

**PRELIMINARY PLAT
FOR
ORCHARD SHOPPING CENTER**

A TRACT OF LAND BEING PART OF NORTHEAST CORNER
OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 8 WEST
OF THE THIRD PRINCIPAL MERIDIAN
MADISON COUNTY, ILLINOIS

1950 AND 1975 VANDALIA STREET
COLLINGSVILLE, ILLINOIS 62234

1 COVER SHEET
2 EXISTING CONDITIONS
3 PRELIMINARY PLAT

SHEET INDEX

PERTINENT INFORMATION

WATER
SEWER
ELECTRIC
GAS
TELEPHONE
SCHOOL DISTRICT:
FIRE DISTRICT:

CITY OF COLLINSVILLE
AMERENIP
AMERENIP
A1&T
COLLINSVILLE UNIT 10
COLLINSVILLE

NOTE:
ALL DRIVES TO BE IN ACCESS EASEMENTS
AND SHOWN ON FINAL PLAT.

PARKING NOTES:
SQ. FEET IN BUILDING: 67,303
REQUIRED PARKING SPACES: 1 SPACE PER EVERY 200 SQ. FT.
MIN. PARKING SPACES REQUIRED: 336.5

PARKING SPACES: 8 HANDICAP ACCESSIBLE PARKING SPACES
333 REGULAR PARKING SPACES
341 TOTAL PARKING SPACES

NO STORMWATER OR DETENTION FACILITIES ON THIS PROJECT.

LEGEND

NEW IMPROVEMENTS

LEGEND

EXISTING TOPOGRAPHIC

CONTOUR	— ELEV —	Sidewalk
SPOT ELEVATION	• ELEV	Building
CURB INLET	◼	Foundation
CLEANOUT / SAMPLE TEE	● CO/ST	Fence
DOWNSPOUT	○ DS	Wall
SIGN	— A —	Tree Line
HANDICAPPED SYMBOL		Stream
WATER LINE	— W —	Brush/Shrub Line
GAS SERVICE	— G —	Index Contour
ELECTRIC SERVICE	— E —	Intermediate Contour
TELEPHONE SERVICE	— T —	Depression Contour
CONCRETE PAVEMENT		Guard Rail
ASPHALT PAVEMENT		Swamp Symbol
USE IN PLACE	U.I.P.	Control Point
ADJUST TO GRADE	A.T.G.	Spot Elevation
		Single Tree
		Located Object
		Catch Basin
		Manhole
		Pole
		Sign
		Fire Hydrant
		Light Pole
		Inlet Symbol
		Railroad
		Paved Road
		Unpaved Road
		Toll
		Pipe line
		Driveway
		Traffic Light
		Electric Box
		Water Valve
		Water Meter
		Gas Meter

[illegible]

PREPARED FOR:

GERSHMAN COMMERCIAL REAL ESTATE
7801 FORSYTH, 3RD FLOOR
ST. LOUIS, MO 63105
(314) 746-1453

Revised	Comment

Engineered By:

DOERING

ENGINEERING Inc.

CIVIL ENGINEERING • PLANNING • SURVEYING®

Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

Seal

Mal Davis

9/12/2016

MO EXPIRATION DATE:
DECEMBER 31 2016
IL EXPIRATION DATE:
APRIL 30 2017
MO CORPORATE
LICENSE NO. 001347
IL CORPORATE
LICENSE NO. 1941003035

Orchards Shopping Center
1950 and 1975 Vandalia Street
Collinsville, Illinois
Cover Sheet

Date: 9-22-2016

Project Number: 09022

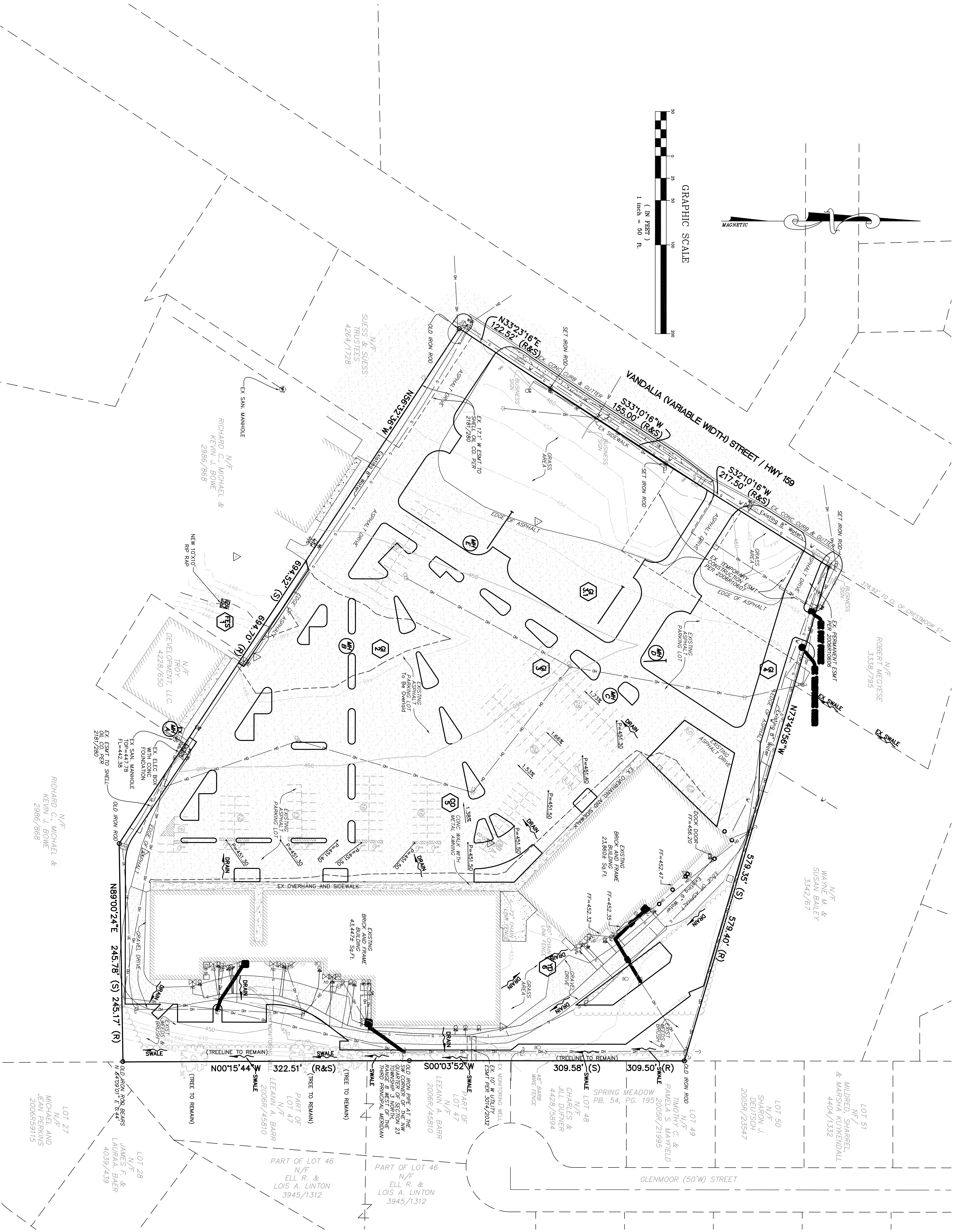
File Name: 09022prelim2

Drawn By: mrad

Check By:

Sheet

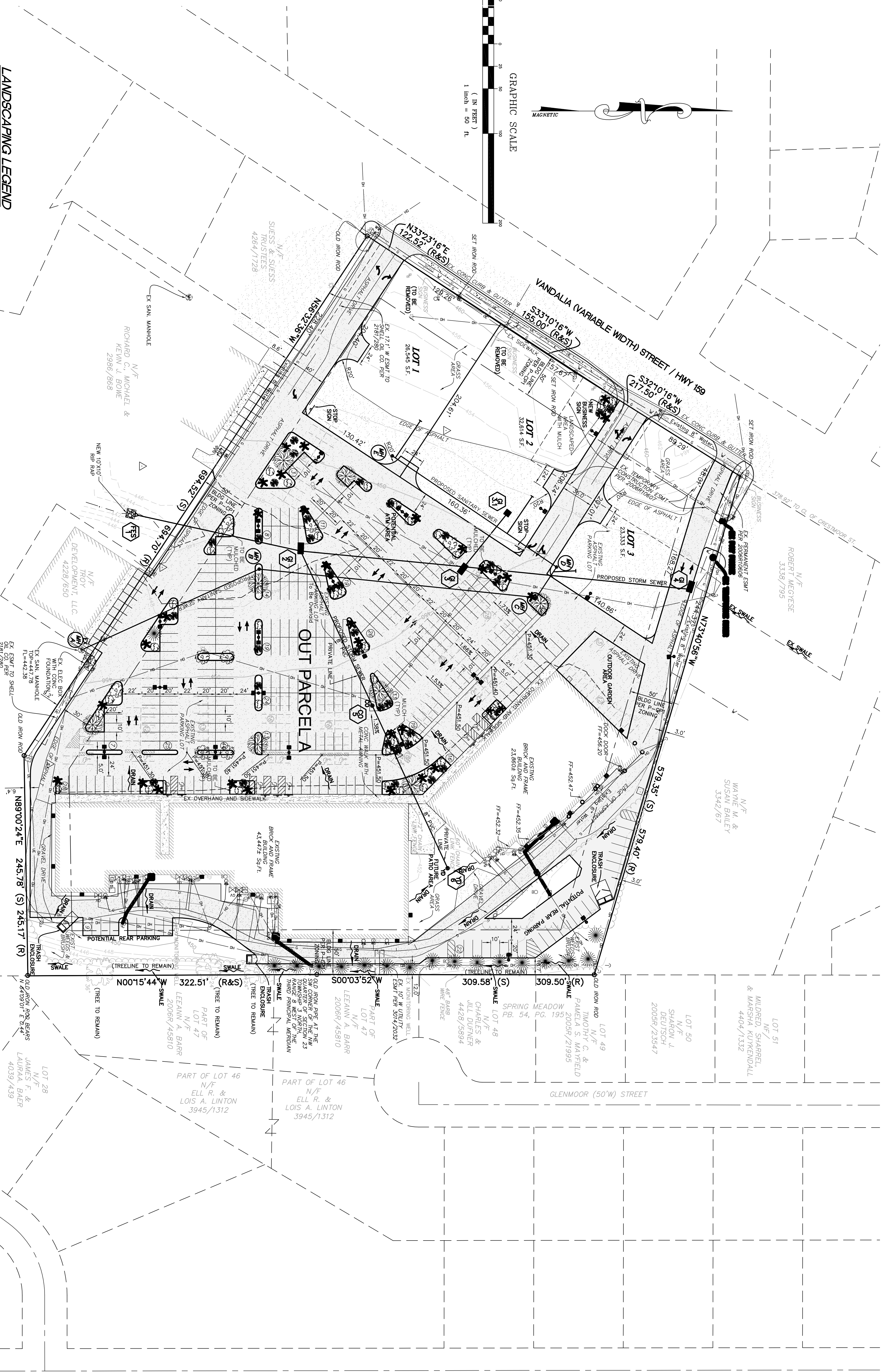
1/3



Revised	Comment

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	8	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	3" CAL. MIN.
	8	QUERCUS PHELLOUS	PIN OAK	3" CAL. MIN.
	16	PINUS STROBUS	NORWAY SPRUCE	6"-7" HGT.
	29	ILEX OPACA & ADONIS	ADONIS VIBURNUM	24"-30" HGT.
	30	LARIX LARICINA NORTON TOWN	PINK FLOWER OAKS MAPLE	24"-30" HGT.
	37	BUXUS SEMPERVIRENS GREEN KEEPER	GREEN KEEPER BOMBOLO	15"-18" SHRO

LANDSCAPING LEGEND



Orchards Shopping Center
1950 and 1975 Vandalia Street
Collinsville, Illinois
Preliminary Plat

NO. EXPIRATION DATE:
DECEMBER 31 2016
IL EXPIRATION DATE:
APRIL 30 2017
NO. CORPORATE
LICENSE NO. 184.003035

Seal
9/22/2016

Engineered By:
DOERING
ENGINEERING Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING

Missouri Office
5030 Griffin Rd.
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

Revised	Comment

Date 9-22-2016
Project Number 09022
The Name 09022-0002
Drawn by David Street
Check By
3/3