-1"	40	3	14	1:2.5
(600)	(690)	(76)	(241)	(1,105 m)	(762)	(1.867 m)	(1,219 m)	(76)	(356)	
27	1930	3 1/2	10 1/2	4'-0"	25 1/2	6'-1 1/2"	4'-6"	3 1/2	14 1/2	1:2.4
(675)	(875)	(83)	(267)	(1,219 m)	(646)	(1,867 m)	(1,372 m)	(83)	(366)	
30	2190	3 1/2	12	4'-4"	19 1/2	6'-1 1/2"	5'-0"	3 1/2	15	1:2.5
(750)	(995)	(89)	(305)	(1,375 m)	(502)	(1,874 m)	(1,524 m)	(89)	(381)	
33	3200	3 1/2	13 1/2	4'-10 1/2"	39 1/2	8'-1 1/2"	5'-6"	3 1/2	17 1/2	1:2.5
(825)	(1450)	(95)	(343)	(1,486 m)	(997)	(2,483 m)	(1,676 m)	(95)	(445)	
36	4100	4	15	5'-3"	34 1/2	8'-1 1/2"	6'-0"	4	20	1:2.5
(900)	(1860)	(102)	(381)	(1.6 m)	(883)	(2,483 m)	(1,829 m)	(102)	(508)	
42	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
(1050)	(2440)	(114)	(533)	(1.6 m)	(889)	(2,489 m)	(1,981 m)	(114)	(559)	
48	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
(1200)	(2970)	(127)	(610)	(1,829 m)	(660)	(2,489 m)	(2,134 m)	(127)	(559)	
54	8240	5 1/2	27	5'-5"	35	8'-4"	7'-6"	5 1/2	24	1:2.0
(1350)	(3740)	(140)	(686)	(1,651 m)	(889)	(2,54 m)	(2,286 m)	(140)	(610)	
60	8730	6	35	5'-0"	39	8'-3"	8'-0"	6	28	1:1.9
(1500)	(3960)	(152)	(889)	(1,524 m)	(991)	(2,515 m)	(2,438 m)	(152)	*	
66	10710	6 1/2	30	6'-0"	27	8'-3"	8'-6"	6 1/2	*	1:1.7
(1650)	(4660)	(165)	(762)	(1,829 m)	(686)	(2,515 m)	(2,591 m)	(165)	*	
72	12520	7	36	6'-6"	21	8'-3"	9'-0"	7	*	1:1.8
(1800)	(5680)	(178)	(914)	(1,981 m)	(533)	(2,514 m)	(2,743 m)	(178)	*	
78	14770	7 1/2	36	7'-6"	21	9'-3"	9'-6"	7 1/2	*	1:1.8
(1950)	(6700)	(191)	(914)	(2,286 m)	(533)	(2,819 m)	(2,896 m)	(165)	*	
84	18160	8	36	7'-6"	21	9'-3"	10'-0"	8	*	1:1.6
(2100)	(8240)	(203)	(914)	(2,295 m)	(533)	(2,832 m)	(3,048 m)	(165)	*	

GENERAL NOTES
 All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).
 All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed "inner" to "outer" cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION
 STANDARD 542301-03

Illinois Department of Transportation
 APPROVED January 1, 2011
 ENGINEER OF BRIDGES AND STRUCTURES
 APPROVED January 1, 2011
 ENGINEER OF DESIGN AND ENVIRONMENT

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MASTER AUTO
 PARKING LOT DESIGN
 DRAINAGE DETAILS

PROJECT NO.:
 225073
 DATE:
 12/23/25
 SHEET NO.:

12/30/2025 - PERMIT SET

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PROJECT NAME:

MASTER AUTO PARKING LOT EXPANSION
206 VANDALIA ST.
COLLINSVILLE, ILLINOIS 62234
MADISON COUNTY

SECTION 34, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN

OWNER NAME & ADDRESS:

MASTER AUTO, LLC
206 VANDALIA ST.
COLLINSVILLE, IL 62234

DESCRIPTION:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: DEMOLITION, CLEARING AND GRUBBING, TREE REMOVAL, MASS GRADING, STRUCTURE CONSTRUCTION, AND FINE GRADING.

WATERSHED SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP "C AND B/D".

EROSION CONTROL MEASURES SHALL INCLUDE: INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY AND PERMANENT VEGETATION.

SITE AREA:

THE DISTURBED SITE IS APPROXIMATELY 0.3 ACRES.

THE WETLAND AREA WITHIN THE SITE IS APPROXIMATELY 0.0 ACRES.

THE ESTIMATED RUNOFF COEFFICIENT OF THE SITE WILL BE 0.61.

THE SEQUENCE OF MAJOR ACTIVITIES SHALL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB.
3. INSTALL INLET PROTECTION ON EXISTING INLETS AND PERIMETER SILT FENCE.
4. MASS GRADE.
5. STABILIZE DENUDED AREA AND STOCKPILES WITH TEMPORARY SEEDING WITHIN 14 DAYS OF THE LAST GRADING ACTIVITY IN THAT AREA.
6. INSTALL STORM SEWER.
7. INSTALL INLET PROTECTION ON NEW INLETS.
8. INSTALL ALL OTHER UNDERGROUND UTILITIES.
9. CONSTRUCT PAVEMENT.
10. COMPLETE FINE GRADING AND INSTALL PERMANENT SODDING AND PLANTINGS.
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND ALL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL MEASURES, AND RESOD ANY AREAS DISTURBED BY THEIR REMOVAL.

NAME OF RECEIVING WATERS:

ALL STORM WATER DISCHARGE FROM THIS PROJECT IS DIRECTED TO CITY OF COLLINSVILLE STORM SEWERS WHICH DRAIN TO CAHOKIA CREEK.

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.

ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT SEEDING. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

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.

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.

TOXIC OR HAZARDOUS WASTE SHALL BE STORED AND DISPOSED IN ACCORDANCE WITH ANY APPLICABLE STATE AND FEDERAL REGULATIONS.

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 SPECIFICATIONS 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 UE 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 SNOWMELT OCCURS. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO RECIPIATION 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.

THE INSPECTION REPORT MUST INCLUDE THE QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION. THE INSPECTION REPORT MUST BE RETAINED AS PART OF THE SWPPP FOR AT LEAST THREE YEARS FROM THE DATE THAT PERMIT COVERAGE EXPIRES OR IS TERMINATED. ALL INSPECTION REPORTS MUST BE RETAINED AT THE CONSTRUCTION SITE. THE REPORT MUST BE SIGNED IN ACCORDANCE WITH PART VI.G. ANY FLOODING OR OTHER UNSAFE CONDITIONS THAT DELAY INSPECTIONS MUST BE DOCUMENTED IN THE INSPECTION REPORT. 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.

MAINTENANCE/INSPECTION PROCEDURES (CONTINUED):

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.
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 AND PERMANENT 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.

NOTIFICATION OF NONCOMPLIANCE PROCEEDURES:

IF APPLICABLE...

POLLUTION PREVENTION MEASURES:

IF APPLICABLE...

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.

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.

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.

H:\P\25073 - MASTER AUTO PARKING LOT\SITE\DWG\25073 - EROSION CONTROL.DWG - 12/23/2025

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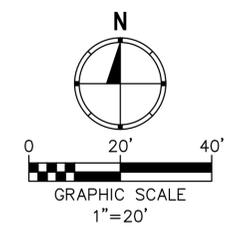
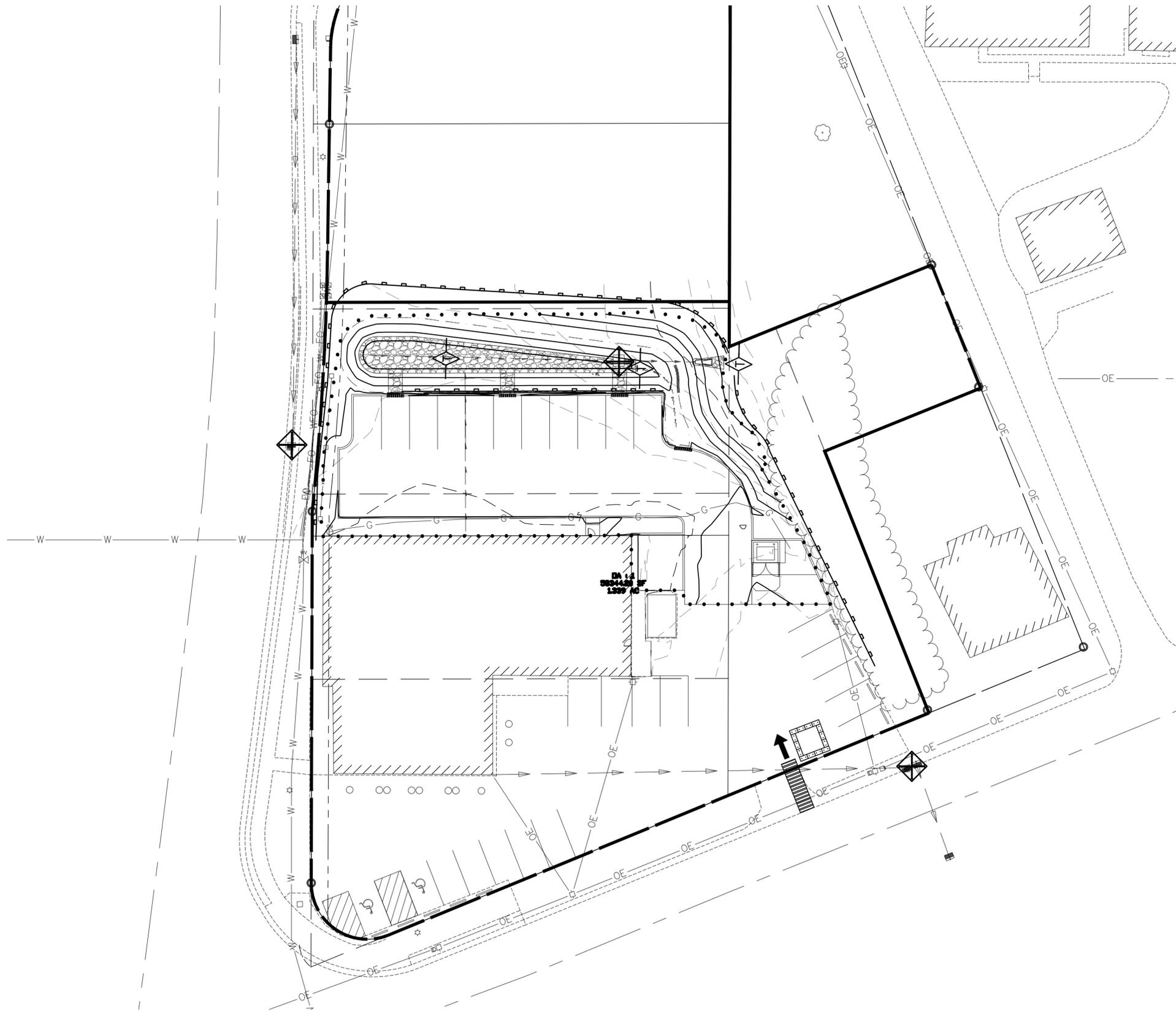
MASTER AUTO
PARKING LOT DESIGN
EROSION CONTROL NOTES

PROJECT NO.:
225073
DATE:
12/30/25
SHEET NO.:

12/30/2025 - PERMIT SET

C4.1

H:\P\25073 - MASTER AUTO PARKING LOT\SITE\DWG\25073 - EROSION CONTROL.DWG - 12/23/2025



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 NEARLY RESIDENTIAL AND COMMERCIAL PROPERTIES. CONTRACTOR SHALL WATER SITE FREQUENTLY AS NEEDED.
6. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT WASHES INTO THE EXISTING STORMWATER SYSTEMS OR NEARBY STREAM.
7. SLOPES 3:1 OR STEEPER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET.

LEGEND

-  PERIMETER EROSION BARRIER SILT FILTER FENCE OR OTHER AS APPROVED BY THE ENGINEER, SEE DETAIL 1 ON SHEET C4.3
-  NEW INLET PROTECTION, SEE DETAIL 2 ON SHEET C4.3
-  NEW CURB PROTECTION, SEE DETAIL 3 ON SHEET C4.3
-  TEMPORARY DITCH CHECK, SEE DETAIL 4 ON SHEET C4.3
-  NEW STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL 5 ON SHEET C4.3
-  NEW TEMPORARY CONCRETE WASHOUT SEDIMENT BASIN, SEE DETAIL 6 ON SHEET C4.3
-  SITE ACCESS LOCATION. CONSTRUCTION DELIVERIES ARE DIRECTED TO USE THIS LOCATION TO ACCESS THE SITE

12/30/2025 - PERMIT SET

REVISIONS:	NO.:	DATE:	REMARKS:

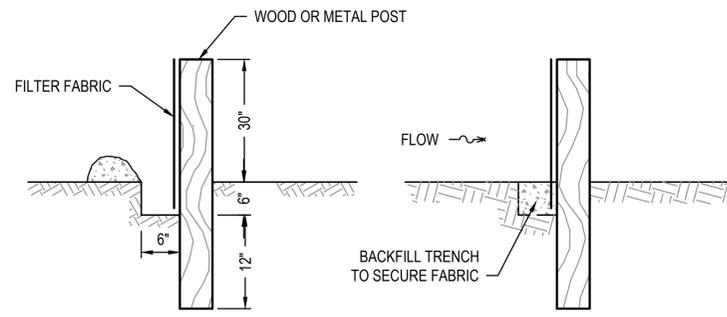
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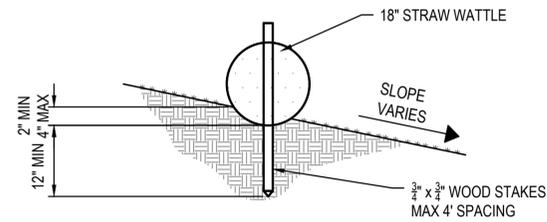
**MASTER AUTO
 PARKING LOT DESIGN
 EROSION CONTROL PLAN**

PROJECT NO.:
 225073
 DATE:
 12/30/25
 SHEET NO.:

C4.3



SILT FENCE

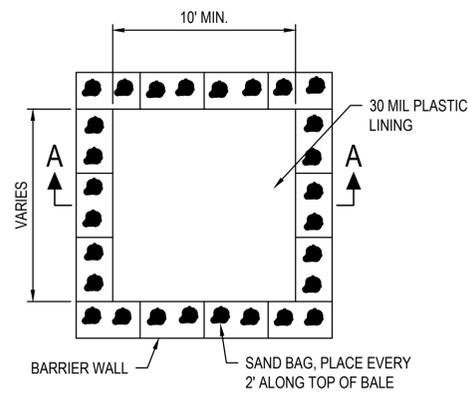


STRAW WATTLE

NOTES:

WATTLES MAY BE USED: ALONG THE TOE, TOP, FACE AND AT GRADE BREAKS OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW. BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, ALONG THE PERIMETER OF A SMALL AREA (TYP LESS THAN 1/2 ACRE TRIBUTARY TO BARRIER).

1 PERIMETER EROSION BARRIER DETAIL
SCALE: NO SCALE

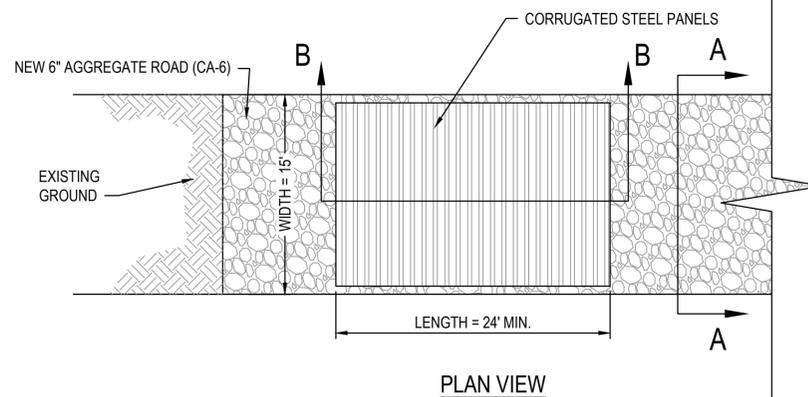


PLAN

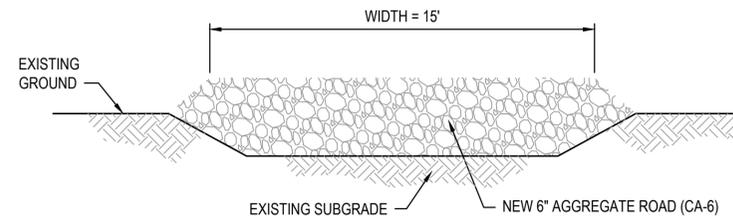
NOTES:

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.

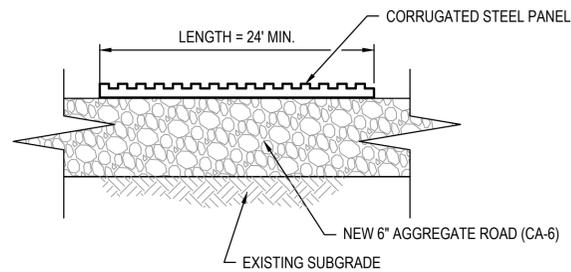
4 CONCRETE WASHOUT
SCALE: NO SCALE



PLAN VIEW

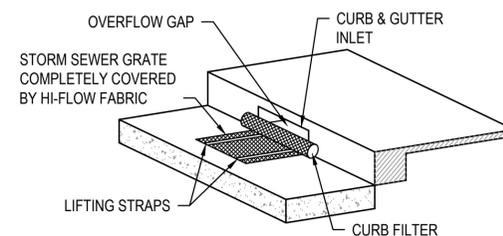
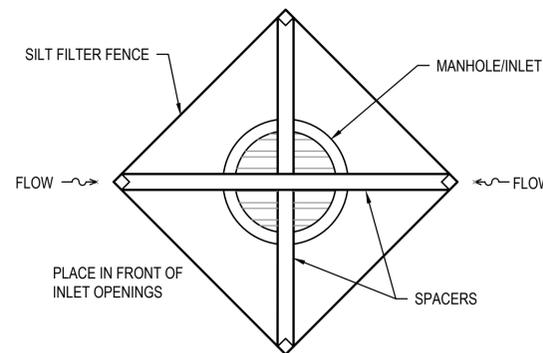


SECTION A-A

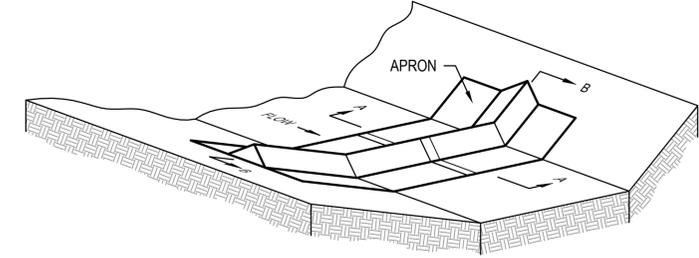


SECTION B-B

2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NO SCALE



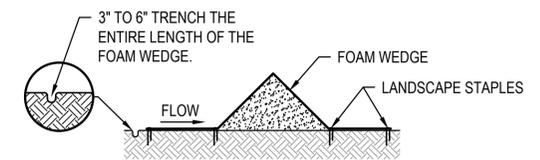
5 INLET AND PIPE PROTECTION
SCALE: NO SCALE



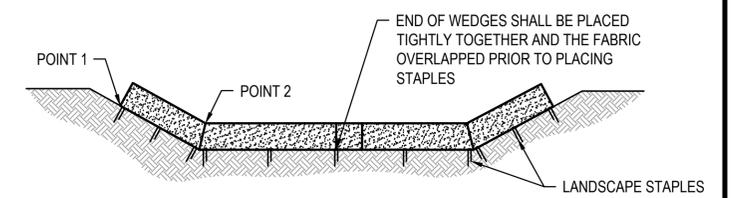
NOTE:
POINT 1 SHALL BE HIGHER THAN POINT 2 TO ALLOW WATER TO RUN OVER THE WEDGES AND NOT AROUND THE ENDS.

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

3 TEMPORARY DITCH CHECK
SCALE: NO SCALE

H:\P\25073 - MASTER AUTO PARKING LOT DESIGN\25073 - EROSION CONTROL.DWG - 12/23/2025

REVISIONS:	DATE:	REMARKS:
NO.:		

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. 184-01115



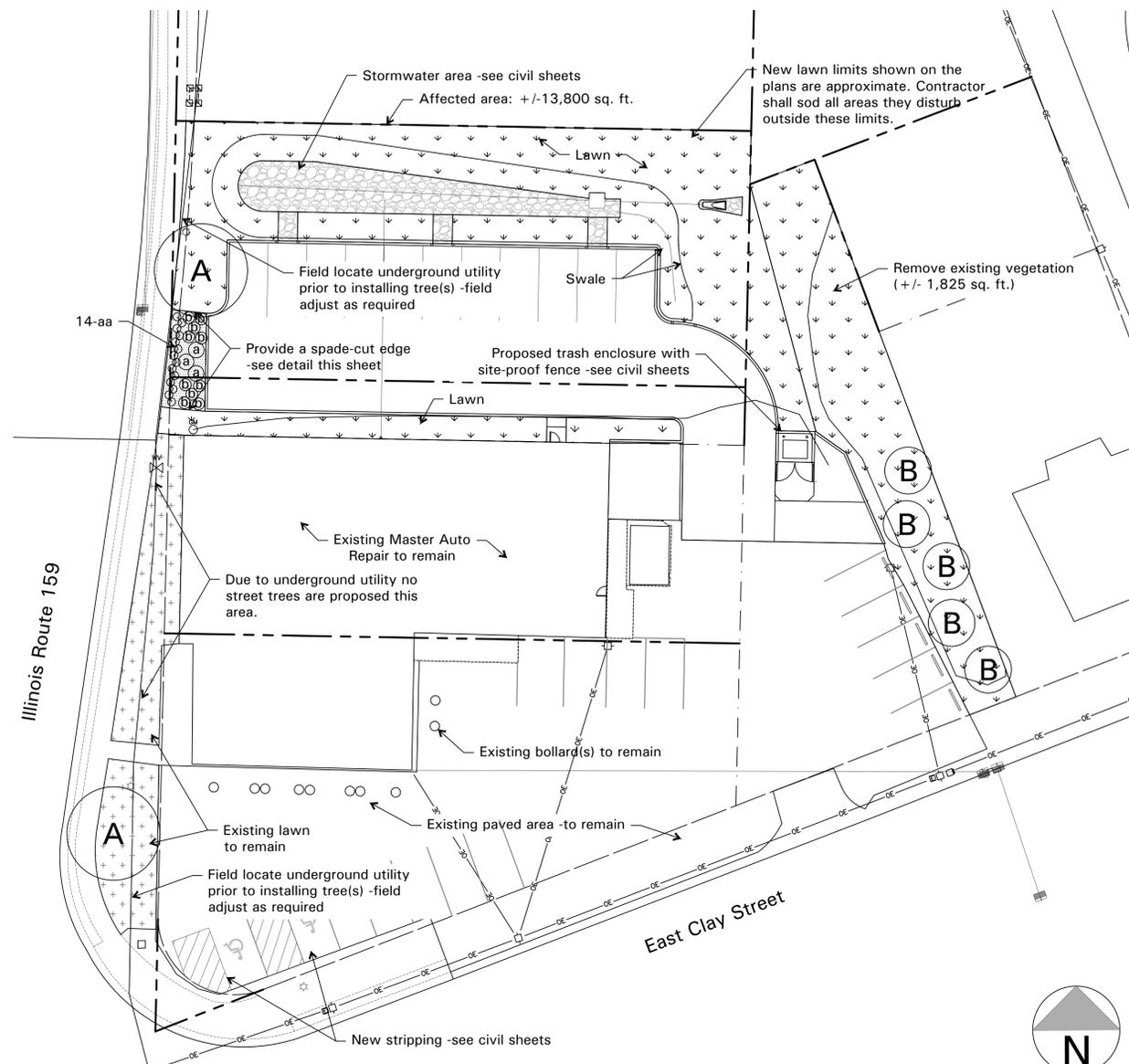
MASTER AUTO
PARKING LOT DESIGN
EROSION CONTROL DETAILS

PROJECT NO.:
225073
DATE:
12/30/25
SHEET NO.:

12/30/2025 - PERMIT SET

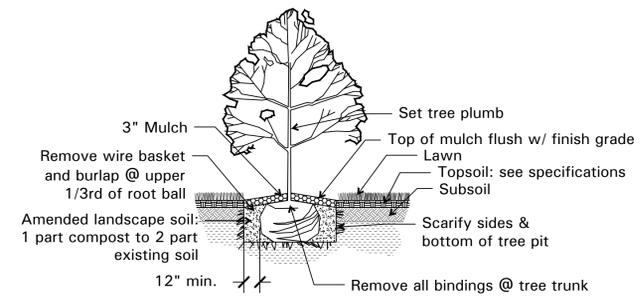
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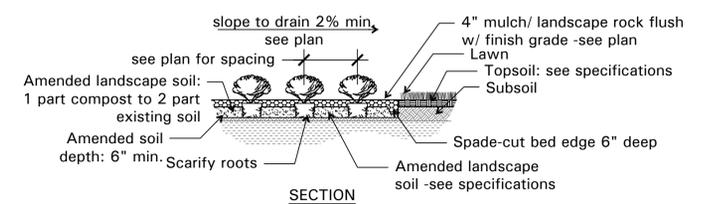


LEGEND:

Symbol	Description
(A)	Tree -see schedule this sheet
(B)	Plantings with hardwood bark mulch -see schedule this sheet
(C)	Lawn -see schedule this sheet
(D)	Existing lawn to remain

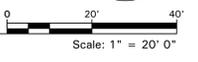


TREE PLANTING DETAIL



SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL

1 Landscape Planting Plan



LANDSCAPE PLANTING SCHEDULE						
Key	Qty.	Common Name	Botanical Name	Size		Comment
A	2	Sugar Maple	Acer saccharum 'Legacy'	3" Cal.	B&B	Native Cultivar Shade Tree
B	5	Juniper Tree	Juniperus virginiana 'Canaertii'	6' Tall	B&B	Native Cultivar Evergreen Tree
a	3	Red Swath Grass	Panicum virgatum 'Shenandoah'	18-24"	1 Gal.	Native Cultivar Grass
b	10	Little Blue Stem	Schizachyrium scoparium 'Standing Ovation'	18-24"	1 Gal.	Native Cultivar Grass
aa	14	Purple Cone Flower	Echinacea x 'Cheyenne Spirit'		1 Gal.	Native Cultivar Forb
	8,000	+/- Sq. Ft. Drought tolerant fescue sod				
	250	+/- Sq. Ft. Double ground hardwood bark mulch				

- LANDSCAPE PLAN NOTES:**
- Plant Schedule is bid comparison, and permit only. Contractor is responsible for verifying and installation materials and quantities shown on drawings and as defined in specifications.
 - Contractor to review and field verify existing and proposed conditions prior to installation.
 - Contractor to field locate all public and private utilities prior to construction.
 - Contractor to notify Dermody & Associates, LLC of any discrepancies.
 - Contractor to adjust plantings accordingly, notify Dermody & Associates, LLC of any changes to landscape design.
 - Proposed plant material is to be selected by the contractor and approved by Dermody & Associates, LLC and/or Owner prior to installation.
 - Plant locations and planting beds to be located by the contractor and approved by Dermody & Associates, LLC and/or Owner prior to installation.
 - Variation from this plan -contractor shall provide an 'as-built' to the City of Collinsville, IL Planning Department.
 - All planting beds and islands to receive 3 inch layer of mulch in a continuous bed. Apply a granular pre-emergent weed control prior to mulching.
 - Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
 - Finish grade to be a minimum of 5% away from all building foundations.
 - All digging done 12 inches below finish grade shall follow and adhere to Earthwork specifications and Civil drawings and details.
 - See all specifications for full requirements.
 - Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).

- City of Collinsville, IL Landscape Requirement Matrix**
MASTER AUTO REPAIR -206 Vandalia St.
- Sec. 17.080.040. Landscape plan required -see plan**
- Sec. 17.080.050. Tree preservation.**
 Existing non-native brush to be removed and replaced with native evergreen trees
- Sec. 17.080.060. Tree protection during construction**
 n/a
- Sec. 17.080.070. Tree replacement or mitigation.**
 n/a
- Sec. 17.080.080. Plant material and standards**
- All proposed plants are not found on undesirable tree list and are native and hardy to areas
 - See Landscape Planting Schedule this sheet
 - See plan
 - All landscape material are in compliance with American Standard for Nursery Stock and specified to be installed with in good, sound, workman-like manor.
 - All plants are long lived
 - All plants are hardy to USDA Zone 5 and 6.
 - All plants are native or cultivar of native tree to this area
 - Proposed thorny plants are away from pedestrian areas
 - Groundcover/ Lawns
 - All landscape will contribute to erosion control
 - All lawn areas will be seeded -see Civil for erosion control
 - No groundcover is proposed
 - No low growing evergreen plants are proposed
- Sec. 17.080.090. Landscape credit.**
 No credits are requested
- Sec. 17.080.100. Landscape guidelines**
 See Plan
- Sec. 17.080.110. residential landscape standards**
 Proposed landscape ius for commercial property and does not apply

Sec. 17.080.120. Commercial landscaping standards

A. Required quantity of Plant Materials				
Description	sf		Notes/ Comments	
Site Area	13,800			
	500	28	Landscape Points Required	Percent of points
B. Quantity of Required Materials				
	Points	Proposed quantity	Proposed Points	%
Native Shade Trees	4.0	2	8	10.4%
Shade Trees	3.0	0	0	0.0%
Native Evergreen Trees	3.0	5	15	19.5%
Evergreen Trees	2.0			
Native Ornamental and Intermediate	2.0	0	0	0.0%
Native Shrubs	2.0	0	0	0.0%
Shrubs	1.0	0	0	0.0%
Native Ornamental Grasses, Sedges,	1.0	13	26	33.8%
Forbs and Wildflowers	2.0	14	28	36.4%
Native Perennials, Bulbs, and Annuals	1.5	0	0	0.0%
Perennials, Bulbs, and Annuals per 50 square feet	1.0			
Total Points Provided			77	100.0%
Required Points			28	
Difference			49	

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 stormwater design
 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**
 Eleven (11) parking stalls proposed with parking lot trees at end of parking bays -see Civil sheets
- Sec. 17.080.140. -Transition buffers**
 Transition buffer provided between Master Auto and adjoining residential properties -see plan
- Sec. 17.080.150. -Determination or transition buffer requirements**
 Subject property and adjoining uses each zoned B-2: Limited Commercial District.
- Sec. 17.080.160. -Transition buffer specifications**
 see plan
- Sec. 17.080.170. -Stormwater drainage detention and retention**
 see civil sheets
- Sec. 17.080.170. -Landscape maintenance**
 to be provided by owner

DERMODY & ASSOCIATES

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

Landscape Planting Plan for:
Master Auto Repair
206 Vandalia St, Collinsville, IL

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

Revisions:

No.	Description	Date:

FOR OWNER REVIEW ONLY
 -12/18/25.
 Preliminary, not for construction, recording purposes or implementation

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Issue Date: December xx, 2025
 Drawn by: EMD
 Checked By: EMD

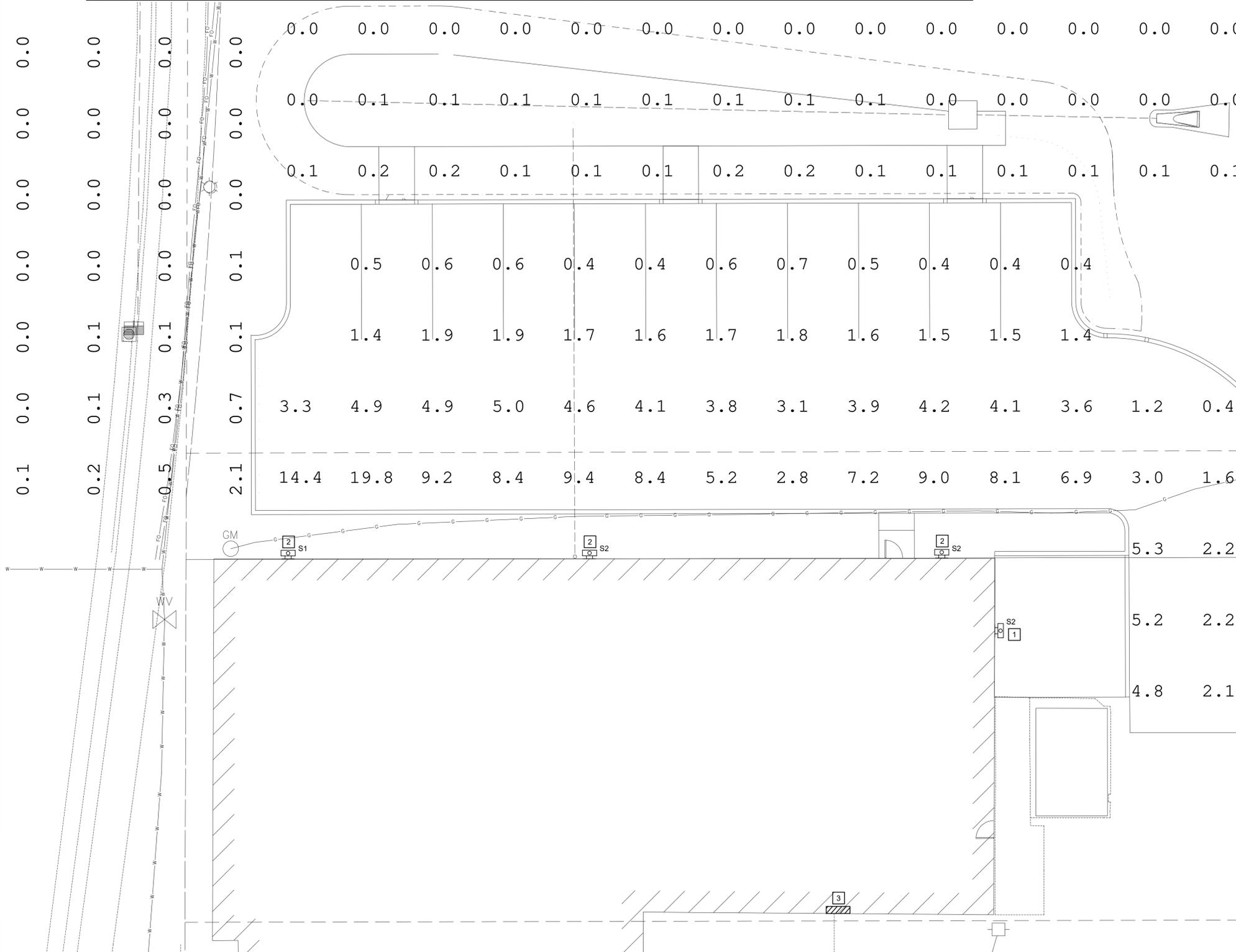
Sheet Title
PLANTING PLAN

Project Number: 418.007

Sheet Number
L1.0



LIGHT FIXTURE SCHEDULE						
TYPE	OPT.	MANUFACTURER & CATALOG No.	VOLTAGE	LAMPS	MOUNTING	DESCRIPTION & REMARKS
S1	1	MCGRAW EDISON GWS-SA2E-740-U-SLL-BK-WPS2XX	120	108W LED 14,000 LUMEN 4000K	WALL MOUNTED	FULL CUTOFF WALL MOUNTED LED WALL PACK. MOUNT AS HIGH ON WALL AS INTERIOR CONDUIT PATH ALLOWS, MINIMUM OF 10'-0" AFG
	2	APPROVED EQUAL				
	3	APPROVED EQUAL				
S2	1	MCGRAW EDISON GWS-SA2E-740-U-T4FT-BK-WPS2XX	120	108W LED 14,000 LUMEN 4000K	WALL MOUNTED	FULL CUTOFF WALL MOUNTED LED WALL PACK. MOUNT AS HIGH ON WALL AS INTERIOR CONDUIT PATH ALLOWS, MINIMUM OF 10'-0" AFG
	2	APPROVED EQUAL				
	3	APPROVED EQUAL				



GENERAL NOTES:

- ALL EXISTING CONDITIONS TAKEN FROM CASUAL FIELD OBSERVATION, CONTRACTOR SHALL FIELD VERIFY PRIOR TO WORK.
- ALL 120V HOMERUNS 75' OR LESS IN LENGTH SHALL BE #12 UNLESS NOTED OTHERWISE. ALL 120V HOMERUNS UP TO 140' SHALL BE #10 UNLESS NOTED OTHERWISE.

KEYED NOTES:

- DISCONNECT AND REMOVE EXISTING FLOOD LIGHT AND HOME MADE SHIELD AND REPLACE WITH NEW FIXTURE. CONNECT TO EXISTING HOMERUN.
- PROVIDE NEW FIXTURE FLUSH MOUNTED TO WALL. PROVIDE (2) #12, (1) #12 GND COPPER CONDUCTORS IN 3/4" EMT CONDUIT FROM NEW BREAKER IN EXISTING PANEL NOTED IN KEYED NOTE 3 TO FIXTURES. PROVIDE CORE DRILL THROUGH BLOCK WALL AND RECESS MOUNT NEW JUNCTION BOX FOR FIXTURE. SEAL PENETRATIONS WATER AND WEATHER TIGHT.
- EXISTING SQUARE D QO OR QOB PANEL. PROVIDE NEW 20A 1P BREAKER IN EXISTING SPACE FOR NEW BUILDING MOUNTED LIGHTING. ROUTE CONDUIT TO NEW FIXTURES TIGHT TO STRUCTURE.

REVISIONS:	NO.:	DATE:	REMARKS:

**MASTER AUTO
PARKING LOT DESIGN**

PROJECT NO.:
225073
DATE:
12/11/25
SHEET NO.:

E1.0

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