



DocId:5846092  
Tx:4580148

*Return to:*  
**PREPARED BY:**

**CLERK, CITY OF TROY  
116 E. MARKET  
TROY, IL 62294**

2022R40602  
STATE OF ILLINOIS  
MADISON COUNTY  
12/28/2022 01:26 PM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 10

**CITY OF TROY**

**RESOLUTION 2022 – 48**

*50.00 CITY*

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**RESOLUTION OF THE CITY COUNCIL REGARDING THE  
ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 19TH DAY OF DECEMBER 2022**

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*VR*

RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF A PRELIMINARY PLAT

Whereas, Shadow Wood Development, LLC (Developer) has submitted a preliminary plat for a development named Shadow Wood Phase 3 (57 single-family residential lots and 4 common areas) located on 29± acres on the west end of Wheat Dr. with PPID No. 09-1-22-14-00-000-001 ; and

Whereas, the Planning Commission met on December 8, 2022 to review the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code of the Code of Ordinances and Recommended the preliminary plat with the following stipulations: See Recommendation No. 2022-08PC ; and

Whereas, the City Council met on December 19, 2022 to consider the Planning Commission's recommendation. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council reviewed the preliminary plat for compliance with the provisions of Chapter 153 Subdivision Code and voted as recorded below:

Aldermen: Dawson AYE Henderson AYE Manley ABSENT 6 Ayes
Flint AYE Italiano AYE Turner AYE 0 Nays
Hellrung ABSENT Knoll AYE 0 Abstains

Now Therefore, the City Council of the City of Troy, Illinois

Approves the preliminary plat

Approval of the City Council shall be valid for one year from the date of the resolution, during which time the Subdivider/Developer shall submit detailed improvement plans, followed by a final plat for review and approval by the City. Council approval shall not qualify a preliminary plat for recording.

Rejects the preliminary plat

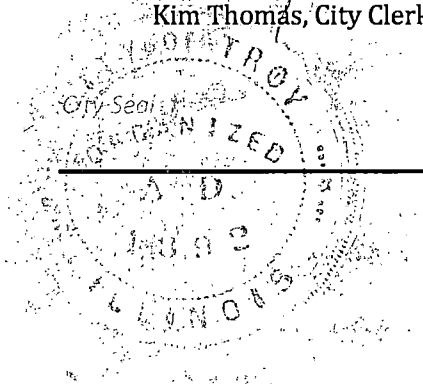
If the City Council rejects the preliminary plat, its resolution shall specify the aspects in which the plat fails to comply with the Subdivision Ordinance and/or the Official Map.

One copy of this resolution shall be given to the Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the preliminary plat.

Dated this 19th day of December, 2022.

Approved By [Signature] David Nonn, Mayor

Attest [Signature] Kim Thomas, City Clerk




Building & Zoning Department











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**THOUVENOT, WADE  
& MOERCHEN, INC.**

EDWARDSVILLE  
800 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS  
62225  
618.856.6400  
WWW.TWM-INC.COM

**PROFESSIONAL LICENSE**

ILLINOIS  
L. PROF. SURV. ENGR. 1840020  
L. PROF. ENGR. CORP. 0440020  
L. PROF. LAND SURV. 0440020  
L. PROF. ENGR. FACILITY 0440020  
L. PROF. ENGR. CORP. 0440020  
L. PROF. ENGR. CORP. 0440020  
L. PROF. ENGR. CORP. 0440020  
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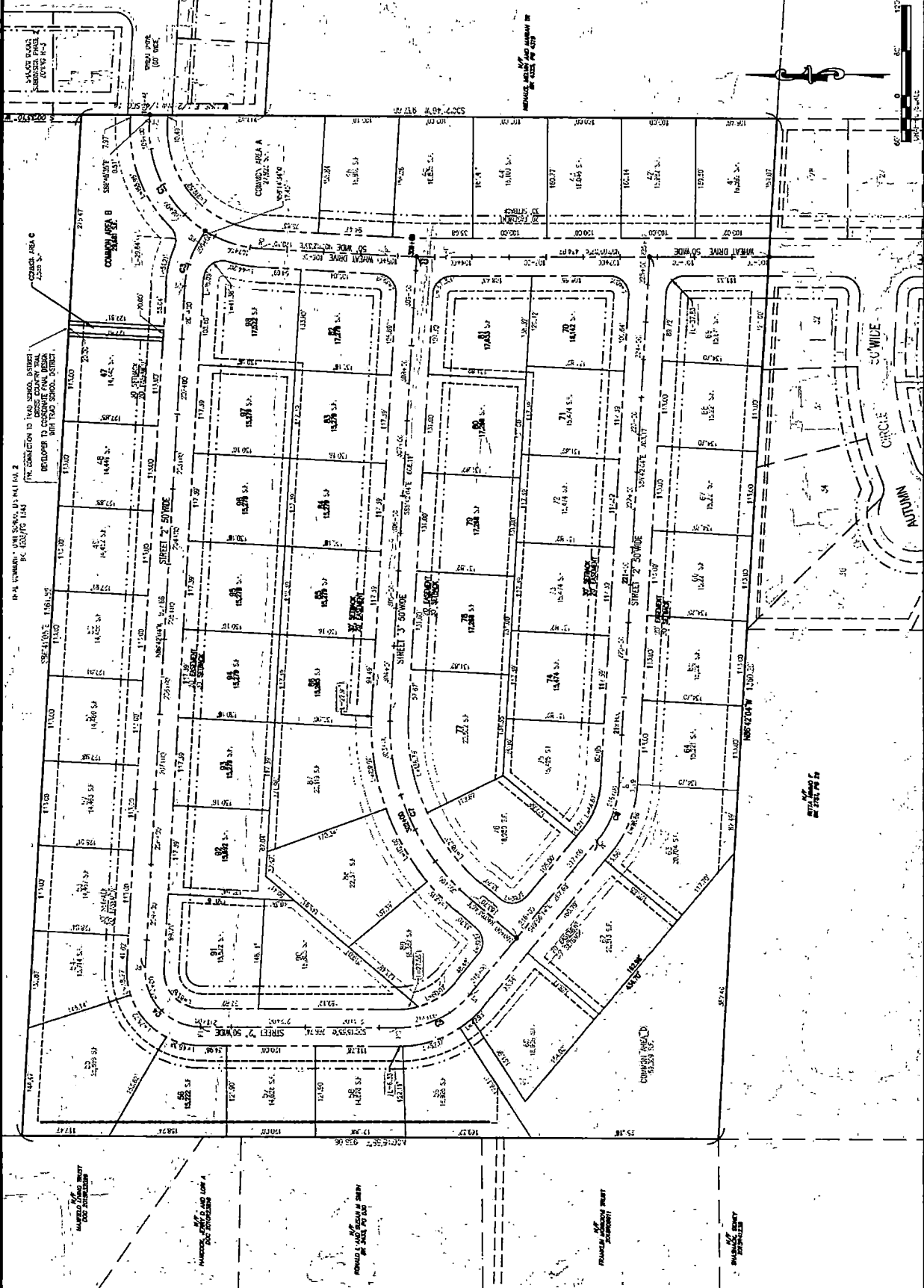
SIGNATURE: \_\_\_\_\_  
DATE SENT: \_\_\_\_\_  
LICENSE EXPIRATION: 11/03/2025


REV.	DATE	DESCRIPTION	CITY COMMENTS
1	12/12/22		
2			
3			
4			

ISSUED FOR: \_\_\_\_\_  
DATE OF ISSUANCE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
SHEET: \_\_\_\_\_

TITLE: \_\_\_\_\_  
AERIAL OVERLAY





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**THOUVENOT, WADE  
& MOERCHEN, INC.**  
EDWARDSVILLE  
690 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS  
62025  
618.656.4040  
WWW.TWMINC.COM

PROF. LICENSE NUMBER  
14440220

IL. PROF. DESIGNER  
6433370

IL. PROF. ENGINEER  
6433370

IL. PROF. LAND SURV. CORP.  
044-00029

MS. PROF. ENGINEER FACILITY  
E-3208

MS. PROF. ENGINEER CORP.  
0004

TX. PROF. ENGINEER  
0274

SEAL

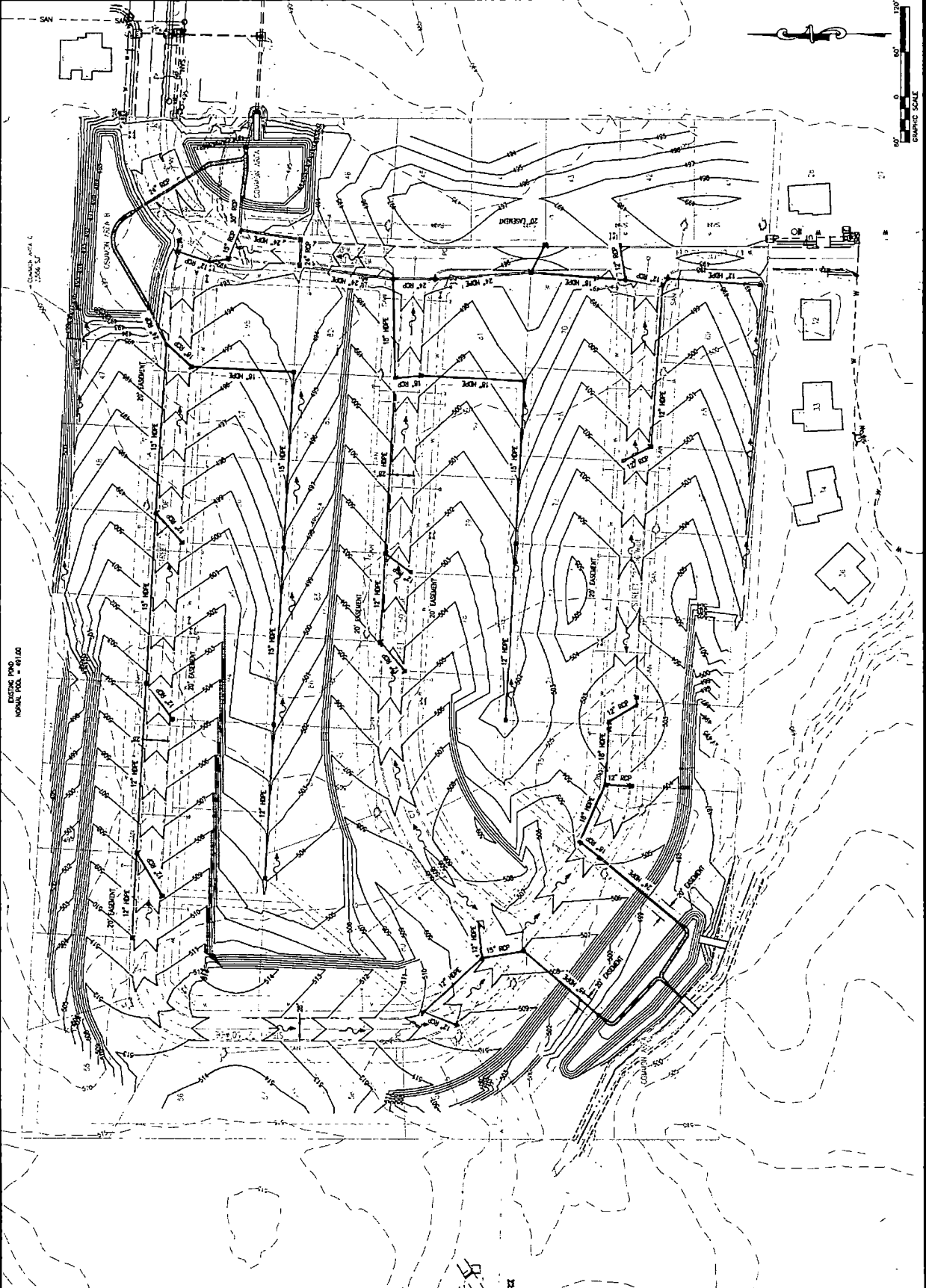
SIGNATURE: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
LICENSE EXPIRATION: 11/09/2023

REV.	DATE	DESCRIPTION
1	12/17/22	CITY COMMENTS
2		
3		
4		


DESIGNED BY: JLV  
CHECKED BY: JLV  
APPROVED BY: JLV  
PROJECT NO: 040310

PROJECT: PRELIMINARY PLAT  
SHADOW WOODS SUBDIVISION  
PHASE 2  
CITY OF PEORIA  
MADISON COUNTY, ILLINOIS

TITLE: PLAT OVERLAY FOR  
CONTOURS, ROADS,  
AND DRAINAGE







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TENNESSEE  
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**THOUVENOT, WADE  
& MOERCHEN, INC.**

EDWARDSVILLE  
680 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS  
62225  
618.556.4040  
WWW.TWM-INC.COM

PROF. LICENSE NUMBER 144407200  
ILL. PROF. ENGINEER 63433370  
ILL. PROF. SURVEYOR 63433370  
ILL. PROF. LAND SURVEYOR 63433370  
MS. PROF. ENGR. FACILITY 63258  
MS. PROF. ENGR. CORP. 63258  
THE PROS. ENGR. CORP. 63258

SEAL

SIGNATURE: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
LICENSE EXPIRATION: 11/03/2023

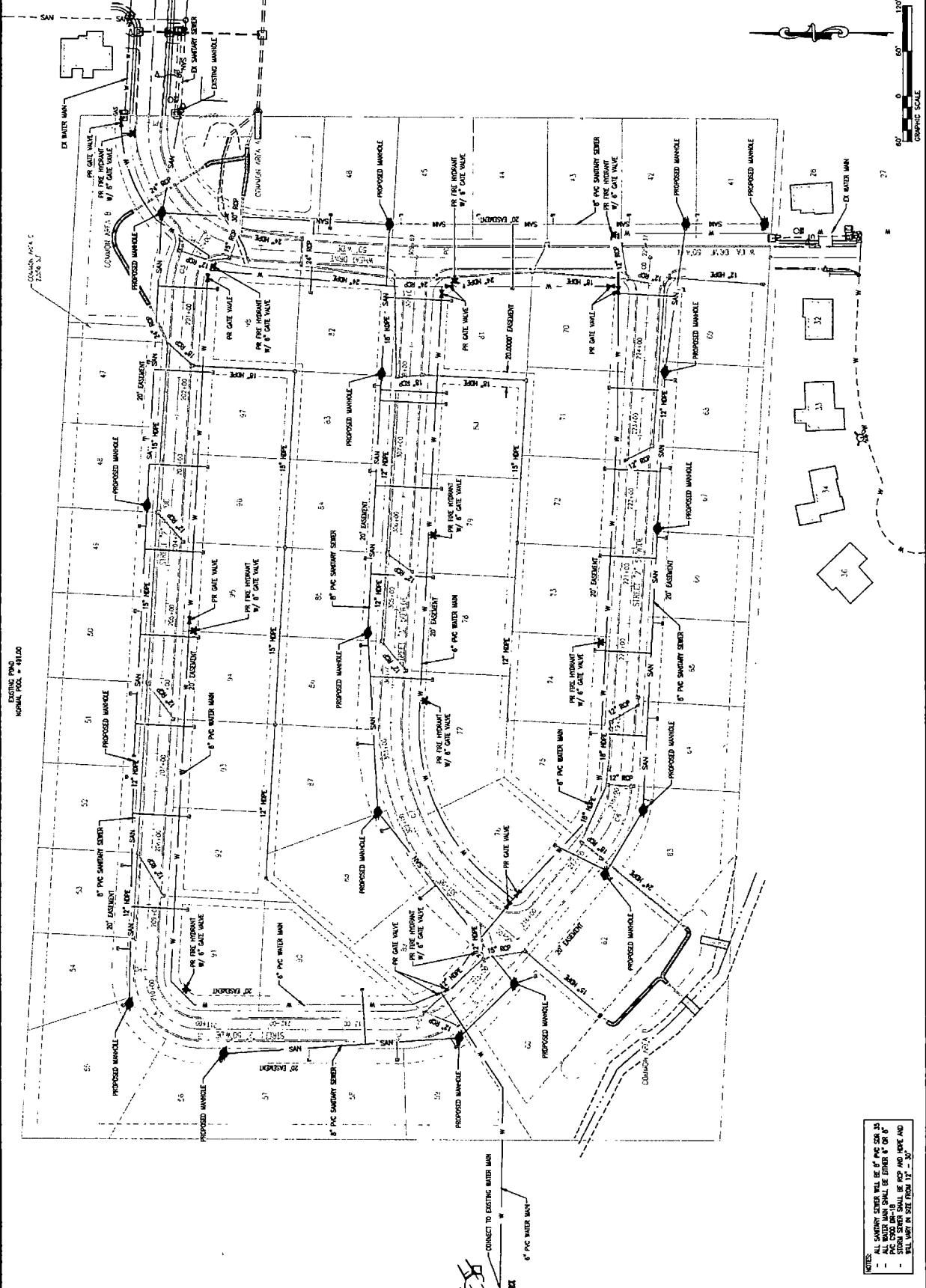
REV.	DATE	DESCRIPTION
1	12/19/21	CITY COMMENTS
2		
3		
4		

ISSUED FOR: \_\_\_\_\_  
DATE OF ISSUANCE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
PROJECT NO. 04018D

PROJECT:  
PRELIMINARY PLAT  
SHADOW WOODS SUBDIVISION  
PHASE 3  
CITY OF EDWARDSVILLE  
MADEIRA COUNTY, ILLINOIS

TITLE:  
PLAT OVERLAY FOR  
WATER MAINS AND  
SEWER MAINS



- NOTES:
- SANITARY SEWER WILL BE 18" PVC 15'
  - ALL WATER MAINS SHALL BE EITHER 24" OR 30" 8'
  - ALL SEWER MAINS SHALL BE EITHER 18" OR 24" 8'
  - ALL WATER MAINS SHALL BE EITHER 18" OR 24" 8'
  - ALL WATER MAINS SHALL BE EITHER 18" OR 24" 8'

