

OWNERS CERTIFICATE

I, _____, MANAGING MEMBER OF CPR PROPERTIES, LLC, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND AND SAID SUBDIVISION IS TO BE HEREIN AFTER KNOWN AS "FAMILY DOLLAR SUBDIVISION". ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE, UNLESS NOTED OTHERWISE, FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

NAME
TITLE

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____, MANAGING MEMBER OF CPR PROPERTIES, LLC IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE/SHE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

OWNERS CERTIFICATE

I, _____, MANAGING MEMBER OF KAAMA GROUP, LLC, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND AND SAID SUBDIVISION IS TO BE HEREIN AFTER KNOWN AS "FAMILY DOLLAR SUBDIVISION". ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE, UNLESS NOTED OTHERWISE, FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

NAME
TITLE

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____, MANAGING MEMBER OF KAAMA GROUP, LLC IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE/SHE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

OWNERS CERTIFICATE

I, CAROLYN L. STUMPF, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND AND SAID SUBDIVISION IS TO BE HEREIN AFTER KNOWN AS "FAMILY DOLLAR SUBDIVISION". ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE, UNLESS NOTED OTHERWISE, FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

NAME
TITLE

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT CAROLYN L. STUMPF IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT HE/SHE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

CITY CERTIFICATE

I, _____, MAYOR OF THE CITY OF MASCOUTAH, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY AND APPROVED AT A MEETING OF SAME HELD ON _____ DAY OF _____, 2012.

MAYOR

CITY CLERK

DATE

COUNTY CLERK

I, _____, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

MAYOR

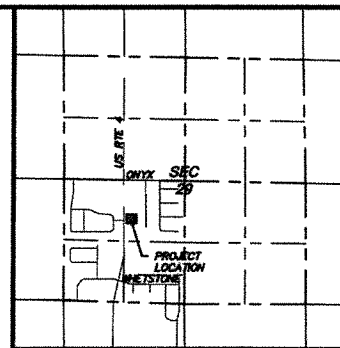
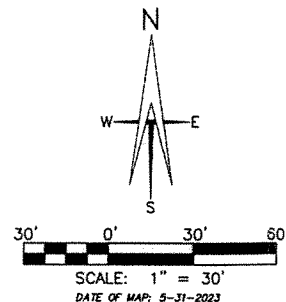
DATE

LEGEND

● IRON PIN FOUND

○ IRON PIN SET
CONC. MON SET+ POWER POLE
○ GUY WIRE
□ LIGHT STANDARD
□ WATER METER
□ WATER VALVE
□ FIRE HYDRANT
□ GAS METER
□ GRATED INLET
□ MANHOLE
□ SIGN
□ PIPE BOLLARD
□ CURB INLET
□ CABLE SPURCE BOX
□ TELEPHONE SPURCE BOX
□ ELECTRIC SPURCE BOX—○— WOOD FENCE
—○— EASEMENT
—○— OVERHEAD ELECTRIC
—○— STORM SEWER
—○— SANITARY SEWER
—○— TELEPHONE LINE
—○— ELECTRIC LINE
—○— GAS LINE
—○— FIBER OPTIC LINE
—○— CABLE LINE
□ ELECTRIC METER
□ TRANSFORMER
□ HANDICAP
□ RECORDFAMILY DOLLAR SUBDIVISION
FINAL PLAT

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE

OWNER/SUBDIVIDER
CPR PROPERTIES LLC
CAROLYN L. STUMPF
KAAMA GROUP, LLC

LAND SURVEYOR
SHERRILL ASSOCIATES, INC.
316 N MAIN STREET
EDWARDSVILLE, IL 62025
618 656-9251

EXISTING ZONING
GC GENERAL COMMERCIAL

NOTES

1. ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE UNLESS OTHERWISE NOTED.
2. 1/2" X 24" REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, RESUBDIVISION OF CROWN POINTE PHASE - 1A, RECORDED AS DOCUMENT NO. A02306786 OF THE ST. CLAIR COUNTY RECORDER OF DEEDS RECORDS; SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 4; THENCE NORTH 00 DEGREES 44 MINUTES 34 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 215.00 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 26 SECONDS EAST ON A LINE NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 249.89 FEET TO THE WEST LINE OF OUT LOT 2, CROWN POINTE - PHASE 2, AS RECORDED AS DOCUMENT NO. A02213028 IN THE ST. CLAIR COUNTY RECORDER OF DEEDS RECORDS; THENCE SOUTH 00 DEGREES 44 MINUTES 34 SECONDS EAST, ON SAID WEST LINE, AND THE WEST LINE OF OUT LOT 2 OF CROWN POINTE PHASE 2, RECORDED AS DOCUMENT NO. A02294863 IN THE ST. CLAIR COUNTY RECORDER OF DEEDS RECORDS, A DISTANCE OF 215.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 15 MINUTES 26 SECONDS WEST ON THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 249.89 FEET TO THE POINT OF BEGINNING, CONTAINING 53,726 SQUARE FEET OR 1.23 ACRES, MORE OR LESS.

Title:

Client:



SHERRILL
ASSOCIATES

Surveyors - Engineers
- Planners

Illinois Design Firm
184-001238

Missouri Design Firm
001332

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or Instruments relating to or intended to be used for any part or parts of the engineering project or survey.

REVISION

DATE

NO.

PROJECT NO.
23228-01DRAWN JAC SCALE
1"=30'CHECKED GSM DATE
5-31-2023FAMILY DOLLAR SUBDIVISION
MASCOUTAH, IL

SHEET 1 OF 1

911 COORDINATOR

THIS PLAT HAS BEEN REVIEWED FOR "911" IMPLEMENTATION THIS _____ DAY OF _____, 20____

911 COORDINATOR
ST. CLAIR COUNTY, ILLINOIS

MAPPING AND PLATTING

APPROVED BY MAPPING AND PLATTING THIS _____ DAY OF _____, 2012

SIGNATURE

SURVEYORS CERTIFICATE

I, GREGORY S. McVOR, PROFESSIONAL ILLINOIS LICENSED LAND SURVEY, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF THE OWNERS FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF MASCOUTAH, ILLINOIS. THE LAND IS NOT WITHIN 1-1/2 MILES OF ANY OTHER INCORPORATED CITY, TOWN OR VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

FOUND 1/2" REBAR
N/CAP

NOTE:
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

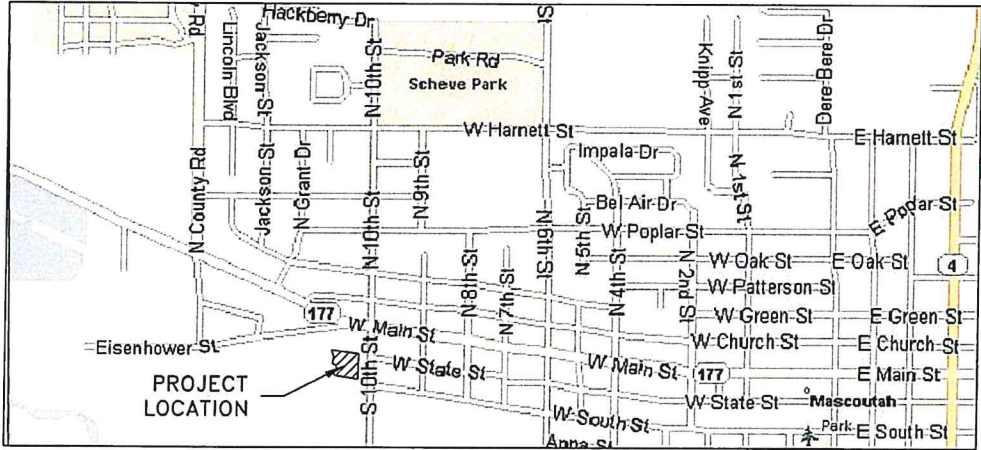
SITE PLAN FOR
SILVER CREEK TOWNHOMES

LOT 31 OF MASCOUTAH RESIDENTIAL CARE, VILLAS & TOWNHOMES AND
PART OF LOT 12C AS RECORDED IN BOOK OF PLATS "A", PAGE 132, ALL IN THE
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE 3RD P.M.,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 106, PAGE 55

ZONED - RM

JULY 20, 2023

REVISED: AUGUST 4, 2023



LOCATION SKETCH

LIST OF UTILITIES

TELEPHONE - AT&T
160 WEST DIVISION STREET
MARYVILLE, ILLINOIS 62062
PHONE: 618-346-6426

GAS - AMEREN-IP
P.O. BOX 428
BELLEVILLE, ILLINOIS 62222
PHONE: 618-236-6271

ELECTRIC - CITY OF MASCOUTAH
3 WEST MAIN
MASCOUTAH, ILLINOIS 62258
PHONE: 618-566-2965

WATER - CITY OF MASCOUTAH
3 WEST MAIN
MASCOUTAH, ILLINOIS 62258
PHONE: 618-566-2965

CABLE T.V. - AT&T
160 WEST DIVISION STREET
MARYVILLE, ILLINOIS 62062
PHONE: 618-346-6426

SEWER - CITY OF MASCOUTAH
3 WEST MAIN
MASCOUTAH, ILLINOIS 62258
PHONE: 618-566-2965

J.U.L.I.E. - 1-800-892-0123

INDEX OF SHEETS

- SHEET 1 - COVER SHEET
SHEET 2 - SITE PLAN - EXISTING CONDITION
SHEET 3 - SITE PLAN - PROPOSED CONDITION
SHEET 4 - DETAILS & SECTIONS

Attachment
D

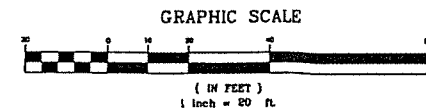
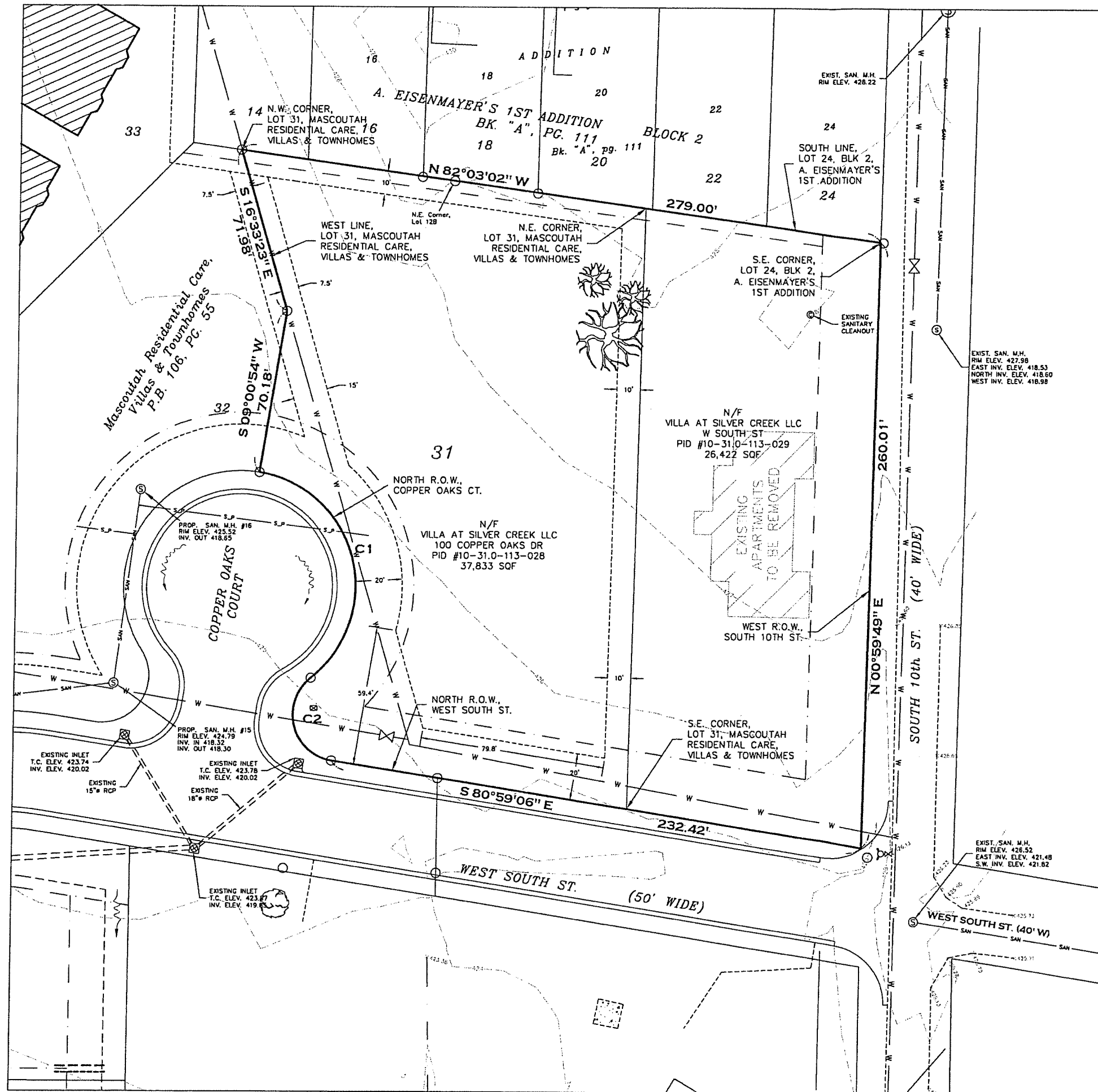
NETEMEYER ENGINEERING ASSOCIATES, INC.
101 South Page Street
Arlington, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL PROF. DESIGN FIRM (LS/PE/SE) 184-001027

SILVER CREEK TOWNHOMES
LOT 31 OF MASCOUTAH RESIDENTIAL CARE, VILLAS & TOWNHOMES
AND PART OF LOT 12C AS RECORDED IN BOOK OF PLATS "A", PAGE 132,
ALL IN THE N.W. 1/4 OF SEC. 31, T. 1N., R. 6W. OF THE 3RD P.M.,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 106, PAGE 55
OWNER/DEVELOPER:
SOUTH VIEW APARTMENTS, LLC
201 S 10TH ST., MASCOUTAH, IL 62258-1736
PHONE: (618) 566-3508

REVISIONS	
NO.	DATE
1	2023-8-4

INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION
IRPE 062-037441
EXP. DATE: 11/30/2023

PATRICK R. NETEMEYER
PROJECT NO.: 1986-222
DWG.: SILVER CREEK EST-SITE
DRAWN BY: CGH
CHECKED BY: PRH
ISSUE DATE: 2023-7-20
COVER SHEET
SHEET NO.:
1
OF 4



- (ASSUMED)
SCALE: 1" = 20'
CONTOUR INTERVAL: 1.0'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE
SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
11-11-1111
- LEGEND
- = IRON MARKER FOUND
 - = 5/8" IRON PIN TO BE SET
 - ▲ = STONE FOUND
 - = CONCRETE MONUMENT FOUND
 - = CONCRETE MONUMENT TO BE SET
 - = BRASS PLUG FOUND
 - 911 = 911 ADDRESS
 - = FRONT BUILDING SETBACK
 - = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
 - = EXISTING TREE LINE
 - = EXISTING FLOWLINE
 - = EXISTING FENCE
 - = EXISTING GAS LINE
 - = EXISTING GAS METER
 - = EXISTING GASLINE VENT
 - = EXISTING GAS VALVE
 - = EXISTING GAS SIGN
 - = PROPOSED GAS LINE/CONNECTION
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 - = EXISTING UNDERGROUND ELECTRIC LINE
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 - = EXISTING ELECTRIC BOX
 - = EXISTING ELECTRIC METER
 - = EXISTING ELECTRIC PULL BOX
 - = EXISTING ELECTRIC MANHOLE
 - = EXISTING ELECTRIC METER PANEL
 - = EXISTING ELECTRIC HOOKUP
 - = PROPOSED OVERHEAD ELECTRIC LINE
 - = PROPOSED UNDERGROUND ELECTRIC LINE
 - = PROPOSED UTILITY POLE
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 - = EXISTING TELECOMMUNICATION CABLE
 - = STORM SEWER MANHOLE
 - = STORM SEWER INLET
 - = OPEN TOP STORM SEWER INLET
 - = EXISTING SUMP LINE CLEANOUT
 - = EXISTING SUMP/DOWNSPOUT DRAIN LINE
 - = PROPOSED STORM SEWER/CULVERT
 - = PROPOSED SUMP LINE
 - = PROPOSED SUMP LINE CLEANOUT
 - +500.00 = EXISTING SPOT ELEVATION
 - +{TC-500.00} = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
 - +{TP-500.00} = PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
 - +{FC/FL-500.00} = PROPOSED SPOT ELEVATION (FINISH GRADE)
 - = EROSION CONTROL (FILTER FENCE)
 - = MANUFACTURED CHECK DAM
 - = INLET PROTECTION
 - = EXISTING SANITARY MANHOLE
 - = EXISTING SANITARY CLEANOUT
 - = EXISTING SANITARY LIFT STATION
 - = EXISTING SANITARY VALVE VAULT
 - = EXISTING SANITARY SEWER
 - = EXISTING SANITARY CONNECTION
 - = EXISTING SANITARY FORCEMAIN
 - = PROPOSED SANITARY MANHOLE
 - = PROPOSED SANITARY CLEANOUT
 - = PROPOSED SANITARY LIFT STATION
 - = PROPOSED SANITARY VALVE VAULT
 - = PROPOSED AUTOMATIC AIR RELEASE VALVE
 - = PROPOSED SANITARY SEWER (SIZE AS NOTED)
 - = PROPOSED SANITARY CONNECTION
 - = PROPOSED SANITARY FORCEMAIN
 - = EXIST. HYDRANT w/ GATE VALVE & BOX
 - = EXIST. GATE VALVE & BOX
 - = EXIST. GATE VALVE & MANHOLE
 - = EXIST. WATER SPOUT/FOUNTAIN
 - = EXISTING WATER MAIN
 - = EXISTING WATER CONNECTION
 - = EXISTING WATER METER
 - = EXISTING WELL
 - = EXISTING MONITOR WELL
 - = PROP. HYDRANT w/ GATE VALVE & BOX
 - = PROPOSED GATE VALVE & BOX
 - = PROPOSED BUTTERFLY VALVE & BOX
 - = PROPOSED CAP
 - = PROPOSED REDUCER (SIZE AS NOTED)
 - = PROPOSED TAPPING SLEEVE w/ GATE VALVE AND BOX (SIZE AS NOTED)
 - = PROPOSED WATER MAIN (SIZE AS NOTED)
 - = PROPOSED WATER CONNECTION
 - = PROPOSED SPRINKLER CONNECTION
 - = PROPOSED WATER METER

NOTE:
PID #10-31.0-113-028: 37,833 SQF
PID #10-31.0-113-029: 26,422 SQF
TOTAL: 64,255 SQF (1.47 ACRES)
EXISTING ZONING: RM, MULTI-FAMILY
BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 6" PER 1 FOOT OF HEIGHT

NETEMEYER ENGINEERING ASSOCIATES, INC.
101 South Page Street, Aviston, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL. PROF. DESIGN FIRM (LS/PE/SE) 184-001027

SILVER CREEK TOWNHOMES
LOT 31 OF "MASCOUTAH RESIDENTIAL CARE, VILLAS & TOWNHOMES"
AND PART OF LOT 12C AS RECORDED IN BOOK OF PLATS "A", PAGE 132,
ALL IN THE N.W. 1/4 OF SEC. 31, T. 1N., R. 6W. OF THE 3RD P.M.,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 106, PAGE 55
OWNER/DEVELOPER: SOUTH VIEW APARTMENTS, LLC
201 S 10TH ST., MASCOUTAH, IL 62258-1736
PHONE: (618) 566-3508

REVISIONS

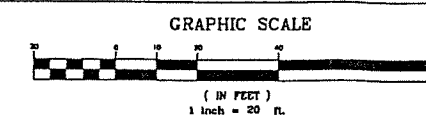
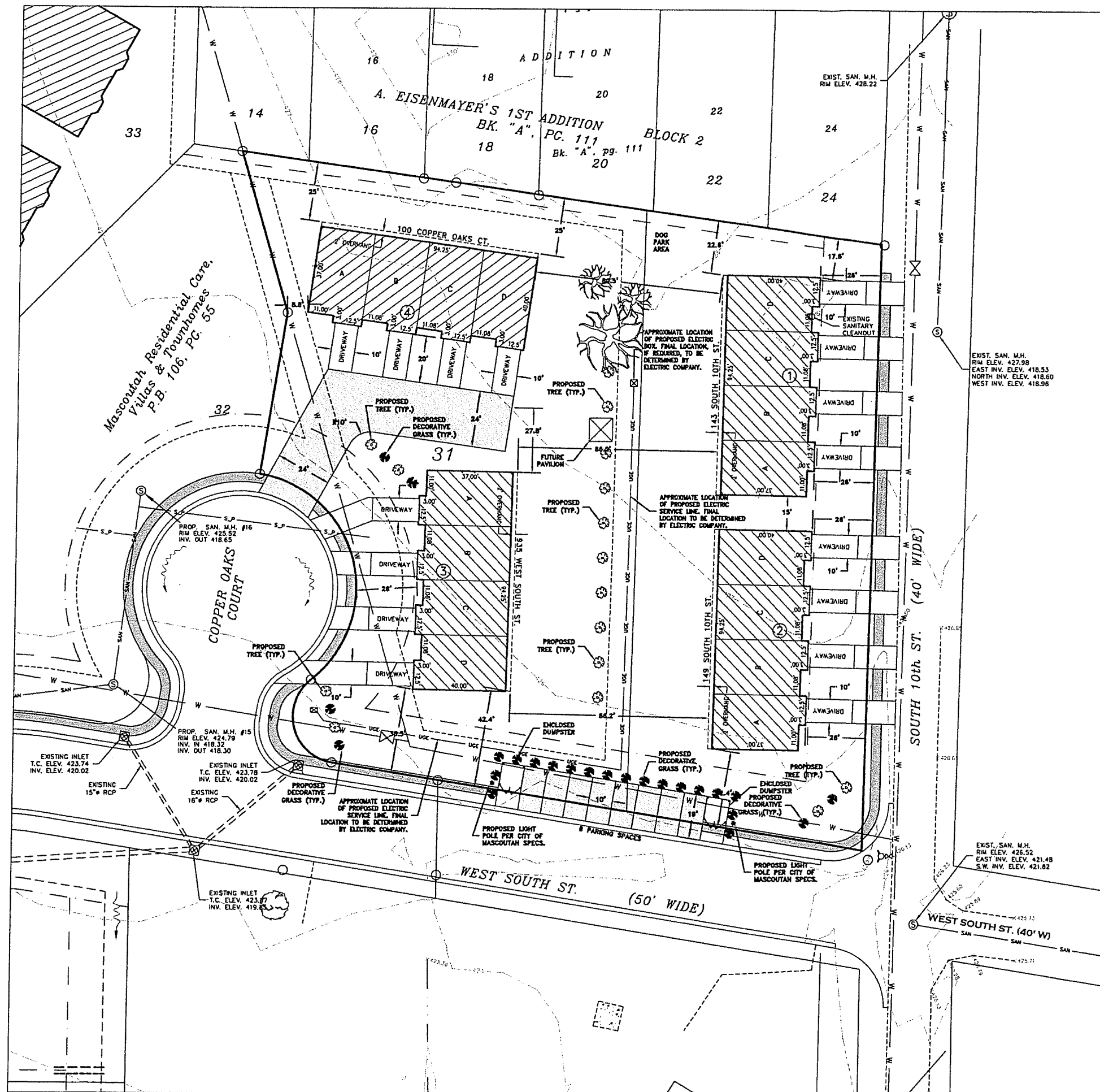
NO.	DATE
1	2023-8-4

INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION

DATE: 08/14/2023
EXP. DATE: 11/30/2023

PATRICK R. NETEMEYER
PROJECT NO: 1986-222
DWC: SILVER CREEK EST-SITE
DRAWN BY: CGH
CHECKED BY: PRH
ISSUE DATE: 2023-7-20
SITE PLAN
EXISTING CONDITION

SHEET NO: **2**



- (ASSUMED)
SCALE: 1" = 20'
CONTOUR INTERVAL: 1.0'
BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE
SYSTEM WEST ZONE NAD83
DATE OF FIELD WORK:
11-11-11
- LEGEND
- = IRON MARKER FOUND
 - = 5/8" IRON PIN TO BE SET
 - ▲ = STONE FOUND
 - = CONCRETE MONUMENT FOUND
 - = CONCRETE MONUMENT TO BE SET
 - = BRASS PLUG FOUND
 - 911 = 911 ADDRESS
 - = FRONT BUILDING SETBACK
 - = UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
 - = EXISTING TREE LINE
 - = EXISTING FLOWLINE
 - = EXISTING FENCE
 - = EXISTING GAS LINE
 - = EXISTING GAS METER
 - = EXISTING GASLINE VENT
 - = EXISTING GAS VALVE
 - = EXISTING GAS SIGN
 - = PROPOSED GAS LINE/CONNECTION
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 - = EXISTING TELEPHONE/FIBER OPTIC SIGN
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 - = EXISTING TELECOMMUNICATION CABLE
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 - = STORM SEWER INLET
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 - = PROPOSED SUMP LINE CLEANOUT
 - = EXISTING SPOT ELEVATION
 - +500.00 = PROPOSED SPOT ELEVATION (TOP CURB/RETAINING WALL)
 - +TP-500.00 = PROPOSED SPOT ELEVATION (FINISH PAVEMENT)
 - +FG/TL-500.00 = PROPOSED SPOT ELEVATION (FINISH GRADE)
 - = EXOSKELETON CONTROL (FILTER FENCE)
 - = MANUFACTURED CHECK DAM
 - = INLET PROTECTION
 - = EXISTING SANITARY MANHOLE
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 - = EXISTING SANITARY VALVE VAULT
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 - = PROPOSED SANITARY VALVE VAULT
 - = PROPOSED AUTOMATIC AIR RELEASE VALVE
 - = PROPOSED SANITARY SEWER
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 - = EXIST. GATE VALVE & BOX
 - = EXIST. GATE VALVE & MANHOLE
 - = EXIST. WATER SPOUT/FOUNTAIN
 - = EXISTING WATER MAIN
 - = EXISTING WATER CONNECTION
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 - = EXISTING WELL
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 - = PROP. HYDRANT w/ GATE VALVE & BOX
 - = PROPOSED GATE VALVE & BOX
 - = PROPOSED BUTTERFLY VALVE & BOX
 - = PROPOSED CAP
 - = PROPOSED REDUCER (SIZE AS NOTED)
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NOTE:
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PID #10-31.0-113-029: 26,422 SQF

TOTAL: 64,255 SQF (1.47 ACRES)

EXISTING ZONING: RM, MULTI-FAMILY
BUILDING SETBACKS:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 6" PER 1 FOOT OF HEIGHT

LOT COVERAGE:
BUILDINGS 4*3825 SQF = 15,300 SQF
DRIVEWAYS = 1,000 SQF
PARKING, DRIVE LANE = 4,486 SQF
TOTAL AREA = 20,786 SQF

NETEMEYER ENGINEERING ASSOCIATES, INC.
101 South Page Street, Ansonia, IL 62218
PHONE: (618) 228-7816
FAX: (618) 228-7900
IL. PROF. DESIGN FIRM (LS/PE/SE) 184-001027

SILVER CREEK TOWNHOMES
LOT 31 OF MASCOUTAH RESIDENTIAL CARE VILLAGES & TOWNHOMES
AND PART OF LOT 12C AS RECORDED IN BOOK OF PLATS "A", PAGE 132,
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REF.: P.B. 106, PAGE 55

OWNER/DEVELOPER:
SOUTHVIEW APARTMENTS, LLC
201 S 10TH ST., MASCOUTAH, IL 62258-1736
PHONE: (618) 566-3508

REVISIONS	
NO.	DATE
1	2023-8-4

INTENDED USE:
PLANNING & PERMITTING
NOT FOR CONSTRUCTION

DATE: 08-03-2024
EXP. DATE: 11/30/2023

PATRICK R. NETEMEYER
PROJECT NO.: 1996-222
DWG.: SILVER CREEK EST-91E
DRAWN BY: CCH
CHECKED BY: PRM
ISSUE DATE: 2023-7-20
SITE PLAN
PROPOSED CONDITION

SHEET NO.: **3**

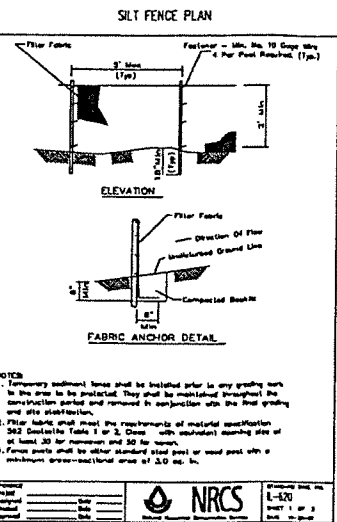
134

EROSION CONTROL NOTES

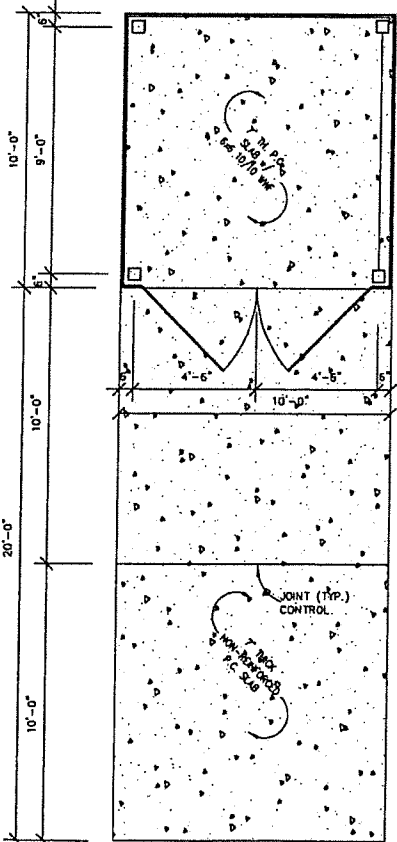
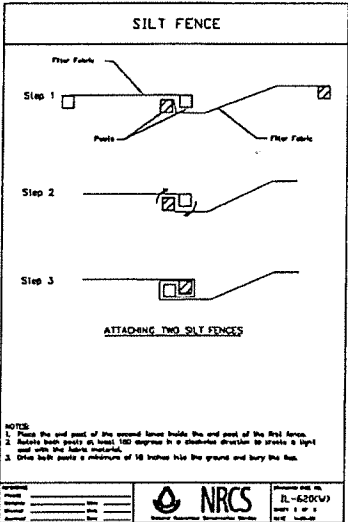
1. ALL EROSION CONTROL MEASURES INCLUDING SILT FENCES, INLET PROTECTION, ETC., WILL BE PROVIDED AND INSTALLED BY OWNER AND MAY BE REQUIRED AT OTHER LOCATIONS THAN THOSE SHOWN HEREON OR MAY NOT BE REQUIRED AT LOCATIONS SHOWN.
2. EXISTING UNDISTURBED PERIMETER VEGETATION TO SERVE AS VEGETATIVE FILTER WHERE WIDTH EXCEEDS 30'.
3. FINAL EROSION CONTROL METHOD AND LOCATION IS ENTIRELY DEPENDENT ON ACTUAL EXCAVATION AREA, TIMING OF EXCAVATION, AND RESULTING TERRAIN CONDITIONS.

MAINTENANCE

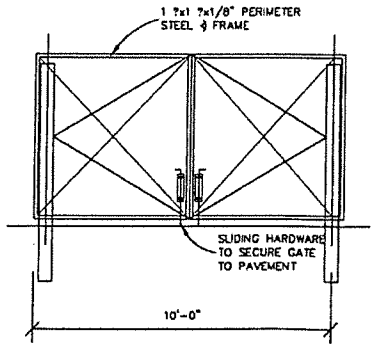
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



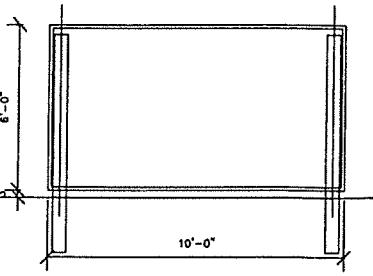
SILT FENCE DETAILS



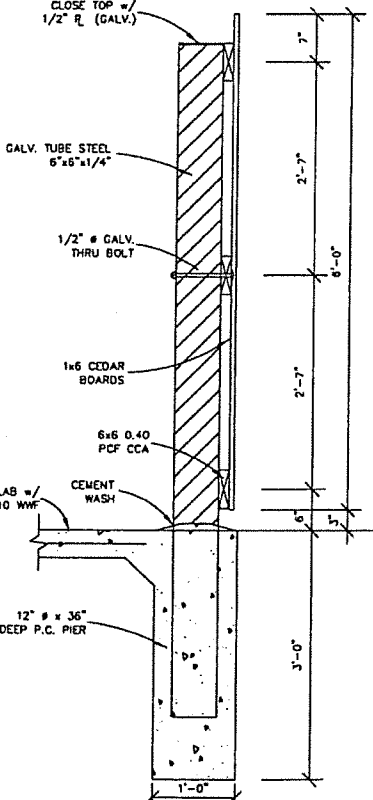
TRASH ENCLOSURE
PLAN VIEW



TRASH ENCLOSURE
GATE DETAIL



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
POST DETAIL

NETEMEYER ENGINEERING
ASSOCIATES, INC.

101 South Page Street
Arlington, IL 62216
PHONE: (618) 228-7816
FAX: (618) 228-7900

IL PROF. DESIGN FIRM (L/S/PE/SE) 184-001027

SILVER CREEK TOWNHOMES
LOT 31 OF MASCOUTAH RESIDENTIAL CARE VILLAGE TOWNHOMES
AND PART OF LOT 12C AS RECORDED IN BOOK OF PLATS 'A', PAGE 132,
ALL IN THE N.W. 1/4 OF SEC. 31, T. 1N., R. 6W. OF THE 3RD P.M.,
CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS
REF.: P.B. 106, PAGE 55

OWNER/DEVELOPER:
SOUTH VIEW APARTMENTS, LLC
201 S 10TH ST., MASCOUTAH, IL 62258-1736
PHONE: (618) 566-3508

REVISIONS	
NO.	DATE
1	2023-8-4
INTENDED USE:	
PLANNING & PERMITTING NOT FOR CONSTRUCTION	
SPE 003-031441 EXP. DATE: 11/30/2023	
PATRICK R. NETEMEYER PROJECT NO: 1986-222 DNG: SILVER CREEK EST-SITE DRAWN BY: CQH CHECKED BY: PRN ISSUE DATE: 2023-7-20 DETAILS & SECTIONS	

SHEET NO:

4

OF 4

135



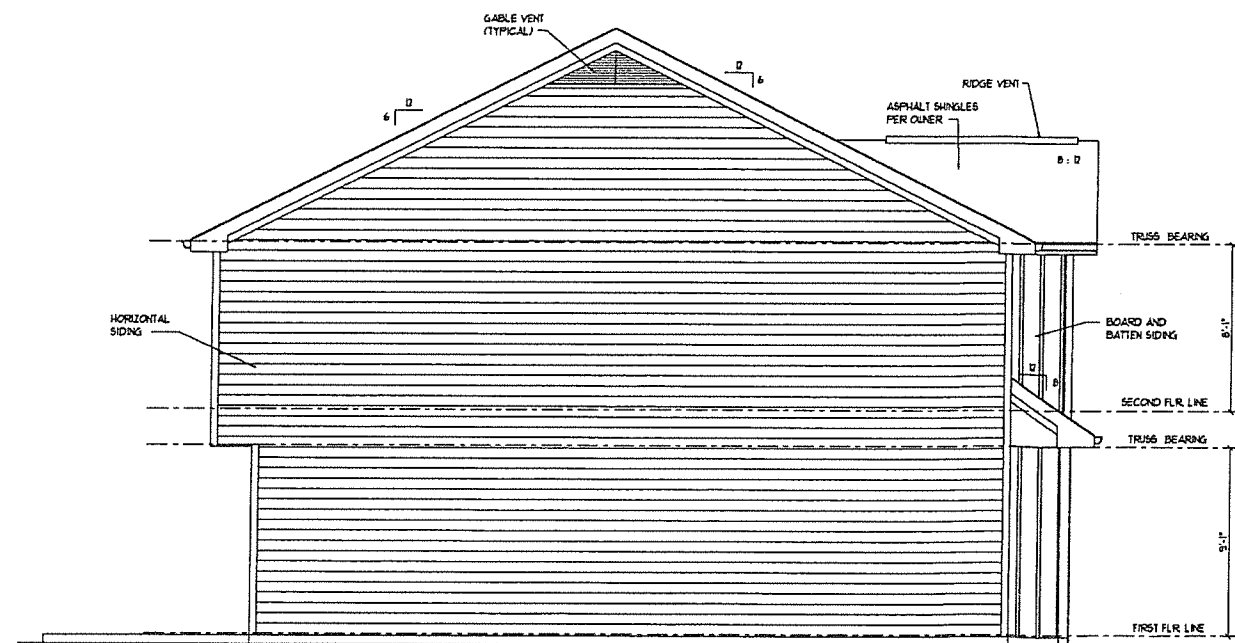
SHEET NO:

A-4

Date: 6-14-2023



1 PROPOSED REAR ELEVATION
A-5 SCALE 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A-5 SCALE 1/4" = 1'-0"

ENGINEER / SURVEYOR:
NETEMEYER ENGINEERING ASSOCIATES, INC.
101 South Page St.
Arlington, IL 62216
PH: 618-228-7916
FAX: 618-228-7900
IL PROF. DESIGN FIRM (LS/PE) 164-01027
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MASCOUTAH TOWNHOMES

OWNER:

REVISIONS	
NO.	DATE
INTENDED USE	
PLANNING	
NOT FOR CONSTRUCTION	
JASE 061-004357	
EXP. DATE: 11/02/2024	

PATRICK R. NETEMEYER
JOB NO.:
DWG. FILE:
DRAWN BY: JMS
CHECKED BY: PRN

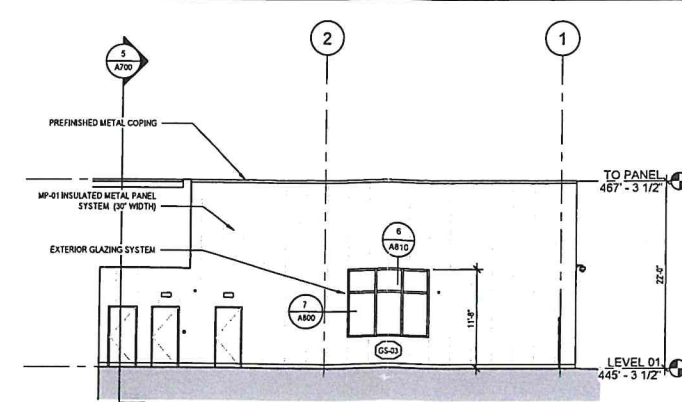
EXTERIOR ELEVATIONS

SHEET NO:

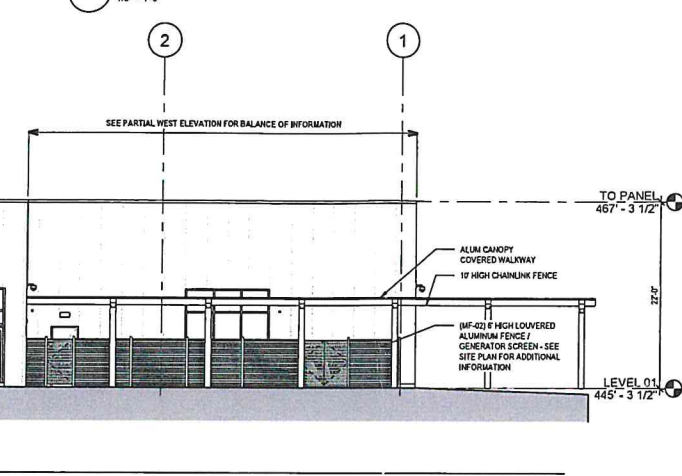
A-5

Date: 6-14-2023

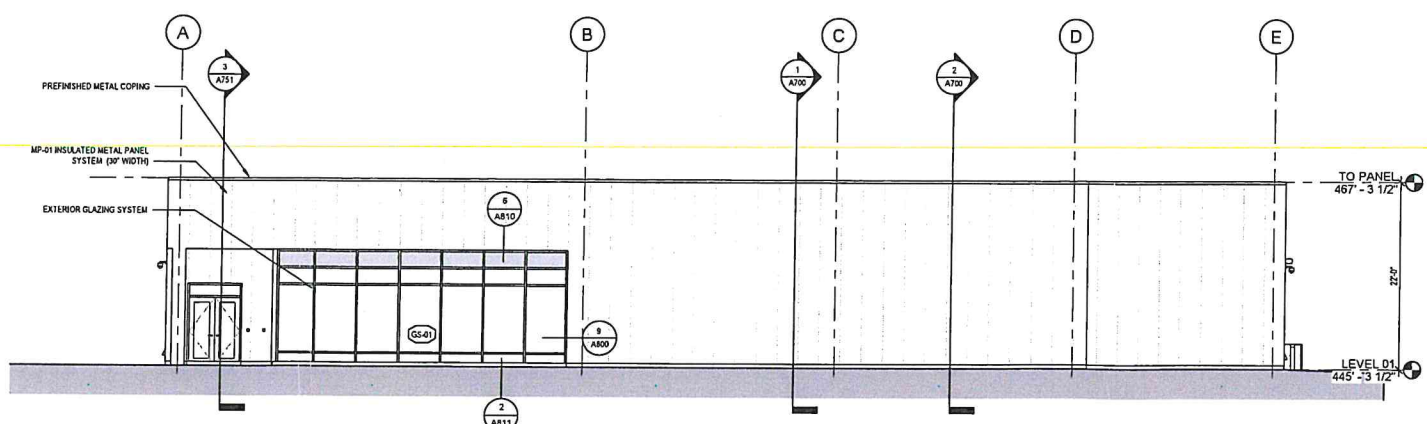
137



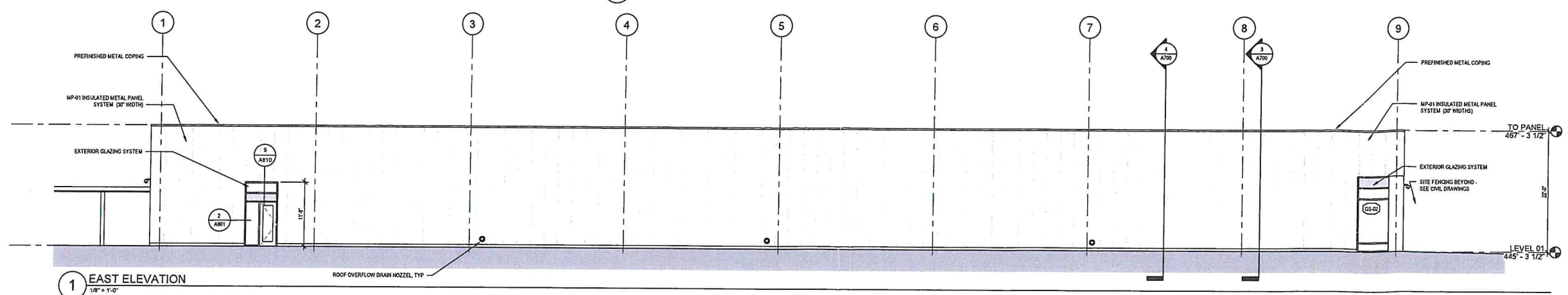
4 PARTIAL WEST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

A501

Attachment C

149



9656 Air Terminal Drive
Macstoutah, IL 62258
FAA Project Number: 3-17-0146-xx
BLV Project Number: 2019-02

Prepared For
MIDAMERICA ST. LOUIS
AIRPORT (BLV)

9656 Air Terminal Drive
Mascoutah, IL 62258
Telephone: 618.556.5200



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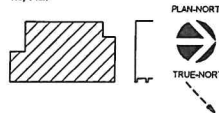


FAITH GROUP
Mechanical, Electrical, Plumbing,
Fire Protection, Low Voltage, Security
3101 S Hanley Road,
St. Louis, MO 63143
Telephone: 314.991.2228

BNP ASSOCIATES
Baggage Systems
1999 Broadway, Suite 3390,
Denver, CO 80202
Telephone: 469.458.6879

KUHLMANN LEAVITT, INC.
Graphics & Wayfinding
7400 Pershing Ave.
Saint Louis, MO 63130
Telephone: 314-725-6616

Key Plan



Professional Seal

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Project No: 23.01024.00

Sheet Title

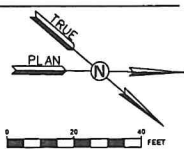
3D EXTERIOR ELEVATIONS

Original drawing is 42 x 30 Do not scale contents of this drawing

A502



NOTE: Elevations are still being developed. These 3-D images comprise the current design direction. Drawing A501 is included to show elevations not represented here.



Project
**PASSENGER TERMINAL
MODIFICATIONS,
PHASE 4**
9656 Air Terminal Drive
Macquah, IL 62258

FAA Project Number: 3-17-0146-zx
BLV Project Number: 2019-02

Prepared For
**MIDAMERICA ST. LOUIS
AIRPORT (BLV)**
9656 Air Terminal Drive
Mascoutah, IL 62258
Telephone: 618.556.5200



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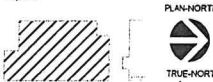
CRAWFORD, MURPHY & TILLY
Civil Engineering
One Memorial Drive, Suite 500,
St. Louis, MO 63102
Telephone: 314.298.4500

FAITH GROUP
Mechanical, Electrical, Plumbing,
Fire Protection, Low Voltage, Security
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Key Plan



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Project No: 23.01024.00

SURVEY PLAN

Original drawing is 42 x 30 Do not scale contents of this drawing

C101

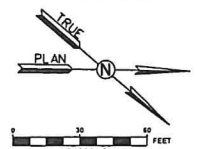


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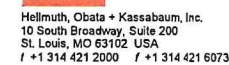
THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UNDERGROUND UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS AND SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UNDERGROUND UTILITIES. NO ADJUSTMENT WHERE REQUIRED, IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED BY THE CONTRACTOR OF ANY UNEXPECTED UTILITY INTERFERENCE AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACTOR.

Autodesk Docs/723.01024.00 - MidAmerica Airport Terminal Phase 4/MidAmericaP4-HOK-AR-Central.M

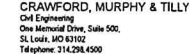


FAA Project Number: 3-17-0146-xx
BLV Project Number: 2019-02

Prepared For
MIDAMERICA ST. LOUIS
AIRPORT (BLV)
9656 Air Terminal Drive
Mascoutah, IL 62258
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Project No: 23.01024.00

UTILITY PLAN

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Sheet Number **0405**

C105